

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

**PROPERTY DESCRIPTION**

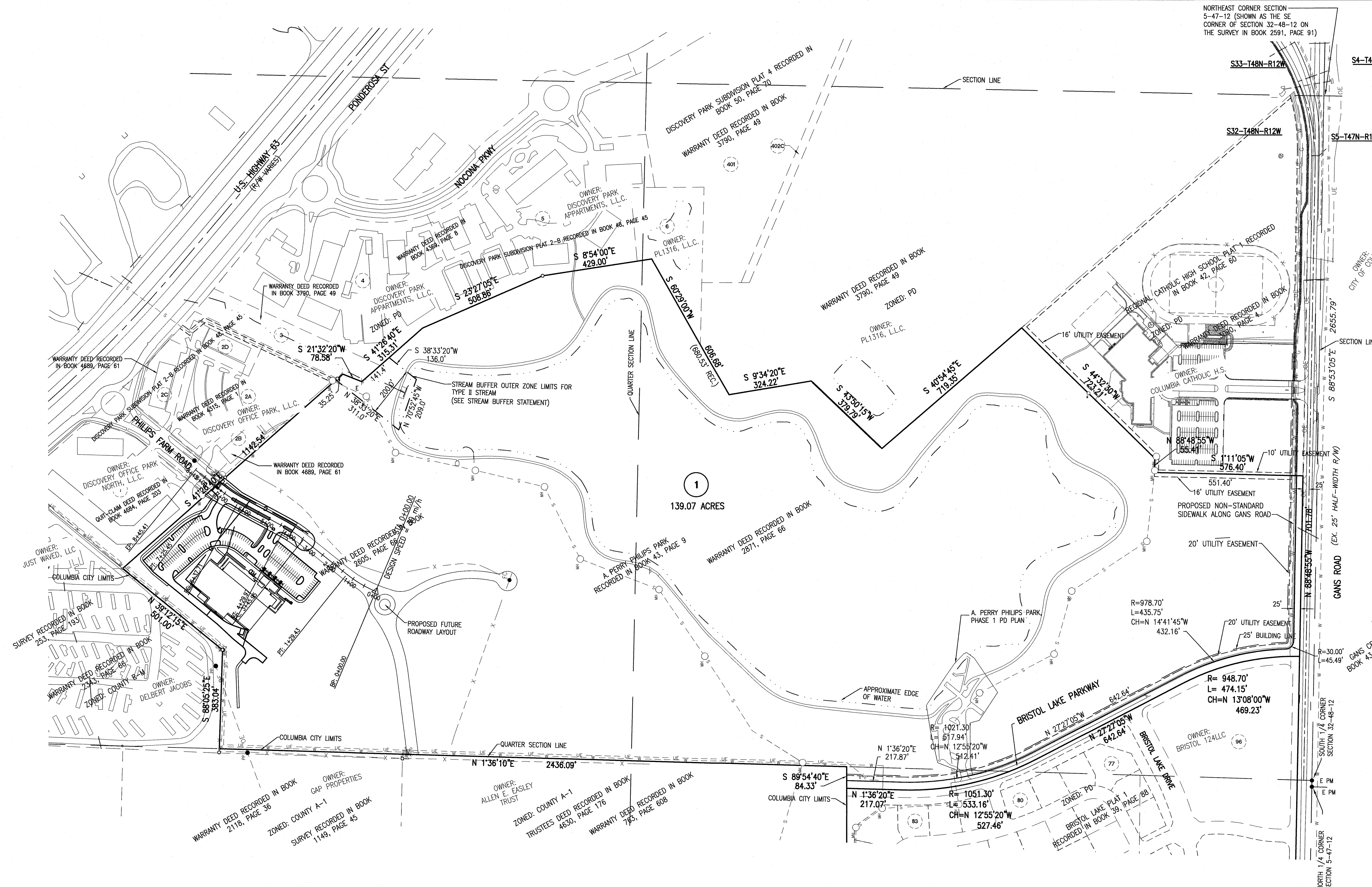
LOT 1, A. PERRY PHILIPS PARK, RECORDED IN BOOK 43, PAGE 9.

