



AGENDA

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

Call Meeting to Order

Approve Agenda

Approve Minutes

- 1. Draft Minutes 10/2/23.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held October 2, 2023.

Meeting Procedures

Public Hearings

- 2. REZN 23-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately 40.456 Acres, Located at 7217 West Farm Road 182, from Agricultural (AG) to Medium-Density Single-Family (R1-M).
- 3. REZN 23-008.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately 0.81 Acres, Located at 445 US Hwy 60 E , from Local Commercial (C-1) to General Commercial (C-2).

Other Business

- 4. SUBD-PRE 23-003.** Possible Vote to Recommend the Approval of a Preliminary Plat for Olde Savannah Phase 3C, a Subdivision Consisting of Approximately 5.02 Acres Located at 6354 S Farm Road 89.

Citizen Participation

BUILDS Department Update

- 5. P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Commission Formation

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.**



REPUBLIC
MISSOURI

MINUTES

Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
October 02, 2023 at 6:00 PM

Call Meeting to Order

Vice-Chairman Campbell presided in Chairman Ellis' absence.

PRESENT

Commissioner John Alexander
Commissioner Darran Campbell
Commissioner Brian Doubrava
Commissioner Jeff Hays
Commissioner Mike Mann
Council Liaison Garry Wilson

ABSENT

Chairman Ransom Ellis
Commissioner Cynthia Hyder

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Mann

Approve Minutes

- 1. Draft Minutes 9/11/23.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held September 11, 2023.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hays.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Hays, Commissioner Mann

Meeting Procedures

Patrick Ruiz read the meeting procedures.

Public Hearings

- 2. PDD 23-005.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Twenty-Eight Point Eight-Eight (28.88) Acres, Located the 7200 Block of West Farm Road 170 From Kirkwood Estates (PDD) to Amended Kirkwood Estates (PDD).

Chris Tabor presented the Staff Report



REPUBLIC
MISSOURI

Motion made by Commissioner Doubrava, Seconded by Commissioner Hays.
Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava,
Commissioner Hays, Commissioner Mann

Other Business

Citizen Participation

BUILDS Department Update

Comprehensive Plan Update

Adjournment

Motion made by Commissioner Alexander, Seconded by Commissioner Doubrava.
Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner
Hays, Commissioner Mann

Chris Tabor, Principal Planner

Ransom Ellis, Chairman



EXHIBIT A

Project/Issue Name: REZN 23-007. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Forty Point Four-Five-Six (40.456) Acres, Located at 7217 West Farm Road 182, from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M).

Submitted By: David Messner and Jim Henderson

Presented By: Chris Tabor, Principal Planner

Date: November 13, 2023

ISSUE IDENTIFICATION

David Messner and Jim Henderson have applied to change the Zoning Classification of approximately 40.456 acres of property located at 7217 W FR 182 from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 40.456 acres of land located at 7217 W FR 182; the property is currently the site of three residential dwelling units of varying configurations and age.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

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**.

- **Community and Development Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
 - **Objective 1A:** Support a variety of housing developments and styles to ensure a range of options are available.
- **Infrastructure Coordination Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City.



EXHIBIT A

The Rezoning of this parcel is consistent with City's Adopted Plans.

Compatibility with Surrounding Land Uses

The subject property is a newly annexed property that came into the City zoned Agricultural (AG).

It is adjacent to:

- Properties in Century Place 2nd Addition subdivision zoned Medium-Density Single-Family Residential (R1-M) to the north;
- Greene County property zoned Agriculture (A-1) to the east;
- Greene County property zoned Agriculture (A-1) across Farm Road 182 to the south;
- Properties in the 1st Phase of Iron Gate Subdivision and Destiny Church property zoned Medium-Density Single-Family Residential (R1-M) to the west

The requested zoning district, Medium-Density Single-Family Residential (R1-M) is consistent with use of adjacent property.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

City Water and Sewer systems have are prepared to serve this property if the application is approved.

The property has two separate gravity sewer mains onsite. A 15" main runs north-south on the east side of the property. A 10" main is present on the southwest corner of the site.

Effluent would travel through gravity lines to the Shuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

Water is in proximity to the site from two points. A 6" water main is present along Ark Ave and terminates at the northern property line of the site. A second 6" water main approaches from the west running along Clearview Dr.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:



EXHIBIT A

The City has requested a Traffic Impact Study (TIS), which is pending. Development of the property will require meeting the improvements as recommended by the TIS and as determined necessary by City Staff.

