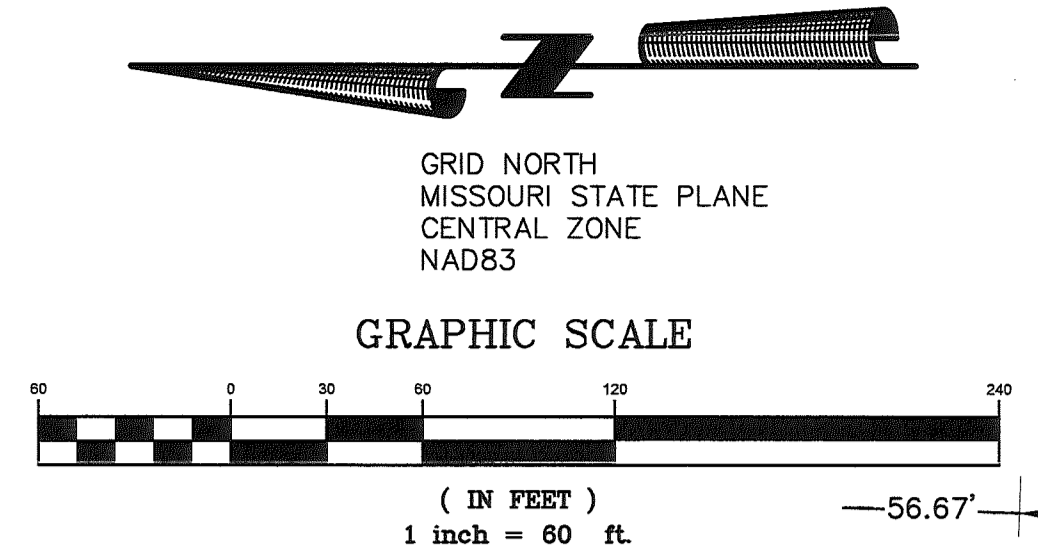


ZONING REGULATIONS, USES, AND HEIGHT & AREA REQUIREMENTS

	C-2	R1-H
Minimum Lot Size	NA	7,000 s.f.
Front Setback	15'	25'
Rear Setback	15' (0)	25'
Side Street Setback at an Intersection of two Collector Class Streets or Greater	15'	25'
Side Street Setback at an Intersection of Local and Collector Class Streets	15'	20'
Side Street Setback at an Intersection of Local and Local Class Streets	15'	15'
Interior Yard Setback	6' (0)	6'
Minimum Lot Width	NA	70'
Minimum Cul-de-Sac Lot Width	NA	70' (0)
Minimum Lot Depth	NA	100'
Maximum Lot Coverage	90%	NA
Maximum Density (Lots per acre)	NA	6.22
Minimum Distance Between Structures	NA	NA
Maximum Building Height	(0)	NA



