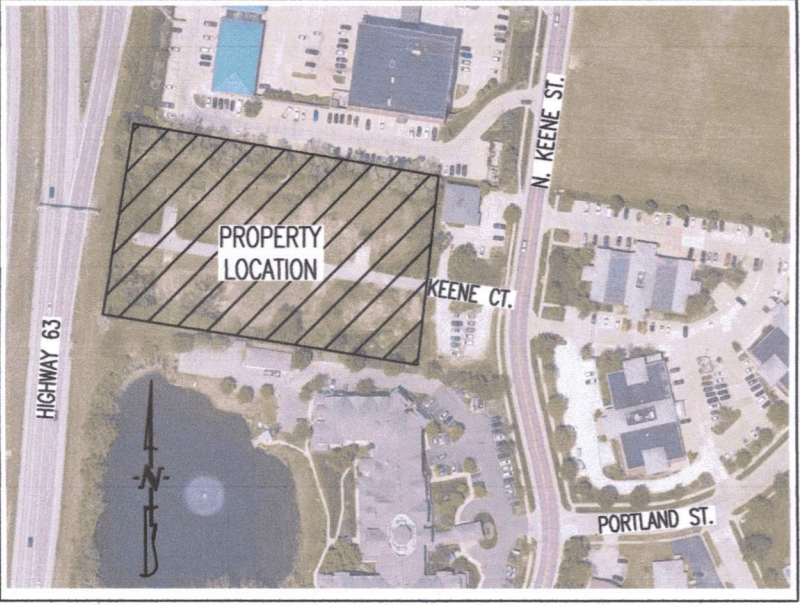


# PD PLAN AND PRELIMINARY PLAT FOR KEENE COURT HOTEL

LOTS 2, 3, 4, 5, 6, 7, 8, 9, & 10 OF THE FINAL PLAT OF KEENE ESTATES PLAT NO. 1  
TO BE FINAL PLATTED INTO ONE LOT AT A LATER DATE  
LOCATED IN  
SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY CASE #219-2023



LOCATION MAP  
NOT TO SCALE

### BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND ALL OF LOTS 2 THROUGH 10, INCLUSIVE AND A PORTION OF THE RIGHT OF WAY OF KEENE COURT, ALL OF KEENE ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK 10, PAGE 151 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 63 AT THE SOUTHWEST CORNER OF LOT 5 SAID KEENE ESTATES PLAT NO. 1 AND WITH SAID EAST RIGHT OF WAY LINE THEREOF; N 8°34'35"E, 133.59 FEET; THENCE N 44°25'E, 136.64 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID KEENE ESTATES, PLAT NO. 1; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND WITH THE SOUTH LINE OF LOT 1 OF SAID KEENE ESTATES PLAT NO. 1, S 81°55'25"E, 462.09 FEET TO THE NORTHEAST CORNER OF LOT 10 THEREOF; THENCE LEAVING THE SOUTH LINE OF SAID LOT 1 AND WITH THE EAST LINE OF SAID LOT 10 AND SAID EAST LINE EXTENDED, S 8°04'40"W, 135.00 FEET TO THE CENTERLINE OF SAID KEENE COURT; THENCE LEAVING THE EXTENDED EAST LINE OF SAID LOT 10 AND WITH SAID CENTERLINE THEREOF, N 81°55'25"W, 1.91 FEET TO THE EXTENDED EAST LINE OF SAID LOT 2; THENCE LEAVING SAID CENTERLINE AND WITH THE EAST LINE OF SAID LOT 2 AND SAID EAST LINE EXTENDED, S 8°04'35"W, 135.00 FEET TO THE SOUTH LINE OF SAID KEENE ESTATES PLAT NO. 1; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, N 81°55'25"W, 453.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.82 ACRES.

TO BE REPLATTED INTO ONE LOT IN THE FUTURE.

### SIGNAGE NOTES:

ALL ON-SITE SIGNAGE (BOTH FREESTANDING AND ON BUILDING) SHALL BE LOCATED ON STREET FACING FACADES AND WILL BE IN CONFORMANCE WITH THE M-N STANDARDS OF SECTION 29-4.8 OF THE CITY OF COLUMBIA SIGN REGULATIONS FOR THE BUILDING USE.

