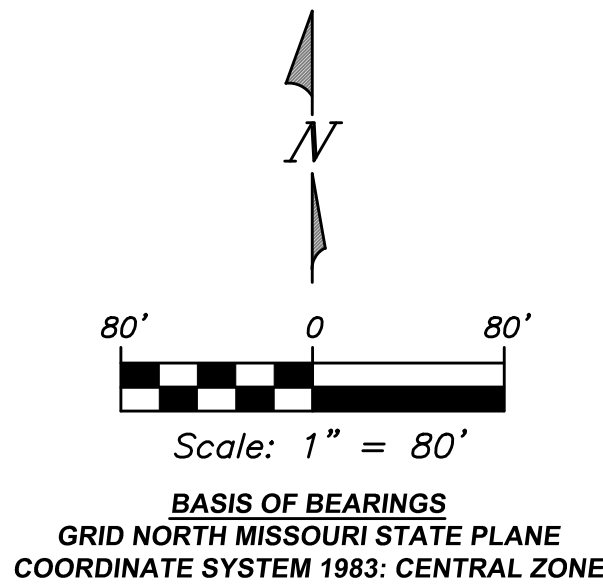
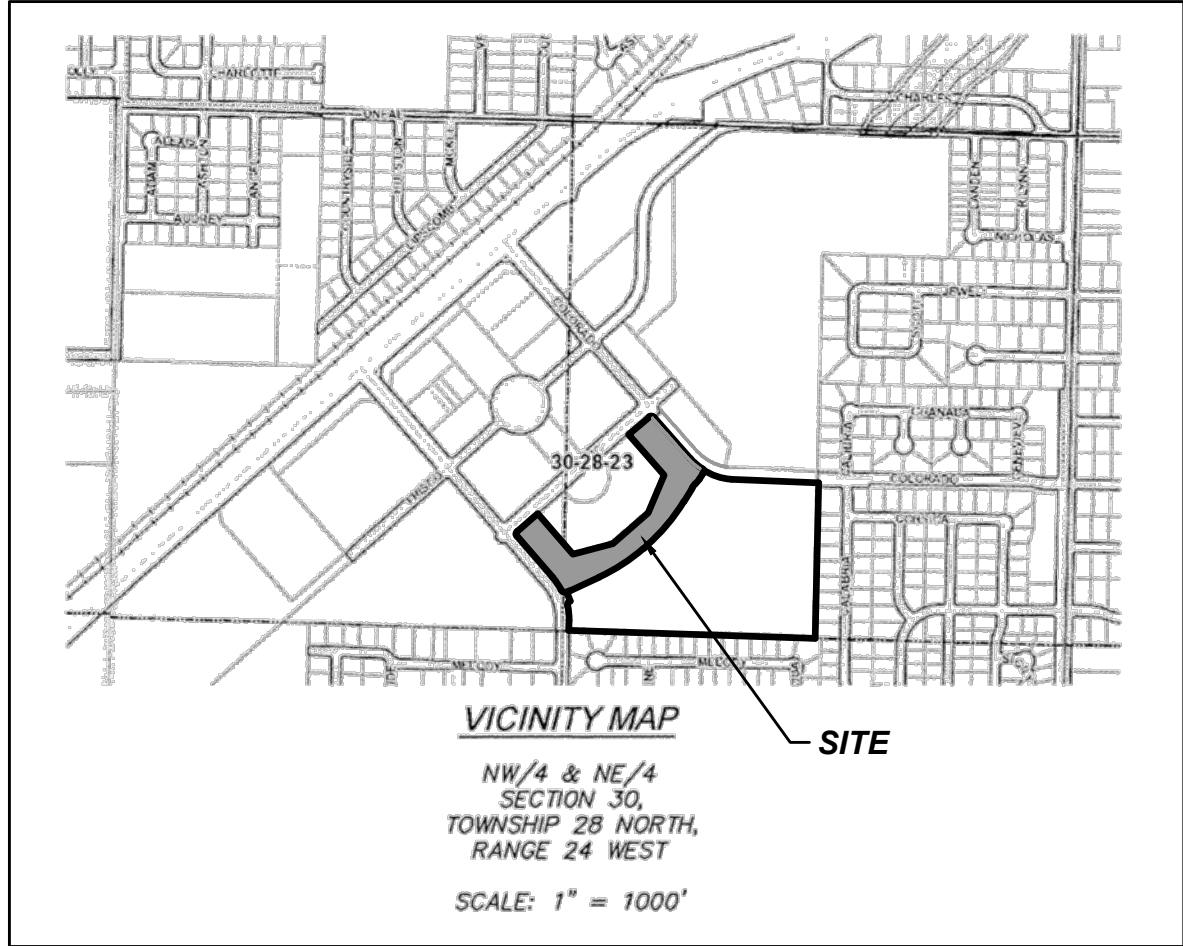


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PLANNED DEVELOPMENT DISTRICT LAND USE SITE PLAN FOR FRISCO COMMONS 1ST ADDITION DEVELOPMENT PLAN

A PROPOSED SUBDIVISION BEING A PART OF THE
NORTHWEST 1/4 AND NORTHEAST 1/4,
SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER:
WESTWARD LAND CO., LLC
1526 S. ENTERPRISE AVENUE
SPRINGFIELD, MO 65804
417-766-3431
Mike@epmllc.com

DEVELOPER:
WESTWARD LAND CO., LLC
1526 S. ENTERPRISE AVENUE
SPRINGFIELD, MO 65804
417-766-3431
Mike@epmllc.com

PROPERTY DESCRIPTION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER (1/4) AND THE NORTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, ALSO BEING A PART OF LOT 1, FINAL PLAT OF FRISCO SQUARE - PHASE IV COMMERCIAL SUBDIVISION, A SUBDIVISION OF RECORD, PLAT BOOK AAA, PAGE 844, IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 30; THENCE, SOUTH 87°52'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 29.77 FEET TO A POINT BEING ON THE APPARENT EAST RIGHT-OF-WAY LINE OF ILLINOIS AVENUE;

THENCE, ALONG SAID APPARENT EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES:

THENCE, N01°52'19"E, A DISTANCE OF 50.91 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 79.08 FEET, A CENTRAL ANGLE OF 13°43'51", ALONG A CHORD BEARING N04°59'36"W, A CHORD DISTANCE OF 78.89 FEET;

THENCE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 27.50 FEET, A CENTRAL ANGLE OF 82°55'58", ALONG A CHORD BEARING N31°11'05"E, A CHORD DISTANCE OF 25.16 FEET;

THENCE, N20°20'00"W, A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 28.64 FEET, A CENTRAL ANGLE OF 80°58'18", ALONG A CHORD BEARING N66°43'43"W, A CHORD DISTANCE OF 24.66 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;

THENCE, ALONG SAID REVERSE CURVE, SAID CURVE HAVING RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 83.61 FEET, A CENTRAL ANGLE OF 14°31'00", ALONG A CHORD BEARING N33°31'05"W, A CHORD DISTANCE OF 83.39 FEET;

THENCE, N40°46'35"W, A DISTANCE OF 279.77 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 30.04 FEET, A CENTRAL ANGLE OF 90°36'06", ALONG A CHORD BEARING N04°31'28"E, A CHORD DISTANCE OF 27.01 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD;

THENCE, LEAVING SAID APPARENT EAST RIGHT-OF-WAY LINE OF ILLINOIS AVENUE N49°13'25"E, A DISTANCE OF 138.51 FEET ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD;

THENCE, S40°43'15"E, A DISTANCE OF 279.21 FEET;

THENCE, N75°18'15"E, A DISTANCE OF 213.10 FEET;

