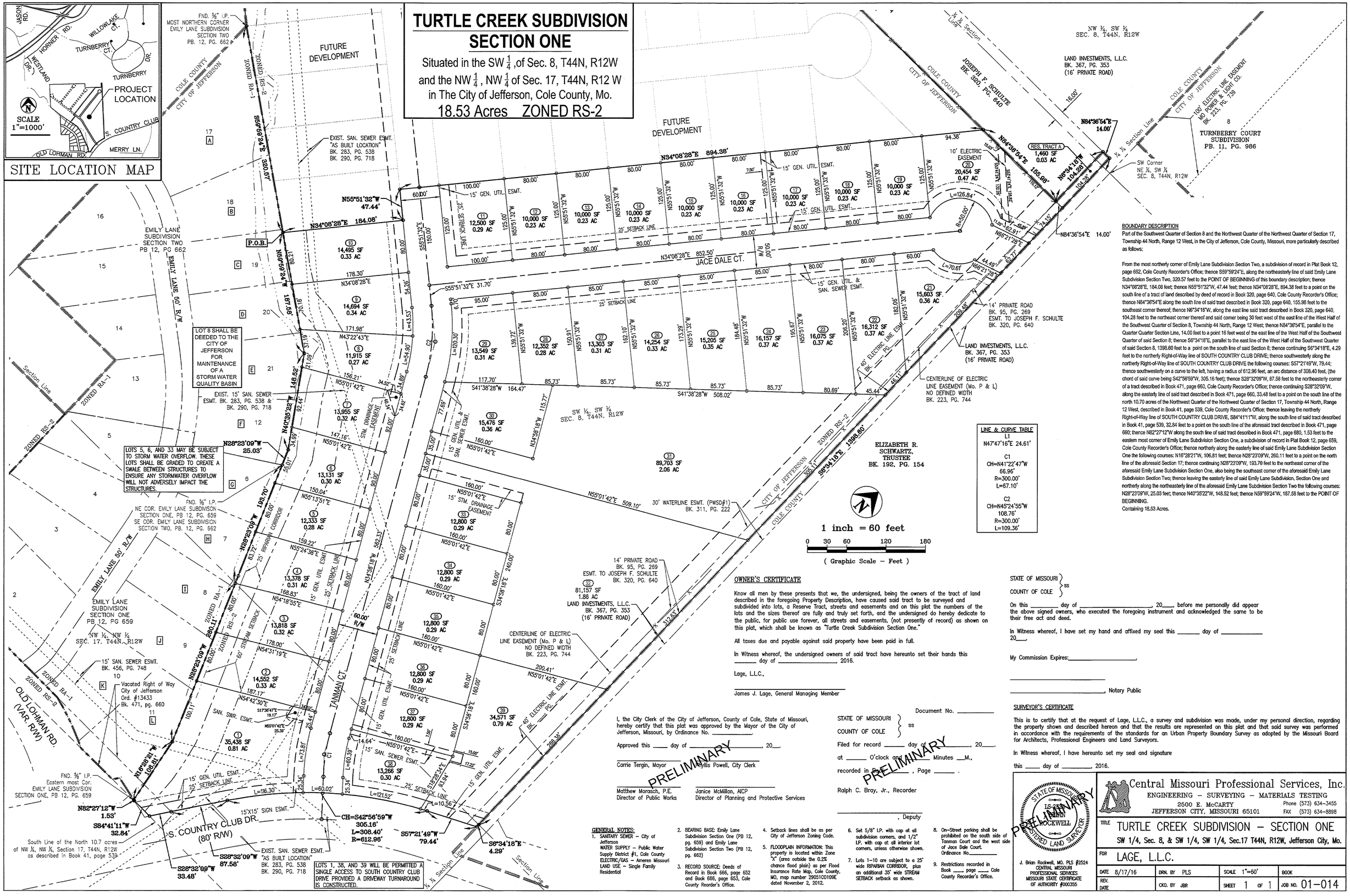
TURTLE CREEK SUBDIVISION
SECTION ONE

Situated in the SW $\frac{1}{4}$,of Sec. 8, T44N, R12W
and the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of Sec. 17, T44N, R12 W
in The City of Jefferson, Cole County, Mo.

