



## AGENDA

Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
March 13, 2023 at 6:00 PM

### Call Meeting to Order

### Approve Agenda

### Approve Minutes

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held February 13, 2023.

### Meeting Procedures

### Public Hearings

2. **PDD 23-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety-Two Point Eight-Five (92.85) Acres, Located at 3456 South Farm Road 101 from Stone Creek Falls Planned Development District (PDD) to Stone Creek Falls Planned Development District (PDD).
3. **VACA 23-002.** Public Hearing and Possible Vote to Recommend the Approval an Application to Vacate certain Utility Easements in Republic Storage PDD located at 904 N Main.

### Other Business

### Citizen Participation

### BUILDS Department Update

### Adjournment

Individuals addressing the Board are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 417-732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



## MINUTES

**Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
February 13, 2023 at 6:00 PM**

### Call Meeting to Order

#### PRESENT

Chairman Ransom Ellis  
Commissioner Darran Campbell  
Commissioner Brian Doubrava  
Commissioner Jeff Hayes  
Commissioner Cynthia Hyder  
Commissioner Mike Mann  
Council Liaison Garry Wilson

#### ABSENT

Commissioner John Alexander

### Approve Agenda

Motion made by Commissioner Campbell, Seconded by Commissioner Doubrava.

Voting Yea: Chairman Ellis, Commissioner Campbell, Commissioner Doubrava, Commissioner Hayes, Commissioner Hyder, Commissioner Mann

### Approve Minutes

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held October 3, 2022.

Motion made by Commissioner Hyder, Seconded by Commissioner Doubrava.

Voting Yea: Chairman Ellis, Commissioner Campbell, Commissioner Doubrava, Commissioner Hayes, Commissioner Hyder, Commissioner Mann

### Meeting Procedures

#### Public Hearings

2. **ORD 22-004.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 405 Zoning Regulations as it relates to Accessory Structures, Accessory Dwelling Units and Decks.

Speaking in Favor: none

Speaking in Opposition: none

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

Voting Yea: Chairman Ellis, Commissioner Campbell, Commissioner Doubrava, Commissioner Hayes, Commissioner Hyder, Commissioner Mann



**3. ORD 23-001.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 405 Zoning Regulations as it relates to recreational marijuana.

Speaking in Favor: none

Speaking in Opposition: none

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Campbell, Commissioner Doubrava, Commissioner Hayes, Commissioner Hyder, Commissioner Mann

**4. VACA 23-001.** Public Hearing and Possible Vote to Recommend the Approval an Application to Vacate a Portion of N Turner Avenue ROW.

Speaking in Favor: none

Speaking in Opposition: none

Motion made by Commissioner Campbell, Seconded by Commissioner Doubrava.

Voting Yea: Chairman Ellis, Commissioner Campbell, Commissioner Doubrava, Commissioner Hayes, Commissioner Hyder, Commissioner Mann

**Other Business**

**Citizen Participation**

**BUILDS Department Update**

**Adjournment**

Motion made by Commissioner Hyder, Seconded by Commissioner Doubrava.

Voting Yea: Chairman Ellis, Commissioner Hayes, Commissioner Campbell, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann

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Karen Haynes, BUILDS Administrator

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Ransom Ellis, Chairman



## EXHIBIT A

**Project/Issue Name:** **PDD 23-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety-Two Point Eight-Five (92.85) Acres, Located at 3456 South Farm Road 101, from Stone Creek Falls Planned Development District (PDD) to Stone Creek Falls Planned Development District (PDD)

**Submitted By:** Stone Creek Development LLC

**Presented By:** Chris Tabor, Principal Planner, BUILDS Department

**Date:** March 13, 2023

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### ISSUE IDENTIFICATION

Stone Creek Development LLC, owner of the subject property, has applied to change the Zoning Classification of approximately **(92.85) acres** of property located at 3456 South Farm Road 101 from Stone Creek Falls Planned Development District (PDD) to Stone Creek Falls Planned Development District (PDD).

### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(92.85) acres** of land located at 3456 South Farm Road 101. The property is currently undergoing development as Stone Creek Falls, a 16-lot subdivision, which consists of:

- Commercial, Lots 1-5:
  - Total Area: 15.55 Acres
  - Permitted Uses: Commercial Uses, as permitted in the Local Commercial (C-1), General Commercial (C-2), and General Commercial (C-3) Zoning Districts
  - Maximum Lot Coverage: 90%
  - Setbacks:
    - Front: 15 Feet
    - Rear: 15 Feet
    - Side Setback: 6 Feet
    - Side Street Setback: 15 Feet
  
- Multi-Family Residential, Lots 6-16:
  - Total Area: 58.20 Acres



## EXHIBIT A

- Permitted Uses: Multi-Family Residential
- Maximum Building Height: 3-Stories
- Density: 24 Units/Acre (1,396 Units)
- Setbacks:
  - Front: 15 Feet
  - Rear: 15 Feet
  - Side Setback: 15 Feet
  - Side Street Setback: 15 Feet
  - US Hwy 60 Frontage: 25 Feet

The Applicant is requesting a change to the currently adopted planned development district, which was passed by City Council on August 3<sup>rd</sup>, 2021. The discussion and analysis of this item will only concern the change, as this single item is, essentially, all that will be considered for recommendation by the Planning and Zoning Commission and approval by the City Council.

### **Applicant's Proposal**

The developer's application seeks to construct the existing Stone Creek Falls Planned Development District with one change: the alteration of the maximum building height listed for the multi-family permitted use from 3 to 4 stories. The density of the PDD is to remain the same: 24 Units/Acre.

### **Consistency with the Planned Development District (PDD) Ordinance**

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

The Stone Creek Falls PDD, including the proposed building height change, would continue to meet this standard.

### **Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:



## EXHIBIT A

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
  - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **Goal:** Support new development that is well-connected to the existing community
  - **Objective:** Encourage development that improves and expands upon existing infrastructure

### **Compatibility with Surrounding Land Uses**

As there are no land use changes being requested, the land uses on the site will remain generally compatible with the surrounding agricultural, commercial, and industrial zoned properties and uses in proximity to the subject parcel.

### **Capacity to Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** The proposed change in building height will not require additional capacity of the water and sewer systems.

**The Water System, Lift Stations, and the Wastewater Treatment Facility retain sufficient capacity to serve the proposed development.**

**Transportation:** The proposed change in building height will not require additional capacity of the transportation system.

**Stormwater:** The proposed change in building height will not increase retention/detention requirements of the design of the stormwater system.

**Floodplain:** The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain).**

**Sinkholes:** The subject parcel **does not** contain any identified sinkholes.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the continued development of the ongoing continuation of the first phase and the initiated development of the second phase with respect to construction of utility services and roads.

### **STAFF RECOMMENDATION**



## EXHIBIT A

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.

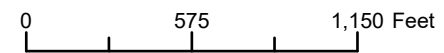
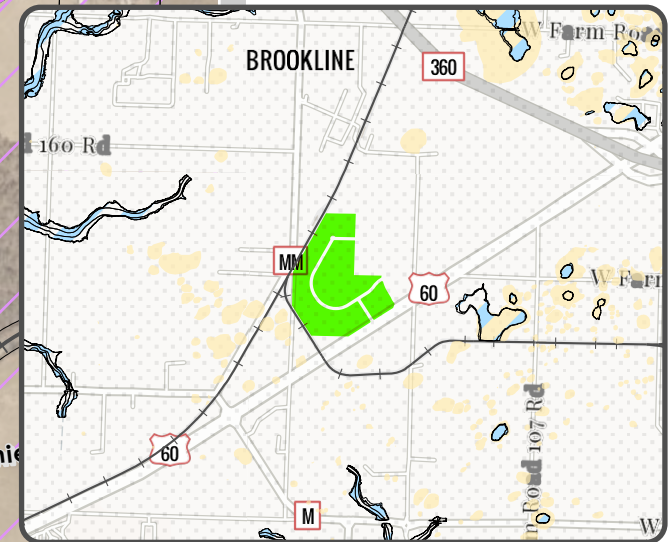
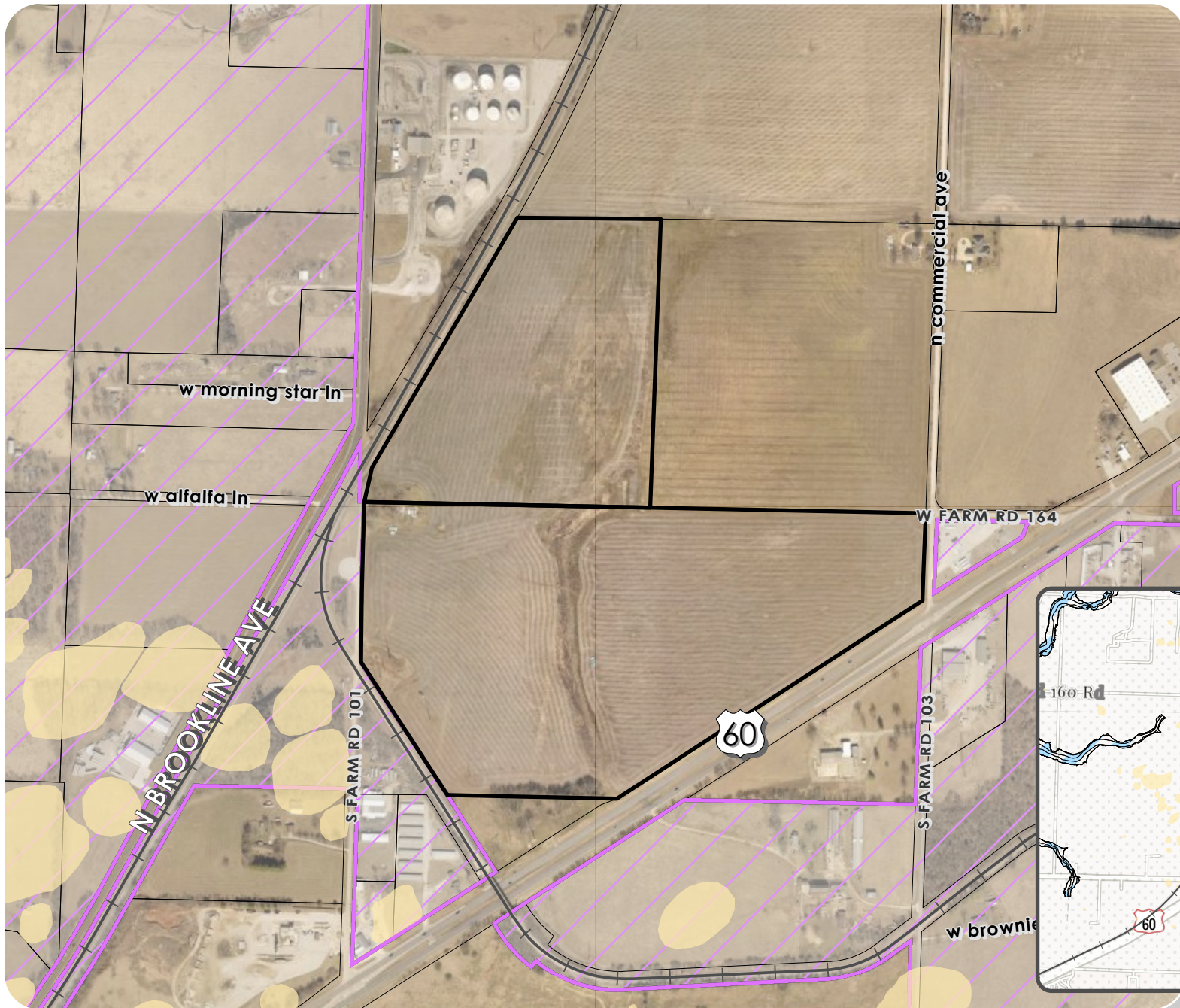


**Project**  
Stone Creek Falls

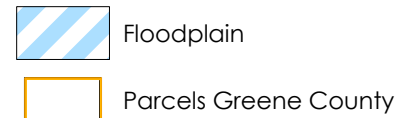
**Zoning**  
PDD

**Requested Zoning**  
PDD

**Acreage**  
92.85



# PDD 23-001



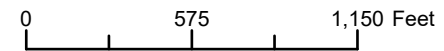
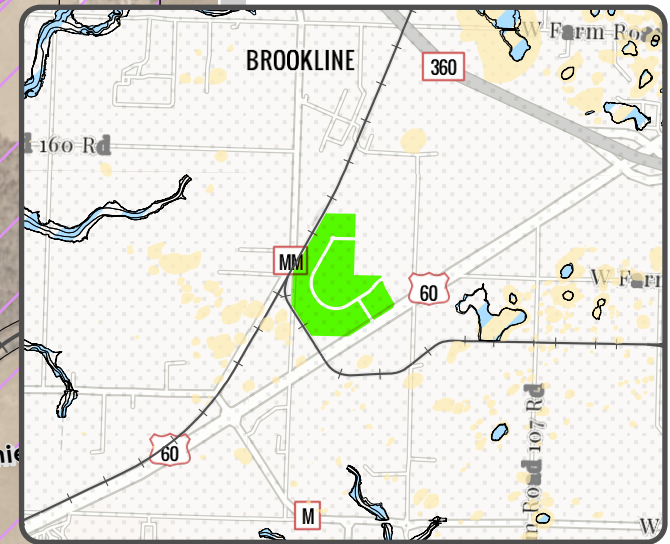
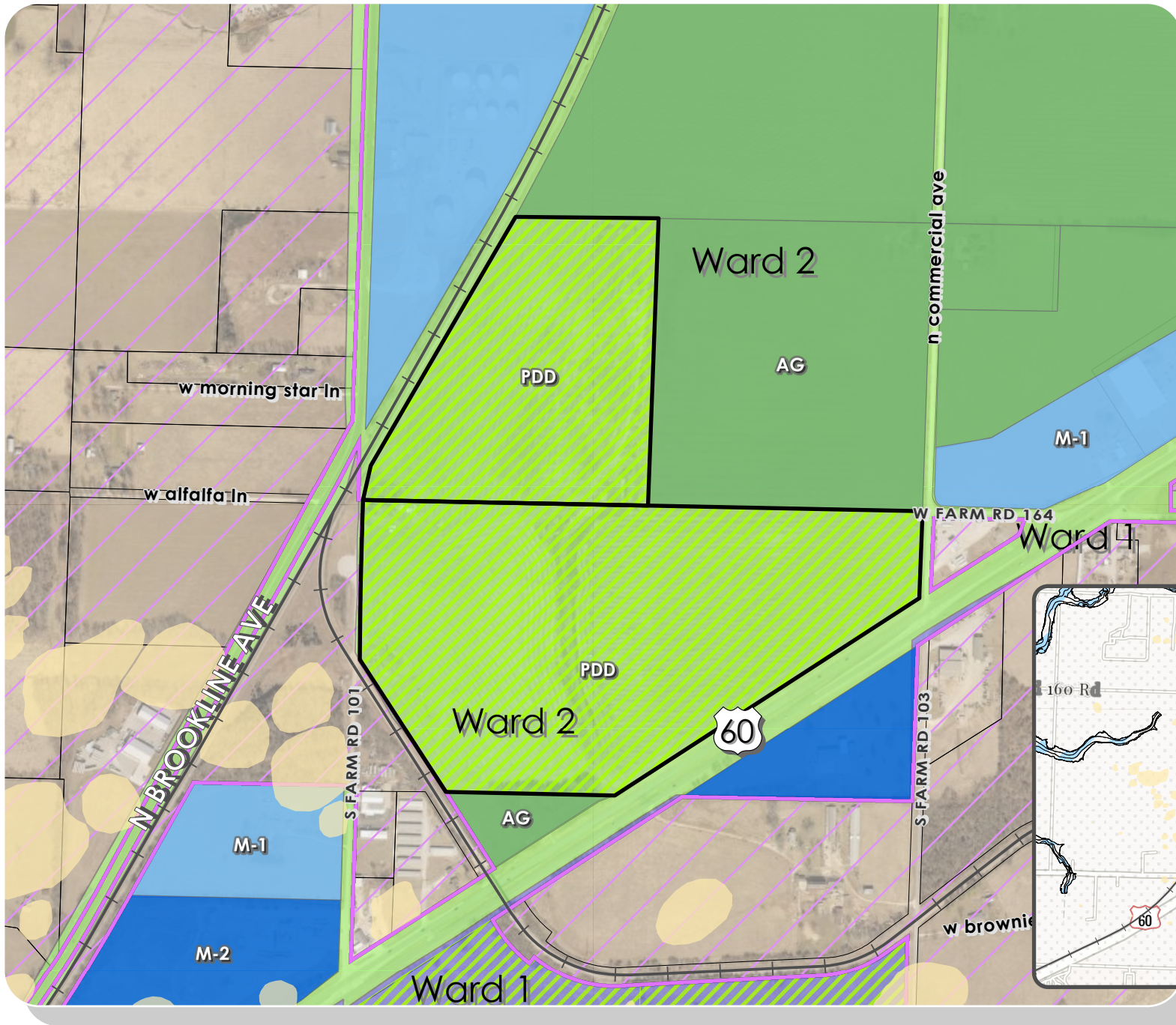


