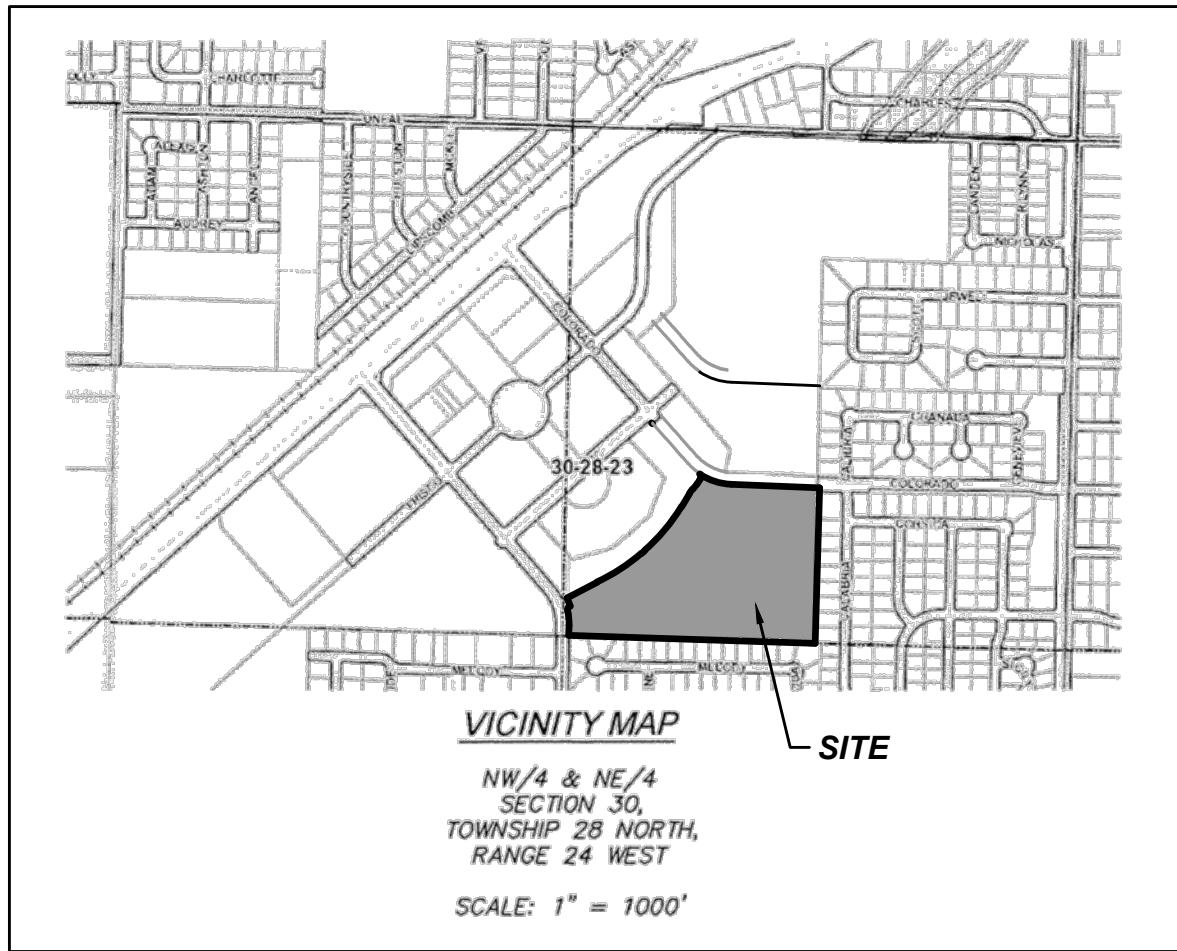


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PLANNED DEVELOPMENT DISTRICT LAND USE SITE PLAN FOR FRISCO COMMONS

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

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

DEVELOPMENT NOTES

- TOTAL AREA - ±18.49 ACRES
- ALLOWABLE USES: SINGLE FAMILY RESIDENTIAL
- TOTAL NUMBER OF LOTS - 74
- DENSITY = 4.00 LOTS PER ACRE
- CURRENT ZONING: AMENDED FRISCO SQUARE DEVELOPMENT PLAN, (PDD 25-001).
- NEW ZONING DISTRICT: FRISCO COMMONS DEVELOPMENT PLAN, (PDD 26-001).
- MINIMUM LOT SIZE: 50 FT. WIDE x 110 FT DEEP (5,500 SQ. FT.)
- "AREA A" = 26 LOTS (LOTS 38 - 63)
"AREA B" = 48 LOTS (LOTS 1 - 37, 64 - 74)
- BUILDING SETBACK LINES:

- 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 2025, PAGE 042290-25
- 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 AS SAME WOULD RELATE TO HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H) ZONING DISTRICT.

