

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

**PROPERTY DESCRIPTION**

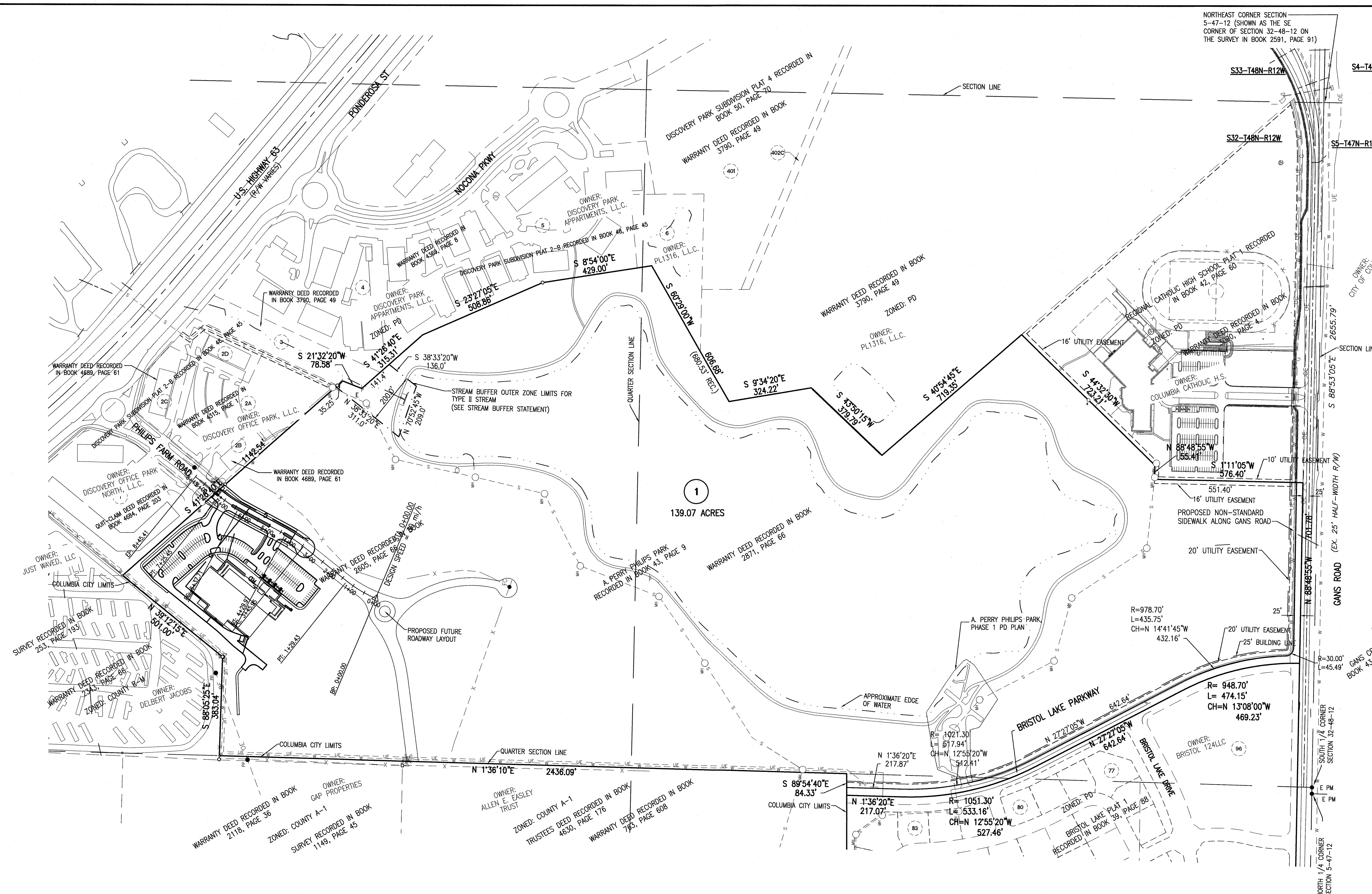
LOT 1, A. PERRY PHILIPS PARK, RECORDED IN BOOK 43, PAGE 9.

**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.



**UTILITY CONTACTS**

<b>ELECTRIC:</b>	DAN CLARK WATER AND LIGHT DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7325	<b>TELEPHONE:</b>	TIM DISHWAN CENTURYLINK 625 EAST CHERRY STREET COLUMBIA, MO 65201 (573) 886-3503
<b>WATER:</b>	DAVE STORWICK WATER AND LIGHT DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7325	<b>SANITARY SEWER:</b>	LINDSEY SCHAEFER PUBLIC WORKS DEPARTMENT CITY OF COLUMBIA 701 EAST BROADWAY COLUMBIA, MO 65201 (573) 874-7250
<b>NATURAL GAS:</b>	CHAD WARREN AMEREN UE 2201 MAGUIRE BLVD. COLUMBIA, MO 65201 (573) 876-3030	<b>UTILITY LOCATES:</b>	MISSOURI ONE CALL, INC. 1022B 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. 15020582). THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN 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**

