

WESTBURY VILLAGE

PUD-12 SITE PLAN 28 AUGUST, 2000

OWNER / DEVELOPER

JOE TOSINI
140 ADAMS AVENUE SUITE A8
HAUPPAUGE, NY 11788

FLOOD PLAIN NOTE

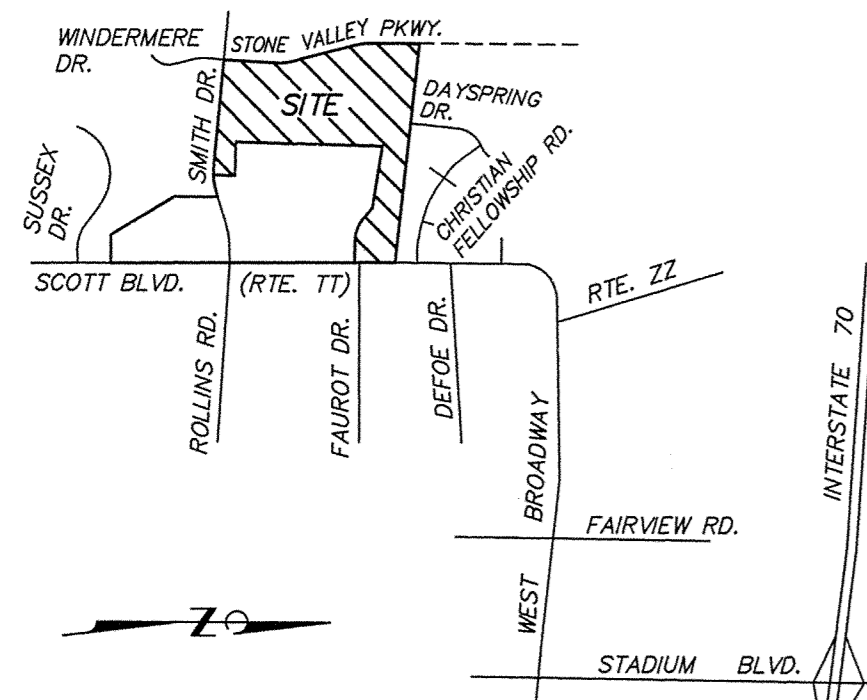
THIS PROPERTY IS NOT LOCATED
IN THE 100 YEAR FLOOD PLAIN
AS DEFINED BY CITY ORDINANCE

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

CLIMAX FOREST PRESERVATION NOTE

EXISTING CLIMAX FOREST 1.44 ACRES
CLIMAX FOREST PRESERVED 0.93 ACRES (57.1%)
LOCATION OF PRESERVED CLIMAX FOREST IS IN AN
UNDISTURBED AREA ALONG THE NORTHWEST PROPERTY LINE.



SITE LOCATION MAP

NOT TO SCALE

SHEET INDEX

- 1 SITE LOCATION MAPS & NOTES
- 2 PUD-12 SITE PLAN
- 3 LANDSCAPE PLAN
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- 5 STORM WATER MANAGEMENT DETAILS
- 6 BUILDING LANDSCAPE DETAILS

BENCH MARK

BM - EAST RM OF CITY MANHOLE 11A88 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
---	UTILITY POLE
---	LIGHT STANDARD
---	GV
---	WM
---	WV
---	FW
---	C.O.
---	CMP
---	PVC
---	ROP
---	M.A.P.
---	IRON
---	R/W MARKER
---	TEST BORING
---	EROSION CONTROL BARRIER
---	TREE PRESERVATION BARRIER
---	EXISTING CONTOUR
---	FINISH CONTOUR
---	FINISH ELEVATION
---	PROPOSED STREET RIGHT-OF-WAY
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED WATER VALVE
---	PROPOSED FIRE HYDRANT & VALVE
---	ZONING LINE
---	PHASING LINE
---	PROPOSED CONCRETE SIDEWALK & PAVEMENT

UTILITY NOTES

WATER
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAVID MATHON 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 1288, 1294
& 183A OF THE HAMLET PLAT 3.

ELECTRIC
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAN CLARK 573-874-7325
89,000 V. THREE PHASE AERIAL LINE ALONG NORTH SIDE OF SMITH DRIVE.
13,800 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 RANGELINE
COLUMBIA, MISSOURI 65201
CONTACT: HUGO WILMSMEYER 573-443-4181
11,900 V. THREE PHASE AERIAL LINE ALONG WEST SIDE OF SCOTT BOULEVARD.

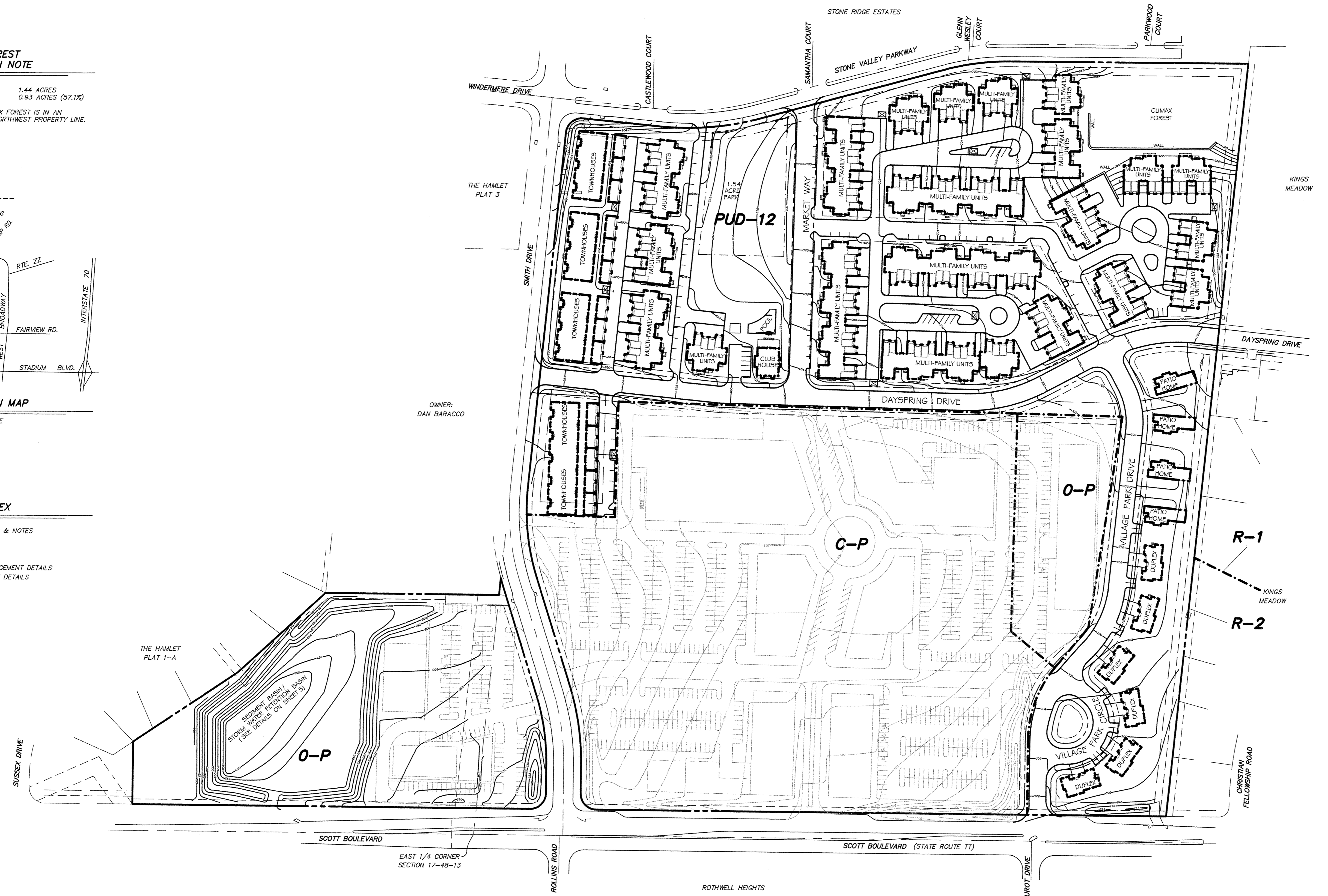
GAS
AMEREN UE
P.O. BOX N
COLUMBIA, MISSOURI 65205
CONTACT: DON HARTLEY 573-876-3028
6" PLASTIC LINE ALONG EAST SIDE OF SCOTT BOULEVARD WITH STUB AT
SMITH DRIVE.