THENCE, N49°12'52"E, A DISTANCE OF 241.62 FEET;

THENCE, N23°17'33"E, A DISTANCE OF 213.45 FEET;

THENCE, N40°54'04"W, A DISTANCE OF 278.35 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD;

THENCE, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:

THENCE, N49°16'24"E, A DISTANCE OF 138.50 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 29.85 FEET, A CENTRAL ANGLE OF 90°00'53", ALONG A CHORD BEARING S85°44'02"E, A CHORD DISTANCE OF 26.97 FEET;

THENCE LEAVING SAID APPARENT SOUTH RIGHT-OF-WAY LINE OF CIVIC BOULEVARD, S40°43'38"E, A DISTANCE OF 5.12 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE;

THENCE, S41°13'11"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE A DISTANCE OF 278.12 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VIRGINIA CRESCENT DRIVE;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING TWELVE (12) DESCRIBED COURSES:

THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 21.77 FEET, A CENTRAL ANGLE OF 83°09'54", ALONG A CHORD BEARING S14°34'37"E, A CHORD DISTANCE OF 19.91 FEET;

THENCE, S27°00'19"W, A DISTANCE OF 9.70 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 26.42 FEET, A CENTRAL ANGLE OF 13°01'29", ALONG A CHORD BEARING S33°31'04"W, A CHORD DISTANCE OF 28.35 FEET;

THENCE, S40°01'48"W, A DISTANCE OF 35.03 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 26.64 FEET, A CENTRAL ANGLE OF 08°27'37", ALONG A CHORD BEARING S35°47'59"W, A CHORD DISTANCE OF 25.82 FEET;

THENCE, S31°34'11"W, A DISTANCE OF 82.19 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 300.26 FEET, A CENTRAL ANGLE OF 17°38'41", ALONG A CHORD BEARING S40°23'31"W, A CHORD DISTANCE OF 299.08 FEET;

THENCE, S48°12'52"W, A DISTANCE OF 19.91 FEET TO A POINT OF CURVE TO THE RIGHT;

