



Engineering Surveys & Services
 Consulting Engineers, Land Surveyors, and Geoprosessionals
 Analytical and Material Laboratories
 1113 Ivy Street, Columbia, Missouri 65201
 573-449-2646 | www.es-s.com
 Other Offices:
 Jefferson City, Missouri - Sedalia, Missouri
 Missouri Engineering Corporation #200400518

**PRELIMINARY PLAT
 WESTBURY VILLAGE SUBDIVISION**
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-200702811

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Date

OCTOBER 26, 2018

Revised

NOVEMBER 30, 2018

DECEMBER 14, 2018

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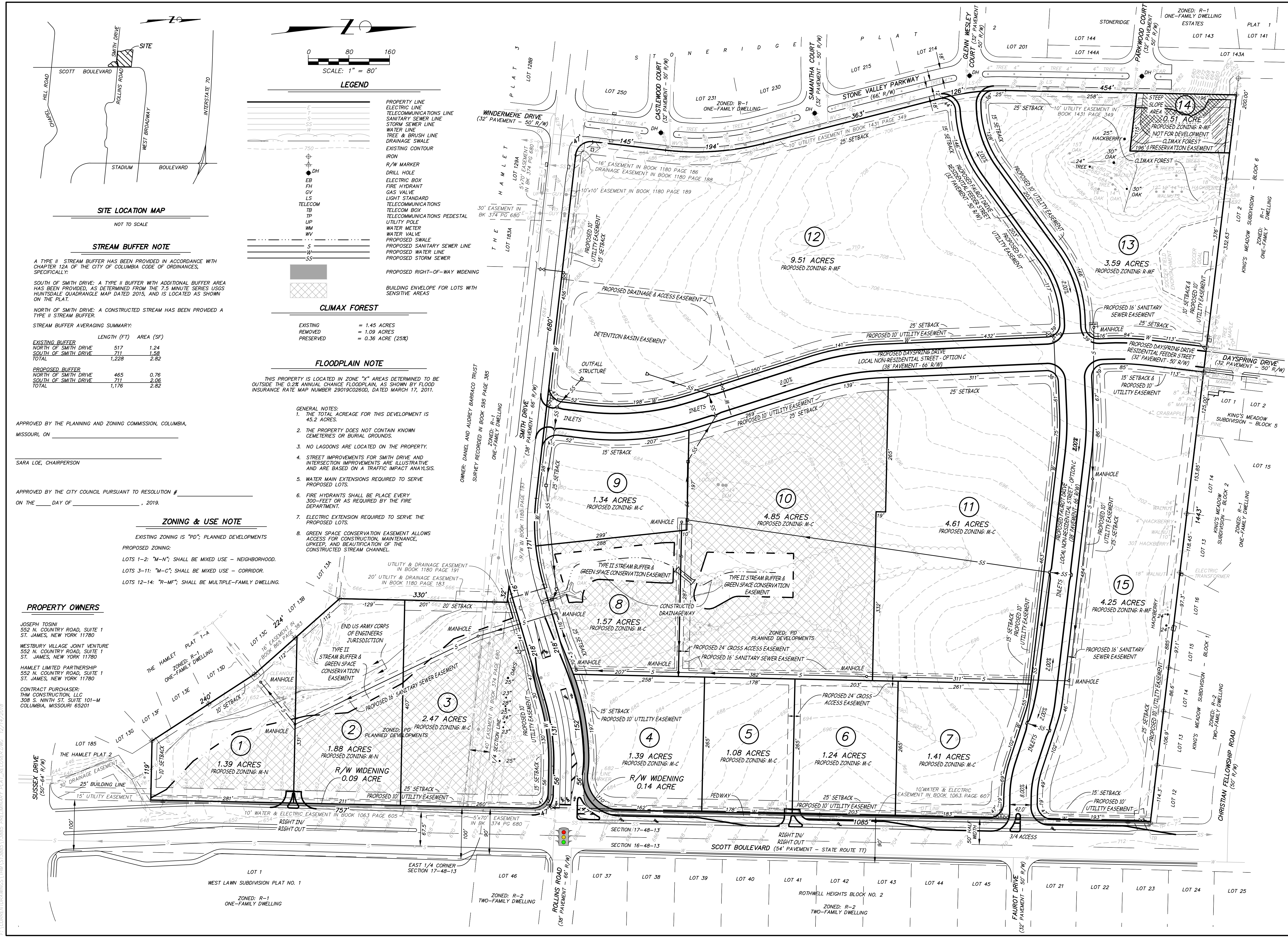
PRELIMINARY PLAT

