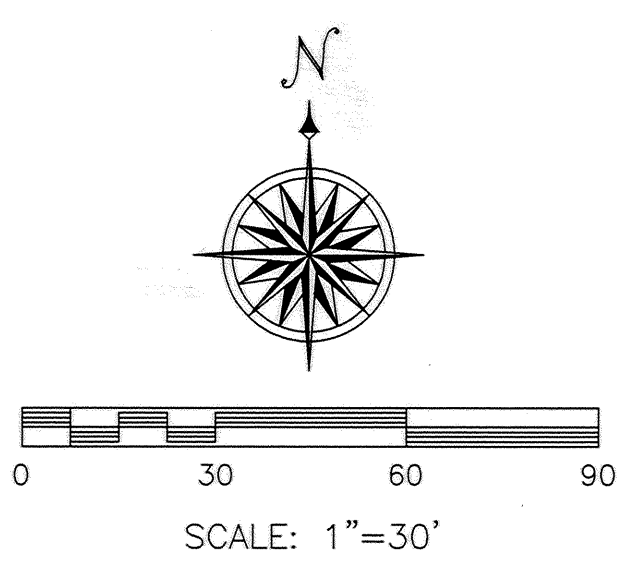
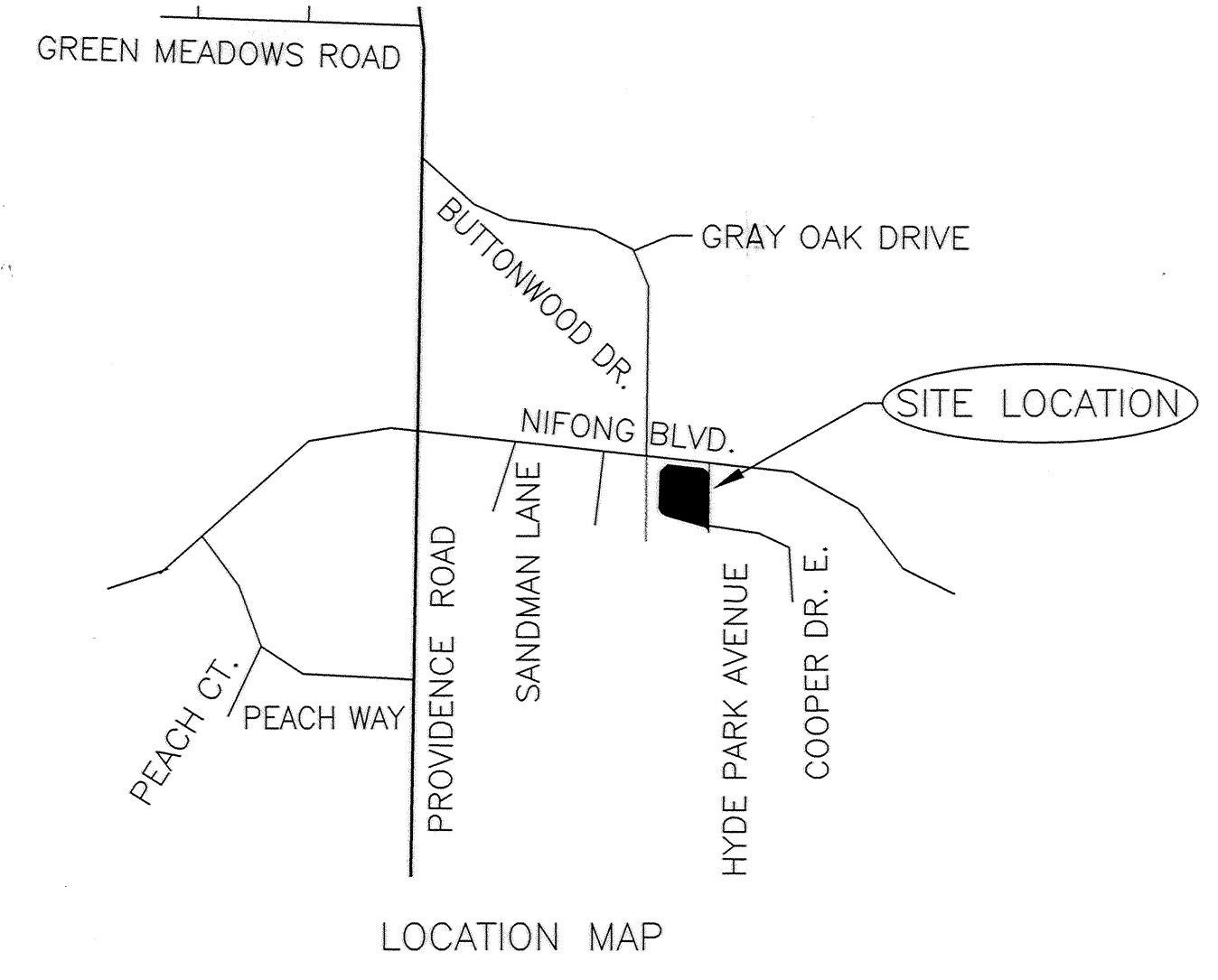
