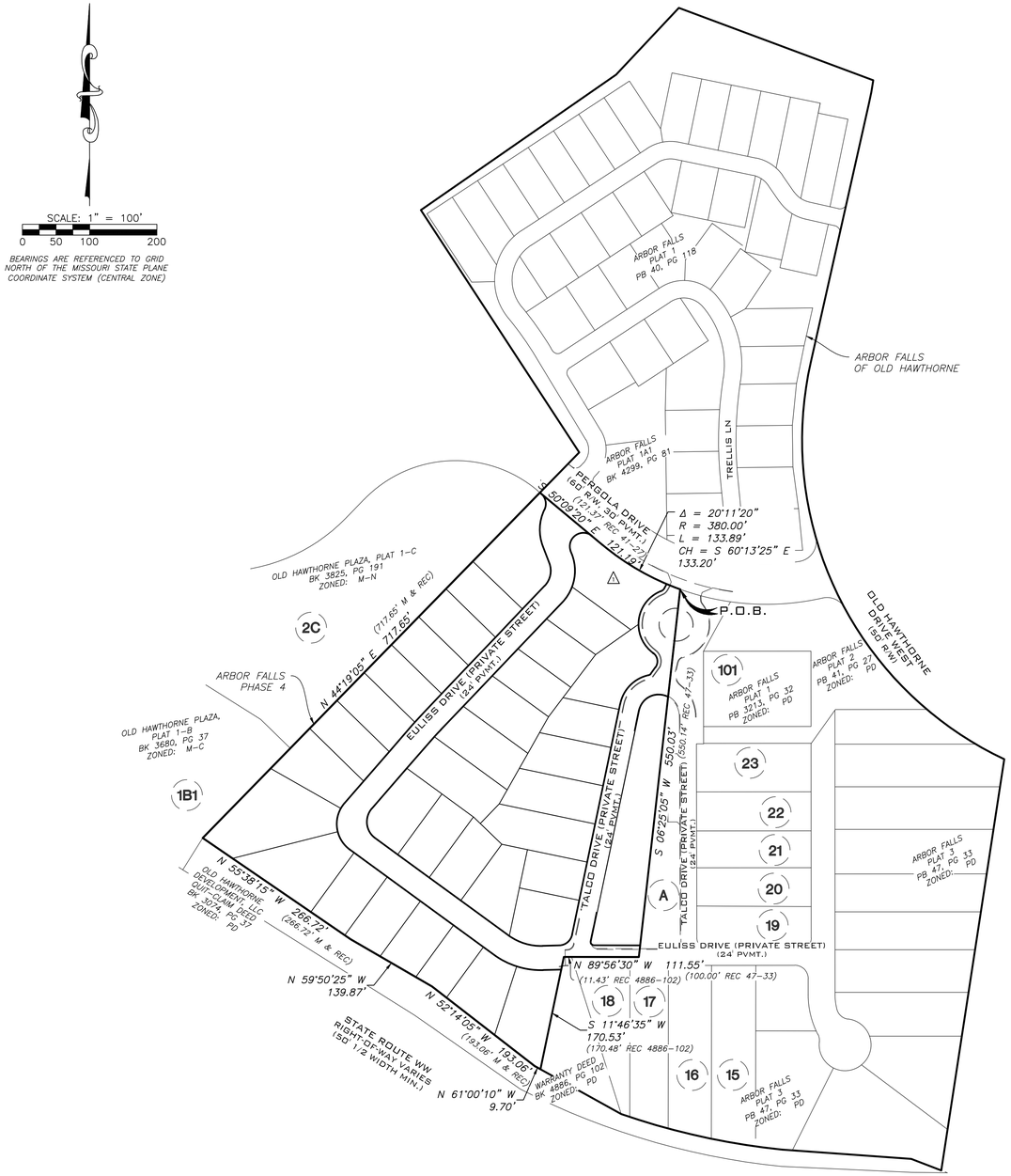
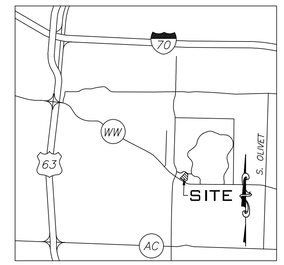
LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- ● PROPOSED SANITARY MANHOLE
- CO ⊕ EXISTING SANITARY CLEANOUT
- ● PROPOSED SANITARY CLEANOUT
- FH EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT
- E EXISTING ELECTRIC TRANSFORMER
- T EXISTING TELEPHONE BOX
- PP EXISTING UTILITY POLE
- WV EXISTING WATER VALVE
- 2% PROPOSED STREET GRADE
- S EXISTING SANITARY
- S PROPOSED SANITARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 760 EXISTING CONTOUR
- PAVEMENT
- SIDEWALK
- (A) COMMON LOT #
- (400) RESIDENTIAL LOT #