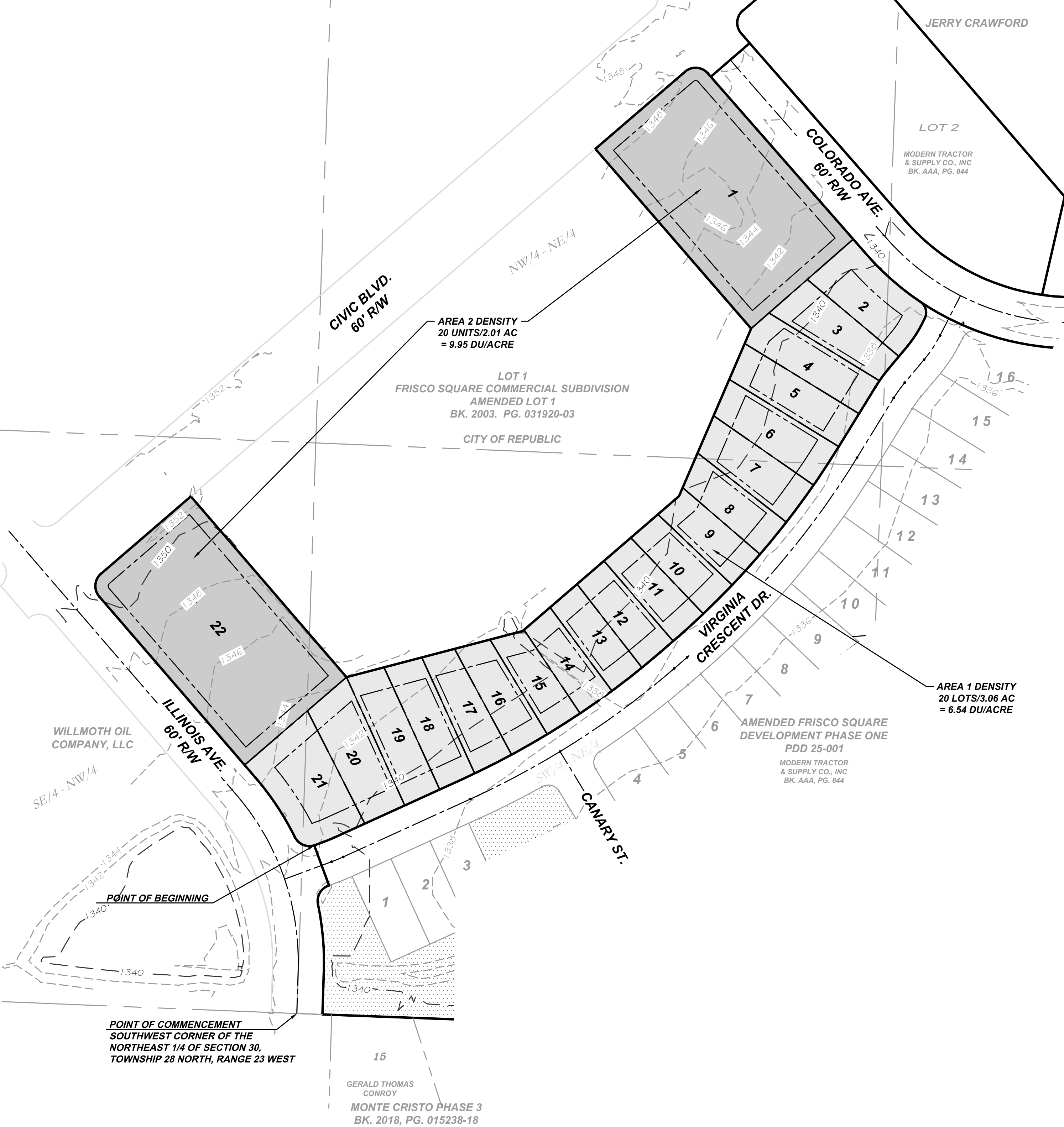
THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 277.01 FEET, A CENTRAL ANGLE OF 16°16'42", ALONG A CHORD BEARING S57°21'13"W, A CHORD DISTANCE OF 276.09 FEET;

THENCE, S65°29'34"W, A DISTANCE OF 163.59 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 12.75 FEET, A CENTRAL ANGLE OF 04°10'26", ALONG A CHORD BEARING S67°34'47"W, A CHORD DISTANCE OF 12.75 FEET;

THENCE, S89°40'00"W, A DISTANCE OF 12.51 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.08 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



