

**FLOOD PLAIN NOTE**

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 111 (REVISED DATE: DECEMBER 11, 2001), A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "A" FLOOD PLAIN. THE ZONE "A" DESIGNATION INDICATES THAT THE FLOOD PLAIN HAS BEEN APPROXIMATED AND HAS NOT BEEN ESTABLISHED BY A STREAM FLOOD.

A FIRM FLOOD STUDY WILL BE SUBMITTED TO THE DISTRICT DEPARTMENT OF WATER WITH AN APPLICATION FOR A STREAM CONSTRUCTION PERMIT BY DATE 10/15/2007. THIS STUDY WILL BE CONDUCTED IN ACCORDANCE WITH THE FIRM FLOOD PLAIN PLAN WHICH WILL BE REVISED AS A LETTER OF MAP REVISION (LOMR).

**SEPARATE BUFFER NOTE**

ALL HEALTHY TREES OVER 8" IN DIAMETER WITHIN THE SEPARATE BUFFER BARRIERS WILL BE PRESERVED AND MAINTAINED TO PROVIDE SEPARATE BUFFER FUNCTION. SAID PROTECTION DOES NOT RELY ON NEIGHBORHOOD BUFFER SPECIES. SAID PROTECTION IS ALSO SUBJECT TO MAINTENANCE PRACTICES WITHIN THE SEPARATE BUFFER SPECIFICATIONS.

**FEE NOTE**

ALL LOTS ADDRESS THE SOUTH ELDON CREEK FLOODPLAIN SHALL HAVE FIRMED FLOOD ELEVATIONS DETERMINED ON THE FINAL PLAN BASED ON DRAINAGE CALCULATIONS SUBMITTED AND APPROVED BY THE CONSTRUCTION PLAN.

**EASEMENT NOTE**

THERE IS A 20' CHANNELS & UTILITY BARRIERS LOCATED ON THE WEST AND EAST SIDES OF EACH LOT AS SHOWN ON THIS PLAN. THE FIRM FLOOD PLAIN WILL BE REVISED AS A LETTER OF MAP REVISION (LOMR).

**STREET TREE NOTE**

STREET TREES SHALL BE PLANTED AT 3" CALIPER HARDWOOD TREES BY 10/15/2007 PLANTED 11' ON EACH SIDE. ALL TREES SHALL BE IN ACCORDANCE WITH SECTION 2.4 OF THE SEPARATE COUNTY SUBDIVISION REGULATIONS.

**EROSION CONTROL NOTE**

NO GRADING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.

**FENCING NOTE**

IN ACCORDANCE WITH SECTION 2.4.1, ALL OWNERS OR RANCHES GOVERNING AN EROSION CONTROL PLAN SHALL BE RESPONSIBLE FOR ONE HALF (1/2) THE COST OF THE CONSTRUCTION AND MAINTENANCE OF A PERMANENT FENCE.

**DEVELOPMENT PLAN NOTES**

1) NO GRADING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.

2) INVESTIGATION AND REPORT ANY NEARBY SITE OR STRUCTURE LOCATED ON THE PROPERTY.

3) A DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL TO BUILD OR DO ANY DEVELOPMENT CONSTRUCTION.

