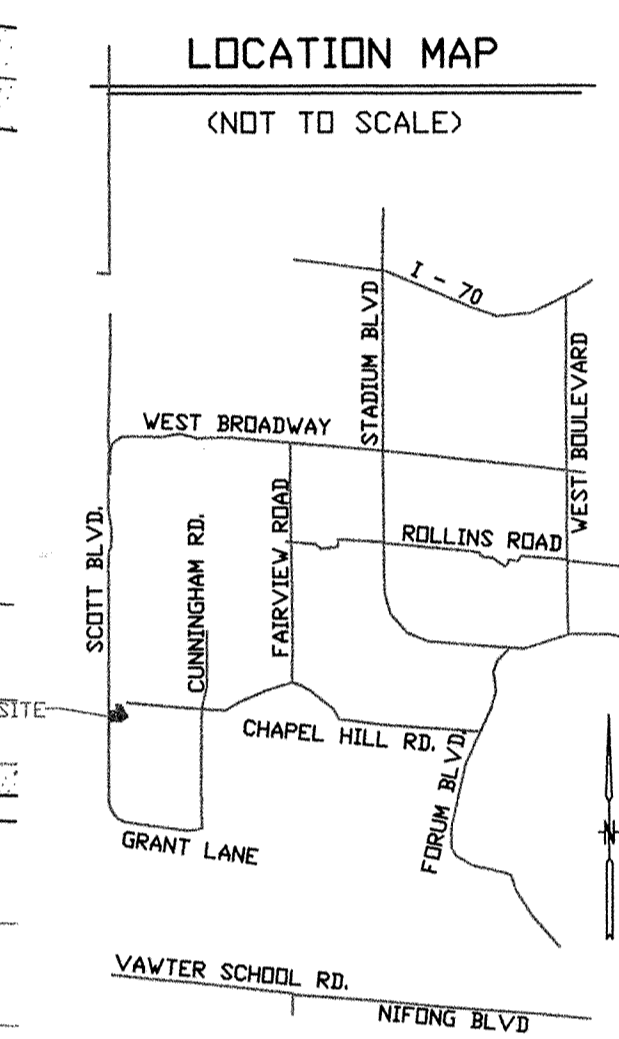
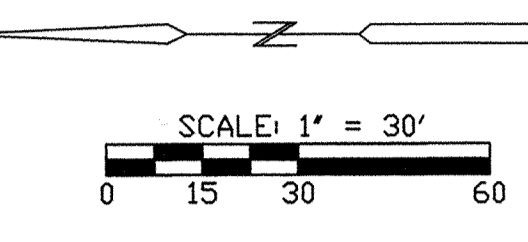
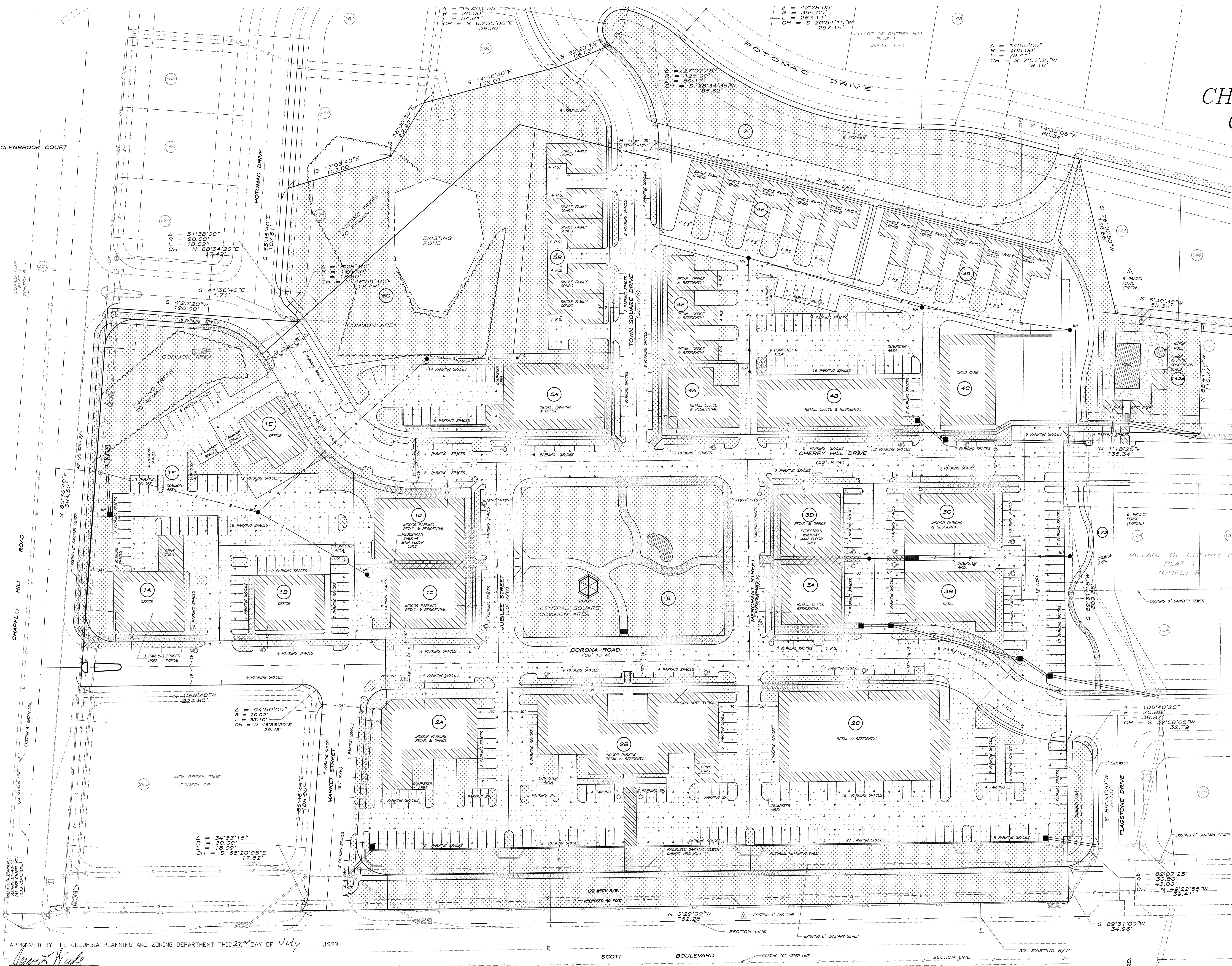


# THE VILLAGE OF CHERRY HILL CP PLAN



**FLOOD PLAN STATEMENT**  
 THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAN MAPS.

**OWNER DEVELOPER**  
 THE CHERRY HILL GROUP LLC  
 C/O ROY FAHEY  
 801 W NINGUN BLVD SUITE 5A  
 6703 442-0177



APPROVED BY THE COLUMBIA PLANNING AND ZONING DEPARTMENT THIS 22<sup>ND</sup> DAY OF July, 1999.

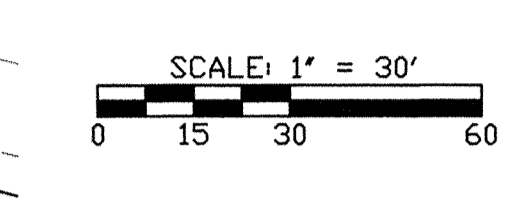
APPROVED BY THE COLUMBIA CITY COUNCIL THIS 10<sup>TH</sup> DAY OF August, 1999.

Chairman: *James Wade*  
 City Clerk: *Penny St. Romaine*  
 Mayor: *Darwin A. Hindman*



**OVERALL PLAN**

# THE VILLAGE OF CHERRY HILL CP PLAN

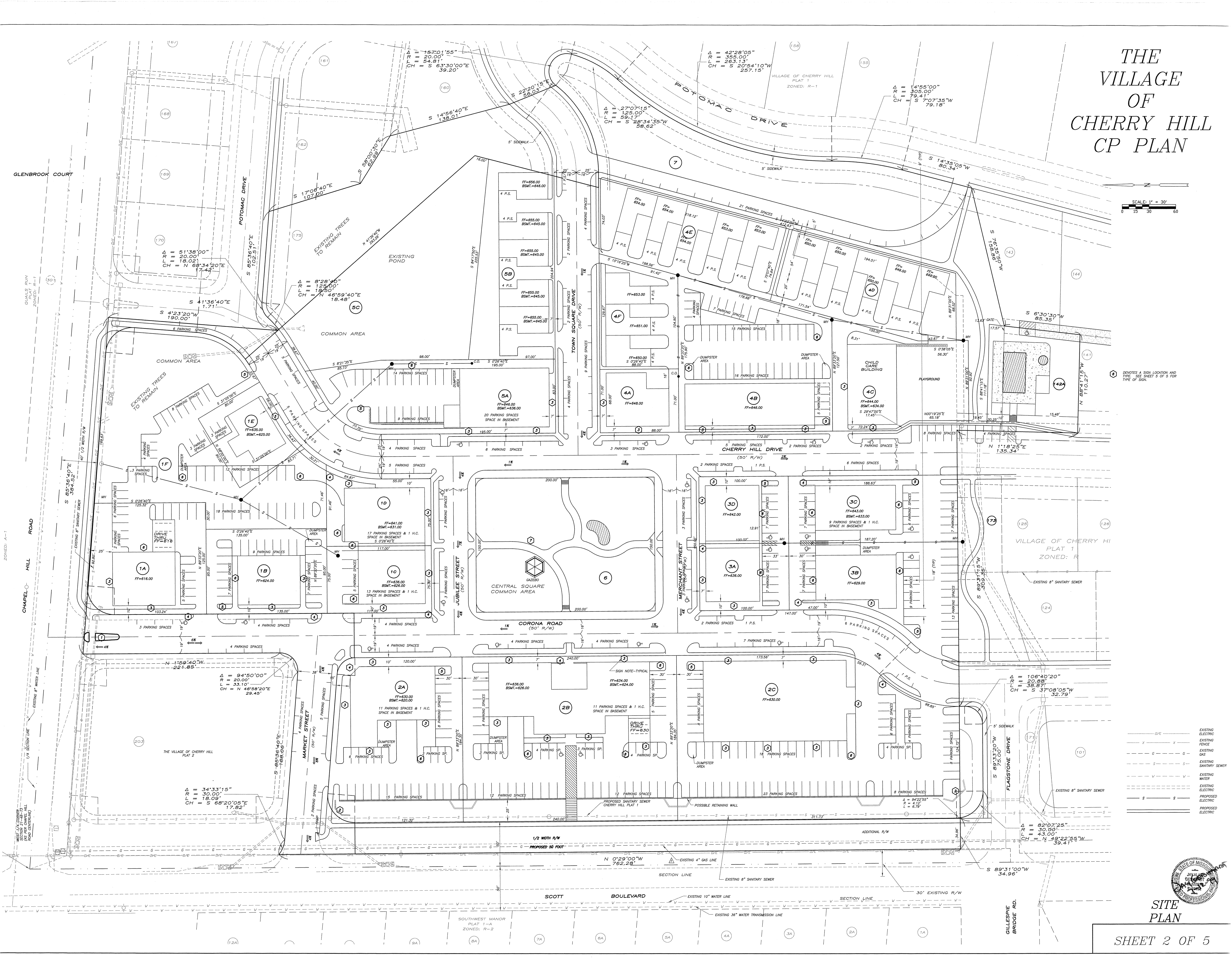


① DENOTES A SIGN LOCATION AND TYPE. SEE SHEET 3 OF 5 FOR TYPE OF SIGN.

