

Jefferson City
Planning & Zoning Commission

November 12, 2015

**Case No. P15020
Lecar LLC**

**Preliminary & Final Subdivision Plat
Lecar-2 Subdivision**

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
November 12, 2014

Case No. P15020 – Preliminary and Final Subdivision Plat of Lecar-2 Subdivision. Request filed by Lecar LLC, property owner, Leon Beck, authorized representative, for a Preliminary and Final Subdivision Plat of 12.12 acres consisting of 13 lots. The property is zoned RS-1 Single Family Residential and is located on the north side of Creek Trail Drive/Frog Hollow Road at the intersection of Lecar Drive. The property is described as lots 1-6 of LeCar Subdivision and part of the NW Quarter of the NE Quarter and part of the SW Quarter of the NE Quarter of Section 15, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Nature of Request

The applicant is requesting approval of a Preliminary and Final Subdivision Plat of an existing single family residential development located on Lecar Drive. The purpose of the request is to plat the existing development into single family residential lots corresponding to the existing houses. The street (Lecar Drive) would also be upgraded to City street standards and other infrastructure installed in order to meet subdivision requirements.

History

The property was annexed into the City of Jefferson in 2008 as part of the Route C/Capital Hills voter approved annexation.

A prior subdivision of the front portion of the property (Lecar Subdivision consisting of 6 lots) was conducted in 1989.

The existing houses within the development were constructed over the course of several years, from approximately 1988 to 2000.

Staff Analysis

Preliminary and Final Subdivision Plat: The preliminary and final plat is being submitted in order to formalize the lot arrangement around houses within an existing single family residential development.

Size of Property: The total size of the subdivision is 12.12 acres.

Number of Lots: 13 lots are shown on the plat. Each lot is plated with one existing single family home on it.

Lot sizes: All lots meet the minimum lot area of 15,000 sf and lot width of 100 feet of the RS-1 zoning district. The largest lot consists of 4.87 acres and the smallest lot consists of 0.37 acres (16,100 sf).

Streets: a 50 feet wide right-of-way for the existing Lecar Drive would be plated with a cul-de-sac at the end. The street would be upgraded to modern street standards by the property owner and dedicated to the City for future maintenance. Parking on Lecar Drive would be restricted to the east side of the street, with no parking permitted on the west side of the street. The cul-de-sac street would be 1,300 feet long, which would require a variance from the maximum cul-de-sac length in the Subdivision Code of 800 feet.

Sidewalks: No sidewalks are proposed for this subdivision plat. A variance from the sidewalk requirements would be necessary for the plat to be approved. The owner is currently working with the Parks Department on location of a greenway on the opposite side of Wears Creek, which is under same ownership but not a part of this subdivision plat.

Utilities: all lots are shown with sanitary sewer, water, and underground electric access. Extension of sanitary sewer lines are included with the proposal in order to provide the required sanitary sewer main access to each lot.

Parking: The required off street parking for residential units is 2 spaces per unit. It is anticipated that parking would be accommodated with the existing driveways to each residential unit. In addition to on-site parking, the proposed street width would allow for parking on one side of the street.

Traffic Access: Traffic access to the development is via Creek Trail Drive/Frog Hollow Road.

Traffic Generation: Traffic generation for the development is existing. No additional lots or houses are proposed with the plat. A development of 13 single family houses would be expected to generate approximately 13 peak hour vehicle trips.

Staff Analysis of Variances:

Sidewalk: The requirement to construct sidewalks within Major Subdivisions is contained within Section 32-103 of the Streets and Sidewalks Code. The City Code allows for a variance in cases where construction of sidewalks would be a serious obstacle to the formation of a plat for reasonable use and development of the land or where an alternate pedestrian way provides adequate access throughout the subdivision. There are a number of items worth consideration in relation to sidewalk requirements for this development.

1. This subdivision proposal is for an existing single family development, no new houses are proposed.
2. The southern portion of the subdivision, adjacent to Creek Trail Drive/Frog Hollow Road, is actually a replat of an existing subdivision platted in 1989.
3. The subdivision is low density, with 13 lots within the 12 acre plat. Average lot frontages are approximately 150 feet. Traffic volumes during the peak hour would be approximately 13 vehicle trips.
4. There are no sidewalks to connect to at Creek Trail Drive/Frog Hollow Road.
5. The owner is currently working with the Parks Department on location of a greenway on the opposite side of Wears Creek.

Given the unique circumstances of the proposal, planning division staff concur that a variance from the sidewalk requirements is appropriate.

