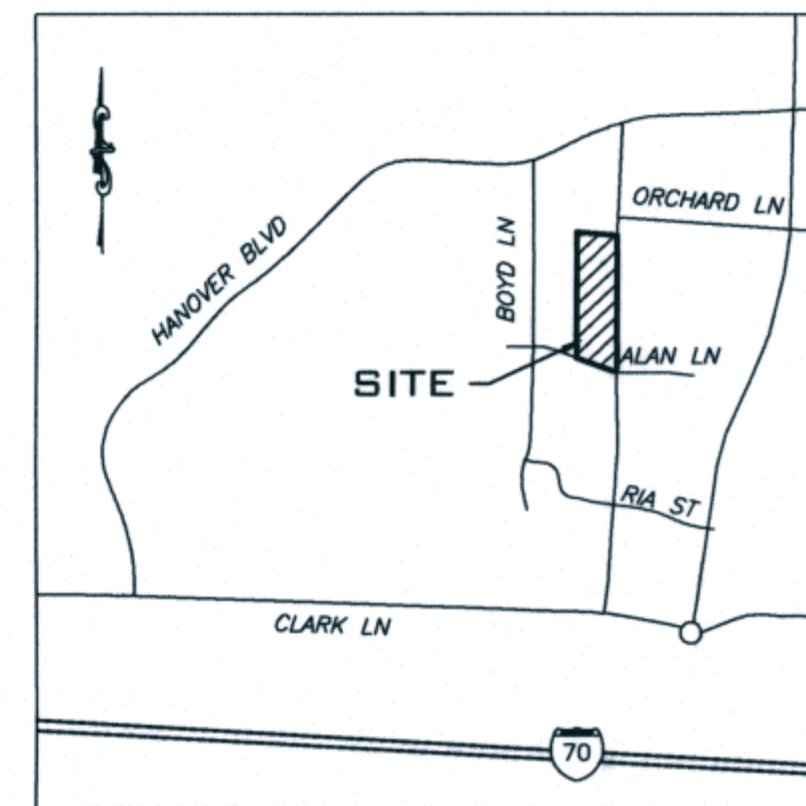
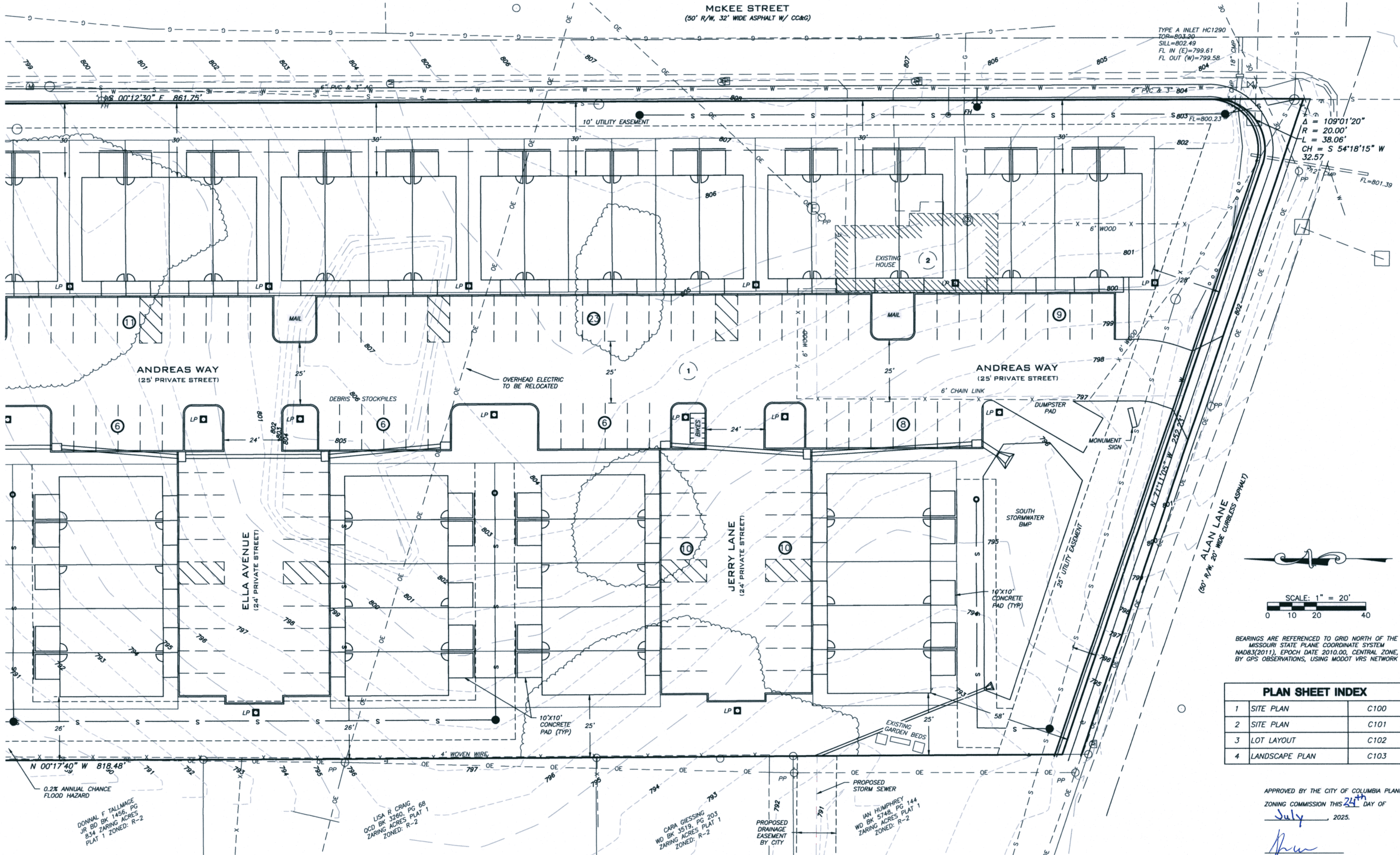