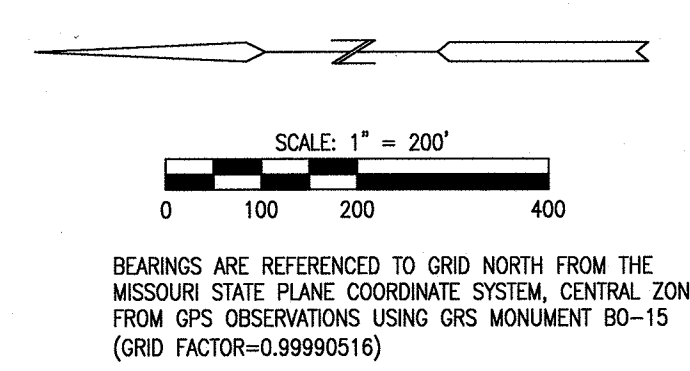
○	IRON PIPE (UNLESS NOTED OTHERWISE)	○	SANITARY MANHOLE
---	STORM SEWER	○	SANITARY CLEAN OUT
---	TELEPHONE	○	WATER METER
---	SANITARY SEWER	○	WATER VALVE
---	WATERLINE	○	FIRE HYDRANT
---	GAS LINE	○	GAS VALVE
---	OE OVERHEAD ELECTRIC	○	POWER POLE
---	UE UNDERGROUND ELECTRIC	○	GUY WIRE ANCHOR
---	TV CABLE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

**LIGHTING**

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

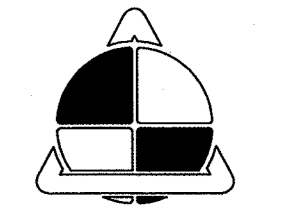
**SIGNAGE**

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.



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 TREECE, MAYOR SHEELA AMIN, CITY CLERK



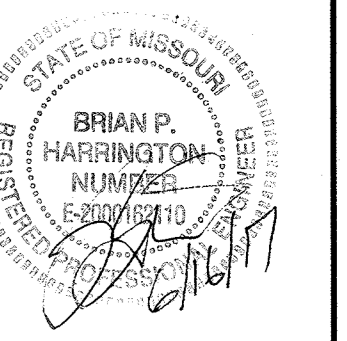
**ALLSTATE  
CONSULTANTS**

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

MISSOURI STATE CERTIFICATE  
OF AUTHORITY #200704004

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



DATE  
5-15-2017

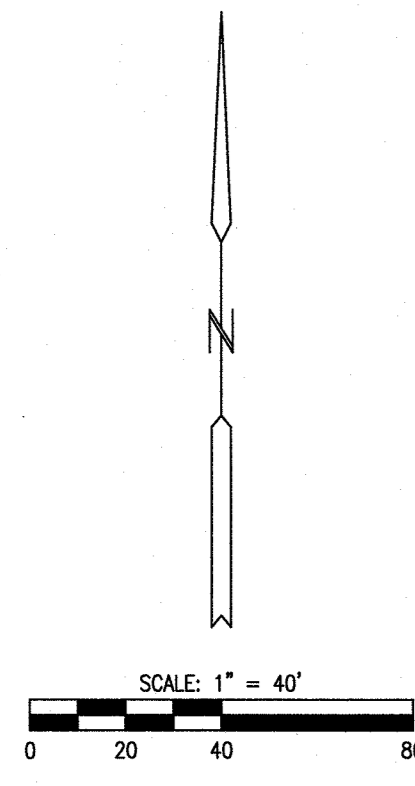
REVISED:  
△ 06-13-2017  
△ 06-16-2017

JOB NUMBER  
17093.01

SCALE  
AS SHOWN

SHEET

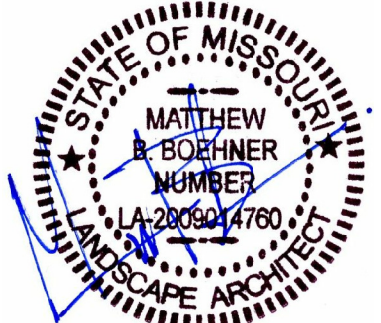
**2**



**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.

\\nas01\phs\2017\17093\1709301 - Philis Park\DWG\PHILIPS PARK.PDF PHILIPS.PD (D) 04/16/2017 11:59:07 AM