TELEPHONE
GTE
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65205
CONTACT: CHARLES SHEPOT 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 N
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 N
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: GEORGE MONTGOMERY 573-874-7250
AS SHOWN



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

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 4th DAY OF December, 2000

Darwin Hindman
DARWIN HINDMAN, MAYOR

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

5 Dec 2000
DAVID A. BENNETT
REGISTERED PROFESSIONAL ENGINEER
NO. 2111

REVISED 5 OCTOBER, 2000
REVISED 30 OCTOBER, 2000
REVISED 29 NOVEMBER, 2000
REVISED 5 DECEMBER, 2000

PUD-12 SITE 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 _____ DAY OF _____, 2000

Darwin Hindman
DARWIN HINDMAN, MAYOR

ATTEST: *Penny St. Romaine*
PENNY ST. ROMAINÉ, 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	32 SQ. FT.	6 FT.
SMITH DRIVE	1	30 SQ. FT.	6 FT.
STONE VALLEY PARKWAY	2	28 SQ. FT. (EA.)	6 FT.
- SANITARY SEWERS ARE 8" PVC.
- WATER MAINS ARE 8" PVC.

DEVELOPMENT DENSITY NOTE

22.58	ACRES TOTAL
19.47	ACRES LESS RIGHT-OF-WAY
194	UNITS
462	PARKING SPACES
10.0	UNITS PER ACRE
2.4	PARKING SPACES PER UNIT

PARKING NOTE

REQUIRED PARKING	CLUB HOUSE & POOL	MULTI-FAMILY UNITS	DUPLEX (6 LOTS)	SINGLE FAMILY	TOWNHOUSES	TOTAL REQUIRED
3,940 SQ. FT. AT 1/100 SQ. FT. =	39 SPACES	150 UNITS x 2 =	24 SPACES	4 UNITS x 2 =	8 SPACES	56 SPACES
28 UNITS x 2 =	56 SPACES					427 SPACES

PROVIDED PARKING	STANDARD	NUMBER OF SPACES
EACH TOWNHOUSE INCLUDES A 2 CAR GARAGE, WHICH EQUALS 36 PARKING SPACES.		462 SPACES
EACH MULTI-FAMILY UNIT INCLUDES A 1 CAR GARAGE, WHICH EQUALS 150 PARKING SPACES.		462 SPACES
EACH DUPLEX INCLUDES A 1 CAR GARAGE, WHICH EQUALS 12 PARKING SPACES.		

③ NUMBER OF PARKING SPACES.

LANDSCAPING NOTE

TOTAL AREA	848,200 SQ. FT.	100 %
BUILDING AREA	225,714 SQ. FT.	26.6 %
PAVED AREA	340,407 SQ. FT.	40.1 %
LANDSCAPED AREA	282,079 SQ. FT.	33.3 %
245,720 SQ. FT. AT 1 TREE/4,500 SQ. FT. OF PAVED AREA	55 TREES	
ADDITIONAL TREES	175 TREES	
TOTAL NEW TREES	230 TREES	

ZONING NOTE

THIS PROPERTY IS ZONED PUD-12.



5 Dec. 2000
STATE OF MISSOURI
DAVID A. BENNETT
REGISTERED PROFESSIONAL ENGINEER
NUMBER 21392

PUD-12 SITE PLAN			
WESTBURY VILLAGE			
COLUMBIA, MISSOURI			
Surveyed: FC		1113 Fay Street	Revised 5 OCT. 2000
Drawn: CMV		Columbia, Missouri	29 NOV. 2000
Checked: <i>TS</i>		573-449-2646	1 DEC. 2000
Scale 1" = 60'	Date 28 AUGUST 2000	Job 8831	Sheet 2 of 6

LANDSCAPE, SIGNAGE AND PEDESTRIAN WALKWAY PLAN

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


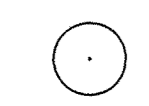



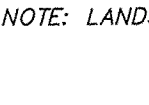

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 16 DAY OF December, 2000

Darwin Hindman
DARWIN HINDMAN, MAYOR

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

LANDSCAPE LEGEND

-  SMALL DECIDUOUS TREE: LINDEN, BIRCH, AMUR MAPLE, SERVICEBERRY
-  ORNAMENTAL FLOWERING TREE: REDBUD, CRABAPPLE, STAR MAGNOLIA, TREE LILAC
-  UPRIGHT EVERGREENS: JUNIPER, SPRUCE
-  DECIDUOUS SHRUBS: SPIREA, LILAC, VIBURNUM, BARBERRY
-  EVERGREEN SHRUBS: JUNIPER, MUGO PINE, YEW
-  ORNAMENTAL GRASSES: MISCANTHUS, FOUNTAIN GRASS
-  PERENNIAL / GROUNDCOVER: LIRIOPE, COREOPSIS, RUDBECKIA, EUONYMUS, LYTHRUM, VINCA

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



LANDSCAPE, SIGNAGE AND PEDESTRIAN WALKWAY PLAN

WESTBURY VILLAGE

COLUMBIA, MISSOURI

Surveyed: FC	 Engineering Surveys & Services 1113 Fay Street Columbia, Missouri 573-449-2646	Revised: 5 OCT. 2000
Drawn: CMV		29 NOV. 2000
Checked:		5 DEC. 2000
Scale: 1" = 60'	Date: 28 AUGUST 2000	Job: 8831
		Sheet: 3 of 6

LIGHTING PLAN

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

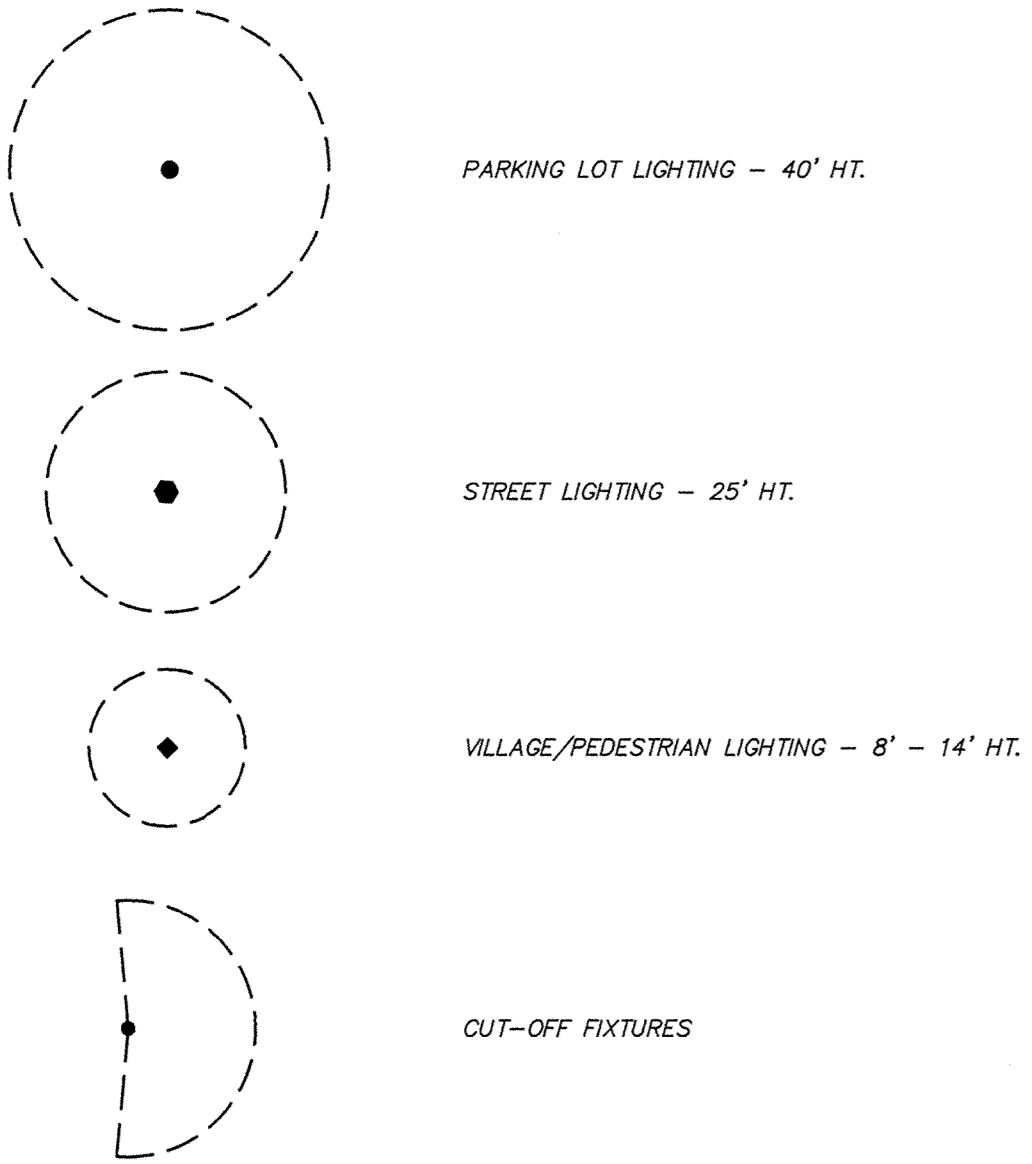
JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 4th DAY OF December, 2000

Darwin Hindman
DARWIN HINDMAN, MAYOR

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

LIGHTING LEGEND



- ALL EXTERIOR LIGHTING WILL CONFORM WITH ALL APPLICABLE STANDARDS AND WILL BLEND WITH THE ESTABLISHED CHARACTER OF THE COMMUNITY.
- 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.
- ALL LIGHTING IN THE RESIDENTIAL AREAS (PUD 12) WILL NOT EXCEED 15' IN HEIGHT AND WILL BE LOCKED TO SERVE VEHICULAR AND PEDESTRIAN NEEDS.
- 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.
- 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.
- 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
- LIGHTING PLAN PREPARED BY GOULD EVANS GOODMAN ASSOCIATES, L.C.



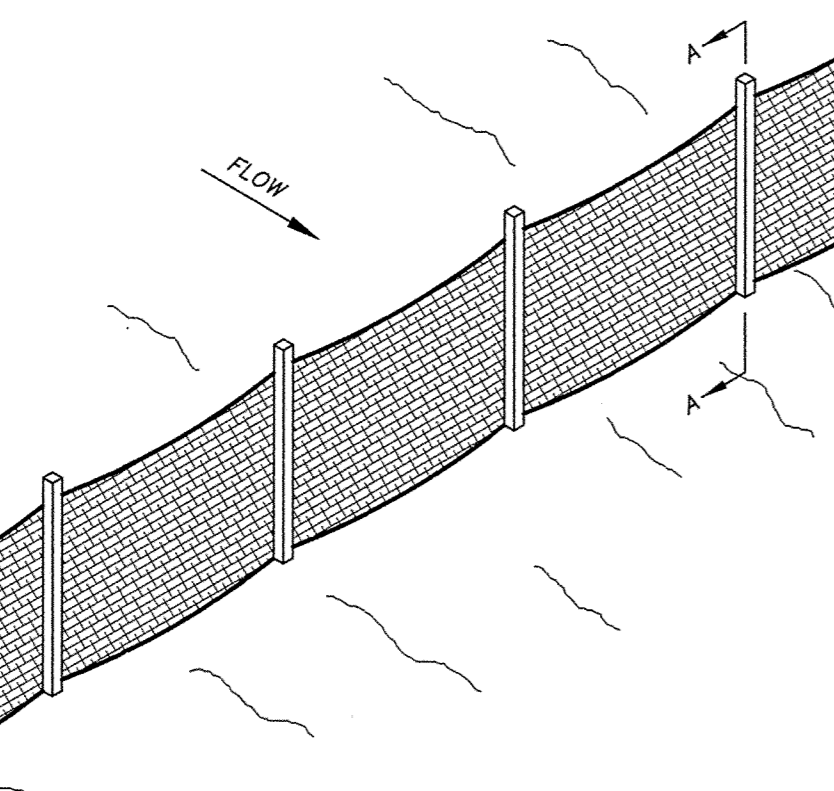
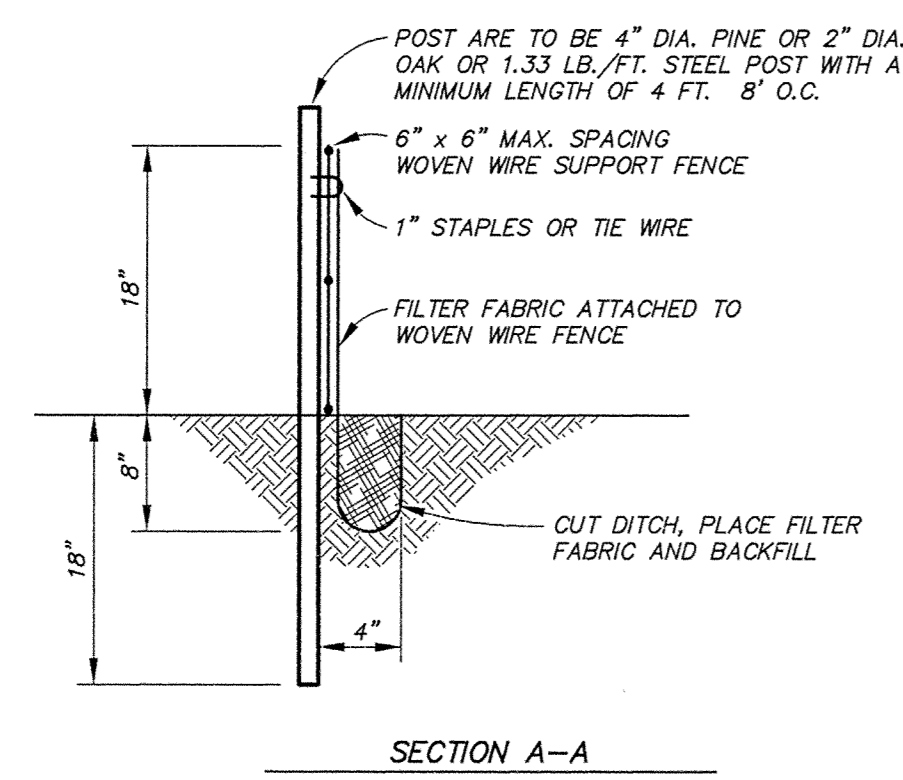
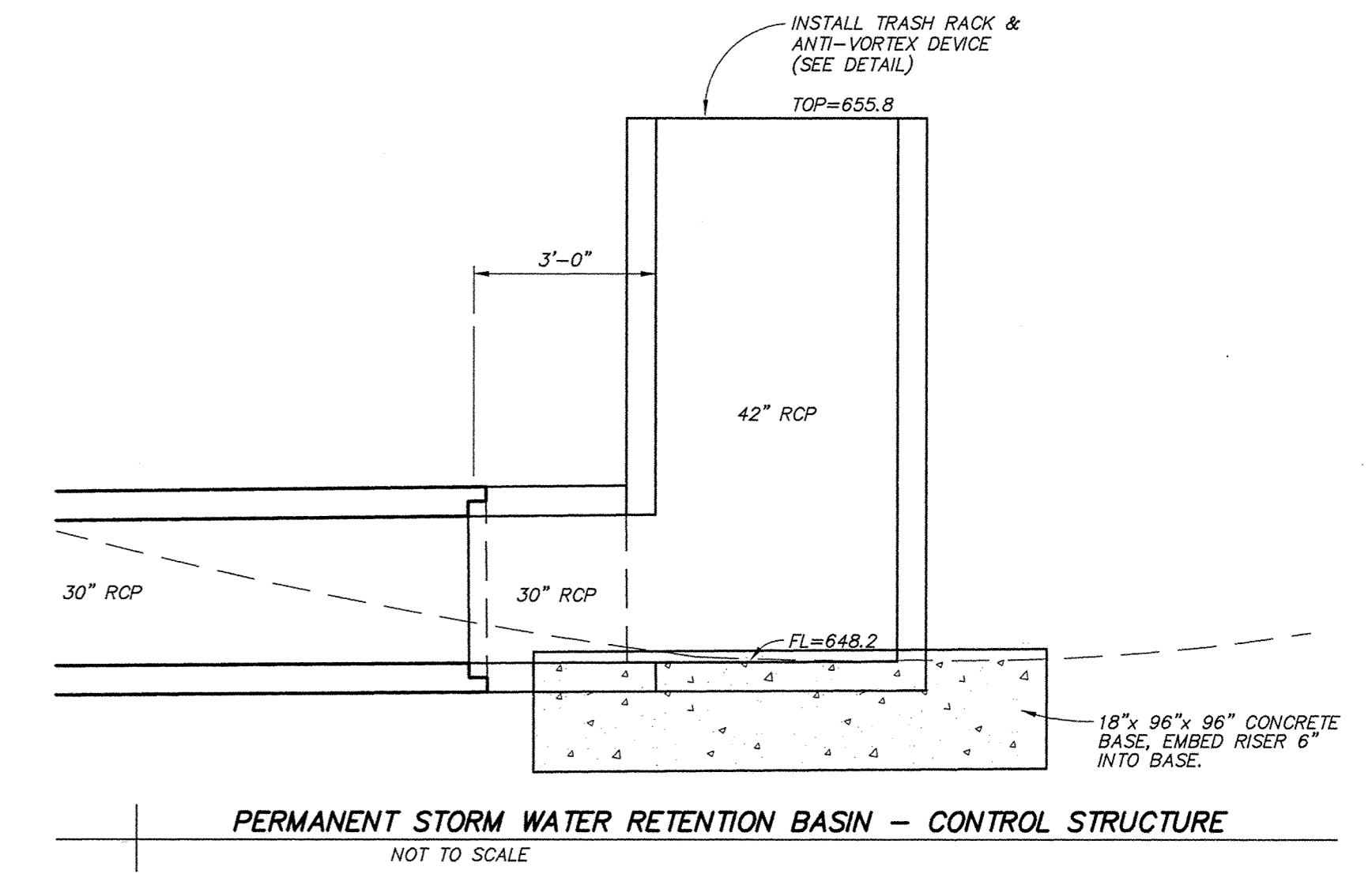
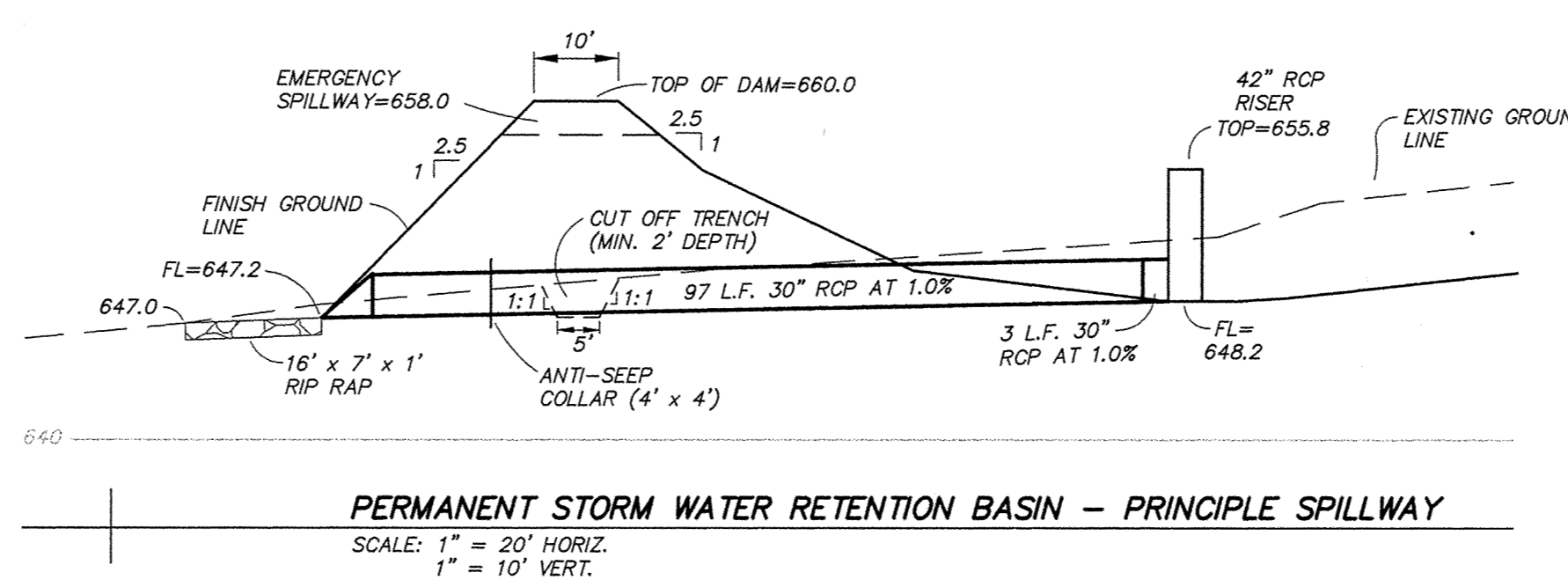
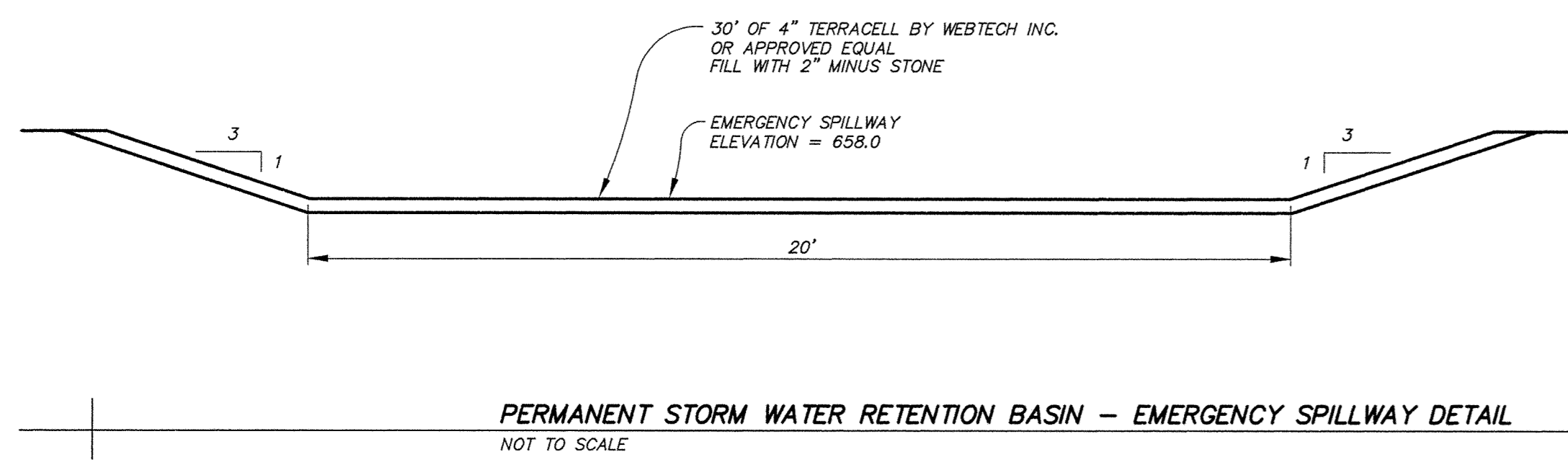
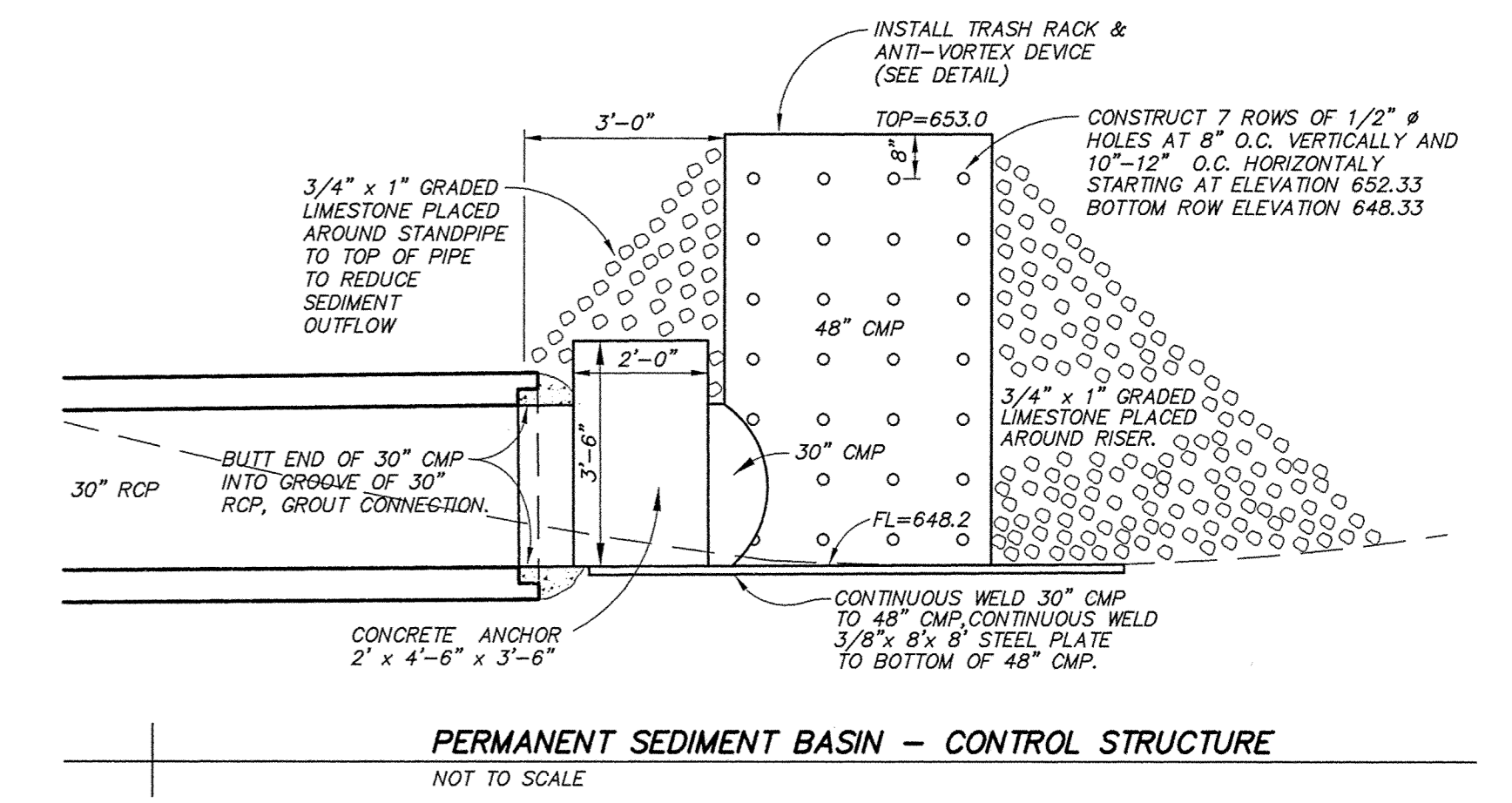
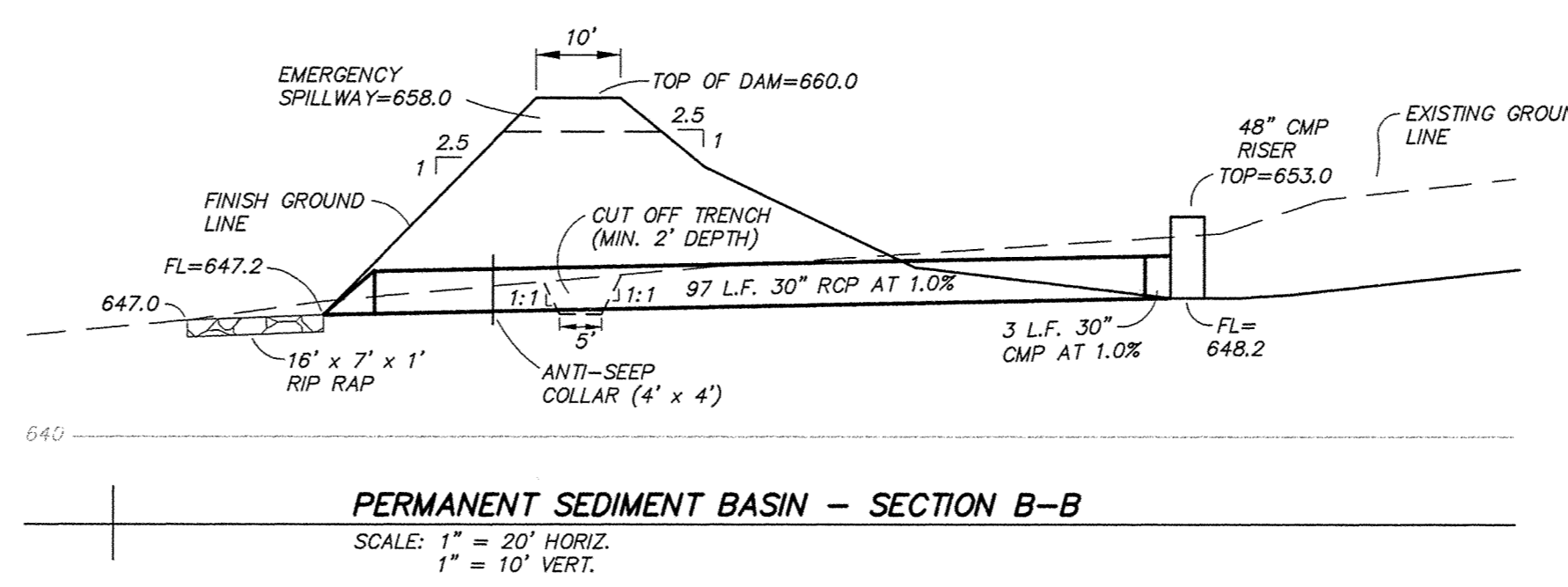
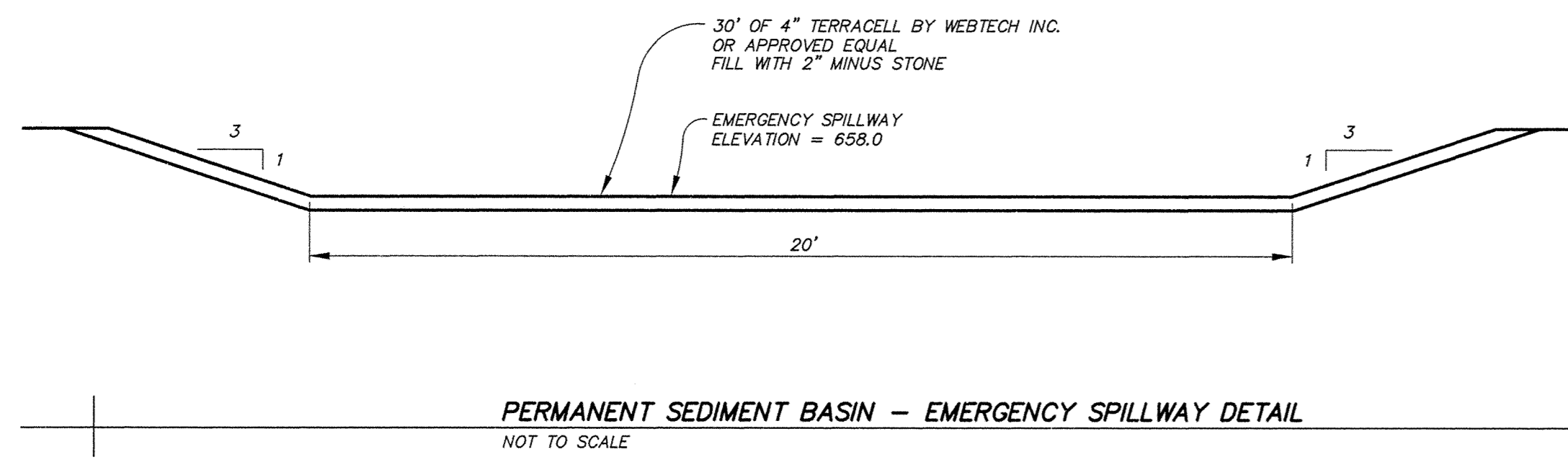
LIGHTING PLAN