18.53 Acres ZONED RS-2

SITE LOCATION MAP



LINE & CURVE TABLE
L1
N47°47'16"E 24.61'
C1
CH=N41°22'47"W
66.96'
R=300.00'
L=67.10'
C2
CH=N45°24'55"W
108.76'
R=300.00'
L=109.36'

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 8 and the Northwest Quarter of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the most northerly corner of Emily Lane Subdivision Section Two, a subdivision of record in Plat Book 12, page 662, Cole County Recorder's Office; thence S59°59'24"E, along the northeasterly line of said Emily Lane Subdivision Section Two, 320.57 feet to the POINT OF BEGINNING of this boundary description; thence N34°08'28"E, 184.08 feet; thence N55°51'32"W, 47.44 feet; thence N34°08'28"E, 894.38 feet to a point on the south line of a tract of land described by deed of record in Book 320, page 640, Cole County Recorder's Office; thence N84°36'54"E along the south line of said tract described in Book 320, page 640, 155.98 feet to the southeast corner thereof; thence N6°34'18"W, along the east line said tract described in Bock 320, page 640, 104.28 feet to the northeast corner thereof and said corner being 30 feet west of the east line of the West Half of the Southwest Quarter of Section 8, Township 44 North, Range 12 West; thence N84°36'54"E, parallel to the Quarter Quarter Section Line, 14.00 feet to a point 16 feet west of the east line of the West Half of the Southwest Quarter of said Section 8; thence S6°34'18"E, parallel to the east line of the West Half of the Southwest Quarter of said Section 8, 1398.60 feet to a point on the south line of said Section 8; thence continuing S6°34'18"E, 4.29 feet to the northerly Right-of-Way line of SOUTH COUNTRY CLUB DRIVE; thence southwesterly along the northerly Right-of-Way line of SOUTH COUNTRY CLUB DRIVE the following courses: S57°21'49"W, 79.44; thence southwesterly on a curve to the left, having a radius of 612.96 feet, an arc distance of 308.40 feet, (the chord of said curve being S42°56'59"W, 305.16 feet); thence S28°32'09"W, 87.58 feet to the northeasterly corner of a tract described in Book 471, page 660, Cole County Recorder's Office; thence continuing S28°32'09"W, along the easterly line of said tract described in Book 471, page 660, 33.48 feet to a point on the south line of the north 10.70 acres of the Northwest Quarter of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, described in Book 41, page 539, Cole County Recorder's Office; thence leaving the northerly Right-of-Way line of SOUTH COUNTRY CLUB DRIVE, S84°41'11"W, along the south line of said tract described in Book 41, page 539, 32.84 feet to a point on the south line of the aforesaid tract described in Book 471, page 660; thence N82°27'12"W along the south line of said tract described in Book 471, page 680, 1.53 feet to the eastern most corner of Emily Lane Subdivision Section One, a subdivision of record in Plat Book 12, page 659, Cole County Recorder's Office; thence northerly along the easterly line of said Emily Lane Subdivision Section One the following courses: N16°28'21"W, 106.81 feet; thence N28°23'09"W, 260.11 feet to a point on the north line of the aforesaid Section 17; thence continuing N28°23'09"W, 193.70 feet to the northeast corner of the aforesaid Emily Lane Subdivision Section One, also being the southeast corner of the aforesaid Emily Lane Subdivision Section Two; thence leaving the easterly line of said Emily Lane Subdivision, Section One and northerly along the northeasterly line of the aforesaid Emily Lane Subdivision Section Two the following courses: N28°23'09"W, 25.03 feet; thence N40°35'22"W, 148.52 feet; thence N59°59'24"W, 187.58 feet to the POINT OF BEGINNING.

Containing 18.53 Acres.

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots, a Reserve Tract, streets and easements and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "Turtle Creek Subdivision Section One."

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owners of said tract have hereunto set their hands this _____ day of _____, 2016.

Lage, L.L.C.,

_____
James J. Lage, General Managing Member

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this _____ day of _____, 20____, before me personally did appear the above signed owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this _____ day of _____ 20____.

My Commission Expires:_____.

_____

_____, Notary Public

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. _____.

Approved this ____ day of _____, 20__.

_____ _____
Carrie Tergin, Mayor Phyllis Powell, City Clerk

PRELIMINARY

_____ _____
Matthew Morasch, P.E. Janice McMillan, AICP
Director of Public Works Director of Planning and Protective Services

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record _____ day of _____, 20____.

at _____ O'clock and _____ Minutes __M.,

recorded in Book _____, Page _____ .

