

## **RESOLUTION 2017-065**

### **A RESOLUTION OF THE CITY COUNCIL OF NIXA, MISSOURI, APPROVING THE MEADOWBROOK PRELIMINARY PLAT**

**WHEREAS**, the City Council of Nixa, Missouri, met June 19, 2017, to review the Meadowbrook Preliminary Plat, and finds the application in conformance with the following review criteria:

- 1.) Compliance with the provisions of City of Nixa Code of Ordinances.
- 2.) Compliance with the provisions of Chapter 25 of the Code of Ordinances.
- 3.) Compliance with the applications procedures for submittal of a preliminary plat.
- 4.)
  - a. The preliminary plat will not endanger the value of adjoining property or abutting property.
  - b. The preliminary plat is generally in harmony with the area in which it is located.
  - c. The preliminary plat is in conformity with the comprehensive plan, thoroughfare plan, and other plans officially adopted by the City Council.

**NOW, THEREFORE**, be it resolved that the City Council of Nixa, Missouri, hereby finds that the proposed Preliminary Plat meets the adopted review criteria, and recommends approval, subject to the following conditions of approval.

1. As shown on the preliminary plat and required in the Annexation Agreement, the applicant must provide R.O.W. along Norton Rd. necessary to provide for a 65 foot R.O.W. corridor as provided in the Major Thoroughfare Plan.
2. Improvements to Norton Rd. must be provided and completed prior to recordation of the final plat. At the time of completion of the improvements the City shall provide the developer with the escrowed funds collected at the time of development of Jacks Place subdivision.
3. At the time of connection to the existing water line along Norton Rd. the developer shall be responsible for reimbursing the developer of Forest South as provided in the Developers Agreement executed by the City in 1998.
4. The proposed plat reflects 13 lots to be dedicated to the home owners' association. Prior to recordation of the final plat a copy of the restrictive covenants must be provided to the City of review and approval to ensure that maintenance of the open space areas is provided for in perpetuity.
5. No direct driveway access shall be provided on Norton Rd. or Pembroke Ave. All access to homes must be provided from the internal street system.
6. An existing overhead electric line is provided in the rear yards of lots 108-113. To preserve access to the electric service fence construction will not be allowed within the utility easement provided along the rear of the lots.

7. Lot 159 is reflected as a Common Area. No access is reflected on the preliminary plat. The final plat must reflect a perpetual mutual access easement to ensure that the area can be maintained.
8. Reverse corner lots shall not be provided. In circumstances where a lot has roadway adjacent to two sides of the lot the home shall front the lesser traveled of the streets unless otherwise dictated to provide for continuity to the street layout. Direction for home placement shall be provided on the final plat as dictated by the City of Nixa in conformance with the subdivision regulations.
9. The preliminary plat includes a combination of 30' wide and 27' wide streets. Streets constructed as 27' wide streets and shall only allow parking on one side of the street. To ensure that pedestrian site visibility is maintained, the no parking side of the street shall be coordinated with the side of the street that sidewalks are required.
10. Street names and addressing of the phase will be coordinated with Christian County E911. It shall be the applicant's responsibility to provide E911 with all proposed street names to gain approval for their use.
11. The engineer must submit with the construction plans for streets and drainage a planned route for construction equipment and traffic access to the property.
12. Storm water will be transported through concrete ditches or in underground pipes to non-buildable areas that meet the 100-year storm requirements and other requirements of the city's Technical Specs Manual.
13. A fee-in-lieu of detention is being proposed for a portion of the site. The submitted storm water drainage plan will need to provide the necessary study to provide compliance with the requirements for use of the fee-in-lieu of program. The information provided shall be reviewed and approved by the City's storm water engineer prior to acceptance of the request for fee-in-lieu of.
14. In accordance with the subdivision regulations, it will be the engineer's responsibility at the end of each phase and prior to signing of the final plat or release of security bonding, to provide the city with a stamped and sealed set of as-builts, as well as, a copy of the construction plans and final plat on disc.
15. Obtaining water and sewer service is the responsibility of the applicant. Any easements or dedication of land necessary to obtain connections meeting the City's adopted connection criteria are also the responsibility of the applicant.
16. Erosion control measures must be implemented during all phases of construction to avoid siltation build-up in drainage areas. This will include hay bale barriers, silt fences or other erosion control measures where needed. If initial erosion control measures are washed out or damaged, it will be the developer's responsibility to replace and improve these efforts. The developer will be responsible for cleaning debris from drainage channels if they become blocked or clogged.

17. All storm water produced by this development must be diverted to detention basins that are sized to handle the 100-year storm and must be constructed in accordance with city specifications.
18. Fire hydrants are required to be located every six hundred feet as well as at the end of all cul-de-sacs throughout the development.
19. Sidewalks are required to be constructed on the side of the street that the water line is placed. All sidewalk infrastructure must be in place along with all other public improvements prior to recordation of the final plat.
20. When recorded, the final plat must include a 15' utility easement along the rear of all perimeter lots. Also, a 10' utility easement will need to be located between lots as required for the placement of streetlights. The City's electric superintendent will inform the developer where the easements are to be placed prior to recording of the final plat.

This resolution shall be in force from and after the date of its passage.

**Passed and approved this 19<sup>th</sup> day of June, 2017.**

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Mayor

ATTEST:

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City Clerk

ATTEST:

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City Attorney

# PLANNING AND ZONING COMMISSION COMMUNICATION

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**REQUESTED ACTION:** Preliminary Plat, Meadowbrook

**MEETING DATES:** P&Z Commission, June 5, 2017  
City Council: June 19, 2017

**PREPARED BY:** Travis Cossey, Planning & Development Director

**TYPE OF ITEM:** Resolution

**STAFF RECOMMENDATION:** Staff recommends the Planning and Zoning Commission forward a resolution of approval to the City Council with conditions of approval as presented in this report.

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## **BACKGROUND INFORMATION:**

Mr. Duane McDaniel, on behalf of Ron Stenger Companies, is requesting the approval of a preliminary plat for the creation of a residential subdivision known as Meadowbrook. The applicant recently received approval from the P&Z Commission for the annexation and zoning of the property. The annexation request was processed with R1 (single family) zoning for the area under consideration. The proposed preliminary plat includes 194 total lots, with 181 proposed for new home construction. The remaining 13 lots are proposed as common open space to be dedicated to the Home Owners Association.

**APPLICANT CONTACT INFORMATION:** Duane McDaniel  
1600 W. Kisser Trails Ln.  
Ozark, MO 65721  
# (417) 459-3338

**REQUESTED ACTION:** The applicant is requesting approval of a preliminary plat for the creation of 194 lots. The proposed subdivision will allow for the addition of 181 single-family homes in southwest Nixa.

**TOPOGRAPHY:** The property is an 85.009 acre site with rolling terrain. The parcel includes open areas along with wooded terrain and includes five separate valleys that generally flow from west to east. Attached is a geological evaluation of the site identifying five separate sinkholes that are contained within four separate locations. Utilizing the

sinkhole evaluation, the engineer of record has provided a subdivision design that avoids the location of the sinkholes and incorporates them within the common open space areas.

**SURROUNDING LAND USE:**

- West:** Jacks Place and Forest Park subdivision.
- South:** Vacant land in the county.
- East:** Vacant land in the county, identified as future residential/commercial development.
- North:** Vacant land in the county identified as future residential.

**SETBACK REQUIREMENT:**

*R1 (single-family)*

Minimum Depth of Front Yard	25 feet
Minimum Depth of Either Side Yard	5 feet
Minimum Depth of Rear Yard	20 feet

**UTILITY DELIVERY:**

***Water:***

At the time of development water service shall be provided by the City of Nixa. Obtaining connection to the water system is the responsibility of the developer. The City currently has 8 inch water service provided along Norton Rd. adjacent to the north and west property line. Development of the property will necessitate the extension of an 8 inch water service through the property with a looping of the system to ensure water pressure and quality are maintained. At the time of connection to the existing water line along Norton Rd. the developer will be responsible for reimbursement to the developer of Forest Park for their proportionate share of the water lines installation.

***Sewer:***

Wastewater service shall be provided by the City of Nixa. Sewer connections can be made in multiple locations. Existing sewer mains are located along the north property line as well as a sewer main located central to the property. The existing sewer main system located on the site is adequate to accommodate the proposed residential development.

***Electric:***

Electric service shall be obtained from the City of Nixa. Existing service is provided adjacent to the property service the existing residential development to the west. In addition, a transmission line is located on site running east/west through the property making connection

to the transmission line along the southeastern boundary line. Adequate power is available to accommodate the needs of the residential development on the 85.009 acre parcel.

### **TRANSPORTATION:**

The subject property is bordered the existing Norton Rd. Corridor. Norton Rd. running along the west boundary line is designated as a Collector status street by the Major Thoroughfare Plan; necessitating a 65 foot R.O.W. corridor. The annexation plat provided the R.O.W. dedication necessary to provide conformance with the Major Thoroughfare Plan. At the time of development the Norton Rd. corridor must be improved to meet the requirements of a Collector status street. The City has already designed the improvements for the northern portion of the project. Utilizing STP funds, the city has designed the corridor known as the Truman Extension from the northern terminus in Woodfield subdivision to south of the Pembroke Ave. intersection with Norton Rd. The engineered plans will be provided to the applicant to aid in design of the proposed development of the 85.009 acres. In addition to providing the engineered plans, the City will be providing funds in the amount of \$15,868.40 to the developer. These funds were collected at the time Jacks Place subdivision was developer as part of the Collector Street Policy. The funds have been held in escrow and will be released upon completion of the Norton Rd. improvements.

At the time that Truman Roads extension is complete making connection to Norton Rd. the corridor will be renamed to Truman Blvd. At this time the portion of Norton Rd. bordering the northern property line will be abandoned.

The preliminary plat reflects the extension of Pembroke and Butterfied as provided in the Hedgepeth Master Plan.

**ANALYSIS:** Staff supports approval of the Preliminary Plat for Meadowbrook subdivision based on the following information and conditions:

In performing the analysis for approval of this application staff utilized the following review criteria:

- The proposed subdivision will not endanger the public health and safety.
- The proposed subdivision will be in harmony with the area in which it is to be located.
- The proposed subdivision will generally conform with the land use plan, thoroughfare plan, subdivision regulations, and other plans officially adopted by the City Council.