PD PLAN
ALAN CREEK ESTATES PLAT 1

LOTS 1 & 2 OF MCKEE ESTATES PLAT NO. 1
RECORDED IN PLAT BOOK 34, PAGE 74
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MAY 12, 2025

REVISED: JULY 21, 2025

MCKEE STREET
(50' R/W, 32' WIDE ASPHALT W/ CC&G)



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 5.24 ACRES
SECTION-TOWNSHIP-RANGE: 4-48-12
EXISTING ZONING = PD
DEED: BK 5925, PG 111

OWNER:

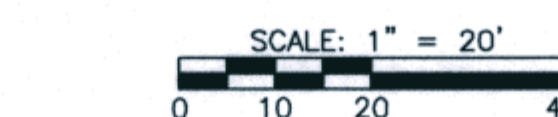
J KAPLAN PROPERTIES, LLC
C/O JOSH KAPLAN
222 BRANDON ROAD
COLUMBIA, MO 65203

LEGAL DESCRIPTION

LOTS 1 AND 2 OF MCKEE ESTATES, PLAT NO. 1 AS SHOWN BY THE FINAL PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGE 74 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

LEGEND

MH	EXISTING SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE
○	PROPOSED SANITARY CLEANOUT
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
FW	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
Ⓣ	EXISTING TELEPHONE SERVICE
Ⓣ	PROPOSED TELEPHONE SERVICE
Ⓣ	EXISTING ELECTRIC METER
Ⓣ	PROPOSED ELECTRIC METER
Ⓣ	EXISTING GAS METER
Ⓣ	PROPOSED GAS METER
Ⓣ	EXISTING WATER METER
Ⓣ	PROPOSED WATER METER
Ⓣ	EXISTING CABLE BOX
Ⓣ	PROPOSED CABLE BOX
Ⓣ	EXISTING ELECTRIC TRANSFORMER
Ⓣ	PROPOSED ELECTRIC TRANSFORMER
Ⓣ	EXISTING TELEPHONE BOX
Ⓣ	PROPOSED TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
WS	EXISTING STREET SIGN
0.000	SQUARE FEET
00.00 AC	ACRES
PB	PLAT BOOK
BK	BOOK
PG	PAGE
EX	EXISTING
---	PAVEMENT STRIPING
---	EXISTING FENCE
---	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND ELECTRIC
---	EXISTING OVER-HEAD ELECTRIC
---	PROPOSED OVER-HEAD ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	PROPOSED UNDERGROUND TELEPHONE
---	EXISTING OVER-HEAD TELEPHONE
---	PROPOSED OVER-HEAD TELEPHONE
---	EXISTING FIBER OPTIC CABLE
---	PROPOSED FIBER OPTIC CABLE
---	EXISTING GAS
---	PROPOSED GAS
---	EXISTING SANITARY
---	PROPOSED SANITARY
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY LATERAL
---	PROPOSED SANITARY LATERAL
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	EXISTING WATER SERVICE
---	PROPOSED WATER SERVICE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING ROOFDRAIN
