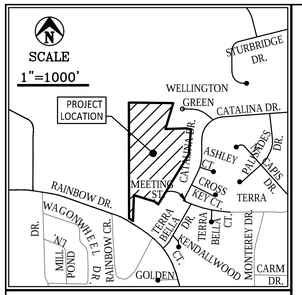
SAVANNAH PLACE SUBDIVISION
PRELIMINARY PUD PLAT

Part of Sec. 5, T44N, R12W
Jefferson City, Cole County, MO
Area: 21.85 acres Zoned: RA-1
Proposed Zoned: PUD



SITE LOCATION MAP

1 inch = 60 FEET

0 30 60 120 180

(Graphic Scale – Feet)

UTILITY COMPANIES

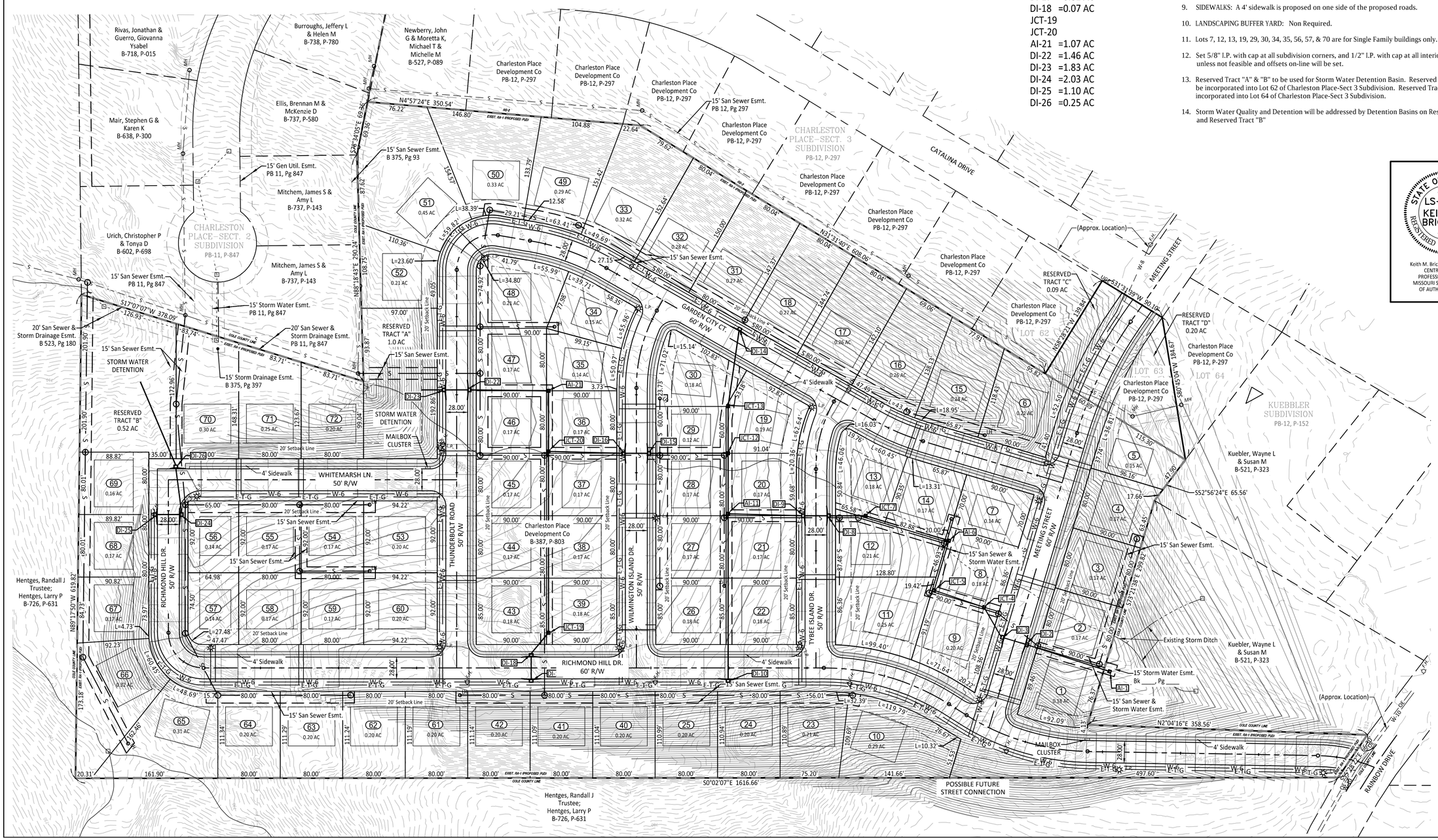
SANITARY SEWER - City of Jefferson (Eric Seaman, 573-634-6443)
WATER SUPPLY - Public Water Supply Dist #1 (573-893-2848)
ELECTRIC - Ameren (Adam Fritchey, 573-280-6981)
NATURAL GAS - Ameren (573-681-7550)
TELEPHONE - Brightspeed (Guy Huntley, 573-353-4372)

