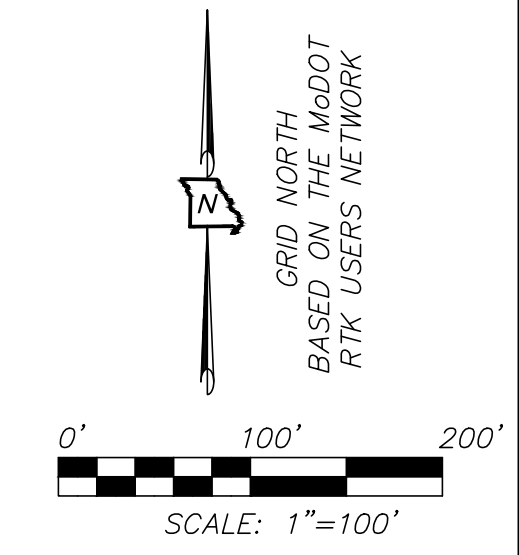


VICINITY MAP
1"=2000'

MASON RIDGE DEVELOPMENT PLAN

A PART OF THE SEC. 28, T 28 N, R 23 W
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



PINNACLE DESIGN CONSULTANTS



SEAL



David D. Bodeen, PE
MO# E-2001004558

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REVISIONS

- REVISION #1 _____
- REVISION #2 _____
- REVISION #3 _____



PLANNED DEVELOPMENT DISTRICT
 LAND USE SITE PLAN FOR
 MASON RIDGE
 REPUBLIC, MISSOURI

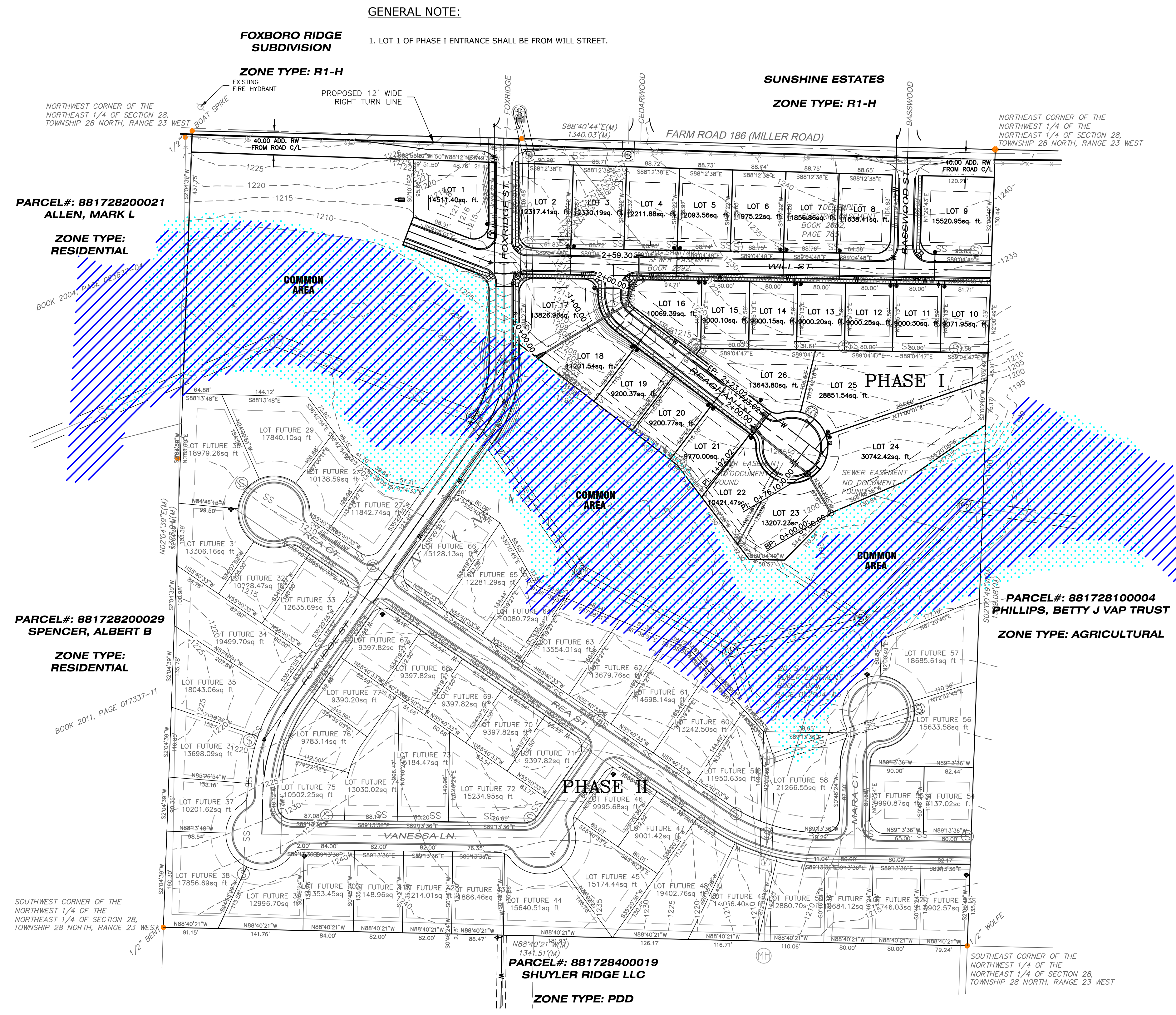
DATE 03/10/2021

COMM. NO.

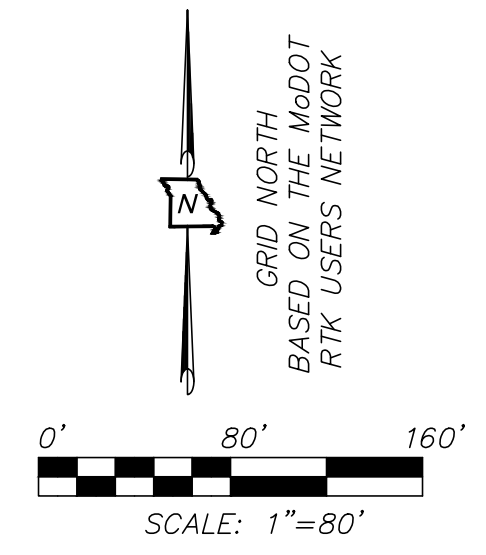
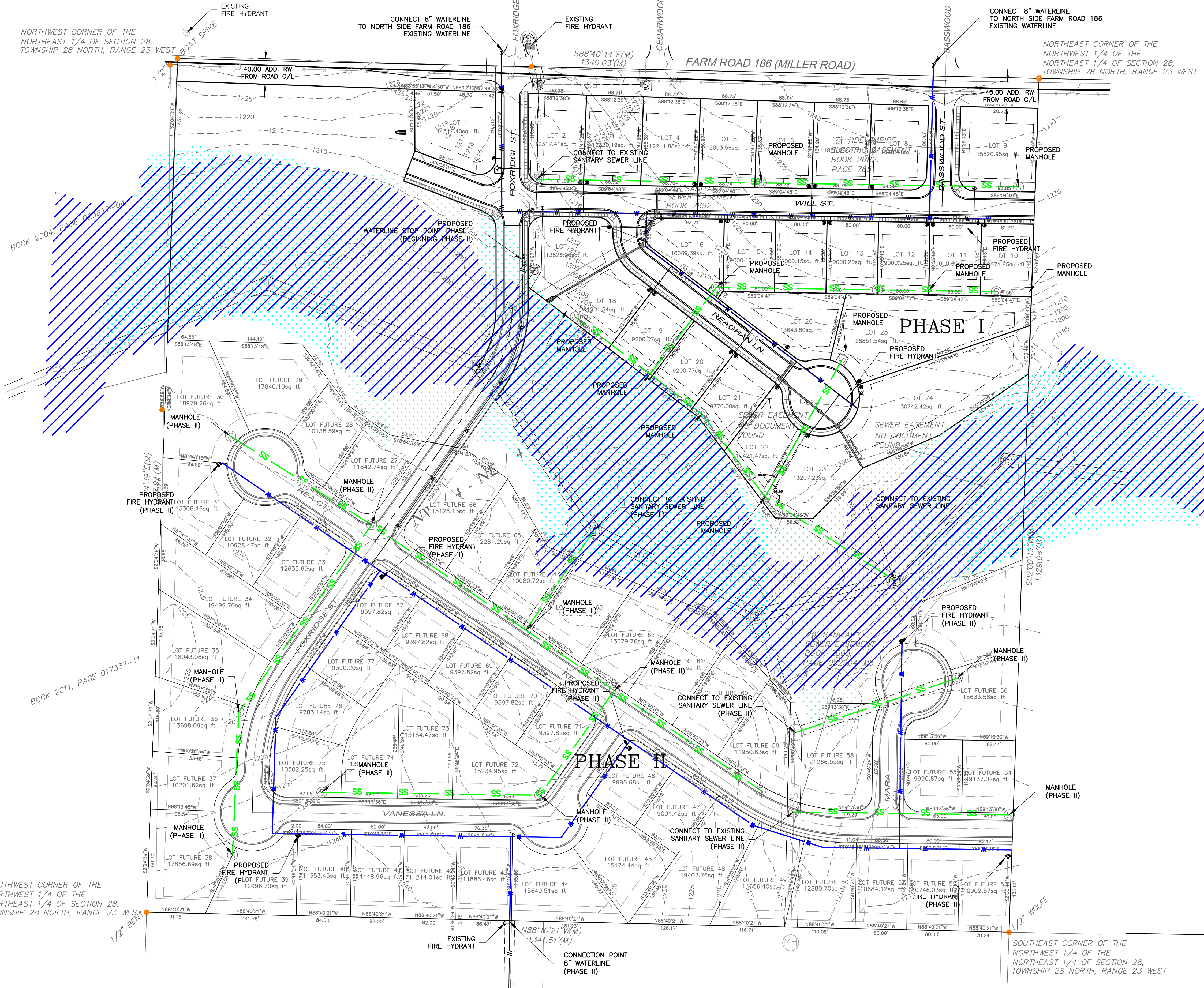
SHEET C1 OF 2

