



SITE LOCATION MAP
NOT TO SCALE

STREAM BUFFER NOTE

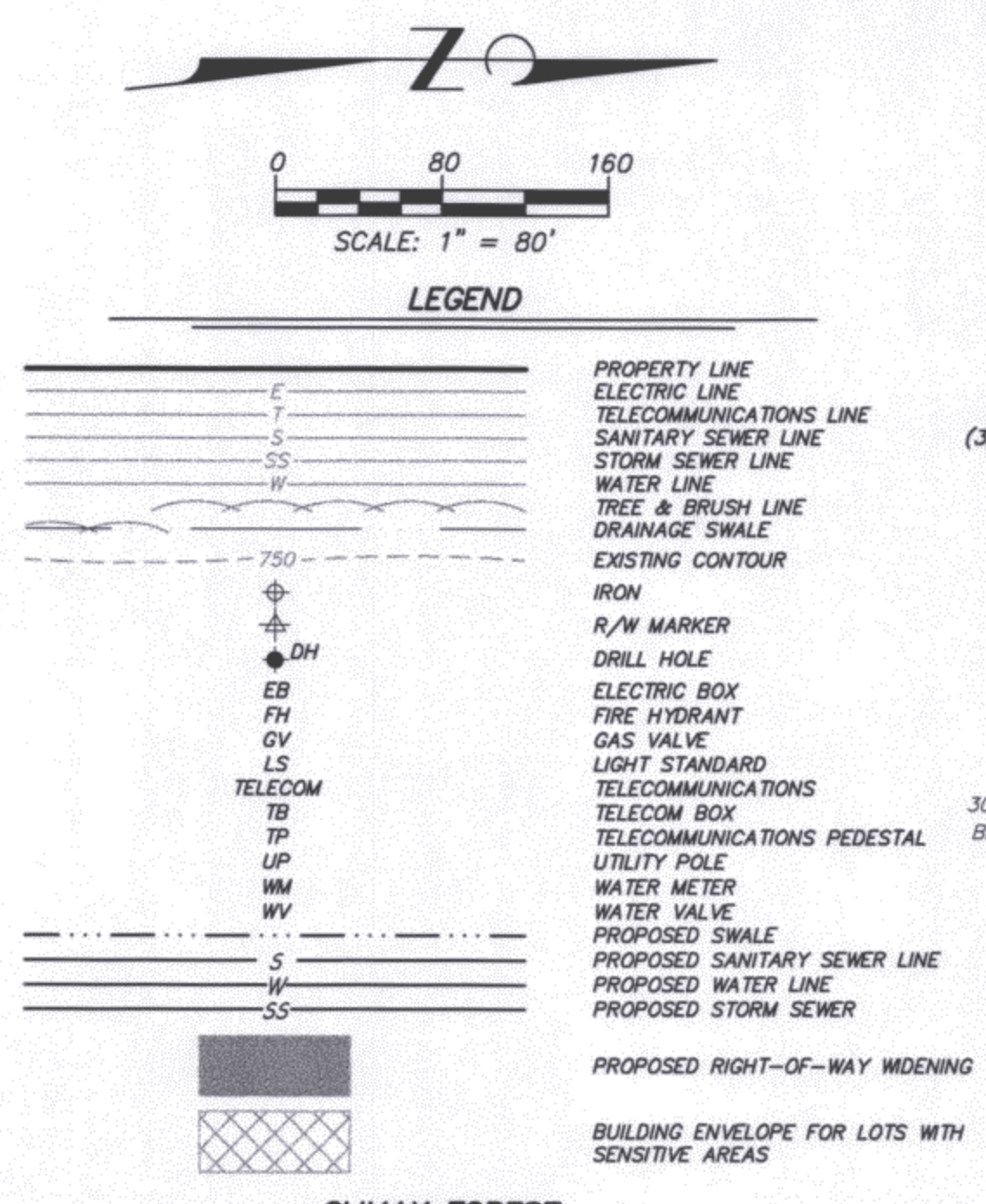
A TYPE II STREAM BUFFER HAS BEEN PROVIDED IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES, SPECIFICALLY:

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 PLAN.

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		
NORTH OF SMITH DRIVE	465	0.76
SOUTH OF SMITH DRIVE	711	2.06
TOTAL	1,176	2.82



CLIMAX FOREST

EXISTING	= 1.45 ACRES
REMOVED	= 1.09 ACRES
PRESERVED	= 0.36 ACRES (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 29019C0290D, 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, UPKEEP, AND BEAUTIFICATION OF THE CONSTRUCTED STREAM CHANNEL.

