



## AGENDA

**Planning and Zoning Commission Meeting  
City Council Chambers, 540 Civic Boulevard  
October 12, 2021 at 6:00 PM**

**Call Meeting to Order**

**Approve Agenda**

**Approve Minutes**

- [1.](#) Vote to Approve Minutes from September 13, 2021 Planning and Zoning Commission Meeting

**Meeting Procedures**

**Public Hearings**

- [2.](#) **ORD 21-006.** The BUILDS Staff is proposing an amendment to Chapter 405 - Article V "Height and Area Requirements, Exceptions, and Modifications" that will clarify the ordinance and alter a number regulations, therein.

**Other Business**

- [3.](#) **SUBD-PRE 21-003.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Emerald Valley Phase 2, a Residential Subdivision Consisting of 145 Lots on Approximately Forty-Eight (48) Acres Located in the 1300 Block of North Main Street.

**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  
City Council Chambers, 540 Civic Boulevard  
September 13, 2021 at 6:00 PM**

### PRESENT

Commissioner Brandon Andrews  
Commissioner Ransom Ellis  
Commissioner Cynthia Hyder  
Commissioner Brian Doubrava  
Commissioner Darran Campbell  
Council Liaison Garry Wilson

### ABSENT

Commissioner Erik Pedersen  
Commissioner Kevin Haun

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

1. **Draft Minutes 7/12/21.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held July 12, 2021.

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

Voting Abstaining: Commissioner Ellis

2. **REZN 21-012.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four Point Seven-Seven (4.77) Acres, Located at 503 North West Avenue from Medium Density Single-Family Residential (R1-M) to General Commercial (C-3)

Speakers in Support: Teresa Davison, Adam Greek

Speakers in Opposition: David Dewitt

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

3. **SUBD-PRE 21-005.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Ashford Place, a Residential Subdivision Consisting of 42 Lots on Approximately Nine Point Three Two (9.32) Acres Located at 924 North Main Street.

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

---

Karen Haynes, Planning Manager

---

Ransom Ellis, Chairman





## EXHIBIT A

**Project/Issue Name:** **ORD 21-006.** Public Hearing and Possible Vote to Recommend the Approval of Amendment to Chapter 405 Article V "Height and Area Requirements, Exceptions, and Modifications"

**Submitted By:** BUILDS Department

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

**Date:** October 12, 2021

---

### ISSUE IDENTIFICATION

Consideration to approve Amendments to Chapter 405 Article V "Height and Area Requirements, Exceptions, and Modifications".

### DISCUSSION AND ANALYSIS

The City of Republic is requesting Amendments to Chapter 405 Article V – specifically to Sections 405.540 and 405.545, to provide clarity to existing regulations and update building height restrictions for multi-family structures.

The purpose of article five is to regulate parcels as they relate to the various zoning districts that the City of Republic has adopted. Section 405.540 consists of a chart that displays those zoning districts and conveys how various aspects of parcels are treated for each. Examples of lot attributes include, but are not limited to, setbacks for various yards on a lot, lot width/depth/frontage requirements, and lot density. Accompanying the chart is Section 405.545, which is a list of exceptions. Use of the chart necessitates bouncing back and forth between the two sections to understand the ordinance.

This amendment reduces the list of exceptions by adding them into the chart, itself, when possible and removing those which are redundant or outdated altogether.

#### **Change in Maximum Building Height**

The Amendment also removes the cap on maximum building height for residential districts. Previously, all residential zoning districts capped building height at three stories. Research into the topic has led Staff to understand that the placement of the limit was originally related to concerns that the Fire Department would not be able to adequately serve buildings beyond the three stories. Staff has concluded that these concerns are now mitigated by regulations within the adopted International Fire



## EXHIBIT A

Code (IFC). The IFC places requirements on the design and build of structures regarding fire safety. In this case, sprinkling is required for residential buildings above eleven meters or, roughly, three stories.

### **STAFF RECOMMENDATION**

Staff recommends the approval of the referenced Amendment.

**405.540 Height And Area Regulations Established -- Chart**

The required height and area regulations are established and shown on the following chart which is part of Article V.

