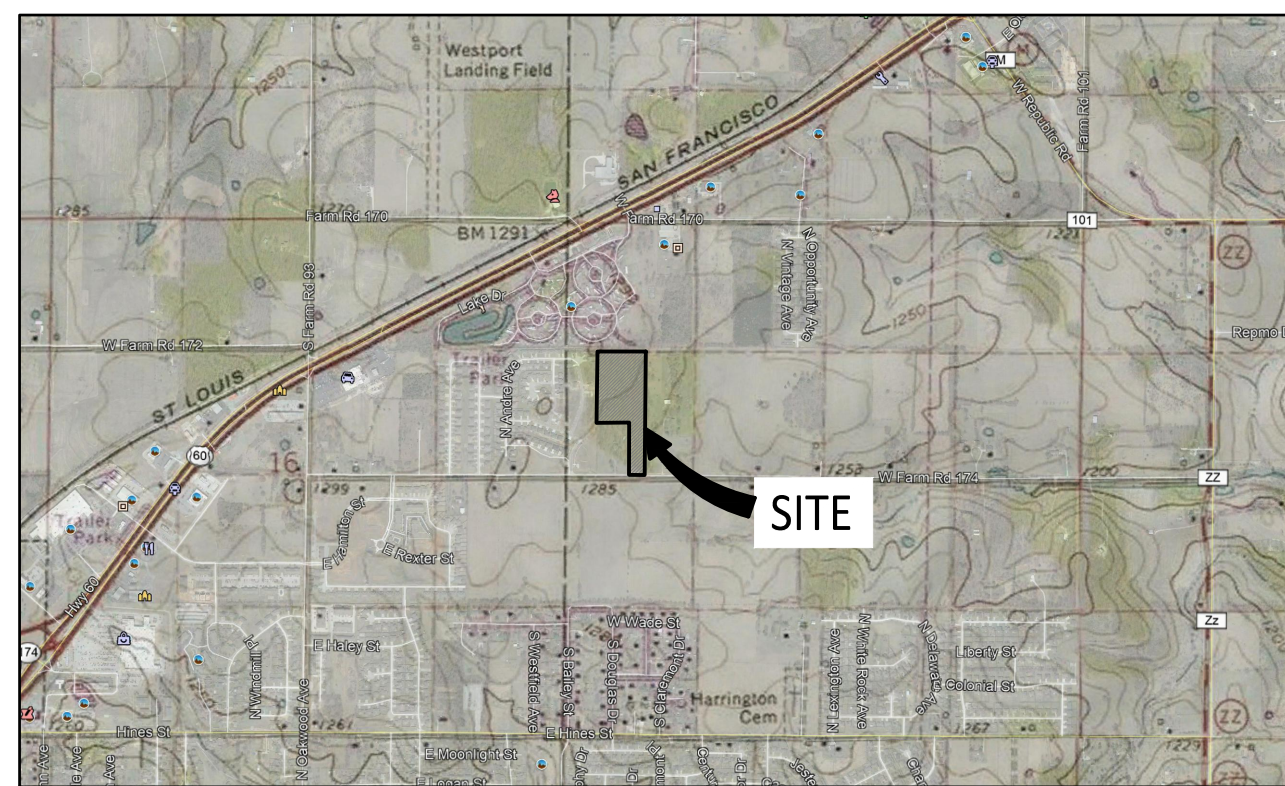
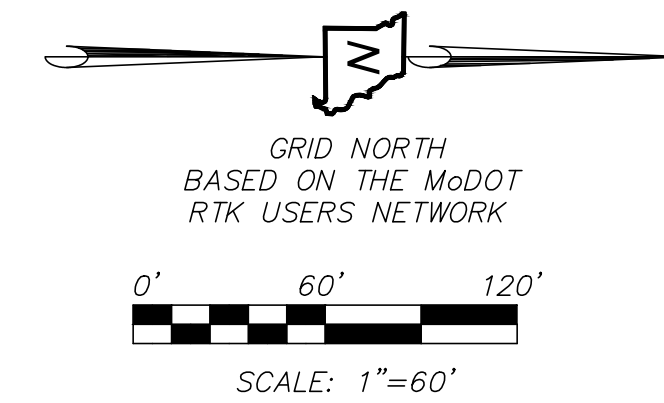


THE WOODS DEVELOPMENT PLAN

A PART OF THE SEC. 15, T 28 N, R 23 W
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PINNACLE DESIGN
CONSULTANTS



VICINITY MAP
1"=2000'

LAND USE SUMMARY:

PROPOSED LOT USE: SINGLE FAMILY RESIDENTIAL
 TOTAL SITE AREA: 422,644.1 S.F. (9.7 ACRES±)
 LOT AREA: 262,773.7 S.F. (6.0 ACRES±) 62%
 RIGHT OF WAY AREA: 135,630.1 S.F. (3.1 ACRES±) 32%
 DETENTION AREA: 24,240.3 S.F. (0.6 ACRES±) 6%
 PROPOSED HOMES: 31 RESIDENTIAL / 9.7 AC. = 3.2 PER ACRE

31 LOTS
 TOTAL SITE AREA: 422,644.1 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%

FRONT SETBACK - 20'
 REAR SETBACK - 25'
 SIDE STREET SETBACK - 15'
 SIDE SETBACK - 6'
 BUILDINGS SHALL BE A MIN. OF 12' APART

DENSITY:

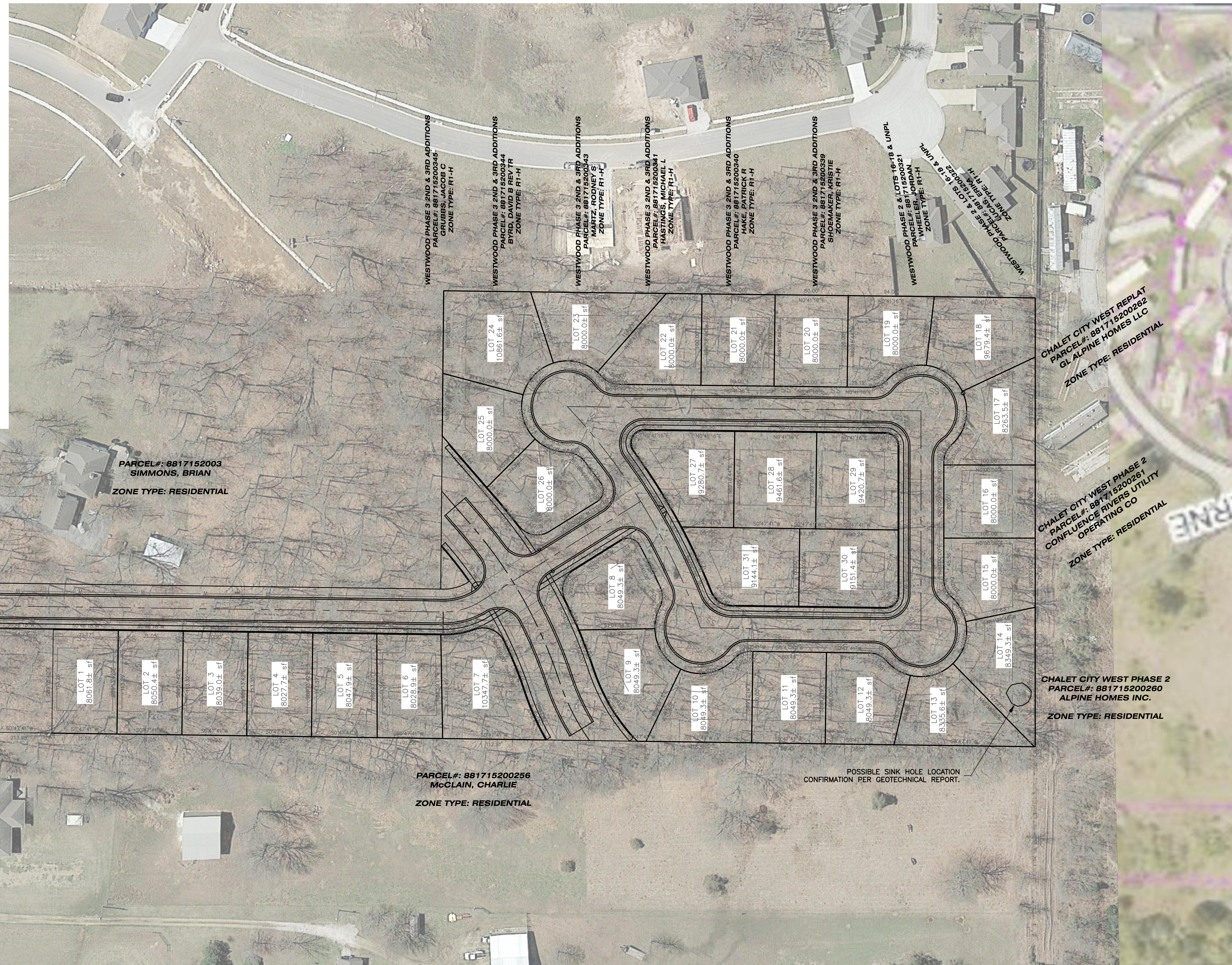
TOTAL 31 LOTS- TOTAL AREA: 9.7 AC.
 TOTAL 31 LOTS- DENSITY: 3.2 RESIDENTIAL UNITS/ACRE

LARGEST LOT: LOT 24 0.25 AC.
 SMALLEST LOT: LOT 15-16 0.18 AC.
 LOT 19-23
 LOT 25-26

DETENTION AREA: 0.56 AC.

LOT SIZES:

MIN. 8000 S.F.
 MIN. 70.0' LOT WIDTH
 MIN. 100.0' LOT DEPTH



PARCEL#: 881715301036
RADER TRUST
ZONE TYPE: RESIDENTIAL

PARCEL#: 881715301034
STUEVE TR
ZONE TYPE: RESIDENTIAL

PARCEL#: 88171520003
SIMMONS, BRIAN
ZONE TYPE: RESIDENTIAL

PARCEL#: 881715200256
McCLAIN, CHARLIE
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST REPLAT
PARCEL#: 881715200262
GL ALPINE HOMES LLC
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST PHASE 2
PARCEL#: 881715200261
CONFLUENCE RIVERS UTILITY
OPERATING CO
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST PHASE 2
PARCEL#: 881715200260
ALPINE HOMES INC.
ZONE TYPE: RESIDENTIAL

POSSIBLE SINK HOLE LOCATION
CONFIRMATION PER GEOTECHNICAL REPORT.

SEAL



David D. Bodeen, PE
MO# E-2001004558

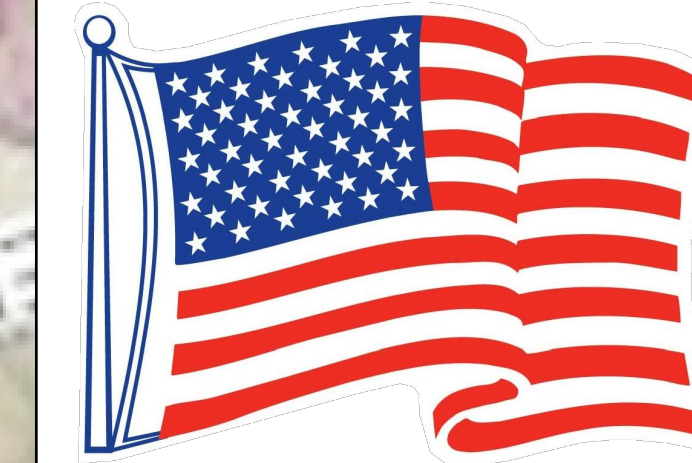
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REVISIONS

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



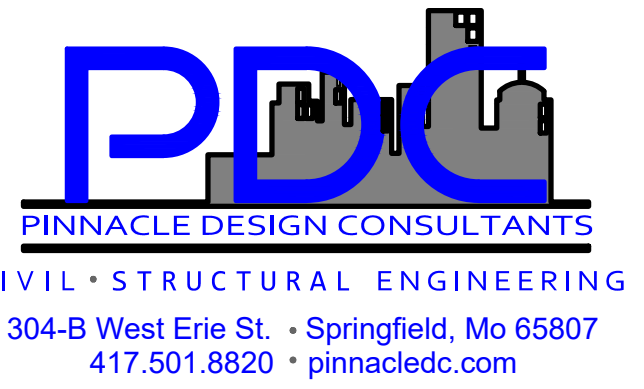
PLANNED DEVELOPMENT
DISTRICT
LAND USE SITE PLAN
FOR
THE WOODS
REPUBLIC, MISSOURI

DATE 04/29/2021

COMM. NO.

SHEET

C1
OF
2



UTILITY CONTACTS

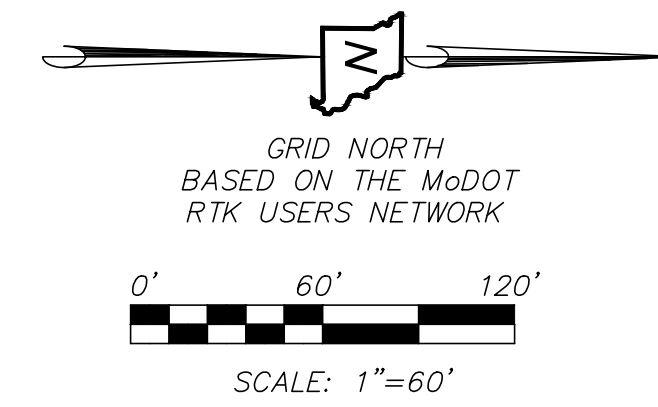
ELECTRIC:
LIBERTY UTILITIES
PHONE: 1-800-206-2300

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



SEAL



David D. Bodeen, PE
MO# E-2001004558

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REVISIONS

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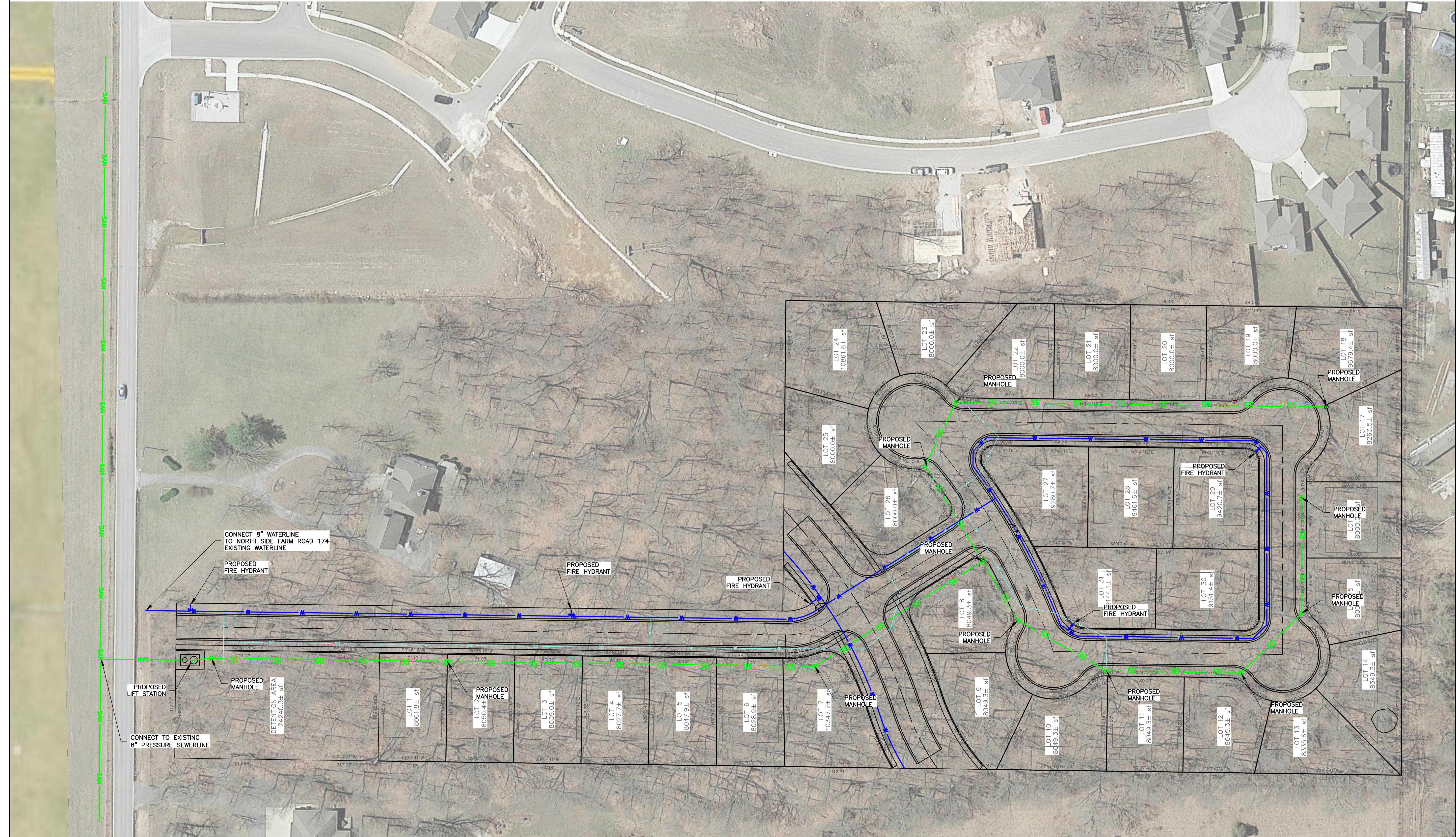
PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN
FOR
THE WOODS
REPUBLIC, MISSOURI

DATE 04/29/2021

COMM. NO. _____

SHEET

C2
OF
2



1 C2 INFRASTRUCTURE PLAN
1"=60'-0"