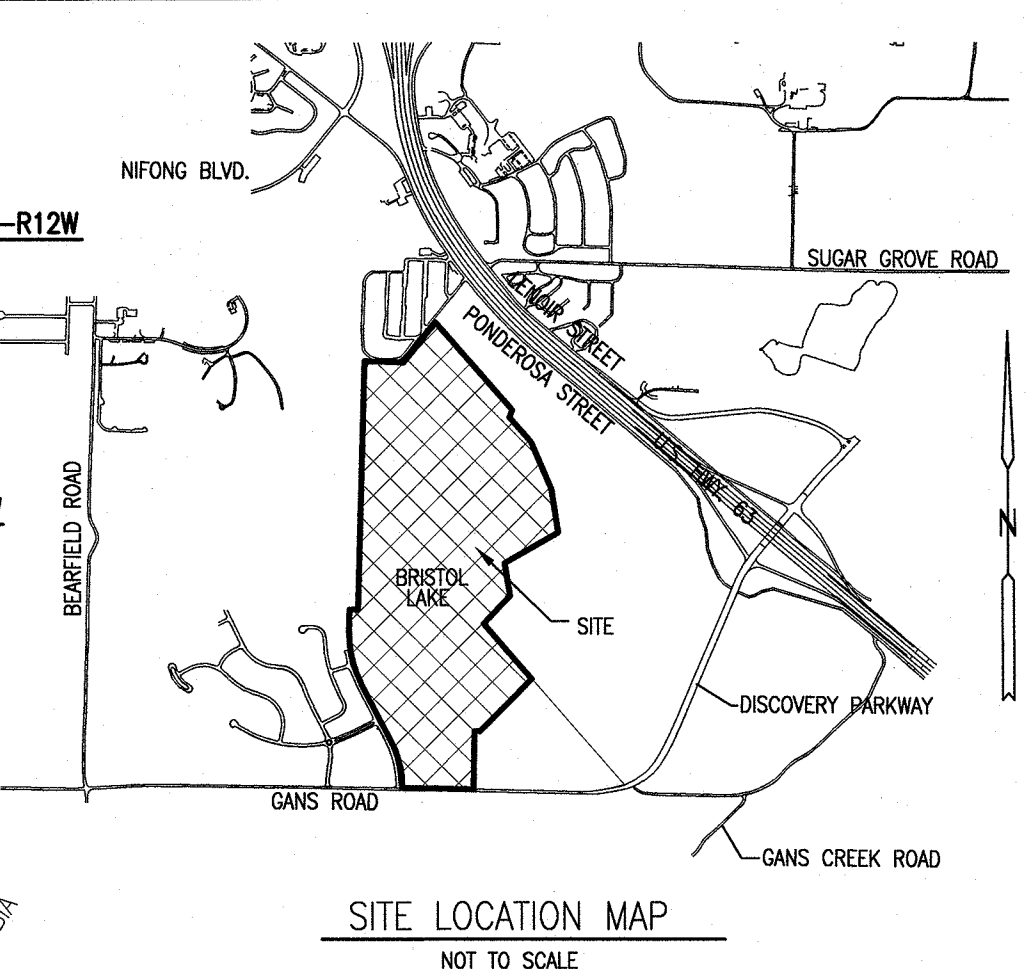
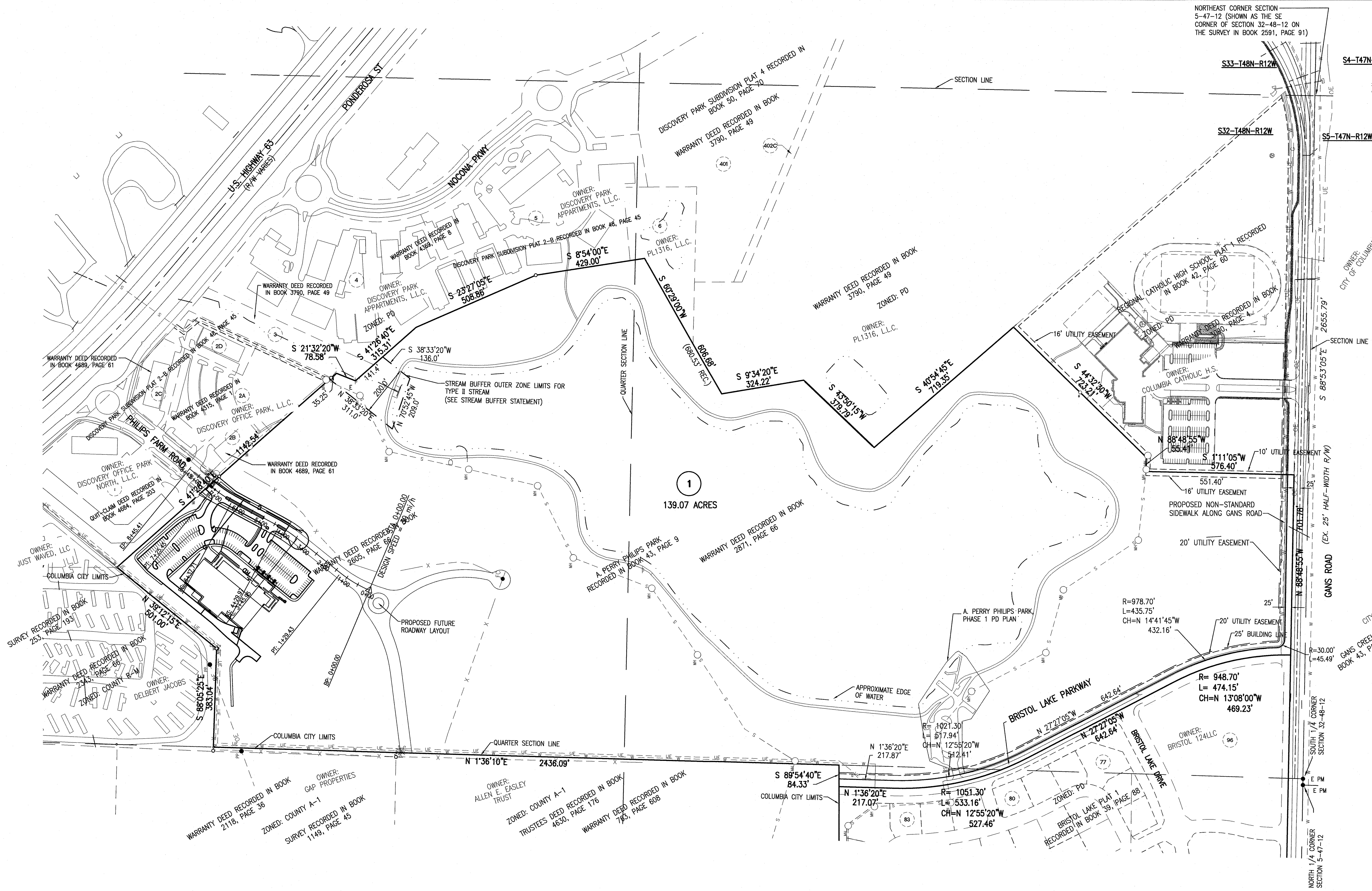




OWNER:
CITY OF COLUMBIA
P.O. BOX 6015
COLUMBIA, MO 65205-6015

PROPERTY DESCRIPTION
LOT 1, A. PERRY PHILIPS PARK, RECORDED IN BOOK 43, PAGE 9.

ZONING NOTE
THE TRACT IS ZONED PD. THE PROPOSED LAND USE SHALL BE INDOOR RECREATION OR ENTERTAINMENT OR PHYSICAL FITNESS CENTER.

GENERAL NOTES
1. TRACT IS ZONED PD.
2. THIS TRACT IS 139.07 ACRES.
3. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
5. DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
6. ALL WORK SHALL CONFORM TO THE CONSTRUCTION STANDARDS OF THE CITY OF COLUMBIA, MO.
7. PHILIPS FARM ROAD SHALL BE A NEIGHBORHOOD COLLECTOR. PHILIPS FARM ROAD WILL BE EXTENDED TO THE WEST PROPERTY EDGE IN A FUTURE PHASE.
8. PHASE 1 IS SUBJECT TO THE A. PERRY PHILIPS PARK, PHASE 1 PD PLAN.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2017.

BRIAN TRECCE, MAYOR

SHEELA AMIN, CITY CLERK

MISSOURI ONE CALL SYSTEM, INC.
1-800-368-5858
MISSOURI ONE CALL SYSTEM, INC.
1-800-368-5858
MISSOURI ONE CALL SYSTEM, INC.
1-800-368-5858

BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, FROM GPS OBSERVATIONS USING GRS MONUMENT BO-15 (GRID FACTOR=0.99990516)

SCALE: 1" = 200'

0 100 200 400

UTILITY CONTACTS			
ELECTRIC:	DAN CLARK	TELEPHONE:	TIM DISMAN
	WATER AND LIGHT DEPARTMENT		CENTURYLINK
WATER:	CITY OF COLUMBIA	SANITARY SEWER:	LINDSEY SCHAEFER
	701 E. BROADWAY		PUBLIC WORKS DEPARTMENT
NATURAL GAS:	COLUMBIA, MO 65201	UTILITY LOCATES:	CITY OF COLUMBIA
	(573) 874-7325		701 E. BROADWAY
	DAVE STORVICK		COLUMBIA, MO 65201
	WATER AND LIGHT DEPARTMENT		(573) 874-7325
	CITY OF COLUMBIA		CHAD WARREN
	701 E. BROADWAY		AMEREN UE
	COLUMBIA, MO 65201		2001 MAGUIRE BLVD.
	(573) 874-7325		COLUMBIA, MO 65201
	CHAD WARREN		(573) 876-3030
	AMEREN UE		
	2001 MAGUIRE BLVD.		
	COLUMBIA, MO 65201		
	(573) 876-3030		

LANDSCAPING STATEMENT
LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4.

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAP PANEL NUMBER 29019C0295E, DATED: APRIL 19, 2017.

STREAM BUFFER STATEMENT
THE STREAM BUFFER LIMITS SHOWN ON THIS PLAN ARE INTENDED TO COMPLY WITH STREAM REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA.

LEGEND	
○	IRON PIPE (UNLESS NOTED OTHERWISE)
---	STORM SEWER
---	TELEPHONE
---	SANITARY SEWER
---	WATERLINE
---	GAS LINE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	CABLE TV
---	FENCE
---	FLOWLINE
---	PROP. SANITARY SEWER
---	PROP. WATERLINE
---	PROP. UND. ELECTRIC
---	PROPOSED GAS LINE
---	PROPOSED WATER VALVE
---	PROPOSED FIRE HYDRANT
---	PROPOSED LIGHT POLE
---	PROPOSED GROUND LIGHT
---	DEFERRED PARKING
○	SANITARY MANHOLE
○	SANITARY CLEAN OUT
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	GAS VALVE
○	GUY WIRE ANCHOR
○	LIGHT POLE
○	GAS VALVE
○	GAS METER
○	ELECTRIC MANHOLE
○	SIGN
○	BENCHMARK
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	TELEPHONE PEDESTAL
(R)	TO BE REMOVED
○	FENCE CORNER

PARKING INFORMATION
INDOOR RECREATION OR ENTERTAINMENT
PHYSICAL FITNESS CENTER: 1 SPACE/400 S.F. GROSS FLOOR AREA
REQUIRED:
46,200 S.F. @ 1.0 SPACES/400 S.F. = 116 SPACES
PROVIDED:
202 VEHICLE SPACES (INCLUDING 8 HC SPACES)
15 BICYCLE SPACES
217 SPACES PROVIDED
THE PARKING SHOWN IN EXCESS OF 116 SPACES MAY BE CONSTRUCTED AT A LATER DATE.

LIGHTING
SITE LIGHTING WILL CONSIST OF APPROXIMATELY 11 LIGHT POLES WITH AN APPROXIMATE HEIGHT OF 20' AND FULL CUTOFF FIXTURES.

SIGNAGE
SIGNAGE SHALL COMPLY WITH STANDARDS IN 29-4.8 FOR M-C ZONING. PROPOSED SIGNAGE WILL CONSIST OF 64 S.F. MAX. AREA AND 12' MAX. HEIGHT.

ALLSTATE CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
allstateconsultants.net

MISSOURI STATE CERTIFICATE OF AUTHORITY #2007004004

REUSE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS LLC

PD - PLAN
COLUMBIA INDOOR SPORTS COMPLEX
PHILIPS PARK
COLUMBIA, MISSOURI

BRIAN P. HARRINGTON
REGISTERED PROFESSIONAL ENGINEER
NUMBER 620012810

DATE
5-15-2017

REVISED:
△ 06-13-2017
△ 06-16-2017

JOB NUMBER
17093.01

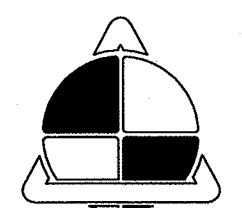
SCALE
AS SHOWN

SHEET
1



CONCEPTUAL STORM WATER MANAGEMENT PLAN

THE STORM WATER MANAGEMENT PLAN FOR THIS SITE WILL HONOR THE INTENT OF THE CRITERIA ESTABLISHED WITH THE ORIGINAL REZONING WHILE FOLLOWING THE CURRENT COLUMBIA STORM WATER MANAGEMENT MANUAL AND ORDINANCE. WE ANTICIPATE THAT THE IMPACTED PORTION OF THE SITE WILL BE REQUIRED TO MEET A LEVEL OF SERVICE (LOS) OF 7. THE ANTICIPATED BMP'S WILL LIKELY BE SELECTED FROM: EXTENDED WET DETENTION (PROVIDED BY PHILIPS LAKE), BIO-RETENTION, NATIVE VEGETATION, AND IRRIGATION. DETENTION REQUIREMENTS ARE ANTICIPATED TO BE MET BY PHILIPS LAKE.



**ALLSTATE
CONSULTANTS**
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
allstateconsultants.net

MISSOURI STATE CERTIFICATE
OF AUTHORITY #2307004004

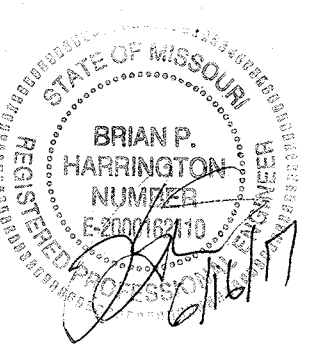
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ALLSTATE CONSULTANTS LLC

PD - PLAN

COLUMBIA INDOOR SPORTS COMPLEX

PHILIPS PARK

COLUMBIA, MISSOURI



BRIAN P.
HARRINGTON
17093.01
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

DATE
5-15-2017

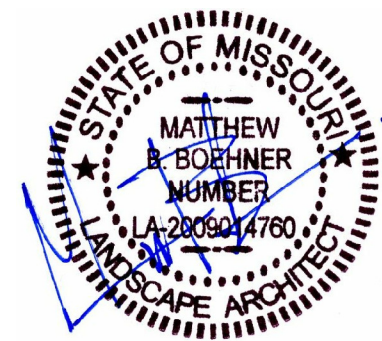
REVISED:
△ 06-13-2017
△ 06-16-2017

JOB NUMBER
17093.01

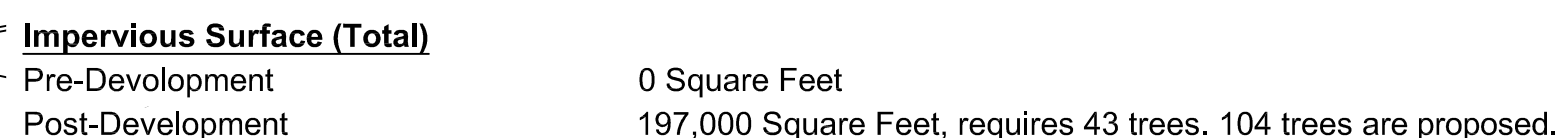
SCALE
AS SHOWN

SHEET
2

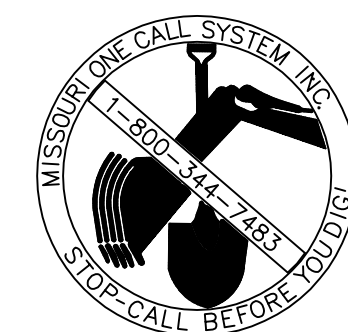
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5050 BRISTOL LAKE PARKWAY



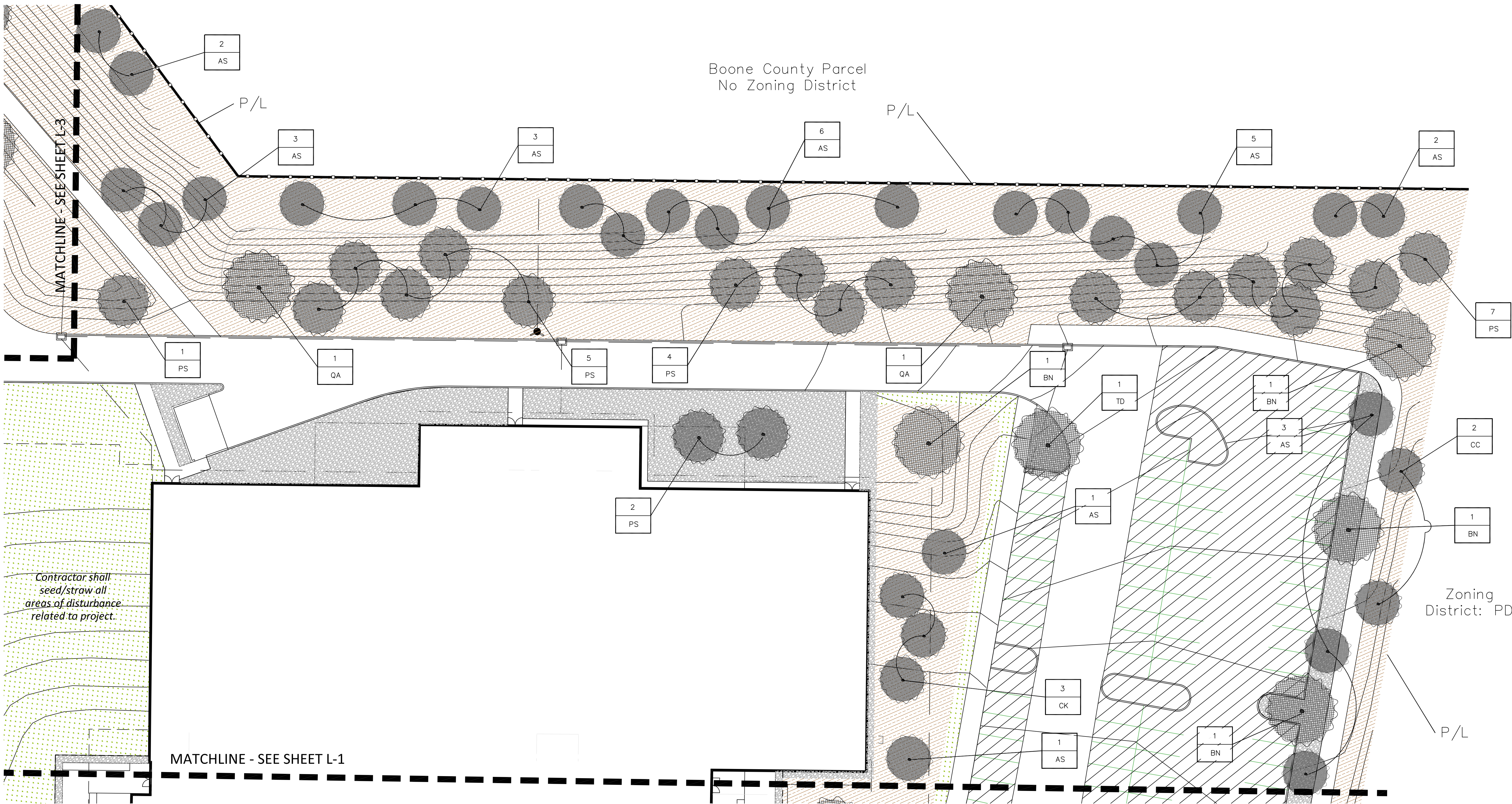
* Tree Planting Detail per City Standard 1000.09 as applicable



