

2015

COPPER LEAF PUD



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10/27/2015



A PLANNED UNIT DEVELOPMENT (Revised)

PREPARED FOR

COPPER LEAF

NIXA, MISSOURI

PREPARED BY

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1.00 REGULATIONS GENERALLY APPLICABLE TO ALL TRACTS OF LAND WITHIN THE COPPER LEAF PLANNED UNIT DEVELOPMENT

1.00 REGULATIONS GENERALLY APPLICABLE TO ALL TRACTS OF LAND WITHIN

1.01 PUD Plan (Exhibit A1) - The Copper Leaf PUD Master Plan, attached hereto as Exhibit "A1", shall be considered a permanent part of these Land Use Regulations. Exhibit "A1" reflects the PUD Master Plan view for the entire property illustrating the proposed residential development. The proposed development contains approximately 98.33 acres (more or less) and is described by the legal description attached hereto. Exhibit "B" shows the legal description in map form.

The property is owned by the Copper Leaf, LLC and is represented by Yung Design Group (Agent) who is filing this application. Any modification to the PUD Master Plan involving a change in identified land uses or to the intensity of use affecting an increase in density of residential uses by more than 10%, shall require approval of the Nixa Planning and Zoning Commission and the Board of Aldermen for the City of Nixa.

1.02 Parcel Development Submittals -

All development plans for projects within the city limits of Nixa shall require Planning and Development approval prior to construction. Each phase, regardless of the number of parcels

contained therein shall be developed within the limits as defined under Section 2.0 of this document.

The illustrated plan (Exhibit "A1") represents the approved land use groups that can be developed on this property. If that plan is executed without alterations, it shall serve as the approved development plan allowing construction to commence through the normal permitting process. If that plan, or any phase of that plan is significantly altered (such as a change in use) prior to development, a new development site plan shall be presented to the Planning and Zoning Commission for review and approval. If the details of the new development site plan change but the increase of use or density does not exceed a 10% increase in density, the approval of that new plan can be approved by the Director of the Planning Department without the review and approval of the Planning and Zoning Commission. This includes any adjustment in the size of parcels adjacent to the proposed collector street due to possible alterations in the final alignment of this street during the preparation of construction documents for that street. These possible parcel size adjustments would not affect the designation of land use nor the density permitted by this document.

1.03 Zoning · The zoning for the development shall be "PUD-R" Residential Planned Unit Development

which is an overlay of proposed zoning categories R3 and R7 of the codes and ordinances of the City of Nixa and the development of this property shall be constructed under the guidelines established by these Land Use Regulations. For specific items not covered in these Land Use Regulations, the Zoning Regulations of the Nixa Municipal Code, consistent with the approved use of the parcel, shall apply. The listing of approved land use categories referred to in this PUD all fall within the general zoning classifications R3 and R7.

The attached map - General Land Use Map Exhibit "C" - illustrates the approximate limits of each land use as shown on the PUD Master Plan. Each of these land use areas is zoned consistent with the illustrated use as they are envisioned to develop. Specific uses permitted within this PUD and those which are included in the R3 and R7 categories will be defined under Section 2.0 of this document.

1.04 Number of Development Parcels

· The proposed development shall consist of five (5) parcels with the allowed land use identified on Exhibit "D" - Development Parcel Map - attached to this document.

1.05 Street Classifications · Both private and public streets shall be allowed within this PUD. Specific

design standards for each classification shall be as follows:

Public Street Standards - There are three public street standards permitted within this PUD. They are: Arterial Parkway, Residential Collector and Local Residential.

Arterial Parkway Street (Tracker Road) - This classification of street shall apply to one street within the PUD boundary; Tracker Road. It shall be constructed within a eighty foot (80') ROW. This portion of Tracker Road, that is, the portion of this roadway fronting upon the subject property, shall be constructed as a parkway. The pavement cross section shall be constructed to provide for two sixteen foot (16'), back of curb to back of curb moving lanes on either side of a twenty foot (20') median. The maintenance of the parkway median shall be accommodated by the home owners association of the development. No parking will be permitted on this street. There shall be a forty foot (40') building setback from Tracker Road for all multifamily uses adjacent to the roadway. There shall be a 30' dedicated open space parcel platted between Tracker Road and single family uses. Single family lots backing into Tracker Road will have a minimum 10' rear yard setback.

The final design of this street improvement shall be determined and

illustrated at the time of platting. Street trees shall be required on the south side of the street within the thirty foot (30') landscape easement provided adjacent to the south ROW line at the rear of the platted lots indicated on Exhibit "I", Landscape Buffer Map. Street trees will be installed by the developer within one year after construction of the street. For precise details of tree location, size and species see Exhibit "M", Tree Planting Plan. Earth berms, trees, shrubs, grass and flowers are permitted within this easement. The existing electrical power poles shall be located within the twenty foot (20') median and only ornamental trees (those not exceeding twenty feet (20') in mature height), shrubs, grass and flowers will be permitted within the median.

Residential Collector Street (Shady Creek Circle) - This classification of street shall apply to one street within the PUD boundary. It shall be constructed within a sixty foot (60') ROW. The pavement cross section shall be constructed to provide for a minimum of twenty eight feet (28') from back of curb to back of curb, for a two lane roadway. City of Nixa curb standards will be used for curb and gutter. No parking will be permitted on this street. A four foot (4') sidewalk shall be constructed on both sides of this street within the ROW. (located one foot (1') off of the ROW line) The final design of this street improvement shall be determined and illustrated at the time of platting. Two

Single Family lots (Lots 67 and 68) are allowed driveway access off this street. All other Single family lots will have driveway access from Local Residential Streets. Street trees shall be required on both sides of the street. Street trees will be installed by the developer within one year after the construction of the street. For precise details of tree location, size and species see Exhibit "L" and "M".

Local Residential Streets - This classification of street can only be used within residentially developed parcels as identified within this document. They shall be constructed as public streets within a fifty foot (50') ROW. The pavement cross section shall be constructed to provide for a minimum of twenty seven feet (27') from back of curb to back of curb for a two lane roadway. City of Nixa curb standards will be used for curb and gutter. A four foot (4') sidewalk shall be constructed on both sides of the roadway (located one foot (1') off of the ROW line). Street trees shall be allowed within the grass strip between the back of curb and the sidewalk. Street trees shall be required on both sides of the street. Street trees will be installed by the developer within one year after the construction of the street. For precise details of tree location, size and species see Exhibit "L" and "M". Parking is allowed on only one side of the street and will be signed accordingly. Signage provided by the City of Nixa.

Private Drive Standards - The private drives developed within this development shall be constructed with a minimum width of twenty four feet (24') from back of curb to back of curb with parking allowed on either side of all two way streets. City of Nixa curb standards will be used for curb and gutter. All private streets are to be maintained by the homes owners association. Parking bays are to be constructed at ninety degrees to the line of travel and in multiples of not more than ten spaces without interruption with a planting island. Street trees will provided where possible on both sides of the street and in all plant islands within the parking areas. A four foot (4') sidewalk will be provided on both sides of the street except it shall be increased to five feet (5') when adjacent to parking bays. All private drives will remain private and the City will not be responsible for any maintenance, cleaning, upkeep or other improvements.

1.06 Setbacks - Front yard setbacks for all permanent structures shall be measured from the property line of all public streets and from the back of curb line of all private streets and drives. (See Exhibit "G" and "N")

The following setbacks shall apply:

1. Front yard setback for Single Family uses within the R7 districts shall be allowed to vary utilizing four setback categories. This variable set back

provision will provide variety in house and garage placement minimizing the lining of streets with garage doors. (See Exhibit "G1" and "N")

a. A **10 foot** setback is allowed for certain lots providing the garage doors are located at ninety degrees from the street line and served as a side load garage. If the garage doors face the street then the garage will be located at least 20 feet from the property line for public streets and 20 feet from the back of curb for private streets allowing for two cars to be parked in front of the garage. (See Exhibit "G" for location of those lots utilizing this setback limit.)

b. A **15 foot** setback is allowed for certain lots as illustrated on Exhibit "G" for the habitable portion of the structure providing that the garage is located at least twenty feet (20') from the property line for public streets and twenty feet (20') from the back of curb for private streets allowing for two cars to be parked in front of the garage. This will also permit garages to be placed at the rear of the house.

c. A **20 foot** setback is allowed on certain lots as illustrated on Exhibit "G" which will permit the design of a home where the garage frontage may be in line with the habitable portion of the structure, still allowing for two cars to be parked in front of the garage.

d. A **25 foot** setback is allowed on certain lots as illustrated on Exhibit "G" which will provide still a different house placement insuring variety in the space between the structure and the street.

2. Front yard setbacks for all multifamily residential units shall be a minimum of **25 feet** from the property line of any public street and a minimum of **15 feet** from any private street except where a parking bay is allowed whereby the setback can be reduced to **10 feet**.

3. Side yard setbacks for Single Family Residential buildings in parcel 2 can be **0 feet** or more measured from the foundation. If less than 5' then the adjacent lot shall have a 5' maintenance easement being granted for the benefit of the lot placed on the lot line. A fence cannot be built within this 5' maintenance easement. The 5' maintenance area shall be left open and not obstructed in any way. The 0 lot line shall always be the left lot line as you face the lot from the street. Where the 0 lot line abuts a corner side yard setback platted from the adjacent street, the placement of the building shall be governed by the setback from that street. The right hand setback line as you view the lot from the street shall be a minimum of **10 feet**.

4. Side yard setbacks for Single Family Residential buildings in parcel 5 will be a minimum of **5 feet**. Corner lots

will have a minimum 10' setback from the property line.

5. The space between Multifamily buildings shall be a minimum of **15 feet**.

6. Setback from Development boundaries shall be **20 feet** except from Tracker Road where the setback shall be increased to **40 feet** for multifamily lot. A 30' foot dedicated open space parcel platted between Tracker Road and single family uses. Single family lots backing into Tracker Road will have a minimum 10' rear yard setback.

7. The rear yard setback for all units shall be a minimum of **20 feet** except for the single family units abutting Tracker Road and open space parcel. These lots can be reduced to 10' feet since they back into the 30' deep open space parcel giving you a total distance of 40' from the right of way line of Tracker Road to the building.

8. Each setback measurement provided in this section shall be the minimum setback for the applicable lot. In parcel 2, zero lot line structures may be placed with a setback up to **5 foot** greater than the established front yard and side yard setbacks. In parcel 5 structures may be placed anywhere on the lot as long as they are not in the minimum setback area. (See Exhibit "G.")

