

OWNER
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SPRINGFIELD, MO 65810

PROJECT TEAM
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PROFESSIONAL SEAL
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PRELIMINARY:
NOT FOR
CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

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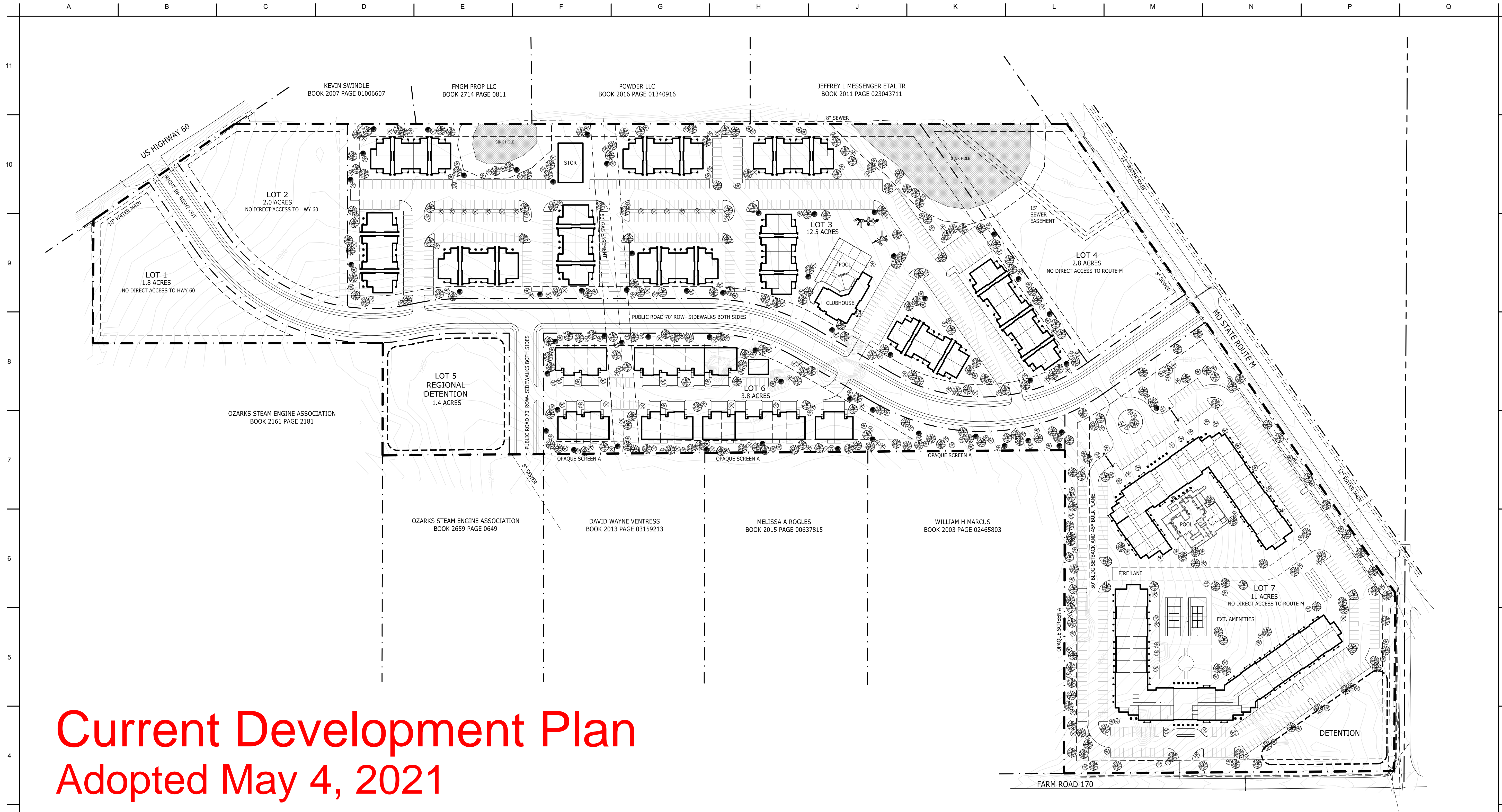
PROJECT TITLE:
BOYCE MIXED USE DEVELOPMENT