*Comprehensive Plan compliance:* The proposed development has been found in conformance with the Nixa Comprehensive Plan. The Future Land Use map identifies this parcel for single-family development; and is supported by Goal #4, Objective #4.B Activity

4.B.ii; work to have land areas ready to support additional residential growth within the MSA, where that growth meets the needs and demands of the City's existing residents and new population growth. The application has also been found in conformance with the objective and activities found in Goal #1, Development and or redevelopment should make a positive contribution to the City of Nixa's quality of life.

***Staff recommends the following conditions of approval:***

1. As shown on the preliminary plat and required in the Annexation Agreement, the applicant must provide R.O.W. along Norton Rd. necessary to provide for a 65 foot R.O.W. corridor as provided in the Major Thoroughfare Plan.
2. Improvements to Norton Rd. must be provided and completed prior to recordation of the final plat. At the time of completion of the improvements the City shall provide the developer with the escrowed funds collected at the time of development of Jacks Place subdivision.
3. At the time of connection to the existing water line along Norton Rd. the developer shall be responsible for reimbursing the developer of Forest South as provided in the Developers Agreement executed by the City in 1998.
4. The proposed plat reflects 13 lots to be dedicated to the home owners association. Prior to recordation of the final plat a copy of the restrictive covenants must be provided to the City of review and approval to ensure that maintenance of the open space areas are provided for in perpetuity.
5. No direct driveway access shall be provided on Norton Rd. or Pembroke Ave. All access to homes must be provided from the internal street system.
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7. Lot 159 is reflected as a Common Area. No access is reflected on the preliminary plat. The final plat must reflect a perpetual mutual access easement to ensure that the area can be maintained.
8. Reverse corner lots shall not be provided. In circumstances where a lot has roadway adjacent to two sides of the lot the home shall front the lesser traveled of the streets unless otherwise dictated to provide for continuity to the street layout. Direction for home placement shall be provided on the final plat as dictated by the City of Nixa in conformance with the subdivision regulations.
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10. Street names and addressing of the phase will be coordinated with Christian County E911. It shall be the applicant's responsibility to provide E911 with all proposed street names to gain approval for their use.
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**CITY OF NIXA**  
**RESOLUTION OF THE PLANNING & ZONING COMMISSION**  
**Recommending approval**  
**of**  
**Meadowbrook Preliminary Plat**

**WHEREAS**, the Planning and Zoning Commission met June 5, 2017 to review the Meadowbrook Preliminary Plat, and finds the application in conformance with the following review criteria:

- 1.) Compliance with the provisions of City of Nixa Code of Ordinances.
- 2.) Compliance with the provisions of Chapter 25 of the Code of Ordinances.
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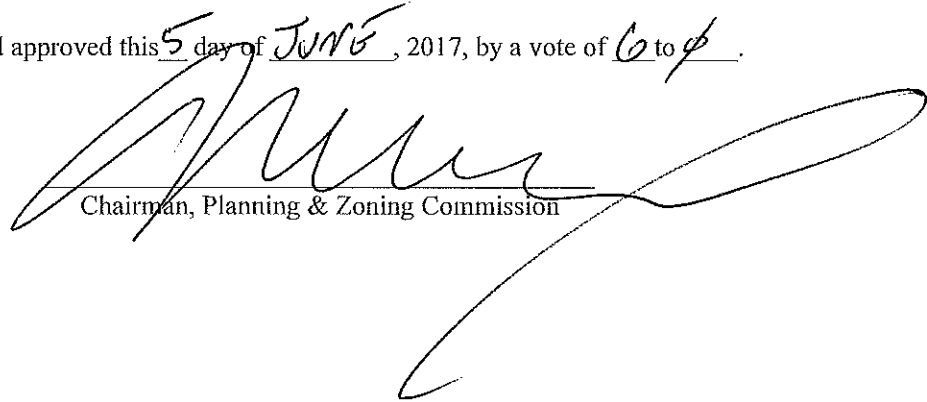
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Passed, adopted and approved this 5 day of JUNE, 2017, by a vote of 6 to 0.



Chairman, Planning & Zoning Commission

City of  
**NIXA**

**DEVELOPMENT DEPARTMENT P&Z Application**

Phone: 417-725-5850 Fax: 417-725-6394

Date of Application: 4/19/17

**PROJECT TITLE & TYPE**

Title As It Appears on Plans: Meadowbrook

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation, Zoning & Concept Plan  | <input type="checkbox"/> Board Adjustments                    |
| <input checked="" type="checkbox"/> Preliminary Plat        | <input type="checkbox"/> Exception to Subdivision Regulations |
| <input type="checkbox"/> Special Use Permit                 | <input type="checkbox"/> Zoning Code Amendment                |
| <input type="checkbox"/> Rezoning And Concept Plan          | <input type="checkbox"/> Vacation of Easement                 |
| <input type="checkbox"/> Minor Subdivision (3 or less lots) | <input type="checkbox"/> Vacation of Right-of-Way             |
| <input type="checkbox"/> Final Plat                         | <input type="checkbox"/> _____                                |

**INFORMATION**

**Applicant's Name:** Duane McDaniel **Project Location:** East of Norton & Pembroke.

**Applicant's Address:** 1600 W. Kisser Trails Lane.. **Existing Use:** Pasture / Brush

Ozark, MO 65721 **Proposed Use:** Residential

**Phone/Fax/Mobile:** (417) 459-3338 **Existing Zoning:** Agriculture (County)

**Relationship to Owner:** Under Contract **Proposed Zoning:** R1

**Legal Description of Property:**

See Attached Sheet A

**Pre-application conference was held with:** Travis Cossey

**PERSONS IN INTEREST**

**Name:** \_\_\_\_\_ **Address:** \_\_\_\_\_ **Zip:** \_\_\_\_\_ **Phone/Fax/Mobile:** \_\_\_\_\_

**MORTGAGEES:**

**OPTIONEES:**

Stenger Investments, LLC 5051 S. National, Bldg 5-100, Springfield, MO 65810 (417) 889-4300

City of <b>NIXA</b>	<b>DEVELOPMENT DEPARTMENT P&amp;Z Application</b> Phone: 417-725-5850 Fax: 417-725-6394
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<b>CONSULTANTS:</b>			
<b>Name:</b> Shaffer & Hines, Inc.	<b>Address:</b> P.O. Box 493, Nixa, MO	<b>Zip:</b> 65714	<b>Phone/Fax/Mobile:</b> (417) 725-4663 (o) (417) 725-5230 (f)

<b>CONTACT PERSON:</b>	
Identify one person to serve as the contract for the Planning Department during the review process. This will be the only person notified by the Planning Department of meeting schedules. It will be his or her responsibility to notify the other parties who may be involved in the project.	Address: <u>P.O. Box 493</u> <u>Nixa, MO 65714</u> Phone/Fax: <u>(417) 725-4663</u>
Name <u>Clayton Hines</u>	

<b>OWNER CERTIFICATION:</b>	
I certify that I am a person in interest and the information and exhibits Herewith are true and correct to the best of my knowledge and that in Filing this application, I am acting with the knowledge and consent of all persons in interest. Without the consent of persons in interest, the Requested action cannot lawfully be accomplished.	Address: <u>1600 W. Kisser Trails Lane</u> <u>Ozark, MO 65721</u> Phone/Fax: <u>(417) 459-3338</u>
Name: <u>Duane McDaniel</u>	
Owner's Signature: <u><i>Duane McDaniel</i></u>	Capacity: <u>Owner</u>

<b>STAFF USE ONLY</b>	
<b>APPLICATION ACCEPTED</b>	
Date: <u>4/20/17</u>	<input type="checkbox"/> Property Owners within 185 feet of Property notified
Time: <u>1:23 pm</u>	<input type="checkbox"/> Application Requirements Complete
By: <u><i>RCoffey</i></u>	
Fee Received: <u>\$544<sup>00</sup></u>	

**ENGINEERING REPORT**  
**FOR**  
**MEADOWBROOK**  
**A Residential Development in Nixa, Missouri**

**April 19, 2017**

**Prepared For:**

**Ron Stenger Companies  
5051 S. National Avenue  
Building 5-100  
Springfield, Missouri 65810**



***S & H Job No: 160058***

**SHAFER & HINES, INC.**  
**CONSULTING ENGINEERS & PROFESSIONAL LAND SURVEYORS**  
**P.O. Box 493**  
**Nixa, MO 65714**  
**Phone: (417) 725-4663**

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## **I. INTRODUCTION**

The project site is located on approximately 85 acres m/l being part of the

SW1/4 of the NE1/4, a part of the NW1/4 of the SE1/4, and a part of the SW1/4 of the SE1/4 in Section 23, Township 27 North, Range 22 West, in Christian County, Missouri. The property is generally located on the east side of Norton Road and east of Pembroke Avenue. Please refer to the location map on the preliminary plat for the exact location.

The proposed preliminary plat consists of 194 total lots of which 181 are buildable single family lots and 13 are to be dedicated to the homeowners association. The lot density is (194 lots / 85.009 acres) 2.3 lots / acre.

All improvements are to meet City of Nixa regulations, including paved streets with concrete curb and gutter, storm sewers, sanitary sewers, water mains, underground electrical service and natural gas.

## **II. REPORT**

### **A. Stormwater Drainage**

1. The site has five separate valleys through it that generally flow from west to east. These valleys are generally encompassed by common area lots 24, 40, 52, 58, 79, 127 and 159. Storm water detention basins will be provided in all these valleys except lot 159 because there is minimal impervious surface draining to this lot from this development. A storm sewer system consisting of inlets, pipe, ditches and culverts will also collect run-off from the development and discharge to the detention basins per City of Nixa requirements.

Design calculations determining the required sizes of the pipes and ditches will be provided with the construction plans for review by the City Stormwater Engineer.

2. Silt fences or silt soxx will be installed on the downslope side of the property for erosion control. Any other Best Management Practices (BMP's) will be provided as necessary.
3. This site is not within any FEMA designated flood plains.

