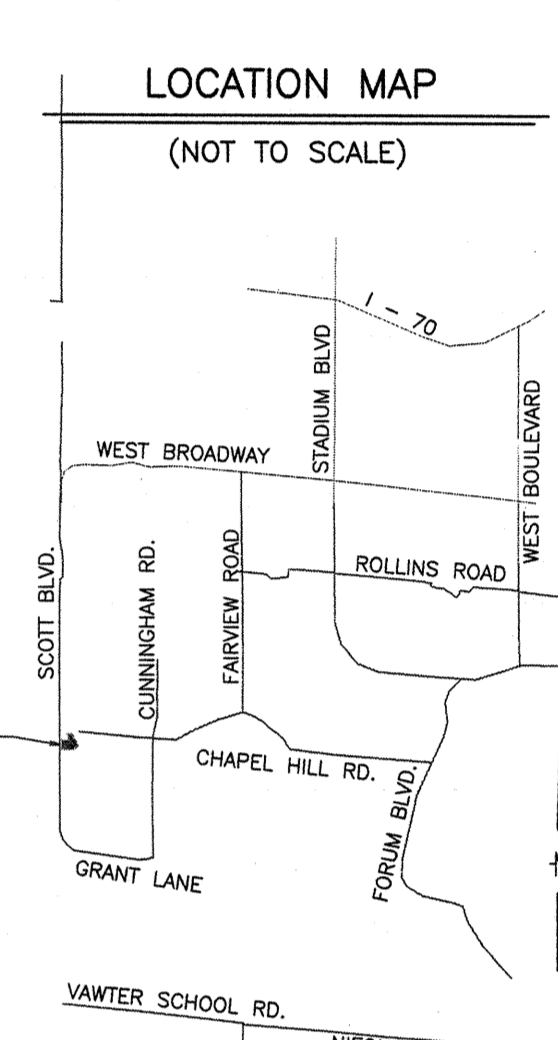
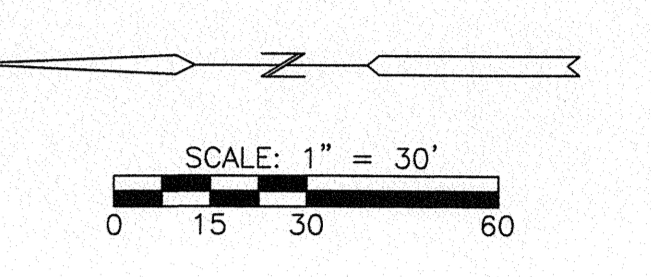
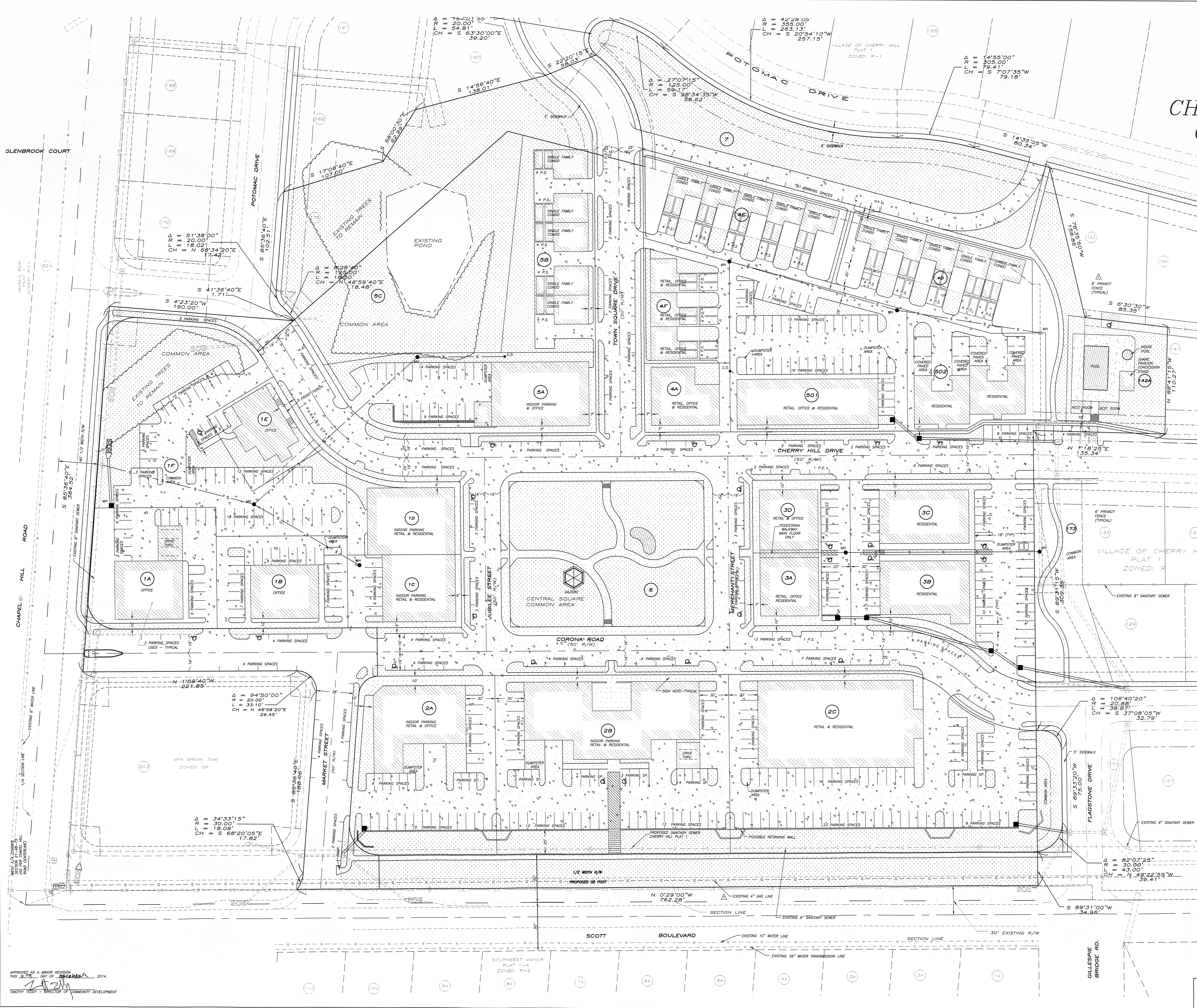
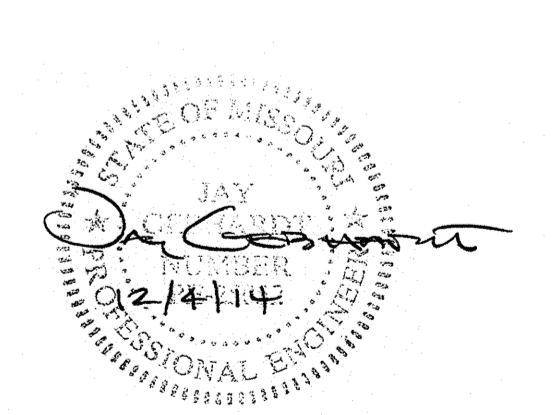


THE VILLAGE OF CHERRY HILL CP PLAN



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.

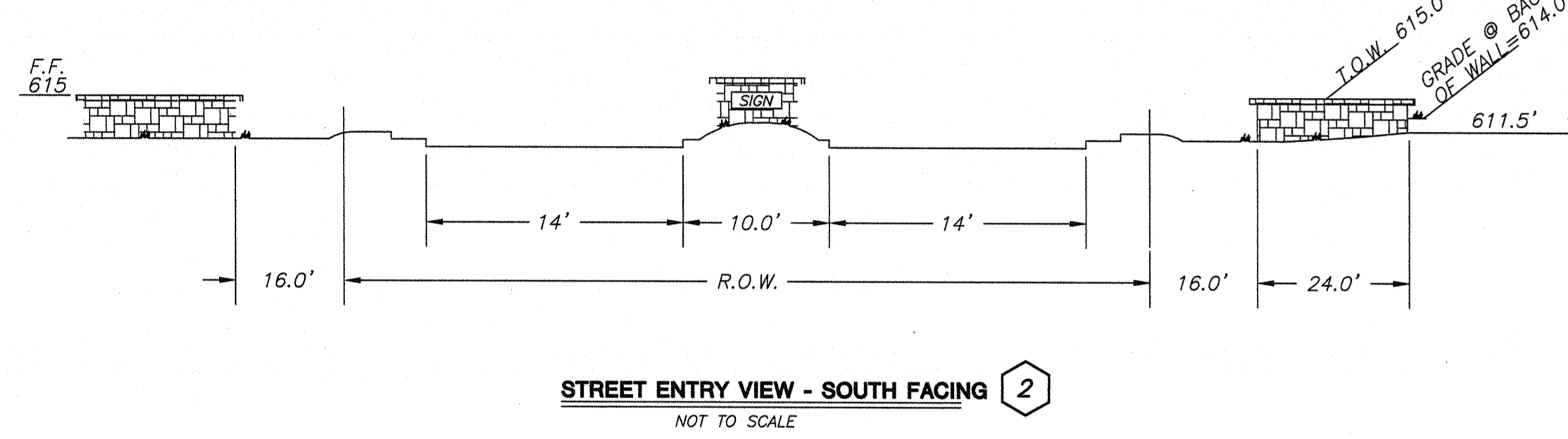
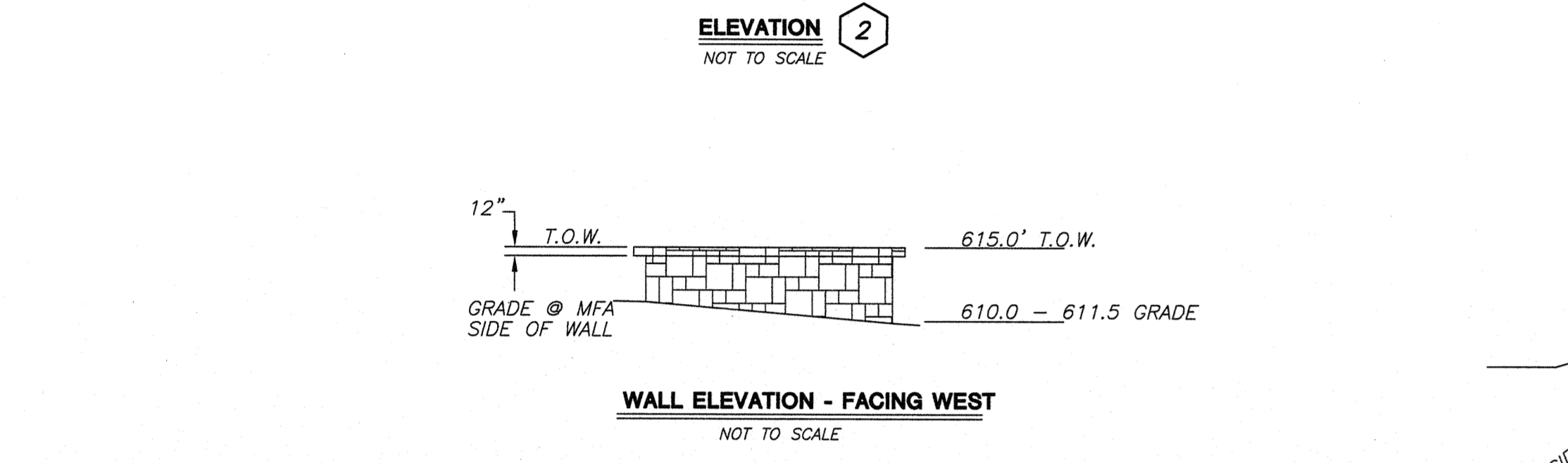
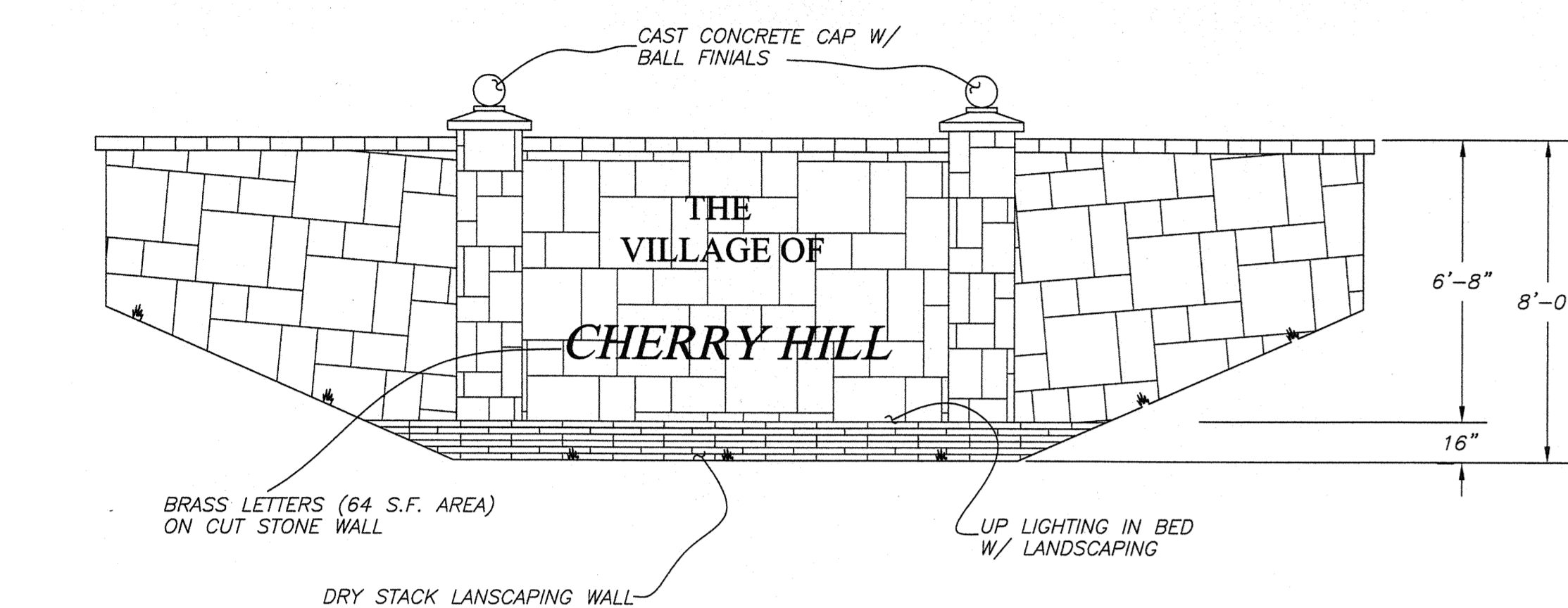