WESTBURY VILLAGE

COLUMBIA, MISSOURI

Surveyed: FC	<p>Engineering Surveys & Services 1113 Fry Street Columbia, Missouri 573-449-2646</p>	Revised 5 OCT. 2000
Drawn: QMV		29 NOV. 2000
Checked:		5 DEC. 2000
Scale 1" = 60'	Date 28 AUGUST 2000	Job 8831
		Sheet 4 of 6

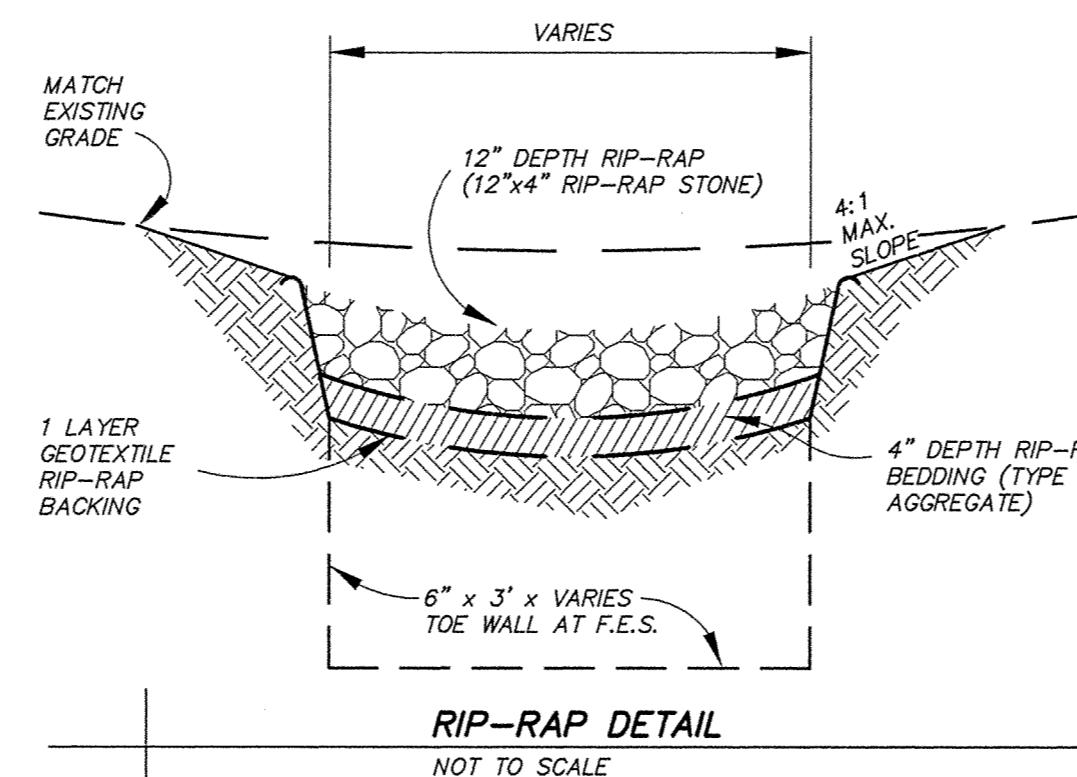
NOTE: PERMANENT SEDIMENT BASIN WILL BE CONVERTED TO PERMANENT STORM WATER RETENTION BASIN. CONVERSION WILL TAKE PLACE DURING CONSTRUCTION OF THE FIRST BUILDING IN EITHER THE C-P OR Q-P ZONED AREA. CONVERSION INVOLVES REPLACING THE CMP RISER WITH AN RCP RISER AS SHOWN BELOW.



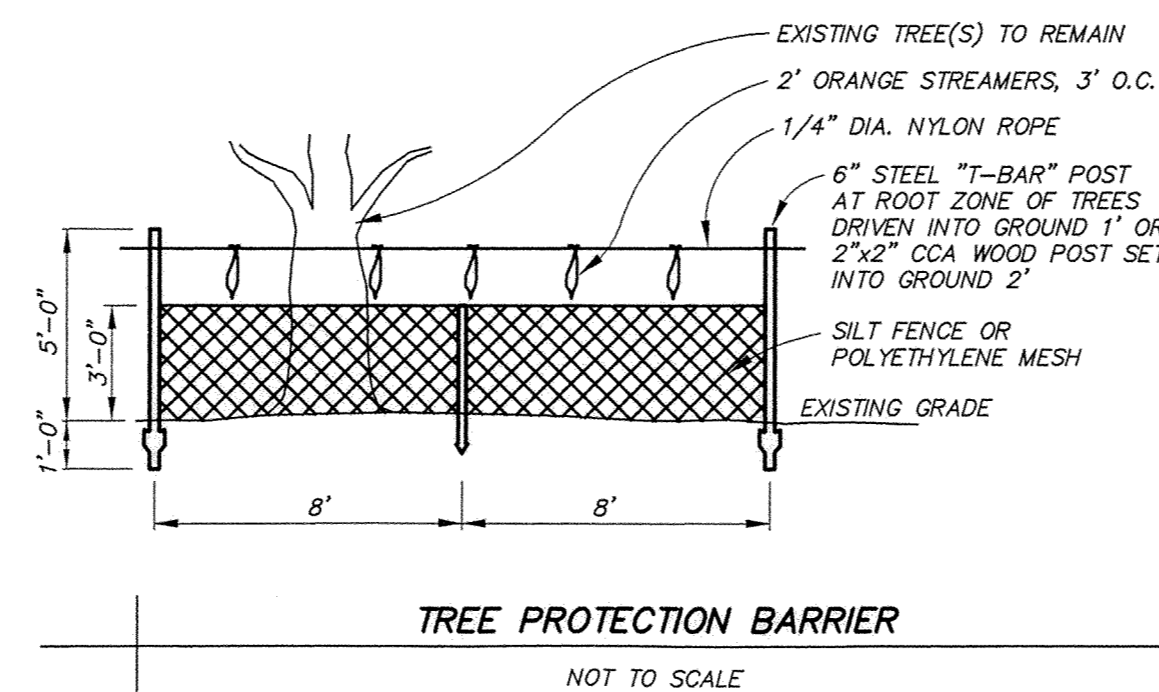
TEMPORARY SOIL EROSION CONTROL EROSION CONTROL BARRIER DETAIL
NOT TO SCALE

EROSION CONTROL NOTES

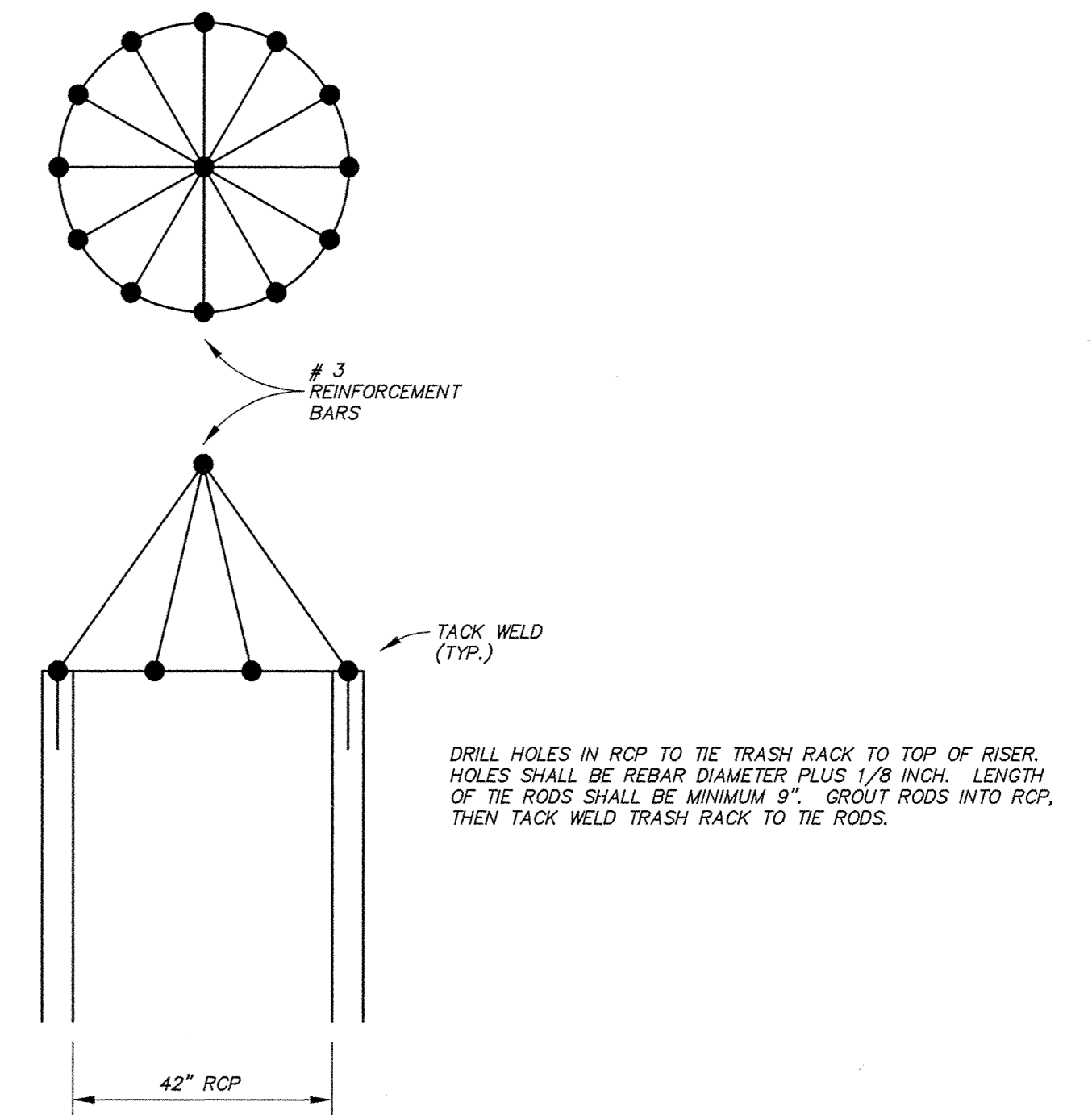
1. CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIER AT TOE OF SLOPES OF ALL AREAS AFFECTED BY CONSTRUCTION PRIOR TO ANY EXCAVATION ON THE SITE.
2. EROSION CONTROL BARRIER SHALL REMAIN UNTIL VEGETATION HAS BEEN ESTABLISHED ON AFFECTED AREAS TO PREVENT EROSION.
3. SILT TRAPPED BY EROSION CONTROL BARRIER SHALL BE REMOVED AS NECESSARY TO PREVENT MOVEMENT OF SILT INTO THE ADJACENT AREAS.



