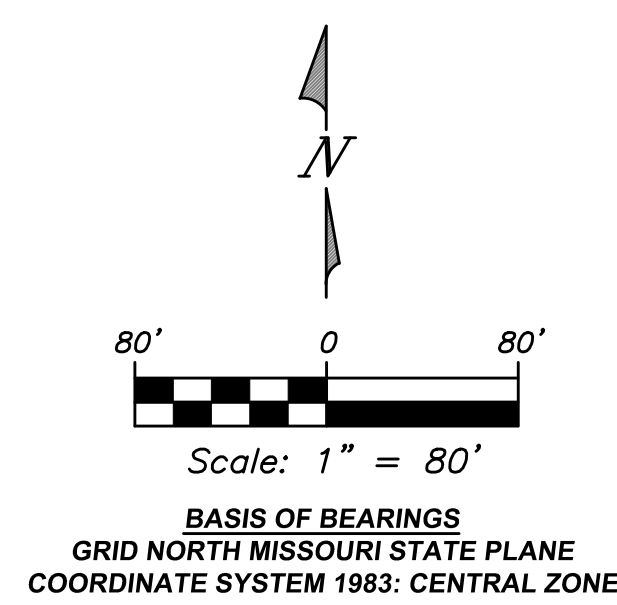
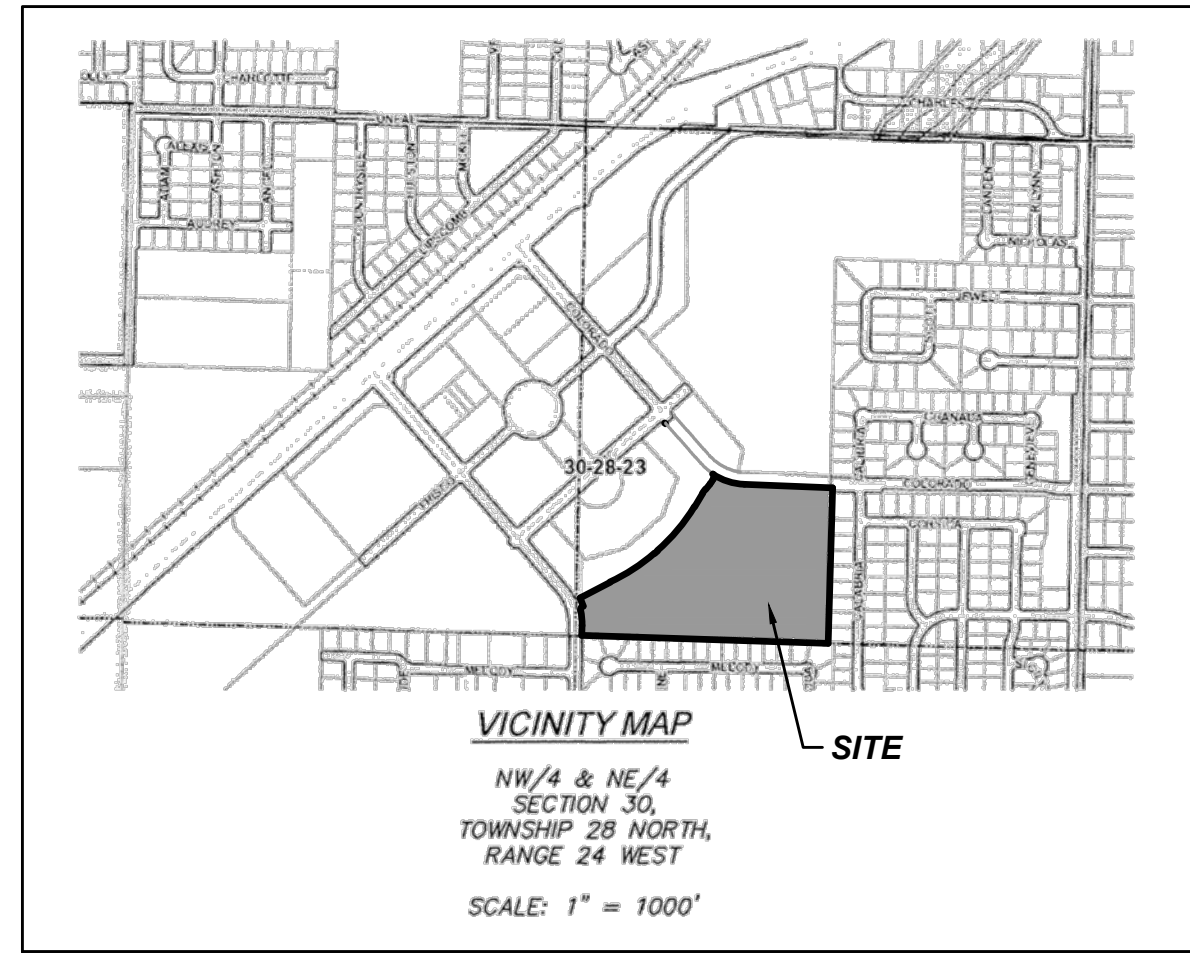


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# PLANNED DEVELOPMENT DISTRICT LAND USE SITE PLAN FOR AMENDED FRISCO SQUARE DEVELOPMENT PLAN

A PROPOSED SUBDIVISION BEING A PART OF THE  
NORTHWEST 1/4 AND NORTHEAST 1/4,  
SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST  
REPUBLIC, GREENE COUNTY, MISSOURI

**OWNER:**  
MODERN TRACTOR & SUPPLY CO., INC.  
520 S. UNION AVENUE  
SPRINGFIELD, MO 65802

**DEVELOPER:**  
WESTWARD LAND CO., LLC  
1526 S. ENTERPRISE AVENUE  
SPRINGFIELD, MO 65804  
417-766-3431  
Mike@ppmlc.com

### DEVELOPMENT NOTES

- TOTAL AREA - ±18.49 ACRES
- TOTAL NUMBER OF LOTS - 75
- DENSITY = 4.05 LOTS PER ACRE
- CURRENT ZONING: FRISCO SQUARE PDD: "ORD. 01-14"
- NEW ZONING DISTRICT: AMENDED FRISCO SQUARE DEVELOPMENT PLAN, (PDD 25-001).
- MINIMUM LOT SIZE: 50 FT. WIDE x 110 FT DEEP (5,500 SQ. FT.)
- BUILDING SETBACK LINES:  
FRONT YARD = 25 FEET  
REAR YARD = 25 FEET  
SIDE YARD = 6 FEET  
SIDE YARD = 15 FEET ADJACENT TO LOCAL STREET  
SIDE YARD = 20 FEET ADJACENT TO COLLECTOR STREET  
SINKHOLE = 30 FEET
- THERE ARE EXISTING SIDEWALKS ON THE EAST SIDE OF ILLINOIS AVENUE AND THE SOUTH SIDE OF COLORADO AVENUE.
- NEW 5' WIDE SIDEWALKS PROPOSED ONE SIDE OF NEW STREETS.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313E, EFFECTIVE DATE 12/17/2010.
- PROPOSED STREET RIGHT-OF-WAY WIDTHS 50'.
- PROPOSED STREET WIDTHS ARE 28.0' (BACK OF CURB TO BACK OF CURB).
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO COLORADO AVENUE OR ILLINOIS AVENUE.
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- A SERIES OF DETENTION BASINS WILL BE PROVIDED FOR STORMWATER RUNOFF. DRAINAGE EASEMENTS IN COMMON AREAS WILL BE PROVIDED.
- RECORD DEED SOURCE OF TITLE: BOOK AAA, PAGE 844
- PROPOSED 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT
- BOUNDARY SURVEY PROVIDED BY WHITE LAND SURVEYING, LLC, DATE 9/20/2022.
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-87.
- IN THE EVENT THAT 1500 GPM FIRE FLOW AN NOT BE MET, DWELLINGS WILL BE SPRINKLED.
- NEW LOCAL CLASS STREETS: CORDOBA AVE., VIRGINIA CRESCENT DR., JUSTICE CT. AND CANARY ST.
- NO CONSTRUCTION MAY OCCUR WITHIN THIRTY (30) FEET OF MAPPED SINKHOLE BOUNDARY.
- ZONING REGULATIONS NOT DIRECTLY ADDRESSED BY THIS DEVELOPMENT PLAN WILL BE IN ACCORDANCE WITH CITY OF REPUBLIC DEVELOPMENT CODE.