---	PROPOSED ROOFDRAIN
---	EXISTING FLOODWAY
---	PROPOSED FLOODWAY
---	EXISTING FENCE
---	PROPOSED FENCE



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

PLAN SHEET INDEX

1	SITE PLAN	C100
2	SITE PLAN	C101
3	LOT LAYOUT	C102
4	LANDSCAPE PLAN	C103

LIGHTING NOTE

ALL LIGHTING DESIGN WILL BE IN ACCORDANCE WITH SECTION 29-4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES OR THE APPROVED STATEMENT OF INTENT, WHICHEVER IS MORE RESTRICTIVE.

SIGNAGE NOTE

THE NUMBER, TYPE, AND LOCATION OF SIGNS SHALL BE AS SHOWN GRAPHICALLY ON THIS PLAN, BEING NO LARGER THAN 16 SQUARE FEET AND A MAXIMUM HEIGHT OF 4 FEET.

DWELLING UNIT NOTE

THE FLOOR PLAN OF EACH DWELLING UNIT IS SUBJECT TO BEING MIRRORED AT THE DISCRETION OF THE DEVELOPER.

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED = (55 UNITS) X (2 SPACES/UNIT) = 110 SPACES
NO ADA SPACES REQUIRED, NO VISITOR SPACES REQUIRED
12 BIKE SPACES REQUIRED

MAXIMUM PARKING PROPOSED = (55 UNITS) X (2.5 SPACES/UNIT) = 137.5 SPACES
ADA SPACES ARE NOT REQUIRED ALTHOUGH MAY BE PROVIDED AT THE DISCRETION OF THE DEVELOPER
VISITOR PARKING - 138 X (1 SPACE/5 UNITS) = 11 SPACES
BIKE PARKING SPACES - AVAILABLE PARKING SPACES (100-199) = 12 BIKE SPACES*
TOTAL MAX PARKING = 149 SPACES (137 PARKING SPACES + 12 BIKE SPACES)

*BIKE AND ADA PARKING SPACES ARE INCLUDED IN THE TOTAL NUMBER OF PARKING SPACES NOT IN ADDITION TO THE TOTAL AMOUNT OF SPACES.

THE ACTUAL NUMBER OF PARKING SPACES PROVIDED AND THE LOCATION OF ISLANDS LOCATED THROUGHOUT THE DEVELOPMENT ARE SUBJECT TO CHANGE FROM WHAT IS SHOWN ON THE PD PLAN AS LONG AS IT PROVIDES NO LESS THAN THE MINIMUM AND NO MORE THAN THE MAXIMUM SPACES STATED ABOVE.

UNIT CALCULATIONS

SINGLE-FAMILY ATTACHED UNITS = 55
2, 3, AND 4 BEDROOM UNITS

DENSITY STATEMENT

TOTAL LOT AREA: 5.24 ACRES
PROPOSED NUMBER OF UNITS: 55
PROPOSED DENSITY: 10.50 UNITS/ACRE

STORMWATER MANAGEMENT

1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e).
FINAL STORMWATER QUALITY AND DETENTION CALCULATIONS TO BE PROVIDED DURING REVIEW OF CONSTRUCTION DOCUMENTS.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI.

