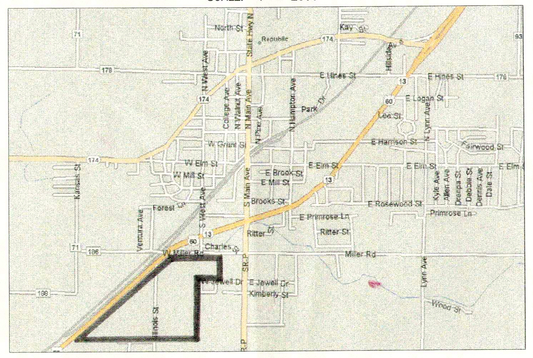
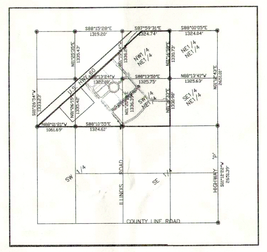
PRELIMINARY PLANNED DEVELOPMENT DISTRICT

FRISCO SQUARE

CITY OF REPUBLIC LAYOUT MAP

VICINITY MAP–REPUBLIC, MO.
SCALE: 1" = 2000'





✱ = EXISTING IRON PIN
LOCATION MAP/SECTION BREAKDOWN – SECTION 30, TWP. 28N, RNG. 23W
SCALE: 1" = 2000'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

R-1-M	SINGLE FAMILY RESIDENTIAL DISTRICT	7200 SQ. FT./LOT, MIN.
R-1-H	SINGLE FAMILY RESIDENTIAL DISTRICT	5600 SQ. FT./LOT, MIN.
R-3	REGULAR	2500 SQ. FT./LOT, MIN.
R-3	ZERO LOT LINE/TOWNHOME	3750 SQ. FT./LOT, MIN.
C-1	COMMERCIAL	100% FAR MAX.
C-2	COMMERCIAL	90% FAR MAX.

R-1M	2.72 ACRES	1.96 %
R-1H	35.83 ACRES	25.81 %
R-3 REGULAR	13.15 ACRES	9.47 %
R-3 ZERO LOTLINE	3.58 ACRES	2.58 %
C-1	23.63 ACRES	17.02 %
C-2	21.35 ACRES	15.38 %
AGRICULTURE	19.76 ACRES	14.23 %
RIGHT OF WAY	18.82 ACRES	13.56 %
TOTAL	138.84 ACRES	100 %

ESTIMATED TOTAL WATER AND SEWER FLOW (GALLONS PER MIN. PER ACRE)		
	PEAK	DRY
RESIDENTIAL	350.79	81.58
COMMERCIAL	292.37	44.98

TOTAL R-1M UNITS = 13
TOTAL R-1H DWELLING UNITS = 231
TOTAL R-3 REGULAR = 190
TOTAL R-3 ZERO LOTLINE = 34

FRISCO SQUARE – P.D.D. DESCRIPTION

PART OF THE NORTH HALF OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8-INCH IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S01°16'58"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1330.73 FEET TO A 5/8-INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE S01°16'32"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1330.98 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N88°27'54"W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1327.07 FEET TO A 5/8-INCH IRON PIN (CAPPED "LS-334-D") AT THE CENTER OF SAID SECTION 30; THENCE N88°10'55"W ALONG THE SOUTH LINE OF THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1324.61 FEET TO A 1/2-INCH IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE N88°01'21"W ALONG THE SOUTH LINE OF THE SOUTH HALF OF LOT 2 OF SAID NORTHWEST QUARTER, 1061.69 FEET TO A 1/2-INCH IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE N01°26'54"E ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 42.34 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60; THENCE N48°41'07"E ALONG SAID RIGHT-OF-WAY LINE, 818.90 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S03°41'07"W, 84.85 FEET; THENCE S41°18'53"E, 521.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 29.85 FEET; THENCE N48°41'07"E, 982.00 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 29.84 FEET; THENCE N41°18'53"W, 461.00 FEET; THENCE N86°18'53"W, 84.85 FEET; THENCE S48°41'07"W, 590.00 FEET; THENCE N41°18'53"W, 60.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 60; THENCE N48°41'07"E ALONG SAID RIGHT-OF-WAY LINE, 1990.26 FEET; THENCE N77°44'24"E ALONG SAID RIGHT-OF-WAY LINE, 113.25 FEET; THENCE N20°06'53"E ALONG SAID RIGHT-OF-WAY LINE, 115.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°36'57" AND A RADIUS OF 2804.93 FEET, AN ARC DISTANCE OF 274.92 FEET; THENCE N76°32'18"E ALONG SAID RIGHT-OF-WAY LINE, 267.78 FEET; THENCE N60°10'12"E ALONG SAID RIGHT-OF-WAY LINE, 29.84 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S87°59'31"E ALONG SAID NORTH LINE, 675.20 FEET TO THE POINT OF BEGINNING, CONTAINING 128.84 ACRES, MORE OR LESS. (BASIS OF BEARINGS: TRUE NORTH AS DETERMINED BY SOLAR OBSERVATION)