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

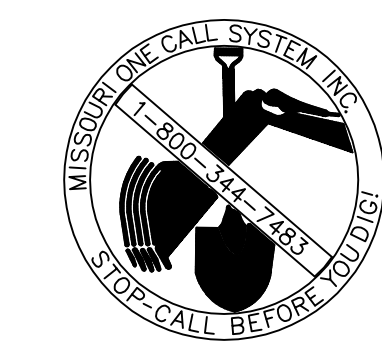
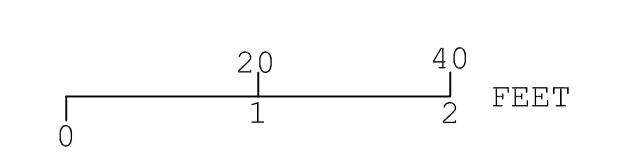
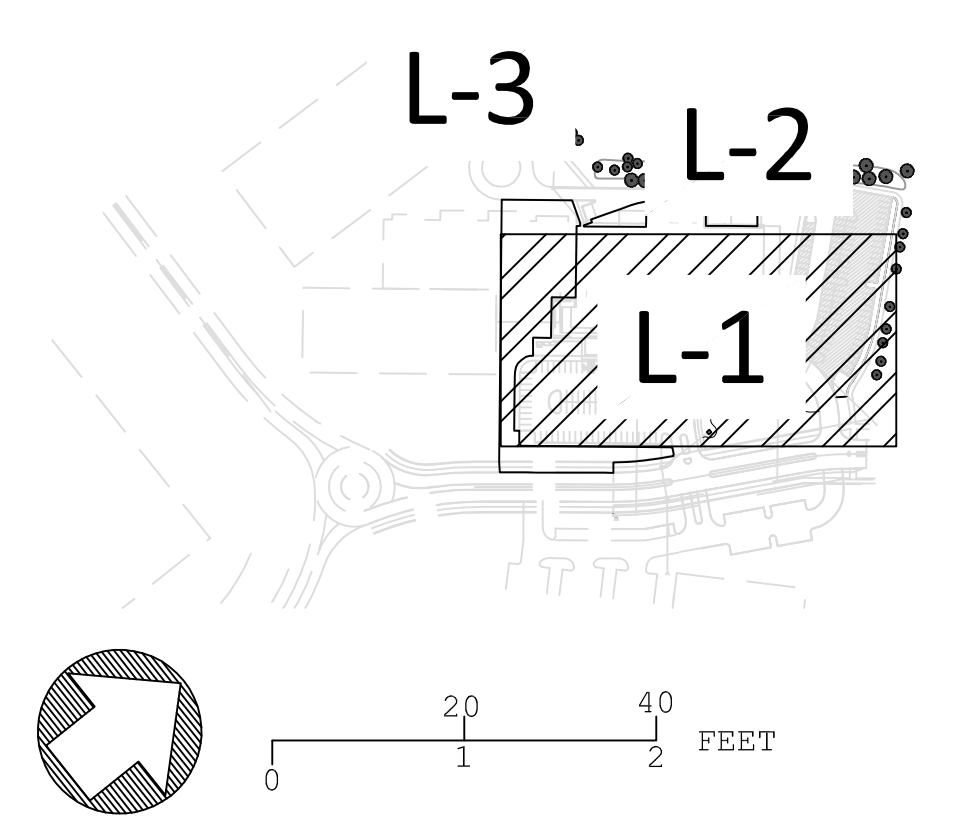
LANDSCAPE FEATURE LEGEND (QTY are for Project Totals)

ID	Description	Detail	QTY
	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

Quantity

ID (Refer to Legend)



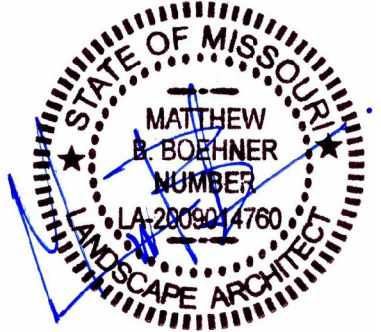
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DATE: 06/30/17

L-1

LANDSCAPE PLAN - TREES & GROUNDCOVER

\* Tree Planting Detail per City Standard 1000.09 as applicable



**LANDSCAPE PLANS**  
**COLUMBIA SPORTS FIELDHOUSE**  
 5050 BRISTOL LAKE PARKWAY



Contractor shall seed/straw all areas of disturbance related to project.

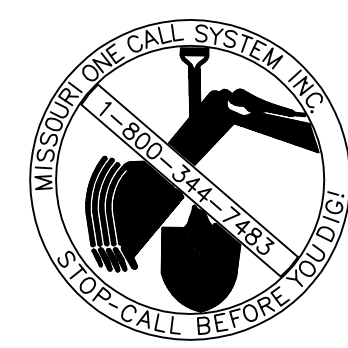
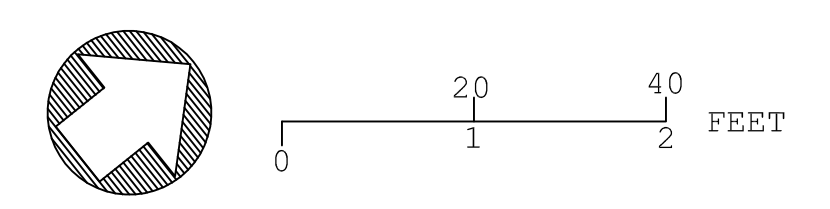
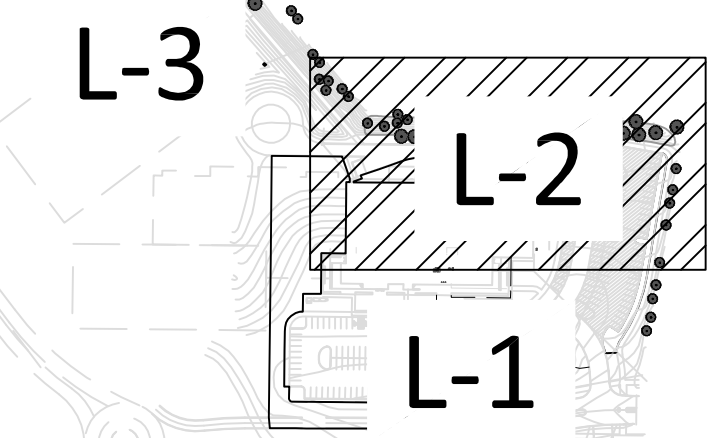
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**LANDSCAPE FEATURE LEGEND (QTY are for Project Totals)**

