

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE PRELIMINARY PLAT FOR THE OAKHURST SUBDIVISION LOCATED IN THE 900 BLOCK OF SOUTH NORTON ROAD

Background:

The property owner of approximately 80.6 acres of undeveloped property located between South Gregg Road & South Norton Road, south of the Forest Park subdivision, has submitted a preliminary plat for Oakhurst Subdivision. The subject property was annexed into the Nixa City Limits in May of 2018. The subject property also received its current zoning at the same time. A previous preliminary plat was approved by Nixa City Council in May of 2018. In June of 2018 a realignment of Inman Road was approved to avoid sinkholes and site grade issues.

Preliminary plats are a means to provide subdivision developers with an initial approval concerning compliance of planned arrangement with the City's zoning, subdivision, and other pertinent regulations prior to engaging the more expensive actions of detailed engineering and construction. (Insert background information for context)

Analysis:

The Oakhurst subdivision proposes to create 155 buildable single family residential lots that are all planned to be served by public streets, municipal water, municipal sanitary sewer, and municipal electric services. Additionally, the subdivision will create 4 common area lots that will be dedicated and maintained by a homeowner's association. At the time of development, a traffic impact study must be submitted to determine if any off-site transportation improvements will need to be made at the access point onto Inman Rd and currently unnamed roads.

Oakhurst is planned to be developed in 5 phases. Phases 1-3 are zoned R-1 (Single Family Residential), phase 4 is zoned R-3 (Multi-family Residential), and phase 5 is zoned NC (Neighborhood Commercial).

Planning and Zoning Commission:

A public hearing was held at the June 5th Planning and Zoning Commission meeting. Nobody approached the Commission during the public hearing. The Planning and Zoning Commission unanimously voted to recommend approval to Nixa City Council.

Recommendation:

Staff has reviewed the Oakhurst preliminary plat and has determined the document to be in conformance with the applicable regulations of the Nixa City Code concerning major subdivisions within the R-1, R-3, and NC zoning districts.

MEMO SUBMITTED BY:

Scott Godbey | Director of Planning and Development
sgodbey@nixa.com | 417-725-5850

1 **AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE**
2 **PRELIMINARY PLAT OF THE OAKHURST SUBDIVISION GENERALLY LOCATED IN**
3 **THE 900 BLOCK OF SOUTH NORTON ROAD AND AUTHORIZING CERTAIN CITY**
4 **OFFICIALS TO TAKE CERTAIN ACTIONS UPON THE FILING OF A FINAL PLAT.**

5
6
7 **WHEREAS** an original Preliminary Plat of the Oakhurst Subdivision dated April 10,
8 2023, is on file with the City's Department of Planning and Development ("Preliminary
9 Plat"); and

10
11 **WHEREAS** the Department of Planning and Development has issued a staff report
12 finding the Preliminary Plat to be in substantial compliance with the requirement of the
13 Nixa City Code; and

14
15 **WHEREAS** the Planning and Zoning Commission considered the Preliminary Plat
16 at their meeting on June 5, 2023; and

17
18 **WHEREAS** the Commission, after considering the Preliminary Plat, staff's
19 recommendation regarding the Application, and after holding a public hearing on the
20 Application, issued a recommendation of approval of the Preliminary Plat; and

21
22 **WHEREAS** the City Council, now having considered the Preliminary Plat, staff's
23 recommendation regarding the Application, and after providing an opportunity for public
24 comment on the Preliminary Plat, now desires to approve the Preliminary Plat; and

25
26 **WHEREAS** the City Council desires to authorize the Director of Planning and
27 Development, the Director of Public Works, and the City Clerk to take certain actions
28 consistent with this Ordinance.

29
30 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
31 **NIXA, AS FOLLOWS, THAT:**

32
33 **SECTION 1:** City Council hereby approves the Preliminary Plat of the Oakhurst
34 Subdivision which is generally located in the 900 block of south Norton road, as approved
35 by the Planning and Zoning Commission. The original preliminary plat of the Oakhurst
36 Subdivision is on file in the Department of Planning and Development, a reduced version
37 of which is attached hereto for general reference as "Council Bill Exhibit A." All of "Council
38 Bill Exhibit A" including any referenced attachments, is hereby incorporated herein by this
39 reference.

40
41 **SECTION 2:** The Director of Planning and Development, on behalf of the City of
42 Nixa, is hereby authorized to accept the land, easements, and improvements dedicated
43 to the City, as shown on the Preliminary Plat of the Oakhurst Subdivision, upon: (1) the
44 applicant filing and recording a final plat which is in accordance with this Ordinance,
45 including any conditions attached to and described in "Council Bill Exhibit A," and the
46 Subdivision Regulations of the City and said final plat shall substantially conform to the

Preliminary Plat, and (2) upon the Director of Public Works certifying to the Director of Planning and Development that the public improvements have been made in accordance with the City standards and specifications. Said public improvements shall not be accepted until the occurrence of the above written conditions.

SECTION 3: The final plat shall not be recorded until: (1) the public improvements relating to the Preliminary Plat have been constructed according to the specifications of the City of Nixa, Missouri, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of construction of the improvements, that the Developer has filed with the Planning and Development Director, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

SECTION 4: Upon compliance with all the requirement of this Ordinance, including any conditions described in "Council Exhibit A", the City Clerk is hereby authorized to endorse the City Council's approval upon the final plat pursuant to Section 445.030 RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

SECTION 5: This Ordinance shall be in full force and effect from and after its final passage by the City Council and after its approval by the Mayor, subject to the provisions of section 3.11(g) of the City Charter.

ADOPTED BY THE COUNCIL THIS _____ DAY OF _____ 2023.

ATTEST:

PRESIDING OFFICER

CITY CLERK

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2023.

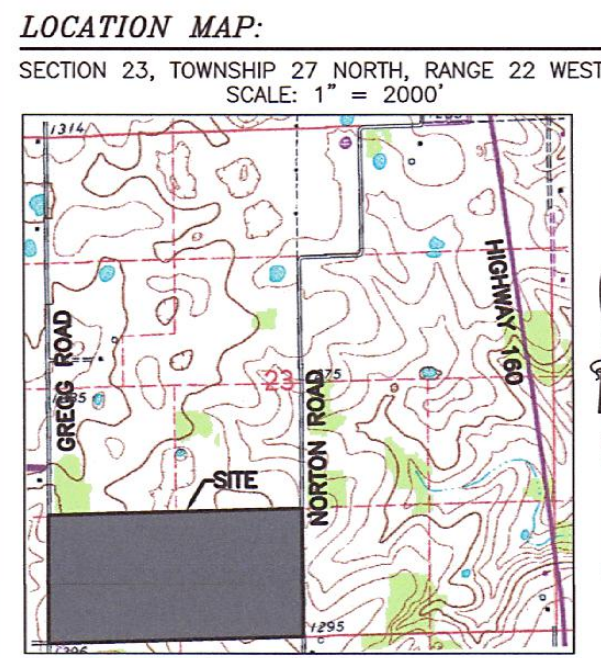
ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

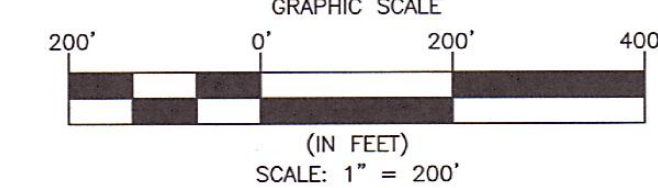


- LEGEND:
- = EXISTING IRON PIN FOUND (EXCEPT AS NOTED)
 - = 5/8" IRON PIN SET, CAPPED
 - = EXISTING PERMANENT MON. FOUND (EXCEPT AS NOTED)
 - = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP)
 - = MEASURED DATA
 - = PLATTED DATA
 - = DEEDED DATA
 - = BUILDING SETBACK LINE
 - = DRAINAGE
- SEWER = SANITARY SEWER
UTIL. = UTILITY
ESMT. = EASEMENT
N = NORTH
S = SOUTH
E = EAST
W = WEST
- = EXISTING CHAIN LINK FENCE
— = EXISTING BOARD FENCE
— = EXISTING WIRE FENCE