SCALE: 1" = 100'
0 50 100 200

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





LOCATION MAP
NOT TO SCALE

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 AND STREET LIGHTING BY BOONE ELECTRIC COOPERATIVE.
10. PUBLIC WATER SUPPLY DISTRICT 9 BOONE COUNTY (PWSDNo.9) WILL PROVIDE WATER SERVICE ADJACENT TO ALL PRIVATE STREETS. WATER DISTRIBUTION APPROVAL BY PWSDNo.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 IS ONE COMMON AREA LOT WITH THIS PHASE OF ARBOR FALLS. COMMON AREA "A" CONTAINS THE EXISTING TALCO DRIVE AND PROPOSED EULISS DRIVE.
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: 402 AND 403.
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.

BENCHMARK DATA

REBAR LOCATED NEAR THE NORTHWEST CORNER OF THE PROPERTY SOUTH OF PERGOLA DRIVE

ELEV= 791.394

PARKING DATA

REQUIRED:
SINGLE-FAMILY DETATCHED DWELLINGS – 2 SPACE/UNIT
33 UNITS = 66 SPACES

TOTAL REQUIRED = 66 SPACES, NO BICYCLE SPACES

PROVIDED:
SINGLE-FAMILY DETACHED DWELLINGS
66 GARAGE SPACES
66 TANDEM SPACES

TOTAL PROVIDED = 132 SPACES

*PROPOSED GARAGES ARE NOT REQUIRED TO FULFILL PARKING REQUIREMENTS FOR THE DEVELOPMENT. GARAGES ARE FOR LEASE TO RESIDENTS OF THE PROPOSED DEVELOPMENT. THE NUMBER OF GARAGE UNITS TO BE DETERMINED AT THE TIME OF CONSTRUCTION WITH THE TOTAL SQUARE FOOTAGE NOT TO EXCEED WHAT IS SHOWN ON THIS DEVELOPMENT PLAN.

DENSITY CALCULATIONS

LOT AREA: 7.49 ACRES
PROPOSED NUMBER OF UNITS: 33
PROPOSED DENSITY: 4.4 UNITS/ACRE

LEGAL DESCRIPTION

NINE (9) TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 109, 110, 111, 112, 113, 114, AND 115 OF ARBOR FALLS PLAT 1 AS RECORDED IN PLAT BOOK 40, PAGE 118, AND ALL OF LOT C9C AND THE WEST PART OF LOT C9D OF THE SAID ARBOR FALLS PLAT NO. 2 AS RECORDED IN PLAT BOOK 41, PAGE 27, AND ALL BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3612, PAGE 38, EXCEPTING THEREFROM LOT C9D A WARRANTY DEED RECORDED IN BOOK 4886, PAGE 102 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT A OF ARBOR FALLS, PLAT NO. 3 AS RECORDED IN PLAT BOOK 47, PAGE 33, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PERGOLA DRIVE; THENCE ALONG A WESTERLY LINE OF SAID LOT A, S 06°25'05"W, 550.03 FEET; THENCE N 89°56'30"W, 111.55 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4886, PAGE 102; THENCE S 11°46'35"W, 170.53 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3074, PAGE 37 AND THE SOUTHERLY LINE OF ARBOR FALLS PLAT 2 AS RECORDED IN PLAT BOOK 41, PAGE 27; THENCE ALONG THE NORTH LINE OF SAID QUIT-CLAIM DEED AND SAID SOUTHERLY LINE OF ARBOR FALLS PLAT 2 FOR THE FOLLOWING FOUR (4) CALLS: N 61°00'10"W, 9.70 FEET; THENCE N 52°14'05"W, 193.06 FEET; THENCE N 59°50'25"W, 139.87 FEET; THENCE N 55°35'15"W, 266.72 FEET; THENCE LEAVING SAID NORTH LINE AND SOUTHERLY LINE ALONG THE WESTERLY LINE OF SAID ARBOR FALLS PLAT 2, N 44°19'05"E, 717.65 FEET TO THE NORTH LINE OF SAID ARBOR FALLS PLAT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE FOR PERGOLA DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS: S 50°09'20"E, 121.19 FEET; THENCE ALONG A 380.00-FOOT RADIUS CURVE TO THE LEFT, 133.89 FEET, SAID CURVE HAVING A CHORD BEARS S 60°13'25"E, 133.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.49 ACRES.

