THE VILLAGE OF CHERRY HILL CP PLAN

SCALE: 1" = 30'
0 15 30 60

LOCATION MAP
(NOT TO SCALE)

FLOOD PLAIN STATEMENT

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

OWNER DEVELOPER

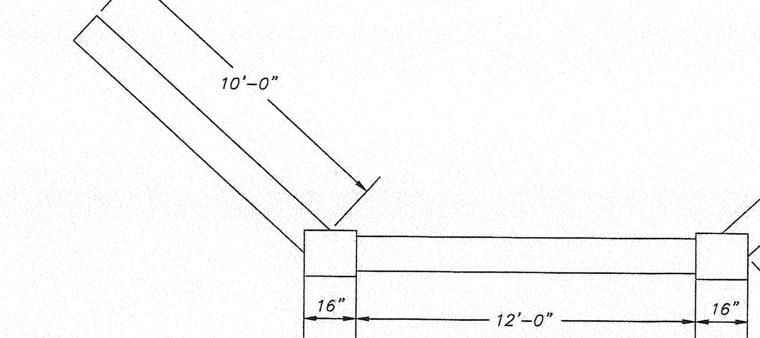
MERCHANT STREET LLC
C/O ROY FINLEY
2100 CHERRY HILL DR, SUITE 101
(573) 446-1134

