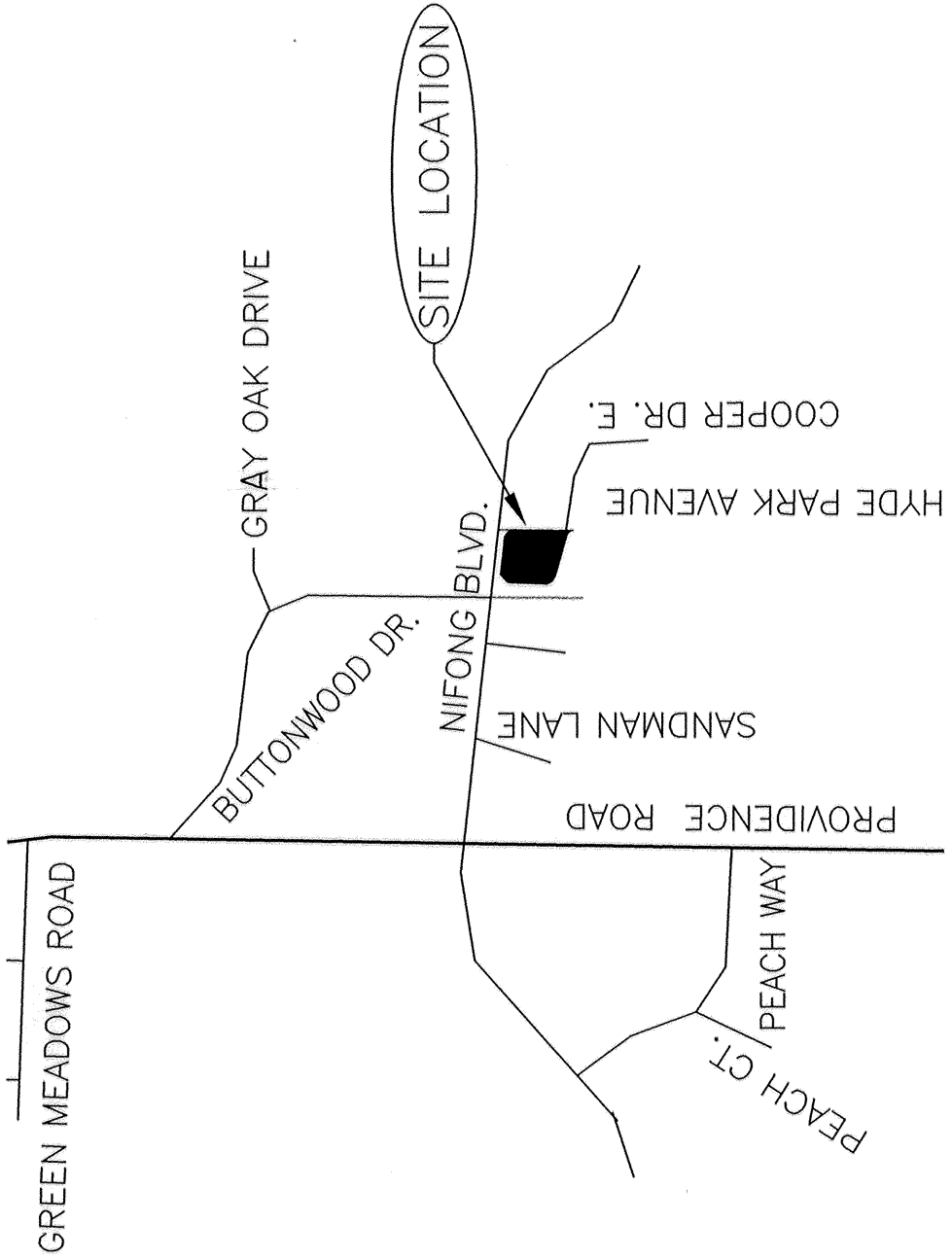


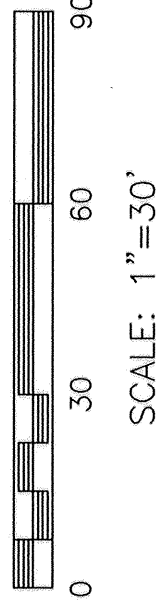
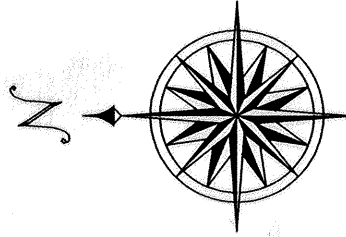
HYDE PARK PLANNED COMMERCIAL SUBDIVISION