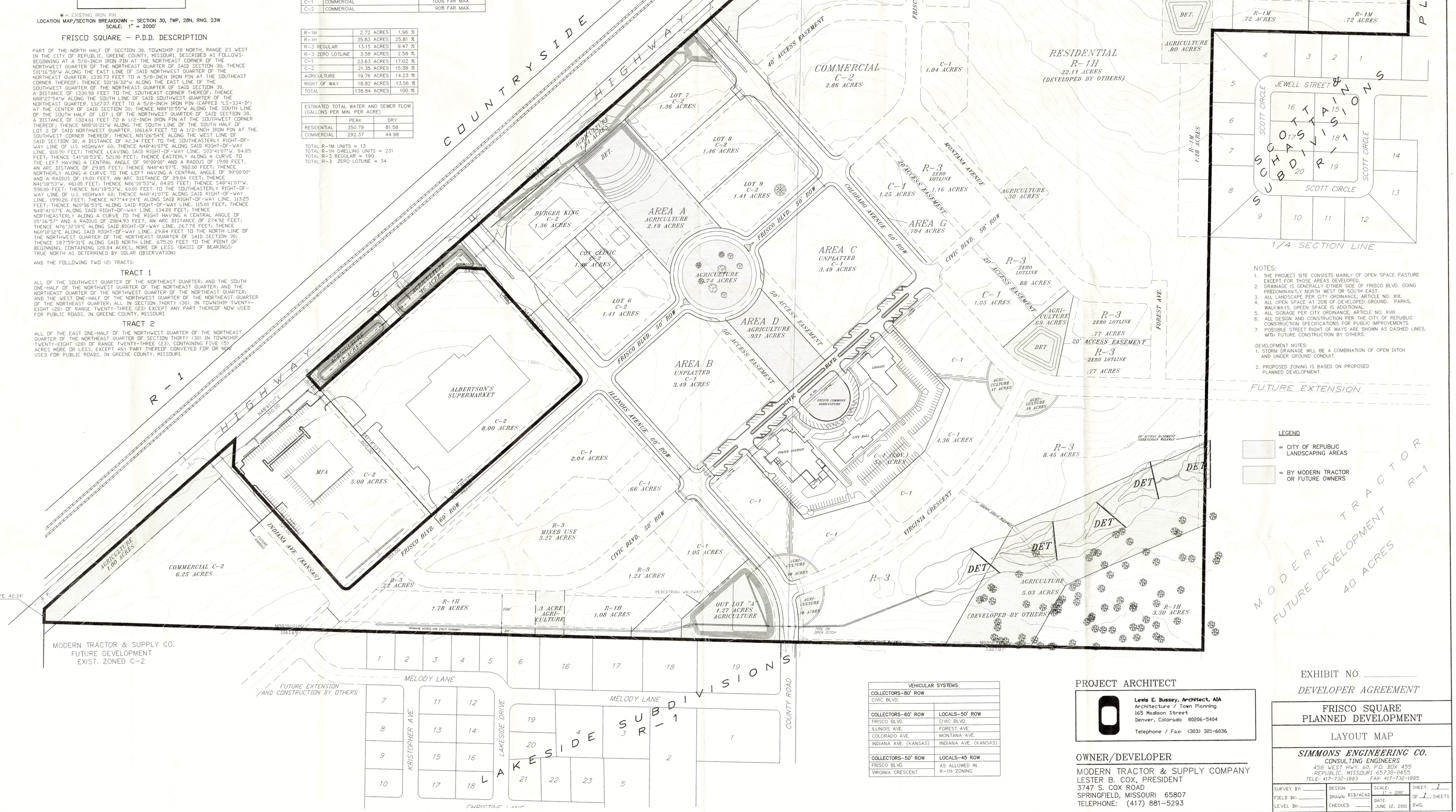
AND THE FOLLOWING TWO (2) TRACTS:

