



AGENDA

Planning and Zoning Commission Meeting

540 W Civic Blvd

July 12, 2021 at 6:00 PM

Call Meeting to Order

Approve Agenda

Approve Minutes

- [1.](#) **Draft Minutes.** June 7, 2021

Meeting Procedures

Public Hearings

- [2.](#) **PDD 21-004.** 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 Agricultural (AG) and General Commercial (C-2) to Stone Creek Falls Planned Development District (PDD)
- [3.](#) **REZN 21-011.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Rezone by S. Foreman Realty on behalf of ShoMe Fabrication of a parcel occupying 9.1 acres from General Commercial (C-2) to Heavy Manufacturing (M-2)

Other Business

- [4.](#) **SUBD-PRE 21-004.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Olde Savannah Phase 3, a Residential Subdivision Consisting of Approximately Twenty-Two Point Nine Five (22.95) Acres Located at the 6400 Block of S FR 89

Citizen Participation

Community Development Department Update

Comprehensive Plan Update

Adjournment

Individuals addressing the Commission 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 732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



MINUTES

**Planning and Zoning Commission Meeting
Municipal Court Building, 540 Civic Blvd
June 07, 2021 at 6:00 PM**

Call Meeting to Order

PRESENT

Commissioner Brandon Andrews
Commissioner Erik Pedersen
Commissioner Kevin Haun
Commissioner Ransom Ellis
Commissioner Cynthia Hyder
Commissioner Chris Crosby
Council Liaison Garry Wilson

ABSENT

Commissioner Randy Phelps

Approve Agenda

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Approve Minutes

1. Possible Vote to Approve Meeting Minutes for Planning and Zoning Commission Meeting held May 10, 2021

Motion made by Commissioner Crosby, Seconded by Commissioner Pedersen.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Meeting Procedures

Public Hearings

2. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Thirty-Six Point Nine Five (36.95) Acres, Located at the 6800 Block of West Farm Road 144, From Agricultural (AG) to Heavy Manufacturing (M-2)

Motion made by Commissioner Crosby, Seconded by Commissioner Pedersen.

Voting Yea: Commissioner Pedersen, Commissioner Crosby

Voting Nay: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder

Speaking _____ in _____
Nancy Randles, Brian Ward, Rachel Hodge, Michael Neese

Opposition:

3. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Sixteen Point Forty-Two (16.42) Acres, Located at the 1100 Block of South State Highway MM, From Agricultural (AG) to Heavy Manufacturing (M-2)

Motion made by Commissioner Andrews, Seconded by Commissioner Crosby.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Ellis, Commissioner Crosby

Voting Nay: Commissioner Haun, Commissioner Hyder

Speaking in Opposition:

Brian Ward

4. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Five Point Nine-One (5.91) Acres, Located in the 6500 Block of West Republic Road, from Local Commercial (C-1) to General Commercial (C-3)

Motion made by Commissioner Crosby, Seconded by Commissioner Haun.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

5. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Two Point Five-Zero (2.50) Acres, Located at 6552 West Republic Road, from Local Commercial (C-1) to General Commercial (C-3)

Motion made by Commissioner Crosby, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

6. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Ten Point Eight-Eight (10.88) Acres, Located at the 6354 South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)

Motion made by Commissioner Andrews, Seconded by Commissioner Pedersen.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Speaking in Support:

Chris Wynn

7. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen Point One (17.1) Acres, Located at the 6400 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)

Motion made by Commissioner Crosby, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Speaking in Support:

Chris Wynn



8. Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ten (10) Acres, Located in the 7400 Block of West Farm Road 174 from Agricultural (AG) to The Woods Planned Development District (PDD)

Motion made by Commissioner Crosby, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Voting Nay: Commissioner Haun

Speaking in Support:

Dave Bodeen

Speaking in Opposition:

Brian Simmons, Carrie Lamb, James Brown, DeEtta McClain

9. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to the Springfield Rugby Football Club for the Operation of a Rugby Football Club Facility in the 6100 Block of West Farm Road 156

Motion made by Commissioner Andrews, Seconded by Commissioner Pedersen.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Speaking in Support:

Derek Lee, Bryan Bevel

Speaking in Opposition:

Thomas Gamin, Betty Bollerham

Other Business

Citizen Participation

Community Development Department Update

Adjournment

Motion made by Commissioner Hyder, Seconded by Commissioner Crosby.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Karen Haynes, Planning Manager

Ransom Ellis, Chairman



**EXHIBIT A**

Project/Issue Name: **PDD 21-004.** 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 Agricultural (AG) and General Commercial (C-2) to Stone Creek Falls Planned Development District (PDD)

Submitted By: United Bank & Trust

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: July 12, 2021

ISSUE IDENTIFICATION

United Bank & Trust, Owner, and their representative ATW, LLC have applied to change the Zoning Classification of approximately **(92.85) acres** of property located at 3456 South Farm Road 101 from Agricultural (AG) and General Commercial (C-2) 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 utilized as farmland and contains one residential structure and an agricultural accessory building.

Applicant's Proposal

The Applicant's Representative is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use development consisting of (5) Commercial Lots (15.55 acres), (11) Multi-Family Lots (58.20) acres, and (1) Regional Detention Basin. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and required Collector and Primary Arterial Streets.

Specifically, the Applicant's proposal includes the following elements:

- 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



EXHIBIT A

- 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
 - Permitted Uses: Multi-Family Residential
 - Maximum Building Height: 3-Stories
 - Density: 24 Unit/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 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 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.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - Stone Creek Falls is a mixed-use development consisting of commercial and multi-family residential dwelling units.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Stone Creek Falls PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and

**EXHIBIT A**

dedication of a Collector Street and a portion of a Primary Arterial Street, identified in the City's Major Thoroughfare Plan.

- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Stone Creek Falls Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Stone Creek Falls Development Plan includes the construction of a Collector Street and a portion of a Primary Arterial Street, connecting the development to US Highway 60; the commercial and multi-family residential uses will utilize the new streets, with no direct Lot connections to US Highway 60.

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:

- **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
 - **Objective:** Support opportunities to create new destination-style commercial development
- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure

**EXHIBIT A**

- **Objective:** Promote development aligning with current adopted plans of the City
- **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development
- **Objective:** Allow for mixed-use at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Utilize public-private partnerships to support new development that places the City in a better position to serve residents
 - **Objective:** Leverage current and planned infrastructure expansions and improvements
 - **Objective:** Support redevelopment of areas along the US Highway 60 corridor to accommodate commercial uses and improve functionality

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing agricultural, commercial, and industrial zoned properties and uses:

- North: Agricultural (AG), Railroad, Light Industrial (M-1)
- South: Agricultural (AG), US Highway 60, General Commercial (C-2)
- East: Agricultural (AG), Light Industrial (M-1)
- West: Railroad, Greene County Light Industrial

The land uses permitted in the Applicant's proposal are considered to be 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: This site is currently served by City of Republic sanitary sewer and water service; both water and sewer service are located on the development site. A (12) inch gravity sanitary sewer line currently runs through the property from a property to the north to US Highway 60; a (12) inch water main runs parallel to US Highway 60 along the southern property line of the parcel. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the Lots within the development; the general locations of water and sewer mains are located on the Development Plan.

The wastewater generated by the development will flow to the McElhaney Lift Station and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility; the Lift Stations and Wastewater Treatment Facility do have the capacity to serve the development. The City is currently working on the implementation of the Wastewater Master Plan, which will include upgrades to the McElhaney Lift Station in 2022, which will increase the capacity of

**EXHIBIT A**

wastewater flowing from areas north of US Highway 60, to accommodate present and future development in the area. The City's water system has the capacity to serve the development at full build-out.

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

Transportation: The Development Plan includes the construction and dedication of a new Collector Street within the development area that will serve as a Secondary Circulation System, parallel to US Highway 60, as required by the City's Subdivision Ordinance and the City's Major Thoroughfare Plan; both the Commercial and Multi-Family Residential Lots will have direct access to this street.

The Development Plans includes the construction and dedication of a new Primary Arterial Street intersecting with US Highway 60, as required by the City's Major Thoroughfare Plan. The new street will include a stoplight on US Highway 60 and associated intersection improvements. The street will intersect with US Highway 60 at a 90-degree angle; the location of the new public street has been approved by MODOT. The Primary Arterial Street will be dedicated to the City of Republic during the Final Platting Process.

The Applicant performed a Traffic Impact Study (TIS), reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development, the TIS indicates the proposed development warrants a traffic signal at the new intersection of the Primary Arterial Street with US Highway 60. The traffic signal and associated intersection improvements will be built by the Developer.

The development of the new Primary Arterial Street coincides with MODOT's preliminary plans to build a new segment of State Highway MM to intersect with US Highway 60; should MODOT move forward with these plans in the future, the City of Republic will dedicate the portion of the new Primary Arterial City Street constructed by the Developer to MODOT.

The construction of the new intersection will close a portion of North Commercial Avenue, relocate a portion of South Farm Road 103, and include a segment of the new Primary Arterial across an adjacent property to the north of the development. The City will be working with MODOT, the Applicant, and adjacent property owners to facilitate additional improvements to facilitate MODOT's preliminary plans for a new segment of State Highway MM.

No parcel within the development will have direct access to US Highway 60 or the Primary Arterial Street.

Stormwater: The Development Plan contains one area designated for stormwater retention, designed to accommodate stormwater generated by the development. The stormwater retention lake (6.35

**EXHIBIT A**

acres) and drainage area (3.64 acres) will serve as common areas within the development. The stormwater retention areas and all open space/common areas will be owned and maintained by the Developer.

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 development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

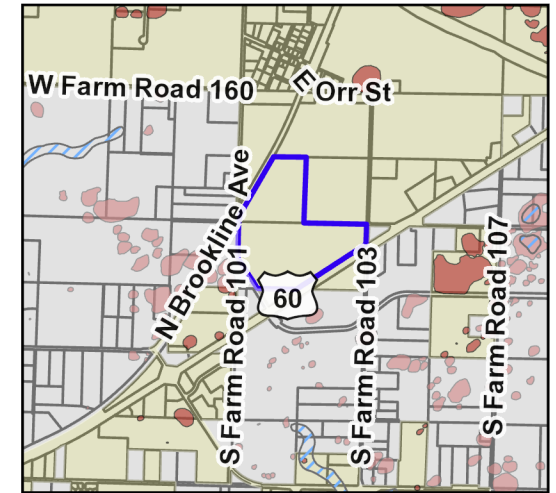
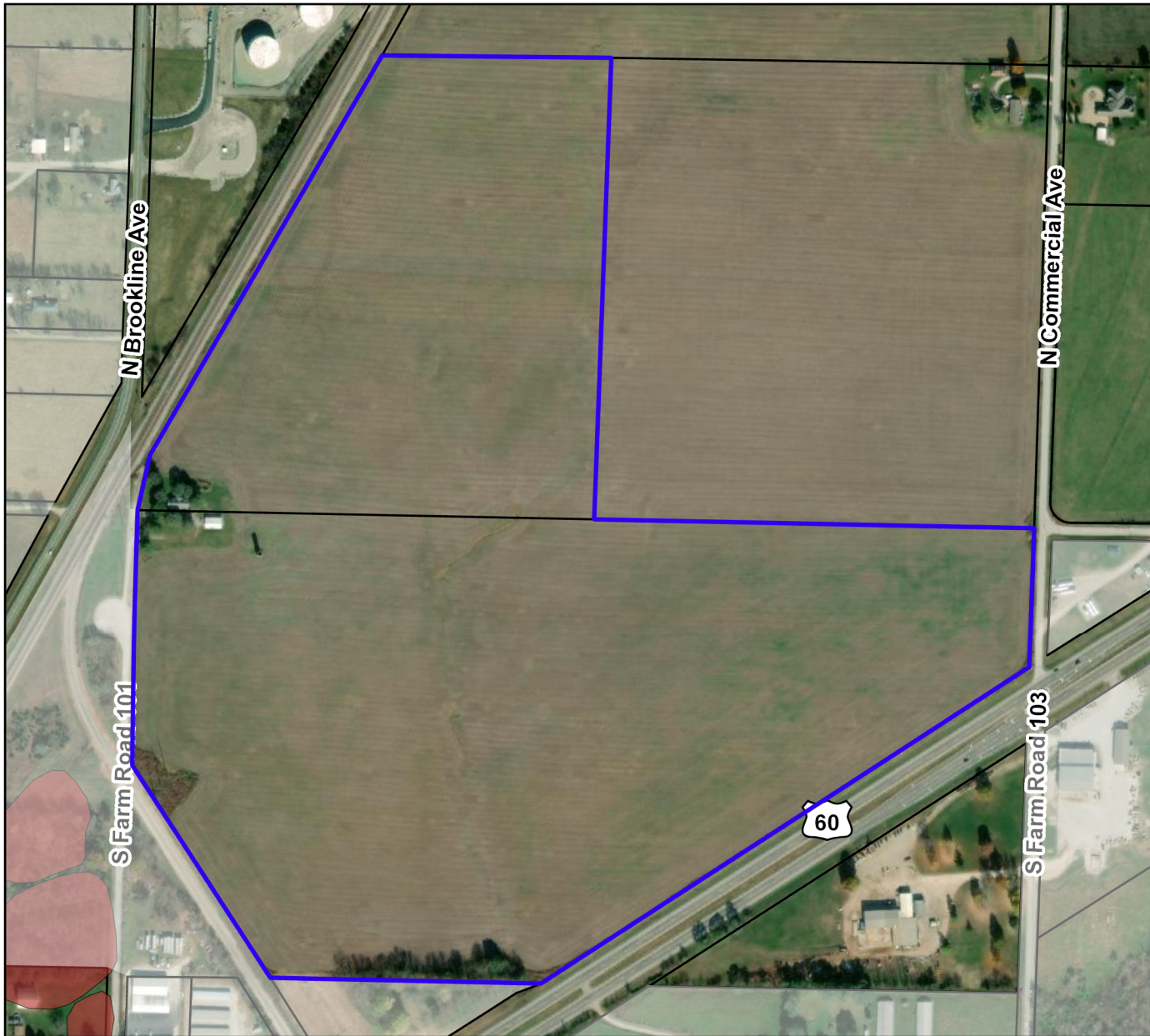
STAFF RECOMMENDATION

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.





PDD 21-004: Stone Creek Falls

Item 2.


