

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "ARBORWALK 10<sup>TH</sup> PLAT, LOTS 242-308 INCLUSIVE, AND TRACT A-10", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2017-123, submitted by Inspired Homes, LLC, requesting approval of the final plat entitled "Arborwalk 10<sup>th</sup> Plat, Lots 242-308 Inclusive, and Tract A-10", was referred to the Planning Commission as required by Chapter 33 of the Lee's Summit Code of Ordinances, the Unified Development Ordinance; and,

WHEREAS, the Planning Commission considered the final plat on August 8, 2017, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the final plat entitled "Arborwalk 10th Plat, Lots 242-308 Inclusive, and Tract A-10" is a subdivision in Section 25, Township 47N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

*A tract of land in the Southeast Quarter and the Southwest Quarter of Section 25, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Beginning at the Northeast corner of ARBORWALK-4TH PLAT, TRACTS "A-4" THRU "K-4", a subdivision in Lee's Summit, Jackson County, Missouri; thence Westerly, along the North line of said ARBORWALK-4TH PLAT, TRACTS "A-4" THRU "K-4", on a curve to the right having an initial tangent bearing of North 83°53'00" West with a radius of 727.00 feet, a central angle of 07°10'58" and an arc distance of 91.14 feet; thence North 76°42'01" West, continuing along said North line, 228.02 feet; thence Westerly, continuing along said North line, on a curve to the left having a common tangent with the last described course with a radius of 523.00 feet, a central angle of 33°48'29" and an arc distance of 308.60 feet; thence South 69°29'30" West, continuing along said North line, 197.63 feet; thence Northwesterly, continuing along said North line, on a curve to the right having a common tangent to the last described course with a radius of 14.00 feet, a central angle of 86°03'48" and an arc distance of 21.03 feet; thence Northwesterly, continuing along said North line, on a curve to the left having a common tangent with the last described course with a radius of 525.00 feet, a central angle of 02°47'54" and an arc distance of 25.64 feet; thence South 62°45'24" West, continuing along said North line, 50.00 feet to the Northwest corner of said ARBORWALK-4TH PLAT, TRACTS "A-4" THRU "K-4"; thence Southerly, along the West line of said ARBORWALK-4TH PLAT, TRACTS "A-4" THRU "K-4", on a curve to the right having an initial tangent bearing of South 27°14'37" East with a radius of 475.00 feet, a central angle of 28°15'21" and an arc distance of 234.25 feet; thence South 01°00'44" West, continuing along said West line, 218.29 feet; thence Southerly, continuing along said West line, on a curve to the right having a common tangent with the last described course with a radius of 114.00 feet, a central angle of 14°23'40" and an arc distance of*



