



Engineering Surveys & Services

DELIVERING YOUR VISION™

1113 Fay St
Columbia, MO 65201
www.ess-inc.com
573-449-2646

January 23, 2024

Mr. Timothy Teddy
Community Development Department
City of Columbia
P.O. Box 6015
Columbia, MO 65205-6015

RE: PD – Development Plan
Centerstate East Subdivision
Columbia, Missouri

Dear Mr. Teddy:

On behalf of Novelty Construction, we request approval of a PD Development Plan on part of the proposed Centerstate East Subdivision. The site is located southeast of the Vandiver Roundabout and US Highway 63. Surrounding land uses are zoned agricultural to the south, planned development to the east and west, and mixed use to the north. The property is zoned PD – Planned Development as is currently subject to Zoning Ordinance Number 015580. This allows mixed use development of the property. Specifically, this request is for a PD Plan on the following proposed lots.

p

Lot 2 – 3.31 Acres – Guest Accommodations

Lot 3 – 6.96 Acres – Guest Accommodations and Assembly Space

Lot 4 – 0.90 Acres – Office

Lot 7 – 5.11 Acres – Common Lot

Enclosed are the P-D Development Plan, associated fees, a modernized Statement of Intent for these lots, and all checklists. Thank you for your time. Please do not hesitate to contact us with any questions or concerns. each lot.

Respectfully submitted,

Matthew A. Kriete, P.E.

cc: 1-Raman Puri – Novelty Construction
ES&S PN: G16468

Attachments:

PD Plan Checklist

Statement of Intent

CENTERSTATE EAST SUBDIVISION
PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN SECTIONS 4 AND 5, BOTH IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, IN BOONE COUNTY, MISSOURI, BEING PART OF TRACT 5 DESCRIBED BY THE SPECIAL WARRANTY DEED RECORDED IN BOOK 3012, PAGE 50 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF CORNER OF SAID SECTION 5; THENCE WITH THE QUARTER SECTION LINE S87°51'00"W, 1500.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE WITH SAID RIGHT-OF-WAY LINE, 270.01 FEET ALONG A 2789.79-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N43°58'45"E, 269.91 FEET; THENCE N42°55'55"E, 90.07 FEET; THENCE N46°45'05"E, 1000.00 FEET; THENCE N43°53'20"E, 200.25 FEET; THENCE N46°45'05"E, 374.90 FEET; THENCE 521.06 FEET ALONG A 2989.79-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N41°45'35"E, 520.35 FEET TO THE SOUTHWESTERLY CORNER OF LOT 25 OF CENTERSTATE PLAT 1, RECORDED IN PLAT BOOK 35, PAGE 33; THENCE WITH THE LINES OF SAID LOT 25, S72°57'35"E, 328.23 FEET; THENCE S87°07'30"E, 191.36 FEET; THENCE S82°54'55"E, 108.28 FEET; THENCE N78°26'25"E, 396.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE EASEMENT FOR STREET PURPOSES RECORDED IN BOOK 3342, PAGE 53; THENCE LEAVING THE LINES OF SAID LOT 25 AND WITH THE SOUTH LINE OF SAID STREET EASEMENT, S74°16'00"E, 42.29 FEET TO THE EAST LINE OF BOONE COUNTY SURVEY NO. 7761; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST LINE OF BOONE COUNTY SURVEY NO. 7761, S0°06'45"W, 1710.80 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4-48-12; THENCE WITH THE QUARTER SECTION LINE OF SAID SECTION 4, N86°15'00"W, 1277.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.08 ACRES.

ENGINEERING SURVEYS & SERVICES
MISSOURI L.S. CORP. #2004004672
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
EMAIL: FCARROZ@ESS-INC.COM



FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655



CENTERSTATE EAST SUBDIVISION
PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN SECTIONS 4 AND 5, BOTH IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, IN BOONE COUNTY, MISSOURI, BEING PART OF TRACT 5 DESCRIBED BY THE SPECIAL WARRANTY DEED RECORDED IN BOOK 3012, PAGE 50 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF CORNER OF SAID SECTION 5; THENCE WITH THE QUARTER SECTION LINE S87°51'00"W, 1500.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE WITH SAID RIGHT-OF-WAY LINE, 270.01 FEET ALONG A 2789.79-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N43°58'45"E, 269.91 FEET; THENCE N42°55'55"E, 90.07 FEET; THENCE N46°45'05"E, 1000.00 FEET; THENCE N43°53'20"E, 200.25 FEET; THENCE N46°45'05"E, 374.90 FEET; THENCE 521.06 FEET ALONG A 2989.79-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N41°45'35"E, 520.35 FEET TO THE SOUTHWESTERLY CORNER OF LOT 25 OF CENTERSTATE PLAT 1, RECORDED IN PLAT BOOK 35, PAGE 33; THENCE WITH THE LINES OF SAID LOT 25, S72°57'35"E, 328.23 FEET; THENCE S87°07'30"E, 191.36 FEET; THENCE S82°54'55"E, 108.28 FEET; THENCE N78°26'25"E, 396.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE EASEMENT FOR STREET PURPOSES RECORDED IN BOOK 3342, PAGE 53; THENCE LEAVING THE LINES OF SAID LOT 25 AND WITH THE SOUTH LINE OF SAID STREET EASEMENT, S74°16'00"E, 42.29 FEET TO THE EAST LINE OF BOONE COUNTY SURVEY NO. 7761; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST LINE OF BOONE COUNTY SURVEY NO. 7761, S0°06'45"W, 1710.80 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4-48-12; THENCE WITH THE QUARTER SECTION LINE OF SAID SECTION 4, N86°15'00"W, 1277.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.08 ACRES.



Property Owner Authorization Form Requirements

Property owner name:

The property owner name must match the Boone County Assessor's website or a deed supplied with the application. All owners must be listed.

Title:

- For individual(s), the title is Owner.
- For an LLC, the title is Member.
- For a corporation, the title must be an officer or a person responsible for property management for the corporation.

Applicant's name:

The applicant's name is the name of the person who will be the contact for the City of Columbia with respect to the application. All communication to and from the City will be made through this person.

Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs



I/we hereby certify that I/we am/are the owners of record of the following described property. I/we am/are respectfully requesting processing and approval of the request made on or about Centerstate East Subdivision, through the City of Columbia, Missouri Citizen Self Service (CSS) site. I/we hereby authorize the Applicant identified below to do the following: 1) to serve as the principal contact with the City in processing this application; 2) to communicate with the City regarding the application; and 3) to represent the Owner at all public hearings regarding the application. This authorization is not a power-of-attorney and does not authorized Applicant to execute contracts, deeds, easements or similar documents on behalf of Owner.

Property Address: Southeast corner of Vandiver Drive and US Highway 63

Parcel: 17-201-00-00-003.00 01 and 17-102-00-00-002.00 01

Application Type: Preliminary Plat, PD Plan, Final Plat

Novelty Construction Inc

Property Owner's Name (print)

President/CEO

Title

A handwritten signature in black ink, appearing to be 'Novelty Construction Inc'.

Property Owner's Signature

1-22-25

Date

Matthew Kriete

Applicant's Name (print)

Engineering Surveys & Services

Company

A handwritten signature in blue ink, appearing to be 'Matthew A. Kriete'.

Applicant's Signature

1-23-25

Date

Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs



573.874.7474 Service Counter
573.874.7239 Administrative Offices

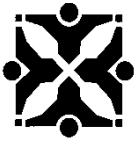


701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205



CoMo.gov
CoMo.gov/community-development

Our vision: Columbia is the best place for everyone to live, work, learn and play.



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 | planning@como.gov

Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

Please provide the following information, at a minimum, which shall serve as the statement of intent for the proposed PD (planned district) zoning:

1. The uses proposed in the PD District using the same names for uses, or combinations of those names, shown in Table 29-3.1. Such list may not contain any use that is not shown in Table 29-3.1 as that table appears at the time of the application.

Lot 2 : Guest Accommodations

Lot 3 : Guest Accommodations

Lot 4 : Office

Lot 7 : Common Area for ammenities and stormwater managment and other shared uses

2. The type(s) of dwelling units proposed and any accessory buildings proposed.

No dwelling units or accessory buildings are proposed on Lots 2, 3, 4, and 7

3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).

No dwelling units are proposed on Lots 2, 3, 4, and 7

4. Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

See plan for setbacks

5. The total number of parking spaces proposed (on-site or off-site) and the parking ratio per dwelling unit. Where off-site parking is proposed documentation shall be provided showing compliance with the provisions of this Chapter.

Lots 2 & 3: Provided 409 shared

Lot 4: 8 stalls

No parking is proposed on Lot 7

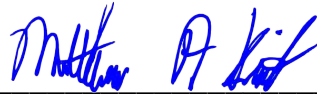
6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

15%

7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

N/A

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development, can be submitted on a separate form, and with additional pages.