Vicinity Map



Legend

-  Stone Creek Falls
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: United Bank & Trust
Parcel Address: 3456 South Farm Road 101
Area: 92.85 Acres
Existing Zoning: Agricultural (AG) and General Commercial (C-2)
Requested Zoning: PDD

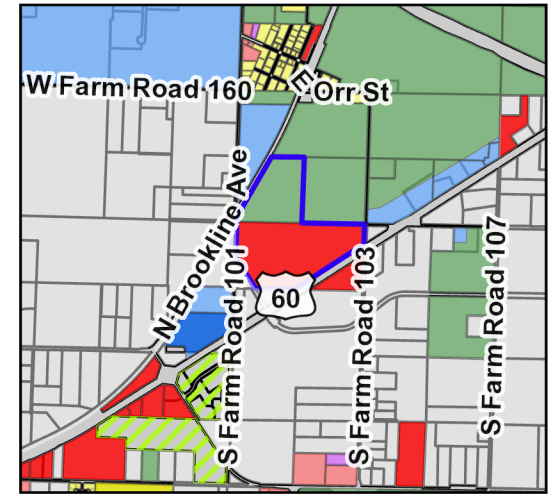
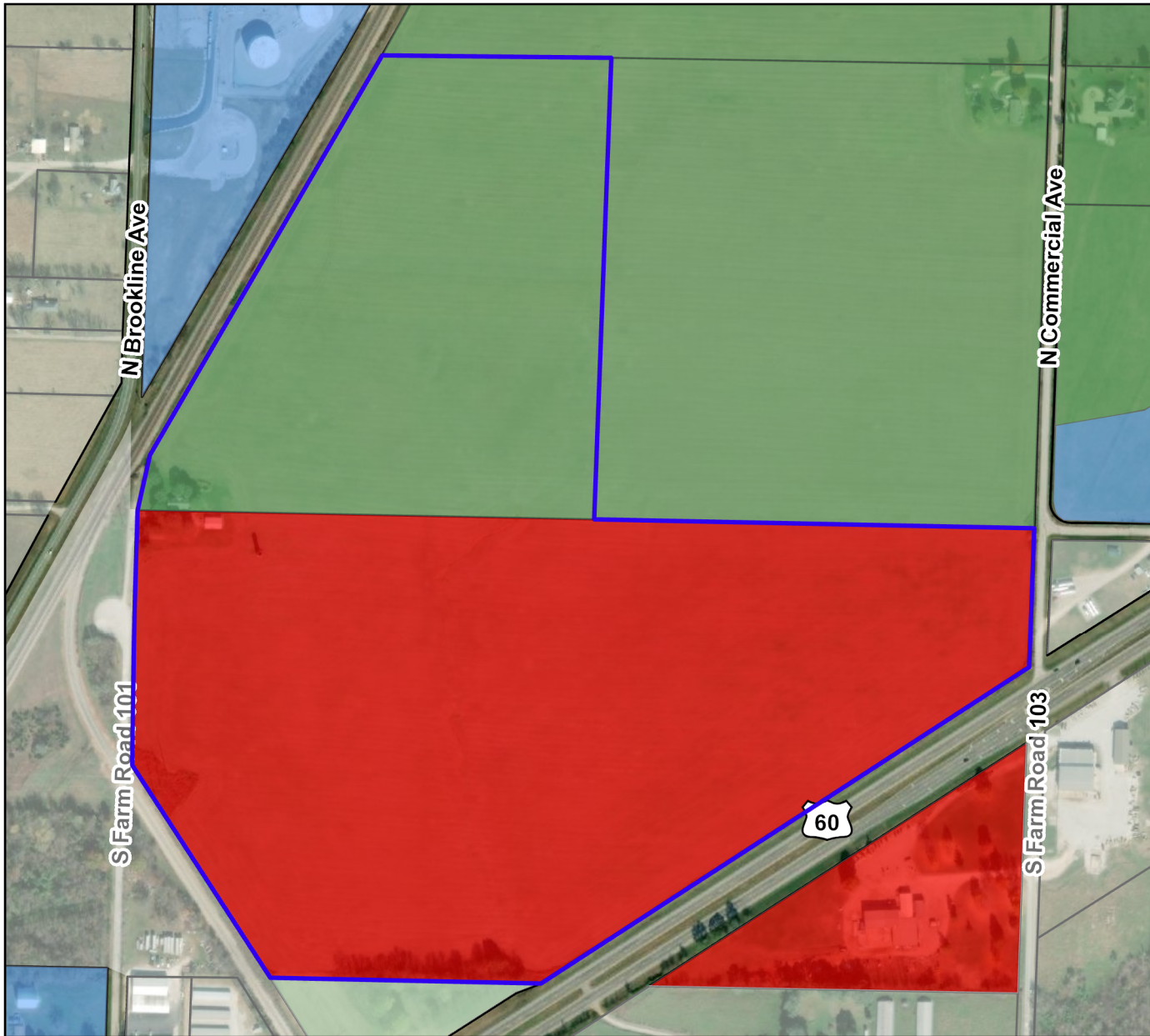
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PDD 21-004: Stone Creek Falls

Item 2.

Zoning Map



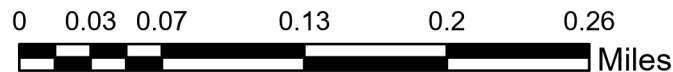
Legend

- Stone Creek Falls
- Parcels

Zoning

- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

Parcel Owner: United Bank & Trust
 Parcel Address: 3456 South Farm Road 101
 Area: 92.85 Acres
 Existing Zoning: Agricultural (AG) and General Commercial (C-2)
 Requested Zoning: PDD

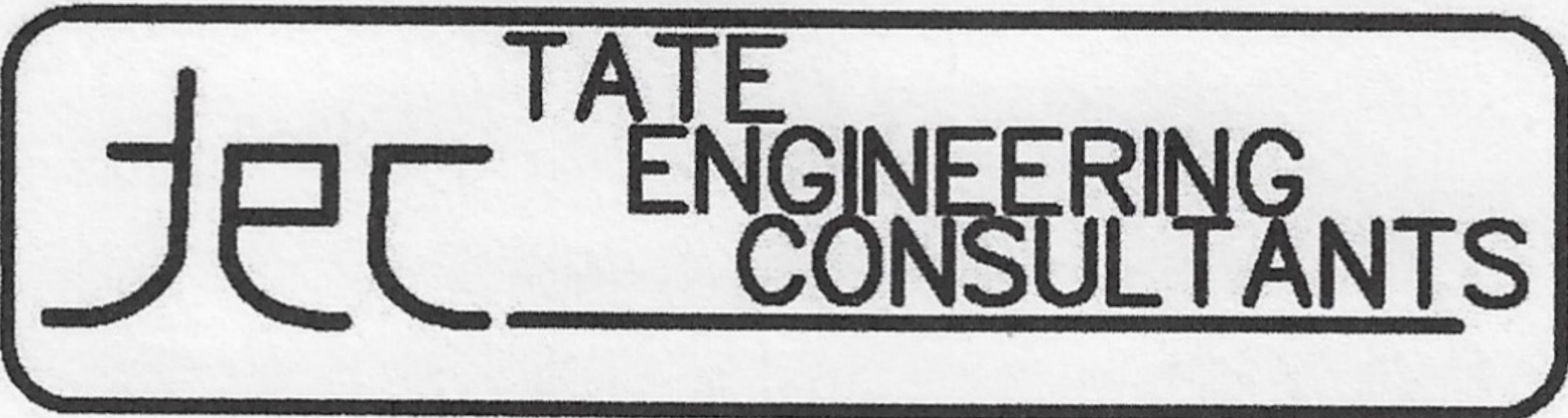


PLANNED DEVELOPMENT DISTRICT

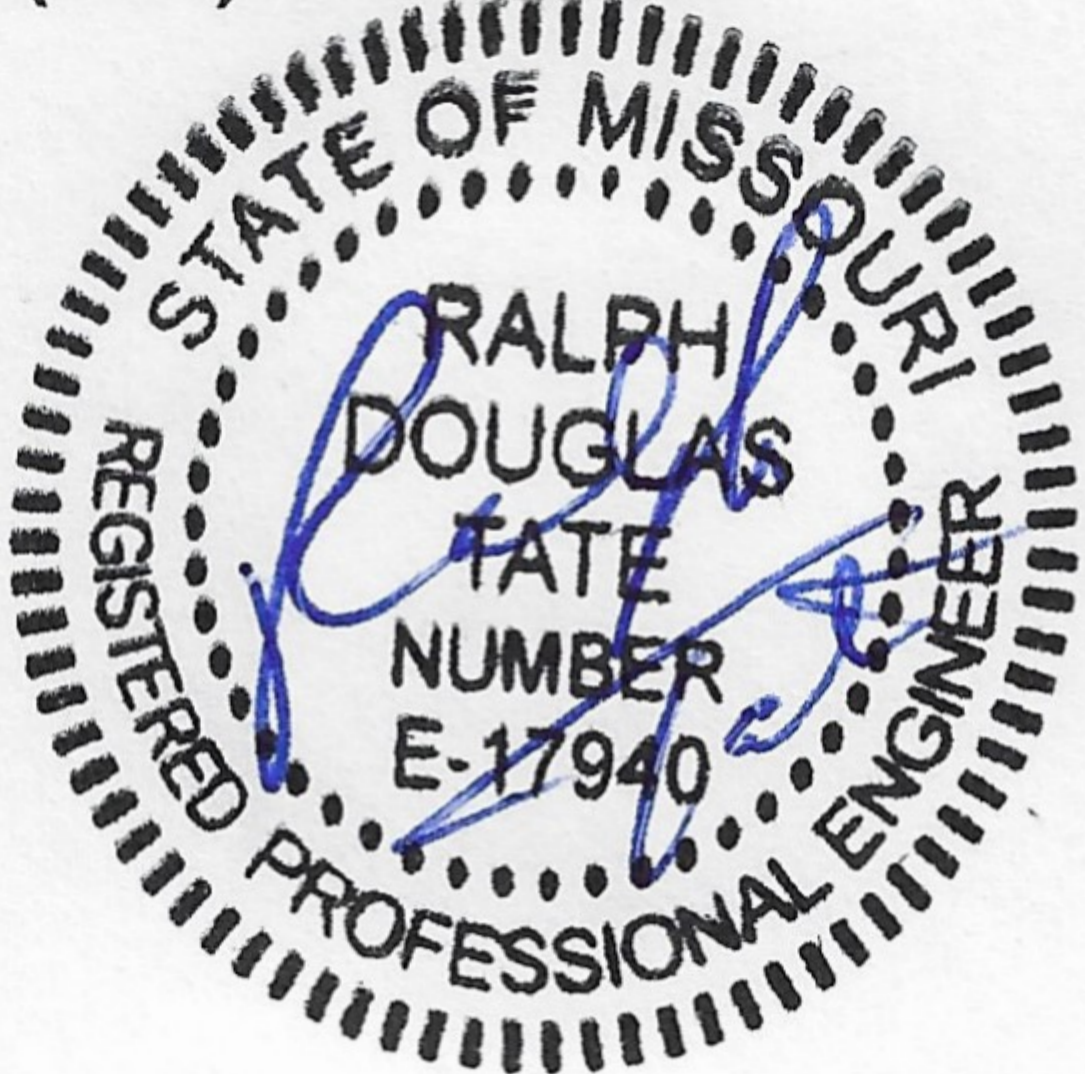
STONE CREEK FALLS

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



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



6-2-21

STONE CREEK FALLS

PLANNED DEVELOPMENT DISTRICT (PDD)

TABLE OF CONTENTS

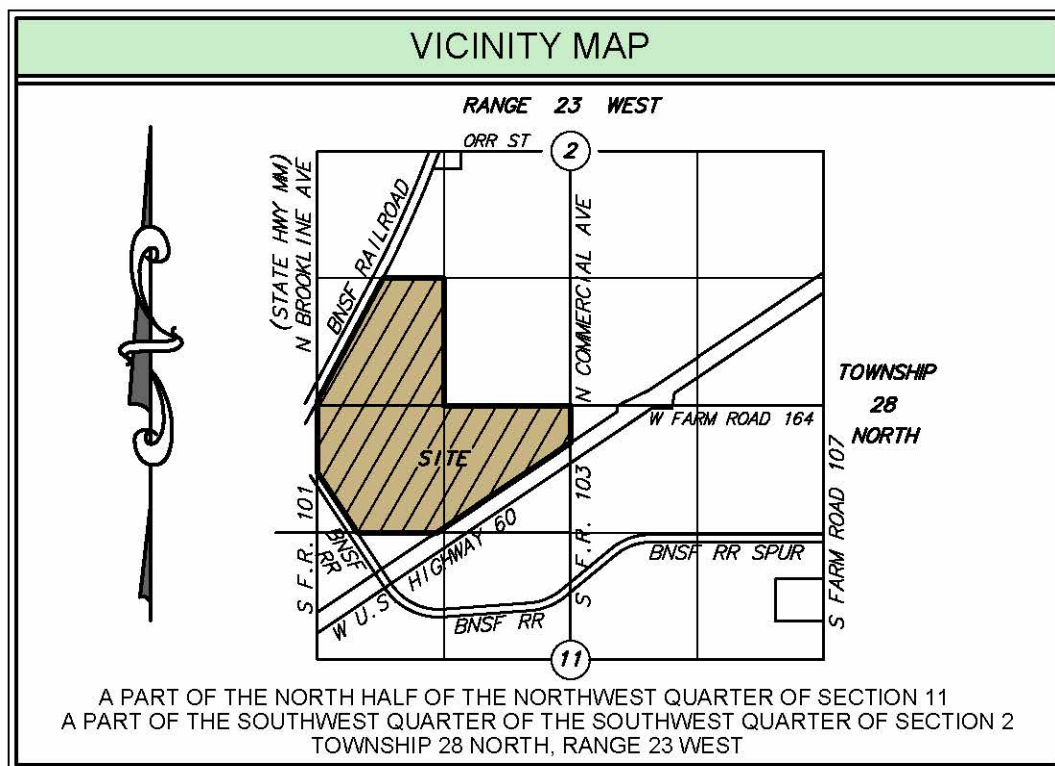
<u>Description No.</u>	<u>Page</u>
1. Project Description and Location	1
2. Land Use Summary	3
Allocation Summary Table	3
Permitted Commercial Uses	4
3. Architectural Theme	5
4. Storm Water Management	6
5. Utilities	7
6. Wastewater Disposal	7
7. Parking Requirements	7
8. Proposed Drives and Sidewalks	9
9. Open Space and Landscaping	13
10. Preliminary Covenants	14
11. Letter of Intent	15
 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
Total	4,044,536	92.85	
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 -- 3 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 three-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.