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN THE REGULATORY FLOOD PLAIN AS SHOWN.

DESIGN EXCEPTIONS FOR THIS PLAN

- LESS THAN 30' MINIMUM LOT WIDTH FOR SINGLE FAMILY ATTACHED (29-2.2(a)(3)).
- LESS THAN 3,500 SQ FT MINIMUM LOT AREA FOR SINGLE-FAMILY ATTACHED (29-2.2(a)(3)).
- LESS THAN 25' FRONT YARD, 10' SIDE YARD, 25' REAR YARD (29-2.2(a)(3)).

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 24TH DAY OF July, 2025.

Sharon Geula Jones, Chairperson

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE # 028079 ON THE 2nd DAY OF September, 2025.

Barbara Buffaloe, Mayor

ATTEST:

Sheela Amin, City Clerk

JAY ALAN GERHARDT
MO PROFESSIONAL ENGINEER
PROJECT#: JKAP25-01

DATE: 07/21/2025

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006116

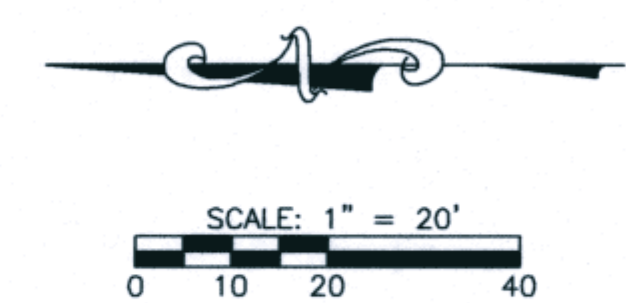
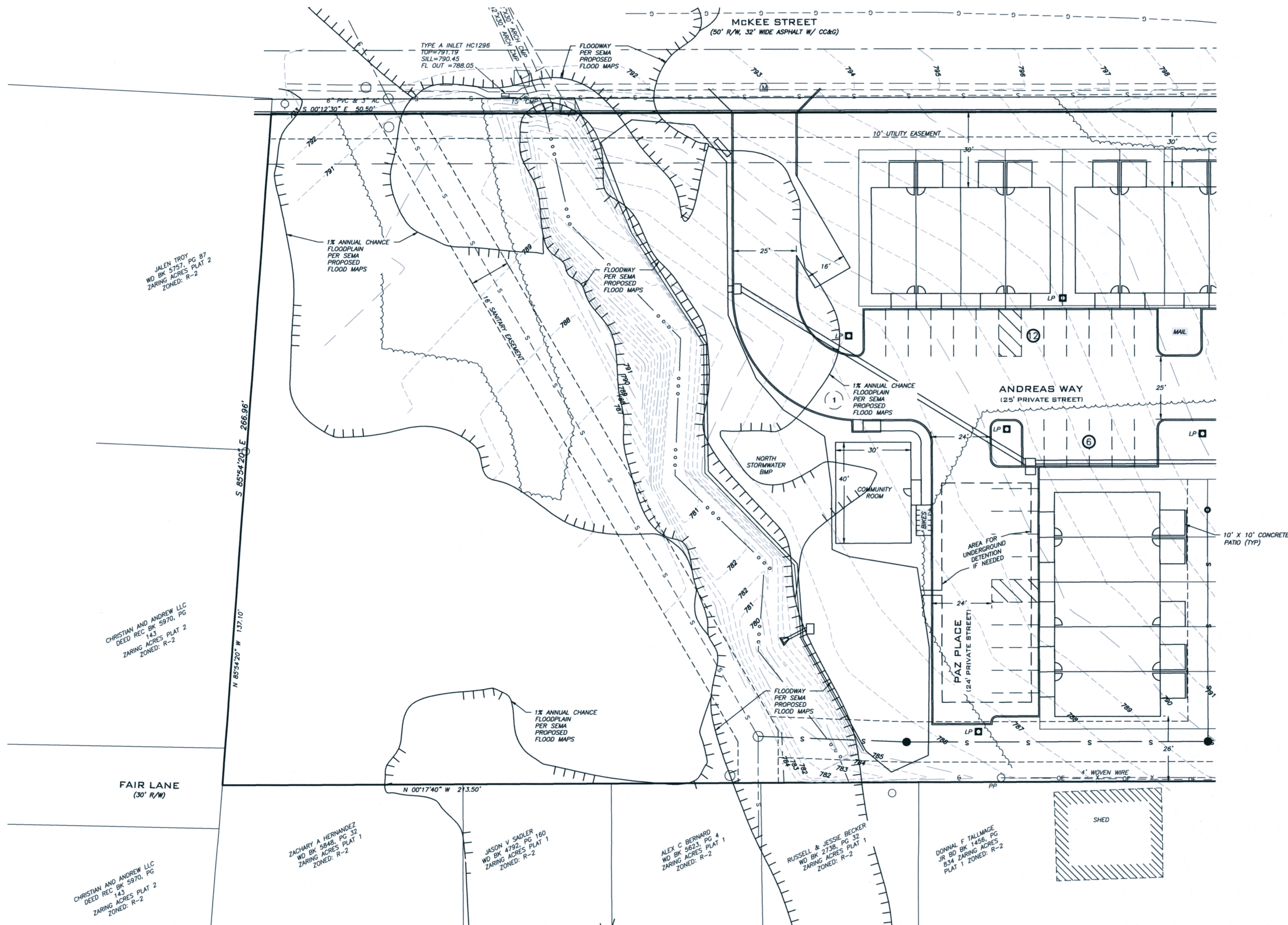
PLANNED DEVELOPMENT PLAN
ALAN CREEK ESTATES
SITE PLAN
CITY OF COLUMBIA, MISSOURI