Signature of Applicant or Agent

Matthew A. Kriete

Printed Name

1/24/25

Date



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@como.gov

Development Plan Checklist

For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

**Planned district development plans submitted for review shall meet (at a minimum) the following criteria.
Failure to provide the requested information may result in review and approval delays.**

Minimum Submittal Requirements for PD zoning

- ☒ Concept review meeting held on 11/14/2024
- ☒ The name of the development
- ☒ North arrow and scale information
- ☒ Small location map of the site
- ☒ Size of the site to the nearest one-tenth (0.1) of an acre
- ☒ Name and address of the record owners of the land
- ☒ Names of adjacent property owners of unsubdivided land and the names of adjacent subdivisions and the zoning of adjacent property
- ☒ Location of the boundary lines of the site in relation to any section line, quarter-section line, and corporate boundaries immediately adjacent
- ☒ Existing topography with contour intervals no greater than five (5) feet
- ☒ Specific location of the one-hundred-year floodplain, if applicable
- ☒ Location and maximum height of all buildings
 - ☐ If one- or two-family units on individual lots, can use building "envelopes" to show the portion of the lot within which structures may be located
- ☒ Minimum distance from buildings to perimeter property lines
- ☒ Location and number of parking spaces, drives, walkways, & parking ratio
- ☒ Location and width of existing roads, street and railroad rights-of-way, alleys, and recorded easements
- ☒ Proposed location, width, name and grade for any new street
- ☒ Location and size of existing and proposed sanitary sewers, water mains, storm sewers and natural gas mains within or adjacent to the site and any proposed easements
- ☒ Types of dwelling units, or other uses, and proposed development density
- ☒ Location and size of all areas to be conveyed, dedicated or reserved as common open space, public parks, pedestrian ways, recreational areas, school sites, and similar public or semipublic uses
- ☒ Conceptual landscaping plan, complying with Section 29-4.4 and Chapter 12A of the City Code, showing the areas to be landscaped or preserved (Final plan must be submitted at the time of application for a land disturbance or building permit)
- ☒ Conceptual storm water management plan, complying with Chapter 12A of the City Code, showing critical environmental features (Final plan must be submitted at the time of application for a land disturbance or building permit)
- ☒ Signature blocks for Commission and Council approvals on all exhibits
- ☒ Phasing of structures, streets and amenities within the development
- ☒ Proposed location/general description of unattached signs
- ☒ Proposed type and location of all on-site lighting

Statement of Certification

I/we (the applicant or agent) have reviewed the submitted plans and attest that the above minimum requirements have been shown on the attached plans submitted for review.

Signature of Applicant or Agent



Preliminary Plat Checklist

For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

Preliminary plats submitted for review shall meet (at a minimum) the following criteria. Failure to provide the requested information may result in review and approval delays.

Minimum Submittal Requirements

- ☒ Concept review meeting held on 11/14/2024
Sec. 29-5.2(c)(3) Preliminary plat review:
- ☒ All contiguous unplatted land under single ownership or control, up to 80 acres, is included in the platted area
 Submitted land analysis map for land area of five (5) acres or more
- ☐ Design adjustment worksheet, if applicable
- ☒ Signature block for Planning & Zoning Commission approval

Preliminary Plat Specifications Sec. 29-5.2(c)(3)

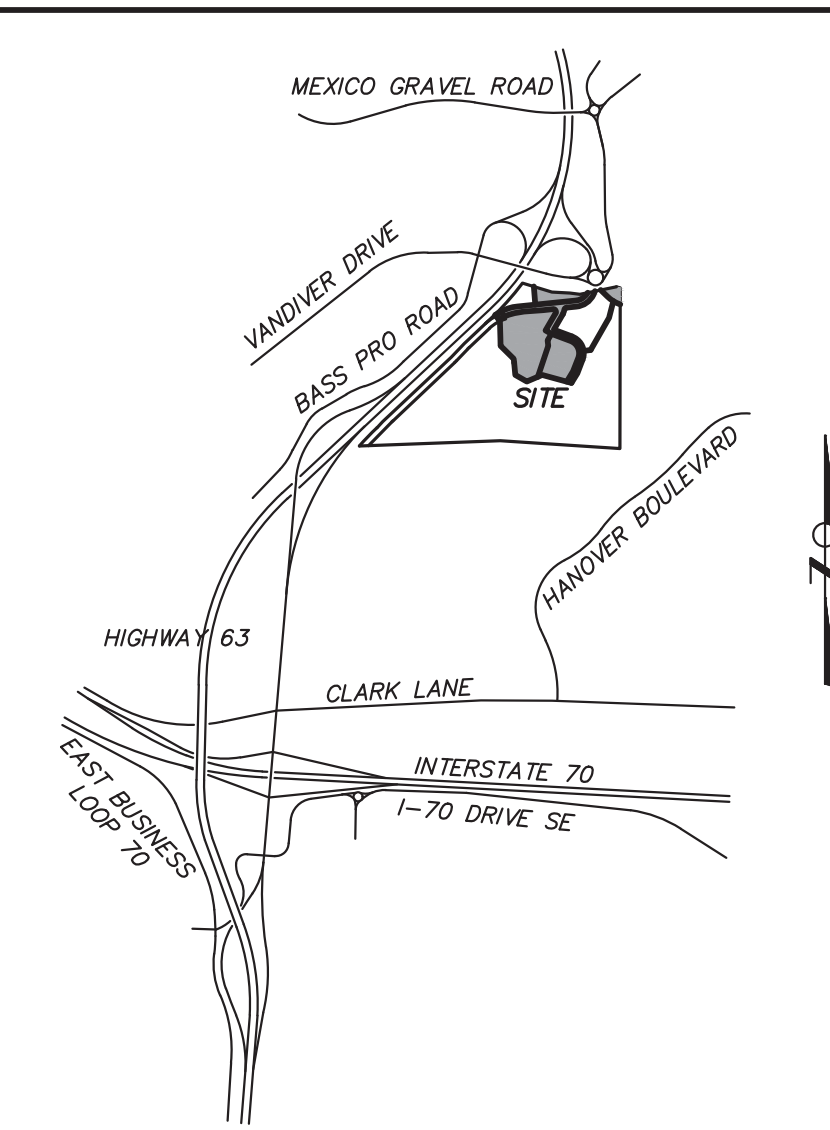
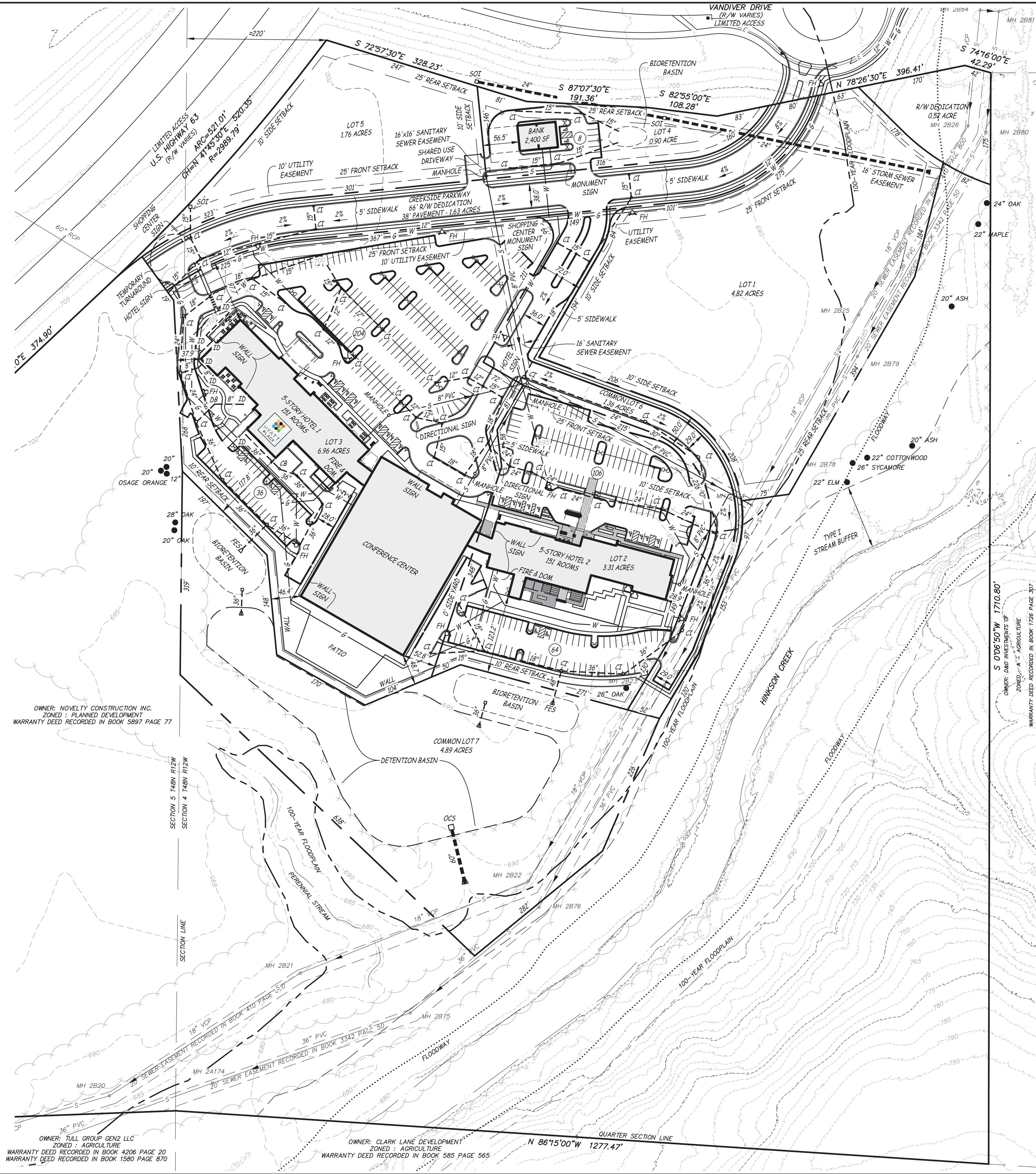
- ☒ Drawn at a scale of not more than 1 inch equals one hundred feet (1" = 100')
- ☒ Signed and sealed by a registered land surveyor or registered professional engineer
- ☒ Key map showing entire subdivision and its relationship to the surrounding area
- ☒ Title of the subdivision by name and plat number
- ☒ Graphic scale and north arrow
- ☒ Location of subdivision boundary lines in relation to adjacent section, quarter-section, & corporate boundaries
- ☒ Names and addresses of property owner of record and the subdivider
- ☒ Names of all immediately adjacent subdivisions, and property owners of record for unsubdivided land
- ☒ Existing zoning of the subdivision and immediately adjacent property
- ☒ All restrictions of record on site, which may affect division & use of land as contemplated by the subdivision
- ☒ Locations of the following features:
- ☒ Existing property lines, buildings, and structures
 - ☒ Street plan lines, streets, & utilities
 - ☒ Watercourses, stream buffer limits, & flood prone areas
 - ☒ Cemeteries, burial grounds, railroads, bridges, culverts, drain pipes, & lagoons
 - ☒ Natural features, such as wooded areas within and adjacent to proposed subdivision
 - ☒ Location & width of existing street right-of-way, alleys, roads, railroad right-of-way, & recorded easements
- ☒ Five-foot topographic contours, based on City datum (Differing contour intervals may be required by Director on rough or flat terrain, as needed to better delineate the terrain)
- ☒ Size of the proposed subdivision to the nearest one-tenth of an acre
- ☒ Proposed location and grades for all streets
- ☒ If proposed grades are not easily attainable due to existing terrain, indicate how grades will be attained
- ☒ Proposed names for all streets and walkways
- ☒ Proposed location, dimension, and use of all lots
- ☒ Label areas designated for park, church, school site, or other special uses of land or features
 - ☒ Number all lots
- ☒ Proposed location of required storm sewers and sanitary sewers
- ☐ Any existing obligation/restriction affecting any part of the site that was set forth on a previous plat of the land
- ☐ If any obligation or restriction is omitted, provide a letter identifying omissions and justification for omission

