

OWNER/DEVELOPER:
 REPUBLIC 63, LLC
 2808 S INGRAM MILL, A100
 SPRINGFIELD, MO 65804

PDD GENERAL NOTES:

LOT 1:
 APPROXIMATELY 1.5 ACRES COMMERCIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2
 GENERAL COMMERCIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 2:
 APPROXIMATELY 3.0 ACRES COMMERCIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2
 GENERAL COMMERCIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 3:
 APPROXIMATELY 3.8 ACRES COMMERCIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2
 GENERAL COMMERCIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 4:
 APPROXIMATELY 9.0 ACRES INDUSTRIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
 LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 5:
 APPROXIMATELY 4.8 ACRES INDUSTRIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
 LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 6:
 APPROXIMATELY 3.8 ACRES INDUSTRIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
 LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 7:
 APPROXIMATELY 6.0 ACRES INDUSTRIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
 LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 8:
 APPROXIMATELY 8.7 ACRES INDUSTRIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
 LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 9:
 APPROXIMATELY 3.0 ACRES INDUSTRIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
 LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

LOT 10:
 APPROXIMATELY 16.1 ACRES INDUSTRIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
 LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

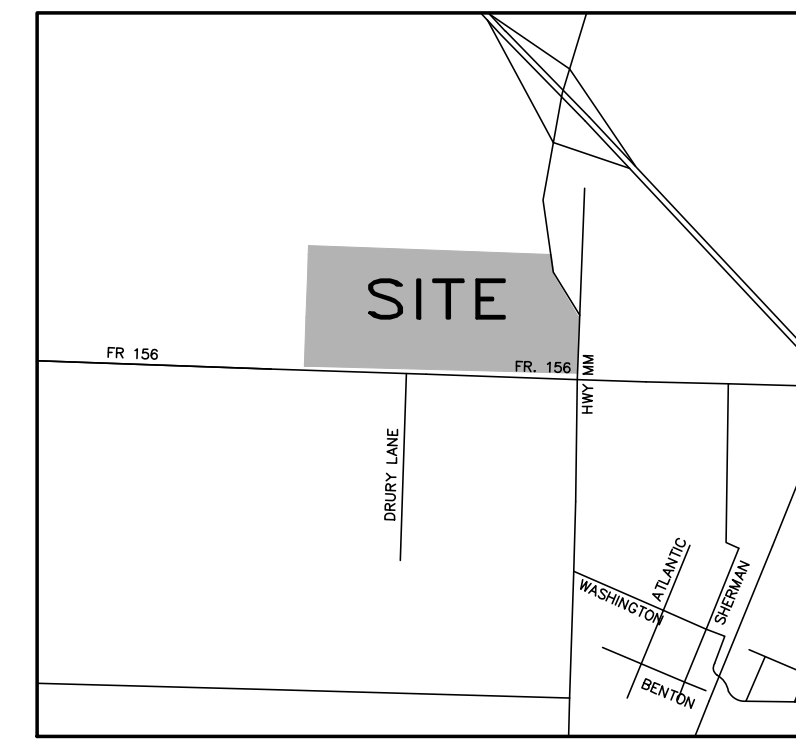
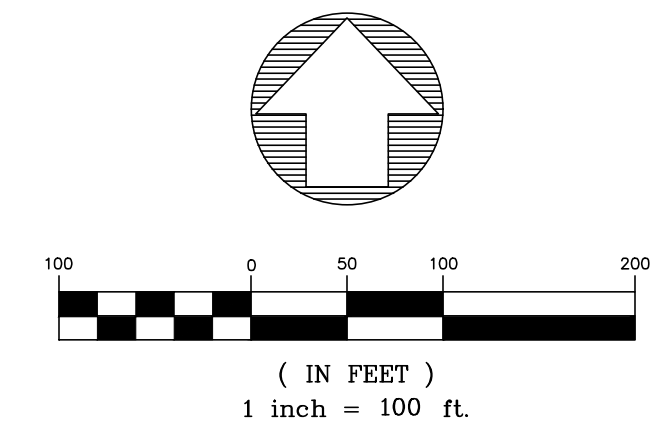
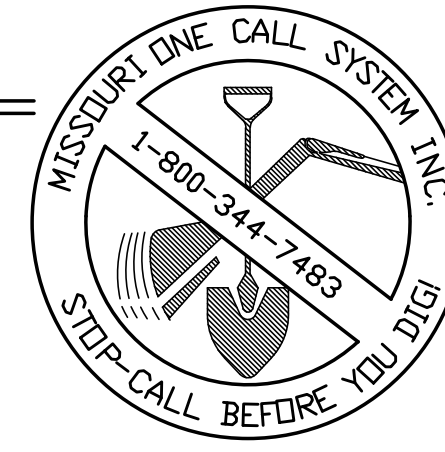
LOT 11:
 APPROXIMATELY 4.9 ACRES INDUSTRIAL USE SITE -
 DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
 LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
 BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
 REGULATIONS.

***ACTUAL AREA OF LOTS AND NUMBER OF LOTS IS
 SUBJECT TO CHANGE BASED ON DEVELOPMENT NEEDS
 THROUGH THE ADMINISTRATIVE REPLATING PROCESS AFTER
 APPROVAL OF THE FINAL PLAT.**

SCREENING & BUFFERYARDS:
 ALL USES WILL HAVE NO SCREENING OR BUFFERYARD
 REQUIREMENT BETWEEN ANY OTHER USE, INTERNALLY OR
 WITH ADJACENT ZONING/OWNERS EXCEPT BUFFERYARD B IS
 REQUIRED ALONG THE WEST PROPERTY LINE AT THE TIME OF
 DEVELOPMENT.