Floodplain: The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

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

STAFF RECOMMENDATION

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

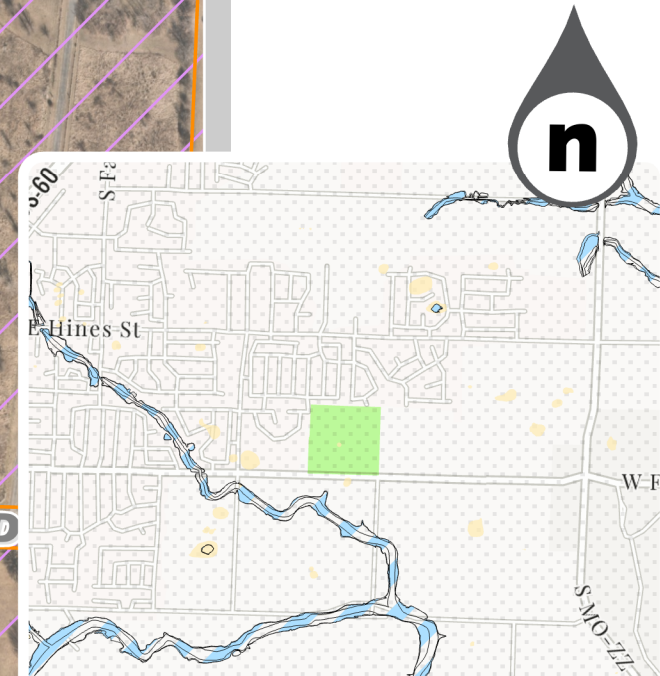
Owner/Applicant
Henderson, Jim E

ADDRESS
7217 W Farm Road 182

ZONING
AGRICULTURAL (AG) |
REQUESTED: R1-M

WARD
1

ACREAGE
40.0



7217 WEST FARM ROAD 182
REZN 23-007 | REZONE

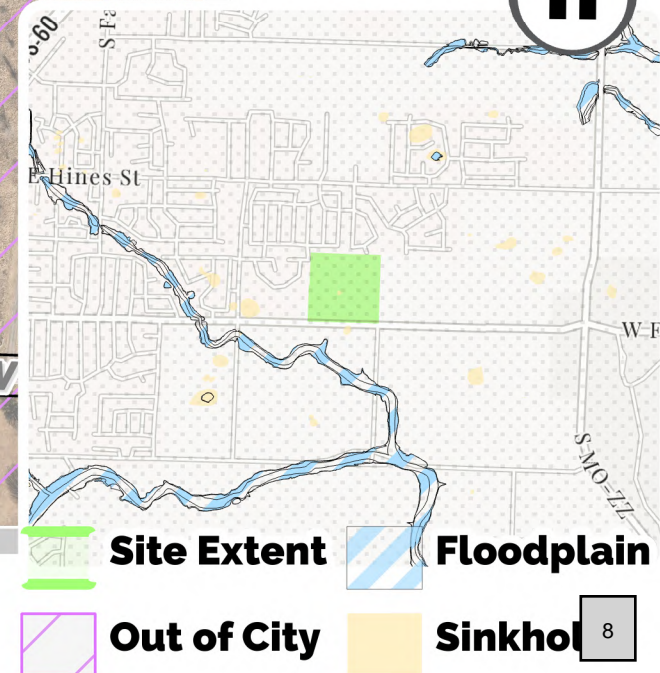
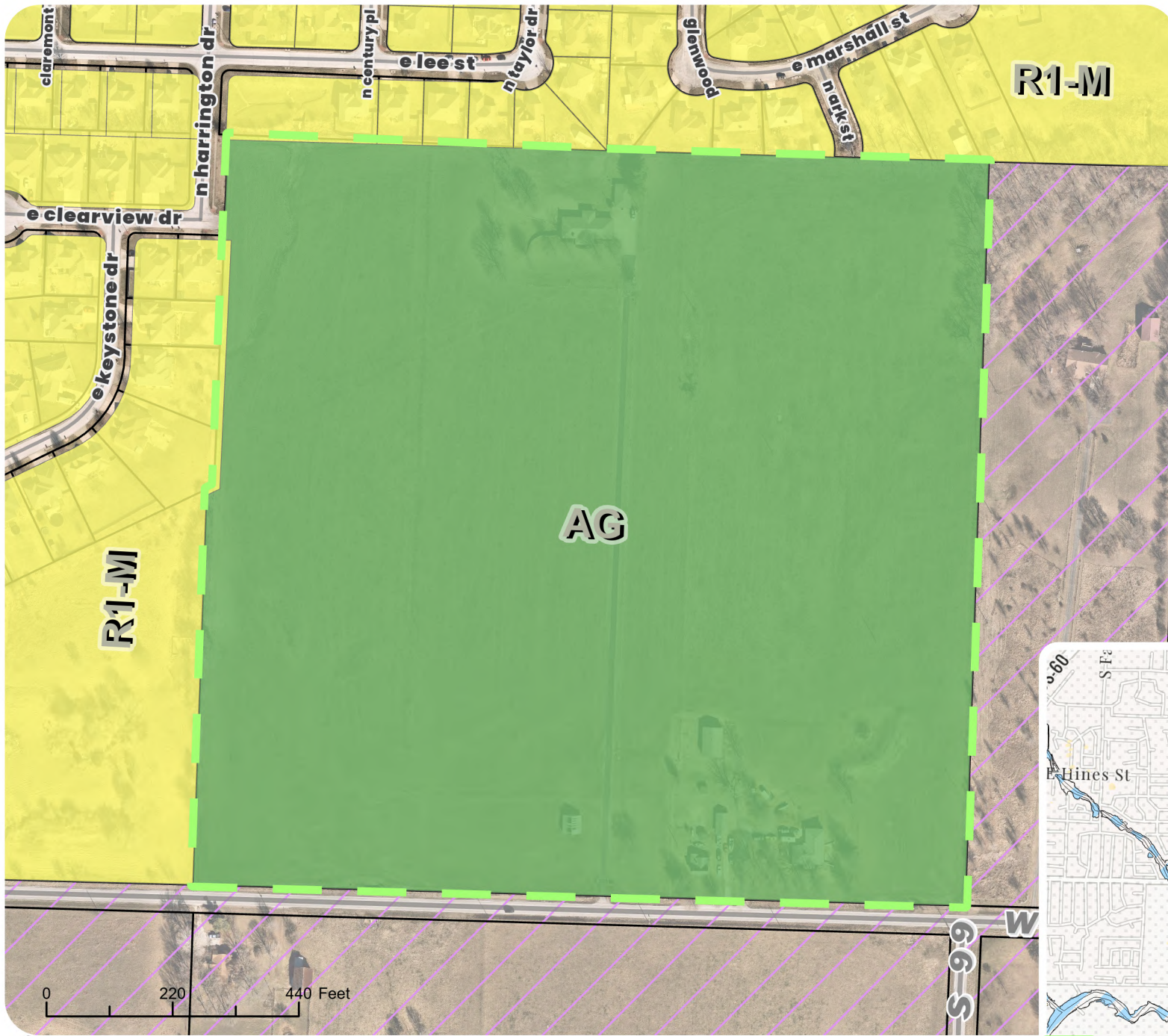
Owner/Applicant
Henderson, Jim E

