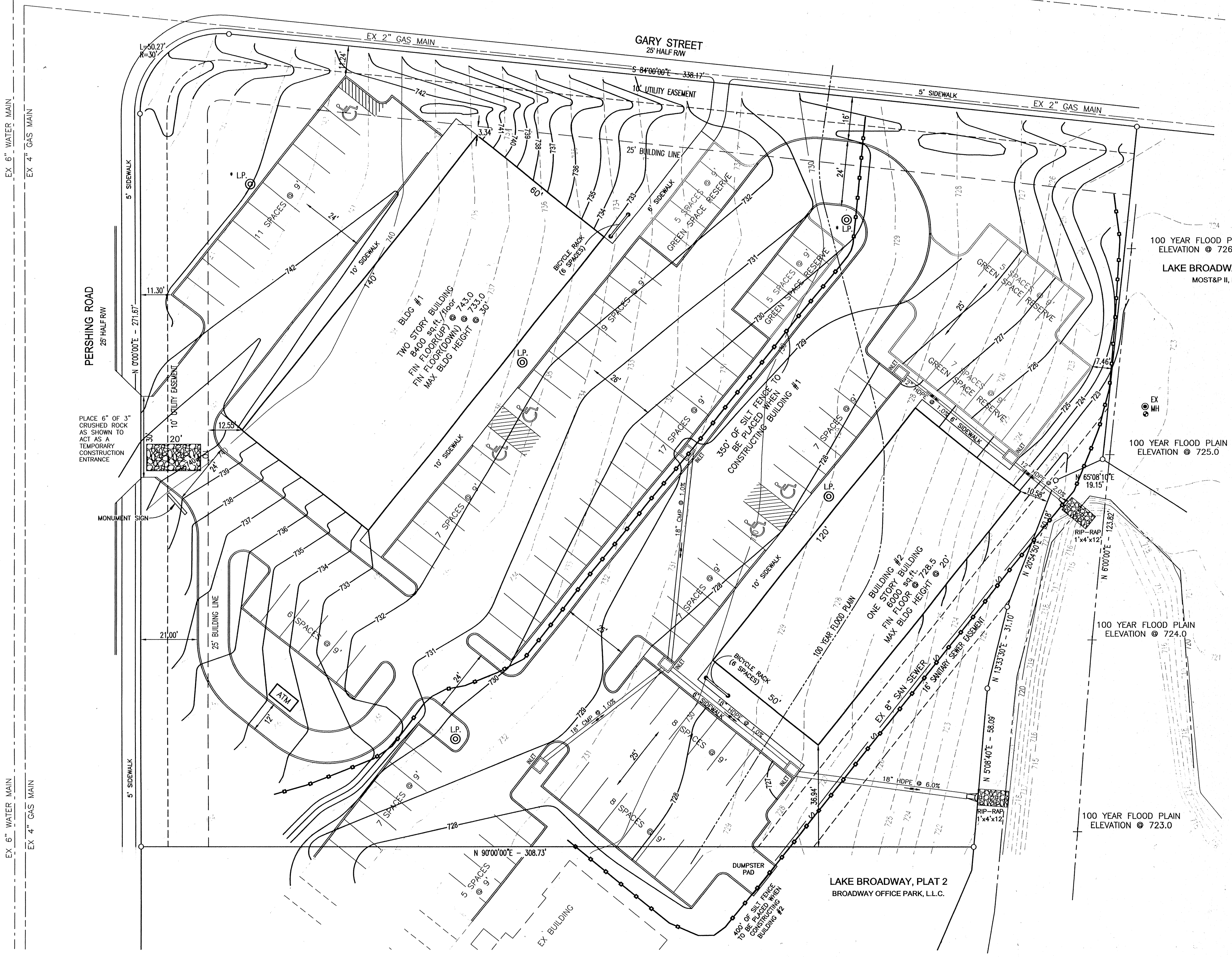
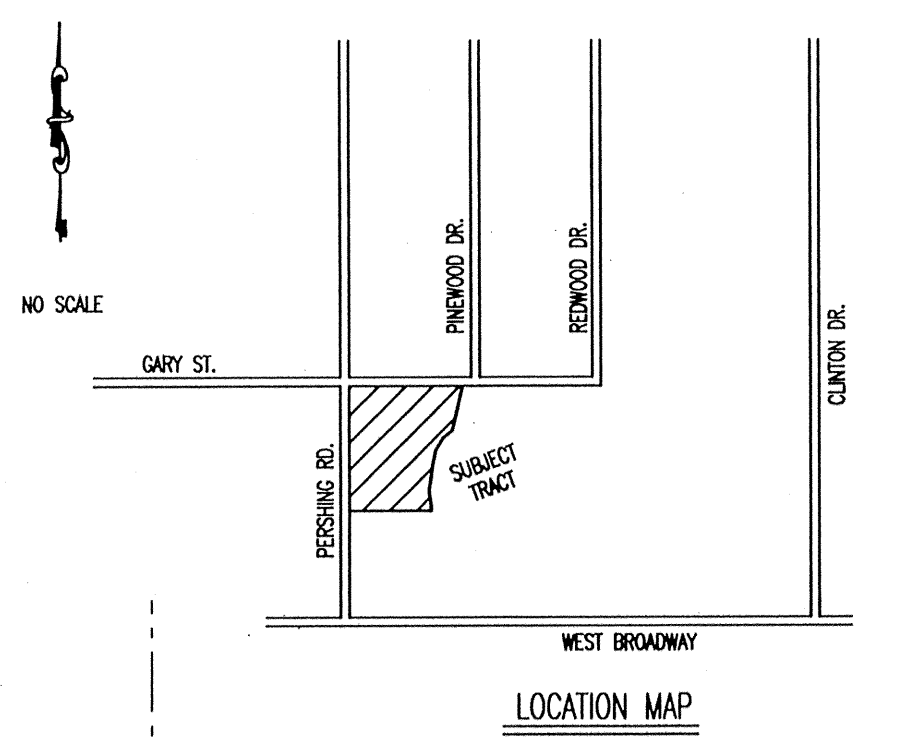


