

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

UTILITY CONTACTS

UTILITY	CONTACT	TELEPHONE
ELECTRIC:	DAN CLARK WATER AND LIGHT DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7325	TIM DISMAN CENTURYLINK 625 EAST CHERRY STREET COLUMBIA, MO 65201 (573) 886-3503
WATER:	DAVE STORVICK WATER AND LIGHT DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7325	LINDSEY SCHAEFER PUBLIC WORKS DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7250
NATURAL GAS:	CHAD WARREN AMEREN UE 2001 MAGUIRE BLVD. COLUMBIA, MO 65201 (573) 876-3030	MISSOURI ONE CALL, INC. 10228 NORTHEAST DRIVE JEFFERSON CITY, MO 65109 (800) 344-7483

UTILITY NOTE
MISSOURI ONE CALL SYSTEM, INC. WAS USED TO LOCATE EXISTING UTILITIES. (1-800-344-7483, TICKET NO. 190220592). THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES ARE BASED UPON ABOVE GROUND STRUCTURES AND MARKINGS PROVIDED BY OTHERS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OFFICES OF THE UTILITY PROVIDERS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD VERIFICATION.

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

SYMBOL	DESCRIPTION
○	IRON PIPE (UNLESS NOTED OTHERWISE)
---	STORM SEWER
---	TELEPHONE
---	SANITARY SEWER
---	WATERLINE
---	GAS LINE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	CABLE TV
---	FENCE
---	FLOWLINE
S	PROP. SANITARY SEWER
W	PROP. WATERLINE
UE	PROP. UND. ELECTRIC
G	PROPOSED GAS LINE
W	PROPOSED WATER VALVE
H	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

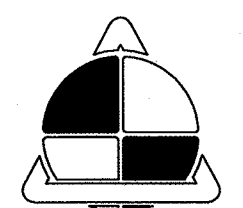
SCALE
AS SHOWN

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.



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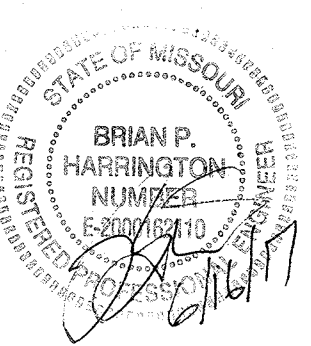
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PD - PLAN

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
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SCALE
AS SHOWN

SHEET
2

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TREE LEGEND (QTY are for Project Totals)

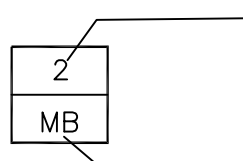
ID	Description	Size (Caliper) /QTY	ID	Description	Size (Caliper) /QTY
AS	Amelanchier arborea Downy Serviceberry	2"/29	CK	Cladrastis kentukea Yellowwood	2"/8
QA	Quercus alba White Oak	3"/13	PS	Pinus strobus Eastern White Pine	3"/13
CC	Cercis canadensis Eastern Redbud	2"/14	TD	Taxodium distichum var. imbricarium Pond Cypress	2"/5
NS	Nyssa sylvatica Black Gum	3"/4	VR	Viburnum rhytidophyllum Leatherleaf Viburnum	2"/34
BN	Betula nigra 'Heritage' River Birch	2"/8	PA	Picea abies Norway Spruce	3"/11

* 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-6	61
	Turfgrass		
	Festuca arundinacea 'Rebel II' (Sod)		25,500 SF
	Festuca arundinacea 'Rebel II' (Seed)		15,000 SF
	Native Seed Mix	-/L-6	80,500 SF
	Rainbow Rock Groundcover	-/L-6	19,750 SF

