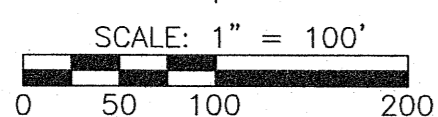


LEGEND

- MH O EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
CD ● EXISTING SANITARY CLEANOUT
PROPOSED SANITARY CLEANOUT
FH D EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
FH ● EXISTING ELECTRIC TRANSFORMER
EXISTING TELEPHONE BOX
PP O EXISTING UTILITY POLE
EXISTING WATER VALVE
WV X EXISTING WATER VALVE
2X PROPOSED STREET GRADE
S EXISTING SANITARY
PROPOSED SANITARY
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING CONTOUR



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)

- C411 COMMON LOT #
400 RESIDENTIAL LOT #

DESIGN ADJUSTMENTS:

- 29-5.1(c)(3)(F) - CUL-DE-SAC LENGTH (ROMAN DRIVE)
CUL-DE-SACS AND LOOP (U-SHAPED) STREETS SHOULD NOT EXCEED THREE HUNDRED (300) FEET IN LENGTH BUT MAY BE APPROVED IN UNIQUE CIRCUMSTANCES TO AVOID STEEP SLOPES, MAJOR CREEKS, FLOODPLAINS, WETLANDS AND OTHER SENSITIVE ENVIRONMENTAL AREAS.
29-5.1(c)(3)(K)(i) - BLOCK LENGTH (HAILEY DRIVE BETWEEN ROMAN AND TALCO)
STREETS SHALL INTERSECT AT INTERVALS NOT EXCEEDING SIX HUNDRED (600) FEET OR LESS THAN TWO HUNDRED FIFTY (250) FEET. BLOCKS SHALL HAVE SUFFICIENT DEPTH TO PROVIDE FOR TWO (2) TIERS OF LOTS OF APPROPRIATE DEPTH. THE DIRECTOR MAY APPROVE EXCEPTIONS TO BLOCK DEPTH WHEN BLOCKS ARE ADJACENT TO MAJOR STREETS, RAILROADS, WATERWAYS, OR OTHER SENSITIVE ENVIRONMENTAL AREAS (E.G., STEEP SLOPES, WATERWAYS).
29-5.1(c)(4) (ALL PRIVATE STREETS)
WIDTHS.
(i) THE RIGHT-OF-WAY WIDTH REQUIRED TO BE DEDICATED AND THE PAVEMENT WIDTH REQUIRED TO BE CONSTRUCTED FOR STREETS SHALL COMPLY WITH THE STANDARDS IN APPENDIX A FOR EACH STREET CLASSIFICATION.
(ii) PROPOSED SUBDIVISIONS THAT INCLUDE EXISTING STREET RIGHT-OF-WAY NARROWER THAN REQUIRED BY APPENDIX A SHALL PROVIDE FOR DEDICATION OF ADDITIONAL RIGHT-OF-WAY WIDTH ALONG ONE OR BOTH SIDES OF THE STREET. PROPOSED SUBDIVISIONS ABUTTING ONLY ONE SIDE OF SUCH STREETS SHALL PROVIDE FOR DEDICATION OF ADDITIONAL RIGHT-OF-WAY WIDTH TO CONSTITUTE ONE-HALF (1/2) OF THE RIGHT-OF-WAY WIDTH REQUIRED.

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # ON THIS DAY OF 2021. DESIGN ADJUSTMENTS APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #

BRIAN TREECE, MAYOR ATTEST: SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF September, 2021.

SARA LOE, CHAIRMAN

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA THIS DAY OF 2021.