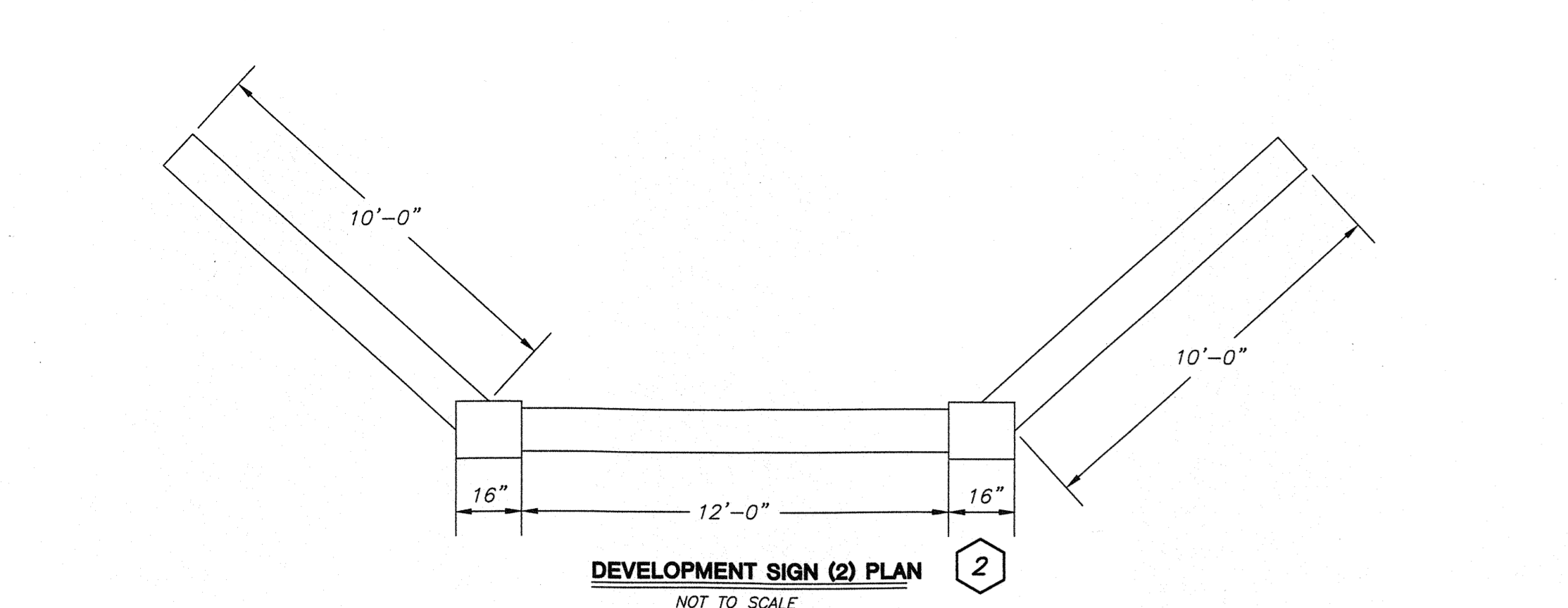
OWNER DEVELOPER
 MCKINNEY STREET LLC
 C/O ROY FINLEY
 2100 CHERRY HILL DR. SUITE 101
 (503) 446-1124



OVERALL PLAN

APPROVED AS A MINOR REVISION
 THIS 11TH DAY OF DECEMBER 2014.
 TIMOTHY TERRY - DIRECTOR OF COMMUNITY DEVELOPMENT

THE VILLAGE OF CHERRY HILL CP PLAN



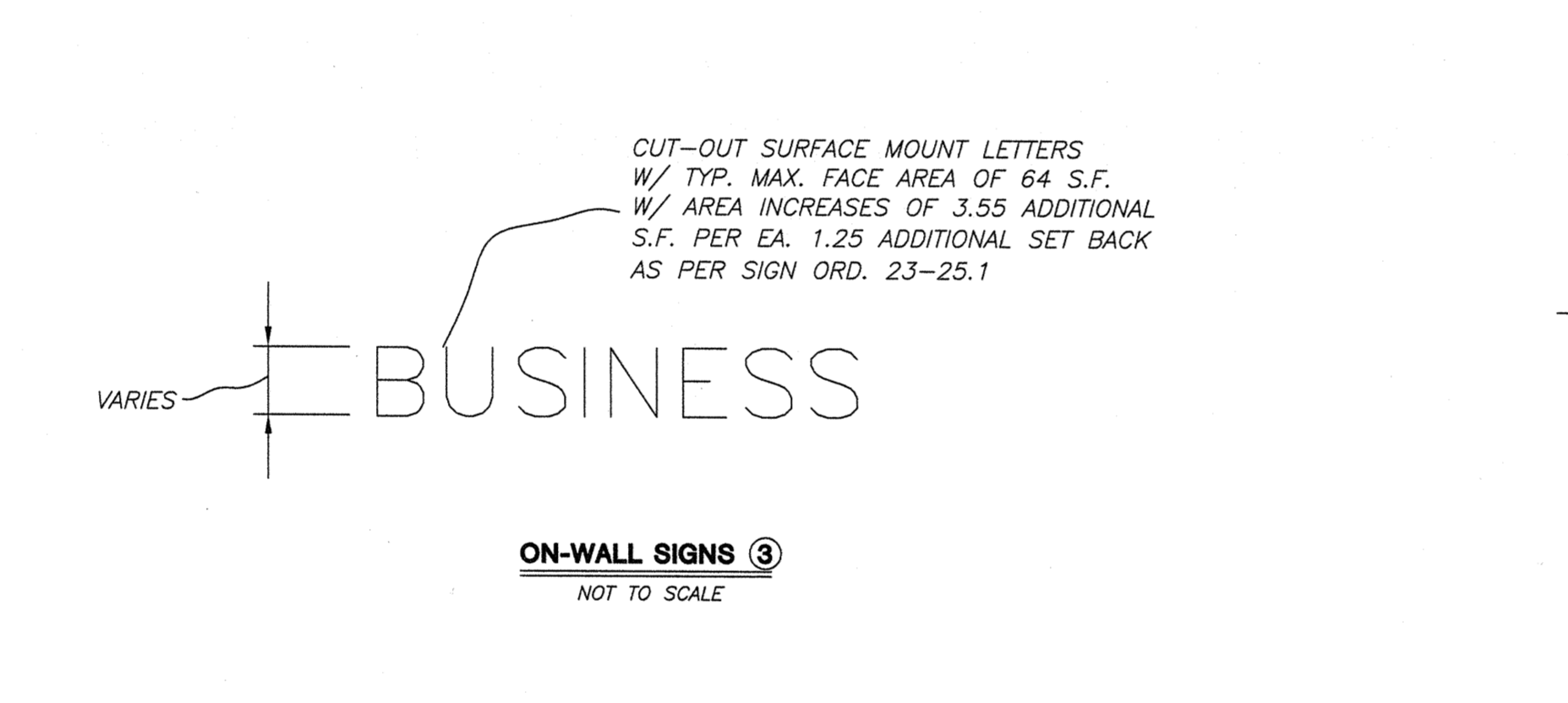
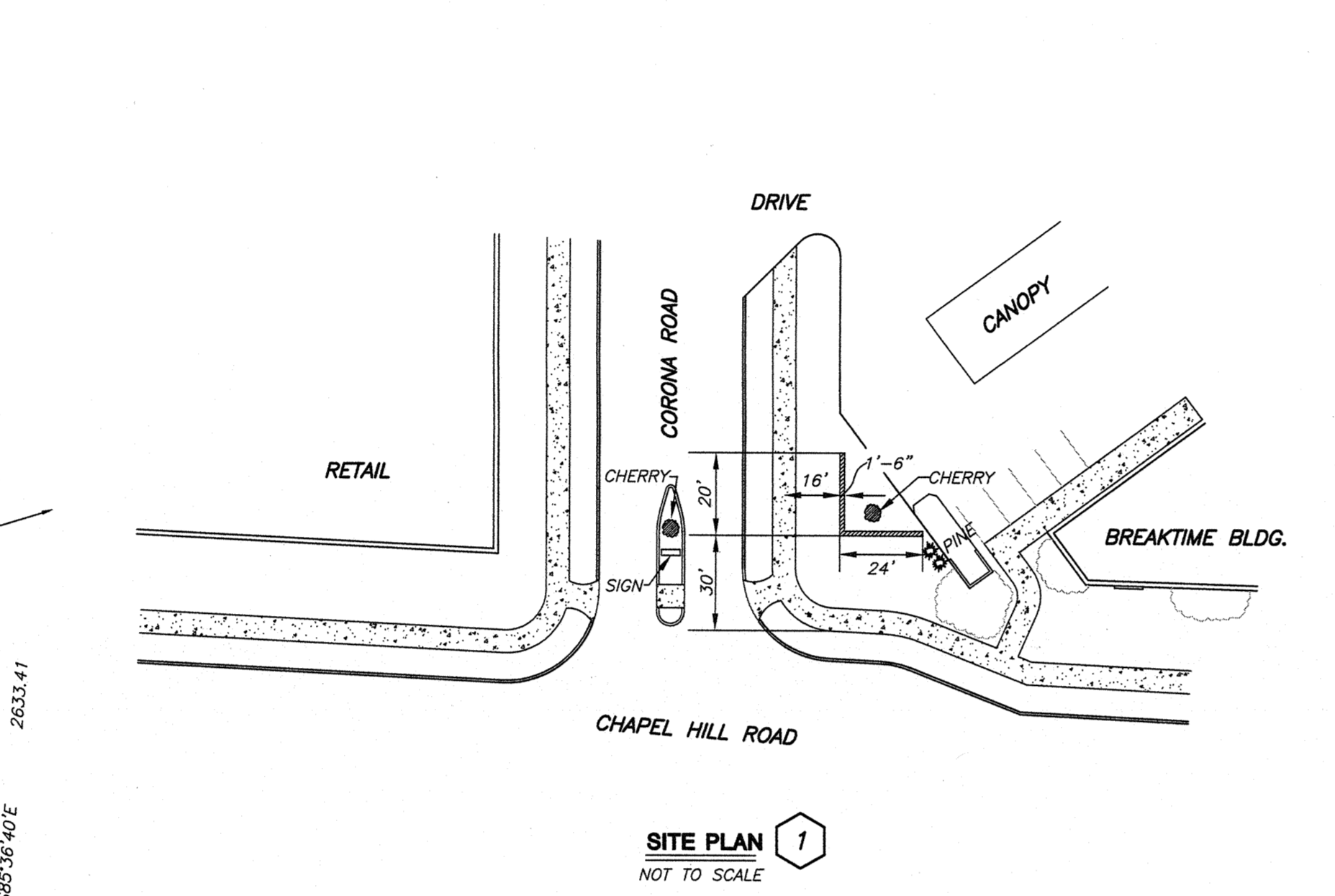