**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**

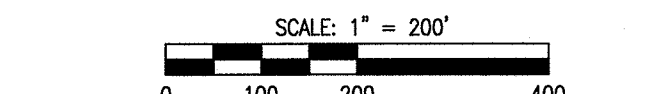
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAP PANEL NUMBER 29019C0295E, DATED: APRIL 19, 2017.

**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 LINE	
---	OVERHEAD ELECTRIC	○	POWER POLE	
---	UNDERGROUND ELECTRIC	○	GUY WIRE ANCHOR	
---	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	○	○	FENCE CORNER
---	DEFERRED PARKING	○		



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)

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

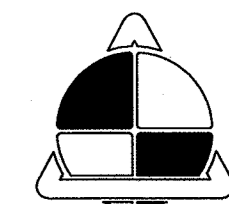
RUSTY STRODTMAN, CHAIRPERSON

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

BRIAN TREECE, MAYOR SHEELA AMIN, CITY CLERK







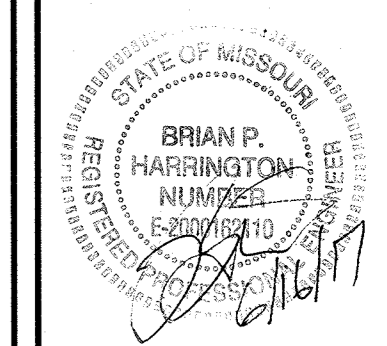
**ALLSTATE CONSULTANTS**

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**

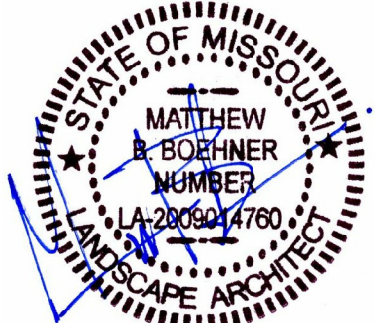


**CONCEPTUAL STORM WATER MANAGEMENT PLAN**

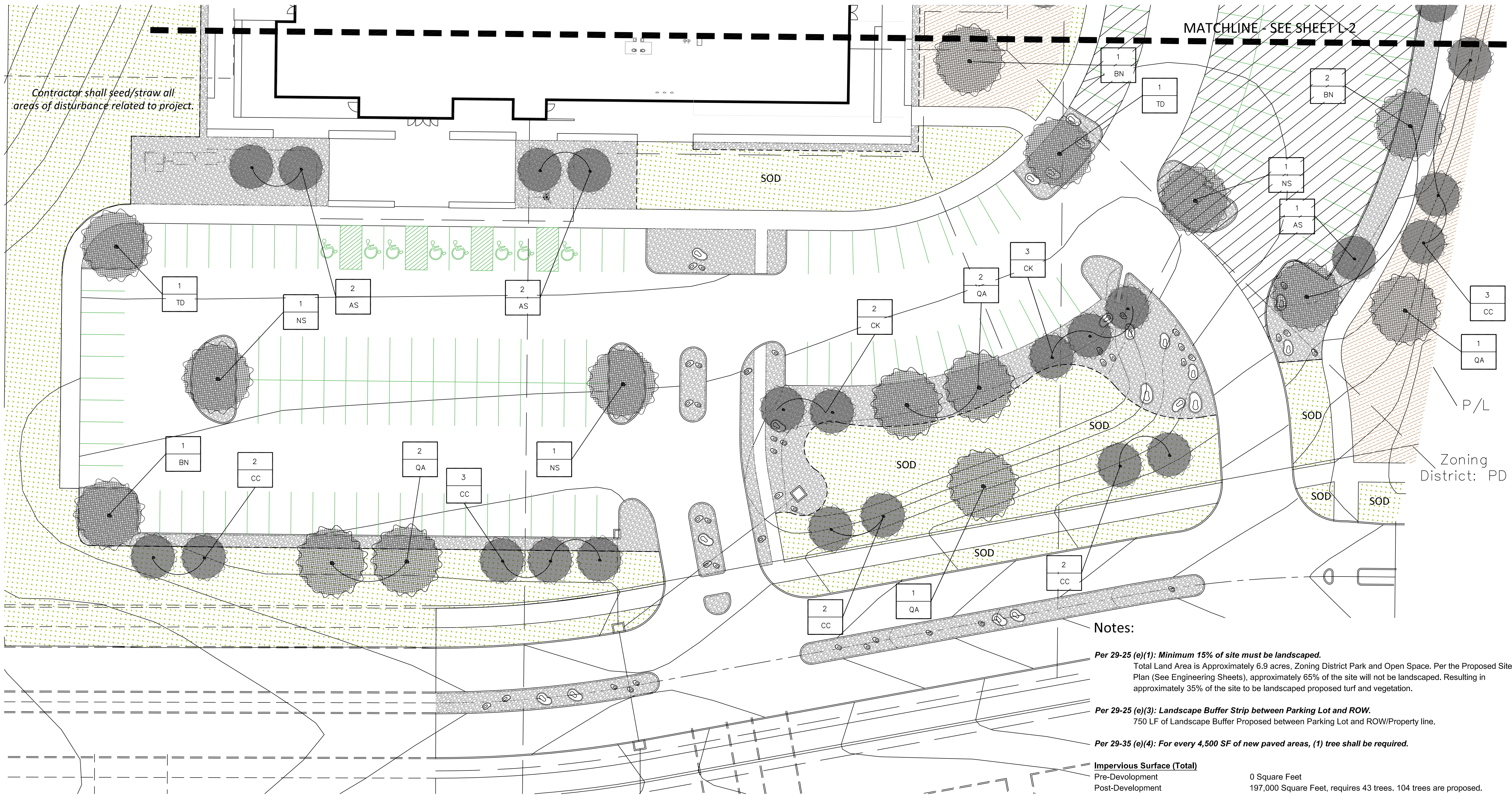
THE STORM WATER MANAGEMENT PLAN FOR THIS SITE WILL HONOR THE INTENT OF THE CRITERIA ESTABLISHED WITH THE ORIGINAL REZONING WHILE FOLLOWING THE CURRENT COLUMBIA STORM WATER MANAGEMENT MANUAL AND ORDINANCE. WE ANTICIPATE THAT THE IMPACTED PORTION OF THE SITE WILL BE REQUIRED TO MEET A LEVEL OF SERVICE (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\01 - Philips Park\DWG\PHILIPS PARK-PD.Plan.dwg, PHILIPS PD (D), 04/16/2017, 11:59:07 AM