28.64 feet; thence Southwesterly, continuing along said West line, on a curve to the right having a common tangent with the last described course with a radius of 50.00 feet, a central angle of 87°28'04" and an arc distance of 76.33 feet; thence North 77°07'32" West, continuing along said West line, 18.74 feet; thence Westerly, continuing along said West line, on a curve to the right having a common tangent with the last described course with a radius of 365.00 feet, a central angle of 13°51'27" and an arc distance of 88.28 feet; thence North 63°16'05" West, continuing along said West line, 66.63 feet; thence Westerly, continuing along said West line, on a curve to the left having a common tangent with the last described course with a radius of 835.00 feet, a central angle of 24°24'05" and an arc distance of 355.61 feet; thence North 00°31'26" West, 92.46 feet; thence Northerly, along a curve to the right being tangent to the last described course with a radius of 45.00 feet, a central angle of 45°01'11" and an arc distance of 35.36 feet; thence Northeasterly, along a curve to the right having a common tangent with the last described course with a radius of 645.00 feet, a central angle of 28°45'29" and an arc distance of 323.74 feet; thence North 16°44'46" West, 180.00 feet; thence Easterly, along a curve to the right having an initial tangent bearing of North 73°15'14" East with a radius of 825.00 feet, a central angle of 02°13'31" and an arc distance of 32.04 feet; thence North 14°31'15" West, 142.70 feet; thence North 74°34'28" East, 59.55 feet; thence North 85°44'23" East, 201.64 feet; thence North 09°53'38" East, 114.36 feet; thence North 36°31'05" West, 20.28 feet; thence North 08°17'57" East, 50.01 feet; thence Easterly, along a curve to the right having an initial tangent bearing of South 82°51'58" East with a radius of 957.00 feet, a central angle of 00°16'18" and an arc distance of 4.54 feet; thence North 56°25'24" East, 18.36 feet; thence Northeasterly, along a curve to the right having an initial tangent bearing of North 15°26'27" East with a radius of 380.00 feet, a central angle of 18°38'49" and an arc distance of 123.67 feet; thence North 34°05'17" East, 138.53 feet; thence North 18°50'32" West, 22.34 feet; thence North 19°53'26" East, 50.02 feet; thence Easterly, along a curve to the right having an initial tangent bearing of South 71°24'10" East with a radius of 225.00 feet, a central angle of 04°52'55" and an arc distance of 19.17 feet; thence North 73°47'01" East, 17.88 feet; thence North 34°05'17" East, 131.54 feet; thence South 55°54'43" East, 60.00 feet; thence North 66°11'42" East, 135.92 feet; thence South 87°46'59" East, 461.00 feet; thence South 02°13'01" West, 117.90 feet; thence South 42°46'59" East, 19.80 feet; thence South 02°13'01" West, 50.00 feet; thence South 47°13'01" West, 19.80 feet; thence South 02°13'01" West, 116.40 feet; thence Southerly, along a curve to the left having a common tangent to the last described course with a radius of 275.00 feet, a central angle of 28°34'05" and an arc distance of 137.12 feet; thence South 26°21'04" East, 11.88 feet; thence South 67°51'50" East, 18.56 feet; thence Easterly, along a curve to the right having an initial tangent bearing of North 70°37'24" East with a radius of 266.00 feet, a central angle of 02°42'55" and an arc distance of 12.61 feet; thence South 16°39'40" East, 50.00 feet; thence South 23°29'38" West, 21.40 feet; thence South 26°21'04" East, 13.84 feet; thence Southerly, along a curve to the right being tangent to the last described course



*with a radius of 375.00 feet, a central angle of 42°24'40" and an arc distance of 277.58 feet; thence South 16°03'36" West, 42.86 feet to a point on the North line of ARBORWALK - 1ST PLAT, LOT 1 AND TRACTS "A" THRU "T", a subdivision in Lee's Summit, Jackson County, Missouri; thence North 73°56'24" West, along said North line, 50.00 feet; thence Southerly, continuing along said North line, on a curve to the left having an initial tangent bearing of South 16°04'01" West with a radius of 325.00 feet, a central angle of 03°31'33" and an arc distance of 20.00 feet; thence Southwesterly, continuing along said North line, on a curve to the right having a common tangent with the last described course with a radius of 15.00 feet, a central angle of 83°34'32" and an arc distance of 21.88 feet; thence North 83°53'00" West, continuing along said North line, 20.61 feet to the Point of Beginning. Containing 997,209 square feet or 22.89 acres, more or less.*

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "Arborwalk 10th Plat, Lots 242-308 Inclusive, and Tract A-10".

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Planning and Special Projects, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 16, Subdivisions, Unified Development Ordinance ("UDO") of the City, which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 16 of the UDO of the City, upon the Director of Public Works certifying to the Director of Planning and Special Projects and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 16.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor has, in accordance with Section 16.340 of the UDO, deposited an irrevocable **letter of credit** to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable TV, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public



use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, shall waive, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of any easement granted by this plat.

SECTION 6. That building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

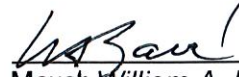
SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 8. That the final plat substantially conforms to the approved preliminary development plan and to all applicable requirements of the Code.

