PRELIMINARY PLAT AND PRELIMINARY PUD PLAN
RIVER BLUFF ESTATES SUBDIVISION
10.86 ACRES
River Bluff Condominiums, LLC and Rayma Chinn

NOTES:
1. Building exterior finishes shall be a minimum of 60% brick or rock veneer.
2. Building lots 1 and 15 shall have 100% brick or rock veneer on the west side.
3. No exposed concrete foundations will be allowed.
4. No vinyl siding will be allowed.
5. Roof pitch shall be 6:12 or greater.

1 inch = 40 feet

0 20 40 80 160

(Graphic Scale – Feet)

TYPICAL PAVEMENT 25' BK-BK X-SECTION
RIVER BLUFF COURT
PARKING ON ONE SIDE
NO SCALE

NW 1/4, SEC. 1
T44N, R12W

SW 1/4, SEC. 1
T44N, R12W

NE 1/4, SEC. 1
T44N, R12W

SE 1/4, SEC. 1
T44N, R12W

MISSOURI PACIFIC RAILROAD
(100' R/W)

HAYSELTON DRIVE
30' Width, 60' R/W

BEVERLY STREET
60' R/W

RIVER BLUFF COURT

1/4 SECTION LINE

Lot 1
26,050.77 SF
0.60 Ac.

Lot 2
22,629.40 SF
0.52 Ac.

Lot 3
14,232.23 SF
0.33 Ac.

Lot 4
11,642.88 SF
0.27 Ac.

Lot 5
11,642.88 SF
0.27 Ac.

Lot 6
11,642.88 SF
0.27 Ac.

Lot 7
14,872.32 SF
0.34 Ac.

Lot 8
45,881.20 SF
1.05 Ac.

Lot 9
30,803.87 SF
0.71 Ac.

Lot 10
34,732.43 SF
0.80 Ac.

Lot 11
38,356.06 SF
0.88 Ac.

Lot 12
26,559.08 SF
0.61 Ac.

Lot 13
23,670.15 SF
0.54 Ac.

Lot 14
23,240.06 SF
0.53 Ac.

Lot 15
21,121.73 SF
0.48 Ac.

RESERVED TRACT A
58,370.94 SF
1.34 Ac.

RESERVED TRACT B
3,283.33 SF
0.08 Ac.

Pauley, Mark A.
1608 Hayselton Dr.
Use: Residential

Chinn, Rayma L. Trustee
1606 Hayselton Dr.
Use: Existing Single Family Residential

Bednar, Joseph P. & Jill M.
1602 Hayselton Dr.
Use: Residential

Brown, Kyle L. & Kelly R.
1604 Beverly St.
Use: Residential

Chockley, Troy L. & Cheri L.
1602 Beverly St.
Use: Residential

Ewing, Amber L.
1600 Beverly St.
Use: Residential

Lutheran Senior Services
1306 W. Main St.
Use: Senior Housing

Mcdonald, Mike & Sandra
1418 W. Main St.
Use: Residential

RAYMA L. CHINN, TRUSTEE OF THE RAYMA L. CHINN REVOCABLE LIVING TRUST
BOOK 519, PAGE 982

River Bluff Condominiums, LLC
Book 530, page 119
Remaining Area to be Accessed from West Main Street: 8.18 Acres

15' GENERAL UTILITY EASEMENT/SANITARY SEWER EASEMENT (TYP.)

15' GENERAL UTILITY EASEMENT (TYP.)

15' SANITARY SEWER EASEMENT (TYP.)

15' STORM WATER EASEMENT (TYP.)

SANITARY SEWER EASEMENT (TYP.)

35' Protection Buffer

25' Riparian Zone

Drainage Channel (By Others)

Proposed Pump Station

FORCE MAIN TO MAIN ST.

Approximate Stream Centerline

Proposed Asphalt Road for Pump Station Access (To be Designed at a Later Date, By Others)

EAST LINE OF J.R. WELLS BOOK 23, PAGE 185

RIP-RAP

Set 1/2" I.P. w/cap Fnd. 1-1/2" Pipe (3.7' S.)