LAND USE SUMMARY:

PROPOSED LOT USE:	SINGLE FAMILY RESIDENTIAL	
TOTAL SITE AREA:	1,725,386.3 S.F. (39.6 ACRES±)	
LOT AREA:	972,243.4 S.F. (22.3 ACRES±)	56%
RIGHT OF WAY AREA:	280,060.8 S.F. (6.4 ACRES±)	16%
COMMON AREA:	473,082.1 S.F. (10.9 ACRES±)	28%
PROPOSED HOMES:	39.6 AC. / 77 RESIDENTIAL= 0.51 PER ACRE	
PHASE I - 26 LOTS		
TOTAL SITE AREA:	423,461.3 S.F. (9.7 ACRES±)	
LOT AREA:	328,749.2 S.F. (7.6 ACRES±)	78%
RIGHT OF WAY AREA:	94,711.9 S.F. (2.2 ACRES±)	22%
PHASE II - 51 LOTS		
TOTAL SITE AREA:	828,842.9 S.F. (19.0 ACRES±)	
LOT AREA:	643,494.0 S.F. (14.8 ACRES±)	78%
RIGHT OF WAY AREA:	185,348.9 S.F. (4.2 ACRES±)	22%
FRONT SETBACK - 20'		
REAR SETBACK - 25'		
SIDE SETBACK - 6'		
BUILDINGS SHALL BE A MIN. OF 12' APART		
DENSITY:		
TOTAL 77 LOTS- TOTAL AREA:	39.6 AC.	
TOTAL 77 LOTS- DENSITY:	1.94 RESIDENTIAL UNITS/ACRE	
LARGEST LOT: LOT 24=	0.71 AC.	
SMALLEST LOT: LOT 15=	0.21 AC.	
PHASE I:	26 LOTS	
PHASE II:	51 LOTS	
LOT SIZES:		
MIN. 9000 S.F.		
MIN. 80' LOT WIDTH		
MIN. 100' LOT DEPTH		
FLOOD PLAIN LEGEND:		
	2010 FLOOD PLAIN AREA EFFECTIVE MAP	
	2019 FLOOD PLAIN AREA PRELIMINARY MAP	



1 LAND USE SITE PLAN
1"=100'-0"



UTILITY CONTACTS

ELECTRIC:
LIBERTY UTILITIES
PHONE: 1-800-206-2300

WATER & SEWER:
CITY OF REPUBLIC
PHONE: 417-732-3400

GAS:
MISSOURI GAS ENERGY
PHONE: 1-800-446-7409

TELEPHONE:
SOUTHWESTERN BELL
PHONE: 417-344-7483

CABLE TV:
CABLE AMERICA CORP.
PHONE: 417-732-7242

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REVISIONS

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- REVISION #3 _____



PLANNED DEVELOPMENT DISTRICT
INFRASTRUCTURE PLAN FOR MASON RIDGE
 REPUBLIC, MISSOURI

DATE 03/10/2021
 COMM. NO. _____
 SHEET **C2** OF 2

1 INFRASTRUCTURE PLAN
 C2 1"=80'-0"

NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION 28,
TOWNSHIP 28 NORTH, RANGE 23 WEST

NORTHEAST CORNER OF THE
NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 28 NORTH, RANGE 23 WEST

BOOK 2011, PAGE 017337-11

SOUTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 28 NORTH, RANGE 23 WEST

SOUTHEAST CORNER OF THE
NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 28 NORTH, RANGE 23 WEST