Cul-de-sac length: Lecar Drive is an existing unimproved street, and the subdivision plat proposes an upgraded street (built to City standards) along the same length of the existing street. A combination of steep terrain to the west of the property and the location of Wears Creek along the north side of the subdivision makes it impractical to serve the property except with a cul-de-sac street. Staff recommends approval of the necessary variance to the cul-de-sac length.

Staff Recommendation

Staff recommends approval of the Preliminary and Final Subdivision Plats subject to minor corrections and comments on the plat documents. Staff also recommends approval of the street length and sidewalk variances associated with the plat. The plat has been submitted in order to formalize the lot arrangement within an existing single family residential development and meets the requirements of a final plat as outlined with the Subdivision Code with the exception of the noted variances.

Form of Motions

1. Motion for approval of a 500 feet variance from the maximum cul-de-sac length of 800 feet to allow a cul-de-sac length of 1300 feet.
2. Motion for approval of a variance to the requirement to construct sidewalks within a Major Subdivision.
3. Motion for approval of the Preliminary Subdivision Plat of Lecar 2 Subdivision subject to minor corrections and comments of the Planning and Engineering Divisions.
4. Motion for approval of the Final Subdivision Plat of Lecar 2 Subdivision subject to minor corrections and comments of the Planning and Engineering Divisions.

**Jefferson City Planning & Zoning Commission Meeting
Engineering Division Staff Report
Thursday, November 12, 2015, 5:15pm**

Item 7. – Other New Business

Case No. P15020 –Preliminary Plat and Final Plat of LeCar -2 Subdivision, Replat of Lots 1-6 of LeCar Subdivision, LeCar Drive (Zoned RS-1)

ENGINEERING STAFF RECOMMENDATION-

Support approval of the preliminary and final plats subject to review comments and technical corrections being addressed on revised versions of the plats.

Existing Infrastructure

- * Some infrastructure needed to serve this development exists in the vicinity; built with the previous development.
 - LeCar Drive exists currently as a granular surfaced roadway.
 - A creek exists through the property collecting drainage from the entire vicinity.
 - Sanitary sewer exists to serve this property; built with the previous subdivision.
 - Utilities currently serve this development.
 - No sidewalk exists in the vicinity.

Improvements

Roadway, Storm Water Drainage / Erosion and Sediment Control

- * LeCar Drive is being proposed as a curb/guttered roadway, parking allowed on one (1) side of the street.
 - Storm water detention is not required for the subdivision.
 - A 25' riparian corridor (do not disturb area) along the creek is shown along the back of the lots on the east side of LeCar Drive. A 60' structure setback from the creek is being shown as well. Two (2) of the existing structures do not meet this setback, and are noted on the plat as such.
 - Roadway, storm water drainage, erosion and sediment control plans have been submitted along with improvement plans and are currently being reviewed, seeming to be in substantial conformance with City requirements.
- * All existing right-of-ways and easements for the existing lots will remain, and new r/w and easements are being proposed such that LeCar Drive will extend as a cul-de-sac roadway.

Sanitary Sewer

- * All lots are to be served by sanitary sewer, by new main extensions in the subdivision.
 - Improvement plans have been reviewed and seem to be in substantial conformance with City Standards.

Sidewalk

- * Sidewalk is not being proposed with this subdivision.

Street Access / Traffic Impact

- * Access into and out of the proposed development will be from Frog Hollow Road/Creek Trail Drive.
- * Parking is to be allowed along one side of LeCar Drive.