1.07 Lot Sizes - For those proposed single family uses that will be sold as whole ownership, the parcel of land upon which the use is located shall be platted as individual lots with a minimum square footage of 7000 sf. For those townhouse uses sold by condominium method of sales; the individual units shall be platted as individual lots. For those units to be retained as rental property, the parcel they occupy shall be platted as a single lot. Open space and/or pedestrian walkways shall either be platted as individual lots or as special easements defining the precise use.

1.08 Height - The maximum height permitted within this development will be measured from the finish floor elevation of the floor that exists directly upon the uphill side of the lot. That height restriction shall be limited to those listed below. (See Exhibit "H")

Parcels - 1 and 4.....	55 feet
Parcel – 2 and 5.....	35 feet
Parcel -3.....	N/A

1.09 Vegetation Buffers / Screening - A thirty foot (30') landscape buffer allowing for the construction of earth berms, decorative fencing, utilities and landscaping with trees, shrubs and grass shall be provided along the entire Tracker Road frontage. A fifteen foot (15') buffer shall be provided along the south line of parcel 1 between the proposed multifamily uses and the existing single family units to the south.

This buffer may consist of a fence, masonry wall, earth berms or combination of the three supplemented by landscaping and the installation of utilities. For those boundary areas not covered by the buffer requirement, a fifteen foot (15') utility easement shall be provided. (See Exhibit "I")

A 6' (foot) tall shadowbox fence with minimum 7.5" (inch) pickets shall be built along the PUD East property line and South East property line. Taper fence to 4' in two areas of school sidewalk access. (See Exhibit "I")

- The screening of all parking lots adjacent to existing and proposed streets shall consist of either a low wall or shrubs to a height sufficient to cover the grill and headlights of parked automobiles. The intent is to provide a screen of such a consistency that the front of parked automobiles will not be visible from the roadway.

- Trash collection devices shall be screened with a six foot (6') minimum fence or wall. The base of this fence shall be planted with shrubs, vines or other plant material to soften the appearance of these enclosures. All other utility features shall be screened with shrubs. Propane tanks, if used, shall be buried or screened with a 6' masonry wall.

The above provisions do not intend to minimize the normal required landscaping minimums for a project of

this type. No other screening will be required or provided.

1.10 Sidewalks · Sidewalks, when required within this development shall be constructed in compliance with City of Nixa codes and ordinances with the following exceptions. Provisions to alter the precise location of these sidewalks and permission to deviate from city standards is possible if an alternative plan is presented and approved during the building permitting process. A distinction between paved sidewalks and unpaved trails and walkways will need to be identified on the sidewalk plan when submitted during the permitting process. All sidewalks if constructed within a public street ROW shall be paved in concrete, however other all weather materials may be used as an accent material. They shall be constructed at a minimum of four feet (4') in width unless otherwise noted within this document. The required sidewalks for dedicated streets shall be as follows: (See Exhibit "F")

- Along the entire length of the Arterial Parkway the four foot (4') sidewalk shall be required on only the south side of the ROW and shall be allowed to be constructed within the ROW and the thirty foot (30') landscape easement provided. A curvilinear alignment is preferred.

- All other streets within this PUD shall have a minimum four foot (4') sidewalk constructed on both sides of the street. A 6' wide sidewalk with a maximum 4' high shadowbox fence on either side will be built between lots 53 and 52 and between lots 26 and 27 to connect the development to the adjacent school. Fence to taper up to 6' at east PUD boundary line. The sidewalk and fence will be built by the developer and maintained by the Home Owners Association. Fence will be maintained by the Home Owners Association on sidewalk side only.

All other required sidewalks within the development shall be paved a minimum of four foot (4') in width. All required sidewalks within the development will be designed and constructed to satisfy ADA standards. All proposed trails and walkways within the open space areas of this development may be constructed utilizing materials appropriate to the use, i.e. asphalt, bark, mulch, etc.

1.11 Landscaping · All approved parcels within this PUD shall be subject to the current adopted City of Nixa Landscaping Ordinance with the following exception.

- Street trees shall be provided along all proposed streets where possible within the development.

- Perimeter landscaping may include earth berms, fences and/or walls as part of the landscape concept.

1.12 Local Codes and Ordinances · In addition to any of the standards identified in these Land Use Regulations, all construction within this PUD is subject to all local Codes and Ordinances as adopted the City. Any amended standards approved by the Board of Alderman and contained within this document shall take president over those previously approved.

1.13 Fire Safety Requirements · All construction shall be in accordance with applicable City of Nixa Fire Codes and Ordinances.

1.14 Storm Water Detention · The owner shall insure that the entire PUD will comply with the City of Nixa storm water detention requirements, however the final design of those detention facilities may include storm water storage in on site detention facilities, in proposed parking lots or may be provided off site by separate agreement, all to be determined during the building permit process. It is the intent that the detention requirements will be satisfied by the construction of a detention/lake facility with improved shore walls, however the final design will be submitted for approval during the permitting process.

1.15 Off-Street Parking · The off-street parking requirements for this development shall generally follow the intent of the off-street parking

requirements as written within the Nixa Municipal Code.

Exterior parking stalls for the multifamily areas shall be nine feet (9') wide by nineteen feet (19') long with a twenty four foot (24') drive permitted between two rows of 90 degree parking. The overall dimension for this cross section being a sixty two foot (62') module. The parking bays are to be constructed adjacent to the lay back curb and gutter section permitted on all private streets. Parking stops will be required on all parking slabs.

The specific parking requirements per land use that is approved for this development is as follows:

- Apartments - 1 1/2 spaces per dwelling unit
- Townhomes or Condos - 2 spaces per dwelling unit
- Single Family uses - 2 spaces per dwelling unit.

1.16 Special Site Constraints · Since the property contains an identified sink hole, the Sink Hole Report which has been prepared by others, shall be made a part of these regulations by reference.

The plan and these regulations have been prepared to permit the construction of the development as it is currently planned as well as provide for future modifications without undo limitations. The goal is to provide

regulations that will provide quality development standards without unreasonable limits on marketability.

1.17 Access and Special Use Easements Granted · The 30 foot landscape easement along the south side of the Arterial Parkway will also permit the construction of sidewalks, earth berms, entrance monuments and signage. The entrance monuments shall be platted as easements, however the maintenance of those facilities shall be the responsibility of the home owners association.

This development shall require that all utilities be installed underground except for the existing primary transmission lines adjacent to this development.

A ten foot (10') utility easement shall be platted along both the front and rear of all lots.

1.18 Signage Regulations · This development shall generally follow the adopted sign regulations of the City of Nixa except that the developer requests that the final design of the entrance monuments be reserved until their final design is complete. At that time, they shall be submitted to the Director of Planning for review and approval.

1.19 Noise Attenuation · Noise attenuation shall be regulated as per the Manufacturing/Processing Performance

Standards found in the City's Land Development Code.



2.00 REGULATIONS SPECIFIC TO EACH PARCEL

2.01 Zoning Uses - Normal uses allowed in this zoning district that apply to this development are outlined within this text as set forth in the current adopted Zoning Ordinance. Uses allowed in this PUD are as follows:

2.02 Specific uses per Parcel - The attached parcel map Exhibit “D” illustrates the boundaries for each parcel and the allowed uses for each parcel are described below.

PARCEL - 1

R3 - Multifamily uses

1. Any use permitted in the R3 Multiple Family Residential District of the Nixa Municipal Code. Allowed density 14.5 DU/acre. Includes 2, 3

and 4 plex units, garden apartments and townhouses.

2. Accessory structures to serve project
3. Maintenance Facility
4. Parking
5. Project Marketing Center
6. Clubhouse and related recreation facilities, food preparation facilities for residents only and meeting rooms.
7. Other residential uses deemed by the Planning and Zoning Commission to be in character with the Zoning District and granted by Special Use Permit.

PARCEL - 2 and 5

R7 - Single Family uses

1. Any use permitted in the R7 Single Family Residential District of the

Nixa Municipal Code. Minimum lot size 7000 sf. for single family uses and 6000 sf. for patio homes or villas. Includes conventional single family homes, patio homes, villas and zero lot line single family homes

2. Accessory structures to serve project.
3. Maintenance Facility
4. Day care facilities.
5. Church
6. Clubhouse and related recreation facilities, food preparation facilities for residents only and meeting rooms.
7. Project Marketing Center
8. Other residential uses deemed by the Planning and Zoning Commission to be in character with the Zoning District and granted by Special Use Permit.

PARCEL - 3

Un-zoned - only use allowed is for the construction of the project residential collector street.

PARCEL - 4

R3 - Multifamily uses

1. Any use permitted in the R3 Multiple Family Residential District of the Nixa Municipal Code. Allowed density 14.5 DU/acre. Includes, 2-6 plex units, garden apartments and townhouses.
2. Accessory structures to serve project
3. Maintenance Facility
4. Parking.
5. Project Marketing Center
6. Clubhouse and related recreation facilities, food preparation facilities for residents only and meeting rooms.
7. Other residential uses deemed by the Planning and Zoning Commission to be in character with the Zoning District and granted by Special Use Permit.

2.03 Prohibited Uses

1. Moveable manufactured constructed housing. (Does not incl. temporary job site trailers.)
2. Off Premise Signs



3.00 REGULATIONS SPECIFIC TO INFRASTRUCTURE CONSTRUCTION

3.01 Platting Requirements · A final plat will be prepared in accordance with the current Subdivision Regulations and Codes for the City of Nixa in force at the time of platting. The Final Plat shall indicate all streets, lots, drive easements and utility easements. The developers shall record, at the Christian County Courthouse, the Final Plat and restrictions dedicating those areas and easements. Platting may occur in phases and may include individuals lots or multiple lots as a final plat.

3.02 Infrastructure Requirements · All infrastructure shown on the PUD Plan, including but not limited to streets, private drives, curb and gutter, sidewalks, sewer, water, storm drainage, etc., shall be inspected and approved by the City Engineering

Department prior to approval of a building permit. The construction of these improvements shall coincide with the platting within each phase and with construction of the primary improvements within that phase.

3.03 PUD Phasing · This project shall be constructed under multiple phases as shown on the phase map attached, however, the order of development, the size and configuration of each phase or the number of phases may change based upon market demand. Phase one shall have at least two points of access however one of those access points may be satisfied by the construction of a temporary drive. The location of this drive to be determined during the platting process.

An escrow account will be established with the City of Nixa to ensure the finances are available for the building of one pool with adjacent restrooms and cabana, two playgrounds, five foot (5') hiking trails, and one picnic pavilion.