### **B. Water Supply**

Water will be supplied by City of Nixa, 715 W. Mt. Vernon, Nixa, MO 65714, (417) 725-3785. An existing water main along Norton Road will be used and will be looped within the development. This connection is adequate for serving the project.

### **C. Gas Supply**

Natural gas will be supplied by Missouri Gas Energy, 207 W Pine, Monnett, MO 65708, (800)582-1234. A connection to an existing gas main at Pembroke Avenue and Butterfield Street will be made to service this project.



**D. Electricity**

Electrical services will be provided by the City of Nixa, W. Mt. Vernon, Nixa, MO 65714, (417) 725-3785. An electrical connection will be made at Pembroke Avenue and Butterfield Drive. Also, there is a City of Nixa overhead transmission line along lots 108 thru 112 that may be utilized.

**E. Wastewater Disposal**

Wastewater disposal will be provided by the City of Nixa, W. Mt. Vernon, Nixa, MO 65714, (417) 725-3785. An existing 12 inch diameter sewer main along the north side of lot 21 and 24 will service the northern lots that naturally flow to it. Another existing 12 inch diameter sewer main along the south side of lots 52 and 58 will service the center portion of the development. A proposed 8" diameter sewer main will be extended about 200 feet east of lot 127 to service the southern portion of the development. A sewer easement will be required from the current property owner to the City of Nixa for this extension. Refer to the Preliminary Plat for the location of the existing and proposed off-site sanitary sewer mains.

**F. Traffic**

The City of Nixa's master street plan requires the extension of Pembroke Avenue to the east for a future connection with U.S. Highway 160. The Ozarks Transportation Organization requires a 65' right-of-way and 35' wide street for the Pembroke Avenue as a Collector Street. The Pembroke Ave. intersection with Norton Road will serve as the main entrance into this development. Another access point will be the extension of Butterfield Street into the development making connection with Pembroke Ave. The third access point to Norton Road is on the southern end of the development.

Right-of-Way will be dedicated along Norton Road to provide a total of 50' of right-of-way from the section line. This dimension was taken from the proposed Truman Road extension plans provided to the City of Nixa by CJW Transportation Consultants, LLC. Improvements to Norton Road by this development will be provided per City requirements generally listed within the Annexation Agreement. Driveway connections will not be allowed to Norton Road. The internal roads within the development will vary from 27 foot wide to 30 foot wide (back of curb to back of curb). The internal streets will have 4' sidewalks on one side of the street.

**G. Municipal Services**

The project is located in the Nixa Public Schools district. Fire protection will be provided by the Nixa Fire Protection District and law enforcement will be provided by the Nixa Police Department.

### **III. CONCLUSION**

All services are adequate to serve this development. This development also meets the general requirements of the City of Nixa Comprehensive Plan.

**SINKHOLE EVALUATION  
FOR  
90 ACRES  
EAST OF NORTON ROAD  
NIXA, MISSOURI**

Prepared for:

Ron Stenger Companies  
5051 S. National Ave.  
Springfield, MO 65810

Prepared by:



**Springfield, MO**  
4168 W. Kearney Springfield, MO 65803  
Call 417.864.6000 Fax 417.864.6004  
[www.ppimo.com](http://www.ppimo.com)

PPI PROJECT NUMBER: 242356

April 14, 2017

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## 1.0 INTRODUCTION

Palmerton & Parrish, Inc. (PPI) was retained by Ron Stenger Companies to perform a sinkhole evaluation on approximately 90 acres of vacant property on the east side of Norton Road in Nixa, Missouri. The results of that evaluation are presented in the following pages. The subject property is generally located in the west ½ of the east ½ of section 23, township 27 north, range 22 west in Nixa, Christian County, Missouri. This sinkhole evaluation was performed according to Section 90 of the City of Nixa *Technical Specification Manual*. See Figure 1 in Appendix I for the general location of the subject property on the Nixa 7.5 Minute Topographic Quadrangle. The entire property is currently grass covered with some light to dense woodland.

## 2.0 SITE INVESTIGATION

The following records were reviewed in the course of this evaluation:

- *Nixa 7.5 Minute Topographic Quadrangle*, 1975, United States Geological Survey
- *Soil Survey of Christian County, Missouri*, 1985, United States Department of Agriculture
- *Geologic Map of Missouri*, 2003, Missouri Department of Natural Resources
- *Geology, Geomorphology and Karst Development in the Nixa Karst Area, Southwestern Missouri*, 1975, Department of Geography and Geology, Southwest Missouri State University
- Miller D. E. and Vandike, J. E., 1997, *Groundwater Resources of Missouri: Missouri Department of Natural Resources State Water Plan Series, Volume II*, Missouri Department of Natural Resources, Rolla, Missouri
- *GeoSTRAT Sinkhole Points*, GIS Data Layer for Google Earth, 2014, Missouri Department of Natural Resources, Missouri Geological Survey, Rolla, Missouri
- Christian County Online GIS Map

None of the above records indicated that there were sinkholes present on the subject property.

A topographic map was prepared by Shaffer & Hines, Inc. and was provided to PPI. The topographic map was used to help determine the extents of each sinkhole.

The subject property was visited on March 24 and April 11, 2017 to visually observe any sinkholes or other karst features that may exist on the site. Five (5) sinkholes were observed on the subject property.

**Sinkhole S1** is a small solution sinkhole that is open on the north end. No sinkhole eye or standing water was observed in the sinkhole during the site visits. This sinkhole has virtually no capacity to store stormwater. Stormwater entering the sinkhole will overflow at the north end and flow to the surface drainage.

**Sinkhole S2** is a moderately large solution sinkhole. No sinkhole eye or standing water was observed in the sinkhole during the site visits. The topographic map of the site indicates that, when flooded, the sinkhole will fill up to elevation 1283.6 and overflow at the northeast portion of the rim. Water flowing out of the sinkhole will flow to the surface drainage.

**Sinkhole S3** is a small solution sinkhole. No sinkhole eye or standing water was observed in the sinkhole during the site visits. The topographic map of the site indicates that, when flooded, the sinkhole will fill up to elevation 1281.8 and overflow at the southeast portion of the rim. Water flowing out of the sinkhole will flow to the surface drainage.

**Sinkhole S4** is a small actively subsiding sinkhole that has been used as a solid waste dump. Solid waste and soil in the bottom of the sinkhole prevented observation of the bottom. Sinkhole S4 has steep sides with tree and plant roots overhanging the edge of the rim. These conditions indicate that it is actively subsiding and will enlarge as the steep sides collapse into the sinkhole.

**Sinkhole S5** is a small collapse sinkhole located approximately seven (7) feet to the west of sinkhole S4. This sinkhole is approximately 3 feet deep and appears to have formed relatively recently. The same subsurface conditions causing the subsidence of sinkhole S4 is likely responsible for the formation of sinkhole S5. In the future sinkholes S4 and S5 will likely coalesce into one sinkhole.

Also observed on the subject property were two (2) man-made ponds and an area where a large volume of soil and rock fill has been deposited. While this fill area is not in a typical location in the landscape where sinkholes form, the volume of fill prevented observation of the natural ground surface.

See Figure 2 for a map of the site on an aerial photograph with the location of the sinkholes and other features. Figure 3 is the topographic map of the site with the sinkholes identified. Photographs of sinkholes S4 and S5 are included in Appendix II.

### 3.0 SITE DESCRIPTION

#### 3.1 General Geology and Soils

Bedrock underlying the subject property consists of the Mississippian age Burlington-Keokuk formation, a coarsely crystalline limestone containing minor amounts of interbedded chert. The Burlington-Keokuk limestone crops out extensively in the general area of the site property. Weathering of the formation produces a rough, irregular, and broken surface. Deep weathering along vertical fractures creates features described as cutters and pinnacles, a highly irregular interface between the soil horizon and the bedrock. The Burlington-Keokuk limestone is extremely susceptible to dissolution and development of karst features. Numerous sinkholes are present in the uplands underlain by the formation. The nearest known fault to the subject property is the Sac River fault located approximately 0.9 mile to the northeast. Fracture trends in the area of the subject property generally trend northeast-southwest and northwest-southeast.

According to the Missouri Department of Natural Resources, Missouri Geological Survey, no dye traces have been performed on the sinkhole at the subject property or at adjacent properties. No known caves are located within one mile of the subject property. The closest known spring to the subject property is Wasson Spring located approximately one mile to the southeast of the subject property.

Soils overlying the Burlington-Keokuk formation consist of cherty residuum typically classified as CL or CH according to the Unified Soil Classification System. According to

the Web Soil Survey maintained by the USDA Natural Resources Conservation Service, soils in the sinkhole watershed consist of the Goss gravelly silt loam, Wilderness gravelly silt loam, and Tonti silt loam.

### **3.2 General Hydrogeology**

The site is located in the Springfield Plateau groundwater province. Hydrogeologic units in the site area from the uppermost to lowermost include the Springfield Plateau aquifer, Ozark confining unit, and the Ozark aquifer. In the site area the Springfield Plateau aquifer consists of the Mississippian age Burlington-Keokuk formation, Elsey-Reeds Spring formations, and Pierson limestone. The Springfield Plateau aquifer is an unconfined aquifer recharged by precipitation. Underlying the Springfield Plateau aquifer is the Ozark confining unit, a series of Mississippian age low-permeability formations that greatly restrict the vertical movement of water. The Ozark confining unit consists of the Northview formation, the Compton limestone, and locally the Pierson limestone. Underlying the Ozark confining unit is the Ozark aquifer, which is a confined aquifer consisting of Cambrian and Ordovician age dolomites and sandstones. This aquifer is the most prolific aquifer in southwest Missouri and is the source of potable groundwater for most domestic and public water supplies outside of the City of Springfield. Because of the sensitivity of the Springfield Plateau aquifer to surface contamination sources, the State of Missouri has prohibited the construction of water wells into the aquifer in Greene and northern Christian counties. According to 10 CSR 23-3.100 water wells constructed in Sensitive Area C shall be drilled and cased through the Springfield Plateau aquifer and Ozark confining unit and be completed in the Ozark aquifer. One water well was observed at the subject property to the south of the existing barn.

### **3.3 Site Geomorphology**

The subject property is located within the Springfield Plateau subprovince of the Ozark Plateaus physiographic province. The landscape is characterized by rolling hills, meandering streams, and karst features such as sinkholes, caves, and springs.