Document No. _____

PRELIMINARY

Ralph C. Bray, Jr., Recorder

_____
, Deputy

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Lage, L.L.C., a survey and subdivision was made, under my personal direction, regarding the property shown and described hereon and that the results are represented on this plat and that said survey was performed in accordance with the requirements of the standards for an Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof, I have hereunto set my seal and signature

this ____ day of _____, 2016.

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

PRELIMINARY

J. Brian Rockwell, MO. PLS #2524
CENTRAL MISSOURI PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE OF AUTHORITY #000355

GENERAL NOTES:

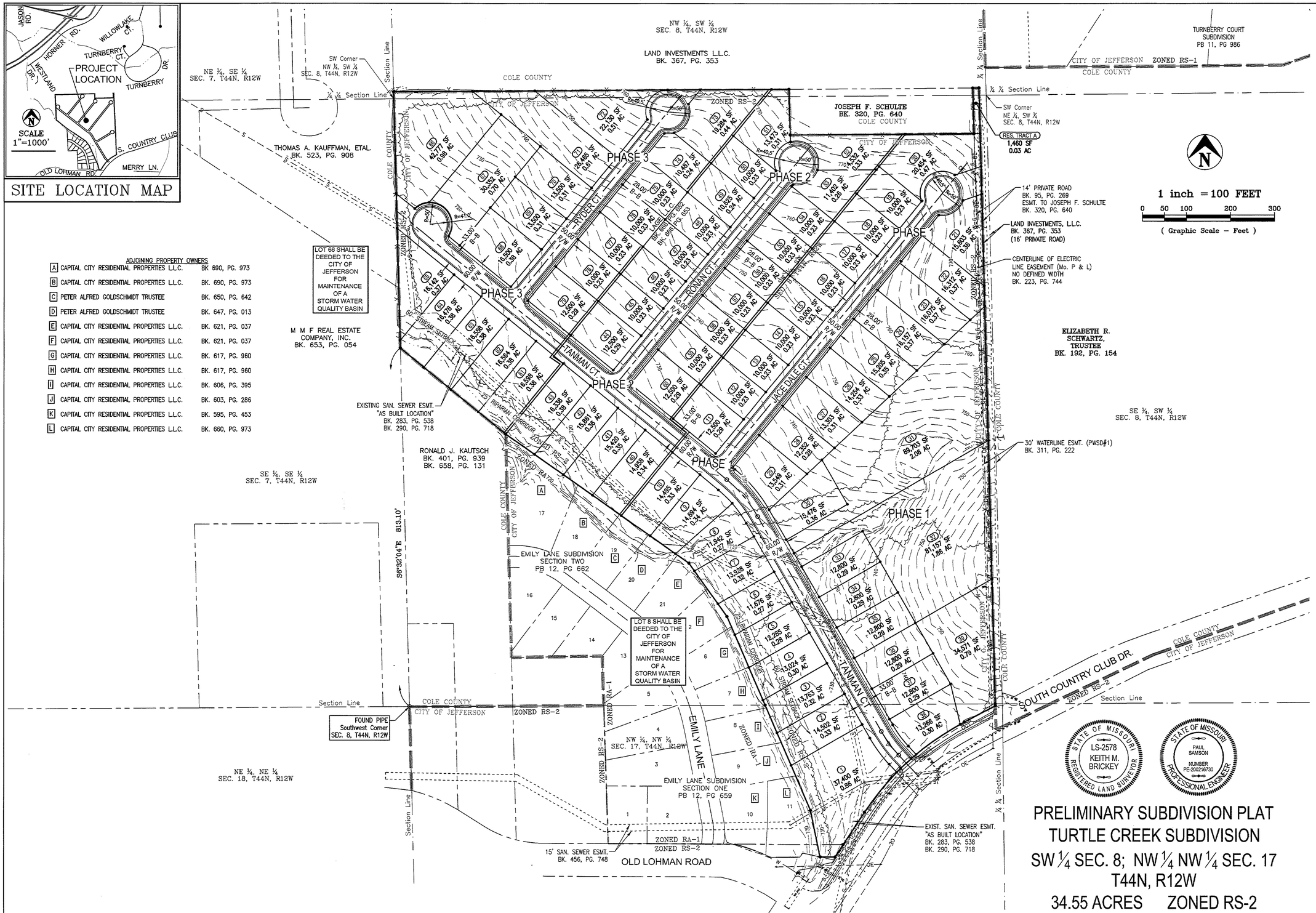
1. SANITARY SEWER – City of Jefferson
   WATER SUPPLY – Public Water Supply District #1, Cole County
   ELECTRIC/GAS – Ameren Missouri
   LAND USE – Single Family Residential
2. BEARING BASE: Emily Lane Subdivision Section One (PB 12, pg. 659) and Emily Lane Subdivision Section Two (PB 12, pg. 662)
3. RECORD SOURCE: Deeds of Record in Book 666, page 652 and Book 666, page 653, Cole County Reorder's Office.
4. Setback lines shall be as per City of Jefferson Zoning Code.
5. FLOODPLAIN INFORMATION: This property is located within Zone "X" (area outside the 0.2% chance flood plain) as per Flood Insurance Rate Map, Cole County, MO, map number 29051C0109E dated November 2, 2012.
6. Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
7. Lots 1–10 are subject to a 25' wide RIPARIAN CORRIDOR, plus an additional 35' wide STREAM SETBACK setback as shown.
8. On-Street parking shall be prohibited on the south side of Tannan Court and the west side of Jace Dale Court. Ordinance No._____
9. Restrictions recorded in Book ____ page ____, Cole County Recorder's Office.

