



October 21, 2025

Mr. Matthew Kriete
Engineering Surveys & Services
1113 Fay Street
Columbia, Missouri 65201

Via Email: mkriete@ess-inc.com

Re: PD Plan & Preliminary Plat, Centerstate East Subdivision (Minor Amendment)

Dear Mr. Kriete:

By means of this letter I am approving your request for a minor amendment to the PD development plan known as the, "PD Plan & Preliminary Plat, Centerstate East Subdivision", bearing your seal dated October 17, 2025.

Approved changes include the following:

1. Common stormwater management added to Lot 3.
2. East boundary of Lot 5, 6, 7, and 10 moved to match east edge of existing sanitary sewer easements. Sewer easements are now outside preservation lot.
3. Revised Creekwood Parkway alignment for design speed.
4. Utility lines & easements have been updated to maintain 10-ft separation from water lines and prevent water lines from running parallel under pavement.
5. Sanitary sewer location has been updated to serve Lots 1 and 2.
6. Improvements on Lot 5 & 6 rotated to eliminate potential impact to wetlands along Hinkson Creek.
7. Additional landscape islands were added within Lot 5 and 6 parking lots.
8. Tree plan updated to match Infrastructure plan with additional surveyed trees.
9. Corrected floodplain limits.
10. West line of Lot 7 simplified.
11. Lot lines and areas revised to accommodate these revisions.

Building & Site • CATSO • Planning



573.874.7474 Service Counter
573.874.7239 Administrative Offices



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



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



Permits may now be issued by applicable City departments, provided that such improvements are consistent with the revised plan.

If you have any questions, please feel free to call our department at (573) 874-7239.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clint Smith".

Clint Smith, Community Development Director
Clinton.Smith@CoMo.gov

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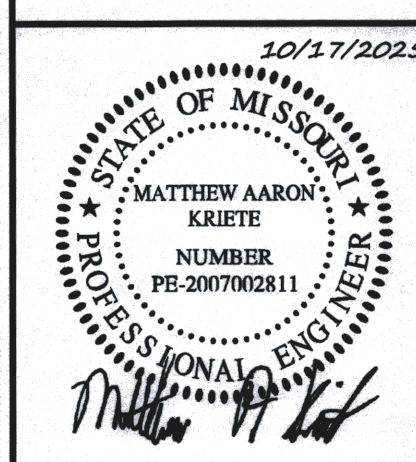
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MINOR REVISION #1
CENTERSTATE EAST SUBDIVISION
COLUMBIA, BOONE COUNTY, MISSOURI



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
AUGUST 22, 2025

Revised
SEPTEMBER 11, 2025
SEPTEMBER 30, 2025
OCTOBER 17, 2025

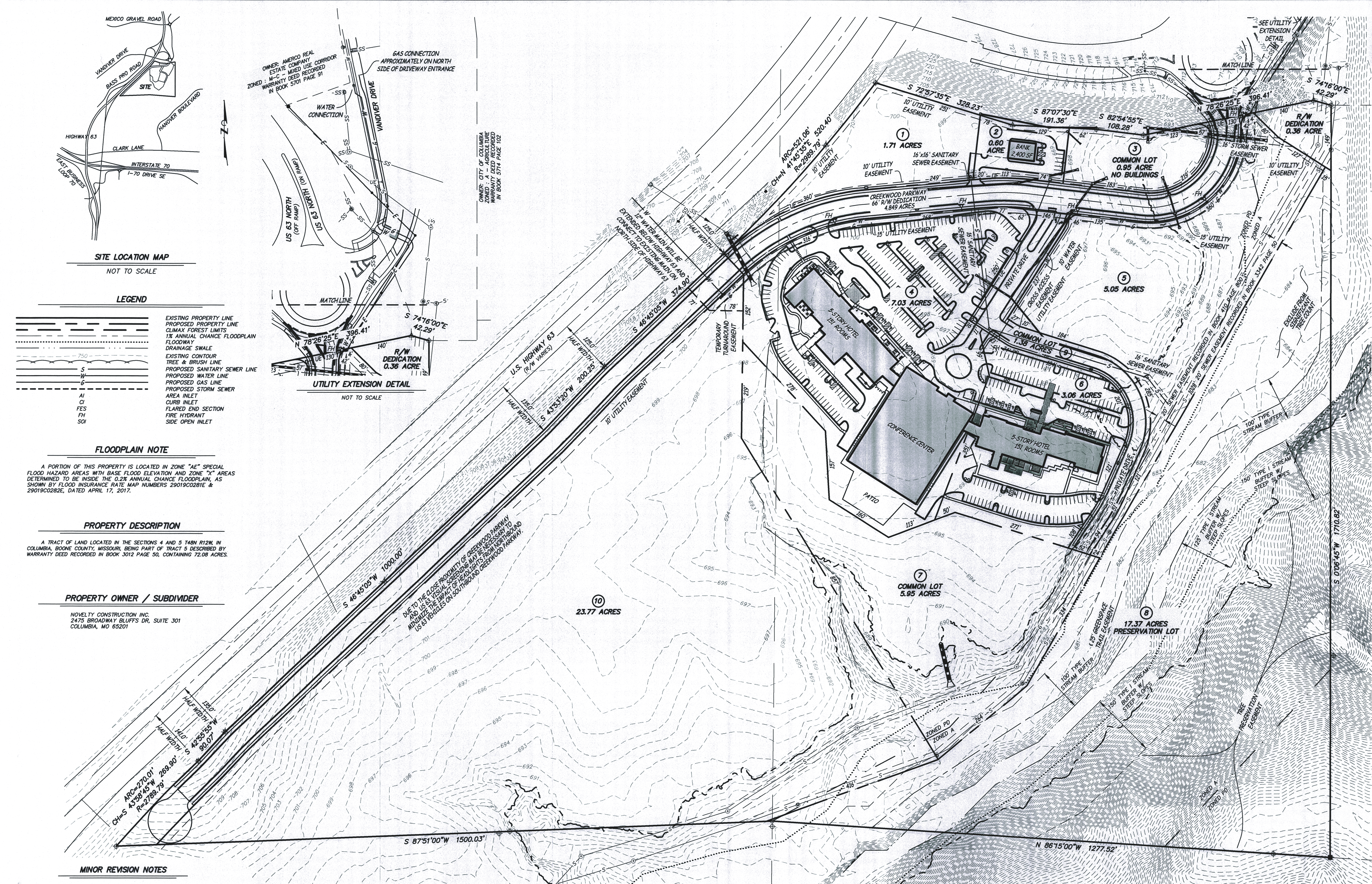
Design: ST Drawn: CGH

PD PLAN & PRELIMINARY PLAN

Sheet

C1.01

ES&S PROJECT NO. 16624



SITE LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CLIMAX FOREST LIMITS
- 1% ANNUAL CHANCE FLOODPLAIN
- FLOODWAY
- DRAINAGE SWALE
- EXISTING CONTOUR
- TREE & BRUSH LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED STORM SEWER
- AREA INLET
- CURB INLET
- FLARED END SECTION
- FIRE HYDRANT
- SIDE OPEN INLET

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.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SECTIONS 4 AND 5 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 5 DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 3012 PAGE 50, CONTAINING 72.08 ACRES.