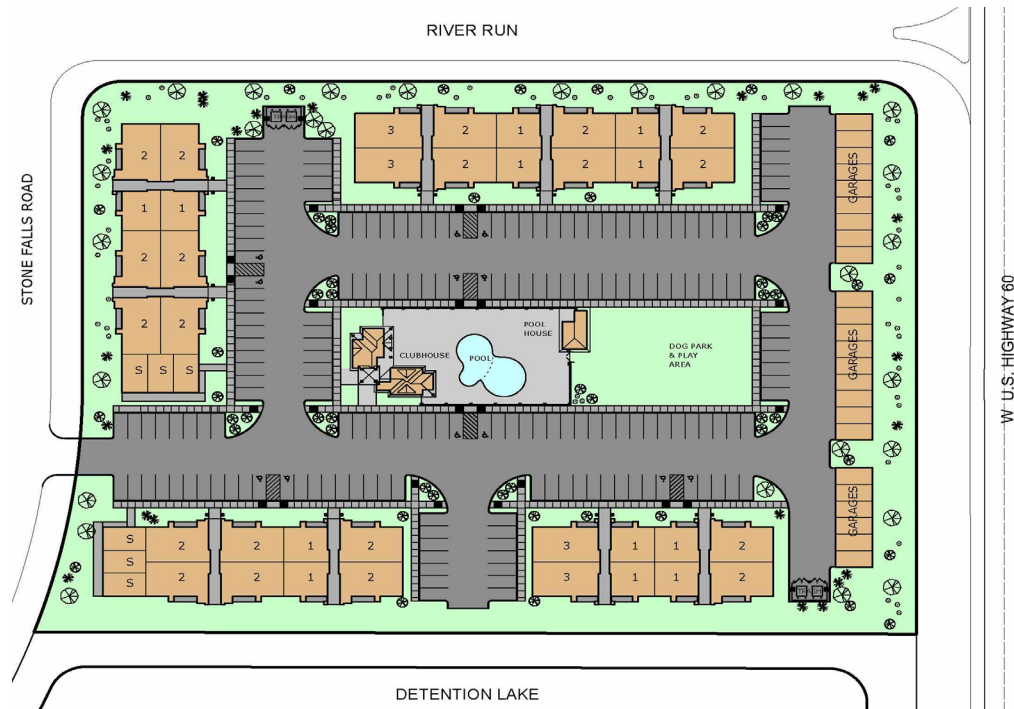
6. WASTEWATER DISPOSAL

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 extended 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:



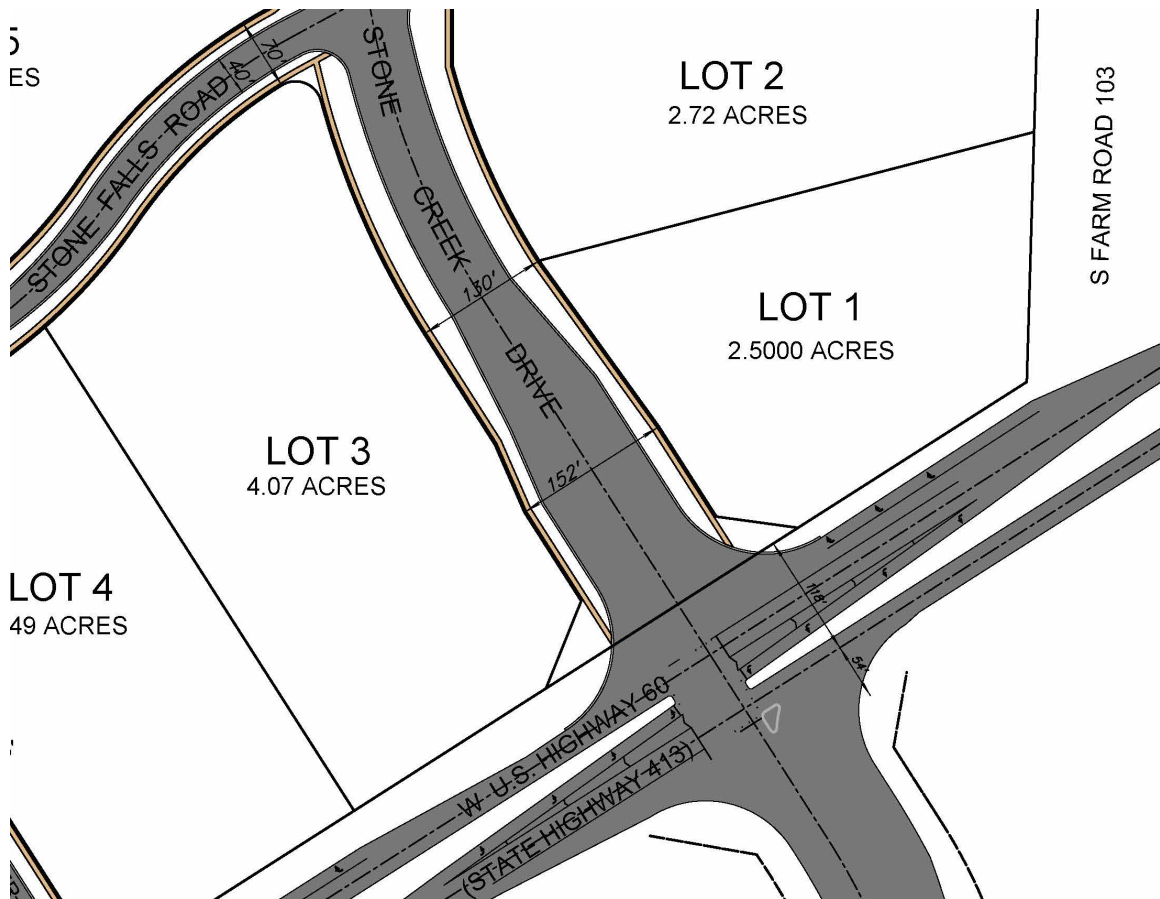
A typical unit/mix as shown above has 120 units on 5.00 acres. (24 Units Per Acre).
This unit / parking tabulation is as follows:

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

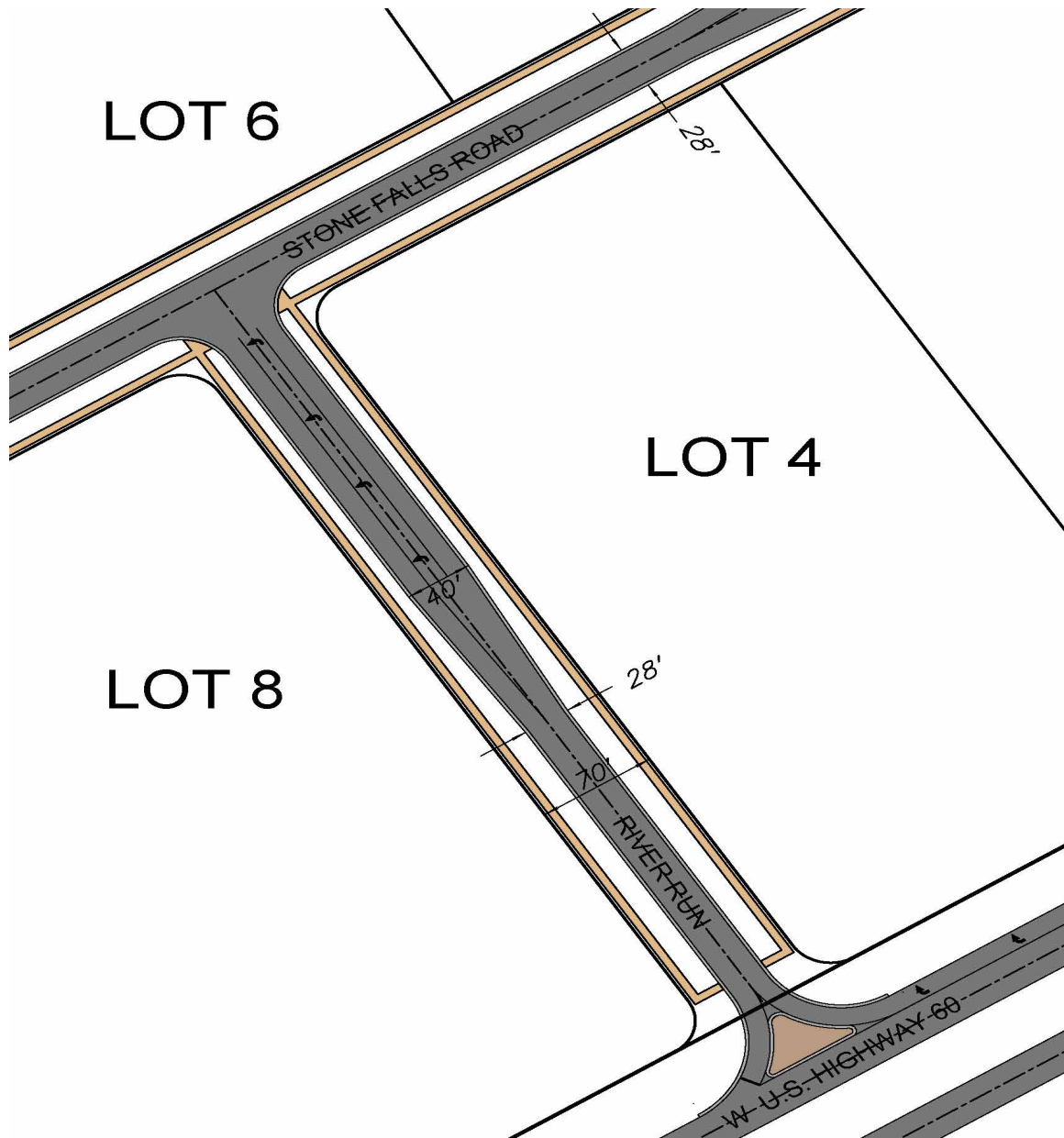
Two parking spaces per unit are required for two and three bedroom units, but since many of the units will be studio or single bedroom apartments, two parking spaces per apartment unit is not necessary. Proposed rental contracts will not allow for multiple people to reside in these smaller studio units.

8. PROPOSED PUBLIC STREETS, DRIVES, AND SIDEWALKS

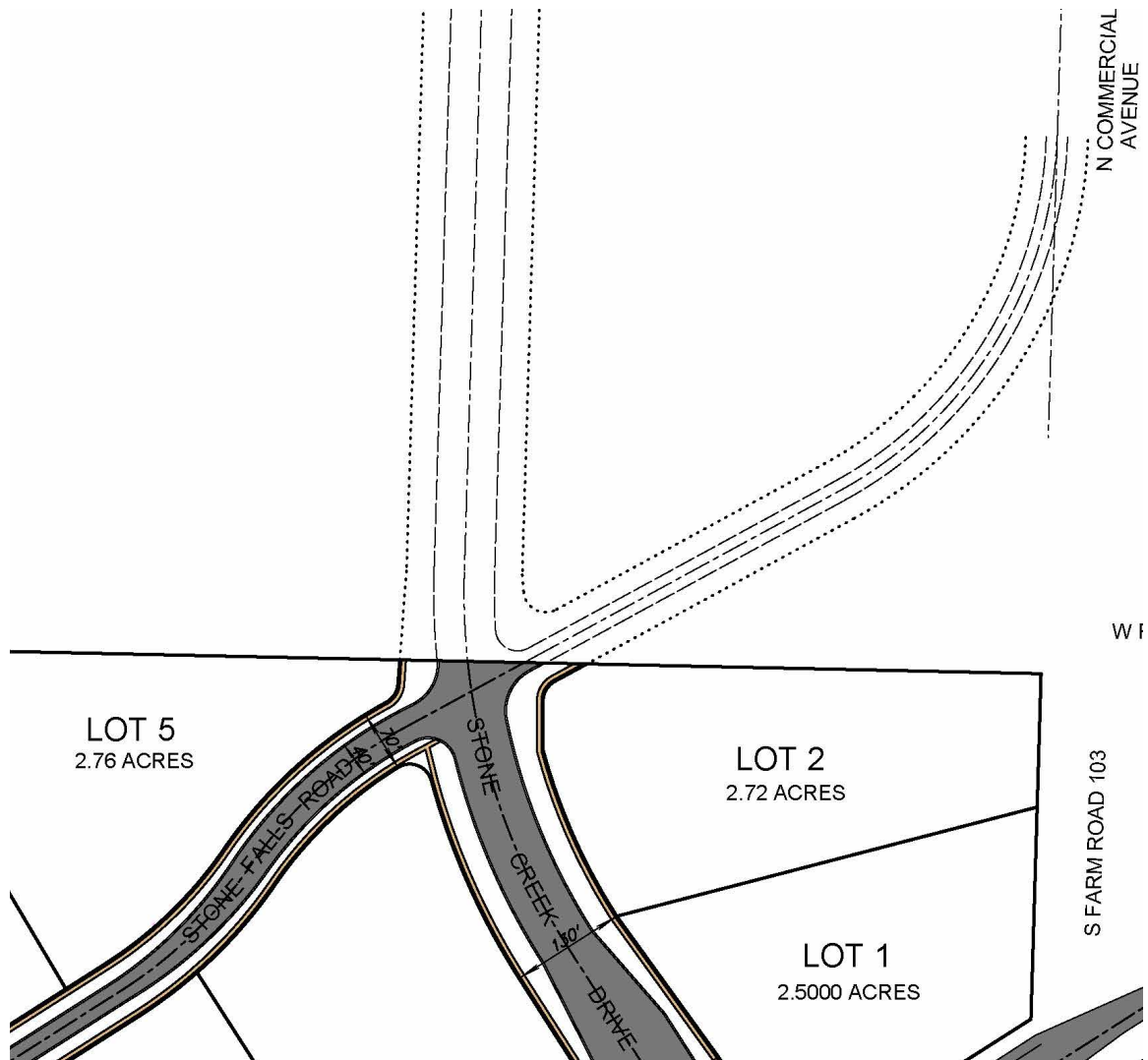
The development will access U.S. Highway 60 at two locations:



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.