ADDRESS
7217 W Farm Road 182

ZONING
AGRICULTURAL (AG) |
REQUESTED: R1-M

WARD
1

ACREAGE
40.456



7217 WEST FARM ROAD 182
REZN 23-007 | REZONE



EXHIBIT B

Project/Issue Name: REZN 23-008. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Eight-One (0.81) Acres, Located at 445 US Hwy 60 E, from Local Commercial (C-1) to General Commercial (C-2).

Submitted By: Timothy Guillot

Presented By: Patrick Ruiz, Associate Planner

Date: November 13, 2023

ISSUE IDENTIFICATION

Timothy Guillot has applied on behalf of the property owner, Clayron LP, to change the Zoning Classification of approximately 0.81 acres of property located at 445 US Hwy 60 E from Local Commercial (C-1) to General Commercial (C-2).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 0.81 acres of land located at 445 US HWY 60 E; the property is currently the site of a vacant commercial building. The subject Rezone application is moving concurrently with additional elements of a project that consists of an Administrative Minor Subdivision combining two lots and a New Commercial Building Permit.

The Minor Subdivision would include the combination of two lots which comprises the subject property, 445 US Hwy 60 E, and the lot to the southwest, 411 US Hwy 60 E. As currently zoned the lot combination would create a split zoned lot of C-2 General Commercial and C-1 Local Commercial.

The New Commercial Building Permit consists of the demolition of two existing buildings on 411/445 US Hwy 60 E and construction of a New Building with the anchor tenant space as a dental office. The commercial building will also have additional units for infill of retail and office space.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

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**.



EXHIBIT B

- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties.
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.
- **Goal:** Support redevelopment of areas along the US-60 corridor to accommodate commercial uses and improved functionality.
 - **Objective:** Encourage higher intensity of uses of large, underdeveloped parcels fronting onto or located near US Hwy 60.

The Rezoning of this parcel is consistent with the City's Adopted Plans.

Compatibility with Surrounding Land Uses

The subject property is adjacent to General Commercial (C-2) zoned parcels bordering the west and east property lines. To the north, across the Right-of-Way, are two parcels zoned Medium Density Single-Family Residential (R1-M).

The General Commercial (C-2) Zoning District is intended to allow less restrictive retail and service-related businesses. The subject property fronts US Hwy 60, which operates as a commercial corridor within the city. The general land uses of the area are commercial in nature and such rezone would be compatible and harmonious with adjacent properties.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

The development of the property will utilize existing connecting lateral lines to municipal water and sewer mains located near the property.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

The property will have access from the existing drive currently present on US Hwy 60. A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the property is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

Floodplain: The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

Sinkholes: The subject property **does not** contain an identified sinkhole.