Statement of Certification

I/we--the applicant(s) or agent--have reviewed the submitted plans and attest that the above minimum requirements have been shown on the attached plans submitted for review.

Signature of Applicant or Agent

1192.168.0.99\PROJECTS\GENERAL PROJECTS\16468-PUR-CENTERSTATE-PD-CAD\16468 PD PLAN.DWG 1/24/2025



SITE LOCATION MAP
NOT TO SCALE

STREAM BUFFER NOTE

THIS SITE IS SUBJECT TO A TYPE I STREAM BUFFER ALONG HINKSON CREEK DEFINED BY CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THE SOUTHERN SIDE OF THE STREAM HAS AN ADDITIONAL 50 FOOT BUFFER DUE TO THE STEEP SLOPE.

STORMWATER MANAGEMENT

SITE SHALL MEET CITY OF COLUMBIA STORMWATER REGULATIONS, DETENTION, AND WATER QUALITY. LOTS 2, 3, 4, 5, 6, AND 7 WILL BE SHARED.

SIGNAGE NOTES

- FREESTANDING SIGNS SHALL ALLOW UP TO THE FOLLOWING:
 - ONE "SHOPPING CENTER" PYLON SIGN SERVING ALL DEVELOPMENT LOTS WITH A MAXIMUM HEIGHT OF 45 FEET AND MAXIMUM AREA OF 288 SF.
 - ONE "SHOPPING CENTER" MONUMENT SIGN SERVING ALL DEVELOPMENT LOTS WITH A MAXIMUM HEIGHT OF 25 FEET AND MAXIMUM AREA OF 288 SF.
 - ONE FREESTANDING MONUMENT SIGN FOR EACH LOT FRONTAGE ON PUBLIC AND PRIVATE ROADS IN ACCORDANCE WITH THE UDC.
- DIRECTIONAL SIGNS WHERE INDICATED IN CONFORMANCE WITH THE UDC.
- WALL SIGN NOTES:
 - HOTEL 1 - 3 WALL SIGNS IN CONFORMANCE WITH THE UDC.
 - HOTEL 2 - 3 WALL SIGNS IN CONFORMANCE WITH THE UDC.
 - CONFERENCE CENTER - 3 WALL SIGNS IN CONFORMANCE WITH THE UDC.
 - BANK - TWO WALL SIGNS IN CONFORMANCE WITH THE UDC.

PARKING NOTE

LOTS 2 & 3

REQUIRED PARKING

HOTEL 1	151 ROOM HOTEL @ 1 STALL PER ROOM	= 151 SPACES
HOTEL 2	151 ROOM HOTEL @ 1 STALL PER ROOM	= 151 SPACES
CONFERENCE CENTER	TOTAL CONFERENCE CENTER SF (46,096) / 200	= 231 SPACES
	TOTAL	= 533 SPACES
HOTEL/CONFERENCE REDUCTION	HOTEL/CONFERENCE TOTAL / 1.3 REDUCTION	= 123 SPACES
	HOTEL TOTAL REQUIRED	= 410 SPACES

PROVIDED PARKING

HOTEL/CONFERENCE CENTER	= 410 SPACES
TOTAL PROVIDED	= 410 SPACES

LOT 4

REQUIRED PARKING

BANK	TOTAL OFFICE SF (2,400) / 300	= 8 SPACES
	TOTAL REQUIRED	= 8 SPACES

PROVIDED PARKING

BANK	= 8 SPACES
TOTAL PROVIDED	= 8 SPACES

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

SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE ____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

GENERAL NOTES

- SITE DATA:
 - TOTAL SITE AREA = 72.08 ACRES
 - PD PLAN AREA = 17.64 ACRES
 - R/W DEDICATION = 1.60 ACRES
 - ZONING: PD - PLANNED DEVELOPMENT
- ALL BUILDINGS, UTILITIES, AND SEWERS SHOWN ARE APPROXIMATE AND SHALL BE FINALIZED WITH PERMITTING PLANS AT A LATER DATE.
- MAXIMUM BUILDING HEIGHT FOR HOTELS SHALL BE 85-FEET. ALL OTHER BUILDINGS SHALL HAVE A MAXIMUM HEIGHT OF 60 FEET.
- LOTS 1, 5, & 8 WILL REQUIRE APPROVAL OF FUTURE PD DEVELOPMENT PLAN.
- SITE LIGHTING SHALL BE PER THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE (UDC).
- SETBACKS WILL BE PROVIDED AS SHOWN ON THE PLAN.
- THE CONFERENCE CENTER AND HOTELS WILL HAVE 0' SETBACKS.
- ALL OTHER BUILDINGS SHALL BE SEPARATED BY AT LEAST 20 FEET.
- PHASING:
 - PHASE 1: HOTEL 1 AND ASSOCIATED IMPROVEMENT, COMMON SW MANAGEMENT, CREEKSIDE PARKWAY, BANK
 - PHASE 2: CONFERENCE CENTER AND ASSOCIATED IMPROVEMENTS, 72' WIDE COMMON ROAD
 - PHASE 3: HOTEL 2 AND ASSOCIATED IMPROVEMENTS, 50' COMMON ROAD

LEGEND

---	PROPERTY LINE
---	100-YEAR FLOODPLAIN
---	FLOODWAY
---	DRAINAGE SWALE
---	TREE & BRUSH LINE
---	EXISTING CONTOUR
---	AREA INLET
---	CURB INLET
---	FLARED END SECTION
---	FIRE HYDRANT
---	OUTFALL CONTROL STRUCTURE
---	PVC
---	POLYVINYL CHLORIDE PIPE
---	SIDE OPEN INLET
---	LIGHT STANDARD
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED GAS LINE
---	PROPOSED STORM SEWER
---	PROPOSED FIRE HYDRANT

PROPERTY OWNER / DEVELOPER

NOVELTY CONSTRUCTION
2475 BROADWAY BLUFFS DR, SUITE 301
COLUMBIA, MO 65201

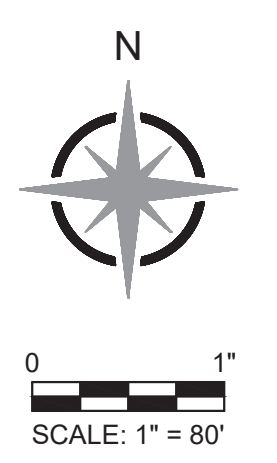
FLOODPLAIN NOTE

A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE" SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION AND ZONE "X" AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBERS 29019C0281E & 29019C0282E, DATED APRIL 17, 2017.