The surveyed area on the subject property has a total relief of approximately 57 feet, with the lowest elevation of approximately 1239 where a valley crosses the east property boundary and the highest elevation of approximately 1296 at the top of a ridge and adjacent to Norton Road in the northwest portion of the subject property. Runoff on the subject property generally flows to the east into surface drainage and off-site sinkholes.

### **3.4 Land Cover**

Currently the sinkhole watershed consists of mostly grass with some light to dense woodland.

## **4.0 FLOODING EVALUATION**

A quantitative analysis of the potential for sinkhole flooding was not performed for the sinkholes on the subject property. All sinkholes were assumed to flood to the point of overflowing during heavy rainfall events.

Sinkhole S1 has virtually no storage capacity and will overflow to the north into the surface drainage. Sinkholes S2 and S3 have some storage capacity with their flooding areas contained within the sinkhole rims. Sinkholes S2 and S3 overflow at approximate elevations 1283.6 and 1281.8, respectively. Sinkhole S2 overflows at the northeast portion of the rim and sinkhole S3 overflows on the southeast portion of on the rim.

It is likely that water flowing into sinkholes S4 and S5 rapidly infiltrates the soil at the bottom of the sinkhole and enters the subsurface. Should these sinkholes fill up with stormwater they will overflow to the east into the surface drainage.

## **5.0 CONCLUSIONS**

Based on the topographic survey and visual observations made at the subject property, the approximate sinkhole rim, sinkhole flooding area, and sinkhole rim setbacks were defined for each sinkhole observed on the subject property and can be viewed in Figure 4. Per City of Nixa regulations, a 10 foot building setback should be maintained from the sinkhole rim for sinkholes S1, S2, and S3. PPI recommends that a minimum setback of

30 feet be established for sinkholes S4 and S5, unless these sinkholes are stabilized. Sinkholes S4 and S5 are actively subsiding and are expected to enlarge in the future. Solid wastes dumped in sinkhole S4 should be removed and disposed of at a sanitary landfill.


Any plans to stabilize sinkholes S4 and S5 should be approved by the City of Nixa before being implemented.

Should the large volume of fill in the north portion of the subject property be removed, PPI should be contacted to observe the ground surface in this area.

The relative potential for groundwater contamination was evaluated according to Section 90 of the City of Nixa *Technical Specification Manual*. Based on the definitions in the section, multifamily residential development at the subject property will pose a moderate hazard for groundwater contamination if the directly connected impervious area discharging to the each sinkhole is less than five acres. Single-family residential developments pose a low hazard if the directly connected impervious areas discharging to each sinkhole is less than one acre. Water infiltrating through the sinkholes will enter the Burlington-Keokuk formation and upper part of the Springfield Plateau aquifer. It is unlikely, but possible that older water wells completed in the Springfield Plateau aquifer are still actively being utilized. The water well on the subject property should be abandoned according to 10 CSR 23-3.110. Current and future wells are cased through the Springfield Plateau aquifer and completed in the Ozark aquifer. Water entering the sinkholes likely discharge at Wasson spring located approximately 1 mile to the southeast of the subject property. Wasson spring and springs further to the south are not known to be used for private drinking water supplies. The potential for contamination of area potable groundwater supplies is low.

PPI recommends that future stormwater design plans for the property minimize the amount of runoff from streets and roofs that enter the sinkholes. The sinkholes can be utilized for stormwater detention provided that the water quality considerations and best management practices set forth in the City of Nixa *Technical Specification Manual* are met.

This evaluation was performed using visual observation, a site topographic survey, and the government and public records summarized in Section 2.0. No soil borings, geophysical methods, or other methods were employed to characterize the subsurface conditions at the site property. We have employed accepted engineering and geologic procedures, and our opinions and conclusions are made in accordance with generally accepted principles and practices of these professions. The contents of this report are valid as of the date of preparation. However, changes in the condition of the site property can occur over time as a result of either natural processes or human activity. Should such changes occur, it might be necessary to re-evaluate some of the opinions and conclusions of this report.

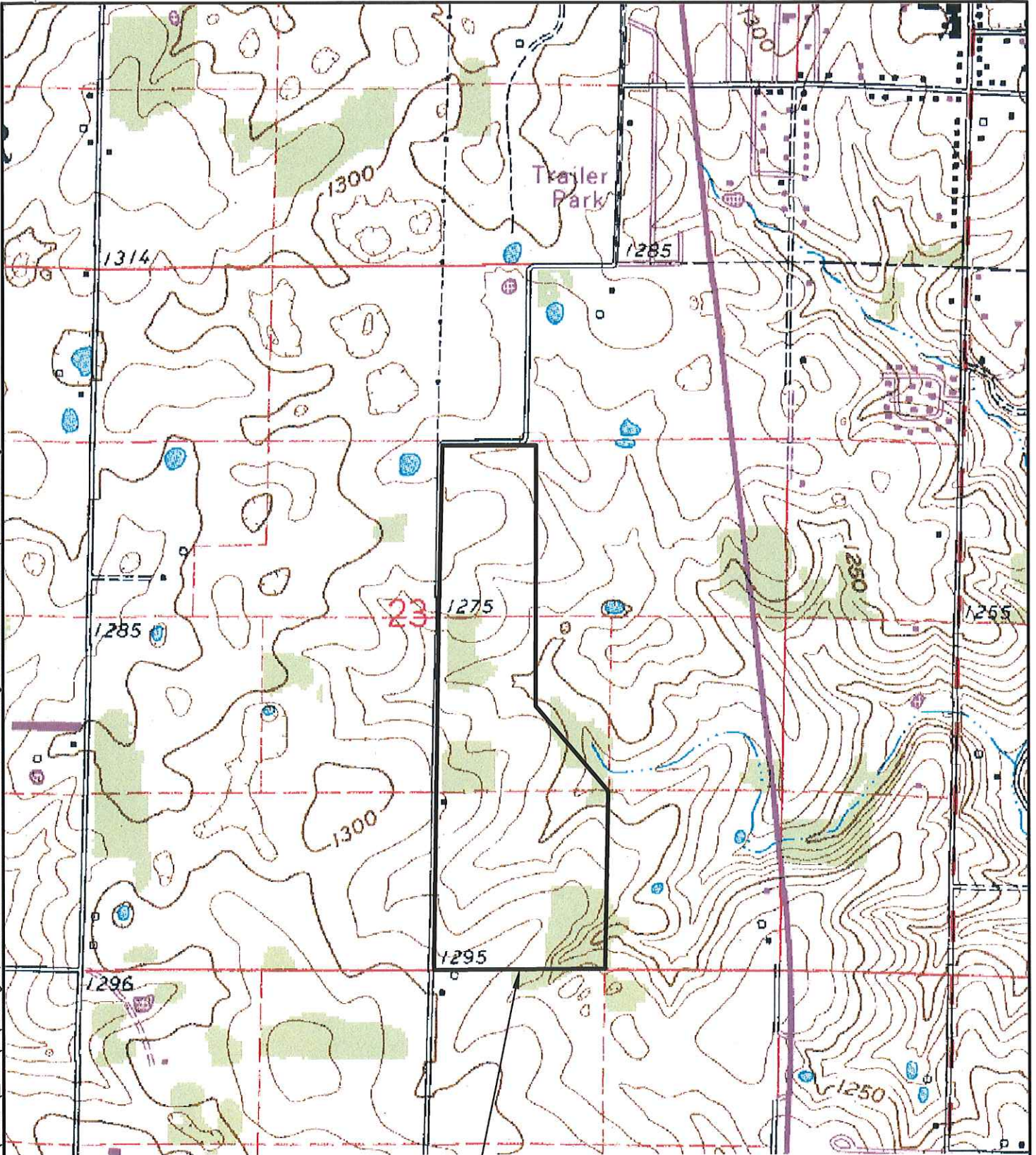
  
Donald Nowack, P.E., R.G.



4/14/17  
Date

## APPENDIX I

### FIGURES



Site Location



Scale  
1" = 1000'

Project: Sinkhole Evaluation - 90 Acres, Norton Road, Nixa, MO  
Client: Ron Stenger Companies

### Property Location on USGS Topographic Map

DATE: April 14, 2017

Project Number: 242356

**PPI** PALMERTON & PARRISH, INC.  
GEOTECHNICAL AND MATERIALS ENGINEERS/MATERIALS TESTING LABORATORIES/ENVIRONMENTAL SERVICES

FIGURE 1



Fill Area

Off-Site Sinkholes

Off-Site Sinkhole



1"=500'

Project: Sinkhole Evaluation - 90 Acres, Norton Road, Nixa, MO  
Client: Ron Stenger Companies

Property on Aerial Photograph

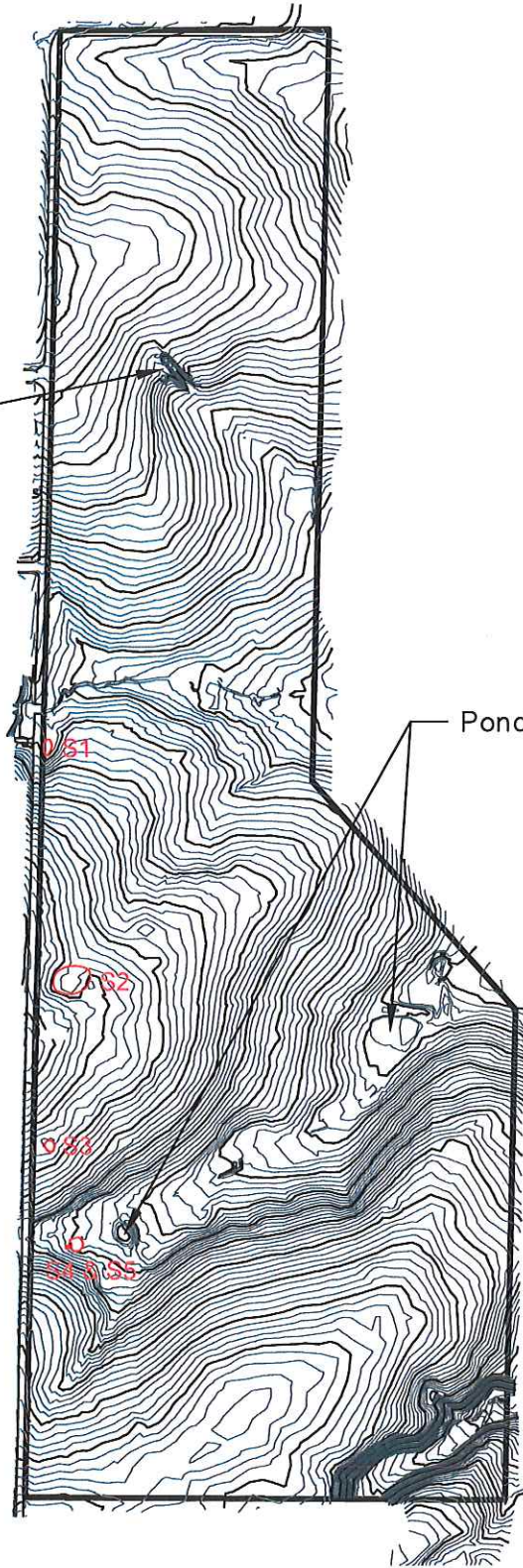
DATE: April 14, 2017

Project Number: 242356

**PM** PALMERTON & PARRISH, INC.  
GEOTECHNICAL AND MATERIALS ENGINEERS/MATERIALS TESTING LABORATORIES/ENVIRONMENTAL SERVICES