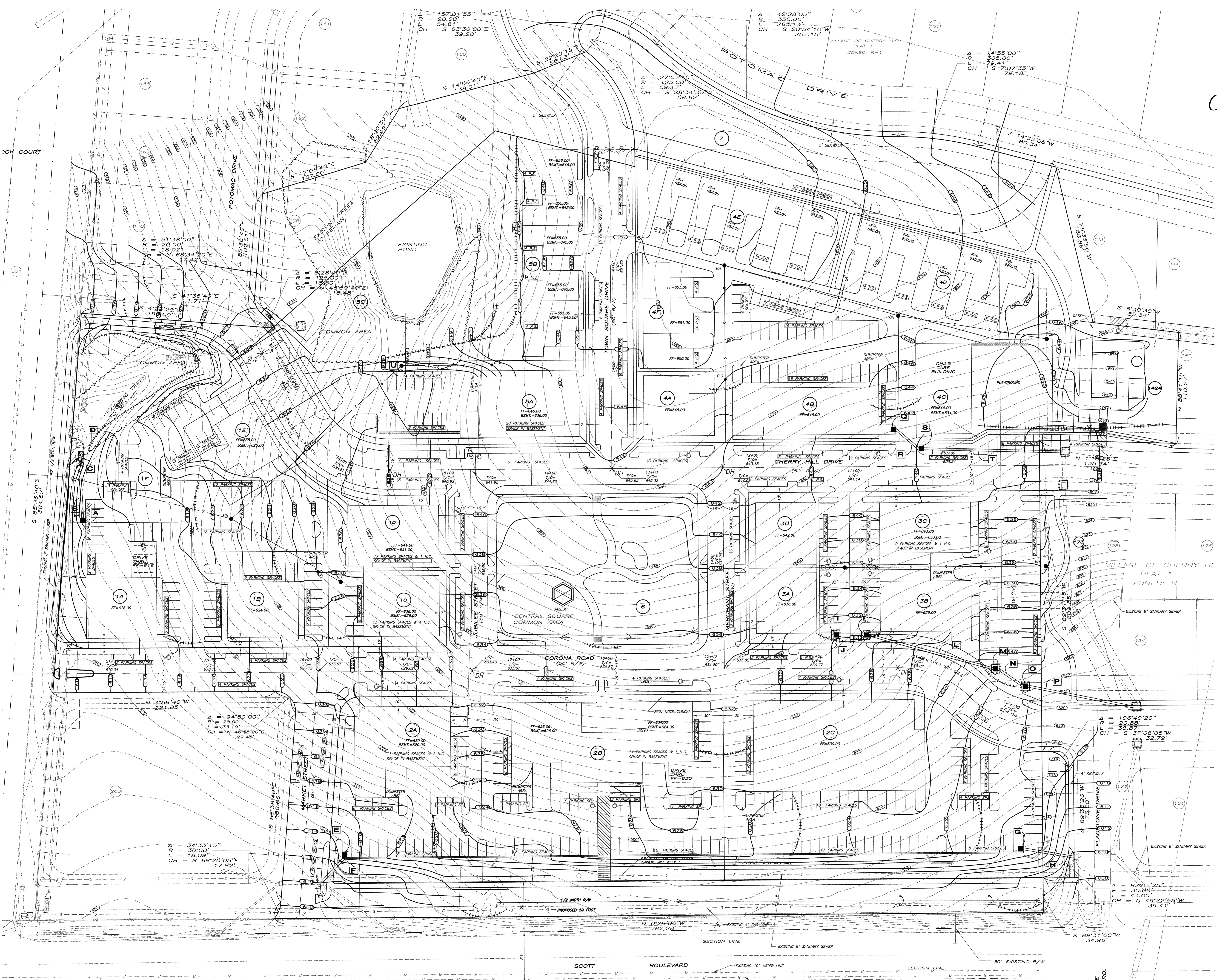
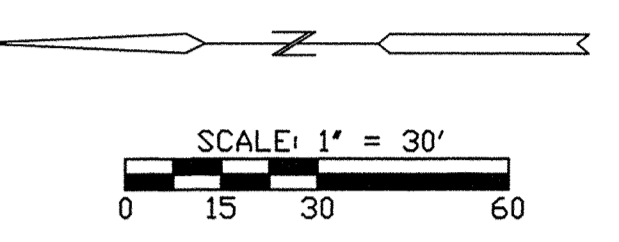
- D/E --- EXISTING ELECTRIC
- X --- EXISTING FENCE
- G --- EXISTING GAS
- S --- EXISTING SANITARY SEWER
- W --- EXISTING WATER
- E --- EXISTING ELECTRIC
- S --- PROPOSED ELECTRIC
- S --- PROPOSED ELECTRIC



SITE PLAN

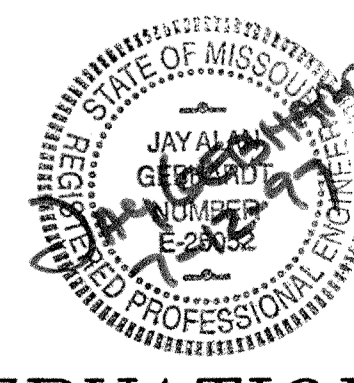


# THE VILLAGE OF CHERRY HILL CP PLAN



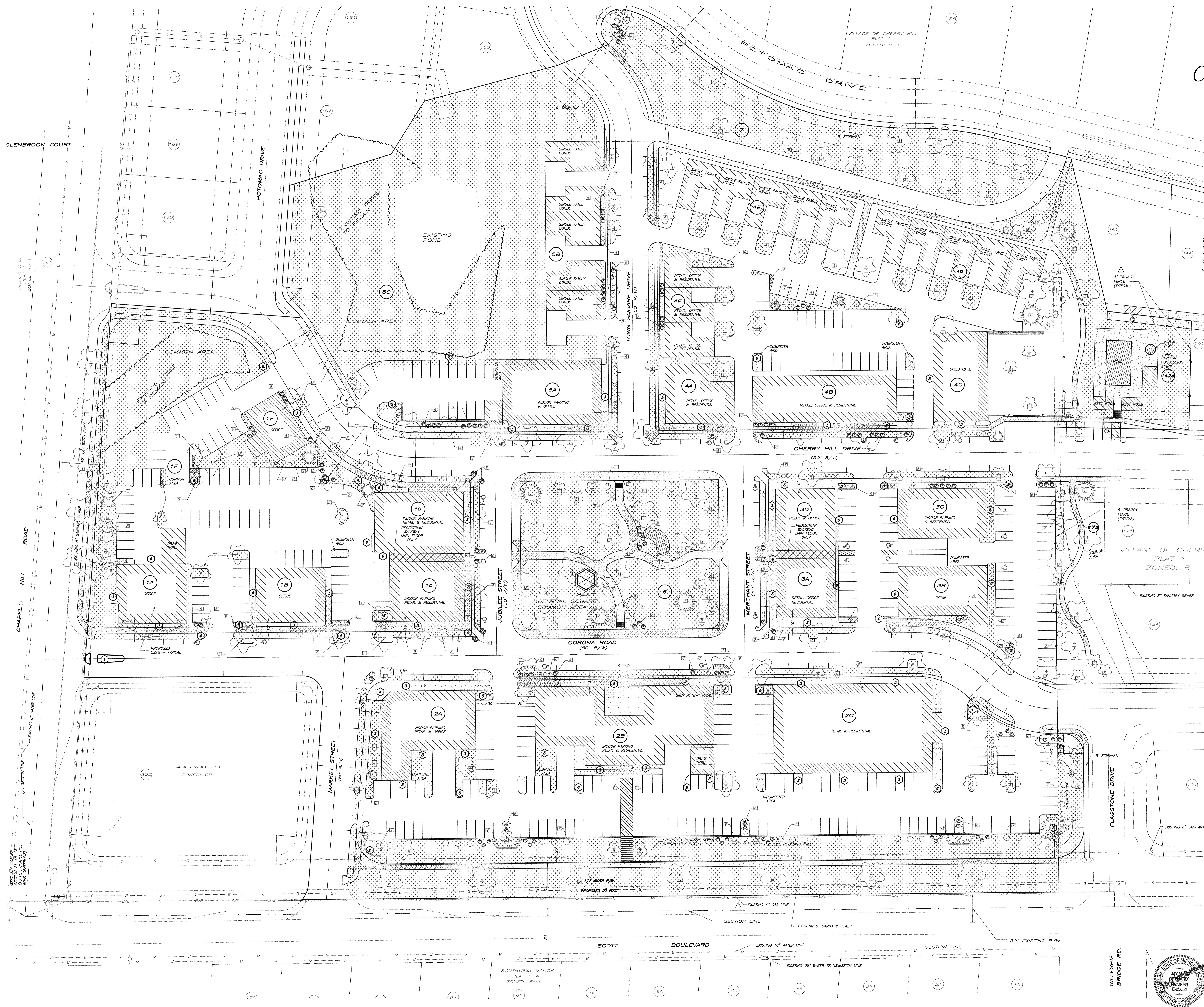
- DRAINAGE CALCULATIONS AND CONSTRUCTION NOTES  
 [A] 4" x 3" TYPE 'M' INLET, TOP = 615.00, FLOW LINE OUT = 611.00  
 Q25 = (0.8) (8) (1.32 AC) = 8.4 CFS  
 [B] 100 L.F., 15" HOPE OR 18" CMP @ 1.00% W/F.E.S., FLOW LINE = 610.00  
 [C] 5' x 10' x 2' RIP RAP  
 [D] CONSTRUCT BERM/TERRACE TO DIRECT FLOW TO EXISTING CREEK  
 [E] 4" x 3" TYPE 'M' INLET, TOP = 615.00, FLOW LINE OUT 611.00  
 [F] 58 L.F., 15" HOPE OR 18" CMP @ 11.90%: CONNECT TO PROPOSED INLET FOR CHERRY HILL PLAT 1, FLOW LINE IN = 604.10  
 [G] 4" x 3" TYPE 'M' INLET, TOP = 619.00, FLOW LINE OUT = 615.00  
 Q25 = (0.8) (8) (0.30) = 1.9 CFS  
 [H] 53 L.F., 15" HOPE OR 18" CMP @ 18.4%: CONNECT TO PROPOSED INLET FOR CHERRY HILL PLAT 1, FLOW LINE IN = 604.10  
 [I] SINGLE TYPE 'A' INLET, TOP = 630.00, FLOW LINE OUT = 627.00  
 Q25 = (0.8) (8) (0.30) = 1.9 CFS  
 [J] 20 L.F., 12" HOPE OR 15" CMP @ 2.00%  
 [K] TYPE 'A' INLET TOP = 630.00, FLOW LINE IN = 626.60, FLOW LINE OUT = 626.40  
 Q25 = (0.8) (8) (0.10) = 0.64 CFS  
 [L] 140 L.F., 15" CMP @ 5.00%  
 [M] TYPE 'A' INLET, TOP = 622.50, FLOW LINE IN = 619.40, FLOW LINE OUT = 619.20  
 Q25 = (0.8) (8) (0.5) = 3.2 CFS  
 [N] 26.00 L.F., 18" CMP @ 3.85%  
 [O] TYPE 'A' INLET, TOP = 621.50, FLOW LINE IN = 618.20, FLOW LINE = 618.00  
 Q25 = (0.8) (8) (0.13) = 0.8 CFS  
 [P] 115 L.F., 18" CMP @ 3.48%, CONNECT TO PROPOSED INLET FOR CHERRY HILL PLAT 1  
 Q25 = (0.8) (8) (1.63) = 10.47 CFS  
 [Q] 30' L.F., 24" CMP @ 1.00%  
 [R] 2.5' x 2.5' J-BOX, TOP = 640.00, FLOW LINE IN = 636.70, FLOW LINE OUT = 636.50  
 [S] 143 L.F., 24" CMP @ 2.45%, CONNECT TO PROPOSED INLET CHERRY HILL #1, FLOW LINE IN = 633.0  
 [T] 3' WIDE 10' LONG CONCRETE FLUME  
 Q25 = (0.8) (8) (0.20) = 1.3 CFS

