APPLICATION FOR SUBDIVISION PLAT Date Received:

City of Jefferson, Missouri
Department of Community Development - Planning Division
320 East McCarty Street, Room 120
Jefferson City, Missouri 65101
Phone (573) 634-6410 Fax (573) 634-6457

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following type of subdivision: ___X___ Preliminary Plat ___X___ Final Plat

1. Name of Subdivision: **Lecar-2 Subdivision**

2. General location: **Lecar Drive off of Creek Trail and Frog Hollow**

3. Existing/Proposed zoning: **Zoned RS-1**

4. Existing/Proposed use of the property: **Residential Subdivision**

5. Size of the property in acres: **12.12 Acres**

6. Total number of lots proposed: **13 Lots**

7. The following items need to be submitted with the plat drawing, if applicable:

A. Public improvement construction plans are to be submitted to the Engineering Division with a final plat. Signature of the Division Director, or his/her designee, is needed to certify that plans have been submitted:

_____ _____ (N/A if no plans are required)
Signature Date

B. Description of any variances to the Subdivision Regulations being requested (please note section number of the regulation below and attach a letter stating justification for the variance(s): _____;

_____.

C. Appropriate application filing fee: $ **557.00**

Preliminary Plat – Residential $213 plus $4 per lot
Preliminary Plat – Commercial/Industrial $213 plus $4 per lot
Final Plat - $240 plus $4 per lot

Leon Beck	Leon P Beck	10-12-15
Property Owner Name (type or print)	Property Owner Signature	Date
PATRICK KREMER, PE		10-12-15
Engineer Name (type or print)	Engineer Signature	Date
J. Brian Rockwell, PLS ~~Keith M. Brickey, PLS~~		10/12/15
Surveyor Name (type or print)	Surveyor Signature	Date

Contact person for this application:
Name: **Curt Bax**
Address: **2500 E. McCarty Street, Jefferson City, MO 65101**
Phone Number: **(573) 634-3455**

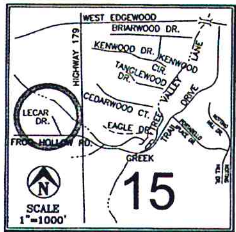
For Staff Use Only

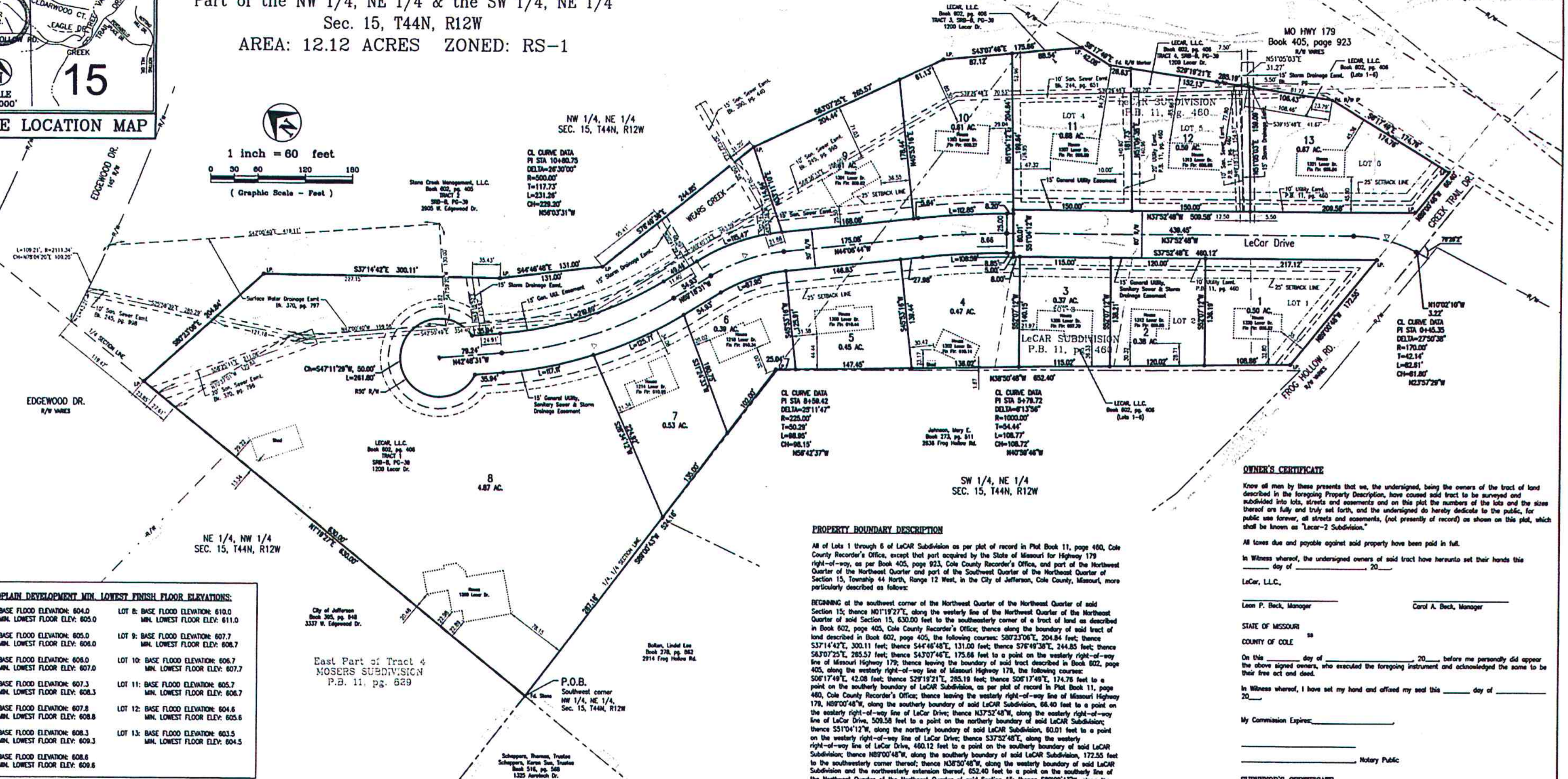
Attachments:

Notes: _____

LECAR-2 SUBDIVISION

Replat of Lots 1-6 of LeCar Subd. and
Part of the NW 1/4, NE 1/4 & the SW 1/4, NE 1/4
Sec. 15, T44N, R12W
AREA: 12.12 ACRES ZONED: RS-1





FLOODPLAIN DEVELOPMENT MIN. LOWEST FINISH FLOOR ELEVATIONS:

LOT 1:	BASE FLOOD ELEVATION: 604.0	MIN. LOWEST FLOOR ELEV: 605.0
LOT 2:	BASE FLOOD ELEVATION: 605.0	MIN. LOWEST FLOOR ELEV: 606.0
LOT 3:	BASE FLOOD ELEVATION: 606.0	MIN. LOWEST FLOOR ELEV: 607.0
LOT 4:	BASE FLOOD ELEVATION: 607.3	MIN. LOWEST FLOOR ELEV: 608.3
LOT 5:	BASE FLOOD ELEVATION: 607.8	MIN. LOWEST FLOOR ELEV: 608.8
LOT 6:	BASE FLOOD ELEVATION: 608.3	MIN. LOWEST FLOOR ELEV: 609.3
LOT 7:	BASE FLOOD ELEVATION: 608.6	MIN. LOWEST FLOOR ELEV: 609.6
LOT 8:	BASE FLOOD ELEVATION: 610.0	MIN. LOWEST FLOOR ELEV: 611.0
LOT 9:	BASE FLOOD ELEVATION: 607.7	MIN. LOWEST FLOOR ELEV: 608.7
LOT 10:	BASE FLOOD ELEVATION: 606.7	MIN. LOWEST FLOOR ELEV: 607.7
LOT 11:	BASE FLOOD ELEVATION: 605.7	MIN. LOWEST FLOOR ELEV: 606.7
LOT 12:	BASE FLOOD ELEVATION: 604.6	MIN. LOWEST FLOOR ELEV: 605.6
LOT 13:	BASE FLOOD ELEVATION: 603.5	MIN. LOWEST FLOOR ELEV: 604.5

GENERAL NOTES:

1. SANITARY SEWER – City of Jefferson
   WATER SUPPLY – Public Water Supply District #2, Cole County
   ELECTRIC – Three Rivers Electric Coop.
   TELEPHONE – Century Link
   TELEVISION – Mediacom
   LAND USE – Single Family Residential
2. BEARING BASE: Missouri State Plane, Central Zone Coordinate System, NAD83
3. RECORD SOURCE: LECAR L.L.C., Tracts 1, 3 & 4 SRB-B, pg-39 and Lots 1-6 of Lecar Subdivision as per deed of record in Book 602, page 406, Cole County Reorder's Office.
4. VERTICAL DATUM: City of Jefferson & County of Cole Vertical Datum System (U.S.G.S. NAVD83).
5. The front, side and rear setback lines shall be as per City of Jefferson Zoning Code.
6. The current City Zoning is RS-1 which states the setbacks are front: 25', side: 10' and rear: 30'. The existing house on Lot 2 violates the 30' rear setback (28.7'). The existing house on Lot 4 violates the 30' rear setback (1.7'), and an existing shed violates the 30' rear setback (across line). Existing structures will be considered non-conforming uses.
7. FLOODPLAIN INFORMATION: Part of this property is located in the Flood Way, Zone AE and Zone "X" (area outside the 0.2% chance flood plain) shown hereon as per Flood Insurance Rate Map, Cole County, MO, map number 29051C0128E dated November 2, 2012.
8. Set 5/8" I.P. at all subdivision corners, and 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
9. Subject to Restrictions recorded in Book ____, page ____, Cole County Recorder's Office, Cole County, Missouri.
10. Lots 8, 9, 10, 11, 12 and 13 are subject to a 25' wide RIPARIAN corridor setback from the existing Wears Creek westerly bank, plus an additional 35' wide NO BUILD corridor setback as shown. The existing houses on Lot 9 (24.4' into) and Lot 10 (21.2' into) are in the 35' wide NO BUILD corridor setback. Existing structures will be considered non-conforming uses.
11. The existing Utility easements dedicated by LeCAR Subdivision, as per Plat Book 11, page 460, Cole County Recorder's Office, shall remain in place.

PROPERTY BOUNDARY DESCRIPTION

All of Lots 1 through 6 of LeCAR Subdivision as per plat of record in Plat Book 11, page 460, Cole County Recorder's Office, except that part acquired by the State of Missouri for Highway 179 right-of-way, as per Book 405, page 923, Cole County Recorder's Office, and part of the Northwest Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 15; thence N01°19'27"E, along the westerly line of the Northwest Quarter of the Northeast Quarter of said Section 15, 630.00 feet to the southeasterly corner of a tract of land as described in Book 602, page 405, Cole County Recorder's Office; thence along the boundary of said tract of land described in Book 602, page 405, the following courses: S80°23'06"E, 204.84 feet; thence S37°14'42"E, 300.11 feet; thence S44°46'48"E, 131.00 feet; thence S76°49'38"E, 244.85 feet; thence S83°07'25"E, 285.57 feet; thence S43°07'46"E, 175.68 feet to a point on the westerly right-of-way line of Missouri Highway 179; thence leaving the boundary of said tract described in Book 602, page 405, along the westerly right-of-way line of Missouri Highway 179, the following courses: S06°17'49"E, 42.08 feet; thence S29°19'21"E, 285.19 feet; thence S06°17'49"E, 174.76 feet to a point on the southerly boundary of LeCAR Subdivision, as per plat of record in Plat Book 11, page 460, Cole County Recorder's Office; thence leaving the westerly right-of-way line of Missouri Highway 179, N89°00'48"W, along the southerly boundary of said LeCAR Subdivision, 66.40 feet to a point on the easterly right-of-way line of LeCar Drive; thence N37°52'48"W, along the easterly right-of-way line of LeCar Drive, 509.58 feet to a point on the northerly boundary of said LeCAR Subdivision; thence S51°04'12"W, along the northerly boundary of said LeCAR Subdivision, 60.01 feet to a point on the westerly right-of-way line of LeCar Drive; thence S37°52'48"E, along the westerly right-of-way line of LeCar Drive, 460.12 feet to a point on the southerly boundary of said LeCAR Subdivision; thence N89°00'48"W, along the southerly boundary of said LeCAR Subdivision, 172.55 feet to the southwesterly corner thereof; thence N38°50'48"W, along the westerly boundary of said LeCAR Subdivision and the northwesterly extension thereof, 652.40 feet to a point on the southerly line of the Northwest Quarter of the Northeast Quarter of said Section 15; thence S89°00'43"W, along the southerly line of the Northwest Quarter of the Northeast Quarter of said Section 15, 524.16 feet to the POINT OF BEGINNING.
Containing 12.12 acres.

Bearing Base: Missouri State Plane, Central Zone Coordinate System, NAD83

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, 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 "Lecar-2 Subdivision."