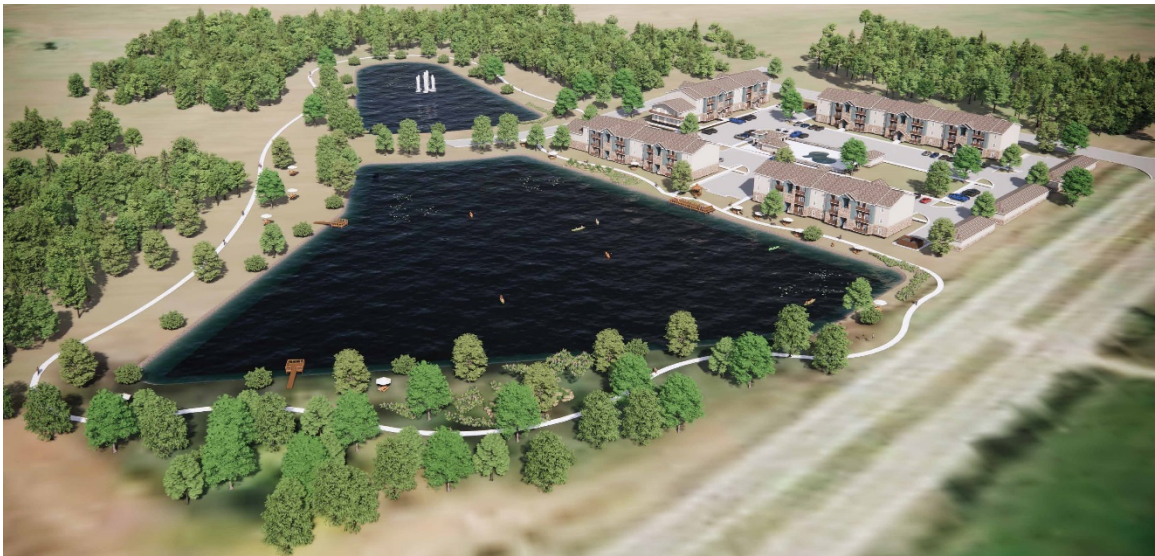
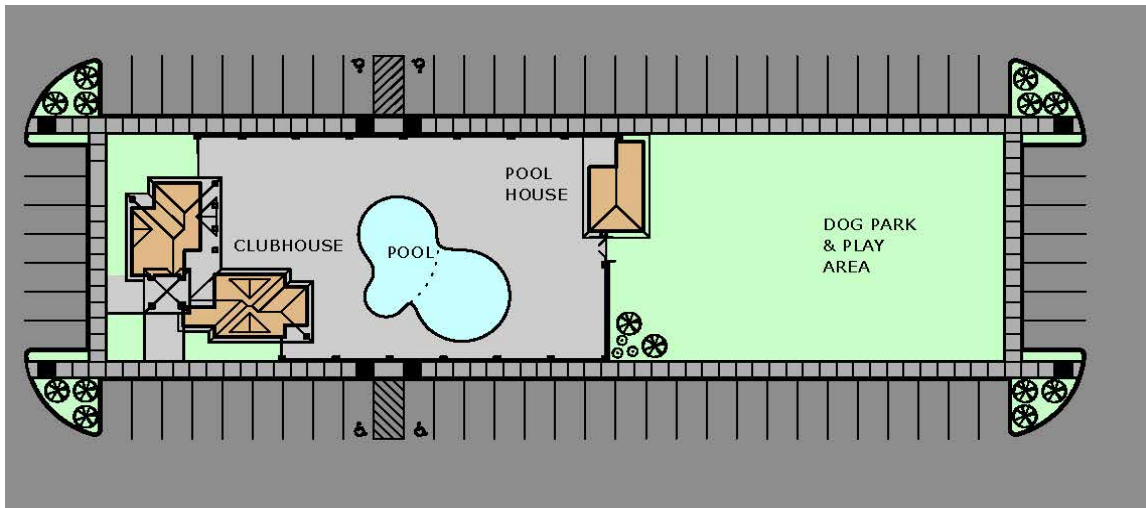


Stone Falls Road is proposed as a collector with 70 feet of right of way width and 28 feet minimum pavement width from back of curb to back of curb widening to 40 feet to provide a left turn lane unto Stone Creek Drive. This street will continue in the future to existing Farm Road 103 as shown on the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

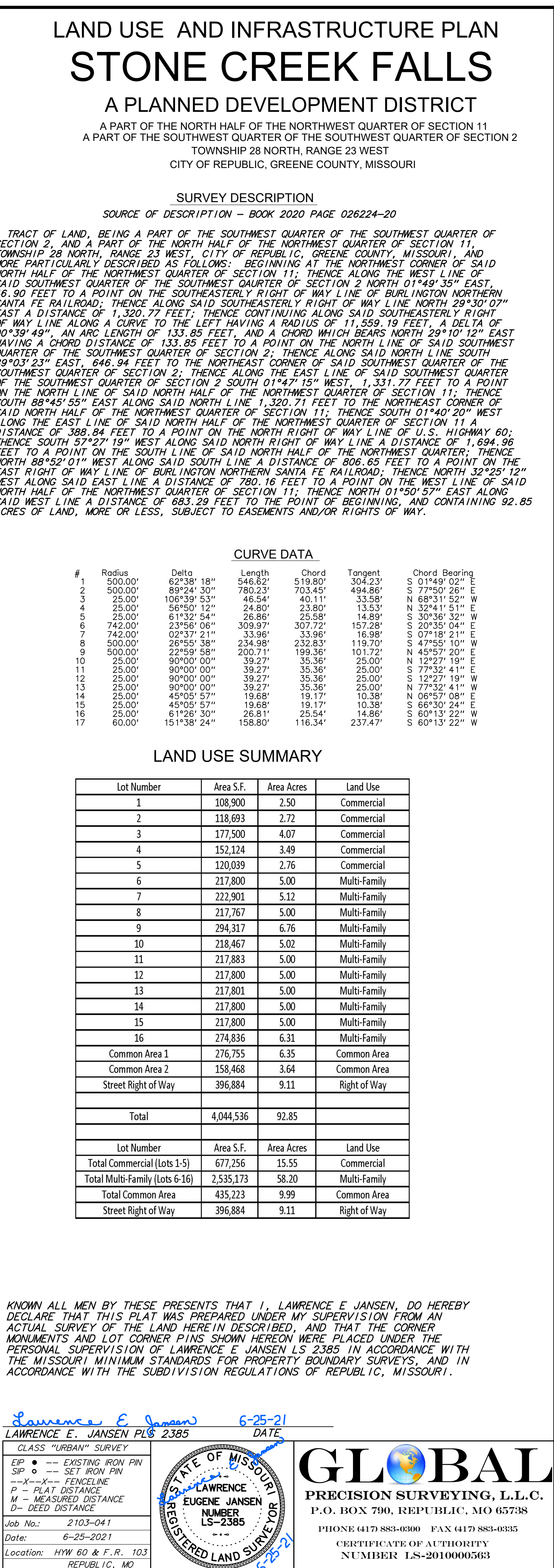
Stone Creek Falls is a new Multi-Family and Commercial district for the City of Republic, with a true Live, Shop, Dine, design concept and with a *Life With a View* life style.

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





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

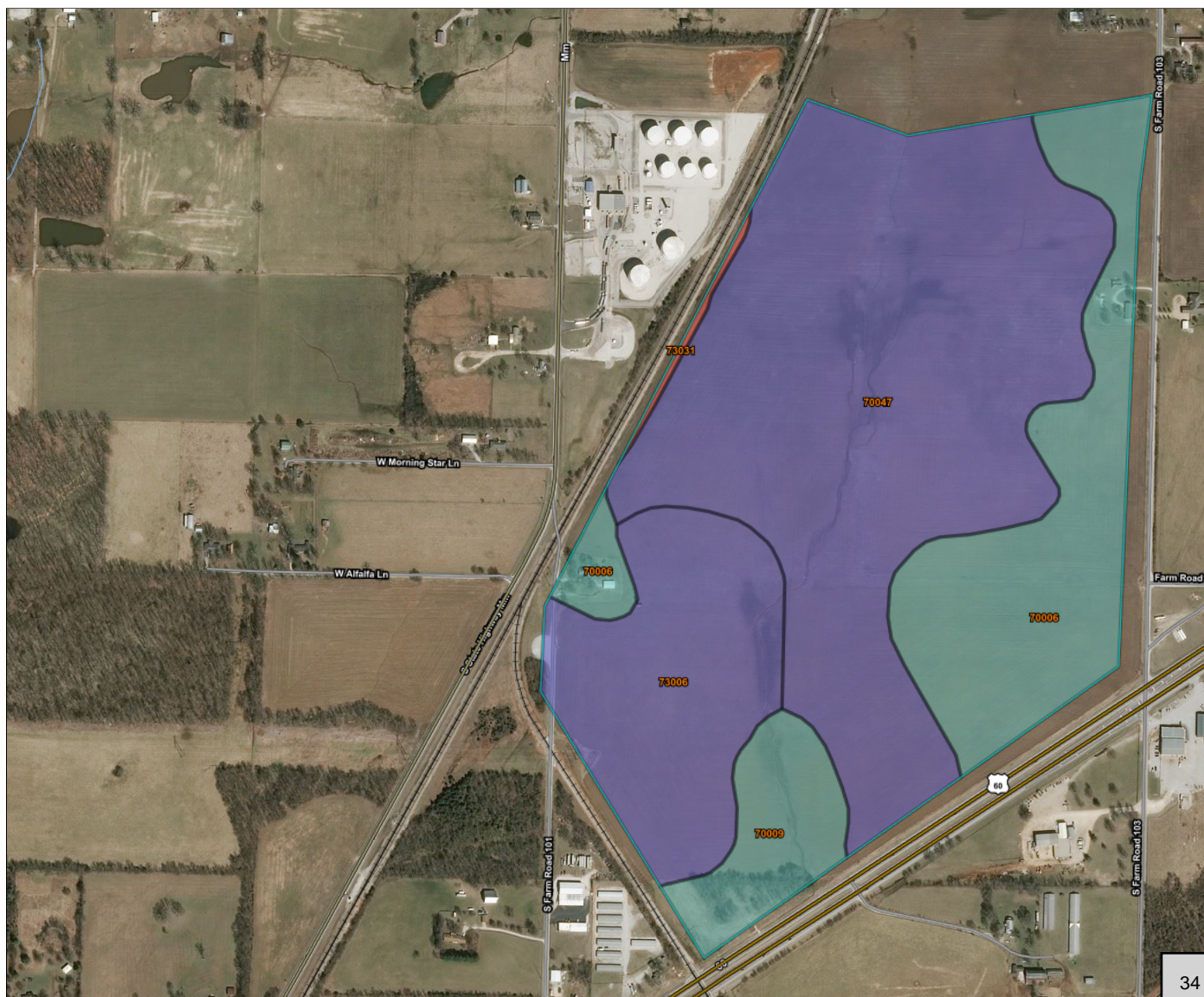
Frost Action

Frost-Free Days

Hydrologic Soil Group

Map — Hydrologic Soil Group

Scale (not to scale)



[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



Item 2.

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.

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	Creldon 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%

Totals for Area of Interest

156.7

100.0%

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>
Sheet Flow				
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	
Travel Time (min)	= 30.20	+	0.00	+
			0.00	= 30.20
Shallow Concentrated Flow				
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	
Travel Time (min)	= 11.69	+	0.00	+
			0.00	= 11.69
Channel Flow				
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)	(0)2500.0	0.0	0.0	
Travel Time (min)	= 5.93	+	0.00	+
			0.00	= 5.93
Total Travel Time, Tc				47.82 min

Hydrograph Report

Item 2.

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

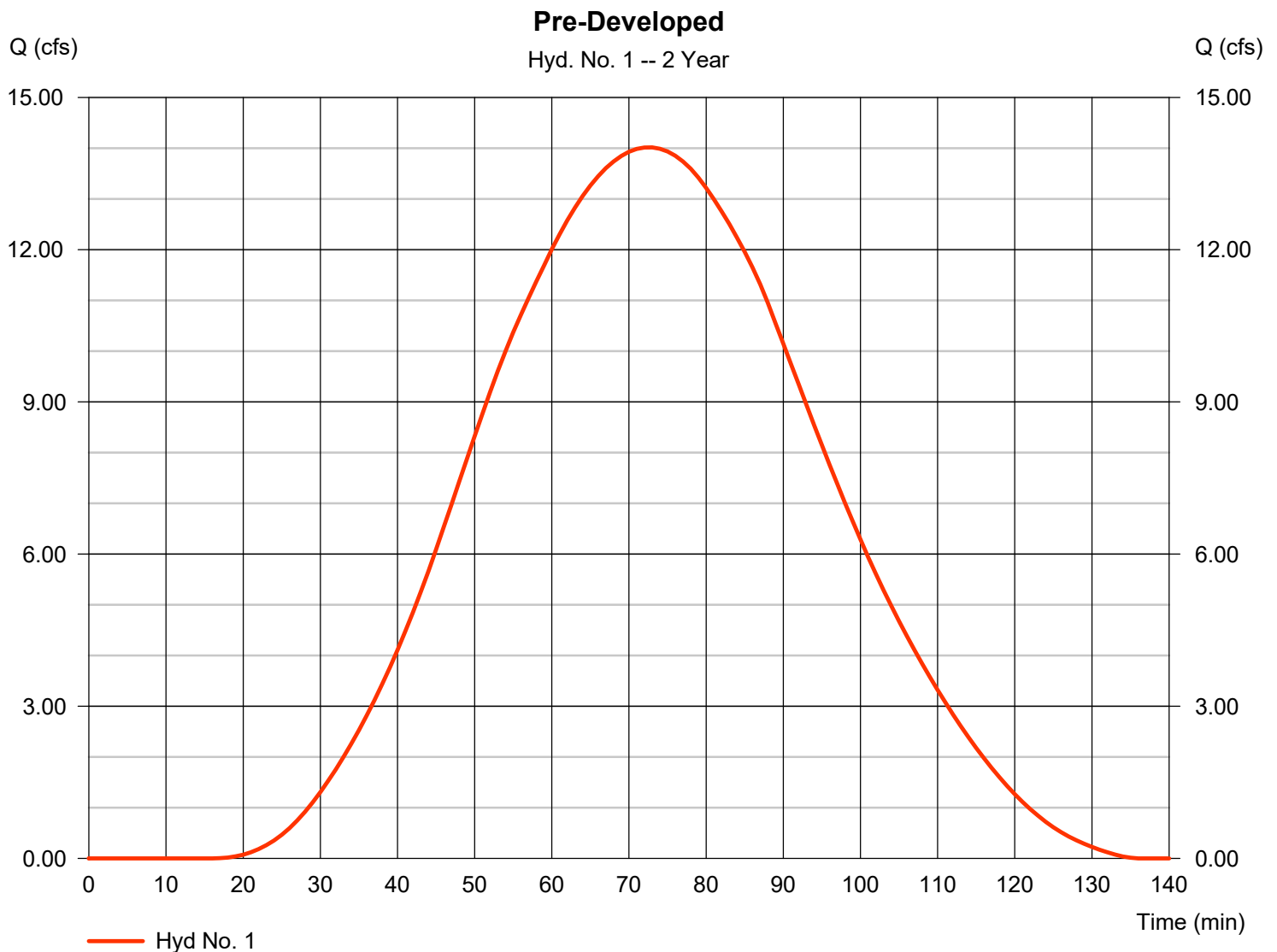
Wednesday, 05 / 19 / 2021

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) = $[(44.000 \times 74) + (112.000 \times 61)] / 156.000$



Hydrograph Report

Item 2.

