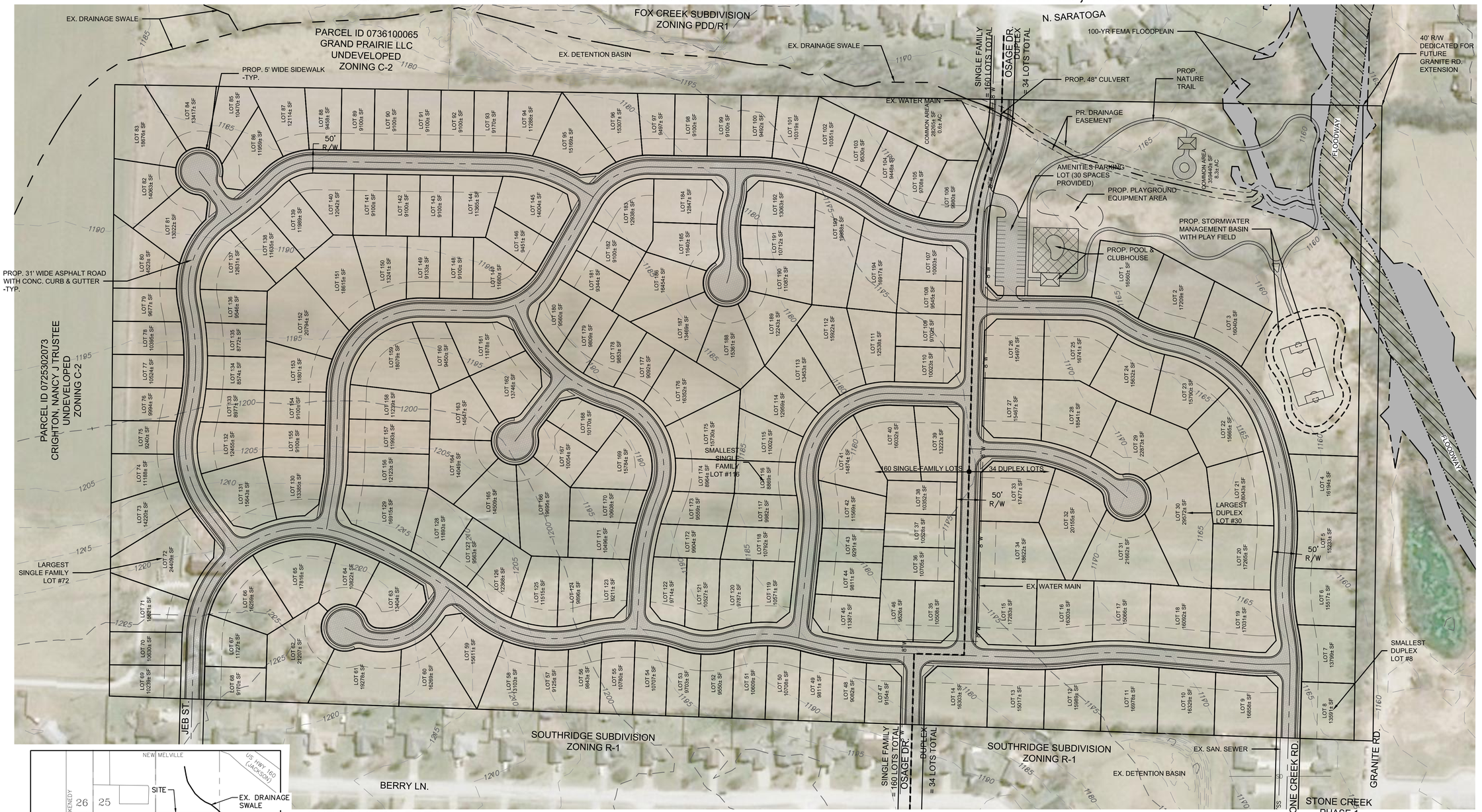
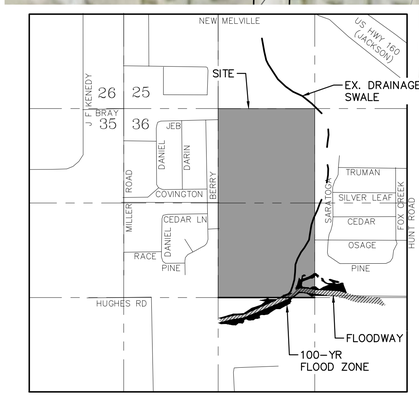
SKETCH PLAN
HOFFMAN HILLS - PLANNED DEVELOPMENT DISTRICT - WILLARD, MO





LOCATION MAP

E 1/2 OF NW 1/4 OF SECTION 36, TOWNSHIP 30 N, RANGE 23 W
SCALE: 1" = 1000

SUBDIVISION DATA:

LOTS:

DUPLEX (#1 TO #34)	= 34
SINGLE FAMILY (#35 TO #194)	= 160
TOTAL	= 194

UNIT/DENSITY (34(2)+160)/79.05 AC= 2.88 UNITS/ACRE

ZONING:
EXISTING = R-1 RESIDENTIAL
PROPOSED = PLANNED DEVELOPMENT DISTRICT

SINGLE-FAMILY LOT SETBACKS:
FRONT = 35'
REAR = 50'
*SIDE = 7'
*CORNER LOTS WITH STREET SIDE SETBACK TO BE 20'
MINIMUM LOT WIDTH = 70'
MINIMUM LOT DEPTH = 120'

DUPLEX LOT SETBACKS:
FRONT = 25'
REAR = 50'
*SIDE = 7'
* CORNER LOTS WITH STREET SIDE SETBACK TO BE 20'
MINIMUM LOT WIDTH = 70'
MINIMUM LOT DEPTH = 125'

PARCEL INFORMATION:

PARCEL #0736200001
AREA = 79.05± AC.

UTILITY NOTES:

1. ELECTRIC, TELEPHONE & CABLE TO BE RUN ALONG BACK LINE OF LOTS WITHIN 10' U/E.
2. PROPOSED WATER LINE EXTENSION WILL ENTER PROPERTY AT NORTHWEST CORNER.
3. SANITARY SEWER MAIN CONNECTIONS WILL BE MADE TO EXISTING MAIN AT THE SOUTHWEST OF PROJECT.

OWNER / DEVELOPER:

HOFFMAN FAMILY TRUST
1560 S. ROYAL DR.
SPRINGFIELD, MO 65809
CONTACT: JOHN R. HOFFMAN

0' 50' 100' 200'
SCALE IN FEET

olsson
550 St. Louis St.
Springfield, MO 65806
TEL 417.890.8802
www.olsson.com

REV. NO.	DATE	DESCR.
		REVISIONS DESCRIPTION

SKETCH PLAN

HOFFMAN HILLS
PLANNED DEVELOPMENT DISTRICT
WILLARD, MISSOURI
2020

drawn by:	MC
checked by:	RVJ
approved by:	JLR
QA/QC by:	RVJ
project no.:	0202824
drawing no.:	SKETCH.DWG
date:	10.07.2020

SHEET
1 of 1

DWG: C:\Users\rjeppson\OneDrive - Olsson Associates\WILLARD\CAD files\20-10-07 SKETCH_PLAN_0202824.dwg USER: rjeppson
DATE: Oct 07, 2020 3:53pm XREFS: