

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

# <u>LOT 5</u>:

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

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.

THE DEVELOPER WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

## 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 COMMERCIAL USE SITE-DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS

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.

THE DEVELOPER WILL RETAIN OWNERSHIP AND MAINTENANCE OF THE DETENTION AREAS UPON FULL DEVELOPMENT.

## SCREENING & BUFFERYARDS:

ALONG THE SOUTH PROPERTY LINE OF LOT 8: SEMI-OPAQUE SCREEN, TYPE B PER SECTION 405.810.

ALONG THE WEST PROPERTY LINE OF LOT 9: SEMI-OPAQUE SCREEN, TYPE B PER SECTION 405.810.

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, 8, and 9 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.



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FORMERLY ANDERSON ENGINEERING

# **BOYCE 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: 03/29/2024



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

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

**BOYCE SUBDIVISION** 

SHEET NUMBER