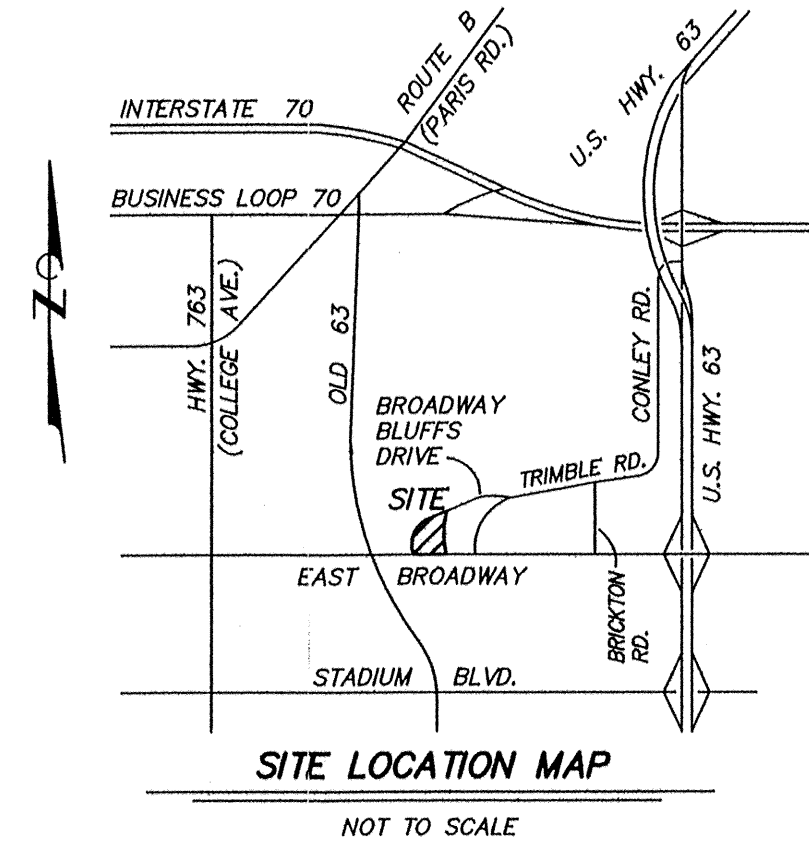


SHELL BUILDING LOT 2 BROADWAY BLUFFS SUBDIVISION C-P DEVELOPMENT PLAN

10 APRIL 2006
REVISED: 1 SEPTEMBER 2006



**CURRENT
OWNER**

THE BROADWAY BLUFFS DEVELOPMENT LLC
P O BOX 1037
COLUMBIA, MISSOURI 65205

**CLIMAX FOREST
PRESERVATION NOTE**

NO CLIMAX FOREST WILL BE DISTURBED AS PART OF THIS PROJECT.

ZONING NOTE

ZONING IS C-P, PLANNED COMMERCIAL DISTRICT.

FLOOD PLAIN NOTE

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE CITY ORDINANCE.

PROPERTY DESCRIPTION

LOT 2 OF THE BROADWAY BLUFFS SUBDIVISION

LIGHTING NOTE

ALL LIGHT STANDARDS SHALL BE EQUAL TO THOSE USED AND APPROVED IN THE BROADWAY SHOPS DEVELOPMENT. THE MAXIMUM NUMBER OF ADDITIONAL LIGHT STANDARDS SHALL BE SIX (6). ALL LIGHTS SHALL HAVE A MAXIMUM HEIGHT OF TWENTY-FIVE (25) FEET, AS MEASURED FROM THE BASE. FIXTURES SHALL BE FULL CUT OFF FIXTURES.