Utilities / Fire Hydrants / Street Lights

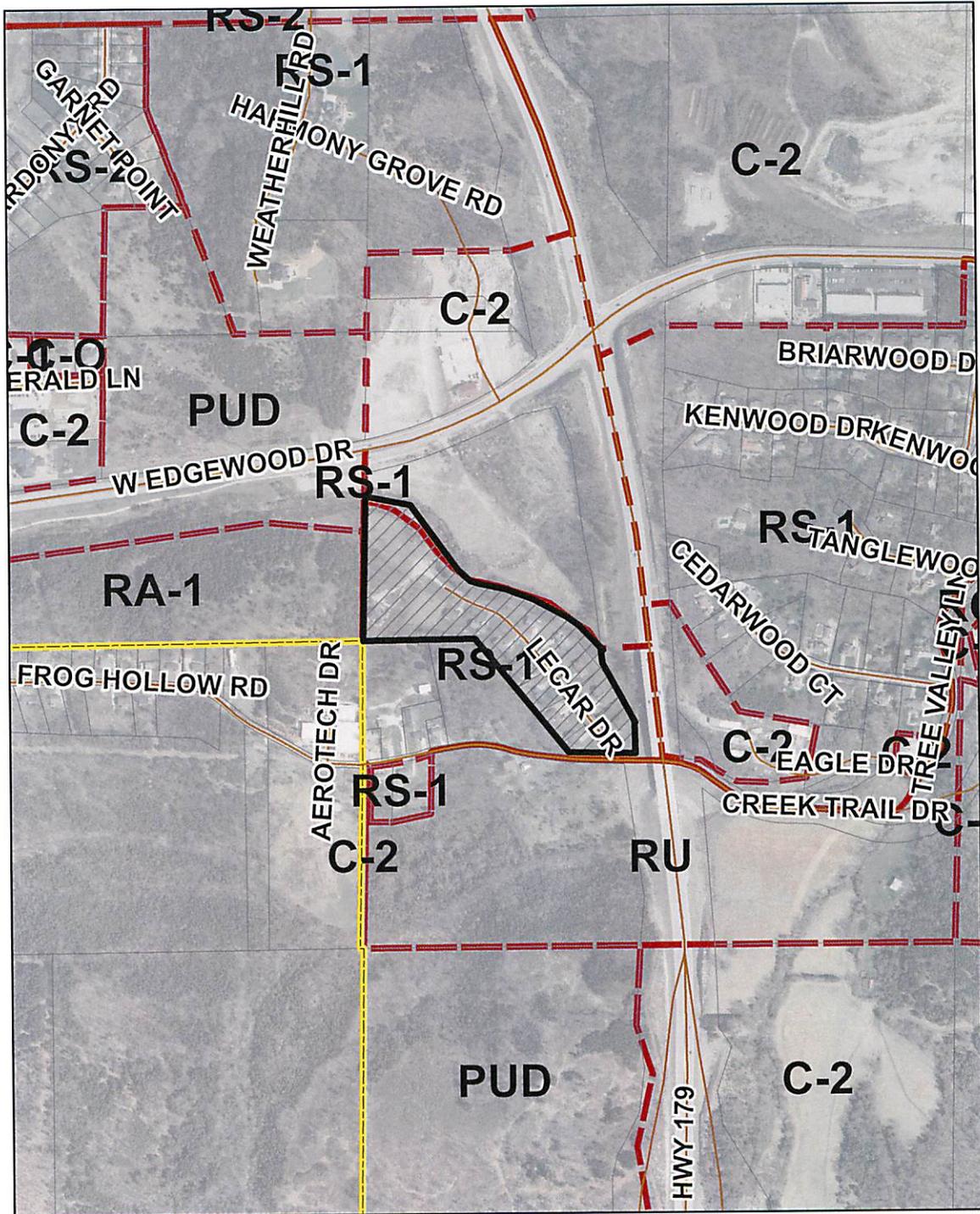
- * Facilities proposed will meet current City Standards and requirements.

Technical Comments

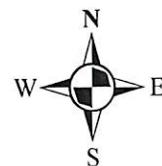
- * Minor technical corrections to the plats and improvement plans remain. These will need to be addressed with revised plats and improvement plan submittal(s).