APPROVED AS A MINOR REVISION
THIS 5TH DAY OF AUGUST 2014.
TIMOTHY TEDDY DIRECTOR OF COMMUNITY DEVELOPMENT

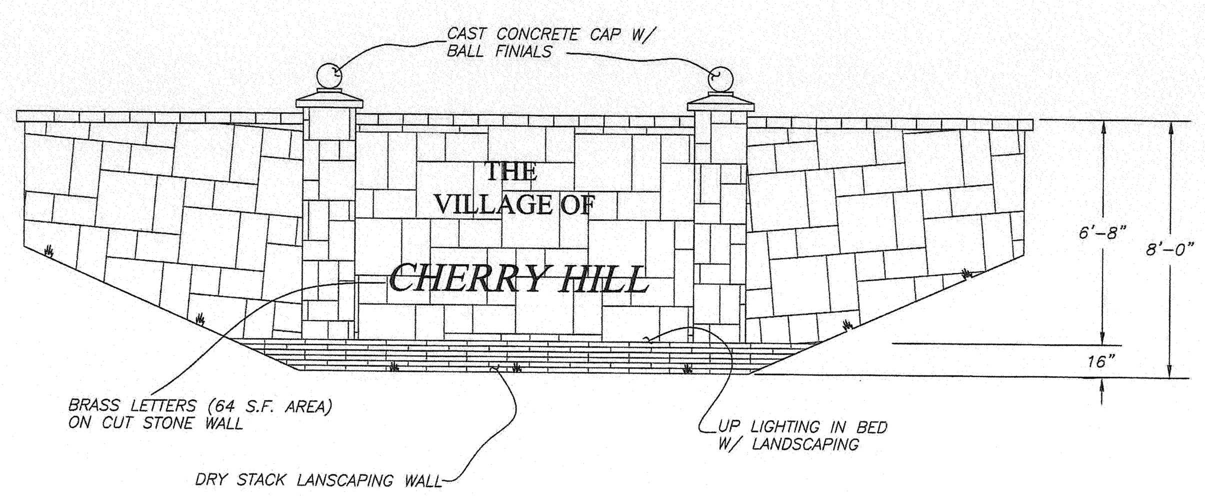
OVERALL PLAN

SHEET 1 OF 5

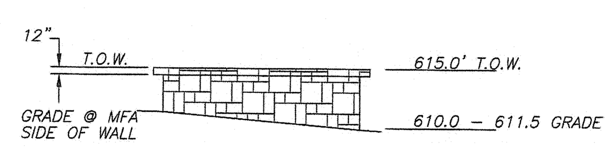
THE VILLAGE OF CHERRY HILL CP PLAN



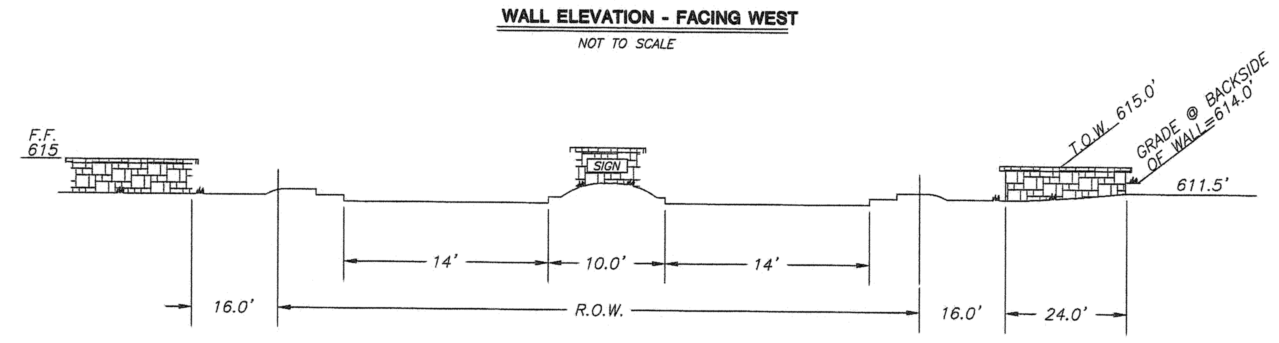
DEVELOPMENT SIGN (2) PLAN (2)
NOT TO SCALE



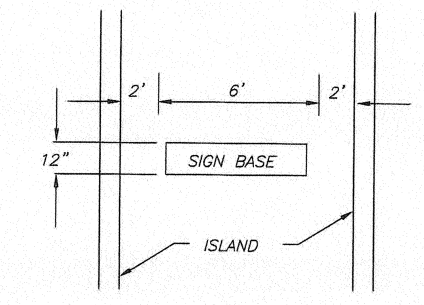
ELEVATION (2)
NOT TO SCALE



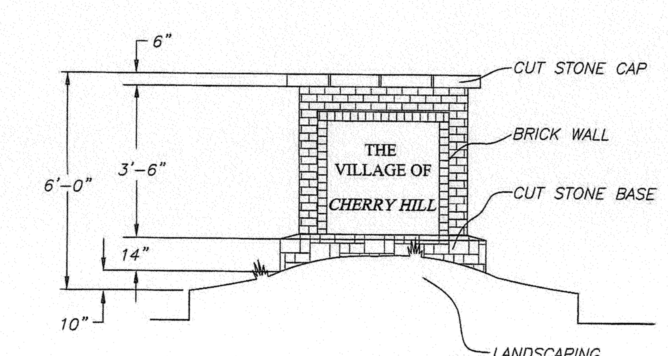
WALL ELEVATION - FACING WEST
NOT TO SCALE