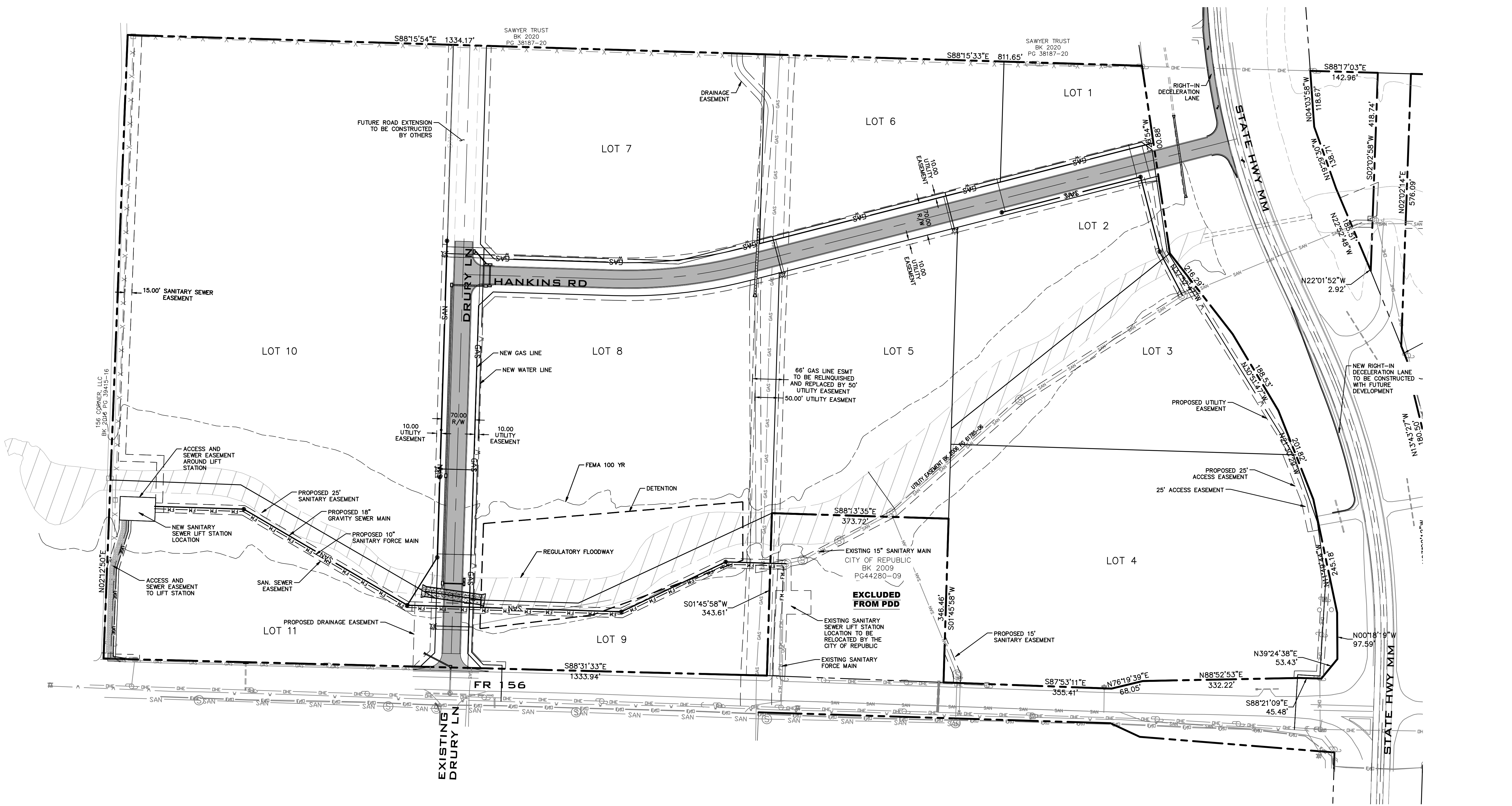
PUBLIC STREETS:
 ~2600 L.F. OF PUBLIC STREET WILL BE CONSTRUCTED IN
 INITIAL DEVELOPMENT.
 ~930 L.F. OF PUBLIC STREET WILL BE CONSTRUCTED IN
 FUTURE ROAD EXTENSION.

**HANKINS FARM
 PDD EXHIBIT**



**VICINITY MAP
 NOT TO SCALE**

DATE:	
REVISIONS:	
SCALE: 1" = 100'	
FIELD BY: JS, AL	
DRAWN BY: ACW	
CHECKED BY: LEE	



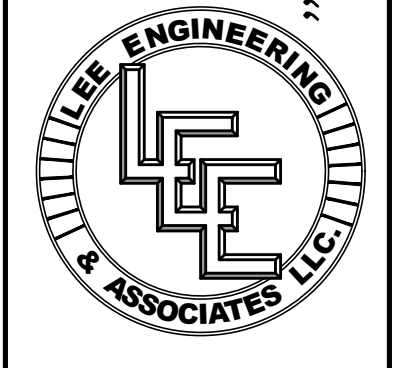
PDD EXHIBIT

HANKINS FARM

SAWYER RD & STATE HWY MM, REPUBLIC, GREENE COUNTY, MISSOURI

Missouri State Certificate of Authority
 Engineering #2005015504
 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: 2022-01-26

SHEET: 1 OF 1

PROJECT: **2017**

FILE: Hankins Farm PDD Exhibit.dwg

"Engineering with Integrity"
 LEE ENGINEERING & ASSOCIATES, L.L.C.