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

Wednesday, 05 / 19 / 2021

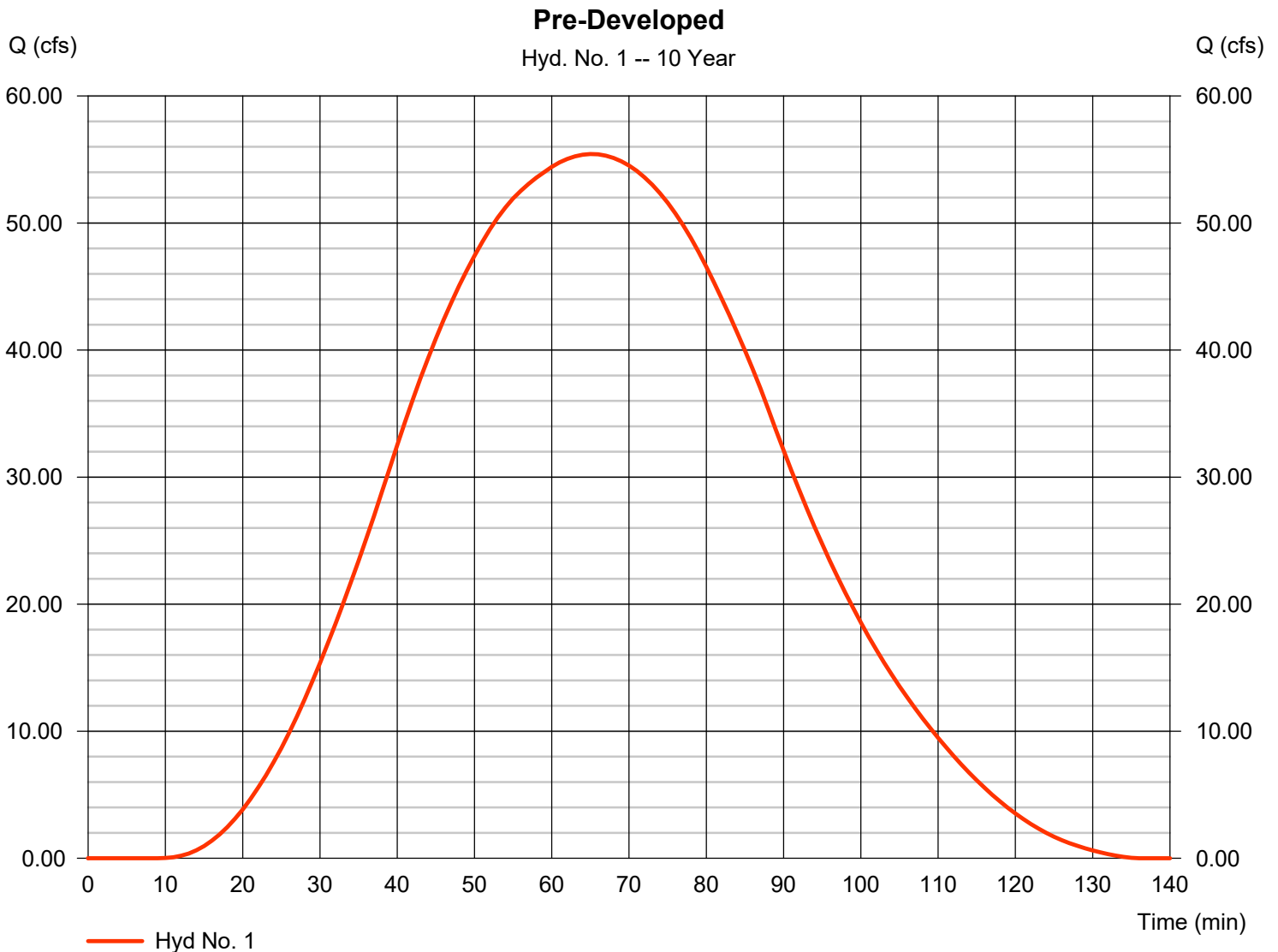
Hyd. No. 1

Pre-Developed

Hydrograph type = SCS Runoff
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 156.000 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 2.61 in
Storm duration = 1.00 hrs

Peak discharge = 55.43 cfs
Time to peak = 65 min
Hyd. volume = 191,385 cuft
Curve number = 65*
Hydraulic length = 0 ft
Time of conc. (Tc) = 47.80 min
Distribution = Huff-1st
Shape factor = 484

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



Hydrograph Report

Item 2.

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

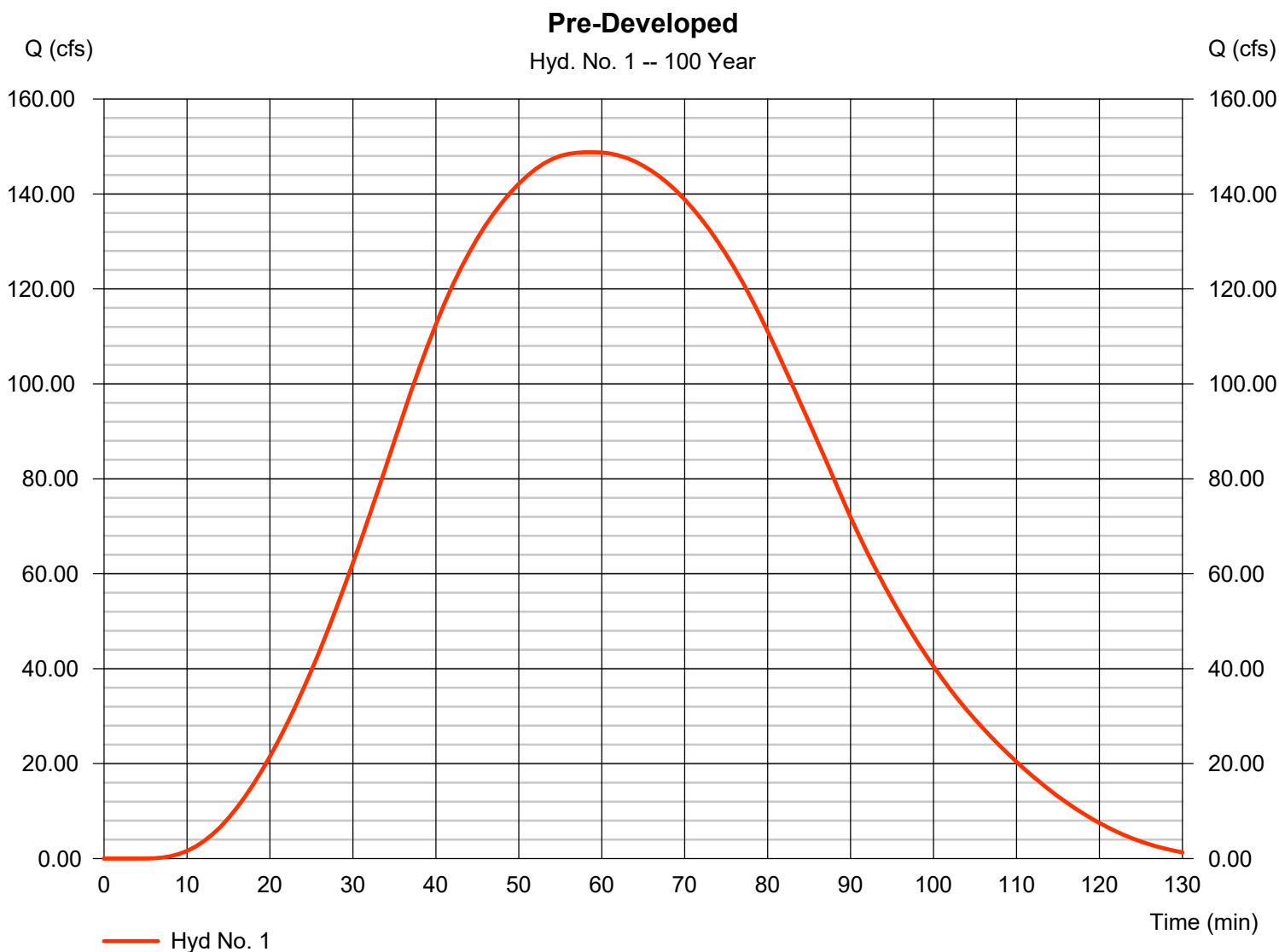
Wednesday, 05 / 19 / 2021

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>
Sheet Flow				
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	
Travel Time (min)	= 30.20	+	0.00	+
			0.00	= 30.20
Shallow Concentrated Flow				
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	
Travel Time (min)	= 11.69	+	0.00	+
			0.00	= 11.69
Channel Flow				
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	
			0.00	
Flow length (ft)	(0)1800.0	0.0	0.0	
Travel Time (min)	= 2.14	+	0.00	+
			0.00	= 2.14
Total Travel Time, Tc				44.03 min

Hydrograph Report

Item 2.

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

Tuesday, 05 / 25 / 2021

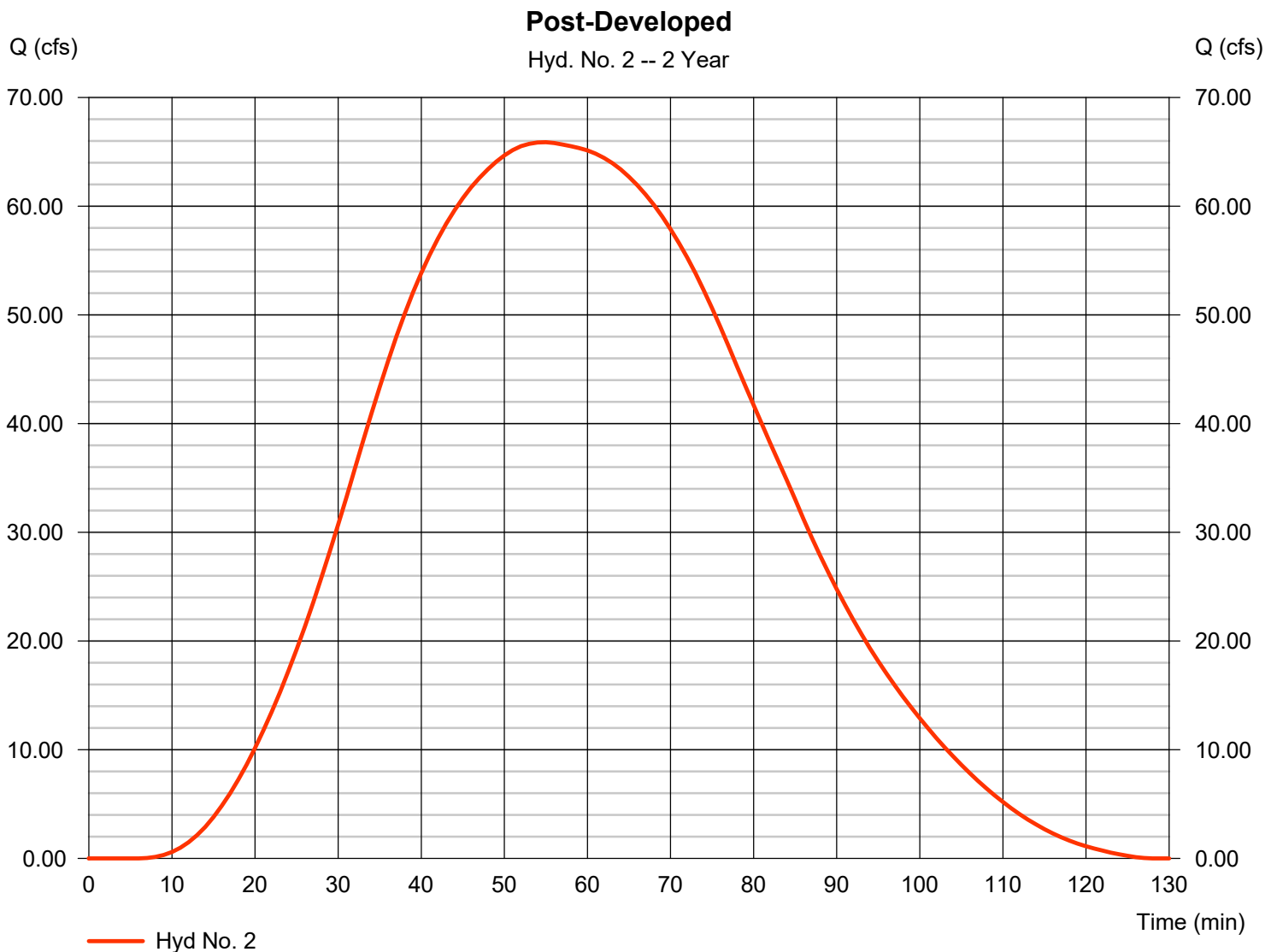
Hyd. No. 2

Post-Developed

Hydrograph type = SCS Runoff
Storm frequency = 2 yrs
Time interval = 1 min
Drainage area = 156.000 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 1.77 in
Storm duration = 1.00 hrs

Peak discharge = 65.89 cfs
Time to peak = 55 min
Hyd. volume = 221,297 cuft
Curve number = 79*
Hydraulic length = 0 ft
Time of conc. (Tc) = 44.00 min
Distribution = Huff-1st
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

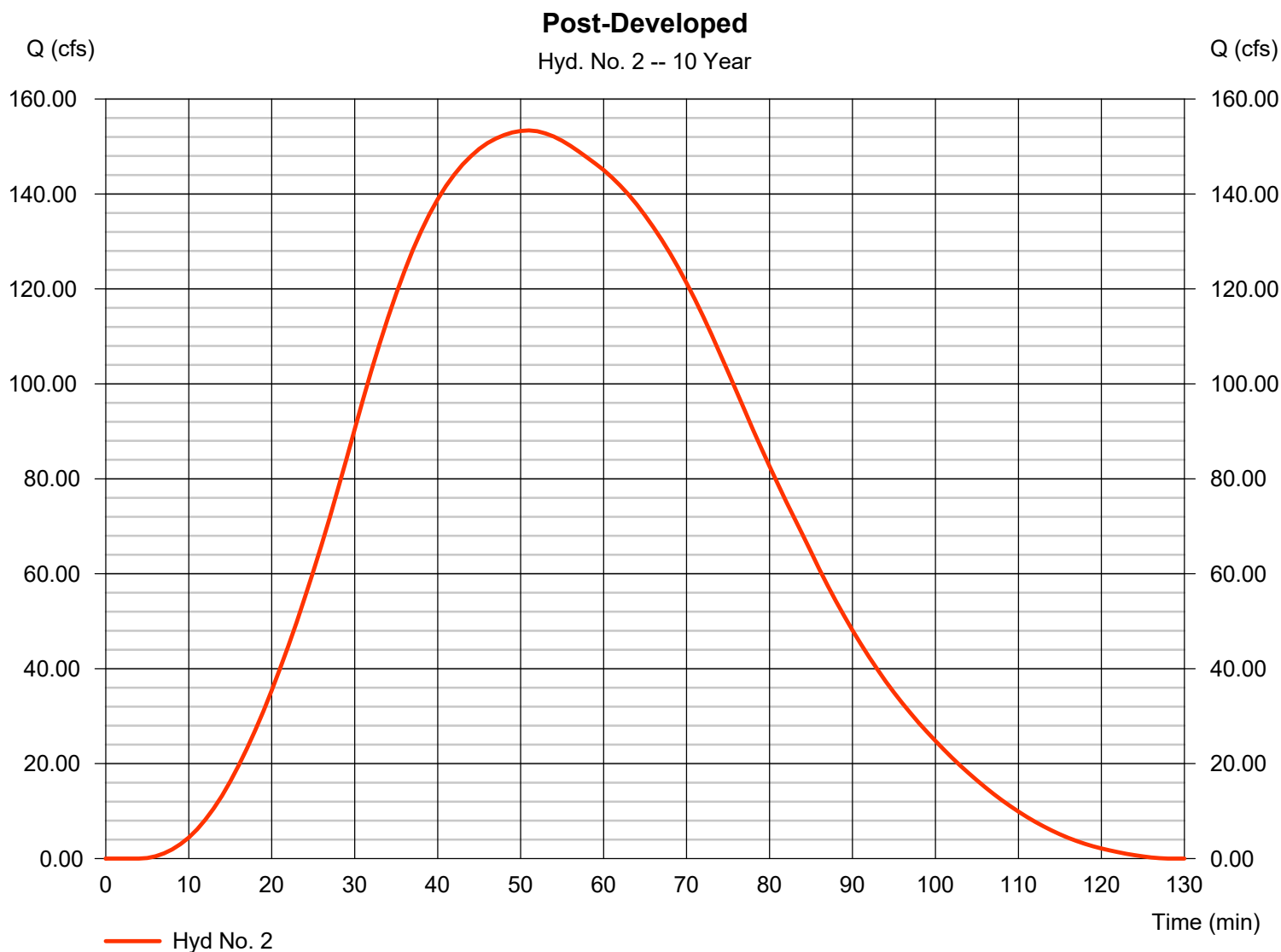
Tuesday, 05 / 25 / 2021

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) = $[(67.000 \times 86) + (27.000 \times 91) + (42.000 \times 61) + (20.000 \times 74)] / 156.000$



Hydrograph Report

Item 2.