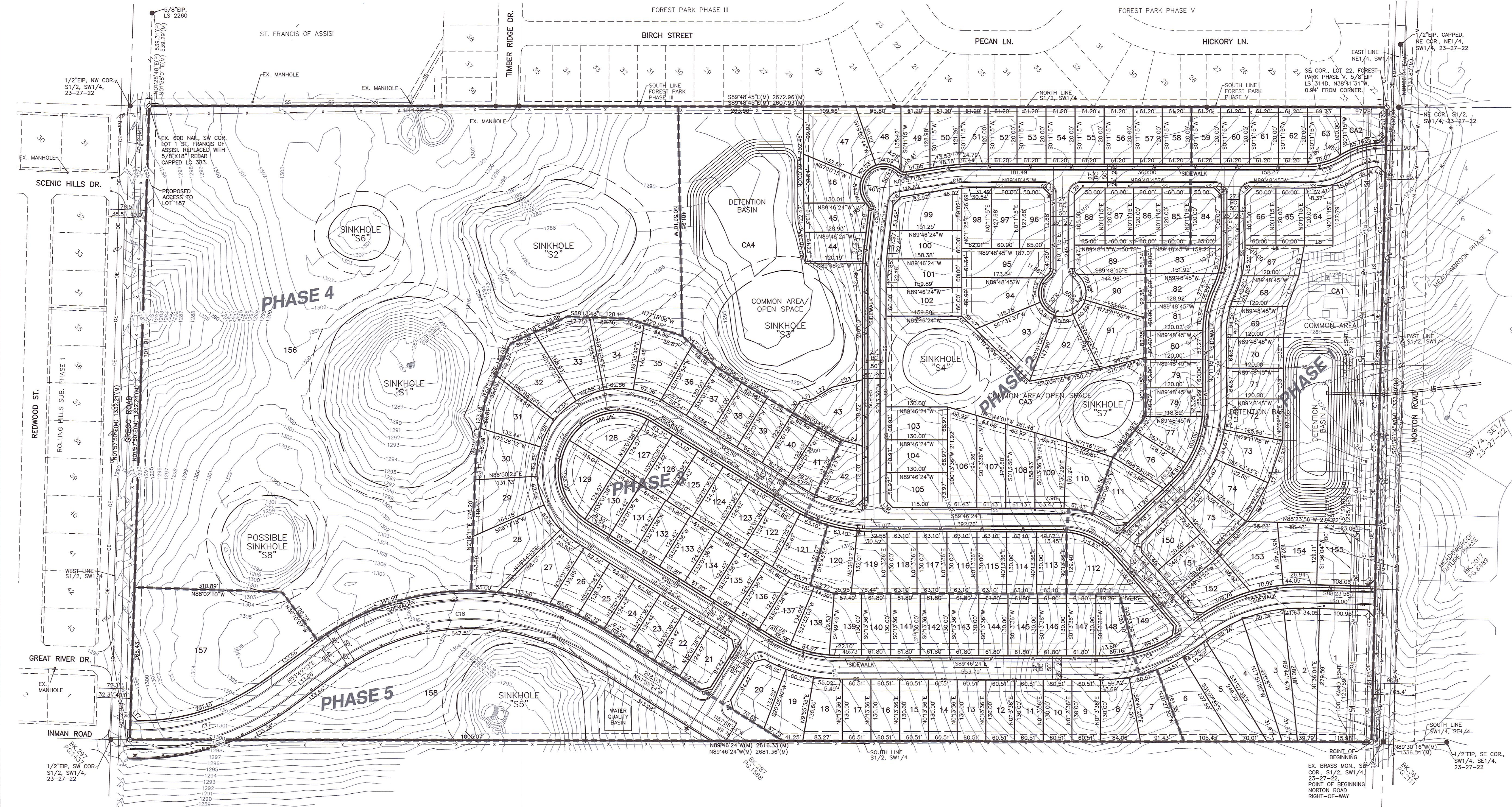
PRELIMINARY PLAT OAKHURST BEING A PART OF THE S1/2 OF THE SW1/4, IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST, IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

COUNCIL BILL EXHIBIT A

BEARINGS ARE BASED ON THE NAD 83 MISSOURI COORDINATE SYSTEM. ZONE COORDINATES WERE ESTABLISHED FROM MISSOURI CONTROL MONUMENT: CA-14. GRID FACTOR: 0.999993. DATE OF ADJUSTMENT: DECEMBER, 2004.