C100 SHEET 1 OF 4

PD PLAN
ALAN CREEK ESTATES PLAT 1
LOTS 1 & 2 OF MCKEE ESTATES PLAT NO. 1
RECORDED IN PLAT BOOK 34, PAGE 74
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MAY 12, 2025
REVISED: JULY 21, 2025

GENERAL NOTES

1. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
2. ALL PROPOSED PRIVATE AND PUBLIC UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REVISED ON FINAL CONSTRUCTION DOCUMENTS.
3. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
4. ALL DRIVE, ROADWAY AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
5. NO DIRECT DRIVEWAY ACCESS TO MCKEE ST OR ALAN LANE SHALL BE ALLOWED.
6. A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO ALL PUBLIC STREETS WHERE A SIDEWALK DOES NOT EXIST.
7. THIS PLAN IS FOR PRELIMINARY DESIGN ONLY AND ALL ITEMS SHALL BE CONSIDERED APPROXIMATE. FINAL DESIGN WILL BE PROVIDED VIA CONSTRUCTION PLANS THAT MUST BE REVIEWED AND PERMITTED BY THE CITY.
8. BUILDING HEIGHT NOT TO EXCEED 35' PER CITY OF COLUMBIA UDC SECTION 29-4.1-1
9. THIS PROJECT WILL BE BUILT IN ONE PHASE.
10. WATER AND GAS MAIN RUNS ALONG MCKEE ST. ALL PROPOSED WATER AND GAS WILL TIE INTO EXISTING MAINS.