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

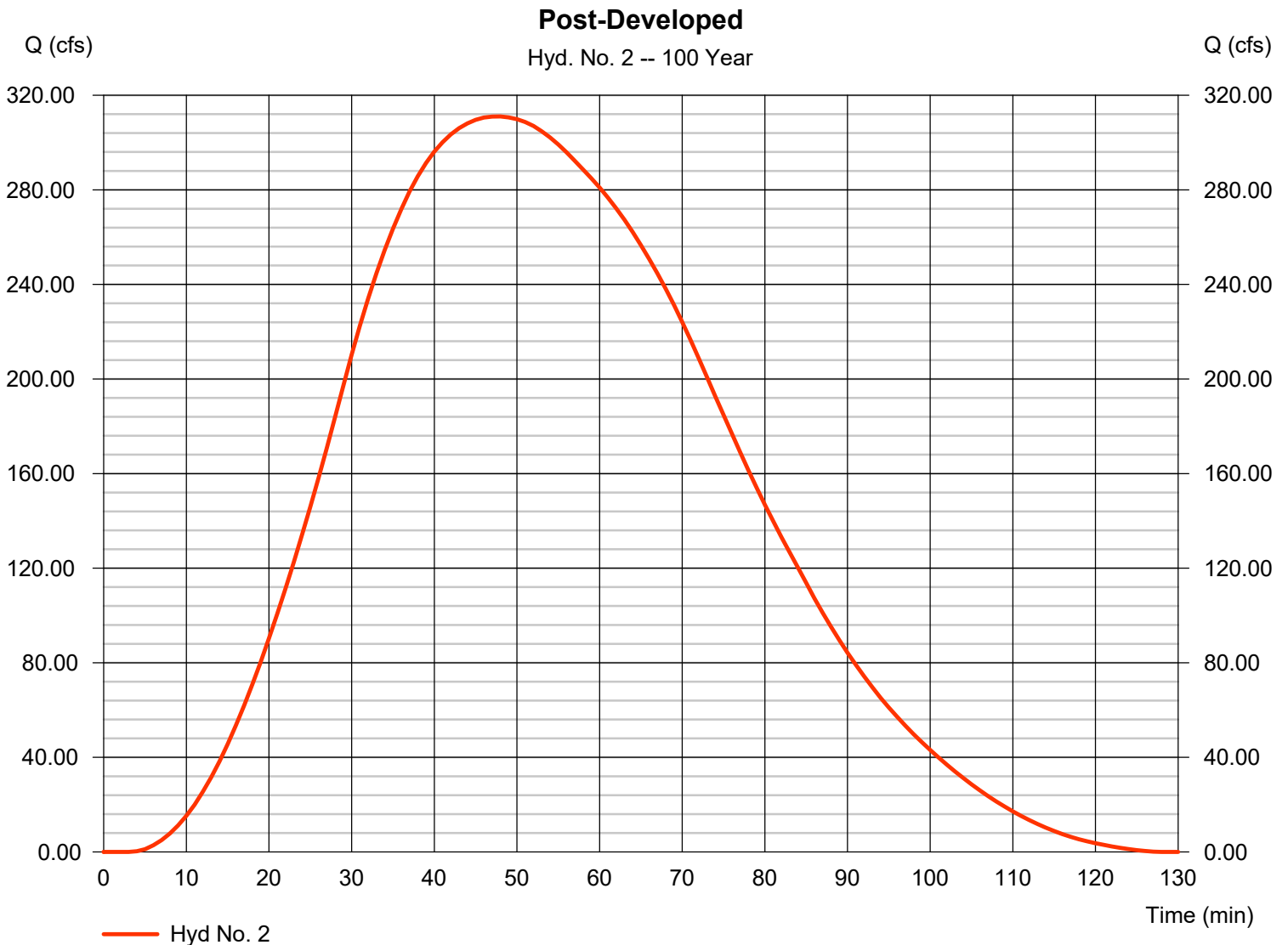
Tuesday, 05 / 25 / 2021

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) = $[(67.000 \times 86) + (27.000 \times 91) + (42.000 \times 61) + (20.000 \times 74)] / 156.000$



Hydrograph Report

Item 2.