STREET ENTRY VIEW - SOUTH FACING (2)
NOT TO SCALE



DEVELOPMENT SIGN (1) PLAN (1)
NOT TO SCALE



ELEVATION (1)
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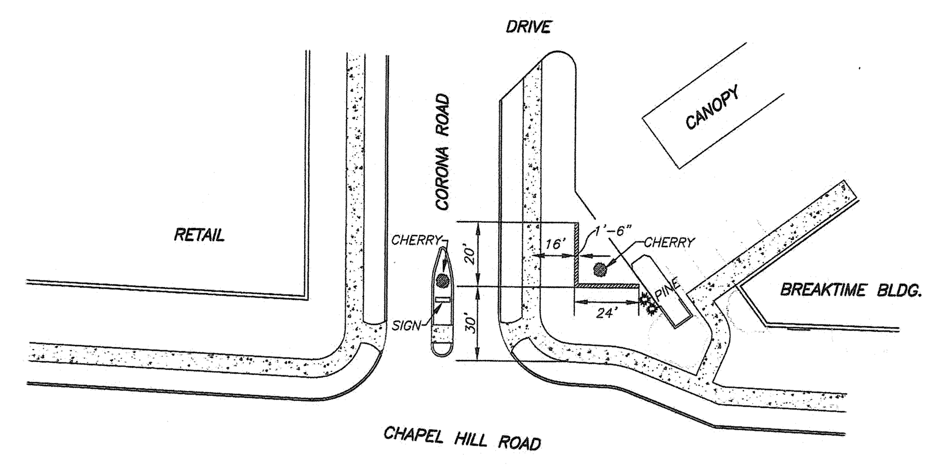
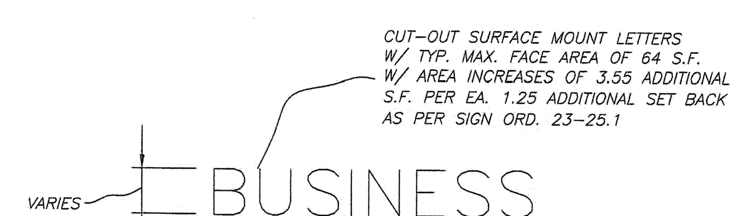
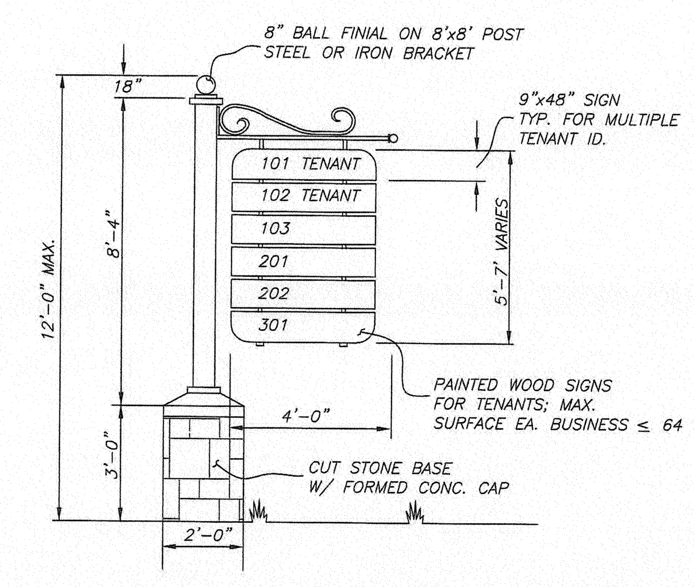


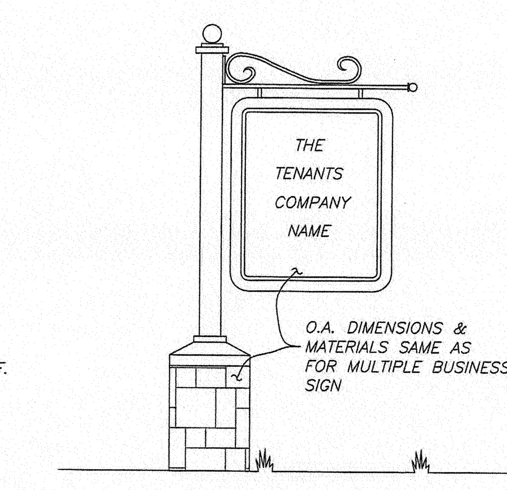
SITE PLAN (1)
NOT TO SCALE



ON-WALL SIGNS (3)
NOT TO SCALE



MULTIPLE BUSINESS-FREE-STANDING SIGNS (4)
NOT TO SCALE



SINGLE BUSINESS-FREE-STANDING SIGNS (4)
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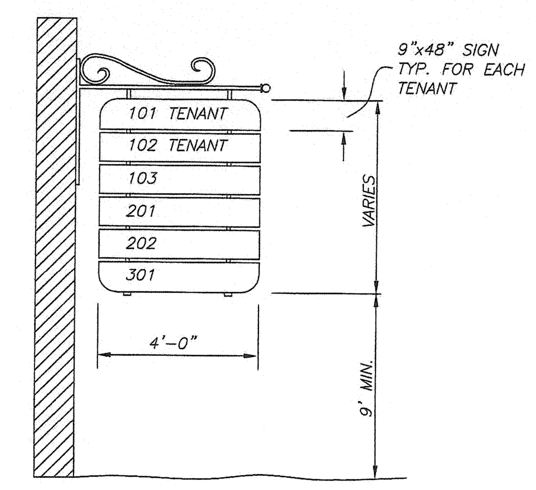

MULTIPLE BUSINESS-FREE-STANDING SIGNS (3)
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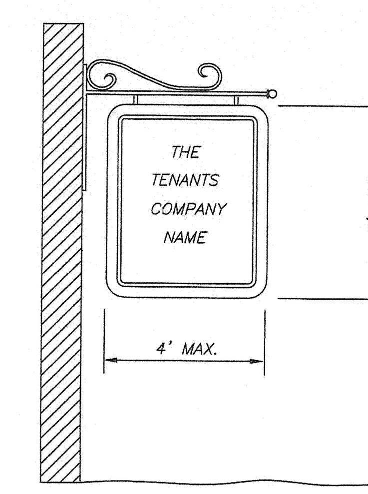