BLOCK 1 LOT 101

C-P DEVELOPMENT PLAN



LOCATION MAP



LEGEND

- TREE
- TYPES:
- A: ORNAMENTAL DECIDUOUS
 - B: SHADY DECIDUOUS
 - C: CONIFER, 6" ±
 - D: DENSE EVERGREEN

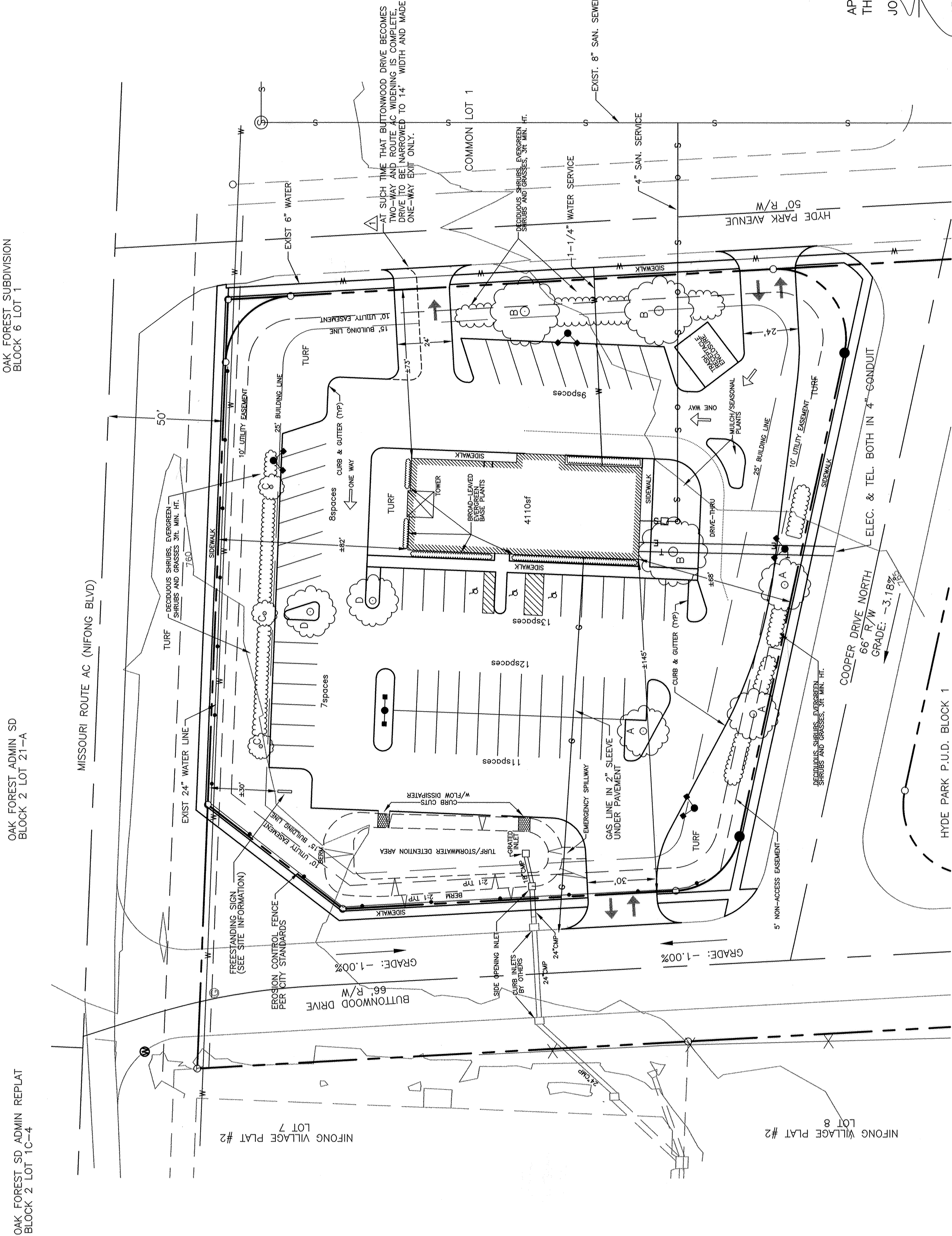
UTILITIES

- SANITARY SEWER
- WATER
- GAS
- TELEPHONE
- 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
670 PHILIP DR. PRATHER, PRESIDENT
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:

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

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS 19th DAY OF February, 1998.

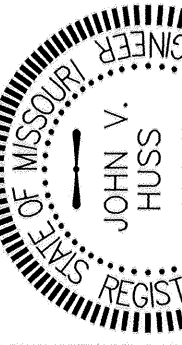
JOHN JOHN, CHAIRMAN

LOT A
HYDE PARK P.U.D.
BLOCK 2

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 10th DAY OF March, 1998.
DARIN A. HINDMAN, MAYOR
PENNY ST. ROMANE, CITY CLERK

REVISIONS

△ 1/26/98 WIDEN NORTHEAST DRIVE



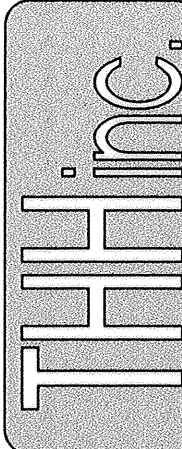
TRABUE, HANSEN & HINSHAW, INC.
CONSULTING ENGINEERS
P.O. BOX 6920
1901 PENNSYLVANIA DR.
COLUMBIA, MO 65205
(573) 814-1568 FAX (573) 814-1128

STUDY: 84-SP DESIGN: 80-TW DRAWN: 80-TW
DATE: 12/97 DATE: 12/97 DATE: 12/97

THHinc. #970345

Hyde Park Planned
Commercial Subdivision

Lot 101 CP Development Plan



DWG. 1 OF 1