Tree Callout Guide



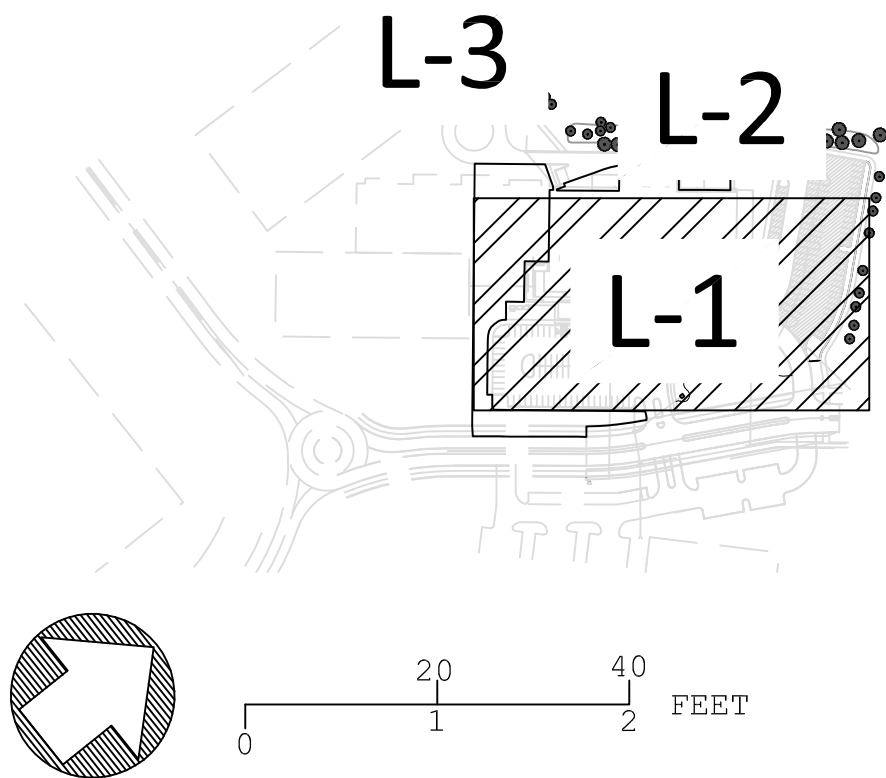
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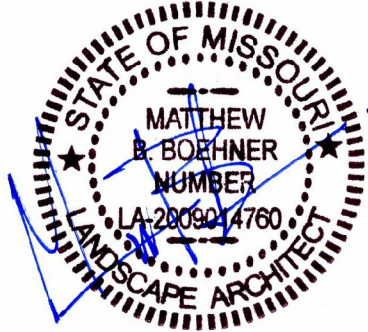
Notes:

- Per 29-25 (e)(1): Minimum 15% of site must be landscaped.**
Total Land Area is Approximately 6.9 acres, Zoning District Park and Open Space. Per the Proposed Site Plan (See Engineering Sheets), approximately 65% of the site will not be landscaped. Resulting in approximately 35% of the site to be landscaped proposed turf and vegetation.
- Per 29-25 (e)(3): Landscape Buffer Strip between Parking Lot and ROW.**
750 LF of Landscape Buffer Proposed between Parking Lot and ROW/Property line.
- Per 29-35 (e)(4): For every 4,500 SF of new paved areas, (1) tree shall be required.**

Impervious Surface (Total)	
Pre-Development	0 Square Feet
Post-Development	197,000 Square Feet, requires 43 trees. 139 trees are proposed.



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LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY

DATE: 06/30/17

L-1



TREE LEGEND (QTY are for Project Totals)