Central Missouri Professional Services, Inc.
ENGINEERING – SURVEYING – MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
FAX (573) 634-8898

TITLE TURTLE CREEK SUBDIVISION – SECTION ONE
SW 1/4, Sec. 8, & SW 1/4, SW 1/4, Sec.17 T44N, R12W, Jefferson City, Mo.

FOR LAGE, L.L.C.

DATE 8/17/16	DRN. BY PLS	SCALE 1"=60'	BOOK
REV. DATE	CKD. BY JBR	SHEET 1 OF 1	JOB NO. 01-014



ADJOINING PROPERTY OWNERS

A	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK 690, PG. 973
B	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 690, PG. 973
C	PETER ALFRED GOLDSCHMIDT TRUSTEE	BK. 650, PG. 642
D	PETER ALFRED GOLDSCHMIDT TRUSTEE	BK. 647, PG. 013
E	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 621, PG. 037
F	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 621, PG. 037
G	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 617, PG. 960
H	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 617, PG. 960
I	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 606, PG. 395
J	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 603, PG. 286
K	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 595, PG. 453
L	CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C.	BK. 660, PG. 973

PRELIMINARY SUBDIVISION PLAT
TURTLE CREEK SUBDIVISION
SW ¼ SEC. 8; NW ¼ NW ¼ SEC. 17
T44N, R12W
34.55 ACRES ZONED RS-2

PRINTS ISSUED
8/17/16
REVISIONS:

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 (573) 634-6898
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #001558
Paul Samson, PE - Engineer
MO# PE-2002016730

TURTLE CREEK SUBDIVISON
JIM LAGE
SOUTH COUNTRY CLUB DRIVE
JEFFERSON CITY, COLE COUNTY, MISSOURI

CMPS JOB No.	01-014
DRN. BY: P.L.S.	CKD. BY: P.L.S.
SCALE:	1"=100'

