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FORMERLY ANDERSON ENGINEERING

**BOYCE MIXED USE  
SUBDIVISION**

US HWY 60 & MO STATE ROUTE M  
REPUBLIC, MO 65738

**REVISIONS**

NO.	DESCRIPTION	DATE

**DRAWING INFORMATION**

PROJECT NO: 22SP10310  
DRAWN BY: CMF  
CHECK BY: JMD  
ISSUED FOR: PERMIT  
ISSUED DATE: 07/31/2023



ISSUED BY: JARED DAVIS  
LICENSE NO: PE No.2016017614

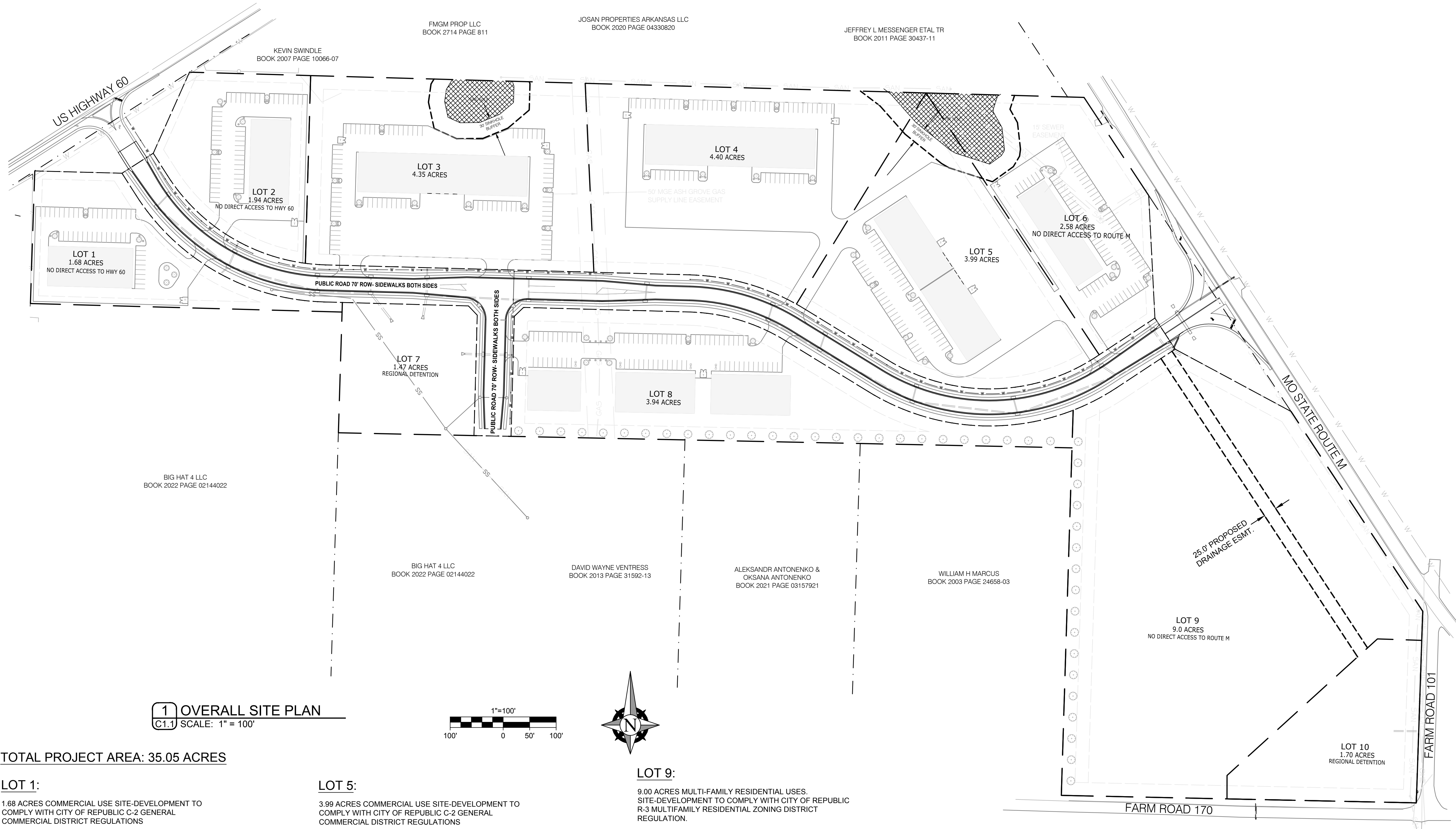
A licensed Missouri  
Engineering Corporation  
COA 00062