RIP-RAP DETAIL
NOT TO SCALE



TREE PROTECTION BARRIER
NOT TO SCALE



TRASH RACK AND ANTI-VORTEX DEVICE DETAIL
NOT TO SCALE

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

JERRY WADE, CHAIRPERSON

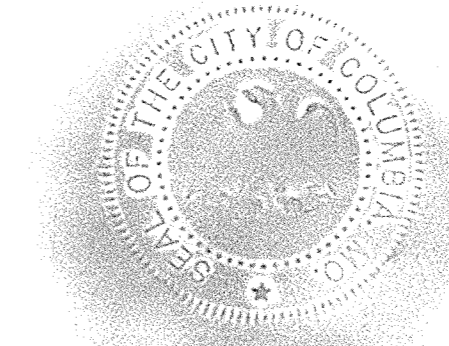
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Darwin Hindman
DARWIN HINDMAN, MAYOR

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

SEDIMENT CONTROL MEASURES ARE SHOWN ON LAND DISTURBANCE PLANS SUBMITTED TO THE CITY OF COLUMBIA ON AUGUST 15, 2000.

		STORM WATER MANAGEMENT DETAILS WESTBURY VILLAGE COLUMBIA, MISSOURI	
Surveyed: FC Drawn: CMV Checked: TO/DB	Scale: AS SHOWN Date: 28 AUGUST 2000	Revised: 5 OCT. 2000 29 NOV. 2000 5 DEC. 2000	Job: 8831 Sheet: 5 of 6



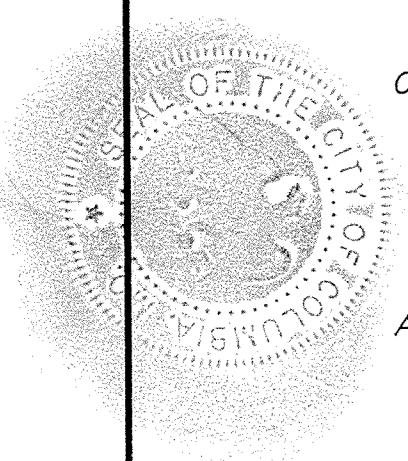
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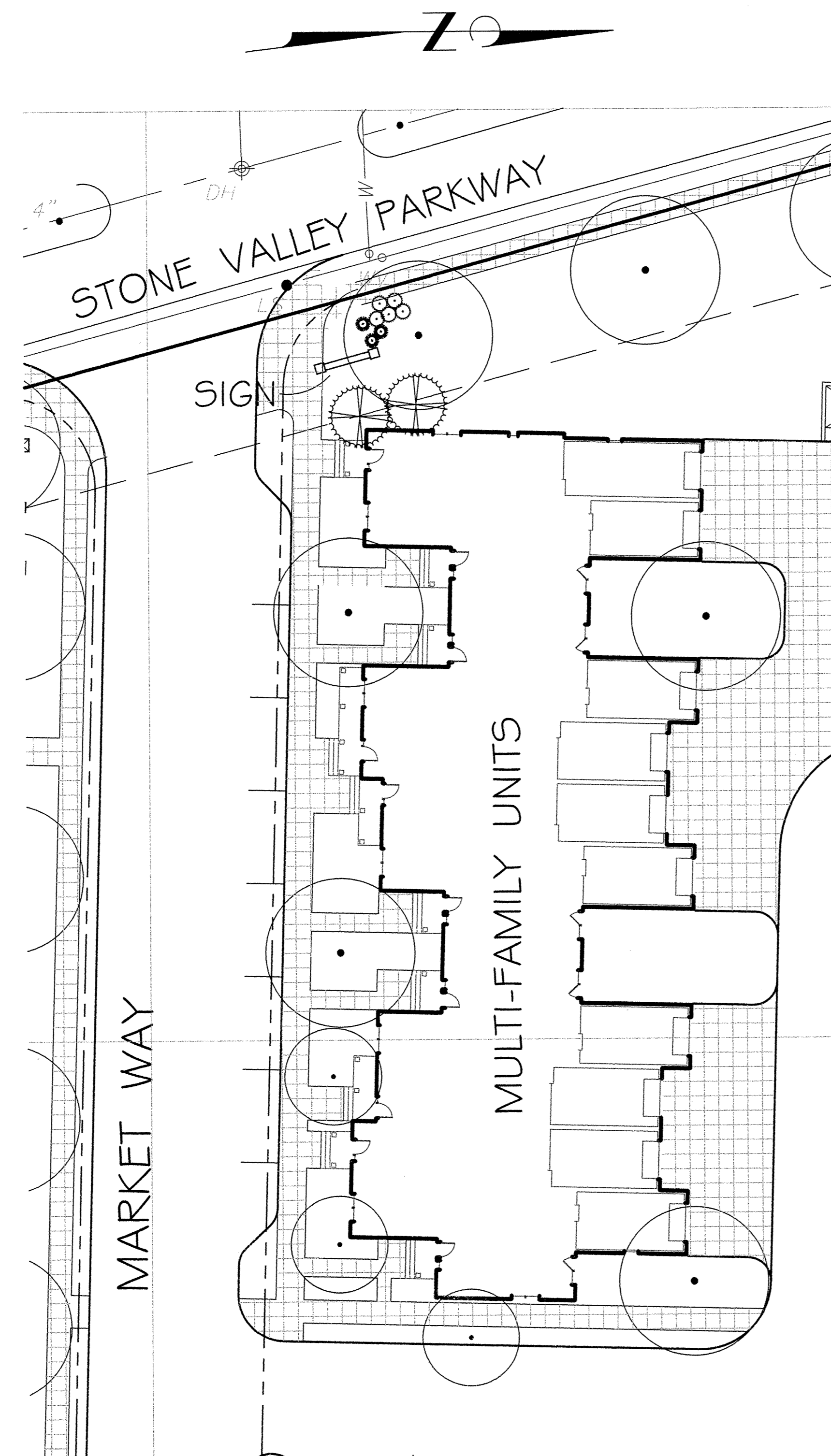
Darwin Hindman
DARWIN HINDMAN, MAYOR