ID	Description	Detail	QTY
0	Site Select Boulders	-/L-6	61
1	Turfgrass		
	Festuca arundinacea 'Rebel II' (Sod)		25,500 SF
	Festuca arundinacea 'Rebel II' (Seed)		15,000 SF
2	Native Seed Mix	-/L-6	80,500 SF
3	Rainbow Rock Groundcover	-/L-6	19,750 SF

Tree Callout Guide  
 Z MB  
 ID (Refer to Legend)



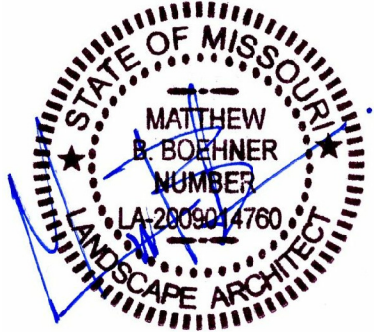
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DATE: 06/30/17

L-2

LANDSCAPE PLAN - TREES & GROUNDCOVER

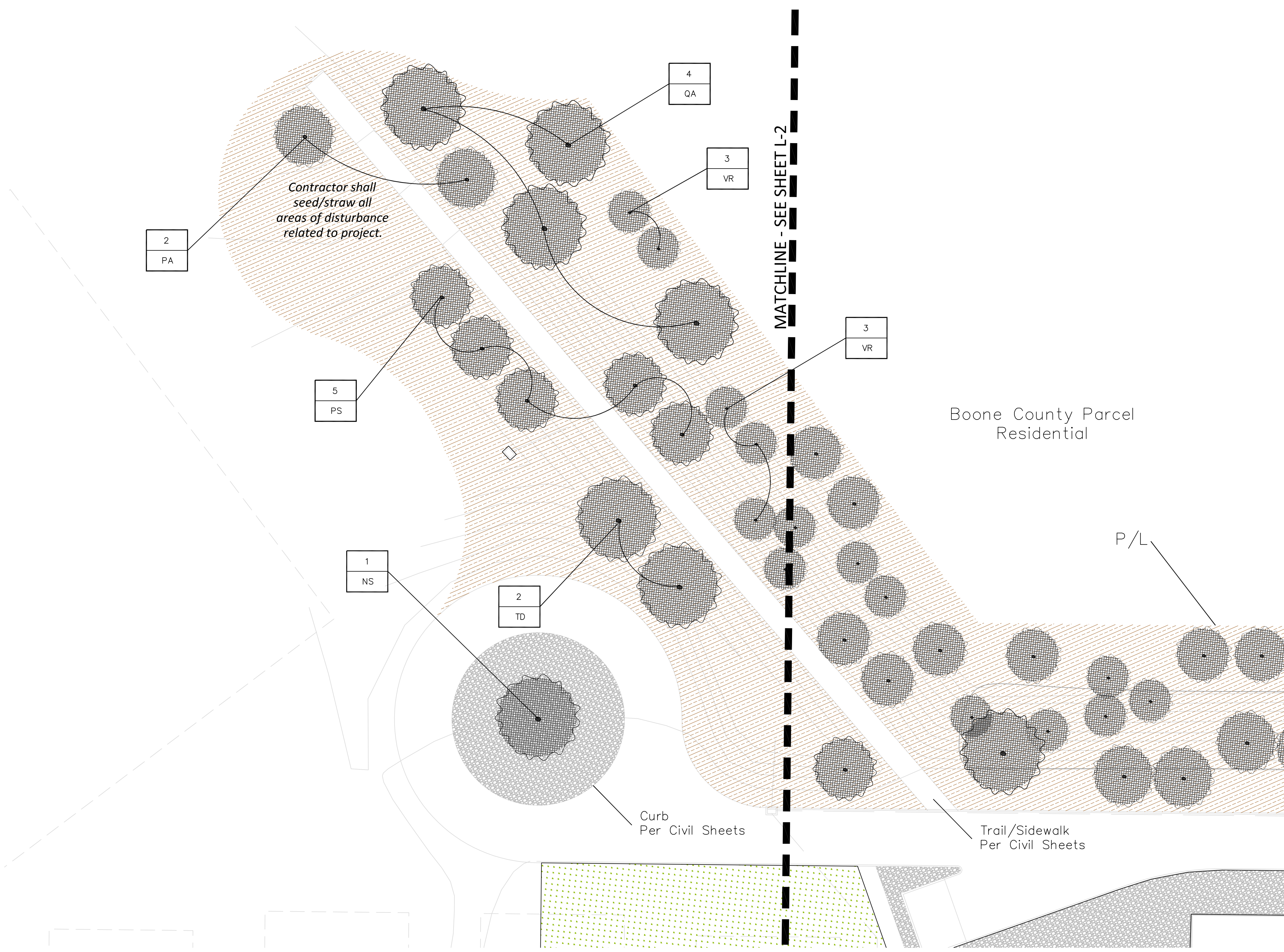
\* Tree Planting Detail per City Standard 1000.09 as applicable