**CITY OF REPUBLIC HEIGHT AND AREA REGULATIONS CHART [Ord. No. 17-06 § 1, 1-17-2017]**

	AG	R-1L	R-1M	R-1H	R1-MH	R-1Z	R-2	R-3	C-1	C-2	<u>C-3</u>	M-1	M-2
Min. Lot Size	3 acres	12,000 s.f.	9,000 s.f.	7,000 s.f.	6,000 s.f.	5,000 s.f.	10,000 s.f.	2,500 s.f. <sup>(H)</sup>	--	--	--	--	--
Front Setback	25'	25'	25'	25'	25'	25'	25'	<del>25'</del> <sup>(H)</sup> 15'	15' <sup>(H)</sup>	15' <sup>(H)</sup>	<u>15'</u>	15' <sup>(H)</sup>	15' <sup>(H)</sup>
Rear Setback	25'	25'	25'	25'	25'	25'	25'	<del>25'</del> 15'	15' <sup>(F6)</sup>	15' <sup>(F6)</sup>	<u>15'</u> <sup>(F)</sup>	15' <sup>(G7)</sup>	30' <sup>(G7)</sup>
Side Street Setback at an Intersection of two Collector Class Streets or Greater	25'	25' <sup>(H2)</sup>	25' <sup>(H2)</sup>	25' <sup>(H2)</sup>	25'	25'	25'	<del>25'</del> <sup>(H)</sup> 15'	15'	15'	<u>15'</u>	15'	15'
Side Street Setback at an Intersection of Local and Collector Class Streets	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>
Side Street Setback at an Intersection of Local and Local	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>

<u>Class Streets.</u>													
Interior Side Yard Setback	6'	6' <sup>(F6)</sup>	6' <sup>(F6)</sup>	6' <sup>(F6)</sup>	6' <sup>(F6)</sup>	0' <sup>(D4)</sup>	6'	15' <sup>(F6)</sup>	6' <sup>(F6)</sup>	6' <sup>(F6)</sup>	6' <sup>(F)</sup>	15' <sup>(G7)</sup>	15' <sup>(G7)</sup>
Min. Lot Width	100'	100'	80'	70'	60'	45'	85'	70'	--	--	--	--	--
Min. Cul-de-sac Lot Width	60'	80' <sup>(J40)</sup>	70' <sup>(J40)</sup>	60' <sup>(J40)</sup>	40' <sup>(J40)</sup>	40' <sup>(J40)</sup>	80' <sup>(J40)</sup>	60' <sup>(J40)</sup>	--	--	--	--	--
Min. Lot Depth	200'	110'	100'	90'	80'	100'	100'	100'	--	--	--	--	--
Max. Lot Coverage	--	--	--	--	--	--	--	80%	90 %	90 %	90 %	90 %	90 %
<u>Max Density (Lots per acre)</u>	<u>0.3</u> <u>3</u>	<u>3.63</u>	<u>4.84</u>	<u>6.22</u>	<u>7.26</u>	<u>8.71</u>	<u>4.36</u>	<u>17.42</u>	--	--	--	--	--
Min. Distance Between Structures	--	--	--	--	--	--	--	15'	--	--	--	--	--
Max. Building Height	--	3 stories <sup>f</sup> --	3 stories <sup>f</sup> --	3 stories <sup>f</sup> --	3 stories <sup>f</sup> --	3 stories <sup>f</sup> --	3 stories <sup>f</sup> --	3 stories <sup>f</sup> --	(H8)	(H8)	(H) (J)	(H8)	(H8)

**NOTES:** The coordinating notes (subscript 1-12) concerning this table are contained in Section 405.545: Height and Area Exceptions and Conditions.

[Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004; Ord. No. 04-64 §1, 10-11-2004; Ord. No. 07-38 §1, 5-29-2007; Ord. No. 17-06 § 1, 1-17-2017]

#### **405.545 Height And Area Exceptions And Conditions**

- A. ~~The minimum front yard setback established in Section 405.540 shall apply except:~~
- ~~Where a structure or dwelling is to be constructed on a lot or parcel of land that is within one hundred (100) feet of an existing structure or dwelling unit on both sides, the minimum front yard setback shall be an average of the two (2) closest front corners of the adjacent structures; or Where a structure or dwelling is to be constructed on a lot or parcel of land that is within one hundred (100) feet of an existing building on one (1) side only, such dwelling or structure may be constructed as close to the street as the existing adjacent building, with exception to a corner lot, in which the exception shall not apply.~~
- B. ~~(Reserved)~~
- C. ~~The front yard and side street setback can be reduced to fifteen (15) feet when off street parking is provided in the rear of the main structure or dwelling unit(s).~~

