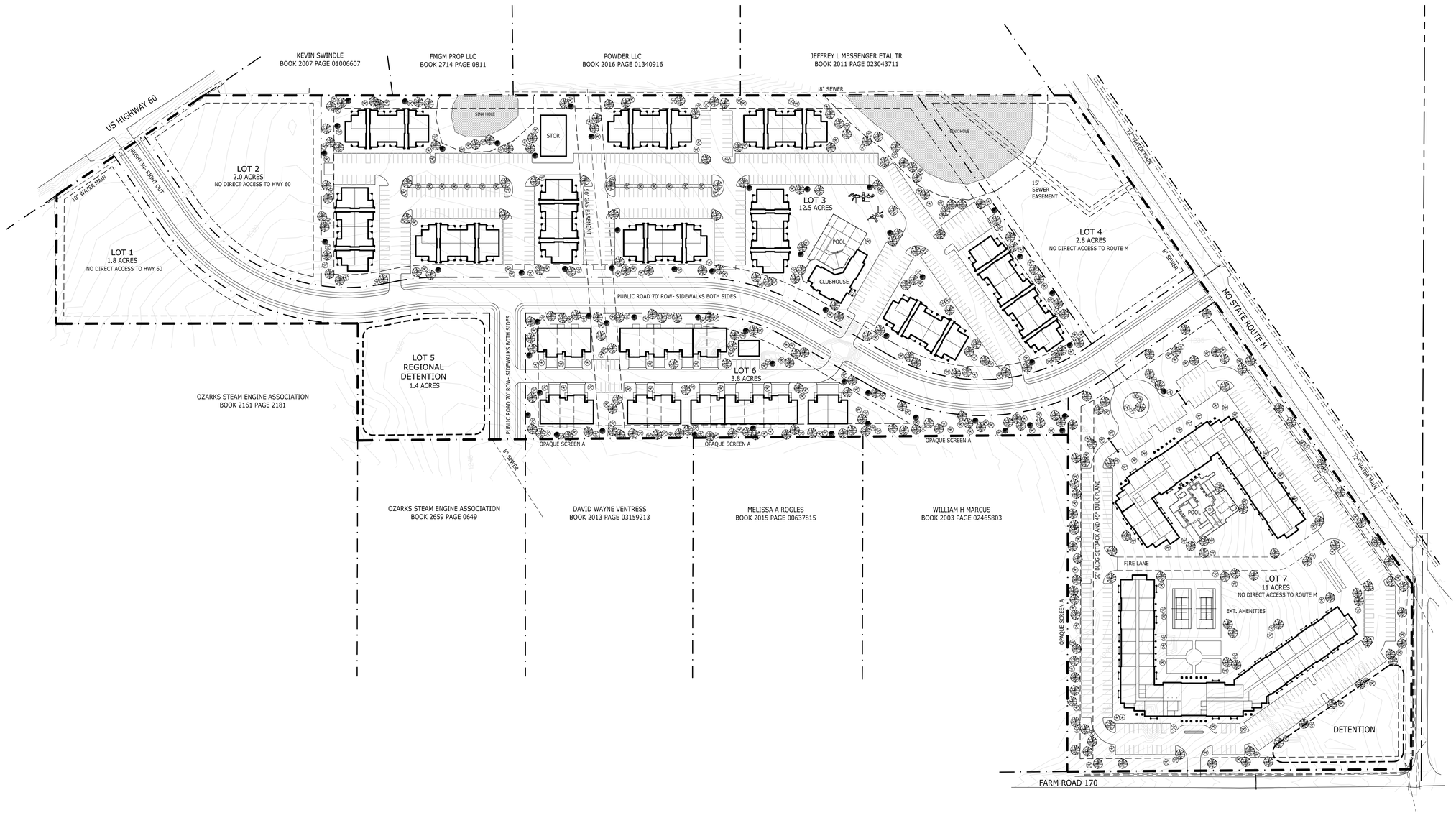

3A
C1.1

OVERALL SITE PLAN

scale: 1" = 100'-0"

N

LOT 1

APPROXIMATELY 1.8 ACRE COMMERCIAL USE SITE- DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

LOT 2

APPROXIMATELY 2.0 ACRE COMMERCIAL USE SITE- DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

LOT 4

APPROXIMATELY 2.8 ACRE COMMERCIAL USE SITE- DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

MAY BE SUBDIVIDED.

