

LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- CD ● EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY CLEANOUT
- FH ▷ EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- ET EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE BOX
- EXISTING UTILITY POLE
- WV X EXISTING WATER VALVE
- 2% PROPOSED STREET GRADE
- S EXISTING SANITARY
- S PROPOSED SANITARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- - - EXISTING CONTOUR
- PAVEMENT
- SIDEWALK
- C411 COMMON LOT #
- 400 RESIDENTIAL LOT #



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

DESIGN ADJUSTMENTS:

29-5.1(c)(3)(F) - CUL-DE-SAC LENGTH (ELIN 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)(G)(i) - BLOCK LENGTH (HAILEY DRIVE BETWEEN ELIN AND TALCO) BLOCKS. 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 ADJUTING ONLY ONE SIDE OF SUCH STREETS SHALL PROVIDE FOR DEDICATION OF ADDITIONAL RIGHT-OF-WAY WIDTH TO CONSTITUTE ONE-HALF (½) 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 _____, 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(b).

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.

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)(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 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(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.

29-3.3(i)(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.



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

- THE TRACTS INCLUDED WITH THIS MAJOR AMENDMENT IS 7.49 ACRES.
- THIS TRACT IS CURRENTLY ZONED PD, PLANNED DEVELOPMENT.
- THERE ARE NO BUILDINGS CURRENTLY ON THIS SITE.
- THE TYPES OF BUILDING BEING PROPOSED ARE SINGLE-FAMILY DETACHED DWELLINGS.
- THE MAXIMUM HEIGHT OF ALL SINGLE FAMILY DETACHED BUILDINGS SHALL BE 35 FEET. THE MAXIMUM HEIGHT OF GARAGES SHALL BE 24 FEET.
- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- THIS DEVELOPMENT MAY BE BUILT IN MULTIPLE PHASES.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- 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.
- PUBLIC WATER SUPPLY DISTRICT 9 BOONE COUNTY (PWSNo.9) WILL PROVIDE WATER SERVICE ADJACENT TO ALL PRIVATE STREETS. WATER DISTRIBUTION APPROVAL BY PWSNo.9.
- 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.
- 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.
- ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH STATEMENT OF INTENT.
- 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.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
- 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.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- 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.
- 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.
- THE STREET SIGN FOR THE PRIVATE STREETS WILL INDICATE "PRIVATE STREET."
- THERE ARE FIVE COMMON AREA LOTS WITH THIS PHASE OF ARBOR FALLS. COMMON AREA C401 & C402 CONTAIN THE PROPOSED PRIVATE STREETS.
- 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: 434.
- SIDEWALKS SHALL BE REQUIRED ALONG BOTH SIDES OF PROPOSED PRIVATE STREETS.
- 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.
- GARAGES SHAPE AND SIZE CAN BE MODIFIED FROM PLAN WITHOUT A PLAN AMENDMENT, BUT TOTAL AREA OF FREE STANDING GARAGES SHALL BE 10,500 SQ. FT. OR LESS.

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 = 68 SPACES
TOTAL REQUIRED = 68 SPACES, NO BICYCLE SPACES
PROVIDED: SINGLE-FAMILY DETACHED DWELLINGS
68 GARAGE SPACES
68 TANDEM SPACES
TOTAL PROVIDED = 136 SPACES
*PROPOSED GARAGES ARE NOT REQUIRED TO FULFILL PARKING REQUIREMENTS FOR THE DEVELOPMENT. GARAGES ARE FOR LEASE TO RESIDENTS. THE ARRANGEMENT AND 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: 34
PROPOSED DENSITY: 4.5 UNITS/ACRE

CITY CASE # PLDV-000140-2021

DATE	REVISIONS	BY
08/02/21	CITY COMMENTS	JIG
07/22/21	CITY COMMENTS	JIG
06/30/21	CITY COMMENTS	JIG
06/02/21	CITY COMMENTS	JIG
04/12/21	ORIGINAL	BAB

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



3401 BROADWAY 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.



PROJECT #	STOH20.02
DRAWING #	STOH20.02 PD PLAN
DRAWN BY:	BAB
SHEET C101	
SHEET 1 OF 2	