PROPERTY OWNER / SUBDIVIDER

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

MINOR REVISION NOTES

1. STORMWATER MANAGEMENT ADDED FOR LOT 3.
2. EAST BOUNDARY OF LOT 5, 6, 7, AND 10 MOVED TO MATCH EAST EDGE OF EXISTING SANITARY SEWER EASEMENTS. SEWER EASEMENTS ARE NOW OUTSIDE PRESERVATION LOT.
3. REVISED CREEKWOOD PARKWAY ALIGNMENT FOR DESIGN SPEED.
4. UTILITY LINES & EASEMENTS HAVE BEEN UPDATED TO MAINTAIN 10 FT SEPARATION FROM WATER LINES AND PREVENT WATER LINES FROM RUNNING PARALLEL UNDER PAVEMENT.
5. SANITARY SEWER LOCATION HAS BEEN UPDATED TO SERVE LOTS 1 AND 2.
6. DEVELOPMENT ON LOT 5 AND 6 ROTATED TO ELIMINATE POTENTIAL IMPACT TO WETLANDS ALONG HINKSON CREEK.
7. ADDITIONAL LANDSCAPE ISLANDS ADDED WITHIN LOT 5 AND 6 PARKING LOTS.
8. TREE PLAN UPDATED TO MATCH INFRASTRUCTURE PLAN WITH ADDITIONAL SURVEYED TREES.
9. CORRECTED FLOODPLAIN LIMITS.
10. WEST LINE OF LOT 7 SIMPLIFIED.
11. LOT LINES AND AREA REVISED TO ACCOMMODATE THESE REVISIONS.

APPROVED AS A MINOR REVISION THIS 21st
DAY OF October, 2025
CLINT SMITH, COMMUNITY DEVELOPMENT DIRECTOR

STREAM BUFFER NOTE

THIS SITE IS SUBJECT TO A TYPE 1 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.

ZONING NOTE

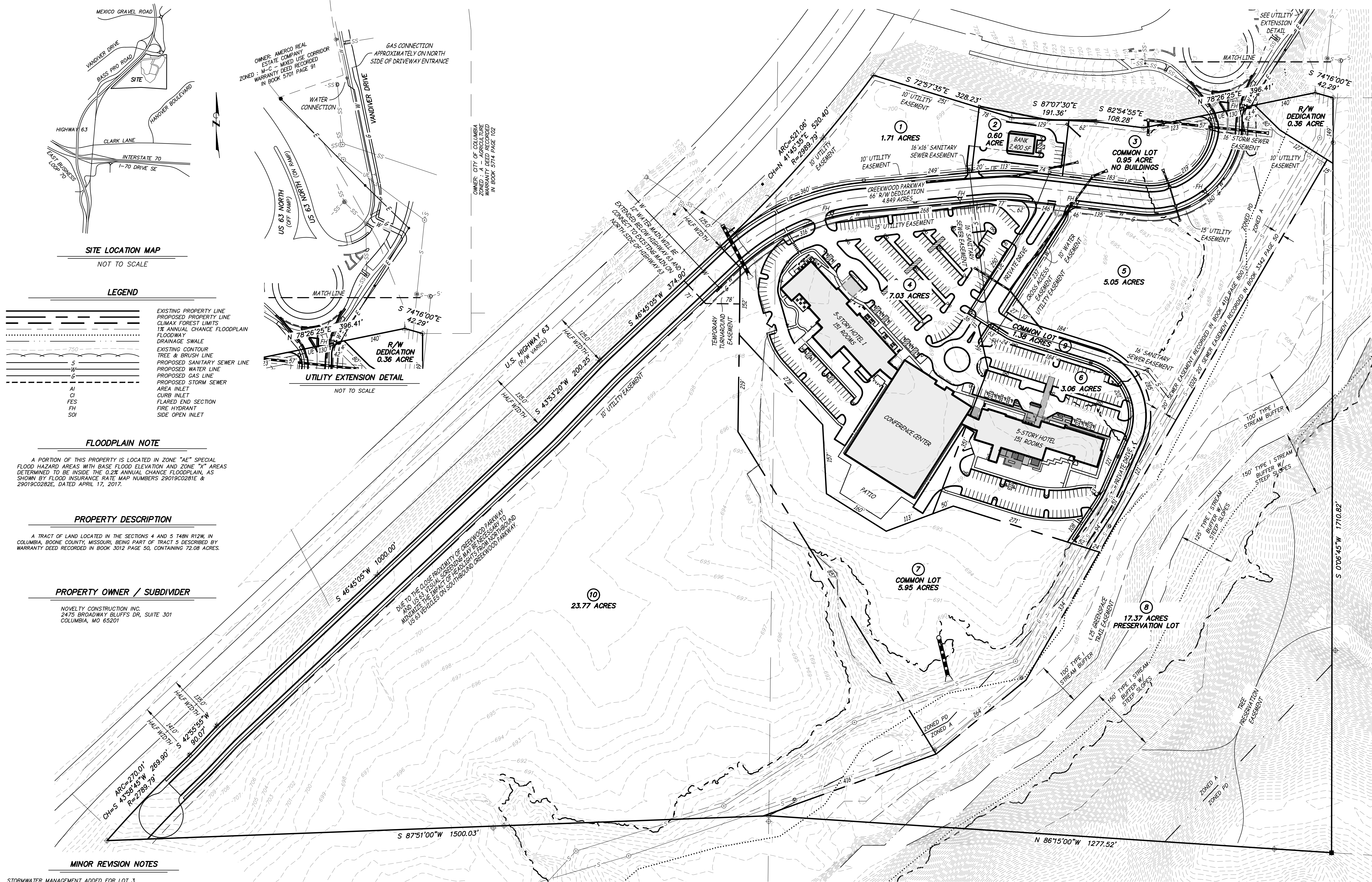
THIS PROPERTY IS ZONED "PD" PLANNED DEVELOPMENT AND A AGRICULTURE

SHEET INDEX

- C1.01 PD PLAN & PRELIMINARY PLAN
- C1.02 PD PLAN & PRELIMINARY PLAN - PLAT 1
- C2.01 TREE PLAN
- BR1.01 BUILDING RENDERINGS
- S01.01 HYATT PLACE SIGNAGE DETAILS
- L1.01 PRELIMINARY LANDSCAPE PLAN

NOTE: TERMS AND CONDITIONS APPROVED AS PART OF THE APRIL 11, 2025 MAJOR REVISION TO THE PD DEVELOPMENT PLAN ARE STILL IN EFFECT.

