



- REFERENCES
1. DOCUMENT NO. 2023-08436 (SUBJECT)
 2. DOCUMENT NO. 2023-08427 (SEWER EASEMENT)

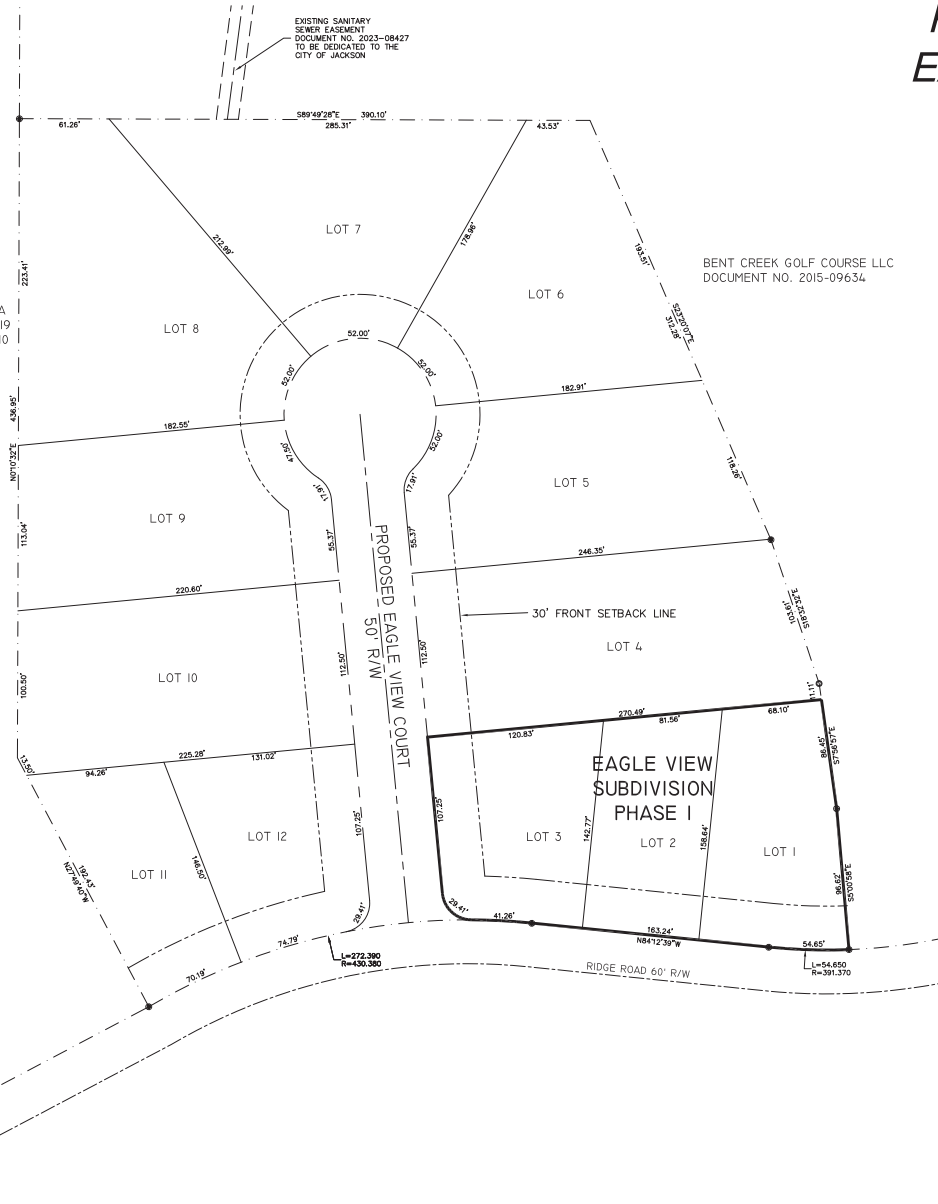
KEVIN AND DEBRA O'SHEA
DOCUMENT NO. 2023-08519
DOCUMENT NO. 2019-09410

- LEGEND
- IRON ROD W/CAP (FOUND)
 - IRON ROD W/CAP (FOUND)
 - 1/2" IRON ROD (SET)
 - LOT LINE
 - - - PROPERTY BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
 - - - BUILDING SETBACK LINE

LOCATION MAP

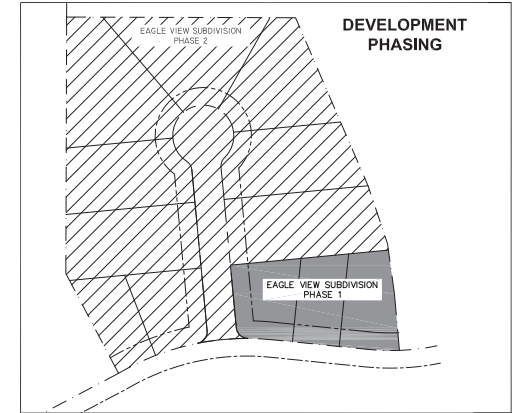


EXISTING SANITARY
SEWER EASEMENT
DOCUMENT NO. 2023-08427
TO BE DEDICATED TO THE
CITY OF JACKSON



PRELIMINARY PLAT FOR EAGLE VIEW SUBDIVISION

PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE
13 EAST OF THE FIFTH PRINCIPAL MERIDIAN
IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI



DEVELOPMENT PHASING

NOTES

ZONING:
R2 SINGLE FAMILY RESIDENTIAL

EASEMENT NOTES:
10' FRONT
10' REAR
10' STRIP INSIDE OF OUT BOUNDARY OF SUBDIVISION

BUILDING SETBACKS:
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 5'

DESIGN STANDARDS
50' RIGHT-OF-WAY WIDTH

28" WIDE CONCRETE STREETS WITH CURB
4" WIDE CONCRETE SIDEWALKS ON EACH SIDE

OWNER & DEVELOPER:
ROBERT W. AND BRENDA PHILLIPS
651 ROYAL LAKE DRIVE
CAPE GIRARDEAU, MO 63701

PREPARED BY:
STRICKLAND ENGINEERING
113 W. MAIN STREET SUITE 1
JACKSON, MO 63755
(573) 243-4080

ACCURACY STANDARD: TYPE URBAN

FLOODPLAIN NOTE
NO LOTS ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS
SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL PHOTOGRAPH FOR CAPE GIRARDEAU COUNTY,
MISSOURI, EFFECTIVE DATE SEPTEMBER 29, 2011 AND AS
SHOWN ON THE ANNEXED PLAT.

STORMWATER NOTE
STORM WATER DETENTION SHALL BE INCORPORATED INTO
EXISTING PONDS ON NORTH SIDE OF PROPERTY

	STRICKLAND ENGINEERING	113 WEST MAIN STREET P.O. Box 159 JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-2191
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	
PRELIMINARY PLAT FOR EAGLE VIEW SUBDIVISION RIDGE ROAD JACKSON, MO		SCALE 1"=40'
DATE 11-2-23		
DRAWN BY DR		
CHECKED BY BS		
PROJECT # 23-206		