SINGLE BUSINESS-FREE-STANDING SIGNS (4)
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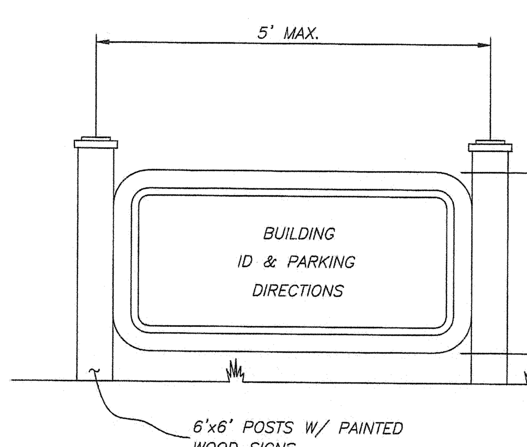
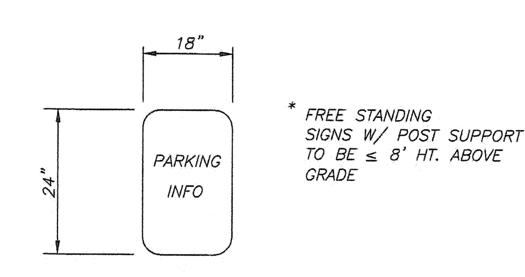


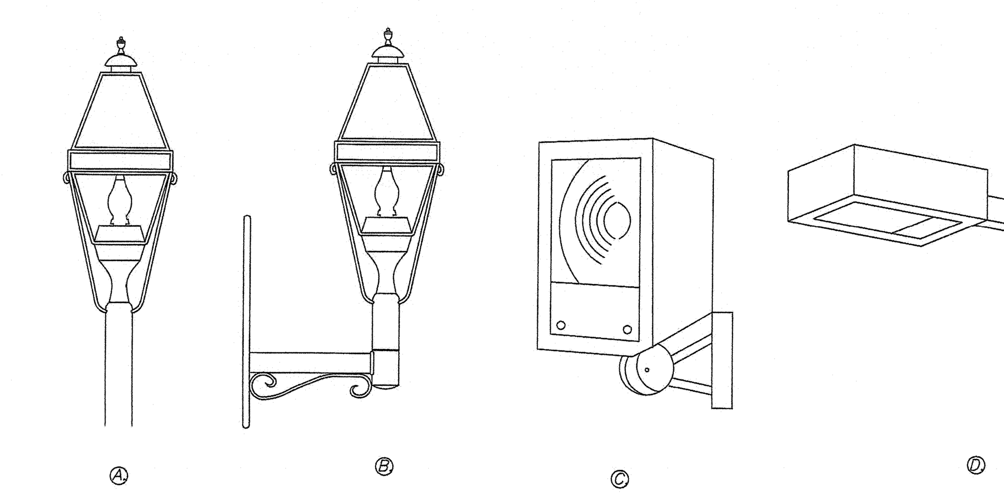
DIRECTIONAL SIGN (5)
NOT TO SCALE



PARKING LOT SIGN (6)
NOT TO SCALE

LIGHTING NOTES AND DETAILS
NOT TO SCALE

TYPICAL FIXTURES:



FIXTURE NOTES

Ⓐ Pole mounted decorative fixtures; for use in central square, roof mounted reflector system to prevent up lighting. Pole height shall not exceed 12;.

Ⓑ Wall mounted decorative fixtures; similar to type (A), except mounted to walls in decorative areas. Mounting height not to exceed 12'

Ⓒ Typical wall mounted utility fixture; for use in non decorative areas, fixture mounted for downwardly directed light. Mounting height shall not exceed 18'.

Ⓓ Typical parking lot fixture; shoebox design with sharp cutoff, light is downwardly directed. Pole shall not exceed 20' ht.