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- MINOR REVISION NOTES**
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APPROVED AS A MINOR REVISION THIS _____

DAY OF _____, 2025

PATRICK ZENNER, DEVELOPMENT SERVICES MANAGER,
ON BEHALF OF MATTHEW UNREIN, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

STREAM BUFFER NOTE

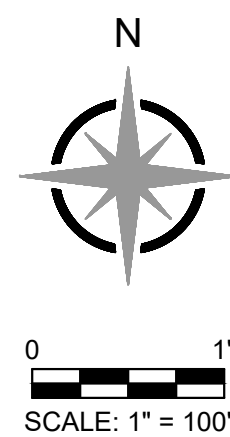
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L1.01	PRELIMINARY LANDSCAPE PLAN



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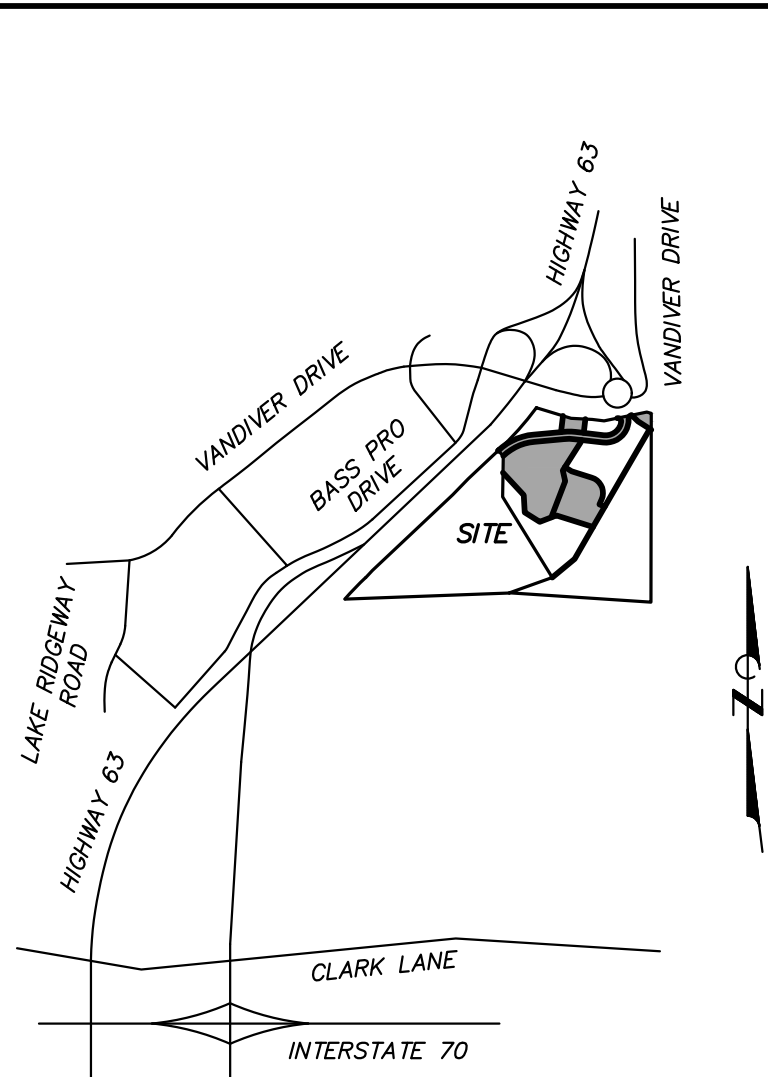
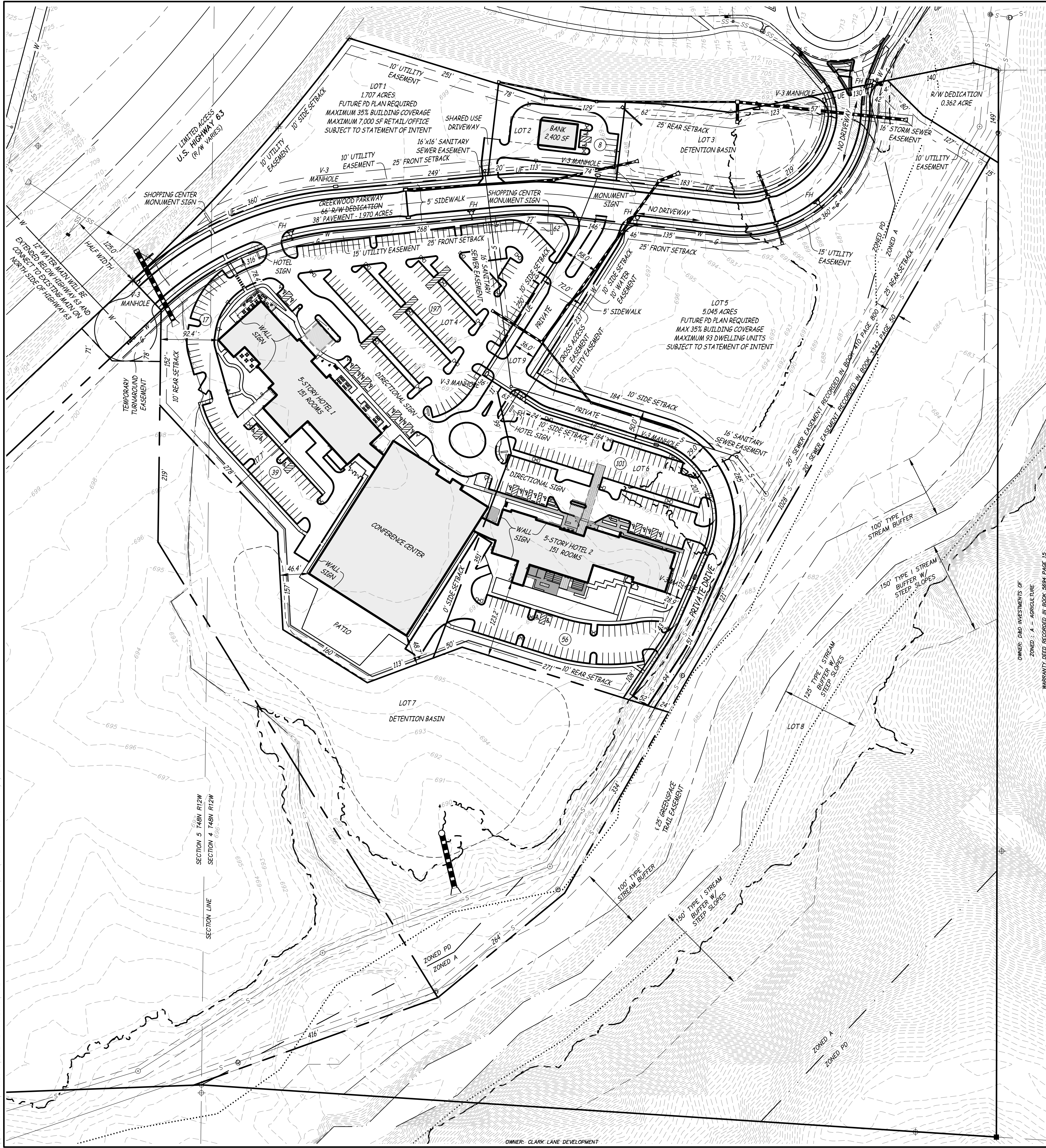
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PD PLAN &
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SITE LOCATION MAP