**Project**  
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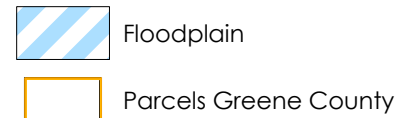
**Zoning**  
 PDD

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 PDD

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 92.85



**PDD 23-001**







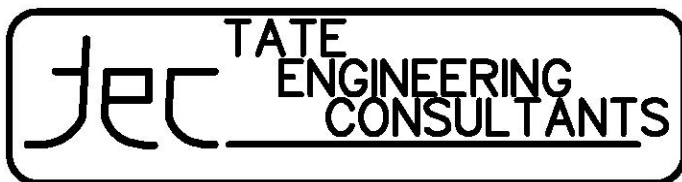


# PLANNED DEVELOPMENT DISTRICT STONE CREEK FALLS

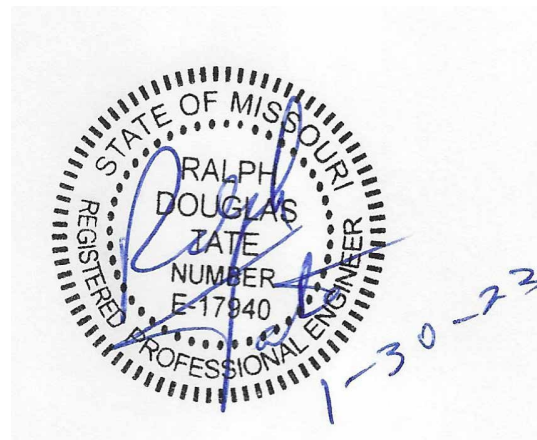
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11  
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2  
TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

June 2, 2021  
Revised January 30, 2023

PROJECT NO. 2103-041



RALPH D. TATE, P.E. MO. E-17940  
4054 W PAGE PLACE  
SPRINGFIELD, MO 65802  
(417)-862-5684



# STONE CREEK FALLS

## PLANNED DEVELOPMENT DISTRICT (PDD)

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#### EXHIBITS

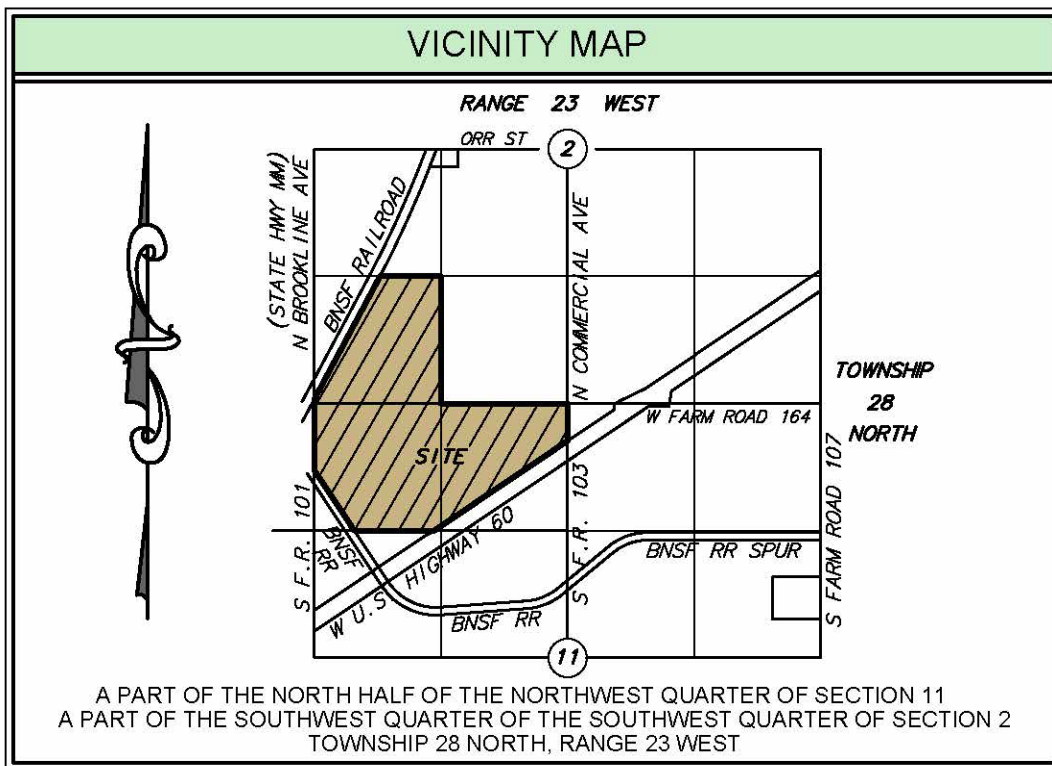
1. Land Use & Infrastructure Plan & Design Elements
2. Engineers Report For Storm Water Detention

# STONE CREEK FALLS

## PLANNED DEVELOPMENT DISTRICT (PDD)

### 1. PROJECT DESCRIPTION AND LOCATION

This project consists of 92.85 acres of land and is located along the north side of US 60 Highway and west of Farm Road 103.



## STONE CREEK FALLS PROPERTY DESCRIPTION

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH  $01^{\circ}49'35''$  EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH  $29^{\circ}30'07''$  EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF  $00^{\circ}39'49''$ , AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH  $29^{\circ}10'12''$  EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH  $89^{\circ}03'23''$  EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH  $01^{\circ}47'15''$  WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH  $88^{\circ}45'55''$  EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH  $01^{\circ}40'20''$  WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH  $57^{\circ}27'19''$  WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH  $88^{\circ}52'01''$  WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH  $32^{\circ}25'12''$  WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH  $01^{\circ}50'57''$  EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

**2. LAND USE SUMMARY**

The current zoning of the southern 62.44 acres is C-2 General Commercial District. The remaining north 30.41 acres is currently zoned AG Agriculture District. The proposed land uses, land allocations and their relationships are shown on the Land Use Plan (Exhibit 1).

The following table presents the proposed land uses and development areas for this development.

**Table 2.1 Land Allocation Summary Table**

**Total Project Area: 92.85 Acres**

Lot Number	Area S.F.	Area Acres	Land Use
1	108,900	2.50	Commercial
2	118,693	2.72	Commercial
3	177,500	4.07	Commercial
4	152,124	3.49	Commercial
5	120,039	2.76	Commercial
6	217,800	5.00	Multi-Family
7	222,901	5.12	Multi-Family
8	217,767	5.00	Multi-Family
9	294,317	6.76	Multi-Family
10	218,467	5.02	Multi-Family
11	217,883	5.00	Multi-Family
12	217,800	5.00	Multi-Family
13	217,801	5.00	Multi-Family
14	217,800	5.00	Multi-Family
15	217,800	5.00	Multi-Family
16	274,836	6.31	Multi-Family
Common Area 1	276,755	6.35	Common Area
Common Area 2	158,468	3.64	Common Area
Street Right of Way	396,884	9.11	Right of Way
<b>Total</b>	<b>4,044,536</b>	<b>92.85</b>	
Lot Number	Area S.F.	Area Acres	Land Use
Total Commercial (Lots 1-5)	677,256	15.55	Commercial
Total Multi-Family (Lots 6-16)	2,535,173	58.20	Multi-Family
Total Common Area	435,223	9.99	Common Area
Street Right of Way	396,884	9.11	Right of Way

**Proposed Multi-Family Residential Density**

1,396 Units Land Area 58.20 Acres 24 Units/Acre

**Building Setbacks:**

U.S. Highway 60 Frontage -- 25 Feet

All other Front, Rear and Sides -- 15 Feet

Maximum Building Height -- 4 Story

**Commercial Land Area 15.66 Acres.**

Maximum Lot Coverage 90 percent

**Building Setbacks:**

Front -- 15 Feet

Rear -- 15 Feet

Side Street -- 15 Feet

Interior Side -- 6 Feet

The type of commercial uses anticipated will compliment the residential uses. Pedestrian sidewalks and access throughout the entire development as shown on the development plan will help encourage pedestrian access and interaction with the mixed commercial areas in the development.

**Permitted Commercial Uses:**

Permitted uses as listed in the City of Republic Municipal Code Article 405.150 "C-1" Commercial District Regulations, Article 405.160 "C-2" General Commercial District Regulations and Article 405.165 "C-3" General Commercial District including, but not limited to the following:

- Miscellaneous store retailers such as florists, office supplies, stationery, gift stores, novelty and souvenir stores, used merchandise stores, pet and pet supplies stores, art dealers, tobacco stores, electronics and appliance stores, health and personal care stores, clothing and clothing accessories stores, sporting goods, hobby and music stores.
- General retail businesses including pawn shops and second-hand stores; pet stores; print shops and photocopying establishments; restaurants including drive-in, pick-up, and drive-up facilities; doughnut shops; package

liquor; book; tobacco; furniture; appliance; drug; grocery; flower; jewelry; clothing.

- Office or office buildings including health clinics, medical doctors and dental offices, accountants, real-estate, engineering, architecture, finance, insurance, and other professional service offices.
- Personal service establishments including beauty parlors; barbershops; custom tailoring; dry cleaning and laundry pick-up; shoe repair; self-service laundromats; express or mailing offices; hearing aid and eye glass shops, professional, scientific and technical services.
- Private schools and studios for art, dance, drama, music or photography and private and publicly funded schools, preschools and daycare facilities.
- Veterinarian, dog grooming, boarding or similar place of animal care, provided that only treatment be given to animals kept within the building or office. No outside cages, kennels, fences, equipment, materials, etc. associated with livestock or other large animals shall be stored on the premises.
- Government buildings and associated uses.

### **3. ARCHITECTURAL THEME**

Architectural exterior building materials covering outside walls may consist of brick veneer, pre-cast elements, stone veneer, architectural style LP Wood siding, and/or EIFS. Buildings shall have a minimum of 30% of brick, stone or equivalent masonry product on exterior walls. All roofs shall contain shadow line type (or equivalent) architectural shingles. Structures shall be two, three, and four-story units with wood frame construction.

The apartments will be studio, one, two or three bedroom units.





## CONCEPT RENDERING

### 4. STORMWATER MANAGEMENT

A lake is proposed in the lower portion of this development. Stormwater detention will be provided in the area above the normal pool of the proposed lake and the top of the detention berm and outlet spillway. The proposed detention will control the peak runoff from the developed area and detain flows to not exceed predeveloped conditions. Downstream conditions will be analyzed and necessary measures taken to assure no adverse effects result from the construction of this development. An “Engineers Report for Storm Water Detention” is included in Exhibit 2.

Existing storm piping will be extended from the detention basin to capture runoff from the site and offsite runoff from north to convey drainage to the detention basin. The site will be graded and drainage system extended to convey runoff across the site while maintaining allowable depths of flow and velocity.

There are no identified flood zones on the property based on the Flood Insurance Rate Maps 29077 C 0318 E and 29077 C 0316 E Dated 12-17-2010 prepared by the Federal Emergency Management Agency.

A sediment and erosion control plan will be required for this development. The Missouri Department of Natural Resources requires the development of a storm



water pollution prevention plan (SWPPP) to address erosion control requirements both during and after completion of construction.

Undisturbed vegetation will be left wherever possible to filter runoff as sheet flow. Best Management Practices for sediment/erosion control will be used where necessary to prevent sediment runoff.

## **5. UTILITIES**

The development will utilize all current municipal utilities. Water service is available via an existing water main along the north right of way line of US 60 Highway, and along the west right of way line of Farm Road 103. Water mains will be sized and extended into the development to provide water supply and fire protection. See Infrastructure Plan. (Exhibit 1)

Liberty Utilities will provide electric power. All utilities will be constructed underground.

Natural gas supply will be provided by Spire Inc.

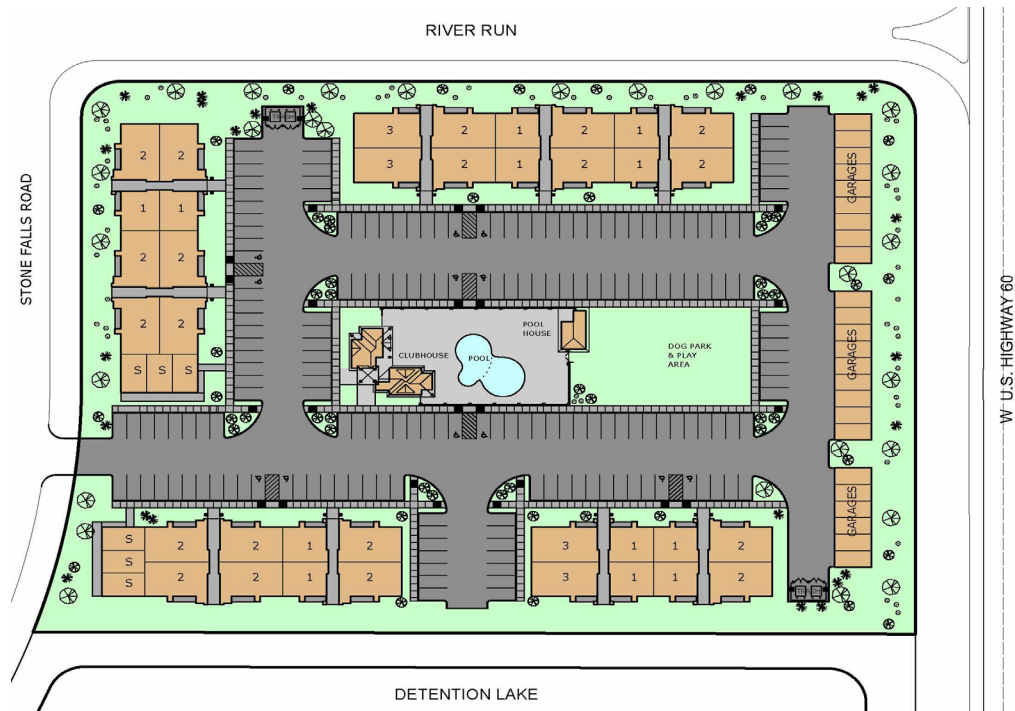
## **6. WASTEWATER DISPOSAL**

This development will connect to the City of Republic's existing collection system. An existing sanitary sewer line is located onsite. A portion of the existing sanitary sewer is located in the area of the proposed lake. This sanitary sewer line will be relocated around the lake to allow access for maintenance purposes. Sanitary sewer mains will be extend to each lot and service laterals will be extended to each building from the existing sanitary sewer mains. See Infrastructure Plan. (Exhibit 1)

## **7. PARKING REQUIREMENTS**

The parking requirements of the commercial lots shall comply with the zoning requirements set forth in The City of Republic Municipal Code for the specific use of each site.