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 ________________, 20___.

LeCar, L.L.C.,

______________________ ______________________
Leon P. Beck, Manager Carol A. Beck, Manager

STATE OF MISSOURI
ss
COUNTY OF COLE

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

SURVEYOR'S CERTIFICATE

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

In Witness whereof, I have hereunto set my seal and signature this _____ day of ________, 20___.

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___.

PRELIMINARY

______________________ ______________________
Carrie Tergin, Mayor Phyllis Powell, City Clerk

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

Document No. __________

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record ______ day of __________, 20___.
at ______ O'clock and ______ Minutes ___M.,
recorded in Book ______, Page ______.

NOT TO RECORD

Ralph C. Bray, Jr., Recorder

____
Deputy

STATE OF MISSOURI
KEITH M. BRICKEY
NUMBER PLS-2578
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

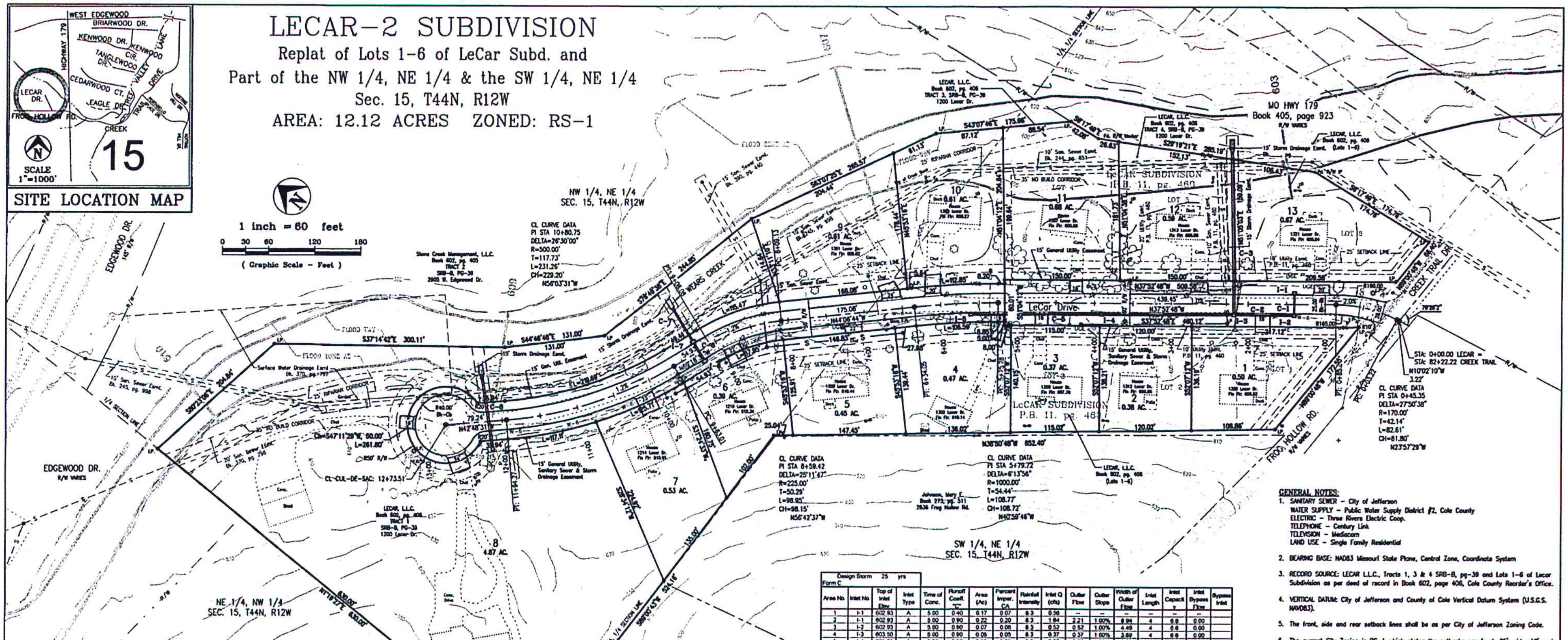
Keith M. Brickey
MO PLS #2578
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355

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	FINAL PLAT LECAR DR., JEFFERSON CITY, MO		
FOR	LeCar L.L.C. (Leon & Carol Beck)		
DATE 10-12-2015	DRN. BY C.F.B.	SCALE 1" = 60'	BOOK
REV. DATE	CKD. BY J.B.R.	SHEET 1 of 1	JOB NO. 15-033