NOT TO SCALE

STREAM BUFFER NOTE

THIS SITE IS SUBJECT TO A TYPE 1 STREAM BUFFER ALONG HINCKSON 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

- 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.
 - ALL OTHER WALL SIGNS SHALL CONFORM WITH THE UDC.

PARKING NOTE

LOT 2

REQUIRED PARKING

BANK

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

PROVIDED PARKING

BANK

= 8 SPACES
TOTAL PROVIDED = 8 SPACES

LOTS 4 & 6

REQUIRED PARKING

HOTEL 1

HOTEL 2

CONFERENCE CENTER

TOTAL

HOTEL/CONFERENCE REDUCTION

PROVIDED PARKING

HOTEL/CONFERENCE CENTER

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

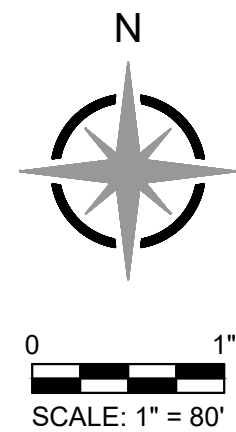
= 410 SPACES
TOTAL PROVIDED = 410 SPACES

LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	1% ANNUAL CHANCE FLOODPLAIN
---	FLOODWAY
---	DRAINAGE SWALE
---	TREE & BRUSH LINE
---	EXISTING CONTOUR
---	AREA INLET
---	CURB INLET
---	FLARED END SECTION
---	FIRE HYDRANT
---	OUTFALL CONTROL STRUCTURE
---	PVC
---	SOI
---	SD OPEN INLET
---	LIGHT STANDARD
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED GAS LINE
---	PROPOSED STORM SEWER
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER VALVE

GENERAL NOTES

- SITE DATA:
 - TOTAL SITE AREA = 72.08 ACRES
 - R/W DEDICATION = 4.849 ACRES
 - EXISTING ZONING: PD - PLANNED DEVELOPMENT & A - AGRICULTURE
 - PROPOSED ZONING: PD - PLANNED DEVELOPMENT
- PHASING NOTE
 - DEVELOPMENT OF THE PROPERTY WILL COMPLETED IN PHASES.
 - LOTS 1, 5, & 9 WILL REQUIRE APPROVAL OF FUTURE PD DEVELOPMENT PLAN.
 - LOT 10 WILL REQUIRE ADDITIONAL TRAFFIC IMPACT ANALYSIS. DEVELOPMENT DENSITY AND AREA WILL BE SUBJECT TO RECOMMENDATIONS OF ANALYSIS.
 - CREEKWOOD PARKWAY AND PUBLIC UTILITIES WILL BE COMPLETED AS SHOWN TO SERVE PLAT 1.
 - IMPROVEMENTS TO SERVE LOT 10 WILL BE COMPLETED AS REQUIRED TO SERVE DEVELOPMENT OF LOT 10. LOT 10 DEVELOPMENT MAY BE COMPLETED IN PHASES.
 - LOT 9 PRIVATE COMMON DRIVE MAY BE COMPLETED IN PHASES TO SERVE THE CONFERENCE CENTER AND HOTEL 2.
 - LOT 7 COMMON AREA MAY BE EXPANDED TO SERVE LOT 10.
- LOTS 3 & 7 ARE COMMON LOTS AND SHALL INCLUDE CROSS ACCESS AND UTILITY EASEMENTS.
- LOT 8 SHALL BE A PRESERVATION LOT. NO DEVELOPMENT IS PERMITTED. HOWEVER, A 25 FOOT GREENSPACE TRAIL EASEMENT SHALL BE PROVIDED ALONG HINCKSON CREEK AT THE REQUEST OF THE CITY OF COLUMBIA. THE LOCATION OF THE TRAIL CENTERLINE SHOWN ON THE PLAN IS PRELIMINARY AND WILL BE FINALIZED WITH THE FINAL PLAT.
- ALL BUILDINGS, UTILITIES, AND SEWERS SHOWN ARE APPROXIMATE AND SHALL BE FINALIZED WITH PERMITTING PLANS AT A LATER DATE.
- MAXIMUM BUILDING HEIGHT FOR LOTS 2 & 3 SHALL BE 85-FEET. ALL OTHER BUILDINGS SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF SECTION 28-4.1-1. ADDITIONAL BUILDING HEIGHT MAY BE REQUESTED THROUGH FUTURE PD PLAN FOR REMAINING LOTS.
- 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 SHALL REQUIRE NO SEPARATION. ALL OTHER BUILDINGS SHALL BE SEPARATED BY AT LEAST 10 FEET.
- DUE TO THE CLOSE PROXIMITY OF CREEKWOOD PARKWAY AND US 63, VISUAL SCREENING MAY BE NECESSARY TO MINIMIZE THE IMPACT OF HEADLIGHTS FROM NORTHBOUND US 63 VEHICLES ON SOUTHBOUND CREEKWOOD PARKWAY. SCREENING MUST BE APPROVED BY MDOOT AND CITY TRAFFIC REVIEW.
- NO EVIDENCE OF LAGOONS, CEMETERIES, OR BURIAL GROUNDS ARE LOCATED ON THE PROPERTY.
- WATER MAIN EXTENSION SHALL SERVE ALL LOTS AND CONNECT TO THE EXISTING WATER MAINS NORTH OF VANDIVER DRIVE AND WEST OF US HIGHWAY 63.
- FIRE HYDRANTS SHALL BE PLACED EVERY 300-FEET, WITHIN 100-FEET OF ANY FIRE DEPARTMENT CONNECTION, OR AS REQUIRED BY THE FIRE DEPARTMENT.
- SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS WILL BE CONSTRUCTED WITH LOT DEVELOPMENT.
- EXISTING SANITARY SEWER BISECTS THE SITE. SANITARY SEWER SHALL BE EXTENDED TO SERVE ALL LOTS.