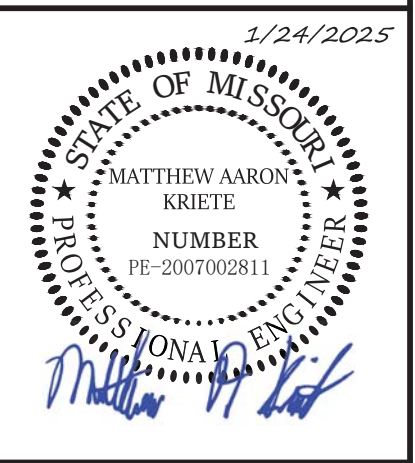
SHEET INDEX

C1.01	PLANNED DEVELOPMENT PLAN
C1.02	PRELIMINARY PLAT
C2.01	TREE PLAN
BR1.01	BUILDING RENDERINGS
SG1.01	HYATT PLACE SIGNAGE DETAILS
L1.01	PRELIMINARY LANDSCAPE PLAN

ES&S
Engineering Surveys
& Services
DELIVERING YOUR VISION™
1113 Fay Street, Columbia, MO 65201
973-449-2646
802 El Dorado Drive, Jefferson City, MO 65101
873-636-3303
1775 West Main Street, Sedalia, MO 65301
660-826-8618
www.es-inc.com
MO Engineering Corp. # 2004005018



PLANNED DEVELOPMENT PLAN FOR
LOTS 2, 3, 4, & 7
CENTERSTATE EAST SUBDIVISION
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
JANUARY 24, 2025

Revised

Design: ST Drawn: CGH

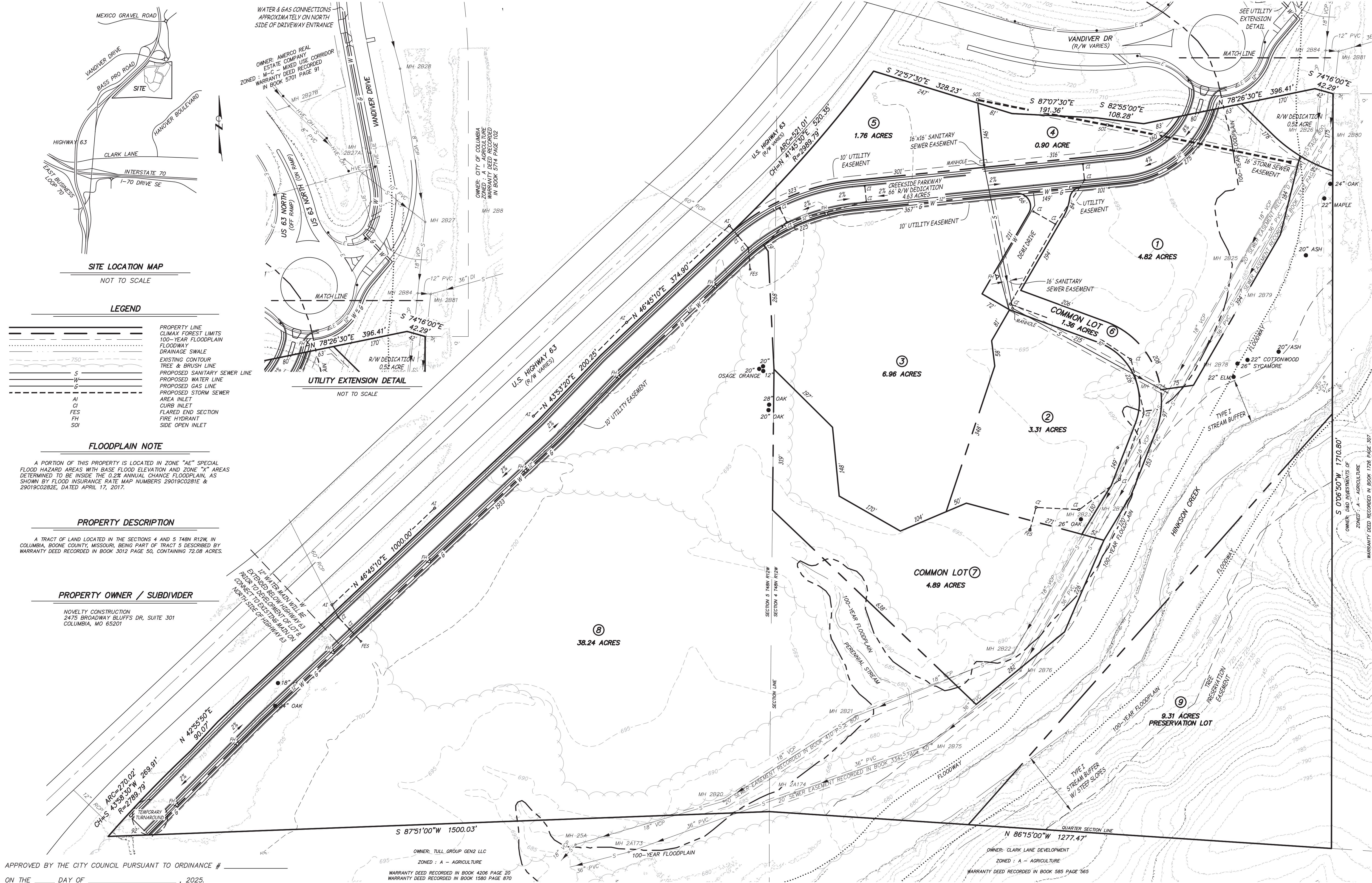
PLANNED
DEVELOPMENT PLAN

Sheet

C1.01

ES&S PROJECT NO. 16468

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16468-PUR-CENTERSTATE-PD\CAD\16468-PD PLAN.DWG 1/24/2025



APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

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

SHARON GEUEA JONES, CHAIRPERSON

GENERAL NOTES

1. THE TOTAL AREA IS 72.08 ACRES.
2. ALL LOTS ARE ZONED PD - PLANNED DEVELOPMENT.
3. NO EVIDENCE OF LAGOONS, CEMETERIES, OR BURIAL GROUNDS ARE LOCATED ON THE PROPERTY.
4. WATER MAIN EXTENSION WILL SERVE ALL LOTS.
5. FIRE HYDRANTS SHALL BE PLACED EVERY 300- FEET OR AS REQUIRED BY THE FIRE DEPARTMENT.
6. SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS WILL BE CONSTRUCTED WITH LOT DEVELOPMENT.
7. THE WATER LINE LOOP WILL BE REQUIRED UPON THE DEVELOPMENT OF LOT 8. THE EXISTING WATERLINE PRESSURE ON VANDIVER PROVIDES 5700 GAL/MIN AT 20 PSI. THIS PRESSURE IS ADEQUATE FOR THE DEVELOPMENT OF LOTS 1-7.
8. A GREENBELT EASEMENT SHALL BE PROVIDED ALONG AND WITHIN THE HINKSON CREEK STREAM BUFFER AT THE REQUEST OF THE CITY OF COLUMBIA.
9. COMMON LOTS SHALL INCLUDE CROSS ACCESS AND UTILITY EASEMENTS.
10. EXISTING SANITARY SEWER BISECTS THE SITE. SANITARY SEWER SHALL BE EXTENDED TO SERVE ALL LOTS.

STREAM BUFFER NOTE

THIS SITE IS SUBJECT TO A TYPE I STREAM BUFFER ALONG HINKSON CREEK DEFINED BY CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THE SOUTHERN SIDE OF THE STREAM HAS AN ADDITIONAL 50 FOOT BUFFER DUE TO THE STEEP SLOPE.