3.04 Parks and Open Space Deed Restriction

Those parcels designated for common park and open space use shall be retained by the development and under the direct ownership of the home owners association(s). These include the detention/lake and related open space and the sink hole park, both of which will be platted as part of the related development parcel but reserved as an easement for park and open space use. The remaining common park area shall be platted as a park limiting its use to clubhouse, swimming pool, court games, picnic facilities, playgrounds and walkways. It is also the intent that a day care facility for residents of the development may also use these facilities. The park and open space easements contained in parcels 1 and 4 will permit the construction of park structures, gazebos, picnic shelter and picnic facilities, trails, lakes, playgrounds, swimming pools, ball fields, court games, hike and bike paths, skate board course, bicycle (non-motorized) moto-cross style course and other similar recreational uses and infrastructure facilities. Maintenance facilities for the project area are also permitted. In the sink hole park area the placement of structures shall be located

within the allowable provisions of the Sink Hole Report.

In the construction of these facilities care shall be exercised to limit the removal of existing trees. These park areas shall be maintained by the home owners association(s) and shall remain in private ownership.

The second category of open space falls within the R3 districts and relate directly to the units to be constructed therein. They will contain landscaping and limited recreational facilities devoted directly to those residents. See Exhibit "K"

To assure and guarantee in perpetuity the maintenance of all open space areas and the parkway median, the owner of this development shall petition the City of Nixa for the creation of a Neighborhood Improvement District to establish an ordinance permitting an assessment made against each parcel within the PUD for sufficient monies to maintain these areas.

3.05 Infrastructure Construction

Utility service to each platted lot will be identified by the developer during the platting process. All new utilities shall be installed underground and shall permit the use of an interductile system if available. If available all dry utilities other than the electrical service shall be contained within this interductile system. (This includes, but is not limited to, telephone, cable, fiber-optic and other

future technological services) Review and approval of those plans will follow the normal procedure utilized by the City of Nixa. At the time of development, the owner will be responsible for the extension of water and sewer service within each phase of the four parcels, as

shown on the PUD Plan. This will be required during the building permit process. Final plans for these improvements shall be submitted to city staff for review and approval at that time.



LEGAL DESCRIPTION

PROJECT BOUNDARY AS DEFINED FOR THE PLANNED UNIT DEVELOPMENT DOCUMENT. THIS BOUNDARY DEFINES THE LIMITS OF THESE REGULATIONS

Source of Description: Book 355, Page 3617 and Book 339, Page 7522, and title commitment by Hogan Land Title Co. File #0109292 and title commitment by Fidelity Title Agency File #2002120363

That certain parcel or tract of land being a part of the Northwest Quarter (NW1/4) and a part of the Northeast Quarter (NE1/4) all in Section 12, Township 27 North, Range 22 West being more particularly described as follows:

Beginning at an existing iron pin at the Northeast corner of the Northeast Quarter (NE1/4) of said NE1/4; Thence S 01°54'59" W, along the East line of said NE1/4 of NE1/4, a distance of 1333.20 feet to an existing iron pin at the Southeast corner of said NE1/4 of NE1/4; Thence N 87°05'39" W, along the South line of said NE1/4 of NE1/4, a distance of 1342.72 feet to an existing iron pin at the Northeast corner of the North one-half (N1/2) of the Southwest Quarter (SW1/4) of said NE1/4; Thence S 01°43'16" W, along the East line of said N1/2 of SW1/4 of NE1/4, a distance of 676.96 feet to an existing iron pin at the Southeast corner of said N1/2 of SW1/4 of NE1/4; Thence N 86°55'59" W, along the South line of said N1/2 of SW1/4 of NE1/4 and its extension, a distance of 1760.63 feet to an iron pin set at the Southeast corner of Lot 19 in the final plat of Peachtree Commons as recorded in Plat Book "G" at page 484; Thence N 01°30'36" E (N 02°29'56" E Plat), along the East line of said Peachtree Commons, a distance of 517.98 feet (518.21 Plat) to an existing iron pin at the Northeast corner of Lot 11 in said Peachtree Commons; Thence S 87°22'25" E (S 86°23'05" E Plat), along the South right-of-way line of Peach Tree Drive, a distance of 63.69 feet to an iron pin

set; Thence N 03°20'50" E (N 04°20'10" E Plat), along the East line of said Peachtree Commons, a distance of 146.03

feet to an iron pin set on the South line of tract "A" as surveyed by Gordon and Associates on 12-14-99; Thence S 87°24'17" E (N 89°54'14" E Deed), along said South line of said Tract "A", a distance of 696.53 feet to an existing iron pin at the Southeast corner of said Tract "A"; Thence N 01°52'22" E (N 00°49'48" W Deed), along the East line of said Tract "A", a distance of 1327.71 feet (1327.70' Deed) to an existing iron pin on the North line of said NE1/4; Thence S 87°19'30" E (N 90°00'00" E Deed), along said North line, a distance of 2341.55 feet to the point of beginning. Said tract contains 98.338 acres (more or less) and being subject to any easements, right-of-way, and restriction of record. All in Christian County, Missouri.

The property does not lie in a F.E.M.A. identified flood plain according to the Community Panel No.: 290847-0003 A, effective April 19, 1983.

EXHIBITS

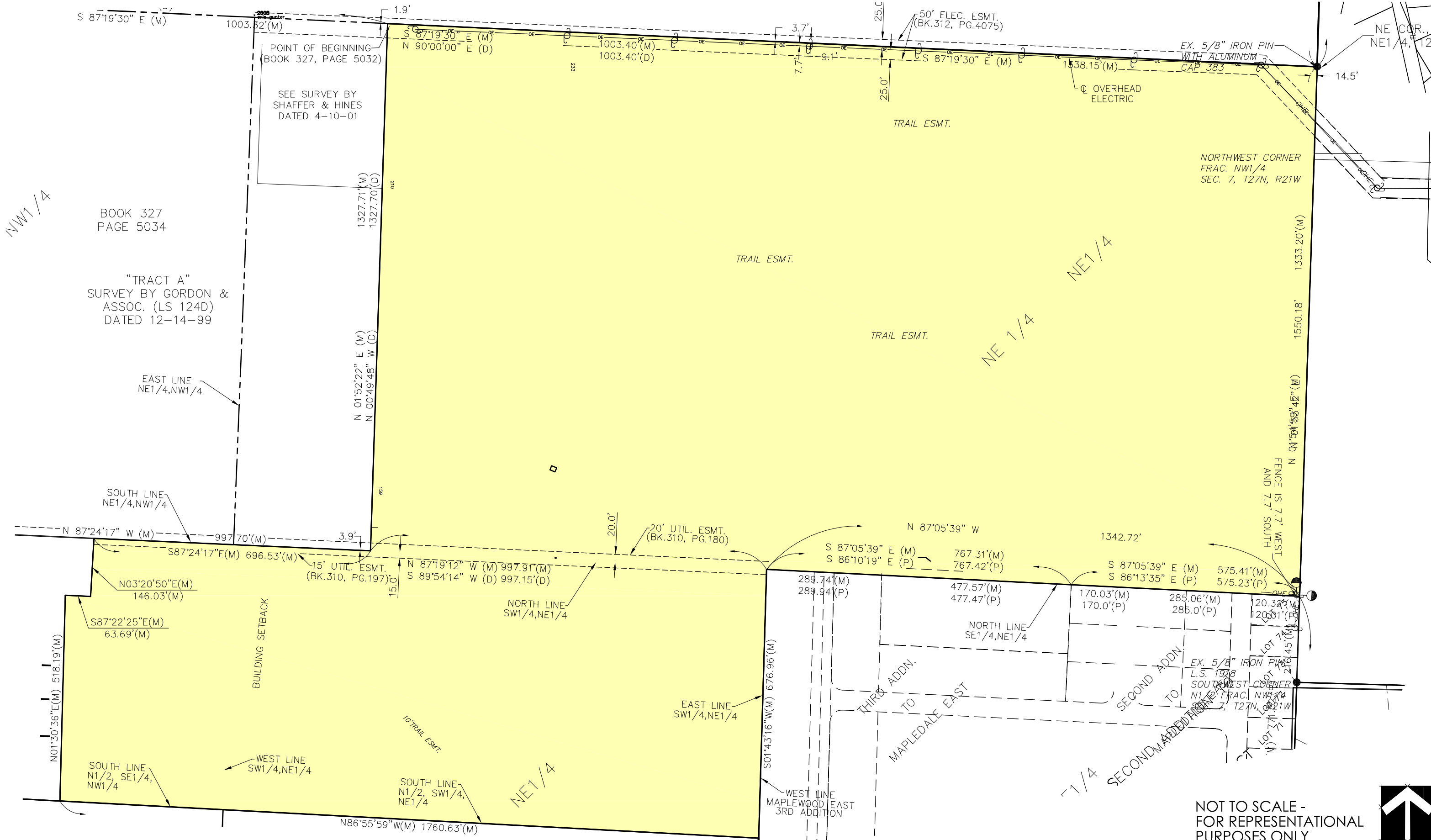
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REFERENCED IN NARRATIVE