**SHEET TITLE**

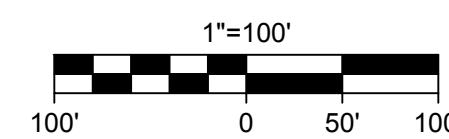
**BOYCE MIXED USE  
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**SHEET NUMBER**

**1 OF 1**



**1 OVERALL SITE PLAN**  
SCALE: 1" = 100'



**TOTAL PROJECT AREA: 35.05 ACRES**

**LOT 1:**  
1.68 ACRES COMMERCIAL USE SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS

**LOT 2:**  
APPROXIMATELY 1.94 ACRES COMMERCIAL USE SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS

**LOT 3:**  
APPROXIMATELY 4.35 ACRES COMMERCIAL USE SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS

**LOT 4:**  
APPROXIMATELY 4.40 ACRES COMMERCIAL USE SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS

**LOT 5:**  
3.99 ACRES COMMERCIAL USE SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS

**LOT 6:**  
2.58 ACRES COMMERCIAL USE SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS

**LOT 7:**  
1.47 ACRES TO BE DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOT 1, LOT 2, LOT 3, WEST HALF OF LOT 4, LOT 7, AND LOT 8.

**LOT 8:**  
3.94 ACRES COMMERCIAL USE SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS

**LOT 9:**  
9.00 ACRES MULTI-FAMILY RESIDENTIAL USES. SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC R-3 MULTIFAMILY RESIDENTIAL ZONING DISTRICT REGULATION.  
DENSITY: 207 UNITS / 9.0 ACRES = 23 DU PER ACRE  
PARKING SPACES WILL BE MEET CITY OF REPUBLIC OFF-STREET PARKING AND LOADING REQUIREMENTS WITH THE FOLLOWING EXCEPTION:  
PARKING SPACES WILL BE CALCULATED AT 1.64 SPACES PER UNIT.

**LOT 10:**  
1.70 ACRES TO BE DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR EAST HALF OF LOT 4, LOT 5, LOT 6, LOT 9, AND LOT 10.

**SCREENING & BUFFER YARDS:**  
ALONG THE SOUTH PROPERTY LINE OF LOT 8:  
OPAQUE SCREEN, TYPE A PER SECTION 405.810.  
25 FOOT BUILDING SETBACK.  
ALONG THE WEST PROPERTY LINE OF LOT 9:  
OPAQUE SCREEN, TYPE A PER SECTION 405.810.  
50 FOOT BUILDING SETBACK.  
OFF-STREET PARKING AREAS WHICH ABUT THE PUBLIC STREETS:  
6 FEET WIDE CONSISTING OF 1 SHADE TREE PER 50 FEET.  
INTERIOR PARKING LOT LANDSCAPING:  
LANDSCAPE ISLAND WITH 1 SHADE TREE AND 2 SHRUBS FOR EVERY 20 PARKING SPACES.

**PHASING:**  
ALL INFRASTRUCTURE IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, UTILITIES, AND DETENTION AREAS ON LOTS 7 AND 10 SHALL BE CONSTRUCTED DURING A SINGLE PHASE. LOTS 1, 2, 3, AND 8 TO BE SOLD FOR GENERAL COMMERCIAL USES IN COMPLIANCE WITH C-2 ZONING. LOTS 4, 5, AND 6 TO BE SOLD FOR OFFICE/WAREHOUSE USES IN COMPLIANCE WITH C-2 ZONING. LOT 9 TO BE SOLD FOR MULTI-FAMILY RESIDENTIAL USES IN COMPLIANCE WITH R-3 ZONING.

**MAINTENANCE OF COMMON AREAS AND DETENTION:**  
THE DEVELOPER WILL RETAIN OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF ALL COMMON AREAS AND DETENTION.