- D. The dwelling unit shall be placed on one (1) interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of ten (10) feet, excluding the connecting elements such as fences, walls and trellises, but including covered porches, patios and storage spaces which are part of the principal structure. Non-zero lot line dwelling units shall comply with the interior side yard setbacks of the appropriate single-family residential district.
- E. ~~No building shall exceed three (3) stories above grade. Upper story (third (3rd) story) windows shall not face onto an adjacent property owner's private space if within a less intensive zoning district, unless a setback of fifty (50) feet is provided and a vegetative buffer is provided in accordance with Section 405.900(C) Option 4.~~
- F. The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be twenty-five (25) feet.:
1. ~~The structure is part of a planned commercial complex or center, in which case the setback shall not apply; or~~
  2. ~~The premises is located adjacent to a residential zoning district, in which case the minimum side yard setback shall be twenty-five (25) feet.~~
- G. The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be thirty-five (35) feet in a "M-1" District; and fifty (50) feet in a "M-2" District.
- H. No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.
- I. ~~The minimum interior side yard setback shall not apply to parcel combinations or parcels where residential structures are constructed across a common property line, in which ownership of both lots are the same and the possibility of future subdivision is eliminated. Parcels in which residential structures are proposed for construction across common property lines must comply with the City's Subdivision Regulations.~~
- J. The minimum lot width on a cul-de-sac shall be measured across the front of the lot at the radius of the twenty-five (25) feet setback.
- K. ~~The maximum density allowable may be increased in accordance with Section **405.140(E)**—Request for an increase in density.~~
- L. ~~For corner lots at the intersection of two local class thoroughfares, the side street setback shall be fifteen (15) feet. For corner lots at the intersection of a local class thoroughfare with a collector class thoroughfare, the side street setback shall be twenty (20) feet. For all other intersections, the side street setback shall be twenty-five (25) feet. [Ord. No. 17-06 § 1, 1-17-2017]~~

[Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004; Ord. No. 07-38 §1, 5-29-2007]



**EXHIBIT B**

**Project/Issue Name:** **SUBD-PRE 21-003.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Emerald Valley Phase 2, a Residential Subdivision Consisting of Approximately Forty-Eight (48) Acres Located at 1300 Block of N. Main St.

**Submitted By:** Bester Properties LLC

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

**Date:** October 12, 2021

---

**ISSUE IDENTIFICATION**

Bester Properties LLC has requested review and approval of a Preliminary Plat of Emerald Valley Phase 2, a subdivision of approximately forty-eight (48) acres, consisting of one hundred and forty-five (145) residential lots zoned Single Family Medium Density Residential (R1-M), 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 forty-eight (48) acres of land located at the 1300 Block of North Main Street. The property is zoned Single Family Medium Density Residential (R1-M).

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 B**

The referenced Preliminary Plat contains (145) Single Family Medium Density Residential (R1-M) lots with a minimum required lot size of 9,000 square feet and consists of streets, open space, utility easements, and detention areas. The Preliminary Plat of Emerald Valley Phase 2 has a density of 3 lots/acre.

**Transportation Plan**

The Preliminary Plat proposes two new Street connections: Topaz Boulevard and Citrine Street will both connect to Main Street. There are two future connection points created by this subdivision to serve future development: Topaz Boulevard, which terminates to the east, and Sapphire Avenue, which terminates to the north. These connections allow those adjacent parcels access to Emerald Valley as development progresses. New public streets will be dedicated to the City during the Final Platting Process; deficient Right-of-Way (ROW) along North Main Street will be dedicated to the City during the Final Platting Process.

A Traffic Impact Study (TIS) was required of the Applicant. The Study required determined that the future intersection of Main Street and Topaz Boulevard will require a designated southbound left turn lane.

**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. Development will require an extension of the existing water main along the east side of Main Street (transitioning from a 10-inch to an 8-inch) from Emerald Valley Phase 1 to the northern edge of the new subdivision. The looping of the water system is expected to create a connection with the 6-inch main on North Hampton Avenue.

Wastewater will gravity-feed north from the east property line through and an eight (8) in main to the Evergreen Lift Station and then pumped to the Wastewater Treatment Plant.

Both the water and sewer system currently have the capacity to serve the potential development.

**Zoning Code**

The Preliminary Plat of Emerald Valley Phase 2 has been platted for the construction of one hundred forty-five single-family lots, associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

**Floodplain:** The subject parcel **does** contain a **Special Flood Hazard Area (SFHA/Floodplain)**; **development of the subject parcel will require compliance with the City's Floodplain Ordinance.**

**EXHIBIT B**

**Sinkholes:** The subject parcel contains one (1) identified sinkhole, located between lots 194 and 195 along the south side of Sapphire Avenue. A Sinkhole Analysis was completed by the Applicant and reviewed by the City; development of the property requires compliance with Section 410.700 Sinkholes and Karst Features of the Republic Municipal Code, requiring a thirty (30) foot setback from the sinkhole rim for all development. The Preliminary Plat for Emerald Valley Phase 2 meets the requirements of the referenced Ordinance.