**LANDSCAPE PLANS**  
**COLUMBIA SPORTS FIELDHOUSE**  
 5050 BRISTOL LAKE PARKWAY

DATE: 06/30/17

L-3



TREE LEGEND (QTY are for Project Totals)

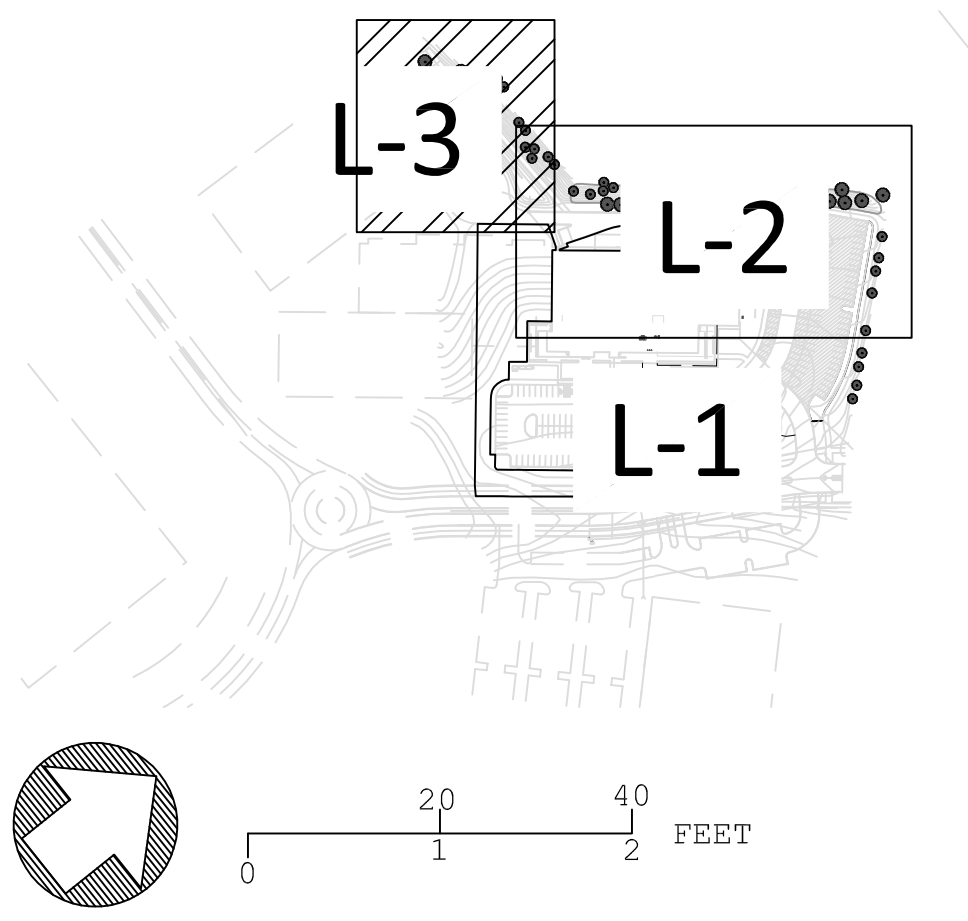
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	Native Seed Mix	-/L-6	80,500 SF
	Rainbow Rock Groundcover	-/L-6	19,750 SF

Tree Callout Guide

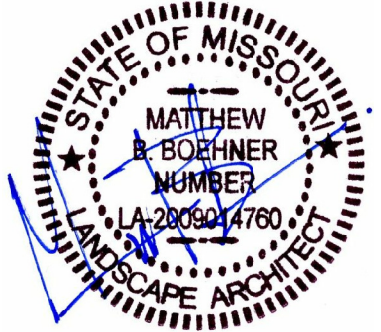
Z	Quantity
MB	ID (Refer to Legend)