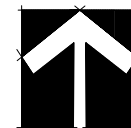


EXHIBIT **A1** MASTER PLAN

COPPER LEAF



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DATE: OCT. 27, 2015

EXHIBIT B BOUNDARY MAP COPPER LEAF

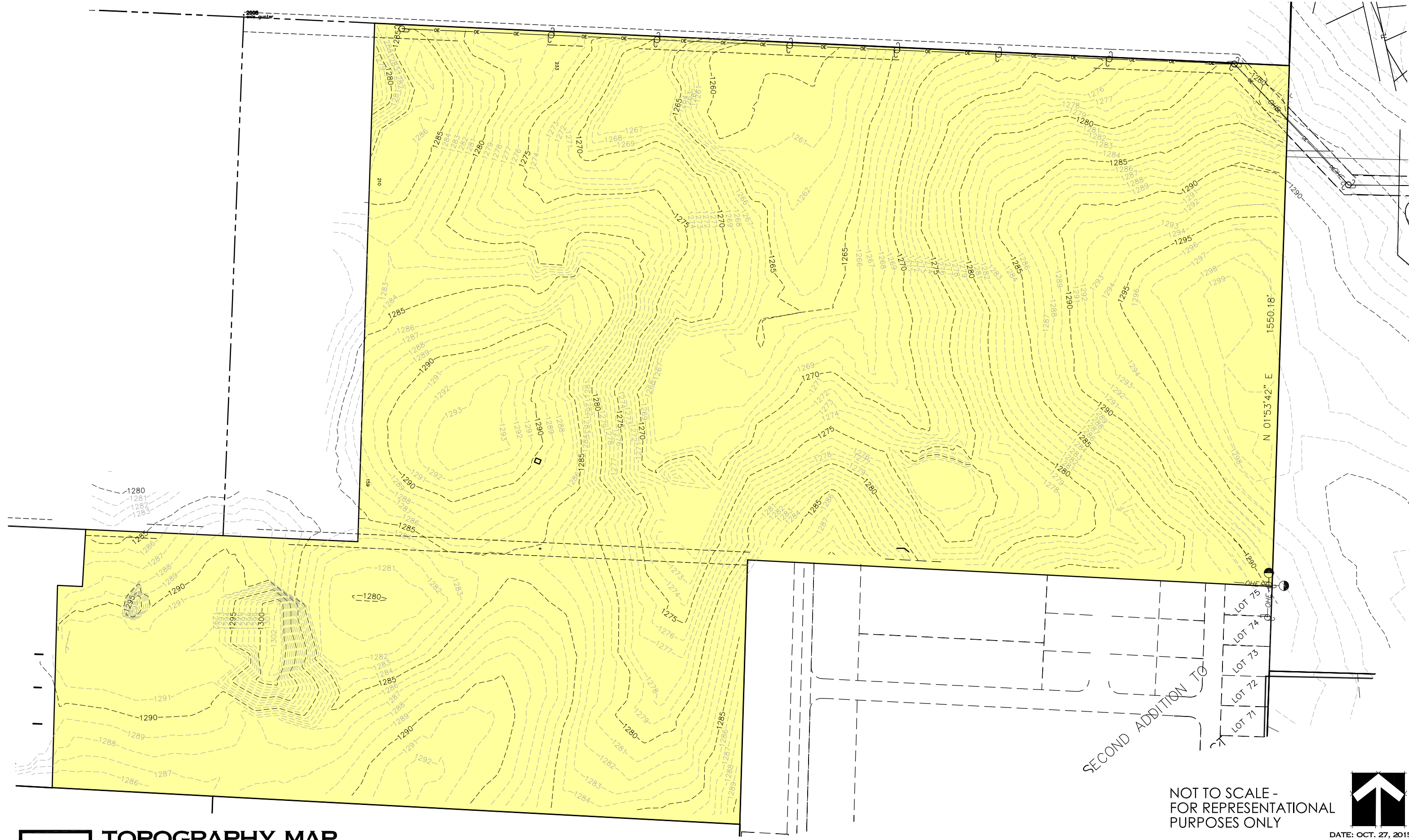
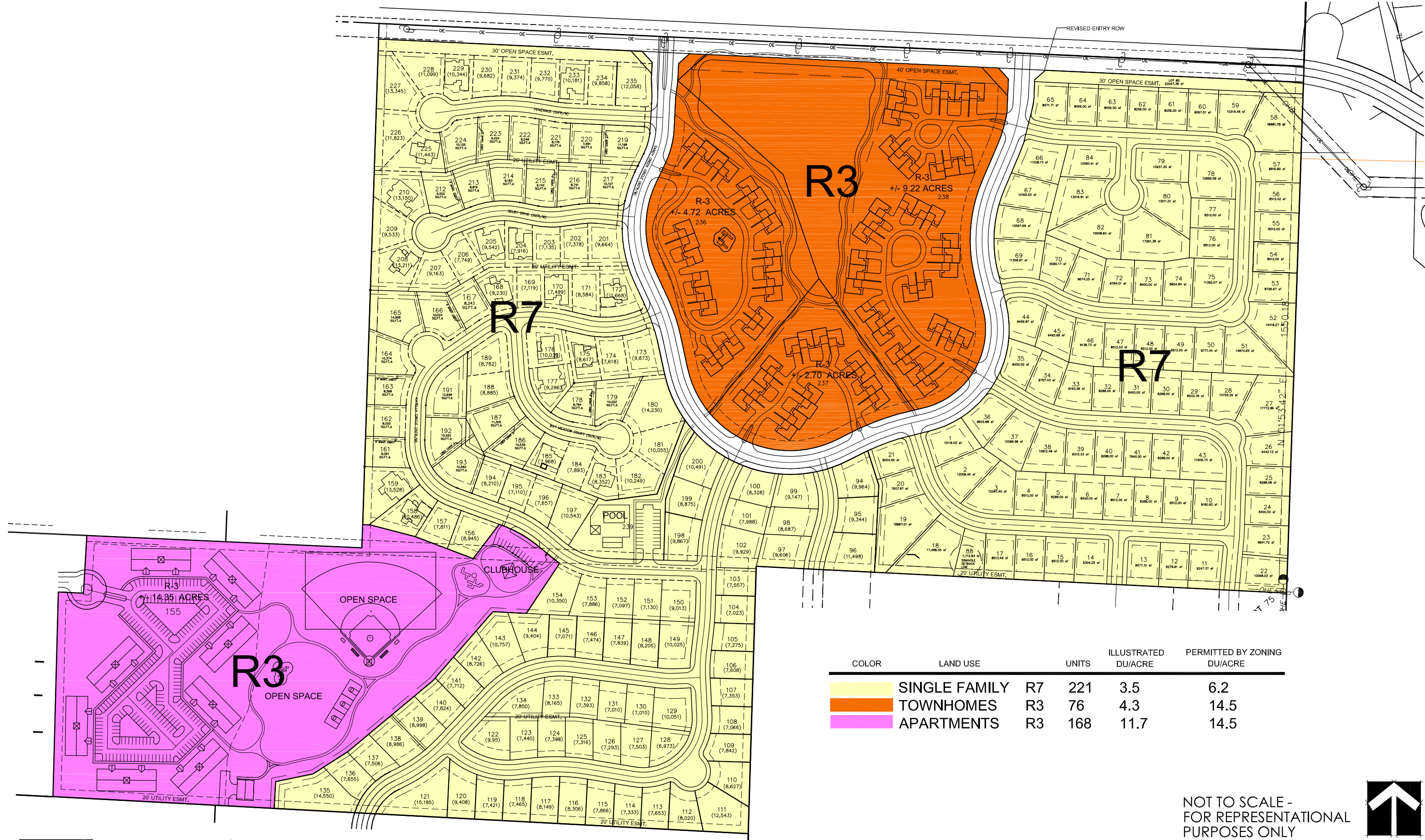


EXHIBIT
B1 TOPOGRAPHY MAP
COPPER LEAF

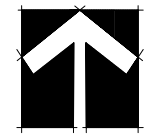
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COLOR	LAND USE	UNITS	ILLUSTRATED DU/ACRE	PERMITTED BY ZONING DU/ACRE
YELLOW	SINGLE FAMILY R7	221	3.5	6.2
ORANGE	TOWNHOMES R3	76	4.3	14.5
PINK	APARTMENTS R3	168	11.7	14.5

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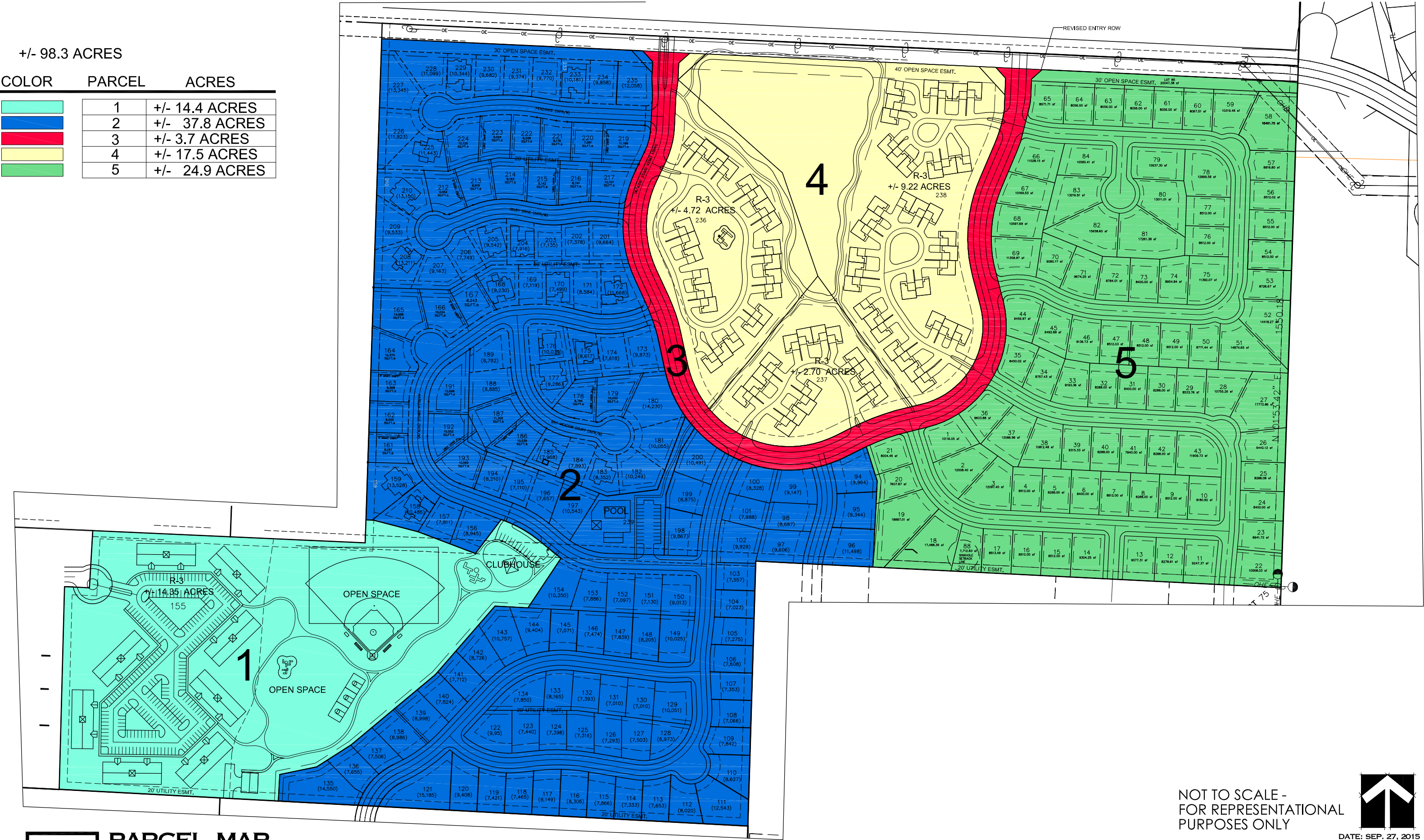
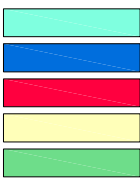