**Stormwater:** The Preliminary Plat contains two Stormwater Detention Areas between designed to control the release of stormwater attributable from the development; the first, 2.93 acres on the south edge of the subdivision, the second, 0.97 acres in the northwest corner. The Plat contains a conceptual 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 Stormwater Detention Area's outflow will flow onto adjacent property to the south of the property; 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.

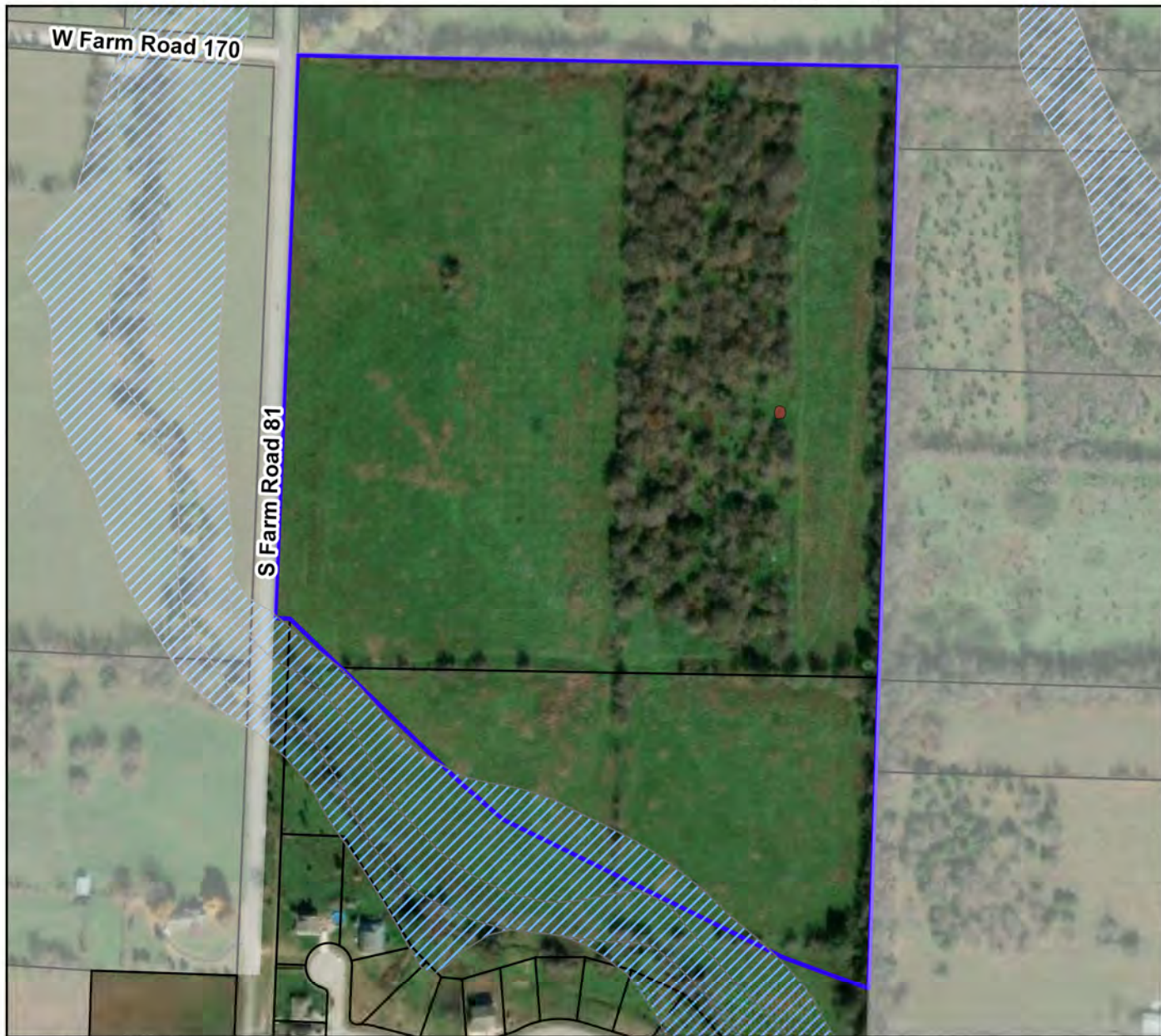
**STAFF RECOMMENDATION**

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

# SUBD-PRE 21-003: Emerald Valley Phase 2

Item 3.