FIGURE 2

Fill Area



Ponds



1"=500'

Project: Sinkhole Evaluation - 90 Acres, Norton Road, Nixa, MO  
Client: Ron Stenger Companies

### Topographic Map of Property

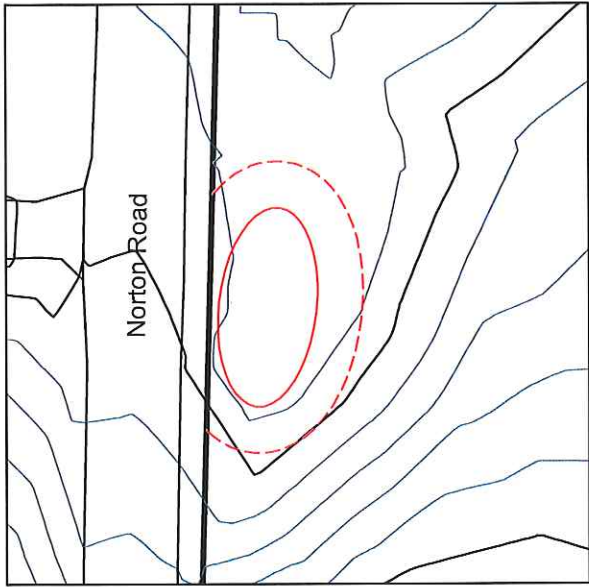
DATE: April 14, 2017

Project Number: 242356

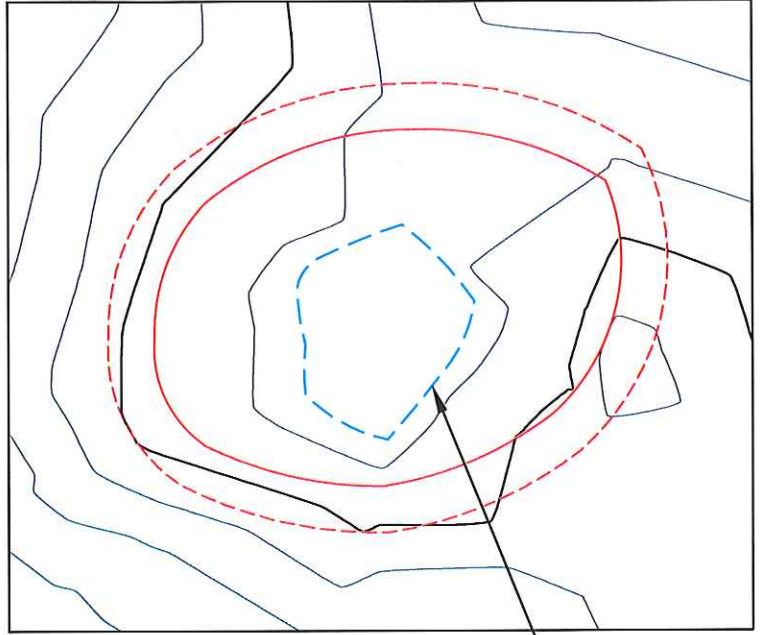


**PALMERTON & PARRISH, INC.**  
GEOTECHNICAL AND MATERIALS ENGINEERS/MATERIALS TESTING LABORATORIES/ENVIRONMENTAL SERVICES

FIGURE 3

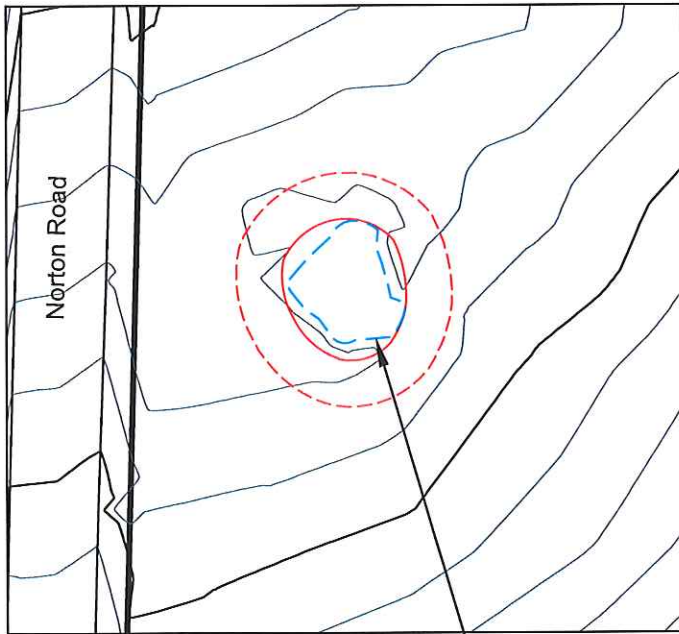


Sinkhole S1



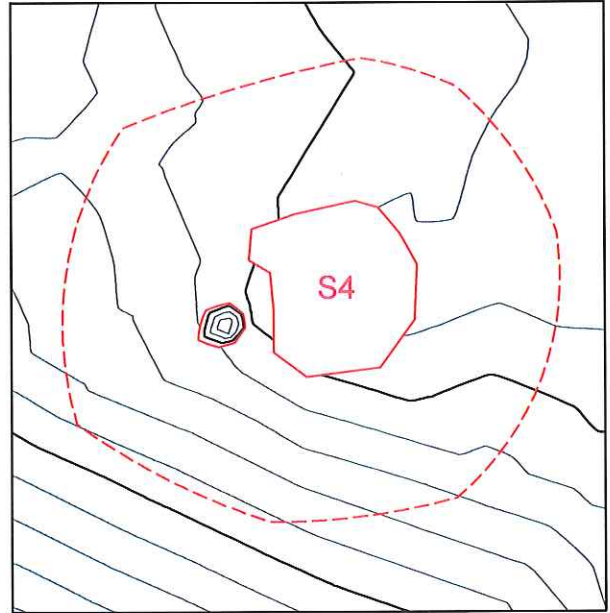
Sinkhole S2

Flood Elev.  
1283.6

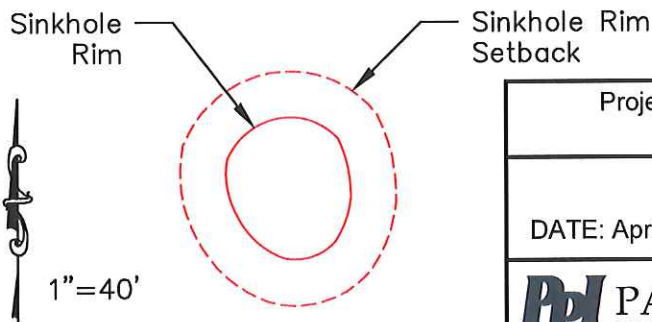


Sinkhole S3

Flood Elev.  
1281.8



Collapse Sinkholes S4 & S5



Project: Sinkhole Evaluation - 90 Acres, Norton Road, Nixa, MO  
Client: Ron Stenger Companies

### Sinkholes on the Property

DATE: April 14, 2017

Project Number: 242356

**PPI** PALMERTON & PARRISH, INC.  
GEOTECHNICAL AND MATERIALS ENGINEERS/MATERIALS TESTING LABORATORIES/ENVIRONMENTAL SERVICES

FIGURE 4



**APPENDIX II**  
**PHOTOGRAPHS**

90 Acres, Norton Road, Nixa, MO

Photograph #1  
Taken By: D. Nowack  
Date: 4/11/17

View looking east at  
sinkhole S4.



Photograph #2  
Taken By: D. Nowack  
Date: 4/11/17

View looking west at  
sinkhole S4.



90 Acres, Norton Road, Nixa, MO

Photograph #3  
Taken By: D. Nowack  
Date: 4/11/17

View looking  
northwest at sinkhole  
S4. Note tree and  
plant roots  
overhanging the  
edge of the sinkhole.



Photograph #4  
Taken By: D. Nowack  
Date: 4/11/17

View looking  
southeast at small  
collapse sinkhole S5.



April 19, 2017

Dear Property Owner,

This letter is to advise you that we have made application to the City of Nixa for the Preliminary Plat of Meadowbrook, a proposed single family residential subdivision in Nixa, Missouri. The general location of the project is along Norton Road on the east side of Pembroke Avenue.

Attached is the legal description of the property.

Please note the following dates for Public Meetings to be held at Nixa City Hall, 715 W. Mt. Vernon, Nixa, Missouri 65714 at 7:00 P.M.

Monday, June 5, 2017. Planning & Zoning Commission Public Hearing and Vote.

Monday, June 19, 2017. City Council Public Hearing and Vote.

If you have any question you may contact Mr. Travis Cossey with the City of Nixa at (417)725-5850.