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Date
AUGUST 22, 2025

Revised
SEPTEMBER 11, 2025
SEPTEMBER 30, 2025

Design: ST Drawn: CGH

PD PLAN &
PRELIMINARY PLAT - PLAT 1

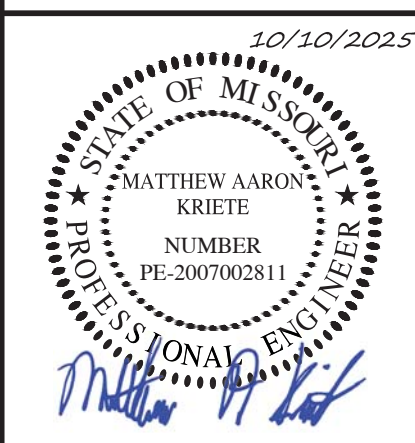
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C1.02

ES&S PROJECT NO. 16624



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TREE PLAN

Sheet

C2.01

ES&S PROJECT NO. 16624

CLIMAX FOREST NOTE

EXISTING = 24.96 ACRES
REMOVED = 6.83 ACRES (27.4%)
PRESERVED = 18.13 ACRES (72.6%)
REQUIRED PRESERVATION = 6.24 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

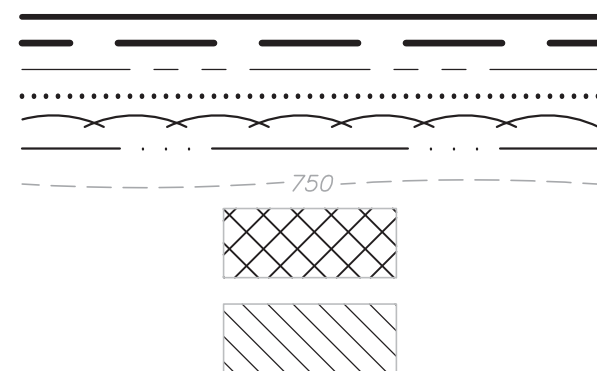
SIGNIFICANT TREES ARE NOTED ON SITE. TREES LOCATED
WITHIN THE STREAM BUFFER AREA ARE NOT COUNTED IN
THE OVERALL TOTAL.

TOTAL SIGNIFICANT TREES = 37
PRESERVED SIGNIFICANT TREES = 29
REMOVED SIGNIFICANT TREES = 8

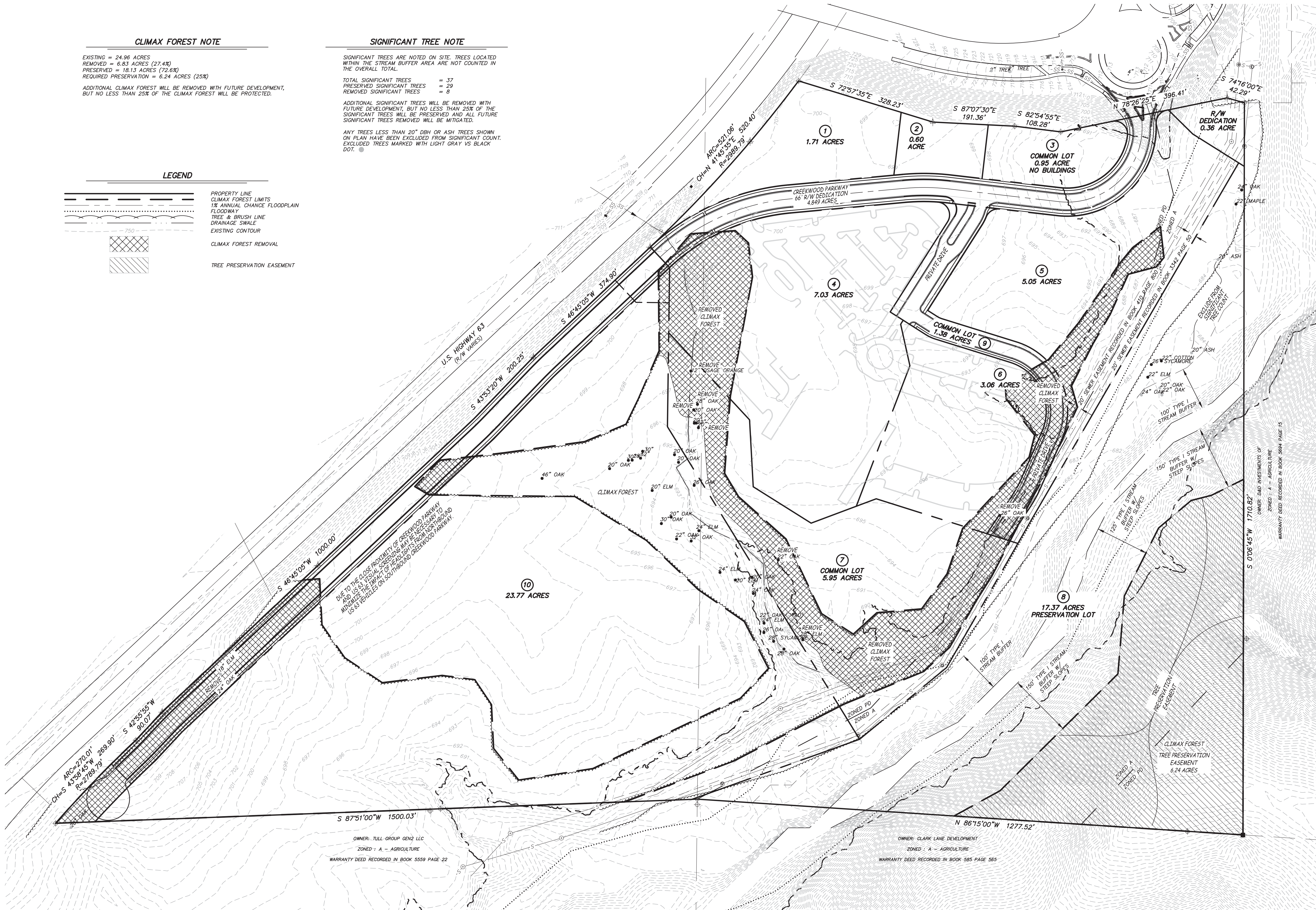
ADDITIONAL SIGNIFICANT TREES WILL BE REMOVED WITH
FUTURE DEVELOPMENT, BUT NO LESS THAN 25% OF THE
SIGNIFICANT TREES WILL BE PRESERVED AND ALL FUTURE
SIGNIFICANT TREES REMOVED WILL BE MITIGATED.

