

# WESTBURY VILLAGE

## O-P, C-P DEVELOPMENT PLAN

20 DECEMBER, 2000

**OWNER / DEVELOPER**

JOE TOSINI  
WESTBURY VILLAGE JOINT VENTURE  
522 NORTH COUNTRY ROAD, SUITE 1  
ST. JAMES, NY 11780

**FLOOD PLAIN NOTE**

THIS PROPERTY IS NOT LOCATED  
IN THE 100 YEAR FLOOD PLAIN  
AS DEFINED BY CITY ORDINANCE

**ZONING NOTE**

THIS PROPERTY IS ZONED AS FOLLOWS:  
PUD-12 22.58 ACRES  
O-P 7.57 ACRES  
C-P 15.07 ACRES  
TOTAL 45.22 ACRES

**BENCH MARK**

BM - EAST RIM OF CITY MANHOLE 11488 AT NE CORNER OF SMITH DRIVE AND  
WINDERMERE DRIVE. ELEVATION = 678.81  
TBM - SPIKE IN NORTH SIDE OF UTILITY POLE ON SOUTH SIDE OF SMITH DRIVE  
350' EAST OF WINDERMERE DRIVE. ELEVATION = 684.13

**LEGEND**

---	PROPERTY LINE
---	ELECTRIC LINE
---	TELEPHONE LINE
---	TELEVISION LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	DRAINAGE SWALE
---	ANCHOR
UP	UTILITY POLE
LS	LIGHT STANDARD
CV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
FW	FIRE HYDRANT
C.O.	CLEANOUT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
ROP	REINFORCED CONCRETE PIPE
M.A.P.	METAL ARCH PIPE
+	IRON
+	R/W MARKER
+	TEST BORING
---	EROSION CONTROL BARRIER
---	TREE PRESERVATION BARRIER
---	EXISTING CONTOUR
---	FINISH CONTOUR
---	FINISH ELEVATION
---	PROPOSED STREET RIGHT-OF-WAY
S	PROPOSED SANITARY SEWER LINE
SS	PROPOSED STORM SEWER LINE
W	PROPOSED WATER LINE
WS	PROPOSED WATER VALVE
+	PROPOSED FIRE HYDRANT & VALVE
---	ZONING LINE
---	PROPOSED CONCRETE SIDEWALK & PAVEMENT

**UTILITY NOTES**

**WATER**  
CITY OF COLUMBIA  
P.O. BOX 11  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DAVID MATSON 573-874-7325  
12" PVC LINE ALONG WEST SIDE OF SCOTT BOULEVARD SOUTH OF SMITH DRIVE.  
6" CL. LINE ALONG EAST SIDE OF SCOTT BOULEVARD NORTH OF SMITH DRIVE.  
8" PVC LINE ALONG SOUTH SIDE OF SMITH DRIVE ALONG LOTS 128B, 129A  
& 183A OF THE HAMLET PLAT 3.

**ELECTRIC**  
CITY OF COLUMBIA  
P.O. BOX 11  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DAN CLARK 573-874-7325  
66,000 V. THREE PHASE AERIAL LINE ALONG NORTH SIDE OF SMITH DRIVE.  
11,800 V. THREE PHASE AERIAL LINE ALONG WEST SIDE OF SCOTT BOULEVARD.  
THREE PHASE UNDERGROUND LINE ALONG SOUTH SIDE OF KING'S MEADOW  
SUBDIVISION.

**BOONE ELECTRIC COOPERATIVE**  
1413 DANGLINE  
COLUMBIA, MISSOURI 65201  
CONTACT: NUGO WILMINGER 573-449-4181  
11,900 V. THREE PHASE AERIAL LINE ALONG WEST SIDE OF SCOTT BOULEVARD.

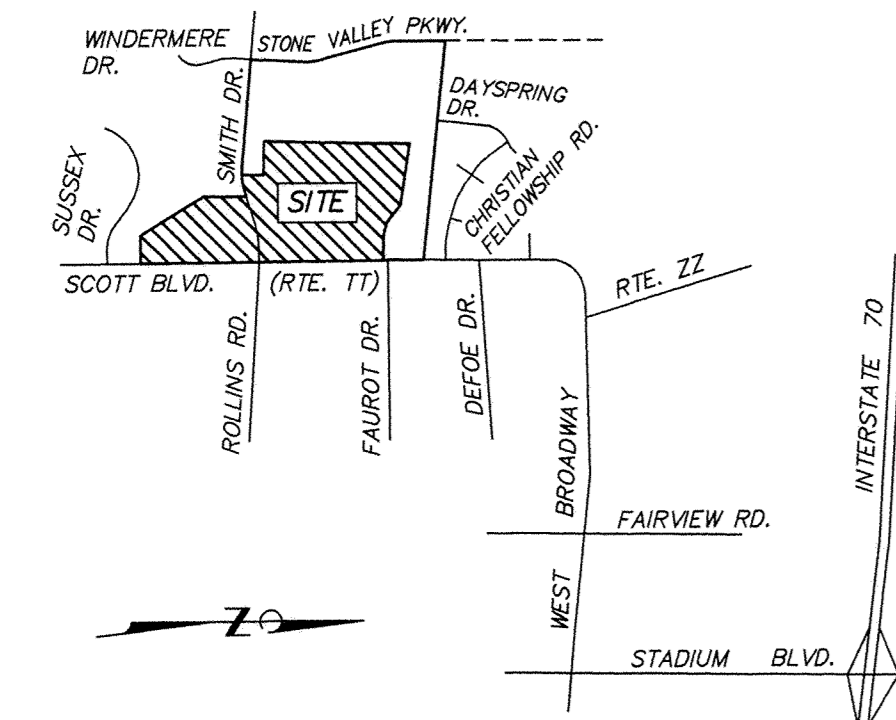
**GAS**  
AMEREN UE  
P.O. BOX 11  
COLUMBIA, MISSOURI 65205  
CONTACT: DON HARTLEY 573-875-3028  
6" PLASTIC LINE ALONG EAST SIDE OF SCOTT BOULEVARD WITH STUB AT  
SMITH DRIVE.