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(ii)(1)(i)
ALL ACCESSORY USES AND ACCESSORY STRUCTURES SHALL BE SUBORDINATE TO THE PRINCIPAL STRUCTURE(S) AND PRIMARY USE(S) ON THE PROPERTY. THE AGGREGATE FIRST FLOOR SQUARE FOOTAGE OF ALL ACCESSORY STRUCTURES ON A LOT SHALL NOT EXCEED THE FIRST FLOOR SQUARE FOOTAGE OF ANY PRINCIPAL STRUCTURE ON THE LOT. THE AGGREGATE SQUARE FOOTAGE OF ALL AREAS DEVOTED PRIMARILY TO ACCESSORY USES ON A LOT SHALL NOT EXCEED THE SQUARE FOOTAGE OF ALL AREAS DEVOTED TO THE PRIMARY USE OF THE LOT.

29-3.3(ii)(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.

29-3.3(ii)(2)(ii)
FOR ANY DWELLING THERE SHALL BE PERMITTED ONE GARAGE WITH SPACE FOR NOT MORE THAN ONE MOTOR VEHICLE FOR EACH TWO THOUSAND (2,000) SQUARE FEET OF LOT AREA, PROVIDED THAT TOTAL GARAGE SPACE SHALL NOT EXCEED THE TOTAL HABITABLE FIRST-FLOOR FLOOR AREA OF THE PRIMARY DWELLING.

STORMWATER MANAGEMENT

THIS DEVELOPMENT IS NOT SUBJECT TO ALL OF THE CURRENTY 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 29-1.11(C), PER THE FEMA FIRM PANEL #29019C0292D, DATED APRIL 19, 2017.

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

_____
SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ____ DAY OF _____, 2021.

_____
BRIAN TREECE, MAYOR

_____
SHEELA AMIN, CITY CLERK

ORDINANCE # _____

X:\Projects\Stoh\Arbor\ARBOR FALLS PD No 4\DRAWINGS\STOH21-02 Arbor Falls PD Plan.dwg PD PLAN

CITY CASE # PLDV-0000140-2021

4	06/02/21	CITY COMMENTS	JG
3	05/19/21	CITY COMMENTS	BAB
2	05/07/21	CITY COMMENTS	BAB
1	04/12/21	ORIGINAL	BAB

REVISIONS

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 ALAN GEBHARDT
NUMBER E-25052
REGISTERED PROFESSIONAL ENGINEER

JAY GEBHARDT
MO PE-25052
June 2, 2021

PROJECT #	STOH20.02
DRAWING #	STOH20.02 PD PLAN
DRAWN BY:	BAB

SHEET C101

SHEET 1 OF 2

LANDSCAPING NOTES

1. PROPOSED AREAS (FINAL DEVELOPMENT)
   TOTAL AREA OF SITE= 7.49 AC. = 326,435 SQ.FT.
   TOTAL BUILDING AREA= 91,710 SQ.FT. (28.1%)
   TOTAL PAVED (STREETS, PARKING, SIDEWALK) AREA= 64,295 SQ.FT. (19.7%)
   TOTAL IMPERVIOUS AREA= 156,005 SQ.FT. (47.8%) △2 △3
   TOTAL AREA OF OPEN SPACE/LANDSCAPING= 170,520 SQ.FT. (52.2%)

   (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) △2 △3
   TOTAL AREA OF LOT= 7.49 AC = 326,435 SQ.FT.
   IMPERVIOUS AREA= 156,005 SQ.FT. (47.8%)
   LANDSCAPING AREA= 170,520 SQ.FT. (52.2%)

2. 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.