PUD Approval Signatures:

Ralph Robinett
Commission Chairman — Date

Charles D. Lansford
Department of Community Development, Interim Director — Date

SITE

SITE LOCATION MAP

NOTES:
1. THE SETBACK LINES SHALL BE AS FOLLOWS: FRONT-25', SIDE-10', REAR – 25' FOR LOTS 3-7, 30' FOR ALL OTHER LOTS. RIPARIAN ZONE – 25', CREEK – 60' (35' ADDITINAL FOR STREAM BUFFER)
2. UTILITY NOTES:
WATER SUPPLY-MISSOURI AMERICAN WATER
SANITARY SEWER – CITY OF JEFFERSON
ELECTRICAL POWER – AMEREN UE
TELEPHONE – CENTURY LINK
NATURAL GAS – AMEREN UE
3. CITY OF JEFFERSON AND COUNTY OF COLE VERTICAL DATUM USED FOR THIS PROJECT.
4. AREA OF FLOOD HAZARD SHOWN ACCORDING TO FIRM PANEL NUMBERS 29051C0129D.
5. SET 1/2" REROD W/CAP AT ALL NEW LOT CORNERS EXCEPT WHERE OTHERWISE NOTED.
6. ZONING: PROPERTY CURRENTLY ZONED RS-3 AND PUD. RS-3 AREA PROPOSED TO BE REZONED TO PUD.
7. UNDERLYING ZONING SHALL BE RS-2 FOR THE PURPOSE OF ESTABLISHING PERMITTED USES.
8. SITE DISTANCE: EXITING SUBDIVISION TO HAYSELTON GOING NW~195', EXITING SUBDIVISION TO HAYSELTON GOING SW~240'; LEFT TURN ENTERING SUBDIVISION FROM HAYSELTON~145'

PRELIMINARY PLAT
NOT FOR RECORDING

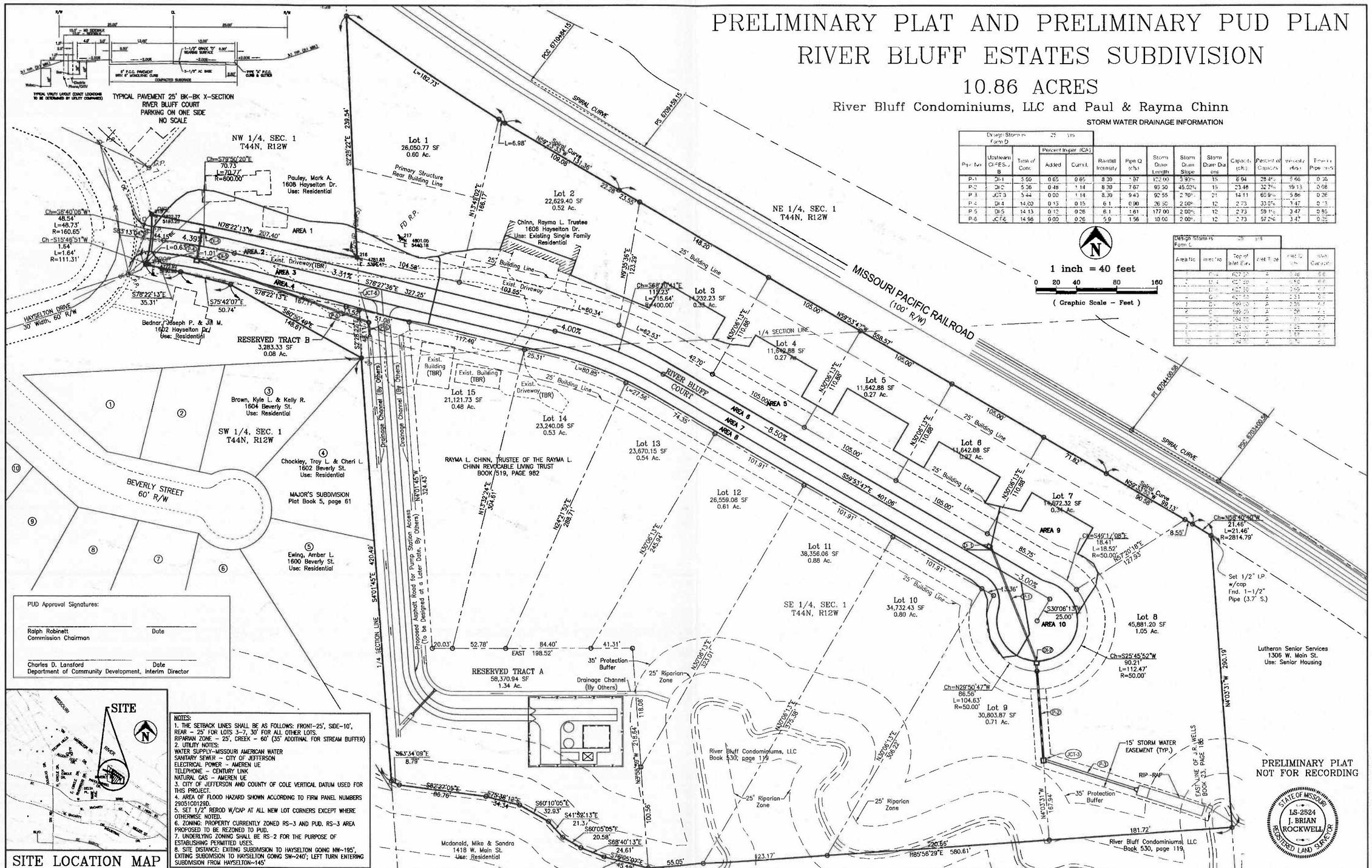
STATE OF MISSOURI
LS-2524
J. BRIAN ROCKWELL
REGISTERED LAND SURVEYOR