**TELEPHONE**  
625 E. CHERRY STREET  
COLUMBIA, MISSOURI 65205  
CONTACT: CHARLES SHEDD 573-886-3700  
2 AERIAL LINES ALONG WEST SIDE OF SCOTT BOULEVARD NORTH OF SMITH  
DRIVE.  
UNDERGROUND LINE ALONG SOUTH SIDE OF SMITH DRIVE.

**TELEVISION**  
AT&T CABLEVISION OF MISSOURI  
901 NORTH COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
573-443-1535  
UNDERGROUND LINE ALONG WEST SIDE OF SCOTT BOULEVARD.

**SANITARY SEWER**  
CITY OF COLUMBIA  
P.O. BOX 11  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: GEORGE MONTGOMERY 573-874-7250  
LINE ALONG SCOTT BOULEVARD, SOUTH OF SMITH DRIVE.  
LINE ALONG EAST SIDE OF WINDERMERE DRIVE.  
LINE ALONG EAST SIDE OF DAYSPRING DRIVE.  
LINE ALONG NORTH SIDE OF SITE AS SHOWN.

**STORM SEWER**  
CITY OF COLUMBIA  
P.O. BOX 11  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: GEORGE MONTGOMERY 573-874-7250  
AS SHOWN.



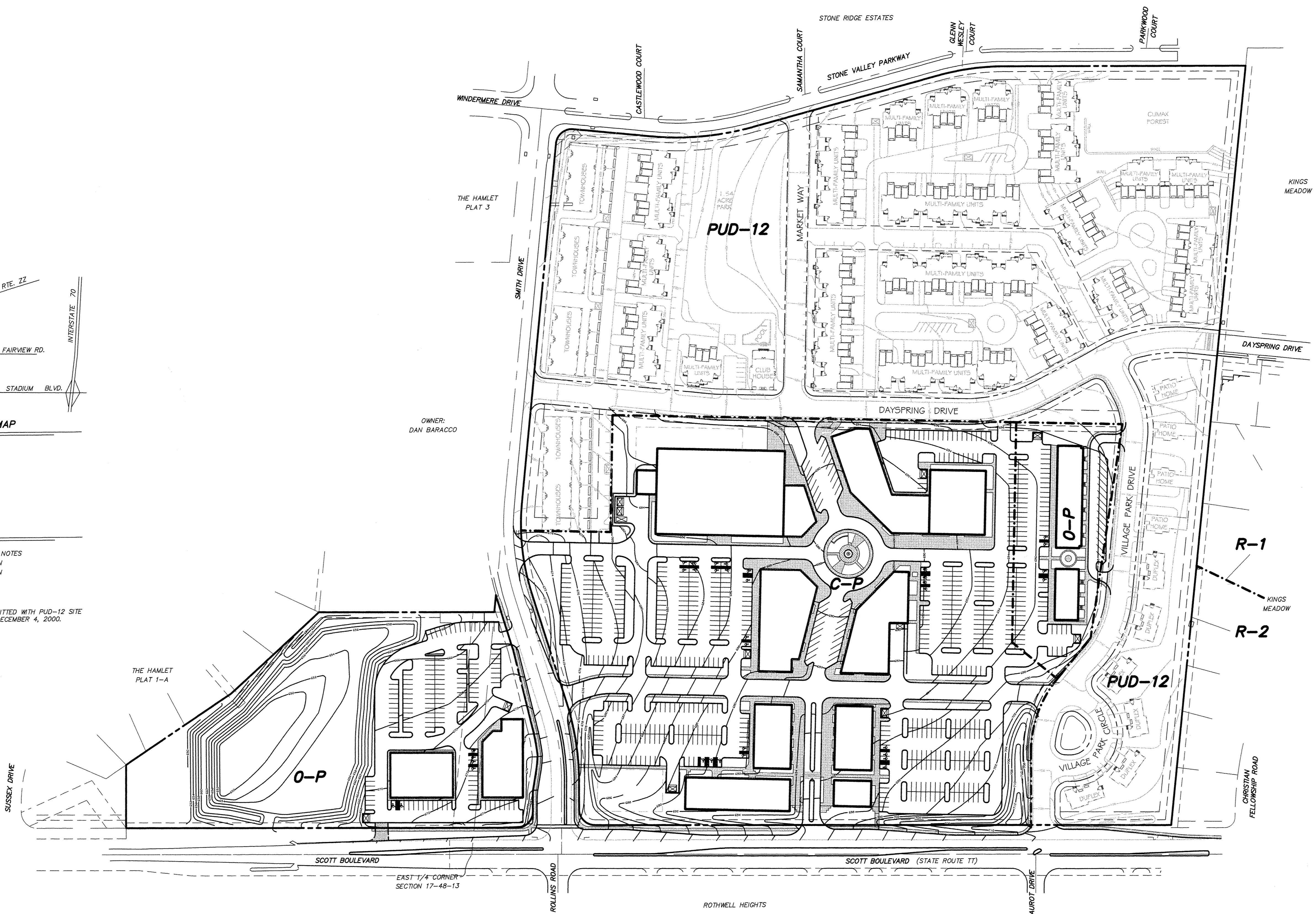
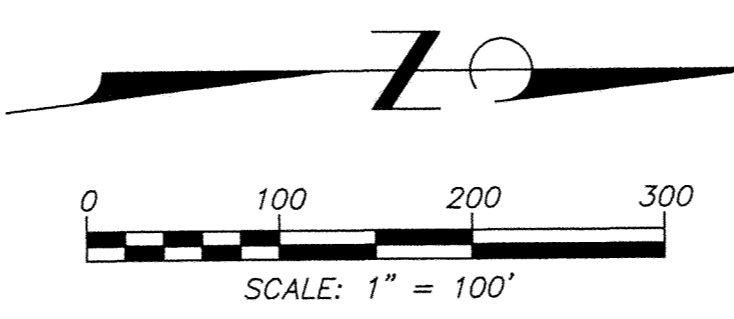
**SITE LOCATION MAP**

NOT TO SCALE

**SHEET INDEX**

- 1 SITE LOCATION MAPS & NOTES
- 2 O-P DEVELOPMENT PLAN
- 3 C-P DEVELOPMENT PLAN
- 4 LANDSCAPE PLAN
- 5 LIGHTING PLAN

STORM WATER MANAGEMENT PLAN SUBMITTED WITH PUD-12 SITE  
PLAN APPROVED BY CITY COUNCIL ON DECEMBER 4, 2000.



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

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS 2nd DAY OF April, 2001

*Darwin Hindman*  
DARWIN HINDMAN, MAYOR

ATTEST: *Penny Romaine*  
PENNY R. ROMAINE, CITY CLERK

*David A. Bennett*  
16 MARCH, 2001

REVISED 23 JANUARY, 2001  
REVISED 27 FEBRUARY, 2001  
REVISED 16 MARCH, 2001

# O-P DEVELOPMENT PLAN

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

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS 22nd DAY OF April, 2001

*Larri Windma*  
DARWIN HINDMAN, MAYOR

ATTEST: *Penny Romaine*  
PENNY ST. ROMAINE, CITY CLERK

### NOTES

- THE MINIMUM DISTANCE FROM ANY BUILDING TO THE PROPERTY LINE SHALL BE THIRTY-FIVE (35) FEET.
- MAXIMUM BUILDING HEIGHT SHALL BE FORTY-FIVE (45) FEET, MEASURED AT ROOF PEAK.
- LIGHTING SHALL CONSIST OF LIGHT POLES CONTAINING EITHER A SINGLE OR DUAL MOUNTED, DOWNWARD FOCUSED, SHOE BOX LIGHT. APPROXIMATE LOCATION AND HEIGHT OF LIGHT STANDARDS ARE SHOWN ON LIGHTING PLAN.
- FREESTANDING SIGNS:
 

LOCATION	QUANTITY	MAXIMUM SIZE	MAXIMUM HEIGHT
SCOTT BOULEVARD	1	60 SQ. FT.	6 FT.
SMITH DRIVE	1	42 SQ. FT.	6 FT.
- SANITARY SEWERS ARE 8" PVC.
- WATER MAINS ARE 8" PVC.
- PARKING
- FUTURE PARKING
- SCOTT BOULEVARD & SMITH DRIVE IMPROVEMENTS

### PARKING NOTE

Category	Area / Footage	Spaces
O-P NORTH OFFICE	12,900 S.F.	65 SPACES
RESIDENTIAL OVER OFFICE	12,900 S.F.	18 SPACES
SCOTT BOULEVARD	25,800 S.F.	9 SPACES
SMITH DRIVE	25,800 S.F.	9 SPACES
<b>PARKING PROVIDED:</b>		
STANDARD	82 SPACES	
ADA	4 SPACES	
FUTURE	6 SPACES	
<b>TOTAL</b>		<b>137 SPACES</b>
O-P SOUTH OFFICE	18,400 S.F.	97 SPACES
<b>PARKING PROVIDED:</b>		
STANDARD	132 SPACES	
ADA	6 SPACES	
<b>TOTAL</b>		<b>137 SPACES</b>
<b>TOTAL O-P OFFICE SQUARE FOOTAGE</b>	<b>31,300 S.F.</b>	
<b>TOTAL O-P RESIDENTIAL SQUARE FOOTAGE</b>	<b>12,900 S.F.</b>	
<b>TOTAL O-P PARKING REQUIRED</b>	<b>180 SPACES</b>	
<b>TOTAL O-P PARKING PROVIDED</b>	<b>229 SPACES</b>	

### LANDSCAPING NOTE

TOTAL AREA	329,809 SQ. FT.	100 %
BUILDING AREA	32,300 SQ. FT.	9.8 %
PAVED AREA	106,494 SQ. FT.	32.3 %
LANDSCAPED AREA	191,014 SQ. FT.	57.9 %
<b>PARKING PROVIDED:</b>		
STANDARD	82 SPACES	
ADA	4 SPACES	
FUTURE	6 SPACES	
<b>TOTAL</b>	<b>137 SPACES</b>	
O-P SOUTH OFFICE	18,400 S.F.	97 SPACES
<b>PARKING PROVIDED:</b>		
STANDARD	132 SPACES	
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<b>TOTAL O-P PARKING REQUIRED</b>	<b>180 SPACES</b>	
<b>TOTAL O-P PARKING PROVIDED</b>	<b>229 SPACES</b>	

### ZONING NOTE

THIS PROPERTY IS ZONED O-P.



16 MARCH, 2001  
STATE OF MISSOURI  
DAVID A. BENNETT  
REGISTERED PROFESSIONAL ENGINEER - E 21392

O-P DEVELOPMENT PLAN  
**WESTBURY VILLAGE**  
COLUMBIA, MISSOURI

Engineering Surveys & Services  
1113 Fay Street  
Columbia, Missouri  
573-449-2646

Surveyed: FC  
Drawn: DMV  
Checked: TMB

Revised:  
23 JAN. 2001  
30 JAN. 2001  
27 FEB. 2001  
16 MAR. 2001

Scale: 1" = 60'  
Date: 20 DECEMBER 2000  
Job: 8972  
Sheet: 2 of 5

# C-P DEVELOPMENT PLAN

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

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS 2nd DAY OF April, 2000

*Lamin Hindman*  
DARWIN HINDMAN, MAYOR

ATTEST: *Penny St. Romaine*  
PENNY ST. ROMAINE, CITY CLERK

## NOTES

- THE MINIMUM DISTANCE FROM ANY BUILDING TO THE PROPERTY LINE SHALL BE TWENTY-FIVE (25) FEET.
- MAXIMUM BUILDING HEIGHT SHALL BE FORTY-FIVE (45) FEET, MEASURED AT ROOF PEAK.
- LIGHTING SHALL CONSIST OF LIGHT POLES CONTAINING EITHER A SINGLE OR DUAL MOUNTED, DOWNWARD FOCUSED, SHOE BOX LIGHT. APPROXIMATE LOCATION AND HEIGHT OF LIGHT STANDARDS ARE SHOWN ON LIGHTING PLAN.
- FREESTANDING SIGNS:
 

