

LOCATION MAP
NOT TO SCALE

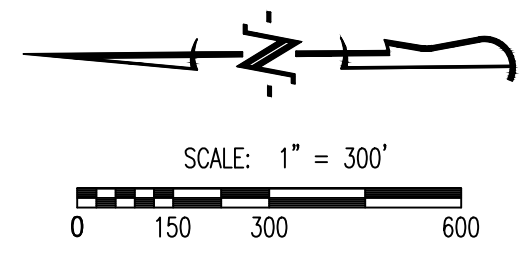
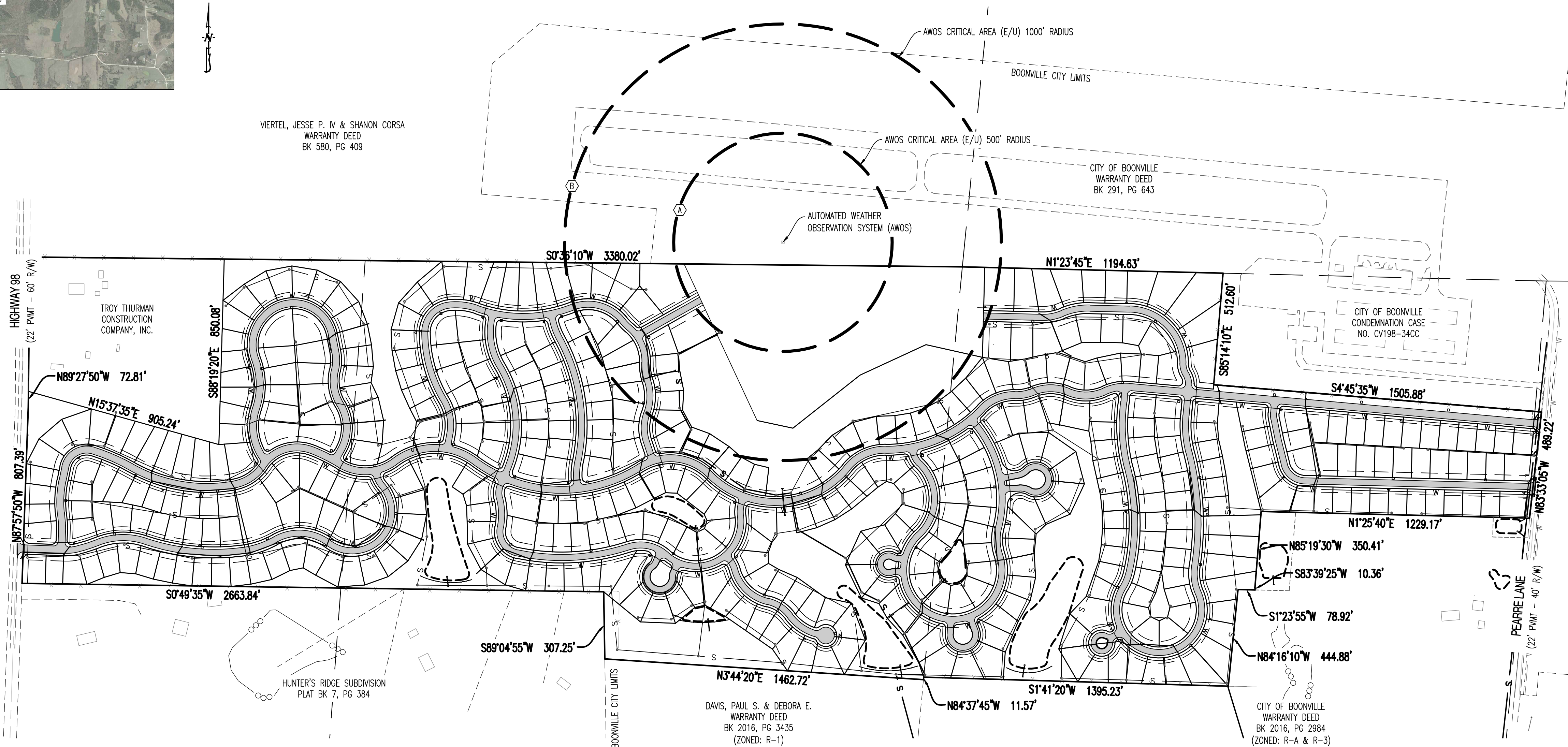
PRELIMINARY PLAT
FOR
FOX HOLLOW SUBDIVISION