DATE: OCT. 27, 2015

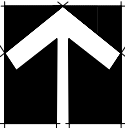
EXHIBIT COPPER LEAF

+/- 98.3 ACRES

COLOR	PARCEL	ACRES
	1	+/- 14.4 ACRES
	2	+/- 37.8 ACRES
	3	+/- 3.7 ACRES
	4	+/- 17.5 ACRES
	5	+/- 24.9 ACRES



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DATE: SEP. 27, 2015

EXHIBIT D
PARCEL MAP
COPPER LEAF

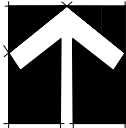


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COLOR	PARCEL
Green	RESIDENTIAL COLLECTOR
Blue	LOCAL RESIDENTIAL
Orange	PRIVATE STREET
Yellow	ARTERIAL



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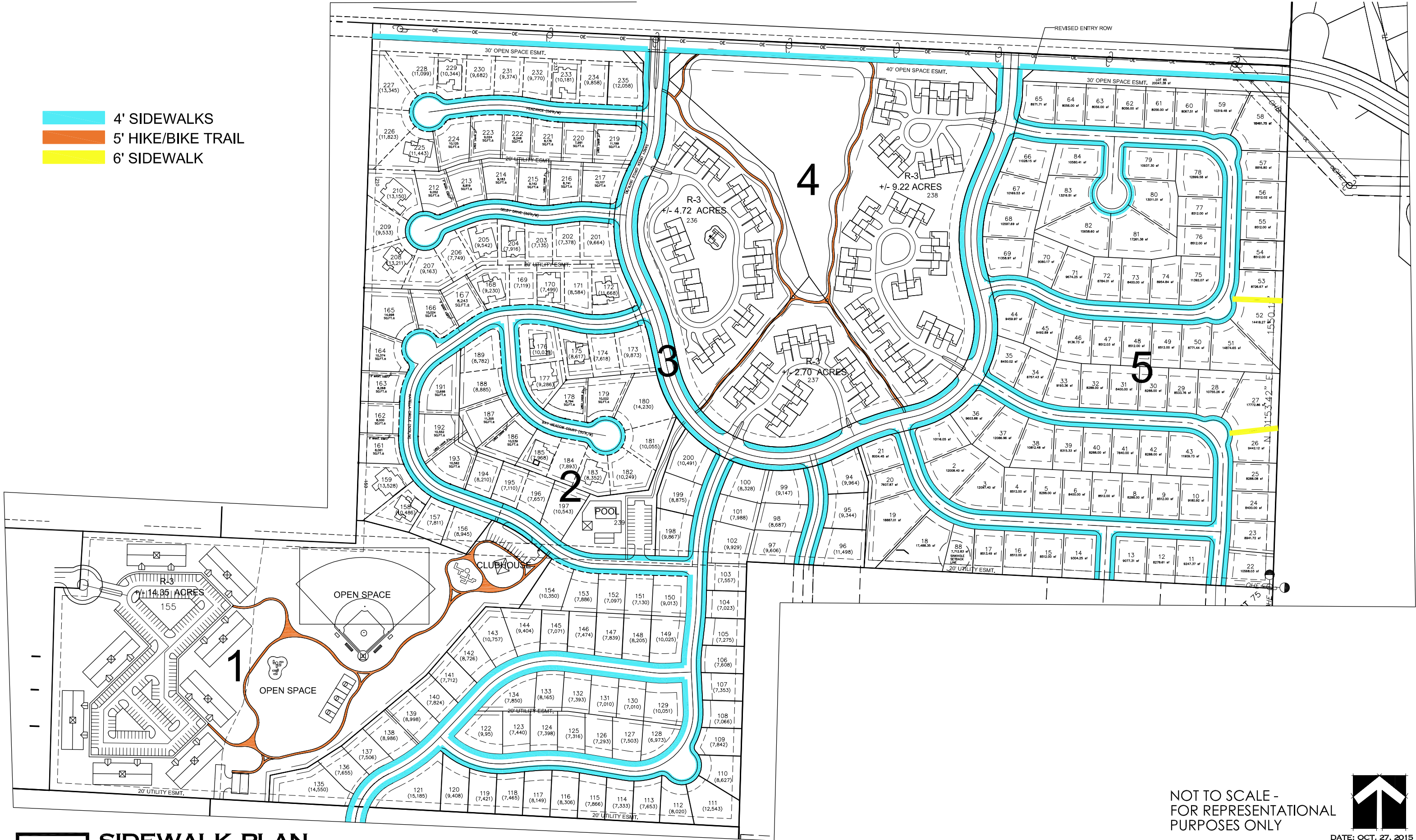
DATE: OCT. 27, 2015

EXHIBIT E STREET MAP COPPER LEAF

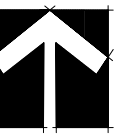


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- 4' SIDEWALKS
- 5' HIKE/BIKE TRAIL
- 6' SIDEWALK







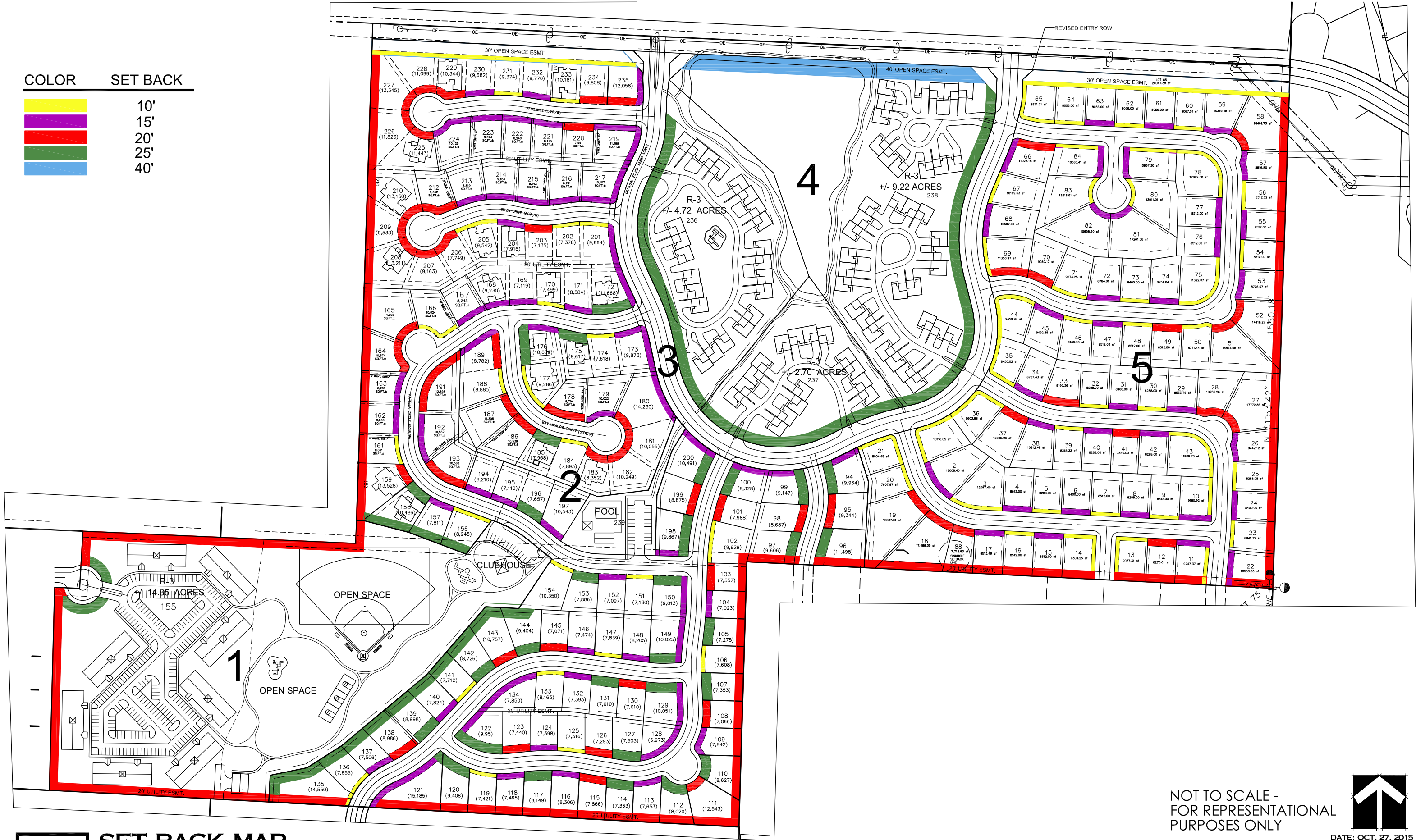
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DATE: OCT. 27, 2015

EXHIBIT
F SIDEWALK PLAN
COPPER LEAF

COLOR	SET BACK
	10'
	15'
	20'
	25'
	40'