ZONING NOTE

THIS PROPERTY IS ZONED "PD" PLANNED DEVELOPMENT



PRELIMINARY PLAT CENTERSTATE EAST SUBDIVISION 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
JANUARY 24, 2025

Revised

PRELIMINARY PLAT

Sheet

C1.02

ES&S PROJECT NO. 16468

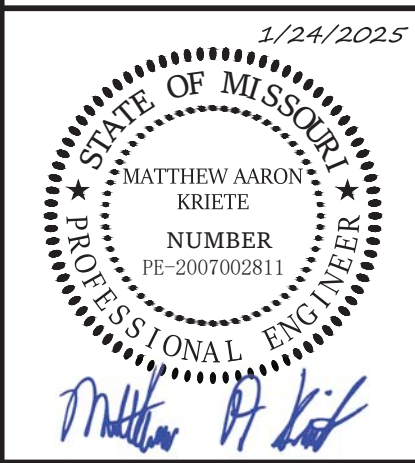


Engineering Surveys
& Services
DELIVERING YOUR VISION™

1113 Fay Street, Columbia, MO 65201
973-449-2646
802 El Dorado Drive, Jefferson City, MO 65101
873-636-3303
1775 West Main Street, Sedalia, MO 65301
660-826-8618
www.ess-inc.com
MO Engineering Corp. # 2004005018



PRELIMINARY PLAT
CENTERSTATE EAST SUBDIVISION
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
JANUARY 24, 2025

Revised

Design: ST Drawn: CGH

TREE PLAN

Sheet

C2.01

ESS&S PROJECT NO. 16468

CLIMAX FOREST NOTE

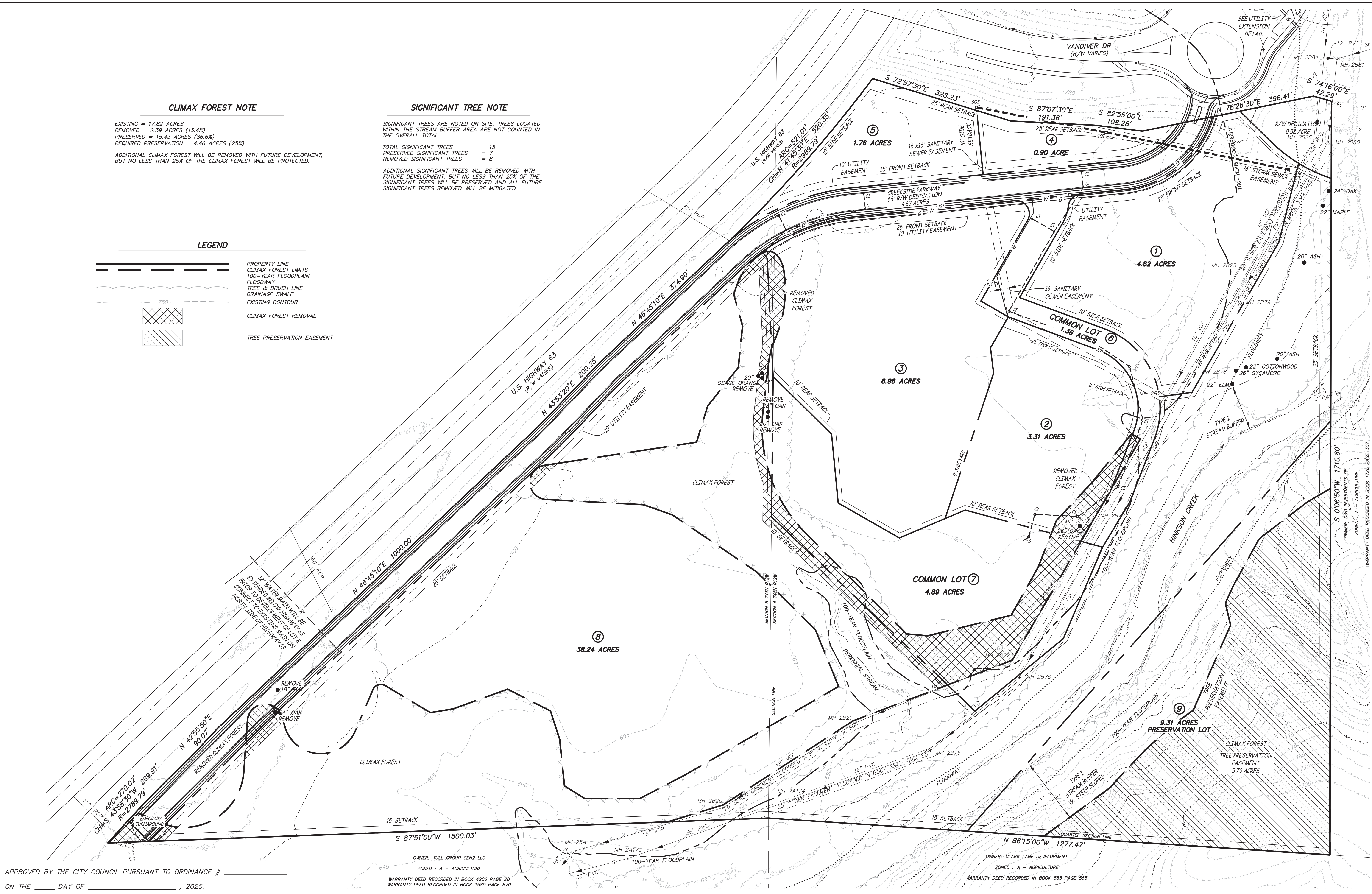
EXISTING = 17.82 ACRES
REMOVED = 2.39 ACRES (13.4%)
PRESERVED = 15.43 ACRES (86.6%)
REQUIRED PRESERVATION = 4.46 ACRES (25%)
ADDITIONAL CLIMAX FOREST WILL BE REMOVED WITH FUTURE DEVELOPMENT,
BUT NO LESS THAN 25% OF THE CLIMAX FOREST WILL BE PROTECTED.

SIGNIFICANT TREE NOTE

SIGNIFICANT TREES ARE NOTED ON SITE. TREES LOCATED
WITHIN THE STREAM BUFFER AREA ARE NOT COUNTED IN
THE OVERALL TOTAL.
TOTAL SIGNIFICANT TREES = 15
PRESERVED SIGNIFICANT TREES = 7
REMOVED SIGNIFICANT TREES = 8
ADDITIONAL SIGNIFICANT TREES WILL BE REMOVED WITH
FUTURE DEVELOPMENT, BUT NO LESS THAN 25% OF THE
SIGNIFICANT TREES WILL BE PRESERVED AND ALL FUTURE
SIGNIFICANT TREES REMOVED WILL BE MITIGATED.

LEGEND

- PROPERTY LINE
- CLIMAX FOREST LIMITS
- 100-YEAR FLOODPLAIN
- FLOODWAY
- TREE & BRUSH LINE
- DRAINAGE SWALE
- EXISTING CONTOUR
- CLIMAX FOREST REMOVAL
- TREE PRESERVATION EASEMENT



APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE #
ON THE ____ DAY OF ____, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

OWNER: TULL GROUP GEN2 LLC
ZONED: A - AGRICULTURE
WARRANTY DEED RECORDED IN BOOK 4206 PAGE 20
WARRANTY DEED RECORDED IN BOOK 1580 PAGE 870

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

SHARON GEUEA JONES, CHAIRPERSON

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16468-PUR-CENTERSTATE-PO\CAD\16468-PO-PLAN.DWG 1/24/2025