### NOTES:

1. SITE CONTAINS 2.82 ACRES.
2. IT IS THE INTENT OF THIS DEVELOPMENT TO BE COMPLETED IN ONE PHASE.
3. EXISTING ZONING IS M-N PENDING REZONING TO PD.
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0283E, DATED APRIL 19, 2017.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
5. NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35' EXCEPT FOR THE REQUESTED DESIGN EXCEPTION ALLOWING UP TO 55' FOR A HOTEL USE, ALL AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
7. ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
8. WATER AND ELECTRIC SERVICE TO BE PROVIDED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

### CALCULATIONS:

#### PARKING SUMMARY:

SPACES REQUIRED:	
HOTEL - 111 ROOMS (2 SPACES PER 3 GUEST ROOMS):	74 SPACES
HOTEL - PLUS 1 SPACE PER 200 SF GFA IN ALL ACCESSORY USES (NO ACCESSORY USES):	0 SPACES
TOTAL SPACES REQUIRED:	74 SPACES
TOTAL SPACES PROVIDED:	116 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	6 SPACES
BICYCLE SPACES REQUIRED:	12
BICYCLE SPACES PROVIDED:	12

### STORMWATER NOTE:

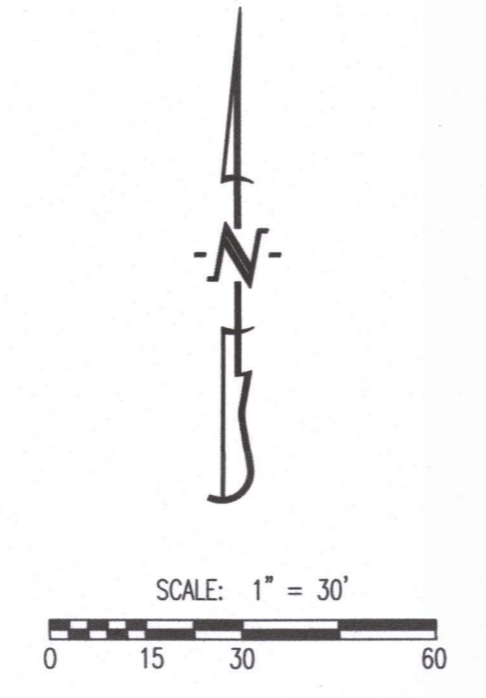
THIS PROJECT SHALL CONFORM TO REQUIREMENTS OF THE CITY OF COLUMBIA STORMWATER ORDINANCE CHAPTER 12A, INCLUDING WATER QUALITY AND DETENTION REQUIREMENTS AS APPLICABLE. STORMWATER QUALITY AND DETENTION STANDARDS, AS REQUIRED, SHALL BE MET BY USING CITY OF COLUMBIA APPROVED BMP(S) (BEST MANAGEMENT PRACTICE). PROPOSED ON-SITE STORMWATER BMP(S) WILL BE SIZED AT THE TIME OF FINAL DESIGN.

### LANDSCAPE NOTE:

LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS IN CITY CODE SECTION 29-4.4. SEE SEPARATE LANDSCAPING PLAN.