LOCATION	QUANTITY	MAXIMUM SIZE	MAXIMUM HEIGHT
SCOTT BOULEVARD	1	60 SQ. FT.	6 FT.
SMITH DRIVE	2	42 SQ. FT. (EA.)	6 FT.
- AWING SIGNS WILL BE PERMITTED.
- BUSINESSES LOCATED IN CORNER BUILDINGS WILL BE PERMITTED ONE SIGN FOR EACH STREET FRONTAGE.
- BUSINESSES WITH SERVICE ENTRANCES WILL BE PERMITTED TO IDENTIFY THESE WITH ONE SIGN NOT EXCEEDING 2 SQUARE FEET.
- SANITARY SEWERS ARE 8" PVC.
- WATER MAINS ARE 8" PVC.
- PARKING
- FUTURE PARKING
- SCOTT BOULEVARD & SMITH DRIVE IMPROVEMENTS

## PARKING NOTE

REQUIRED PARKING	280 SPACES
PER SECTION 29-17(9)(5):	
GROCERY STORE:	
7 SPACES/1000 S.F. AT 40,000 S.F.	70 SPACES
GROCERY STORE EXPANSION:	
7 SPACES/1000 S.F. AT 96,740 S.F.	677 SPACES
RETAIL:	
7 SPACES/1000 S.F. AT 96,740 S.F.	677 SPACES
RESIDENTIAL ABOVE RETAIL:	
20 RESIDENTIAL UNITS x 2 SPACES/UNIT	40 SPACES
	1087 SPACES
PROVIDED PARKING	
STANDARD	557 SPACES
FUTURE	88 SPACES
ADA	25 SPACES
	670 SPACES

WHEN CALCULATING BY THE RETAIL STANDARD OF 4 PARKING SPACES/1000 S.F., ONLY 587 SPACES ARE NEEDED. ADDING THE 40 RESIDENTIAL SPACES GIVES THE REQUIRED TOTAL OF 627 SPACES, WHICH THIS PLAN EXCEEDS BY 43 SPACES. COMBINING THE SURPLUS C-P PARKING GIVES AN ADDITIONAL 49 SPACES.

## BUILDING NOTE

GROCERY STORE	40,000 SQ. FT.
GROCERY STORE EXPANSION	10,000 SQ. FT.
RETAIL	96,740 SQ. FT.
RESIDENTIAL ABOVE RETAIL	27,000 SQ. FT.
	173,740 SQ. FT.

THIS S.F. TOTAL IS 1,242 S.F. LESS THAN THE PREVIOUSLY APPROVED REZONING PLAN TOTAL OF 174,982 S.F. (REFER TO 16 NOVEMBER 1999 PLAN).