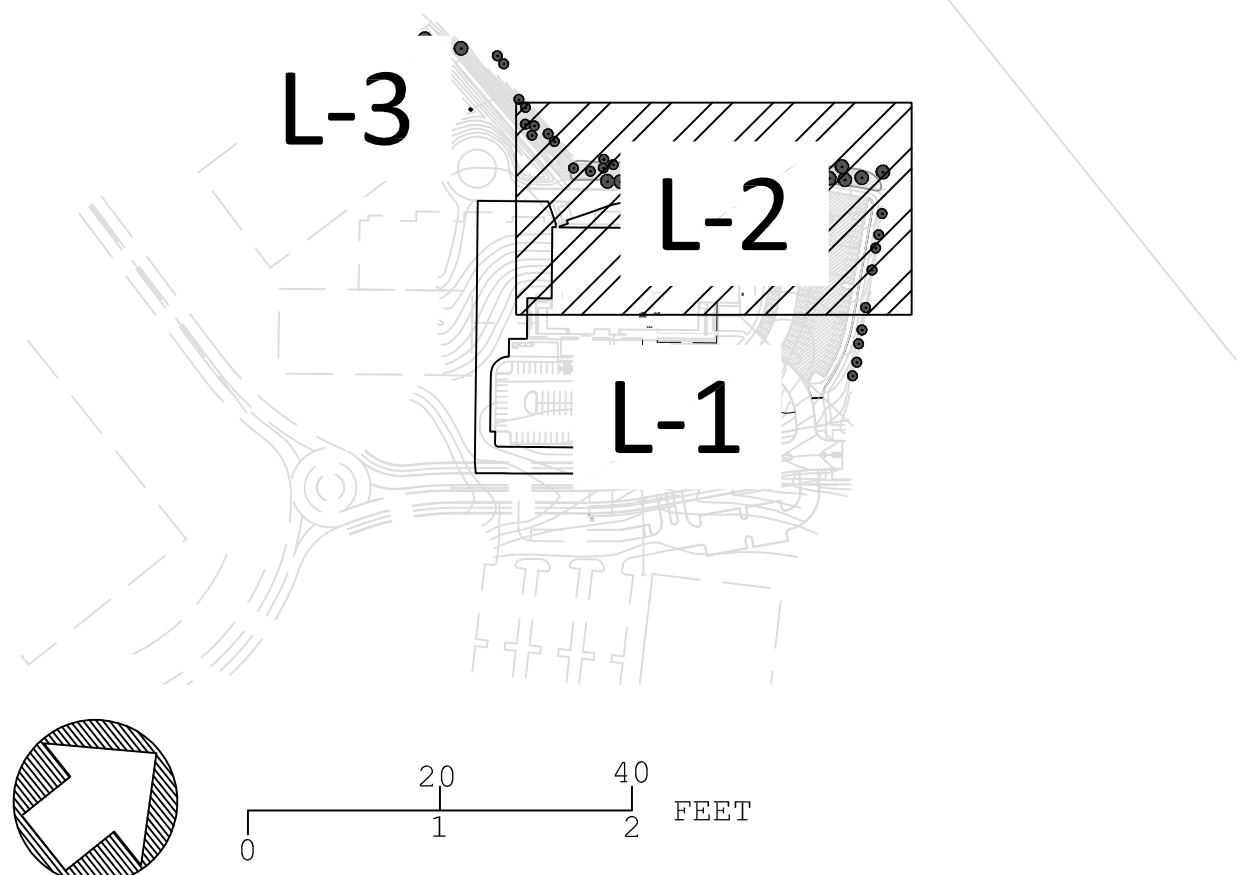
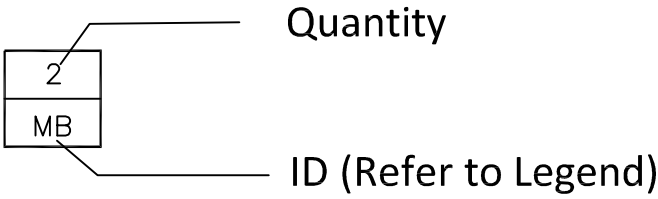
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* Tree Planting Detail per City Standard 1000.09 as applicable

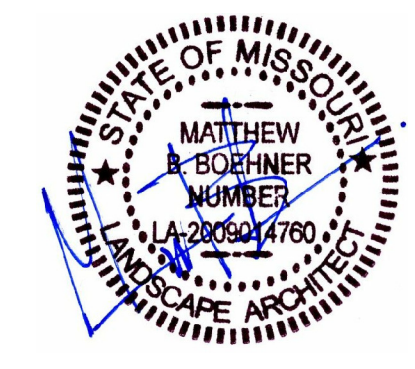
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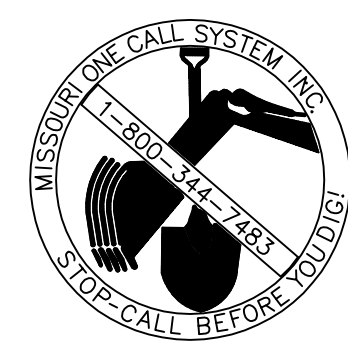
Tree Callout Guide



LANDSCAPE PLAN - TREES & GROUNDCOVER



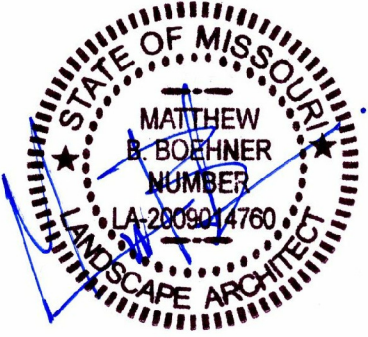
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COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY



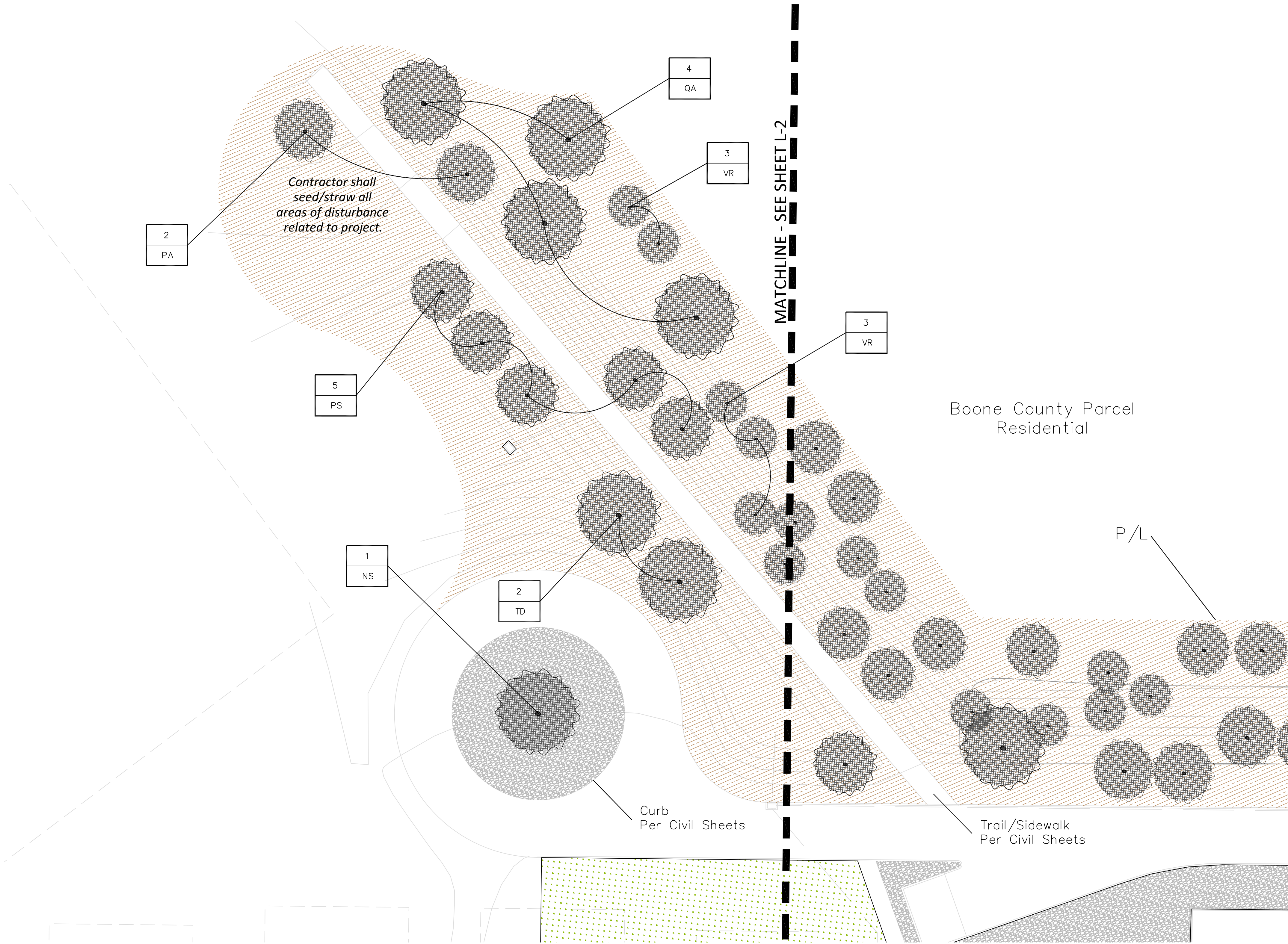
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DATE: 06/30/17

L-2



LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY



TREE LEGEND (QTY are for Project Totals)