**ENTRANCE PIPE NOTE**

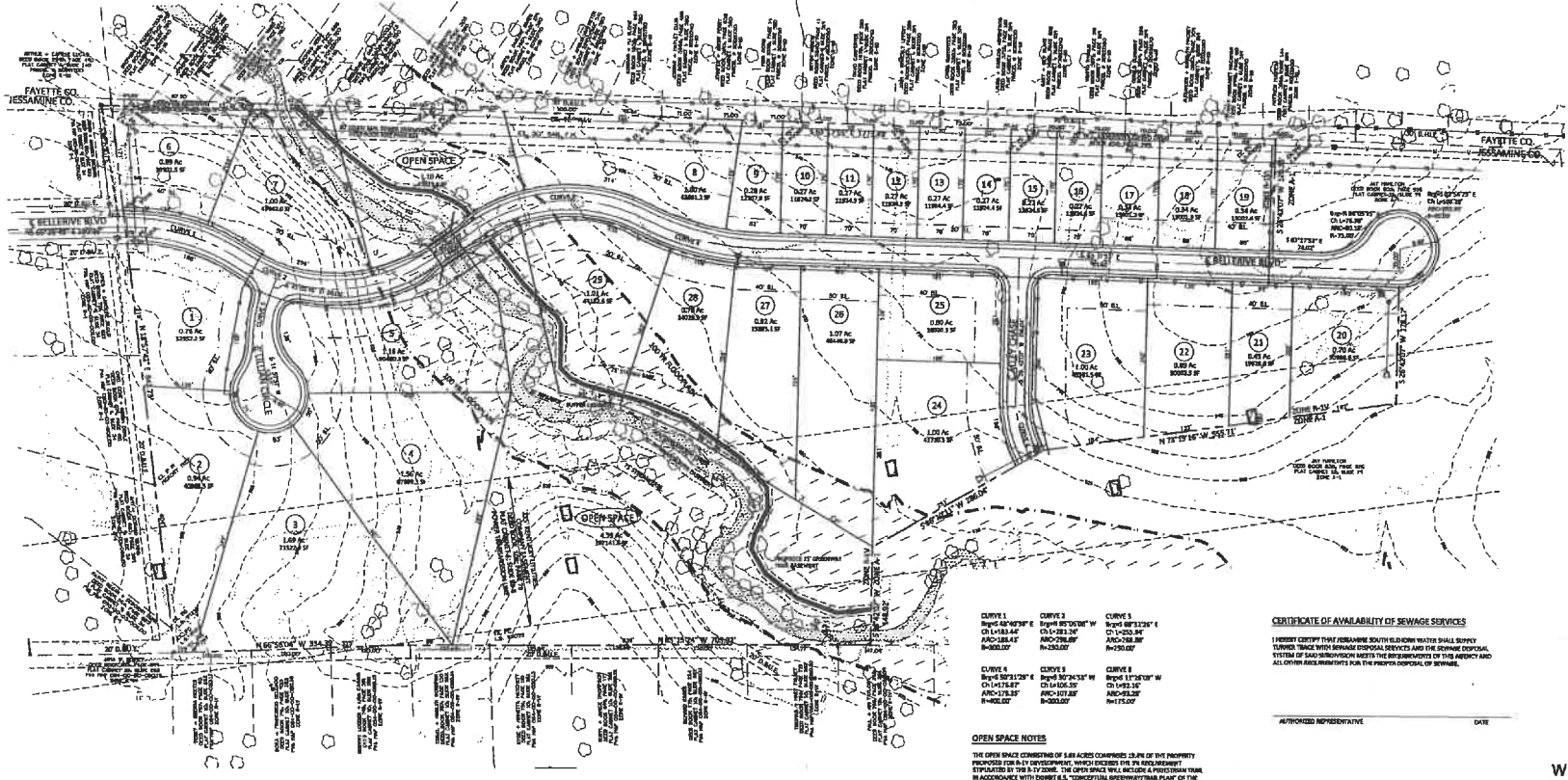
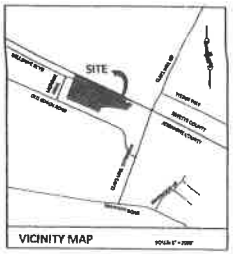
PROVIDE PERMITS, DETERMINED BY POLK COUNTY ROAD DEPARTMENT, FOR THE INSTALLATION OF ANY REQUIRED ENTRANCE PIPES AS NOTED TO IMPROVE CURB AND GUTTER OR TO IMPROVE WATER FLOW. THIS SHALL BE COMPLETED BEFORE CONSTRUCTION OF A SEW SYSTEM.

**SITE STATISTICS**

TOTAL AREA	24.95 ACRES
OPEN SPACE	2.37 ACRES
NUMBER OF LOTS	30
AREA OF LOTS	1.80 ACRES
AREA OF LOTS	20.15 ACRES
AREA OF LOTS	2.80 ACRES

**R-1V SETBACKS & LOT SIZE DISTRIBUTION**

FRONT YARD	REAR YARD	SIDE YARD	MIN. LOT AREA
25 FT	20 FT	5 FT	20,000 SF
25 FT	20 FT	5 FT	20,000 SF
25 FT	20 FT	5 FT	20,000 SF
25 FT	20 FT	5 FT	20,000 SF



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE HEREBY ACCEPTED THE PLAN OF THE SUBDIVISION WITH ALL ZONING REGULATIONS, EASEMENTS, THE MINIMUM ENGINEERING PROTECTION LEVELS, AND RESOLVE ALL INTERESTS, ALLEYS AND RIGHTS TO PUBLIC USE AND TO ENLIGHTEN ALL PARTS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE SEPARATE COUNTY CITY OF MISSOURI SUBDIVISION REGULATIONS.

SUBMITTER: CASBY FAMILY, LLC DATE: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ROADWAY SYSTEM**

I HEREBY CERTIFY THAT THE ROADWAY LOCATIONS AND CROSS-SECTIONS PROPOSED TO BE CONSTRUCTED IN THE SUBDIVISION SHOWN HEREON MEET THE CRITERIA OF THE MISSOURI COUNTY ROAD DEPARTMENT.

COUNTY ROAD ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF AVAILABILITY OF WATER SUPPLY**

I HEREBY CERTIFY THAT JESSAMINE SOUTH ELDON CREEK WATER SUPPLY SYSTEM TRACT WITH RESERVE AND FUTURE DEVELOPMENT SCHEMATIC OF SAID SUBDIVISION MEETS THE REQUIREMENTS OF THIS ACT AND ALL OTHER REQUIREMENTS FOR THE PROPER DISPOSAL OF WASTES.

