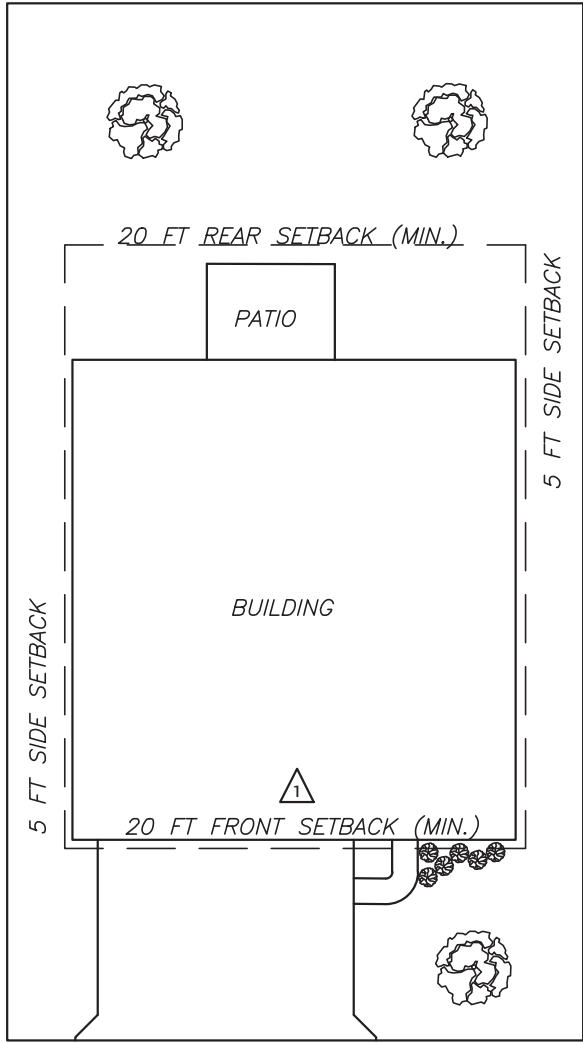


LANDSCAPING NOTES

1. 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%)
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.



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

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 CITY COUNCIL PURSUANT TO

ORDINANCE # _____, 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

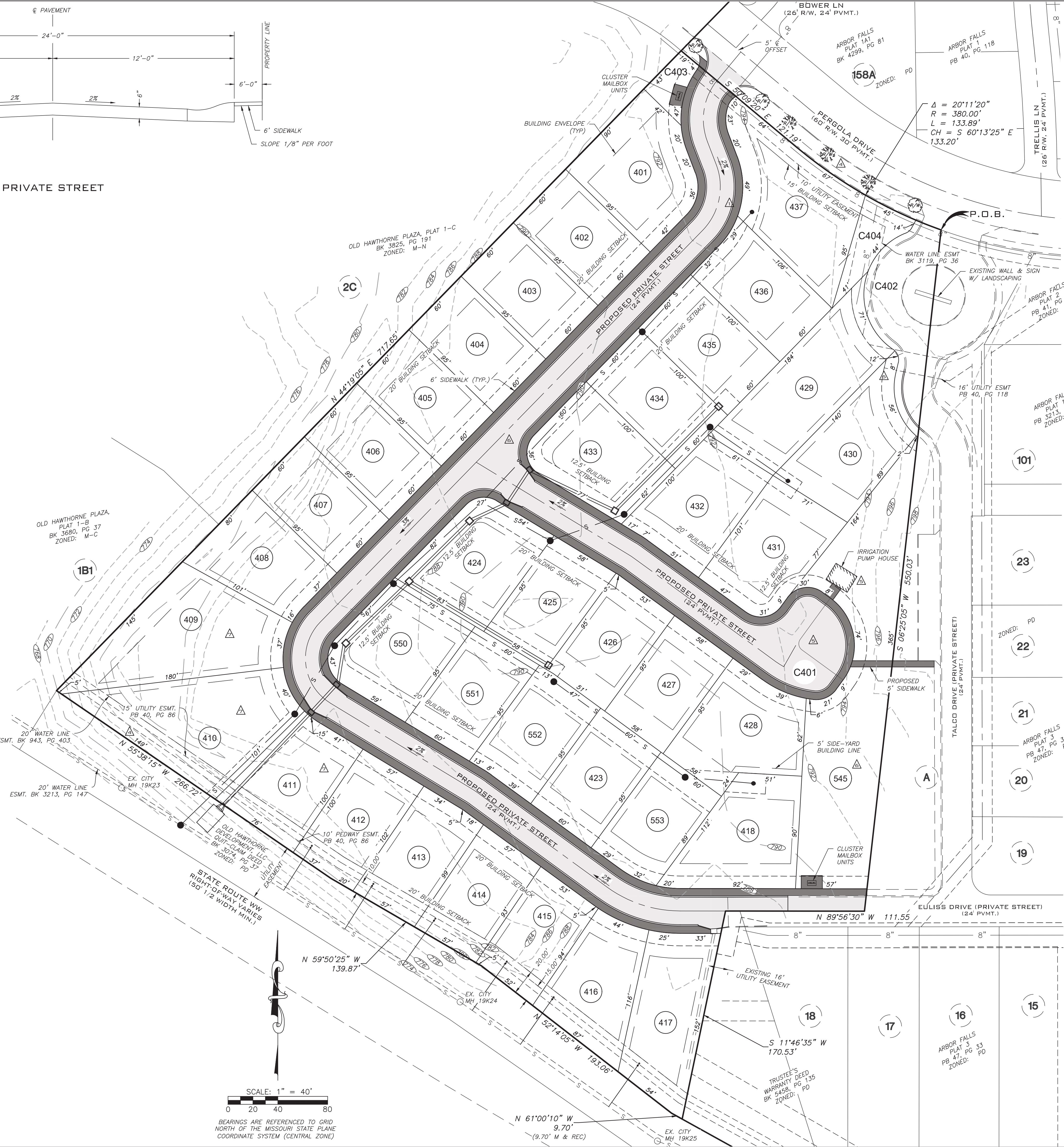
ATTEST:

SHEELA AMIN, CITY CLERK

ORDINANCE # _____

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.



X:\Project\Standard\ARBOR FALLS PD No 4\DRAWINGS\STOH21-02 Arbor Falls PD Plan 11.dwg PD PLAN 15

CITY CASE # PLDY-000010-2021		
09/15/21	CITY COMMENTS	JGB
08/24/21	CITY COMMENTS	JGB
08/02/21	CITY COMMENTS	JGB
07/22/21	CITY COMMENTS	JGB
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
SIGNED, SEALED AND DATED.



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