C-P PLAN LAKE BROADWAY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 2003

OWNER:
BROADWAY OFFICE PARK, LLC
1203 W BROADWAY
COLUMBIA, MO 65203



DESIGN PARAMETERS:

- A) THE MAXIMUM GROSS BUILDING AREA SHALL BE 22,800 SQUARE FEET.
- B) THE MINIMUM DISTANCE FROM ANY BUILDING TO THE ADJACENT RIGHT-OF-WAY LINE SHALL BE 28 FEET.
- C) THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 30 FEET MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST PEAK OF THE ROOF.
- D) ALL PROPOSED PARKING AREAS AND DRIVEWAYS SHALL BE A MINIMUM OF 11 FEET FROM ADJACENT RIGHT-OF-WAY LINES.
- E) A MINIMUM OF 30% OF THE SITE SHALL REMAIN AS OPEN SPACE.
- F) THERE SHALL BE A MAXIMUM OF ONE MONUMENT TYPE SIGN WITH A MAXIMUM AREA OF 32 SQUARE FEET AND A MAXIMUM HEIGHT OF 6 FEET.
- G) A MINIMUM OF 30% OF THE DEVELOPED SITE SHALL BE MAINTAINED FOR LANDSCAPING.

NOTES:

- THIS TRACT CONTAINS 2.24 ACRES.
- THIS TRACT IS PENDING REZONING TO C-P.
- WATER AND ELECTRICITY SERVICES ARE TO BE DESIGNED BY THE COLUMBIA WATER AND LIGHT DEPARTMENT.
- NATURAL GAS SERVICES ARE TO BE DESIGNED BY AMEREN UE.
- IT IS THE INTENT OF THIS PLAN TO MAINTAIN A MINIMUM OF 30% OF THE AREA AS LANDSCAPING.
- ⊙ LIGHT POLES AND FIXTURES WITH FULL CUT-OFF FIXTURES SO AS TO MINIMIZE THE OVERFLOW LIGHTING TO THE SURROUNDING RESIDENTIAL AREAS. LIGHTS SHALL BE ACORN-STYLE FIXTURES MOUNTED ON A 10' TALL POLE. FIXTURES NOTED WITH AN (*) ARE FIXTURES TO BE INSTALLED WITH A SHIELDING PLATE TO REDUCE THE AMOUNT OF POINT SOURCE LIGHT. FIXTURES NOTED WITH AN (x) SHALL HAVE A 100 WATT BULB (MAX). OTHER FIXTURES SHALL HAVE A 150 WATT BULB (MAX).

STORM WATER POLLUTION PREVENTION PLAN AND NARRATIVE REPORT

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN TWO PHASES. THE ENTIRE SITE SHALL BE GRADED IN THE INITIAL PHASE. THE RUNOFF FROM THIS DEVELOPMENT LEAVES THE SITE BY OVERLAND FLOW TO THE SOUTHEAST SIDE OF THIS TRACT.