LAND PRESERVATION PLAN



# THE VILLAGE OF CHERRY HILL CP PLAN

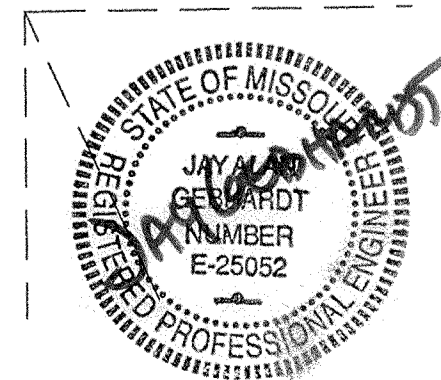
SCALE: 1" = 30'



LOT	TOTAL AREA	AREA OF PAVEMENT	AREA OF LANDSCAPING	PERCENT LANDSCAPING	PLANT SPECIES
1A	12,820 SQ. FT.	11,820 SQ. FT.	1,000 SQ. FT.	7.8%	1.0/2.5*
1B	8,775 SQ. FT.	8,000 SQ. FT.	775 SQ. FT.	8.8%	1.0/2.5*
1C	9,110 SQ. FT.	8,450 SQ. FT.	660 SQ. FT.	7.2%	1.0/2.5*
1D	16,440 SQ. FT.	15,135 SQ. FT.	1,305 SQ. FT.	7.9%	1.0/2.5*
1E	14,437 SQ. FT.	13,200 SQ. FT.	1,237 SQ. FT.	8.6%	1.0/2.5*
1F	26,800 SQ. FT.	25,000 SQ. FT.	1,800 SQ. FT.	6.7%	1.0/2.5*
2A	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
2B	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
2C	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
3A	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
3B	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
3C	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
3D	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
4A	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
4B	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
4C	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
4D	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
4E	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
4F	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
5A	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
5B	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
5C	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
5D	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
5E	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*
5F	14,400 SQ. FT.	13,200 SQ. FT.	1,200 SQ. FT.	8.3%	1.0/2.5*