LECAR-2 SUBDIVISION

Replat of Lots 1-6 of LeCar Subd. and
Part of the NW 1/4, NE 1/4 & the SW 1/4, NE 1/4
Sec. 15, T44N, R12W
AREA: 12.12 ACRES ZONED: RS-1



GENERAL NOTES:

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   ELECTRIC – Three Rivers Electric Coop.
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   TELEVISION – Mediacom
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8. Set 5/8" I.P. at all subdivision corners, and 1/2" I.P. with cap at all interior corners, unless otherwise noted.
9. On Street Parking shall be designated on the East side of LeCar Drive.
10. Erosion and Sediment Control Plans will be required with Improvement Plan submittal.
11. Existing Utilities to remain in place. If needed, the Utility company will determine if relocating or replacing is required. See Typical Pavement Section for location of utilities.
12. Subject to Restrictions recorded in Book ____, page ____, Cole County Recorder's Office, Cole County, Missouri.
13. Lots 8, 9, 10, 11, 12 and 13 are subject to a 25' wide RIPARIAN corridor setback from the existing Wears Creek westerly bank, plus an additional 35' wide NO BUILD corridor setback as shown. The existing houses on Lot 9 (24.4' into) and Lot 10 (21.2' into) are in the 35' wide NO BUILD corridor setback. Existing structures will be considered non-conforming uses.
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Design Storm 25 yrs
Form C

Area No.	Inlet No.	Top of Inlet Elev.	Inlet Type	Time of Conc.	Runoff Coeff. "C"	Area (Ac)	Percent Imper. CA	Rainfall Intensity	Inlet Q (cfs)	Gutter Flow	Gutter Slope	Width of Gutter Flow	Inlet Length	Inlet Capacity	Inlet Bypass Flow	Bypass Inlet
1	I-1	602.93	A	5.00	0.40	0.17	0.07	8.3	0.56	--	--	--	--	--	--	
2	I-1	602.93	A	5.00	0.90	0.22	0.20	8.3	1.64	2.21	1.00%	8.94	4	6.6	0.00	
3	I-2	602.93	A	5.00	0.90	0.07	0.06	8.3	0.52	0.52	1.00%	4.49	4	6.6	0.00	
4	I-3	603.50	A	5.00	0.90	0.05	0.05	8.3	0.37	0.37	1.00%	3.89	4	6.6	0.00	
5	I-4	605.71	A	5.00	0.90	0.05	0.05	8.3	0.37	0.37	1.00%	3.89	4	6.6	0.00	
6	I-5	608.93	A	5.00	0.90	0.05	0.05	8.3	0.37	0.37	1.00%	3.89	4	6.6	0.00	
7	I-2	602.93	A	10.00	0.47	1.40	0.65	6.9	4.49	--	--	--	--	--	--	
8	I-3	603.50	A	8.00	0.44	0.92	0.40	7.5	3.00	--	--	--	--	--	--	
9	I-4	605.71	A	12.00	0.43	2.02	0.87	6.5	5.65	--	--	--	--	--	--	
10	I-5	608.93	A	12.00	0.42	1.60	0.67	6.5	4.37	--	--	--	--	--	--	
11	I-6	608.89	A	5.00	0.90	0.20	0.18	8.3	1.49	2.38	1.20%	9.19	6	9.9	0.00	
12	I-6	608.89	A	11.00	0.43	3.35	1.45	6.7	9.72	--	--	--	--	--	--	
13	I-6	608.89	A	10.00	0.50	0.26	0.13	6.9	0.89	--	--	--	--	--	--	
14	I-7	608.89	A	5.00	0.90	0.20	0.18	8.3	1.49	--	--	--	--	--	--	
15	I-7	608.89	A	5.00	0.40	0.14	0.06	8.3	0.46	1.95	1.20%	8.49	4	6.6	0.00	
16	I-8	--	PIPE	11.00	0.44	10.40	4.58	6.7	30.66	--	--	--	--	--	--	