EXHIBIT B

STAFF RECOMMENDATION

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**



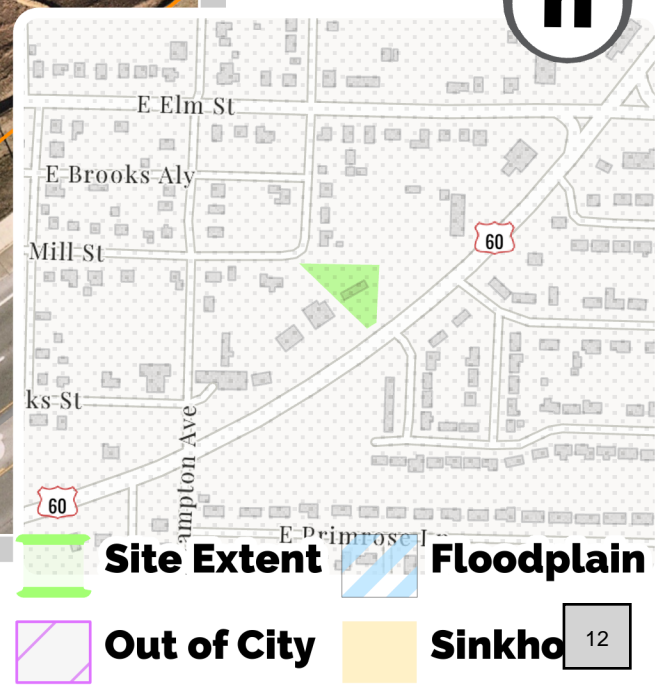
Owner/Applicant
CLAYRON LP

ADDRESS
445 US Hwy 60 E

ZONING
C-1 | REQUESTED: C-2

WARD
WARD 2

ACREAGE
0.81



REZN 23-008 445 US HWY 60 E
REZN 23-008 | REZONE

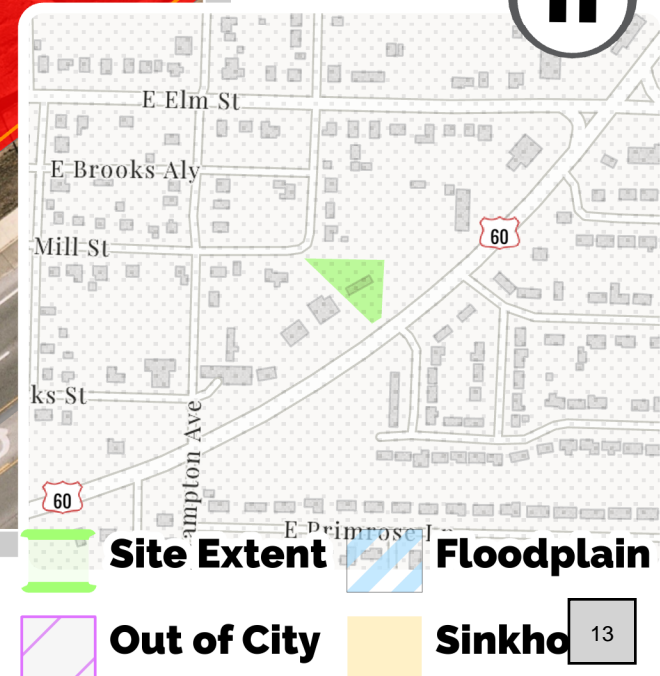
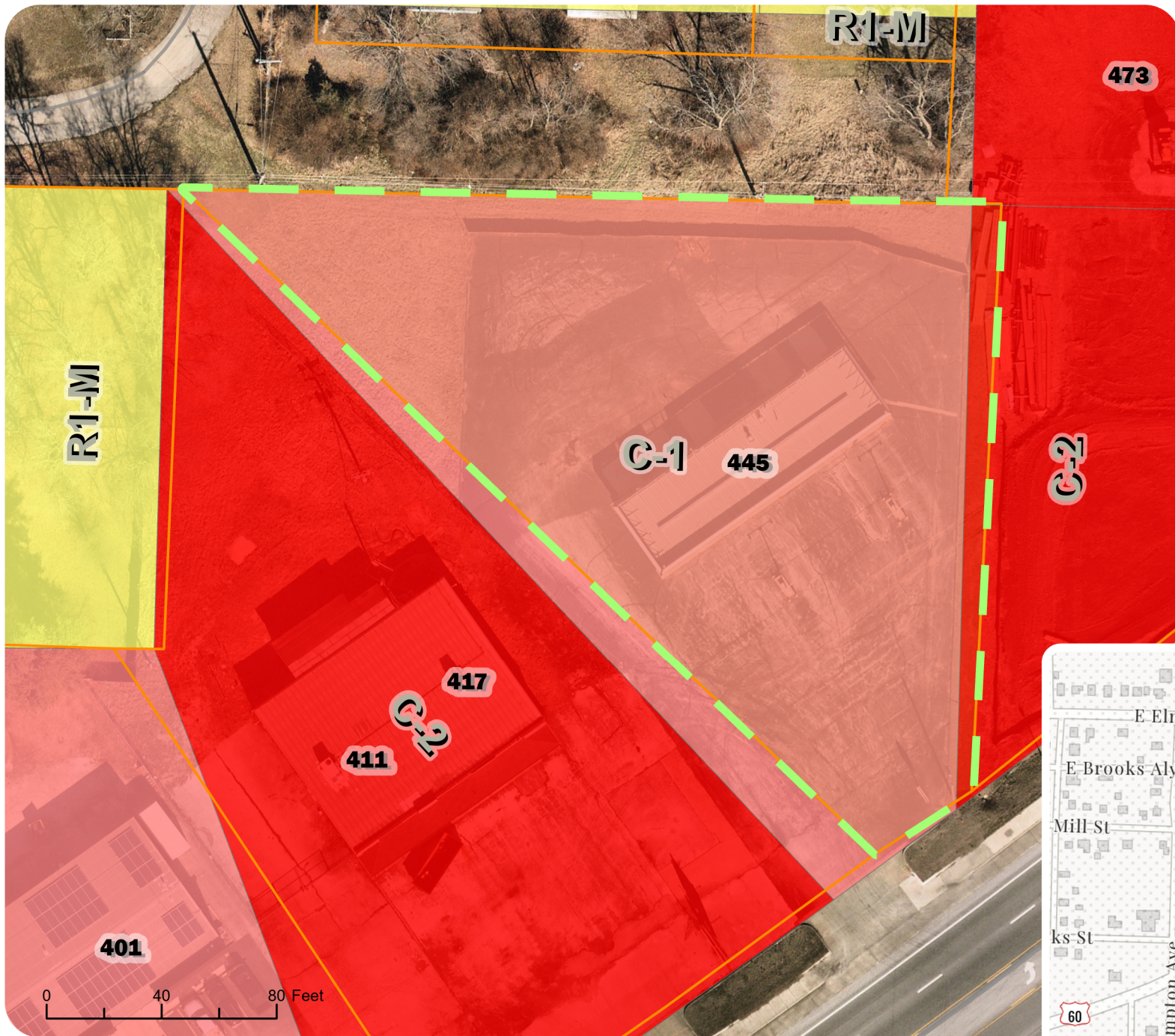
Owner/Applicant
CLAYRON LP

ADDRESS
445 US Hwy 60 E

ZONING
C-1 | REQUESTED: C-2

WARD
WARD 2

ACREAGE
0.81



REZN 23-008 445 US HWY 60 E
REZN 23-008 | REZONE



EXHIBIT C

Project/Issue Name: **SUBD-PRE 23-003.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Olde Savannah Phase 3C, a Residential Subdivision Consisting of Approximately Five Point Zero-Two (5.02) Acres Located at the 6354 South Farm Road 89

Submitted By: Olde Savannah LLC

Presented By: Chris Tabor, BUILDS Department Principal Planner

Date: November 13, 2023

ISSUE IDENTIFICATION

Olde Savannah LLC has requested review and approval of a Preliminary Plat of approximately Five Point Zero-Two (5.02) acres for Phase 3C of Olde Savannah, a subdivision consisting of 19 residential lots zoned High-Density Single-Family Residential (R1-H), streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located.

