

# PRELIMINARY PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION

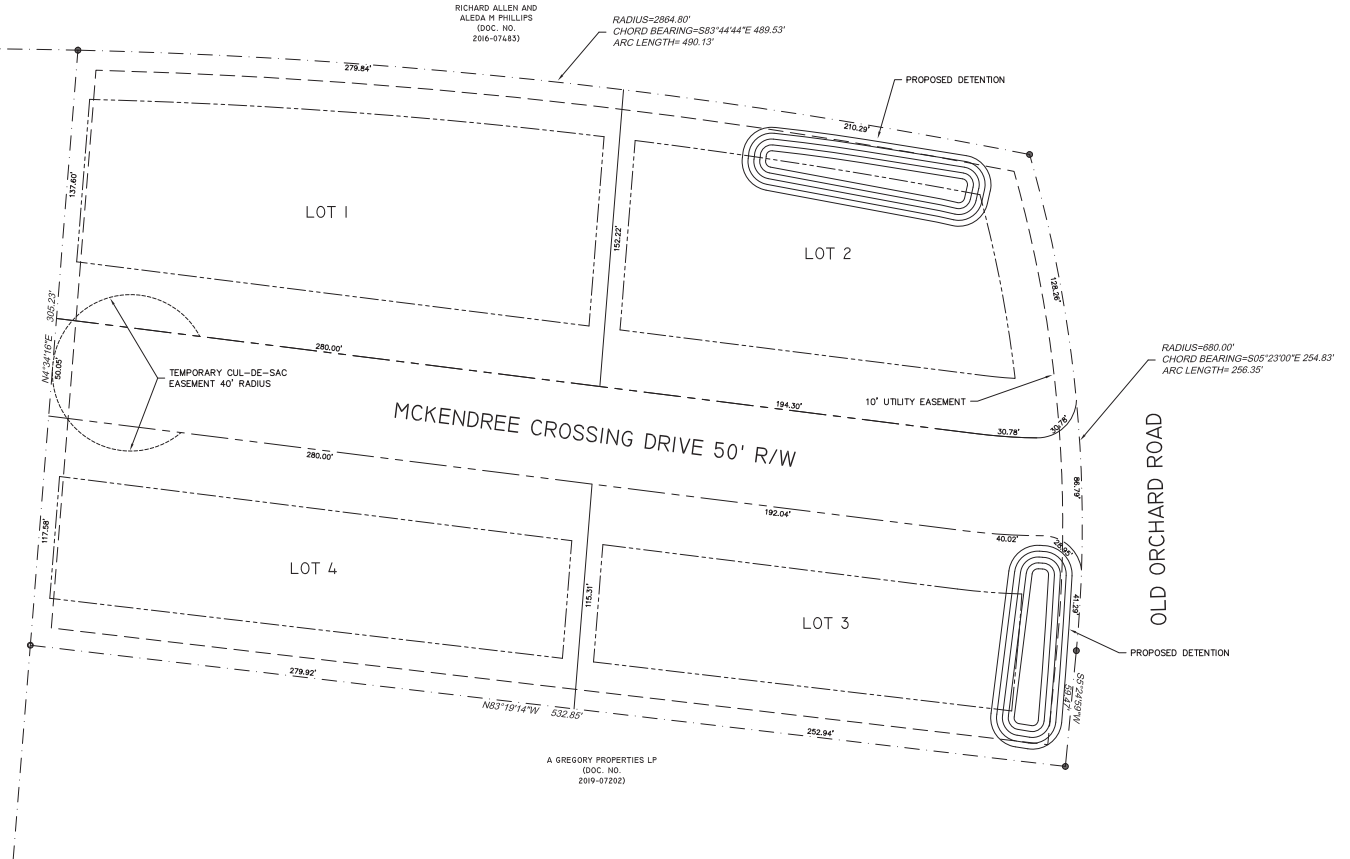
PART OF U.S.P.S. NO. 324, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL  
MERIDIAN, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI



REFERENCES  
1. DOCUMENT NO. 2023-08015 (SUBJECT)

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
	TEMPORARY EASEMENT

KENNETH AND MARY  
PRIEST TRUST  
(DOC. NO.  
2007-02598)



## NOTES

ZONING:  
R-3 ONE- & TWO-FAMILY RESIDENTIAL DISTRICT

EASEMENT NOTES:  
10' FRONT  
10' REAR

BUILDING SETBACKS:  
FRONT YARD SETBACK = 30'  
REAR YARD SETBACK = 25'  
SIDE YARD SETBACK = 8'

DESIGN STANDARDS  
50' RIGHT-OF-WAY WIDTH

28' WIDE CONCRETE STREETS WITH CURB

4' WIDE CONCRETE SIDEWALKS ON EACH SIDE

OWNER & DEVELOPER:  
FRUITLAND INVESTMENTS LLC  
LYNDON PROPERTIES LLC  
26806 STATE HIGHWAY B  
MARBLE HILL, MO 63764

PREPARED BY:  
STRICKLAND ENGINEERING

113 W. MAIN STREET SUITE 1

JACKSON, MO 63755

(573) 243-4080

ACCURACY STANDARD: TYPE URBAN

## LOCATION MAP



	<b>STRICKLAND ENGINEERING</b>		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		
<b>PRELIMINARY PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION JACKSON, MO</b>			SCALE 1"=30'
			DATE 12-6-23
			DRAWN BY DR
			CHECKED BY BS
			PROJECT # 21-029