A TRACT LOCATED IN SECTION 5, TOWNSHIP 48 NORTH, RANGE 16 WEST AND
SECTION 8, TOWNSHIP 48 NORTH, RANGE 16 WEST,
BOONVILLE, COOPER COUNTY, MISSOURI

DEVELOPER/OWNER:
TROY THURMAN CONSTRUCTION COMPANY, INC.
15400 HWY J
BUNCETON, MO 65237

NOTES:

- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET.
- THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN BY FIRM PANELS 2905300155C, 2905300175C BOTH DATED MAY 03, 2011.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- WATER DISTRIBUTION TO BE PROVIDED BY THE CITY OF BOONVILLE.
- ELECTRIC DISTRIBUTION TO BE DETERMINED.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE CURRENT ZONING OF THIS TRACT IS R-1, R-2, R-A.
- THIS PLAT CONTAINS 216.81 ACRES.
- A SIDEWALK SHALL BE CONSTRUCTED ALONG ONE SIDE OF ALL INTERNAL STREETS EXCEPT ALONG FOX HOLLOW DRIVE WHERE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES, EXCEPT ALONG THE PORTION OF FOX HOLLOW DRIVE THAT HAS NO RESIDENTIAL LOTS AND IS ADJACENT TO THE AIRPORT PROPERTY.
- LOTS C1-C17 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND STORM WATER DETENTION DESIGN SHALL MEET THE DESIGN STANDARDS OF THE CITY OF BOONVILLE.
- ANY STRUCTURE OR OBJECT WITHIN THE AWOS CRITICAL AREA (E/U) 500' RADIUS SHALL NOT HAVE A TOP ELEVATION ABOVE 725' THIS INCLUDES, BUT NOT LIMITED TO ROOFS, DETACHED STRUCTURES, LANDSCAPING, FENCES, STREET LIGHT POLES, ETC.
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- DETENTION FOR PHASE 7 SHALL BE DETERMINED DURING FINAL DESIGN AND SHALL CONFORM TO DESIGN STANDARDS.



LEGEND:

- 805 --- EXISTING MINOR CONTOUR
- 820 --- EXISTING MAJOR CONTOUR
- C --- CURB
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- ⊙ --- MANHOLE/CLEANOUT
- W --- PROPOSED WATERLINE
- ⊠ --- PROPOSED LIGHT POLE
- ⊕ --- PROPOSED FIRE HYDRANT
- S --- EXISTING STORM SEWER
- S --- PROPOSED STORM SEWER
- B --- BUILDING LINE
- E --- EASEMENT
- ⓧ --- LOT NUMBER
- P --- PROPOSED PAVEMENT
- D --- PROPOSED DETENTION BASIN
- T --- EXISTING TREELINE
- W --- WATERWAY

LOT PHASING:

- PHASE 1 INCLUDES LOTS 101 THRU 143. 43 LOTS.
- PHASE 2 INCLUDES LOTS 201 THRU 285. 85 LOTS.
- PHASE 3 INCLUDES LOTS 301 THRU 376. 76 LOTS.
- PHASE 4 INCLUDES LOTS 401 THRU 470. 70 LOTS.
- PHASE 5 INCLUDES LOTS 501 THRU 567. 67 LOTS.
- PHASE 6 INCLUDES LOTS 601 THRU 634. 34 LOTS.
- PHASE 7 INCLUDES LOTS 701 THRU 771. 71 LOTS.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 16 WEST, COOPER COUNTY, MISSOURI AND BEING ALL OF THE TRACT DESCRIBED IN AN AFFIDAVIT OF SCRIVENER'S ERROR DEED OF TRUST RECORDED IN BOOK 202, PAGE 965 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEAST CORNER OF SAID DEED OF TRUST, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE FOR PEARRE LANE, THENCE WITH SAID NORTH RIGHT OF WAY LINE, N 83°33'05"W, 489.22 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 1°25'40"E, 1229.17 FEET; THENCE N 85°19'30"W, 350.41 FEET; THENCE S 83°39'25"W, 10.36 FEET; THENCE N 1°23'55"E, 78.92 FEET; THENCE N 84°16'10"W, 444.88 FEET; THENCE N 1°41'20"E, 1395.23 FEET TO THE NORTH LINE OF SAID SECTION 8; THENCE WITH SAID NORTH LINE, N 84°37'45"W, 11.57 FEET; THENCE N 3°44'20"E 1462.72 FEET; THENCE N 89°04'55"E, 307.25 FEET; THENCE N 0°49'35"E, 2663.84 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR HIGHWAY 98; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S 87°57'50"E, 807.39 FEET; THENCE S 89°27'50"E, 72.81 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 15°37'35"W, 905.24 FEET; THENCE S 88°19'20"E, 850.08 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE WITH SAID EAST LINE, S 0°36'10"W, 3380.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8; THENCE WITH THE EAST LINE OF SAID SECTION 8, S 1°23'45"W, 1194.63 FEET; THENCE LEAVING SAID EAST LINE, N 85°14'10"W, 512.60 FEET; THENCE S 4°45'35"W, 1505.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 216.81 ACRES.