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EXHIBIT
G

SET BACK MAP

COPPER LEAF



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COPPER LEAF

FRONT YARD SETBACKS OCT. 2015

Lot #	FY SB	Lot #	FY SB	Lot #	FY SB	Lot #	FY SB	Lot #	FT SB
1	10'	49	20'	97	25'	145	20'	193	20'
2	15'	50	10'	98	20'	146	15'	194	15'
3	10'	51	20'	99	25'	147	10'	195	15'
4	15'	52	20'	100	25'	148	15'	196	25'
5	10'	53	15'	101	20'	149	25'	197	15'
6	15'	54	10'	102	10'	150	25'	198	25'
7	10'	55	15'	103	20'	151	10'	199	20'
8	15'	56	10'	104	15'	152	15'	200	25'
9	10'	57	15'	105	25'	153	25'	201	10'
10	15'	58	20'	106	10'	154	10'	202	10'
11	15'	59	15'	107	25'	155	25'	203	20'
12	20'	60	10'	108	20'	156	10'	204	15'
13	10'	61	15'	109	15'	157	15'	205	10'
14	10'	62	10'	110	25'	158	25'	206	20'
15	15'	63	15'	111	20'	159	20'	207	20'
16	10'	64	10'	112	25'	160	Deleted	208	20'
17	15'	65	10'	113	15'	161	10'	209	20'
18	20'	66	20'	114	25'	162	15'	210	20'
19	20'	67	10'	115	20'	163	15'	211	Deleted
20	10'	68	15'	116	15'	164	20'	212	20'
21	10'	69	20'	117	25'	165	20'	213	15'
22	15'	70	20'	118	15'	166	10'	214	15'
23	10'	71	10'	119	10'	167	15'	215	15'
24	15'	72	15'	120	25'	168	15'	216	15'
25	10'	73	10'	121	15'	169	15'	217	15'
26	15'	74	15'	122	25'	170	10'	218	Deleted
27	20'	75	10'	123	20'	171	15'	219	15'
28	20'	76	15'	124	15'	172	25'	220	20'
29	15'	77	15'	125	10'	173	15'	221	15'
30	10'	78	10'	126	20'	174	10'	222	15'
31	15'	79	15'	127	25'	175	25'	223	15'
32	10'	80	10'	128	15'	176	25'	224	15'
33	20'	81	15'	129	25'	177	10'	225	20'
34	15'	82	15'	130	20'	178	20'	226	20'
35	10'	83	10'	131	25'	179	15'	227	20'
36	10'	84	15'	132	15'	180	20'	228	20'
37	20'	85	N/A	133	10'	181	20'	229	20'
38	15'	86	N/A	134	15'	182	20'	230	15'
39	10	87	N/A	135	10'	183	20'	231	10'
40	15	88	20'	136	10'	184	10'	232	15'
41	20'	89	Deleted	137	15'	185	25'	233	10'
42	15'	90	Deleted	138	20'	186	20'	234	20'
43	10'	91	Deleted	139	25'	187	20'	235	20'
44	10'	92	Deleted	140	15'	188	10'	236	25'
45	15'	93	Deleted	141	10'	189	20'	237	25'
46	10'	94	25'	142	25'	190	Deleted	238	25'
47	15'	95	20'	143	20'	191	20'	239	25'
48	10'	96	25'	144	25'	192	15'		

COLOR BUILDING HEIGHT

	55
	35

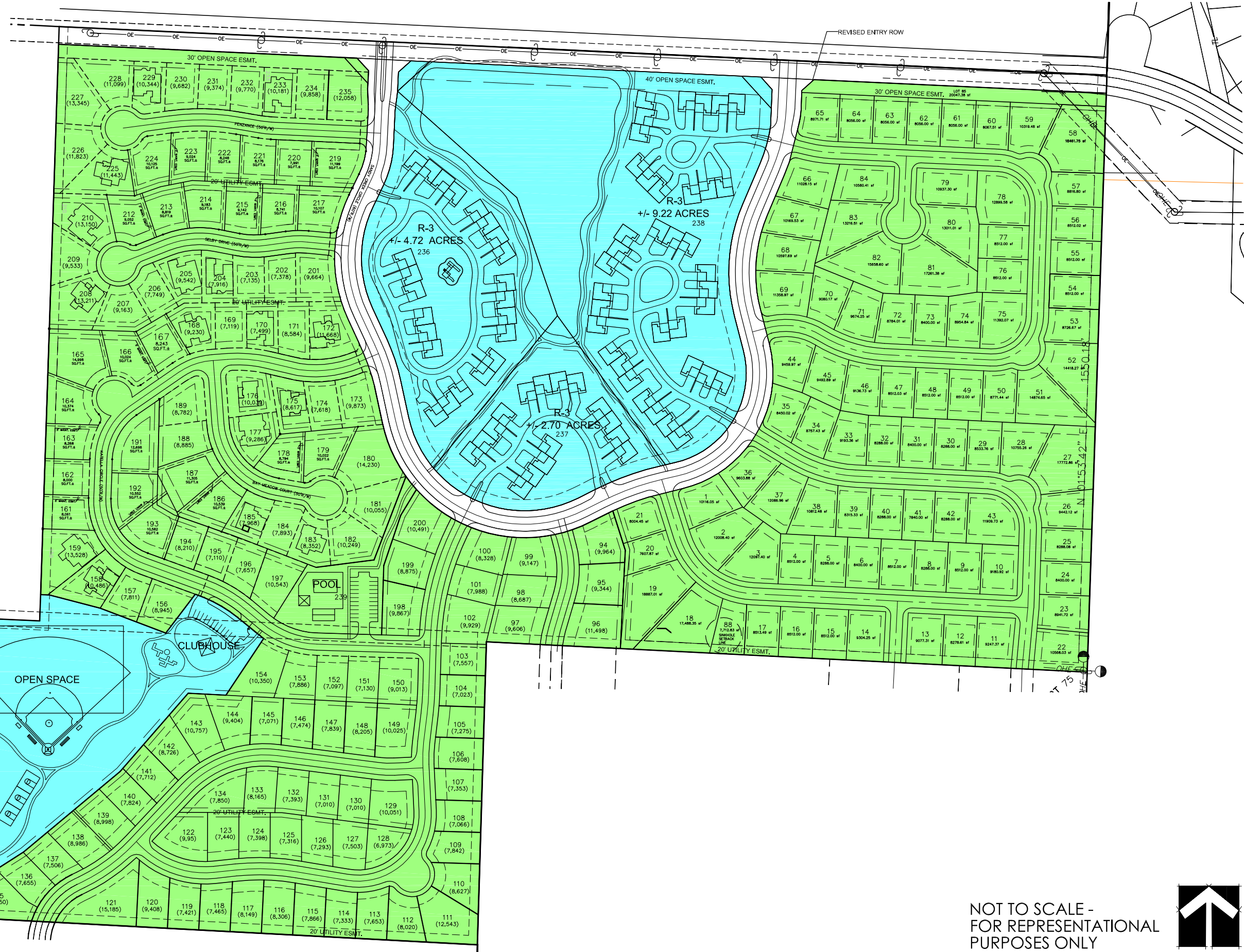
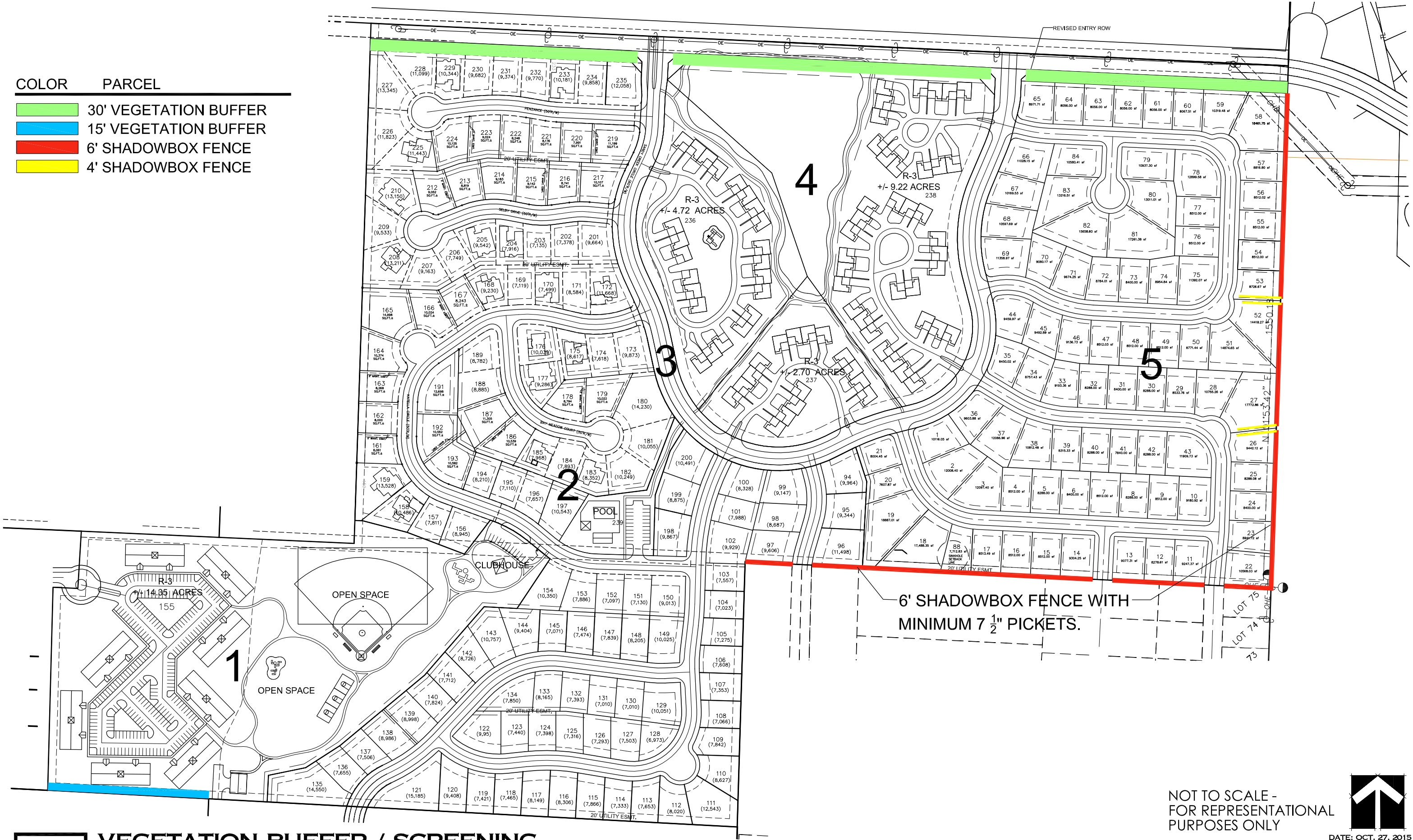


EXHIBIT **H** BUILDING HEIGHT
COPPER LEAF

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- COLOR PARCEL
- 30' VEGETATION BUFFER
- 15' VEGETATION BUFFER
- 6' SHADOWBOX FENCE
- 4' SHADOWBOX FENCE