BRIAN TREECE, MAYOR ATTEST: SHEELA AMIN, CITY CLERK

ORDINANCE #

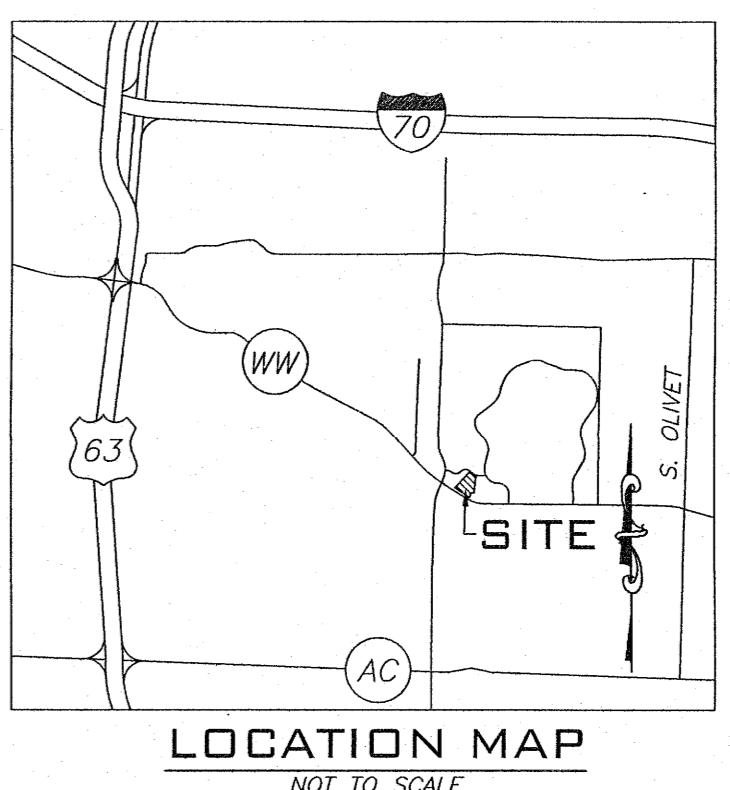
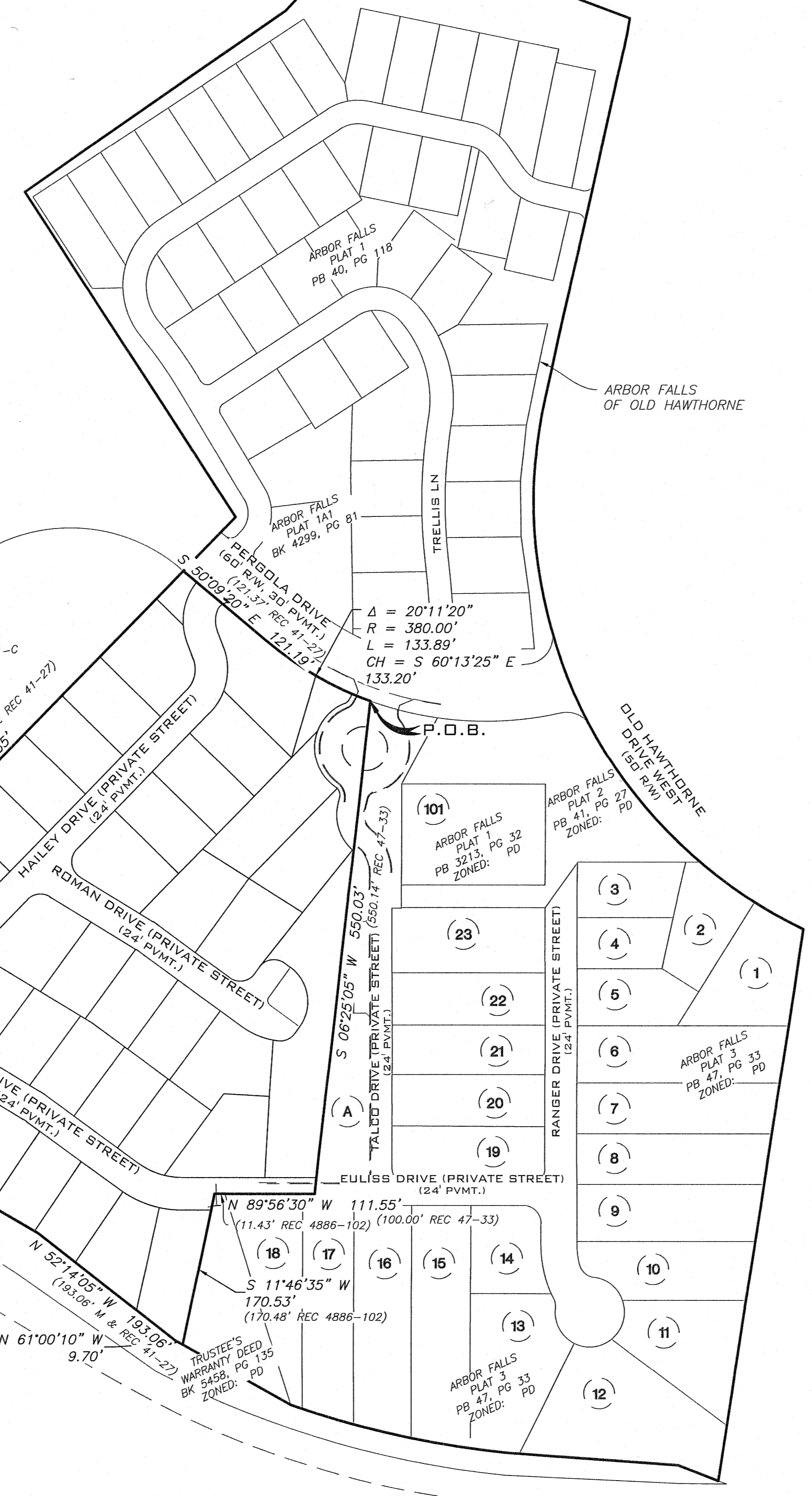
STORMWATER MANAGEMENT THIS DEVELOPMENT IS NOT SUBJECT TO ALL OF THE CURRENTLY CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e).

