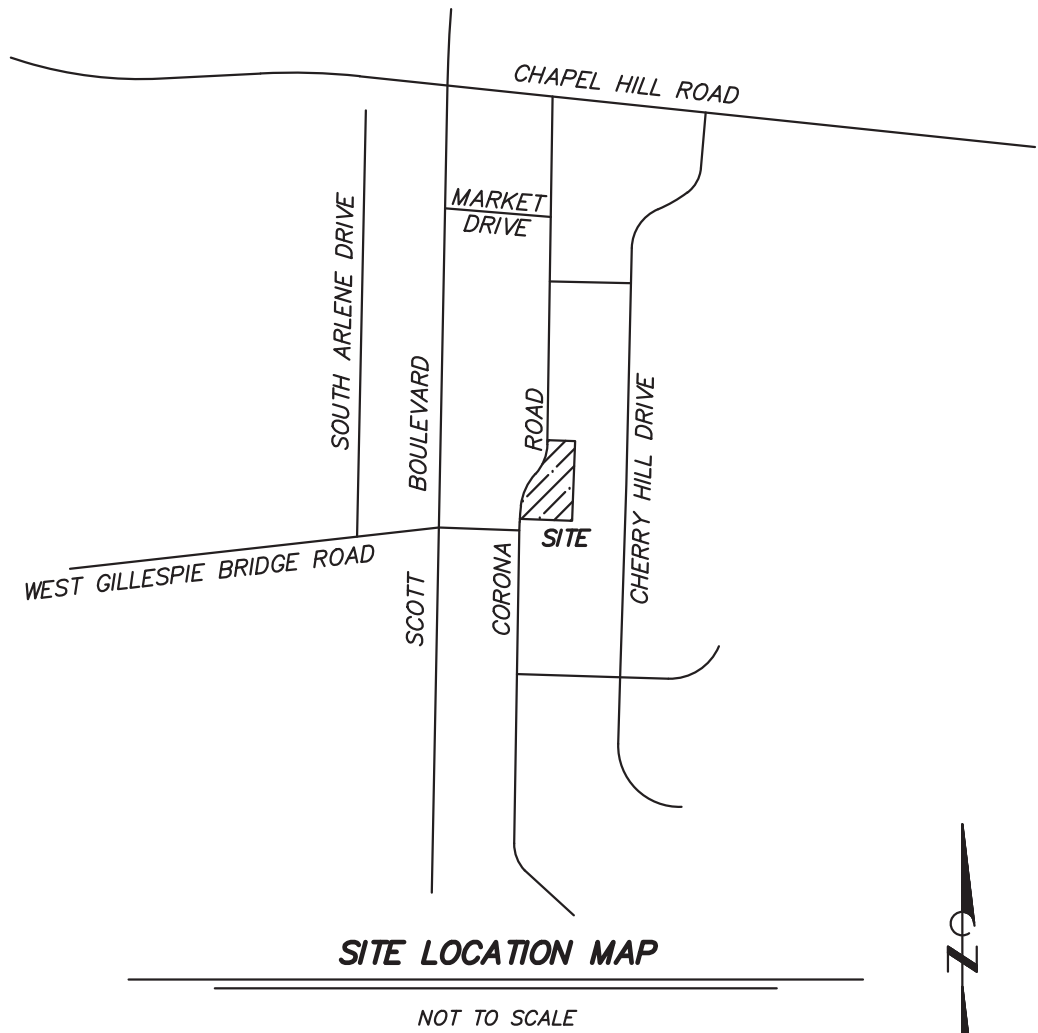




LEGEND	
UE	PROPERTY LINE
UT	UNDERGROUND ELECTRIC LINE
S	UNDERGROUND TELECOMMUNICATIONS LINE
SS	SANITARY SEWER LINE
W	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
750	EXISTING CONTOUR
CMP	CORRUGATED METAL PIPE
FS	FIRE HYDRANT
LS	LIGHT STANDARD
PVC	POLYVINYL CHLORIDE PIPE
TP	TELECOMMUNICATIONS PEDESTAL
750	FINISH CONTOUR
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
UE	PROPOSED UNDERGROUND ELECTRIC
UT	PROPOSED UNDERGROUND TELEPHONE
SS	PROPOSED STORM SEWER
FS	PROPOSED FIRE HYDRANT & VALVE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED TREE

PROPERTY LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELECOMMUNICATIONS LINE
SANITARY SEWER LINE
STORM SEWER LINE
GAS LINE
WATER LINE
EXISTING CONTOUR
CORRUGATED METAL PIPE
FIRE HYDRANT
LIGHT STANDARD
POLYVINYL CHLORIDE PIPE
TELECOMMUNICATIONS PEDESTAL
FINISH CONTOUR
PROPOSED SANITARY SEWER LINE
PROPOSED WATER LINE
PROPOSED GAS LINE
PROPOSED UNDERGROUND ELECTRIC
PROPOSED UNDERGROUND TELEPHONE
PROPOSED STORM SEWER
PROPOSED FIRE HYDRANT & VALVE
PROPOSED CONCRETE SIDEWALK
PROPOSED HEAVY DUTY CONCRETE
PROPOSED TREE

PARKING NOTE (LOT 3B)			
REQUIRED PARKING			
RESIDENTIAL			
ONE BEDROOM	12 UNITS AT 1.5 SPACE/ UNIT	=	18 SPACES
TWO BEDROOM	12 UNITS AT 2 SPACES/ UNIT	=	24 SPACES
VISITOR	1 SPACE/ 8 UNITS	=	3 SPACES
	TOTAL REQUIRED	=	45 SPACES
PROVIDED PARKING			
STANDARD - ON SITE		=	8 SPACES
ON STREET PARKING		=	6 SPACES
ACCESSIBLE STALLS		=	1 SPACES (1 VAN)
BIKE		=	8 SPACES
	TOTAL PROVIDED	=	23 SPACES

PARKING NOTE (VILLAGE OF CHERRY HILL)	
TOTAL AREA OF RETAIL = 43,175 SQ. FT.	
RETAIL/OFFICE AREA = 17,400 SQ. FT.	
TOTAL AREA OF OFFICE = 30,048 SQ. FT.	
TOTAL NUMBER OF RESIDENTIAL UNITS = 112	
TOTAL PARKING REQUIRED = 610 SPACES	
OFF-STREET PARKING PROVIDED = 512 SPACES	
ON-STREET PARKING PROVIDED = 135 SPACES	
TOTAL PARKING PROVIDED = 625 SPACES	
INCLUDING 29 ACCESSIBLE SPACES	

STORM WATER NOTE	
STORM WATER MANAGEMENT SHALL CONFORM TO THE VILLAGE OF CHERRY HILL C-P DEVELOPMENT PLAN, DATED DECEMBER 11, 2014.	
SITE LIGHTING NOTE	
AS NO ADDITIONAL PARKING IS PROPOSED, NO ADDITIONAL PARKING LOT LIGHTING IS PROPOSED. ADDITIONAL PEDESTRIAN LEVEL LIGHTING MAY BE PROVIDED, WHICH WILL COMPLY WITH UNIFIED DEVELOPMENT ORDINANCE 29-4.5.	
ZONING NOTE	
THIS PROPERTY IS ZONED "PD", PLANNED BUSINESS DISTRICT	
SIGN NOTE	
SIGNAGE SHALL CONFORM 29-4.6 OF THE UNIFIED DEVELOPMENT ORDINANCE AND WILL CONSIST OF ONE MONUMENT SIGN.	

PROPERTY DESCRIPTION	
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 36 OF THE VILLAGE OF CHERRY HILL PLAT 3, RECORDED IN PLAT BOOK 33, PAGE 62, RECORDS OF BOONE COUNTY, AND CONTAINING 0.41 ACRES.	
PROPERTY OWNER	
COLUMBIA SOUTH REAL ESTATE, LLC 308 S. 9TH STREET COLUMBIA, MO 65201	
FLOOD PLAIN NOTE	
THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0267E, DATED APRIL 19, 2017.	
STREAM BUFFER NOTE	
THIS SITE DOES NOT CONTAIN STREAM BUFFERS AS DEFINED BY CHAPTER 12A OF CITY OF COLUMBIA ORDINANCES.	



THE VILLAGE OF CHERRY HILL - LOT 3B
CORONA ROAD
COLUMBIA, BOONE COUNTY, MISSOURI

LANDSCAPE NOTE

- SITE AREA:
 - BUILDING 0.16 ACRES (39%)
 - PAVEMENT 0.02 ACRES (5%)
 - LANDSCAPED 0.23 ACRES (56%)
 - TOTAL 0.41 ACRES
- CLIMAX FOREST: THIS SITE DOES NOT CONTAIN CLIMAX FOREST AS DEFINED BY 29-4.4 OF THE UNIFIED DEVELOPMENT ORDINANCE. NO TREE PRESERVATION PLAN IS REQUIRED.
- SIGNIFICANT TREES: THIS SITE DOES NOT CONTAIN SIGNIFICANT TREES AS DEFINED BY 29-4.4 OF THE UNIFIED DEVELOPMENT ORDINANCE. NO TREE PRESERVATION PLAN IS REQUIRED.
- PARKING LOT LANDSCAPING: NO NEW PARKING AREA IS PROPOSED, THEREFORE NO ADDITIONAL TREES, SHRUBS, OR SCREENING IS REQUIRED FOR THE PARKING LOT PER 29-4.4 OF THE UNIFIED DEVELOPMENT CODE.
- STREET TREES:
 - REQUIRED: 1 TREE/60 LF @ 206 LF OF FRONTAGE = 4 TREES
 - PROVIDED: 5 TREES
 - TREES SHALL BE A MIX OF MEDIUM AND LARGE TREES.
- PROPERTY EDGE BUFFERING: NO PROPERTY EDGE BUFFERING REQUIRED PER 29-4.4 OF THE UNIFIED DEVELOPMENT CODE.

GENERAL NOTES

- 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 CODES EXCEPT FOR CODES REFERRING TO BUILDING IN EASEMENTS.
- BIKE RACKS AND FENCES SHALL BE ALLOWED WITHIN THE SIDEWALK AND UTILITY EASEMENTS.
- THE PD PLAN REVISION APPLIES ONLY TO LOT 3B.
- NO PLATTING ACTION REQUIRED. NO RIGHT-OF-WAY PROPOSED.
- THE DEVELOPER RESERVES THE RIGHT OF WIDEN SIDEWALKS UP TO THE CURB IN AREAS TO PROVIDE ACCESS TO THE CURB AND PROVIDE ADDITIONAL OUTDOOR PAVED SPACE.
- THE TOWN CENTER DECLARATION RECORDED IN BOOK 1592 PAGE 354 - SECTION S.1 PROVIDE ALL OWNERS WITHIN THE VILLAGE OF CHERRY HILL A NON-EXCLUSIVE EASEMENT FOR THE APPROPRIATE AND INTENDED USE OF COMMONS INCLUDING PARKING, WALKWAYS, AMENITIES, ETC.
- SITE LIGHTING: ALL NEW SITE LIGHTING SHALL BE COMPLETED IN CONFORMANCE WITH 29-4.5 OF UNIFIED DEVELOPMENT CODE.

APPROVED BY THE PLANNING AND ZONING COMMISSION,

COLUMBIA, MISSOURI, ON _____

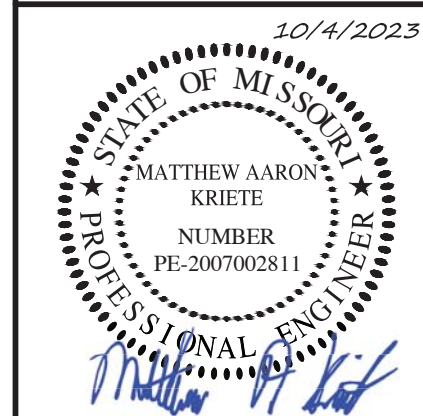
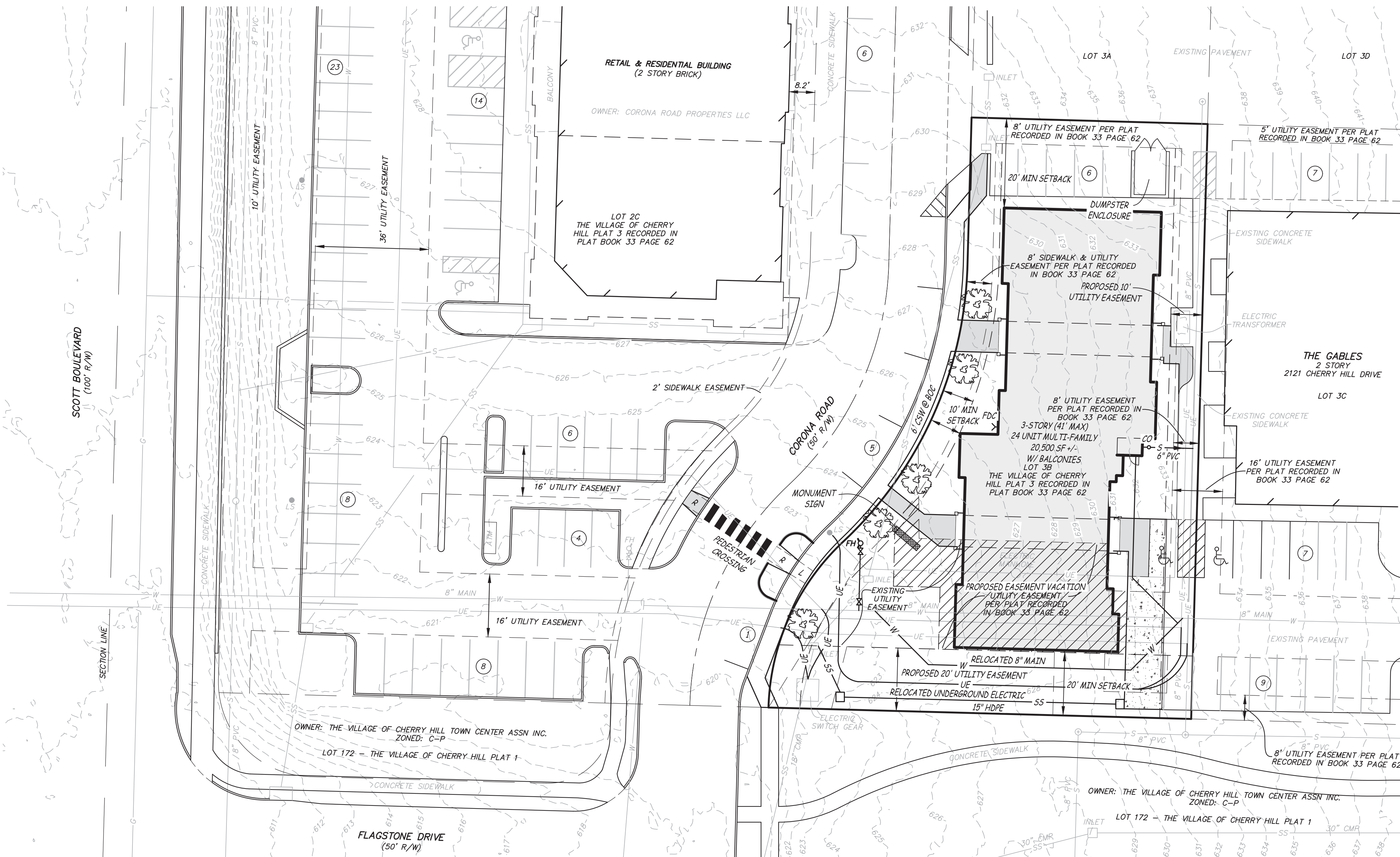
SHARON GEUEA JONES, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF

COLUMBIA, MISSOURI, THIS _____ DAY OF _____

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT

Date

SEPTEMBER 7, 2023

Revised

1 OCTOBER 4, 2023

Design: MJS Drawn: MJS

PD PLAN

Sheet

C-1

ES&S PROJECT NO. 15845