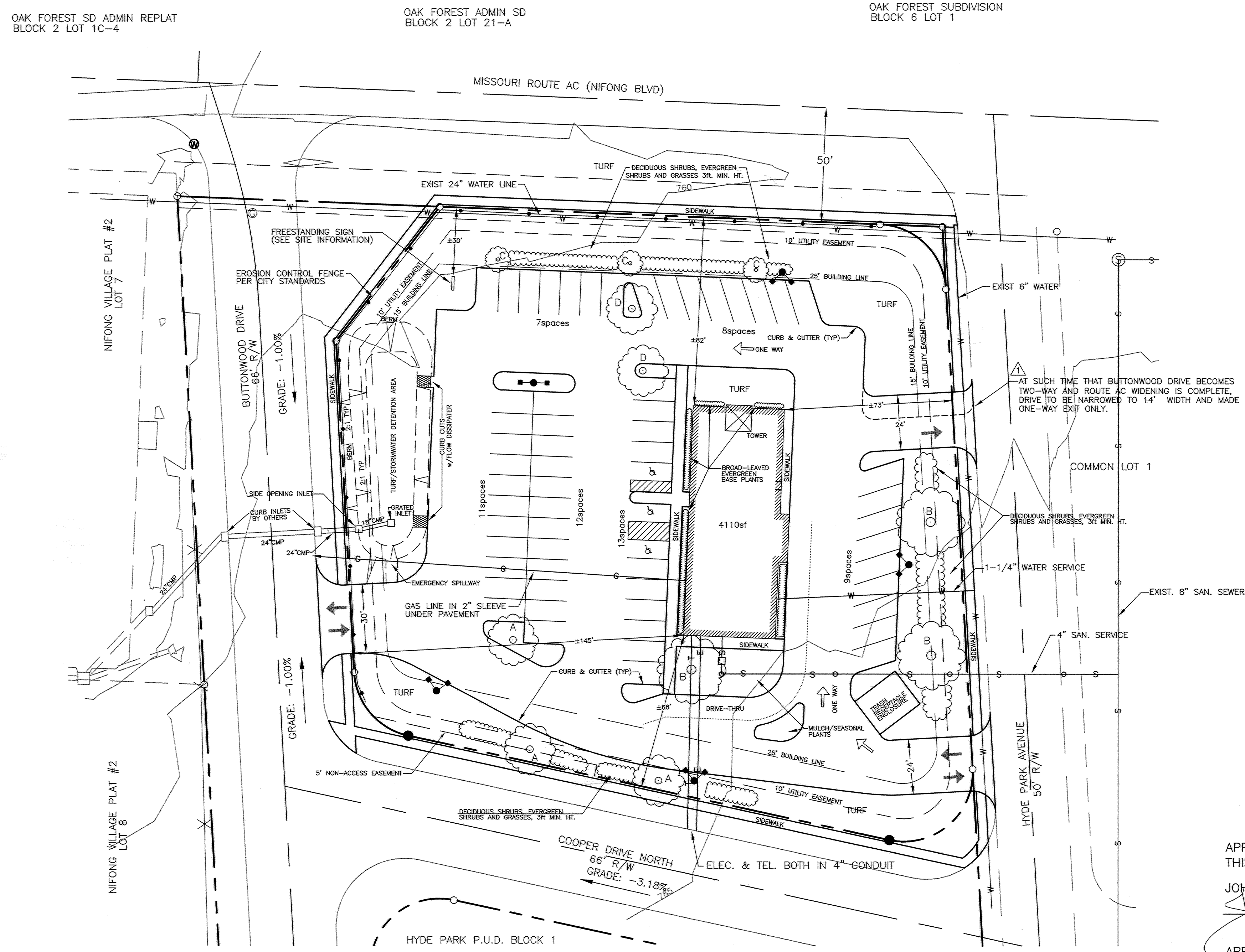