PLANNED DEVELOPMENT PLAN FOR
LOTS 2, 3, 4, & 7
CENTERSTATE EAST SUBDIVISION
COLUMBIA, BOONE COUNTY, MISSOURI

Date
JANUARY 24, 2025

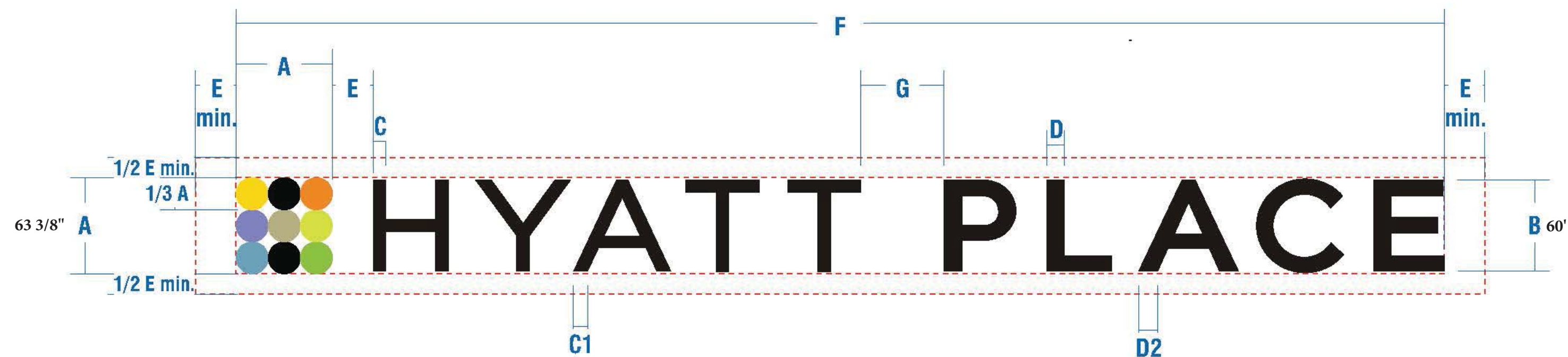
Revised

BUILDING RENDERINGS

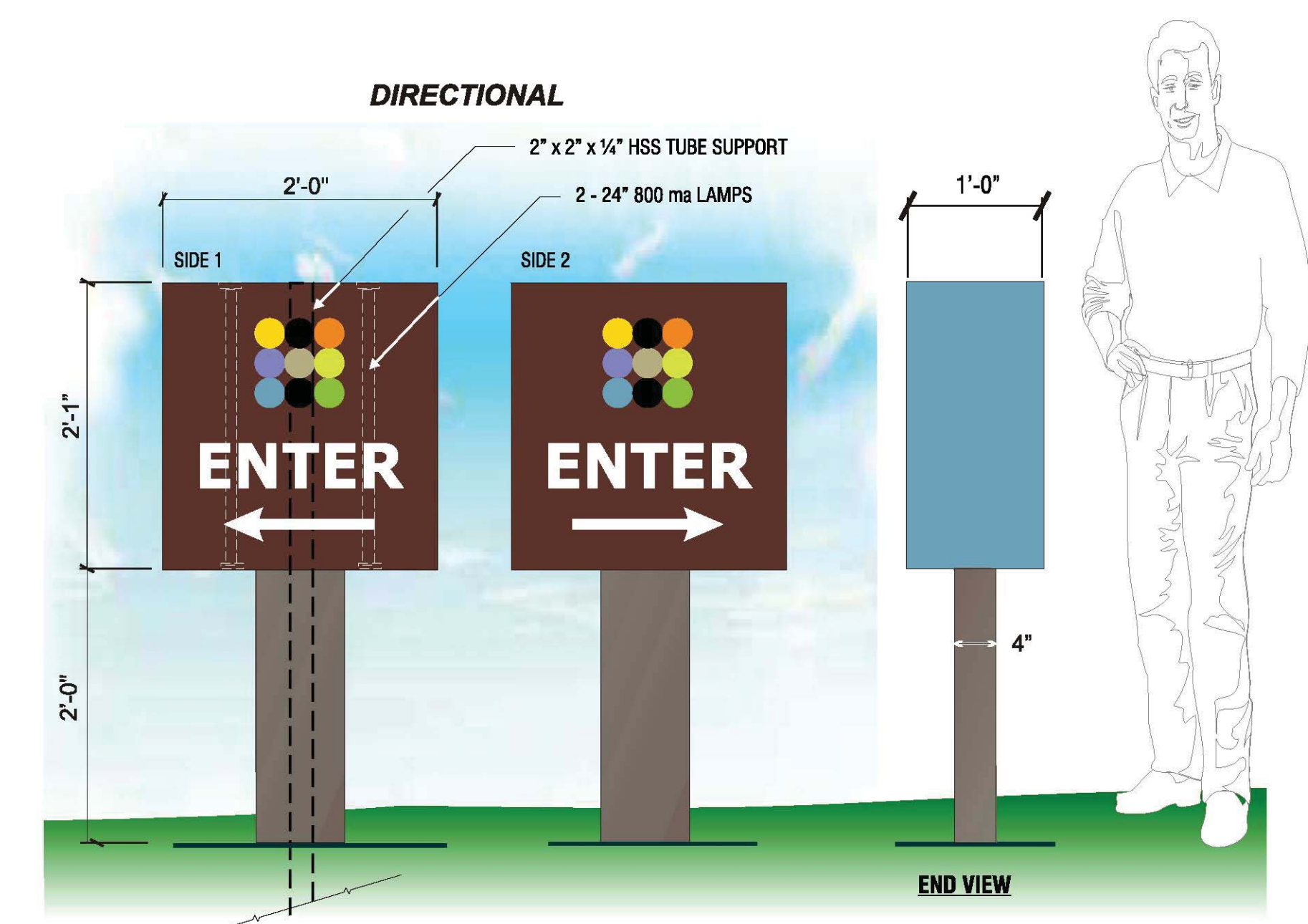
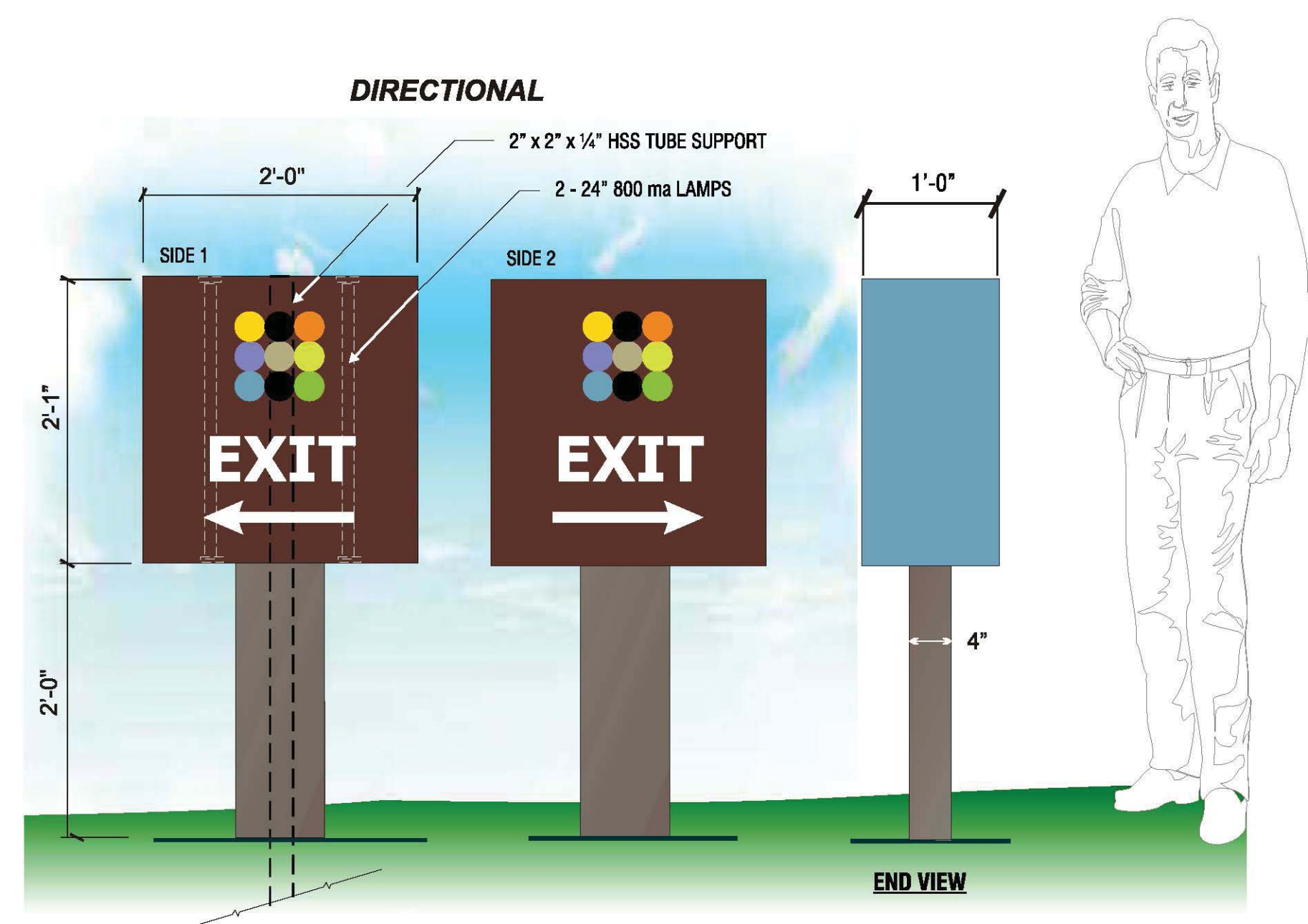
Sheet
BR1.01