SIGN NOTE

- THE MAXIMUM NUMBER OF FREE STANDING SIGNS ON THE SITE WILL BE SEVEN (7).
TWO (2) SIGNS SHALL BE AN ILLUMINATED, FREE STANDING MONUMENT SIGN ALONG EAST BROADWAY AND BROADWAY BLUFFS DRIVE. SIGNS SHALL MEET C-3 REQUIREMENTS. SUCH SIGN SHALL BE AVAILABLE TO ALL TENANTS OF THE BROADWAY BLUFFS SUBDIVISION.
FOUR (4) DIRECTIONAL SIGNS WITH A MAXIMUM HEIGHT OF THREE (3) FEET AND A MAXIMUM AREA OF THIRTY TWO (32) SQUARE FEET.
ONE (1) MENU BOARD W/ A MAXIMUM HEIGHT OF SEVEN (7) FEET AND A MAXIMUM AREA OF FORTY FIVE (45) SQUARE FEET.
SIGN PROXIMITY TO THE PROPERTY LINES SHALL NOT BE LIMITED.
- ALL WALL SIGNS SHALL MEET C-3 REQUIREMENTS.
- THE RETAINING WALL AT THE INTERSECTION OF EAST BROADWAY AND BROADWAY BLUFFS DRIVE SHALL BE ALLOWED AN ILLUMINATED CHANNEL LETTER SIGN WITH A MAXIMUM LETTER HEIGHT OF 30" AND A MAXIMUM SURFACE AREA OF 50 SQUARE FEET. SUCH SIGN SHALL READ "BROADWAY BLUFFS".

TRAFFIC EQUIVALENCY NOTE

TRAFFIC EQUIVALENCY = 4,964 sq. ft. OF HIGH TURN OVER SIT DOWN RESTAURANT (ITE 7TH EDITION CODE 932)

BUILDING NOTE

- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING SHALL BE THIRTY-FIVE (35) FEET.
- MAXIMUM ALLOWABLE BUILDING AREA SHALL BE 6,000 SQUARE FEET (SF).
- BUILDINGS SETBACKS SHALL BE AT LEAST:
BROADWAY BLUFFS DRIVE RIGHT-OF-WAY 15 FEET
EAST BROADWAY RIGHT-OF-WAY 25 FEET
EAST PROPERTY LINE 10 FEET

PARKING NOTE

REQUIRED PARKING
4,320 SQ.FT. OF RESTAURANT AT 1 SPACE/100 SQ.FT.=43 SPACES

PROVIDED PARKING

STANDARD ADA	41 SPACES 2 SPACES
TOTAL	43 SPACES
BIKE	8 SPACES

PARKING RATIO W/O BIKE = 9.95

STORM WATER NOTE

ON-SITE STORM WATER DETENTION SHALL BE DESIGNED TO DISCHARGE THE PREDEVELOPMENT PEAK FLOW OR LESS FOR THE
2 YR STORM
10 YR STORM
25 YR STORM
AND TO PASS THE 100 YEAR STORM AS DETERMINED BY TECHNICAL RELEASE NO. 55 URBAN HYDROLOGY FOR SMALL WATERSHEDS JUNE 1986.

LANDSCAPING NOTE

TOTAL AREA	37,151 SQ. FT.	100 %
BUILDING AREA	4,320 SQ. FT.	11.6 %
PAVED AREA	25,207 SQ. FT.	67.9 %
LANDSCAPE AREA	7,624 SQ. FT.	20.5 %

BENCH MARK

- BM - TOP OF FIRE HYDRANT LOCATED 1000' NORTH OF TRIMBLE ROAD AND BRICKTON ROAD (NOW DESTROYED) ELEVATION=732.64
- TBM - EAST ZERO OF STAMPED STATION 34+00 ON NORTH EDGE OF PAVEMENT ON EAST BROADWAY ELEVATION=704.92
- EQUALS
MO DOT BM 8-01: MO DOT ELEVATION=700.74

SURVEY CONTROL POINTS

POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP331	1179.09	674.84	704.49	SPIKE
CP337	1043.07	1301.24	700.38	SPIKE
CP3299	1543.99	1445.38	738.25	REBAR
CP3300	1253.71	616.35	720.71	REBAR
CP3691	1185.71	1336.19	718.99	REBAR