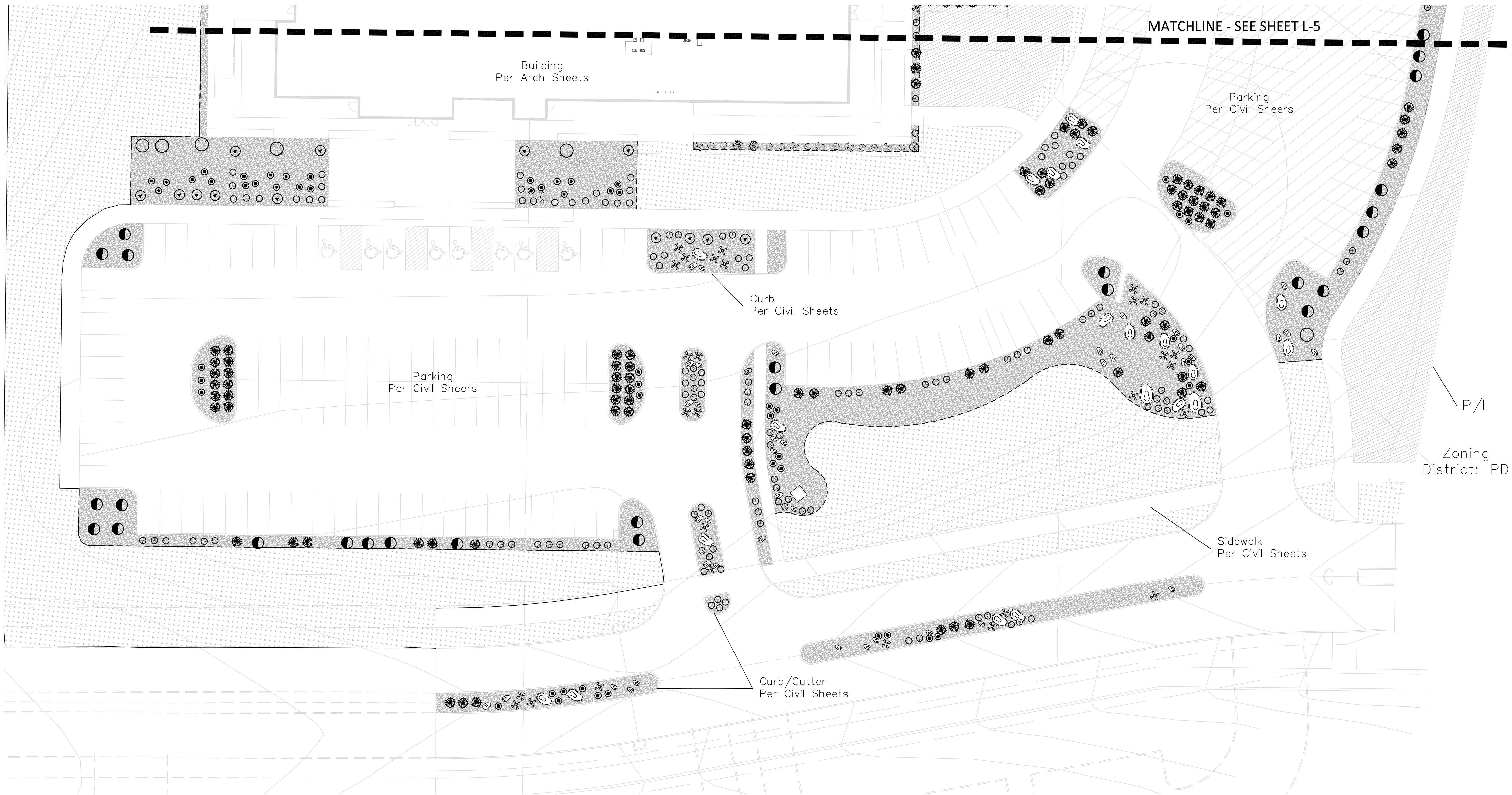
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LANDSCAPE PLAN - TREES & GROUNDCOVER