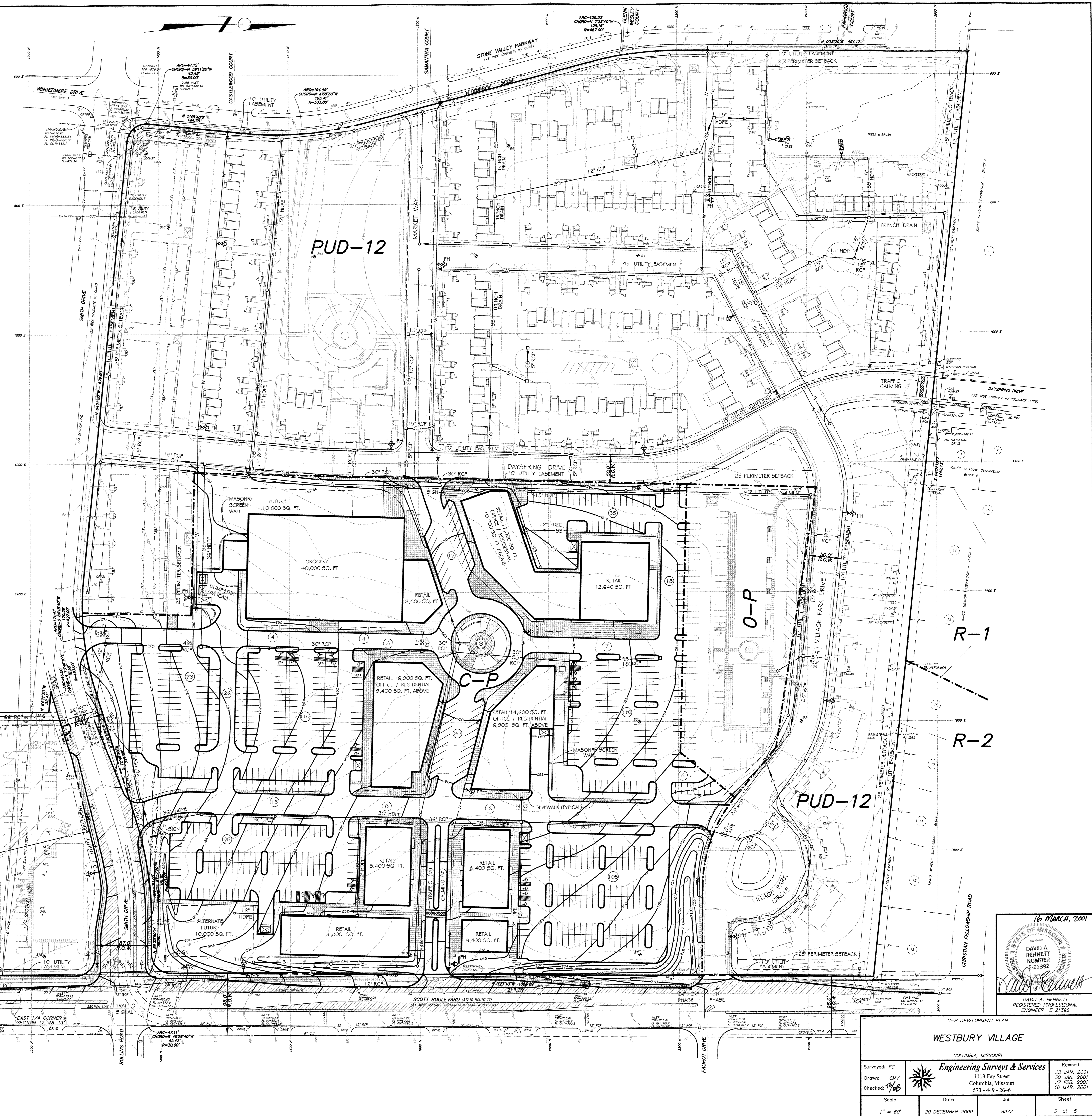
## LANDSCAPING NOTE

TOTAL AREA	652,239 SQ. FT.	100 %
BUILDING AREA	126,700 SQ. FT.	21.0 %
PAVED AREA	366,483 SQ. FT.	56.2 %
LANDSCAPED AREA	148,056 SQ. FT.	22.8 %

296,155 SF AT 1 TREE / 4,500 SQ. FT. OF PAVED AREA = 66 TREES  
TOTAL NEW TREES = 66 TREES

## ZONING NOTE

THIS PROPERTY IS ZONED C-P.



16 MARCH, 2001  
DAVID A. BENNETT  
REGISTERED PROFESSIONAL ENGINEER E-21392

C-P DEVELOPMENT PLAN  
WESTBURY VILLAGE  
COLUMBIA, MISSOURI

Surveyed: FC		Revised: 23 JAN. 2001
Drawn: CMV		30 JAN. 2001
Checked: JMB		27 FEB. 2001
Scale: 1" = 60'	Date: 20 DECEMBER 2000	Job: 8972
		Sheet: 3 of 5

# LANDSCAPE, SIGNAGE AND PEDESTRIAN WALKWAY PLAN

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

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS 2<sup>ND</sup> DAY OF Dec, 2008<sup>1</sup>

*Darwin Hindman*  
DARWIN HINDMAN, MAYOR

ATTEST: *Penny St. Romaine*  
PENNY ST. ROMAINE, CITY CLERK

## LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE	REMARKS
○	DECIDUOUS TREES		
○	RED MAPLE	2" CAL.	
○	SUGAR MAPLE		
○	RED OAK		
○	PIN OAK		
○	LINDEN		
○	RIVER BIRCH		
○	ORNAMENTAL / SMALL DECIDUOUS		
○	AMUR MAPLE	1-1/2" CAL.	ALL TREES WILL BE A MINIMUM OF 4' HT.
○	SERVICEBERRY		
○	REDBUD		
○	CRABAPPLE		
○	STAR MAGNOLIA		
○	JAPANESE TREE LILAC		
○	CONIFERS		
○	COLORADO SPRUCE	6' HT.	
○	NORWAY SPRUCE		
○	WHITE PINE		
○	SHRUBS		
○	DENSI YEW	2 GAL.	ALL SHRUBS WILL BE A MINIMUM OF 3' HT. WITHIN 4 GROWING SEASONS TO MEET CITY LANDSCAPE REQUIREMENTS.
○	ORANGE PRINCE BARBERRY	2 GAL.	
○	SEA GREEN JUNIPER	2 GAL.	
○	DWARF KOREANSPICE YBURNUM	2 GAL.	
○	BUFFALO JUNIPER	2 GAL.	
○	ORNAMENTAL GRASSES		
○	MISCANTHUS GRASS (MAIDEN GRASS)	1 GAL.	
○	FOUNTAIN GRASS	1 GAL.	
○	PERENNIAL / GROUND COVER		
○	LIRIOPE	4" POT	

NOTES:  
ALL TURF AREAS TO BE SOODED OR SEEDED. SEEDING WILL OCCUR AT WOODLAND EDGES / PARK AREA / DESIGNATED AREAS  
EXISTING TREES TO REMAIN WILL BE PROTECTED WITH ORANGE TREE-FENCING PRIOR TO GRADING ON-SITE.  
LANDSCAPE BERM CONSTITUTES ONE TYPE OF LANDSCAPE PLANTING MATERIAL.