11/15/2021
TIMOTHY D. CROCKETT - PE-2004000775

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
573.443.0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #00019101

APPROVED BY THE CITY OF BOONVILLE PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____ 2021.

_____, CHAIRPERSON

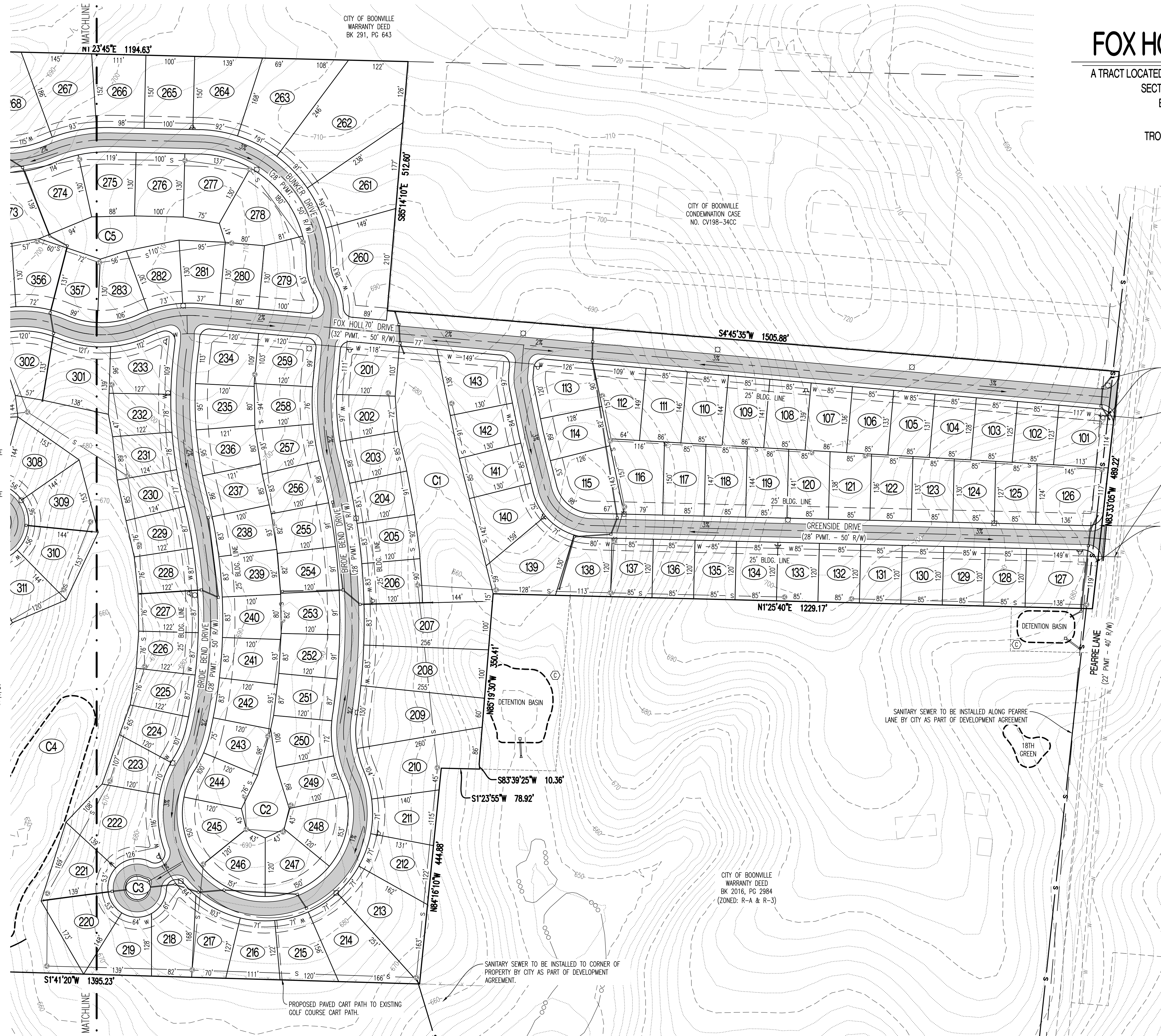
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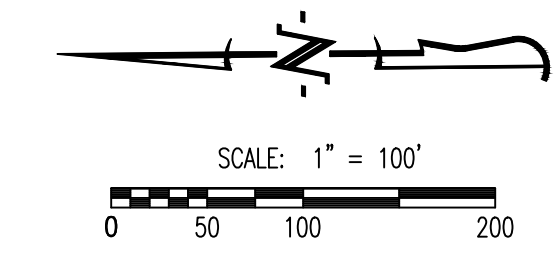
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EASEMENT RESERVED FOR ENTRY SIGNAGE AND LANDSCAPING