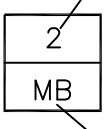
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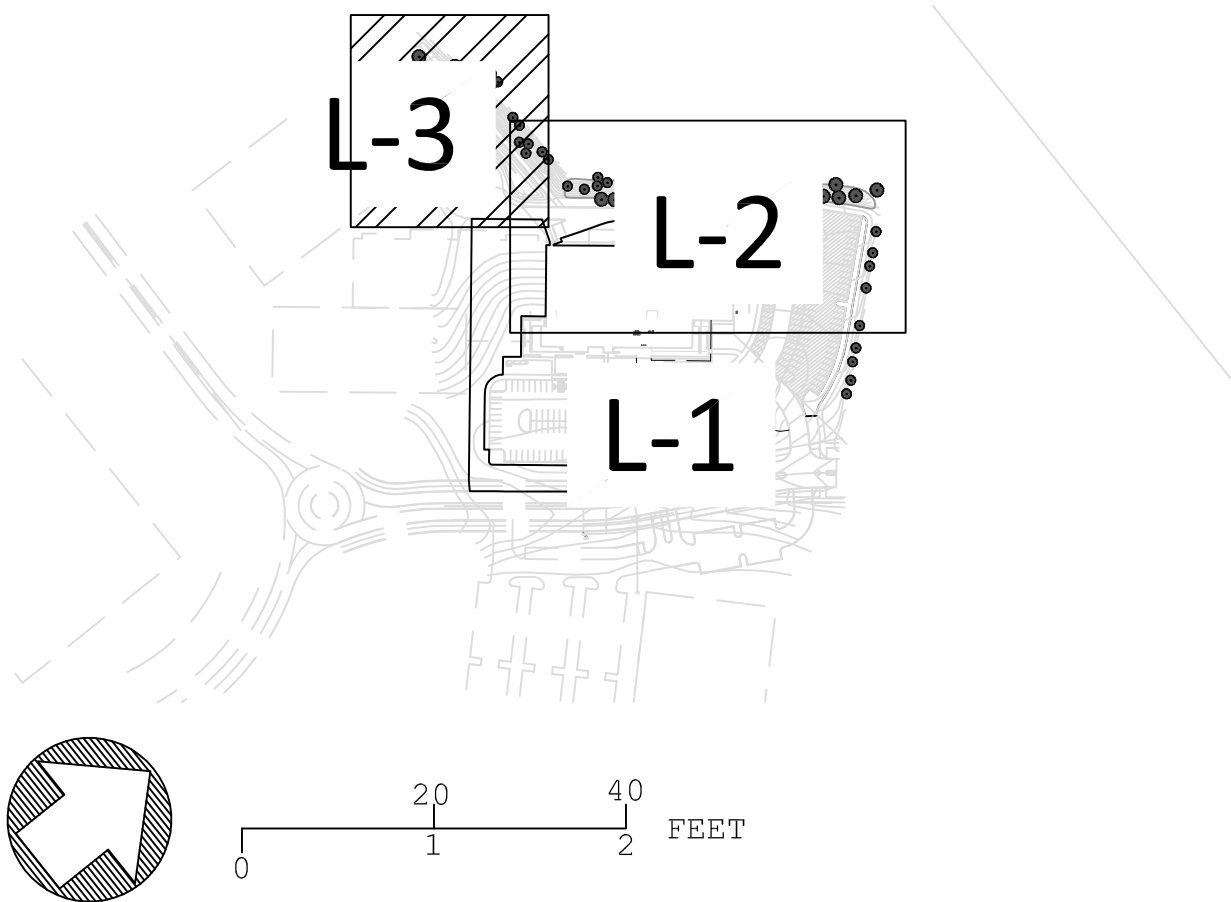
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Tree Callout Guide