DESCRIPTION:
SOURCE OF DESCRIPTION: BOOK 297 AT PAGE 1439 IN THE CHRISTIAN RECORDER'S OFFICE.
THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF 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 SOUTHEAST CORNER OF THE SAID S1/2 OF THE SW1/4; THENCE N89°46'24"W, ALONG THE SOUTH LINE OF SAID S1/2 OF THE SW1/4, A DISTANCE OF 25.01 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE CONTINUING N89°46'24"W, ALONG SAID SOUTH LINE, A DISTANCE OF 2616.33 FEET TO AN IRON PIN SET; THENCE N01°57'50"E, A DISTANCE OF 1332.24 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID S1/2 OF THE SW1/4, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1 IN ST. FRANCIS OF ASSISI, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI; THENCE S89°48'45"E, ALONG THE NORTH LINE OF SAID S1/2 OF THE SW1/4, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, THE SOUTH OF FOREST PARK PHASE II, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, AND THE SOUTH LINE OF FOREST PARK PHASE V, A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI, A DISTANCE OF 2607.93 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF LOT 22 IN SAID FOREST PARK PHASE V; THENCE S01°36'04"W, A DISTANCE OF 1333.78 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 79.905 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.



OAKHURST
A SUBDIVISION IN THE CITY OF NIXA,
CHRISTIAN COUNTY, MISSOURI

DEVELOPERS:
OAKHURST DEVELOPMENT, LLC

STATE OF MISSOURI
J. CLAYTON
M. HINES
REGISTERED PROFESSIONAL ENGINEER
E-29799

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@shaferhines.com

SH

PRELIMINARY PLAT

DESIGN BY JCMH
DRAWN BY BW
CHKD BY JCMH
DATE 03-24-2023
SCALE AS SHOWN

REVISIONS

| | |
|-----|-------------|
| NO. | DESCRIPTION |
| 1 | AS SHOWN |

JOB NO.
170015

SHEET
1 OF 2

PRELIMINARY PLAT
OAKHURST
BEING A PART OF THE S1/2 OF THE SW1/4,
IN SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 WEST,
IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

LINE TABLE:

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 21.21' | S43°23'56"E |
| L2 | 21.21' | S46°36'04"W |
| L3 | 69.02' | S20°39'00"W |
| L4 | 65.72' | N10°28'44"E |
| L5 | 60.00' | S89°48'45"E |
| L6 | 125.00' | N89°48'45"W |
| L7 | 20.41' | N39°01'26"E |
| L8 | 19.83' | S56°42'42"E |
| L9 | 19.92' | N7°55'14"E |
| L10 | 22.39' | S82°10'56"E |
| L11 | 21.73' | N3°07'19"E |
| L12 | 22.87' | S87°02'52"W |
| L13 | 21.21' | S12°58'24"E |
| L14 | 21.44' | N76°25'22"E |
| L15 | 21.21' | N12°58'24"W |
| L16 | 21.21' | S77°01'36"W |
| L17 | 21.04' | N43°30'11"W |
| L18 | 20.13' | N48°05'40"E |
| L19 | 21.21' | S44°46'24"E |
| L20 | 28.21' | S32°01'36"W |
| L21 | 28.73' | N77°55'41"E |
| L22 | 46.02' | N58°48'50"E |
| L23 | 65.79' | N76°11'50"E |
| L24 | 45.26' | S75°34'56"E |
| L25 | 62.63' | N60°34'22"W |
| L26 | 24.05' | N44°13'42"E |
| L27 | 21.21' | S44°48'45"E |
| L28 | 21.21' | N45°11'15"E |
| L29 | 21.21' | S44°48'45"E |
| L30 | 21.21' | N45°11'15"E |
| L31 | 65.20' | N7°32'28"E |
| L32 | 64.67' | N0°11'15"E |
| L33 | 64.67' | N0°11'15"E |
| L34 | 20.57' | S45°07'08"E |
| L35 | 21.66' | N45°22'22"E |

CURVE TABLE:

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA | CHORD BEARING |
|-------|---------|---------|----------|---------|------------|---------------|
| C2 | 350.00' | 246.52' | 128.62' | 241.46' | 040°21'23" | S71°25'22"W |
| C3 | 350.00' | 4.83' | 2.42' | 4.83' | 000°47'27" | S50°50'57"W |
| C4 | 300.00' | 208.25' | 108.52' | 204.09' | 039°46'22" | N70°20'25"E |
| C5 | 300.00' | 166.50' | 85.46' | 164.38' | 031°48'00" | S73°52'24"E |
| C6 | 149.42' | 469.42' | INFINITY | 298.84' | 180°00'00" | S32°01'36"W |
| C7 | 300.00' | 166.50' | 85.46' | 164.38' | 031°48'00" | S73°52'24"E |
| C8 | 175.00' | 141.98' | 75.16' | 138.12' | 046°29'10" | N66°31'49"W |
| C9 | 175.00' | 8.61' | 4.31' | 8.61' | 002°49'07" | N41°52'41"W |
| C10 | 250.00' | 203.00' | 107.47' | 197.47' | 046°31'31" | N23°27'00"E |
| C11 | 200.00' | 89.30' | 45.41' | 88.56' | 025°35'00" | S12°58'45"W |
| C12 | 200.00' | 89.30' | 45.41' | 88.56' | 025°35'00" | N12°58'45"E |
| C13 | 150.00' | 87.78' | 45.19' | 86.53' | 033°31'47" | S74°50'10"W |
| C14 | 150.00' | 84.08' | 43.18' | 82.98' | 032°06'59" | N74°07'46"E |
| C15 | 500.00' | 80.59' | 40.38' | 80.51' | 009°14'07" | S85°34'12"W |
| C16 | 500.00' | 63.51' | 31.80' | 63.47' | 007°16'40" | S3°51'56"W |
| C17 | 500.00' | 332.77' | 172.81' | 326.66' | 038°07'57" | N72°53'52"E |
| C18 | 500.00' | 595.12' | 338.50' | 560.60' | 068°11'43" | S87°55'44"W |
| C19 | 15.00' | 13.62' | 7.32' | 13.16' | 052°01'12" | N17°54'40"E |
| C20 | 15.00' | 13.62' | 7.32' | 13.16' | 052°01'12" | S34°06'32"E |
| C21 | 15.00' | 13.62' | 7.32' | 13.16' | 052°01'12" | N26°11'51"E |
| C22 | 15.00' | 13.62' | 7.32' | 13.16' | 052°01'12" | S25°49'21"E |
| C23 | 15.00' | 13.62' | 7.32' | 13.16' | 052°01'12" | N18°30'20"E |
| C24 | 15.00' | 13.62' | 7.32' | 13.16' | 052°01'12" | S73°02'15"E |

LOT AREA TABLE:

| LOT | AREA (SQ.FT.) | LOT | AREA (SQ.FT.) | LOT | AREA (SQ.FT.) | LOT | AREA (SQ.FT.) |
|-----|---------------|-----|---------------|-----|---------------|-----|---------------|
| 1 | 32,145 | 42 | 9,471 | 83 | 9,432 | 124 | 7,851 |
| 2 | 16,170 | 43 | 12,215 | 84 | 7,687 | 125 | 7,851 |
| 3 | 16,709 | 44 | 7,602 | 85 | 7,200 | 126 | 7,851 |
| 4 | 15,442 | 45 | 8,148 | 86 | 7,200 | 127 | 7,849 |
| 5 | 13,620 | 46 | 9,357 | 87 | 7,200 | 128 | 10,992 |
| 6 | 14,151 | 47 | 16,678 | 88 | 7,687 | 129 | 10,992 |
| 7 | 10,966 | 48 | 9,195 | 89 | 9,228 | 130 | 7,688 |
| 8 | 9,531 | 49 | 8,186 | 90 | 9,474 | 131 | 7,689 |
| 9 | 7,867 | 50 | 7,625 | 91 | 14,866 | 132 | 7,689 |
| 10 | 7,867 | 51 | 7,359 | 92 | 11,802 | 133 | 7,689 |
| 11 | 7,867 | 52 | 7,344 | 93 | 13,330 | 134 | 7,689 |
| 12 | 7,867 | 53 | 7,344 | 94 | 13,572 | 135 | 7,689 |
| 13 | 7,867 | 54 | 7,344 | 95 | 11,373 | 136 | 7,689 |
| 14 | 7,867 | 55 | 7,344 | 96 | 8,186 | 137 | 8,246 |
| 15 | 7,867 | 56 | 7,344 | 97 | 7,661 | 138 | 8,566 |
| 16 | 7,867 | 57 | 7,344 | 98 | 7,907 | 139 | 8,136 |
| 17 | 7,867 | 58 | 7,344 | 99 | 11,498 | 140 | 8,034 |
| 18 | 9,467 | 59 | 7,344 | 100 | 9,295 | 141 | 8,034 |
| 19 | 10,276 | 60 | 7,344 | 101 | 9,571 | 142 | 8,034 |
| 20 | 9,743 | 61 | 7,344 | 102 | 9,592 | 143 | 8,034 |
| 21 | 8,181 | 62 | 7,344 | 103 | 8,967 | 144 | 8,034 |
| 22 | 7,784 | 63 | 7,930 | 104 | 8,967 | 145 | 8,034 |
| 23 | 7,784 | 64 | 7,333 | 105 | 9,504 | 146 | 8,034 |
| 24 | 7,784 | 65 | 7,200 | 106 | 12,476 | 147 | 8,034 |
| 25 | 7,868 | 66 | 7,687 | 107 | 11,391 | 148 | 8,297 |
| 26 | 8,343 | 67 | 7,826 | 108 | 10,306 | 149 | 8,832 |
| 27 | 12,934 | 68 | 7,715 | 109 | 9,615 | 150 | 8,210 |
| 28 | 19,191 | 69 | 7,883 | 110 | 10,636 | 151 | 7,372 |
| 29 | 12,716 | 70 | 7,760 | 111 | 11,617 | 152 | 9,358 |
| 30 | 11,188 | 71 | 7,760 | 112 | 13,827 | 153 | 14,411 |
| 31 | 12,693 | 72 | 9,209 | 113 | 8,201 | 154 | 10,214 |
| 32 | 15,702 | 73 | 9,677 | 114 | 8,203 | 155 | 15,775 |
| 33 | 15,275 | 74 | 9,641 | 115 | 8,203 | 156 | 936,328 |
| 34 | 13,195 | 75 | 9,339 | 116 | 8,203 | 157 | 81,601 |
| 35 | 12,016 | 76 | 9,129 | 117 | 8,203 | 158 | 144,098 |
| 36 | 8,153 | 77 | 8,645 | 118 | 8,203 | CA1 | 137,593 |
| 37 | 7,508 | 78 | 7,191 | 119 | 9,025 | CA2 | 7,833 |
| 38 | 7,508 | 79 | 7,200 | 120 | 10,172 | CA3 | 81,601 |
| 39 | 7,596 | 80 | 7,200 | 121 | 9,785 | CA4 | 182,756 |
| 40 | 7,774 | 81 | 7,385 | 122 | 8,427 | | |
| 41 | 7,769 | 82 | 8,415 | 123 | 7,851 | | |