AUTHORIZED REPRESENTATIVE: \_\_\_\_\_ DATE: \_\_\_\_\_

**PROHIBITED TRANSACTIONS**

THIS PLAN CANNOT BE USED FOR THE SALE OF THE PROPERTY SHOWN HEREON UNLESS A FINAL PLAN OF SAID TRACT BE RECORDED.

SIGNATURE OF APPROVED: CASBY FAMILY, LLC DATE: \_\_\_\_\_

**CERTIFICATE OF AVAILABILITY OF SEWAGE SERVICES**

I HEREBY CERTIFY THAT JESSAMINE SOUTH ELDON CREEK WATER SUPPLY SYSTEM TRACT WITH RESERVE AND FUTURE DEVELOPMENT SCHEMATIC OF SAID SUBDIVISION MEETS THE REQUIREMENTS OF THIS ACT AND ALL OTHER REQUIREMENTS FOR THE PROPER DISPOSAL OF SEWAGE.

AUTHORIZED REPRESENTATIVE: \_\_\_\_\_ DATE: \_\_\_\_\_

**OPEN SPACE NOTES**

THE OPEN SPACE COMPREHENSIVE OF 3.6 ACRES COMPOSED OF THE PROPERTY PROPOSED FOR DEVELOPMENT, WHICH CANNOT BE DEVELOPED AS SPECIFIED BY THE ZONING. THE OPEN SPACE WILL INCLUDE A PERENNIAL WETLAND AS ACCORDANCE WITH COURSE 6.5. THE PERENNIAL WETLAND SHALL BE THE PROPERTY OF THE SEPARATE COUNTY CITY OF MISSOURI. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND SHALL MAINTAIN AS THE SEPARATE COUNTY CITY OWNER'S ASSOCIATION WILL BE MANDATORY FOR EACH LOT OWNERS.

THE FOLLOWING MEASUREMENTS SHALL BE SET ON ALL DEEDS AND PLATS APPROVED UNDER THE SEPARATE COUNTY SUBDIVISION REGULATIONS:

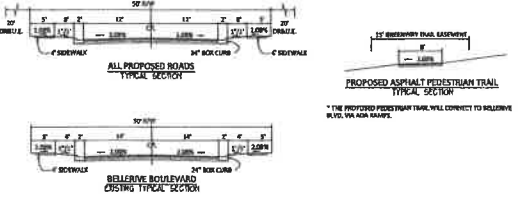
ALL PROPOSED COMMON AREAS, EASEMENTS, RIGHTS AND PUBLIC BARRIERS ARE OF THE SEPARATE COUNTY CITY OF MISSOURI AND COMPREHENSIVE OF A TOTAL OF 3.6 ACRES AS SHOWN ON THE ABOVE PLAN AND DESCRIBED IN THE NOTES.

THE SEPARATE COUNTY CITY OF MISSOURI SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND SHALL MAINTAIN AS THE SEPARATE COUNTY CITY OWNER'S ASSOCIATION WILL BE MANDATORY FOR EACH LOT OWNERS.

THE PROPOSED PERENNIAL WETLAND SHALL BE CONNECTED TO BELLEVUE BLVD. AS SHOWN ON THIS PLAN.

**LEGEND**

--- SUBDIVISION LINE	--- APPROPRIATED FLOOD PLAIN
--- SETBACK LINE	--- PROP. ASPHALT PEDESTRIAN TRAIL (W/ WALK)
--- PROPERTY LINE	--- PROP. 10' CENTRAL
--- SANITARY LINE	--- PROP. 10' CENTRAL
--- 10' FENCE LINE	--- PROP. 10' CENTRAL
--- 10' STORM LINE	--- PROP. 10' CENTRAL
--- 10' WATER LINE	--- PROP. 10' CENTRAL
--- 10' UTILITY TOWER	--- PROP. 10' CENTRAL



GRAPHIC SCALE: 1" = 80'

**PRELIMINARY PLAN FOR TURNER TRACE**  
 AS A PART OF  
**W.U. TURNER ESTATE TRACT IV-A**  
 BELLEVUE BOULEVARD  
 JESSAMINE COUNTY 40356

OWNER: CASBY FAMILY, LLC  
 DEED BOOK 838, PAGE 272  
 PLAN EXHIBIT 23, 2007 79  
**HORNE ENGINEERING, INC.**  
 ENGINEERS - PLANNERS - LAND SURVEYORS  
 218 SOUTH MAIN STREET - MOCKINGBIRD, MO 64558  
 PHONE: (816) 465-9441 FAX: (816) 465-1580

DATE: 7-1-2007 SCALE: 1" = 80' DWG. BY: CDB DWG. NO.: 22-07-04230

THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.

**EXHIBIT - A**