ANY TREES LESS THAN 20" DBH OR ASH TREES SHOWN
ON PLAN HAVE BEEN EXCLUDED FROM SIGNIFICANT COUNT.
EXCLUDED TREES MARKED WITH LIGHT GRAY VS BLACK
DOT.

LEGEND



PROPERTY LINE
CLIMAX FOREST LIMITS
1% ANNUAL CHANCE FLOODPLAIN
FLOODWAY
TREE & BRUSH LINE
DRAINAGE SWALE
EXISTING CONTOUR
CLIMAX FOREST REMOVAL
TREE PRESERVATION EASEMENT





PLANNED DEVELOPMENT PLAN FOR
LOTS 2, 4, 6, & 7
CENTERSTATE CROSSING
COLUMBIA, BOONE COUNTY, MISSOURI

Date
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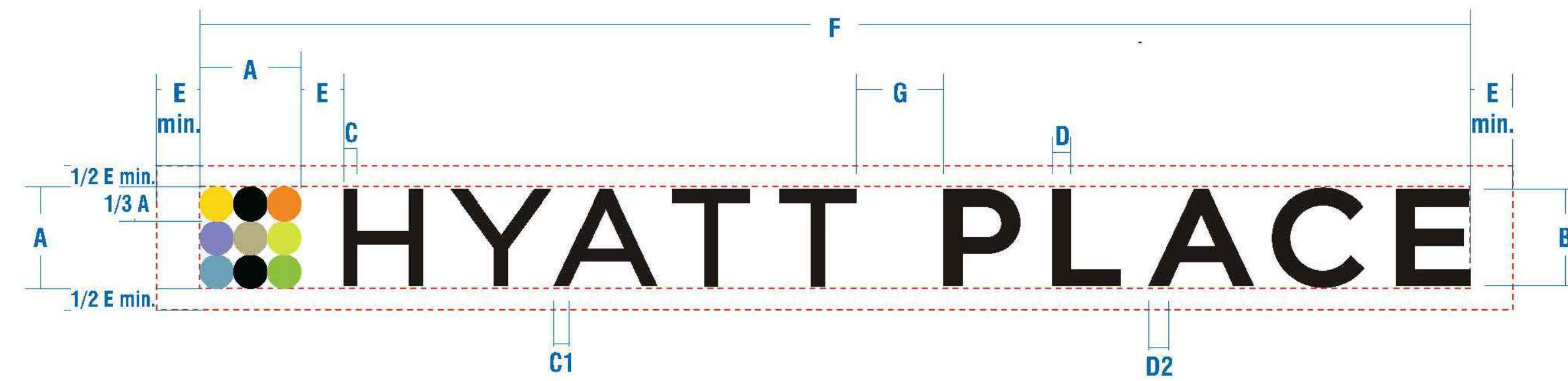
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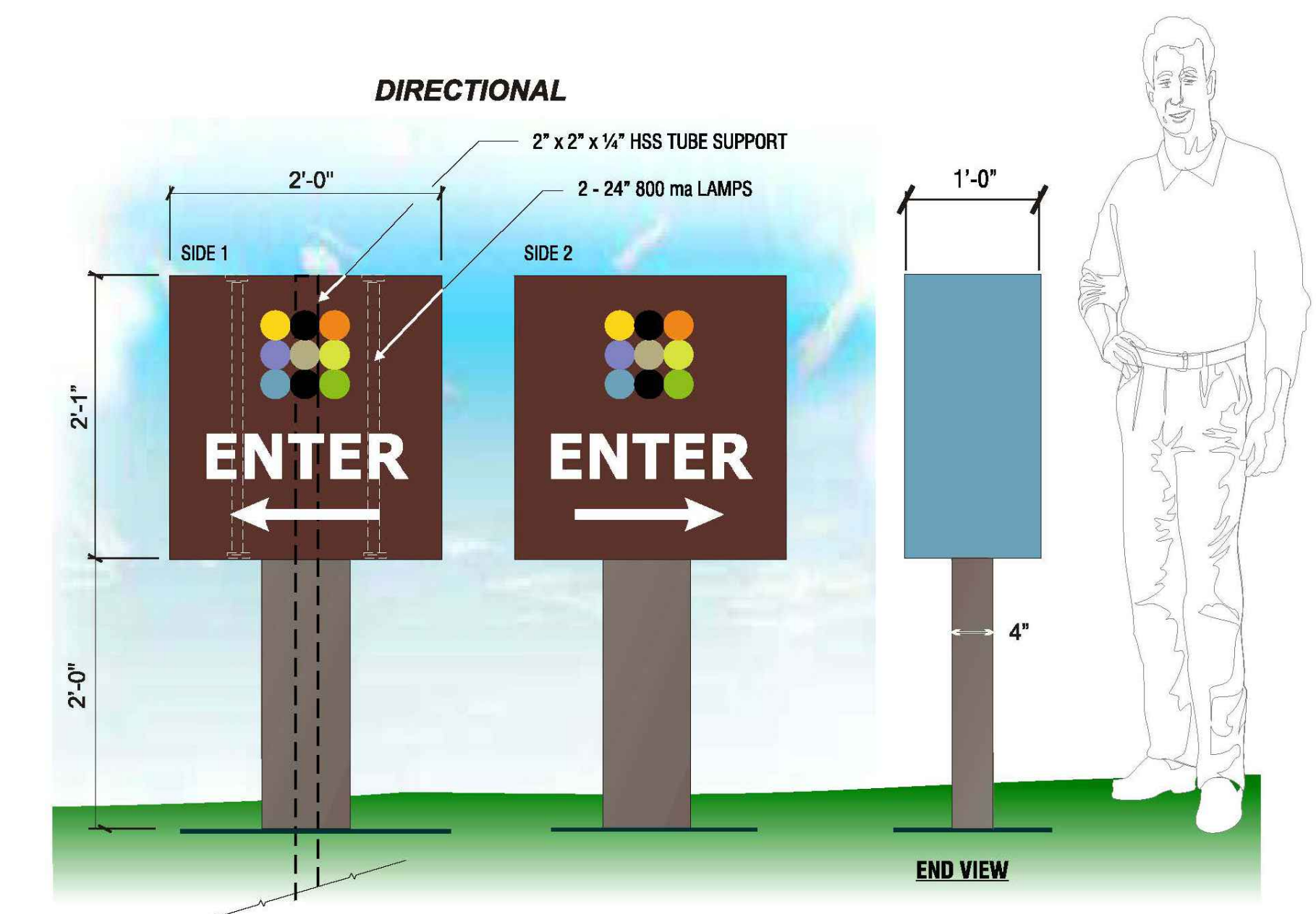
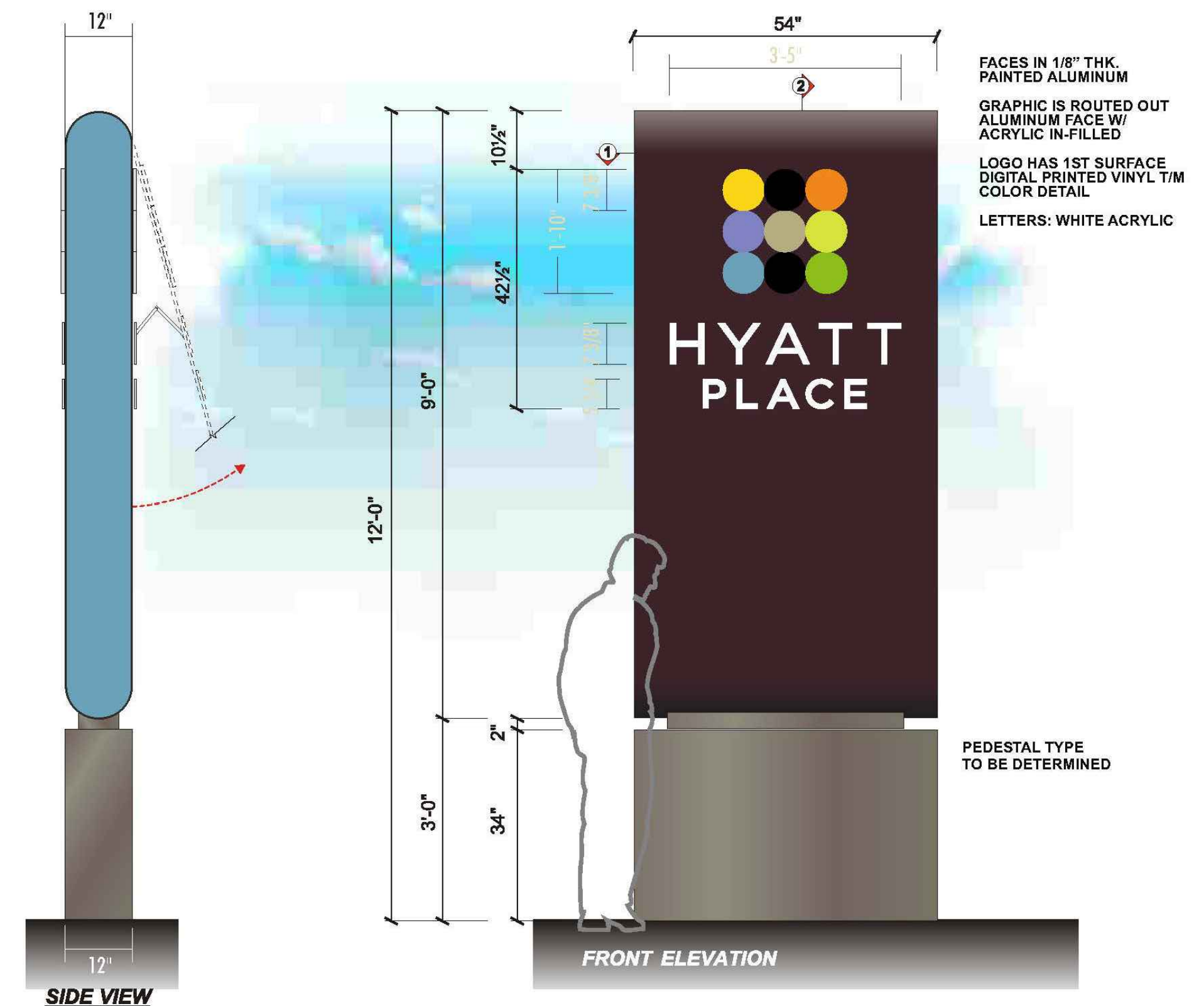
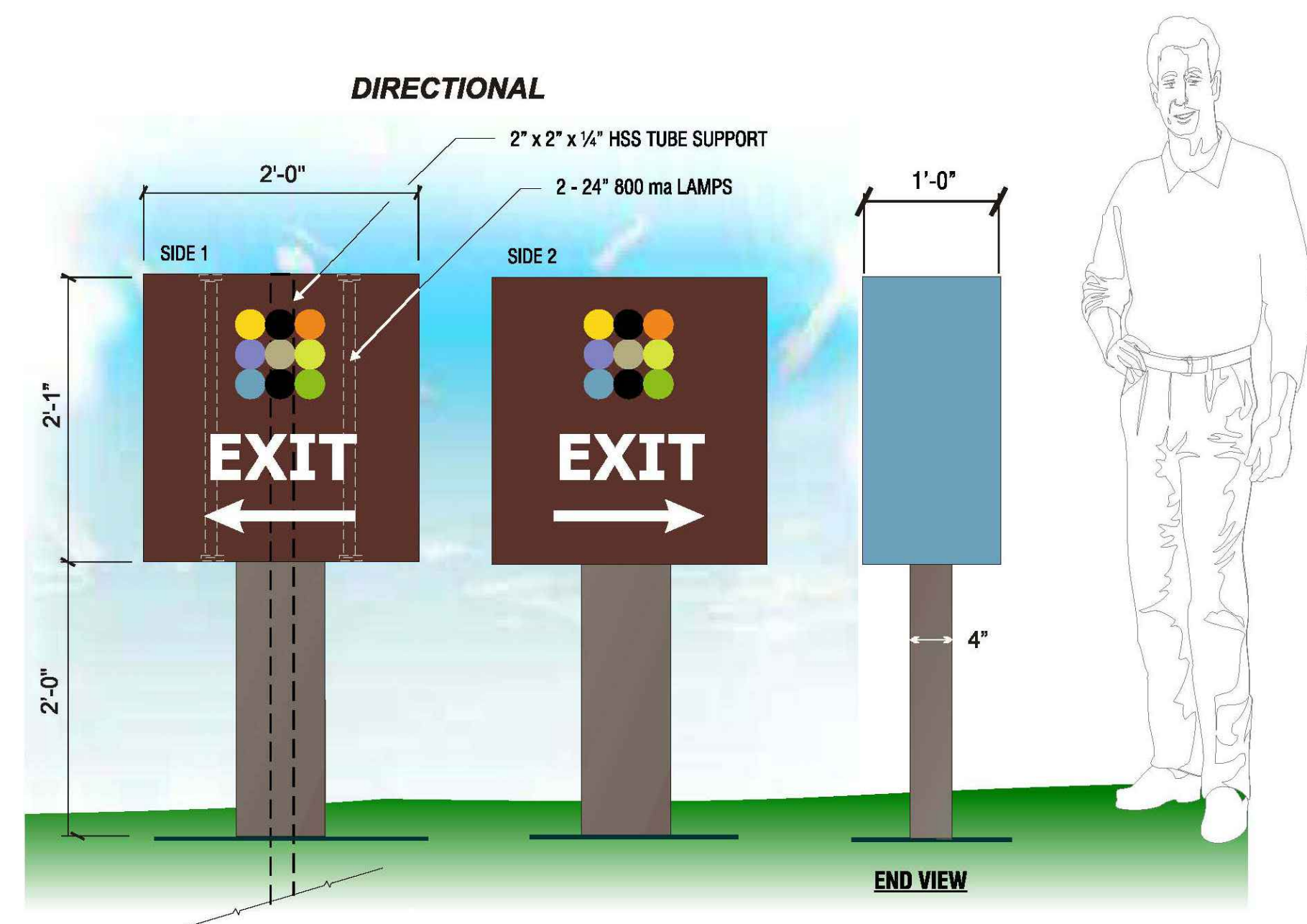
BUILDING RENDERINGS