SHEET TITLE
PRELIMINARY PLAT

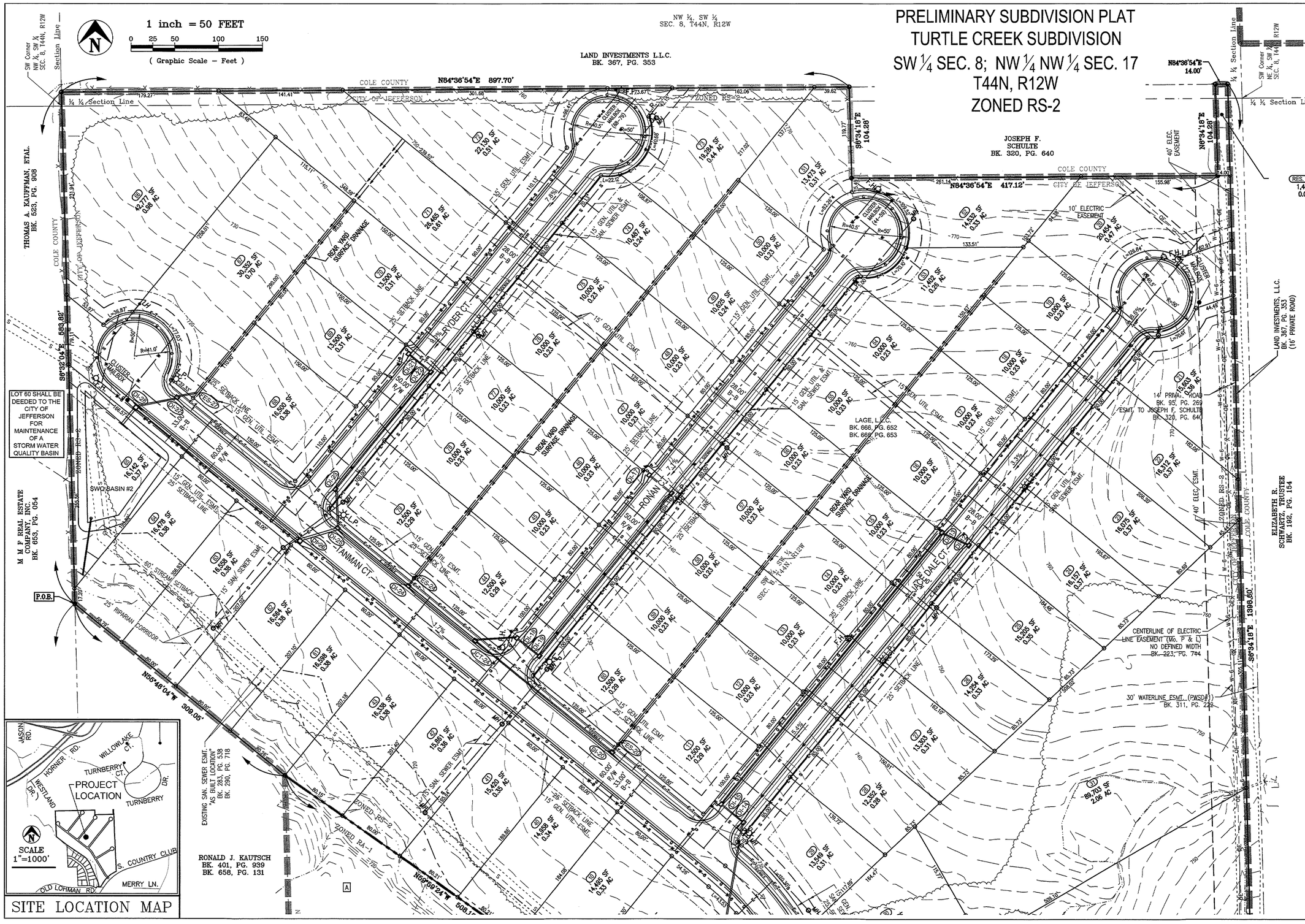
SHEET NUMBER
1
OF 3 SHEETS

PRELIMINARY SUBDIVISION PLAT
TURTLE CREEK SUBDIVISION
SW ¼ SEC. 8; NW ¼ NW ¼ SEC. 17
T44N, R12W
ZONED RS-2

1 inch = 50 FEET

0 25 50 100 150

(Graphic Scale – Feet)



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Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #001358