STREAM BUFFER STATEMENT THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY OF COLUMBIA ORDINANCE 29-1.1(1)(c), PER THE FEMA FIRM PANEL #29019C02920, DATED APRIL 19, 2017.

DESIGN EXCEPTIONS:

- 29-2.2(a)(1) R-1, TABLE 29-2.2 AND TABLE 4.1-1: DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS (R-1 USE)
MINIMUM LOT AREA (sq. ft.) ONE-FAMILY DWELLING, 7,000
MINIMUM LOT WIDTH (ft.) (DETACHED), 60
MINIMUM SETBACKS (ft.) FRONT YARD DEPTH, 25
SIDE YARD, 6
SIDE YARD - CORNER LOT STREET SIDE, 25
REAR YARD, LESSER OF 30% LOT DEPTH OR 25
29-3.3(i)(1)(ii) ALL ACCESSORY USES AND STRUCTURES SHALL COMPLY WITH ALL DIMENSIONAL REGULATIONS (I.E. BUILDING HEIGHT, LOT COVERAGE, AND MINIMUM YARD) APPLICABLE TO THE PRINCIPAL STRUCTURE(S) ON THE PROPERTY UNLESS THIS CHAPTER PROVIDES A SPECIFIC EXCEPTION TO THOSE REGULATIONS.



OWNER: BOONE DEVELOPMENT, INC. C/O BILLY SAPP 6221 E. BROADWAY COLUMBIA, MO 65201
SITE DATA: ZONING: PD, PLANNED DEVELOPMENT
ACREAGE: 7.49 ACRES
LOCATION: NORTH OF ROUTE WW, EAST OF ROLLING HILLS ROAD AND SOUTH OF PERGOLA DRIVE.

SIGNAGE NOTE: EXISTING ARBOR FALLS SIGN IS LOCATED ON A STONE WALL WITH COLUMNS AND COMPLIES WITH PD PLAN APPROVED SEPTEMBER 21ST, 2006. NO NEW SIGNS PROPOSED WITH THIS PHASE OF DEVELOPMENT EXCEPT DIRECTIONAL SIGNS AS ALLOWED IN RESIDENTIAL DISTRICTS. ALL SIGNAGE TO BE COMPLIANT WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
LIGHTING NOTE: ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.

