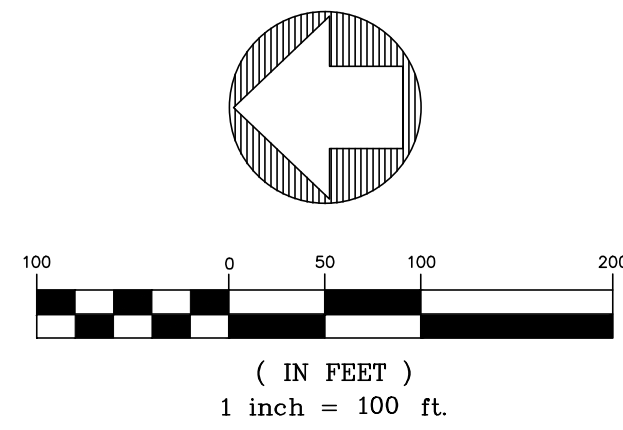


OWNER/DEVELOPER:
 MAGERS REPUBLIC NO 3C, LLC
 2776 S CAMPBELL, A100
 SPRINGFIELD, MO 65807

IRON GRAIN DISTRICT, LLC
 2776 S CAMPBELL, A100
 SPRINGFIELD, MO 65807

IRON GRAIN PDD EXHIBIT



PDD GENERAL NOTES:

AREA 1:
 APPROXIMATELY 5.9 ACRES OF COMMERCIAL OR RESIDENTIAL USE SITE - RESIDENTIAL USES TO COMPLY WITH CITY OF REPUBLIC R-3 MULTI-FAMILY RESIDENTIAL DISTRICT REGULATIONS AND COMMERCIAL USES TO COMPLY WITH C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

AREA 2:
 APPROXIMATELY 8.9 ACRES RESIDENTIAL USE SITE - RESIDENTIAL USES TO COMPLY WITH CITY OF REPUBLIC R-3 MULTI-FAMILY RESIDENTIAL DISTRICT REGULATIONS.

AREA 3:
 APPROXIMATELY 6.4 ACRES COMMERCIAL USE SITE - COMMERCIAL USES TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

AREA 4:
 APPROXIMATELY 9.0 ACRES COMMERCIAL USE, RESIDENTIAL USE, OR STORAGE, PERSONAL, OR SELF STORAGE USE SITE - RESIDENTIAL USES TO COMPLY WITH CITY OF REPUBLIC R-3 MULTI-FAMILY RESIDENTIAL DISTRICT REGULATIONS AND COMMERCIAL USES TO COMPLY WITH C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

AREA 5:
 APPROXIMATELY 4.2 ACRES COMMERCIAL USE SITE - COMMERCIAL USES TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