# HYDE PARK PLANNED COMMERCIAL SUBDIVISION BLOCK 1 LOT 101 C-P DEVELOPMENT PLAN



- LEGEND**
- TYPES:**  
 A: ORNAMENTAL DECIDUOUS  
 B: SHADY DECIDUOUS  
 C: CONIFER, 6'±  
 D: DENSE EVERGREEN
- UTILITIES**  
 S: SANITARY SEWER  
 W: WATER  
 G: GAS  
 T: TELEPHONE  
 E: ELECTRIC
- PROPOSED LIGHTING:** 30' TALL POLES w/2-400 WATT BULBS (5 POLES TOTAL)
- EROSION CONTROL FENCE
- EXISTING CONTOUR



**SITE INFORMATION**

OWNER: DOLLARHIDE BUILDING CORPORATION  
 c/o PHILIP D. PRATHER, PRESIDENT  
 P.O. BOX 10238  
 COLUMBIA, MO 65205

PROSPECTIVE DEVELOPER: D-CARR INVESTMENTS c/o MIKE CARR  
 P.O. BOX 280  
 100 S. MAIN  
 CASSVILLE, MO 65265

LEGAL DESCRIPTION: LOT 101, BLOCK 1, HYDE PARK PLANNED COMMERCIAL SUBDIVISION

LOT SIZE: 1.51ac  
 TOTAL GREEN SPACE: (TEMP) 0.57ac (37.7%)  
 TOTAL GREEN SPACE: (PERMANENT) 0.58ac (38.4%)  
 TOTAL # OF TREES: 10  
 PAVED PARKING AREA: 35000 sf  
 1 TREE PER 3500 SF PARKING AREA  
 # OF MED/LARGE DECIDUOUS SHADE TREES=3  
 % OF MED/LARGE DECIDUOUS SHADE TREES=30%  
 PARKING SPACES: 60  
 BUILDING AREA: 4110 sf  
 PARKING RATIO: 1/68.5 (space/sf)  
 REQUIRED PARKING: 1/100 (space/sf)  
 BUILDING HEIGHT: TOWER: 23.4'  
 FLAT ROOF: 14.4'  
 PARAPET: 16.9'

MIN. DISTANCE FROM BUILDING TO PROPERTY LINE: 68' (SW CORNER)  
 DISTANCE FROM NEAREST FIRE HYDRANT TO BUILDING: 200'±  
 (HYDRANT IS LOCATED AT THE NE CORNER OF HYDE PARK AVE AND COOPER DR)

**SIGN INFORMATION**

FREESTANDING SIGN: ONE FREESTANDING SIGN, INTERNALLY LIGHTED, WITH A MAXIMUM AREA OF 110 S.F. AND MAXIMUM HEIGHT OF 12 FT. APPROXIMATE LOCATION IS NOTED ON PLAN (SEE NW CORNER OF SITE).

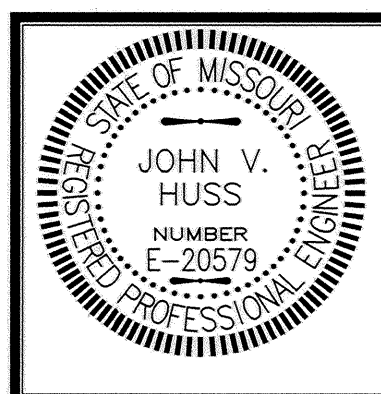
WALL SIGNAGE: THERE WILL BE ONE SIGN ON THE FRONT OF THE BUILDING MEASURING 6 FT. WIDE BY 9 FT. TALL. THERE WILL BE ONE SIGN EACH ON THE EAST AND WEST SIDES OF THE BUILDING. EACH SIGN WILL CONTAIN THREE INDIVIDUAL LETTERS POSITIONED HORIZONTALLY, MEASURING APPROXIMATELY 20 INCHES TALL BY FIVE FT. WIDE OVERALL. WALL SIGNS WILL BE INTERNALLY LIGHTED.

- NOTES:**
- THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAPS.
  - EROSION CONTROL FENCING TO BE PLACED ALONG THE WEST AND NORTH LINES OF THE SITE DURING CONSTRUCTION.
  - STREETS & OFFSITE STORM DRAINAGE BY OTHERS.
  - SITE LIGHTING TO BE DIRECTED DOWN ONTO THE SITE TO MINIMIZE OFFSITE SPILLOVER.
  - INSTALLATION OF SIDEWALK ALONG ROUTE AC PENDING MoDOT APPROVAL.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 17th DAY OF February, 1998.  
 JOHN JOHN, CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 14th DAY OF March, 1998.  
 DARWIN A. HINDMAN, MAYOR  
 PENNY ST. ROMAINE, CITY CLERK

REVISIONS  
 1/26/98 WIDEN NORTHEAST DRIVE



**TRABUE, HANSEN & HINSHAW, INC.**  
 CONSULTING ENGINEERS

P.O. BOX 6920  
 1901 PENNSYLVANIA DR.  
 COLUMBIA, MO 65205  
 (573) 814-1568 FAX (573) 814-1128

THInc. #970345

*Hyde Park Planned  
 Commercial Subdivision*

**Lot 101 CP Development Plan**