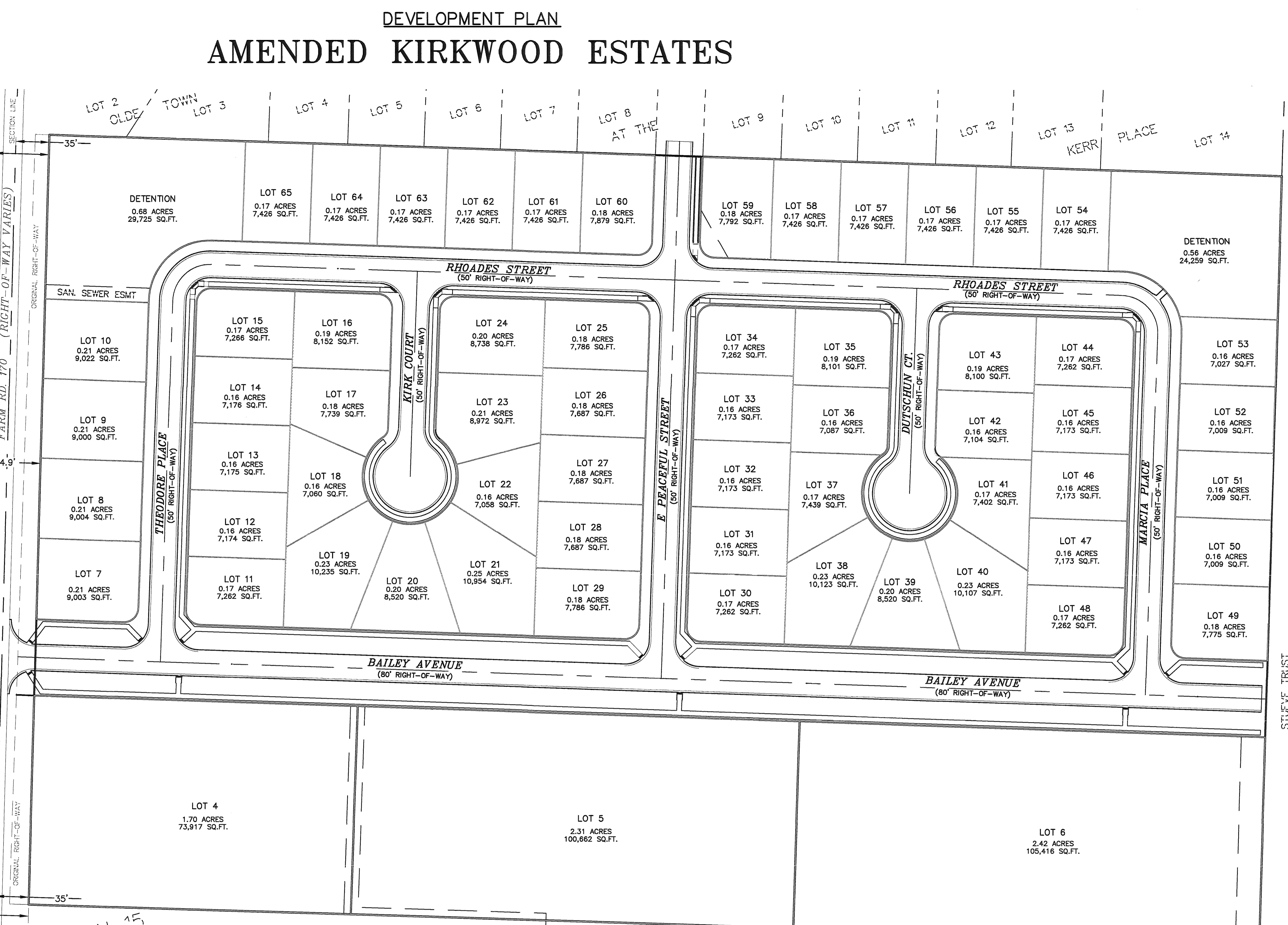
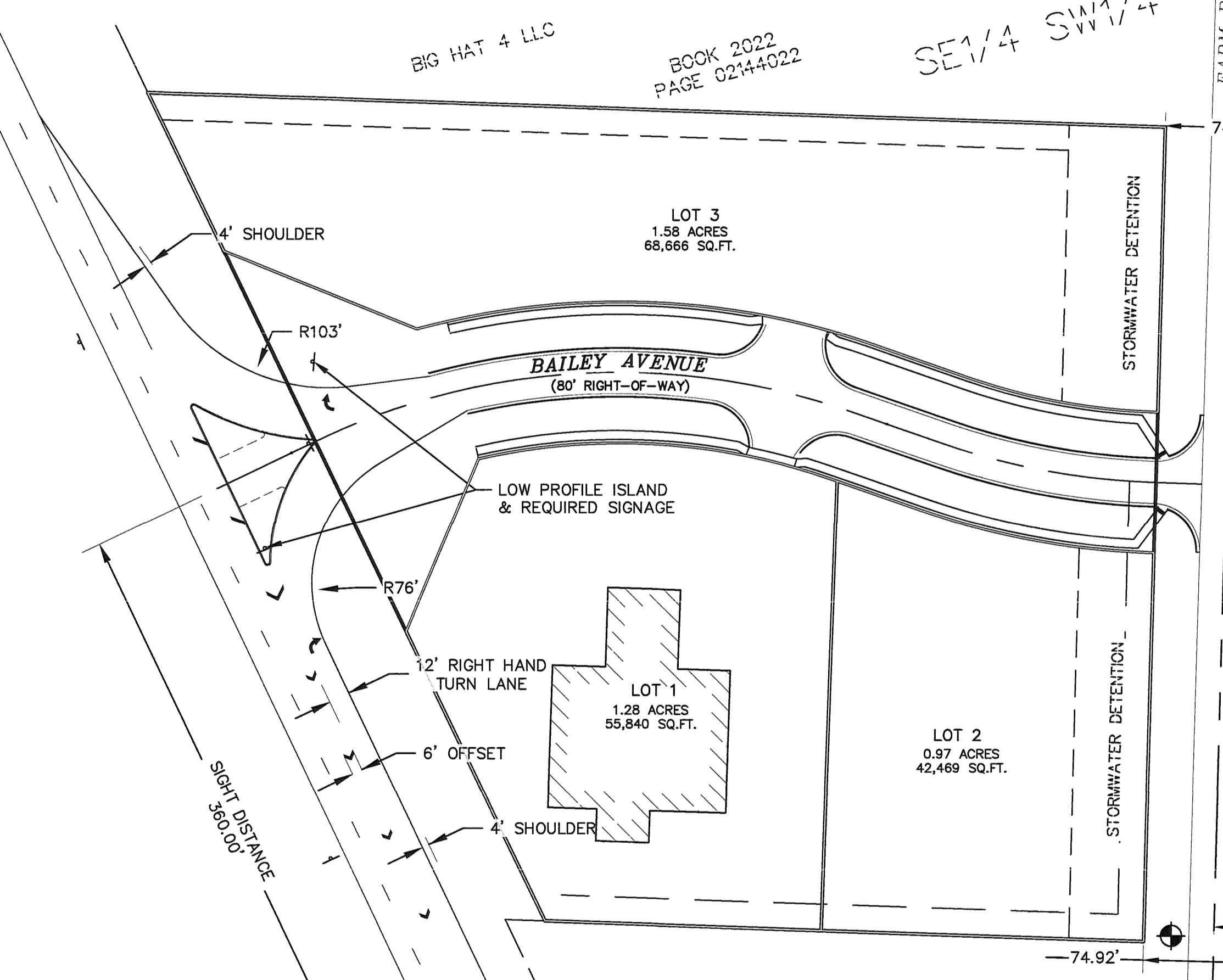
DEVELOPMENT PLAN
AMENDED KIRKWOOD ESTATES