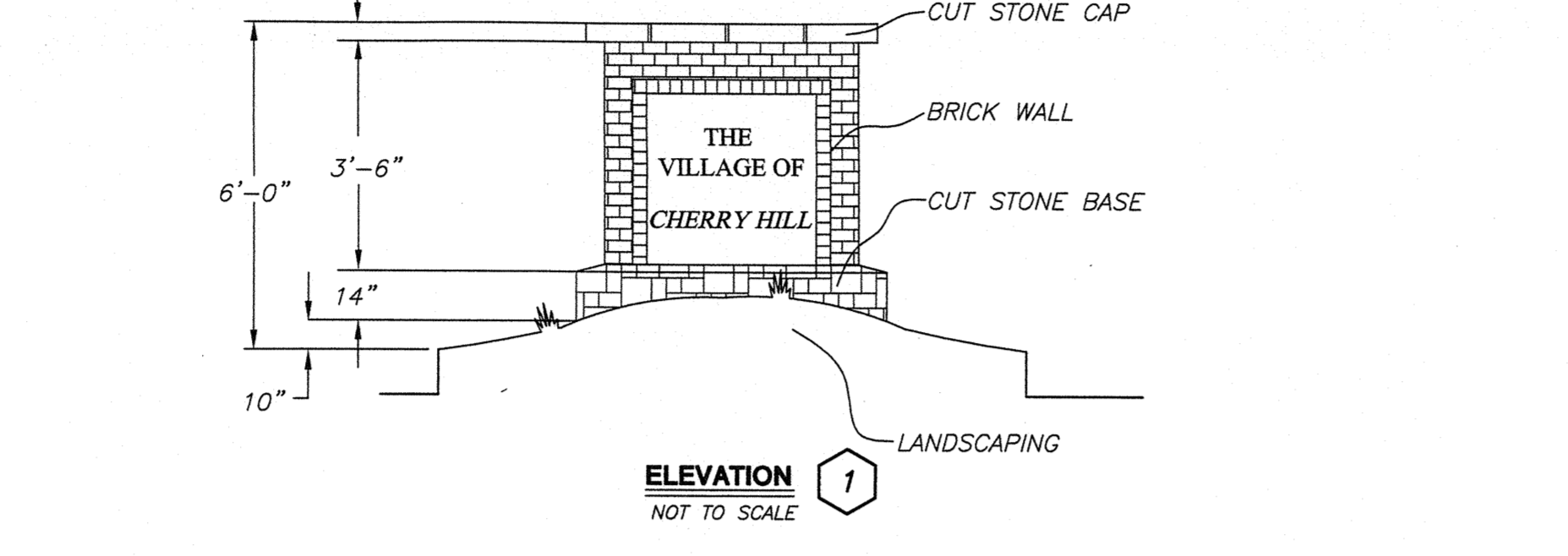
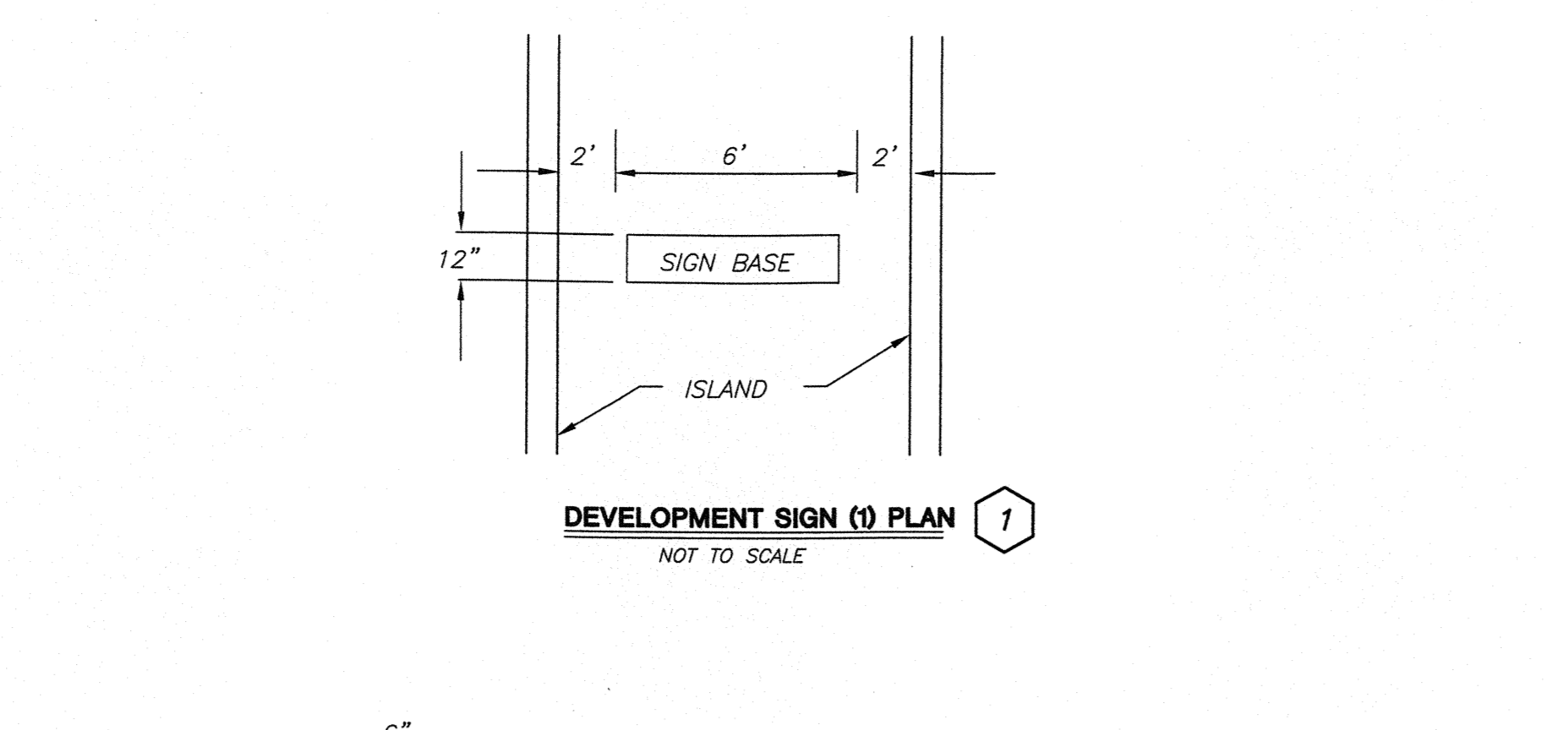
LEGAL DESCRIPTION OF CHERRY HILL C-P TRACT MAY 17, 1999

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 71, AND INCLUDING LOTS 17A, 17B, 142 AND 172 OF THE VILLAGE OF CHERRY HILL, PART 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE NORTH LINE THEREOF, N85°36'40"W, 528.76 FEET TO THE POINT OF