INITIAL WATERLINE CONNECTION TO EXISTING COOPER COUNTY WATER DISTRICT WATERLINE. CONNECTION SHALL BE RELOCATED TO CITY OF BOONVILLE WATERLINE ONCE NEW LINE IS CONSTRUCTED TO THIS SITE.



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- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION BASIN
- EXISTING TREELINE
- WATERWAY

APPROVED BY THE CITY OF BOONVILLE PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____ 2021.

_____, CHAIRPERSON



11/15/2021
TIMOTHY D. CROCKETT - PE-2004000775

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
573.441.9292

www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#00015101

CITY OF BOONVILLE
WARRANTY DEED
BK 2016, PG 2984
(ZONED: R-A & R-3)

PROPOSED PAVED CART PATH TO EXISTING GOLF COURSE CART PATH.

SANITARY SEWER TO BE INSTALLED TO CORNER OF PROPERTY BY CITY AS PART OF DEVELOPMENT AGREEMENT.

SANITARY SEWER TO BE INSTALLED ALONG PEARRE LANE BY CITY AS PART OF DEVELOPMENT AGREEMENT

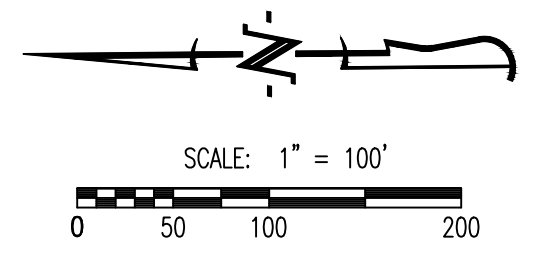
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 - EASEMENT
 - XX LOT NUMBER
 - PROPOSED PAVEMENT
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 - EXISTING TREELINE
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APPROVED BY THE CITY OF BOONVILLE PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____ 2021.

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11/15/2021
TIMOTHY D. CROCKETT - PE-2004000775

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Missouri Certificate of Authority
#00019101

DAVIS, PAUL S. & DEBORA E.
WARRANTY DEED
BK 2016, PG 3435
(ZONED: R-1)

PROPOSED PAVED CART PATH
TO EXISTING GOLF COURSE
CART PATH.