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic’s Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

DISCUSSION AND ANALYSIS

The 5.02-acre property subject to this Preliminary Plat Application is located at 6534 South Farm Road 89. The property is zoned appropriately for the proposed plat, High-Density Single-Family Residential (R1-H). R1-H zoning allows for:

- Min. Lot Sizes of 7,000 square feet
- Max density of 6.22 lots per acre
- Setbacks:



EXHIBIT C

- Front: 25'
- Side (Interior): 6'
- Rear: 25'

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains 19 lots, each with a minimum lot size of 7,000 square feet. The Preliminary Plat also consists of streets, open space and utility and drainage easements.

Transportation Plan

The Preliminary Plat proposes one new road and connects to Phase 3A of Olde Savannah through continuations of Habersham St and Abercorn St.

No lot will be given access to Farm Road 89.

These constructed streets would be dedicated to the city during the Final Platting Process.

A Traffic Impact Study (TIS) was conducted at the time of the initial rezone of the property and no street improvements were required.

Water and Wastewater Master Plan

The site is not currently served by City of Republic water or sanitary sewer service. The site is in proximity to an 8-inch water main along the eastern property line.

The site is in proximity to an 8-inch sanitary sewer that crosses Houston Ave along the southern side of Habersham St. The sanitary sewer flows to the Shuyler Creek Lift Station and through a force main to the Wastewater Treatment Facility. The City's water and sanitary sewer systems have the capacity to serve the proposed development; final evaluations of capacity will be performed during subsequent development review.

Zoning Code

The Preliminary Plat of Olde Savannah Phase 3C has been platted for the construction of 19 single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater conveyance.

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



EXHIBIT C

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

Stormwater: The Preliminary Plat utilizes the existing Stormwater Detention Area within Olde Savannah Phase 3A. The detention area was originally designed to accommodate development of the subject parcel in addition to other portions of the greater Olde Savannah subdivision. Although not shown on this Preliminary Plat, any Stormwater Detention Areas and all open space/common areas, were any such areas to be included during subsequent Infrastructure Permitting, would be maintained by a Homeowner's Association.

Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting process.

STAFF RECOMMENDATION

Staff considers the **proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.**