LEGEND

---	PROPERTY LINE
---	ELECTRIC LINE
---	TELEVISION LINE
---	UNDERGROUND TELEPHONE LINE
---	GAS LINE
---	WATER LINE
---	FIBER OPTIC LINE
---	DRAINAGE SWALE
---	ANCHOR
(UC)	UNDER CONSTRUCTION
UP	UTILITY POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
⊕	TEST BORING
⊕	IRON
+	R/W MARKER
---	EXISTING CONTOUR
---	FINISH CONTOUR
---	PROPOSED WATER VALVE
---	PROPOSED FIRE HYDRANT & VALVE
---	PROPOSED THRUST BLOCK
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	PROPOSED UNDERGROUND TELEPHONE LINE
---	PROPOSED GAS LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM WATER LINE

UTILITY NOTES

- WATER**
CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAVID MATHON 573-874-7303
16" D.I. LINE ALONG NORTH SIDE OF TRIMBLE ROAD
16" D.I. LINE RUNS NORTH FROM TRIMBLE ROAD NEAR WEST END OF TRIMBLE ROAD
6" PVC PRIVATE LINE NORTH OF TRIMBLE ROAD AS SHOWN
8" C.I. LINE ALONG NORTH SIDE OF EAST BROADWAY
- ELECTRIC**
CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAN CLARK 573-874-7738
13,800V, 3 PHASE ALONG NORTH SIDE OF TRIMBLE ROAD
13,000V, 3 PHASE RUNS NORTH FROM TRIMBLE ROAD ALONG EAST LINE OF HOEPER SUBDIVISION
- GAS**
AMEREN UE
210 ORR STREET
COLUMBIA, MISSOURI 65205
CONTACT: GARY WIFFLER 573-876-3030
4" STEEL HIGH PRESSURE LINE ALONG SOUTH SIDE OF TRIMBLE ROAD
4" PLASTIC HIGH PRESSURE LINE ALONG NORTH SIDE OF EAST BROADWAY WEST OF TRIMBLE ROAD
- TELEPHONE**
CENTURYTEL
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65205
CONTACT: DUANE MCGEE 573-886-3503
UNDERGROUND LINE ALONG NORTH SIDE OF TRIMBLE ROAD
- TELEVISION**
MEDIACOM
901 N. COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
573-443-1535
AERIAL LINE ALONG NORTH SIDE OF TRIMBLE ROAD
- SANITARY SEWER**
CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JOHN GLASCOCK 573-874-7250
AS SHOWN
- STORM SEWER**
CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JOHN GLASCOCK 573-874-7250
AS SHOWN

Engineering Surveys & Services
1113 Fay Street
Columbia, Missouri
573-449-2646

THIS IS A CONCEPTUAL SITE PLAN FOR C-P REVIEW ONLY, NOT FOR CONSTRUCTION.

APPROVED AS A MINOR REVISION THIS 27TH
DAY OF October, 2006
[Signature]
TIMOTHY TEDDY AICP DIRECTOR OF PLANNING

NOTE: TERMS AND CONDITIONS APPROVED AS PART OF THE ORIGINAL C-P PLAN ARE STILL IN EFFECT.

C-1
SHEET INDEX

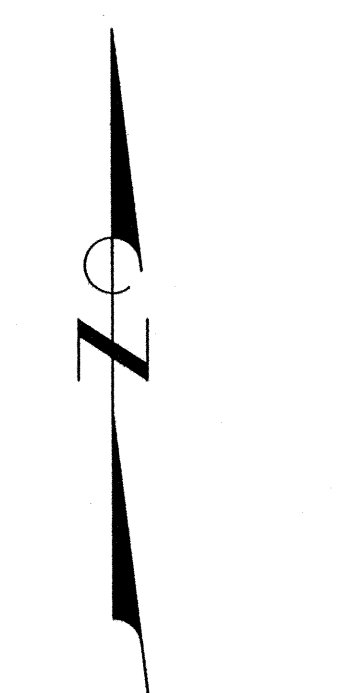
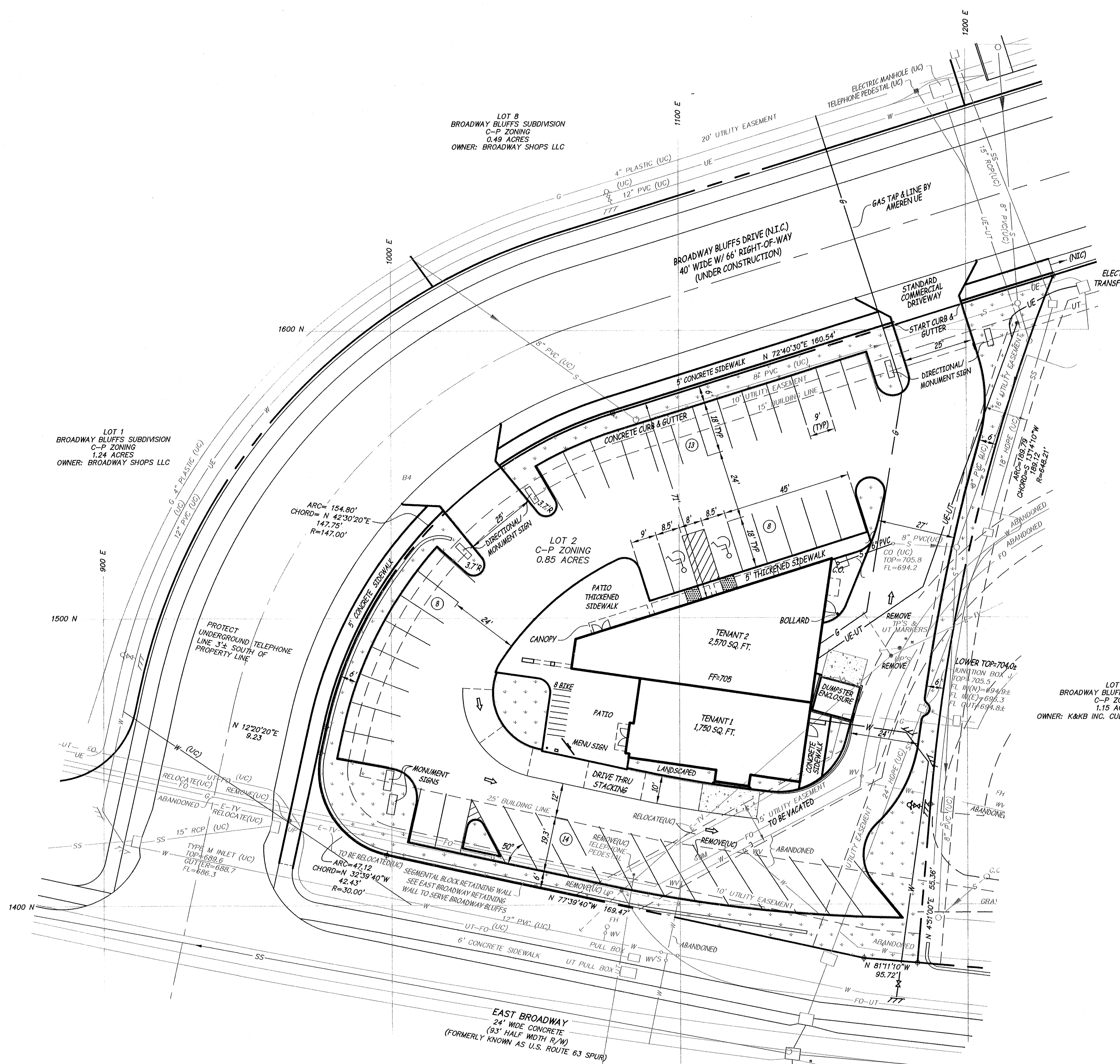
- C-1 COVER
- C-2 CONCEPTUAL SITE PLAN
- C-3 CONCEPTUAL GRADING & DRAINAGE
- L-1 LANDSCAPE PLAN
- LS-1 SITE LIGHTING PLAN