GENERAL NOTES

- 1. THE TRACTS INCLUDED WITH THIS MAJOR AMENDMENT IS 7.49 ACRES.
2. THIS TRACT IS CURRENTLY ZONED PD, PLANNED DEVELOPMENT.
3. THERE ARE NO BUILDINGS CURRENTLY ON THIS SITE.
4. THE TYPES OF BUILDING BEING PROPOSED ARE SINGLE-FAMILY DETACHED DWELLINGS.
5. THE MAXIMUM HEIGHT OF ALL SINGLE FAMILY DETACHED BUILDINGS SHALL BE 35 FEET. THE MAXIMUM HEIGHT OF GARAGES SHALL BE 24 FEET.
6. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
7. THIS DEVELOPMENT MAY BE BUILT IN MULTIPLE PHASES.
8. ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
9. BOONE ELECTRIC COOPERATIVE WILL PROVIDE ELECTRIC SERVICE ADJACENT TO ALL PRIVATE STREETS. ELECTRIC DISTRIBUTION DESIGN BY BOONE ELECTRIC COOPERATIVE.
10. PUBLIC WATER SUPPLY DISTRICT 9 BOONE COUNTY (PWSNo.9) WILL PROVIDE WATER SERVICE ADJACENT TO ALL PRIVATE STREETS. WATER DISTRIBUTION APPROVAL BY PWSNo.9.
11. SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT. CONNECTION POINT IS EXISTING MH#19K23 LOCATED SOUTH OF THE SITE.
12. ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
13. ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH STATEMENT OF INTENT.
14. A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PRIVATE STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS. AN EXISTING 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE SOUTH SIDE OF PERGOLA DRIVE.
15. NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
16. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
17. DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
18. ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.
19. STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
20. THE STREET SIGN FOR THE PRIVATE STREETS WILL INDICATE "PRIVATE STREET."
21. THERE ARE FIVE COMMON AREA LOTS WITH THIS PHASE OF ARBOR FALLS. COMMON AREA C401 & C402 CONTAIN THE PROPOSED PRIVATE STREETS.
22. SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO PERGOLA DRIVE. THIS APPLIES TO THE FOLLOWING LOTS AS LABELED ON THIS PLAT: 437.
23. SIDEWALKS SHALL BE REQUIRED ALONG BOTH SIDES OF PROPOSED PRIVATE STREETS.
24. PARKING IS ALLOWED ON ONE SIDE OF 24'-WIDE PRIVATE STREET WITH NO PARKING PERMITTED IN DRIVEWAYS FOR THE DETACHED GARAGES THAT ARE SETBACK 10'. APPROPRIATE SIGNS SHALL BE INSTALLED BY HOA.
25. NOT INCLUSIVE OF THE CLUSTER MAILBOXES WHICH ARE SUBJECT TO USPS SITING REQUIREMENTS, THE WELL HOUSE AND ACCESSORY BUILDING NEEDED BY THE H.O.A. TO MAINTAIN THE OPEN/Common LOTS SHALL NOT BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN ANY UTILITY EASEMENT.

BENCHMARK DATA

REBAR LOCATED NEAR THE NORTHWEST CORNER OF THE PROPERTY SOUTH OF PERGOLA DRIVE
ELEV= 791.394

PARKING DATA

REQUIRED: SINGLE-FAMILY DETACHED DWELLINGS - 2 SPACE/UNIT
34 UNITS = 74 SPACES
TOTAL REQUIRED = 74 SPACES, NO BICYCLE SPACES
PROVIDED: SINGLE-FAMILY DETACHED DWELLINGS
74 GARAGE SPACES
74 TANDEM SPACES
TOTAL PROVIDED = 148 SPACES

