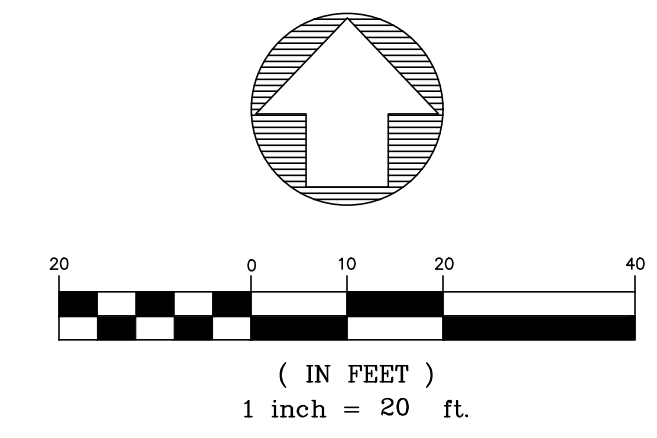


OWNER/DEVELOPER:  
 REPMO 1ST STORE LLC  
 1619 E INDEPENDENCE AVE  
 SPRINGFIELD, MO 65804

# SPECIAL USE PERMIT SITE PLAN

## 715 N DENVER AVE – REPMO STORAGE



**VICINITY MAP**  
NOT TO SCALE

**DEVELOPMENT NOTES:**  
 PROPOSED SITE AREA: 1.93  
 ZONING: C-2 GENERAL COMMERCIAL

**PARKING PROVIDED:**  
 TOTAL EXISTING = 3  
 EXISTING OPEN SPACE: 14%  
 EXISTING GRAVEL SURFACE: 51% (42,799/84,049)  
 EXISTING ASPHALT SURFACE: 11% (9,190/84,049)  
 EXISTING BUILDING SURFACE: 24% (19,862/84,049)

**PROPOSED OPEN SPACE: 22%**  
 MINIMUM OPEN SPACE REQUIRED: 10%  
 PROPOSED GRAVEL SURFACE: 7% (5,829/84,049)  
 PROPOSED ASPHALT SURFACE: 37% (31,031/84,049)  
 PROPOSED BUILDING SURFACE: 34% (28,862/84,049)  
 MAXIMUM IMPERVIOUS SURFACE ALLOWED: 90%

**BUILDING SETBACKS:**  
 FRONT 15' (DENVER AVE)  
 REAR 15'  
 SIDE 25'

**BUFFERYARDS: "TYPE A" SCREENING ALONG NORTH PROPERTY LINE**

- GENERAL DEVELOPMENT NOTES:**
- LANDSCAPING & SCREENING: LANDSCAPING & SCREENING SHALL CONFORM TO CITY OF REPUBLIC'S STANDARDS AS OUTLINED IN ARTICLE 405-X LANDSCAPING AND SCREENING.
  - OFF-STREET PARKING & CIRCULATION: OFF-STREET PARKING & CIRCULATION SHALL CONFORM TO THE CITY OF REPUBLIC'S STANDARDS AS OUTLINED IN ARTICLE 405-V OFF-STREET PARKING AND LOADING REQUIREMENTS.
  - SETBACKS, HEIGHT, & AREA REQUIREMENTS: SETBACKS, HEIGHT, & AREA REQUIREMENTS SHALL CONFORM TO THE CITY OF REPUBLIC'S STANDARDS AS OUTLINED IN ARTICLE 405-V HEIGHT AND AREA REQUIREMENTS, EXCEPTIONS AND MODIFICATIONS.

- LEGEND**
- FOUND IRON PIN
  - SET IRON PIN OR MARKER AS NOTED
  - ▲ R/W MARKER
  - BOUNDARY LINE
  - - - R/W LINE
  - · - · - EASEMENT LINE
  - · - · - SETBACK LINE
  - (R) MEASURED PLAT DEED RECORD
  - ☆ LIGHT POLE
  - ⊙ SANITARY SEWER MANHOLE
  - SAN - SANITARY SEWER CLEANOUT
  - SAN - SANITARY SEWER LINE
  - ⊕ UTILITY POLE
  - ⊖ ELECTRIC METER
  - OHE - OVERHEAD ELECTRIC
  - UGE - UNDERGROUND ELECTRIC
  - GUY - GUY WIRE
  - ⊕ PHONE/COMMUNICATION MANHOLE
  - ⊖ PHONE PEDESTAL
  - CTR - CABLE TV RISER
  - UT - CABLE TV LINE
  - UT - UNDERGROUND PHONE
  - OT - OVERHEAD PHONE
  - F/O - FIBER OPTIC LINE
  - W WATER VALVE
  - W WATER METER
  - W WATER LINE
  - W FIRE HYDRANT
  - GAS VALVE
  - GAS METER
  - GAS LINE
  - x FENCE LINE (AS NOTED)
  - ⊕ ROAD SIGN (STOP, SPEED LIMIT, ETC)

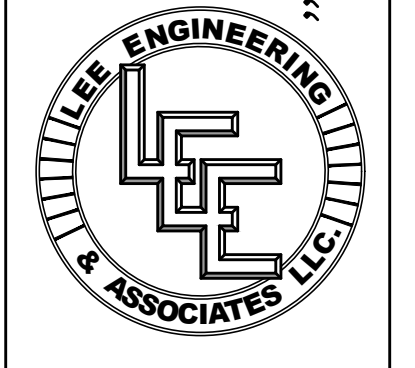
**ABBREVIATIONS:**  
 XFMR TRANSFORMER  
 ICV IRRIGATION CONTROL VALVE  
 CI STORMWATER CURB INLET

DATE:	
REVISIONS:	
SCALE: 1" = 20'	
FIELD BY: JS, AL	
DRAWN BY: DCR	
CHECKED BY: DCR	

**SPECIAL USE PERMIT SITE PLAN**  
**REPMO STORAGE**  
 715 N DENVER AVE  
 REPUBLIC, MO 65738

Missouri State Certificate of Authority  
 Engineering #2035015504  
 Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.  
 1200 E. Woodhurst Dr., Suite D200  
 Springfield, Missouri 65804  
 417-886-9100 (phone)  
 417-886-9336 (fax)  
 lee@leeengineering.biz



DATE: 2025-07-11  
 SHEET: C1.0  
 PROJECT: \_\_\_\_\_  
 FILE: 2432 - 715 Denver Storage - Site Plan.dwg

