

LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	1% ANNUAL CHANCE FLOODPLAIN
[Symbol]	FLOODWAY
[Symbol]	DRAINAGE SWALE
[Symbol]	TREE & BRUSH LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	AREA INLET
[Symbol]	CI
[Symbol]	FH
[Symbol]	FLARED END SECTION
[Symbol]	FIRE HYDRANT
[Symbol]	OUTFALL CONTROL STRUCTURE
[Symbol]	PVC
[Symbol]	SOI
[Symbol]	DO
[Symbol]	S
[Symbol]	W
[Symbol]	G
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED STORM SEWER
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED WATER VALVE

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.

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

SHARON GEUEA JONES, CHAIRPERSON

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

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

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www.ess-inc.com
MO Engineering Corp. # 2804005018

0 1"
SCALE: 1" = 80'

PD PLAN & PRELIMINARY PLAT
CENTERSTATE EAST SUBDIVISION
COLUMBIA, BOONE COUNTY, MISSOURI

2/27/2025

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

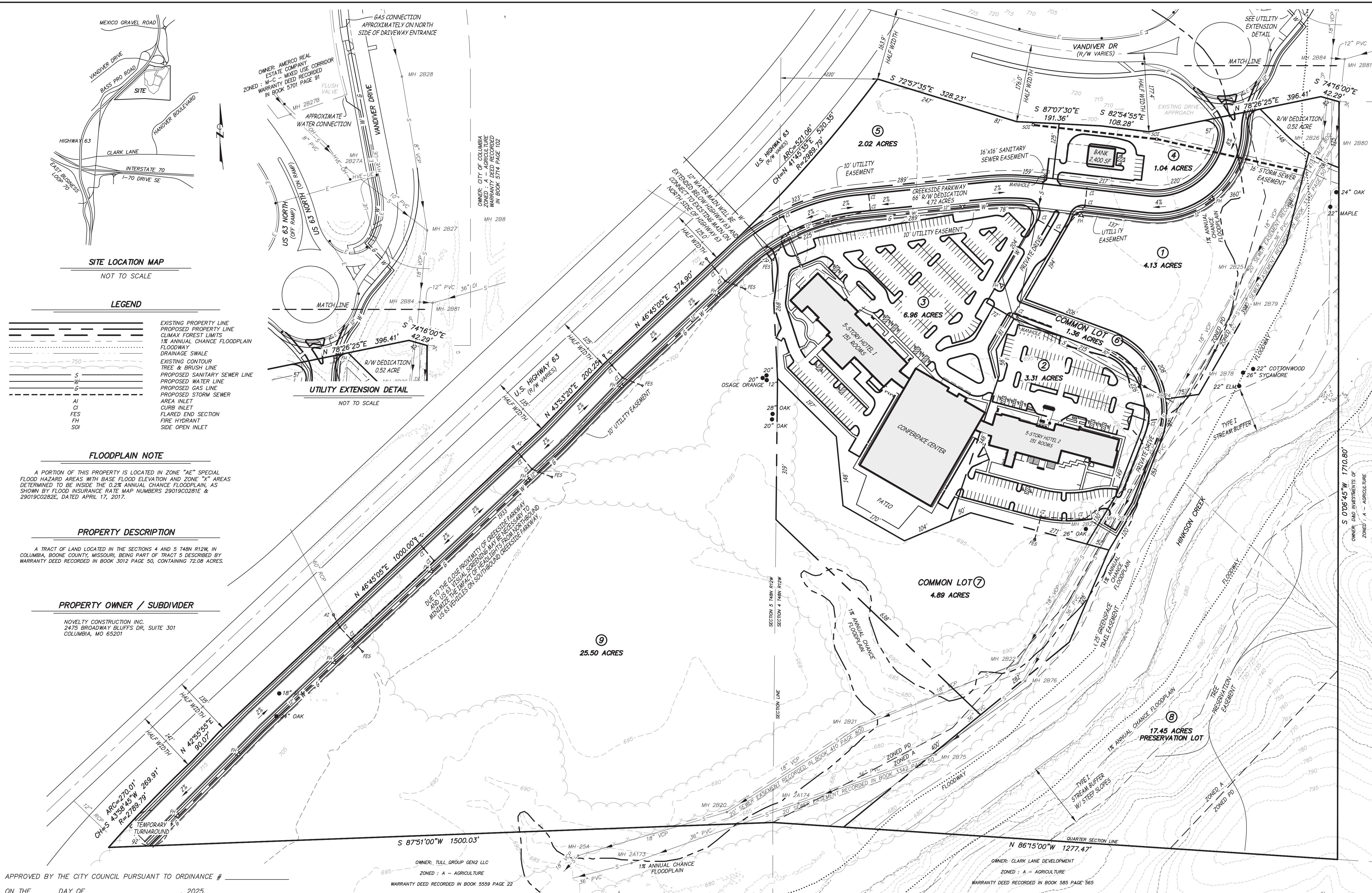
Revised
① FEBRUARY 17, 2025
② FEBRUARY 27, 2025

Design: ST Drawn: CGH

PD PLAN & PRELIMINARY PLAT - PLAT 1
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N

0 1"
SCALE: 1" = 100'

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CENTERSTATE EAST SUBDIVISION**
COLUMBIA, BOONE COUNTY, MISSOURI

2/27/2025

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PD PLAN & PRELIMINARY PLAT

Sheet
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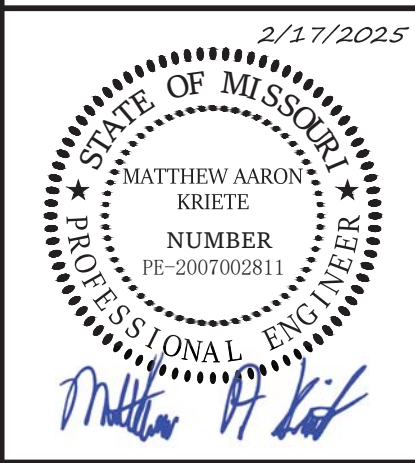


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1 FEBRUARY 17, 2025

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TREE PLAN

Sheet

C2.01

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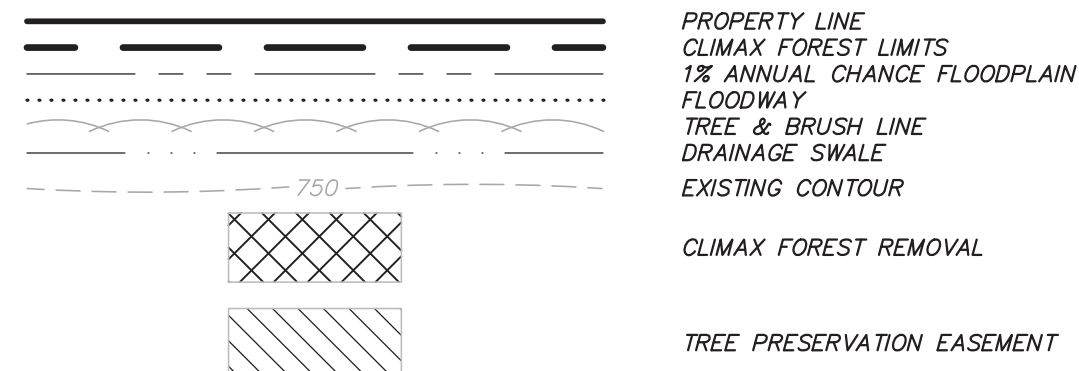
CLIMAX FOREST NOTE

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 = 12
PRESERVED SIGNIFICANT TREES = 5
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



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

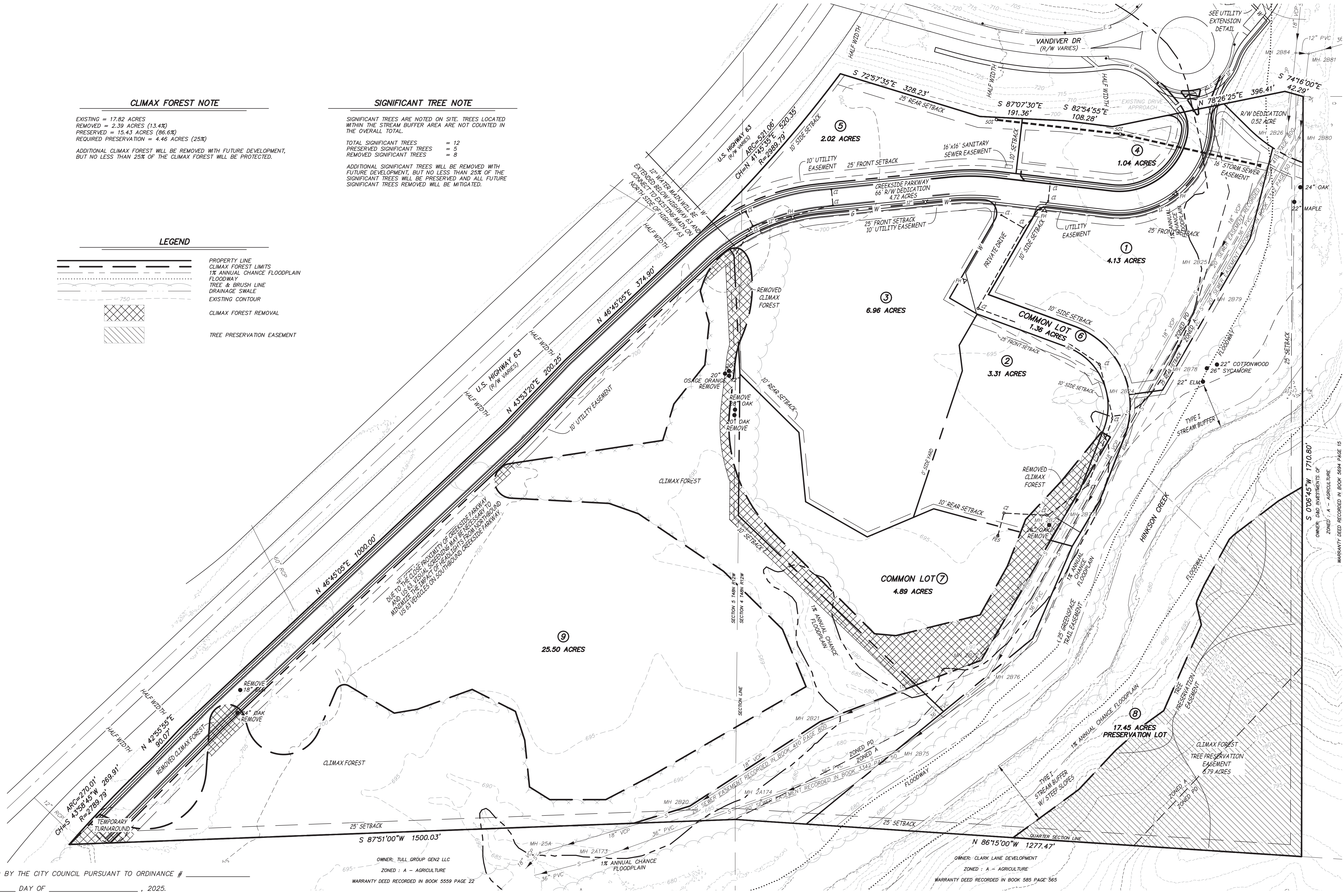
BARBARA BUFFALO, MAYOR

ATTEST:

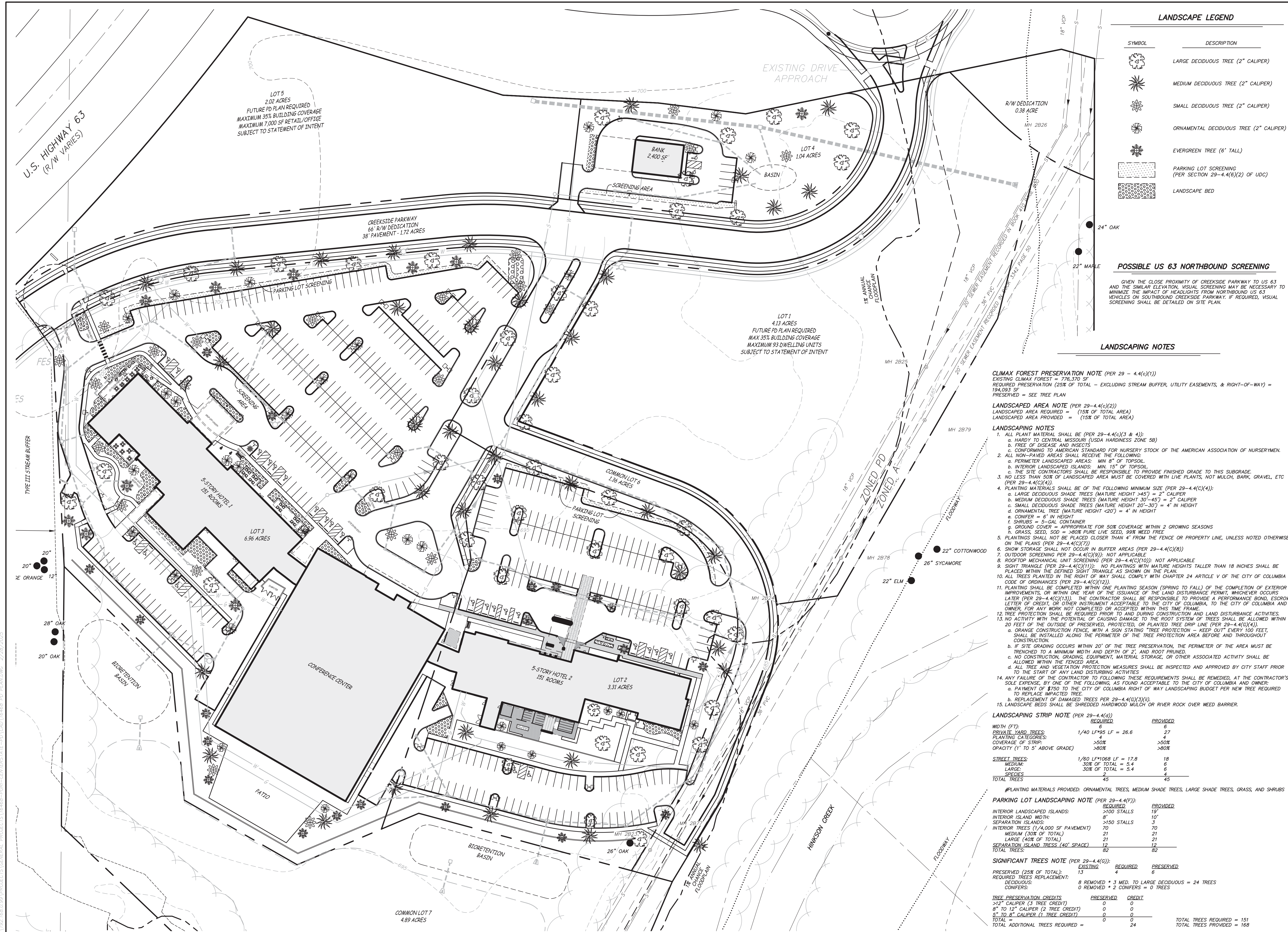
SHEELA AMIN, CITY CLERK

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

SHARON GEUEA JONES, CHAIRPERSON



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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)
	PARKING LOT SCREENING (PER SECTION 29-4.4(6)(2) OF UDC)
	LANDSCAPE BED

POSSIBLE US 63 NORTHBOUND SCREENING

GIVEN THE CLOSE PROXIMITY OF CREEKSIDE PARKWAY TO US 63 AND THE SIMILAR ELEVATION, VISUAL SCREENING MAY BE NECESSARY TO MINIMIZE THE IMPACT OF HEADLIGHTS FROM NORTHBOUND US 63 VEHICLES ON SOUTHBOUND CREEKSIDE PARKWAY. IF REQUIRED, VISUAL SCREENING SHALL BE DETAILED ON SITE PLAN.

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 NURSEYMEN.
 - 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 = 6-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS, SEED, SOD = >80% PURE LIVE SEED, 99% 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 WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES 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, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED 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 REMEDIED, 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)(i).
 - LANDSCAPE BEDS SHALL BE SHREDED 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	19
COVERAGE OF STRIP:	>50%	>50%
OPACITY (1' TO 5' ABOVE GRADE)	>80%	>80%
STREET TREES:	1/60 LF*1068 LF = 17.8	18
MEDIUM:	30% OF TOTAL = 5.4	6
LARGE:	30% OF TOTAL = 5.4	6
SPECIES:	45	45
TOTAL TREES	45	45

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

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

	REQUIRED	PROVIDED
INTERIOR LANDSCAPED ISLANDS:	>100 STALLS	19
INTERIOR ISLAND WIDTH:	8'	10'
SEPARATION ISLANDS:	>150 STALLS	3
INTERIOR TREES (1/4,000 SF PAVEMENT)	70	70
MEDIUM (50% 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)):

	EXISTING	REQUIRED	PRESERVED
PRESERVED (25% OF TOTAL):	13	4	6
REQUIRED TREES REPLACEMENT:	6	4	6
DECIDUOUS:	8 REMOVED	3 MED. TO LARGE DECIDUOUS = 24 TREES	
CONIFERS:	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

TOTAL TREES REQUIRED = 151
TOTAL TREES PROVIDED = 168

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N

0 1"
SCALE: 1" = 50'

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2/27/2025

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Date
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Revised

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Design: ST Drawn: CGH

PRELIMINARY
LANDSCAPE PLAN

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