CAUTION:
SOME UTILITY COMPANIES SERVING THE AREA OF THIS PROPERTY MAY NOT PARTICIPATE NOR BE MEMBERS OF THE MISSOURI 'ONE-CALL' SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THOSE UTILITIES AND CONTACT EACH FOR LOCATION OF THEIR RESPECTIVE UNDERGROUND UTILITIES.

L-1

LANDSCAPE PLAN - TREES & GROUNDCOVER



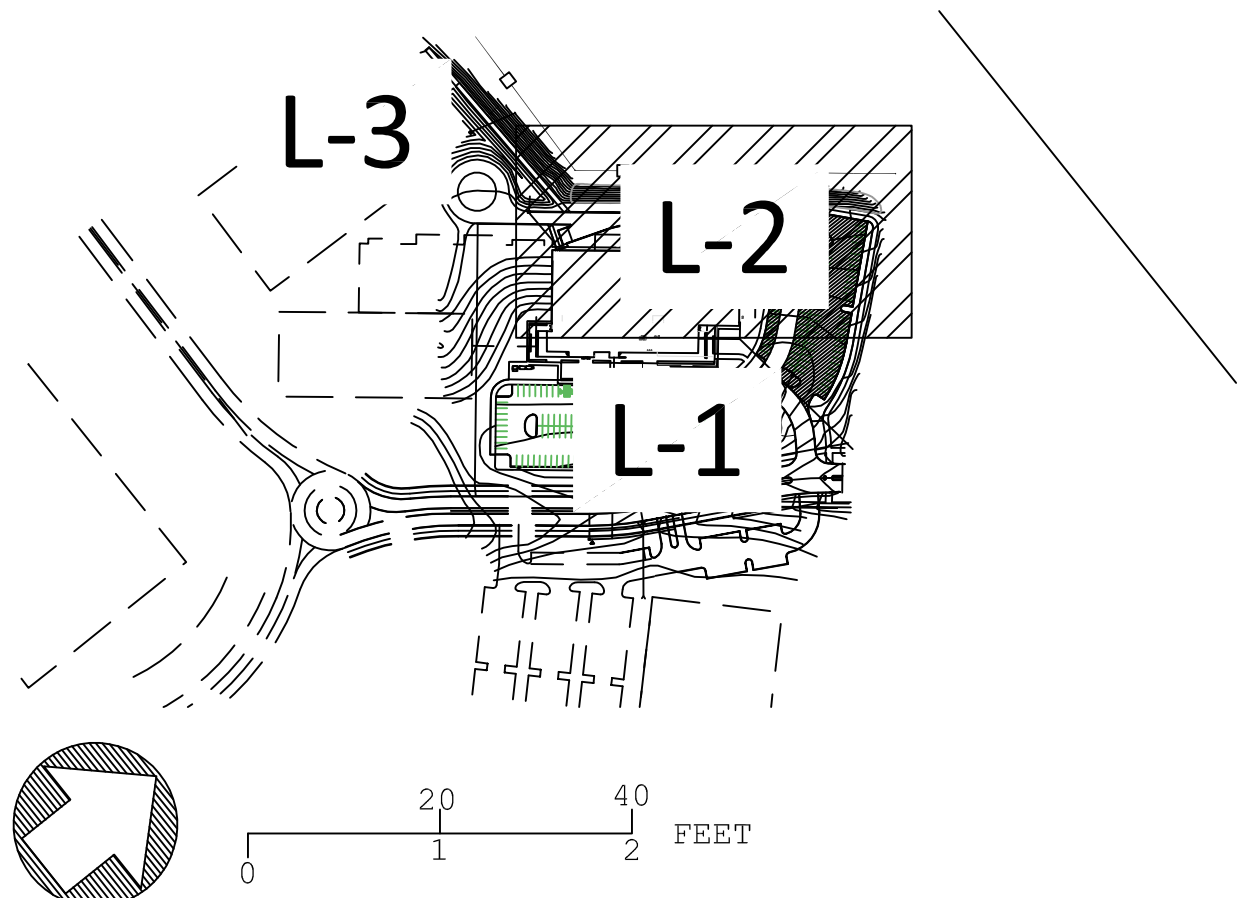
TREE LEGEND (QTY are for Project Totals)

ID	Description	Size (Caliper) /QTY	ID	Description	Size (Caliper) /QTY
AS	Amelanchier arborea Downy Serviceberry	1.5"/31	CK	Cladrastis kentukea Yellowwood	1.5"/8
QA	Quercus alba White Oak	3"/13	PS	Pinus strobus Eastern White Pine	2"/22
CC	Cercis canadensis Eastern Redbud	1.5"/14	TD	Taxodium distichum var. imbricarium Pond Cypress	2"/5
NS	Nyssa sylvatica Black Gum	3"/4	Tree Callout Guide		Quantity
BN	Betula nigra 'Heritage' River Birch	2"/8			
			ID (Refer to Legend)		

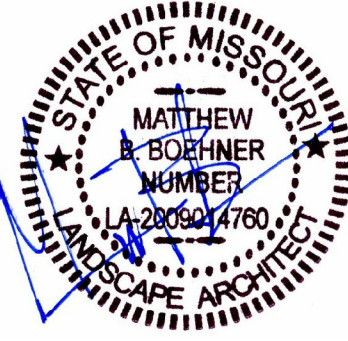
* Tree Planting Detail per City Standard 1000.09 as applicable

LANDSCAPE FEATURE LEGEND (QTY are for Project Totals)

ID	Description	Detail	QTY
0	Site Select Boulders	-/L-5	61
	Turfgrass		
	Festuca arundinacea 'Rebel II' (Sod)		25,500 SF
	Festuca arundinacea 'Rebel II' (Seed)		15,000 SF
	Native Seed Mix	-/L-5	80,500 SF
	Rainbow Rock Groundcover	-/L-5	19,750 SF
	Composite Panel Fence 8'H x 8'L Panels Color: TBD	-/L-6	760 LF