\* Tree Planting Detail per City Standard 1000.09 as applicable

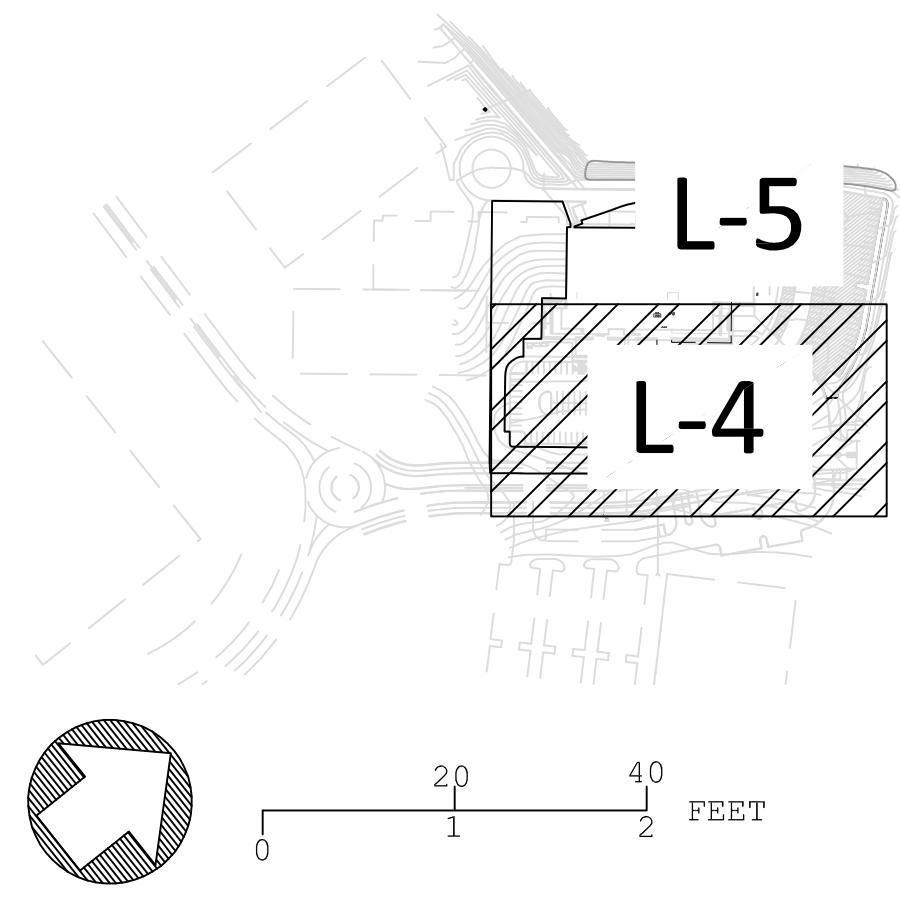


**LANDSCAPE PLANS**  
**COLUMBIA SPORTS FIELDHOUSE**  
 5050 BRISTOL LAKE PARKWAY



**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> Stoncrop	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

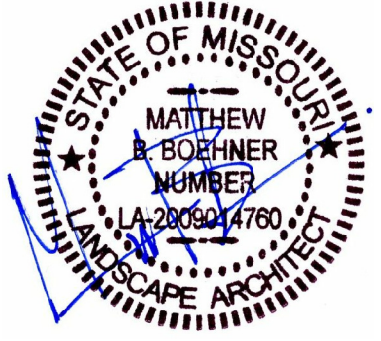


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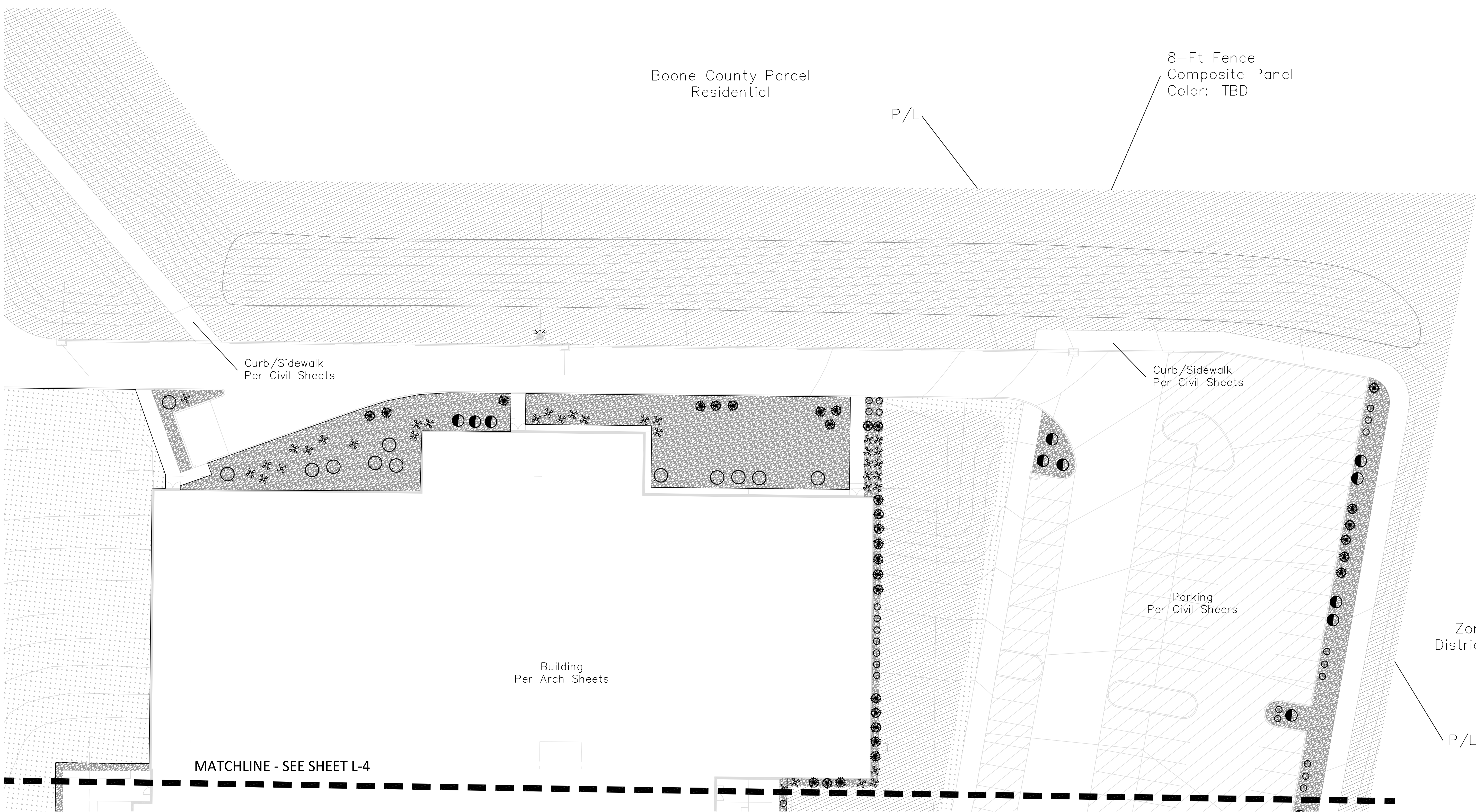
DATE: 06/30/17