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

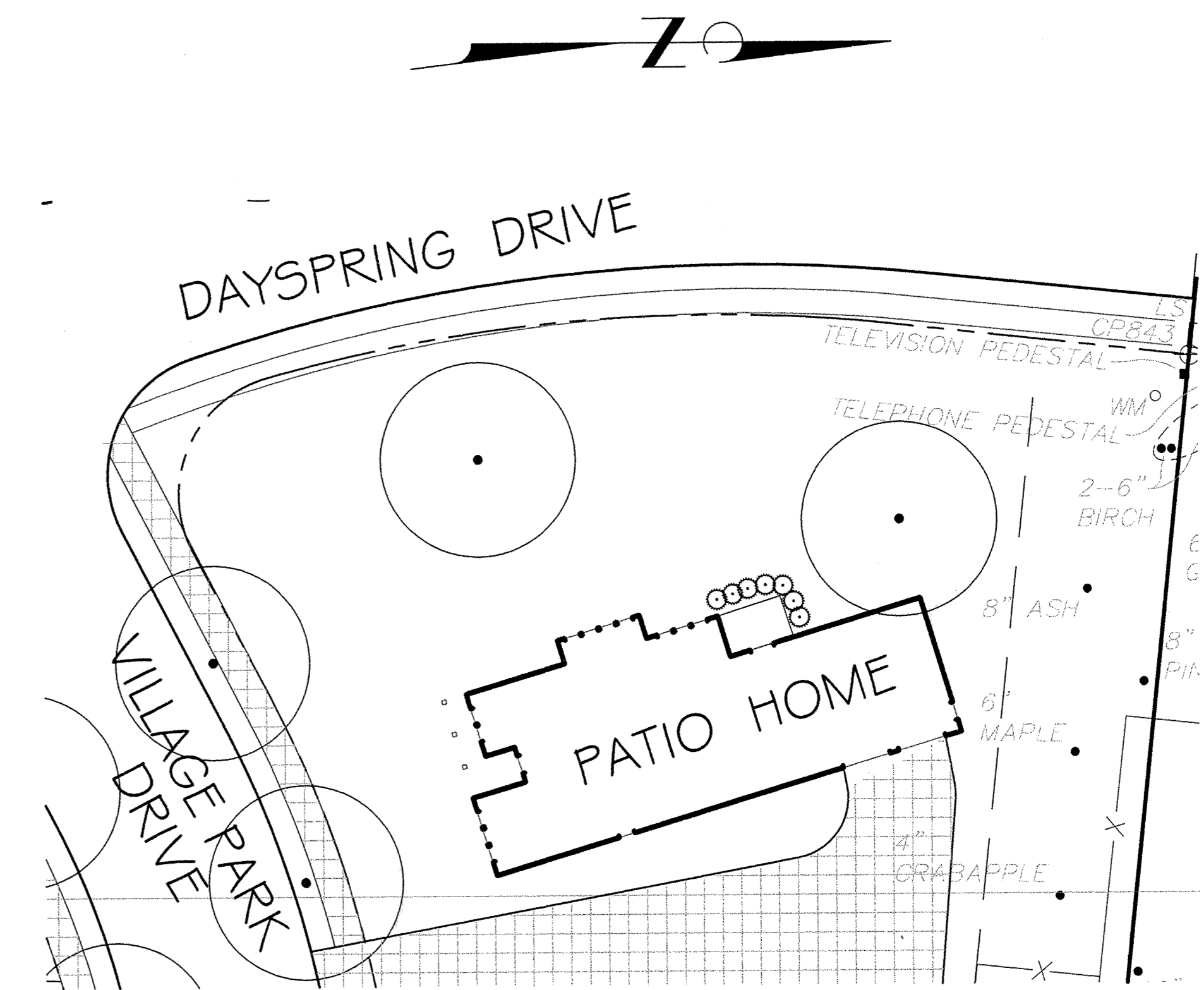


LANDSCAPE LEGEND & NOTES

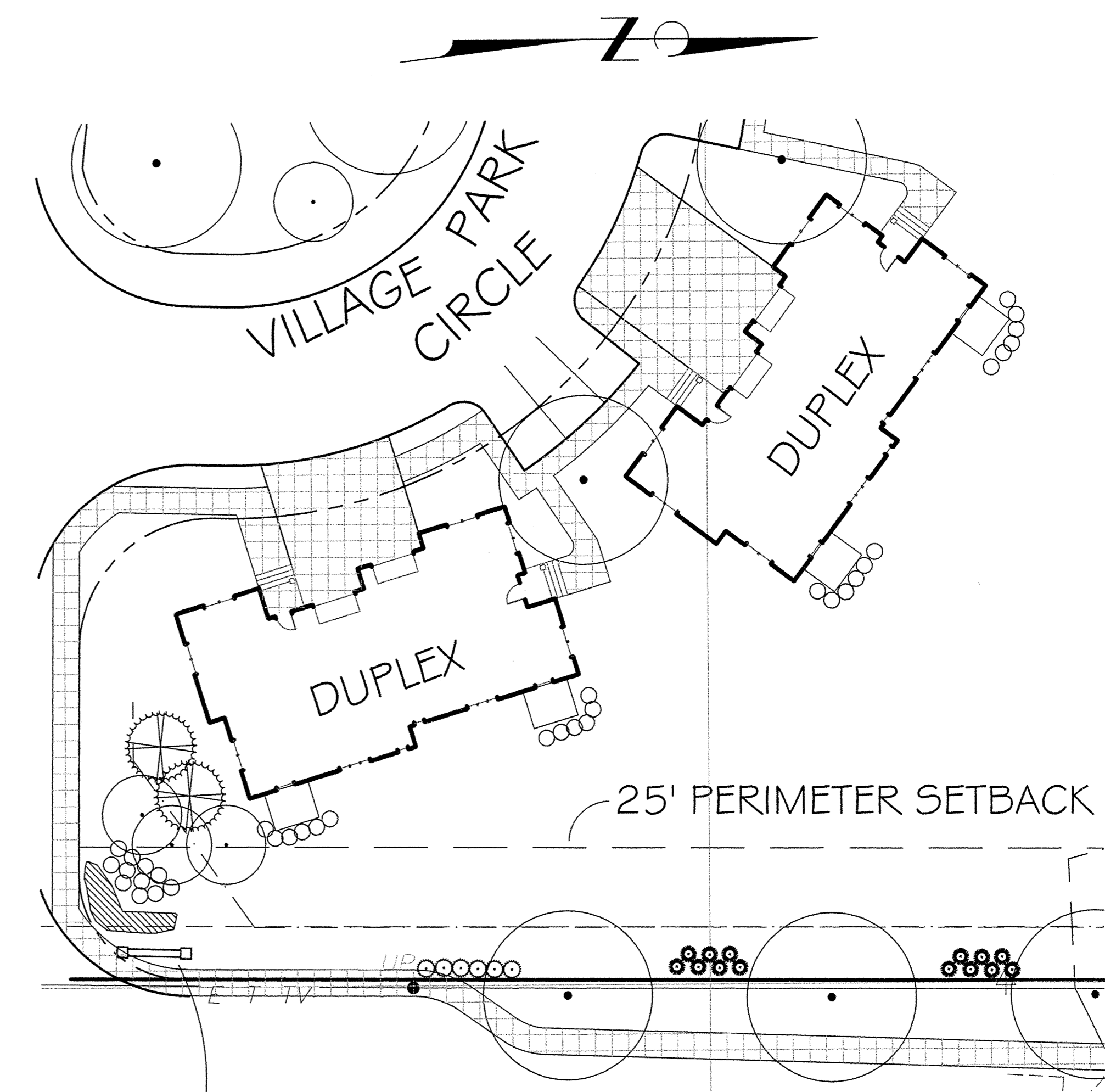
- DECIDUOUS TREES - 2-1/2" CAL.
- EVERGREEN TREES - 6' HT.
- ORNAMENTAL TREES - 1-1/2" CAL.
- LARGE SHRUBS - 4' HT.
- MEDIUM SHRUBS - 3 GAL.
- EVERGREEN SHRUBS - 3 GAL.
- ORNAMENTAL GRASSES - 1 GAL.
- PERENNIALS (ALLOCATION) - 1 GAL.
- SEASONAL COLOR (ALLOCATION) - FLATS
- ALL AREAS OUTSIDE OF PLANTING BEDS TO BE SEEDED OR SOODED
- ALL SHRUB BEDS AND TREE SAUCERS TO BE MULCHED WITH DARK OAK HARDWOOD MULCH. ALL BEDLINES EDGES TO BE "VEE-CUT" EDGED.
- ALL QUANTITIES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ONSET OF CONSTRUCTION



TYPICAL MULTI-UNIT LANDSCAPE PLAN



TYPICAL PATIO HOME LANDSCAPE SCREENING PLAN



TYPICAL DUPLEX LANDSCAPE SCREENING PLAN

BUILDING LANDSCAPE DETAILS			
WESTBURY VILLAGE			
COLUMBIA, MISSOURI			
Surveyed:	 Engineering Surveys & Services 1113 Fay Street Columbia, Missouri 573-449-2646	Revised	29 NOV. 2000
Drawn:		5 DEC. 2000	
Checked:			
Scale	Date	Job	Sheet
1" = 20'	30 OCTOBER 2000	8831	6 of 6

NOTE: LANDSCAPE DETAILS PREPARED BY GOULD EVANS GOODMAN ASSOCIATES, L.C.