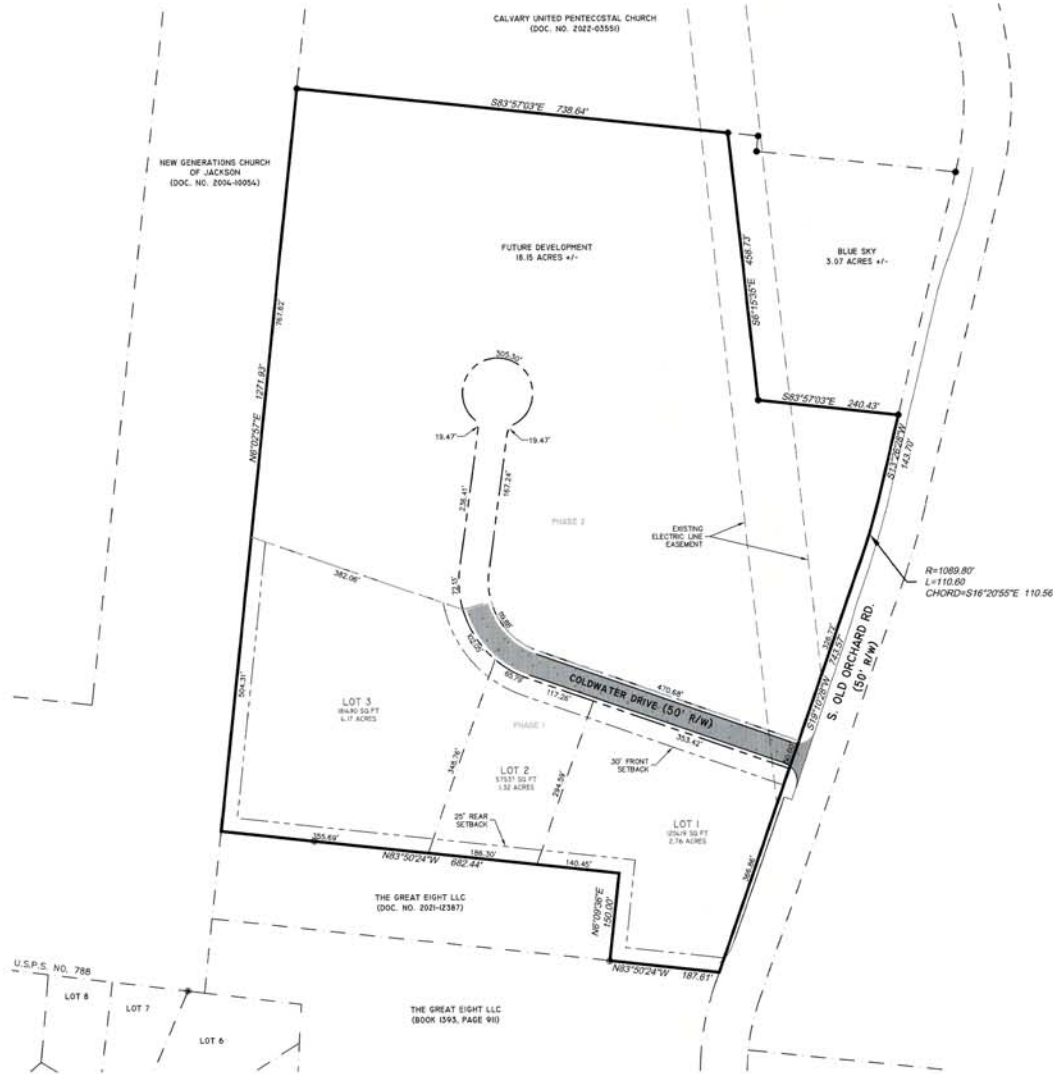


PRELIMINARY PLAT ORCHARD PLACE

Part of U.S.P.S. No. 788, Township 31 North,
Range 13 East of the Fifth Principal Meridian,
in the City of Jackson, Cape Girardeau County, Missouri.



NOTES

OWNER / DEVELOPER:
VILLAS OF PINE PARK, LLC
c/o BRANDON WILLIAMS
2985 BOUTIN DRIVE
CAPE GIRARDEAU, MO 63701

ZONING:
I-1 LIGHT INDUSTRIAL

STANDARD PAVEMENT NOTES:
28' WIDE CONCRETE STREETS WITH CURB

BUILDING SETBACKS:
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 20'
SIDE YARD SETBACK = 0'

EASEMENT NOTES:
10' FRONT
10' REAR

FLOODPLAIN NOTE:
THE DESCRIBED TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 25031C0251E, EFFECTIVE 9/25/2011.

PREPARED BY:
STRICKLAND ENGINEERING
113 W. MAIN STREET SUITE 1
JACKSON, MO 63755
(573)243-6080

STRICKLAND ENGINEERING	113 WEST MAIN STREET P.O. BOX 159 JACKSON, MISSOURI 63755 TEL: 573-243-6080 FAX: 573-243-6081
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING
Preliminary Plat Orchard Place South Old Orchard Road Jackson, Missouri	SCALE 1"=100' DATE 1-17-2023 DRAWN BY MTM CHECKED BY RA PROJECT # 22-267