Paul Samson, PE - Engineer
MO# PE-2002016730

TURTLE CREEK SUBDIVISON

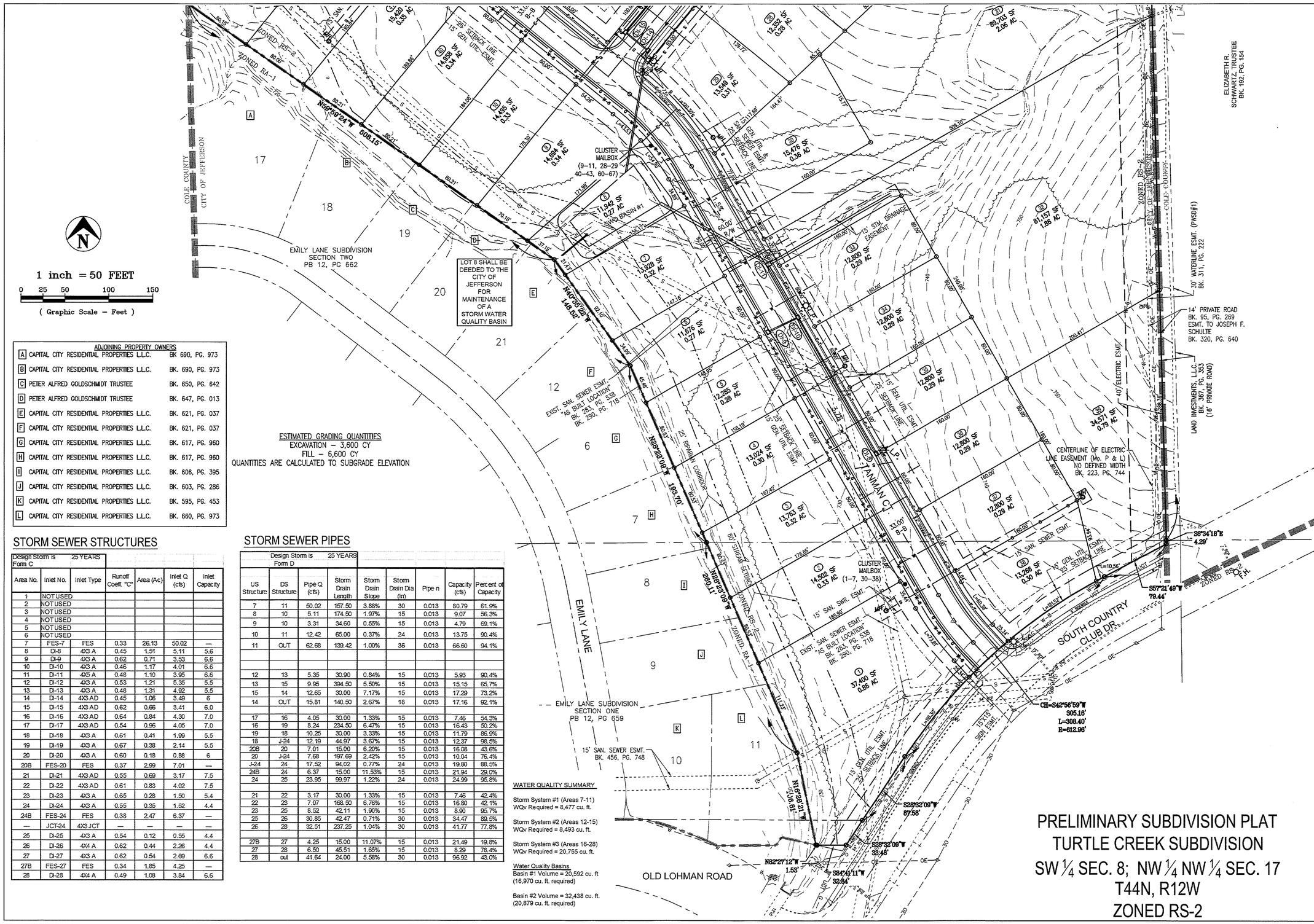
JIM LAGE

SOUTH COUNTRY CLUB DRIVE
JEFFERSON CITY, COLE COUNTY, MISSOURI

CMPS JOB No.	01-014
DRN. BY: P.L.S.	CKD. BY: P.L.S.
SCALE:	1"=50'