(B) The minimum interior side or rear yard setback shall be as established in Section 405.540 unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be twenty-five (25) feet.

(D) No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.

(E) The minimum lot width on a cul-de-sac shall be measured across the front of the lot at the radius of the twenty-five (25) feet setback.

Zoning Regulations, including but not limited to, uses and height & area requirements will be in accordance with the City of Republic Municipal Code Article 405-III Uses And Regulations, and Article 405-V Height and Area Requirements, Exceptions And Modifications.



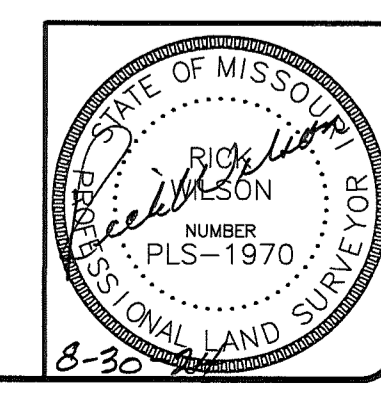
DEVELOPMENT NOTES

Zoning Districts	
General Commercial (C-2)	LOTS 1-6 10.26 ACRES
High Density Single-Family Residential (R1-H)	LOTS 7-65 11.81 ACRES
Street Classifications	
Secondary Arterial Class Street (80' ROW)	Bailey Avenue
Local Class Street (50' ROW)	Theodore Place Kirk Court Peaceful Avenue Dutschun Court Marcia Place
General	
Sidewalks	5' wide and in accordance with the City of Republic Municipal Code Section 410.460 Sidewalks and Greenways
10' Utility Easement	Inside Front Property Line of Each Lot