ES&S PROJECT NO. 16468

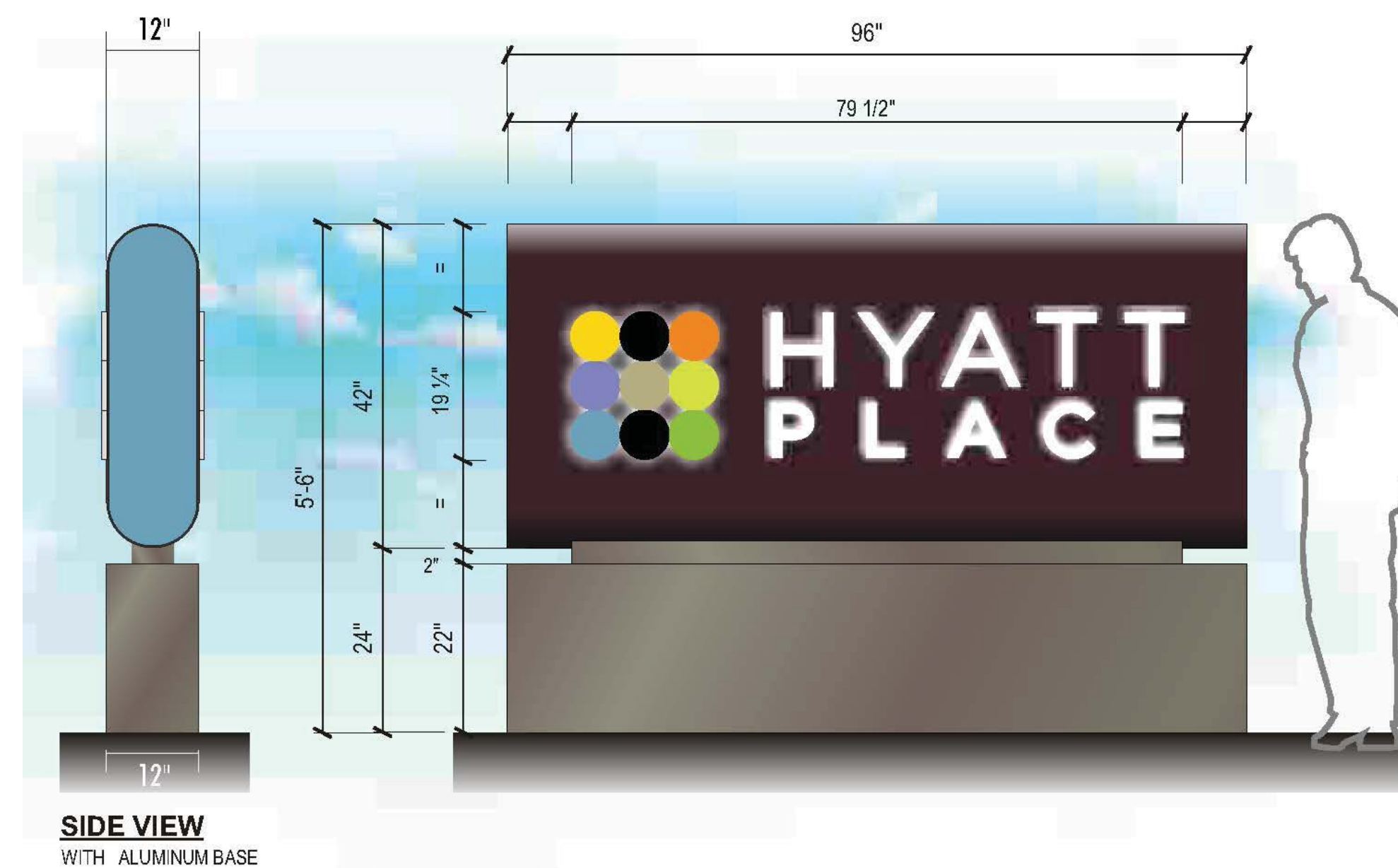
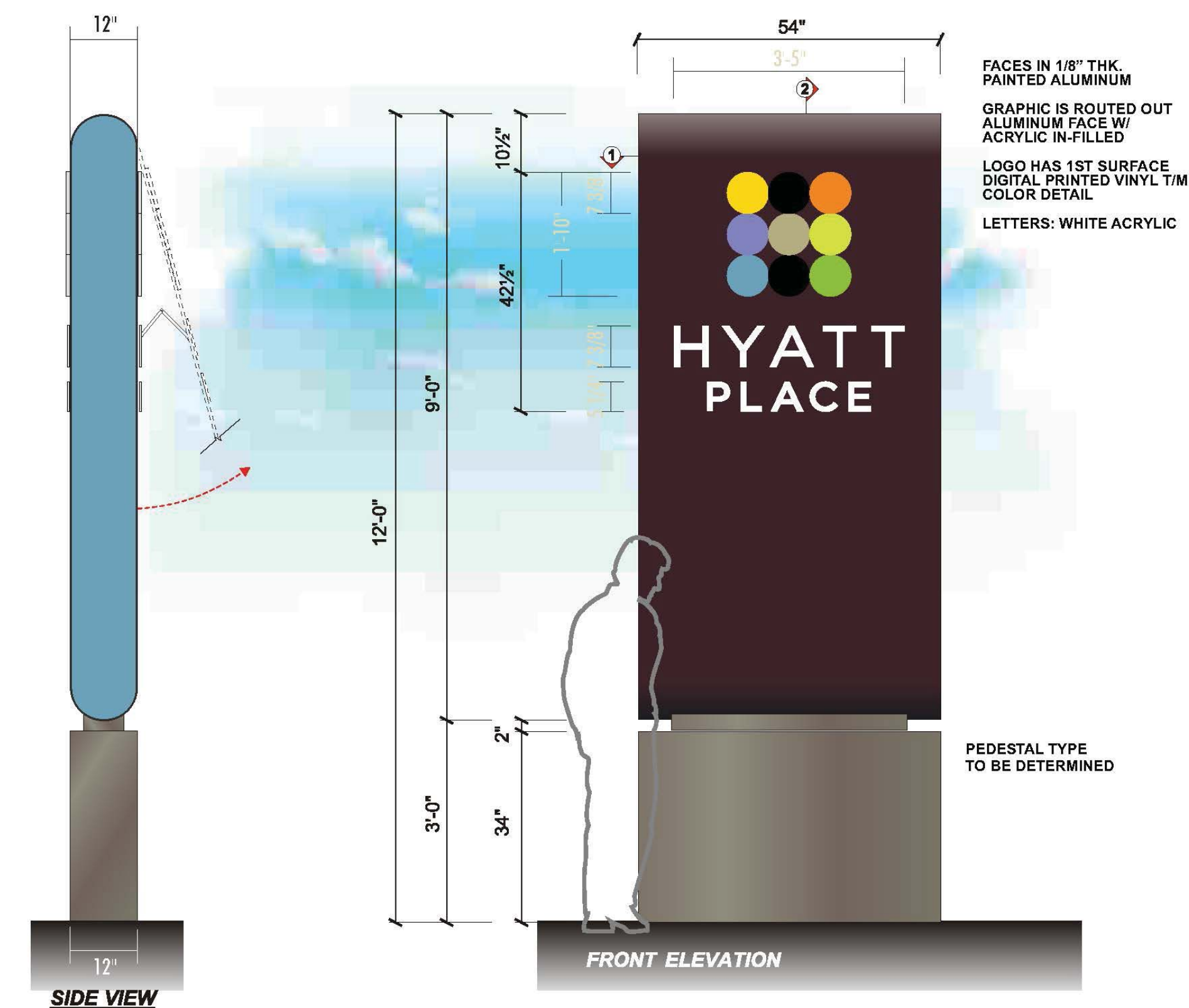
\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16468--PURI--CENTERSTATE--PD\CAD\16468 PD PLAN.DWG 1/24/2025