The parking requirements of the multi-family lots shall be computed based on the number of units and the unit mix of each lot as follows:



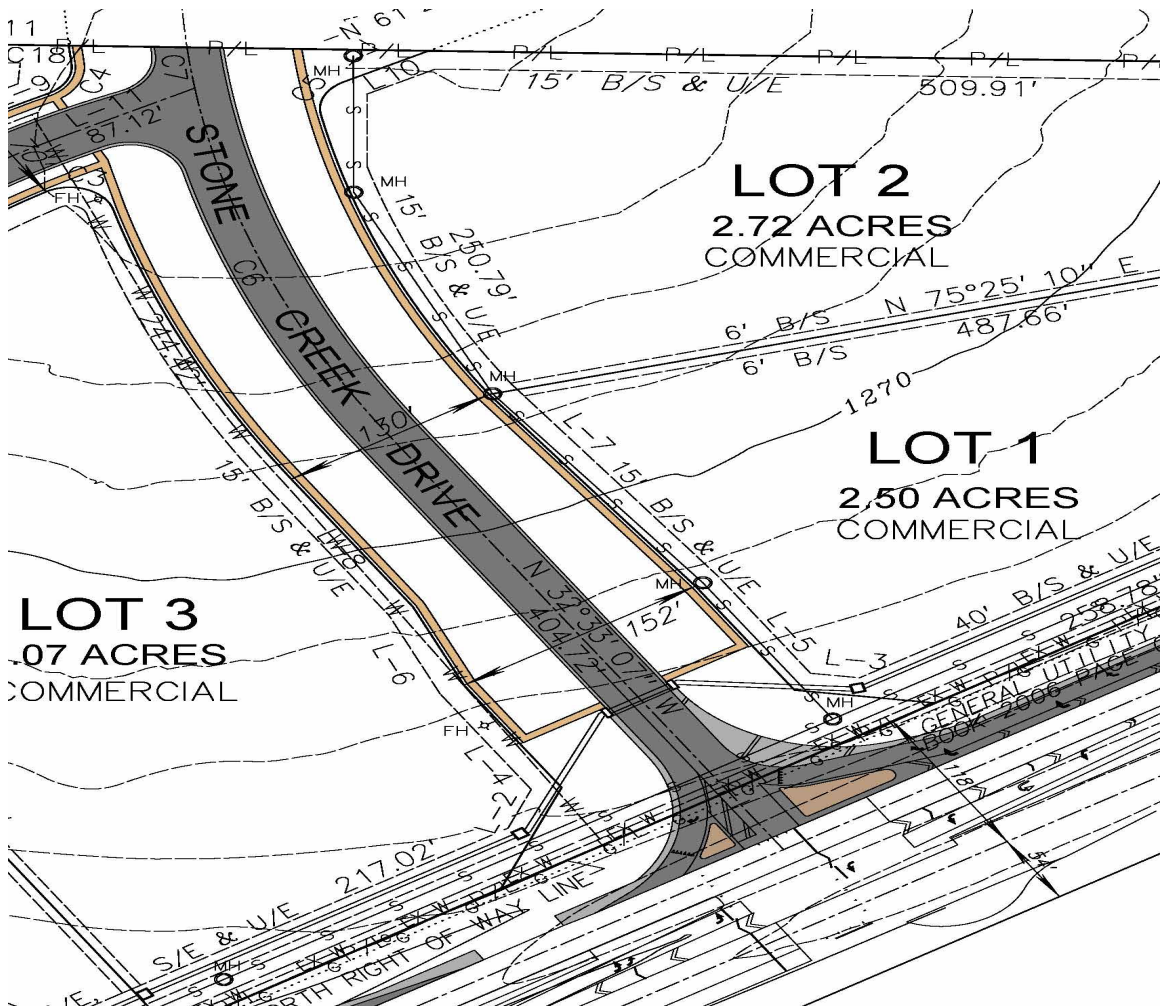
A typical unit/mix as shown above has 120 units on 5.00 acres. (24 Units Per Acre). This unit / parking tabulation is as follows:

UNIT MIX	NUMBER	SPACES/UNIT	SPACES REQUIRED
STUDIO UNITS	12	1	12
1 BEDROOM UNITS	36	1.5	54
2 BEDROOM UNITS	60	2	120
3 BEDROOM UNITS	12	2	24
TOTAL	120		210
Total Spaces/Unit			1.75

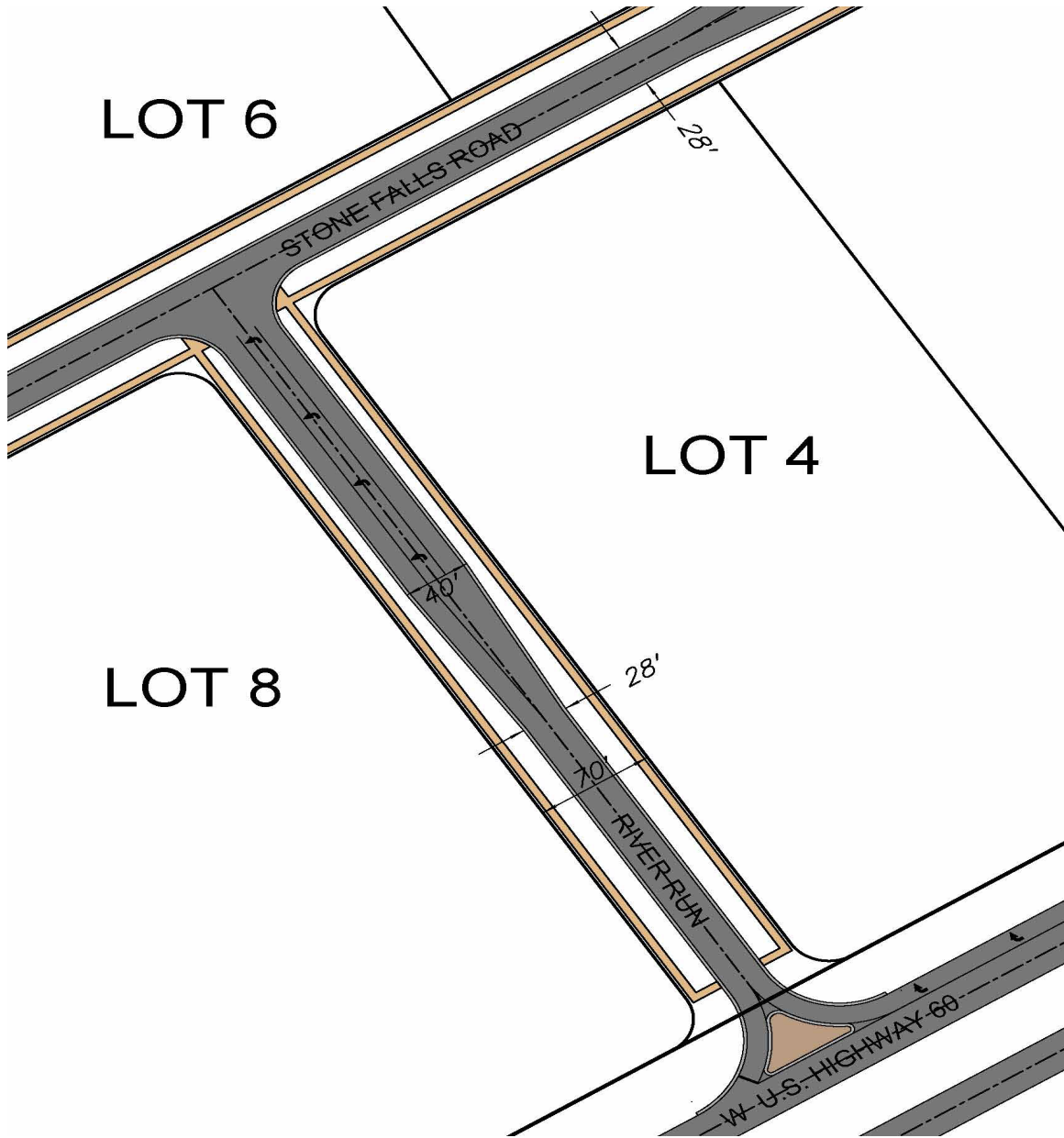
Two parking spaces per unit are required for two and three bedroom units, but since many of the units will be studio or single bedroom apartments, two parking spaces per apartment unit is not necessary. Proposed rental contracts will not allow for multiple people to reside in these smaller studio units.

## 8. PROPOSED PUBLIC STREETS, DRIVES, AND SIDEWALKS

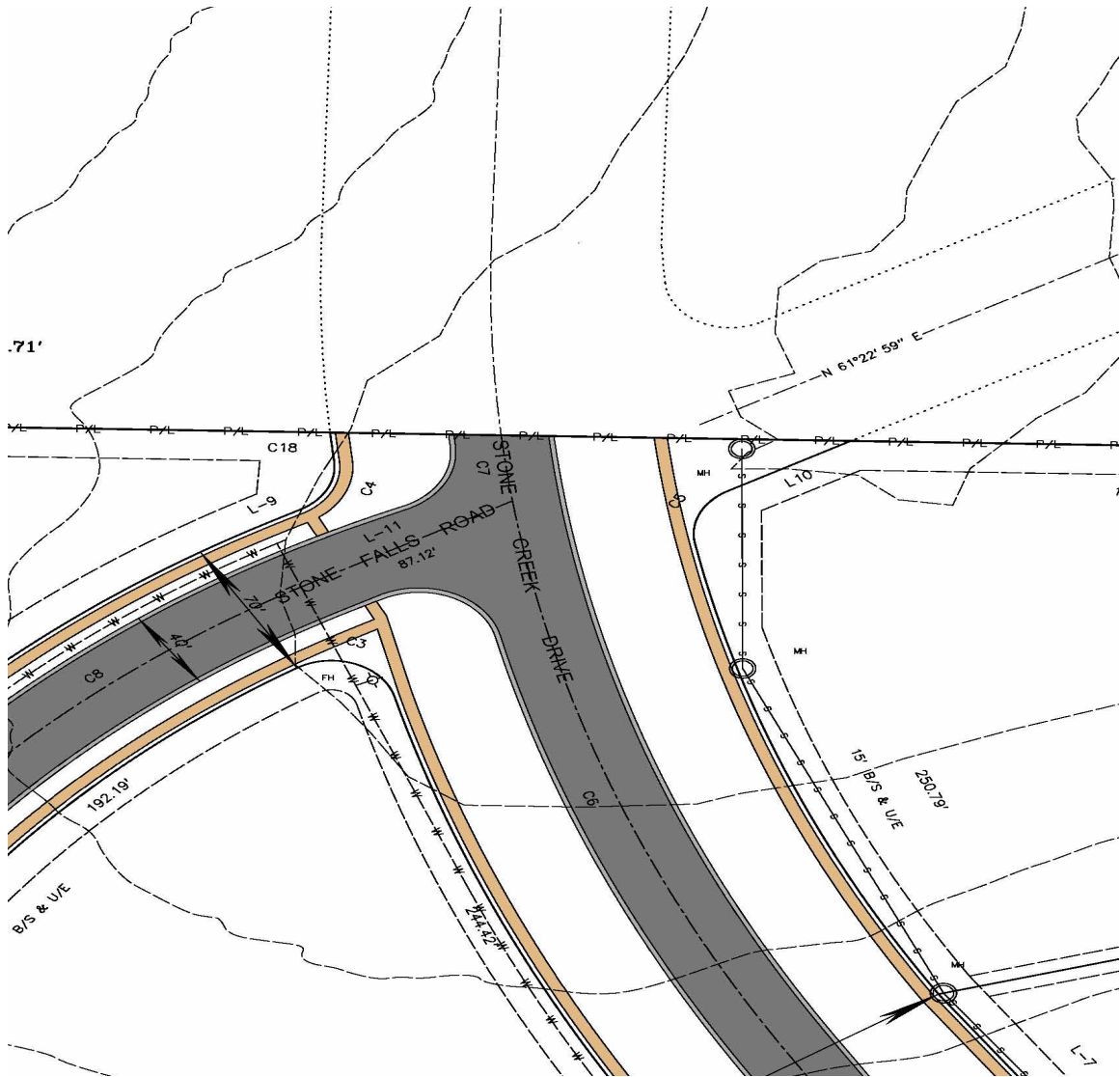
The development will access U.S. Highway 60 at two locations:



**Stone Creek Drive** is proposed as a primary arterial. This road is also the possible future right of way of State Highway MM. Proposed pavement widths for this road will be provided to meet what is required by this development. The widths of right of way provided will allow for future widening by MODOT for the new alignment of State Highway MM. This road will also be the new alignment of Farm Road 103 and allow for crossing U.S. Highway 60 at 90 degrees and eliminate the existing Farm Road 103 entrance. The intersection of Stone Creek Drive and U.S. Highway 60 will be a signalized intersection. A traffic impact assessment has been completed by Dane Seiler with CJW Dated May 21, 2021.



**River Run** is proposed as a collector with 70 feet of right of way and 28 feet minimum pavement width from back of curb to back of curb widening to 40 feet to provide a left turn lane unto Stone Falls Road. This street will have access to U.S. Highway 60 with a right-in right-out. A right turn lane will be provided on U.S. Highway 60.



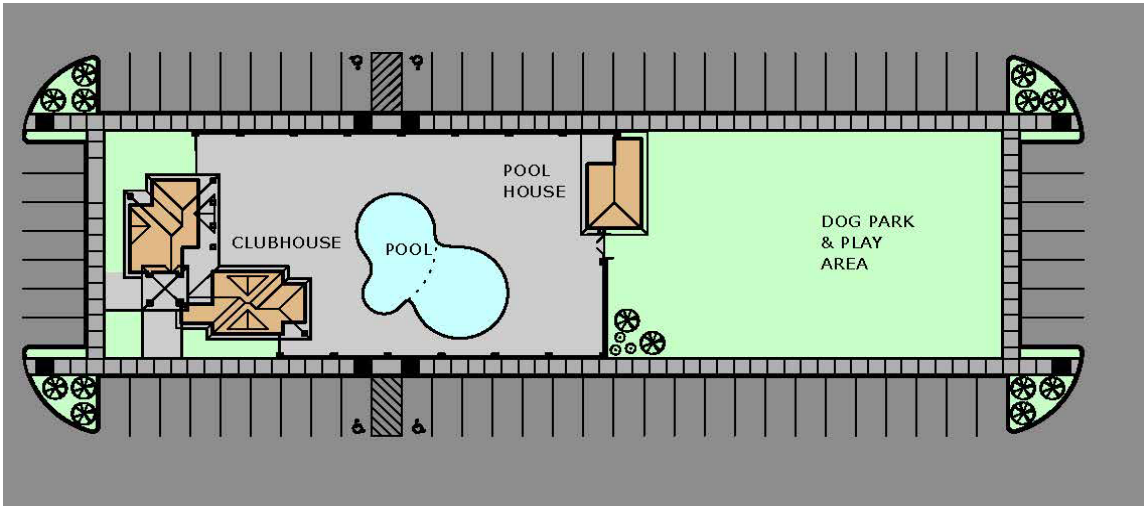
**Stone Falls Road** is proposed as a collector with 70 feet of right of way width and 28 feet minimum pavement width from back of curb to back of curb widening to 40 feet to provide a left turn lane unto Stone Creek Drive. This street will continue in the future to existing Farm Road 103 as shown on the Land Use Plan (Exhibit 1).

Sidewalks are proposed on both sides of the public streets and are 5 feet in width. Sidewalks will be extensive throughout the development with pedestrian access to every building and facility amenity. Pedestrian sidewalks and access throughout the entire development will help encourage pedestrian access and interaction with the commercial areas in the development.



### 9. OPEN SPACE AND LANDSCAPING

The proposed development will include a considerable amount of open space. Stone Creek will feature approximately 10 acres of common area containing two large lake areas with fountains, aeration, paved hiking trails, docks for fishing and viewing the lake, and manmade water falls circulated by pumping water from the lower lake. Each multi-family lot will also contain open space with amenities such as a clubhouse, pool, pool house, dog park, and play area.





**10. PRELIMINARY COVENANTS**

The developer desires to provide for the orderly and quality development of the subdivision by way of the filing of Declaration of Covenants, Conditions and Restrictions applicable to all portions of the development. Said Declaration of Covenants, Conditions and Restrictions will provide for requirements for improving the development and prohibit certain uses, for the mutual benefit of all residents in the development.

## Letter Of Intent

### Stone Creek Falls PDD

To Whom It May Concern:

Countryland would like to request a hearing regarding the proposed zoning application to the PDD Development known as Stone Creek Falls.

Stone Creek Falls is a new Multi-Family and Commercial district for the City of Republic, with a true Live, Shop, Dine, design concept and with a *Life With a View* life style.

Our plan is to make this an exciting new concept, the first of its kind in the City of Republic. Stone Creek will feature an 8-10 acre lake, complete with fountains, aeration, paved hiking trails, docks for fishing and viewing the lake, and north end of lake will be a man-made Stone Creek Falls that will be pumped from bottom of Lake to create creek and water falls and help with water quality and aquatic life. Our Commercial pad sites are of the size to attract types of businesses that require larger parking areas that are needed for our area.