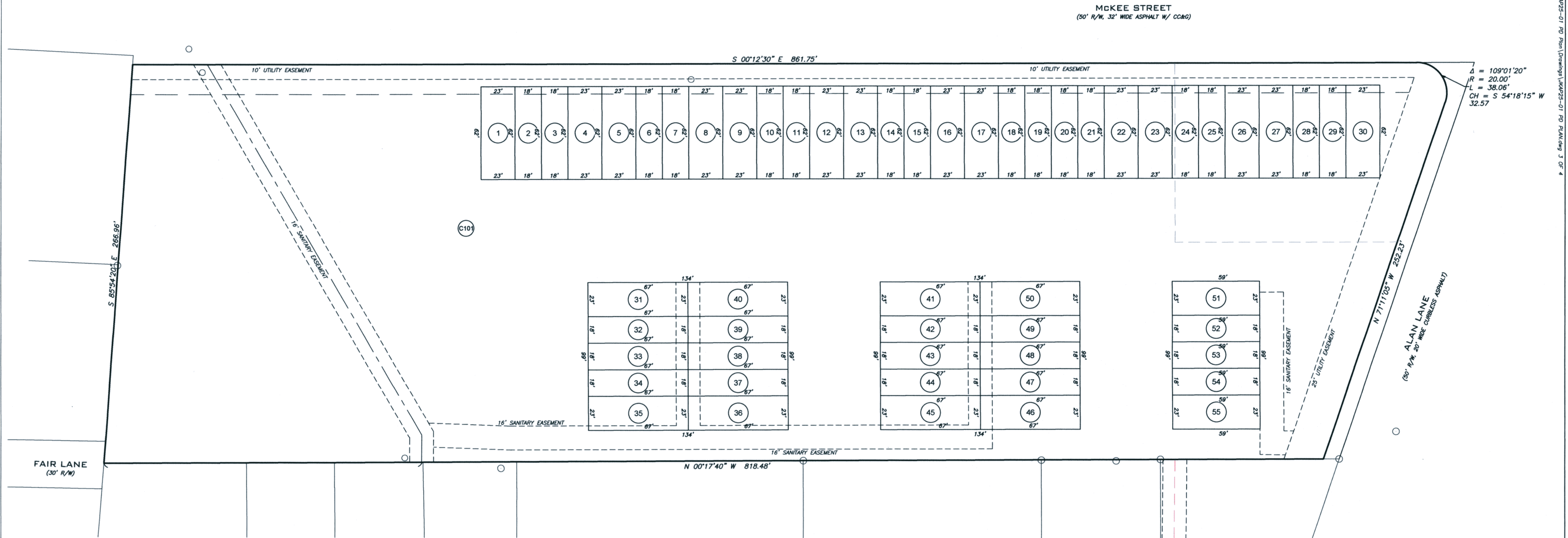


BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MDOOT VRS NETWORK

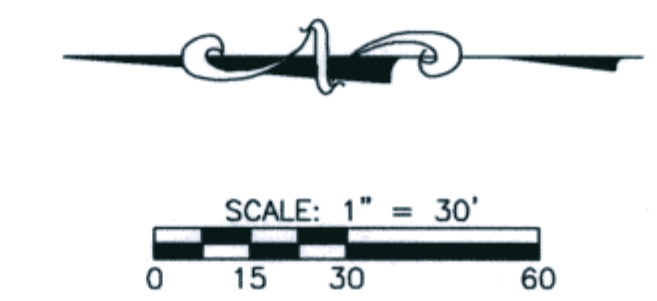
 JAY ALAN GEBHART MO PROFESSIONAL ENGINEER PROJECT#: JKAP25-01		DATE: 07/21/2025
 A CIVIL GROUP, LLC MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (313) 817-5750 MO CERT OF AUTHORITY: 2001006116		
PLANNED DEVELOPMENT PLAN ALAN CREEK ESTATES SITE PLAN CITY OF COLUMBIA, MISSOURI		
C101		SHEET 2 OF 4

PD PLAN
ALAN CREEK ESTATES PLAT 1

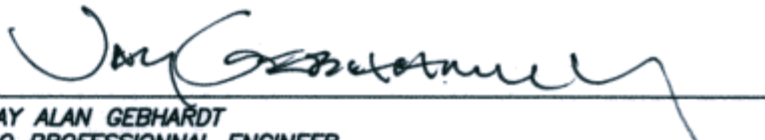
LOTS 1 & 2 OF MCKEE ESTATES PLAT NO. 1
RECORDED IN PLAT BOOK 34, PAGE 74
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MAY 12, 2025
REVISED: JULY 21, 2025



NOTE:
1. THE LOTS SHOWN HERE WILL BE ESTABLISHED VIA A SEPARATE PLAT.
2. SIDE YARDS SHALL BE 0 FEET UNLESS NOTED OTHERWISE.
3. ACTUAL LOCATION OF LOTS WILL BE DETERMINED IN THE FUTURE BY LOCATING FOUNDATIONS OF THE BUILDING.