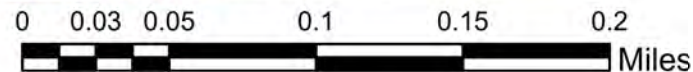
## Vicinity Map



### Legend

- Emerald Valley Phase 2
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: Bester Properties LLC  
Parcel Address: 1300 Block of N. Main St.  
Area: 48 Acres  
Zoning: Single Family Medium Density Residential (R1-M)  
No. of Lots: 145

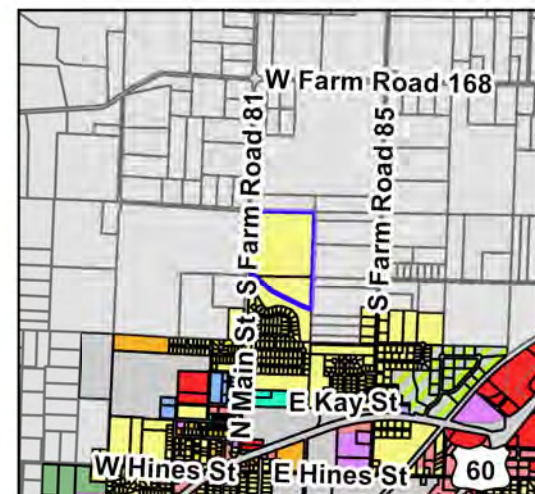
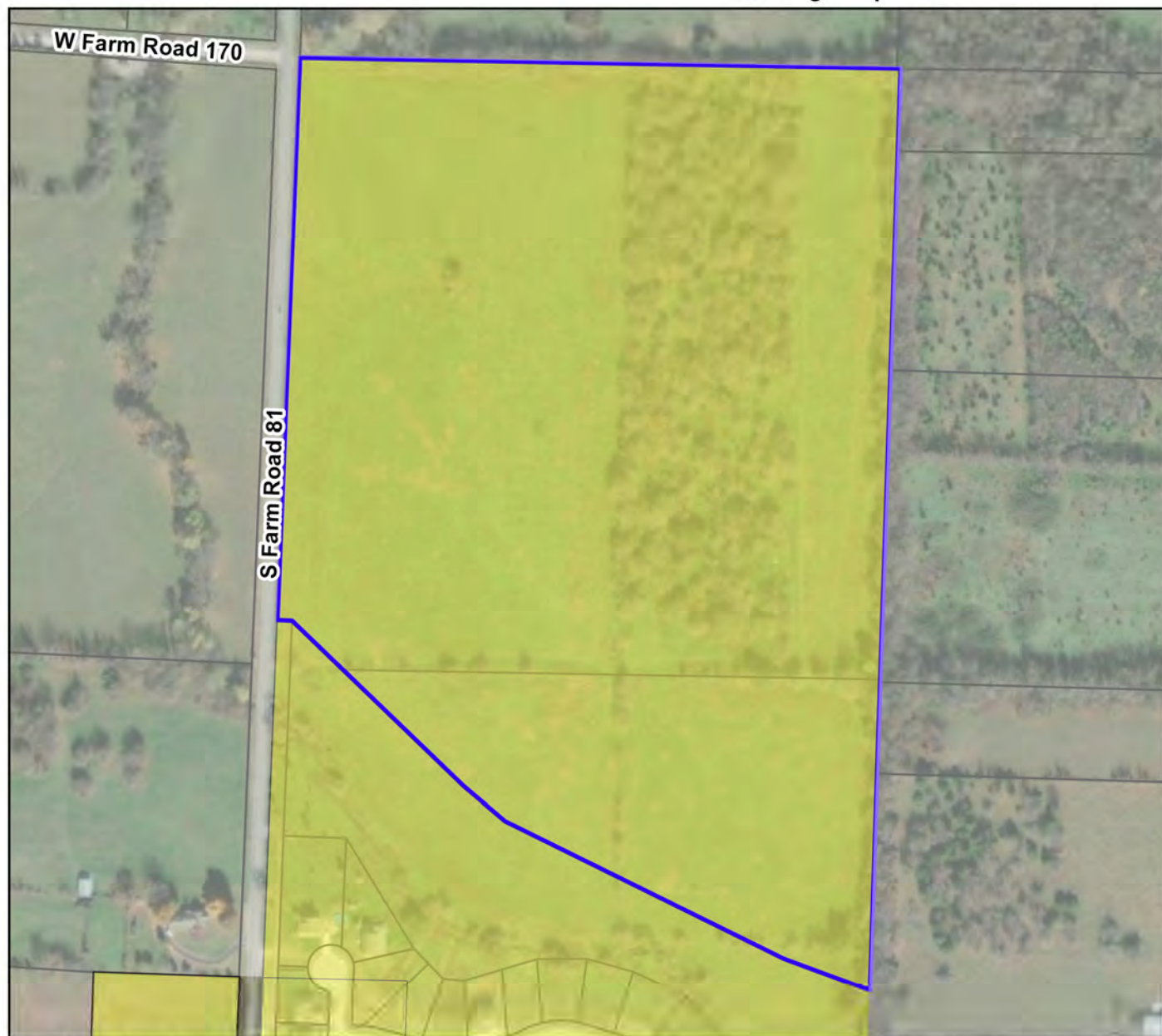




# SUBD-PRE 21-003: Emerald Valley Phase 2

Item 3.