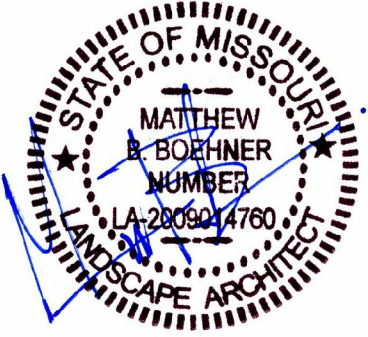
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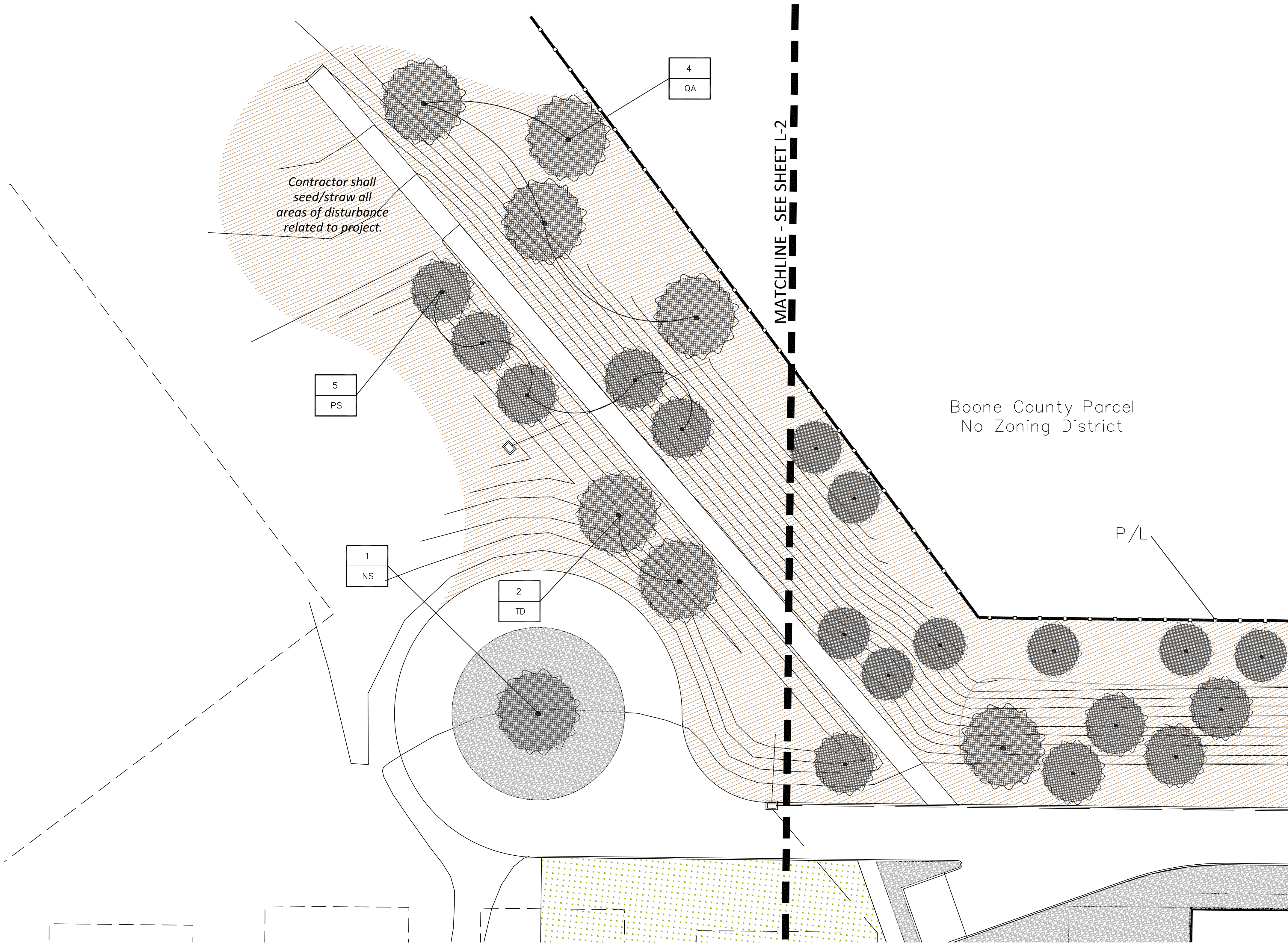
LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY

DATE: 06/13/17

L-2



LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY



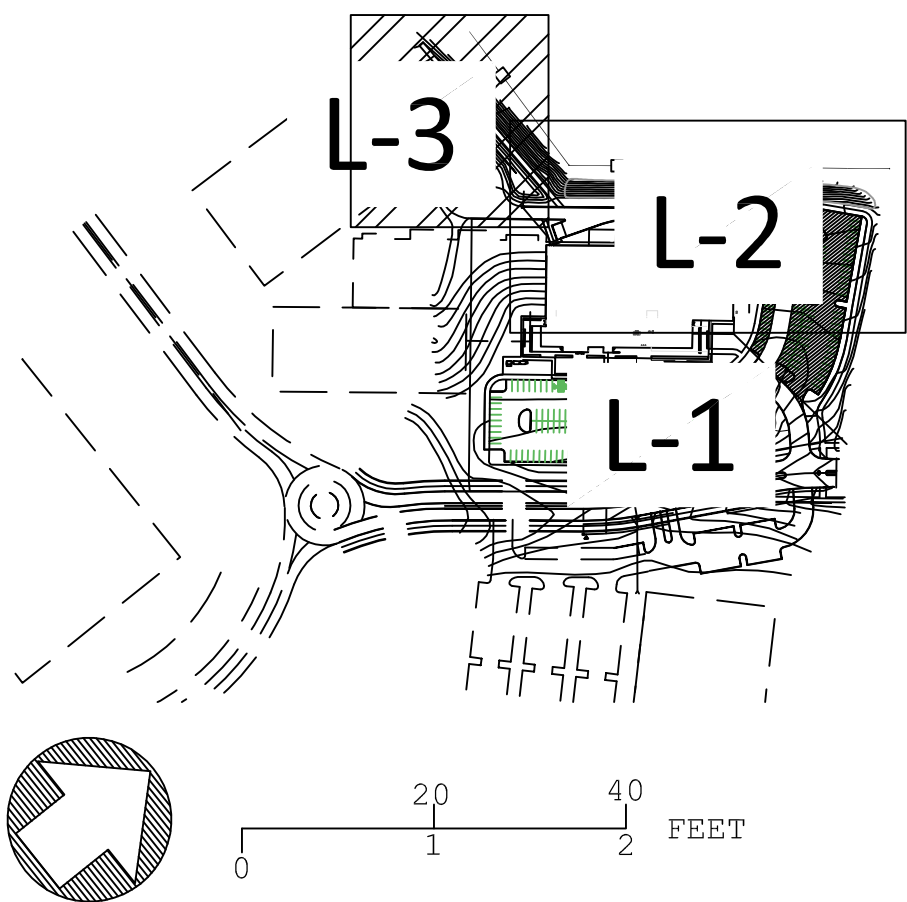
TREE LEGEND (QTY are for Project Totals)