Quantity

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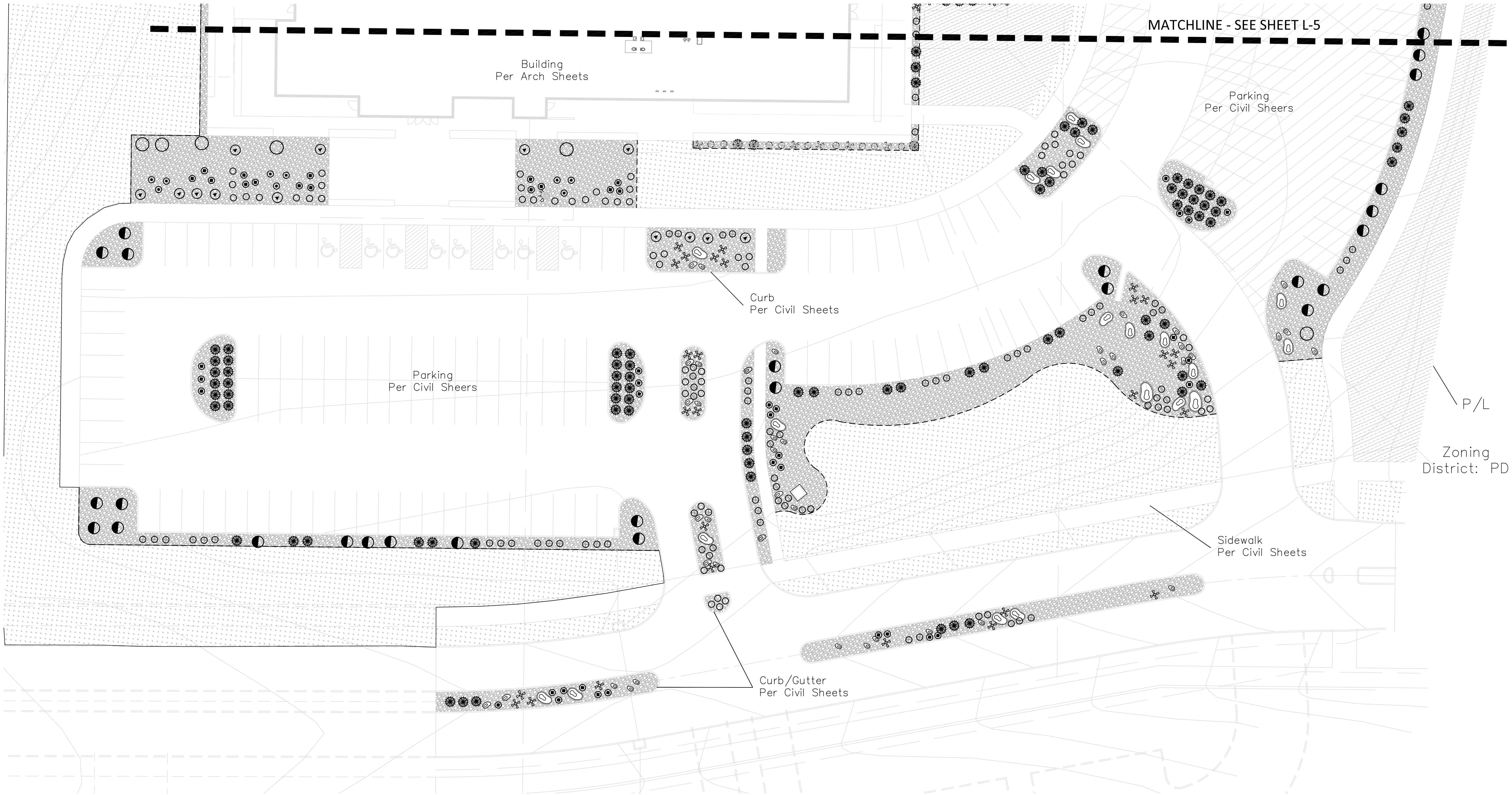


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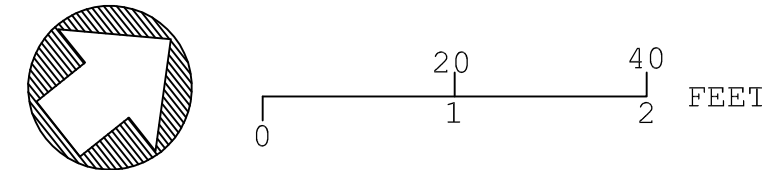
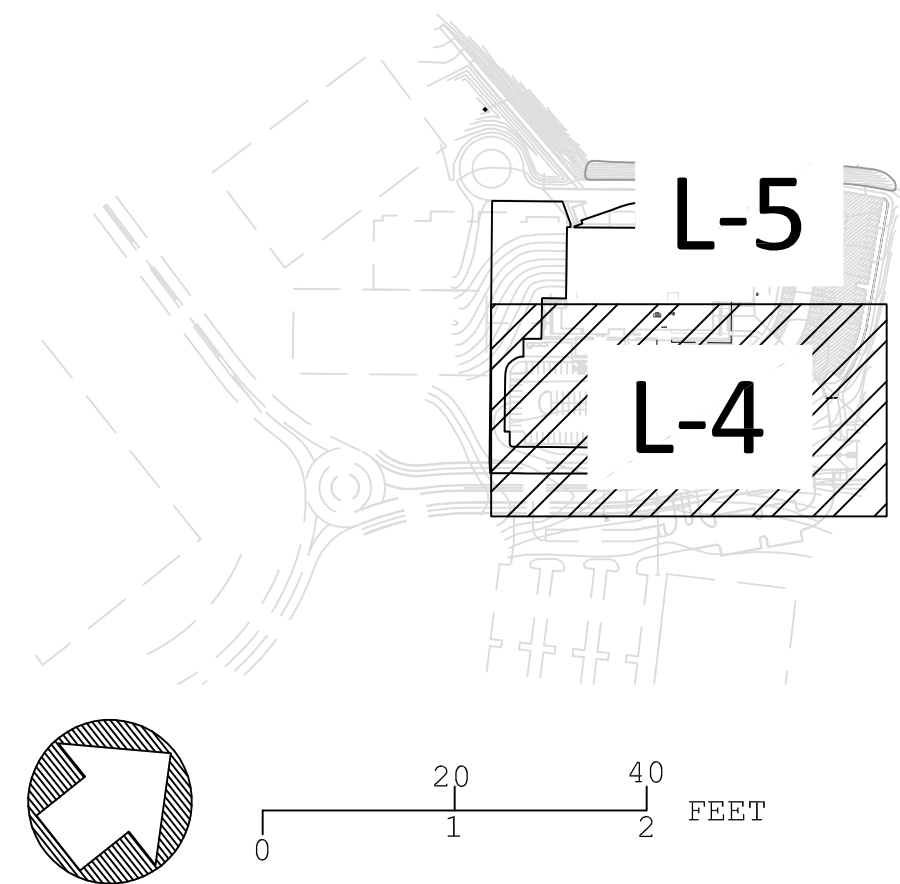
L-3

