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## Resubmittal Required: Washington Main, ADU, city sewer (CUP-000165-2025)

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**Steve Fritz** <Steve.Fritz@como.gov>  
To: David Kunz <david.kunz@como.gov>  
Cc: Michael Washington <mikewash10@gmail.com>

Wed, Apr 16, 2025 at 2:35 PM

Good afternoon Gentlemen,

All that is needed for this site is a Significant Tree Inventory. Though zoned residential, the site is over an acre and will require a land disturbance permit which will need to include the Tree Preservation Plan. Please see the applicability and requirements from 29-4.4(g) below. Let me know if you have any questions.

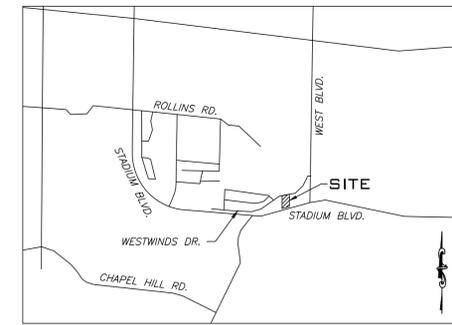
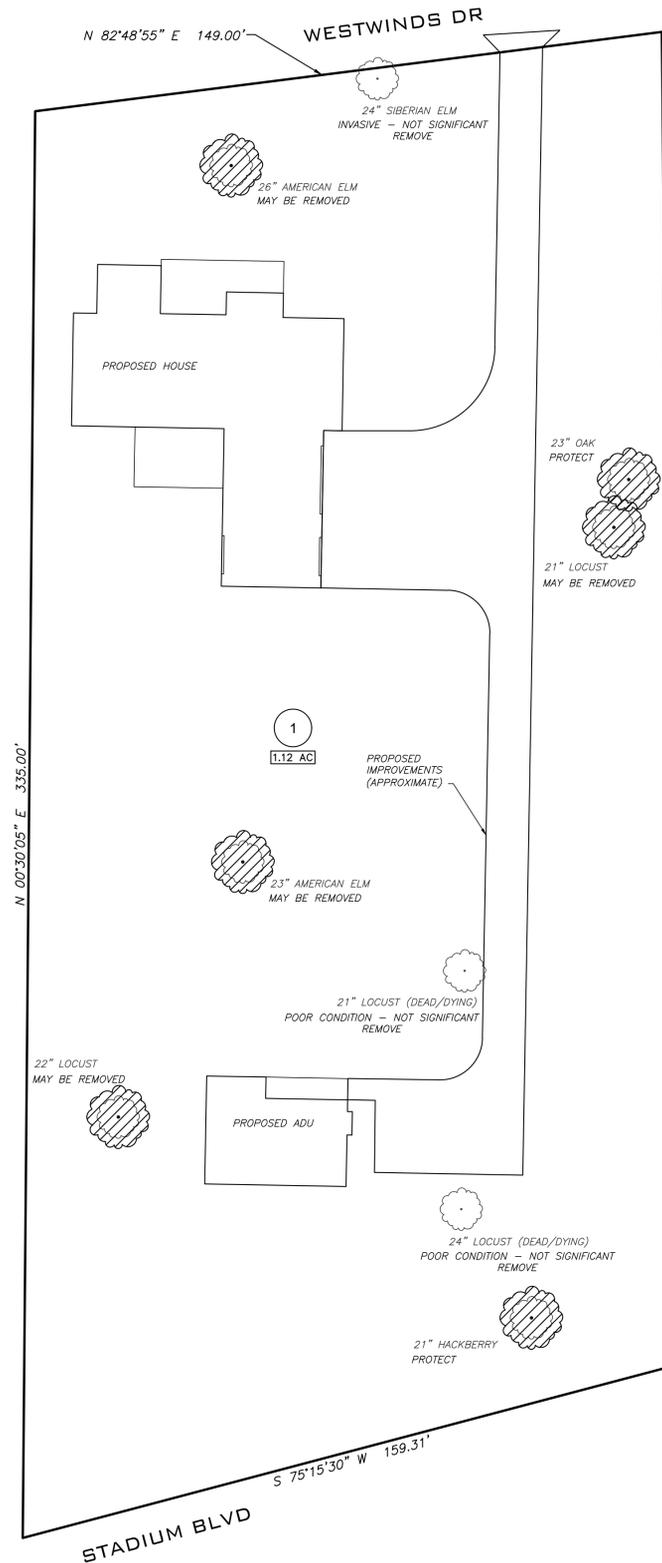
(g) *Preservation of existing landscaping.*

- (1) *Applicability.* The standards of this subsection shall apply to all development and redevelopment on lots or parcels equal or greater than ten thousand (10,000) square feet in area and to all subdivisions approved after the effective date of this chapter. These standards do not apply to the construction of a single-family detached, single-family attached, or two-family residential structure. (See also [section 29-4.4\(i\)](#) (clearing of trees) for additional standards related to tree removal.)
- (3) *Significant trees.*
  - (i) Twenty-five (25) percent of significant trees shall be preserved during development or redevelopment. All vacant and undeveloped land and all property to be redeveloped, including additions and alterations that require a land disturbance permit, shall abide by this section. A "significant tree" means a tree that is not diseased, dying, or of a noxious invasive species and that is at least twenty (20) inches diameter at breast height (DBH) for a deciduous tree that is located outside of the tree preservation and stream buffer or utility easement.
  - (ii) When a significant tree is removed, the property owner shall replace such tree(s) on the lot as follows:
    - a. A significant deciduous tree that is removed shall be replaced by three (3) large to medium deciduous trees, each with a minimum size at planting of two (2) inches caliper.
    - b. A significant coniferous tree that is removed shall be replaced by two (2) coniferous trees, each with a minimum height at planting of eight (8) feet.
    - c. In lieu of planting replacement trees a payment of seven hundred fifty dollars (\$750.00) per tree can be paid to the City of Columbia right-of-way landscaping planting budget for planting of public street trees.
    - d. Replacement trees shall be maintained by the property owner for at least three (3) years.
  - (iii) *Exceptions.* Plants that create a public nuisance, as determined by the city arborist, are not protected by the provision of this section.