Phone (573) 634-3455
FAX (573) 634-8898

Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
Jefferson City, Missouri

DRN. BY: PPK	DATE: 10/19/10	BOOK NO.	PRELIMINARY PLAT–RIVER BLUFF ESTATES SUBDIVISION
CKD. BY: RWB/JH	REV. DATE: 01/12/11	SCALE 1" = 40'	RIVER BLUFF CONDOMINIUMS, LLC AND RAYMA CHINN
SHEET NO. 1 OF 2			1414 W. MAIN ST./1606 HAYSLETON DR. — JOB NO. 03-137

PRELIMINARY PLAT AND PRELIMINARY PUD PLAN
RIVER BLUFF ESTATES SUBDIVISION
10.86 ACRES
River Bluff Condominiums, LLC and Paul & Rayma Chinn



STORM WATER DRAINAGE INFORMATION

Design Storm Form D													
			Percent Impervious (CA)										
Pipe Run	Upstream Ch-FES-Jct B	Time of Conc	Added	Cumul.	Rainfall Intensity	Pipe Q (cfs)	Storm Drain Length	Storm Drain Slope	Storm Drain Dia (in)	Capacity (cfs)	Percent of Capacity	Velocity (fps)	Time in Pipe (min)
P-1	Ch-1	5.00	0.65	0.65	8.30	1.87	122.00	3.92%	15	6.94	28.4%	5.66	0.36
P-2	Ch-2	5.36	0.48	1.14	8.30	7.67	93.50	45.02%	15	23.48	32.7%	19.13	0.08
P-3	JCT-3	5.44	0.00	1.14	8.30	9.43	92.55	2.70%	21	14.11	66.9%	5.86	0.26
P-4	Ch-4	14.00	0.13	0.15	6.1	0.90	26.50	2.00%	12	2.73	33.0%	3.47	0.13
P-5	Ch-5	14.13	0.12	0.28	6.1	1.61	177.00	2.00%	12	2.73	59.1%	3.47	0.85
P-6	JCT-6	14.98	0.00	0.28	5.9	1.56	10.00	2.00%	12	2.73	57.2%	3.47	0.05

1 inch = 40 feet

0 20 40 80 160

(Graphic Scale - Feet)

Design Storm Form C					
Area No	Inlet No	Top of Inlet Elev	Inlet Type	Inlet Q cfs	Inlet Capacity
1	Ch-1	607.50	A	1.98	6.6
2	Ch-2	607.00	A	1.93	6.6
3	Ch-3	607.00	A	2.05	6.6
4	Ch-4	607.50	A	0.51	2.7
5	Ch-5	599.00	A	2.55	6.6
6	Ch-6	599.00	A	2.29	6.6
7	Ch-7	594.00	A	2.29	6.6
8	Ch-8	594.00	A	2.29	6.6
9	Ch-9	594.00	A	2.29	6.6
10	Ch-10	594.00	A	2.29	6.6
11	Ch-11	594.00	A	2.29	6.6

PUD Approval Signatures:

Ralph Robinett — Date
Commission Chairman

Charles D. Lansford — Date
Department of Community Development, Interim Director

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DRN. BY: PPK	DATE: 10/19/10	BOOK NO.	DRAINAGE AREA MAP
CKD. BY: RWB/JH	REV. DATE: 01/12/11	SCALE 1" = 40'	RIVER BLUFF CONDOMINIUMS, LLC AND RAYMA CHINN
SHEET NO. 2	OF 2		1414 W. MAIN ST./1606 HAYSLETON DR. — JOB NO. 03-137