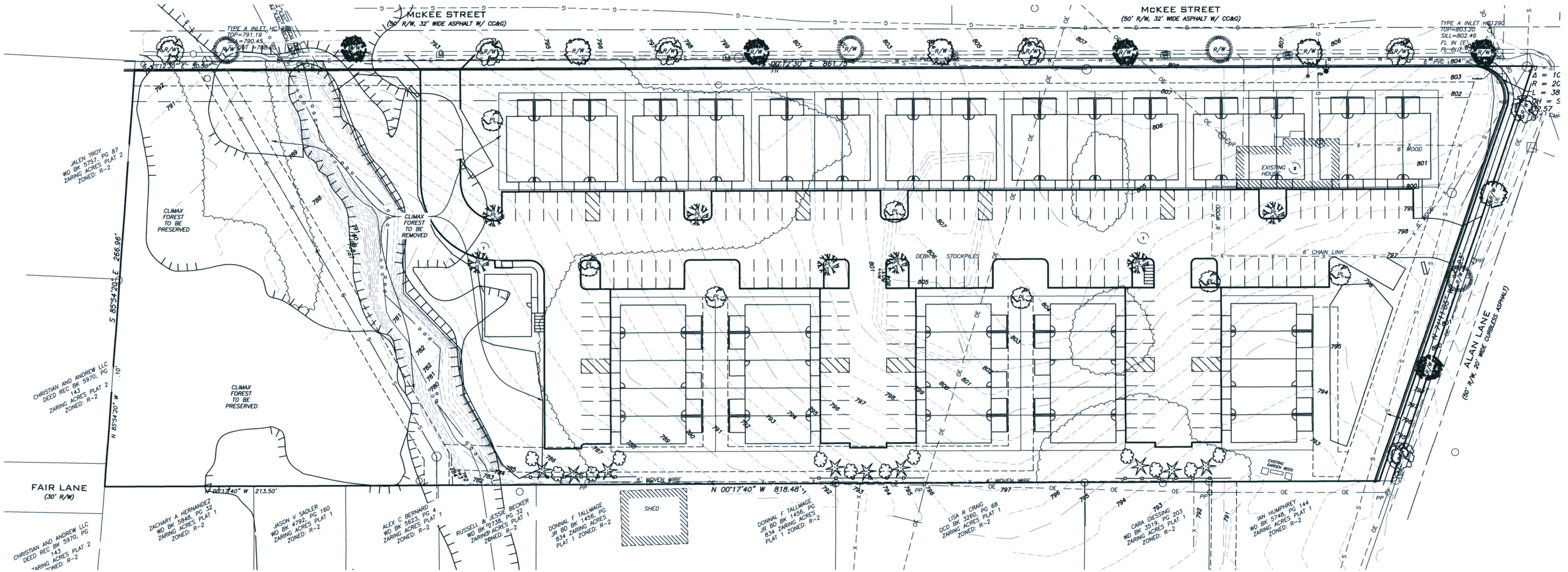


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 JAY ALAN GEBHARDT MO PROFESSIONAL ENGINEER PROJECT#: JKAP25-01		DATE: 07/21/2025
 A CIVIL GROUP, LLC MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO CERT OF AUTHORITY: 2001006116		
PLANNED DEVELOPMENT PLAN		
ALAN CREEK ESTATES LOT LAYOUT CITY OF COLUMBIA, MISSOURI		
C102	SHEET 3 OF 4	

PD PLAN
ALAN CREEK ESTATES PLAT 1

LOTS 1 & 2 OF MCKEE ESTATES PLAT NO. 1
RECORDED IN PLAT BOOK 34, PAGE 74
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MAY 12, 2025
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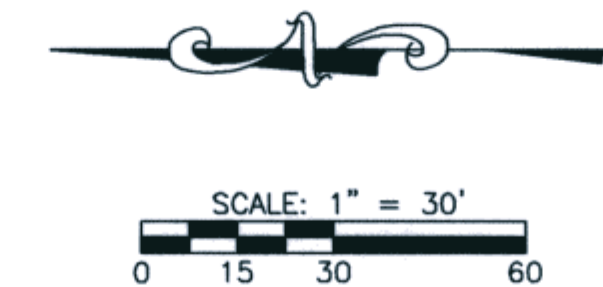