Landscaping, Screening, and Bufferyards

Landscaped Area Requirements	
Required Landscaped Area (percent)	Commercial (C-2) 10% Single-Family Residential 30%
Screening Requirements	
Zoning of Subject Lot	Zoning of Adjacent Lot
AG	AG RI-L RI-W RI-H RI-R RI-2B RI-2C RI-2D RI-2E RI-2F RI-2G RI-2H RI-2I RI-2J RI-2K RI-2L RI-2M RI-2N RI-2O RI-2P RI-2Q RI-2R RI-2S RI-2T RI-2U RI-2V RI-2W RI-2X RI-2Y RI-2Z RI-2AA RI-2AB RI-2AC RI-2AD RI-2AE RI-2AF RI-2AG RI-2AH RI-2AI RI-2AJ RI-2AK RI-2AL RI-2AM RI-2AN RI-2AO RI-2AP RI-2AQ RI-2AR RI-2AS RI-2AT RI-2AU RI-2AV RI-2AW RI-2AX RI-2AY RI-2AZ RI-2BA RI-2BB RI-2BC RI-2BD RI-2BE RI-2BF RI-2BG RI-2BH RI-2BI RI-2BJ RI-2BK RI-2BL RI-2BM RI-2BN RI-2BO RI-2BP RI-2BQ RI-2BR RI-2BS RI-2BT RI-2BU RI-2BV RI-2BW RI-2BX RI-2BY RI-2BZ RI-2CA RI-2CB RI-2CC RI-2CD RI-2CE RI-2CF RI-2CG RI-2CH RI-2CI RI-2CJ RI-2CK RI-2CL RI-2CM RI-2CN RI-2CO RI-2CP RI-2CQ RI-2CR RI-2CS RI-2CT RI-2CU RI-2CV RI-2CW RI-2CX RI-2CY RI-2CZ RI-2DA RI-2DB RI-2DC RI-2DD RI-2DE RI-2DF RI-2DG RI-2DH RI-2DI RI-2DJ RI-2DK RI-2DL RI-2DM RI-2DN RI-2DO RI-2DP RI-2DQ RI-2DR RI-2DS RI-2DT RI-2DU RI-2DV RI-2DW RI-2DX RI-2DY RI-2DZ RI-2EA RI-2EB RI-2EC RI-2ED RI-2EE RI-2EF RI-2EG RI-2EH RI-2EI RI-2EJ RI-2EK RI-2EL RI-2EM RI-2EN RI-2EO RI-2EP RI-2EQ RI-2ER RI-2ES RI-2ET RI-2EU RI-2EV RI-2EW RI-2EX RI-2EY RI-2EZ RI-2FA RI-2FB RI-2FC RI-2FD RI-2FE RI-2FF RI-2FG RI-2FH RI-2FI RI-2FJ RI-2FK RI-2FL RI-2FM RI-2FN RI-2FO RI-2FP RI-2FQ RI-2FR RI-2FS RI-2FT RI-2FU RI-2FV RI-2FW RI-2FX RI-2FY RI-2FZ RI-2GA RI-2GB RI-2GC RI-2GD RI-2GE RI-2GF RI-2GG RI-2GH RI-2GI RI-2GJ RI-2GK RI-2GL RI-2GM RI-2GN RI-2GO RI-2GP RI-2GQ RI-2GR RI-2GS RI-2GT RI-2GU RI-2GV RI-2GW RI-2GX RI-2GY RI-2GZ RI-2HA RI-2HB RI-2HC RI-2HD RI-2HE RI-2HF RI-2HG RI-2HH RI-2HI RI-2HJ RI-2HK RI-2HL RI-2HM RI-2HN RI-2HO RI-2HP RI-2HQ RI-2HR RI-2HS RI-2HT RI-2HU RI-2HV RI-2HW RI-2HX RI-2HY RI-2HZ RI-2IA RI-2IB RI-2IC RI-2ID RI-2IE RI-2IF RI-2IG RI-2IH RI-2II RI-2IJ RI-2IK RI-2IL RI-2IM RI-2IN RI-2IO RI-2IP RI-2IQ RI-2IR RI-2IS RI-2IT RI-2IU RI-2IV RI-2IW RI-2IX RI-2IY RI-2IZ RI-2JA RI-2JB RI-2JC RI-2JD RI-2JE RI-2JF RI-2JG RI-2JH RI-2JI RI-2JJ RI-2JK RI-2JL RI-2JM RI-2JN RI-2JO RI-2JP RI-2JQ RI-2JR RI-2JS RI-2JT RI-2JU RI-2JV RI-2JW RI-2JX RI-2JY RI-2JZ RI-2KA RI-2KB RI-2KC RI-2KD RI-2KE RI-2KF RI-2KG RI-2KH RI-2KI RI-2KJ RI-2KK RI-2KL RI-2KM RI-2KN RI-2KO RI-2KP RI-2KQ RI-2KR RI-2KS RI-2KT RI-2KU RI-2KV RI-2KW RI-2KX RI-2KY RI-2KZ RI-2LA RI-2LB RI-2LC RI-2LD RI-2LE RI-2LF RI-2LG RI-2LH RI-2LI RI-2LJ RI-2LK RI-2LL RI-2LM RI-2LN RI-2LO RI-2LP RI-2LQ RI-2LR RI-2LS RI-2LT RI-2LU RI-2LV RI-2LW RI-2LX RI-2LY RI-2LZ RI-2MA RI-2MB RI-2MC RI-2MD RI-2ME RI-2MF RI-2MG RI-2MH RI-2MI RI-2MJ RI-2MK RI-2ML RI-2MN RI-2MO RI-2MP RI-2MQ RI-2MR RI-2MS RI-2MT