EXHIBIT

I

VEGETATION BUFFER / SCREENING

COPPER LEAF

COLOR	PHASE
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4
	PHASE 5

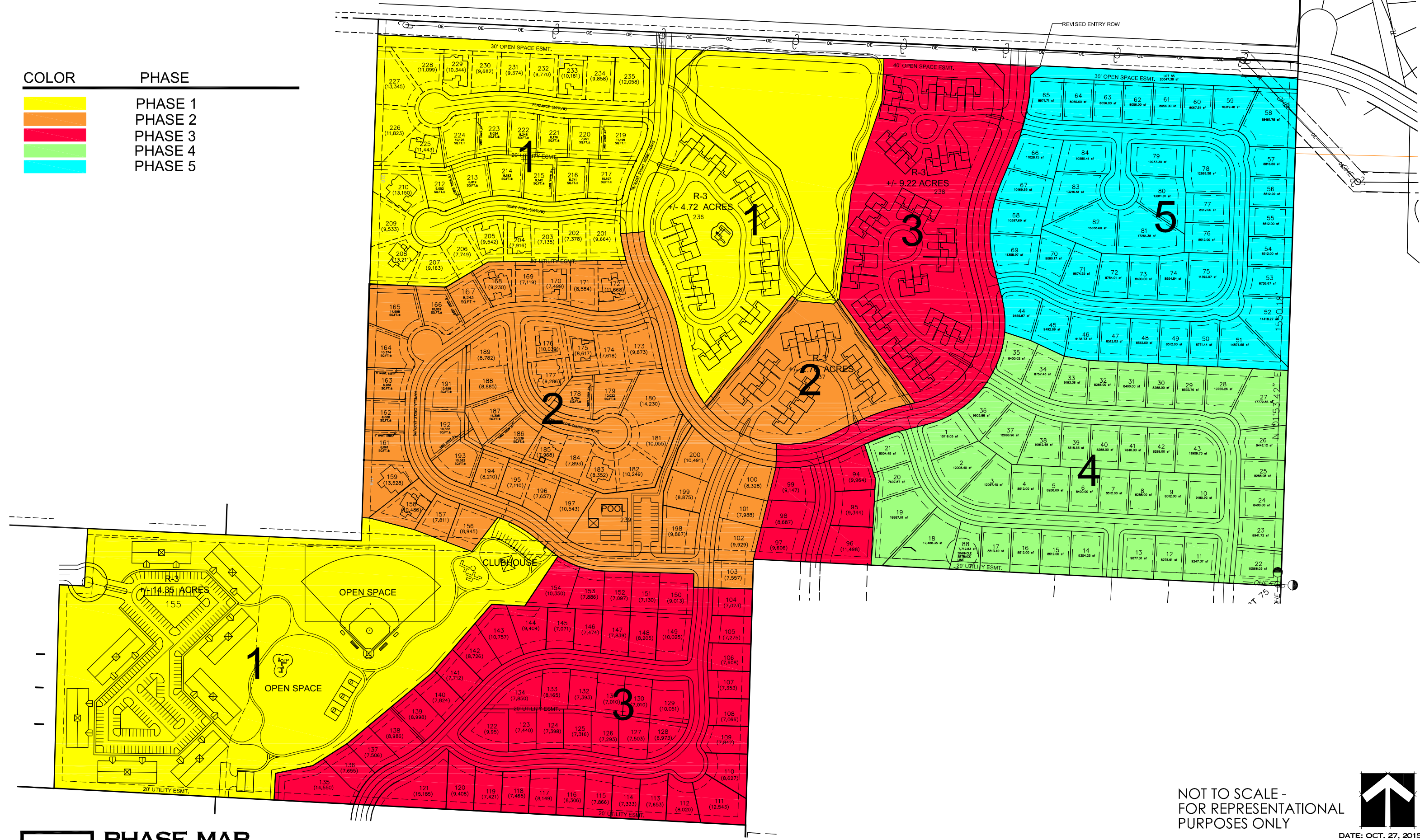
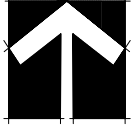


EXHIBIT **J** PHASE MAP
COPPER LEAF

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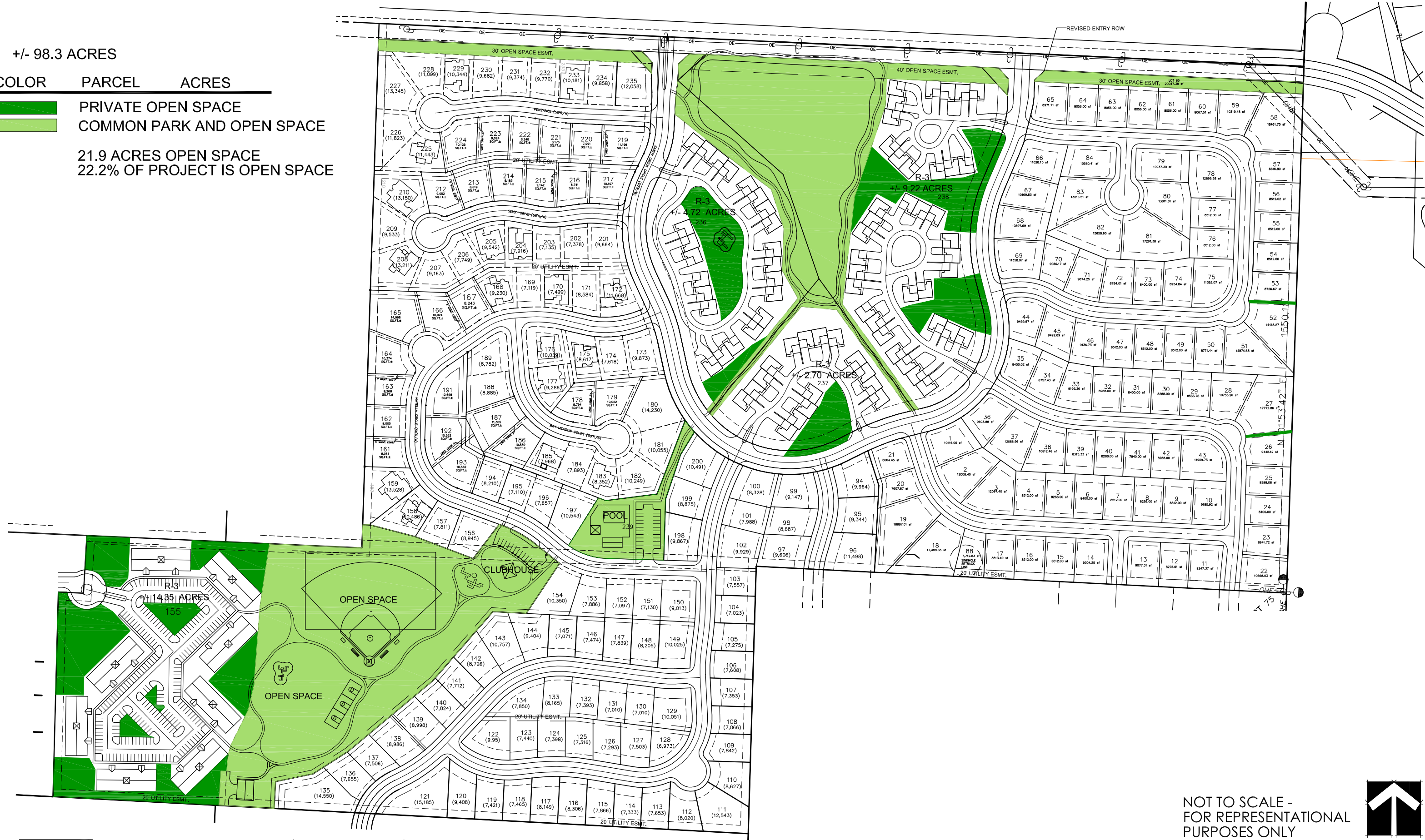


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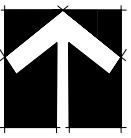
+/- 98.3 ACRES

COLOR	PARCEL	ACRES
<div></div>	PRIVATE OPEN SPACE	
<div></div>	COMMON PARK AND OPEN SPACE	

21.9 ACRES OPEN SPACE
22.2% OF PROJECT IS OPEN SPACE



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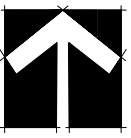
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EXHIBIT **K** PARK AND OPEN SPACE
COPPER LEAF