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER

BENJAMIN A. ROSS
NUMBER E-30054

1509 February 2006

BENJAMIN A. ROSS
REGISTERED PROFESSIONAL
ENGINEER E 30054

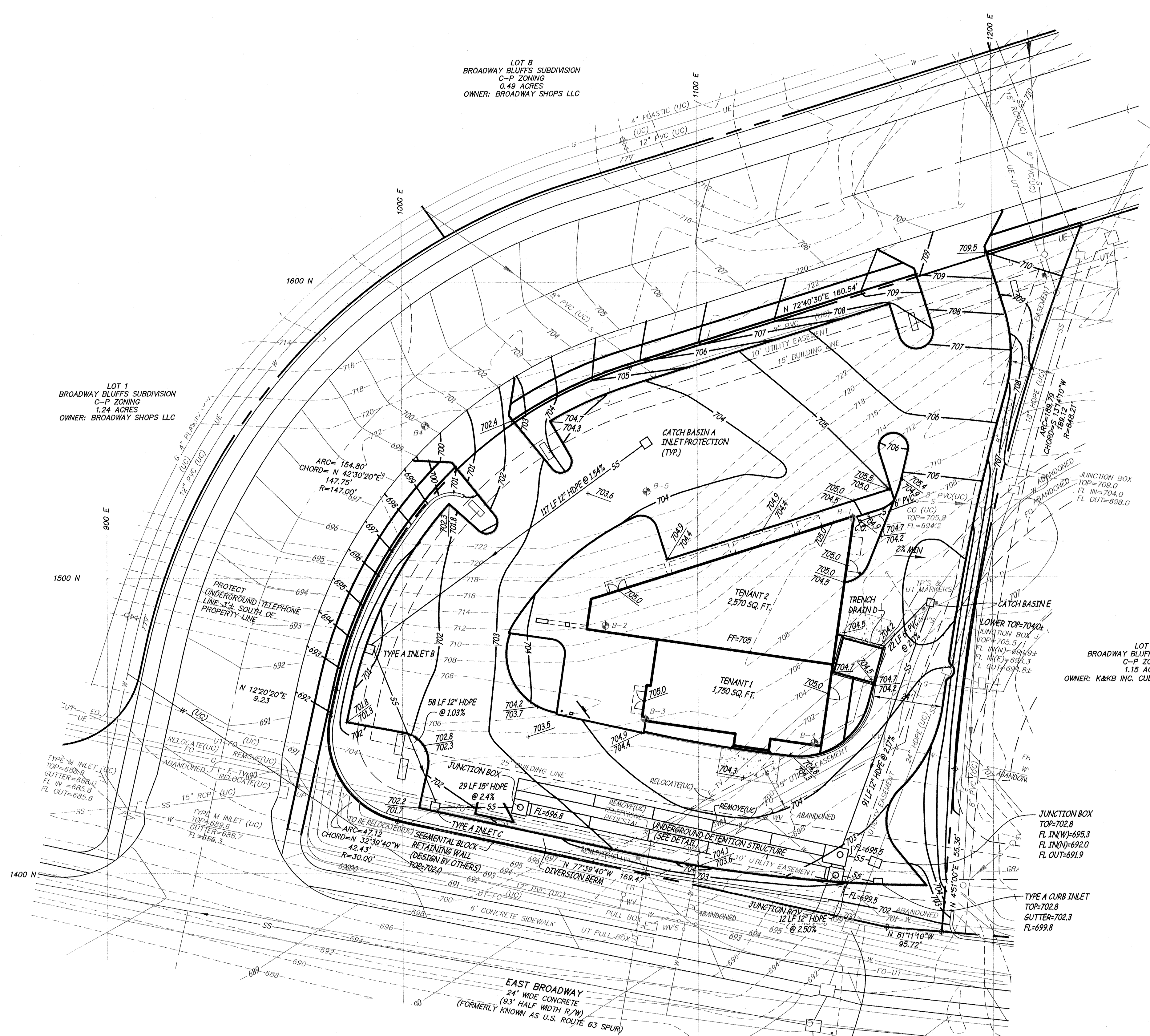
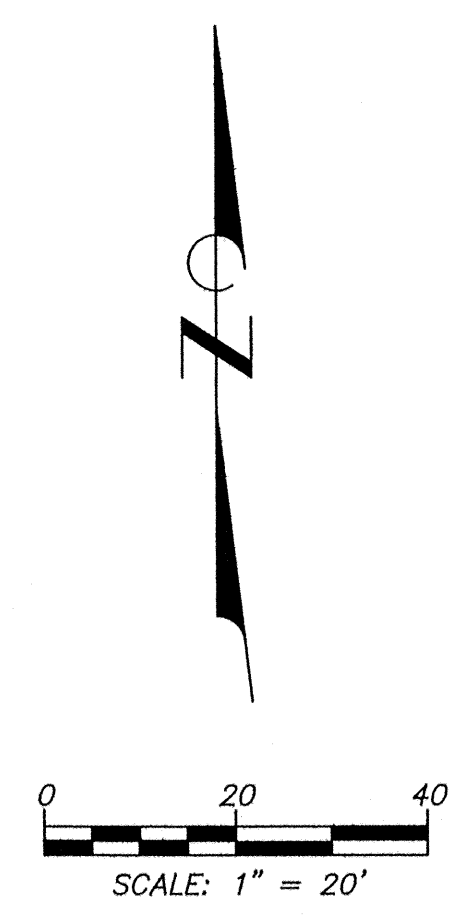