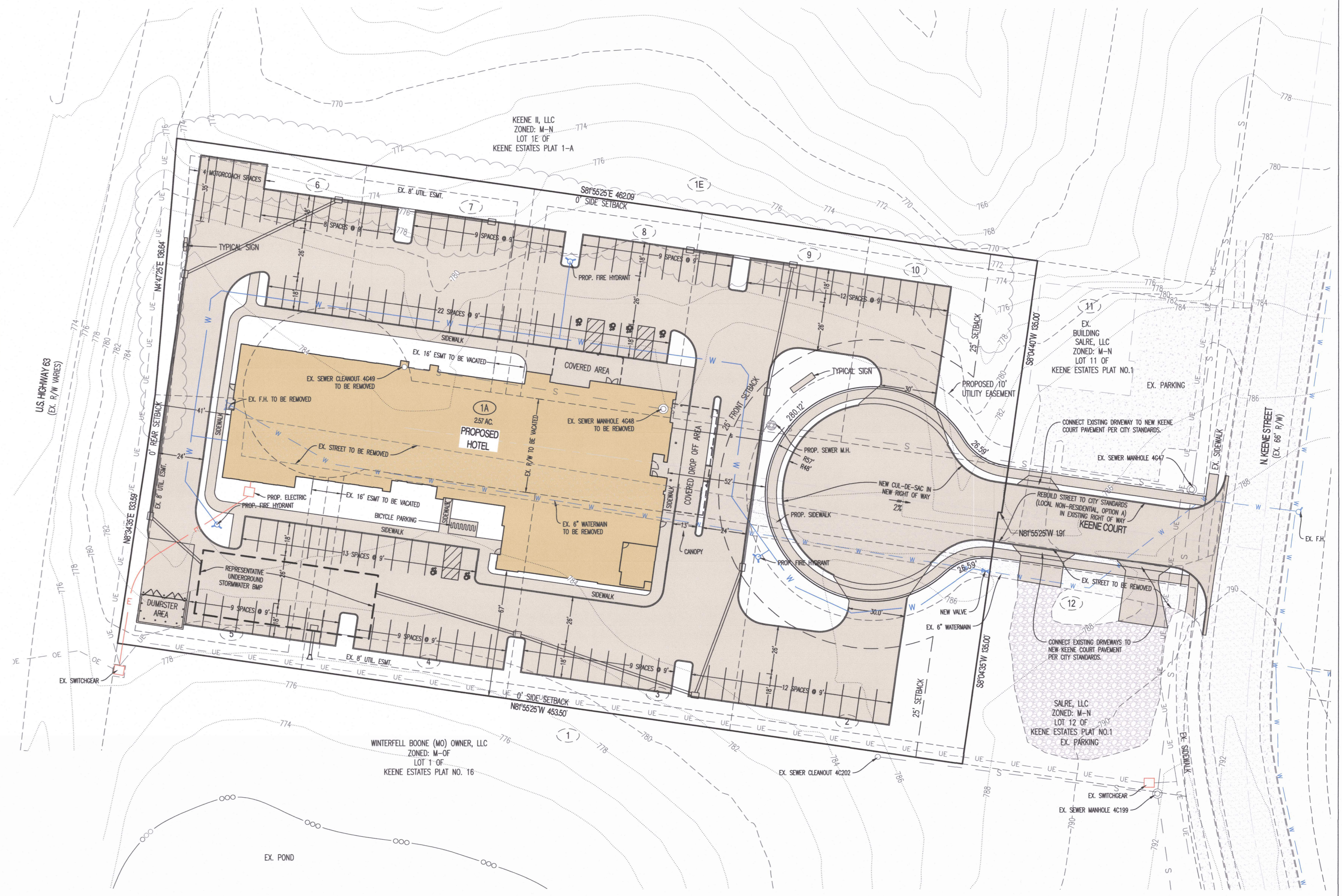
### DESIGN EXCEPTION:

1. A DESIGN EXCEPTION FROM CITY CODE SECTION 29-2.2(b)(3) - REQUESTING TO ALLOW A MAXIMUM BUILDING HEIGHT OF 55' FOR A HOTEL USE ONLY. ALL USES, OTHER THAN A HOTEL, SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 35' ALLOWED AS PER THE BASE M-N ZONING REGULATIONS.



### LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- EXISTING STRUCTURE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE TELEVISION
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELEC. & TV
- EXISTING OVERHEAD ELEC., TV & TELE.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LOT NUMBER
- EXISTING LOT NUMBER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEDESTAL
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED PAVEMENT
- EXISTING TREE
- EXISTING SIGNS
- EXISTING TREELINE



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION  
THIS 24<sup>th</sup> DAY OF August, 2023.