DEVELOPMENT NOTES

1. TOTAL AREA - 35.08 ACRES

2. ALLOWABLE USES:

AREA 1 - ZERO LOT-LINE RESIDENTIAL
AREA 2 - MULTI FAMILY RESIDENTIAL

3. TOTAL NUMBER OF LOTS - 22

4. HEIGHT AND AREA REQUIREMENTS:

A. AREA 1 - ZERO LOT-LINE RESIDENTIAL
TOTAL ACREAGE: 3.06 AC
DENSITY: 6.54 DU/ACRE (20 LOTS/3.06 AC)

HEIGHT AND AREA RESTRICTIONS:
MIN. LOT WIDTH: 35 FT
MIN. LOT DEPTH: 115 FT
MIN. AREA: 5,000 SF

SETBACKS
FRONT YARD: 25 FT
REAR YARD: 25 FT
SIDE YARD (SHARED LOT LINE ONLY): 0 FT
SIDE YARD: 10 FT

B. AREA 2 - MULTIFAMILY RESIDENTIAL
TOTAL ACREAGE: 2.01 AC
DENSITY: 9.95 DU/ACRE (20 UNITS/2.01 AC)

SETBACKS
FRONT YARD: 15 FT
REAR YARD: 15 FT
SIDE YARD: 15 FT

5. EXISTING ZONING: AMENDED FRISCO SQUARE PHASE TWO DEVELOPMENT PLAN, (PDD 25-002).

6. REQUESTED ZONING DISTRICT: FRISCO COMMONS 1ST ADDITION, (PDD 26-002).

7. VIRGINIA CRESCENT DR WILL BE BUILT IN ACCORDANCE WITH CITY OF REPUBLIC STANDARDS FOR LOCAL CLASS STREET AS SET OUT IN CITY OF REPUBLIC MUNICIPAL CODE AND OTHER ADOPTED PLANS OF THE CITY.

8. ALL PARKING REQUIREMENTS AND RESTRICTIONS WILL BE IN ACCORDANCE WITH ARTICLE 405 - VI OF THE CITY OF REPUBLIC MUNICIPAL CODE.

9. ALL ZONING REGULATIONS RELATING TO AREA 1 NOT DIRECTLY ADDRESSED BY THIS DEVELOPMENT PLAN WILL CONFORM TO CHAPTER 405, SPECIFICALLY AS THE SAME RELATES TO "R1-Z" ZERO LOT LINES RESIDENTIAL.

10. ALL ZONING REGULATIONS RELATING TO AREA 2 NOT DIRECTLY ADDRESSED BY THIS DEVELOPMENT PLAN WILL CONFORM TO CHAPTER 405, SPECIFICALLY AS THE SAME RELATES TO "R-3" MULTIFAMILY RESIDENTIAL.

11. THERE ARE EXISTING SIDEWALKS ON THE EAST SIDE OF ILLINOIS AVENUE AND CIVIC BOULEVARD, AND THE SOUTH SIDE OF COLORADO AVENUE.

12. NEW 5' WIDE SIDEWALKS PROPOSED ONE SIDE OF NEW STREETS.

13. THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0313E, EFFECTIVE DATE 12/17/2010.

14. PROPOSED STREET RIGHT-OF-WAY WIDTHS 50'.

15. PROPOSED STREET WIDTHS ARE 28.0' (BACK OF CURB TO BACK OF CURB).

16. NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO COLORADO AVENUE EXCEPT FOR LOT 1 OR ILLINOIS AVENUE EXCEPT FOR LOT 22.

17. RECORD DEED SOURCE OF TITLE: BOOK AAA, PAGE 844

18. PROPOSED 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT

19. BOUNDARY SURVEY PROVIDED BY WHITE LAND SURVEYING, LLC, DATE 9/20/2022.

20. HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-87.

21. IN THE EVENT THAT 1500 GPM FIRE FLOW AN NOT BE MET, DWELLINGS WILL BE SPRINKLED.

22. ZONING REGULATIONS NOT DIRECTLY ADDRESSED BY THIS DEVELOPMENT PLAN WILL BE IN ACCORDANCE WITH CITY OF REPUBLIC DEVELOPMENT CODE.

23. AREA 2 SHALL MEET TYPE A SCREENING FROM THE CITY OF REPUBLIC DEVELOPMENT CODE.

BENCHMARK

ELEVATIONS BASED ON
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
STATION: B5
ELEVATION: 1331.14
FIVE FOOT CONTOUR INTERVAL

HATCHING LEGEND

- AREA 1: R-2 ZONING
- AREA 2: R-3 ZONING
- COMMON AREA

Prepared by:
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www.GoCJW.com



PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN FOR
FRISCO COMMONS 1ST ADDITION
REPUBLIC, GREENE COUNTY, MISSOURI

No.	Description:	Date:
1	SURVEY BY	CJW
2	DATE	2/25/2026
3	DWG	25018
4	DESIGN	CJW
5	DRAWN	CJW
6	CHECKED	CJW
7	SCALE HOR.	1" = 80'
8	SCALE VERT.	N/A

DEVELOPMENT
PLAN

SHEET NO.
1
CJW NO. 25018 OF 1

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