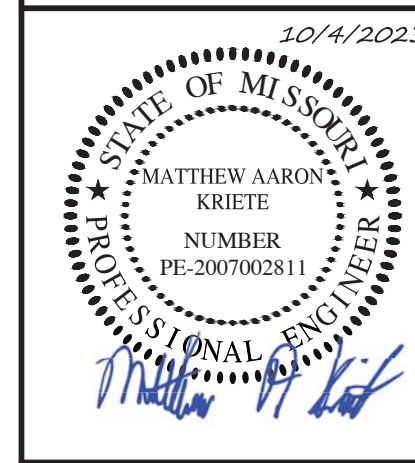




THE VILLAGE OF CHERRY HILL - LOT 3B
CORONA ROAD
COLUMBIA, BOONE COUNTY, MISSOURI



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

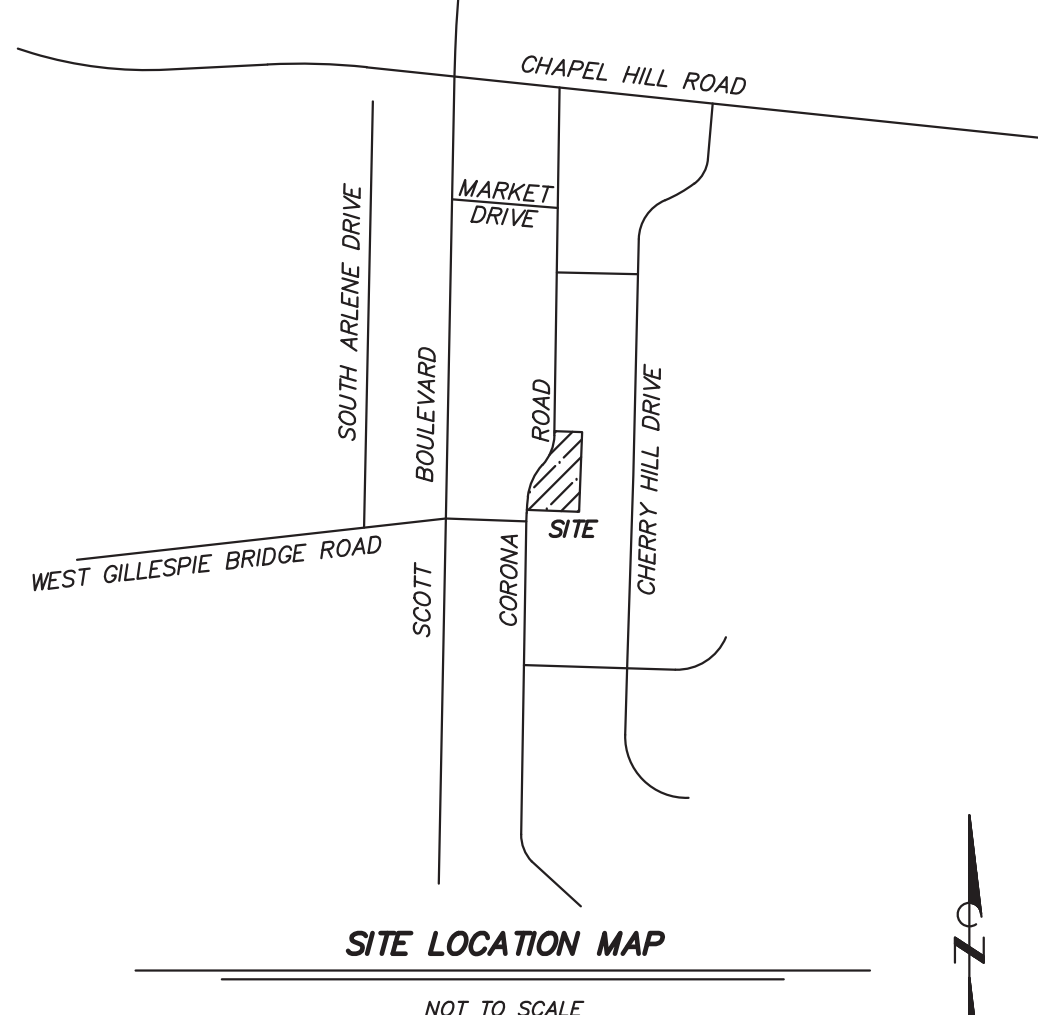
ES&S PROJECT NO. 15845

THE VILLAGE OF CHERRY HILL

MAJOR AMENDMENT TO PD PLAN

LOT 3B - THE VILLAGE OF CHERRY HILL

SEPTEMBER 7, 2023



LEGEND

---	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

STORM WATER NOTE

STORM WATER MANAGEMENT SHALL CONFORM TO THE VILLAGE OF CHERRY HILL C-P DEVELOPMENT PLAN, DATED DECEMBER 11, 2014.