 TREES ON COLLECTOR EVERY 50'
 TREES EVERY 70'
 MEDIAN LANDSCAPE PLANTINGS



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EXHIBIT
L

STREET TREE SPACING PLAN

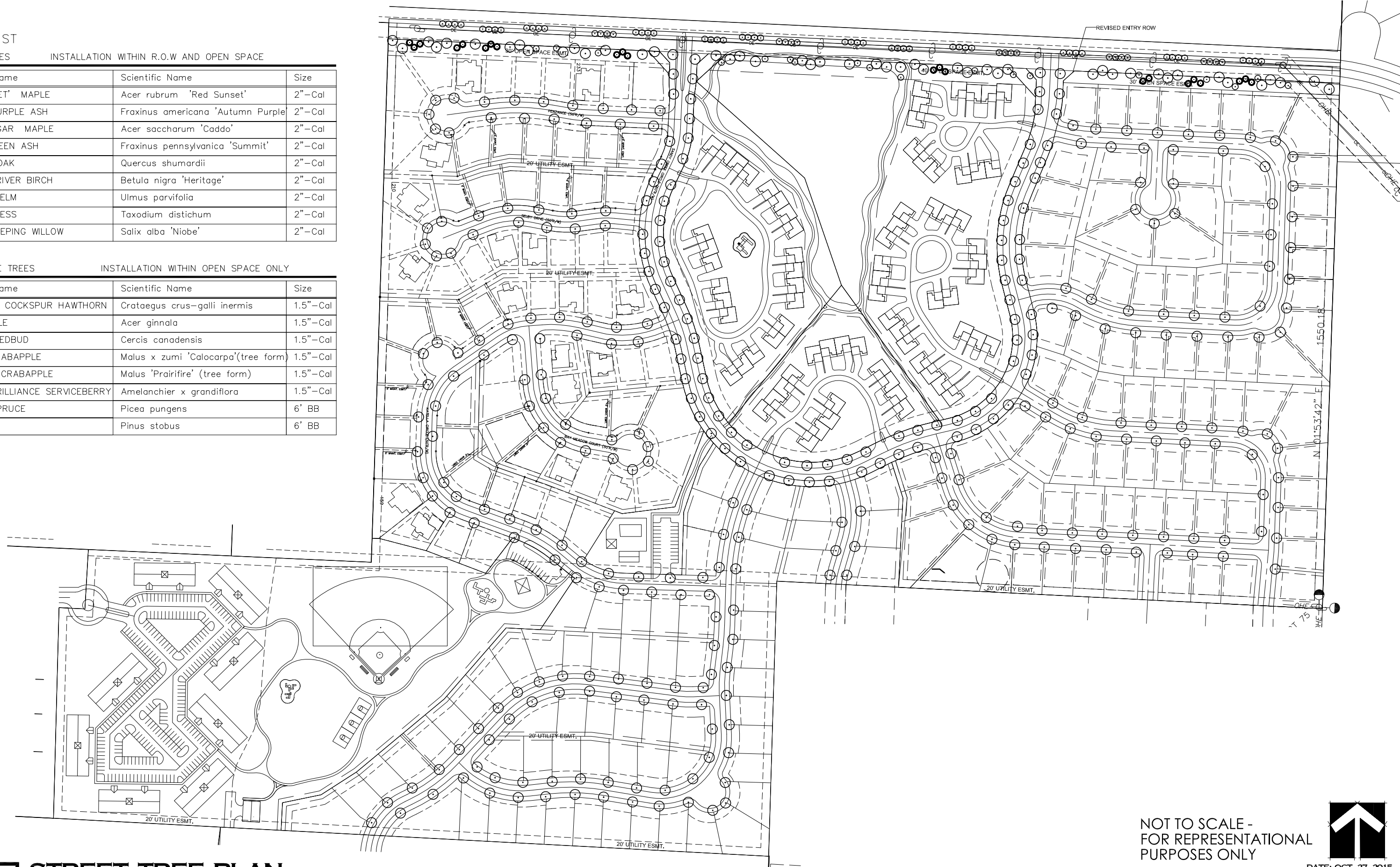
COPPER LEAF



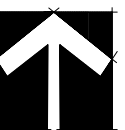
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STREET TREES INSTALLATION WITHIN R.O.W AND OPEN SPACE		
Common Name	Scientific Name	Size
'RED SUNSET' MAPLE	Acer rubrum 'Red Sunset'	2" – Cal
AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'	2" – Cal
CADDO SUGAR MAPLE	Acer saccharum 'Caddo'	2" – Cal
SUMMIT GREEN ASH	Fraxinus pennsylvanica 'Summit'	2" – Cal
SHUMARD OAK	Quercus shumardii	2" – Cal
HERITAGE RIVER BIRCH	Betula nigra 'Heritage'	2" – Cal
LACEBARK ELM	Ulmus parvifolia	2" – Cal
BALD CYPRESS	Taxodium distichum	2" – Cal
GOLDEN WEEPING WILLOW	Salix alba 'Niobe'	2" – Cal

OPEN SPACE TREES	INSTALLATION WITHIN OPEN SPACE ONLY	
Common Name	Scientific Name	Size
THORNLESS COCKSPUR HAWTHORN	<i>Crataegus crus-galli inermis</i>	1.5"—Cal
AMUR MAPLE	<i>Acer ginnala</i>	1.5"—Cal
EASTERN REDBUD	<i>Cercis canadensis</i>	1.5"—Cal
REDBUD CRABAPPLE	<i>Malus x zumi 'Calocarpa'</i> (tree form)	1.5"—Cal
PRAIRIFIRE CRABAPPLE	<i>Malus 'Prairifire'</i> (tree form)	1.5"—Cal
AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier x grandiflora</i>	1.5"—Cal
NORWAY SPRUCE	<i>Picea pungens</i>	6' BB
WHITE PINE	<i>Pinus strobus</i>	6' BB



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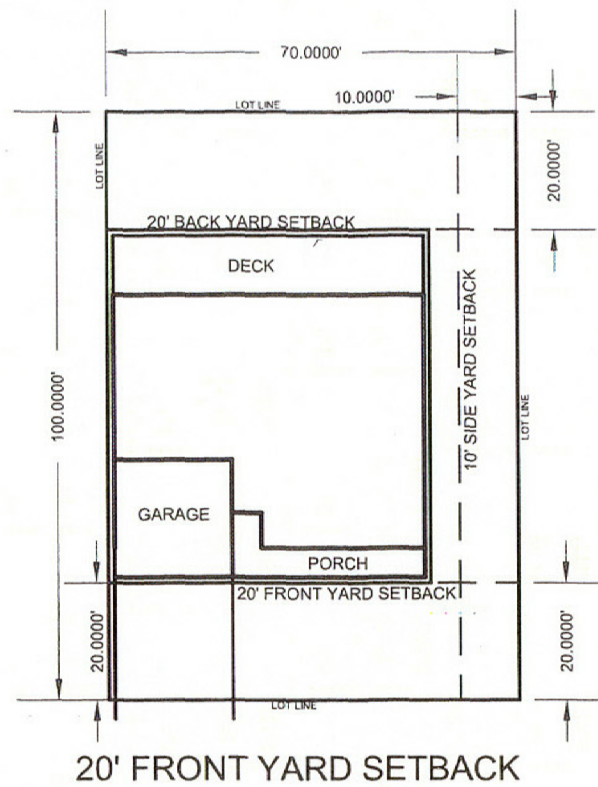


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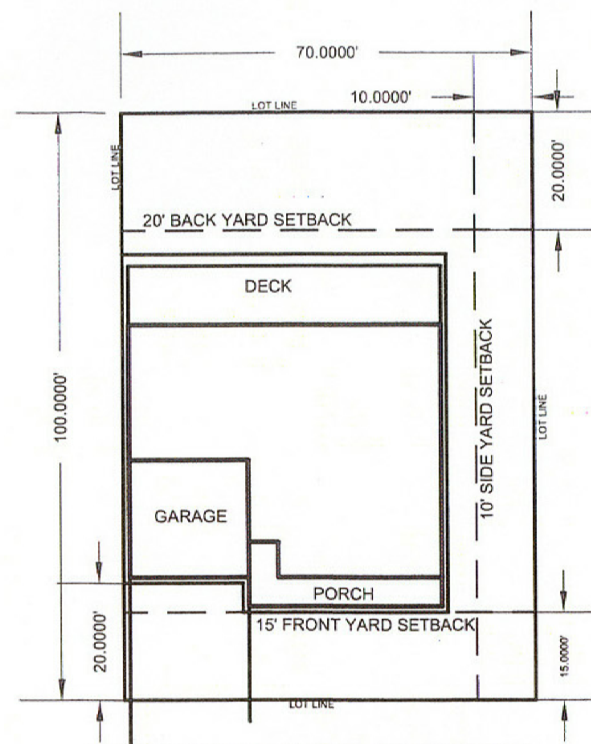
EXHIBIT M STREET TREE PLAN COPPER LEAF



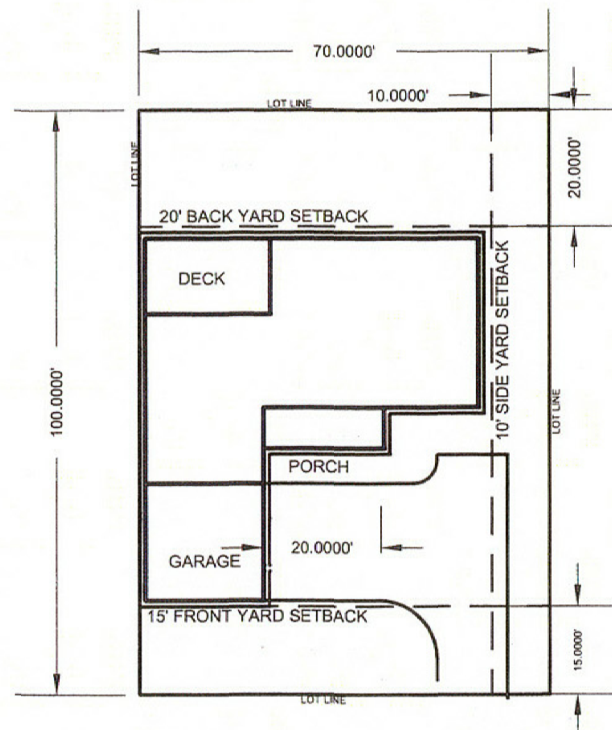
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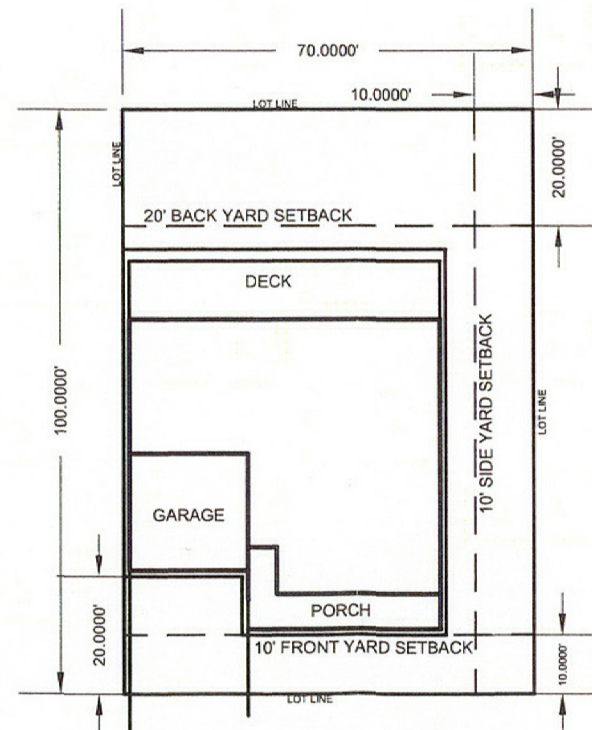
20' FRONT YARD SETBACK



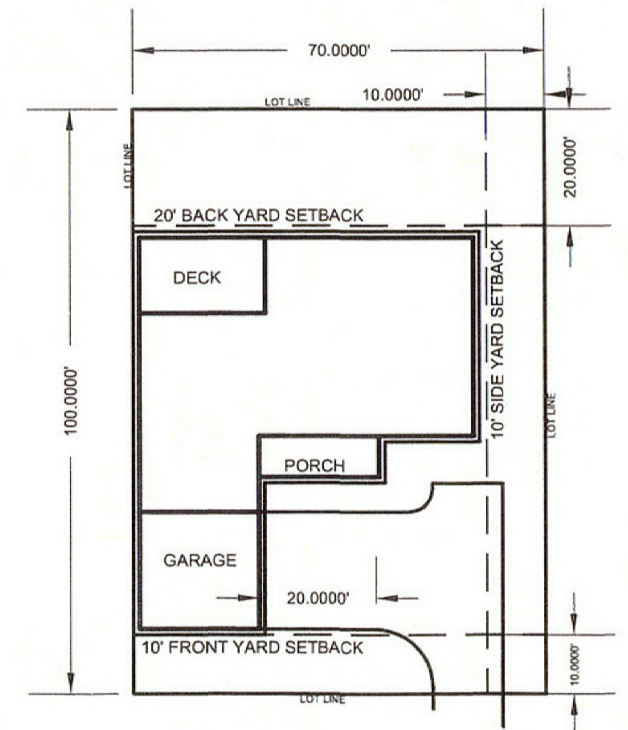
15' FRONT YARD SETBACK
WITH GARAGE FACING STREET



15' FRONT YARD SETBACK
WITH SIDE LOADED GARAGE



10' FRONT YARD SETBACK
WITH GARAGE FACING STREET



10' FRONT YARD SETBACK
WITH SIDE LOADED GARAGE

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