City of Jefferson Planning & Zoning Commission

LOCATION MAP

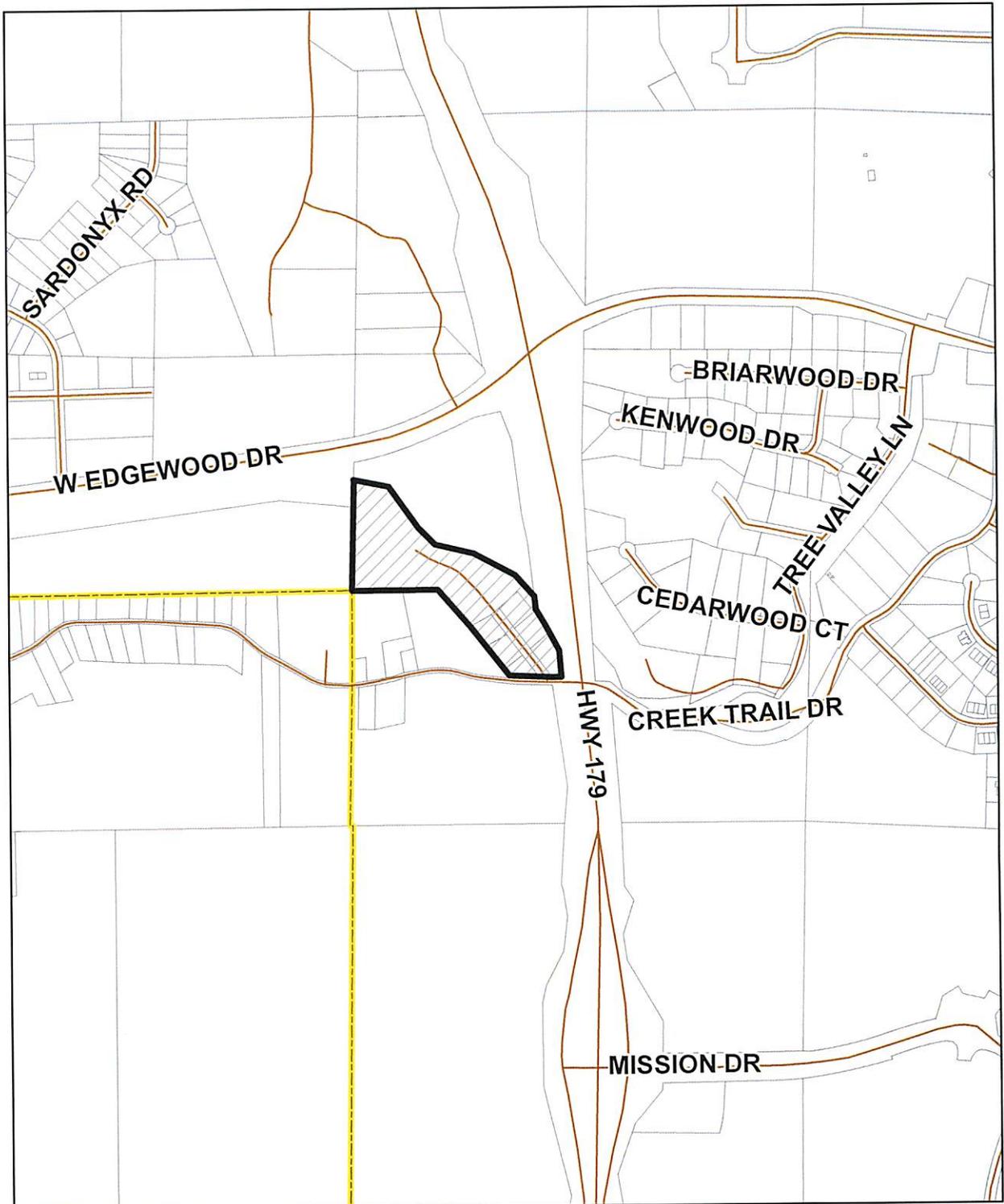


Case No. P15020
Lecar Drive
Preliminary and Final
Subdivision Plat

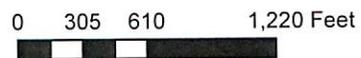


City of Jefferson Planning & Zoning Commission

VICINITY



Case No. P15020
Lecar Drive
Preliminary and Final
Subdivision Plat



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:

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

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
Property Owner Name (type or print)

Leon P Beck 10-12-15
Property Owner Signature Date

PATRICK KREMER, PE
Engineer Name (type or print)