TRACT 1

ALL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; ALL IN SECTION THIRTY (30), IN TOWNSHIP TWENTY-EIGHT (28) OF RANGE TWENTY-THREE (23) EXCEPT ANY PART THEREOF NOW USED FOR PUBLIC ROADS, IN GREENE COUNTY, MISSOURI.

TRACT 2

ALL OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY (30) IN TOWNSHIP TWENTY-EIGHT (28) OF RANGE TWENTY-THREE (23), CONTAINING FIVE (5) ACRES MORE OR LESS, EXCEPT ANY PART THEREOF CONVEYED FOR OR NOW USED FOR PUBLIC ROADS, IN GREENE COUNTY, MISSOURI.



NOTES:
1. THE PROJECT SITE CONSISTS MAINLY OF OPEN SPACE PASTURE EXCEPT FOR THOSE AREAS DEVELOPED.
2. DRAINAGE IS GENERALLY EITHER SIDE OF FRISCO BLVD. GOING PREDOMINANTLY NORTH WEST OR SOUTH EAST.
3. ALL LANDSCAPE PER CITY ORDINANCE, ARTICLE NO. XIX.
4. ALL OPEN SPACE AT 20% OF DEVELOPED GROUND. PARKS, WALKWAYS, GREEN SPACE IS ADDITIONAL.
5. ALL SIGNAGE PER CITY ORDINANCE, ARTICLE NO. XVIII.
6. ALL DESIGN AND CONSTRUCTION PER THE CITY OF REPUBLIC CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
7. POSSIBLE STREET RIGHT OF WAYS ARE SHOWN AS DASHED LINES, WITH FUTURE CONSTRUCTION BY OTHERS.

DEVELOPMENT NOTES:
1. STORM DRAINAGE WILL BE A COMBINATION OF OPEN DITCH AND UNDER GROUND CONDUIT.
2. PROPOSED ZONING IS BASED ON PROPOSED PLANNED DEVELOPMENT.

LEGEND
= CITY OF REPUBLIC LANDSCAPING AREAS
= BY MODERN TRACTOR OR FUTURE OWNERS

VEHICULAR SYSTEMS	
COLLECTORS–80' ROW	
CIVIC BLVD.	
COLLECTORS–60' ROW	LOCALS–50' ROW
FRISCO BLVD.	CIVIC BLVD.
ILLINOIS AVE.	FOREST AVE.
COLORADO AVE.	MONTANA AVE.
INDIANA AVE. (KANSAS)	INDIANA AVE. (KANSAS)
COLLECTORS–50' ROW	LOCALS–45 ROW
FRISCO BLVD.	AS ALLOWED IN R-1H ZONING
VIRGINIA CRESCENT	

PROJECT ARCHITECT

Lewis E. Bussey, Architect, AIA
Architecture / Town Planning
165 Madison Street
Denver, Colorado 80206-5404
Telephone / Fax: (303) 321-6036

OWNER/DEVELOPER

MODERN TRACTOR & SUPPLY COMPANY
LESTER B. COX, PRESIDENT
3747 S. COX ROAD
SPRINGFIELD, MISSOURI 65807
TELEPHONE: (417) 881-5293

EXHIBIT NO. _____

DEVELOPER AGREEMENT

FRISCO SQUARE
PLANNED DEVELOPMENT

LAYOUT MAP

SIMMONS ENGINEERING CO.
CONSULTING ENGINEERS
458 WEST HWY. 60, P.O. BOX 455
REPUBLIC, MISSOURI 65738-0455
TELE: 417-732-1883 FAX: 417-732-1885

SURVEY BK:	DESIGN:	SCALE: 1" = 200'	SHEET: 1
FIELD BK:	DRAWN: BSB/ACAD	DATE: JUNE 12, 2001	OF 1 SHEETS
LEVEL BK:	CHECKED:		DWG.