Thank you,  
**Steve Fritz**  
*City Arborist*  
Community Development Department  
**City of Columbia, MO**  
701 East Broadway  
Columbia, Missouri 65205  
(573) 874-7474

[Quoted text hidden]

TREE PRESERVATION PLAN  
**WASHINGTON PROPERTY**  
**1120 WESTWINDS DR**  
 COLUMBIA, BOONE COUNTY, MISSOURI

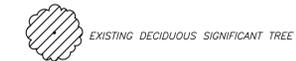


LOCATION MAP  
 NOT TO SCALE

**OWNER**  
 JON MICHAEL & CHRISTINA M. WASHINGTON  
 7407 PEMBERTON DR  
 COLUMBIA, MO 65203

**SITE DATA**  
 ACREAGE: 1.12 ACRES  
 SECTION-TOWNSHIP-RANGE: 14-48-13  
 ZONING: R-1, ONE-FAMILY DWELLING

**LEGEND**



**NOTES**

1. A TITLE REPORT WAS NOT RECEIVED FOR THIS PROJECT.
2. THE EXISTING HOUSE IS TO BE DEMOLISHED AND REPLACED AS SHOWN.
3. CLIMAX FOREST PRESERVATION IS NOT REQUIRED PER SECTION 29-4.4(b)(2) OF THE CITY DEVELOPMENT CODE.

**SIGNIFICANT TREES**

REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1-3) OF THE CITY CODE.

	EXISTING	REMOVED	MAY BE REMOVED	PROTECTED
DECIDUOUS SIGNIFICANT TREES:	6	0	4	2 (33%)
CONIFEROUS SIGNIFICANT TREES:	0	0	0	0 (0%)
TOTALS:	6	0	4	2 (33%)

PER SECTION 29-4.4(g)(3)(ii):

- IF 25% OF DECIDUOUS SIGNIFICANT TREES CANNOT BE SAVED, THEN MUST REPLACE UP TO THE 25% NUMBER AS FOLLOWS:  
 0 LARGE TO MEDIUM DECIDUOUS TREES x 0 REMOVED  
 = 0 MEDIUM TO LARGE DECIDUOUS TREES TO BE PLANTED ON SITE (AT LEAST 25% ARE SAVED)
  - IF 25% OF CONIFEROUS SIGNIFICANT TREES CANNOT BE SAVED, THEN MUST REPLACE UP TO THE 25% NUMBER AS FOLLOWS:  
 0 CONIFEROUS TREES x 0 REMOVED  
 = 0 CONIFEROUS TREES TO BE PLANTED ON SITE (NO CONIFEROUS TREES ONSITE)
  - IN LIEU OF PLANTING REPLACEMENT TREES, A FEE OF \$750 PER TREE CAN BE PAID TO THE CITY.
  - REPLACEMENT TREES CAN ALSO BE REDUCED VIA PRESERVATION OF EXISTING TREES AS INDICATED IN SECTION 2-4-.4(g)(2)
- TREES SHOWN AS INSIGNIFICANT THAT ARE OVER 20" DBH ARE EITHER IN EASEMENT(S), IN POOR CONDITION, OR AN INVASIVE SPECIES.

X:\Project\MWAS - Michael Washington\MWAS25-01 Legal Desc & Plat Plan Exhibit-1120 Westwinds Dr\Drawings\MWAS25-01.dwg

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 MISSOURI  
 www.motcall.com

DATE	DESCRIPTION	BY
05/28/25	ORIGINAL ISSUE	ZT

**WASHINGTON PROPERTY**  
**1120 WESTWINDS DR**  
 COLUMBIA, BOONE COUNTY, MISSOURI

**TREE PRESERVATION PLAN**

**A CIVIL GROUP**  
 CIVIL ENGINEERING-  
 PLANNING-SURVEYING

3401 BROADWAY  
 BUSINESS PARK COURT  
 SUITE 105  
 COLUMBIA, MO 65203  
 PH: (573) 817-5750  
 FAX: (573) 817-1677

MISSOURI CERTIFICATE OF  
 AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN  
 ELECTRONICALLY  
 SIGNED, SEALED AND DATED.

JAY ALAN  
 GEBHARDT  
 NUMBER  
 E-25052  
 EXPIRES  
 MAY 28, 2025

PROJECT # MWAS25-02  
 DWG: MWAS25-01  
 DRAWN BY: BAB

**SHEET 001**

SCALE: 1" = 20'

BEARINGS ARE REFERENCED TO GRID  
 NORTH OF THE MISSOURI STATE PLANE  
 COORDINATE SYSTEM NAD83(2011).  
 EPOCH DATE 2010.00, CENTRAL ZONE,  
 BY GPS OBSERVATIONS USING MODOT  
 VRS NETWORK