SECTION 9. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Arborwalk 10th Plat, Lots 242-308 Inclusive, and Tract A-10", attached hereto and incorporated herein by reference.

SECTION 10. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this 16<sup>th</sup> day of October, 2018.

  
Mayor William A. Baird

ATTEST:

  
City Clerk Trisha Fowler Arcuri


APPROVED by the Mayor of said City this 18<sup>th</sup> day of October, 2018.

  
Mayor William A. Baird

ATTEST:

  
City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

  
City Attorney Brian W. Head



Arborwalk 10th Plat  
Project No.: 017-1037  
September 21, 2018  
For: Inspired Homes

## Opinion of Probable Cost Based on Site Punch List

ITEM OF WORK	QUANTITY	UNIT	UNIT COST	COST
<b>GRADING</b>				
Fine Grading	1000.00	S.Y.	\$1.75	\$1,750.00
			<b>Subtotal</b>	<b>\$1,750.00</b>
<b>CURBS, SIDEWALKS &amp; DRIVES</b>				
<b>Curb and Gutter</b>				
Backgrout honeycomb curbs	250.00	L.F.	\$5.00	\$1,250.00
Concrete Sidewalks ( 5' Wide )	2029.00	L.F.	\$21.00	\$42,609.00
Concrete Sidewalks ( 10' Wide )	340.00	L.F.	\$30.00	\$10,200.00
Curb Ramps with Detectable Warning	5.00	Ea.	\$1,200.00	\$6,000.00
			<b>Subtotal</b>	<b>\$60,059.00</b>
<b>MISCELLENIOUS</b>				
Seed & Mulch	23.55	Ac.	\$1,500.00	\$35,325.00
			<b>Subtotal</b>	<b>\$35,325.00</b>
			<b>GRAND TOTAL</b>	<b>\$97,134.00</b>





IRREVOCABLE STANDBY LETTER OF CREDIT NO. 838659  
September 25, 2018



City of Lee's Summit, Finance Department  
Attn: Conrad Lamb, Finance Director  
220 SE Green Street  
Lee's Summit, MO 64063

Issue Date: 9/25/2018

Expiration Date: 9/25/2019

We hereby issue our IRREVOCABLE STANDBY LETTER OF CREDIT ("Letter of Credit") in your favor for the account of Inspired Homes, LLC ("Obligee") for a maximum aggregate amount not exceeding Ninety-Seven Thousand, One Hundred Thirty-Four Dollars (\$97,134.00) representing the following:

Misc Fine Grading	5' Wide Sidewalks	Curb Ramps
Backgrout of Curbing	10' Wide Sidewalks	Seed & Mulch

required for Arborwalk 10<sup>th</sup> Plat ("Project") and according to Opinion of Probable Cost submitted by Olsson Associates and attached hereto.

The City may draw upon this Letter of Credit upon written notification to the Bank that the Obligee has defaulted in its obligation to the City to construct, install and / or complete the development related Improvements required for the Project by 9/25/2019 ("Initial Expiration Date") or if the Obligee has failed to post a new Letter of Credit or other sufficient security approved by the City's Director of Finance, prior to Initial Expiration Date, securing the construction, installation and / or completion of the Improvements.

The written notification shall be on official City letterhead, signed by the City Manager, the City's Finance Director, or other authorized official of the City. The amount of the Letter of Credit shall be reduced automatically by the amount of any draw hereunder. A copy of this Letter of Credit must accompany any presented documents.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon the presentation and delivery of documents as specified to us at the address specified above, no later than the Initial Expiration Date.

It is a condition of this Letter of Credit that it shall be deemed automatically extended, without amendment, for one year from the Initial Expiration Date hereof, unless at least 60 days prior to such date, we shall send you written notice, via certified mail, that we elect not to consider this Letter of Credit renewed for such additional one-year period.

This Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 revision) for the International Chamber of Commerce, ICC Publication No. 500, and to the extent not inconsistent therewith the laws of the State of Missouri, including without limitation the Uniform Commercial Code in effect therein.