BEGINNING; THENCE S72°20'20"W, 180.00 FEET; THENCE S41°36'40"E, 1.71 FEET; THENCE ALONG A 125.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 18.50 FEET; SAID CURVE HAS A CHORD N48°59'40"E, 18.48 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 18.02 FEET; SAID CURVE HAS A CHORD N68°24'20"E, 17.42 FEET; THENCE S85°36'40"E, 102.51 FEET; THENCE S17°08'40"E, 107.00 FEET; THENCE S58°00'30"E, 62.89 FEET; THENCE S1°56'40"E, 138.01 FEET; THENCE S33°01'21"E, 58.03 FEET; THENCE ALONG A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 54.81 FEET; SAID CURVE HAS A CHORD S83°00'00"E, 39.20 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, 18.13 FEET; SAID CURVE HAS A CHORD S28°44'31"W, 58.82 FEET; THENCE ALONG A 355.00-FOOT RADIUS CURVE TO THE LEFT, 263.13 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 S70°13'35"W, 79.18 FEET; THENCE S1°35'00"W, 85.34 FEET; THENCE S70°53'30"W, 158.88 FEET; THENCE S63°30'30"W, 85.30 FEET; THENCE N88°41'15"W, 110.27 FEET; THENCE N71°18'45"E, 134.84 FEET; THENCE N25°00'00"W, 0.40 FEET; THENCE S82°51'00"W, 309.35 FEET; THENCE S0°26'40"E, 5.99 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 31.62 FEET; SAID CURVE HAS A CHORD S43°23'00"W, 28.28 FEET; THENCE S83°33'20"W, 75.00 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 45.00 FEET; SAID CURVE HAS A CHORD N48°22'55"W, 39.41 FEET; THENCE S85°31'00"W, 34.96 FEET; THENCE N2°29'00"W, 762.89 FEET; THENCE S85°36'40"E, 220.32 FEET; THENCE N0°24'00"W, 237.00 FEET; THENCE S85°36'40"E, 384.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.28 ACRES.