SHEET TITLE
PRELIMINARY PLAT

SHEET NUMBER
2
OF 3 SHEETS



ESTIMATED GRADING QUANTITIES
EXCAVATION – 3,600 CY
FILL – 6,600 CY
QUANTITIES ARE CALCULATED TO SUBGRADE ELEVATION

ADJONING PROPERTY OWNERS		
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STORM SEWER STRUCTURES

Design Storm is 25 YEARS
Form C

Area No.	Inlet No.	Inlet Type	Runoff Coeff. "C"	Area (Ac)	Inlet Q (cfs)	Inlet Capacity
1	NOT USED					
2	NOT USED					
3	NOT USED					
4	NOT USED					
5	NOT USED					
6	NOT USED					
7	FES-7	FES	0.33	26.13	50.02	—
8	DI-8	4X3 A	0.45	1.51	5.11	5.6
9	DI-9	4X3 A	0.62	0.71	3.33	6.6
10	DI-10	4X3 A	0.46	1.17	4.01	6.6
11	DI-11	4X5 A	0.48	1.10	3.95	6.6
12	DI-12	4X3 A	0.53	1.21	5.35	5.5
13	DI-13	4X3 A	0.48	1.31	4.92	5.5
14	DI-14	4X3 AD	0.45	1.06	3.49	6
15	DI-15	4X3 AD	0.62	0.66	3.41	6.0
16	DI-16	4X3 AD	0.64	0.84	4.30	7.0
17	DI-17	4X3 AD	0.54	0.96	4.05	7.0
18	DI-18	4X3 A	0.61	0.41	1.99	5.5
19	DI-19	4X3 A	0.67	0.38	2.14	5.5
20	DI-20	4X3 A	0.60	0.18	0.88	6
20B	FES-20	FES	0.37	2.99	7.01	—
21	DI-21	4X3 AD	0.55	0.69	3.17	7.5
22	DI-22	4X3 AD	0.61	0.83	4.02	7.5
23	DI-23	4X3 A	0.65	0.28	1.50	5.4
24	DI-24	4X3 A	0.55	0.35	1.52	4.4
24B	FES-24	FES	0.38	2.47	6.37	—
—	JCT-24	4X3 JCT	—	—	—	—
25	DI-25	4X3 A	0.54	0.12	0.55	4.4
26	DI-26	4X4 A	0.62	0.44	2.26	4.4
27	DI-27	4X3 A	0.62	0.54	2.69	6.6
27B	FES-27	FES	0.34	1.85	4.25	—
28	DI-28	4X4 A	0.49	1.08	3.84	6.6

STORM SEWER PIPES

Design Storm is 25 YEARS
Form D

US Structure	DS Structure	Pipe Q (cfs)	Storm Drain Length	Storm Drain Slope	Storm Drain Dia (in)	Pipe n	Capacity (cfs)	Percent of Capacity
7	11	50.02	157.50	3.88%	30	0.013	80.79	61.9%
8	10	5.11	174.50	1.97%	15	0.013	9.07	56.3%
9	10	3.31	34.60	0.58%	15	0.013	4.79	69.1%
10	11	12.42	65.00	0.37%	24	0.013	13.75	90.4%
11	OUT	62.68	139.42	1.00%	36	0.013	66.60	94.1%
12	13	5.35	30.90	0.84%	15	0.013	5.93	90.4%
13	15	9.95	394.50	5.50%	15	0.013	15.15	65.7%
15	14	12.65	30.00	7.17%	15	0.013	17.29	73.2%
14	OUT	15.81	140.50	2.67%	18	0.013	17.16	92.1%
17	16	4.05	30.00	1.33%	15	0.013	7.46	54.3%
16	19	8.24	234.50	6.47%	15	0.013	16.43	50.2%
19	18	10.25	30.00	3.33%	15	0.013	11.79	86.9%
18	J-24	12.19	44.97	3.67%	15	0.013	12.37	98.5%
20B	20	7.01	15.00	6.20%	15	0.013	16.08	43.6%
20	J-24	7.68	197.69	2.42%	15	0.013	10.04	76.4%
J-24	24	17.52	94.02	0.77%	24	0.013	19.80	88.5%
24B	24	6.37	15.00	11.53%	15	0.013	21.94	29.0%
24	25	23.95	99.97	1.22%	24	0.013	24.99	95.8%
21	22	3.17	30.00	1.33%	15	0.013	7.46	42.4%
22	23	7.07	168.50	6.76%	15	0.013	16.80	42.1%
23	25	8.52	42.11	1.90%	15	0.013	8.90	95.7%
25	26	30.85	42.47	0.71%	30	0.013	34.47	89.5%
26	28	32.51	237.25	1.04%	30	0.013	41.77	77.8%
27B	27	4.25	15.00	11.07%	15	0.013	21.49	19.8%
27	28	6.50	45.51	1.65%	15	0.013	8.29	78.4%
28	out	41.64	24.00	5.58%	30	0.013	96.92	43.0%

WATER QUALITY SUMMARY

Storm System #1 (Areas 7-11)
WQv Required = 8,477 cu. ft.

Storm System #2 (Areas 12-15)
WQv Required = 8,493 cu. ft.

Storm System #3 (Areas 16-28)
WQv Required = 20,755 cu. ft.

Water Quality Basins
Basin #1 Volume = 20,592 cu. ft
(16,970 cu. ft. required)

Basin #2 Volume = 32,438 cu. ft.
(20,879 cu. ft. required)

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SOUTH COUNTRY CLUB DRIVE
JEFFERSON CITY, COLE COUNTY, MISSOURI

CMPS JOB No. 01-014

DRN. BY:	CKD. BY:
P.L.S.	P.L.S.

SCALE: 1"=150'

SHEET TITLE
PRELIMINARY PLAT

SHEET NUMBER
3
OF 3 SHEETS