[Signature] 10-12-15
Engineer Signature Date

J. Brian Rockwell, PLS
~~Keith M. Brickey, PLS~~
Surveyor Name (type or print)

[Signature] 10/12/15
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

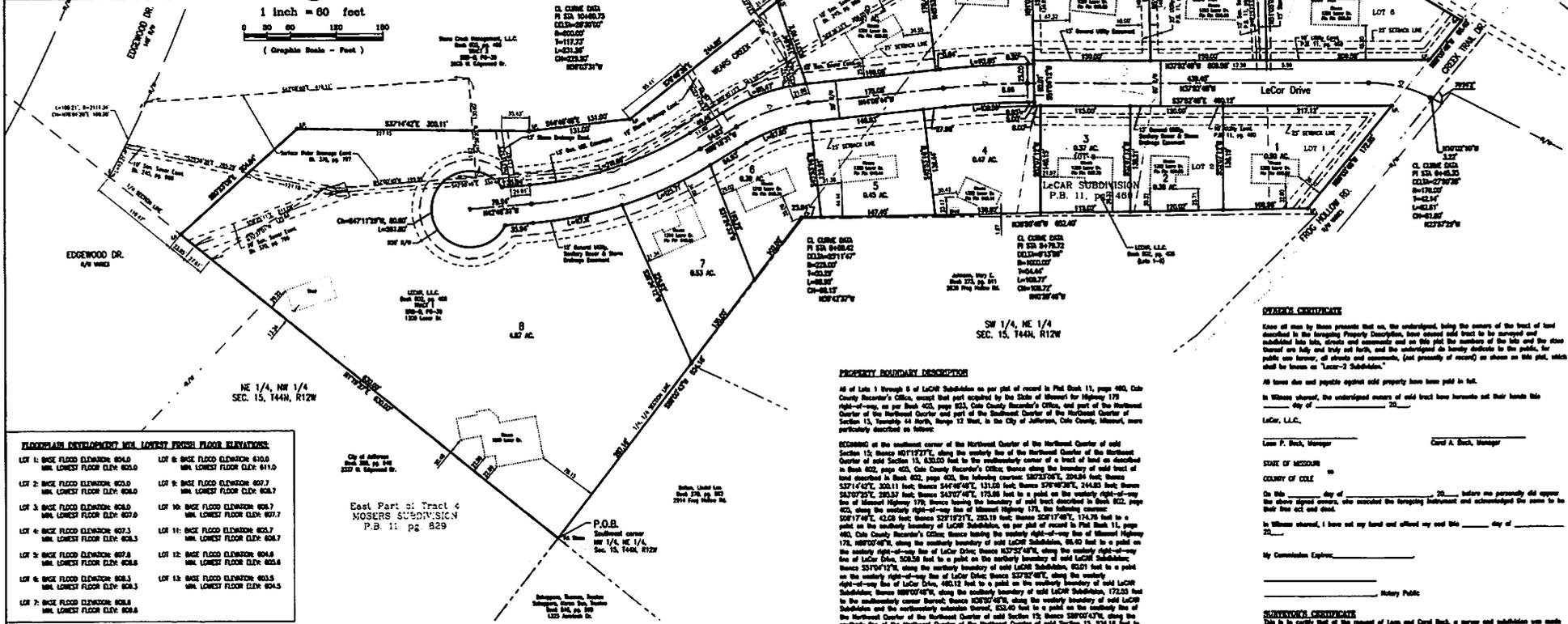
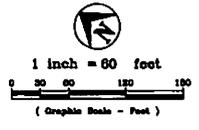
Attachments:

Notes: _____

SITE LOCATION MAP

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 INFORMATION AND LOWEST FLOOR ELEVATIONS

LOT 1: BASE FLOOD ELEVATION: 604.0 MIN. LOWEST FLOOR ELEV: 610.0	LOT 8: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0
LOT 2: BASE FLOOD ELEVATION: 604.0 MIN. LOWEST FLOOR ELEV: 607.0	LOT 9: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0
LOT 3: BASE FLOOD ELEVATION: 604.0 MIN. LOWEST FLOOR ELEV: 607.0	LOT 10: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0
LOT 4: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0	LOT 11: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0
LOT 5: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0	LOT 12: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0
LOT 6: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0	LOT 13: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0
LOT 7: BASE FLOOD ELEVATION: 607.0 MIN. LOWEST FLOOR ELEV: 613.0	

- GENERAL NOTES:**
1. **SHEDDING SYSTEM** - City of Jefferson
 2. **WATER SUPPLY** - Public Water Supply District #2, Cole County
 3. **ELECTRIC** - Three Rivers Electric Co.
 4. **TELEPHONE** - Century Link
 5. **WELDRING** - Shearman
 6. **LAND USE** - Single Family Residential
7. **RECORD SOURCE:** Missouri State Plans, Central Zone Coordinate System, 19083
 8. **RECORD SOURCE:** LEON L.L.C., Tracts 1, 3 & 4 198-08, pg. 36 and Lots 1-8 of LeCar Subdivision as per deed of record in Book 622, page 408, Cole County Recorder's Office.
 9. **VEHICULAR DRIVE:** City of Jefferson & County of Cole Vertical Curve System (M.S.E.S. 19083)
 10. The street, side and rear setbacks shall be as per City of Jefferson Zoning Code.
 11. The current City Zoning is RS-1 which states the setbacks are front: 25', side: 10' and rear: 30'. The existing houses on Lot 2 violate 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 back). Existing structures will be considered non-conforming uses.

