



**Engineering Surveys & Services**  
 Consulting Engineers, Land Surveyors, and Geoprosessionals  
 Analytical and Material Laboratories  
 1113 Ivy Street, Columbia, Missouri 65201  
 573-449-2646 | www.ese-inc.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

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date  
**OCTOBER 26, 2018**

Revised  
 NOVEMBER 30, 2018  
 DECEMBER 14, 2018

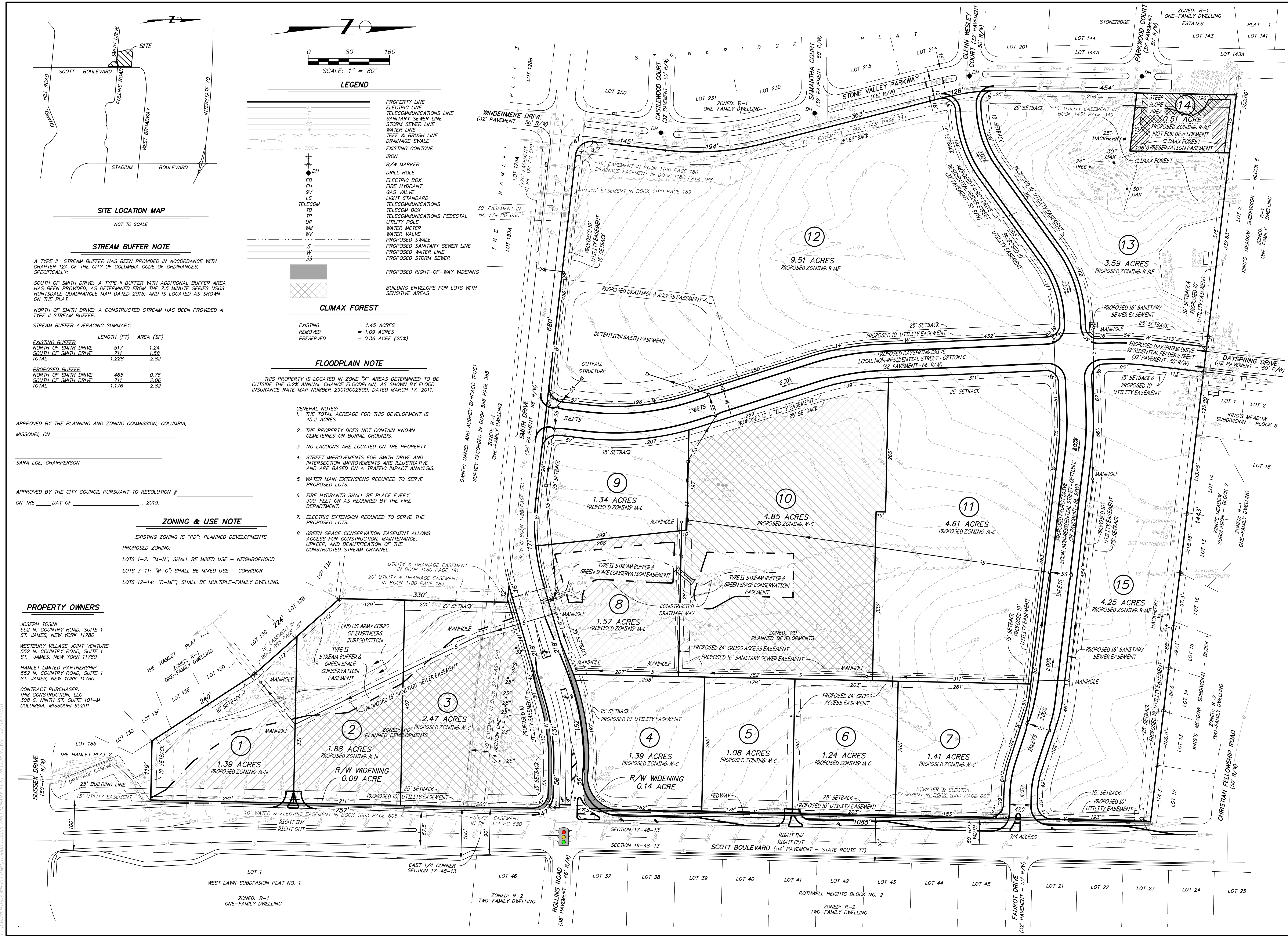
Design: MAK Drawn: BR

**PRELIMINARY PLAT**

Sheet

**C1.01**

1 OF 2  
 ES&S PROJECT NO. 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  
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THE HAMLET PLAT 9  
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THE HAMLET PLAT 10  
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THE HAMLET PLAT 11  
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THE HAMLET PLAT 93  
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THE HAMLET PLAT 94  
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THE HAMLET PLAT 95  
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 ONE-FAMILY DWELLING