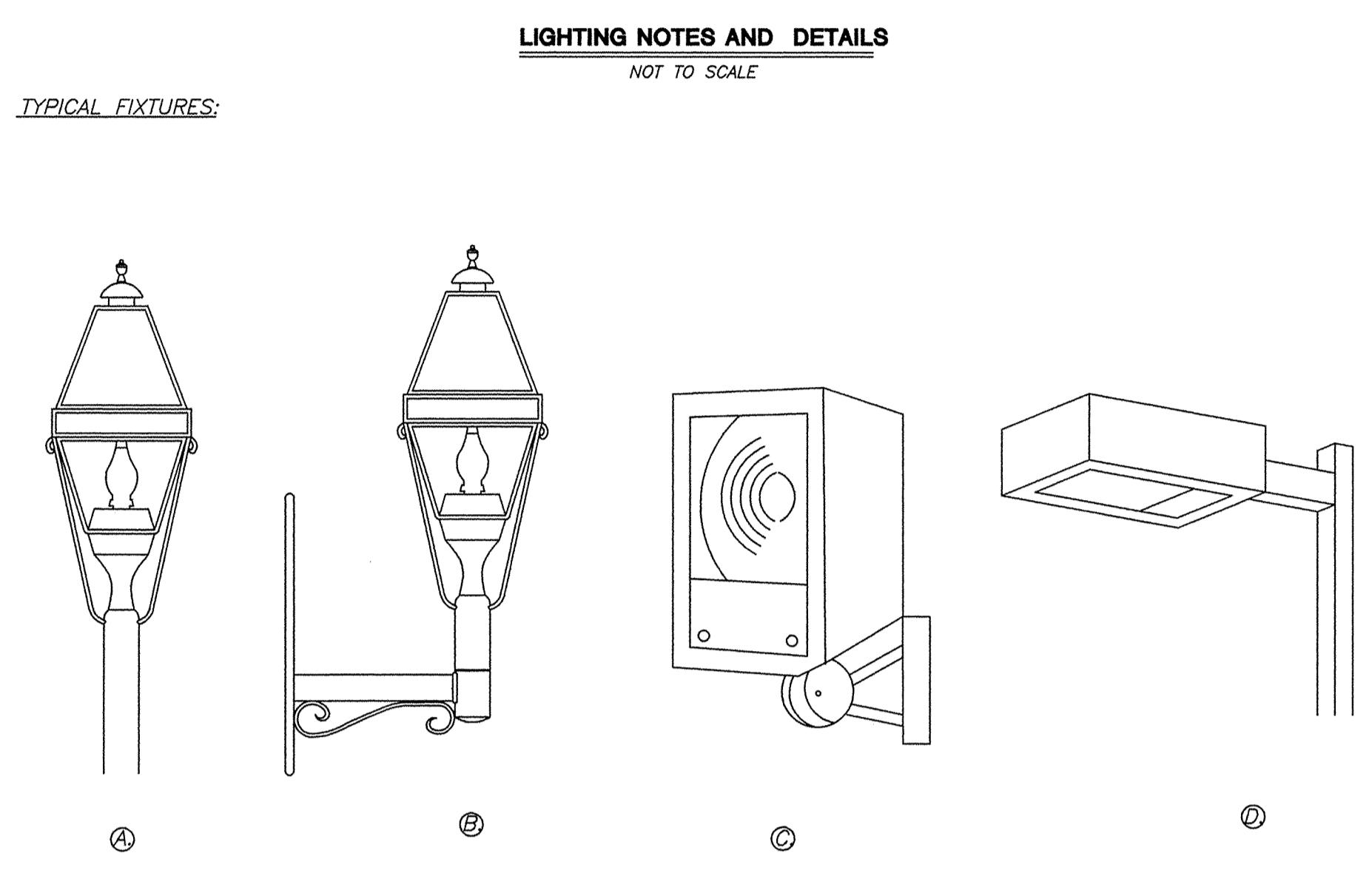
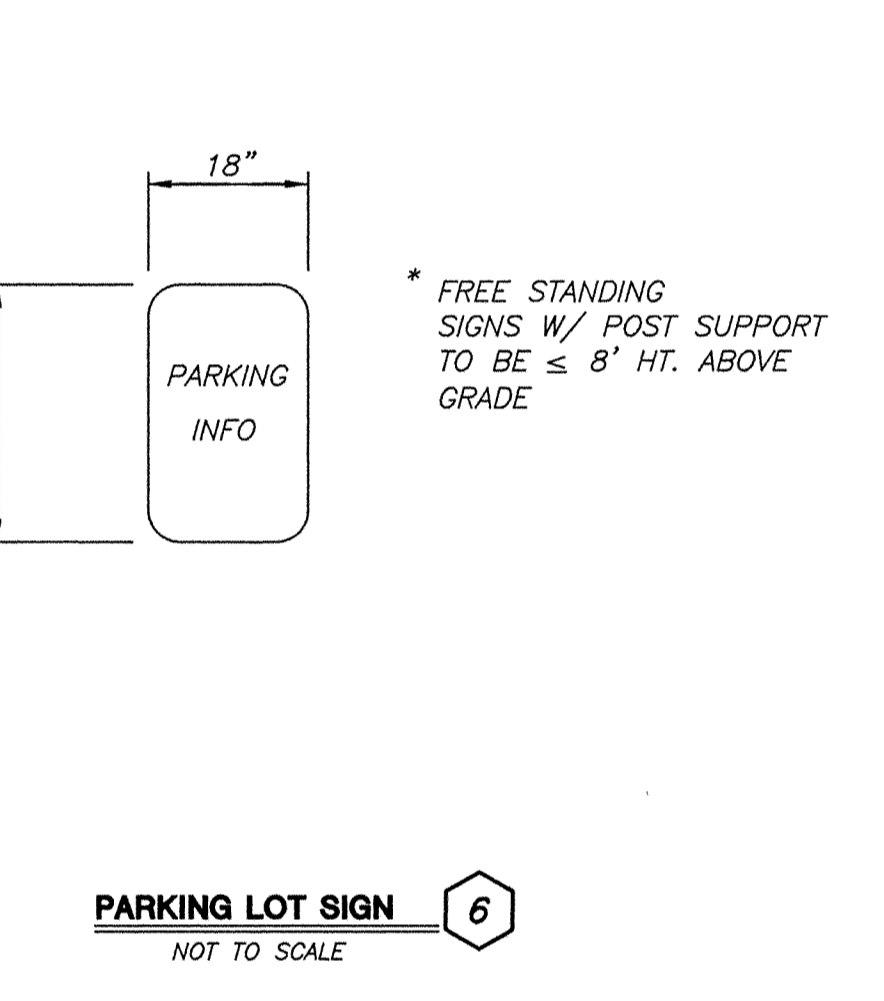
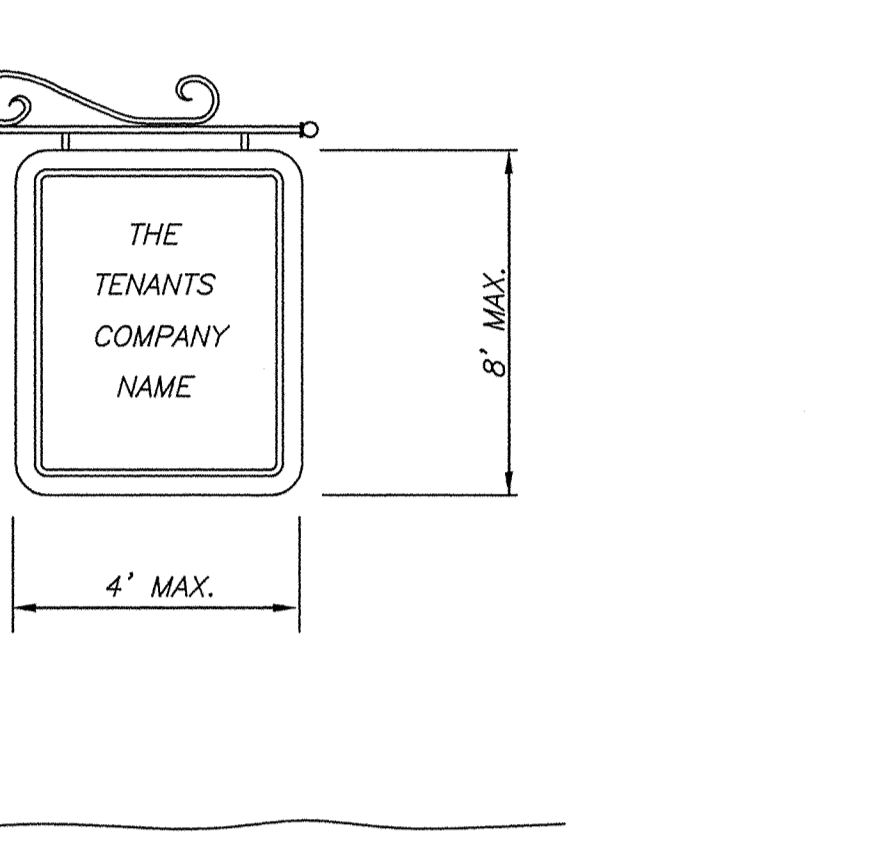
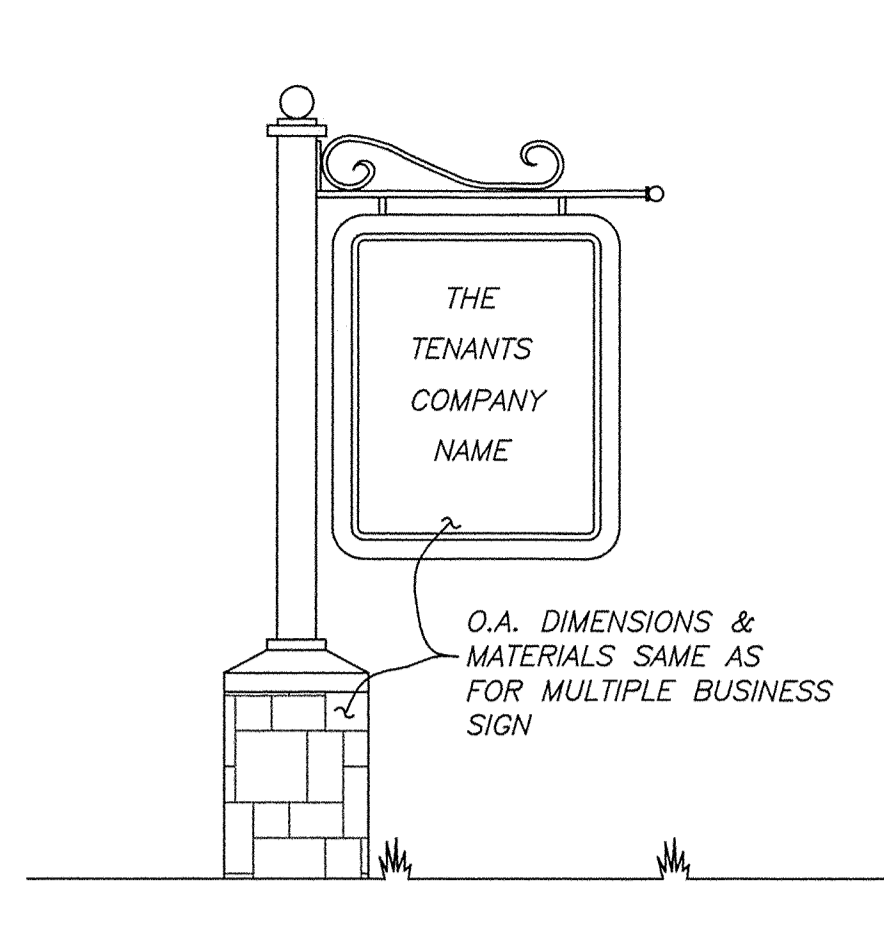
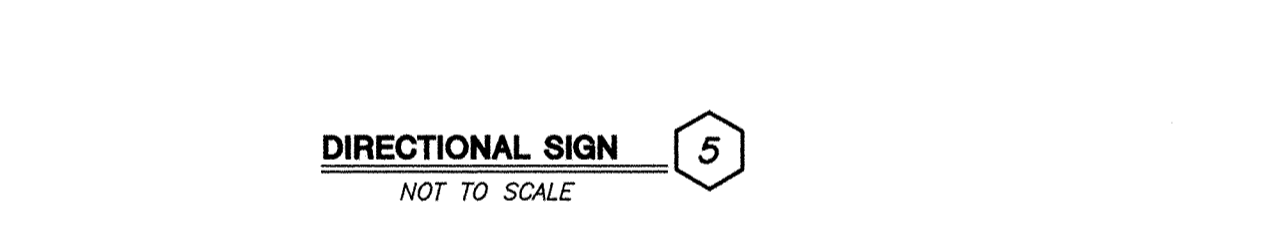
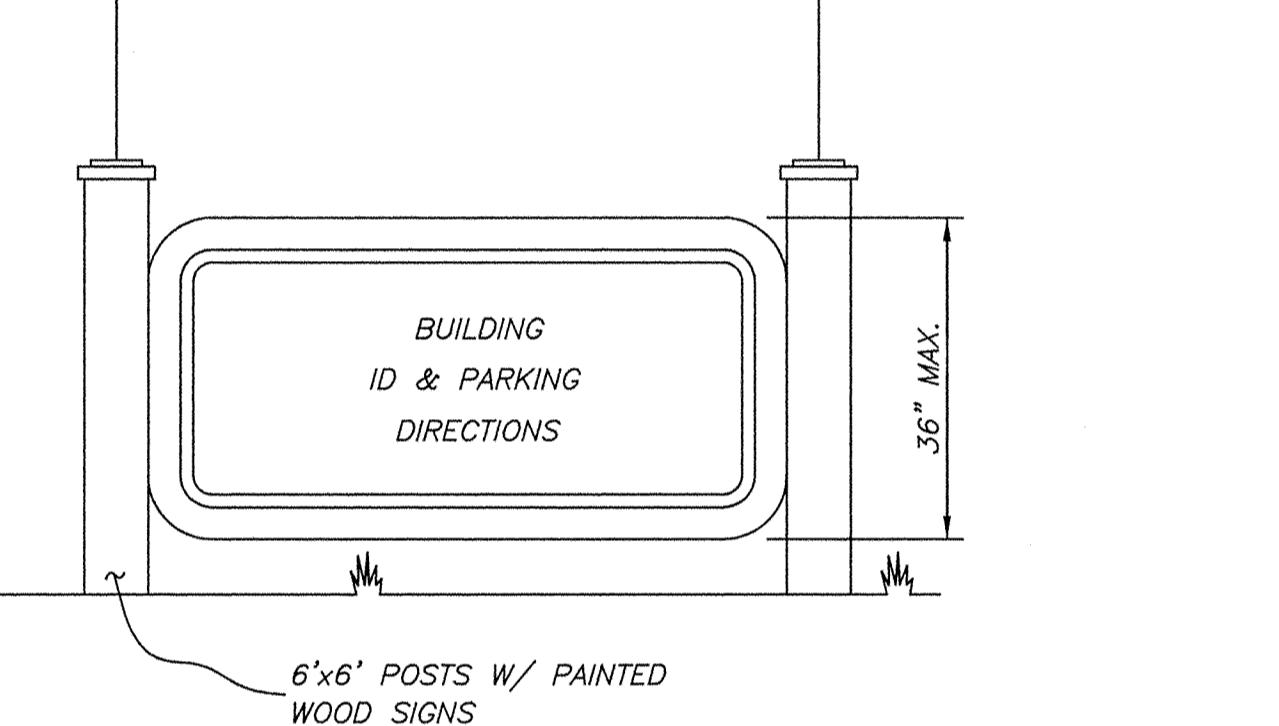
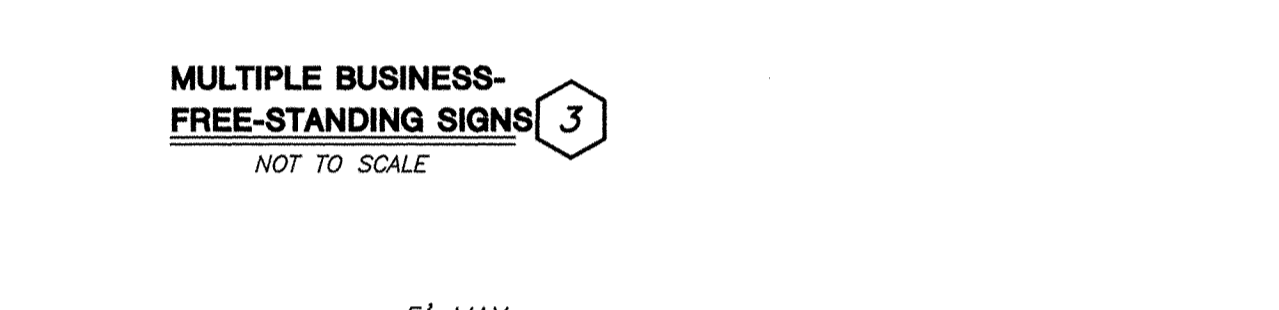
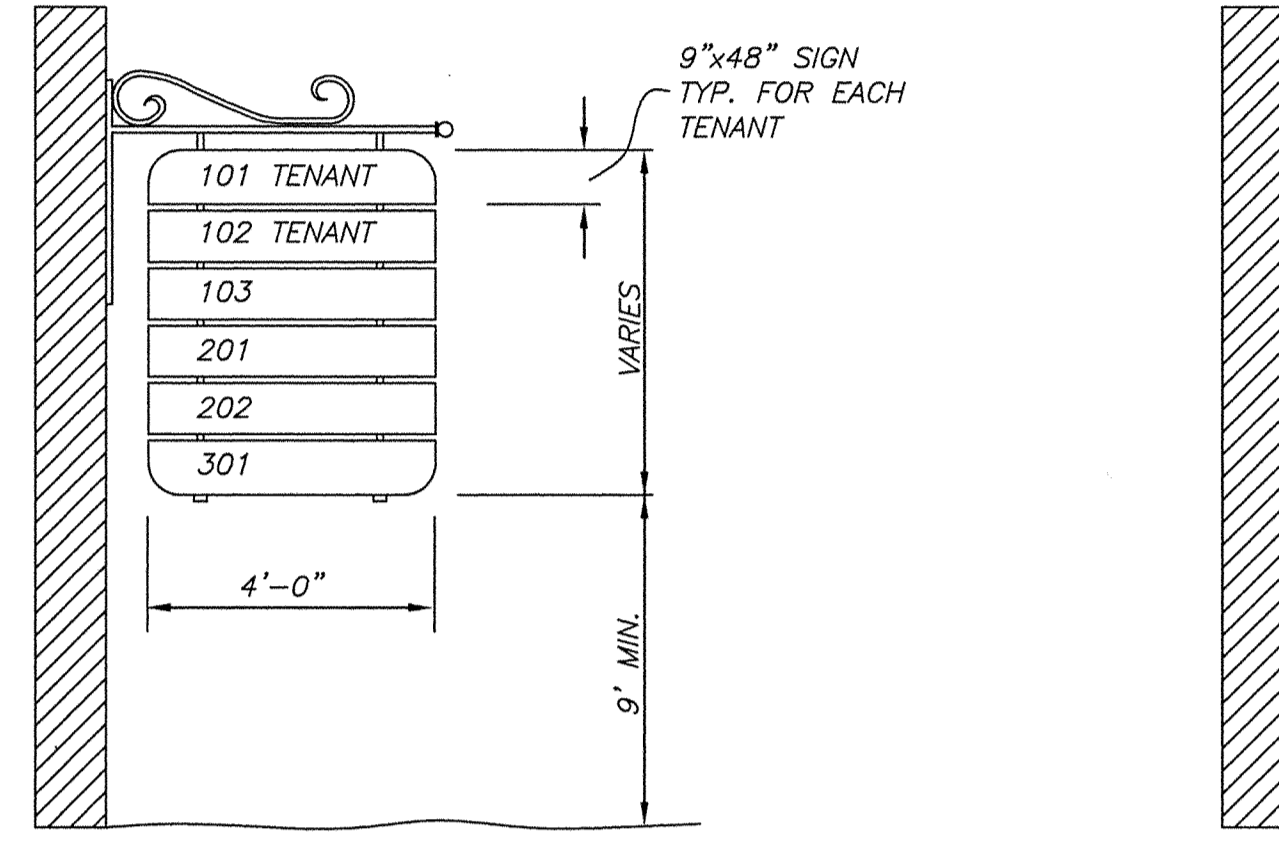
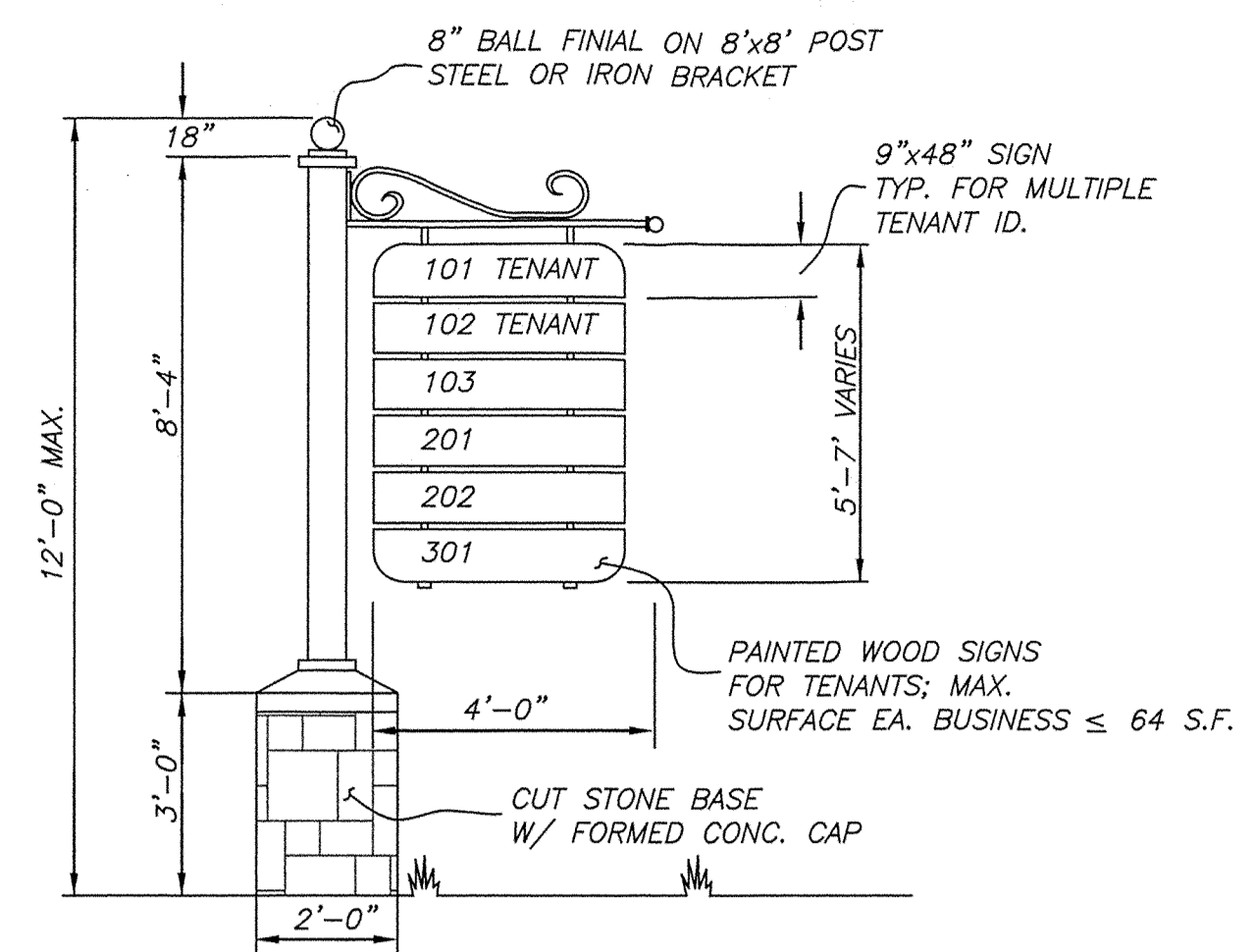
