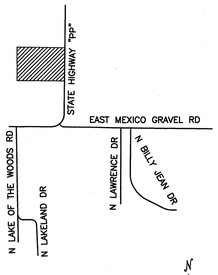
PRELIMINARY PLAT
FOX CREEK SUBDIVISION

A TRACT OF LAND LOCATED IN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI

SITE DATA:

CURRENT ZONING: A-2 (BOONE COUNTY)
PROPOSED ZONING: R-1 (CITY OF COLUMBIA)



LOCATION MAP

OWNER/SUBDIVIDER:

JR2 DEVELOPMENT, LLC.
2900 CHINABERRY DRIVE
COLUMBIA, MO 65201

PRELIMINARY PLAT LEGEND

- CENTERLINE
- SANITARY SEWER
- STORM SEWER
- PROPERTY LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED LOT NUMBER
- 1/2" PROPERTY IRON
- 5/8" OR LARGER PROPERTY IRON
- TYPE A MONUMENT

DESCRIPTION: ENTIRE DEVELOPMENT

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12 WEST (LYING WEST OF STATE HIGHWAY "PP";

COMMENCING AT A TYPE "A" ALUMINUM MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID SECTION 35 AS SHOWN BY THE SURVEY IN PLAT BOOK 39, PAGE 60 OF THE BOONE COUNTY RECORDS; THENCE S00°33'15"W ALONG THE WEST LINE OF SAID SECTION 35 AND THE EAST LINE OF MARYLAND HEIGHTS SUBDIVISION, A DISTANCE OF 431.54 FEET (A 1/2" IRON PIPE FOUND 0.29 EAST) TO THE SOUTHWEST CORNER OF A SURVEY RECORDED IN BOOK 801, PAGE 392 AND THE POINT OF BEGINNING;

THENCE CONTINUE S00°33'15"W ALONG THE WEST LINE OF SAID SECTION 35 AND THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 934.50 FEET (A 3/4" IRON PIPE FOUND 0.42 WEST) TO THE NORTHWEST CORNER OF THE SURVEY IN BOOK 422, PAGE 946;
THENCE ALONG THE NORTH LINE OF SAID SURVEY S88°57'15"E, A DISTANCE OF 1331.97 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID SURVEY AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "PP";
THENCE N00°51'50"E ALONG THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "PP", A DISTANCE OF 948.12 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A SURVEY RECORDED IN BOOK 509, PAGE 316;
THENCE N89°32'20"W ALONG THE SOUTH LINE OF THE SURVEYS RECORDED IN BOOK 509 PAGE 316 AND BOOK 801 PAGE 392, A DISTANCE OF 1337.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 28.84 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4608 PAGE 98 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