Sheet

C1.01

1 OF 2

ES&S PROJECT NO. 13883



LEGEND

---	PROPERTY LINE
---	ELECTRIC LINE
---	TELECOMMUNICATIONS LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	TREE & BRUSH LINE
---	DRAINAGE SWALE
---	EXISTING CONTOUR
---	IRON
---	R/W MARKER
---	DRILL HOLE
---	ELECTRIC BOX
---	FIRE HYDRANT
---	GAS VALVE
---	LIGHT STANDARD
---	TELECOMMUNICATIONS
---	TELECOM
---	TELECOMMUNICATIONS PEDESTAL
---	UTILITY POLE
---	WATER METER
---	WATER VALVE
---	PROPOSED SWALE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM SEWER
---	PROPOSED RIGHT-OF-WAY WIDENING
---	BUILDING ENVELOPE FOR LOTS WITH SENSITIVE AREAS

CLIMAX FOREST

---	EXISTING	= 1.45 ACRES
---	REMOVED	= 1.09 ACRES
---	PRESERVED	= 0.36 ACRE (25%)

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0260D, DATED MARCH 17, 2011.

- GENERAL NOTES:**
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 45.2 ACRES.
 - THE PROPERTY DOES NOT CONTAIN KNOWN CEMETERIES OR BURIAL GROUNDS.
 - NO LAGOONS ARE LOCATED ON THE PROPERTY.
 - STREET IMPROVEMENTS FOR SMITH DRIVE AND INTERSECTION IMPROVEMENTS ARE ILLUSTRATIVE AND ARE BASED ON A TRAFFIC IMPACT ANALYSIS.
 - WATER MAIN EXTENSIONS REQUIRED TO SERVE PROPOSED LOTS.
 - FIRE HYDRANTS SHALL BE PLACED EVERY 300 FEET OR AS REQUIRED BY THE FIRE DEPARTMENT.
 - ELECTRIC EXTENSION REQUIRED TO SERVE THE PROPOSED LOTS.
 - GREEN SPACE CONSERVATION EASEMENT ALLOWS ACCESS FOR CONSTRUCTION, MAINTENANCE, UPKEEPER, AND BEAUTIFICATION OF THE CONSTRUCTED STREAM CHANNEL.

STREAM BUFFER NOTE

A TYPE II STREAM BUFFER HAS BEEN PROVIDED IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES, SPECIFICALLY:

SOUTH OF SMITH DRIVE: A TYPE II BUFFER WITH ADDITIONAL BUFFER AREA HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS HUNTSDALE QUADRANGLE MAP DATED 2015, AND IS LOCATED AS SHOWN ON THE PLAT.

NORTH OF SMITH DRIVE: A CONSTRUCTED STREAM HAS BEEN PROVIDED A TYPE II STREAM BUFFER.