## PROPOSED CONCRETE SIDEWALK

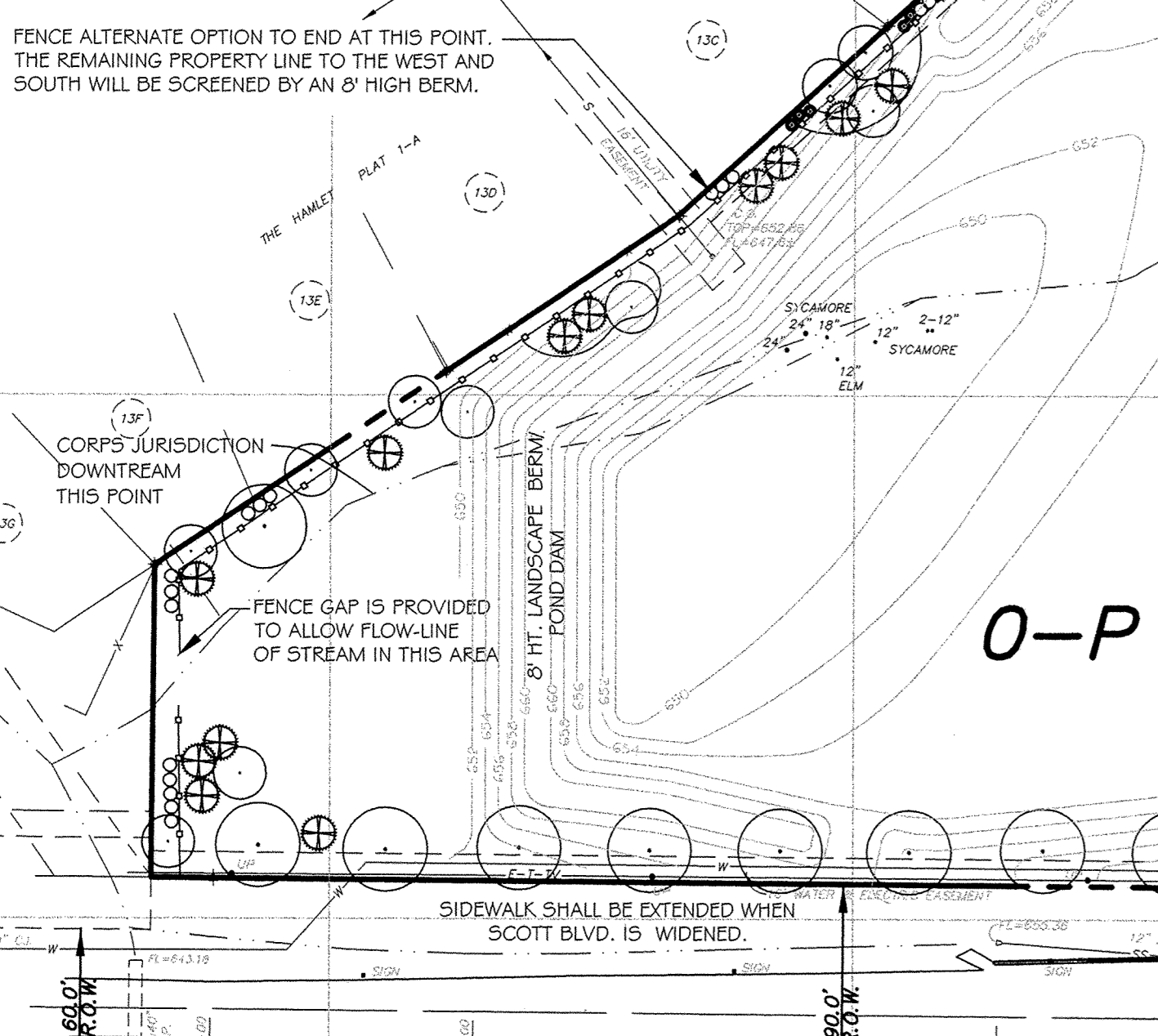
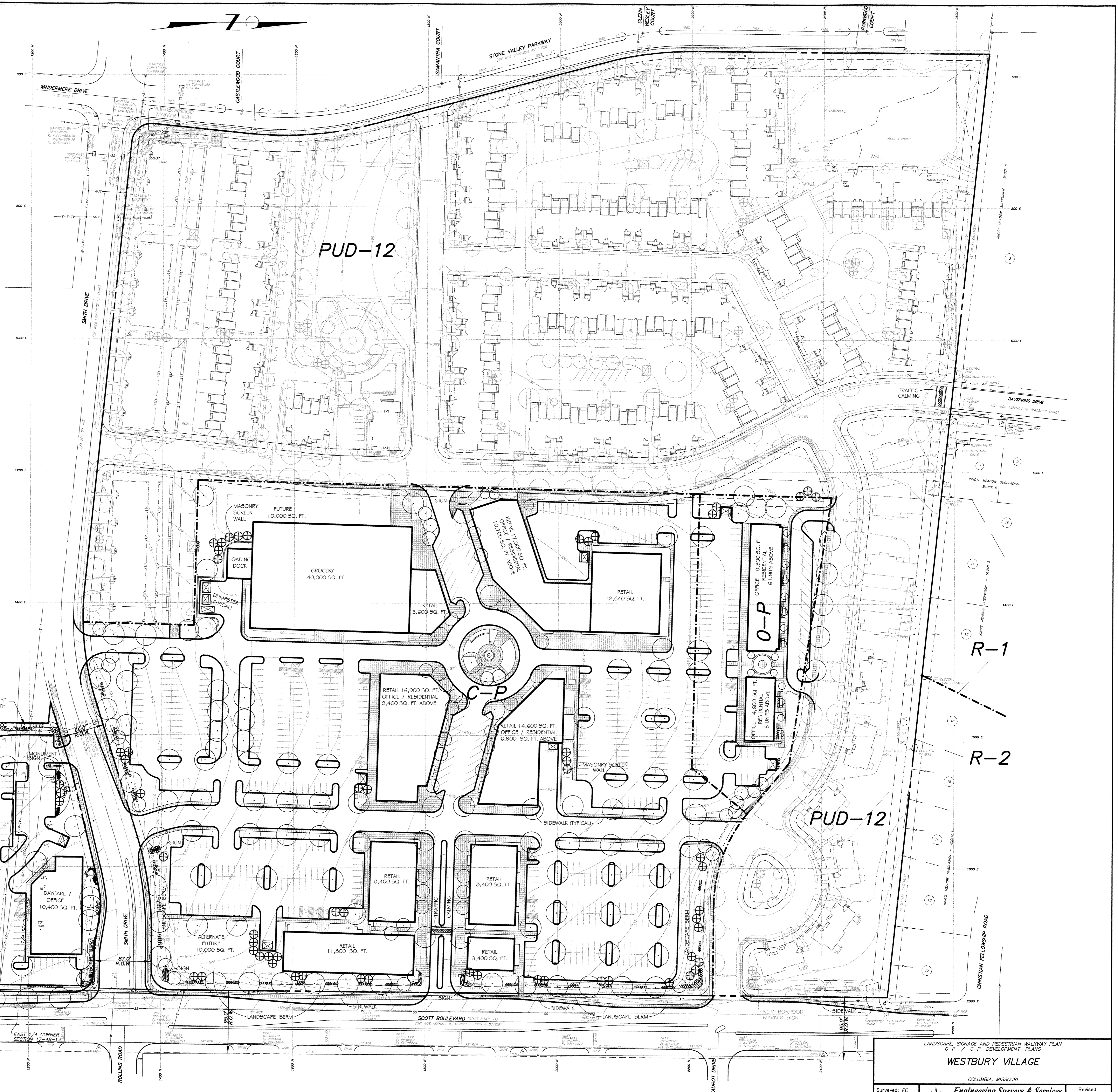
## SIGNS

LOCATION	QUANTITY	MAXIMUM SIZE	MAXIMUM HEIGHT
FREESTANDING SIGNS (O-P): SCOTT BOULEVARD SMITH DRIVE	1	60 SQ. FT. 42 SQ. FT.	8 FT. 6 FT.