## Zoning Map



### Legend

Emerald Valley Phase 2

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: Bester Properties LLC  
Parcel Address: 1300 Block of N. Main St.  
Area: 48 Acres  
Zoning: Single Family Medium Density Residential (R1-M)  
No. of Lots: 145





PRELIMINARY PLAT  
OF  
**EMERALD VALLEY - PHASE II**  
A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

OWNER / DEVELOPER  
BESTER PROPERTIES, LLC  
1075 WEST CAT TAIL  
NIXA, MO 65714

**WHITE**  
LAND SURVEYING, LLC  
222 OLD TOWN RD.  
BILLINGS, MISSOURI  
PHONE: 417.732.0005  
email: info@whitelandsurvey.com  
www.whitelandsurvey.com

SURVEY DATE: 06/14/06  
DWG DATE: 09/22/2021  
DRAWN BY: MW  
S/T/R: 17/28/23  
PROJECT No.: 2021-040

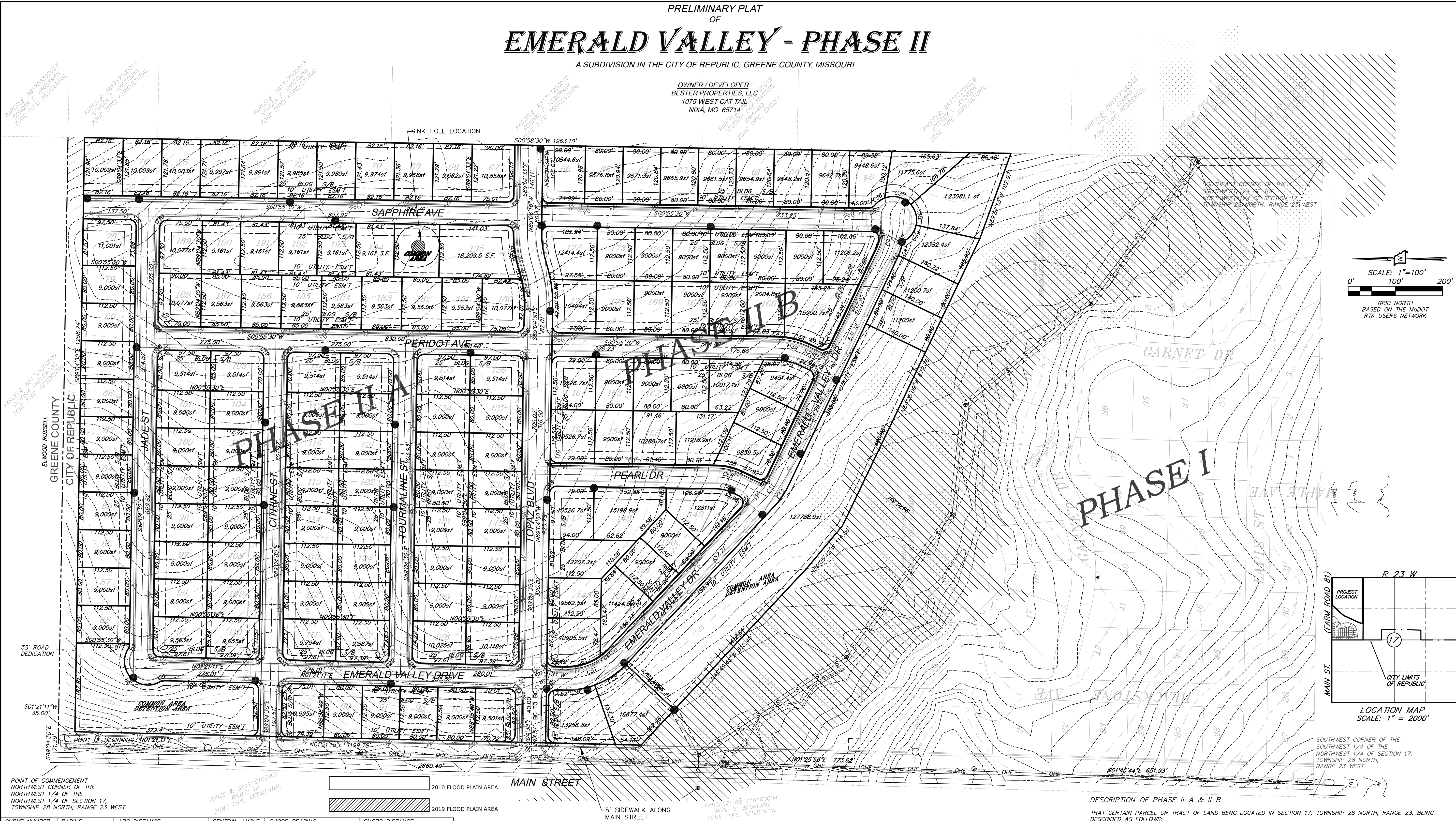
PRELIMINARY PLAT  
OF  
**EMERALD VALLEY - PHASE II A & PHASE II B**  
PROJECT LOCATION: N. MAIN STREET  
REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED BY:  
MICHAEL WHITE - MISSOURI  
PROFESSIONAL LAND  
SURVEYOR #2488  
WHITE LAND SURVEYING, LLC -  
MISSOURI PROFESSIONAL  
LAND SURVEYING  
CORPORATION #2003000370