SHARON CEVEA-JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI  
PURSUANT TO ORDINANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BARBARA BUFFALO, MAYOR

ATTEST:  
SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



ANDREW T. GREENE, 2020000043  
08/21/2023  
DATE

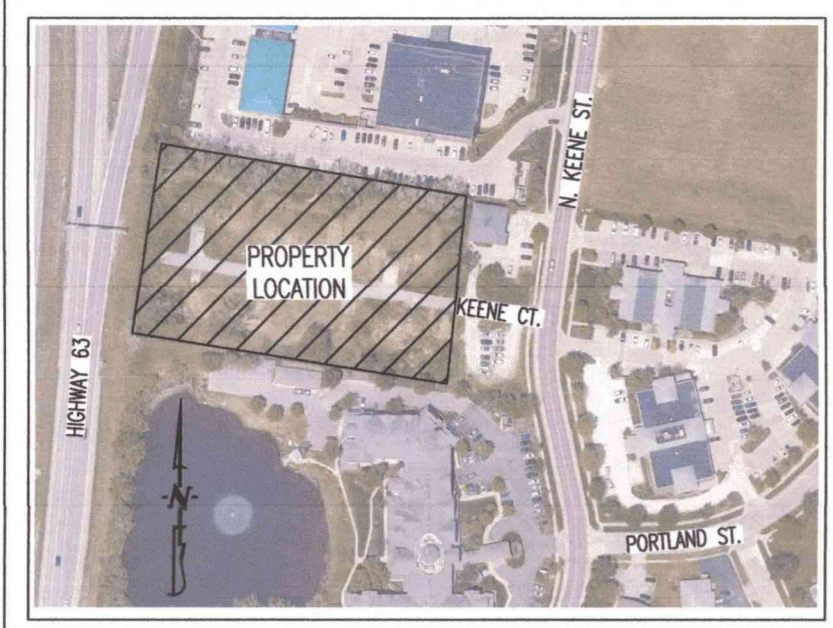
OWNER  
KEENE COURT, LLC  
4220 PHILIPS FARM ROAD  
COLUMBIA, MO 65201



PREPARED BY:  
1000 West Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com

# CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLAN AND PRELIMINARY PLAT FOR KEENE COURT HOTEL

LOTS 2, 3, 4, 5, 6, 7, 8, 9, & 10 OF THE FINAL PLAT OF KEENE ESTATES PLAT NO. 1  
TO BE FINAL PLATTED INTO ONE LOT AT A LATER DATE  
LOCATED IN  
SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY CASE #219-2023