Design Storm 25 yrs
Form D

Pipe No.	Upstream Structure	Time of Conc.	% Imper (CA) Added	% Imper (CA) Cumul	Rainfall Intensity	Pipe Q (cfs)	Storm Pipe Length	FL Up Stream	FL Down Stream	CI/JB Depth	Storm Drain Slope	Storm Pipe Dia (In)	Pipe n	Capacity (cfs)	Percent of Capacity	Velocity (ft/s)	Time In Pipe (min)	Head Loss HW (ft)
C-1	I-1	5.00	0.27	0.27	8.3	2.21	27.00	599.93	599.60	3.00	1.00%	15	0.024	3.50	63.1%	2.85	0.16	
C-2	I-2	5.16	0.71	0.98	8.3	7.22	74.36	599.18	597.91	3.75	1.71%	21	0.024	11.22	64.4%	4.68	0.27	
C-3	I-3	9.35	0.45	2.08	7.3	21.36	216.38	597.16	595.00	6.34	1.00%	30	0.024	22.20	96.2%	4.52	0.80	
C-4	I-4	8.77	0.91	1.63	7.3	10.76	167.97	600.34	597.26	5.37	1.83%	21	0.024	11.62	92.6%	4.83	0.58	
C-5	I-5	8.00	0.72	0.72	7.5	4.74	164.28	602.93	600.84	4.00	1.28%	18	0.024	6.38	74.3%	3.61	0.77	
C-6	I-6	11.00	1.76	1.76	6.7	12.10	27.00	602.89	602.35	4.00	2.00%	24	0.024	17.33	69.8%	5.52	0.08	
C-7	I-7	11.08	0.24	2.00	6.7	14.06	50.00	602.25	601.25	4.64	2.00%	24	0.024	17.33	81.1%	5.52	0.15	
C-8	--	11.00	4.58	4.58	6.7	30.66	100.00	606.50	604.00	--	2.50%	30	0.024	35.13	87.3%	7.16	0.23	

INLET #	INLET SIZE	OPENINGS
I-1	4'x3' INLET	9" FRONT SIDE
I-2	4'x3' INLET	9" FRONT AND REAR SIDE
I-3	4'x3' INLET	9" FRONT AND REAR SIDE
I-4	4'x3' INLET	9" FRONT AND REAR SIDE
I-5	4'x3' INLET	9" FRONT AND REAR SIDE
I-6	6'x3' INLET	9" FRONT AND REAR SIDE
I-7	6'x3' INLET	9" FRONT SIDE

C-1	Area 1+Area 2
C-2	Area 1+Area 2+Area 3+Area 7
C-3	Area 1+Area 2+Area 3+Area 4+Area 5+Area 6+Area 7+Area 8+Area 9+Area 10
C-4	Area 6+Area 10+Area 5+Area 9
C-5	Area 6+Area 10
C-6	Area 11+Area 12+Area 13
C-7	Area 11+Area 12+Area 13+Area 14+Area 15
C-8	Area 16

FLOODPLAIN DEVELOPMENT MIN. LOWEST FINISH FLOOR ELEVATIONS:

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MIN. LOWEST FLOOR ELEV: 605.0

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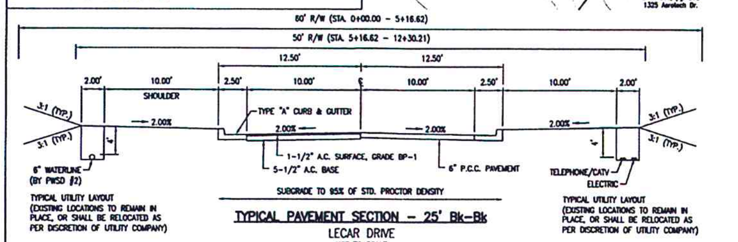

TYPICAL PAVEMENT SECTION – 25' Bk-Bk
LECAR DRIVE
NOT TO SCALE

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND ONE-CALL MARKINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CALL BEFORE YOU
DIG – DRILL – BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

STATE OF MISSOURI
Paul Samson
NUMBER PE-2002016730
PROFESSIONAL ENGINEER
Paul Samson
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355

STATE OF MISSOURI
KEITH M. BRICKEY
NUMBER LS-2578
PROFESSIONAL LAND SURVEYOR
Keith M. Brickey
MO PLS #2578
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355

PRELIMINARY

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	PRELIMINARY PLAT LECAR DR., JEFFERSON CITY, MO						
FOR	LECAR L.L.C. (Leon Beck)						
DATE	10-12-2015	DRN. BY	C.F.B.	SCALE	1" = 60'	BOOK	
REV. DATE		CKD. BY	P.P.K.	SHEET	1 of 1	JOB NO.	15-033