North American Savings Bank

  
Tom DeGregorio  
Vice President

12520 S. 71 Highway  
Grandview, MO 64030  
816.765.2200 main  
816.316.4508 fax

DISCOVER NASB



# City of Lee's Summit

## Development Services Department

August 4, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects 

RE: **Appl. #PL2017-123 – FINAL PLAT – Arborwalk, 10<sup>th</sup> Plat, Lots 242-308 Inclusive, and Tract A-10; Inspired Homes, applicant**

### Commentary

This application is for the final plat of Arborwalk, 10th Plat, Lots 242-308 Inclusive, and Tract A-10, located 3/10 mile north of the intersection of SW Arborlake Dr. and M-150 HWY. The proposed final plat consists of 67 lots and 1 common area tract on 22.89 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

- 67 lots and 1 common area tract on 22.89 acres
- 2.93 units/acre, including common area
- 3.61 units/acre, excluding common area
- 4.52 units per acre – maximum allowable per approved PDP<sup>1</sup>

1- approved preliminary development plan #2002-225 established that this PMIX-zoned property would not exceed 4.52 dwelling units per acre (gross) of the total site

### Subdivision-Related Public Improvements

In accordance with UDO Section 16.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

### Recommendation

Staff recommends **APPROVAL** of the final plat.

### Project Information

**Proposed Use:** single-family subdivision

**Number of Lots:** 67 lots and 1 common area tract

**Land Area:** 22.89 acres; 18.54 acres, excluding common area

**Density:** 2.93 units/acre; 3.61 units/acre, excluding common area

**Location:** 3/10 mile north of the intersection of SW Arborlake Dr. and M-150 HWY

**Zoning:** PMIX (Planned mixed use district)

**Surrounding zoning and use:**

**North:** AG (Agricultural) – large lot single-family homes, PMIX (Planned Mixed Use) – undeveloped Arborwalk North subdivision

**South:** PMIX (Planned Mixed Use) – Arborwalk subdivision, Holy Spirit Catholic Church

**East:** PMIX (Planned Mixed Use) – Arborwalk subdivision

**West (across SW Pryor RD):** AG (Agricultural) – large lot single-family homes

## Background

- June 19, 2003 – The City Council approved the rezoning from AG to PMIX (Appl. #2002-224) and preliminary development plan (Appl. #2002-225) for the 376-acre mixed-use Arborwalk development by Ordinance No. 5548.
- August 13, 2003 – A development agreement between Gale Communities and the City for the Arborwalk development was executed.
- September 23, 2003 – The Planning Commission approved the preliminary plat (Appl. #2003-208) for Arborwalk, Lots 1-783, Blocks 1-71 and Tracts A-AAC.
- 2004-2007 – The City Council approved final plats for Arborwalk, 1st Plat through Amended Arborwalk, 9th Plat.
- June 13, 2017 – The Planning Commission approved the preliminary plat (Appl. #PL2017-098) for Arborwalk South, Lots 1-381 & Tracts A-N.

## Code and Ordinance Requirements to be met Following Approval

*The items in the box below are specific to this subdivision and must be satisfactorily addressed in order to bring this plat into compliance with the Codes and Ordinances of the City.*

### Engineering

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. The as-graded Master Drainage Plan (MDP) shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits.
4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
5. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.



6. A Land Disturbance Permit shall be obtained from the Development Services Department if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the Engineering Plans.

**Planning**

7. No final plat shall be recorded by the developer until the Director of Planning and Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.330 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
8. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.