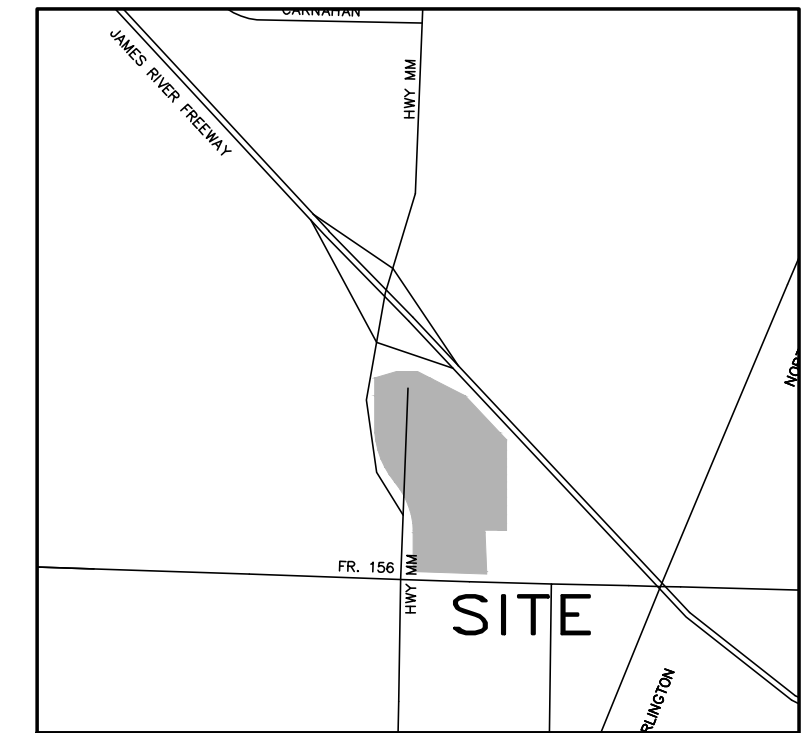
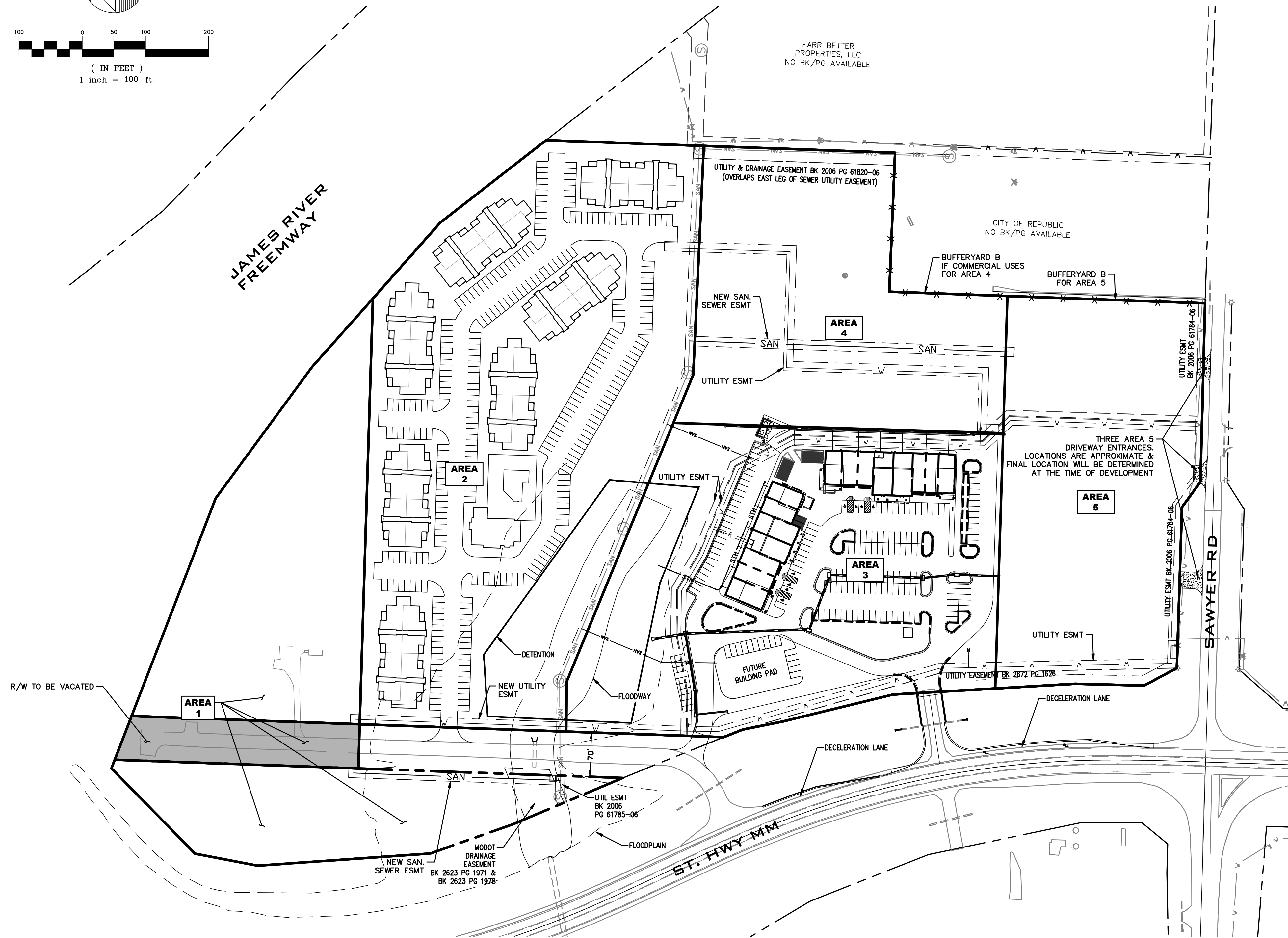
*ACTUAL AREA OF LOTS AND NUMBER OF LOTS IS SUBJECT TO CHANGE BASED ON DEVELOPMENT NEEDS THROUGH THE ADMINISTRATIVE REPLATING PROCESS AFTER APPROVAL OF THE FINAL PLAT.

ZONING REGULATION EXCEPTIONS:
 PARKING REQUIREMENTS: 85% OF WHAT IS REQUIRED BY THE ZONING ORDINANCE.

BULK PLANE: ALL USES ARE EXEMPT FROM BULK PLANE REQUIREMENTS.

RESIDENTIAL DENSITY: R-3 USES MAY HAVE UP TO 25 DWELLING UNITS PER ACRE.

SCREENING & BUFFERYARDS:
 ALL USES WILL HAVE NO SCREENING OR BUFFERYARD REQUIREMENT BETWEEN ANY OTHER USE, INTERNALLY OR WITH ADJACENT ZONING/OWNERS EXCEPT BUFFERYARD B FOR AREA 5 ABUTTING THE NORTHERN PROPERTY AND BUFFERYARD B IF COMMERCIAL USE FOR AREA 4 ABUTTING THE NORTHERN PROPERTY.



VICINITY MAP
NOT TO SCALE

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

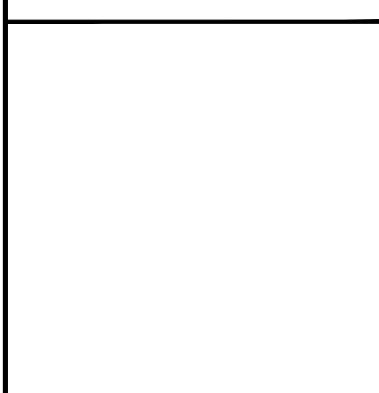
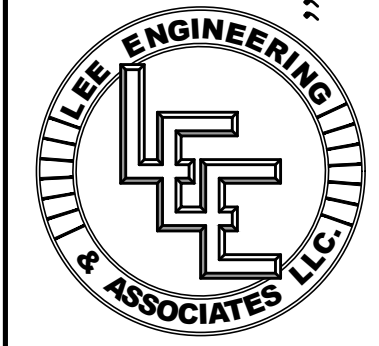
PDD EXHIBIT

IRON GRAIN

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: **2123**
 FILE: Iron_Grain_PDD_Exhibit.dwg