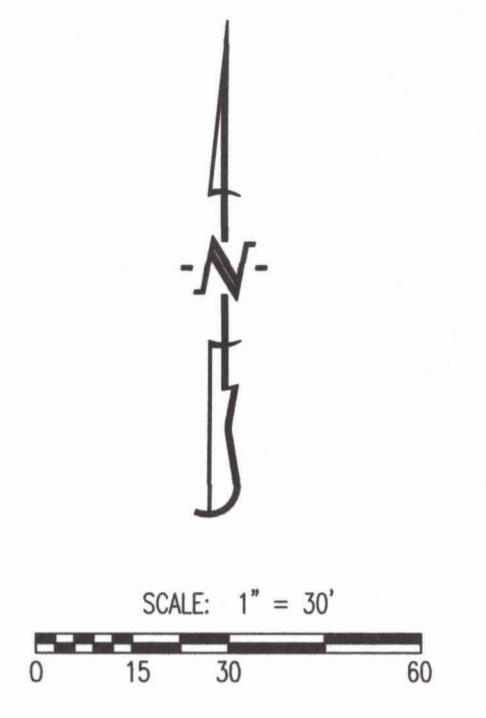


LOCATION MAP  
NOT TO SCALE

QUANTITY	CODE	COMMON NAME	PLANT TYPE	SIZE
13	MRP	MAPLE 'RED POINTE'	LARGE TREE	2.5" CALIPER
8	LPE	LONDON PLANETREE 'EXCLAMATION'	LARGE TREE	2.5" CALIPER
6	EF	ELM 'FRONTIER'	MEDIUM TREE	2.5" CALIPER
15	AM	AMUR MAPLE	MEDIUM TREE	2.5" CALIPER
6	MSS	MIYABI MAPLE 'STATE STREET'	MEDIUM TREE	2.5" CALIPER
10	AH	AMERICAN HORNBREAM	MEDIUM TREE	2.5" CALIPER
8	CPP	CRABAPPLE 'PURPLE PRINCE'	SMALL / ORNAMENTAL TREE	2.5" CALIPER
21	YDF	YEW 'DENSIFORMIS'	EVERGREEN SHRUB	5 GALLON
31	JGO	JUNIPER 'GREY OWL'	EVERGREEN SHRUB	5 GALLON
20	HLL	HYDRANGEA 'LIMELIGHT'	FLOWERING SHRUB	5 GALLON
28	VKS	VIBURNUM 'KOREAN SPICE'	FLOWERING SHRUB	5 GALLON
30	NTW	NINEBARK 'TINY WINE'	FLOWERING SHRUB	5 GALLON
12	HBV	HYPERICUM 'BLUE VELVET'	FLOWERING SHRUB	5 GALLON
23	DR	DRIFT ROSE	FLOWERING SHRUB	5 GALLON
42	MG	MAIDEN GRASS	ORNAMENTAL GRASS	5 GALLON

**GENERAL LANDSCAPING NOTES:**

- THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.
- SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.
- ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.



**LANDSCAPE COMPLIANCE:**

**29-4.4(c) - GENERAL PROVISIONS:**

EXISTING CLIMAX FOREST:	0.0 AC.
CLIMAX FOREST TO REMAIN (25% MINIMUM REQUIRED):	0.0 AC.
REQUIRED 15% OF TOTAL SITE (2.57 AC.) TO BE LANDSCAPED:	0.39 AC.
PROPOSED AREA OF TOTAL SITE TO BE LEFT AS LANDSCAPING, OPEN SPACE, OR TREES:	0.85 AC. (33.1%)

**29-4.4(d) - STREET FRONTAGE LANDSCAPING:**

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: 251 L.F.  
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL) 251 L.F. x 6' WIDE = 1,506 S.F.  
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA 8 TREES

(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (271' APPLICABLE STREET FRONTAGE) 5 TREES

**29-4.4(e) - PROPERTY EDGE BUFFERING:**

(1) SEE PLAN FOR TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING.  
SEE TYPICAL LANDSCAPING BED PLANTING DETAIL BELOW IF APPLICABLE.  
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (453.5\*10)+(462.09\*6)=7307.54 S.F./200 S.F. = 37 TREES

**29-4.4(f) - PARKING AREA LANDSCAPING:**

(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA, WITH 1 TREE PER 40' L.F. OF LANDSCAPED AREA. N/A- 64 SPACES IN NORTH LOT  
52 SPACES IN SOUTH LOT

(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 51,992 S.F. NET PARKING LOT TREES TO BE PLANTED 13 TREES

(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES 4 TREES  
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES 6 TREES