LOT 5

APPROXIMATELY 1.4 ACRE AREA TO BE DEDICATED AS A REGIONAL DETENTION AND WATER QUALITY BASIN FOR LOTS #1 THROUGH #6

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

LOT 3

APPROXIMATELY 12.5 ACRES MULTI-FAMILY

DENSITY _____ 252 UNITS / 12.5 ACRES = 20 DU PER ACRE

MAX. STRUCTURE HEIGHT_____ 3 STORIES

BUILDING SETBACKS _____ COMPLY WITH R-3 REQUIREMENTS

UNIT MIX

1 BED OR STUDIO _____ 90

2 BEDROOM _____ 132

3 BEDROOM _____ 30

TOTAL _____ 252 UNITS

TOTAL PARKING SPACES PROVIDED _____ 504 SPACES OR 2 SPACES PER UNIT.

LOT 6

APPROXIMATELY 3.8 ACRES MULTI-FAMILY

DENSITY _____ 23 UNITS / 3.8 ACRES = 6 DU PER ACRE

MAX. STRUCTURE HEIGHT_____ 2 STORIES

BUILDING SETBACKS _____ COMPLY WITH R-3 REQUIREMENTS

UNIT MIX

2 BEDROOM _____ 7

3 BEDROOM _____ 16

TOTAL _____ 23 UNITS

TOTAL PARKING SPACES PROVIDED _____ 56 SPACES OR 2.44 SPACES PER UNIT.

LOT 7

APPROXIMATELY 11 ACRES SENIOR 55+ MULTI-FAMILY

DENSITY _____ 207 UNITS / 11 ACRES = 19 DU PER ACRE

MAX. STRUCTURE HEIGHT_____ 3 STORIES

BUILDING SETBACKS _____ COMPLY WITH R-3 REQUIREMENTS

UNIT MIX

1 BED OR STUDIO _____ 106

2 BEDROOM _____ 98

3 BEDROOM _____ 3

TOTAL _____ 207 UNITS

TOTAL PARKING SPACES PROVIDED _____ 338 SPACES OR 1.64 SPACES PER UNIT.

SCREENING & BUFFERYARDS

ALONG THE SOUTH PROPERTY LINE OF LOT #6:
OPAQUE SCREEN, TYPE A PER SECTION 405.810.
25 FEET BUILDING SETBACK

ALONG THE WEST PROPERTY LINE OF LOT #7:
OPAQUE SCREEN, TYPE A PER SECTION 405.810.
50 FEET BUILDING SETBACK

OFF STREET PARKING AREAS THAT ABUT THE PUBLIC STREETS
6 FEET WIDE CONSISTING OF 1 SHADE TREE PER 50 FEET.

INTERIOR PARKING LOT LANDSCAPING
LANDSCAPE ISLANDS WITH 1 SHADE TREE AND 2 SHRUBS FOR EVERY 20 PARKING SPACES.

PHASING

PHASE #1: WILL CONSIST OF ALL INFRASTRUCTURE IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, UTILITIES, DETENTION AREA ON LOT #5, AND CREATION OF COMMERCIAL LOTS TO BE SOLD FOR DEVELOPMENT ON LOT #'S 1, 2 AND 4. FULL DEVELOPMENT OF THE MULTI-FAMILY WITHIN LOT #3.

PHASE #2: WILL CONSIST OF THE PRIVATE STREET AND TOWN HOMES WITHIN LOT #6.

PHASE #3: WILL INCLUDE DEVELOPMENT OF LOT #7 AND THE ASSOCIATED ON-SITE DETENTION BASIN FOR THE SENIOR 55+ DEVELOPMENT.

hdesigngroup
architecture + design

5039 S National Avenue | Springfield, MO 65810 | 417.887.65

OWNER
JSB INVESTMENTS LLC
1125 W FARM ROAD 178
SPRINGFIELD, MO 65810

PROJECT TEAM
CIVIL ENGINEER

CJW TRANSPORTATION CONSULTANTS
5051 S NATIONAL AVENUE STE 7A
SPRINGFIELD, MO 65810
417.889-3400

PROFESSIONAL SEAL
Brent M. Stevens, AIA - Architect
MO# A-2000151419

PRELIMINARY:
NOT FOR
CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

© 2021 H DESIGN GROUP, LLC

THIS DRAWING AND THE ARCHITECTURAL WORK REPRESENTED ARE OWNED BY H DESIGN GROUP, LLC. COPYRIGHT INCLUDES THIS DRAWING, AS WELL AS, ALL COMPONENTS OF THE CONCEPTUAL DESIGN. REPRODUCTION OF ANY KIND IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF H DESIGN GROUP, LLC.

PROJECT TITLE:
BOYCE MIXED USE DEVELOPMENT

PROJECT ADDRESS:
US HWY 60 & MM
REPUBLIC, MISSOURI 65738

DEVELOPMENT PLAN
SITE PLAN EXHIBIT

PROJECT NO.: 20-042
DRAWN BY: Author
REVIEWED BY: BMS
DATE: 03.010.2021

SHEET
C1.1