DENSITY CALCULATIONS

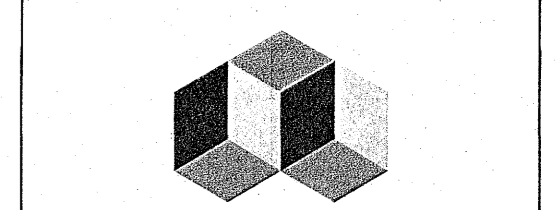
LOT AREA: 7.49 ACRES
PROPOSED NUMBER OF UNITS: 34
PROPOSED DENSITY: 4.5 UNITS/ACRE

Table with columns: Date, City Comments, City Comments, Original, City Case # PDIY-00040-2021

REVISIONS

Table with columns: Date, City Comments, City Comments, Original, City Case # PDIY-00040-2021

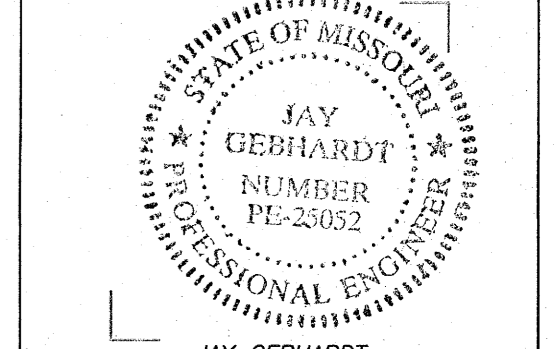
ARBOR FALLS PD PLAN NO. 4 PERGOLA DR, COLUMBIA, MO



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.