THE RUNOFF FROM THIS SITE DISCHARGES INTO THE EXISTING LAKE LOCATED IMMEDIATELY SOUTHEAST OF THIS DEVELOPMENT. AFTER LEAVING THIS LAKE THE WATER DISCHARGES TO AN ERODED URBAN STREAM. ERODED BANKS AND SILT DEPOSITS ARE VISIBLE UPON INSPECTION OF THE STREAM. THE EROSION CONTROL DEVICES PROPOSED SHOULD BE ADEQUATELY PROTECT DOWNSTREAM AREAS FROM POLLUTION OF SILT LAIDEN RUNOFF.

THE EXISTING TOPOGRAPHY CONSISTS OF A GRASSY FIELD WITH NO PARTICULAR USE AT THIS TIME. THE SLOPE OF THE SITE RANGES FROM 3% TO 12%. THE SITE WILL BE DEVELOPED INTO A COMMERCIAL SALES AND OFFICE COMPLEX HAVING APPROXIMATELY 70% IMPERVIOUS COVER. STORM WATER WILL BE TRANSPORTED IN THE PARKING LOT TO CURB INLETS, THEN INTO THE EXISTING STREAM TO THE NORTH.

THE INITIAL TASK OF CONSTRUCTION SHALL BE THE INSTALLATION OF EROSION CONTROL DEVICES. THE SILT FENCE HAS BEEN CHOSEN TO PROVIDE PROTECTION OF DOWNSTREAM PROPERTIES FROM DAMAGE DUE TO EXCESSIVE SILT LAIDEN RUNOFF.

THE EROSION CONTROL DEVICES SHALL BE INSPECTED FOLLOWING EACH SIGNIFICANT RAINFALL EVENT. ALL DAMAGED SILT FENCE SHALL BE REPLACED. EXCAVATED AND DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS EXCAVATION IN INDIVIDUAL AREAS HAS BEEN COMPLETED. PARTICULAR CARE SHALL BE TAKEN TO STABILIZE SLOPES AS SOON AS POSSIBLE. AFTER ALL SILT PRODUCING AREAS HAVE BEEN STABILIZED, SILT FENCE SHALL BE REMOVED, ANY ACCUMULATED SILT SHALL BE REMOVED, AND THE AREAS SHALL BE PROPERLY STABILIZED. ANY DISTURBANCE OF STABILIZED GROUND THAT OCCURS DUE TO UTILITY CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE UTILITY COMPANY CREATING THIS DISTURBANCE.

TREE PRESERVATION

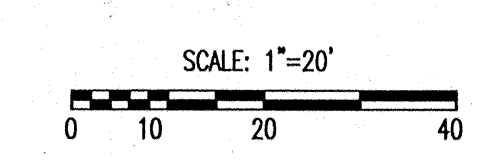
THERE ARE NO "REGULATED TREES" WITHIN THE LIMITS OF THIS TRACT.

PARKING CALCULATIONS:

TOTAL LOT AREA	97,600 sq.ft.
TOTAL BUILDING AREA	22,800 sq.ft.
TOTAL PARKING REQUIRED	114 SPACES
TOTAL PARKING PROVIDED	114 SPACES
PARKING RATIO	1:200

⊙ BENCHMARK: EXISTING MANHOLE LOCATED 12' EAST OF THIS SIDE AS SHOWN BY THE ADJACENT DRAWING. ELEVATOR = 723.88.

NOTE: THERE ARE 22 PARKING SPACES, AS SHOWN BY THE PLAN, THAT ARE DESIGNATED AS "GREEN SPACE RESERVE" SPACES. THESE SPACES WILL NOT BE CONSTRUCTED UNTIL SUCH TIME AS THE CITY OF COLUMBIA PLANNING AND DEVELOPMENT DETERMINES THAT THEY ARE NEEDED.



APPROVED BY THE PLANNING AND ZONING COMMISSION
THIS 47th DAY OF September, 2003.

[Signature]
CHAIRMAN

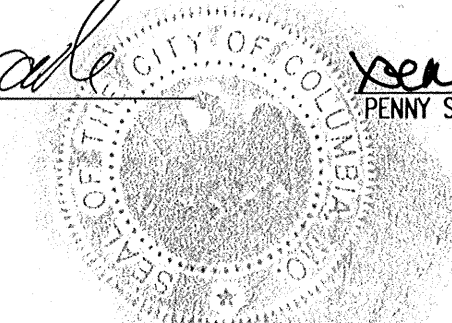
APPROVED BY THE CITY COUNCIL THIS
DAY OF October, 2003.

[Signature]
DARWIN HINDMAN - MAYOR

[Signature]
PENNY ST. ROMAINE - CITY CLERK

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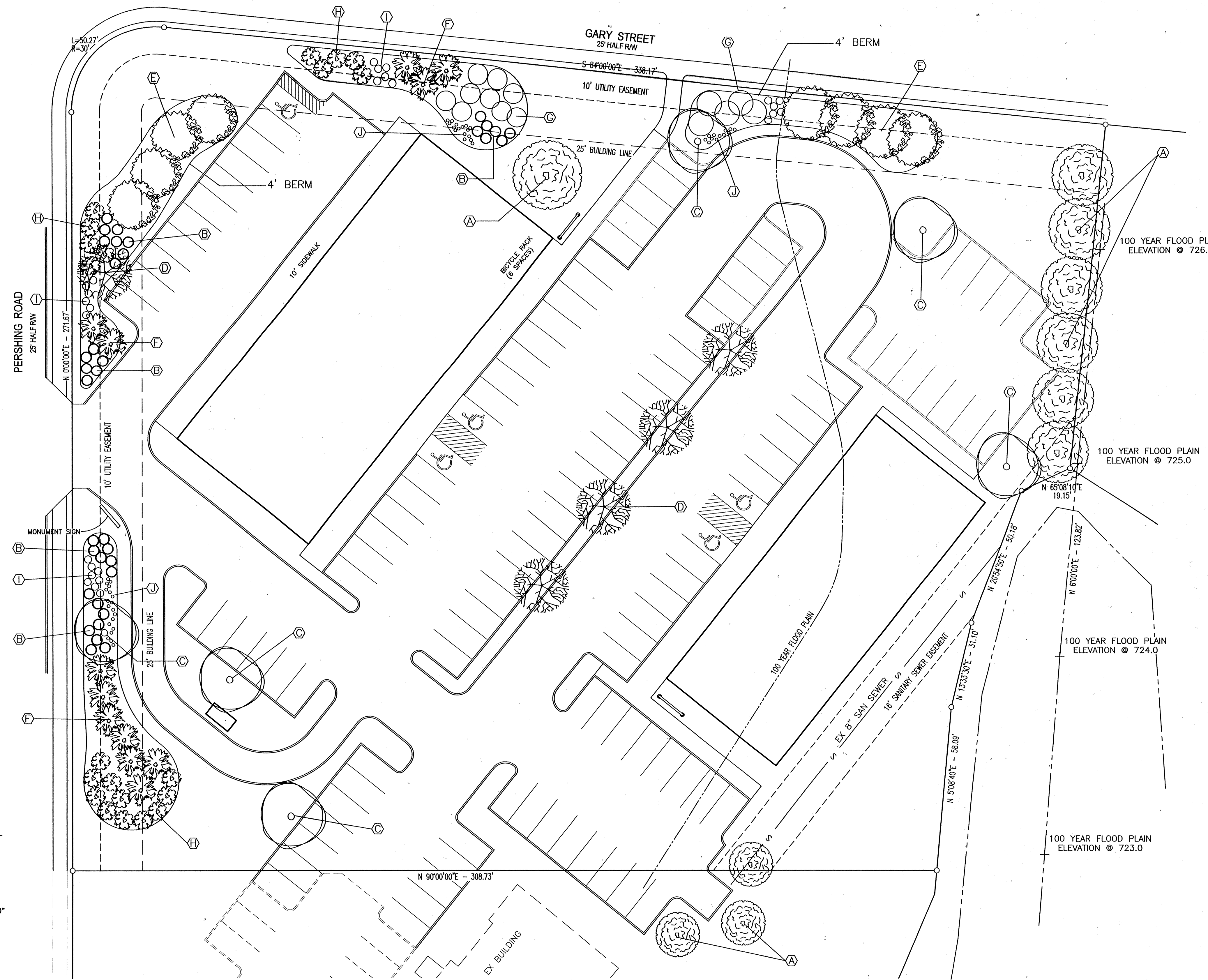
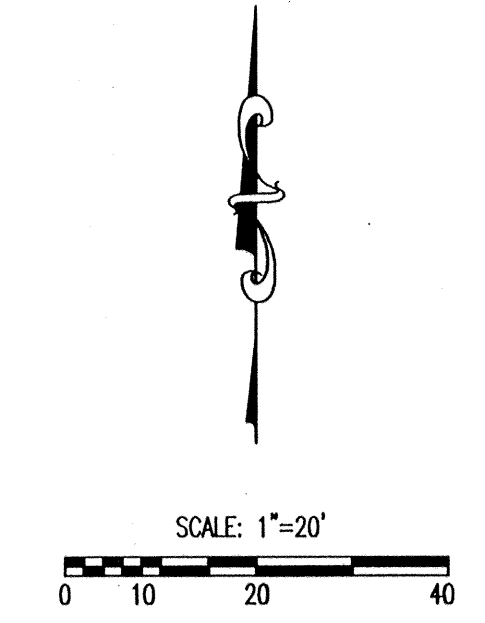
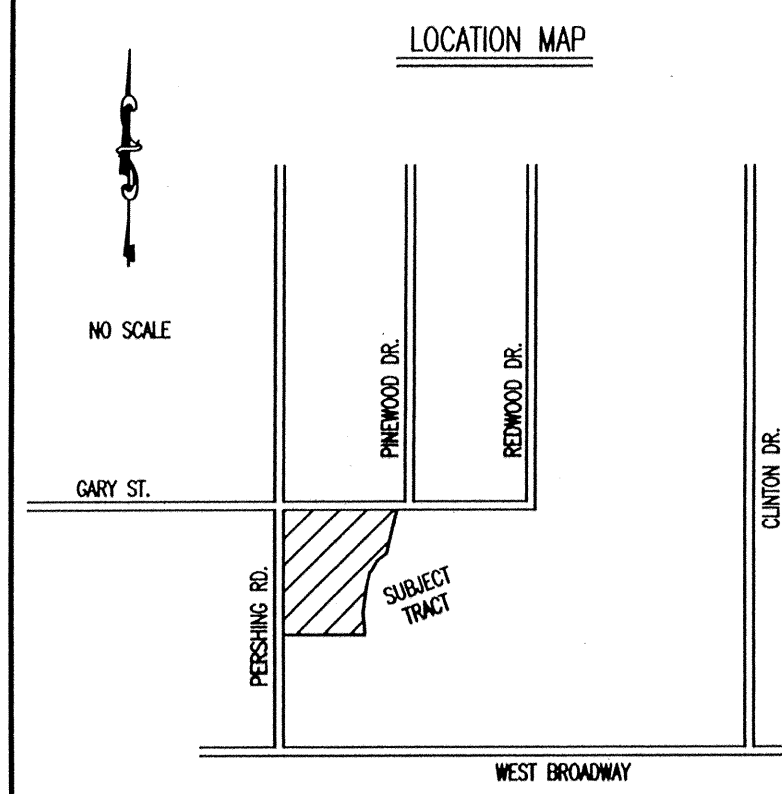
PLANNING DEPT.



LANDSCAPE PLAN
LAKE BROADWAY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
 TOWNSHIP 48 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 JUNE 2003

OWNER:
 BROADWAY OFFICE PARK, LLC
 1203 W BROADWAY
 COLUMBIA, MO 65203



SYMBOL	QTY	PLANT SPECIES	CULTIVAR	SIZE
A	9	NORWAY SPRUCE		6-8'
B	30	BOXWOOD	GREEN VELVET	#3
C	6	MAPLE	RED SUNSET	2.5"
D	5	PEAR	BRADFORD	2"
E	8	JUNIPER	HETZII COLUMNAR	8"
F	17	PURPLE LEAF PLUM	SHRUB FORM	30"
G	14	VIBURNUM	AMERICAN CRANBERRY	24"
H	21	BURNING BUSH	COMPACTA	24-30"
I	26	GRASS	MORNING LIGHT	#5
J	50	DAYLILLY	STELLA D' ORO	#1

NOTES:
 44,720 S.F. OF NEW PAVEMENT
 1 TREE/4500 S.F. OF NEW PAVEMENT REQUIRED
 44,720/4500 = 10 TREES REQUIRED
 13 TREES PROVIDED

ALL PLANTING BEDS SHOWN TO BE BERMED TO A MINIMUM HEIGHT OF 3', NOT TO EXCEED 5' IN TOTAL HEIGHT.

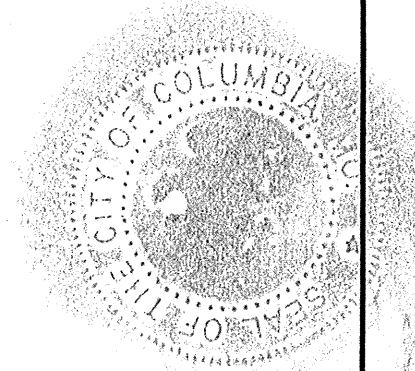
ALL PLANTING BEDS TO BE UNDERPLANTED WITH GROUND COVER (VINCA MINOR OR PURPLE WINTER CREEPER) 12" ON CENTER.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2003
 CHAIRMAN - _____

APPROVED BY THE CITY COUNCIL THIS 10th DAY OF October, 2003

 DARWIN HINDMAN - MAYOR

PENNY ST. ROMAINE - CITY CLERK



L-25

L-25