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

Not recommended for approval

APPROVED BY THE CITY COUNCIL PURSUANT TO RESOLUTION # **R21-19** ON THE **4th** DAY OF **February**, 2019.

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.

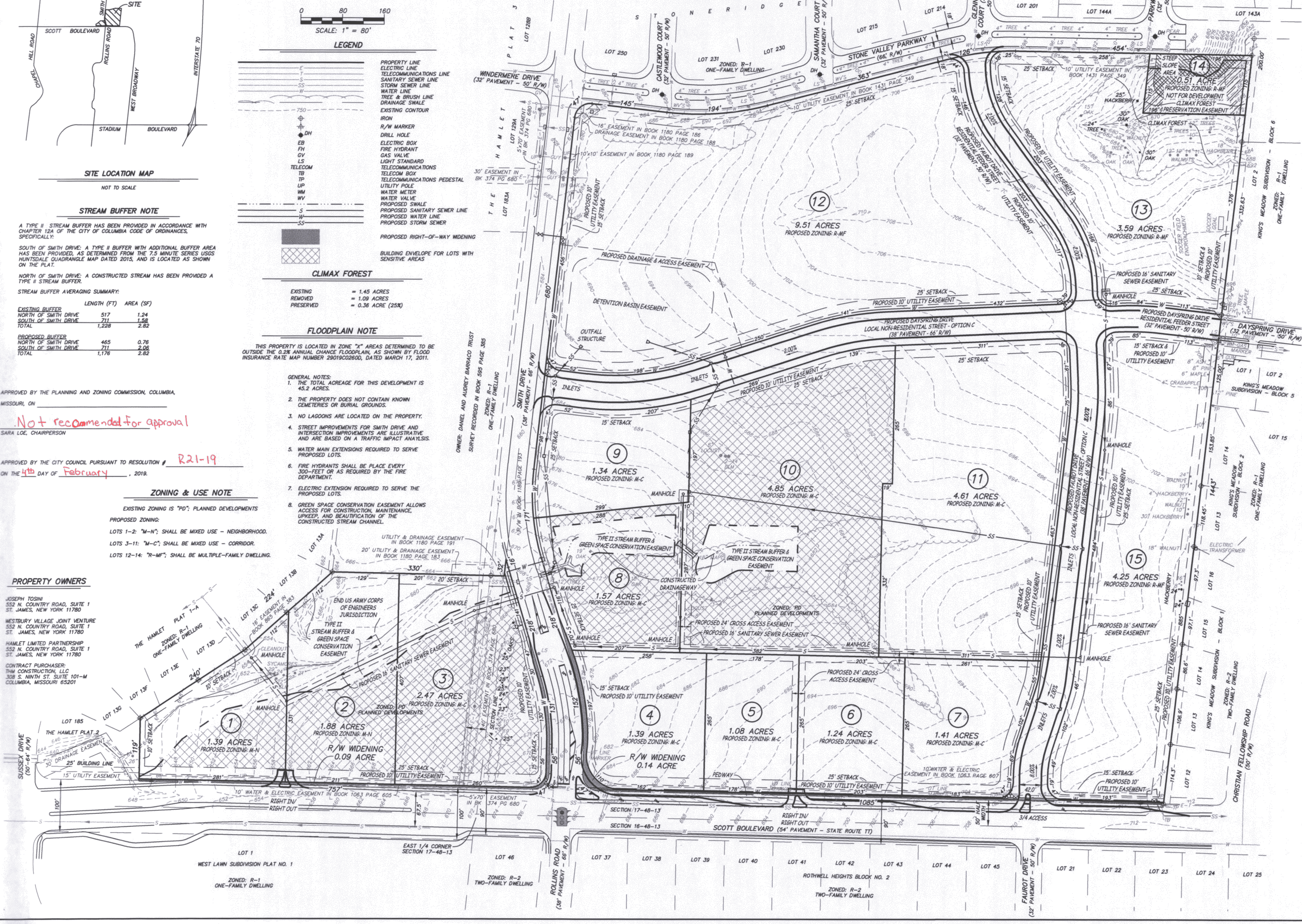
PROPERTY OWNERS

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

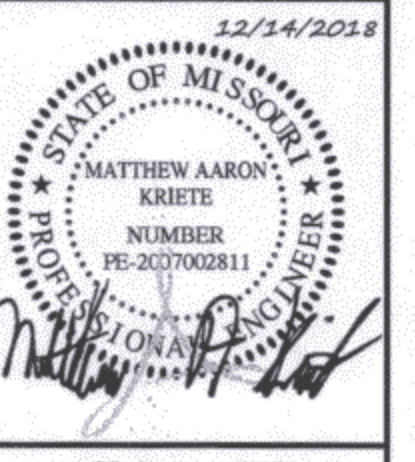
HAMLET LIMITED PARTNERSHIP
552 N. COUNTRY ROAD, SUITE 1
ST. JAMES, NEW YORK 11780

CONTRACT PURCHASER:
THW CONSTRUCTION, LLC
308 S. NINTH ST. SUITE 101-M
COLUMBIA, MISSOURI 65201



Engineering Surveys & Services
 Consulting Engineers, Land Surveyors, and Geographers
 Analytical and Minimal Laboratories
 1113 Fir Street, Columbia, Missouri 65201
 571-449-3646 | www.es-inc.com
 Other Offices:
 Jefferson City, Missouri - Scobell, Missouri
 Missouri Engineering Corporation # 2004001018

PRELIMINARY PLAT
WESTBURY VILLAGE SUBDIVISION
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-2007002811

Date

OCTOBER 26, 2018

Revised
 NOVEMBER 30, 2018
 DECEMBER 14, 2018

Design: MAK Drawn: BR

PRELIMINARY PLAT

Sheet

C1.01
 1 OF 2

ES&S PROJECT NO. 13885



SITE LOCATION MAP

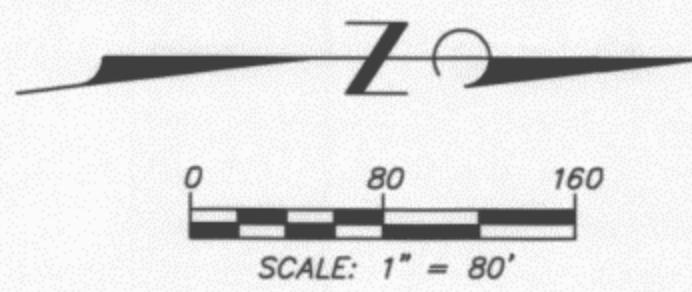
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LEGEND

—	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 BOX
⊕	TELECOMMUNICATIONS PEDESTAL
⊕	UTILITY POLE
⊕	WATER METER
⊕	WATER VALVE
⊕	PROPOSED SWALE
⊕	EXISTING TREE
⊕	SIGNIFICANT TREE

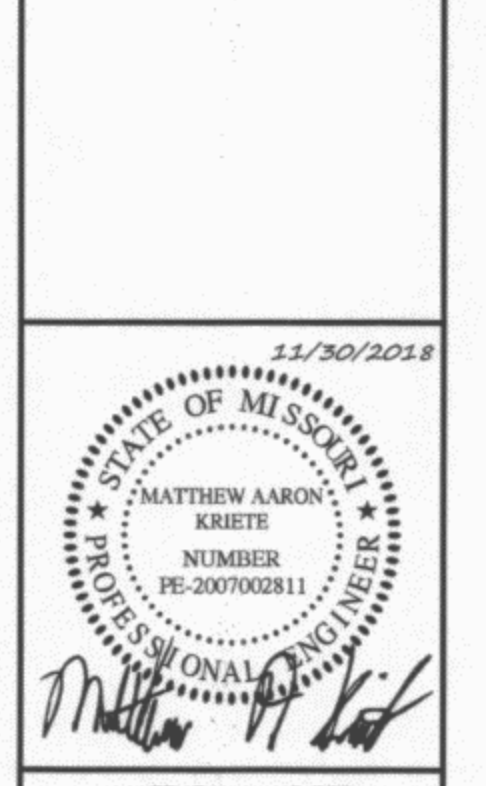
SIGNIFICANT TREE NOTE

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(9)(3) OF THE UDC.



Engineering Surveys & Services
 Consulting Engineers, Land Surveyors, and Geoprotectionists
 Analytical and Material Laboratories
 1113 E. 9th Street, Columbia, Missouri 65201
 573-449-2646 | www.esand.com
 Jefferson City, Missouri - SoLiahi, Missouri
 Missouri Engineering Corporation # 200400018

PRELIMINARY PLAN
WESTBURY VILLAGE SUBDIVISION
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-2007002811
 Date
NOVEMBER 30, 2018

Design: MAK	Drawn: BR
SIGNIFICANT TREE PLAN	
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ES&S PROJECT NO. 13885	

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