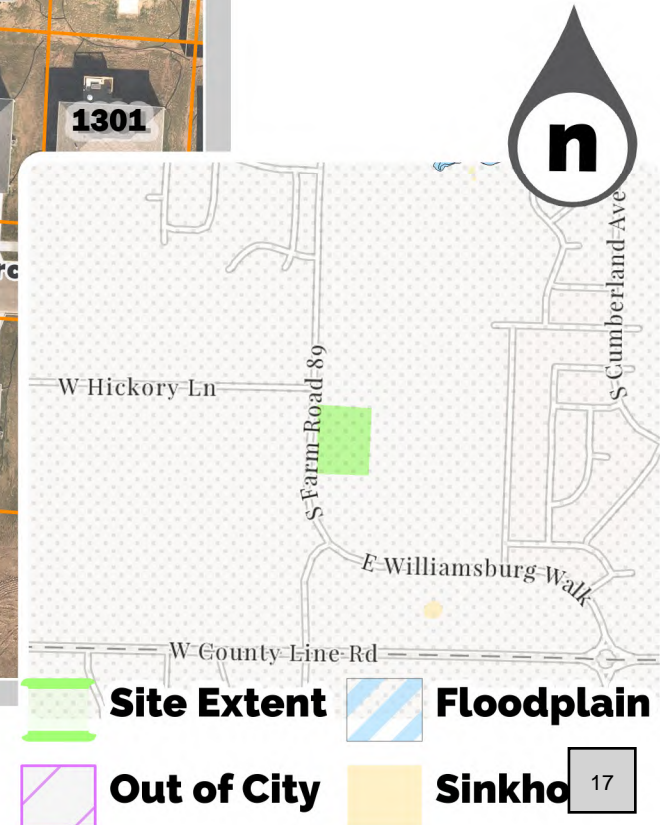
Owner/Applicant
Olde Savannah, LLC

ADDRESS
6354 S Farm Road 89

ZONING
R1-H | REQUESTED: N/A

WARD
3

ACREAGE
5.02



OLDE SAVANNAH PHASE 3C
SUBD-PRE 23-003 | PRELIMINARY PLAT

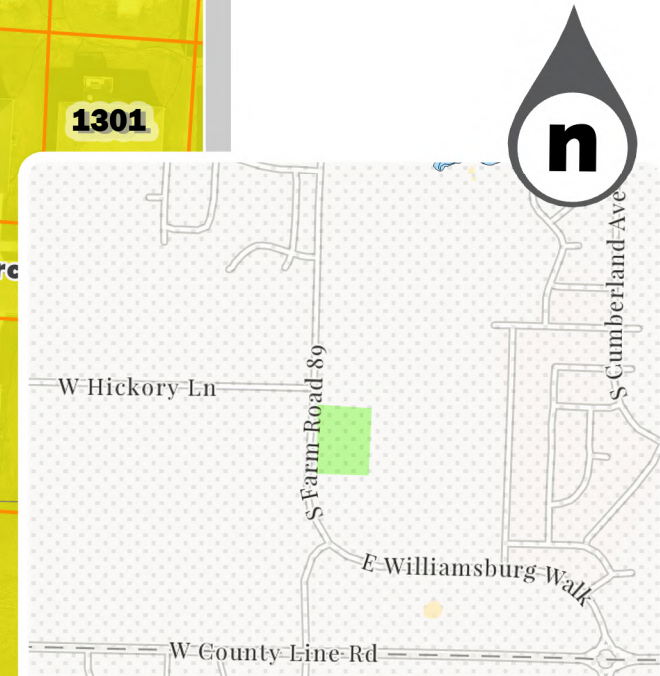
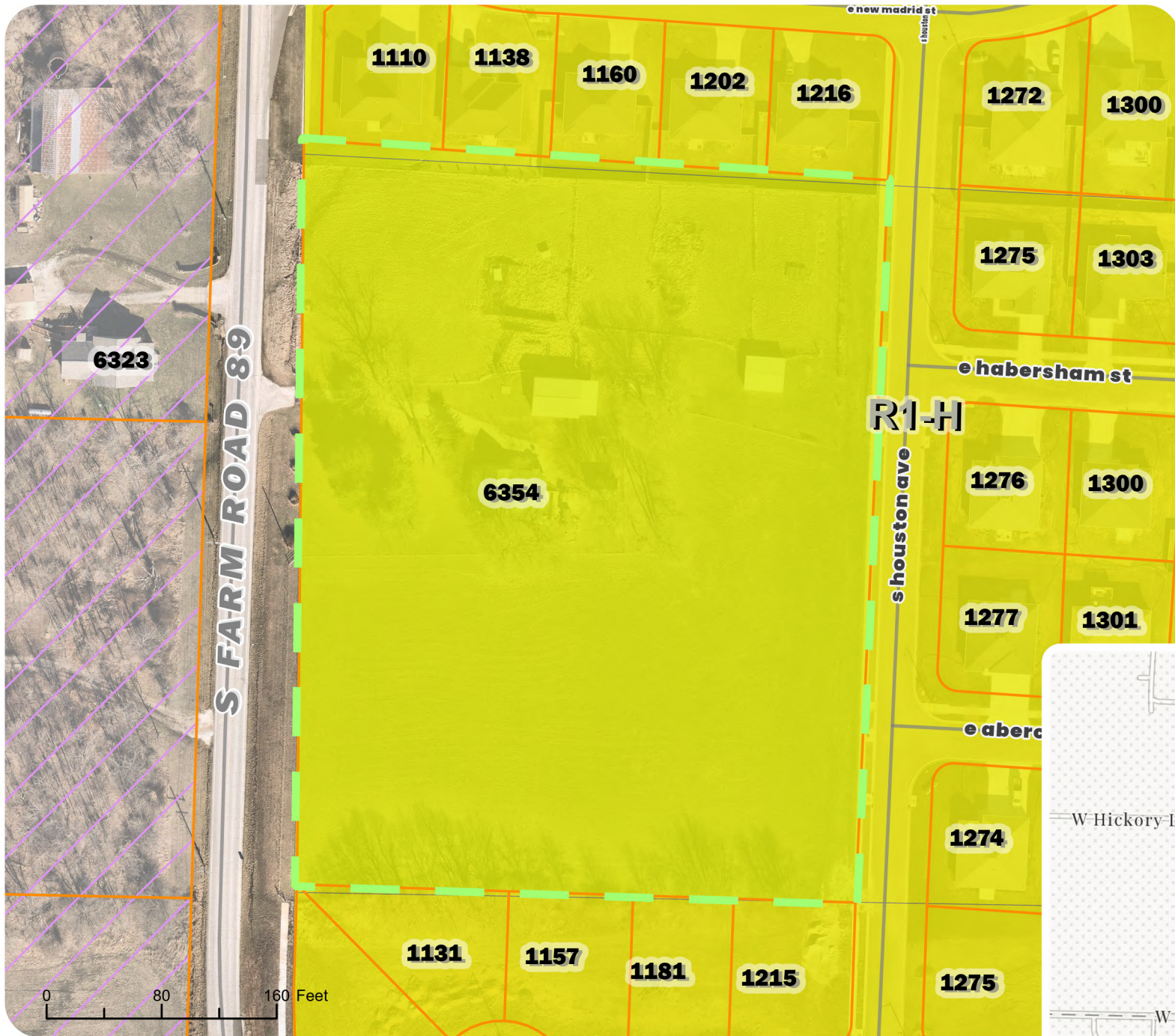
Owner/Applicant
Olde Savannah, LLC

ADDRESS
6354 S Farm Road 89

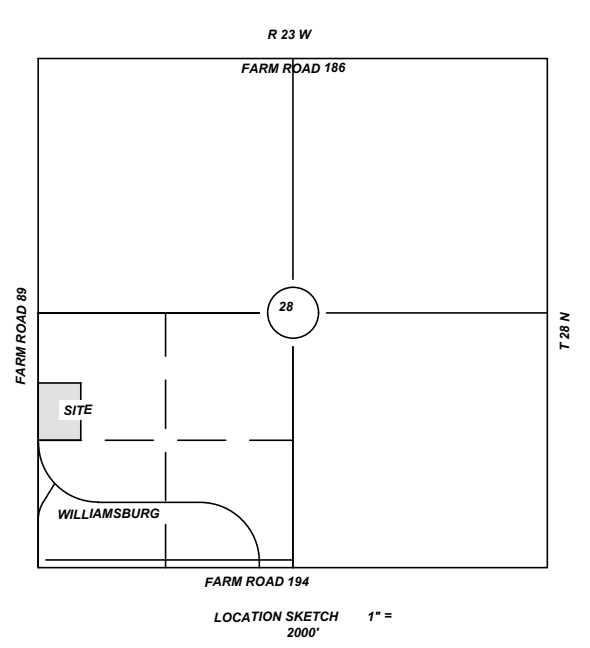
ZONING
R1-H | REQUESTED: N/A

WARD
3

ACREAGE
5.02



OLDE SAVANNAH PHASE 3C
SUBD-PRE 23-003 | PRELIMINARY PLAT



SITE BENCHMARKS:

T.B.M. #1 - IRON PIN MARKED 2122 LOCATED AT THE NORTHWEST CORNER OF LOTS 50 AND 51

N 462552.3454'
E 1359657.0647'
ELEV 1296.68

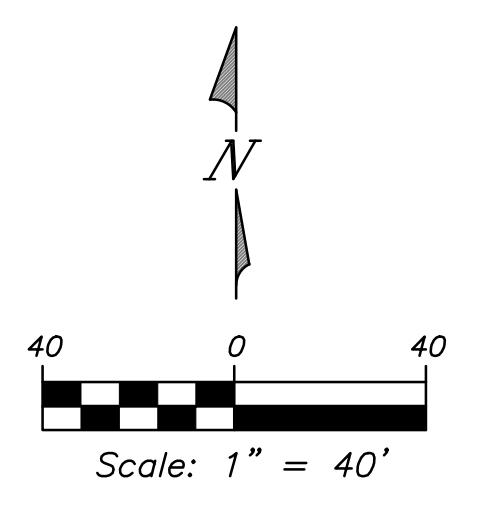
T.B.M. #2 - IRON PIN MARKED 2122 LOCATED ALONG SOUTH RIGHT OF WAY OF WILLIAMSBURG WALK AT FR 89 CONNECTOR

N 461990.789
E 1359758.7259
ELEV 1309.46

OWNER/DEVELOPER

OLDE SAVANNAH LLC
3800 S FREMONT AVE
SPRINGFIELD MO 65804

PRELIMINARY PLAT
OLDE SAVANNAH PHASE 3C
PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 28, RANGE 23 GREENE COUNTY, MISSOURI



GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE
STATION: GR-86
N: 466387.5646
E: 1365363.6960
ELEV: 1204.40

PROPERTY DESCRIPTION

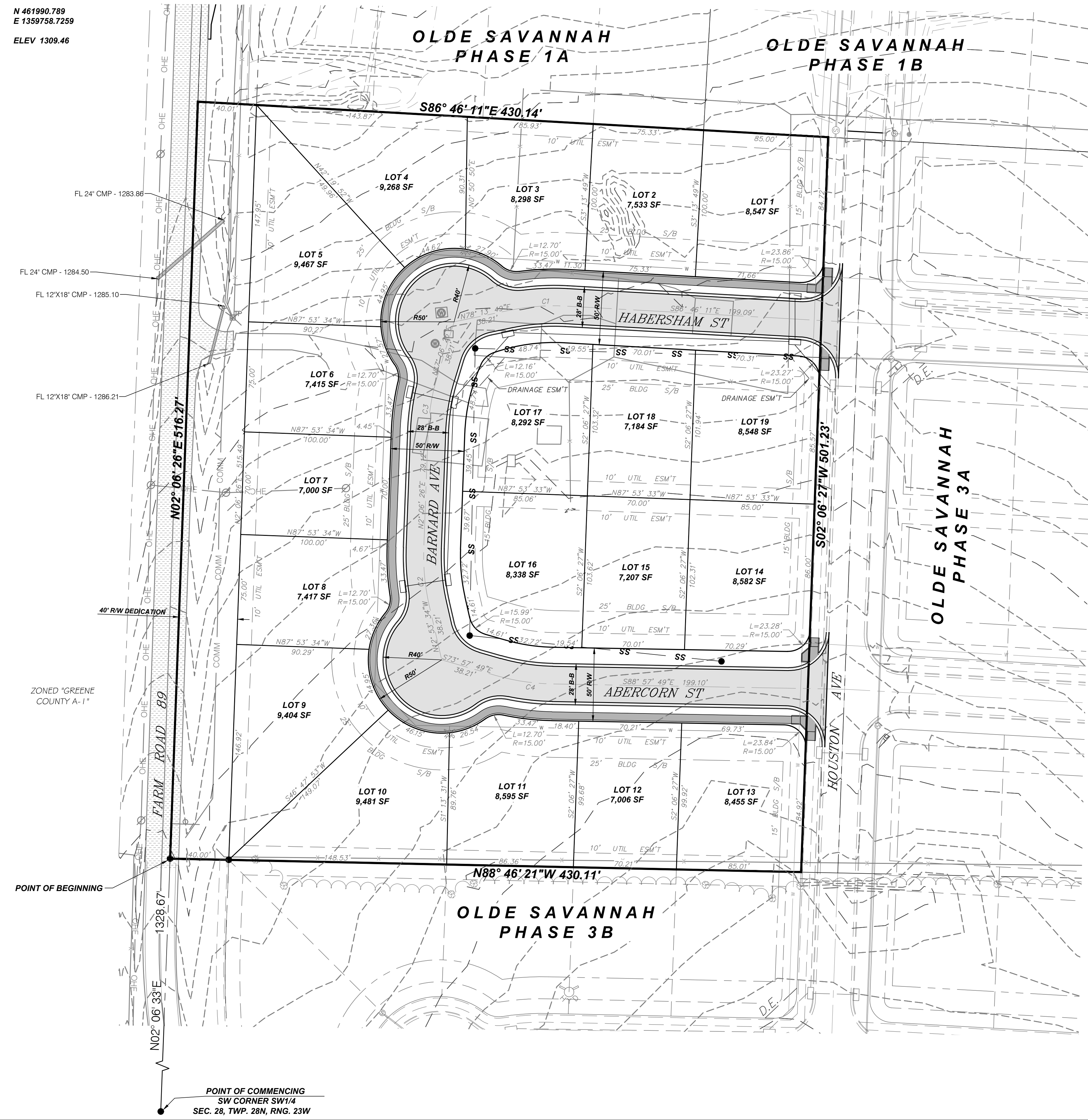
A TRACT OF LAND BEING A PART OF THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH-WEST CORNER OF SAID SOUTH-WEST QUARTER; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTH-WEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTH-WEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER, FOR THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WEST LINE OF THE SOUTH-WEST QUARTER NORTH 02°06'26" EAST, A DISTANCE OF 516.27 FEET, THENCE LEAVING SAID WEST LINE OF THE SOUTH-WEST QUARTER SOUTH 86°46'11" EAST, A DISTANCE OF 430.14 FEET, THENCE SOUTH 02°06'27" WEST, A DISTANCE OF 501.23 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER, THENCE ALONG SAID SOUTH LINE NORTH 86°46'21" WEST, A DISTANCE OF 430.11 FEET TO THE POINT OF BEGINNING. EXCEPTING ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING 218,794 SQUARE FEET OR 5.02 ACRES