### PROPERTY DESCRIPTION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER (1/4) AND THE NORTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, ALSO BEING A PART OF LOT 1, FINAL PLAT OF FRISCO SQUARE - PHASE IV COMMERCIAL SUBDIVISION, A SUBDIVISION OF RECORD, PLAT BOOK AAA, PAGE 844, IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 30, THENCE SOUTH 87°52'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 29.77 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE APPARENT EAST RIGHT-OF-WAY LINE OF ILLINOIS AVENUE; THENCE, ALONG SAID APPARENT EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES:

THENCE, N01°52'19"E, A DISTANCE OF 50.91 FEET TO A POINT OF CURVE TO THE LEFT; THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 79.08 FEET, A CENTRAL ANGLE OF 13°43'51", ALONG A CHORD BEARING N04°59'36"W, A CHORD DISTANCE OF 78.89 FEET;  
THENCE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 27.50 FEET, A CENTRAL ANGLE OF 82°55'58", ALONG A CHORD BEARING N31°10'56"E, A CHORD DISTANCE OF 25.16 FEET;  
THENCE, N20°20'00"W, A DISTANCE OF 50.04 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF ILLINOIS AVENUE, N69°40'00"E, A DISTANCE OF 12.51 FEET TO A POINT OF CURVE TO THE LEFT;  
THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 12.75 FEET, A CENTRAL ANGLE OF 4°10'26", ALONG A CHORD BEARING N67°34'47"E, A CHORD DISTANCE OF 12.75 FEET;  
THENCE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 277.01 FEET, A CENTRAL ANGLE OF 16°16'42", ALONG A CHORD BEARING N57°21'13"E, A CHORD DISTANCE OF 276.08 FEET;

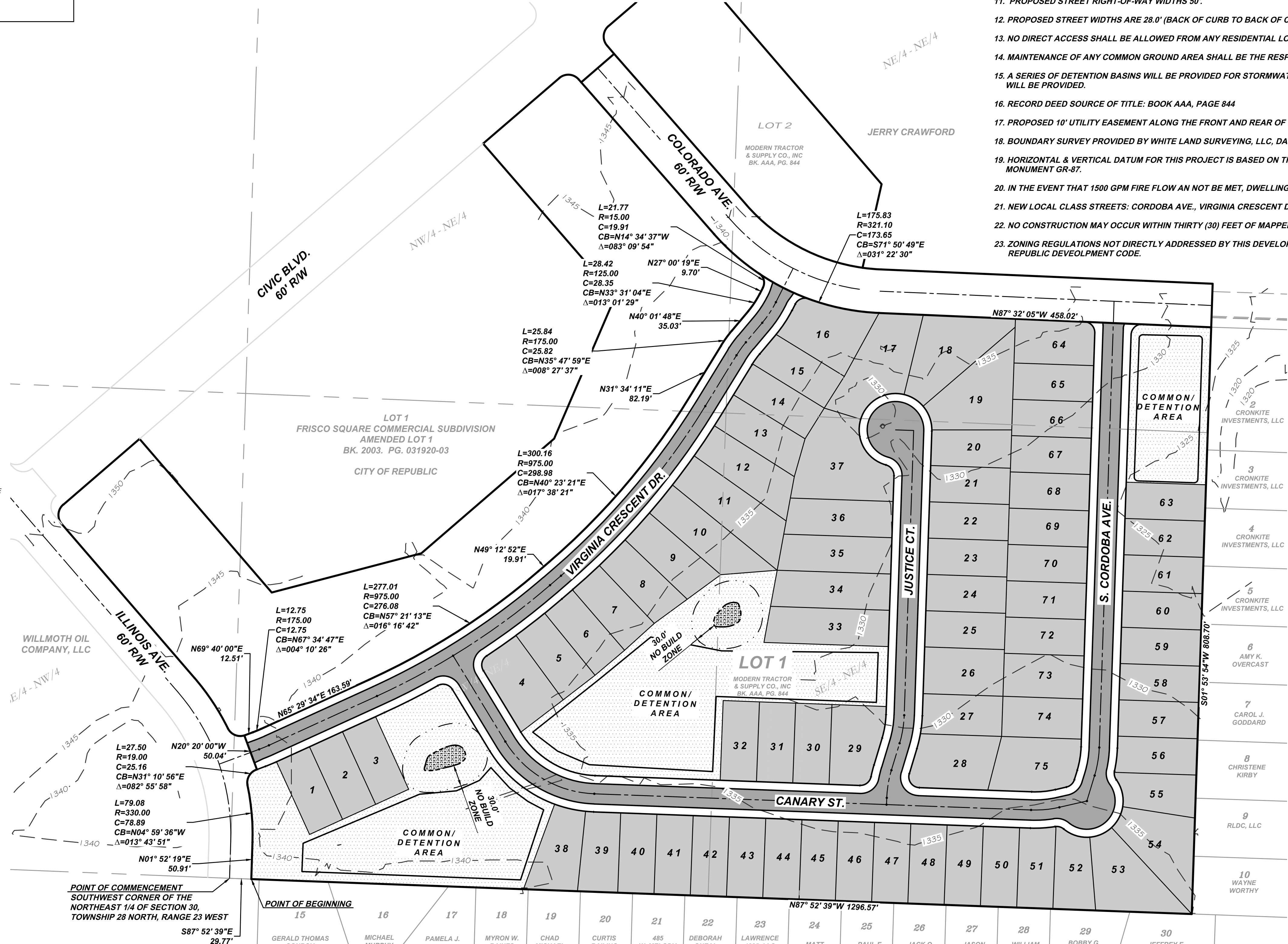
THENCE, N49°12'52"E, A DISTANCE OF 19.91 FEET;  
THENCE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 300.16 FEET, A CENTRAL ANGLE OF 17°38'21", ALONG A CHORD BEARING N40°23'21"E, A CHORD DISTANCE OF 298.98 FEET;  
THENCE, N31°34'11"E, A DISTANCE OF 82.19 FEET;  
THENCE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 25.84 FEET, A CENTRAL ANGLE OF 8°27'37", ALONG A CHORD BEARING N35°47'59"E, A CHORD DISTANCE OF 25.82 FEET;  
THENCE, N40°01'48"E, A DISTANCE OF 35.03 FEET;