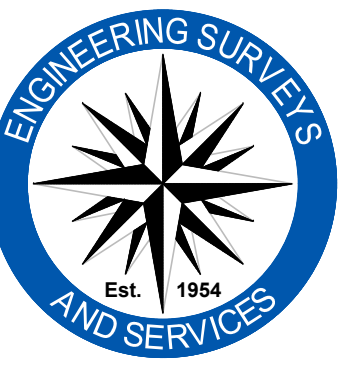
THE HAMLET PLAT 96  
 ZONED: R-1  
 ONE-FAMILY DWELLING

THE HAMLET PLAT 97  
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THE HAMLET PLAT 98  
 ZONED: R-1  
 ONE-FAMILY DWELLING

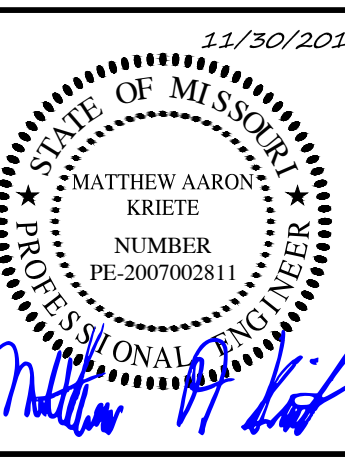
THE HAMLET PLAT 99  
 ZONED: R-1  
 ONE-FAMILY DWELLING