LANDSCAPE PLAN - TREES & GROUNDCOVER

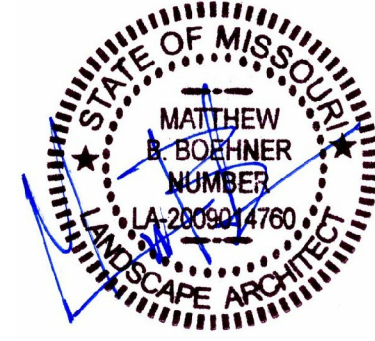


SHRUB LEGEND (QTY are for Project Totals)

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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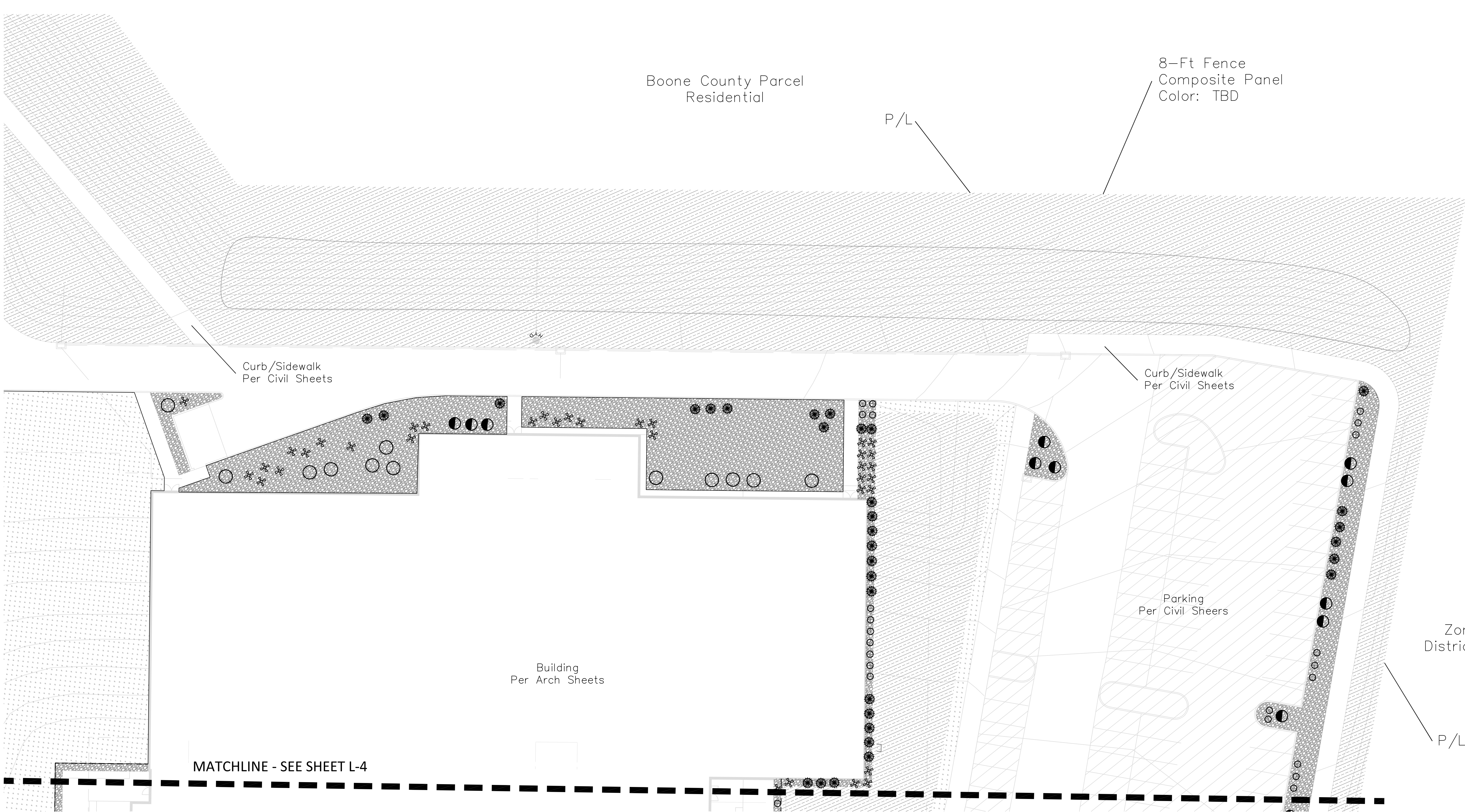


LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY

DATE: 06/30/17

L-4

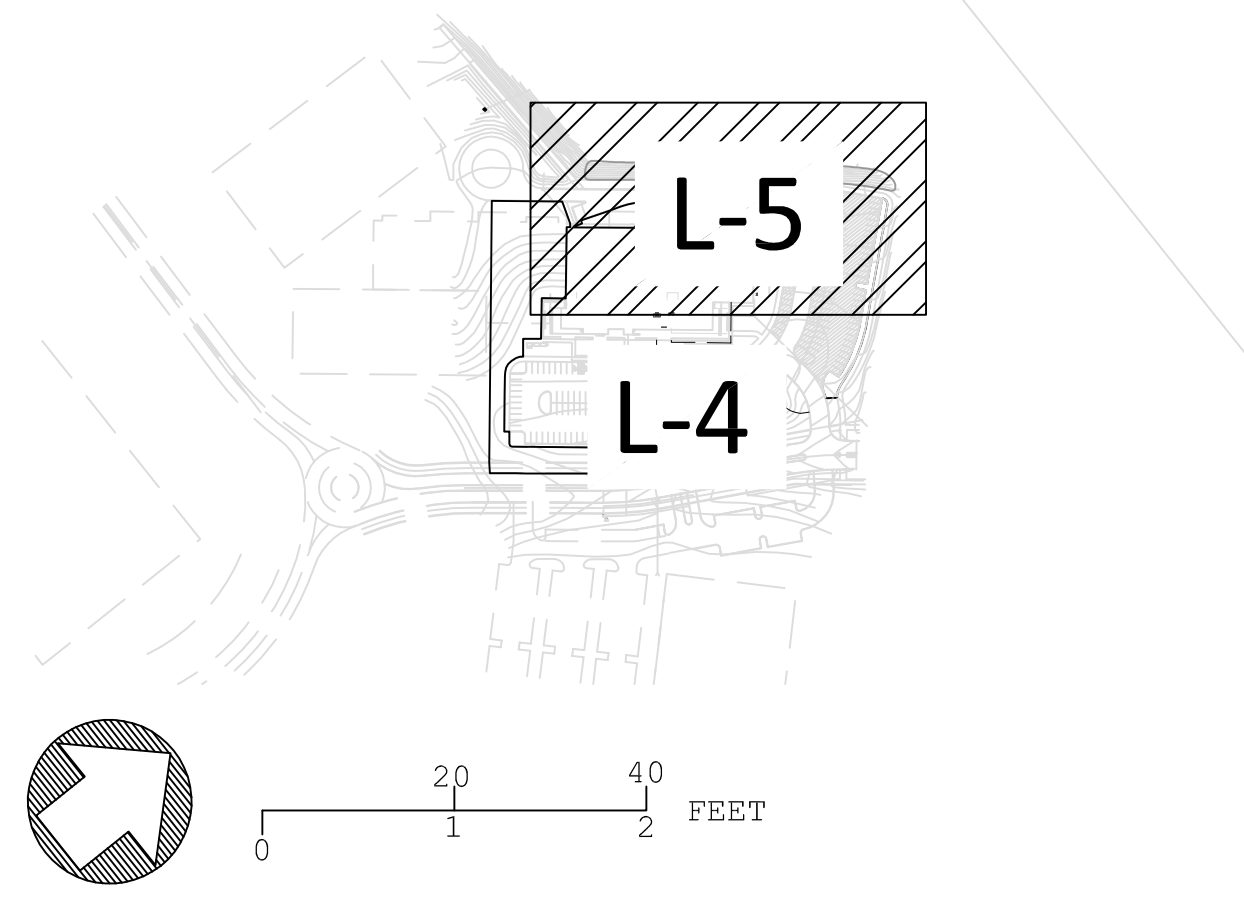
LANDSCAPE PLAN - SHRUBS



LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY

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L-5

LANDSCAPE PLAN - SHRUBS