RGM/csm

**Attachments:**

1. Final Plat, date stamped July 18, 2017—3 pages
2. Location Map









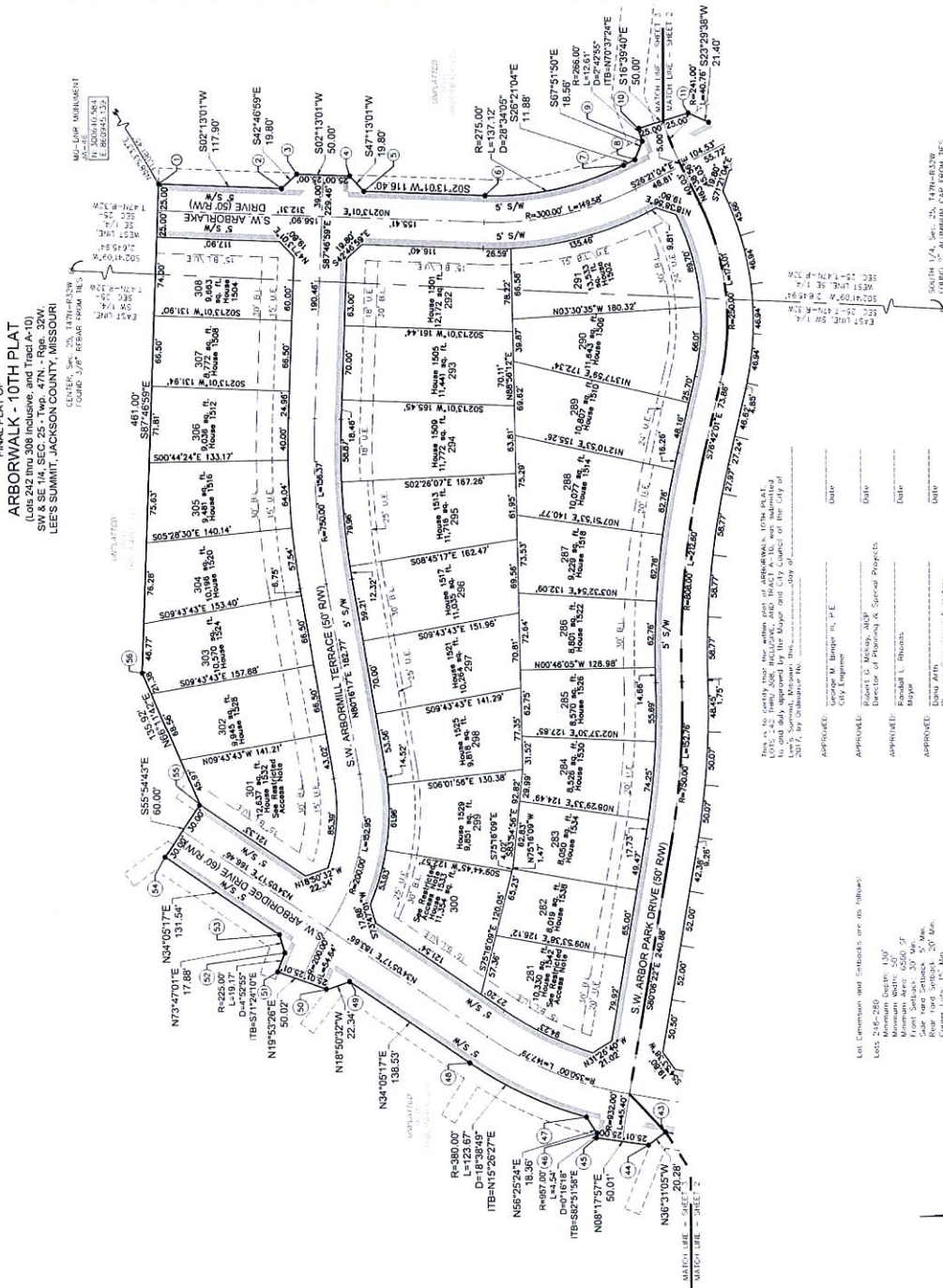


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STATE PLANE COORDINATE TABLE			
Point Number	Grid Northing	Grid Easting	
1	980859.0	2815156.158	
2	980501.210	2815151.587	
3	980466.860	2815145.044	
4	980446.772	2815143.110	
5	980404.336	2815138.360	
6	980336.970	2815134.078	
7	980314.261	2815132.445	
8	980176.634	2815127.718	
9	980166.442	2815127.407	
10	980170.541	2815138.803	
11	980272.644	2815207.227	
12	980313.020	2815162.896	
13	980309.623	2815158.637	
14	979820.458	2815223.168	
15	979779.271	2815211.310	
16	979793.102	2815163.266	
17	979773.727	2815158.226	
18	979762.070	2815142.087	
19	979764.366	2815151.566	
20	979776.824	2815201.679	
21	979832.072	2814829.949	
22	979816.954	2814526.352	
23	979743.721	2814331.349	
24	979751.040	2814333.701	
25	979774.131	2814392.236	
26	979751.611	2814427.884	
27	979523.414	2814320.894	
28	979307.060	2814426.838	
29	979276.811	2814492.760	
30	979243.454	2814233.422	
31	979247.630	2814215.153	
32	979277.602	2814132.306	
33	979307.429	2814072.805	
34	979326.973	2813731.199	
35	979488.424	2813730.353	
36	979520.371	2813753.257	
37	979685.348	2814077.459	
38	979688.931	2813969.601	
39	979666.031	2813996.653	
40	980005.033	2813990.677	
41	980020.902	2814078.079	
42	980033.880	2814276.142	
43	980148.527	2814426.790	
44	980164.424	2814256.722	
45	980251.407	2814233.940	
46	980273.122	2814238.442	
47	980223.887	2814253.740	
48	980335.680	2814302.311	
49	980450.399	2814382.847	
50	980471.541	2814375.732	
51	980518.969	2814392.749	
52	980511.889	2814410.634	
53	980516.613	2814427.804	
54	980625.615	2814501.523	
55	980591.990	2814551.259	
56	980646.643	2814575.548	

[illegible]

OLSSON ASSOCIATES, INC. MO CLS 366  
Jason S. Roudetski, MO, PLS 2602014092  
Date July 18, 2017  
roudetushki@olssonassociates.com



