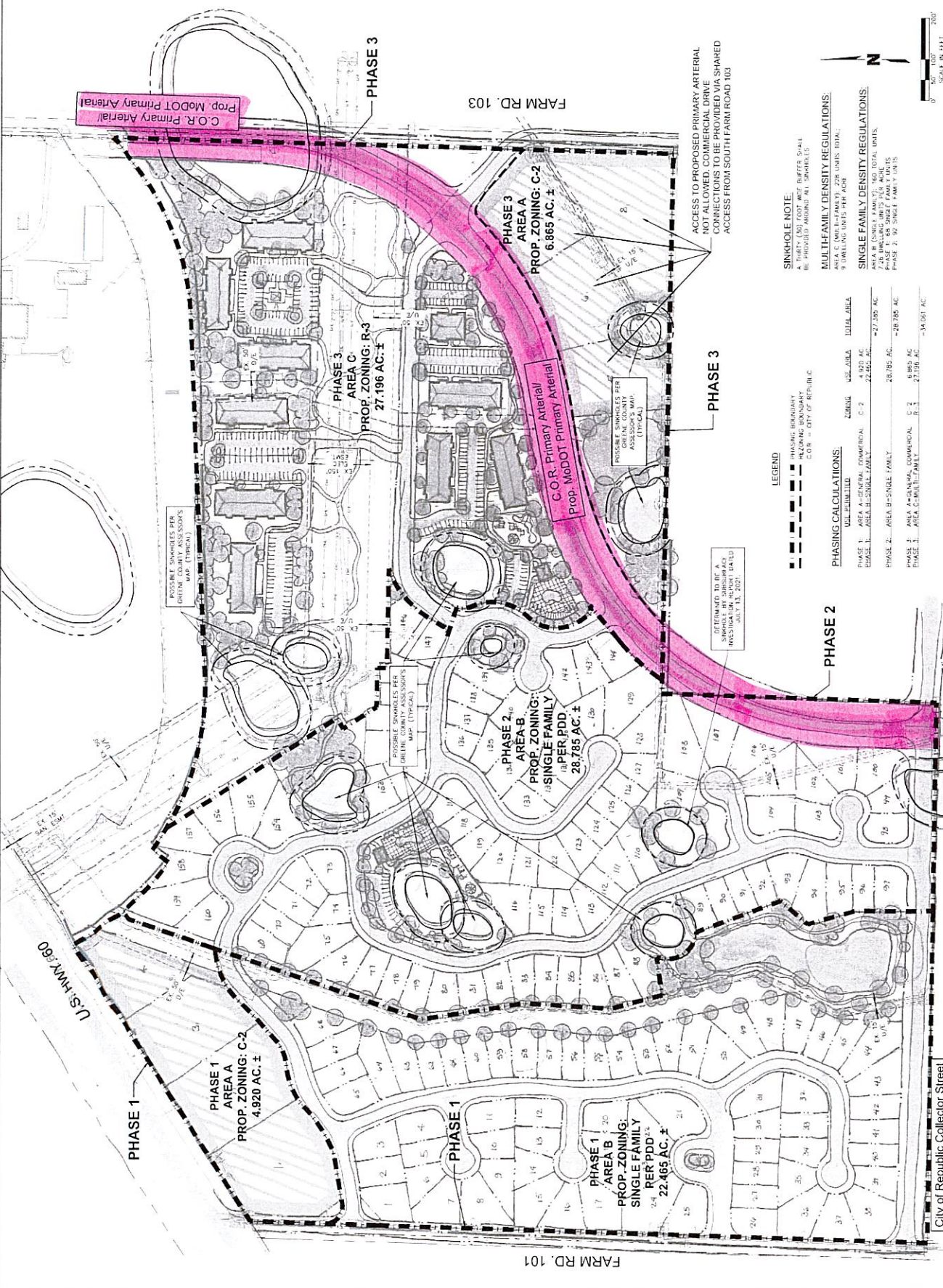


NO.	DATE	REVISION DESCRIPTION
01	07/13/2021	ISSUED FOR PERMITS
02	07/13/2021	REVISIONS



Prop. ModOT Primary Arterial  
C.O.R. Primary Arterial

FARM RD. 103

PHASE 3  
AREA A  
PROP. ZONING: C-2  
6.865 AC. ±

Prop. ModOT Primary Arterial  
C.O.R. Primary Arterial

PHASE 3  
AREA C  
PROP. ZONING: R-3  
27.196 AC. ±

PHASE 2  
AREA B  
PROP. ZONING:  
SINGLE FAMILY  
1.8 PER PDD  
28.785 AC. ±

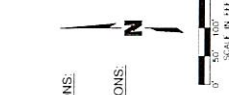
PHASE 1  
AREA A  
PROP. ZONING: C-2  
4.920 AC. ±

PHASE 1  
AREA B  
PROP. ZONING:  
SINGLE FAMILY  
1.8 PER PDD  
22.465 AC. ±

FARM RD. 101

U.S. HWY. 60

ACCESS TO PROPOSED PRIMARY ARTERIAL  
NOT ALLOWED. COMMERCIAL DRIVE  
CONNECTIONS TO BE PROVIDED VIA SHARED  
ACCESS FROM SOUTH FARM ROAD 103



**SINKHOLE NOTE**  
A THIRTY (30) FOOT WIDE BUFFER SHALL  
BE PROVIDED AROUND ALL SINKHOLES.  
**MULTI-FAMILY DENSITY REGULATIONS:**  
MULTI-FAMILY UNITS TOTAL:  
PHASE 1: 158 SINGLE FAMILY UNITS  
PHASE 2: 92 SINGLE FAMILY UNITS  
PHASE 3: 92 SINGLE FAMILY UNITS

**PHASING CALCULATIONS:**

DEVELOPMENT	ZONING	USE AREA	TOTAL AREA
PHASE 1 - AREA A - COMMERCIAL	C-2	1,978 AC	47,305 AC
PHASE 2 - AREA B - SINGLE FAMILY	R-3	28,785 AC	28,785 AC
PHASE 3 - AREA C - GENERAL COMMERCIAL	C-2	8,865 AC	27,196 AC
PHASE 3 - AREA A - SINGLE FAMILY	R-3	27,196 AC	34,061 AC

**LEGEND**  
 - - - - - PHASING BOUNDARY  
 - - - - - C.O.R. - CITY OF REPUBLIC  
 - - - - - POSSIBLE SINKHOLE PER  
 GREEN COUNTY ASSESSOR'S  
 MAP (TYPICAL)  
 - - - - - PROPOSED SINKHOLE PER  
 ASSESSOR'S MAP  
 (TYPICAL)

DETERMINED TO BE A  
SINKHOLE BY GREEN COUNTY  
ASSESSOR'S MAP DATED  
JULY 13, 2021.

City of Republic Collector Street