PLANT SCHEDULE

SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONTAGE				
	7	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	5	2" CAL - B&B	AS SHOWN	MEDIUM SHADE TREE - MATURE HEIGHT >45'
	4	2" CAL - B&B	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'
PARKING LOT				
	7	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	7	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
PROPERTY EDGE BUFFER				
	12	5 GAL	AS SHOWN	DECIDUOUS FLOWERING SHRUB
	9	5 GAL	AS SHOWN	DECIDUOUS SHRUB

LANDSCAPE NOTES

- PROPOSED AREAS:
TOTAL AREA OF OPEN SPACE/LANDSCAPING WILL BE 15% OR GREATER.
- TREE PRESERVATION:
A. A MINIMUM 25% CLIMAX FOREST WILL BE PRESERVED.
EXISTING CLIMAX FOREST - 56,478/25% = 14,120 SQ FT TO BE PRESERVED.
PROPOSED CLIMAX FOREST TO BE PRESERVED = 27,447 SQ FT
B. SIGNIFICANT TREE REQUIREMENTS WILL BE MET.
- STREET FRONTAGE LANDSCAPING:
A. IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(E)(2). NO PAVED AREAS MEET THIS REQUIREMENT. NO BUFFER REQUIRED.
B. IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:
MCKEE ST FRONTAGE = 862 L.F.
1 TREE / 60 FT = 862/60 = 14.36 = 15 TOTAL TREES
30% LARGE TREES = 5 TREES
REMAINING TREE VARIETIES = 10 TREES
ALAN LN. FRONTAGE = 260 L.F.
1 TREE / 60 FT = 260/60 = 4.33 = 5 TOTAL TREES
30% LARGE TREES = 2 TREES
REMAINING TREE VARIETIES = 3 TREES
NOTE: SMALLER TREES MAY BE REQUIRED DUE TO EXISTING OVERHEAD UTILITIES ALONG ALAN LN.
- PROPERTY EDGE BUFFERING:
THE ADJACENT PROPERTY TO THE WEST AND SOUTH IS ZONED R-2. THE USE OF THIS PROJECT IS SINGLE-FAMILY ATTACHED DWELLINGS. A SCREEN COMPOSED OF LANDSCAPING AND A SCREENING DEVICE WILL BE PROVIDED FOR THE END OF THE PARKING AREAS FACING THE WEST TO PROTECT ADJACENT PROPERTIES FROM HEADLIGHTS.
- PARKING AREA LANDSCAPING:
A. IN ACCORDANCE WITH SECTION 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 53,671 SQ. FT. / 4,000 = 13.42 OR 14 TREES REQUIRED.
B. IN ACCORDANCE WITH SECTION 4.4(F)(5), OF THE 14 TREES REQUIRED ABOVE, A MINIMUM OF 30%, 4.2 TREES OR 5 TREES, SHALL BE A MEDIUM SHADE TREE, AND A MINIMUM OF 40%, 5.6 OR 6 TREES, SHALL BE LARGE SHADE TREES.
C. 7 MEDIUM SHADE TREES, AND 7 LARGE SHADE TREES, FOR A TOTAL OF 14 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.
- THIS LANDSCAPE PLAN AND ALL LANDSCAPING INDICATED IS PRELIMINARY ONLY, AND SUBJECT TO REVISIONS. A FINAL LANDSCAPE PLAN WILL BE SUBMITTED WITH SITE CONSTRUCTION DOCUMENTS FOR CITY PERMITTING AT A LATER DATE.



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PLANNED DEVELOPMENT PLAN

**ALAN CREEK ESTATES
LANDSCAPE PLAN**
CITY OF COLUMBIA, MISSOURI

C103

SHEET 4 OF 4