

DEVELOPMENT NOTES

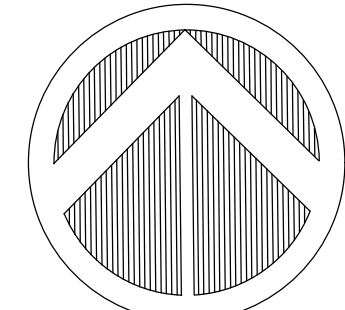
- TOTAL AREA ±5.25 ACRES
- ALLOWABLE USES:
CONVALESCENT HOMES, NURSING HOMES AND RESIDENTIAL CARE FACILITIES IN ACCORDANCE WITH CITY OF REPUBLIC MUNICIPAL CODE 405.140
- TOTAL NUMBER OF LOTS: 1
- TOTAL BEDROOMS: 80
4.1. 80 UNITS/5.25 (AC)= 15 DU/AC
- CURRENT ZONING: OAK COURT PDD
- REQUESTED ZONING: MORAL

ASSISTED LIVING (PDD 26-003)

- BUILDING SETBACK LINES:
7.1. FRONT YARD: 15'
7.2. REAR YARD: 15'
7.3. SIDEYARD: 15'
- THERE ARE EXISTING SIDEWALKS ALONG W. FM 174, S. OAK COURT PL., S. OAKWOOD, AND E. HAMILTON ST.
- THE PROPERTY DOES NOT LIE WITH THE 100 YEAR FEMA FLOOD PLAIN, MAP #29077C0314F, DATED 9/19/25
- NO ADDITIONAL DIRECT ACCESS WILL BE ALLOWED TO W. FM 174 OR S. OAKWOOD AVE.

- MAINTENANCE OF ANY COMMON AREA GROUND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
- BOUNDARY SURVEY PROVIDED BY TOTH AND ASSOCIATES, 10/17/2022.
- BASIS OF BEARING: MISSOURI STATE PLANE NAD 83, CENTRAL ZONE
- SITE PLAN SHOWN IS APPROXIMATE AND FINAL SITE PLAN MAY CONTAIN MINOR DEVIATIONS

- ZONING REGULATIONS NOT DIRECTLY ADDRESSED BY THIS DEVELOPMENT PLAN WILL BE IN ACCORDANCE WITH THE CITY OF REPUBLIC DEVELOPMENT CODE
- PROPOSED PARKING: 54 SPACES
1 SPACE/3 BEDS
1 SPACE/2 STAFF ON PEAK SHIFT



0 20 40 80
1:480.001 Feet

Legend

U.E.	UTILITY EASEMENT
R/W	RIGHT OF WAY
EX.	EXISTING
PVMT.	PAVEMENT
ESMT.	EASEMENT
---	PROPERTY BOUNDARY
	ADA SPACE
	STRIPING
---	SETBACKS
	SHADE STRUCTURE
	ADA RAMP

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.45	15.00	89.58	S45° 31' 23"W	21.13
C2	423.71	335.13	72.44	S55° 01' 19"W	396.05
C3	23.67	15.00	90.42	S44° 28' 37"E	21.29

PROPERTY DESCRIPTION

Commencing at the northwest corner of the northwest quarter of the southeast quarter of Section 16, Township 28 North, Range 23 West, City of Republic, Greene County, Missouri; thence South 88°30'31" East, 40.00 feet; thence South 02°07'14" West, 105.00 feet to the Point of Beginning.

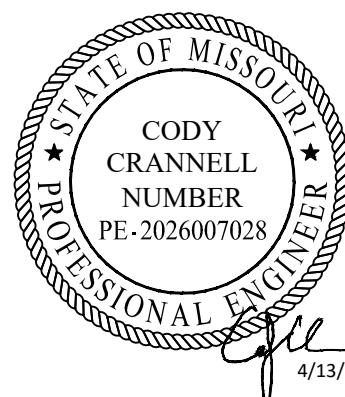
From said Point of Beginning, thence North 45°37'50" East, a distance of 85.31 feet; thence South 89°41'18" East, a distance of 734.35 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.67 feet, a central angle of 90°42', and a chord bearing and distance of South 44°28'37" East, 21.29 feet; thence South 00°44'05" West, a distance of 142.50 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.45 feet, a central angle of 89°58', and a chord bearing and distance of South 45°31'23" West, 21.13 feet; thence North 89°41'19" West, a distance of 160.79 feet; thence along the arc of a curve to the left, having a radius of 335.13 feet, an arc length of 423.71 feet, a central angle of 72°44', and a chord bearing and distance of South 55°01'19" West, 396.05 feet; thence North 89°33'38" West, a distance of 313.64 feet to the Point of Beginning, containing 5.25 acres of land, more or less, and being subject to all easements, restrictions, rights-of-way, and covenants of record.

OWNER:
MORAL REPUBLIC, LLC
OAK COURT PLACE
Republic, MO

ENGINEER:
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TEXAS 75077
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
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ARCHITECT:
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ELLCOTT CITY, MD 21041
SHERNISE RICHARDSON
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667-280-0410

LANDSCAPE ARCHITECT:
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111 E. 25TH ST.
BALTIMORE, MD 21218
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518-593-0307



CCM Engineering

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Fax: 972.691.6628

DEVELOPMENT PLAN

FOR

MORAL ASSISTED LIVING PDD

LOTS 36 F-I

REPUBLIC, GREENE COUNTY, MISSOURI

REVISIONS

DESIGN: CCM Engineering
DRAWN:
DATE: 4/13/26
SCALE:
NOTES:
FILE: