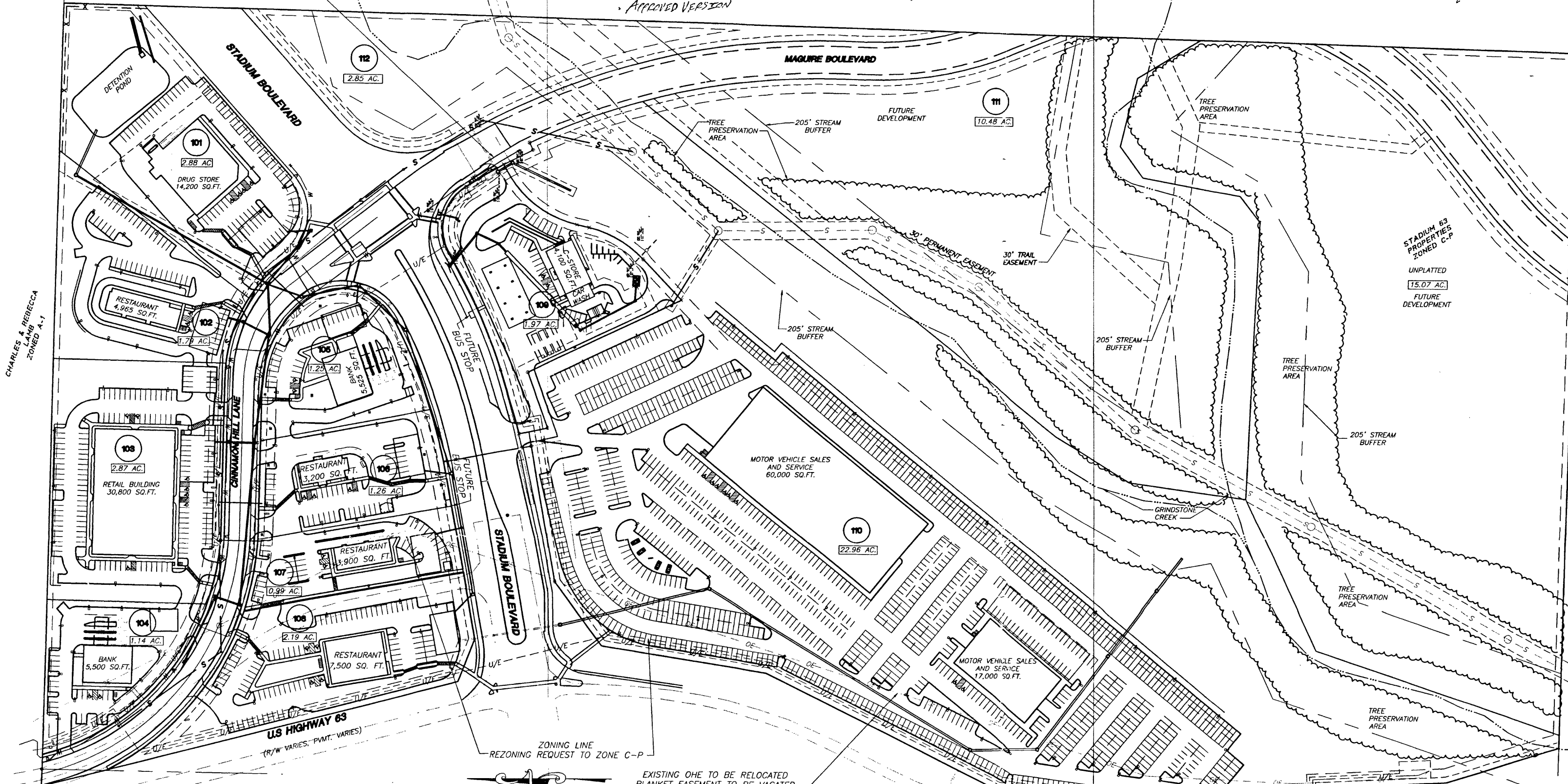
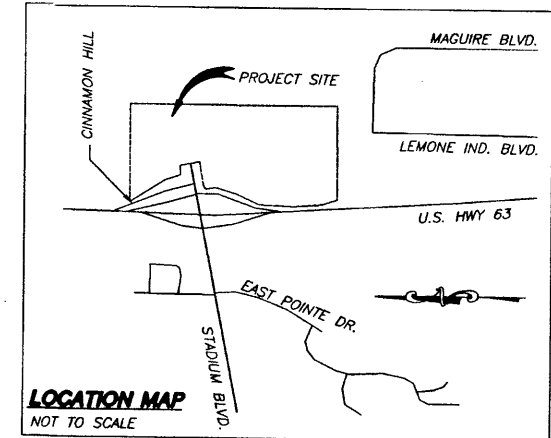


C-P DEVELOPMENT PLAN - OVERALL PLAN
CROSSCREEK CENTER C-P

FILE COPY COMPLETE APPROVED VERSION
 JUNE 26, 2008
 REVISED SEPTEMBER 16, 2009
 MARY H. BUNGARDNER ZONED A-1

PROPOSED DRIVEWAY 250'± SOUTH OF STADIUM AS ALLOWED IN DEVELOPMENT AGREEMENT IS TO BE FULL ACCESS WITH RIGHT-LEFT IN/OUT WHEN CONSTRUCTED. THE CITY RESERVES THE RIGHT TO LIMIT ACCESS TO RIGHT IN/OUT ONLY, AT A LATER DATE.

CONCORDE OFFICE & INDUSTRIAL PLAZA PLAT #14, LOT 30 ZONED M-C



LEGEND

WM	EXISTING WATER METER
GP	GUARD POST
FH	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
♿	HANDICAPPED PARKING
♿	HANDICAPPED PARKING SIGN
E	EXISTING IRON PIPE
S	SET-IRON
(R)	REMOVE
(REC.)	RECORD
M.H.	EXISTING SANITARY MANHOLE
CO	EXISTING SANITARY CLEANOUT
●	PROPOSED SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
LP	LIGHT POLE
PP	POWER POLE
—	GUY WIRE
—	EXISTING TELEPHONE
—	EXISTING GUARDRAIL
—	EXISTING GAS
—	EXISTING OVER-HEAD ELECTRIC
—	EXISTING SANITARY
—	EXISTING WATER
—	EXISTING UNDERGROUND ELECTRIC
—	EXISTING WATER
—	PROPOSED SANITARY
—	PROPOSED UNDERGROUND TELEPHONE
—	PROPOSED STORM SEWER
—	FLOWLINE (E)
—	PROPOSED GAS
—	PROPOSED UNDERGROUND ELECTRIC
—	PROPOSED WATER
—	ROOF DRAIN
—	EXISTING FENCE
—	PROPOSED FENCE
—	EXISTING CONTOUR
—	FLOWLINE (E)
—	EXISTING TREELINE
—	PRESERVED TREELINE

GENERAL NOTES

- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- MAXIMUM PROPOSED BUILDING HEIGHT IS 45 FEET.
- TRACT IS ZONED C-P WITH 5.01 AC. UNZONED PENDING C-P ZONING.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- LOT 106 (CASE NO. 08-43) AND LOT 109 (CASE NO. 08-44) HAVE BEEN INCORPORATED INTO THIS PLAN.

EXISTING UTILITIES

SANITARY SEWER: EXISTING AND PROPOSED SANITARY SEWER AS SHOWN.

WATER: PROPOSED WATER MAIN TO BE EXTENDED FROM THE NORTH AS SHOWN.

ELECTRIC: PROPOSED ELECTRIC SERVICE TO BE EXTENDED FROM THE NORTH AS SHOWN.

OWNER:
 STADIUM 63 PROPERTIES, LLC
 C/O JOHN STATES
 2005 W. BROADWAY STE. 220
 COLUMBIA, MO 65203
 (573) 442-8373

SITE DATA

ACREAGE: 71.2
 ZONING: C-P
 LOCATION: NE 1/4 OF SECTION 20-48-12
 (573) 442-8373

MINOR REVISION NOTES:
 THE REASON FOR THIS MINOR REVISION IS TO RELOCATE THE CARWASH TO THE WEST SIDE OF THE BUILDING, REORIENT THE BUILDING AND PARKING, ADD A BASEMENT LEVEL TO THE BUILDING, REVISE PARKING, DRIVEWAY, DUMPSTER LOCATION, SIGN LOCATION, STORMWATER MANAGEMENT, VACUUM ADDITION, CANOPY SIZE AND LOCATION, BUS STOP LOCATION, AND LANDSCAPING.
 APPROVED AS A MINOR REVISION
 THIS IS THE DATE SEPTEMBER 2009.
 TIM TEDDY, PLANNING DIRECTOR

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY CROSSCREEK CENTER PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 22 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

STREAM BUFFER NOTES

- GRINDSTONE CREEK IS CLASSIFIED AS A TYPE I PERENNIAL STREAM AS IDENTIFIED BY THE COLUMBIA QUADRANGLE USGS TOPO MAP.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE CITY WITHIN THE OUTER STREAM BUFFER ZONE.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI. A 100' BUFFER HAS BEEN PROVIDED FOR THE TYPE-1 STREAM, GRINDSTONE CREEK, PER THE CROSSCREEK CENTER PLAT 1 PRELIMINARY PLAT APPROVED NOVEMBER 20, 2006.

TREE PRESERVATION

TREE PRESERVATION IS SHOWN AS PER THE APPROVED TREE PRESERVATION PLAN DATED SEPTEMBER 14, 2007.

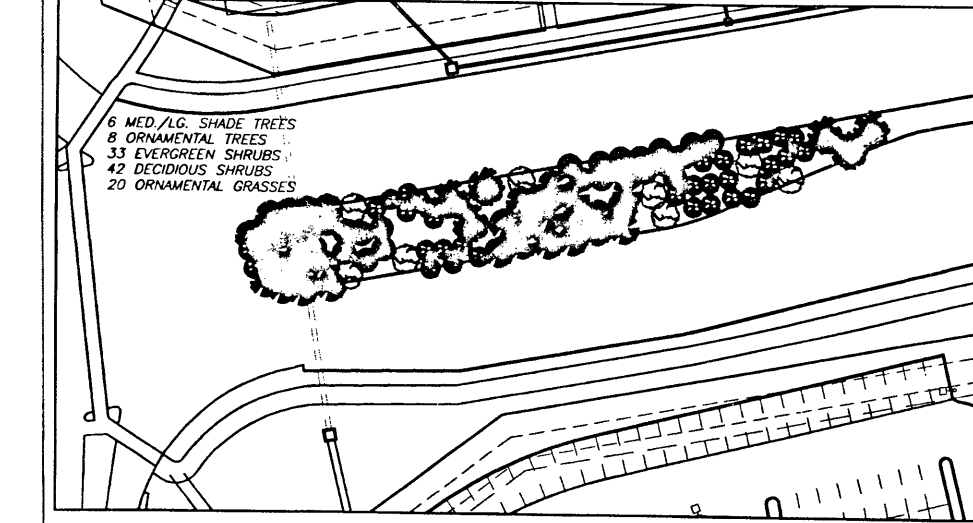
STORMWATER MANAGEMENT

- IT IS THE INTENT OF THIS PLAN TO CAPTURE THE RUNOFF FROM THE IMPROVED SITE AND DETAIN THE PEAK RUNOFF TO PRE-DEVELOPMENT LEVELS FOR THE 01, 02, Q10 AND Q100 DESIGN STORMS. THE Q1 DESIGN STORM SHALL ALSO BE TREATED TO OBTAIN THE APPROPRIATE WATER QUALITY LEVEL OF SERVICE. THE FOLLOWING METHODS MAY BE USED TO ACHIEVE THESE GOALS:
 - THE USE OF PERVIOUS/POROUS PAVEMENT IN PORTIONS OF THE PARKING LOT. THIS TYPE OF PAVEMENT REDUCES THE TOTAL IMPERVIOUS AREA OF THE SITE AND FUNCTIONS AS THE STORM WATER SYSTEM INLET. WITH THIS TYPE OF SYSTEM A GRANULAR STORAGE/FILTRATION BED IS PLACED UNDER THE PERVIOUS/POROUS PAVEMENT FOR DETENTION AND TO ALLOW FOR GROUND WATER RECHARGE. SMALLER DIAMETER PVC PIPES WITHIN THE GRANULAR BED ALLOW FOR EXCESS RETAINED WATER TO DRAIN TO THE PUBLIC STORM SEWER SYSTEM.
 - THE USE OF FILTRATION STRIPS ALONG THE EDGE OF THE PARKING LOT PAVEMENT THAT CAN PROVIDE SEDIMENT REMOVAL PRIOR TO DRAINING TO A PERMANENT WET POOL, RETENTION BASIN, ADDITIONAL STORAGE AND TREATMENT MAY BE PROVIDED BY BIORETENTION DRAIN GARDENS FOR SMALL PORTIONS OF THE SITE. SMALL DIAMETER PIPES SHALL DRAIN EXCESS STORM WATER TO THE PUBLIC STORM SEWER SYSTEM.
 - THE USE OF GUTTERS AND INLETS TO INTERCEPT AND DRAIN RUNOFF TO UNDERGROUND STORAGE TANKS/VAULTS. WITH THIS TYPE OF SYSTEM THE RUNOFF IS DETAINED IN THE STORAGE TANKS/VAULTS AND IS THEN ROUTED TO A MECHANICAL SEPARATION AND FILTRATION DEVICE WHICH TREATS THE RUNOFF PRIOR TO DRAINING TO THE PUBLIC STORM SEWER SYSTEM.
- ALL STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTER 12A AND THE STORMWATER MANAGEMENT AND WATER QUALITY MANUAL OF THE CITY OF COLUMBIA. SUCH FINAL DESIGN SHALL BE PROVIDED BY THE ENGINEER THAT PROVIDES THE FINAL SITE CONSTRUCTION PLANS.

LANDSCAPING NOTE

ALL STREET PERIMETER LANDSCAPING, THE MEDIAN ISLAND LANDSCAPING, LOT 110 AND LOT 112 LANDSCAPING AND ALL NATIVE GRASS RESTORATION AND REFORESTED AREAS SHALL BE DONE IN ACCORDANCE WITH THE MOST LANDSCAPING PLANS DATED MAY 20, 2008. MEDIAN ISLAND TO BE LANDSCAPED AND MAINTAINED BY DEVELOPER.

MEDIAN ISLAND DETAIL



LEGAL DESCRIPTION

LOTS 101 THROUGH 112 OF CROSSCREEK CENTER PLAT 1 AS RECORDED IN PLAT BOOK 42, PAGE 22 OF THE BOONE COUNTY, MISSOURI RECORDS AND A PORTION OF AN UNPLATTED TRACT OF LAND RECORDED IN BOOK 2736, PAGE 50 OF THE BOONE COUNTY, MISSOURI RECORDS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE BEING THE SE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20 T 48 N, R 12 W, THENCE N88°48'05"W, 1187.40 FEET, THENCE N18°13'30"E, 452.79 FEET, THENCE N64°46'35"E, 293.35 FEET, THENCE S87°24'40"E, 481.69 FEET, THENCE N51°52'58"E, 57.18 FEET, THENCE N101°16'05"E, 172.65 FEET, THENCE N53°52'40"E, 67.33 FEET, THENCE S76°28'50"E, 123.45 FEET, THENCE S31°15'25"E, 128.45 FEET, THENCE S01°32'30"W, 664.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.07 ACRES.

MINOR REVISION OVERALL PLAN - CROSSCREEK CENTER C-P

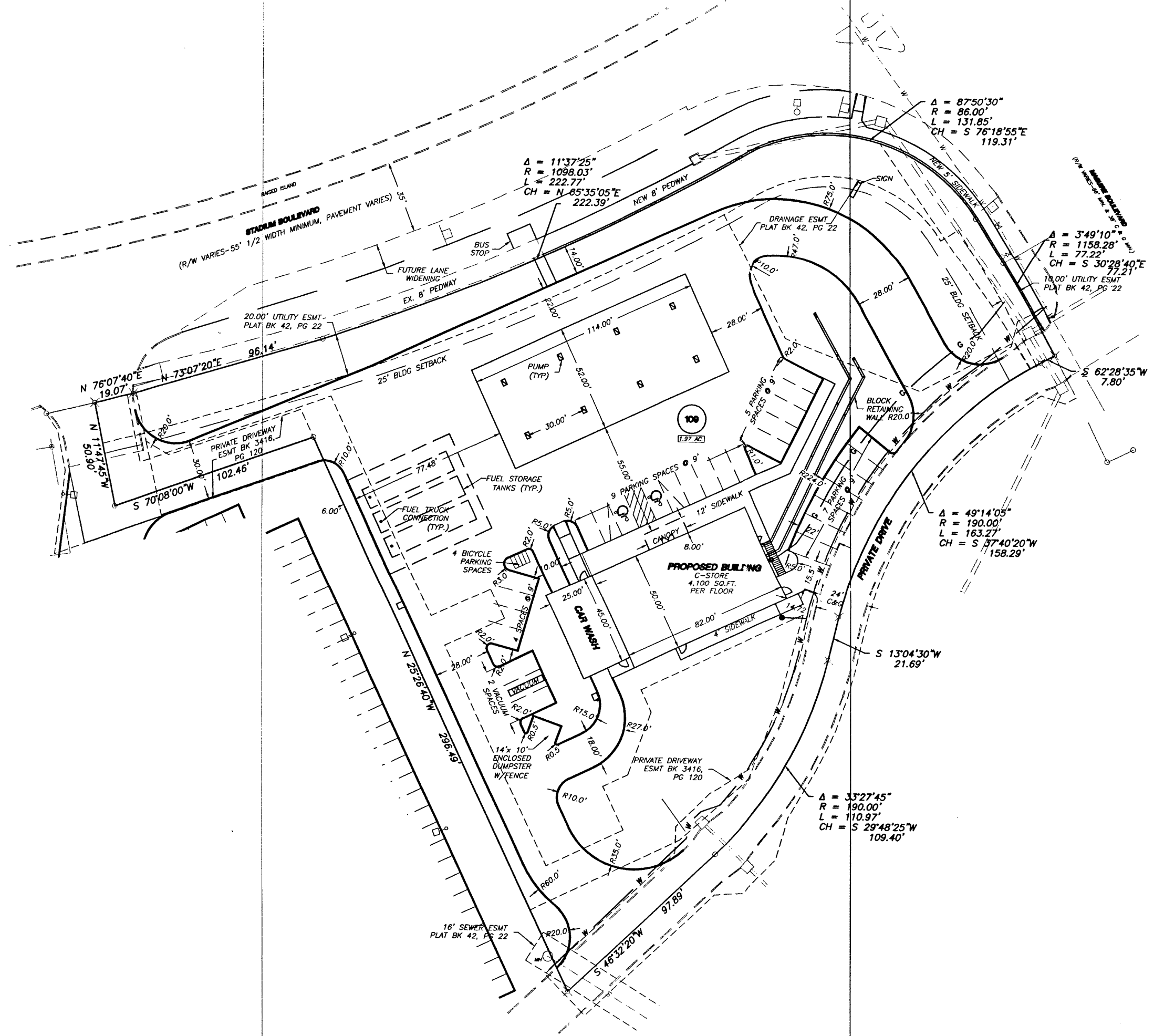
317 GERRARD RD E-25052

A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 1033 WILKES BLVD., SUITE 450
 COLUMBIA, MO 65201
 PHONE: (573) 811-5150, FAX: (573) 811-1471

DATE: 09/16/09
 DRAWN BY: SMH
 ENGR: JAG
 CHECKED: SMH
 JOB NO.: JOS109-06
 SHEET 1 OF 27

C-P DEVELOPMENT PLAN - MINOR REVISION
CROSSCREEK CENTER C-P

JUNE 26, 2008
 REVISED SEPTEMBER 16, 2009



FLOOD PLAIN STATEMENT

LOT 109 OF CROSSCREEK CENTER IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN BY CROSSCREEK CENTER PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 22 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

PARKING DATA

BUILDING LOT 109 CONVENIENCE STORE

SPACES REQUIRED
 MAIN LEVEL C-STORE:
 4,100 SQ. FT. @ 1 SP/200 SQ. FT. = 21 SPACES
 BASEMENT LEVEL:
 3,509 SQ. FT. STORAGE AREA @ 1 SP/2,000 SQ. FT. = 2 SPACES
 591 SQ. FT. OFFICE / KITCHEN AREA @ 1 SP/300 SQ. FT. = 2 SPACES
 (2 HANDICAP 1 W/VAN ACCESS & 4 BIKE SPACES INCLUDED IN ABOVE TOTAL REQUIREMENTS).
25 TOTAL SPACES REQUIRED

SPACES PROVIDED
 25 REGULAR SPACES
 2 HANDICAP W/VAN ACCESS
 4 BIKE SPACES
 16 SPACES @ GAS PUMPS
47 TOTAL SPACES PROVIDED

LIGHTING

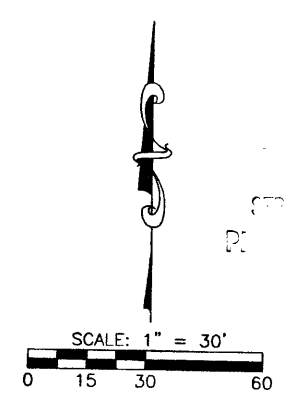
LIGHT POLES SHOWN SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES, WITH THE EXCEPTION THAT THE MAXIMUM LIGHT POLE HEIGHT SHALL BE 20 FT.

SIGNAGE

LOT 109 SHALL HAVE ONE FREE STANDING MONUMENT SIGN HAVING A MAXIMUM AREA OF 64 SQ. FT. AND A MAXIMUM HEIGHT OF 8 FEET. WALL MOUNTED AND DIRECTIONAL SIGNS SHALL BE DETERMINED AT A LATER DATE AND SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE, CHAPTER 23, FOR C-3 ZONING. REVISIONS TO SIGN LOCATION MAY BE APPROVED AS A MINOR REVISION.

GENERAL NOTES

COLUMBIA TRANSIT RESERVES THE RIGHT TO UTILIZE A RIGHT OF USE PERMIT FOR THE PLACEMENT OF A FUTURE BUS STOP AS SHOWN ON LOT 109.



MINOR REVISION NOTES:
 THE REASON FOR THIS MINOR REVISION IS TO RELOCATE THE CARWASH TO THE WEST SIDE OF THE BUILDING, REORIENT THE BUILDING AND PARKING, ADD A BASEMENT LEVEL TO THE BUILDING, REVISE PARKING, DRIVEWAY, DUMPSTER LOCATION, SIGN LOCATION, STORMWATER MANAGEMENT, VACUUM ADDITION, CANOPY SIZE AND LOCATION, BUS STOP LOCATION, AND LANDSCAPING.
 APPROVED AS A MINOR REVISION
 THIS IS THE DAY OF SEPTEMBER, 2009.
 M. TEDDY, PLANNING DIRECTOR

SITE PLAN - MINOR REVISION
CROSSCREEK CENTER C-P - LOT 109

301 GERRARD RD E-35052		123 WILKES BLVD., SUITE 450 COLUMBIA, MO 65201 PHONE: (672)811-5750, FAX: (672)811-4111	
DESIGNED BY:	SMH	DATE:	09/16/09
DRAWN BY:	JAG	FILE:	SMH
PROJECT NO.:	JOS109-06	DRAWING NO.:	JOS109-06
NO.	DATE	DESCRIPTION	BY
1		JOS109-06	SMH

SHEET 18 OF 27

X:\Project\John Simon & Assoc\CROSSCREEK CENTER\BREAK TIME MINOR REVISION\EP\JOS109-06.dwg MINOR SITE

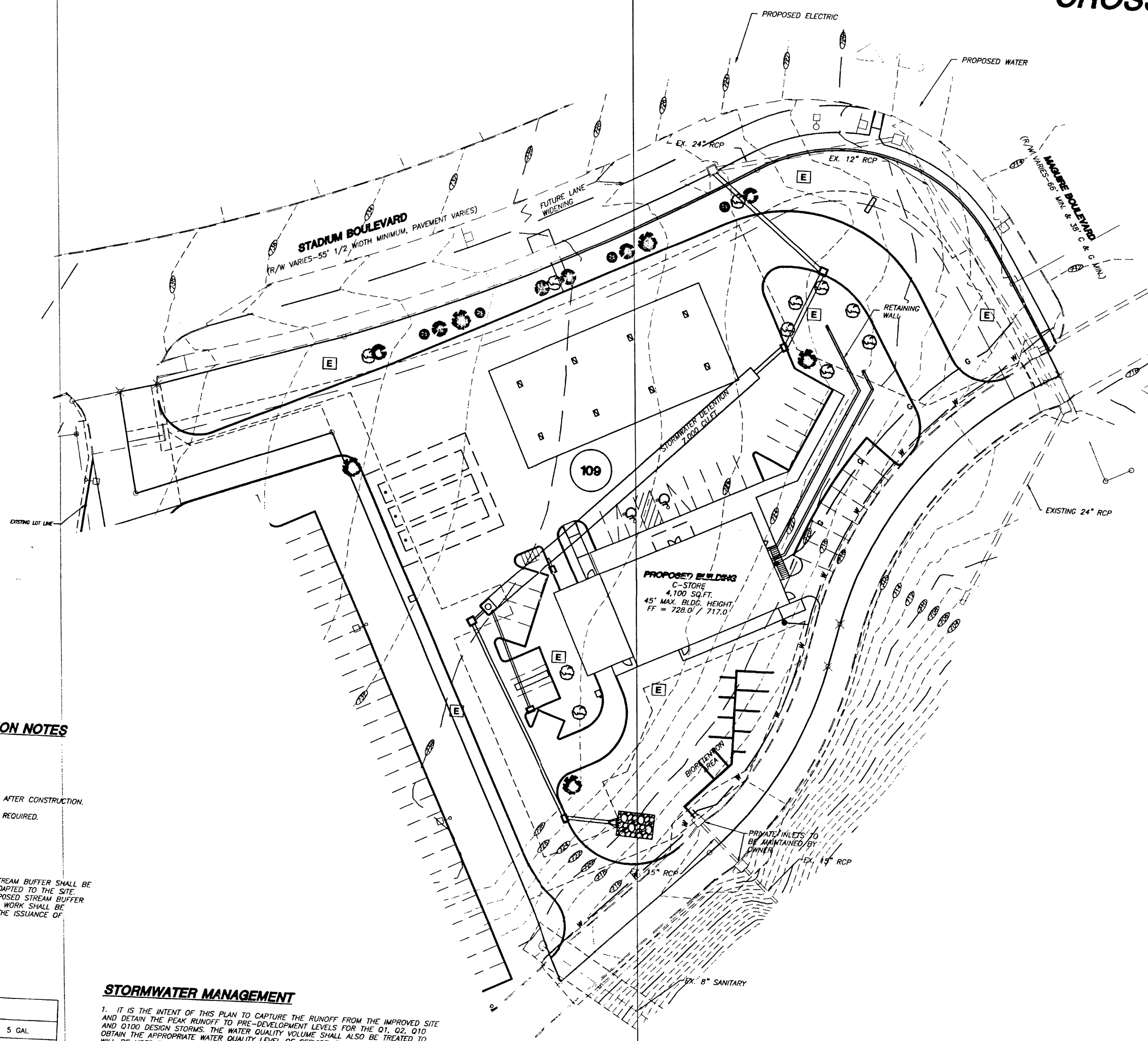
C-P DEVELOPMENT PLAN - MINOR REVISION
CROSSCREEK CENTER C-P

JUNE 26, 2008
 REVISED SEPTEMBER 16, 2009

Project: Urban Simon & Associates CROSSCREEK CENTER BREAK THE MINOR REVISION LPT 0303-08.dwg MINOR LANDSCAPE

LEGEND

- WM \square EXISTING WATER METER
- GP \square GUARD POST
- FH \square EXISTING FIRE HYDRANT
- WV \square EXISTING WATER VALVE
- \square HANDICAPPED PARKING
- \square HANDICAPPED PARKING SIGN
- E \square EXISTING IRON PIPE
- S \bullet SET-IRON
- (R) REMOVE
- (REC.) RECORD
- M.H. \square EXISTING SANITARY MANHOLE
- CO \square EXISTING SANITARY CLEANOUT
- \bullet PROPOSED SANITARY MANHOLE
- \bullet PROPOSED SANITARY CLEANOUT
- LP \square LIGHT POLE
- PP \square POWER POLE
- GUY WIRE
- OT --- EXISTING TELEPHONE
- G --- EXISTING GAS
- OE --- EXISTING OVER-HEAD ELECTRIC
- S --- EXISTING SANITARY
- W --- EXISTING WATER
- UE --- EXISTING UNDERGROUND ELECTRIC
- W --- EXISTING WATER
- S --- PROPOSED SANITARY
- UT --- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED STORM SEWER
- FLOWLINE (E)
- G --- PROPOSED GAS
- UE --- PROPOSED UNDERGROUND ELECTRIC
- W --- PROPOSED WATER
- RD --- ROOF DRAIN
- X --- EXISTING FENCE
- X --- PROPOSED FENCE
- EXISTING CONTOUR
- EXISTING TREELINE
- PRESERVED TREELINE



LANDSCAPING/TREE PRESERVATION NOTES

1. TOTAL AREA OF LOT = 1.97 AC. = 85,875 SQ.FT.
 TOTAL PAVED AREA = 49,075 SQ.FT. (57%)
 TOTAL FUTURE BUILDING AREA = 5,200 SQ.FT. (6%)
 TOTAL IMPERVIOUS AREA = 54,275 SQ.FT. (63%)
 TOTAL AREA OF LANDSCAPING = 31,600 SQ.FT. (37%)
2. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
3. PAVED AREA = 49,075 SQ. FT. / 4,500 = 11 TREES REQUIRED.
4. 30% OF TOTAL TREES = 3 MED./LG. SHADE TREES.
 11 TREES TOTAL SHOWN ON SITE.
5. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
6. ANY DISTURBED AREAS LYING WITHIN THE PROPOSED STREAM BUFFER SHALL BE REVEGETATED WITH NATIVE BUSHES, TREES AND GRASSES ADAPTED TO THE SITE. DISTURBED AREAS OUTSIDE OF AND ADJACENT TO THE PROPOSED STREAM BUFFER SHALL BE SEEDED WITH NATIVE GRASSES. PLANS FOR SUCH WORK SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIES
A	4	LARGE DECIDUOUS SHRUB 5 GAL
B	6	EVERGREEN DECID. SHRUB 5 GAL
C	11	ORNAMENTAL TREE 2"
D	5	SHADE TREE (MED. - LG.) 2"
E	0.92 AC.	TURF GRASS N/A

TREE PRESERVATION NOTES

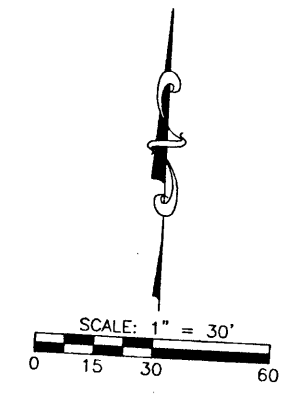
REFER TO THE APPROVED CROSSCREEK C-P PLAN FOR TREE PRESERVATION DETAILS. TREE PRESERVATION SHALL BE SHOWN ON INDIVIDUAL SITES IF PRESENT. THERE IS NO TREE PRESERVATION PRESENT ON THIS LOT.

STORMWATER MANAGEMENT

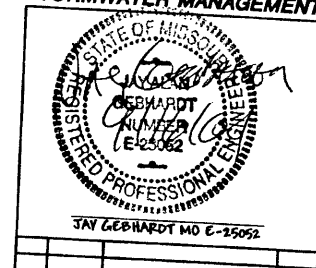
1. IT IS THE INTENT OF THIS PLAN TO CAPTURE THE RUNOFF FROM THE IMPROVED SITE AND DETAIN THE PEAK RUNOFF TO PRE-DEVELOPMENT LEVELS FOR THE 01, 02, 010 AND 0100 DESIGN STORMS. THE WATER QUALITY VOLUME SHALL ALSO BE TREATED TO OBTAIN THE APPROPRIATE WATER QUALITY LEVEL OF SERVICE. THE FOLLOWING METHODS WILL BE USED TO ACHIEVE THESE GOALS:
 - A. STORMWATER DETENTION: 180 LF OF 7" DIA. CULVERT WILL BE UTILIZED FOR STORAGE AND DETENTION OF THE 1, 2, 10, AND 100-YR STORM EVENTS. THE NET RESULT FROM THE DETENTION STRUCTURE WILL REDUCE POST DEVELOPMENT FLOWS FOR THE SITE AND PORTIONS OF STADIUM BLVD TO A LEVEL LESS THAN OR EQUAL TO PRE-DEVELOPMENT CONDITIONS.
 - B. WATER QUALITY GOALS: THE CONSTRUCTION OF A BIO-RETENTION BMP ALONG WITH THE ESTABLISHMENT OF NATIVE VEGETATION WILL BE USED TO TREAT STORMWATER AND PROMOTE GROUNDWATER RECHARGE. THE NET RESULT OF THESE BMPs WILL OFFER 7.0 POINTS (AT MINIMUM) PER THE CITY OF COLUMBIA'S STORM WATER MANAGEMENT AND WATER QUALITY MANUAL LEVEL OF SERVICE METHOD.
2. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTER 12A AND THE STORMWATER MANAGEMENT AND WATER QUALITY MANUAL OF THE CITY OF COLUMBIA. SUCH FINAL DESIGN SHALL BE PROVIDED BY THE ENGINEER THAT PROVIDES THE FINAL SITE CONSTRUCTION PLANS.

REVISION NOTES

FOR THIS MINOR REVISION IS TO RELOCATE THE CARWASH TO THE WEST SIDE OF THE BUILDING, REORIENT AND PARKING, ADD A BASEMENT LEVEL TO THE BUILDING, REVISE PARKING, DRIVEWAY, DUMPSTER ON LOCATION, STORMWATER MANAGEMENT, VACUUM ADDITION, CANOPY SIZE AND LOCATION, BUS STOP AND LANDSCAPING.
 S A MINOR REVISION
 18 DAY OF SEPTEMBER 2009
 PLANNING DIRECTOR



**CROSSCREEK CENTER C-P - MINOR REVISION
 STORMWATER MANAGEMENT/LANDSCAPING - LOT 109**



A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 103 WILKES BLVD., SUITE 400
 COLUMBIA, MO 65201
 PHONE: (672)811-5750, FAX: (672)811-4171