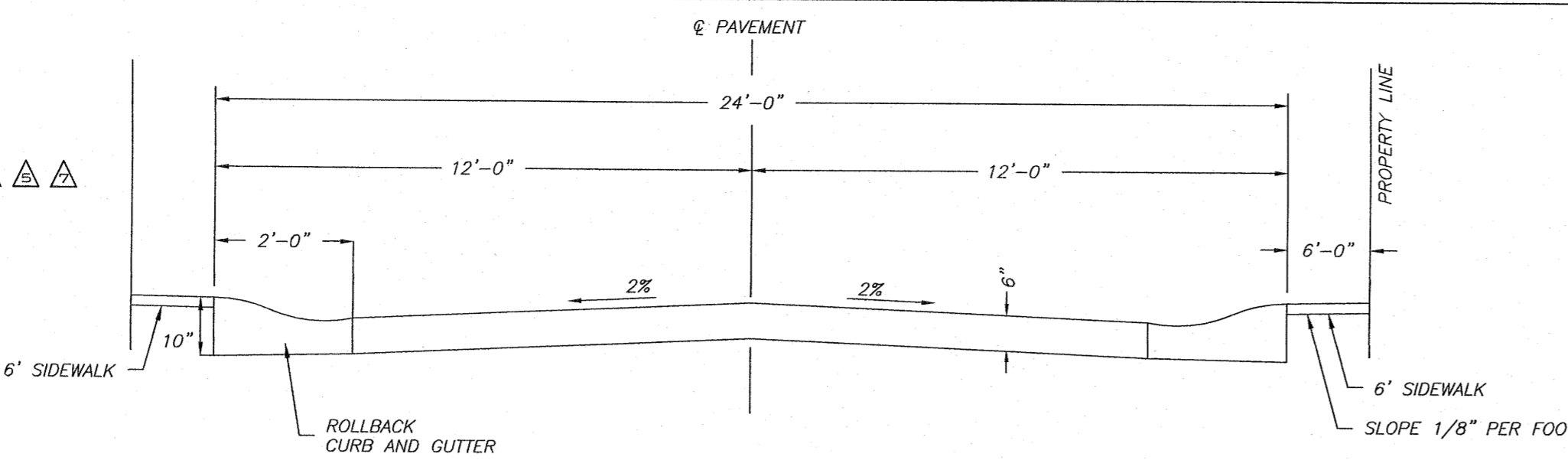


JAY GEBHARDT MO PE-25052 September 15, 2021

PROJECT # STO20.02 DRAWING # STO20.02 PD PLAN DRAWN BY: BAB SHEET C101 SHEET 1 OF 2

LANDSCAPING NOTES

- PROPOSED AREAS (FINAL DEVELOPMENT)**
 TOTAL AREA OF SITE= 7.49 AC. = 326,435 SQ.FT.
 TOTAL BUILDING AREA= 92,430 SQ.FT. (28.3%)
 TOTAL PAVED (STREETS, PARKING, SIDEWALK) AREA= 53,285 SQ.FT. (16.3%)
 TOTAL IMPERVIOUS AREA= 145,715 SQ.FT. (44.6%)
 TOTAL AREA OF OPEN SPACE/LANDSCAPING= 180,725 SQ.FT. (55.4%)
 (PHASE 1)
 TOTAL AREA OF LOT= 7.49 AC. = 326,435 SQ.FT.
 IMPERVIOUS AREA= 176,020 SQ.FT. (53.9%)
 LANDSCAPING AREA= 150,430 SQ.FT. (46.1%)
 (PHASE 2)
 TOTAL AREA OF LOT= 7.49 AC. = 326,435 SQ.FT.
 IMPERVIOUS AREA= 145,715 SQ.FT. (44.6%)
 LANDSCAPING AREA= 180,725 SQ.FT. (55.4%)
- THERE IS 240 LF OF STREET FRONTAGE, 240 LF/40 FT. = 6 STREET TREES REQUIRED. EXACT PLACEMENT OF TREES TO BE DETERMINED BY CITY OF COLUMBIA AT THE TIME DEVELOPMENT PLANS ARE REVIEWED.
- STREET TREES SHALL COMPLY WITH SECTION 29-4.4(2)(i-vi) OF THE CITY CODE.
- REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(1)-3) OF THE CITY CODE. THERE ARE NO SIGNIFICANT TREES ON THIS SITE.
- PRESERVATION OF EXISTING LANDSCAPING:**
 NO PRESERVATION OF EXISTING LANDSCAPING IS PROPOSED. NO CLEARING OF TREES IS PROPOSED.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.
- LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.



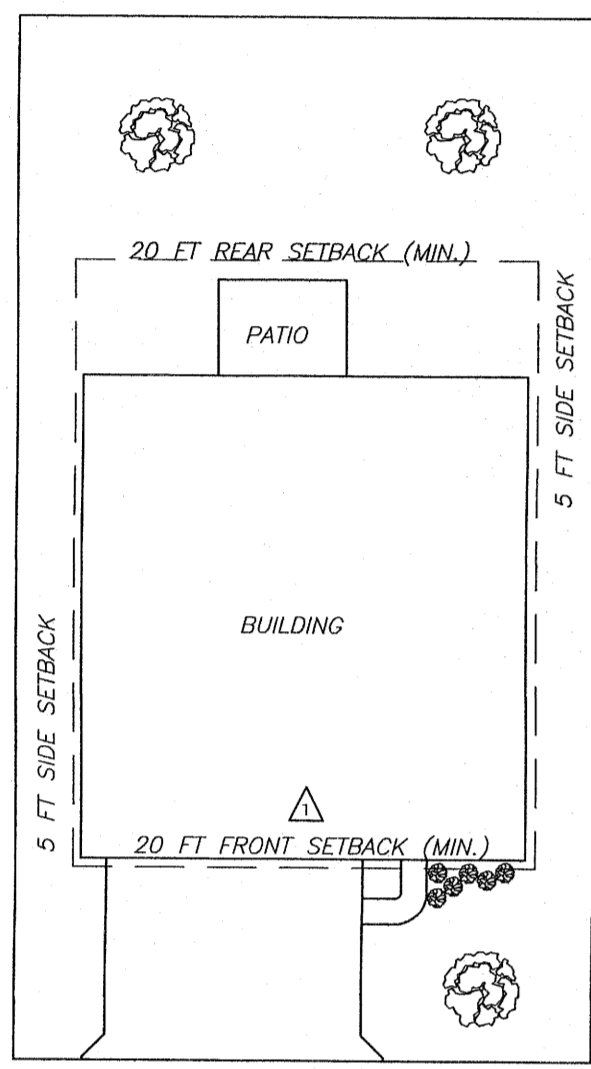
PRIVATE STREET

TYPICAL LOT COVERAGE

TYPICAL LOT SIZE= 6,000 SQ.FT.
 TYPICAL BUILDING= 2,000 SQ.FT. (33%)
 TYPICAL DRIVES, SIDEWALK & PATIOS= 490 SQ.FT. (8%)
 TYPICAL AREA OF OPEN SPACE/LANDSCAPING= 3,510 SQ.FT. (59%)