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BK 2016, PG 2984
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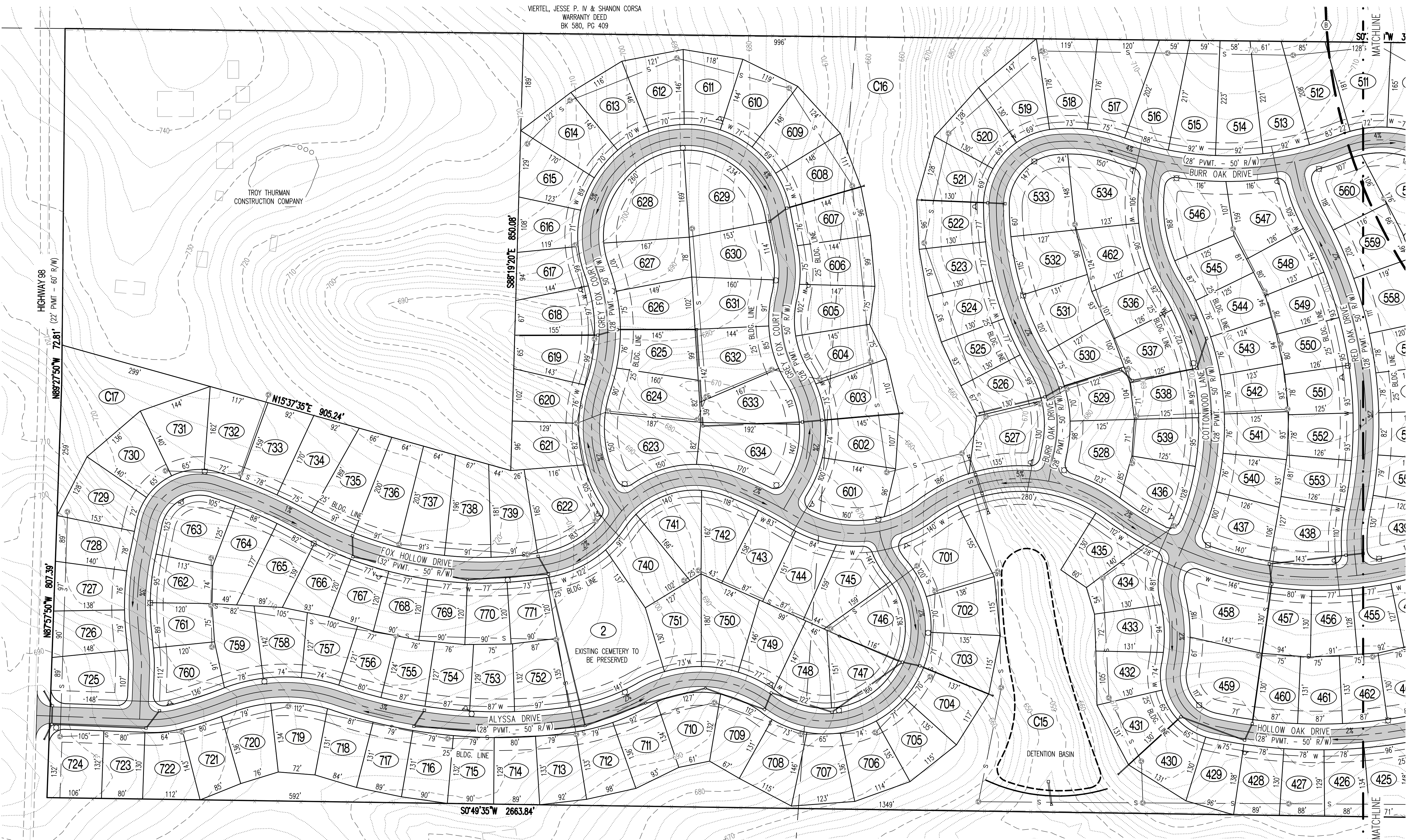
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BOONVILLE, COOPER COUNTY, MISSOURI

VIETEL, JESSE P. IV & SHANON CORSA
WARRANTY DEED
BK 580, PG. 409

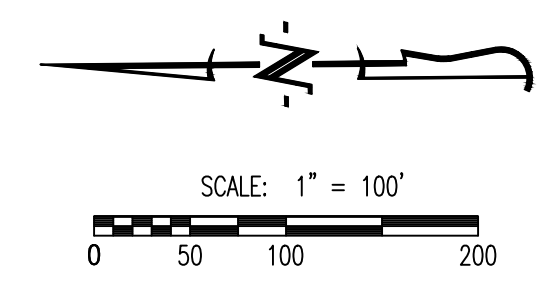
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HUNTER'S RIDGE SUBDIVISION
PLAT BK 7, PG. 384



LEGEND:

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	EXISTING MAJOR CONTOUR		BUILDING LINE
	CURB		EASEMENT
	EXISTING SANITARY SEWER		LOT NUMBER
	PROPOSED SANITARY SEWER		PROPOSED PAVEMENT
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	EXISTING STORM SEWER		

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THIS _____ DAY OF _____ 2021.

CHAIRPERSON