2. **FLOODPLAIN INFORMATION:** Part of this property is located in the Flood Way, Zone AE and Zone X (also include the 0.25 chance flood plain) shown herein as per Flood Insurance Rate Map, Cole County, MO, map number 0100000200 dated November 2, 2011.
3. Set 5/8" I.P. at all subdivision corners, and 1/2" I.P. side cap at all interior lot corners, unless otherwise shown.
4. Subject to Restrictions recorded in Book _____ page _____ Cole County Recorder's Office, Cole County, Missouri.
5. Lots 8, 9, 10, 11, 12 and 13 are subject to a 25' wide RPP8000 corridor setback from the existing Moore Creek waterway bank, plus an additional 35' wide NO BUILD corridor setback to be shown. The existing houses on Lot 9 (216.4' wide) and Lot 10 (112.2' wide) are in the 35' wide NO BUILD corridor setback. Existing structures will be considered non-conforming uses.
6. The existing utility easements indicated by LeCar Subdivision, as per Plat Book 11, page 480, Cole County Recorder's Office, shall remain in place.

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 _____

Approved this _____ day of _____, 20____.

Corrie Torgler, Mayor

Paula Pineda, City Clerk

Justin McMillin, ACP
Director of Planning and Protective Services

PROPERTY BOUNDARY DESCRIPTION

All of Lots 1 through 6 of LeCar Subdivision as per plat of record in Plat Book 11, page 480, Cole County Recorder's Office, except that part occupied by the State of Missouri by Highway 179 right-of-way, as per Book 402, page 223, Cole County Recorder's Office, and part of the Northeast 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 southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 15, thence S87°17'17"E, along the westerly line of the Northeast Quarter of the Northeast Quarter of said Section 15, 622.00 feet to the westerly corner of a tract of land as described in Book 402, page 408, Cole County Recorder's Office, thence along the boundary of said tract of land described in Book 402, page 408, the following courses: S27°23'07"E, 204.58 feet; thence S49°49'48"E, 131.00 feet; thence S70°47'07"E, 244.83 feet; thence S43°27'37"E, 283.50 feet; thence S43°27'47"E, 173.80 feet to a point on the westerly right-of-way line of Missouri Highway 179, thence bearing the boundary of said tract described in Book 402, page 408, along the westerly right-of-way line of Missouri Highway 179, the following courses: S27°17'47"E, 62.00 feet; thence S27°17'27"E, 283.19 feet; thence S27°17'47"E, 141.76 feet to a point on the westerly boundary of LeCar Subdivision, as per plat of record in Plat Book 11, page 480, Cole County Recorder's Office, thence bearing the westerly right-of-way line of Missouri Highway 179, the following courses: S27°17'47"E, 173.80 feet; thence S43°27'47"E, 173.80 feet to a point on the westerly right-of-way line of LeCar Drive, thence S27°23'07"E, 204.58 feet to a point on the westerly right-of-way line of LeCar Drive, 480.12 feet to a point on the westerly boundary of said LeCar Subdivision, thence S27°23'07"E, along the westerly boundary of said LeCar Subdivision, 62.00 feet to a point on the westerly right-of-way line of LeCar Drive, thence S27°23'07"E, along the westerly right-of-way line of LeCar Drive, 480.12 feet to a point on the westerly boundary of said LeCar Subdivision and the westerly extension thereof, 532.40 feet to a point on the westerly line of the Northeast Quarter of the Northeast Quarter of said Section 15, 524.16 feet to the northeast corner thereof, thence S27°23'07"E, along the westerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 15, 524.16 feet to the containing 1212 acres.

Bearing Based Missouri State Plane, Central Zone Coordinate System, 19083

GENERAL 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 names of the lots and the street shown are fully and truly set forth, and the subdivided lots being dedicated to the public, for public use forever, all streets and easements, (not previously recorded) 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 F. Beck, Manager
Carol A. Beck, Manager

STATE OF MISSOURI

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: _____

History Public

SUBDIVISION CERTIFICATE

This is to certify that of this project 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 herein. This survey was performed in accordance with the current requirements of the standards for a State Property Boundary Survey as adopted by the Missouri Board of Civil Engineers, Professional Engineers, Land Surveyors and Landscape Architects.

In Witness Whereof, I have hereunto set my seal and signature this _____ day of _____, 20____.

STATE OF MISSOURI } Document No. _____
COUNTY OF COLE }
Filed for record _____ day of _____, 20____.
at _____ o'clock and _____ minutes P.M.,
recorded in Book _____ Page _____.