TYPICAL WALL SIGN



TYPICAL DIRECTIONAL SIGNS



TYPICAL MONUMENT SIGN

PLANNED DEVELOPMENT PLAN FOR
LOTS 2, 3, 4, & 7
CENTERSTATE EAST SUBDIVISION
COLUMBIA, BOONE COUNTY, MISSOURI

Date
JANUARY 24, 2025

Revised

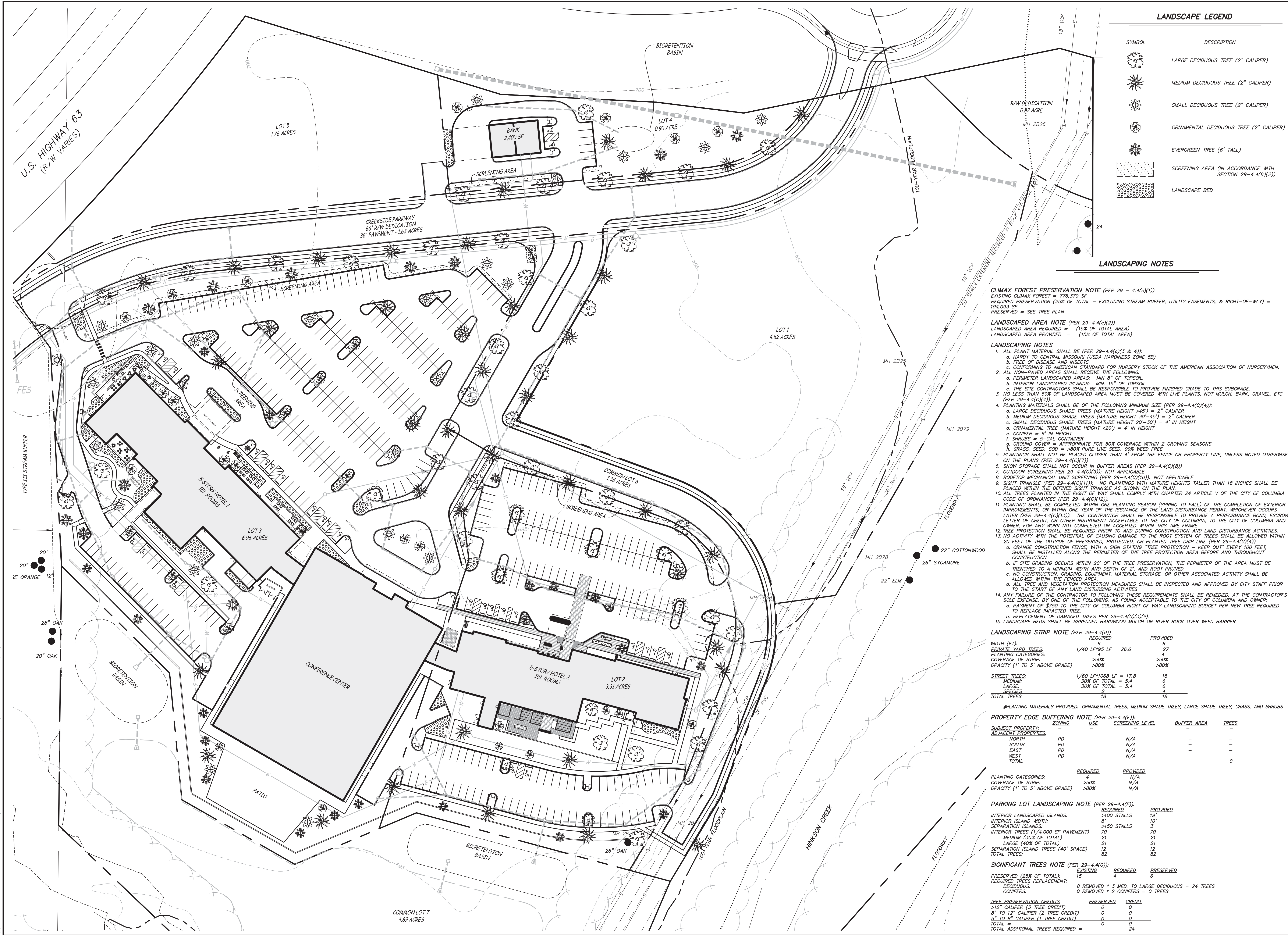
HYATT PLACE
SIGNAGE DETAILS

Sheet

SG1.01

ES&S PROJECT NO. 16468

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\16468-PUR-CENTERSTATE-PD\CAD\16468 PD.DWG 1/24/2025



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREE (2" CALIPER)
	MEDIUM DECIDUOUS TREE (2" CALIPER)
	SMALL DECIDUOUS TREE (2" CALIPER)
	ORNAMENTAL DECIDUOUS TREE (2" CALIPER)
	EVERGREEN TREE (6' TALL)
	SCREENING AREA (IN ACCORDANCE WITH SECTION 29-4.4(6)(2))
	LANDSCAPE BED

LANDSCAPING NOTES

CLIMAX FOREST PRESERVATION NOTE (PER 29-4.4(c)(1))
EXISTING CLIMAX FOREST = 776,370 SF
REQUIRED PRESERVATION (25% OF TOTAL - EXCLUDING STREAM BUFFER, UTILITY EASEMENTS, & RIGHT-OF-WAY) = 194,093 SF
PRESERVED = SEE TREE PLAN

LANDSCAPED AREA NOTE (PER 29-4.4(c)(2))
LANDSCAPED AREA REQUIRED = (15% OF TOTAL AREA)
LANDSCAPED AREA PROVIDED = (15% OF TOTAL AREA)

- LANDSCAPING NOTES
- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(c)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 5B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL NON-PAVED AREAS SHALL RECEIVE THE FOLLOWING:
 - PERIMETER LANDSCAPED AREAS: MIN 8" OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN 15" OF TOPSOIL
 - THE SITE CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE.
 - NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (PER 29-4.4(c)(4)).
 - PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(c)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4" IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4" IN HEIGHT
 - CONIFER = 6' IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS, SEED, SOD = >80% PURE LIVE SEED, 90% WEED FREE
 - PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(c)(7)).
 - SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(c)(8)).
 - OUTDOOR SCREENING PER 29-4.4(c)(9); NOT APPLICABLE.
 - ROOFTOP MECHANICAL UNIT SCREENING (PER 29-4.4(c)(10)); NOT APPLICABLE.
 - SIGHT TRIANGLE (PER 29-4.4(c)(11)): NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SIGHT TRIANGLE AS SHOWN ON THE PLAN.
 - ALL TREES PLANTED IN THE RIGHT OF WAY SHALL COMPLY WITH CHAPTER 24 ARTICLE V OF THE CITY OF COLUMBIA CODE OF ORDINANCES (PER 29-4.4(c)(12)).
 - PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(c)(13)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW, LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
 - TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES.
 - NO ACTIVITY WITHIN THE PROTECTION AREA SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(c)(4)).
 - ORANGE CONSTRUCTION FENCE, WITH A SIGN STATING "TREE PROTECTION - KEEP OUT" EVERY 100 FEET, SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION.
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH AND DEPTH OF 2', AND ROOT PRUNED.
 - NO CONSTRUCTION, GRAVING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE PROTECTION AREA.
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES.
 - ANY FAILURE OF THE CONTRACTOR TO FOLLOWING THESE REQUIREMENTS SHALL BE REMEDIATED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER:
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE REQUIRED TO REPLACE IMPACTED TREE.
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(c)(3)(ii).
 - LANDSCAPE BEDS SHALL BE SHREDDED HARDWOOD MULCH OR RIVER ROCK OVER WEED BARRIER.

LANDSCAPING STRIP NOTE (PER 29-4.4(d))	REQUIRED	PROVIDED
WIDTH (FT):	6	6
PRIVATE YARD TREES:	1/40 LF*95 LF = 26.6	27
PLANTING CATEGORIES:	4	4
COVERAGE OF STRIP:	>50%	>50%
OPACITY (1" TO 5' ABOVE GRADE)	>80%	>80%
STRIP TREES:	1/60 LF*1068 LF = 17.8	18
MEDIUM:	30% OF TOTAL = 5.4	6
LARGE:	30% OF TOTAL = 5.4	6
SPECIES:	2	4
TOTAL TREES	18	18

#PLANTING MATERIALS PROVIDED: ORNAMENTAL TREES, MEDIUM SHADE TREES, LARGE SHADE TREES, GRASS, AND SHRUBS

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(e)):

SUBJECT PROPERTY:	ZONING	USE	SCREENING LEVEL	BUFFER AREA	TREES
ADJACENT PROPERTIES:					
NORTH	PD		N/A	-	-
SOUTH	PD		N/A	-	-
EAST	PD		N/A	-	-
WEST	PD		N/A	-	-
TOTAL				-	0

PLANTING CATEGORIES:	REQUIRED	PROVIDED
COVERAGE OF STRIP:	4	N/A
OPACITY (1" TO 5' ABOVE GRADE)	>50%	N/A
	>80%	N/A

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(f)):

INTERIOR LANDSCAPED ISLANDS:	REQUIRED	PROVIDED
>100 STALLS	19'	19'
INTERIOR ISLAND WIDTH:	8'	10'
SEPARATION ISLANDS:	>150 STALLS	3
INTERIOR TREES (1/4,000 SF PAVEMENT)	70	3
MEDIUM (30% OF TOTAL)	21	21
LARGE (40% OF TOTAL)	21	21
SEPARATION ISLAND TREES (40' SPACE)	12	12
TOTAL TREES:	82	82

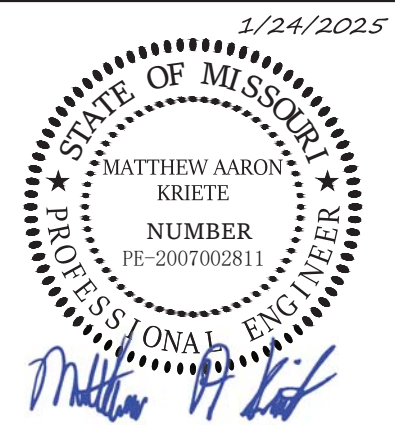
SIGNIFICANT TREES NOTE (PER 29-4.4(g)):

PRESERVED (25% OF TOTAL):	EXISTING	REQUIRED	PRESERVED
DECIDUOUS:	15	4	6
CONIFERS:	8 REMOVED * 3 MED. TO LARGE DECIDUOUS = 24 TREES	0 REMOVED * 2 CONIFERS = 0 TREES	

TREE PRESERVATION CREDITS	PRESERVED	CREDIT
>12" CALIPER (3 TREE CREDIT)	0	0
8" TO 12" CALIPER (2 TREE CREDIT)	0	0
5" TO 8" CALIPER (1 TREE CREDIT)	0	0
TOTAL	0	0
TOTAL ADDITIONAL TREES REQUIRED =		24



PLANNED DEVELOPMENT PLAN FOR
LOTS 2, 3, 4, & 7
CENTERSTATE EAST SUBDIVISION
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
JANUARY 24, 2025

Revised

Design: ST Drawn: CGH

PRELIMINARY
LANDSCAPE PLAN

Sheet
L1.01
ES&S PROJECT NO. 16468