PROJECT ADDRESS:
US HWY 60 & MM
REPUBLIC, MISSOURI 65738

DEVELOPMENT PLAN
SITE PLAN EXHIBIT

PROJECT NO.: 20-042
DRAWN BY: Author
REVIEWED BY: BMS
DATE: 03.010.2021

C1.1



Current Development Plan

Adopted May 4, 2021

3A OVERALL SITE PLAN
C1.1 scale: 1" = 100'-0"

LOT 1
APPROXIMATELY 1.8 ACRE COMMERCIAL USE SITE- DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

LOT 2
APPROXIMATELY 2.0 ACRE COMMERCIAL USE SITE- DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

LOT 4
APPROXIMATELY 2.8 ACRE COMMERCIAL USE SITE- DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

MAY BE SUBDIVIDED.

LOT 5
APPROXIMATELY 1.4 ACRE AREA TO BE DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOTS #1 THROUGH #6
THE DEVELOPER WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

LOT 3
APPROXIMATELY 12.5 ACRES MULTI-FAMILY
DENSITY _____ 252 UNITS / 12.5 ACRES = 20 DU PER ACRE
MAX. STRUCTURE HEIGHT _____ 3 STORIES
BUILDING SETBACKS _____ COMPLY WITH R-3 REQUIREMENTS

UNIT MIX
1 BED OR STUDIO _____ 90
2 BEDROOM _____ 132
3 BEDROOM _____ 30
TOTAL _____ 252 UNITS
TOTAL PARKING SPACES PROVIDED _____ 504 SPACES OR 2 SPACES PER UNIT.

LOT 6
APPROXIMATELY 3.8 ACRES MULTI-FAMILY
DENSITY _____ 23 UNITS / 3.8 ACRES = 6 DU PER ACRE
MAX. STRUCTURE HEIGHT _____ 2 STORIES
BUILDING SETBACKS _____ COMPLY WITH R-3 REQUIREMENTS

UNIT MIX
2 BEDROOM _____ 7
3 BEDROOM _____ 16
TOTAL _____ 23 UNITS
TOTAL PARKING SPACES PROVIDED _____ 56 SPACES OR 2.44 SPACES PER UNIT.

LOT 7
APPROXIMATELY 11 ACRES SENIOR 55+ MULTI-FAMILY
DENSITY _____ 207 UNITS / 11 ACRES = 19 DU PER ACRE
MAX. STRUCTURE HEIGHT _____ 3 STORIES
BUILDING SETBACKS _____ COMPLY WITH R-3 REQUIREMENTS

UNIT MIX
1 BED OR STUDIO _____ 106
2 BEDROOM _____ 98
3 BEDROOM _____ 3
TOTAL _____ 207 UNITS
TOTAL PARKING SPACES PROVIDED _____ 338 SPACES OR 1.64 SPACES PER UNIT.

SCREENING & BUFFERYARDS

ALONG THE SOUTH PROPERTY LINE OF LOT #6:
OPAQUE SCREEN, TYPE A PER SECTION 405.810,
25 FEET BUILDING SETBACK

ALONG THE WEST PROPERTY LINE OF LOT #7:
OPAQUE SCREEN, TYPE A PER SECTION 405.810,
50 FEET BUILDING SETBACK

OFF STREET PARKING AREAS THAT ABUT THE PUBLIC STREETS
6 FEET WIDE CONSISTING OF 1 SHADE TREE PER 50 FEET.

INTERIOR PARKING LOT LANDSCAPING
LANDSCAPE ISLANDS WITH 1 SHADE TREE AND 2 SHRUBS
FOR EVERY 20 PARKING SPACES.

PHASING

PHASE #1: WILL CONSIST OF ALL INFRASTRUCTURE IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, UTILITIES, DETENTION AREA ON LOT #5, AND CREATION OF COMMERCIAL LOTS TO BE SOLD FOR DEVELOPMENT ON LOT #'S 1, 2 AND 4. FULL DEVELOPMENT OF THE MULTI-FAMILY WITHIN LOT #3.

PHASE #2: WILL CONSIST OF THE PRIVATE STREET AND TOWN HOMES WITHIN LOT #6.

PHASE #3: WILL INCLUDE DEVELOPMENT OF LOT #7 AND THE ASSOCIATED ON-SITE DETENTION BASIN FOR THE SENIOR 55+ DEVELOPMENT.