STREAM BUFFER AVERAGING SUMMARY:

EXISTING BUFFER	LENGTH (FT)	AREA (SF)
NORTH OF SMITH DRIVE	517	1.24
SOUTH OF SMITH DRIVE	711	1.58
TOTAL	1,228	2.82

PROPOSED BUFFER	LENGTH (FT)	AREA (SF)
NORTH OF SMITH DRIVE	465	0.76
SOUTH OF SMITH DRIVE	711	2.06
TOTAL	1,176	2.82

ZONING & USE NOTE

EXISTING ZONING IS "PD"; PLANNED DEVELOPMENTS

- PROPOSED ZONING:
- LOTS 1-2: "M-N"; SHALL BE MIXED USE - NEIGHBORHOOD.
 LOTS 3-11: "M-C"; SHALL BE MIXED USE - CORRIDOR.
 LOTS 12-14: "R-MF"; SHALL BE MULTIPLE-FAMILY DWELLING.

PROPERTY OWNERS

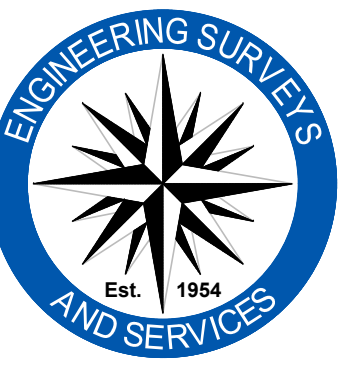
- JOSEPH TOSINI
 552 N. COUNTRY ROAD, SUITE 1
 ST. JAMES, NEW YORK 11780
- WESTBURY VILLAGE JOINT VENTURE
 552 N. COUNTRY ROAD, SUITE 1
 ST. JAMES, NEW YORK 11780
- HAMLET LIMITED PARTNERSHIP
 552 N. COUNTRY ROAD, SUITE 1
 ST. JAMES, NEW YORK 11780
- CONTRACT PURCHASER:
 THM CONSTRUCTION, LLC
 308 S. NINTH ST. SUITE 101-M
 COLUMBIA, MISSOURI 65201

PROPERTY OWNERS

- THE HAMLET PLAT 1-A
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 2
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 3
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 4
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 5
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 6
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 7
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 8
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 9
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 10
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 11
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 12
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 13
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 14
 ZONED: R-1
 ONE-FAMILY DWELLING
- THE HAMLET PLAT 15
 ZONED: R-1
 ONE-FAMILY DWELLING

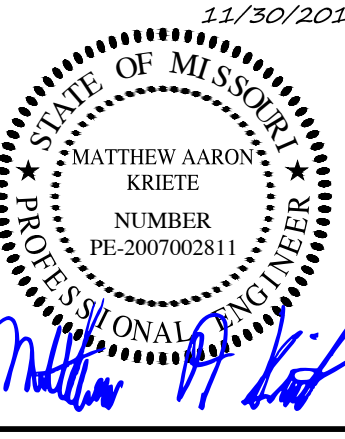
PROPERTY OWNERS

- WEST LAWN SUBDIVISION PLAT NO. 1
 ZONED: R-1
 ONE-FAMILY DWELLING
- LOT 46
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 37
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 38
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 39
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 40
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 41
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 42
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 43
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 44
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 45
 ZONED: R-2
 TWO-FAMILY DWELLING
- LOT 21
 ZONED: R-1
 ONE-FAMILY DWELLING
- LOT 22
 ZONED: R-1
 ONE-FAMILY DWELLING
- LOT 23
 ZONED: R-1
 ONE-FAMILY DWELLING
- LOT 24
 ZONED: R-1
 ONE-FAMILY DWELLING
- LOT 25
 ZONED: R-1
 ONE-FAMILY DWELLING



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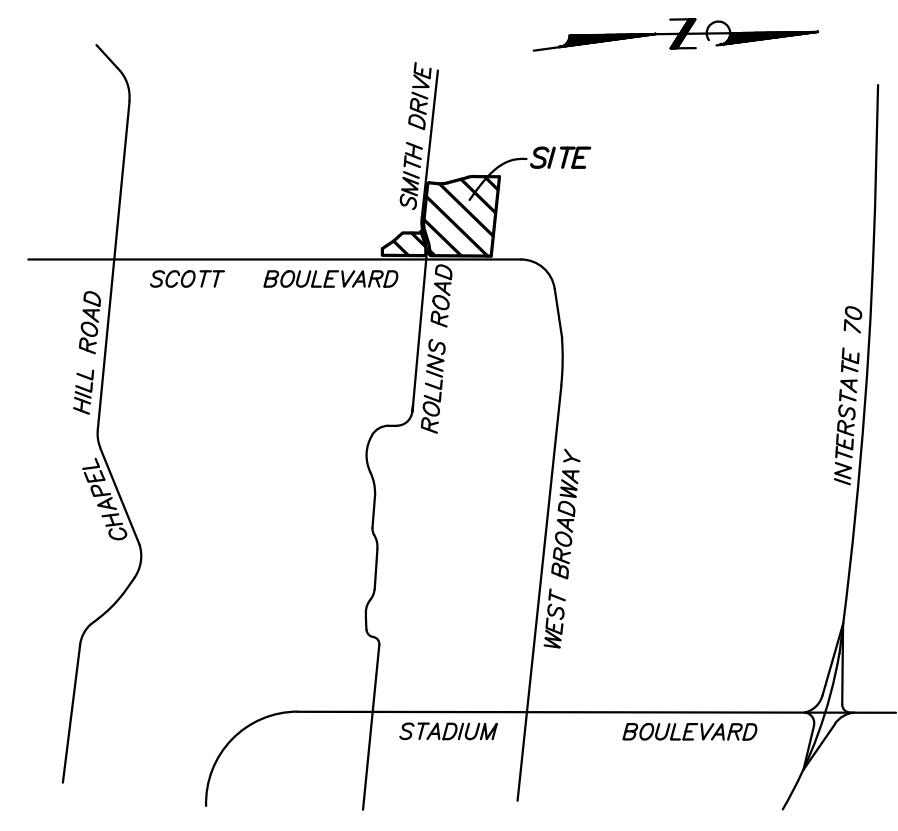
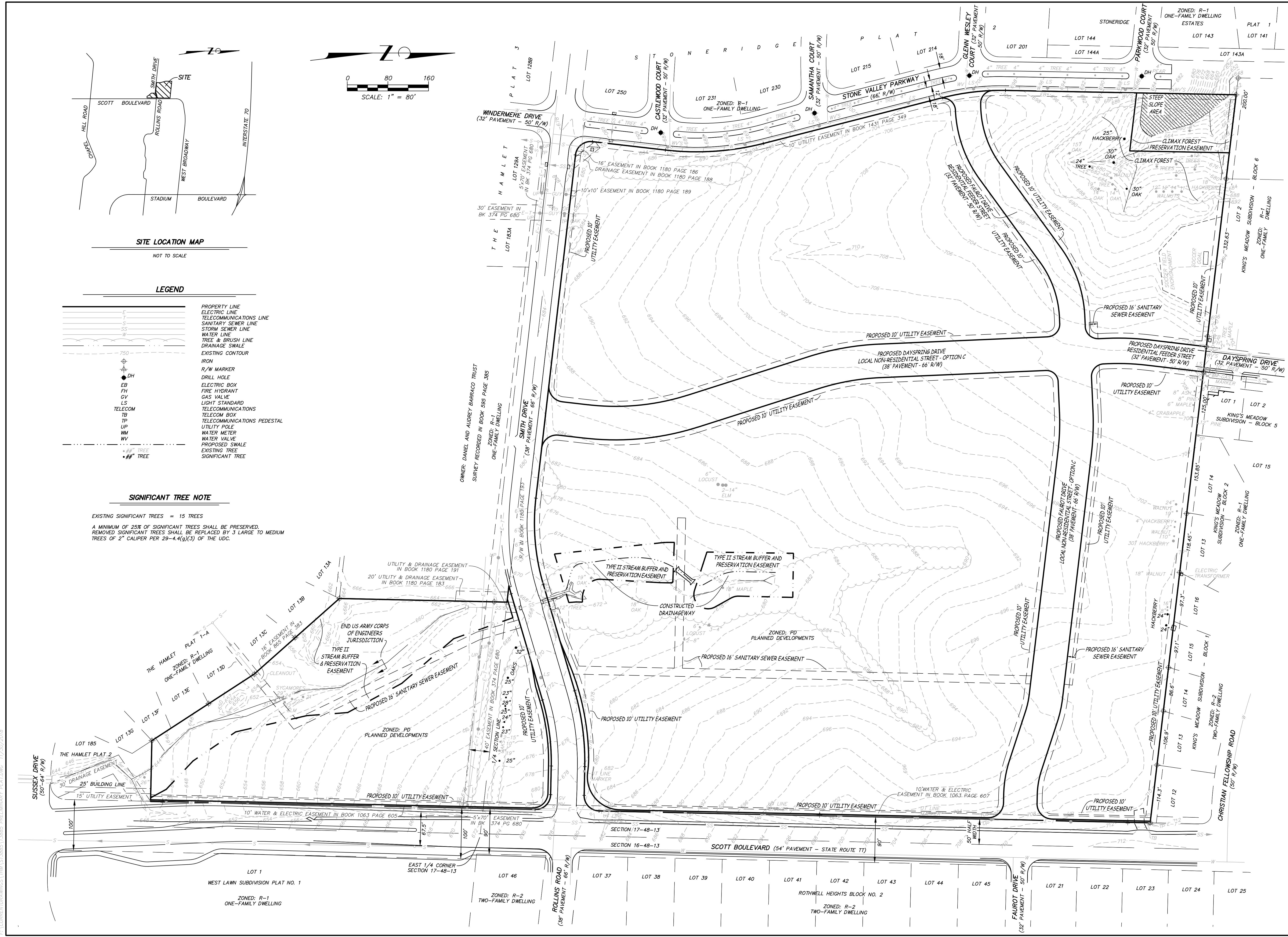
Design: MAK Drawn: BR