LEGEND

---	PROPERTY LINE
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	CONCEPTUAL SITE PLAN SHELL BUILDING LOT 2 BROADWAY BLUFFS SUBDIVISION COLUMBIA, MISSOURI		Revised 1 MAY 2006 10 MAY 2006 1 SEPT 2006	
	Surveyed: Drawn: JCB Checked: MK/DB			1113 Fay Street Columbia, Missouri 573 - 449 - 2646
BENJAMIN A. ROSS REGISTERED PROFESSIONAL ENGINEER E 30054	Scale 1" = 20'	Date 10 APRIL 2006	Job 0285	Sheet C-2



LOT 1
BROADWAY BLUFFS SUBDIVISION
C-P ZONING
1.24 ACRES
OWNER: BROADWAY SHOPS LLC

LOT 2
BROADWAY BLUFFS SUBDIVISION
C-P ZONING
0.49 ACRES
OWNER: BROADWAY SHOPS LLC

LOT 3
BROADWAY BLUFFS SUBDIVISION
C-P ZONING
1.15 ACRES
OWNER: K&B INC. CULVER'S OF WAUKESHA

STORM SEWER SCHEDULE

CATCH BASIN A (2.5'x2.5') TOP=703.0 FL=700.0	TYPE A INLET B (3'x3') TOP=701.2 GUTTER=700.7 FL IN=698.2 FL OUT=698.0	TYPE A INLET C (3'x3') TOP=702.1 GUTTER=701.6 FL IN=697.4 FL OUT=697.2	TRENCH DRAIN D NDS DURA SLOPE (OR APPROVED EQUAL) W/BOTTOM OUTLET ADAPTER	CATCH BASIN E (2.5'x2.5') TOP=703.7 FL IN=702.0 FL OUT=701.5	TYPE A CURB INLET F (3'x2') TOP=702.8 GUTTER=702.3 FL=699.8	JUNCTION BOX G (4'x3') TOP=702.5 FL IN=695.3 FL OUT=MATCH EXISTING (692.0)
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CONCEPTUAL GRADING & DRAINAGE
SHELL BUILDING
LOT 2 BROADWAY BLUFFS SUBDIVISION
COLUMBIA, MISSOURI

Surveyed: []
Drawn: JCB
Checked: MK/DB

Engineering Surveys & Services
1113 Fay Street
Columbia, Missouri
573-449-2646

Revised: 1 MAY 2006
1 SEPT 06

Scale: 1" = 20'
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