THE HAMLET PLAT 100  
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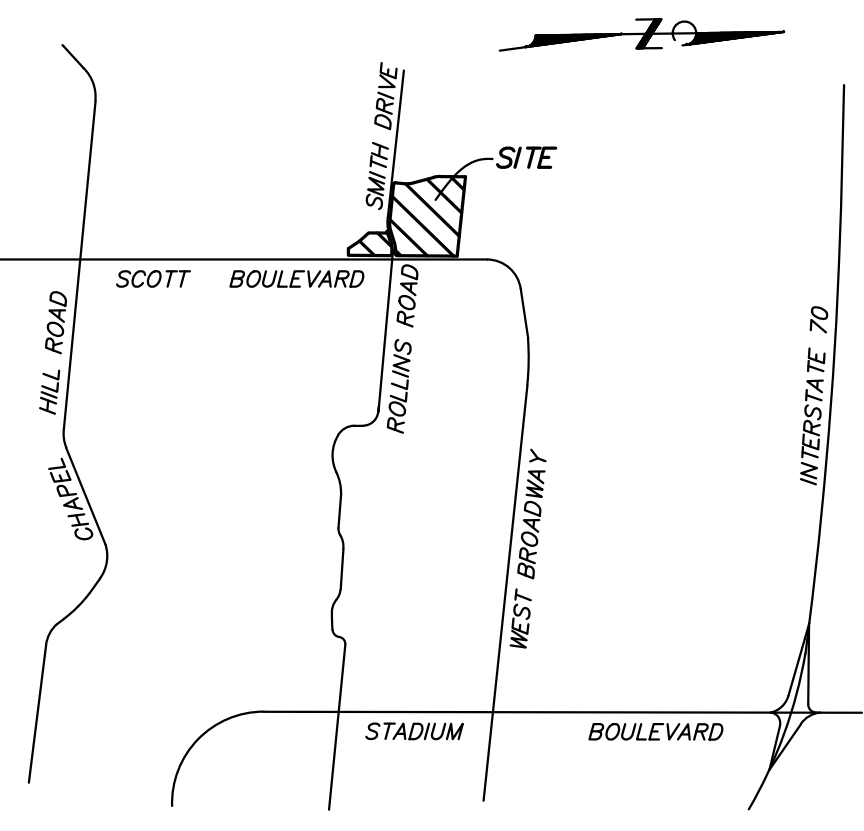
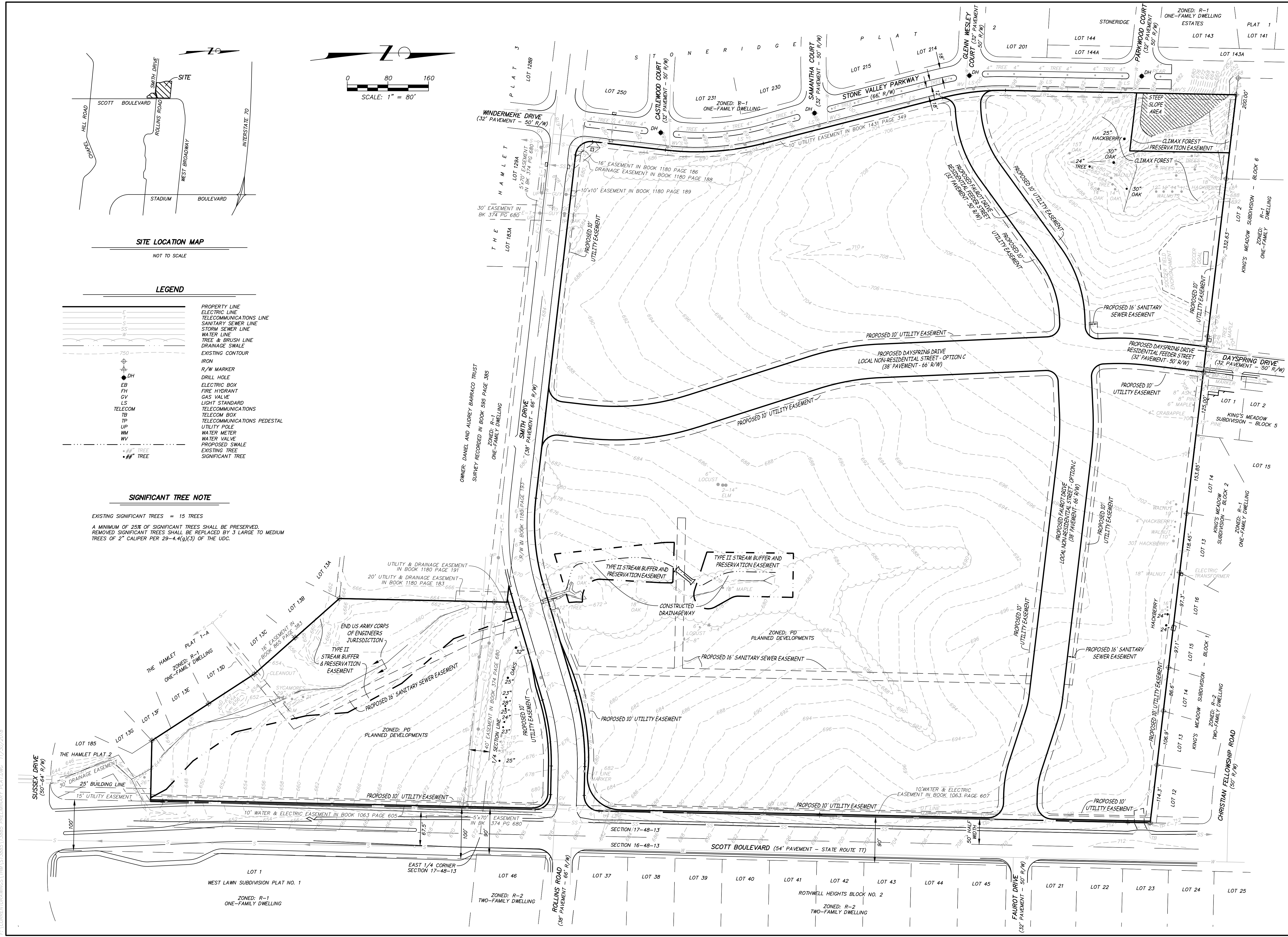
**SIGNIFICANT TREE PLAN**

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
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	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(g)(3) OF THE UDC.

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