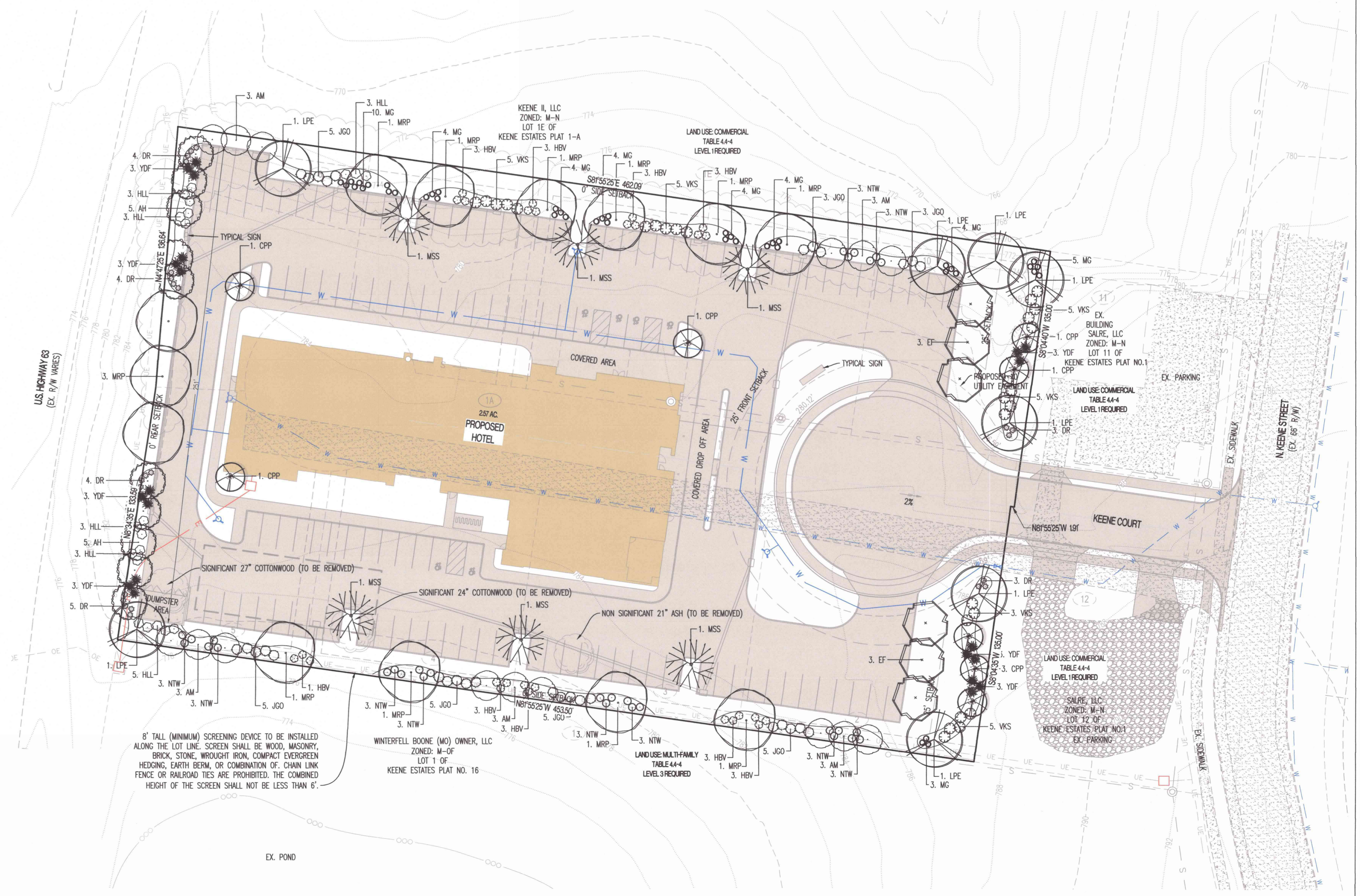
**29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:**

TOTAL SIGNIFICANT TREES: 2 TREES

(3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (1 TREE)

(ii) SIGNIFICANT TREES REMOVED - 1 (REPLACE WITH 3 LARGE TO MEDIUM TREES PER REQUIRED TREE REMOVED):

TOTAL TREES TO BE PLANTED FOR SIGNIFICANT TREE CONFORMANCE 3 TREES



**OWNER**  
KEENE COURT, LLC  
4220 PHILIPS FARM ROAD  
COLUMBIA, MO 65201

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

**ROST INC**  
2450 TRAILS WEST AVENUE  
COLUMBIA, MO 65202  
(573) 445-4465  
WWW.ROSTLANDSCAPING.COM

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 West Milong Blvd., Bldg. 1  
Columbia, Missouri 65204  
(573) 447-0292  
www.crockettengineering.com

ANDREW T. GREENE  
PROFESSIONAL ENGINEER  
NUMBER: PE 2020000043  
DATE: 08/21/2023

ANDREW T. GREENE, 2020000043  
DATE: 08/21/2023