This is to certify that the within plot of APPERNAK 10TH PLAT, LOTS 2-43 FROM S&B, INCLUSIVE, AND TRACT A-10, was submitted

APPROVED	George M. Berger III, P.E. City Engineer	Date
APPROVED	Robert C. Macky, Alder Director of Planning & Special Projects	Date
APPROVED	Franklin L. Richards Mayor	Date
APPROVED	Dana Arlin Planning Commission Secretary	Date
APPROVED	Dennis K. Tatum, MBE City Clerk	Date
APPROVED	Thomas C. Tamm Jackson County OS	Date

**SURVEYED HOTELS:**

1. Property information referenced in this survey was taken from the commitment for that insurance report, issued by First United Mortgage Co. Inc. 1-31973-17, Effective Date May 31, 2017, at 8:00 a.m.
2. Bearings used herein are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources monument "A-46" with a scale factor of 0.99999993. All coordinates shown are in meters.

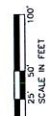
Set Dimension and Setbacks are as follows:

Minimum Depth: 130'  
Minimum Width: 50'  
Minimum Area: 6,500 Sq.  
Front Setback: 30' Min.  
Side Yard Setback: 5'  
Rear Yard Setback: 20'  
Corner Lot: 15' Min.

242-247 & 281-308  
Minimum Depth: 120"  
Minimum Width: 65'  
Minimum Area: 7600 S  
Front Setback: 30' Min.  
Side Yard Setback: 5'  
Rear Yard Setback: 20'  
Corner Lots: 15' Min.

Individual lot owner(s) shall not change or obstruct the drainage flow lines or joints on the lots as shown on the Master Drainage Map, unless specific application is made and approved by the City Engineer.

All storm water conveyance, retention or detention facilities to be located on common property shall be owned and maintained by the property owner, association or other entity, in accordance with the standards set forth in the Covenants, Conditions and Restrictions.





**Appl. #PL2017-123 – FINAL PLAT**  
**Arborwalk, 10th Plat, Lots 242-308 Inclusive and Tract A-10**  
**Inspired Homes, applicant**