We intend for this community to be one that catches the eye of West bound traffic to Republic and would be the Gateway to the City of Republic's East entry corridor. We are adjacent to the new City of Republic public sign project, also Countryland and the City of Republic along with the MODOT have entered into discussions to be a development partner, to help complete the State MM Hwy access across 60 Hwy to move the existing problem of MM & 60 with the trains and stop light issues. Our New City Street will eventually become MM. These improvements are vital to 60 & MM corridor, one of the most active in the entire area for growth. Countryland and staff feel this development is perhaps the most important of all parcels in the new MM corridor. This property gives path for the future MM to cross 60 Hwy in areas that assist to achieve the connections the ZZ to the south. Even the current traffic at MM & 60 is already untenable and dangerous, with traffic lights, trains, and the amount of construction traffic north on MM, the traffic, and all traffic on 60 & MM is going to grow substantially in the next five years. This Development paves the way for all this growth.

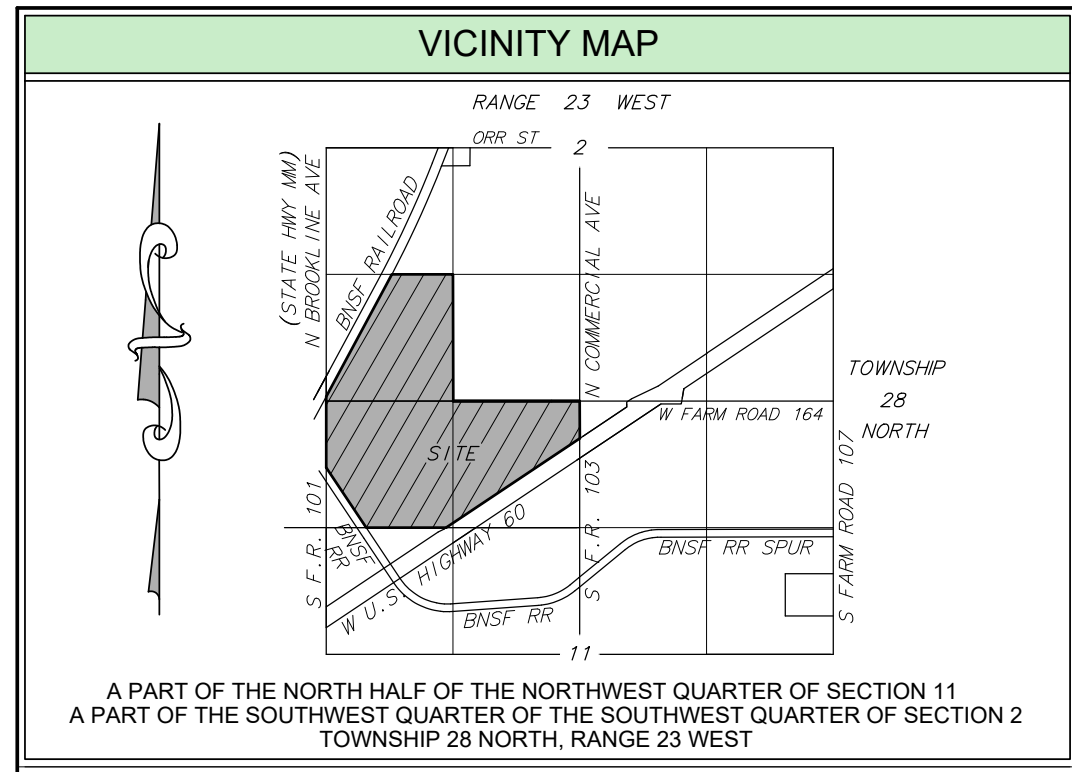
Thanks for your consideration in this matter, any questions or comments are greatly appreciated. My team and I would do our best to help, just let us know.

Sean Coatney Owner of Countryland Homes & ATW, LLC



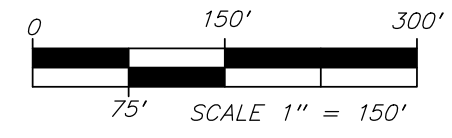
# LAND USE AND INFRASTRUCTURE PLAN STONE CREEK FALLS A PLANNED DEVELOPMENT DISTRICT

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11  
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2  
TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



R=11559.19'  
A=00°39'49"  
L=133.85'  
T=66.93'  
Ch=133.85'  
Chord Brg: N 29°10'12" E

CONTOUR INTERVAL 2'



**BASIS OF BEARINGS**  
BEARINGS ARE BASED UPON GRID NORTH, MISSOURI COORDINATE OF 1983, CENTRAL ZONE MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENTS GR-50 & GR-50A.

**BENCHMARK**  
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-50 STANDARD DNR DISK SET IN 12" CONCRETE POST EAST ROW LINE ROUTE 22 ELEVATION= 1227.69 NAVD 1988

**COURSE TABLE**

LINE	BEARING	DISTANCE
L-1	N 01°49' 35" E	46.90'
L-2	N 21°57' 11" E	89.98'
L-3	S 82°13' 24" E	78.53'
L-4	N 32°33' 07" W	100.45'
L-5	N 32°33' 07" W	101.94'
L-6	N 23°34' 55" W	70.55'
L-7	S 35°46' 51" E	195.29'
L-8	S 32°33' 07" E	125.29'
L-9	N 61°22' 59" E	13.81'
L-10	S 61°22' 59" W	53.74'
L-11	N 61°22' 59" E	87.12'

- LEGEND**
- B/S BUILDING SETBACK
  - U/E UTILITY EASEMENT
  - D/E DRAINAGE EASEMENT
  - S/E SANITARY SEWER EASEMENT
  - EXISTING CONTOURS
  - PROPERTY LINE
  - OVERHEAD ELECTRIC
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING GAS LINE
  - UNDERGROUND CABLE
  - MI SANITARY SEWER MANHOLE
  - PP POWER POLE
  - FH FIRE HYDRANT
  - CI CURB INLET



**SURVEY DESCRIPTION**  
SOURCE OF DESCRIPTION - BOOK 2020 PAGE 026224-20

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF 00°39'49", AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH 29°10'12" EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°30'07" EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF 00°39'49", AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH 29°10'12" EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°30'07" EAST A DISTANCE OF 1,320.77 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 88°45'55" EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01°40'20" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH 57°27'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 88°52'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 32°29'12" WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH 01°50'57" EAST ALONG SAID WEST LINE A DISTANCE OF 683.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

**CURVE DATA**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	5000.00'	62°38' 18"	546.62'	519.80'	304.23'	S 01°49' 02" E
2	5000.00'	89°24' 30"	780.23'	703.45'	494.86'	S 77°50' 26" E
3	25.00'	106°39' 53"	46.54'	40.11'	35.58'	N 68°31' 52" W
4	25.00'	67°50' 37"	29.60'	27.90'	27.92'	N 27°27' 41" E
5	25.00'	72°42' 36"	31.73'	29.64'	18.40'	S 25°01' 41" W
6	742.00'	23°56' 06"	309.97'	307.72'	157.28'	S 20°35' 04" E
7	742.00'	33°56' 16"	333.96'	333.96'	163.98'	N 07°18' 21" E
8	5000.00'	26°55' 38"	234.98'	232.83'	119.70'	S 47°55' 10" W
9	5000.00'	22°59' 58"	200.71'	199.36'	101.72'	N 45°57' 20" E
10	25.00'	90°00' 00"	39.27'	35.36'	25.00'	N 12°27' 19" E
11	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 77°32' 41" W
12	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 12°27' 19" W
13	25.00'	90°00' 00"	39.27'	35.36'	25.00'	N 77°32' 41" W
14	25.00'	45°05' 57"	19.68'	19.17'	10.38'	N 06°57' 08" E
15	25.00'	45°05' 57"	19.68'	19.17'	10.38'	S 66°30' 24" E
16	25.00'	61°28' 30"	26.81'	25.54'	14.86'	N 60°13' 22" W
17	60.00'	15°13' 24"	158.80'	116.34'	237.47'	S 60°13' 22" W
18	807.00'	01°03' 03"	14.80'	14.80'	7.40'	S 05°56' 06" E

**LAND USE SUMMARY**

Lot Number	Area S.F.	Area Acres	Land Use
1	108,900	2.50	Commercial
2	118,693	2.72	Commercial
3	177,500	4.07	Commercial
4	152,124	3.49	Commercial
5	120,039	2.76	Commercial
6	217,800	5.00	Multi-Family
7	222,901	5.12	Multi-Family
8	217,767	5.00	Multi-Family
9	294,317	6.76	Multi-Family
10	218,467	5.02	Multi-Family
11	217,883	5.00	Multi-Family
12	217,800	5.00	Multi-Family
13	217,801	5.00	Multi-Family
14	217,800	5.00	Multi-Family
15	217,800	5.00	Multi-Family
16	274,836	6.31	Multi-Family
Common Area 1	276,755	6.35	Common Area
Common Area 2	158,468	3.64	Common Area
Street Right of Way	396,884	9.11	Right of Way
<b>Total</b>	<b>4,044,536</b>	<b>92.85</b>	

Lot Number	Area S.F.	Area Acres	Land Use
Total Commercial (Lots 1-5)	677,256	15.55	Commercial
Total Multi-Family (Lots 6-16)	2,535,173	58.20	Multi-Family
Total Common Area	435,223	9.99	Common Area
Street Right of Way	396,884	9.11	Right of Way

The City of Republic is not responsible to build, improve, maintain, or otherwise service the ingress and egress way, driveway, drainage improvements, common areas, lakes, trails, and other appurtenances. Maintenance of all common areas and detention basin will be provided by a property owners association

Proposed Multi-Family Residential Density 1,396 Units Land Area 58.20 Acres 24 Units/Acre  
Building Setbacks:  
U.S. Highway 60 Frontage — 25 Feet  
All other Front, Rear and Sides — 15 Feet  
Maximum Building Height — 4 Story

Commercial Land Area 15.66 Acres.  
Maximum Lot Coverage 90 percent  
Building Setbacks:  
Front — 15 Feet  
Rear — 15 Feet  
Side Street — 15 Feet  
Interior Side — 6 Feet

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E. Jansen 1-30-23  
LAWRENCE E. JANSEN PL# 2385 DATE

CLASS "URBAN" SURVEY  
EIP ● EXISTING IRON PIN  
SIP ○ SET IRON PIN  
-X-X- FENCELINE  
M - FLAT DISTANCE  
D - MEASURED DISTANCE  
D - DEED DISTANCE

Job No.: 2103-041  
Date: 1-30-2023  
Location: HWY 60 & F.R. 103  
REPUBLIC, MO

STATE OF MISSOURI  
REGISTERED LAND SURVEYOR  
LAWRENCE E. JANSEN  
NUMBER LS-2385

**GLOBAL**  
PRECISION SURVEYING, L.L.C.  
P.O. BOX 790, REPUBLIC, MO 65738  
PHONE (417) 883-0300 FAX (417) 883-0335  
CERTIFICATE OF AUTHORITY  
NUMBER LS-2010000563





PINNACLE DESIGN CONSULTANTS

CIVIL • STRUCTURAL ENGINEERING

417-501-8820 • pinnacledc.com

## ENGINEERS REPORT

### FOR STORM WATER DETENTION

### STONE CREEK FALLS A NEW COMMERCIAL SUBDIVISIONS IN REPUBLIC, MISSOURI



February 9, 2021

TO: Ms. Karen Haynes  
Principal Planner  
Community Development Department  
City of Republic, Missouri

BY: David Bodeen, PE  
Pinnacle Design Consultants  
304-B W. Erie St.  
Springfield, MO 65807

TABLE OF CONTENTS

<u>Page No.</u>	<u>Description</u>
1	Report Cover
2	Table of Contents
3	Introduction
3-4	Detention Information
	DRAINAGE AREA / SOIL TYPES
	DETENTION DATA

May 25, 2021

Ms. Haynes:

The purpose of this preliminary report is to provide information as to the capacity and discharge of the proposed detention basin serving Stone Creek Falls development, and to show that the proposed basin has the capacity meet all of the required city of Republic criteria for detention.

The site generally drains from north to south to an existing natural depression. The existing and proposed drainage area is considered to be 156 acres. It is the developer’s intent to create a large lake, with flood detention above the water level of the lake. For the purposes of this report, the surface area of the lake(s) is 7.0 acres, and the water elevation is an assumed elevation of 100.00.

A review of the soil analysis shows a mixed soil type of B & C over the entire drainage area.

**TABLE 1E. EAST WATERSHED DATA**

Conditions/Parameter	Area, acres Site (total watershed)	Curve Number site (total watershed)	Time of Concentration. min
Pre-project	156	65	48
Post-project	156	79	44

See \* Worksheets for Curve Number calculations.

See soil maps for soil data and rating tables.

**TABLE 2. PEAK FLOW CALCULATION / COMPARISON**

Return Frequency	Q (pre-dev) c.f.s.	Dev Q to Basin	Discharge Out of Basin	Stage
2yr.	14	66	4	100.68
10 yr.	55	153	33	101.41
100 yr.	148	311	88	102.43

\*Top of berm = 103.43

See the pond report at the end of the data sheets for the east side for a stage / storage / discharge table, and structure data.

**SUMMARY:**

In summary, in my professional opinion that the proposed design meets all required design criteria. It is our hope that the City of Republic agrees with this opinion.

Respectfully Submitted:

***DDB***

David Bodeen, PE  
Pinnacle Design Consultants, LLC

Area of Interest (AOI) | Soil Map | **Soil Data Explorer** | Download Soils Data | Shopping Cart (Free)

View Soil Information By Use: All Uses

Printable Version | Add to Shopping Cart

Intro to Soils | Suitabilities and Limitations for Use | **Soil Properties and Qualities** | Ecological Sites | Soil Reports

Search

Properties and Qualities Ratings

Open All | Close All

Soil Chemical Properties

Soil Erosion Factors

Soil Health Properties

**Soil Physical Properties**

Available Water Capacity

Available Water Storage

Available Water Supply, 0 to 100 cm

Available Water Supply, 0 to 150 cm

Available Water Supply, 0 to 25 cm

Available Water Supply, 0 to 50 cm

Bulk Density, One-Third Bar

Linear Extensibility

Liquid Limit

Organic Matter

Percent Clay

Percent Sand

Percent Silt

Plasticity Index

Saturated Hydraulic Conductivity (Ksat)

Saturated Hydraulic Conductivity (Ksat), Standard Classes

Surface Texture

Water Content, 15 Bar

Water Content, One-Third Bar

**Soil Qualities and Features**

AASHTO Group Classification (Surface)

AASHTO Group Index

Depth to a Selected Soil Restrictive Layer

Depth to Any Soil Restrictive Layer

Drainage Class

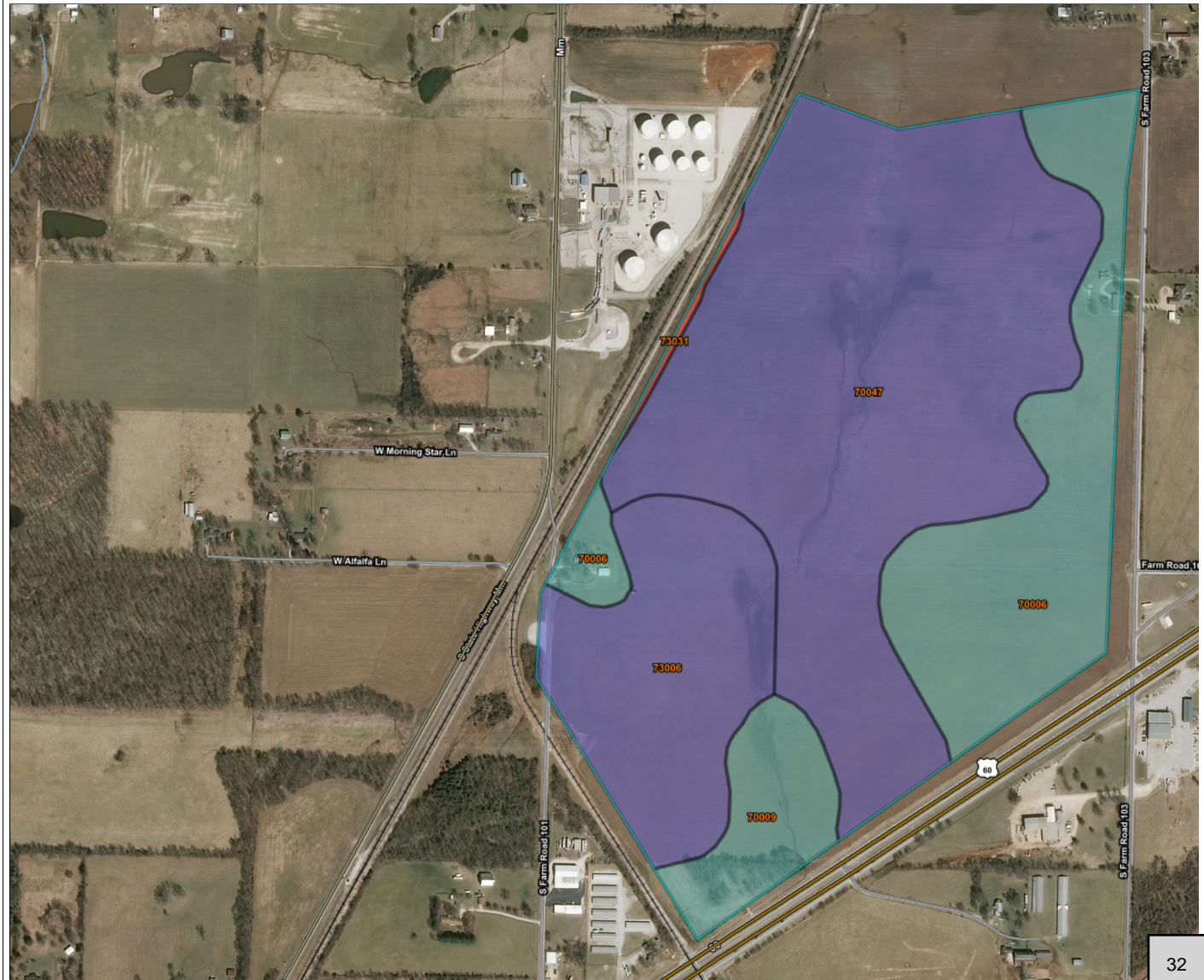
Frost Action

Frost-Free Days

**Hydrologic Soil Group**

Map — Hydrologic Soil Group

Scale (not to scale)





**Warning: Soil Ratings Map may not be valid at this scale.**

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil survey design of map units and the level of detail shown in the resulting soil map are dependent on that map scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not have been shown at a more detailed scale.