GENERAL NOTES

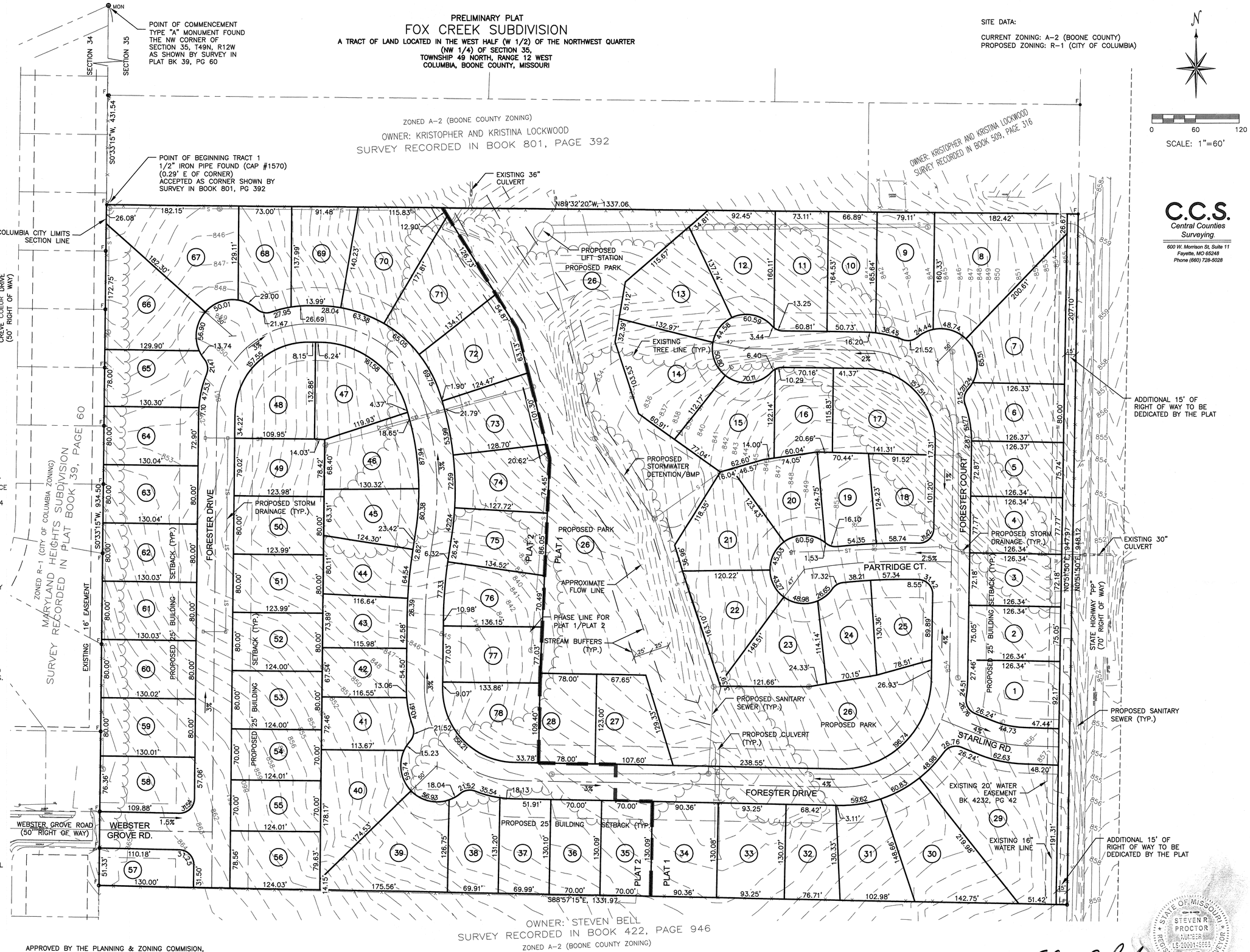
1. THIS DEVELOPMENT SHALL BE ALLOWED TO BE CONSTRUCTED IN TWO PHASES. THE PHASES OF CONSTRUCTION MAY BE BUILT OVER AN UNSPECIFIED NUMBER OF YEARS.
2. STREET RIGHT OF WAYS SHALL BE 50 FOOT WIDE WITH A PAVEMENT WIDTH OF 28' UNLESS OTHERWISE SPECIFIED.
3. ALL GRADES AND UTILITY LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
4. A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL PROPOSED STREETS SHOWN UNLESS OTHERWISE LABELED. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
5. LOT 57 IS PLANNED TO BE USED AS A COMMON AREA. LANDSCAPING AND SIGNAGE WILL BE PLACED ON THIS LOT.
6. LOT 26 IS PROPOSED TO BE A PARK. DEVELOPER AND AGENT WILL WORK WITH CITY OF COLUMBIA.
7. NO DIRECT ACCESS IS ALLOWED TO LOTS ALONG HIGHWAY "PP"
8. ALL LOTS SHALL HAVE 5' SIDEWALKS ALONG STREET FRONTAGE.

FLOOD PLAIN STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL# 29019C0325D. DATED MARCH 17, 2011.

APPROVED BY THE PLANNING & ZONING COMMISION, COLUMBIA, MO THIS _____ DAY OF _____, 2016

_____
RUSTY STRODTMAN, VICE-CHAIRMAN



C.C.S.
Central Counties Surveying.
600 W. Morrison St, Suite 11
Fayette, MO 65248
Phone (660) 728-5028

STATE OF MISSOURI
STEVEN R PROCTOR
NUMBER LS-2000148666
REGISTERED LAND SURVEYOR

STEVEN R. PROCTOR, P.L.S. 2000148666
Date: SEPTEMBER 16, 2016