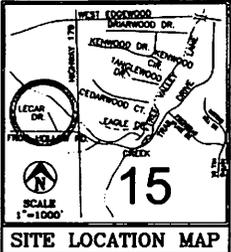
Notary Public, State of Missouri
Dwight _____

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
8500 E. McCARTY Phone (313) 634-3425
JEFFERSON CITY, MISSOURI 65101 FAX (313) 634-6888

FINAL PLAT
LECAR DR., JEFFERSON CITY, MO
LeCar L.L.C. (Leon & Carol Beck)

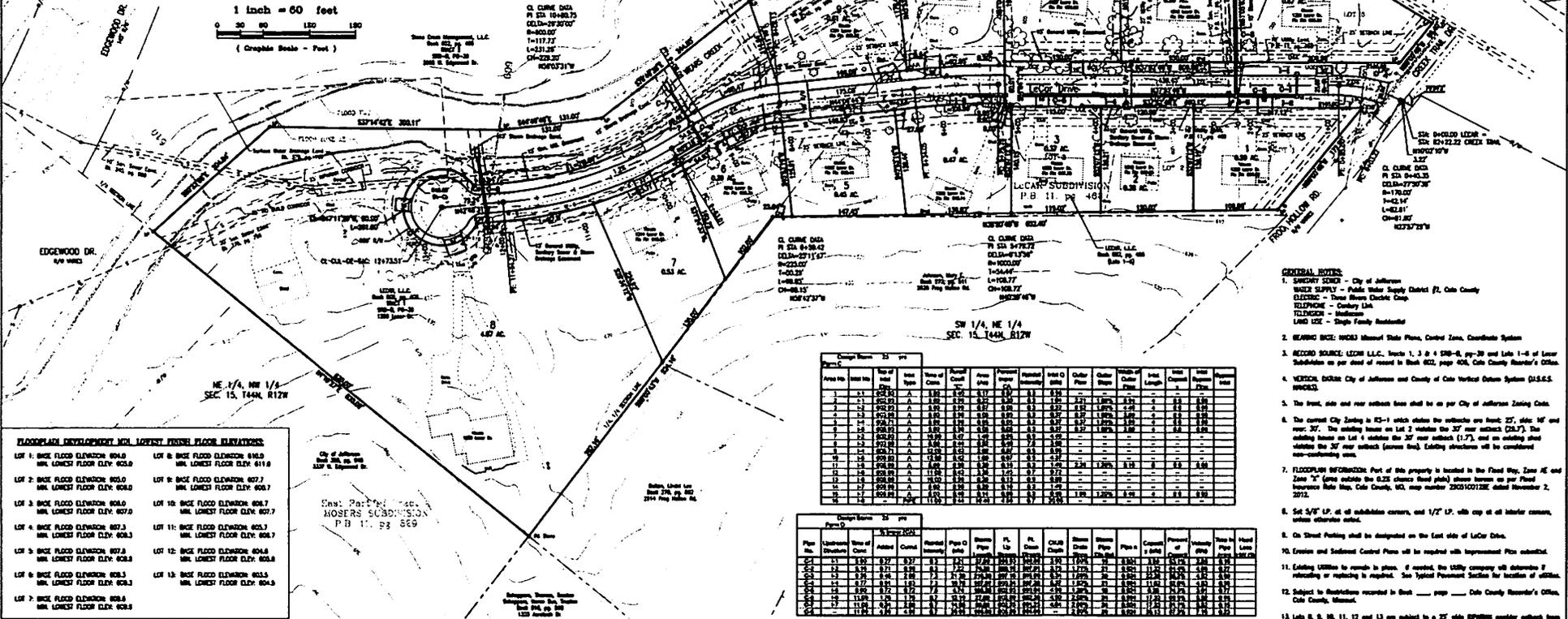
DATE 10-12-2015 CHG. BY C.F.A. SCALE 1" = 60' BOOK
BY REC. COL. OF J.B.R. SHEET 1 of 1 JOB NO. 15-033

Case No. P15020
LeCar-2 Subdivision
Final Subdivision Plat



LECAR-2 SUBDIVISION

Replat of Lots 1-8 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 AND LOWEST FINISH FLOOR ELEVATIONS

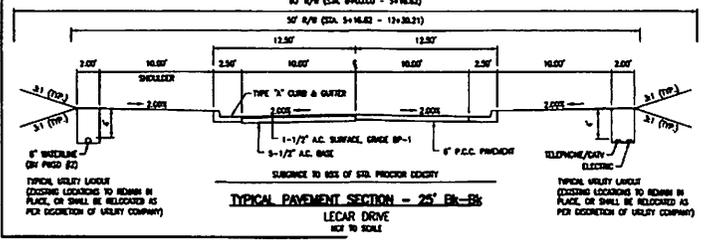
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LOT 3: BASE FLOOD ELEVATION 604.0 MIN. LOWEST FLOOR ELEV. 607.0	LOT 10: BASE FLOOD ELEVATION 606.7 MIN. LOWEST FLOOR ELEV. 607.7
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LOT 7: BASE FLOOD ELEVATION 608.0 MIN. LOWEST FLOOR ELEV. 608.0	