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	8,000 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	5,200 S.F.	BASEMENT-PARKING 10 SPACES 1ST RETAIL 2ND RESIDENTIAL (3 UNITS) 3RD RESIDENTIAL (2 UNITS)	0 SPACES 28 SPACES 10 SPACES 10 SPACES	20,800 S.F. INCLUDING BASEMENT	48 SPACES	
1D	8,110 S.F.	45 FT.	4	6,200 S.F.	BASEMENT-PARKING 10 SPACES 1ST RETAIL 2ND RESIDENTIAL (4 UNITS) 3RD RESIDENTIAL (4 UNITS)	0 SPACES 31 SPACES 8 SPACES 8 SPACES	24,800 S.F. INCLUDING BASEMENT	47 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	5.5 SPACES 0.6 SPACES 18.4 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	18,900 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 24.67 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 (3 UNITS)	8 SPACES 24 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 (4 UNITS)	22 SPACES 8 SPACES	6,600 S.F.	30 SPACES	
3B	18,000 S.F.	40 FT.	3	5,000 S.F.	TERRACE RESIDENTIAL (4 UNITS) 1ST RESIDENTIAL (4 UNITS) 2ND RESIDENTIAL (2 UNITS)	8 SPACES 8 SPACES 4 SPACES	12,500 S.F.	20 SPACES	
3C	14,780 S.F.	40 FT.	3	5,000 S.F.	TERRACE RESIDENTIAL (4 UNITS) 1ST RESIDENTIAL (4 UNITS) 2ND RESIDENTIAL (4 UNITS)	8 SPACES 8 SPACES 8 SPACES	15,000 S.F.	24 SPACES	
3D	7,500 S.F.	30 FT.	2	3,300 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	22 SPACES 8 SPACES	7,200 S.F.	30 SPACES	
4A	6,250 S.F.	30 FT.	2	3,800 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	28.33 SPACES 8 SPACES	7,600 S.F.	33.33 SPACES	
501	27,350 S.F.	30 FT.	2	7,300 S.F.	1ST RESIDENTIAL (5 UNITS) 2ND RESIDENTIAL (8 UNITS)	10 SPACES 12 SPACES	14,600 S.F.	22 SPACES	
502	14,775 S.F.	40 FT.	2	N/A	RESIDENTIAL (8 UNITS)	18 SPACES	N/A	18 SPACES	
4D	15,225 S.F.	30 FT.	2	N/A	RESIDENTIAL (8 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 (8 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 27.7 SPACES 27.7 SPACES	20,772 S.F.	55.4 SPACES	
5B	18,340 S.F.	30 FT.	3	N/A	RESIDENTIAL (8 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	COMMON AREA	N/A	N/A	N/A	
6	30,000 S.F.	N/A	N/A	N/A	COMMON AREA	N/A	N/A	N/A	
7	31,210 S.F.	N/A	N/A	N/A	COMMON AREA	N/A	N/A	N/A	
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 = 227,872 SQ. FT. (EXCEPT CONDOS ON LOTS 4D, 4E & 4F)
TOTAL AREA OF RETAIL = 54,578 SQ. FT.
TOTAL AREA OF OFFICE = 40,584 SQ. FT.
TOTAL NUMBER OF RESIDENTIAL UNITS = 103 UNITS
TOTAL PARKING PROVIDED = 524.8 CAR GARAGE SPACES
OFF-STREET PARKING PROVIDED = 538 SPACES
ON-STREET PARKING PROVIDED = 135 SPACES
TOTAL PARKING PROVIDED = 673 SPACES INCLUDING 29 H.C. SPACES (SEE NOTE 11)



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	8,000 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	5,200 S.F.	BASEMENT-PARKING 10 SPACES 1ST RETAIL 2ND RESIDENTIAL (3 UNITS) 3RD RESIDENTIAL (2 UNITS)	0 SPACES 28 SPACES 10 SPACES 10 SPACES	20,800 S.F. INCLUDING BASEMENT	48 SPACES	
1D	8,110 S.F.	45 FT.	4	6,200 S.F.	BASEMENT-PARKING 10 SPACES 1ST RETAIL 2ND RESIDENTIAL (4 UNITS) 3RD RESIDENTIAL (4 UNITS)	0 SPACES 31 SPACES 8 SPACES 8 SPACES	24,800 S.F. INCLUDING BASEMENT	47 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	5.5 SPACES 0.6 SPACES 18.4 SPACES 10.4 SPACES	7,800 S.F.	27 SPACES	
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2B	1.02 AC.	45 FT.	3	11,200 S.F.	BASEMENT (12 SPACES) 1ST RETAIL 2ND RESIDENTIAL (12 UNITS)	0 SPACES 24.67 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 (3 UNITS)	8 SPACES 24 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 (4 UNITS)	22 SPACES 8 SPACES	6,600 S.F.	30 SPACES	
3B	18,000 S.F.	40 FT.	3	5,000 S.F.	TERRACE RESIDENTIAL (4 UNITS) 1ST RESIDENTIAL (4 UNITS) 2ND RESIDENTIAL (2 UNITS)	8 SPACES 8 SPACES 4 SPACES	12,500 S.F.	20 SPACES	
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5C	30,030 S.F.	N/A	N/A	N/A	COMMON AREA	N/A	N/A	N/A	
6	30,000 S.F.	N/A	N/A	N/A	COMMON AREA	N/A	N/A	N/A	
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