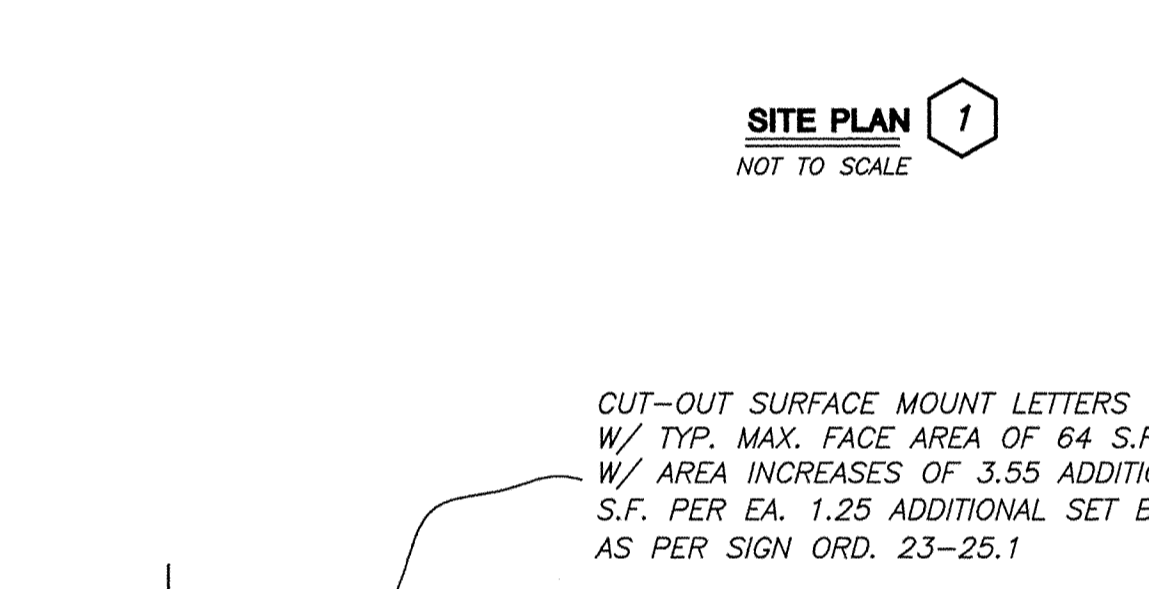
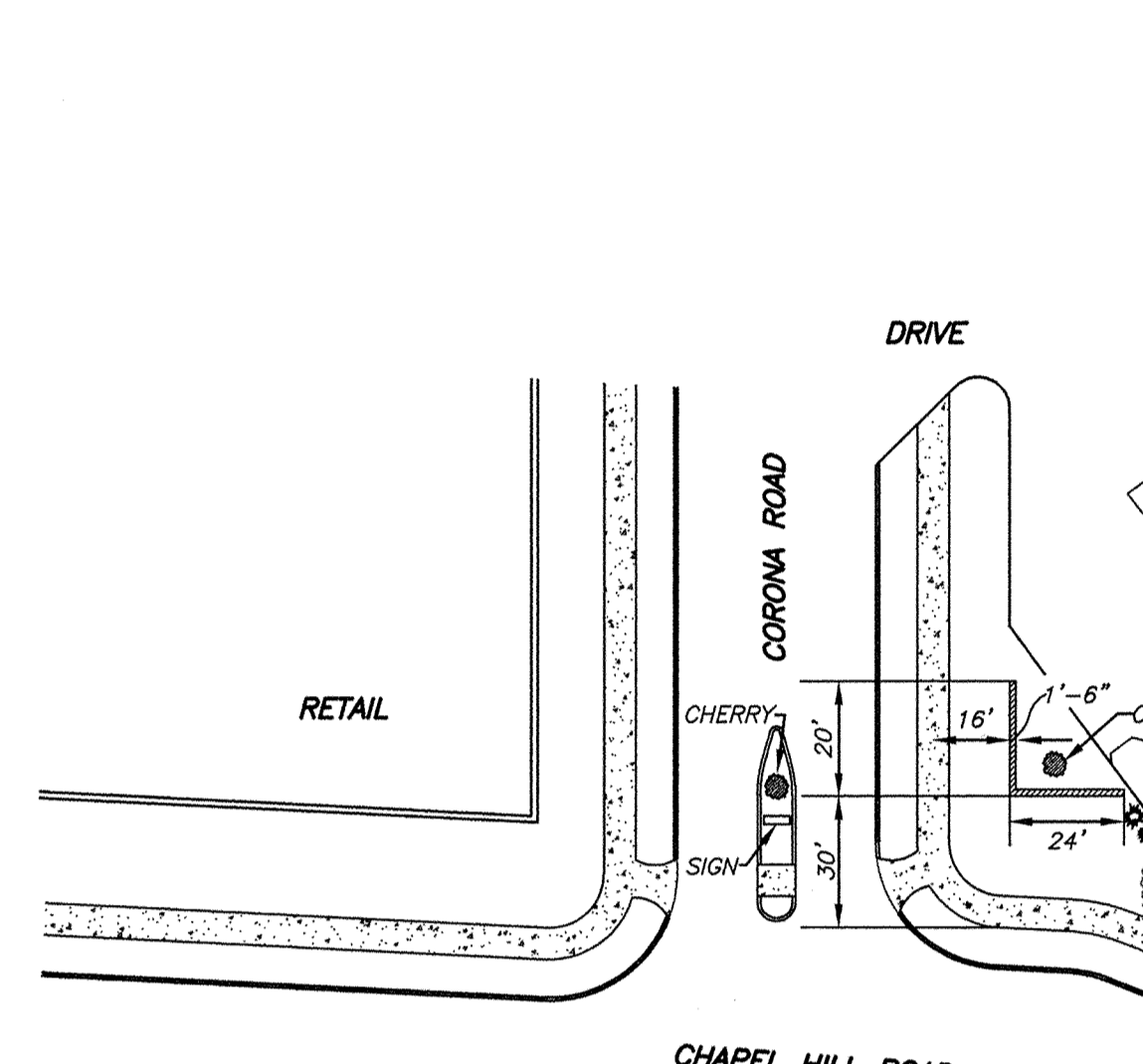
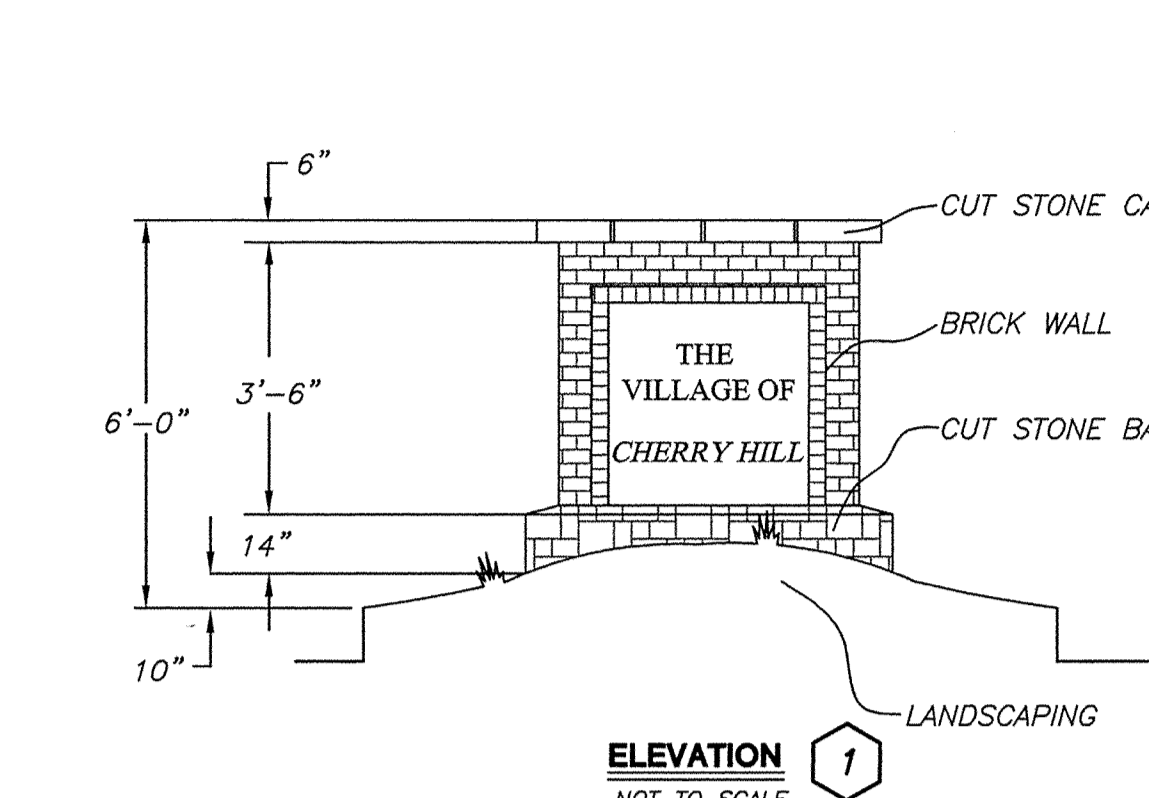
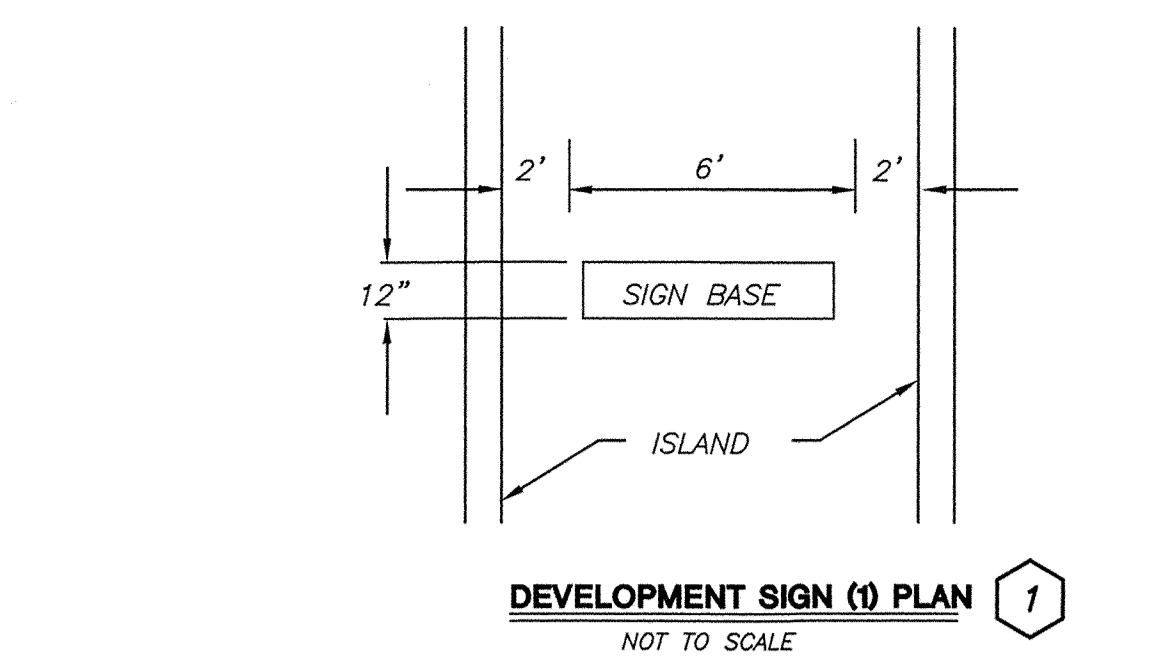
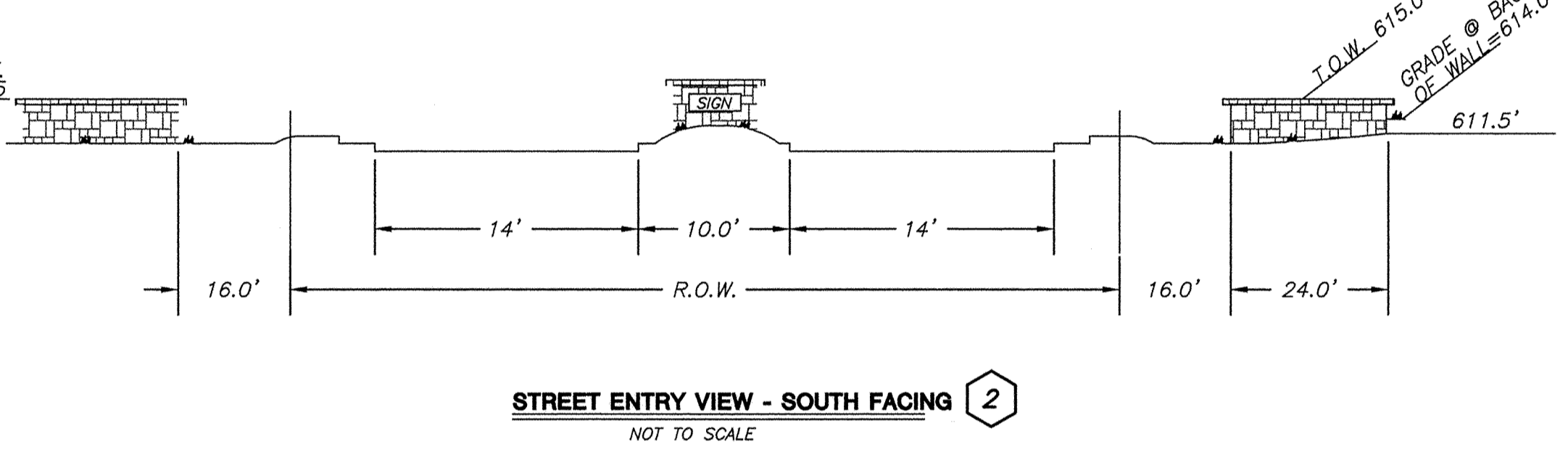
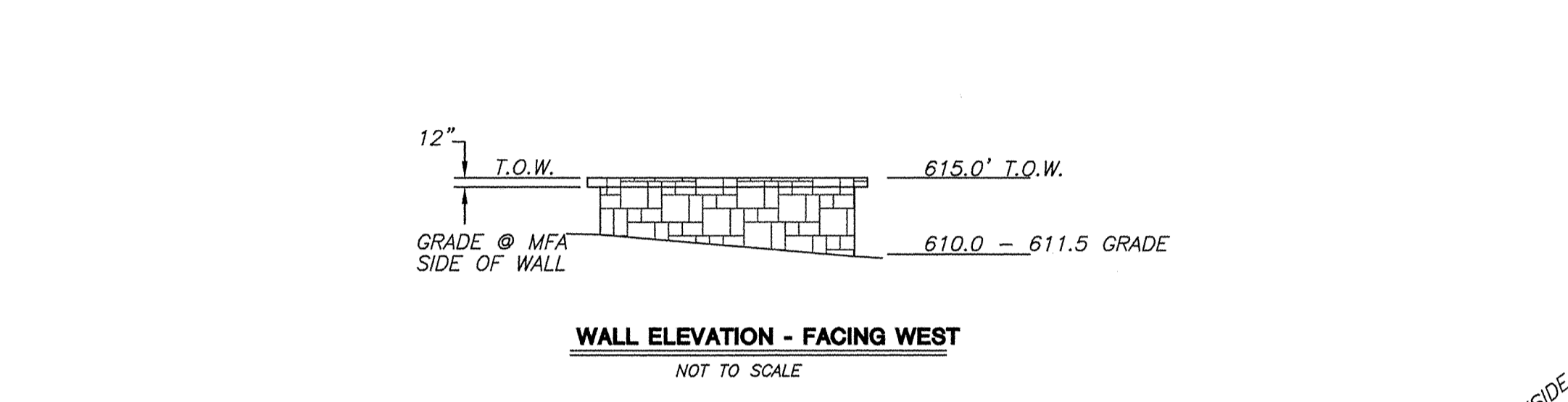
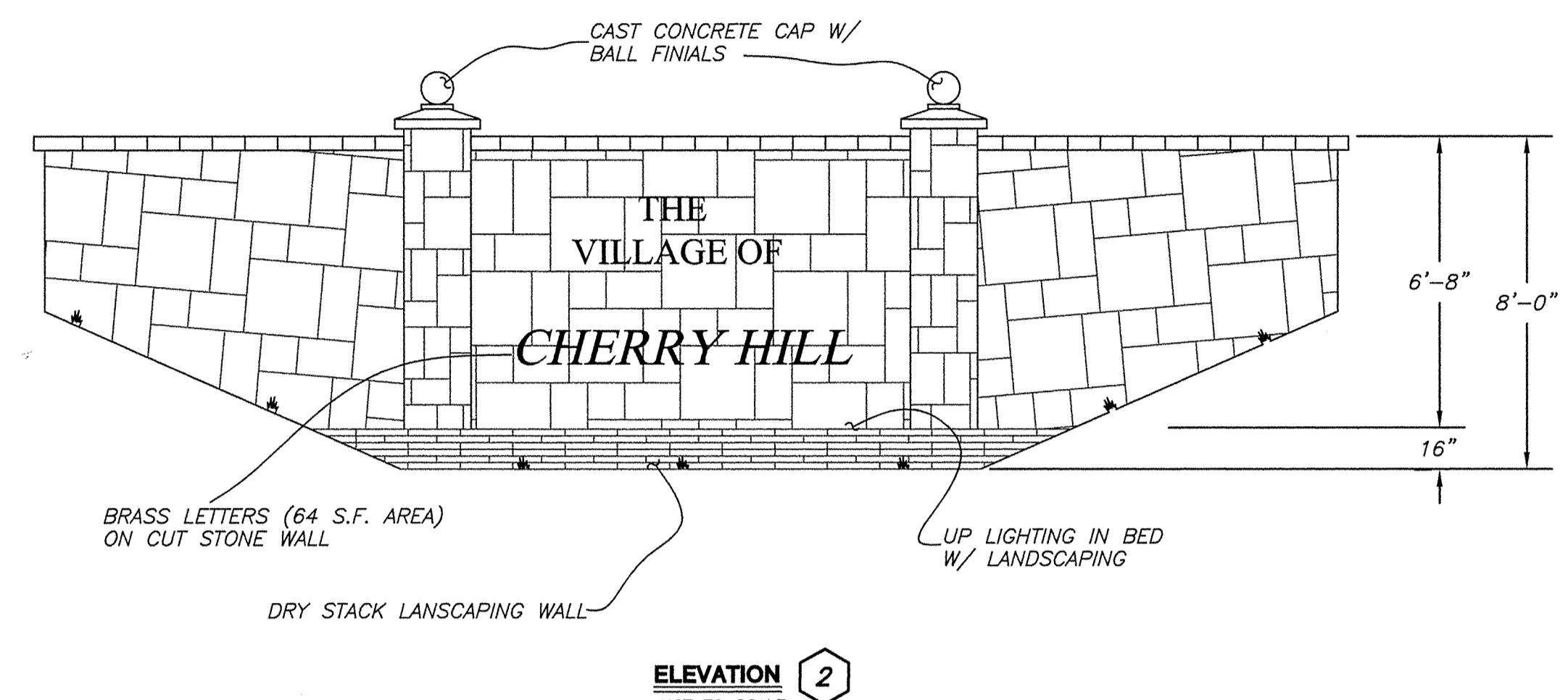
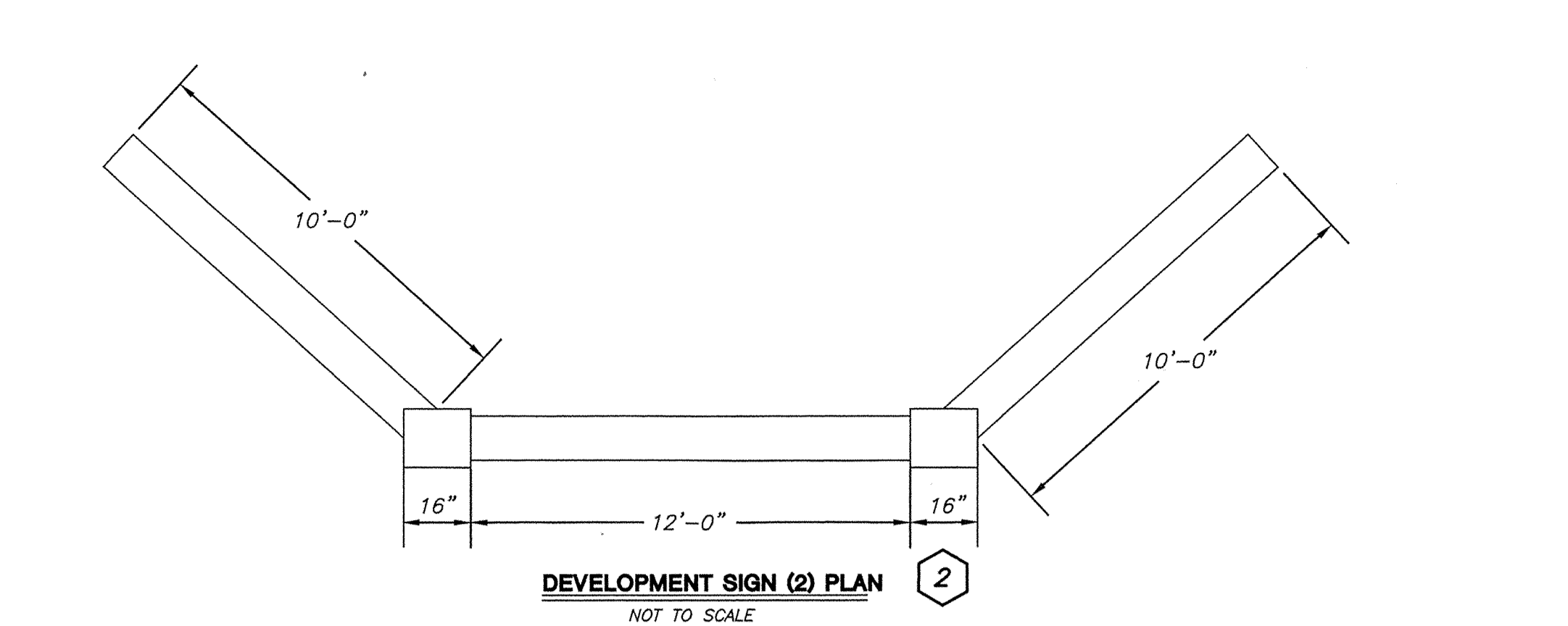
SYMBOL	PLANT SPECIES	EXAMPLES	SIZE