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 444, PAGE 844, IN THE GREENE COUNTY, MISSOURI RECORDERS 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°59'58"; 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 LEFT, SAID CURVE HAVING A RADIUS OF 125.00 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 28.42 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;

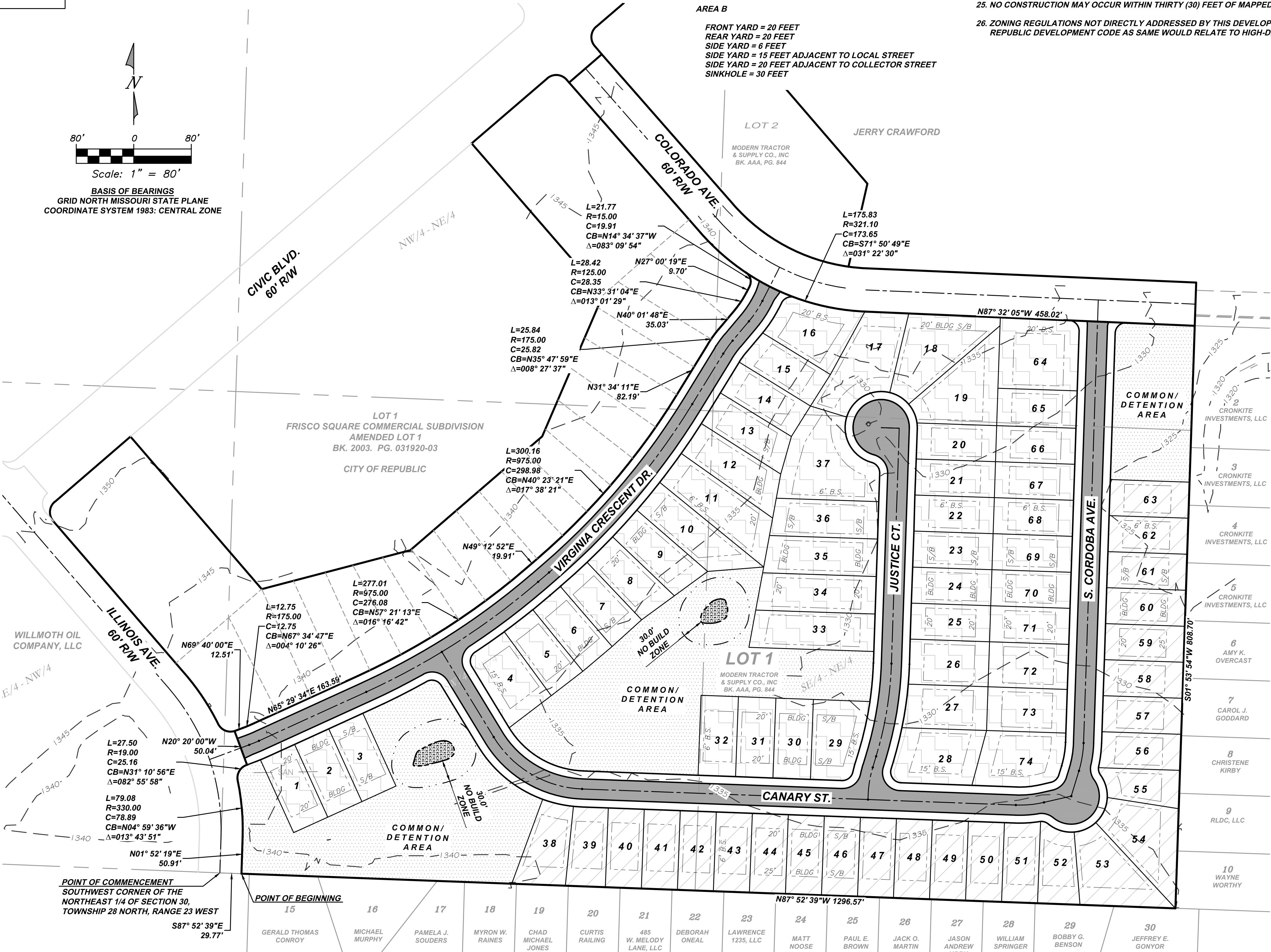
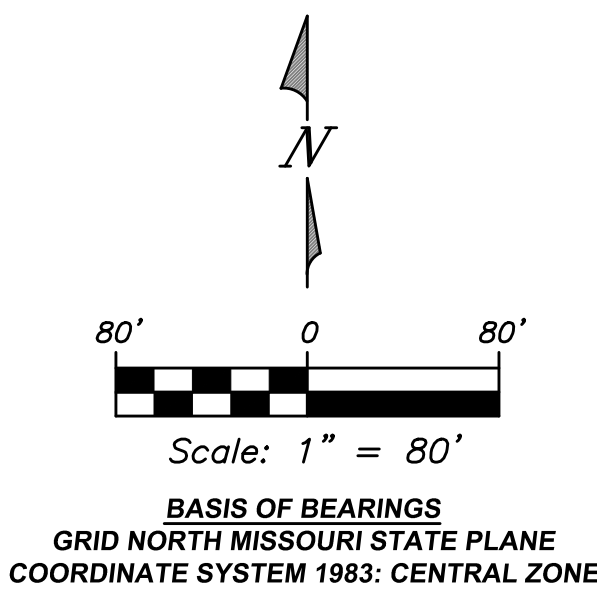
THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 301.10 FEET, AN ARC DISTANCE OF 173.83 FEET, A CENTRAL ANGLE OF 31°22'30"; ALONG A CHORD BEARING S71°50'49"E, A CHORD DISTANCE OF 173.85 FEET;

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 444, PAGE 877, IN THE GREENE COUNTY, MISSOURI RECORDERS 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

- AREA A
- AREA B
- COMMON AREA
- STREET
- SINKHOLE

Prepared by:
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Springfield, MO 65810
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PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN FOR
FRISCO COMMONS
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



MONTE CRISTO PHASE 3
BK. 2018, PG. 015238-18

MONTE CRISTO PHASE 4
BK. 2019, PG. 001639-19