Sincerely,

Applicant: Duane McDaniel

Developer: Stu Stenger

Attached Sheet A

Property Description

SOURCE OF DESCRIPTION: BOOK 2015 AT PAGE 6577

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BRASS MONUMENT AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE S89°30'16"E, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 15.00 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK RC1 AT PAGE 576 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTON ROAD AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE N01°36'04"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1333.85 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SW1/4 OF THE SE1/4; THENCE CONTINUING N01°36'04"E, ALONG SAID EAST LINE, A DISTANCE OF 1333.85 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID NW1/4 OF THE SE1/4; THENCE N01°30'42"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1330.51 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SW1/4 OF THE NE1/4; THENCE N89°53'00"E, ALONG THE NORTH LINE OF SAID SW1/4 OF THE NE1/4, A DISTANCE OF 739.78 FEET TO AN IRON PIN SET; THENCE S01°25'13"E, A DISTANCE OF 2047.48 FEET TO AN IRON PIN SET; THENCE S41°41'20"E, A DISTANCE OF 837.50 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE S01°27'51"W, ALONG THE EAST LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 1337.80 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE N89°30'16"W, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 1321.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 90.000 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

April 19, 2017

Dear Property Owner,

This letter is to advise you that we are postponing the request for annexation by the City of Nixa until June 19, 2017 at 7:00 P.M. at Nixa City Hall, 715 W. Mt. Vernon, Nixa, Missouri 65714. The reason for postponing the final vote is to have this decision at the same meeting as the Preliminary Plat for this same development. Due to the time it took to clear the brush from the site, the Preliminary Plat is being submitted later than anticipated to the City of Nixa.

The legal description of the property proposed to be annexed is:

SOURCE OF DESCRIPTION: BOOK 2015 AT PAGE 6577

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BRASS MONUMENT AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE S89°30'16"E, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 15.00 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK RC1 AT PAGE 576 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTON ROAD AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE N01°36'04"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1333.85 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SW1/4 OF THE SE1/4; THENCE CONTINUING N01°36'04"E, ALONG SAID EAST LINE, A DISTANCE OF 1333.85 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID NW1/4 OF THE SE1/4; THENCE N01°30'42"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1330.51 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SW1/4 OF THE NE1/4; THENCE N89°53'00"E, ALONG THE NORTH LINE OF SAID SW1/4 OF THE NE1/4, A DISTANCE OF 739.78 FEET TO AN IRON PIN SET; THENCE S01°25'13"E, A DISTANCE OF 2047.48 FEET TO AN IRON PIN SET; THENCE S41°41'20"E, A DISTANCE OF 837.50 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE S01°27'51"W, ALONG THE EAST LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 1337.80 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE N89°30'16"W, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 1321.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 90.000 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

If you have any question you may contact Mr. Travis Cossey with the City of Nixa at (417)725-5850.

Sincerely,

Applicant: Duane McDaniel

Developer: Stu Stenger







7016 0600 0000 8547 1674  
ALMAZ, JIM  
11401  
SPRINGFIELD, MD 20711

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1675  
ALMAZ, JIM  
11401  
SPRINGFIELD, MD 20711

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1522  
MACE, HENRIK, INC.  
3850 N. DEERMAN  
SPRINGFIELD, MD 20781

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

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ZANDELL, LEBEL  
11 W. HAMBURG CT  
NEWTON, MD 20784

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

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EAGLE & BARNES, SCOTFIELD  
615 S. GARDNER AVE  
SPRINGFIELD, MD 20781

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

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BRANDHEIM, HILDEBRAND  
11401  
SPRINGFIELD, MD 20711

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1523  
BO, HENRIK, LLC  
1841 E. ROBERTSON  
SPRINGFIELD, MD 20784

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1522  
DUNN, GORD & ADRIAN, OSBORN  
101 S. HAMBURG, PA  
NEWTON, MD 20784

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Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

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JONES & MURPHY, BRYANT  
635 S. HAMBURG DR  
NEWTON, MD 20784

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1394  
EAGLE, PETER, PROPERTY OWNERS ASSOC  
200 BOX 1001  
SPRINGFIELD, MD 20781

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

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BRANDHEIM, HILDEBRAND  
11401  
SPRINGFIELD, MD 20711

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1515  
GARD, J. JAMES, LONG  
8404 STATE HIGHWAY W  
ORANGE, MD 20784

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1425  
ROBERT, ELLMAN  
711 BRYANT  
NEWTON, MD 20784

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1425  
BOYLES & SLOAN, THURTS  
1015 S. HAMBURG AVE  
NEWTON, MD 20784

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1394  
EAGLE, PETER, PROPERTY OWNERS ASSOC  
200 BOX 1001  
SPRINGFIELD, MD 20781

Postage and Fees: \$3.35  
Postage: \$1.00  
Fees: \$2.35  
Total: \$5.35

Postmark: Hagerstown  
Date: 04/19/2017

7016 0600 0000 8547 1560  
**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Janette Frazer**  
718 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1551  
**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Zeon Williams**  
774 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1546  
**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Gabriel Herndon**  
182 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1584  
**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Eric Luebbe**  
719 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1553  
**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Kurt Proche & Ashley Smith**  
180 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1507  
**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Jessica Hawkins**  
113 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1545  
**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Randy Benymen**  
716 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1514  
**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Zachary & Emily Girgony**  
770 W. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1521  
**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Jarrod & Julie Weiss**  
106 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1559  
**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **James & Dawn King, Stephanie King**  
850 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1552  
**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Conna Lyssa**  
854 S. Hackberry Ave  
Nixa, Mo 65714

7016 0600 0000 8547 1509  
**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
Domestic Mail Only  
Certified Mail Fee \$3.35  
Postmark Here  
0764 29  
04/19/2017  
To: **Madge Davis**  
104 S. Hackberry Ave  
Nixa, Mo 65714

Attached Sheet A

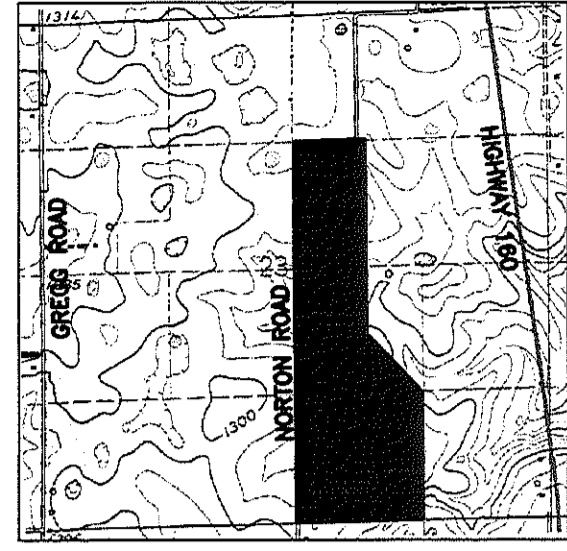
Property Description

SOURCE OF DESCRIPTION: BOOK 2015 AT PAGE 6577

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), AND A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

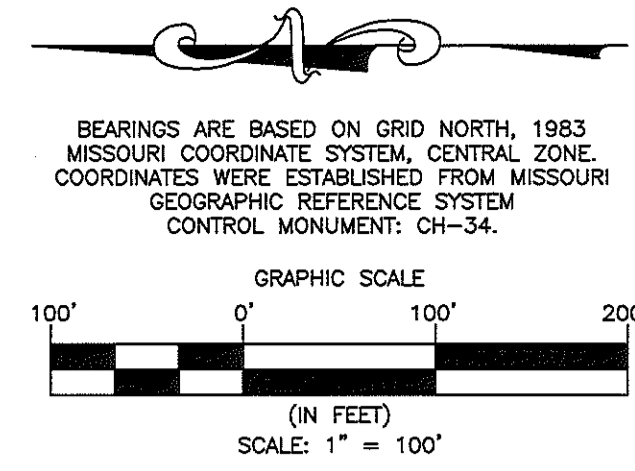
COMMENCING AT AN EXISTING BRASS MONUMENT AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE S89°30'16"E, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 15.00 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK RC1 AT PAGE 576 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTON ROAD AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE N01°36'04"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1333.85 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SW1/4 OF THE SE1/4; THENCE CONTINUING N01°36'04"E, ALONG SAID EAST LINE, A DISTANCE OF 1333.85 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID NW1/4 OF THE SE1/4; THENCE N01°30'42"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1330.51 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SW1/4 OF THE NE1/4; THENCE N89°53'00"E, ALONG THE NORTH LINE OF SAID SW1/4 OF THE NE1/4, A DISTANCE OF 739.78 FEET TO AN IRON PIN SET; THENCE S01°25'13"E, A DISTANCE OF 2047.48 FEET TO AN IRON PIN SET; THENCE S41°41'20"E, A DISTANCE OF 837.50 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE S01°27'51"W, ALONG THE EAST LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 1337.80 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE N89°30'16"W, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 1321.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 90.000 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

LOCATION MAP:  
SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST  
SCALE: 1" = 2000'



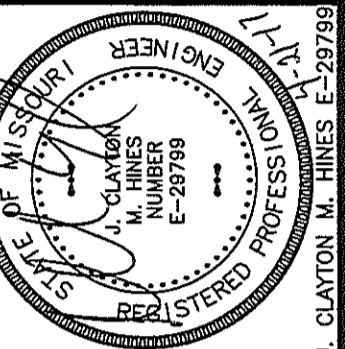
# PRELIMINARY PLAT MEADOWBROOK

**BEING A PART OF THE SW1/4 OF THE SE1/4, A PART OF THE,  
NW1/4 OF THE SE1/4, AND A PART OF THE SW1/4 OF THE NE1/4  
IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST,  
IN CHRISTIAN COUNTY, MISSOURI**