LOCATION	QUANTITY	MAXIMUM SIZE	MAXIMUM HEIGHT
FREESTANDING SIGNS (C-P): SCOTT BOULEVARD SMITH DRIVE	1 2	80 SQ. FT. 42 SQ. FT. (EA.)	6 FT. 6 FT.

- ALL WALL SIGNAGE WILL COMPLY WITH WHAT WOULD BE ALLOWED UNDER C-1/0-1.  
- FREESTANDING SIGNS SHALL, AT A MINIMUM, BE SET BACK TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.

NOTE: LANDSCAPE, SIGNAGE AND PEDESTRIAN WALKWAY PLAN PREPARED BY GOULD EVANS GOODMAN ASSOCIATES, L.C.



LANDSCAPE, SIGNAGE AND PEDESTRIAN WALKWAY PLAN  
O-P / C-P DEVELOPMENT PLANS  
WESTBURY VILLAGE  
COLUMBIA, MISSOURI

Surveyed: FC		Revised: 23 JAN. 2001
Drawn: CMV		30 JAN. 2001
Checked: <i>19/05</i>		6 FEB. 2001
Scale: 1" = 60'	Date: 20 DECEMBER 2000	Job: 8972
		Sheet: 4 of 5

# LIGHTING PLAN

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

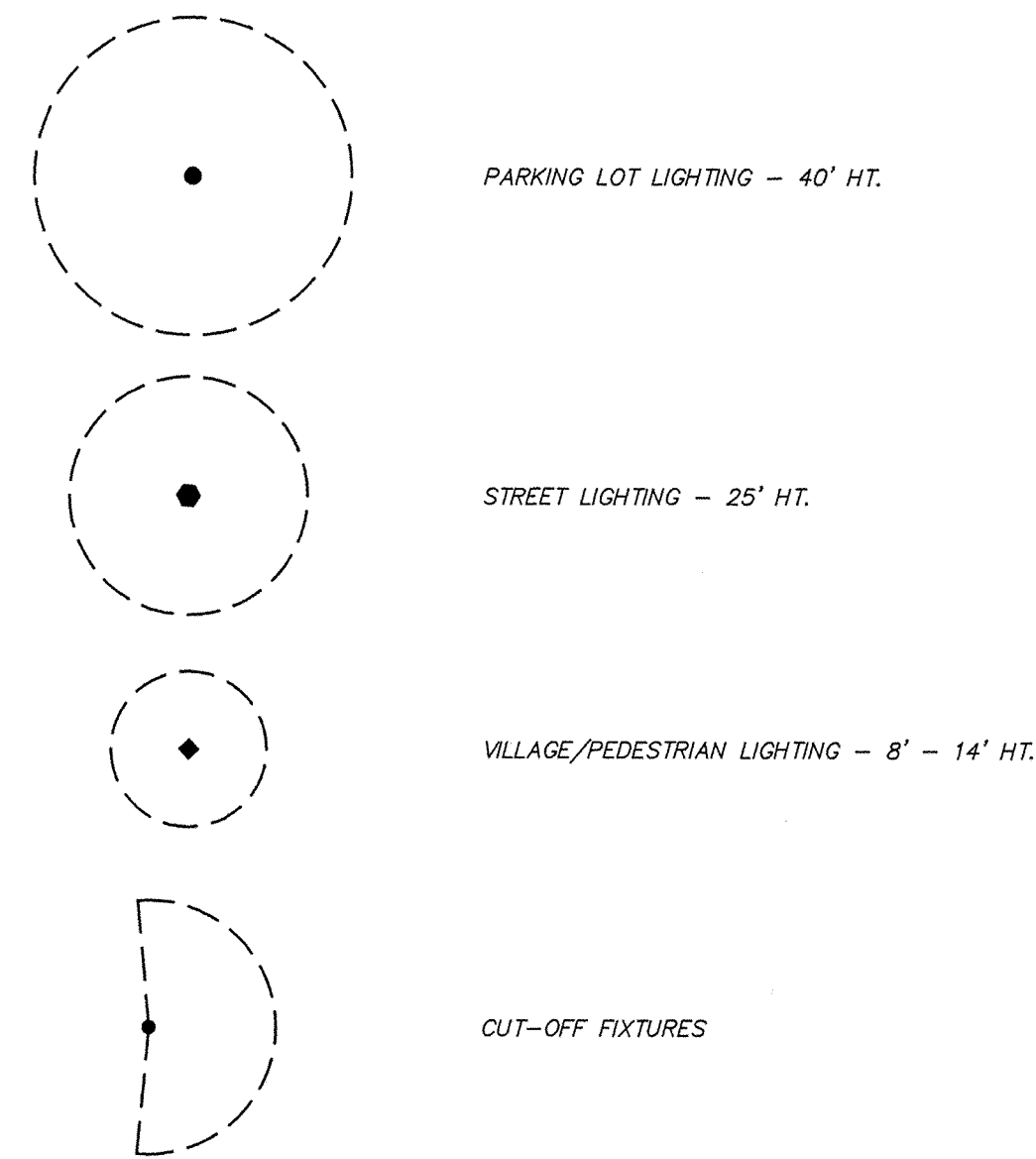
JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS 22nd DAY OF April, 2000