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA, AN AREA OF MINIMAL FLOODING, ACCORDING TO PRELIMINARY COMMUNITY MAP PANEL NO. 29043C0068D AND MAP PANEL NO. 29043C0064D, WHICH BEARS AN EFFECTIVE DATE OF 09-20-2019.
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 5; SURVEY BY SHAFFER & HINES, INC., DATED 08-16-2005, 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 BAILIE DIESEL SURVEY BY GUNTER & ASSOCIATES, INC., DATED 10-21-1993, 10-20-2004; SURVEY BY ROZELL ENGINEERING CO., DATED 01-29-1986; FINAL PLAT OF ST. FRANCIS OF ASSISSI; 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. REFER TO SURVEY BY SHAFFER & HINES, INC. DATED 02-02-2017, PROJECT NO. 160058, FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
5. LOTS 1-155 AND CA1-CA4 ARE ZONED AS R1.
6. LOTS 156-158 ARE ZONED AS NC (NEIGHBORHOOD COMMERCIAL).
7. LOT 157 IS ZONED AS R3 MULTI-FAMILY.
8. R-1 BUILDING SETBACKS: FRONT 25', SIDEYARD 7', SIDEYARD WITH STREET FRONTAGE 12', REAR 20', REAR YARD SETBACK ALONG A SECONDARY ARTERIAL STREET IS 40'.
9. SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF ALL INTERNAL STREETS.
10. LOTS CA1-CA4 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 156 (936,328 SQ.FT.)
15. SMALLEST LOT: LOT 78 (7,191 SQ.FT.)
16. DEVELOPER: OAKHURST DEVELOPMENT, LLC
17. FOR SINKHOLE INFORMATION REFER TO THE SINKHOLE REPORT BY BY PALMERTON & PARRISH, INC., PROJECT # 242844, DATED 10-19-17 AND 12-08-22 AND THE LIMITED SUBSURFACE INVESTIGATION BY PALMERTON & PARRISH, INC, PROJECT # 285300, DATED 03-01-23.

OAKHURST
A SUBDIVISION IN THE CITY OF NIXA,
CHRISTIAN COUNTY, MISSOURI

DEVELOPERS:
OAKHURST DEVELOPMENT, LLC



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

DESIGN BY JCHH
DRAWN BY BW
CHKD BY JCHH
DATE 03-24-2023
SCALE AS SHOWN

| REVISIONS | |
|-----------|--|
| | |
| | |
| | |

JOB NO.
170015
SHEET
2 OF 2