THENCE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 28.45 FEET, A CENTRAL ANGLE OF 13°01'29", ALONG A CHORD BEARING N33°31'04"E, A CHORD DISTANCE OF 28.35 FEET;  
THENCE, N27°00'19"E, A DISTANCE OF 9.70 FEET;  
THENCE, ALONG A CURVE TO THE LEFT TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 21.77 FEET, A CENTRAL ANGLE OF 83°09'54", ALONG A CHORD BEARING N14°34'37"W, A CHORD DISTANCE OF 19.91 FEET;

THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 301.10 FEET, AN ARC DISTANCE OF 173.83 FEET, A CENTRAL ANGLE OF 31°22'30", ALONG A CHORD BEARING S71°50'49"E, A CHORD DISTANCE OF 173.65 FEET;  
THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S87°32'05"E, A DISTANCE OF 458.02 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S01°53'54"W, A DISTANCE OF 868.71 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 10 OF THE FINAL PLAT OF MONTE CRISTO SUBDIVISION PHASE 4, A SUBDIVISION OF RECORD, PLAT BOOK AAA, PAGE 377, IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE;  
THENCE, N87°52'39"W, A DISTANCE OF 1296.57 FEET TO THE POINT OF BEGINNING;

CONTAINING 18.49 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

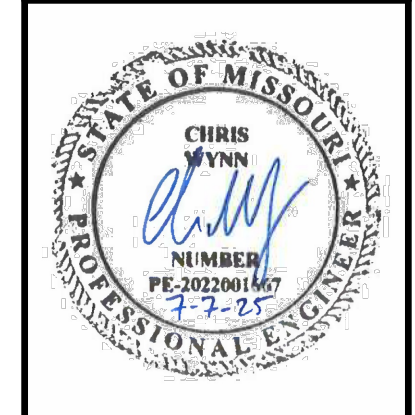


**BENCHMARK**  
ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: B5 ELEVATION: 1331.14 FIVE FOOT CONTOUR INTERVAL

### HATCHING LEGEND

- SINGLE FAMILY
- COMMON AREA
- STREET
- SINKHOLE

Prepared by:  
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PLANNED DEVELOPMENT DISTRICT  
LAND USE SITE PLAN FOR  
AMENDED FRISCO SQUARE DEVELOPMENT PLAN  
REPUBLIC, GREENE COUNTY, MISSOURI

Date:	
No. Description:	
SURVEY BY:	CJW
DATE:	6/16/2025
DWG:	25018
DESIGN:	CJW
DRAWN:	CJW
CHECKED:	CJW
SCALE HOR:	1" = 80'
SCALE VERT:	N/A

DEVELOPMENT PLAN  
SHEET NO. **1**  
CJW NO. 25018 OF 1