**MEADOWBROOK**  
A SUBDIVISION IN THE CITY OF NIXA,  
CHRISTIAN COUNTY, MISSOURI

**DEVELOPERS:**  
RON STENGER COMPANIES

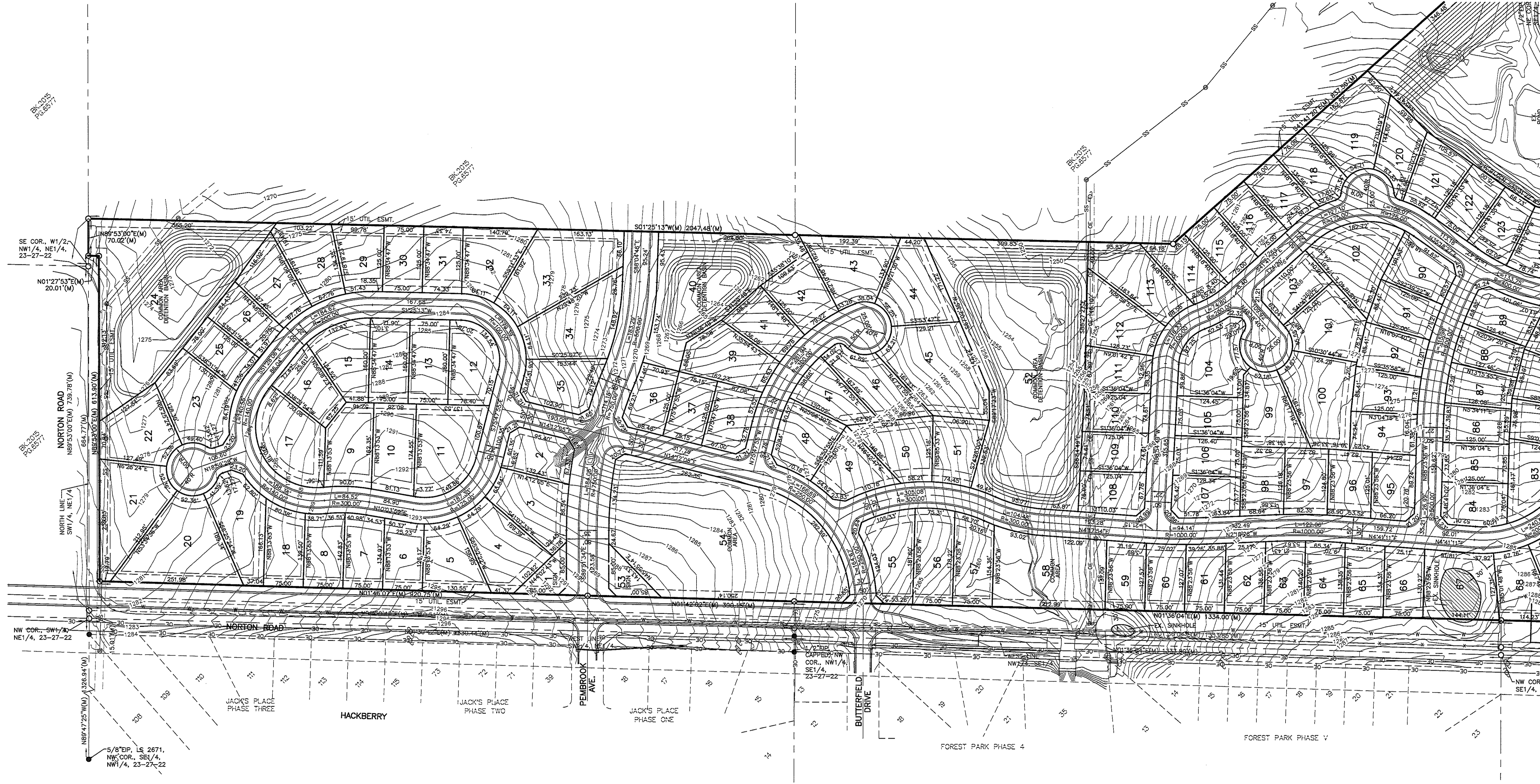


SHAFFER & HINES, INC.  
CERTIFICATE OF AUTHORITY  
LICENSE NO. E-1665-D

**SHAFFER & HINES**  
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS  
DBE CERTIFIED COMPANY  
P.O. Box 493, Nixa, Missouri, 65714  
Tel: (417) 725-4663 - Fax: (417) 725-5230  
Email: ch@shafferhines.com



**PRELIMINARY PLAT**



**DESCRIPTION:**  
SOURCE OF DESCRIPTION: BOOK 2015 AT PAGE 6577

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SE1/4), AND A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SE1/4) IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BRASS MONUMENT AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE S89°30'16"E, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 65.45 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE N01°30'04"E, A DISTANCE OF 1334.00 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SW1/4 OF THE SE1/4; THENCE CONTINUING N01°36'04"E, A DISTANCE OF 1334.00 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID NW1/4 OF THE SE1/4; THENCE N01°42'02"E, A DISTANCE OF 390.15 FEET TO AN IRON PIN SET; THENCE N01°49'07"E, A DISTANCE OF 920.75 FEET TO AN IRON PIN SET ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF NORTON ROAD AS IT NOW EXISTS; THENCE N89°53'00"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 613.90 FEET TO AN IRON PIN SET ON THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID NORTON ROAD; THENCE N01°27'53"E, ALONG SAID APPARENT EAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SW1/4 OF THE NE1/4; THENCE N89°53'00"E, ALONG SAID NORTH LINE, A DISTANCE OF 70.02 FEET TO AN IRON PIN SET; THENCE S01°25'13"W, A DISTANCE OF 2047.48 FEET TO AN IRON PIN SET; THENCE S41°41'20"E, A DISTANCE OF 837.50 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE S01°27'51"W, ALONG THE EAST LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 1337.80 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE N89°30'16"W, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 1271.08 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 85.009 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

**NOTES:**

1. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA ACCORDING TO COMMUNITY MAP PANEL NO. 290430070C, WHICH BEARS AN EFFECTIVE DATE OF 12-17-2010.
2. SOURCE OF SURVEY: FINAL PLAT OF JACK'S PLACE PHASE ONE; FINAL PLAT OF JACK'S PLACE PHASE TWO; FINAL PLAT OF JACK'S PLACE PHASE THREE; FINAL PLAT OF FOREST PARK PHASE FOUR; FINAL PLAT OF FOREST PARK PHASE FIVE; SURVEY BY SHAFFER & HINES, INC., DATED 09-16-2005, 07-20-2006, 05-05-2000; SURVEY BY AMSINGER SURVEYING INC., DATED 11-07-2003; FINAL PLAT OF HEDOPETH ADDITION; FINAL PLAT OF HEDOPETH ESTATES 4TH ADDITION; FINAL PLAT OF NEAL AND FASLER; FINAL PLAT OF BALLIE DIESEL; SURVEY BY GUNTER & ASSOCIATES, INC., DATED 10-21-1993, 10-20-2004; SURVEY BY ROZELL ENGINEERING CO., DATED 01-29-1988; FINAL PLAT OF ST. FRANCIS OF ASSISI; SURVEY BY TODD SURVEYING DATED 09-09-1996; SURVEY RECORD BOOK 4 AT PAGE 210-211, DATED MARCH 20, 1906.
3. NO INTERNAL FENCES WERE LOCATED DURING THE COURSE OF THIS SURVEY, AND ARE NOT SHOWN HEREON.
4. THE UTILITY EASEMENT DESCRIBED IN BOOK 310 AT PAGE 203 GIVES A 15' WIDE UTILITY EASEMENT TO COVER AN OVERHEAD ELECTRIC LINE, AND WAS SUPPOSED TO LIE IN THE NORTH HALF OF AN EXISTING 30' WIDE SEWER EASEMENT. THE OVERHEAD ELECTRIC LINE AS INSTALLED, DOES NOT LIE IN THE NORTH HALF OF SAID EXISTING SEWER EASEMENT. IN MY OPINION THE INTENT OF SAID UTILITY EASEMENT WAS TO PROVIDE AN EASEMENT 7.5' ON EACH SIDE OF SAID ELECTRIC LINE, AND THE EASEMENT WAS MODIFIED TO FOLLOW SAID EXISTING ELECTRIC LINE, OR LIE WITHIN THE SOUTH HALF OF THE EXISTING SEWER EASEMENT, AS SHOWN HEREON.
5. A PORTION OF THE UTILITY EASEMENT DESCRIBED IN BOOK 317 AT PAGE 506, IN THIS AREA, IS CENTERED ON THE WATER LINE THAT JOGS TO THE EAST, AND SOUTH, AND BACK TO THE WEST AROUND THE EXISTING BARN IN THIS AREA. THE WATER LINE WAS NOT LOCATED AND THIS PORTION OF THE EASEMENT IS NOT SHOWN HEREON.
6. REFER TO SURVEY BY SHAFFER & HINES, INC. DATED 02-02-2017, PROJECT NO. 160058, FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
7. LOTS 1-194 ARE ZONED AS R-1.
8. R-1 BUILDING SETBACKS: FRONT 25', SIDEYARD 5', SIDEYARD WITH STREET FRONTAGE 12', REAR 20'.
9. SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL STREETS.
10. LOTS 1, 24, 40, 52-54, 58, 79, 127, 159, 169, AND 170 ARE COMMON AREA AND ARE TO BE DEEDED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. ALL STREETS, SANITARY SEWER, WATER, AND STORM WATER IMPROVEMENTS WILL BE PROVIDED PER CITY OF NIXA SPECIFICATIONS.
12. THERE SHALL BE A 12 FEET WIDE UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES EXCEPT AS NOTED.
13. STREET RIGHT-OF-WAY LINES ARE PARALLEL, WITH THE CENTERLINE DATA, EXCEPT AS NOTED.
14. LARGEST LOT: LOT 127 (160,490 SQ.FT.)
15. SMALLEST LOT: LOT 1 (4,886 SQ.FT.)
16. DEVELOPER: RON STENGER COMPANIES