GENERAL LIGHTING NOTES:

1. Fixtures are to illuminate site and drives with a minimum of spillage to adgacent properties.

LEGAL DESCRIPTION
OF: CHERRY HILL C-P TRACT

MAY 17, 1999

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ 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 175, 174, 142 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, N85°36'40"W, 528.78 FEET TO THE POINT OF BEGINNING; THENCE S4°23'20"W, 190.00 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 N46°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°34'20"E, 17.42 FEET; THENCE S85°36'40"E, 102.51 FEET; THENCE S17°06'40"E, 107.00 FEET; THENCE S58°00'30"E, 62.99 FEET; THENCE S14°56'40"E, 138.01 FEET; THENCE S22°20'15"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 S63°30'00"E, 39.20 FEET; THENCE ALONG A 125.00-FOOT RADIUS CURVE TO THE RIGHT, 59.17 FEET, SAID CURVE HAS A CHORD S28°34'35"W, 58.62 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 S7°07'35"W, 79.18 FEET; THENCE S14°35'05"W, 80.34 FEET; THENCE S76°35'50"W, 158.86 FEET; THENCE S6°30'30"W, 85.35 FEET; THENCE N88°41'15"W, 110.27 FEET; THENCE N1°18'45"E, 134.94 FEET; THENCE N0°26'40"W, 0.40 FEET; THENCE S89°31'00"W, 309.35 FEET; THENCE S0°26'40"E, 5.99 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 31.42 FEET, SAID CURVE HAS A CHORD S44°33'20"W, 28.28 FEET; THENCE S89°33'20"W, 75.00 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 43.00 FEET, SAID CURVE HAS A CHORD N49°22'55"W, 39.41 FEET; THENCE S89°31'00"W, 34.96 FEET; THENCE N0°29'00"W, 762.99 FEET; THENCE S85°36'40"E, 220.32 FEET; THENCE N0°26'40"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	4,0000 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	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 20 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. STOREAGE 1ST OFFICE 2ND OFFICE	5.6 SPACES 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 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 74.67 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. 8,000 S.F.	1ST RETAIL 2ND RESIDENTIAL (5 UNITS)	98 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 (4 UNITS)	22 SPACES 8 SPACES	6,600 S.F.	30 SPACES	
3B	18,000 S.F.	40 FT.	3	5,000 S.F. 2,500 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	14,180 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. 3,900 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)	25.33 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 (6 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 (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 27.7 SPACES 27.7 SPACES	20,772 S.F.	55.4 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 = 218,572 SQ. FT. (EXCEPT CONDOS ON LOTS 4D, 4E & 4F)
TOTAL AREA OF RETAIL = 56,475 SQ. FT.
TOTAL AREA OF OFFICE = 41,748 SQ. FT.
TOTAL NUMBER OF RESIDENTIAL UNITS = 94 UNITS
TOTAL PARKING REQUIRED = 766.26 OR 767 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)

GENERAL NOTES:

△1 1. 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.

2. Bike racks and fences shall be allowed within the sidewalk and utility easements.

3. A pedestrian walkway shall be allowed between buildings 1D and 1C and between buildings 3A and 3D.

4. 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 plats.

5. 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.

6. 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.

7. 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.

8. Sidewalk easements will be dedicated on the final plat to cover sidewalks as proposed.

△1 9. 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.

△1 10. The owners request that an ordinance allowing angled parking be introduced with the plan allowing 90° parking on Cherry Hill Drive as shown on the plan.

△1 11. The parking shown is less than what is required by ordinance but the owners research shows that the parking shown will satisfy the used 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.

△1 12. 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.

△1 13. 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.

△2 14. 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.

DESIGN PARAMETERS:

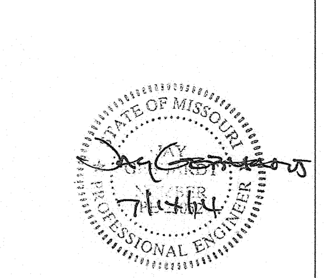
1. Maximum gross area of buildings on site = 280,000 SF.

2. Minimum distance between any building and adjacent right-of-way or property line = 0 feet.

3. The maximum height of any building on site = 50 feet.

4. The minimum distance between driveways, parking areas, load areas, trash storage and property line or right-of-way = 0 feet

5. The minimum of percent of open space = 17%

6. The maximum number of free standing signs is 40, the maximum area of each sign is 350 SF, and the maximum height of each is 14 feet.

7. The minimum percent of landscaping = 17%