[View Description](#) [View Rating](#)

**View Options**

Map

Table

Description of Rating

Rating Options

Detailed Description

**Advanced Options**

Aggregation Method Dominant Condition

Component Percent Cutoff

Tie-break Rule  Lower  Higher

[View Description](#) [View Rating](#)

Map Unit Name

Parent Material Name

Representative Slope

Soil Slippage Potential

Subsidence, Initial

Subsidence, Total

Unified Soil Classification (Surface)

Water Features

**Tables — Hydrologic Soil Group — Summary By Map Unit**

**Summary by Map Unit — Greene County, Missouri (MO077)**

Summary by Map Unit — Greene County, Missouri (MO077)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
70006	Credlon silt loam, 1 to 3 percent slopes	C	34.0	21.7%
70009	Goss gravelly silt loam, 8 to 15 percent slopes	C	10.2	6.5%
70047	Wanda silt loam, 2 to 5 percent slopes	B	84.3	53.8%
73006	Peridge silt loam, 2 to 5 percent slopes	B	27.4	17.5%
73031	Gerald silt loam, 0 to 2 percent slopes	D	0.7	0.5%
<b>Totals for Area of Interest</b>			<b>156.7</b>	<b>100.0%</b>

**Description — Hydrologic Soil Group**

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

**Rating Options — Hydrologic Soil Group**

**Aggregation Method:** Dominant Condition

**Component Percent Cutoff:** None Specified

**Tie-break Rule:** Higher

# TR55 Tc Worksheet

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

## Hyd. No. 1

Pre-Developed

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
<b>Sheet Flow</b>				
Manning's n-value	= 0.240	0.130	0.011	
Flow length (ft)	= 200.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.77	0.00	0.00	
Land slope (%)	= 1.00	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 30.20</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 30.20</b>
<b>Shallow Concentrated Flow</b>				
Flow length (ft)	= 1600.00	0.00	0.00	
Watercourse slope (%)	= 2.00	0.00	0.00	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	=2.28	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 11.69</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 11.69</b>
<b>Channel Flow</b>				
X sectional flow area (sqft)	= 10.00	0.00	0.00	
Wetted perimeter (ft)	= 10.00	0.00	0.00	
Channel slope (%)	= 2.00	0.00	0.00	
Manning's n-value	= 0.030	0.030	0.015	
Velocity (ft/s)	=7.02	0.00	0.00	
Flow length (ft)	2500.0	0.0	0.0	
<b>Travel Time (min)</b>	<b>= 5.93</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 5.93</b>
<b>Total Travel Time, Tc .....</b>				<b>47.82 min</b>



# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

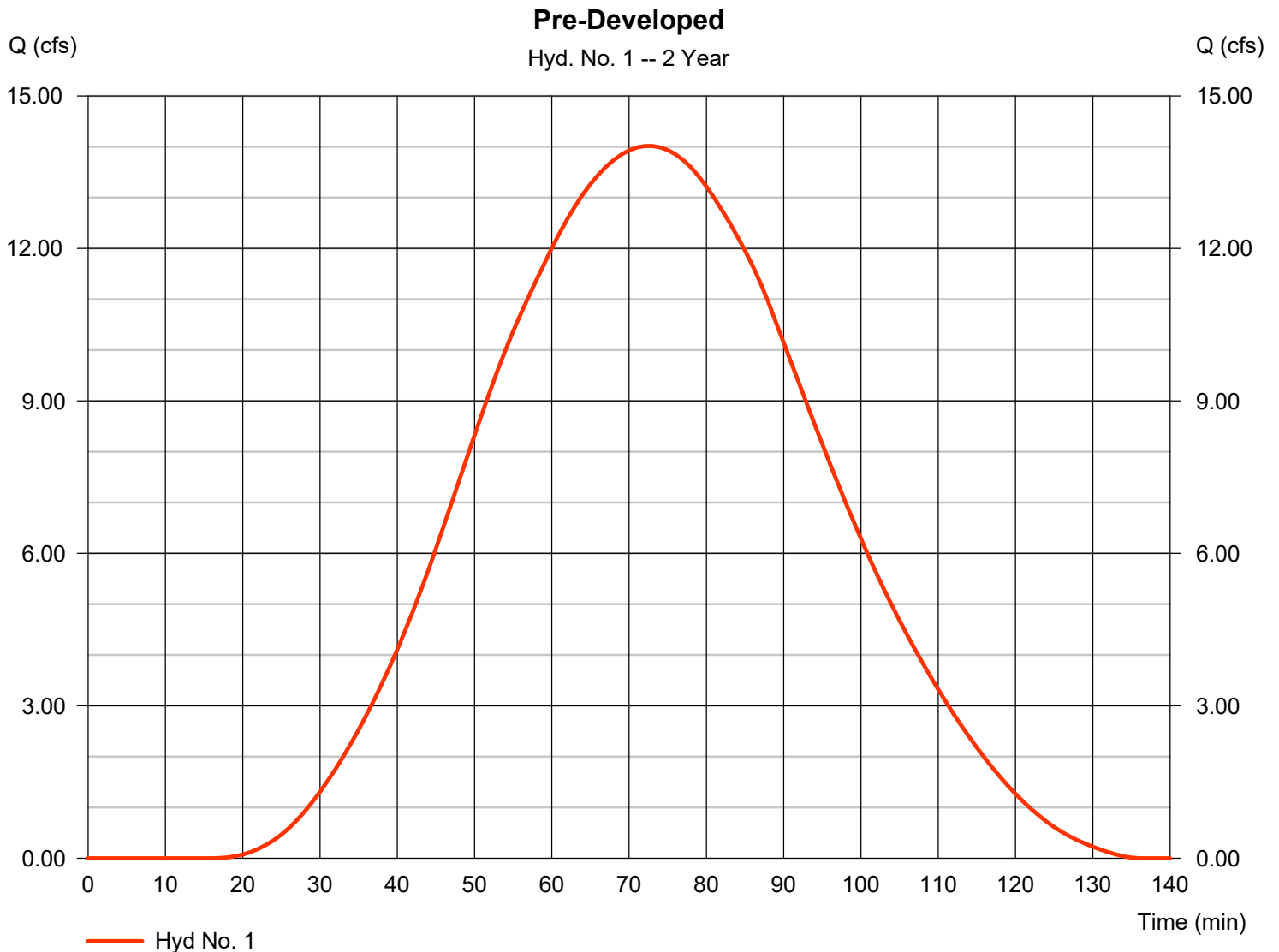
Wednesday, 05 / 19 / 2021

## Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 14.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 73 min
Time interval	= 1 min	Hyd. volume	= 44,540 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 1.77 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000



# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

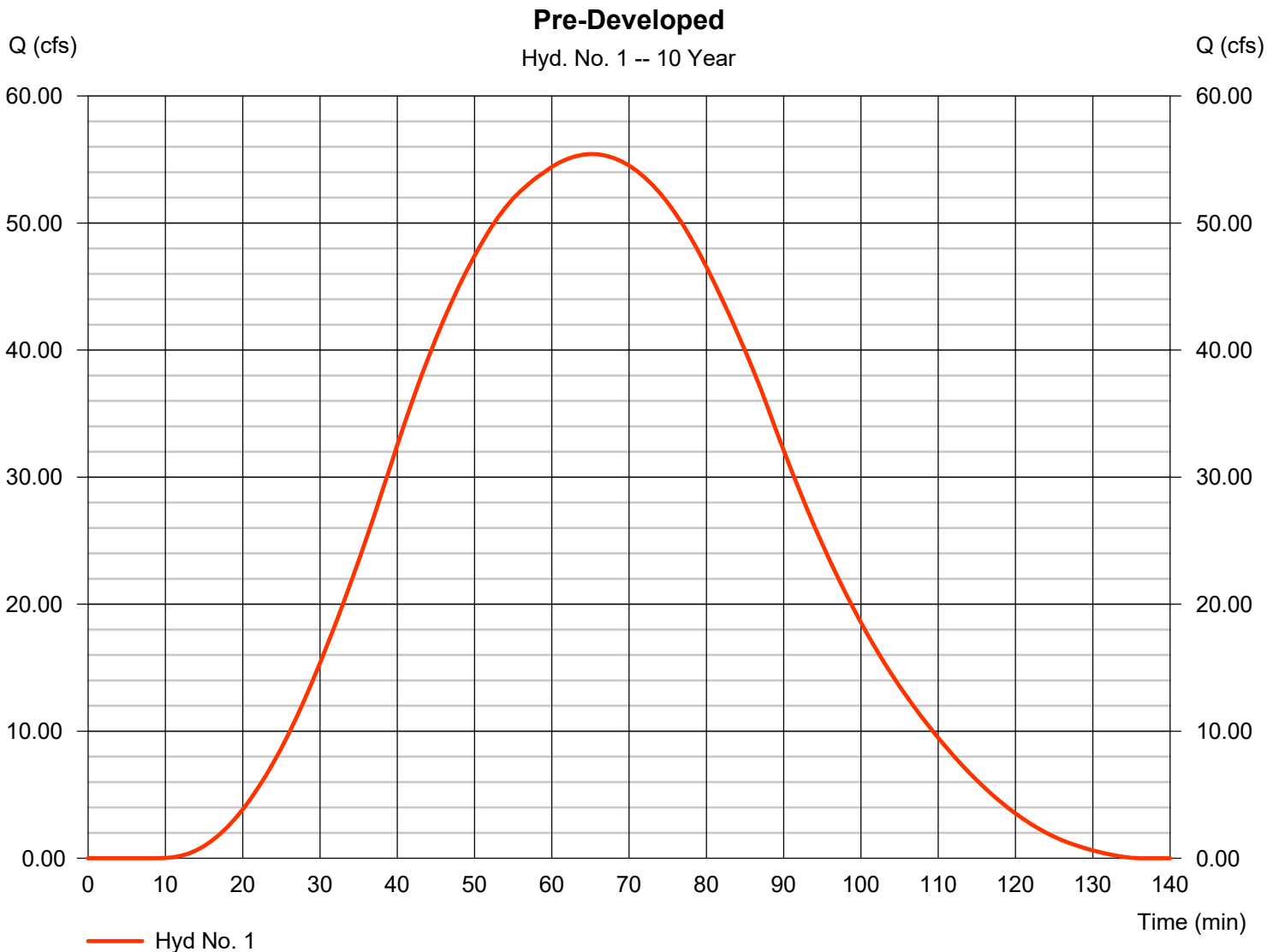
Wednesday, 05 / 19 / 2021

## Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 55.43 cfs
Storm frequency	= 10 yrs	Time to peak	= 65 min
Time interval	= 1 min	Hyd. volume	= 191,385 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 2.61 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000



# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

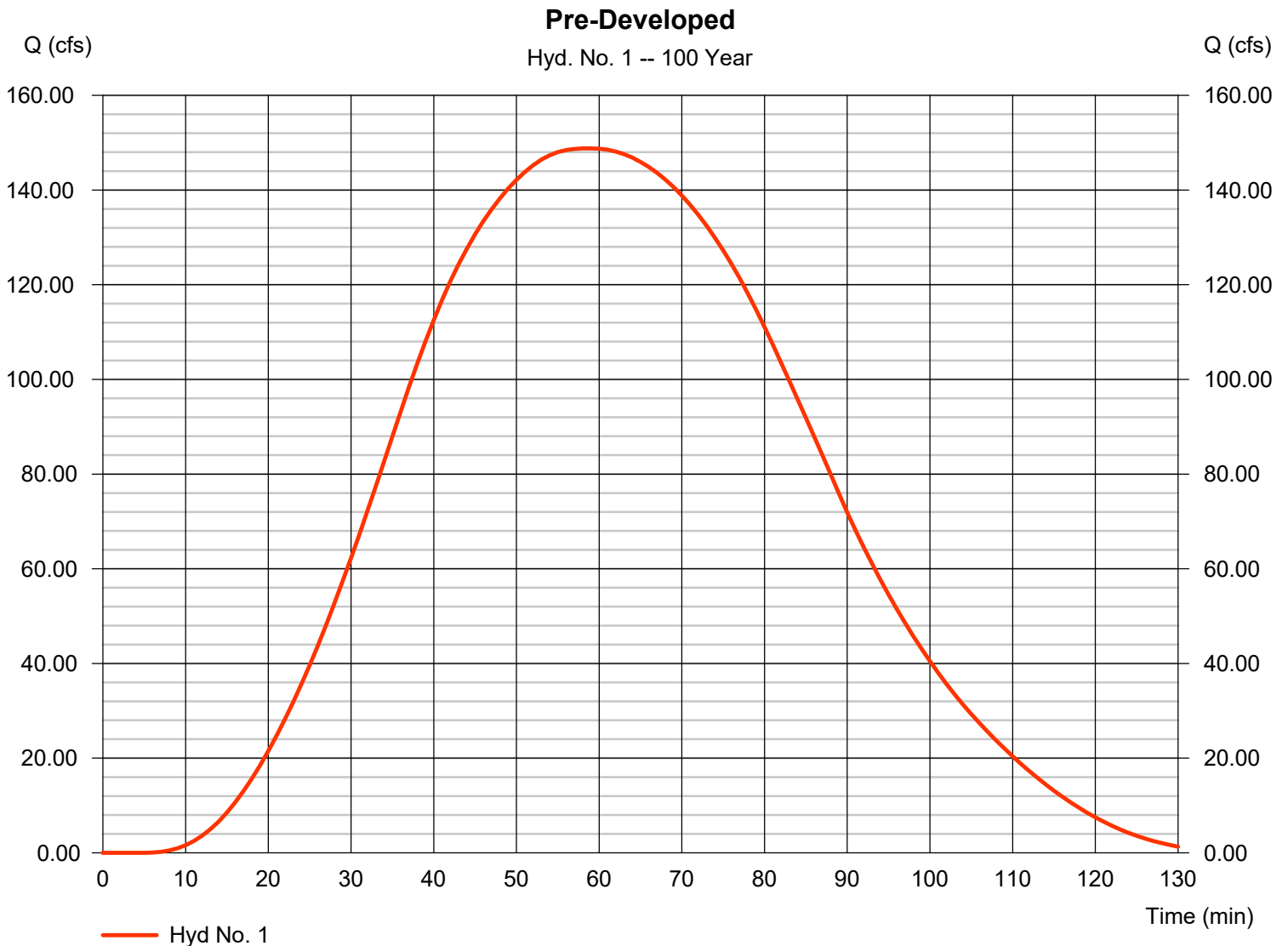
Wednesday, 05 / 19 / 2021

## Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 148.80 cfs
Storm frequency	= 100 yrs	Time to peak	= 58 min
Time interval	= 1 min	Hyd. volume	= 528,253 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000



# TR55 Tc Worksheet

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

## Hyd. No. 2

Post-Developed

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
<b>Sheet Flow</b>				
Manning's n-value	= 0.240	0.050	0.011	
Flow length (ft)	= 200.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.77	0.00	0.00	
Land slope (%)	= 1.00	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 30.20</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 30.20</b>
<b>Shallow Concentrated Flow</b>				
Flow length (ft)	= 1600.00	0.00	0.00	
Watercourse slope (%)	= 2.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=2.28	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 11.69</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 11.69</b>
<b>Channel Flow</b>				
X sectional flow area (sqft)	= 10.00	0.00	0.00	
Wetted perimeter (ft)	= 10.00	0.00	0.00	
Channel slope (%)	= 2.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=14.05	0.00	0.00	
Flow length (ft)	1800.0	0.0	0.0	
<b>Travel Time (min)</b>	<b>= 2.14</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 2.14</b>
<b>Total Travel Time, Tc .....</b>				<b>44.03 min</b>

# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

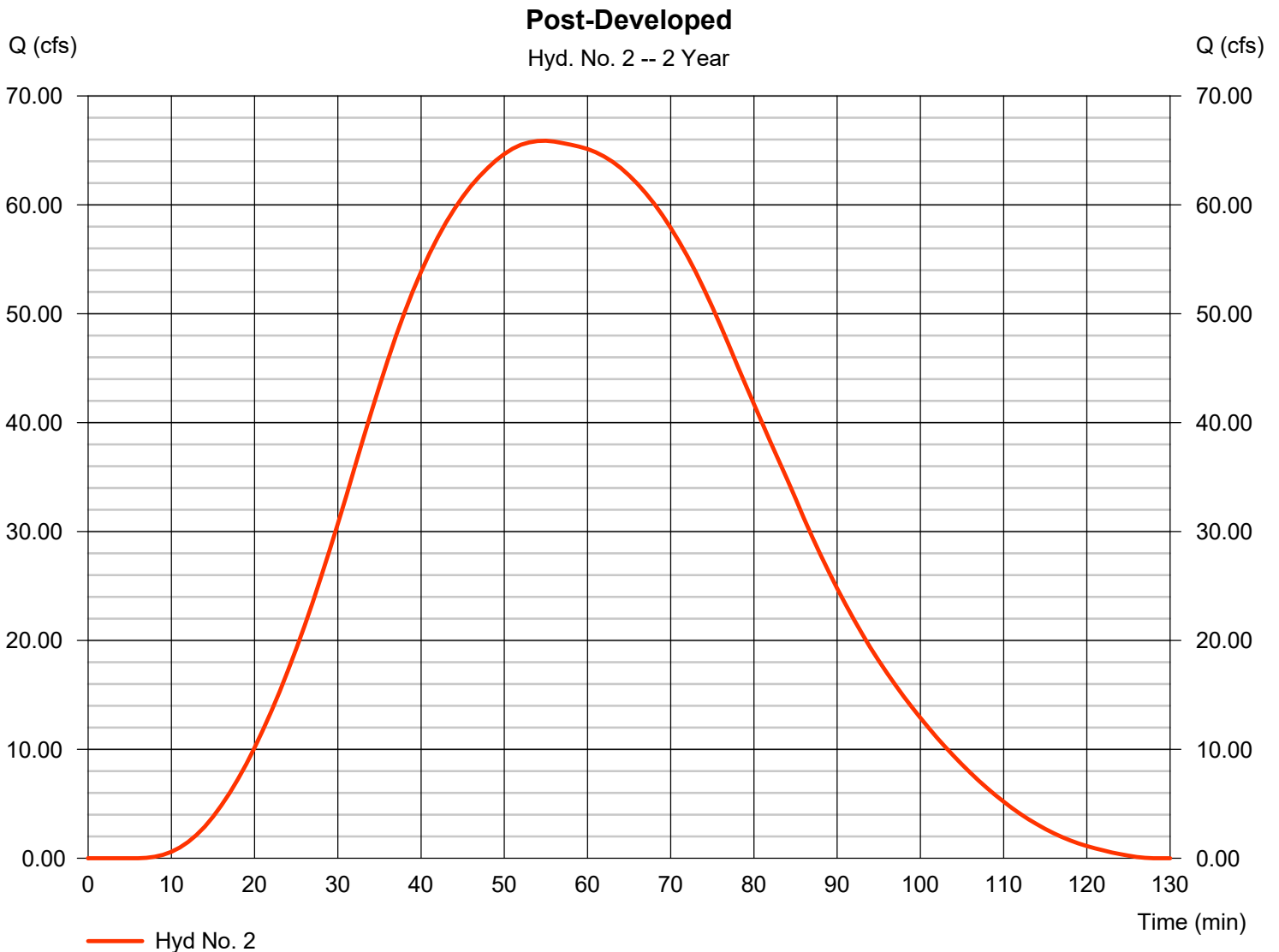
Tuesday, 05 / 25 / 2021

## Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 65.89 cfs
Storm frequency	= 2 yrs	Time to peak	= 55 min
Time interval	= 1 min	Hyd. volume	= 221,297 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 1.77 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000



# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

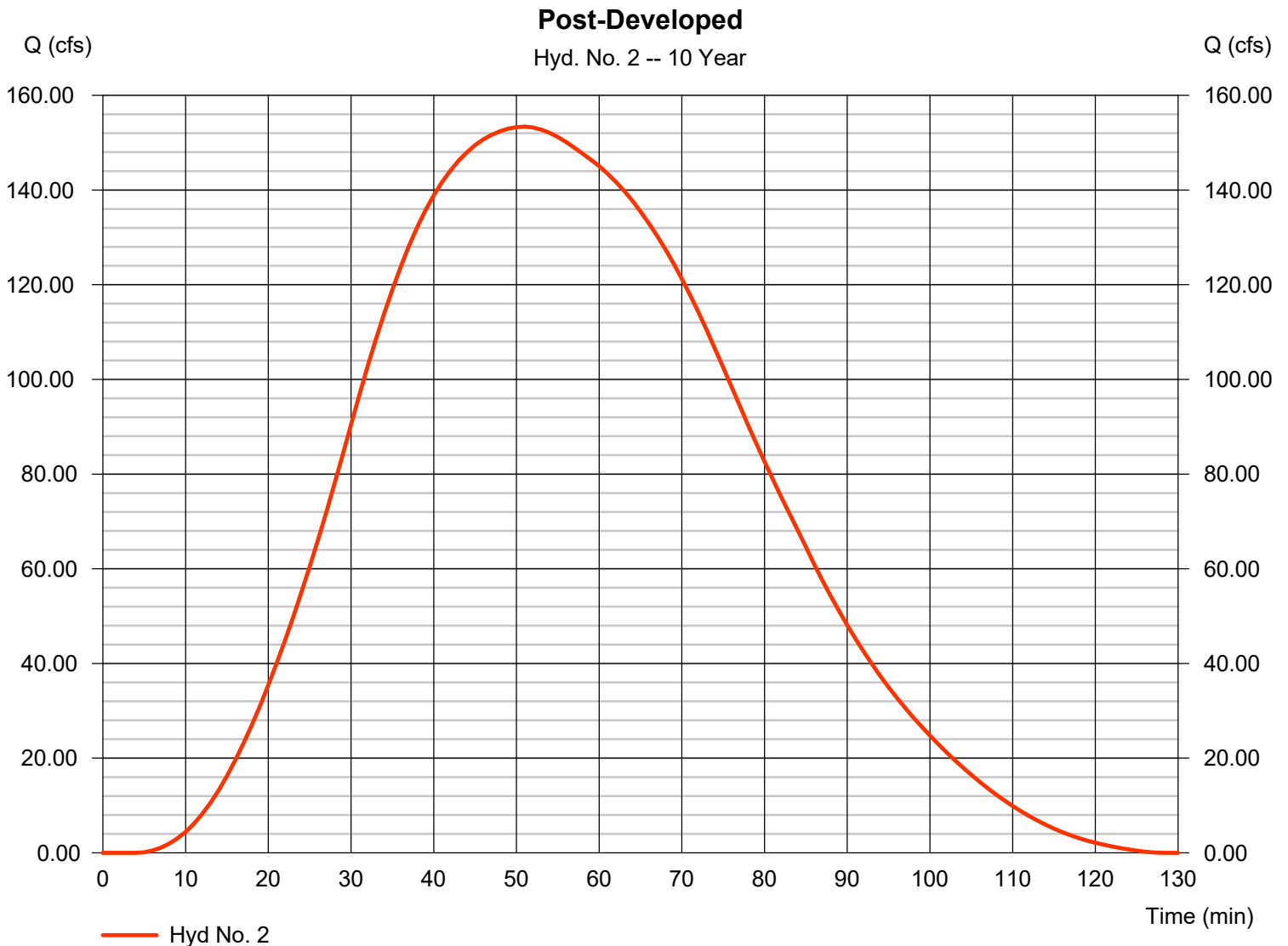
Tuesday, 05 / 25 / 2021

## Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 153.38 cfs
Storm frequency	= 10 yrs	Time to peak	= 51 min
Time interval	= 1 min	Hyd. volume	= 513,700 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 2.61 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000





# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

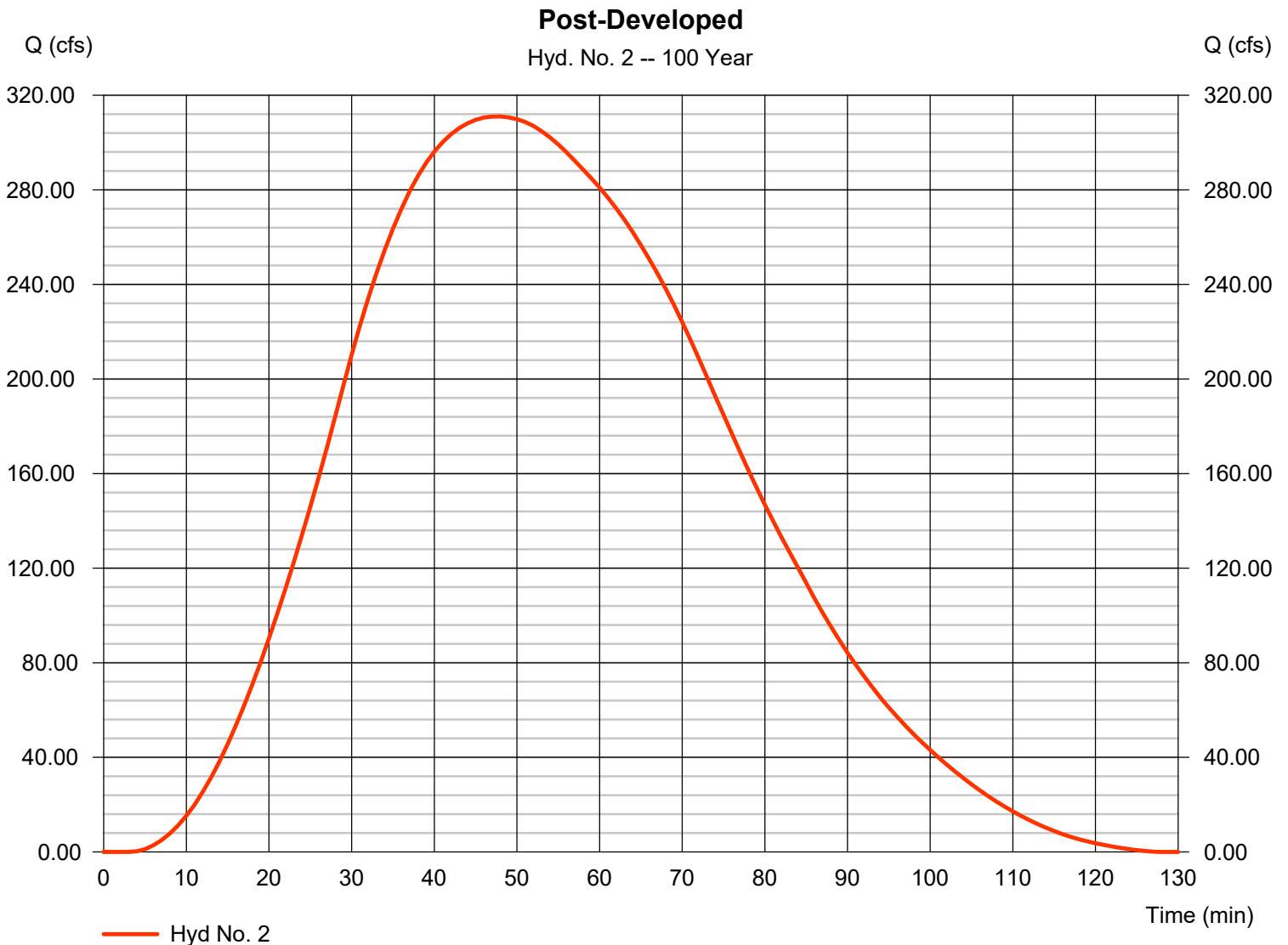
Tuesday, 05 / 25 / 2021

## Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 311.02 cfs
Storm frequency	= 100 yrs	Time to peak	= 48 min
Time interval	= 1 min	Hyd. volume	= 1,032,393 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000



# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

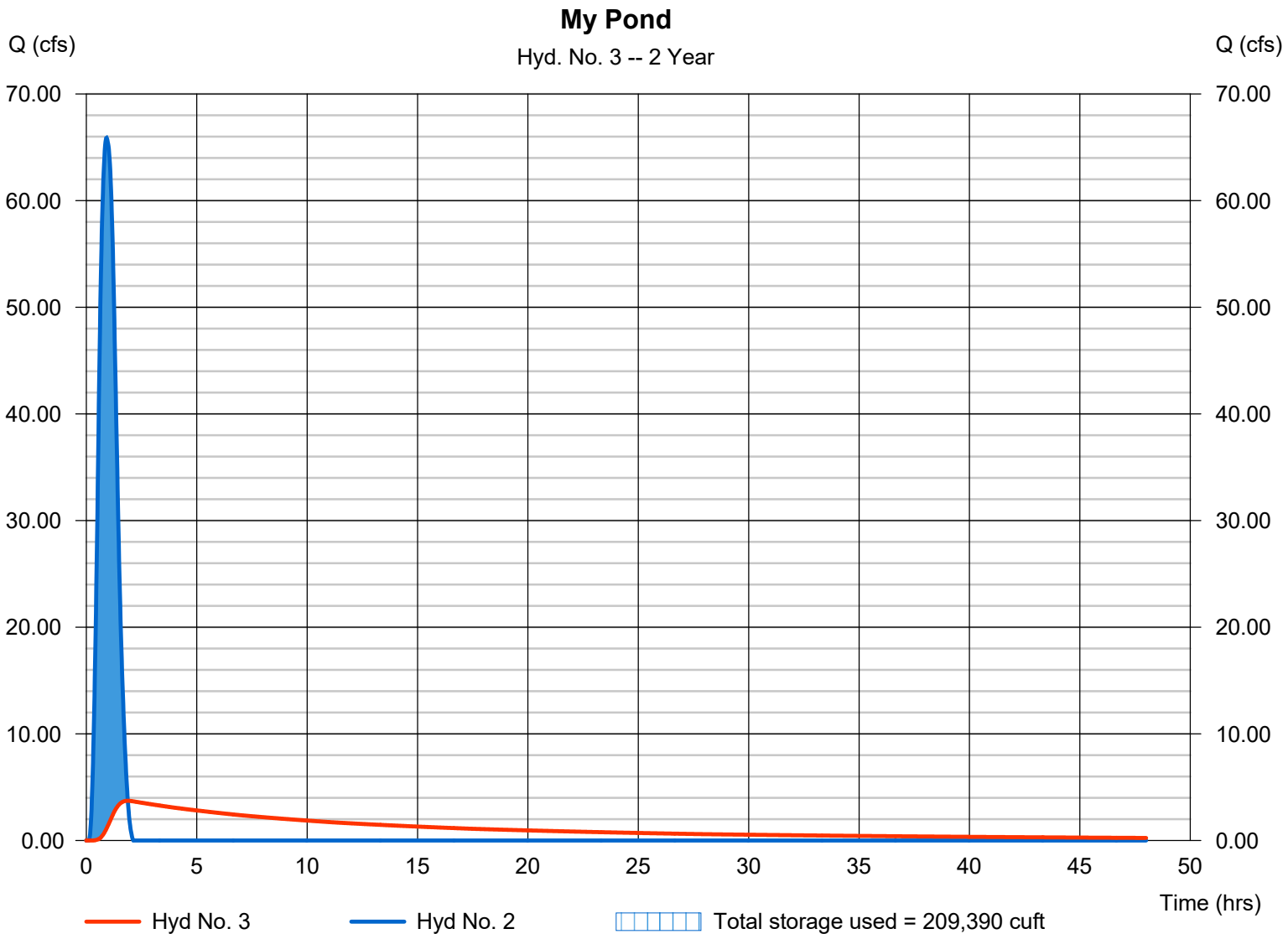
Tuesday, 05 / 25 / 2021

## Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 3.725 cfs
Storm frequency	= 2 yrs	Time to peak	= 1.88 hrs
Time interval	= 1 min	Hyd. volume	= 186,787 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 100.68 ft
Reservoir name	= My Pond	Max. Storage	= 209,390 cuft

Storage Indication method used.



# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

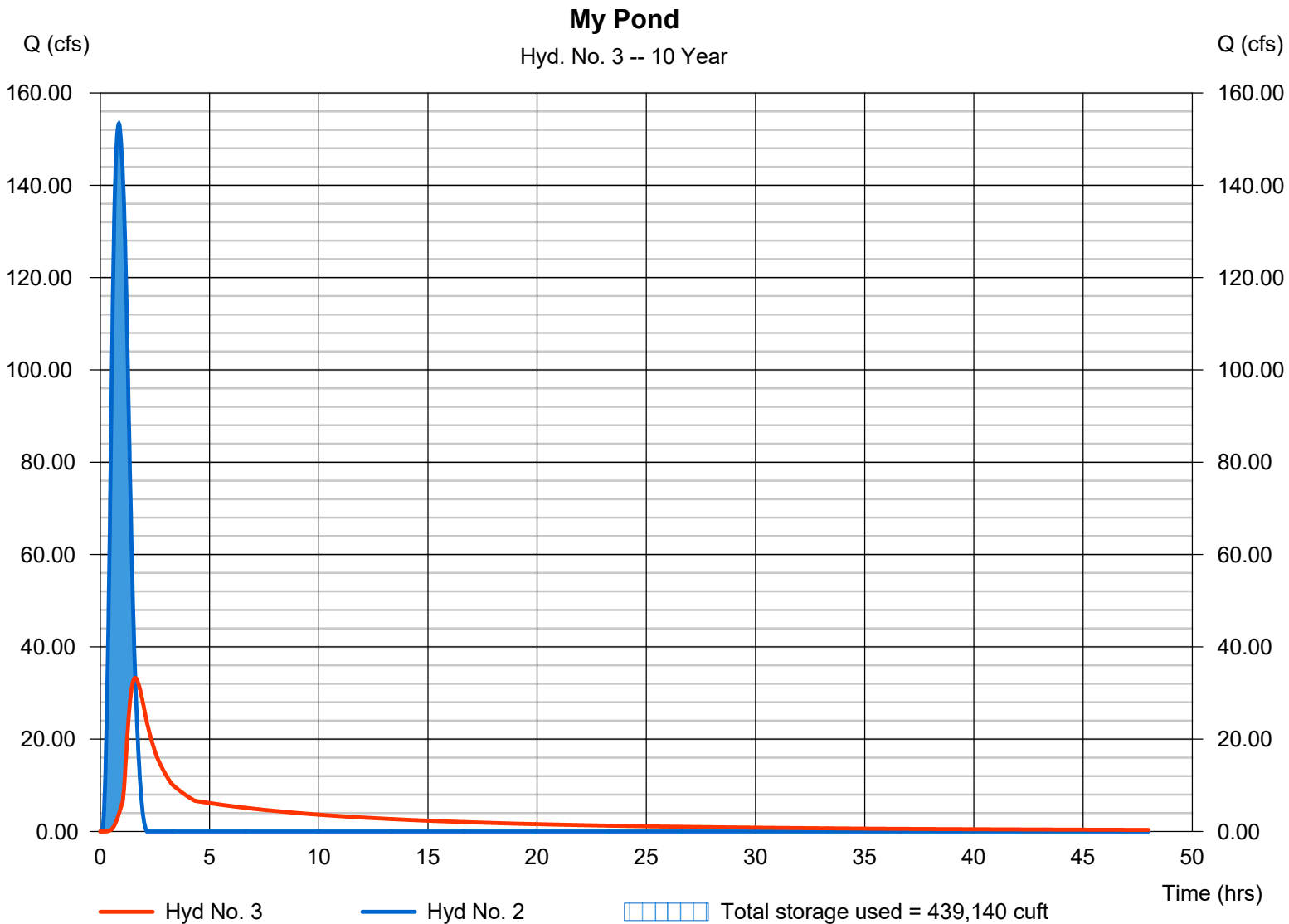
Tuesday, 05 / 25 / 2021

## Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 33.28 cfs
Storm frequency	= 10 yrs	Time to peak	= 1.60 hrs
Time interval	= 1 min	Hyd. volume	= 471,073 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 101.41 ft
Reservoir name	= My Pond	Max. Storage	= 439,140 cuft

Storage Indication method used.



# Hydrograph Report

Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

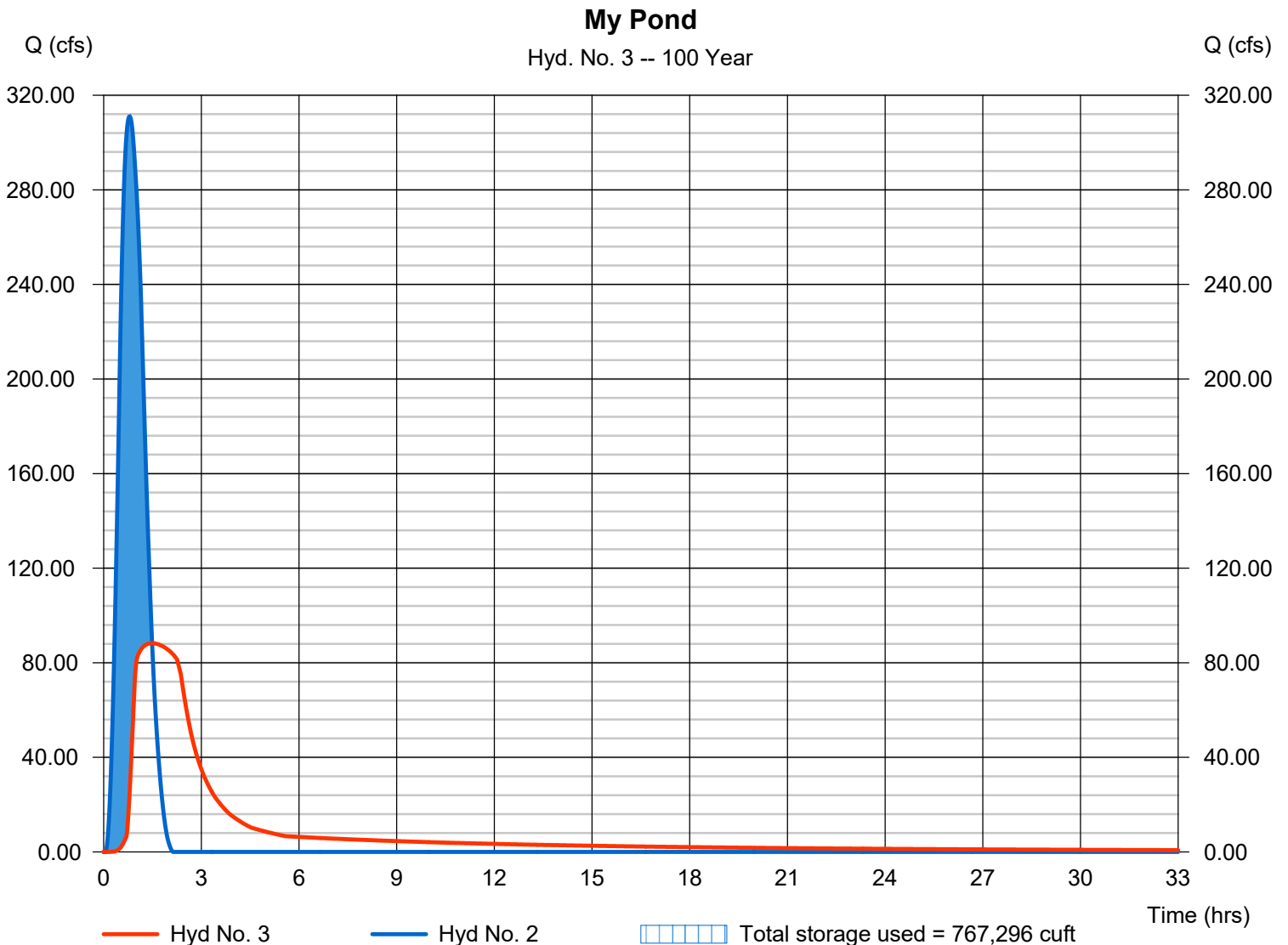
Tuesday, 05 / 25 / 2021

## Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 88.27 cfs
Storm frequency	= 100 yrs	Time to peak	= 1.48 hrs
Time interval	= 1 min	Hyd. volume	= 988,160 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 102.43 ft
Reservoir name	= My Pond	Max. Storage	= 767,296 cuft

Storage Indication method used.



# Pond Report

Item 2.

## Pond No. 1 - My Pond

### Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 99.99 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	99.99	00	0	0
0.01	100.00	300,000	1,500	1,500
1.01	101.00	313,000	306,500	308,000
2.01	102.00	323,000	318,000	626,000
3.01	103.00	332,000	327,500	953,500
4.01	104.00	333,000	332,500	1,286,000

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	Inactive	Inactive	Inactive
Span (in)	= 36.00	15.00	0.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 94.00	1240.00	0.00	0.00
Length (ft)	= 100.00	1.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .010	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 2.00	25.00	Inactive	Inactive
Crest El. (ft)	= 100.00	101.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	99.99	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
0.01	1,500	100.00	72.11 ic	0.00	---	---	0.00	0.00	---	---	---	---	0.000
1.01	308,000	101.00	72.11 ic	0.00	---	---	6.66	0.00	---	---	---	---	6.660
2.01	626,000	102.00	83.31 ic	0.00	---	---	12.64 s	70.67 s	---	---	---	---	83.31
3.01	953,500	103.00	92.65 ic	0.00	---	---	10.36 s	82.26 s	---	---	---	---	92.62
4.01	1,286,000	104.00	99.02 ic	0.00	---	---	9.83 s	89.11 s	---	---	---	---	98.94



## EXHIBIT B

**Project/Issue Name:** VACA 23-002. Recommending the Approval of An Application to Vacate Utility Easements on the Republic Storage LLC Subdivision

**Submitted By:** BUILDS Department

**Presented By:** Chris Tabor, Principal Planner

**Date:** March 13, 2023

---

### ISSUE IDENTIFICATION

The BUILDS Department is requesting the vacation of approximately (6,912) square feet of unoccupied Utility Easements in the Republic Storage LLC Subdivision.

### DISCUSSION AND ANALYSIS

The BUILDS Department is requesting the vacation of approximately (6,912) square feet of utility easement currently present on the site of the Republic Storage LLC Subdivision.

The vacated portion of the property will be returned to the owner of the underlying land and will be incorporated into the development of the Republic Storage LLC Subdivision.

The City has no utilities occupying these easements and no plans for future utilities to occupy these easements. It has been determined that their holding is no longer necessary.

The following contains brief analyses of present site conditions as well as the proposal's relationship to adopted plans of the City:

**Transportation:** The proposal has no anticipated adverse impact on the City's transportation system.

**Land Use:** The proposal has positive development impact to the subject property and to adjacent properties.

**Municipal Utilities:** The proposal has no anticipated adverse impact on the City's water, wastewater, or stormwater systems currently in place.

**Other Public Services:** The proposal is not anticipated to have any impact on any other public services.

**Emergency Services:** The proposal has no anticipated impact on emergency services.

### STAFF RECOMMENDATION

The BUILDS Department recommends approval of the requested Utility Easement Vacation.

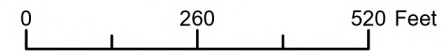
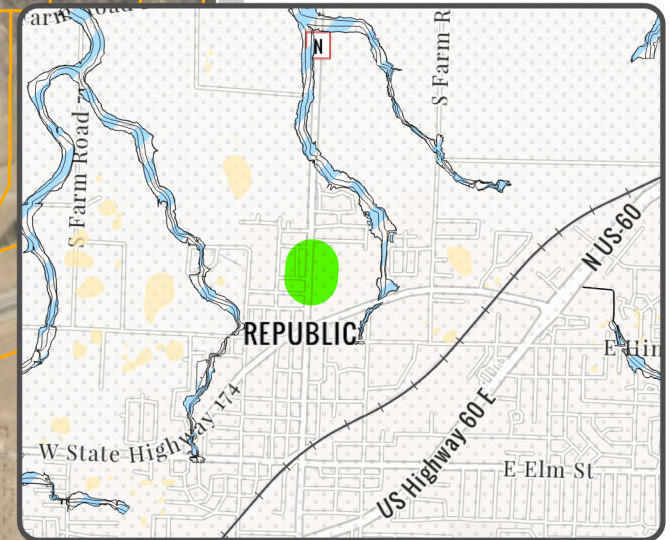
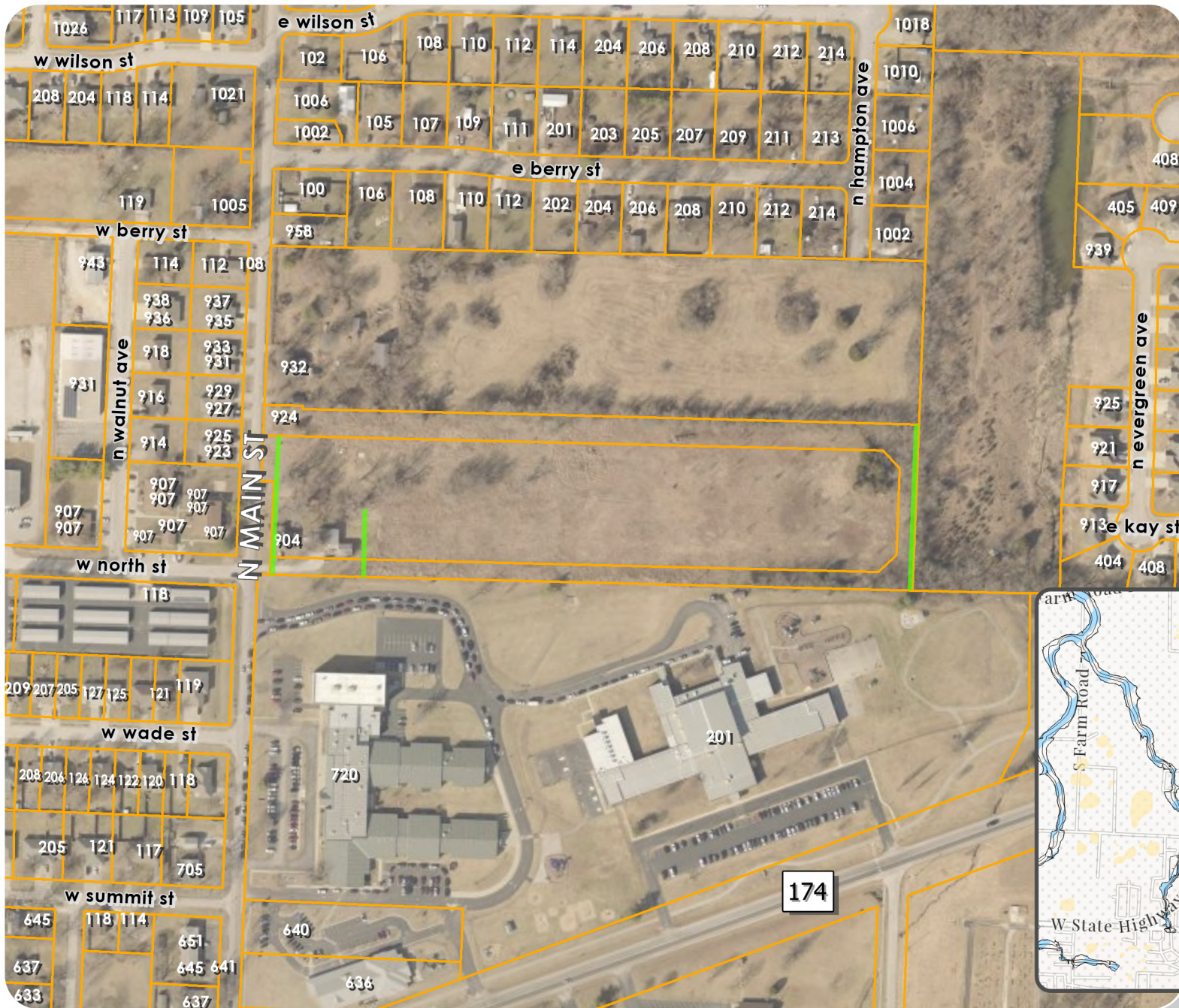


**Project**  
Easement  
Vacation

**Zoning**  
R1-Z

**Requested Zoning**  
N/A

**Acreage**  
0.2



# VACA 23-002



**EXHIBIT A**

Vacating a part of the existing 10-foot wide utility easements as shown on the Minor Subdivision for Robert Mark Trout and Julie A. Trout recorded in Plat Book ZZ, at Page 291 where they cross Lot 1 of the Minor Subdivision of Republic Storage, LLC, recorded in Plat Book AAA, at Page 856, also being described in Book 2022, at Page 051904-22 and being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 28 North, Range 23 West, Republic, Greene County, Missouri, being more particularly described as follows:

BEGINNING at an existing 5/8" iron bar (LS 1911), at the Southeast corner of said NW1/4, SW1/4; also being the most Southeast corner of said Lot 1 and the Southeast corner of Tract 2 in said Trout Minor Subdivision; Thence N88°33'15"W, along the South line of said NW1/4, SW1/4, and the South line of said Lot 1 and the South line of Tract 2, a distance of 10.00 feet; Thence N02°29'36"E, leaving said South line, a distance of 332.09 feet to the North line of said Lot 1, the North line of said Tract 2 and the North line of the South Half (S1/2) of the South Half (S1/2) of said NW1/4, SW1/4; Thence S88°33'21"E, along said North line, a distance of 10.00 feet to an existing 5/8" iron bar (LS 2153) marking the most Northeast corner of said Lot 1, and the Northeast corner of said Tract 2, also being a point on the East line of said NW1/4, SW1/4; Thence S02°29'36"W, leaving said North line and along said East line, a distance of 332.09 feet, to the POINT OF BEGINNING, containing 3,321 square feet, more or less, subject to any rights-of-way, easements, and restrictions of record.