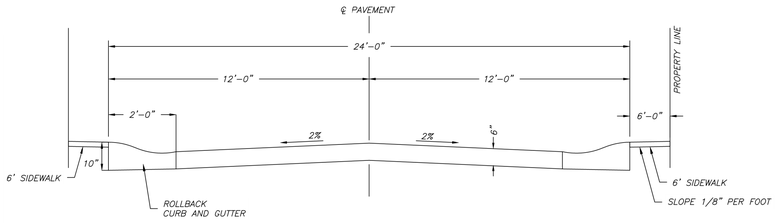
3. STREET TREES SHALL COMPLY WITH SECTION 29-4.4(d)(2)(i-vii) OF THE CITY CODE.

4. REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1-3) OF THE CITY CODE. THERE ARE NO SIGNIFICANT TREES ON THIS SITE.

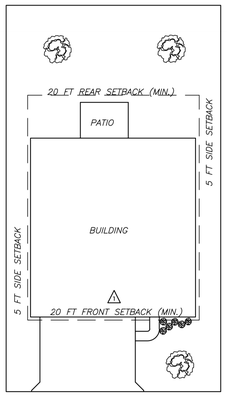
7. PRESERVATION OF EXISTING LANDSCAPING:
   NO PRESERVATION OF EXISTING LANDSCAPING IS PROPOSED. NO CLEARING OF TREES IS PROPOSED.

8. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.

9. 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



PRIVATE STREET

TYPICAL SINGLE FAMILY PUD LANDSCAPING

TYPICAL LOT COVERAGE

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

△1

LANDSCAPING TABLE

SYMBOL	CONTAINER/SIZE	CATEGORY
	MIN. 2" CALIPER	PROPOSED TREE (3 MIN.)
	MIN. 2 GAL.	PROPOSED SHRUBS (6 MIN.)

CONCEPTUAL LANDSCAPING PLAN

1. LANDSCAPING SHALL BE PROVIDED BY THE BUILDER AND SHALL INCLUDE SODDED YARDS, LANDSCAPED BEDS AND A VARIETY OF TREES.

2. THE LANDSCAPE SHALL ALSO BE IRRIGATED.

3. ALL LANDSCAPING MAINTENANCE WILL BE PROVIDED BY THE HOME OWNERS ASSOCIATION.

4. THE PLANTING OF INVASIVE SPECIES WILL NOT BE PERMITTED AND ALL SPECIES PLANTED SHALL BE NATIVE TO MISSOURI.

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

_____
SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ____ DAY OF _____, 2021.

_____
BRIAN TREECE, MAYOR

_____
SHEELA AMIN, CITY CLERK

ORDINANCE # _____

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

X:\Projects\Stoh\Engr\ARBOR FALLS PD No 4\DRAWINGS\STOH21-02 Arbor Falls PD Plan.dwg PD PLAN LT3

CITY CASE # PLDV-0000140-2021

△4	06/02/21	CITY COMMENTS	JG
△3	05/19/21	CITY COMMENTS	BAB
△2	05/07/21	CITY COMMENTS	BAB
△1	04/12/21	ORIGINAL	BAB

REVISIONS

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 ALAN GEBHARDT NUMBER E-25052 REGISTERED PROFESSIONAL ENGINEER

JAY GEBHARDT
MO PE-25052
June 2, 2021

PROJECT #	STOH20.02
DRAWING #	STOH20.02 PD PLAN
DRAWN BY:	BAB

SHEET C102

SHEET 2 OF 2