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

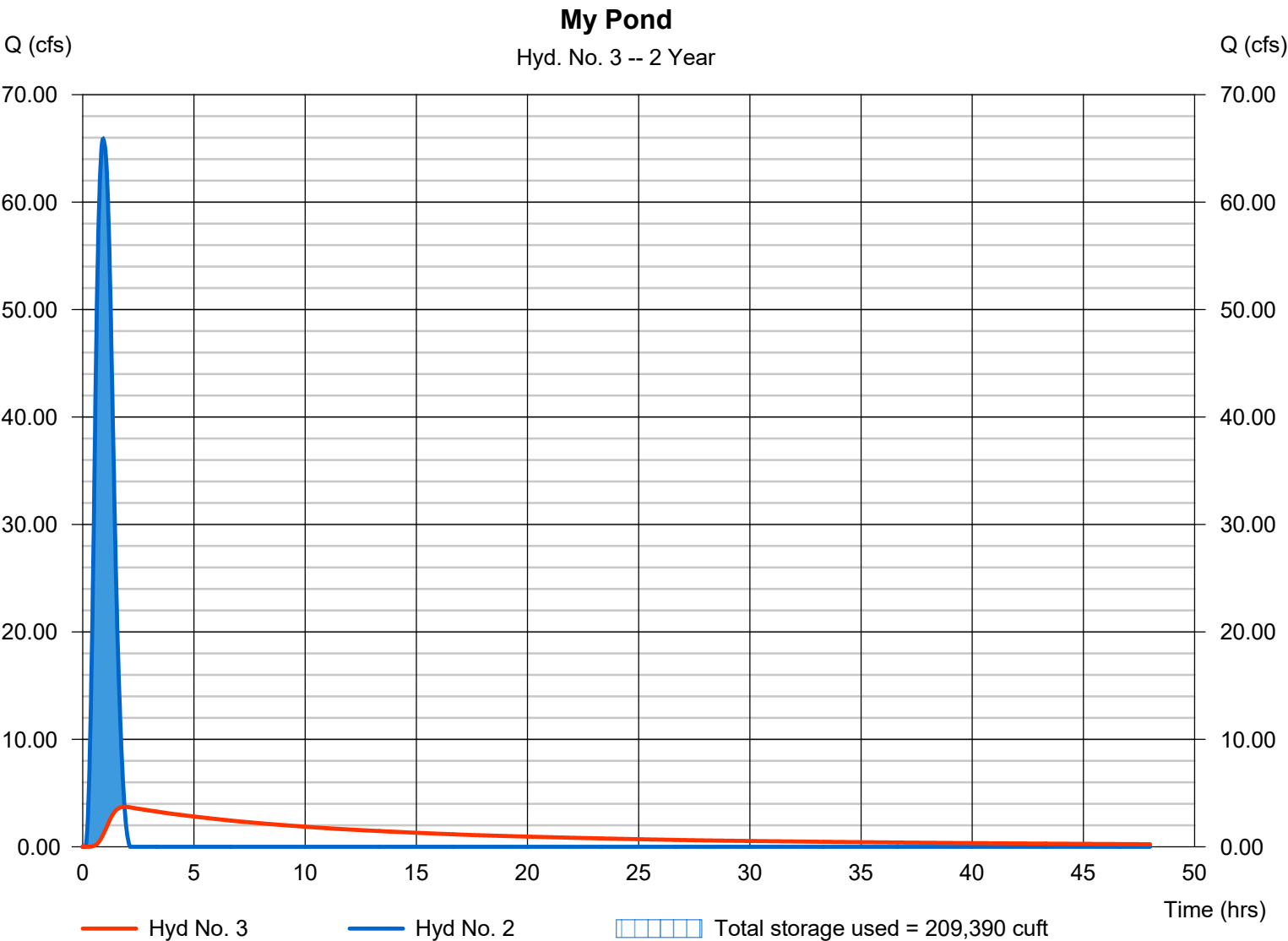
Tuesday, 05 / 25 / 2021

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

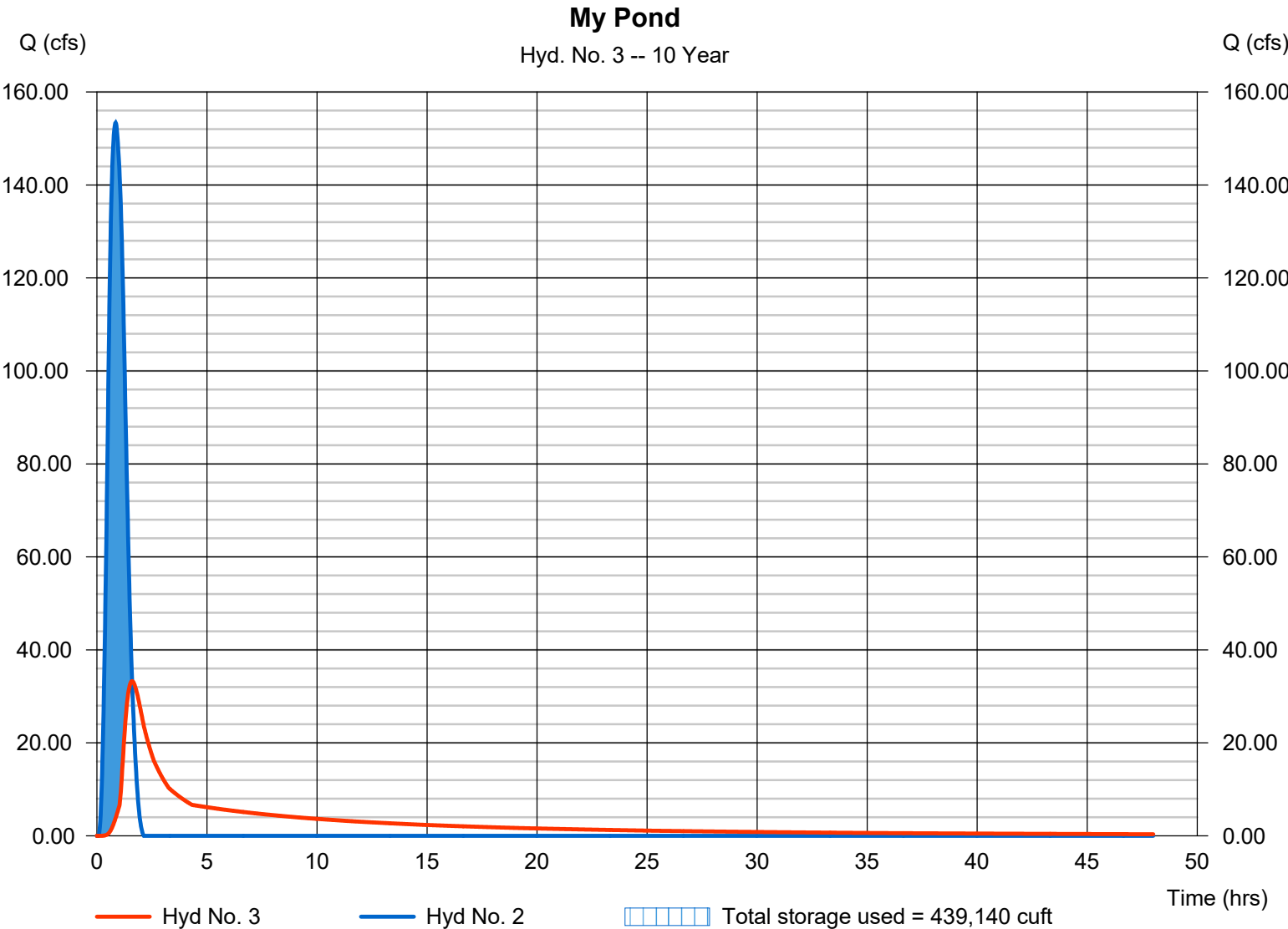
Tuesday, 05 / 25 / 2021

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

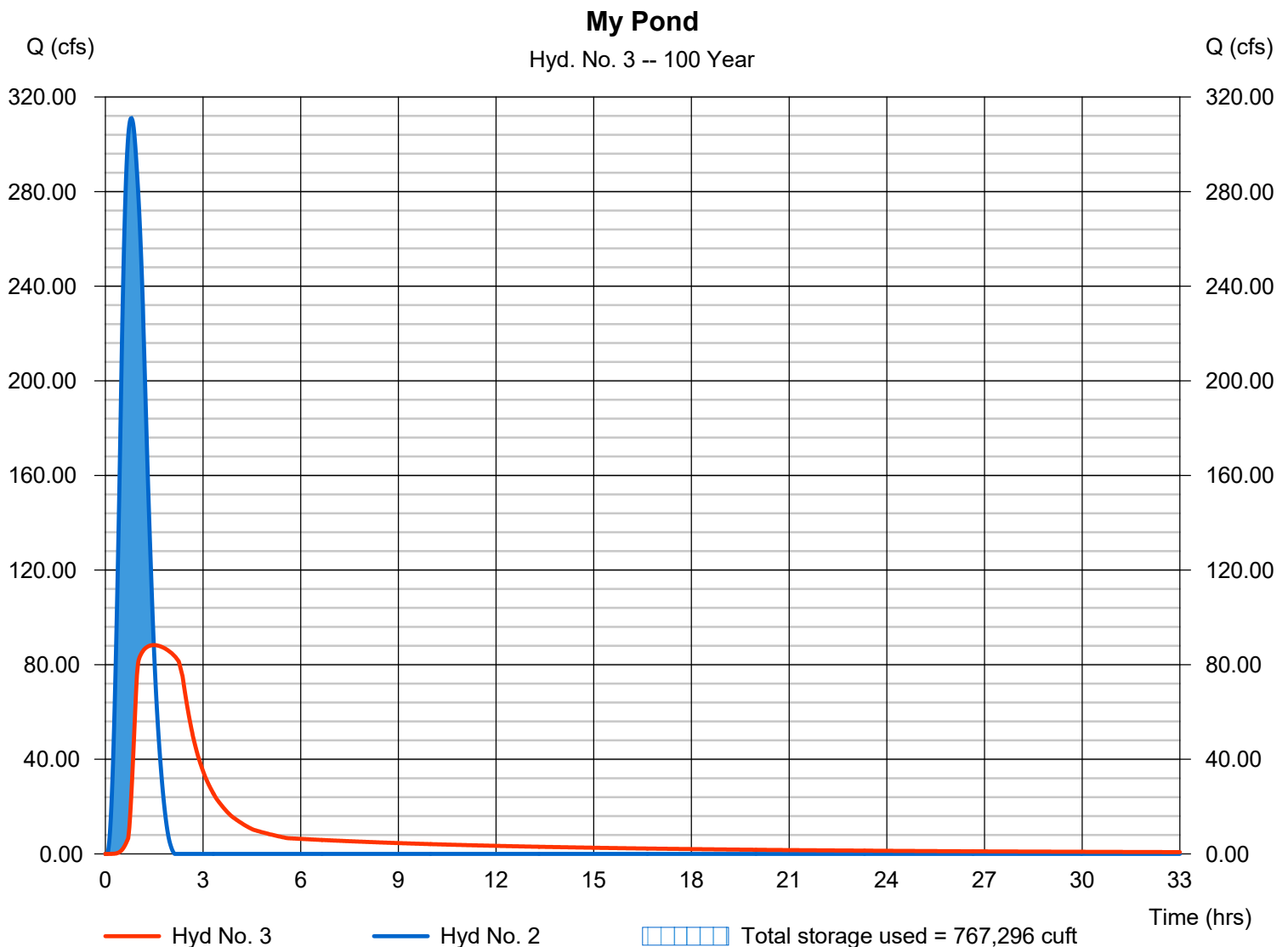
Tuesday, 05 / 25 / 2021

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.

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

Tuesday, 05 / 25 / 2021

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: **REZN 21-011.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Nine Point One (9.1) Acres, Located at the 6330 West US Hwy 60, From General Commercial (C-2) to Heavy Manufacturing (M-2)

Submitted By: S. Foreman Realty CO., LLC

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: July 12, 2021

ISSUE IDENTIFICATION

S. Foreman Realty CO., LLC has applied to change the Zoning Classification of approximately **9.1 acres** of property located at 6330 West US Highway 60 from General Commercial (C-2) to **Heavy Manufacturing (M-2)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is currently occupied by a 12,000 SF building. The initial footprint of the building was constructed in 1978, prior to the City's annexation of the property in 2007. The Applicant has expressed their intent to occupy the building.

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 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**.

- **Section:** Coordinate with Infrastructure
 - **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. The intensity of uses should match the capacity of infrastructure to serve.

The general trend in the vicinity of the subject property, along this area of US Highway 60, is new construction and redevelopment of industrial and commercial projects of high to middling intensity.

**EXHIBIT B****Compatibility with Surrounding Land Uses**

The subject property is surrounded by General Commercial (C-2) across Hwy 60 to the north, Greene County Zoned Light Manufacturing and Greene County Zoned Plot Assignment District to the east, and Greene County Zoned Agriculture to the south.

The Plot Assignment District referenced is a specialized zoning district that is, in this case, limited to the use of scrap metal processing.

The land uses permitted in the Heavy Industrial (M-2) Zoning District include industrial and manufacturing uses of high intensity.

Capacity to Serve Potential Development and Land Use**Municipal Water and Sewer Service:**

Development on the parcel will require connection to City Water and Sewer services.

Water service will be provided through a connection to the 12" water main running along the south side US Hwy 60 along the parcel's frontage.

Sanitary sewer service will be provided through a connection to the 8" main running along the southern property line. Sewer will then gravity first to Mcelhaney Lift Station, then will pass to Shuyler Creek Lift Station, and, finally, to the Waste Water Treatment Plant.

Transportation:

A Traffic Impact Study (TIS) was not required for this rezone due to the expectation that any future improvements at this intersection would meet the minimum dictated by the Major Thoroughfare Plan.

The subject parcel has access from Farm Road 103. In the event of any future improvement access would persist.

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

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

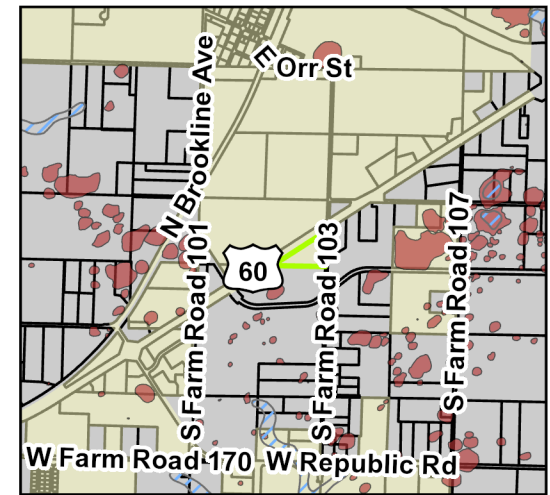
STAFF RECOMMENDATION

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.**

REZN 21-011: ShoMe Fabrication

Item 3.

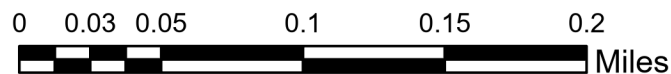
Vicinity Map



Legend

-  ShoMe Fabrication
-  Parcels
-  Sinkhole
-  Floodplain

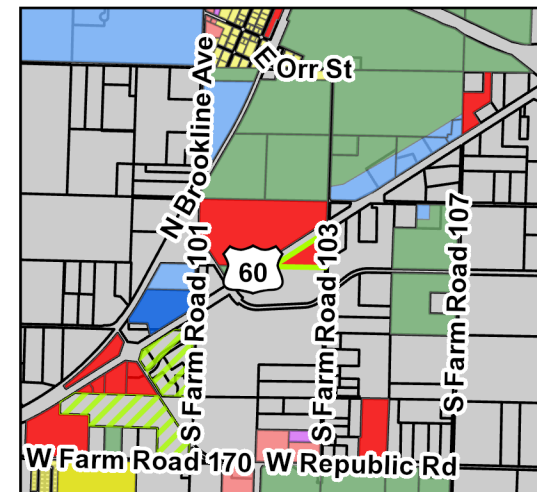
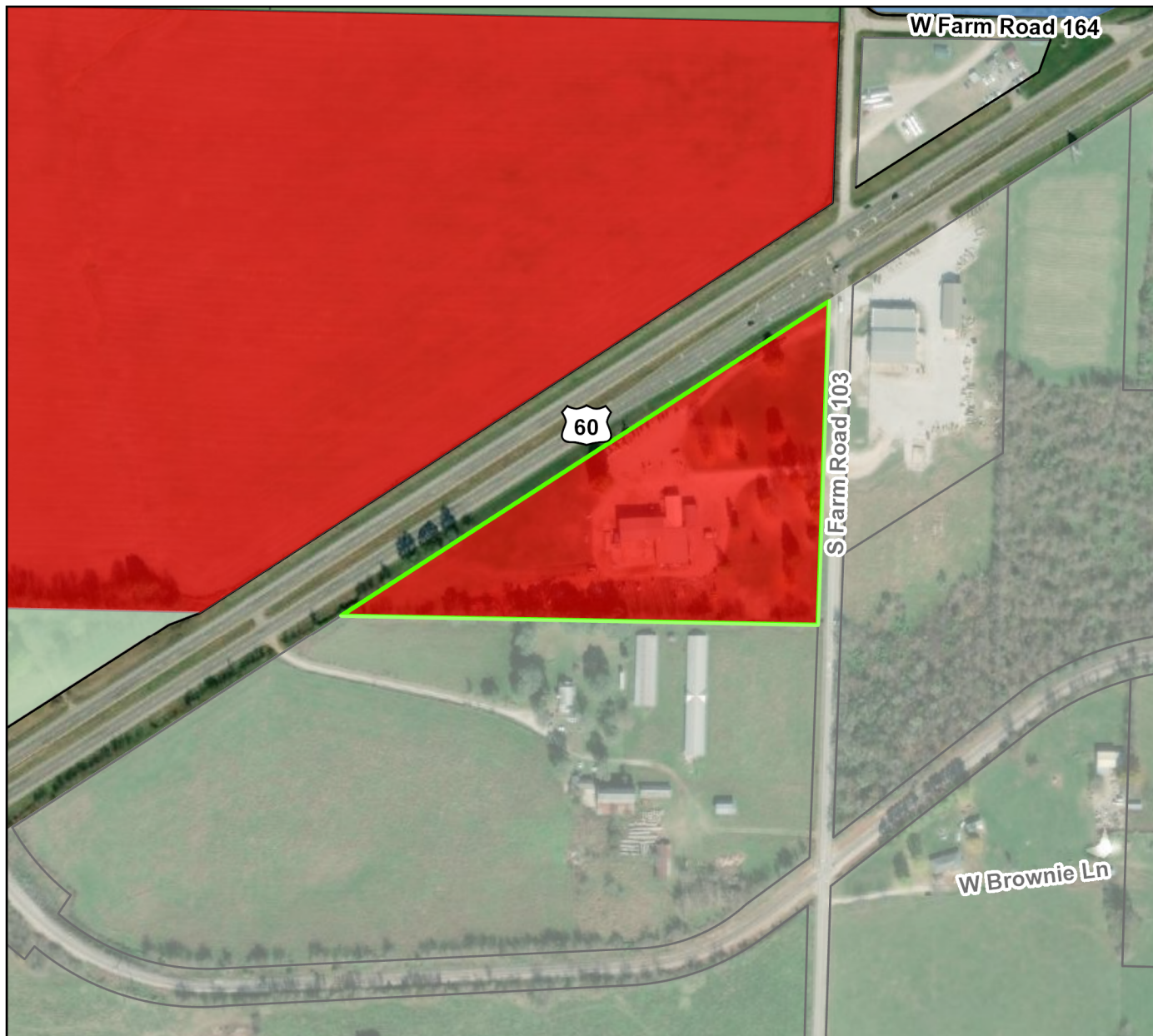
Parcel Owner: S. Foreman Realty CO, LLC
Parcel Address: 6330 West US Highway 60
Area: 9.1 Acres
Existing Zoning: General Commercial (C-2)
Requested Zoning: Heavy Manufacturing (M-2)



REZN 21-011: ShoMe Fabrication

Item 3.

Zoning Map



Legend

ShoMe Fabrication

Parcels

Zoning

AG Agricultural

C-1 Commercial

C-2 General Commercial

C-3 General Commercial

M-1 Light Manufacturing

M-2 Heavy Manufacturing

PDD Planned Development

R1-L Single Family Low Density

R1-M Single Family Medium Density

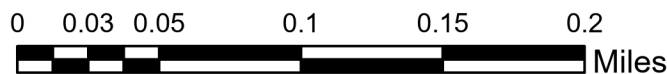
R1-H Single Family High Density

R1-Z Zero Lot Line Residential

R-2 Two-family Residential

R-3 Multi-family Residential

Parcel Owner: S. Foreman Realty CO, LLC
Parcel Address: 6330 West US Highway 60
Area: 9.1 Acres
Existing Zoning: General Commercial (C-2)
Requested Zoning: Heavy Manufacturing (M-2)



**EXHIBIT C**

Project/Issue Name: **SUBD-PRE 21-004.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Olde Savannah Phase 3, a Residential Subdivision Consisting of Approximately Twenty-Two Point Nine Five (22.95) Acres Located at the 6400 Block of S FR 89

Submitted By: Olde Savannah, LLC

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: July 12, 2021

ISSUE IDENTIFICATION

Olde Savannah LLC has requested review and approval of a Preliminary Plat of approximately Twenty-Two Point Nine Five (22.95) acres, Olde Savannah Phase 3, consisting of eighty-two (82) residential lots zoned Single-Family High Density 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 property subject to this Preliminary Plat Application is comprised of approximately Twenty-Two Point Nine Five (22.95) acres of land located at the 6400 Block of South Farm Road 89. The property is zoned appropriately for the proposed plat, Single-Family High Density Residential (R1-H).

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

Consistency with the Comprehensive Plan

**EXHIBIT C**

The referenced Preliminary Plat contains eighty-two (82) lots, each with a minimum lot size of 7,000 SF. The Preliminary Plat also consists of streets, open space, and detention area.

Transportation Plan

The Preliminary Plat proposes three (3) new Local Street connections: the first is the continuation of South Olde Savannah Avenue from Olde Savannah Phase 2, the second is the continuation of East Abercorn Street from Olde Savannah Phase 2, and the third is a connection to Williamsburg Walk by South Montgomery Avenue. New public streets will be dedicated to the City during the Final Platting Process.

The Applicant submitted a Traffic Impact Study (TIS). The TIS took into account full buildout of Phases 1, 2, and 3 of Olde Savannah in its analyses. It was determined that no traffic improvements were merited by the increased trips generated by the subdivision.

Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems. The development will be served through the looped water main system created during prior phasing of the Olde Savannah Subdivision with connections to an eight (8) inch water main located at the termination of New Madrid Street in The Lakes at Shuyler Ridge Subdivision and to a ten (10) inch water main located near the intersection of Hickory Street and South Farm Road 89. The development will connect to an existing eighteen (18) inch sewer main located on East New Madrid Street. The sanitary sewer system flows to the Shuyler Creek Lifts Station before traveling to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

Zoning Code

The Preliminary Plat of Olde Savannah has been platted for the construction of (82) single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

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

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

Stormwater: The Preliminary Plat contains a Stormwater Detention Area in the northern portion of the phase at the end of Habersham Street. A second Stormwater Detention Area is located on the south side of Perry Street, between lots 36 and 37, designed to control the release of stormwater attributable from the development. The Plat contains a conceptual

**EXHIBIT C**

layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The first Stormwater Detention Area's outflow will flow into the stormwater system present in prior phasing of Olde Savannah, while the second Stormwater Detention Area's outflow will flow south across Williamsburg Walk; a Stormwater Report will be reviewed by the TRT during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will 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.

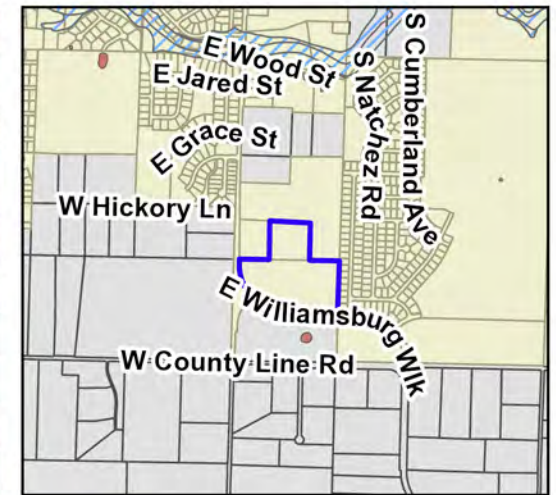
STAFF RECOMMENDATION

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

SUBD-PRE 21-004: Olde Savannah Phase 3

Item 4.

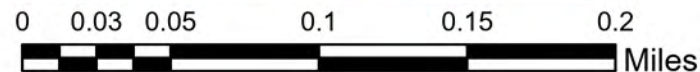
Vicinity Map



Legend

-  Olde Savannah Phase 3
-  Parcels
-  Sinkhole
-  Floodplain

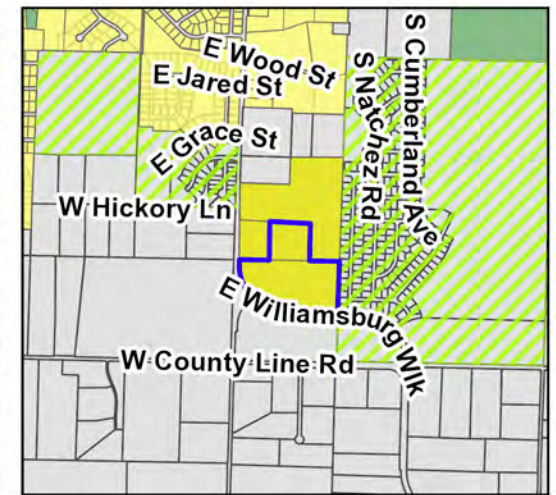
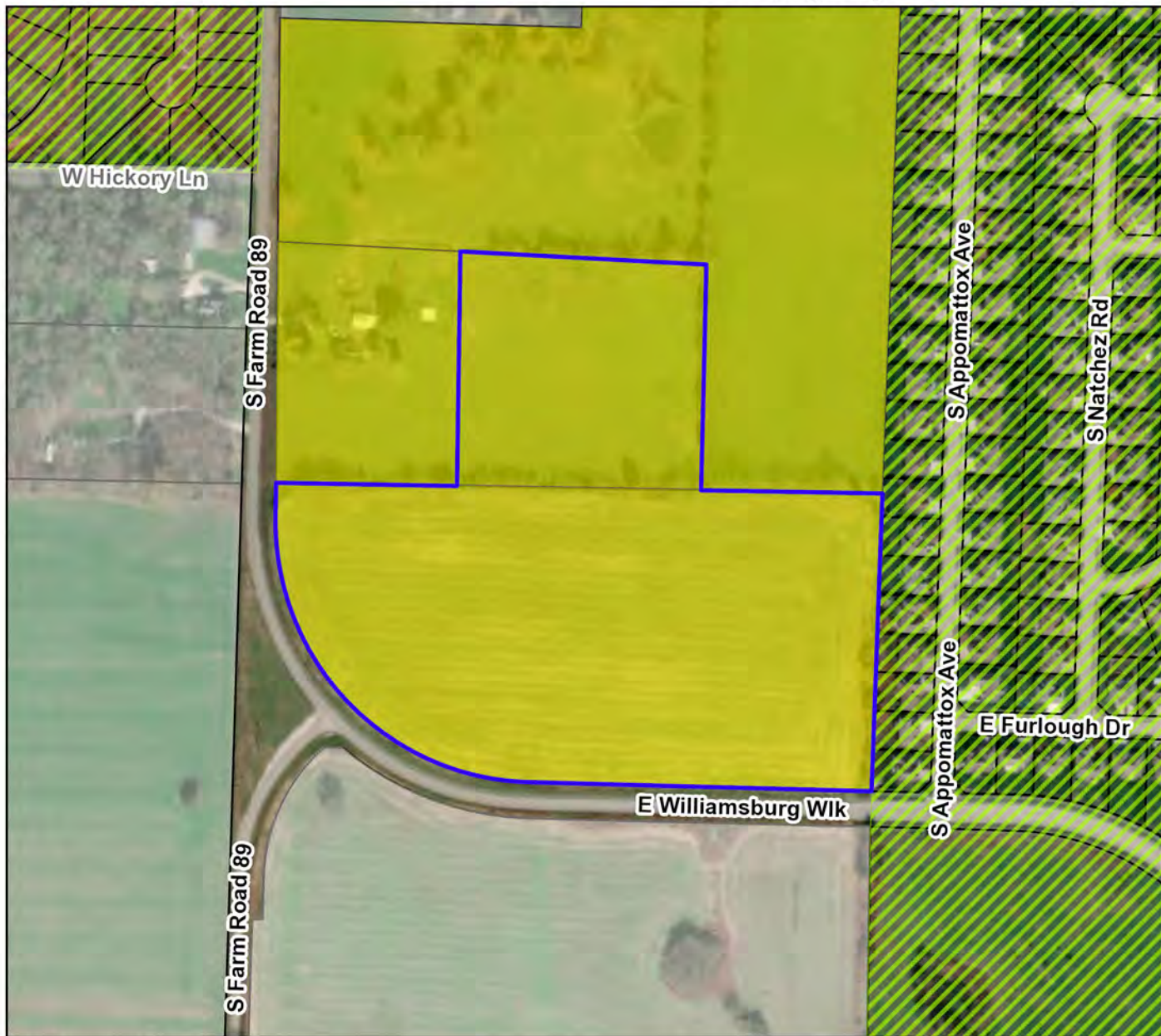
Parcel Owner: Olde Savannah LLC
Parcel Location: 6400 Block of South Farm Road 89
Area: 22.95 Acres
Zoning: High Density Single Family Residential (R1-H)
Number of Lots: 82



SUBD-PRE 21-004: Olde Savannah Phase 3

Item 4.

Zoning Map



Legend

 Olde Savannah Phase 3

 Parcels

Zoning

AG Agricultural

C-1 Commercial

C-2 General Commercial

C-3 General Commercial

M-1 Light Manufacturing

M-2 Heavy Manufacturing

PDD Planned Development

R1-L Single Family Low Density

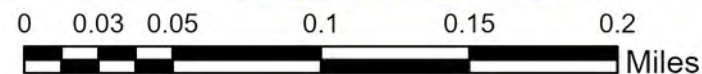
R1-M Single Family Medium Density

R1-H Single Family High Density

R1-Z Zero Lot Line Residential

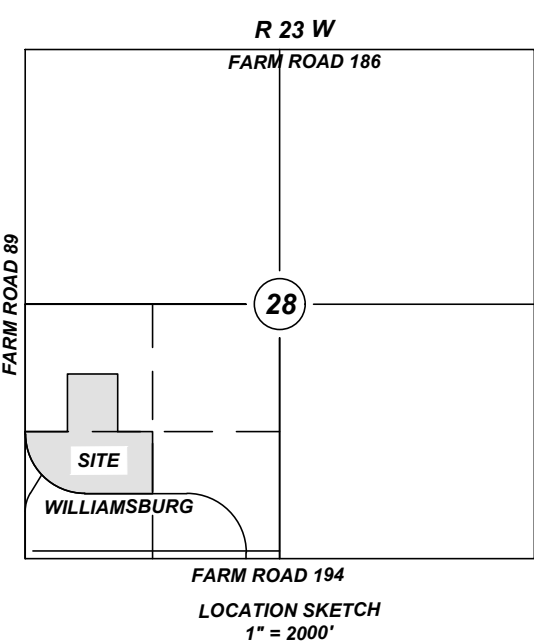
R-2 Two-family Residential

R-3 Multi-family Residential



Parcel Owner: Olde Savannah LLC
 Parcel Location: 6400 Block of South Farm Road 89
 Area: 22.95 Acres
 Zoning: High Density Single Family Residential (R1-H)
 Number of Lots: 82



**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

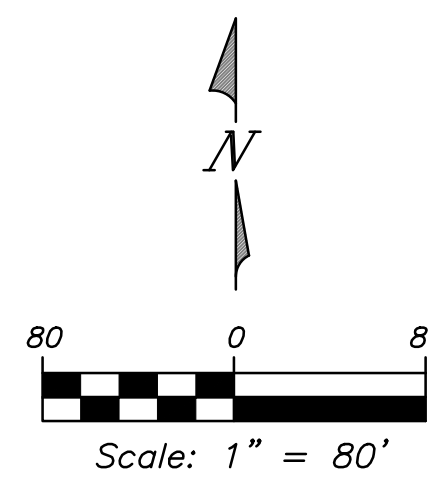
T.B.M. #2 - IRON PIN MARKED 2122 LOCATED ALONG SOUTH RIGHT OF WAY OF WILLIAMSBURG WALK AT FR 89 CONNECTOR

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 3
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 NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER; THENCE SOUTH 88°46'21" EAST, ALONG THE SOUTH LINE OF SAID NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°46'21" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 390.11 FEET; THENCE NORTH 02°06'27" EAST A DISTANCE OF 501.23 FEET; THENCE SOUTH 86°46'11" EAST A DISTANCE OF 514.64 FEET; THENCE SOUTH 01°07'29" WEST A DISTANCE OF 483.19 FEET TO THE SOUTH LINE OF SAID NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER; THENCE SOUTH 88°46'21" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 387.78 FEET TO THE SOUTHEAST CORNER OF SAID NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER, ALSO BEING THE WEST LINE OF THE LAKES AT SHUYLER RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 279; THENCE SOUTH 02°06'39" WEST, ALONG THE WEST LINE OF SAID LAKES AT SHUYLER RIDGE, A DISTANCE OF 627.19 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF WILLIAMSBURG WALK; THENCE NORTH 88°38'54" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE 733.26 FEET; THENCE NORTH-WESTERLY A DISTANCE OF 887.04 FEET, ALONG SAID RIGHT OF WAY AND ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 43°16'12" WEST, 797.17 FEET; THENCE NORTH 02°06'29" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 56.92 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 999,776 SQUARE FEET OR 22.95 ACRES

LEGEND

- IRON PIN SET CAPPED "LC 2007008003"
- EXISTING IRON PIN
- △ EXISTING RIGHT-OF-WAY MARKER
- △ MEASURED
- PLATTED
- DEEDED
- ⊕ ELECTRIC TRANSFORMER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ WATER MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ 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
- WATER LINE
- GAS LINE
- SAN
- OHE
- UGE
- COMM
- FO
- FIBER-OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	100.16	400.00	14.35	N86° 03' 25"E	99.90
C2	32.05	150.00	12.24	S85° 00' 14"W	31.99
C3	42.48	150.00	16.23	S83° 06' 49"W	42.34
C4	5.24	150.00	2.00	N87° 46' 16"W	5.24
C5	5.24	150.00	2.00	S87° 46' 16"E	5.24
C6	39.27	150.00	15.00	N9° 36' 27"E	39.16
C7	60.08	150.00	22.95	S10° 14' 50"E	59.68
C8	508.12	435.00	66.93	S55° 11' 06"E	479.72
C9	39.27	150.00	15.00	N83° 51' 06"E	39.16
C10	30.56	150.00	11.67	N4° 29' 02"W	30.50
C11	32.56	150.00	12.44	S4° 06' 06"E	32.49
C12	39.27	150.00	15.00	N9° 36' 59"E	39.16

Parcel Line Table

Line #	Length	Direction
L1	5.25	N88° 46' 21.14"W
L2	32.29	N75° 00' 00.00"E
L3	36.65	S1° 13' 38.86"W
L4	38.93	N76° 41' 05.88"E
L5	18.14	S17° 06' 26.97"W
L6	103.53	N1° 21' 05.88"E
L7	38.21	N17° 06' 59.07"E
L8	29.97	S43° 19' 41.03"E
L9	29.69	S42° 19' 36.01"E
L10	29.73	S46° 40' 02.95"W
L11	29.97	S43° 19' 57.12"E
L12	35.37	N47° 29' 17.86"E
L13	30.00	N47° 40' 02.94"E
L14	30.00	N47° 40' 23.99"E

GENERAL NOTES:

- TOTAL AREA - 22.95 ACRES
- TOTAL NUMBER OF LOTS - 82
- 5' SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET.
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89 OR WILLIAMSBURG WALK
- 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.
- DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOTS ADJACENT TO DETENTION BASINS SHALL HAVE A MINIMUM FINISH FLOOR AT LEAST 1' ABOVE THE TOP OF BERM ELEVATION FOR THE RESPECTIVE DETENTION BASINS.
- 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'

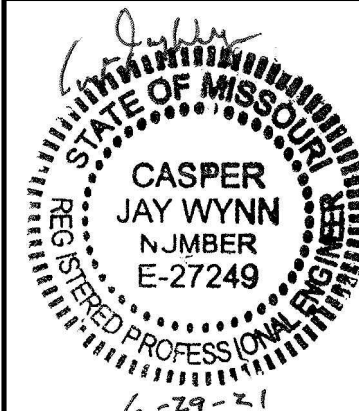
GENERAL NOTES:

- 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



Prepared by:

CJW Transportation
Consultants, L.L.C. Engineering
MO CA #2006012585
Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.3402
www.cjw.com



OLDE SAVANNAH PHASE 3
PRELIMINARY PLAT
REPUBLIC, MISSOURI

Date:

No.: Description:

SURVEY BY	CJW
DATE	05/07/21
DWG	20151 PP
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=80'
SCALE VERT.	N/A

PRELIMINARY
PLAT

SHEET NO.

01

CJW NO. 21051

OF 01