THAT I, MICHAEL WHITE, DO HEREBY DECLARE THAT THIS PLAT WAS  
PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE  
LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC,  
DATED JUNE 14, 2006, AND SIGNED BY MICHAEL WHITE P.L.S. NO.  
2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS  
SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF  
MICHAEL WHITE P.L.S. NO. 2488 IN ACCORDANCE WITH THE DIVISION OF  
GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL  
RESOURCE'S "CURRENT MISSOURI STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT  
OF AGRICULTURE".

DATE PREPARED: SEPTEMBER 22, 2021  
SIGNATURE: *Michael White*  
MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488  
09/22/2021

© Copyright 2021 - White Land Surveying, LLC



POINT OF COMMENCEMENT  
NORTHWEST CORNER OF THE  
NORTHWEST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 17,  
TOWNSHIP 28 NORTH, RANGE 23 WEST

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	C36	50.00'	26.11'	29'55'13"	N36°08'06"W	25.81'
C1	220.00'	64.60'	16°49'26"	S80°45'54"W	64.37'	C37	50.00'	61.10'	70°00'35"	N13°49'48"E	57.36'
C2	280.00'	90.76'	18°34'19"	S81°38'21"W	90.36'	C38	50.00'	46.67'	53°28'44"	N75°34'27"E	44.90'
C3	15.00'	23.67'	90°25'41"	S43°51'40"E	23.29'	C39	50.00'	40.56'	46°28'56"	S54°26'43"E	39.46'
C4	15.00'	23.45'	89°34'19"	N46°08'20"E	21.13'	C40	15.00'	11.56'	44°08'19"	N53°16'24"W	11.27'
C5	15.00'	8.43'	32°12'15"	N14°44'57"W	8.32'	C41	175.00'	24.54'	8°02'01"	S71°19'33"E	24.52'
C6	50.00'	134.37'	153°58'49"	S46°08'20"W	97.43'	C42	175.00'	8.83'	2°53'23"	S65°51'50"E	8.83'
C7	15.00'	8.43'	32°12'15"	S72°58'22"E	8.32'	C43	15.00'	4.43'	57°44'44"E	S74°44'44"E	64.05'
C8	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C44	15.00'	27.71'	50°51'29"	N53°51'15"E	23.94'
C9	15.00'	23.56'	89°57'03"	S44°03'02"E	21.20'	C45	15.00'	23.56'	90°00'00"	S19°25'09"E	21.21'
C10	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C46	175.00'	58.11'	19°01'33"	N16°04'05"E	57.84'
C11	15.00'	23.45'	89°34'19"	N46°08'20"E	21.13'	C47	175.00'	17.20'	53°37'48"	N03°44'24"E	17.19'
C12	15.00'	23.67'	90°25'41"	N43°51'40"W	21.29'	C48	150.00'	64.95'	24°39'21"	N13°15'11"E	64.05'
C13	15.00'	23.45'	89°34'19"	S46°08'20"E	21.13'	C49	125.00'	53.79'	N13°15'11"	N13°15'11"E	53.38'
C14	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C50	15.00'	23.56'	90°00'00"	N70°34'51"E	21.21'
C15	15.00'	23.45'	89°34'19"	N44°04'30"W	21.21'	C51	150.00'	46.05'	17°35'21"	S55°37'28"E	45.87'
C16	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C52	175.00'	53.72'	17°35'21"	S55°37'28"E	53.51'
C17	15.00'	23.56'	90°00'00"	N44°04'30"W	21.21'	C53	15.00'	23.56'	90°00'00"	S19°25'09"E	21.21'
C18	15.00'	23.67'	90°25'41"	S46°08'20"W	21.13'	C54	125.00'	53.79'	N02°22'51"	N13°15'11"E	53.38'
C19	15.00'	23.45'	89°34'19"	S43°51'40"E	21.29'	C55	125.00'	53.79'	24°39'21"	N13°15'11"E	53.38'