RI-2MU RI-2MV RI-2MW RI-2MX RI-2MY RI-2MZ RI-2NA RI-2NB RI-2NC RI-2ND RI-2NE RI-2NF RI-2NG RI-2NH RI-2NI RI-2NJ RI-2NK RI-2NL RI-2NM RI-2NO RI-2NP RI-2NQ RI-2NR RI-2NS RI-2NT RI-2NU RI-2NV RI-2NW RI-2NX RI-2NY RI-2NZ RI-2OA RI-2OB RI-2OC RI-2OD RI-2OE RI-2OF RI-2OG RI-2OH RI-2OI RI-2OJ RI-2OK RI-2OL RI-2OM RI-2ON RI-2OO RI-2OP RI-2OQ RI-2OR RI-2OS RI-2OT RI-2OU RI-2OV RI-2OW RI-2OX RI-2OY RI-2OZ RI-2PA RI-2PB RI-2PC RI-2PD RI-2PE RI-2PF RI-2PG RI-2PH RI-2PI RI-2PJ RI-2PK RI-2PL RI-2PM RI-2PN RI-2PO RI-2PP RI-2PQ RI-2PR RI-2PS RI-2PT RI-2PU RI-2PV RI-2PW RI-2PX RI-2PY RI-2PZ RI-2QA RI-2QB RI-2QC RI-2QD RI-2QE RI-2QF RI-2QG RI-2QH RI-2QI RI-2QJ RI-2QK RI-2QL RI-2QM RI-2QN RI-2QO RI-2QP RI-2QQ RI-2QR RI-2QS RI-2QT RI-2QU RI-2QV RI-2QW RI-2QX RI-2QY RI-2QZ RI-2RA RI-2RB RI-2RC RI-2RD RI-2RE RI-2RF RI-2RG RI-2RH RI-2RI RI-2RJ RI-2RK RI-2RL RI-2RM RI-2RN RI-2RO RI-2RP RI-2RQ RI-2RR RI-2RS RI-2RT RI-2RU RI-2RV RI-2RW RI-2RX RI-2RY RI-2RZ RI-2SA RI-2SB RI-2SC RI-2SD RI-2SE RI-2SF RI-2SG RI-2SH RI-2SI RI-2SJ RI-2SK RI-2SL RI-2SM RI-2SN RI-2SO RI-2SP RI-2SQ RI-2SR RI-2SS RI-2ST RI-2SU RI-2SV RI-2SW RI-2SX RI-2SY RI-2SZ RI-2TA RI-2TB RI-2TC RI-2TD RI-2TE RI-2TF RI-2TG RI-2TH RI-2TI RI-2TJ RI-2TK RI-2TL RI-2TM RI-2TN RI-2TO RI-2TP RI-2TQ RI-2TR RI-2TS RI-2TT RI-2TU RI-2TV RI-2TW RI-2TX RI-2TY RI-2TZ RI-2UA RI-2UB RI-2UC RI-2UD RI-2UE RI-2UF RI-2UG RI-2UH RI-2UI RI-2UJ RI-2UK RI-2UL RI-2UM RI-2UN RI-2UO RI-2UP RI-2UQ RI-2UR RI-2US RI-2UT RI-2UU RI-2UV RI-2UW RI-2UX RI-2UY RI-2UZ RI-2VA RI-2VB RI-2VC RI-2VD RI-2VE RI-2VF RI-2VG RI-2VH RI-2VI RI-2VJ RI-2VK RI-2VL RI-2VM RI-2VN RI-2VO RI-2VP RI-2VQ RI-2VR RI-2VS RI-2VT RI-2VU RI-2VV RI-2VW RI-2VX RI-2VY RI-2VZ RI-2WA RI-2WB RI-2WC RI-2WD RI-2WE RI-2WF RI-2WG RI-2WH RI-2WI RI-2WJ RI-2WK RI-2WL RI-2WM RI-2WN RI-2WO RI-2WP RI-2WQ RI-2WR RI-2WS RI-2WT RI-2WU RI-2WV RI-2WW RI-2WX RI-2WY RI-2WZ RI-2XA RI-2XB RI-2XC RI-2XD RI-2XE RI-2XF RI-2XG RI-2XH RI-2XI RI-2XJ RI-2XK RI-2XL RI-2XM RI-2XN RI-2XO RI-2XP RI-2XQ RI-2XR RI-2XS RI-2XT RI-2XU RI-2XV RI-2XW RI-2XX RI-2XY RI-2XZ RI-2YA RI-2YB RI-2YC RI-2YD RI-2YE RI-2YF RI-2YG RI-2YH RI-2YI RI-2YJ RI-2YK RI-2YL RI-2YM RI-2YN RI-2YO RI-2YP RI-2YQ RI-2YR RI-2YS RI-2YT RI-2YU RI-2YV RI-2YW RI-2YX RI-2YY RI-2YZ RI-2ZA RI-2ZB RI-2ZC RI-2ZD RI-2ZE RI-2ZF RI-2ZG RI-2ZH RI-2ZI RI-2ZJ RI-2ZK RI-2ZL RI-2ZM RI-2ZN RI-2ZO RI-2ZP RI-2ZQ RI-2ZR RI-2ZS RI-2ZT RI-2ZU RI-2ZV RI-2ZW RI-2ZX RI-2ZY RI-2ZZ

PREPARED BY
WILSON SURVEYING CO., INC.
SURVEYING/ENGINEERING/LAND PLANNING
(417)-522-7870
Email: Rick.Wilson@wilsurveying.com
1835 S. STEWART AVENUE, SUITE 124
Springfield, Missouri 65804
DRAWING NO.: WD-106-268
JOB NO.: 2024-091
DRAWN BY: JV
DATE: AUGUST 29, 2024



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