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 3B 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.

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	

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.

LANDSCAPE NOTE

- SITE AREA:
 - 1.1. BUILDING 0.16 ACRES (39%)
 - 1.2. PAVEMENT 0.02 ACRES (5%)
 - 1.3. LANDSCAPED 0.23 ACRES (56%)
 - 1.4. 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:
 - 5.1. REQUIRED: 1 TREE/60 LF @ 206 LF OF FRONTAGE = 4 TREES
 - 5.2. PROVIDED: 5 TREES
 - 5.3. 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 5.1 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.

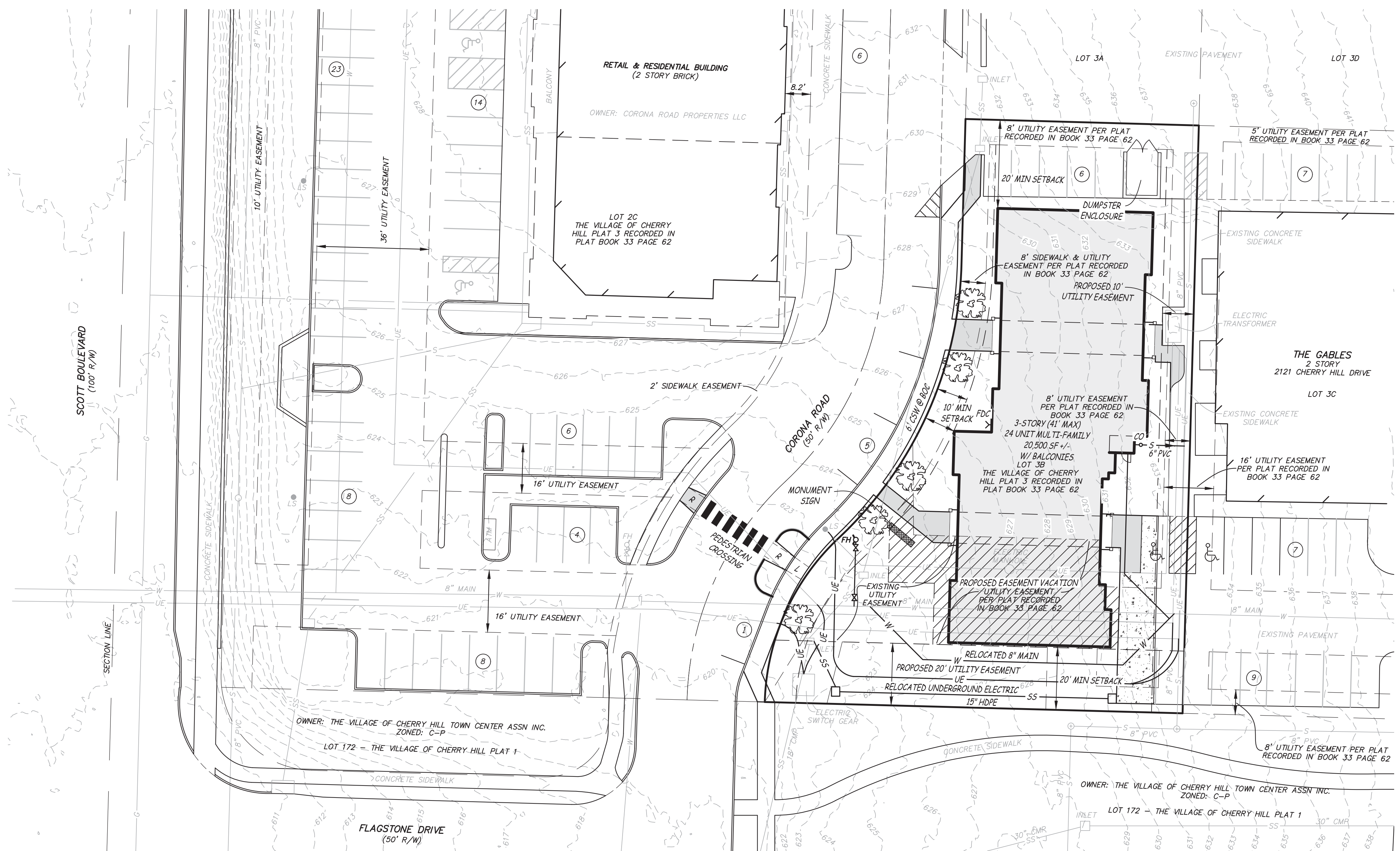
APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

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



C:\USERS\JWE\ENGINEERING SURVEYS & SERVICES\PROJECTS - GENERAL PROJECTS\15845-TM-CHERRY-HILL-LOT3B\CAD\15845 CONCEPT.DWG 10/5/2023