C20	15.00'	23.56'	90°00'00"	N44°04'30"W	21.21'	C56	75.00'	32.27'	24°39'21"	N13°15'11"E	32.03'
C21	15.00'	23.67'	90°25'41"	S46°08'20"W	21.13'	C57	150.00'	126.14'	48°10'59"	S22°44'19"E	122.46'
C22	15.00'	23.45'	89°34'19"	S46°08'20"W	21.13'	C58	175.00'	80.01'	26°11'26"	S33°19'35"E	79.31'
C23	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C59	15.00'	23.56'	90°00'00"	S48°52'36"	20.94'
C24	15.00'	23.67'	90°25'41"	S43°51'40"E	21.29'	C60	125.00'	53.79'	90°00'00"	N44°04'30"W	21.21'
C25	15.00'	23.45'	89°34'19"	N44°04'30"W	21.21'	C61	15.00'	23.56'	90°00'00"	S45°55'30"W	21.21'
C26	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C62	15.00'	23.45'	90°00'00"	N44°04'30"W	21.21'
C27	15.00'	23.67'	90°25'41"	S46°08'20"W	21.13'	C63	15.00'	23.45'	90°00'00"	N44°04'30"W	21.21'
C28	15.00'	23.56'	90°00'00"	N44°04'30"W	21.21'	C64	15.00'	23.18'	90°00'00"	S45°55'30"W	21.21'
C29	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'	C65	15.00'	23.18'	90°00'00"	N44°04'30"W	21.21'
C30	15.00'	23.56'	90°00'00"	N44°04'30"W	21.21'	C66	15.00'	23.56'	90°00'00"	S45°55'30"W	21.21'
C31	15.00'	23.67'	90°25'41"	S46°08'20"W	21.13'	C67	15.00'	23.56'	90°00'00"	N44°04'30"W	21.21'
C32	15.00'	23.45'	89°34'19"	S43°51'40"E	21.29'	C68	150.00'	43.03'	24°39'21"	N13°15'11"E	42.70'
C33	15.00'	23.56'	90°00'00"	N45°55'30"E	21.21'						
C34	220.00'	56.10'	14°36'38"	N83°37'11"E	55.95'						
C35	15.00'	13.62'	52°01'12"	S25°05'06"E	13.16'						

DESCRIPTION OF PHASE II A & II B

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN SECTION 17, TOWNSHIP 28 NORTH, RANGE 23, BEING DESCRIBED AS FOLLOWS:

GENERAL NOTES

- TOTAL AREA - 48.0 ACRES (PHASES II A & II B)
- TOTAL NUMBER OF LOTS - 145
- ZONING: R-1M SINGLE FAMILY RESIDENTIAL.
- SMALLEST LOT: 9,000.0 SF
- LARGEST LOT: 23,081.1 SF (LOT 56)
- BUILDING SETBACK LINES:  
FRONT YARD = 25 FEET  
REAR YARD = 25 FEET  
SIDE YARD = 6 FEET  
SIDE YARD ON CORNER LOT = 15 FEET (LOCAL ST.)  
SIDE YARD ON CORNER LOT = 20 FEET (LOCAL TO COLLECTOR)
- SIDE YARD ON CORNER LOT = 25 FEET (ALL OTHER INTERSECTIONS)
- SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO MAIN STREET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT OR-84
- A PORTION OF "PHASE II B" DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 28077C0313E, EFFECTIVE DATE 12/17/2010
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2021, PAGE 023260-21
- CLASS OF PROPERTY: URBAN
- PERMANENT MONUMENT LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WLS LSC 2003000370", ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "WLS LSC 370"
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
- UNLESS SHOWN OTHERWISE, THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
- PROPOSED FINISHED FLOOR ELEVATIONS TO BE DETERMINED BY PINNACLE DESIGN CONSULTANTS, LLC
- IN THE EVENT THAT 1500 GPM FIRE FLOW CANT BE MET, DWELLINGS WILL BE SPRINKLED.