LEGEND

- IRON PIN SET CAPPED "LC 200708003"
- EXISTING IRON PIN
- ▲ EXISTING RIGHT-OF-WAY MARKER
- △ MEASURED
- PLATTED
- DEEDED
- ⊕ ELECTRIC TRANSFORMER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ WATER MANHOLE
- ⊕ TELEPHONE PESTAL
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ GUY ANCHOR
- ⊕ PULL BOX
- ⊕ 2 PED
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ AIR CONDITIONER
- ⊕ SIGN
- ⊕ LIGHT POLE
- ⊕ POST
- ⊕ MAIL BOX
- ⊕ TREE DECIDUOUS
- ⊕ TREE EVERGREEN
- W — WATER LINE
- GAS — GAS LINE
- SAN — SANITARY SEWER
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- COMM — UNDERGROUND COMMUNICATION LINE
- FO — FIBER-OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE



Curve Table

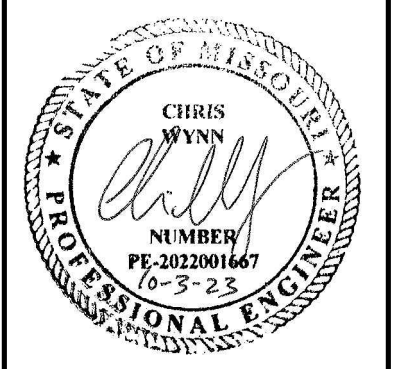
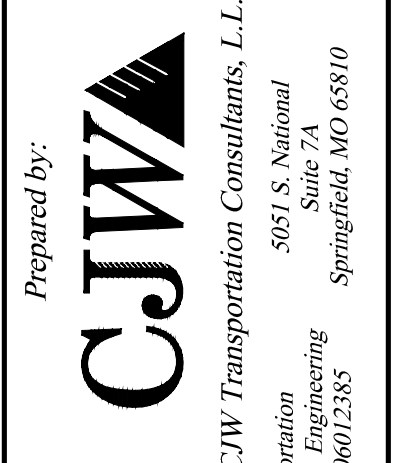
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	150.00	15.00	N85° 43' 49"E	39.16
C2	39.27	150.00	15.00	N5° 23' 34"W	39.16
C3	39.27	150.00	15.00	N9° 36' 26"E	39.16
C4	39.27	150.00	15.00	N81° 27' 49"W	39.16

GENERAL NOTES:

- TOTAL AREA - 5.02 ACRES
- TOTAL NUMBER OF LOTS - 19
- LARGEST LOT - LOT 10 (9,481 SF)
SMALLEST LOT - LOT 7 (7,000 SF)
- 5' SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET.
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89.
- NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 290782 0120 B, EFFECTIVE DATE JUNE 15, 1983.
- HORIZONTAL AND VERTICAL DATUM BASED ON THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT "GR-86".
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY.
- ALL CURVED LOT LINES ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS.
- BUILDING SETBACKS -
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 6'
SIDE YARD W/ STREET FRONTAGE - 15'

GENERAL NOTES:

- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR URBAN CLASS PROPERTY
- THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS
- THE PROPERTY CLOSING WAS MAY 04, 2021 AND THE BOOK AND PAGE IS UNKNOWN AT THIS TIME. THE BOOK AND PAGE PRIOR TO CLOSING-- BOOK 2779 PAGE 996 AND BOOK 2020 PAGE 38366-20



OLDE SAVANNAH PHASE 3C
PRELIMINARY PLAT
REPUBLIC, MISSOURI

No.:	Description:
SURVEY BY	CJW
DATE	10/02/23
DWG	23131 PP
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=40'
SCALE VERT.	N/A

PRELIMINARY PLAT

SHEET NO.
01
CJW NO. 23131 OF 01