SIGNIFICANT TREE PLAN

Sheet

C2.01
 2 OF 2

ES&S PROJECT NO. 13885



SITE LOCATION MAP
 NOT TO SCALE

LEGEND

- | | |
|---------|-----------------------------|
| --- | PROPERTY LINE |
| - - - | ELECTRIC LINE |
| - - - | TELECOMMUNICATIONS LINE |
| - - - | SANITARY SEWER LINE |
| - - - | STORM SEWER LINE |
| - - - | WATER LINE |
| - - - | TREE & BRUSH LINE |
| - - - | DRAINAGE SWALE |
| - - - | EXISTING CONTOUR |
| + | IRON |
| R/W | R/W MARKER |
| DH | DRILL HOLE |
| EB | ELECTRIC BOX |
| FH | FIRE HYDRANT |
| GV | GAS VALVE |
| LS | LIGHT STANDARD |
| TELECOM | TELECOMMUNICATIONS |
| TB | TELECOM BOX |
| TP | TELECOMMUNICATIONS PEDESTAL |
| UP | UTILITY POLE |
| WM | WATER METER |
| WV | WATER VALVE |
| --- | PROPOSED SWALE |
| --- | EXISTING TREE |
| --- | SIGNIFICANT TREE |

SIGNIFICANT TREE NOTE

EXISTING SIGNIFICANT TREES = 15 TREES
 A MINIMUM OF 25% OF SIGNIFICANT TREES SHALL BE PRESERVED.
 REMOVED SIGNIFICANT TREES SHALL BE REPLACED BY 3 LARGE TO MEDIUM TREES OF 2" CALIPER PER 29-4.4(g)(3) OF THE UDC.

F:\CURRENT\DRAWINGS\TMA\13885\13885 PRELIMINARY PLAT.DWG 11/30/2018