LANDSCAPING TABLE

SYMBOL	CONTAINER/SIZE	CATEGORY
	MIN. 2" CALIPER	LARGE DECIDUOUS TREE (3 MIN.)
	MIN. 2 GAL.	PROPOSED FLOWERING SHRUBS (6 MIN.)
	MIN. 5' HEIGHT	CONIFER OR UPRIGHT EVERGREEN TREE
	MIN. 2" CALIPER	LARGE DECIDUOUS SHADE TREE
	4' HEIGHT	ORNAMENTAL TREE

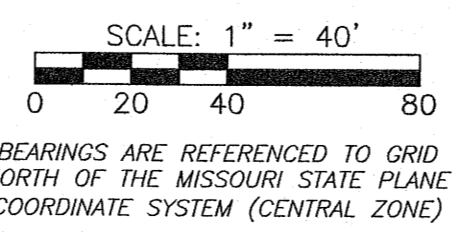
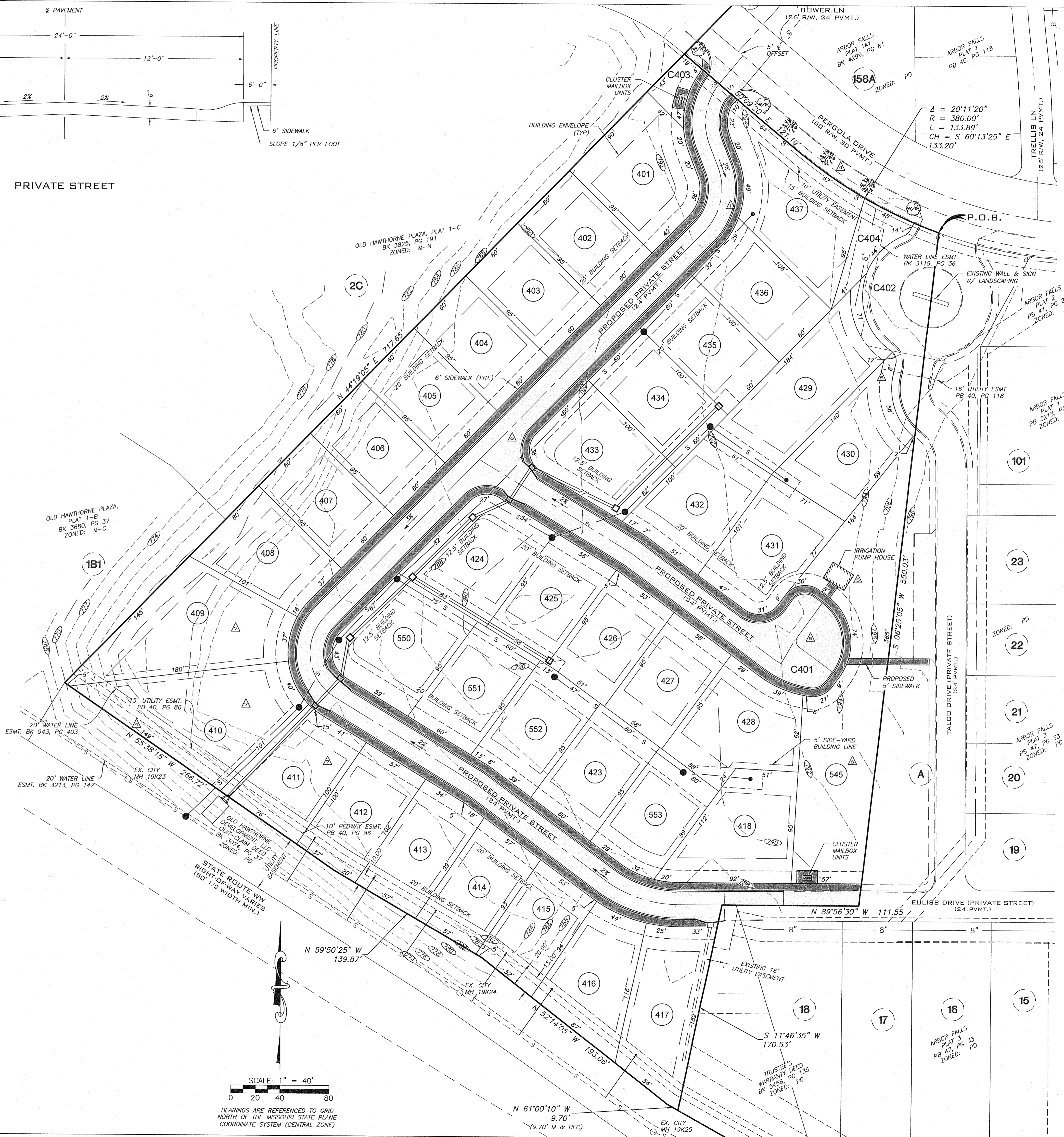