DESIGN BY JCHH  
DRAWN BY BW  
CHECKED BY JCHH  
DATE 04-20-2017  
SCALE AS SHOWN

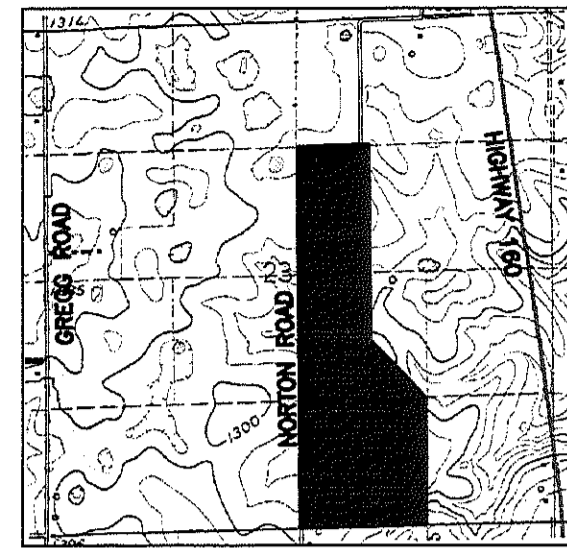
**REVISIONS**

NO.	DATE	DESCRIPTION

JOB NO. 160058

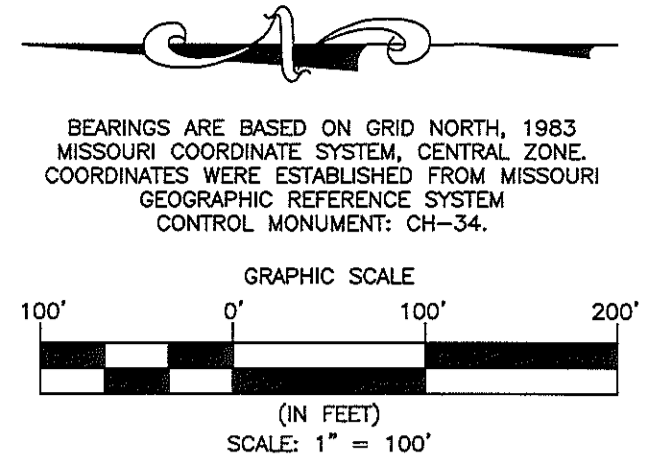
SHEET 1 OF 2

LOCATION MAP:  
SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST  
SCALE: 1" = 2000'

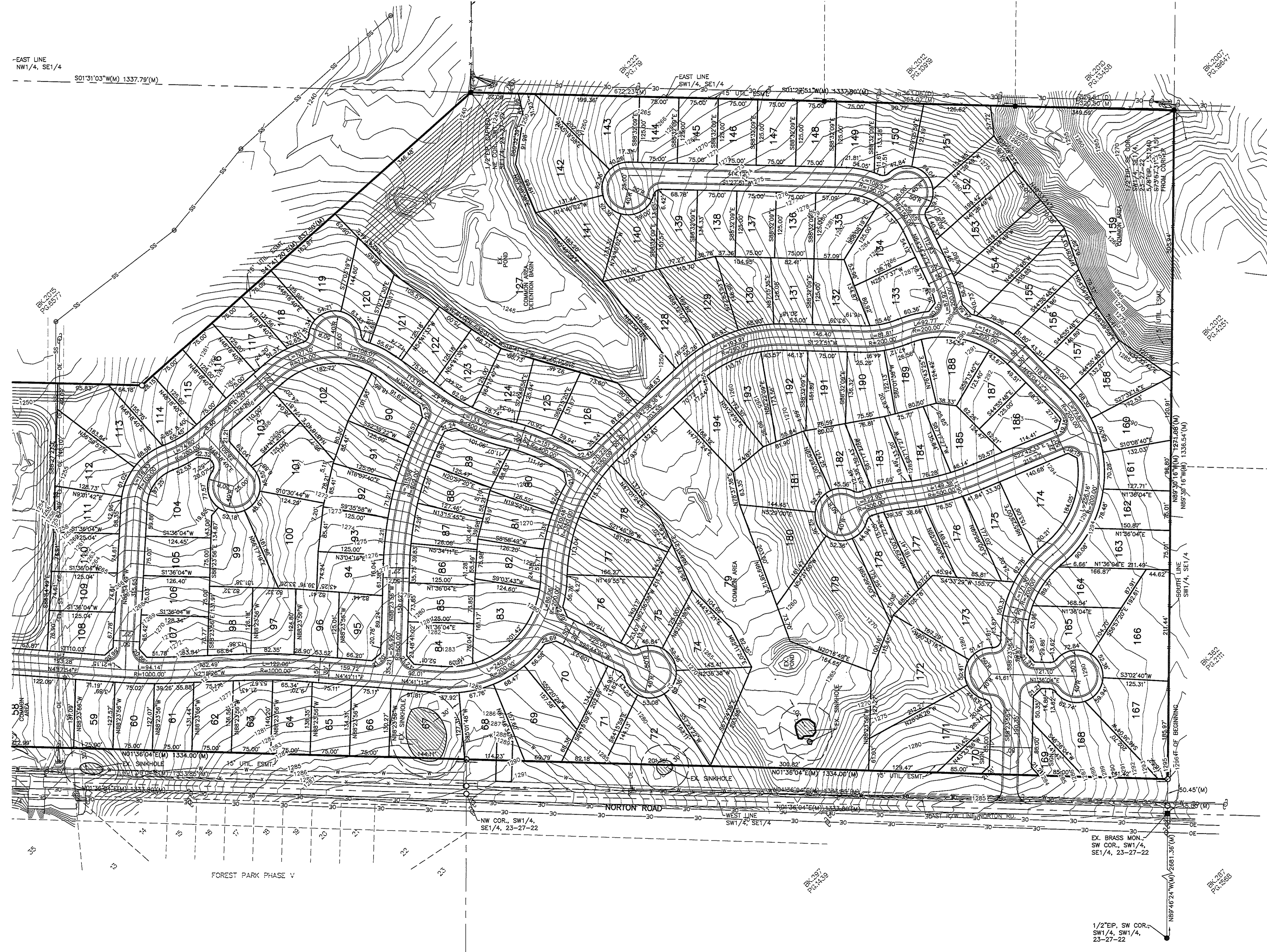


# PRELIMINARY PLAT MEADOWBROOK

**BEING A PART OF THE SW1/4 OF THE SE1/4, A PART OF THE,  
NW1/4 OF THE SE1/4, AND A PART OF THE SW1/4 OF THE NE1/4  
IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST,  
IN CHRISTIAN COUNTY, MISSOURI**



-EAST LINE  
NW1/4, SE1/4  
S01°31'03"W(M) 1337.79'(M)



**LOT AREA TABLE:**

LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)
1	4,886	98	10,619
2	10,282	99	13,971
3	13,490	100	19,738
4	17,183	101	14,813
5	12,981	102	18,251
6	9,730	103	9,642
7	10,491	104	15,832
8	10,537	105	9,408
9	13,405	106	9,553
10	13,523	107	9,955
11	19,553	108	9,868
12	13,449	109	9,328
13	12,000	110	9,328
14	12,000	111	10,042
15	12,947	112	14,563
16	10,767	113	16,199
17	17,843	114	10,115
18	11,202	115	9,375
19	16,144	116	9,375
20	25,943	117	9,485
21	21,184	118	10,185
22	16,311	119	10,509
23	18,090	120	10,735
24	73,874	121	11,126
25	9,445	122	9,388
26	9,867	123	9,721
27	12,601	124	9,767
28	13,829	125	10,358
29	10,758	126	13,783
30	9,375	127	160,490
31	9,291	128	16,405
32	13,582	129	13,800
33	26,356	130	11,511
34	21,151	131	9,732
35	13,051	132	10,431
36	9,630	133	12,319
37	9,394	134	11,309
38	10,234	135	11,282
39	15,064	136	9,375
40	42,746	137	9,375
41	10,764	138	9,951
42	11,651	139	10,769
43	17,087	140	10,497
44	16,908	141	13,091
45	26,472	142	24,132
46	13,940	143	17,087
47	10,493	144	9,375
48	12,827	145	9,375
49	12,123	146	9,375
50	13,445	147	9,375
51	11,460	148	9,375
52	109,682	149	9,520
53	4,888	150	10,257
54	90,809	151	16,470
55	14,481	152	14,063
56	13,622	153	15,715
57	12,276	154	18,123
58	29,387	155	15,221
59	9,700	156	12,009
60	9,514	157	10,469
61	9,675	158	13,543
62	10,050	159	105,092
63	10,408	160	13,529
64	10,480	161	10,617
65	10,225	162	10,269
66	9,922	163	13,271
67	17,384	164	12,918
68	12,368	165	13,886
69	16,404	166	21,825
70	13,642	167	18,701
71	13,219	168	20,194
72	15,555	169	4,888
73	16,539	170	4,888
74	14,636	171	22,773
75	12,761	172	25,424
76	14,866	173	22,912
77	14,476	174	16,849
78	13,280	175	12,894
79	122,667	176	12,165
80	10,666	177	11,032
81	10,394	178	12,671
82	9,477	179	34,611
83	13,597	180	16,497
84	10,068	181	18,970
85	9,231	182	9,800
86	9,955	183	9,375
87	9,675	184	10,167
88	9,702	185	10,278
89	10,115	186	10,778
90	10,928	187	9,892
91	9,723	188	10,865
92	9,723	189	9,421
93	9,723	190	10,619
94	9,480	191	10,806
95	10,164	192	12,043
96	10,269	193	12,136
97	10,285	194	13,875

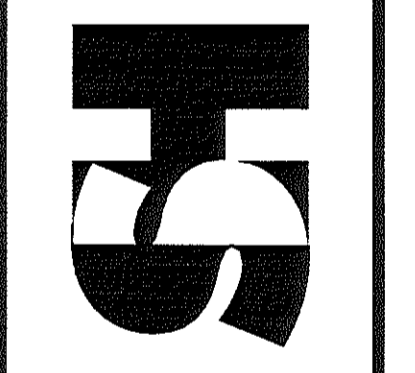
**MEADOWBROOK**  
A SUBDIVISION IN THE CITY OF NIKA,  
CHRISTIAN COUNTY, MISSOURI

**DEVELOPERS:**  
RON STENGER COMPANIES



SHAFFER & HINES, INC.  
CERTIFICATE OF AUTHORITY  
LICENSE NO. E-1665-D

**SHAFFER & HINES**  
CONSULTING ENGINEERS - REGISTERED LAND SURVEYORS  
DBE CERTIFIED COMPANY  
P.O. Box 493, Nixa, Missouri, 65714  
Tel: (417) 725-4643 - Fax: (417) 725-5230  
Email: ch@shafferhines.com



**PRELIMINARY PLAT**

DESIGN BY JCHW  
DRAWN BY SW  
CHKD BY JCHW  
DATE 04-20-2017  
SCALE AS SHOWN

REVISIONS

JOB NO.  
**160058**

SHEET  
**2 OF 2**