ID	Description	Size (Caliper) /QTY	ID	Description	Size (Caliper) /QTY
AS	Amelanchier arborea Downy Serviceberry	1.5"/31	CK	Cladrastis kentukea Yellowwood	1.5"/8
QA	Quercus alba White Oak	3"/13	PS	Pinus strobus Eastern White Pine	2"/22
CC	Cercis canadensis Eastern Redbud	1.5"/14	TD	Taxodium distichum var. imbricarium Pond Cypress	2"/5
NS	Nyssa sylvatica Black Gum	3"/4	Tree Callout Guide		
BN	Betula nigra 'Heritage' River Birch	2"/8			
			Quantity		
			ID (Refer to Legend)		

* Tree Planting Detail per City Standard 1000.09 as applicable

LANDSCAPE FEATURE LEGEND (QTY are for Project Totals)

ID	Description	Detail	QTY
0	Site Select Boulders	-/L-5	61
	Turfgrass		
	Festuca arundinacea 'Rebel II' (Sod)		25,500 SF
	Festuca arundinacea 'Rebel II' (Seed)		15,000 SF
	Native Seed Mix	-/L-5	80,500 SF
	Rainbow Rock Groundcover	-/L-5	19,750 SF
	Composite Panel Fence 8'H x 8'L Panels Color: TBD	-/L-6	760 LF

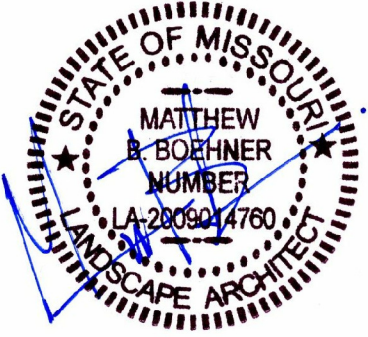
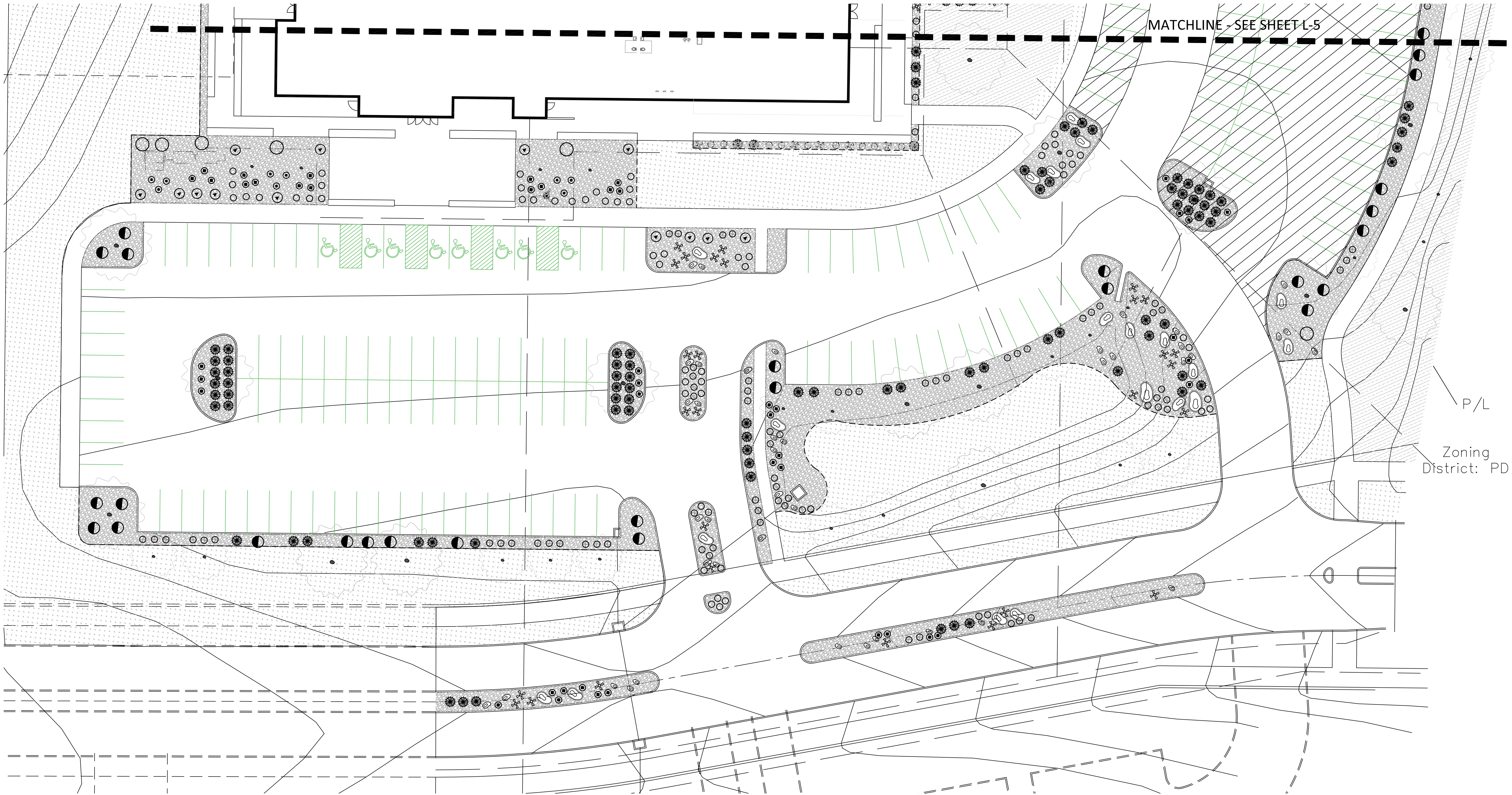


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DATE: 06/13/17

L-3

LANDSCAPE PLAN - TREES & GROUNDCOVER

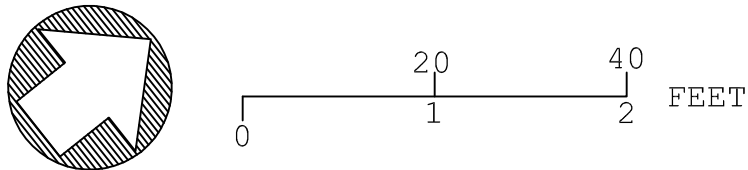
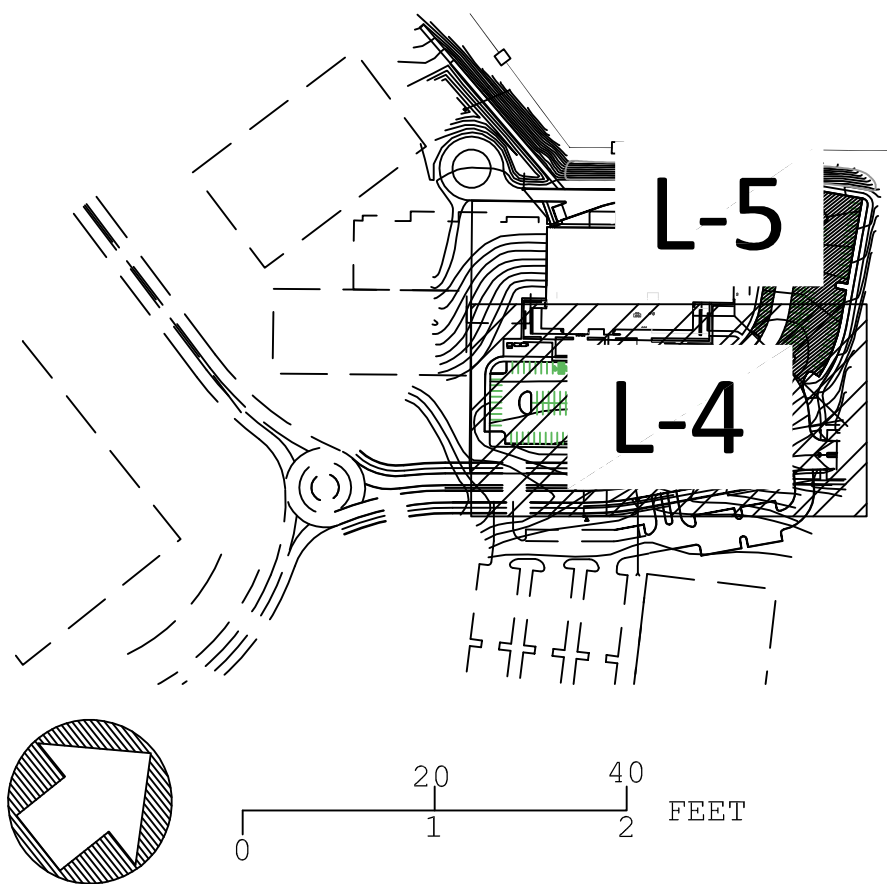


LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY

P/L
Zoning District: PD

SHRUB LEGEND (QTY are for Project Totals)

ID	Description	Size (Container) /QTY	ID	Description	Size (Container) /QTY
○	<i>Physocarpus opulifolius</i> Ninebark	5 gal/18	⊙	<i>Cornus sericea 'Kelsey'</i> Dwarf Redtwig Dogwood	1 gal/78
◐	<i>Viburnum prunifolium</i> Black Haw Viburnum\	5 gal/38	⊙	<i>Hypericum fondosum</i> Golden St. Johnswort	1 gal/9
⊙	<i>Aquilegia canadensis</i> Columbine	1 gal/13	○	<i>Sedum spurium 'Dragon's Blood'</i> Stonecrop	1 gal/56
⊙	<i>Schizachyrium scoparium</i> Little Bluestem	1 gal/121	⊙	<i>Echinacea species</i> Coneflower	Pots/45
✂	<i>Yucca filamentosa</i> Adam's Needle	1 gal/68	○	<i>Asclepias syriaca</i> Common Milkweed	1 gal/32

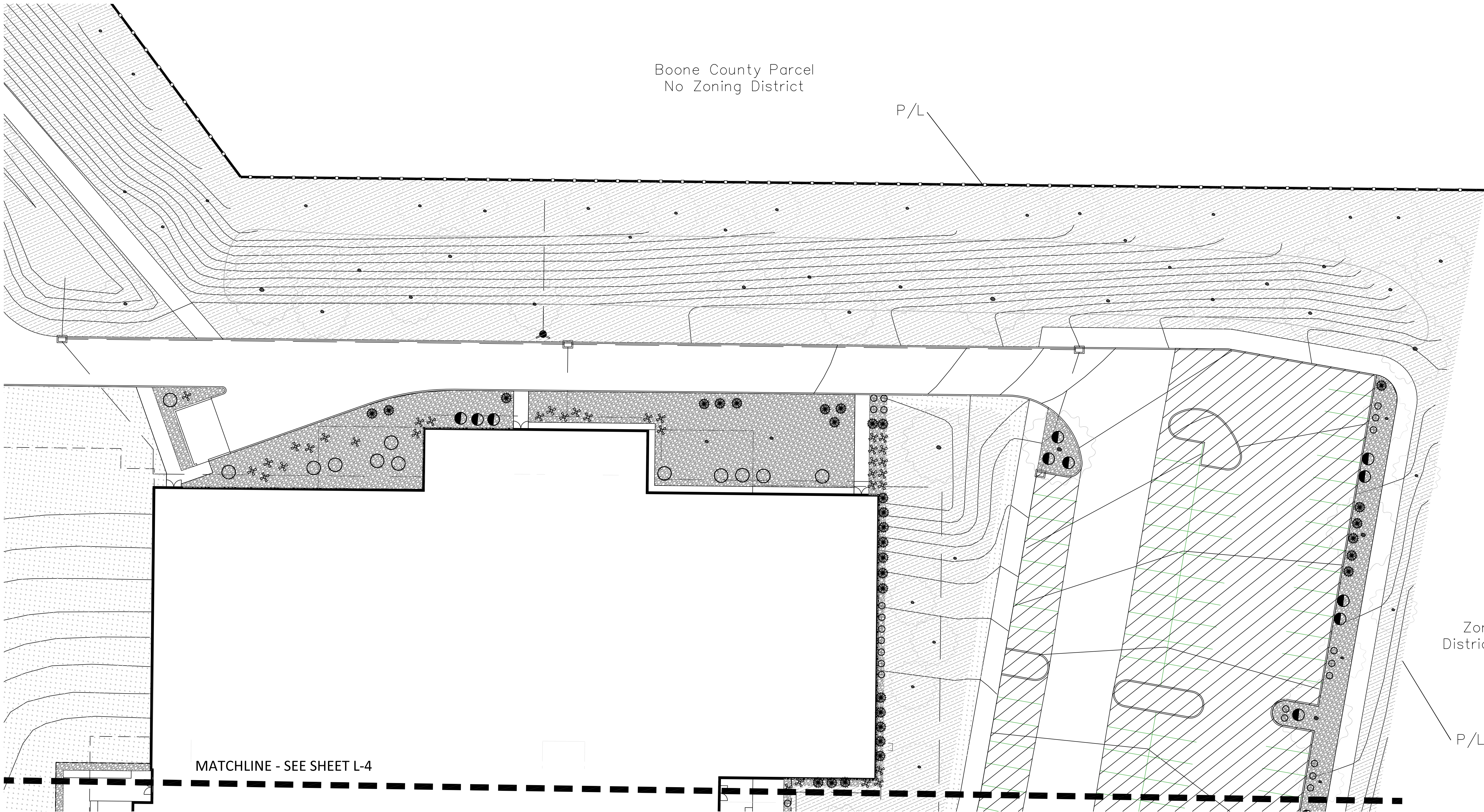


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DATE: 06/13/17

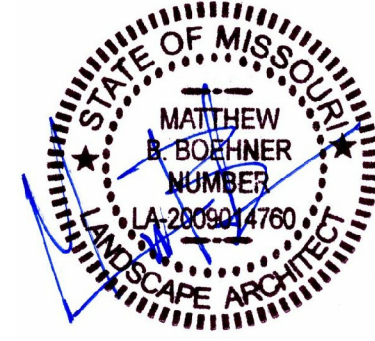
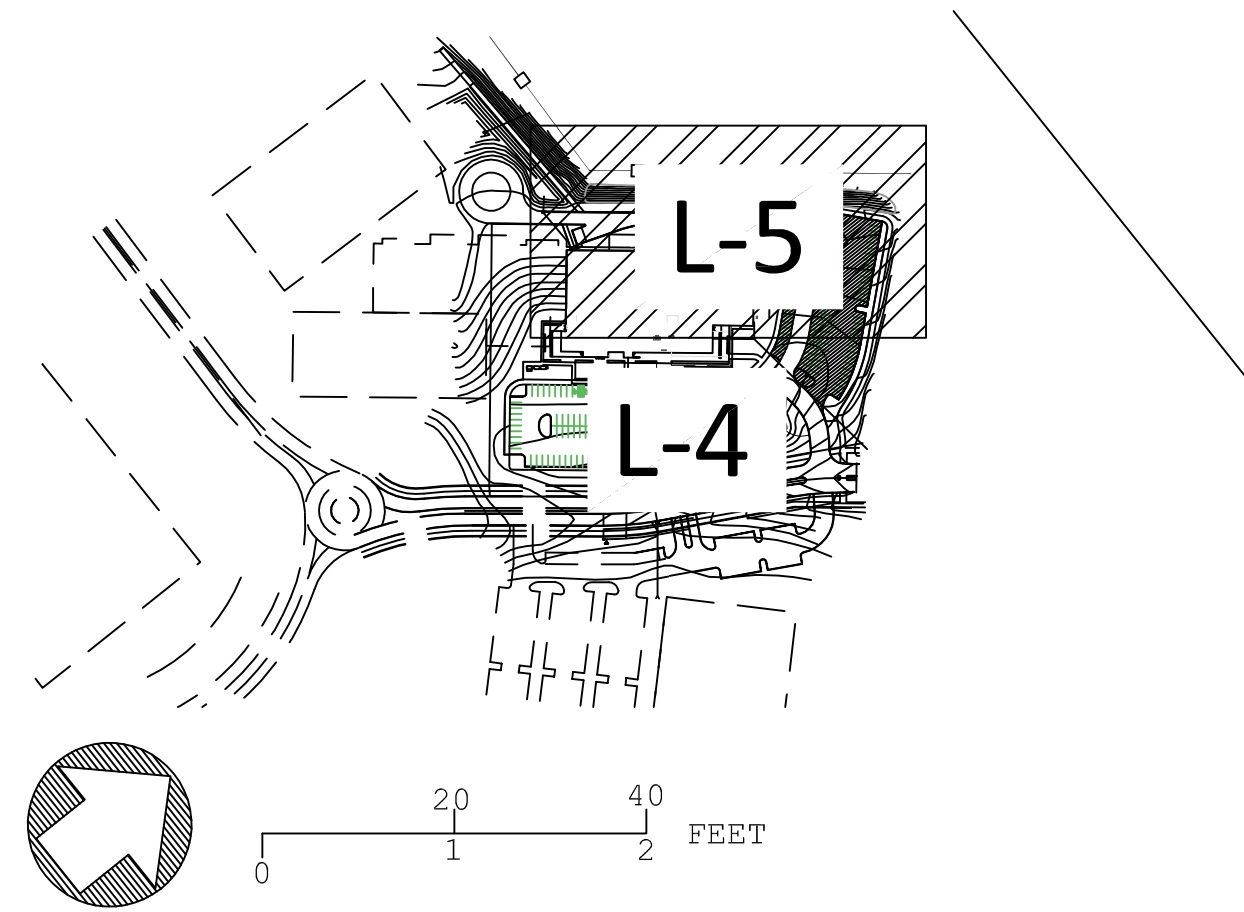
L-4

LANDSCAPE PLAN - SHRUBS



SHRUB LEGEND (QTY are for Project Totals)

ID	Description	Size (Container) /QTY	ID	Description	Size (Container) /QTY
○	<i>Physocarpus opulifolius</i> Ninebark	5 gal/18	⊙	<i>Cornus sericea 'Kelsey'</i> Dwarf Redtwig Dogwood	1 gal/78
◐	<i>Viburnum prunifolium</i> Black Haw Viburnum\	5 gal/38	⊙	<i>Hypericum fondosum</i> Golden St. Johnswort	1 gal/9
⊙	<i>Aquilegia canadensis</i> Columbine	1 gal/13	○	<i>Sedum spurium 'Dragon's Blood'</i> Stonecrop	1 gal/56
⊙	<i>Schizachyrium scoparium</i> Little Bluestem	1 gal/121	⊙	<i>Echinacea species</i> Coneflower	Pots/45
✂	<i>Yucca filamentosa</i> Adam's Needle	1 gal/68	○	<i>Asclepias syriaca</i> Common Milkweed	1 gal/32



LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY



CAUTION:
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DATE: 06/13/17

L-5

LANDSCAPE PLAN - SHRUBS