1	LARGE EVERGREEN TREE	WHITE PINE, NORWAY SPRUCE	8'
2	MEDIUM EVERGREEN TREE	CASTLE RED CEDAR, EMERALD GREEN ARBORESCENS, UPRIGHT JUNIPER	6-8'
3	LARGE DECIDUOUS TREE	WHITE ASH, GREEN ASH, BRETZCOAM, OAK, HARD MAPLES	2-2.5*
4	MEDIUM DECIDUOUS TREE	PRINCEPATRICK, REDBUD, DOGWOOD	2-2.5*
5	SMALL ORNAMENTAL TREES	ALBERTA SPRUCE, JUNIPER, YUCCA, COLT, ARBORESCENS, WILD ROSE, PINK DOGWOOD	1/2-2*
6	EVERGREEN SHRUBS	CHRISTMAS RED, HYDRANGEA, SPREA, WINTER INTEREST, ORNAMENTAL GRASSES	2-3'
7	LARGE DECIDUOUS SHRUBS	DOGWOOD, HYDRANGEA, SPREA, WINTER INTEREST, ORNAMENTAL GRASSES	2-3'
8	MEDIUM DECIDUOUS SHRUBS	BARBERIS, YONKON PONY, SPREA, LITTLE PRINCESS, SHRUB ACES	2-3'
9	SMALL DECIDUOUS SHRUBS	BARBERIS, YONKON PONY, SPREA, LITTLE PRINCESS, SHRUB ACES	2-3'

NOTES:  
LOCATIONS SHOULD BE CONSIDERED APPROXIMATE  
EXACT LOCATIONS MAY VARY DEPENDING UPON FINAL PLACEMENT OF HARDSCAPES



LANDSCAPE PLAN

# THE VILLAGE OF CHERRY HILL CP PLAN



- GENERAL NOTES:**
- All buildings shall be allowed building protrusions and 7 foot wide balconies and awnings overhanging the sidewalk and sidewalk easement. These protrusions and balconies/awnings shall be built to city building codes except for codes referring to building in easements.
  - Bike racks and fences shall be allowed within the sidewalk and utility easements.
  - A pedestrian walkway shall be allowed between buildings 1D and 1C and between buildings 3A and 3D.
  - Street trees are planned within the right-of-way and sidewalk easements as shown on the landscaping plan. Approval of the C-P plan shall allow these proposed plants within the right-of-way and easements as dedicated on final plans.
  - Variances for the right-of-way width and corner truncations was approved for this development by the City Council at the time of approval for the preliminary plat of the Village of Cherry Hill Phase 1.
  - All proposed utilities are to be located at the rear of the buildings within easements dedicated by separate document. The developer will work with the Water and Light Department, GTE, TCI and the fire department to locate and provide easements for all utilities required along the streets.
  - This C-P Plan is a general description of the proposed village of Cherry Hill, the exact location and shape of improvements shown may vary, at the discretion of the developer.
  - Sidewalk easements will be dedicated on the final plat to cover sidewalks as proposed.
  - The two entrance islands off of chapel hill road, one on Corona Drive and the other on Cherry Hill Drive are shown within platted street right-of-way, but all improvements, signs, lighting, irrigation, landscaping etc., will be owned and maintained by the owners of Lots 1 thru 7 of the C-P zoning and their owners will be responsible for their maintenance. The city will not have any responsibility for the maintenance of these improvements.
  - The owners request that an ordinance allowing angled parking be introduced with the plan allowing 90' parking on Cherry Hill Drive or shown on the plan.
  - The parking shown is less than what is required by ordinance but the owners research shows that the parking shown will satisfy the use within the development. The owners request the council approve the amount of parking shown. Approval of the plan shall be interpreted to be approval of the parking.
  - City ordinances require screening of Lots 175 and 173. The owners request the council approve the plan without the screening. The Lots are open spaces and screening them from the residential would be detrimental to the plan.
  - The developer will be responsible for the construction of the sidewalks shown on all the common areas. Construction of these will be completed after 50% of the buildings have certificates of occupancy.
  - The developer reserves the right to widen sidewalks up to the curb in areas to provide access to the curb and provide additional outdoor paved space.

LOT NO.	LOT SIZE	BUILDING HEIGHT	NO. OF FLOORS	AREA OF FLOORS	USAGE BY FLOORS	PARKING REQUIRED PER FLOOR	TOTAL BUILDING AREA	TOTAL REQUIRED PARKING FOR BUILDING	COMMENTS
1A	16,090 S.F.	30 FT.	2	4,000 S.F.	1ST OFFICE/BANK 2ND OFFICE	16 SPACES	6,000 S.F.	32 SPACES	DRIVE THRU FOR BANKING FACILITY
1B	12,430 S.F.	30 FT.	2	3,500 S.F.	1ST OFFICE 2ND OFFICE	14 SPACES 14 SPACES	7,000 S.F.	28 SPACES	
1C	8,775 S.F.	45 FT.	4	4,400 S.F.	BASEMENT (20 SPACES) 1ST RETAIL (20 SPACES) 2ND RETAIL 3RD RESIDENTIAL (4 UNITS)	0 SPACES 29.33 SPACES 29.33 SPACES 8 SPACES	13,200 S.F. INCLUDING BASEMENT	66.66 SPACES	
1D	9,110 S.F.	40 FT.	3	4,500 S.F.	BASEMENT-PARKING 30 SPACES 1ST RETAIL 2ND RESIDENTIAL (5 UNITS)	0 SPACES 30 SPACES 10 SPACES	13,500 S.F. INCLUDING BASEMENT	40 SPACES	
1E	7,250 S.F.	40 FT.	3	2,600 S.F.	BASEMENT 1,400 S.F. OFFICE 1,200 S.F. STORAGE 1ST OFFICE 2ND OFFICE	0.6 SPACES 10.4 SPACES 10.4 SPACES	7,800 S.F.	27 SPACES	
1F	36,040 S.F.				COMMON AREA	0 S.F.	0 S.F.	0 SPACES	COMMON AREA
2A	26,640 S.F.	40 FT.	3	6,300 S.F.	BASEMENT-PARKING 12 SPACES 1ST RETAIL 2ND OFFICE	0 SPACES 42 SPACES 25.2 SPACES	16,900 S.F. INCLUDING BASEMENT	67.2 SPACES	
2B	1,02 AC.	45 FT.	3	11,200 S.F.	BASEMENT (12 SPACES) 1ST RETAIL 2ND RESIDENTIAL (12 UNITS)	0 SPACES 98 SPACES 24 SPACES	33,600 S.F. INCLUDING BASEMENT	98.77 SPACES	(2ND FLOOR RES. UNITS ARE TWO STORY)
2C	1.30 AC.	40 FT.	2	14,400 S.F.	1ST RETAIL 2ND RESIDENTIAL (5 UNITS)	22 SPACES 10 SPACES	22,700 S.F.	108 SPACES	(2ND FLOOR RES. UNITS ARE TWO STORY)
3A	7,500 S.F.	40 FT.	2	3,300 S.F.	1ST RETAIL 2ND RESIDENTIAL (4UNITS)	22 SPACES 8 SPACES	6,600 S.F.	30 SPACES	
3B	18,000 S.F.	40 FT.	2	3,300 S.F.	1ST RETAIL 2ND RESIDENTIAL (4UNITS)	22 SPACES 8 SPACES	7,200 S.F.	30 SPACES	
3C	14,180 S.F.	40 FT.	3	4,500 S.F.	BASEMENT PARKING 10 SPACES 1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	0 SPACES 8 SPACES 8 SPACES	13,500 S.F. INCLUDING BASEMENT	16 SPACES	
3D	7,500 S.F.	30 FT.	2	4,500 S.F.	1ST RETAIL 2ND OFFICE	30 SPACES 22 SPACES	9,000 S.F.	60 SPACES	PROPOSED FITNESS CENTER
4A	6,250 S.F.	30 FT.	2	3,800 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	25.33 SPACES 8 SPACES	7,600 S.F.	33.33 SPACES	
4B	26,090 S.F.	30 FT.	2	7,300 S.F.	1ST RESIDENTIAL (5 UNITS) 2ND RESIDENTIAL (5 UNITS)	10 SPACES 12 SPACES	14,600 S.F.	22 SPACES	
4C	16,020 S.F.	40 FT.	3	4,000 S.F.	BASEMENT 2000 FT. CHLD CARE 2000 FT. STORAGE 1ST CHLD CARE 2ND CHLD CARE	18 SPACES 180 CHILDREN	12,000 S.F.	18 SPACES	(ALLOWS FOR UP TO 180 CHILDREN)
4D	15,225 S.F.	30 FT.	2	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
4E	15,365 S.F.	30 FT.	2	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
4F	10,320 S.F.	30 FT.	2	N/A	1ST 875 S.F. RETAIL 2ND RESIDENTIAL	5.8 PER UNIT 2 PER UNIT	N/A	23.40 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
5A	20,940 S.F.	40 FT.	3	6924 S.F.	BASEMENT-PARKING 24 SPACES 1ST OFFICE 2ND OFFICE	0 SPACES 22.2 SPACES 27.7 SPACES	20,772 S.F.	54 SPACES	
5B	18,340 S.F.	30 FT.	3	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
5C	30,030 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
6	30,000 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
7	31,210 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
142A	11,189 S.F.	16 FT.	1	900 S.F. 1,350 S.F.	REST ROOM/CONCESSION POOL	9 SPACES 13.5 SPACES	N/A	22.5 SPACES	POOL COMMON AREA

TOTAL "BUILT" AREA = 216,572 SQ. FT. (EXCEPT CONDOS ON LOTS 4D, 4E & 4F)  
 TOTAL AREA OF RETAIL = 67,626 SQ. FT.  
 TOTAL AREA OF OFFICE = 43,248 SQ. FT.  
 TOTAL NUMBER OF RESIDENTIAL UNITS = 75 UNITS  
 TOTAL PARKING PROVIDED = 808.26 OR 809 SPACES  
 OFF-STREET PARKING PROVIDED = 638 SPACES  
 ON-STREET PARKING PROVIDED = 170 SPACES  
 TOTAL PARKING PROVIDED = 808 SPACES INCLUDING 29 H.C. SPACES (SEE NOTE 11)

LEGAL DESCRIPTION OF: CHERRY HILL C-P TRACT  
 MAY 17, 1999  
 A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 1274, PAGE 21, AND INCLUDING LOTS 175, 176, 177, 178, 179, 180 AND 172 OF THE VILLAGE OF CHERRY HILL PLAT 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE NORTH LINE THEREOF, N89°34'40"W, 528.79 FEET TO THE POINT OF BEGINNING; THENCE S4°23'20"W, 1900.00 FEET; THENCE S41°15'40"E, 171 FEET; THENCE ALONG A 125.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 18.50 FEET; SAID CURVE HAS A CHORD I449'59"40", 18.49 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 18.02 FEET; SAID CURVE HAS A CHORD N88°34'20"E, 17.42 FEET; THENCE S85°36'40"E, 102.51 FEET; THENCE S17°08'40"E, 107.00 FEET; THENCE S50°00'30"E, 62.89 FEET; THENCE S14°54'40"E, 138.01 FEET; THENCE S22°01'15"E, 56.03 FEET; THENCE ALONG A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 54.81 FEET; SAID CURVE HAS A CHORD S83°30'00"E, 59.20 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, 59.17 FEET; SAID CURVE HAS A CHORD S28°34'35"W, 58.82 FEET; THENCE ALONG A 355.00-FOOT RADIUS CURVE TO THE LEFT, 263.15 FEET; SAID CURVE HAS A CHORD S20°54'10"W, 257.15 FEET; THENCE ALONG A 305.00-FOOT RADIUS CURVE TO THE RIGHT, 79.41 FEET; SAID CURVE HAS A CHORD S71°07'50"W, 79.18 FEET; THENCE S14°35'00"E, 80.34 FEET; THENCE S76°35'50"W, 158.86 FEET; THENCE S5°30'10"W, 80.30 FEET; THENCE N88°41'10"W, 110.27 FEET; THENCE N17°18'45"E, 134.24 FEET; THENCE N02°40'10"E, 64.00 FEET; THENCE S89°11'00"W, 308.35 FEET; THENCE S28°40'E, 5.89 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 31.42 FEET; SAID CURVE HAS A CHORD S44°13'20"W, 28.28 FEET; THENCE S88°13'20"W, 72.00 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 43.00 FEET; SAID CURVE HAS A CHORD N42°22'50"W, 35.41 FEET; THENCE S89°11'00"W, 34.99 FEET; THENCE N0°29'00"W, 782.99 FEET; THENCE S85°36'40"E, 220.32 FEET; THENCE N0°28'40"W, 237.00 FEET; THENCE S85°36'40"E, 584.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.28 ACRES.