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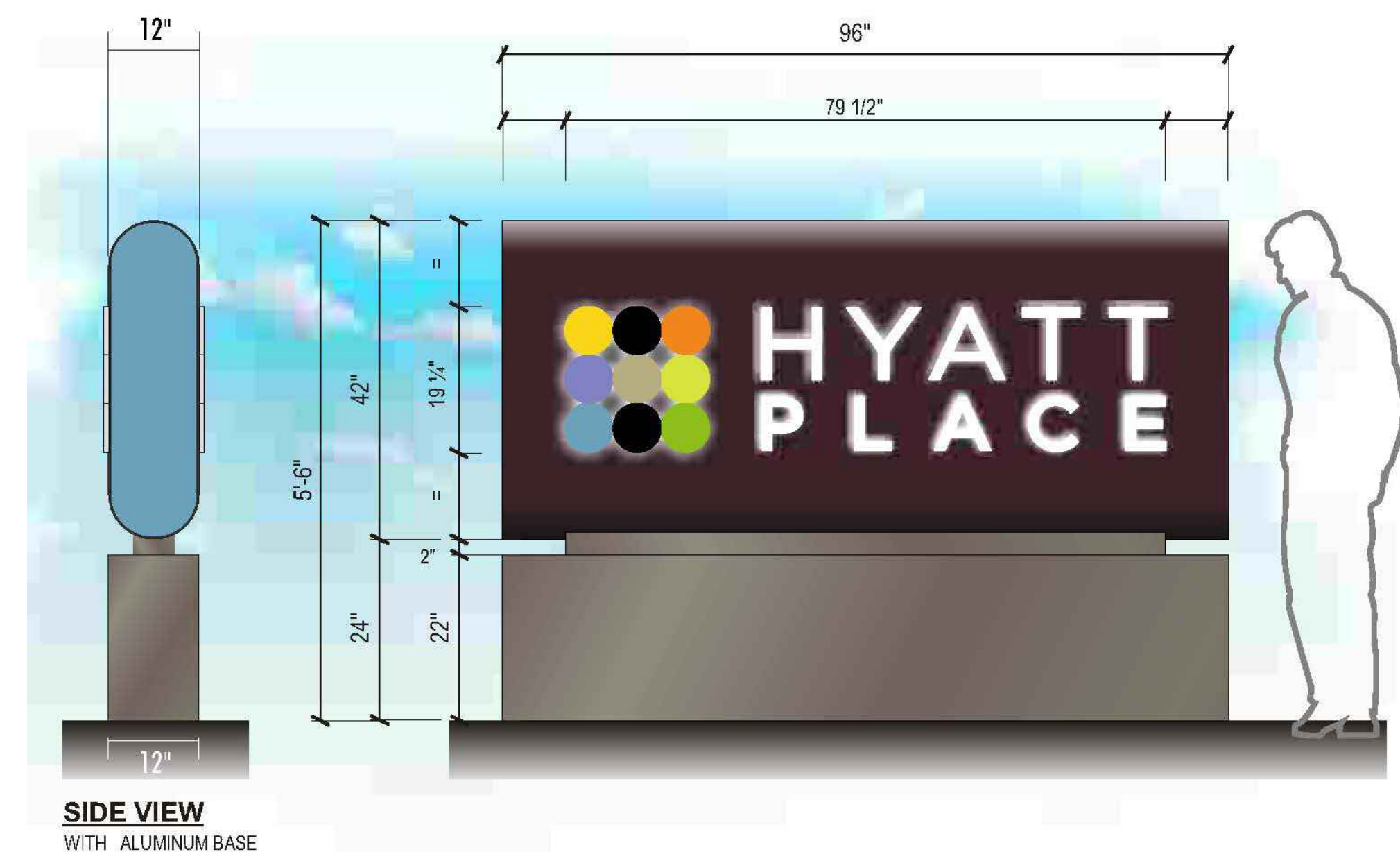
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TYPICAL WALL SIGN



TYPICAL DIRECTIONAL SIGNS



TYPICAL MONUMENT SIGN

PLANNED DEVELOPMENT PLAN FOR
LOTS 2, 4, 6, & 7
CENTERSTATE CROSSING
COLUMBIA, BOONE COUNTY, MISSOURI

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HYATT PLACE
SIGNAGE DETAILS

Sheet

SG1.01

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