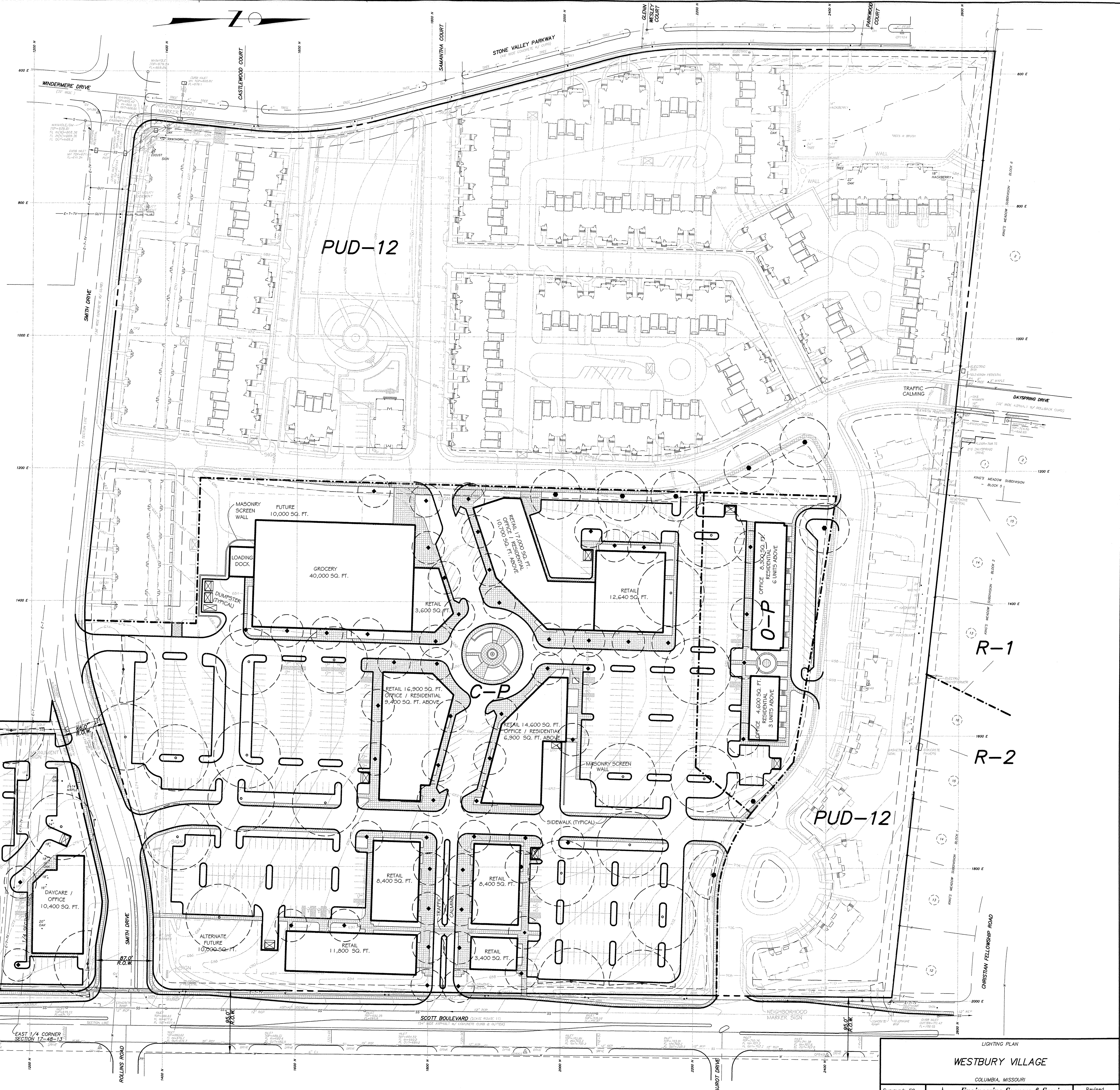
*Larvin Hindman*  
DARWIN HINDMAN, MAYOR

ATTEST: *Penny St. Romaine*  
PENNY ST. ROMAINE, CITY CLERK

## LIGHTING LEGEND



- 1 ALL EXTERIOR LIGHTING WILL CONFORM WITH ALL APPLICABLE STANDARDS AND WILL BLEND WITH THE ESTABLISHED CHARACTER OF THE COMMUNITY.
- 2 LIGHTING PLAN SHOWN IS CONCEPTUAL. FINAL LIGHTING LAYOUT, DETAILS, AND NUMBER OF FIXTURES WILL BE COMPLETED UPON APPROVAL OF THIS CONCEPT. THIS PLAN IS CONSISTENT WITH THE LIGHTING PLAN PRESENTED TO THE CITY COUNCIL ON FEBRUARY 21, 2000.
- 3 ALL FIXTURES BORDERING RESIDENTIAL AREAS TO THE NORTH, WEST, AND SOUTH OF THE PROJECT WILL BE CUT-OFF FIXTURES DESIGNED TO CONTROL LIGHT TO SPILL AWAY FROM EXISTING RESIDENTIAL NEIGHBORHOODS.
- 4 RETAIL / OFFICE PARKING LOT LIGHTING WILL BE 35'-40' TALL TO PROVIDE SECURE WALKING AREAS FOR PATRONS. PARKING LOT LIGHTING WILL BE LIMITED AT AREAS FACING EXISTING AND PROPOSED RESIDENTIAL DEVELOPMENT. CUT-OFF FIXTURES WILL BE PROVIDED TO CONTROL LIGHT SPILL AWAY FROM RESIDENTIAL DEVELOPMENT.
- 5 LIGHTING WITHIN THE C-P AND O-P AREAS WILL NOT PRODUCE AN AVERAGE OF GREATER THAN 2 FOOT CANDLES OF ILLUMINATION OUTSIDE THE EXTERIOR BOUNDARIES OF THE C-P AND O-P ZONED AREAS. SEE NOTE # 5.
- 6 LIGHTING PLAN PREPARED BY GOULD EVANS GOODMAN ASSOCIATES, L.C.



LIGHTING PLAN			
WESTBURY VILLAGE			
COLUMBIA, MISSOURI			
Surveyed: FC		Revised: 23 JAN. 2001	1113 Fay Street Columbia, Missouri 573 - 449 - 2646
Drawn: CMV		27 FEB. 2001	
Checked: <i>19/06</i>		16 MAR. 2001	
Scale: 1" = 60'	Date: 20 DECEMBER 2000	Job: 8972	Sheet: 5 of 5