Sheet 25 of 25

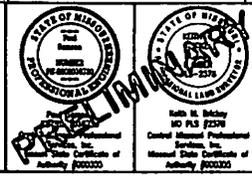
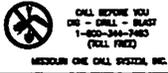
Area No.	Area Size (Ac.)	Area Type	Area Class.	Area Code	Area Value	Area %	Area Total	Area % Total	Area Value Total
1	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
2	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
3	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
4	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
5	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
6	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
7	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
8	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
9	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
10	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
11	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
12	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
13	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
14	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
15	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
16	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
17	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
18	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
19	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
20	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
21	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
22	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
23	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
24	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
25	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10

Sheet 26 of 26

Plan No.	Area No.	Area Size (Ac.)	Area Type	Area Class.	Area Code	Area Value	Area %	Area Total	Area % Total	Area Value Total
1	1	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
2	2	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
3	3	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
4	4	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
5	5	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
6	6	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
7	7	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
8	8	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
9	9	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
10	10	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
11	11	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
12	12	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
13	13	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
14	14	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
15	15	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
16	16	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
17	17	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
18	18	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
19	19	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
20	20	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
21	21	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
22	22	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
23	23	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
24	24	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10
25	25	0.11	A	1.00	0.11	11.00	0.91	0.11	0.91	1.10



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLY WITH ALL SUCH UTILITIES IN THE AREA. OTHER THAN SURVEY OR OTHERWISE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND ONE-CALL WARNINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



- GENERAL NOTES:**
1. SURVEY DONE - City of Jefferson
 2. WATER SUPPLY - Public Utility District District #1, Cole County
 3. ELECTRIC - Trans State Electric Corp.
 4. TELEPHONE - Century Link
 5. TELEVISION - Mediaspace
 6. LAND USE - Single Family Residential
 7. READING (BASE): MISSOURI State Plans, Control Zone, Coordinate System
 8. RECORD SOURCE: LECAR L.L.C., Tracts 1, 2 & 4 EMB-6, pp. 28 and Lots 1-4 of LeCar Subdivision as per deed of reference to Book 602, page 406, Cole County Recorder's Office.
 9. VERTICAL CONTROL: City of Jefferson and County of Cole Vertical Datum System (D.M.S.S. MICHIGAN).
 10. The front, side and rear setback lines shall be as per City of Jefferson Zoning Code.
 11. The current City Zoning in RS-1 which states the setbacks are front 25', side 10' and rear 30'. The existing house on Lot 1 satisfies the 30' rear setback (25.7'). The existing house on Lot 4 satisfies the 30' rear setback (11.7'), and an existing shed satisfies the 30' rear setback (front side). Existing structures will be considered non-conforming rear setbacks.
 12. FLOODPLAIN INFORMATION: Part of this property is located in the Flood Way, Zone AE and Zone X (area outside the 6.25 chance flood plain) shown herein as per Flood Insurance Rate Map, Cole County, MO, map number 290310012K dated November 2, 2015.
 13. Set 5/8" LP of all subdivision corners, and 1/2" LP, with cap of all interior corners, unless otherwise noted.
 14. On Street Paving shall be designated on the East side of LeCar Drive.
 15. Erosion and Sediment Control Plans will be required with Improvement Plan submittal.
 16. 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.
 17. Subject to Resolutions recorded in Book _____ page _____ Cole County Recorder's Office, Cole County, Missouri.
 18. Lots 6, 8, 10, 11, 12 and 13 are subject to a 25' wide 60/6000 boundary setback from the existing Street Creek boundary line, plus an additional 25' wide 60/6000 boundary setback on stream. The existing houses on Lot 9 (24.4' side) and Lot 10 (21.7' side) are in the 25' wide 60/6000 boundary setback. Existing structures will be considered non-conforming setbacks.
 19. The existing Utility easements indicated by LeCar Subdivision, as per Plat Book 11, page 465, Cole County Recorder's Office, shall remain in place.

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. MARKET PLACE Phone (317) 534-3400
JEFFERSON CITY, MISSOURI 65101 Fax (317) 634-8888

PRELIMINARY PLAT
LECAR DR., JEFFERSON CITY, MO

LECAR L.L.C. (Loan Beck)

NO. 10-12-2015 Date of P.P.L. DATE 1" = 40' SCALE
BY: [Signature] DRAWN BY: P.P.L. SHEET 1 of 1

Case No. P15020 Lecar-2 Subdivision Preliminary Subdivision Plat