**L-4**

**LANDSCAPE PLAN - SHRUBS**

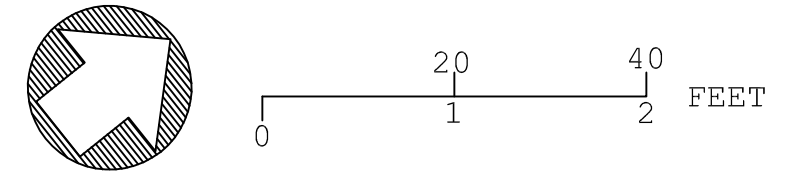
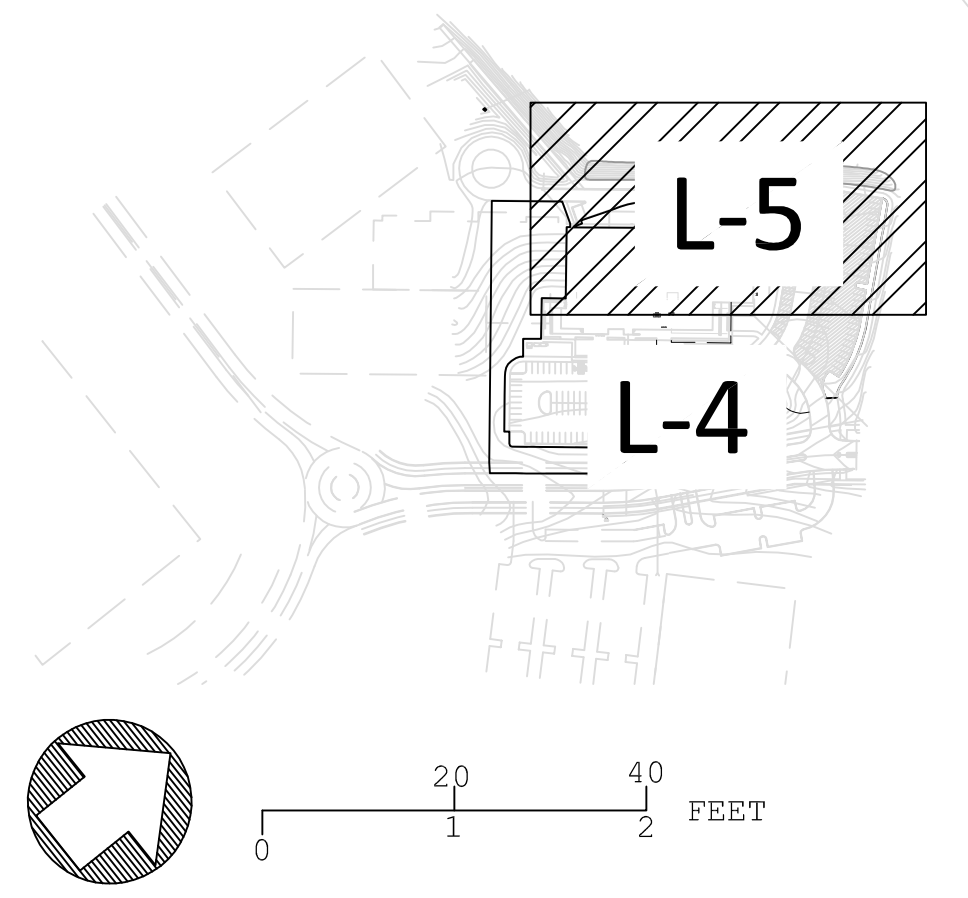


**LANDSCAPE PLANS**  
**COLUMBIA SPORTS FIELDHOUSE**  
 5050 BRISTOL LAKE PARKWAY



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DATE: 06/30/17

L-5

**LANDSCAPE PLAN - SHRUBS**