STORM STRUCTURE & AREAS

AI-1 =1.34 AC
DI-2 =1.56 AC
DI-3 =0.31 AC
JCT-4
JCT-5
AI-6 =0.68 AC
JCT-7
DI-8 =1.17 AC
DI-9 =0.18 AC
DI-10 =1.33 AC
AI-11 =078 AC
JCT-12
JCT-13
DI-14 =2.09 AC
DI-15 =1.26 AC
DI-16 =0.25 AC
DI-17 =0.82 AC
DI-18 =0.07 AC
JCT-19
JCT-20
AI-21 =1.07 AC
DI-22 =1.46 AC
DI-23 =1.83 AC
DI-24 =2.03 AC
DI-25 =1.10 AC
DI-26 =0.25 AC

GENERAL NOTES:

1. LOTS: 72 Proposed Lots (To be developed in phases)
2. BUILDING NOTE: 11-2,000 S.F. Single Family & 61-3,000 S.F. Duplexes are proposed. The Proposed buildings exterior will be siding with some decorative rock or brick mixed in, with an asphalt shingled roof. Max. Height is 25'-0".
3. DENSITY: Units/Acre = 133/21.85 = 6.09
4. SETBACKS: The Setback lines from the property lines shall be: Front: 20', Side: 10' and Rear:20'.
5. PARKING: Parking permitted on one side of all streets, Parking to be permitted on same side of street as sidewalk.
6. FLOODPLAIN INFORMATION: This property is located in Zone "X" (area outside the 0.2% chance flood plain) as per Flood Insurance Rate Map, Cole County, MO, map numbered 29051CO109E, dated November 2, 2012.
7. OWNERS RECORD SOURCE: Charleston Place Development Company, as per General Warranty Deed of record in Book 387, page 803, Cole County Recorder's Office.
8. PERMITTED USE: An underlying zoning district of RA-1, Residential Medium Density, shall be established for the purpose of determining future regulatory details regarding land use, signage, lighting, etc.
9. SIDEWALKS: A 4' sidewalk is proposed on one side of the proposed roads.
10. LANDSCAPING BUFFER YARD: Non Required.
11. Lots 7, 12, 13, 19, 29, 30, 34, 35, 56, 57, & 70 are for Single Family buildings only.
12. Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior lot corners unless not feasible and offsets on-line will be set.
13. Reserved Tract "A" & "B" to be used for Storm Water Detention Basin. Reserved Tract "C" shall be incorporated into Lot 62 of Charleston Place-Sect 3 Subdivision. Reserved Tract "D" shall be incorporated into Lot 64 of Charleston Place-Sect 3 Subdivision.
14. Storm Water Quality and Detention will be addressed by Detention Basins on Reserved Tract "A" and Reserved Tract "B"



PRINTS ISSUED
11/6/24

REVISIONS:

Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
(573) 634-3455
(573) 634-8898
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #001558

STATE OF MISSOURI
LS-2578
KEITH M. BRICKEY
REGISTERED LAND SURVEYOR

Keith M. Brickey, MO. PLS #2578
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355

PRELIMINARY PLAT
NOT FOR RECORDING

Glenn Struemph, PE - Engineer
MO# PE-2004017251

SAVANNAH PLACE SUBDIVISION
CHARLESTON PLACE DEVELOPMENT CO.
4400 BLOCK - RAINBOW DRIVE
JEFFERSON CITY, COLE COUNTY, MISSOURI

CMPS JOB No.	92-213
DRN. BY: G.J.S.	CKD. BY: G.J.S.
SCALE:	1"=60'

SHEET TITLE
PRELIMINARY PUD PLAT

SHEET NUMBER
1
OF 1 SHEETS

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