Also

COMMENCING at an existing 5/8" iron bar (LS 1911), at the Southeast corner of said NW 1/4, SW 1/4; also being the most Southeast corner of said Lot 1 and the Southeast corner of Tract 2 in said Trout Minor Subdivision; Thence N88°33'15"W, along the South line of said NW 1/4, SW 1/4, and the South line of said Lot 1 and Tract 2, a distance of 1,105.44 feet, to the Southeast corner of Tract 1 in said Trout Minor Subdivision, for the POINT OF BEGINNING; Thence N88°33'15"W, continuing along said South line, and the South line of said Lot 1 and Tract 1, a distance of 10.00 feet; Thence N02°24'30"E, leaving said South line, a distance of 35.00 feet; Thence S88°33'15"E, a distance of 10.00 feet, to a point on the East line of said Tract 1; Thence S02°24'30"W, along the East line of said Tract 1, a distance of 35.00 feet, to the POINT OF BEGINNING, containing 350 square feet, more or less, subject to any rights-of-way, easements, and restrictions of record.

Also

COMMENCING at an existing 5/8" iron bar (LS 1911), at the Southeast corner of said NW 1/4, SW 1/4; also being the most Southeast corner of said Lot 1 and the Southeast corner of Tract 2 in said Trout Minor Subdivision; Thence N88°33'15"W, along the South line of said NW1/4, SW1/4, and the South line of said Lot 1 and said Tract 2 and Tract 1 in said Trout Minor

Subdivision, a distance of 1,278.97 feet, to the POINT OF BEGINNING; Thence N88°33'15"W, continuing along said South line of said Lot 1 and Tract 1, a distance of 10.00 feet, to a point on the East right-of-way line of Main Street, as shown on said Trout Minor Subdivision; Thence N02°51'12"E, leaving said South line, and along said East right-of-way line, a distance of 35.01 feet; Thence S88°33'15"E, leaving said East right-of-way line, a distance of 10.00 feet; Thence S02°51'12"W, a distance of 35.01 feet, to the POINT OF BEGINNING, containing 350 square feet, more or less, subject to any rights-of-way, easements, and restrictions of record.

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Prepared by: Olsson, Inc.  
Survey MO Certificate of Authority #LC366  
550 St. Louis Street  
Springfield MO 65806  
Tel 417.890.8802  
Prepared for: Republic Storage, LLC  
Project No.: 022-04236



North line of the S1/2, S1/2,  
NW 1/4, SW 1/4, Sec. 17, T-28-N, R-23-W &  
North line Lot 1 (PB AAA, Pg. 856)

Deborah McDaris  
Book 2009, Page 020153-09

S88°33'21"E 10.00'

Ex. 5/8" Iron Bar (LS #2153)  
Northeast corner Lot 1  
(PB AAA, Pg. 856)

Lot 1

Greene County Reorganized  
School District No. 3  
(Republic School District)  
Book 2022, Page 051904-22

East line of the  
NW 1/4, SW 1/4,  
& Lot 1  
(PB AAA, Pg. 856)

Minor Subdivision  
Republic Storage  
Plat Book AAA, Page 856

10' wide utility easement to  
be relinquished  
3,321± S.F.

Lot 2

Republic, MO Property, LLC  
Book 2021, Page 047578-21

Tang Enterprises, LLC  
Book 2022, Page 025742-22

N02°29'36"E 332.09'  
S02°29'36"W 332.09'

10' util. esmt.  
PB ZZ, Pg. 291

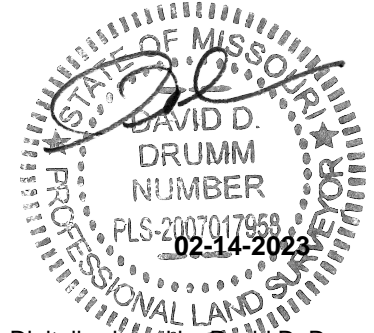
POINT OF BEGINNING  
Ex. 5/8" Iron Bar (LS #1911)  
Southeast corner NW 1/4, SW 1/4,  
Sec. 17, T-28-N, R-23-W,  
Southeast corner Lot 1  
(PB AAA, Pg. 856)

Lot 1

N88°33'15"W 10.00'

South line of the  
NW 1/4, SW 1/4,  
& South line Lot 1  
(PB AAA, Pg. 856)

Reorganized School District No. 3  
Greene County, MO  
Book 2120, Page 0867



Digitally signed by David D. Drumm  
Date: 2023.02.14 16:42:12-06'00'

This sketch is not a boundary survey. It is intended to show the configuration of a proposed easement. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

DWG: F:\2022\04001-04500\022-04236\40-Design\Survey\SRVY\Sheets\ESM\_Reinquisition Lot 1\_2204236.dwg  
DATE: Feb 06, 2023 11:21am  
USER: ddrumm  
XREFS: V\_XBNDY\_02204236

PROJECT NO:	022-04236
DRAWN BY:	MN
DATE:	02.02.2023

UTIL. ESMT. RELINQUISHMENT LOT 1 REPUBLIC STORAGE, LLC
--

**olsson**  
Olsson, Inc. Survey MO  
Certificate of Authority #LC366  
550 St. Louis Street  
Springfield, MO 65806  
TEL 417.890.8802 FAX 417.890.8805

EXHIBIT
50



POINT OF COMMENCING  
Ex. 5/8" Iron Bar (LS #1911)  
Southeast corner NW 1/4, SW 1/4,  
Section 17, Township 28-North Range 23-West,  
Southeast corner Lot 1 (PB AAA, Pg. 856)

10' Utility Easement to be  
relinquished (see Exhibit B)

N88°33'15"W 1,105.44'

South line of the  
NW 1/4, SW 1/4,  
Section 17,  
Township 28-North Range 23-West,  
South line Lot 1 (PB AAA, Pg. 856)

Republic, MO Property, LLC  
Book 2021, Page 047578-21

East line of Tract 1  
per PB ZZ, Pg. 291

S02°24'30"W 35.00'

Minor Subdivision  
Republic Storage  
Plat Book AAA, Page 856

S88°33'15"E  
10.00'

POINT OF BEGINNING  
SE Corner Tract 1  
(PB ZZ, Pg. 291)

10' util. esmt.  
PB ZZ, Pg. 291  
(to be relinquished by separate instrument)

N88°33'15"W 10.00'

10' wide utility easement to  
be relinquished  
350± S.F.

Lot 2

N02°24'30"E 35.00'

Lot 1

Greene County Reorganized  
School District No. 3  
(Republic School District)  
Book 2022, Page 051904-22

Republic, MO Property, LLC  
Book 2022, Page 033829-22

10' wide utility easement to  
be relinquished  
350± S.F.

Reorganized School District No. 3  
Greene County, MO  
Book 2120, Page 0867

10' util. esmt.  
PB ZZ, Pg. 291  
(to be relinquished by  
separate instrument)

S02°51'12"W 35.01'

POINT OF BEGINNING

N88°33'15"W 10.00'

S88°33'15"E 10.00'

N02°51'12"E 35.01'

East right-of-way line  
Main Street

Main Street



Digitally signed by David D.  
Drumm

Date: 2023.02.14 16:43:02-06'00'



This sketch is not a boundary survey. It is intended to  
show the configuration of a proposed easement. It  
should not be used to locate property lines and does  
not meet the Standards for Property Boundary Surveys.

DWG: F:\2022\04001-04500\022-04236\40-Design\Survey\SRVY\Sheets\ESM\Relinquishment Lot 1\_2204236.dwg  
DATE: Feb 06, 2023 11:21am  
USER: ddrumm  
XREFS: V\_XBNDY\_02204236

PROJECT NO:	022-04236
DRAWN BY:	MN
DATE:	02.02.2023

UTIL. ESMT. RELINQUISHMENT LOT 1 REPUBLIC STORAGE, LLC
--

**olsson**  
Olsson, Inc. Survey MO  
Certificate of Authority #LC366  
550 St. Louis Street  
Springfield, MO 65806  
TEL 417.890.8802 FAX 417.890.8805

EXHIBIT
B 51

**EXHIBIT A**

Vacating a part of the existing 10-foot wide utility easements as shown on the Minor Subdivision for Robert Mark Trout and Julie A. Trout recorded in Plat Book ZZ, at Page 291 where they cross Lot 2 of the Minor Subdivision of Republic Storage, LLC, recorded in Plat Book AAA, at Page 856, being a part of the property described in Book 2021, at Page 047578-21 and Book 2022, at Page 033829-22 and being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 28 North, Range 23 West, Republic, Greene County, Missouri, being more particularly described as follows:

COMMENCING at an existing 5/8" iron bar (LS 1911), at the Southeast corner of said NW1/4, SW1/4; also being the most Southeast corner of Lot 1 in said Minor Subdivision of Republic Storage, LLC and the Southeast corner of Tract 2 of said Trout Minor Subdivision; Thence N88°33'15"W, along the South line of said NW1/4, SW1/4, and the South line of said Lot 1 and said Tract 2, a distance of 1,105.44 feet, to the Southeast corner of Tract 1 of said Trout Minor Subdivision; Thence N02°24'30"E, along the East line of said Tract 1, a distance of 35.00 feet to the POINT OF BEGINNING; Thence N88°33'15"W, leaving said East line, a distance of 10.00 feet; Thence N02°24'30"E, a distance of 101.96 feet, to a point on the North line of said Tract 1; Thence S88°32'07"E, along the North line of said Tract 1, a distance of 10.00 feet, to the Northeast corner of said Tract 1; Thence S02°24'30"W, leaving said North line, and along said East line of Tract 1, a distance of 101.96 feet, to the POINT OF BEGINNING, containing 1,020 square feet, more or less, subject to any rights-of-way, easements, and restrictions of record.

Also

COMMENCING at an existing 5/8" iron bar (LS 1911), at the Southeast corner of said NW1/4, SW1/4; also being the most Southeast corner of Lot 1 in said Minor Subdivision of Republic Storage, LLC and the Southeast corner of Tract 2 of said Trout Minor Subdivision; Thence N88°33'15"W, along the South line of said NW1/4, SW1/4, and the South line of said Lot 1, a distance of 1,278.97 feet; Thence N02°51'12"E, leaving said South line, a distance of 35.01 feet, to the POINT OF BEGINNING; Thence N88°33'15"W, a distance of 10.00 feet, to a point on the East right-of-way line of Main Street, as shown on said Trout Minor Subdivision; Thence N02°51'12"E, along said East right-of-way line, a distance of 152.07 feet, to a point on the North line of said Tract 2 of said Trout Minor Subdivision; Thence S88°33'15"E, leaving said East right-of-way line, and along said North line of Tract 2, a distance of 10.00 feet; Thence S02°51'12"W, leaving said North line, a distance of 152.07 feet, to the POINT OF BEGINNING, containing 1,521 square feet, more or less, subject to any rights-of-way, easements, and restrictions of record.

---

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Survey MO Certificate of Authority #LC366  
550 St. Louis Street  
Springfield MO 65806  
Tel 417.890.8802  
Prepared for: Republic Storage, LLC  
Project No.: 022-04236



POINT OF COMMENCING  
 Ex. 5/8" Iron Bar (LS #1911) Item 3.  
 Southeast corner NW 1/4, SW 1/4,  
 Section 17, Township 28-North  
 Range 23-West,  
 Southeast corner Lot 1

10' Utility Easement to be  
 relinquished by separate  
 instrument

South line of the  
 NW 1/4, SW 1/4,  
 South line Lot 1

POINT OF BEGINNING

N02°24'30"E 35.00'  
 SE Corner Tract 1  
 Plat Book ZZ, Page 291

10' util. esmt.  
 (PB ZZ, Pg. 291)  
 to be relinquished by  
 separate instrument

N88°33'15"W 10.00'

Greene County Reorganized  
 School District No. 3  
 (Republic School District)  
 Book 2022, Page 051904-22  
 Reorganized School District No. 3  
 Greene County, MO  
 Book 2120, Page 0867

N02°51'12"E 35.01'

Republic, MO Property, LLC  
 Book 2021, Page 047578-21

S02°24'30"W 101.96'

East line  
 Tract 1

NE Corner Tract 1  
 Plat Book ZZ, Page 291

S88°32'07"E 10.00'

N02°24'30"E 101.96'

10' utility easement (PB ZZ,  
 Pg. 291) to be relinquished  
 1,020± S.F.

Minor Subdivision  
 Republic Storage  
 Plat Book AAA, Page 856

North line  
 Tract 1

Republic, MO Property, LLC  
 Book 2022, Page 033829-22

POINT OF BEGINNING

10' utility easement (PB ZZ, Pg. 291)  
 to be relinquished: 1,521± S.F.

North line  
 Tract 2  
 S88°33'15"E  
 10.00'

S02°51'12"W 152.07'

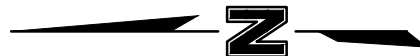
N02°51'12"E 152.07'

N88°33'15"W 10.00'

10' util. esmt.  
 (PB ZZ, Pg. 291)  
 to be relinquished by  
 separate instrument

Main Street  
 East right-of-way line  
 Main Street

This sketch is not a boundary survey. It is intended to  
 show the configuration of a proposed easement. It  
 should not be used to locate property lines and does  
 not meet the Standards for Property Boundary Surveys.



Digitally signed by David D.  
 Drumm

Date: 2023.02.14  
 16:49:33-06'00'

DWG: F:\2022\04001-04500\022-04236\40-Design\Survey\SRVY\Sheets\ESM\_Reinquisition Lot 2\_2204236.dwg  
 DATE: Feb 07, 2023 9:52am  
 USER: ddrumm  
 XREFS: V\_XBNDY\_02204236

PROJECT NO: 022-04236
DRAWN BY: MN
DATE: 02.02.2023

UTIL. ESMT. RELINQUISHMENT LOT 2 REPUBLIC STORAGE, LLC
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Olsson, Inc. Survey MO  
 Certificate of Authority #LC366  
 550 St. Louis Street  
 Springfield, MO 65806  
 TEL 417.890.8802 FAX 417.890.8805

EXHIBIT
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