- CONCEPTUAL LANDSCAPING PLAN**
- LANDSCAPING SHALL BE PROVIDED BY THE BUILDER AND SHALL INCLUDE SODDED YARDS, LANDSCAPED BEDS AND A VARIETY OF TREES.
 - THE LANDSCAPE SHALL ALSO BE IRRIGATED.
 - ALL LANDSCAPING MAINTENANCE WILL BE PROVIDED BY THE HOME OWNERS ASSOCIATION.
 - THE PLANTING OF INVASIVE SPECIES WILL NOT BE PERMITTED AND ALL SPECIES PLANTED SHALL BE NATIVE TO MISSOURI.

APPROVED BY CITY COUNCIL PURSUANT TO
 ORDINANCE # _____
 ON THIS DAY OF _____, 2021.
 DESIGN ADJUSTMENTS APPROVED BY
 CITY COUNCIL PURSUANT TO
 ORDINANCE # _____
 BRIAN TREECE, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND
 ZONING COMMISSION THIS 23 DAY OF
 September, 2021.
 Sara Loe
 SARA LOE, CHAIRMAN
 APPROVED BY ORDINANCE OF THE CITY COUNCIL
 OF COLUMBIA
 THIS DAY OF _____, 2021.
 BRIAN TREECE, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK
 ORDINANCE # _____

COMMON AREAS
 LOTS C401, C402, C403, C404 AND C405 ARE LOTS TO BE TRANSFERRED TO THE HOME OWNER'S ASSOCIATION AND ARE INTENDED TO BE OPEN/Common LOTS FOR NEIGHBORHOOD AMENITIES INCLUDING THE WELL HOUSE, MAILBOXES, SIDEWALKS, LANDSCAPING AND PRIVATE STREET PURPOSES.



REVISIONS

DATE	DESCRIPTION	BY
09/15/21	CITY COMMENTS	JB
08/24/21	CITY COMMENTS	JB
08/02/21	CITY COMMENTS	JB
07/22/21	CITY COMMENTS	JB
04/12/21	ORIGINAL	BAB

**ARBOR FALLS
 PD PLAN NO. 4
 PERGOLA DR,
 COLUMBIA, MO**

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.

STATE OF MISSOURI
 JAY GEBHARDT
 NUMBER PLS-25052
 PROFESSIONAL ENGINEER
 JAY GEBHARDT
 MO PE-25052
 September 15, 2021

PROJECT # STOH20.02
 DRAWING # STOH20.02 PD PLAN
 DRAWN BY: BAB
SHEET C102
 SHEET 2 OF 2

CITY CASE # PLDV-00046-2021