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



**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.**

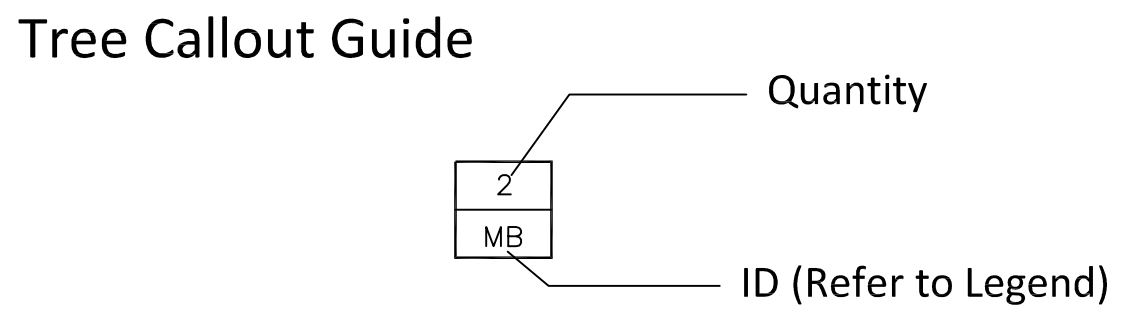
**Impervious Surface (Total)**  
 Pre-Development: 0 Square Feet  
 Post-Development: 197,000 Square Feet, requires 43 trees. 104 trees are proposed.

**TREE LEGEND (QTY are for Project Totals)**

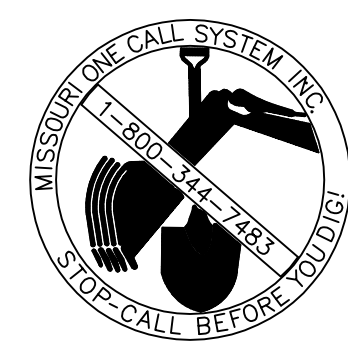
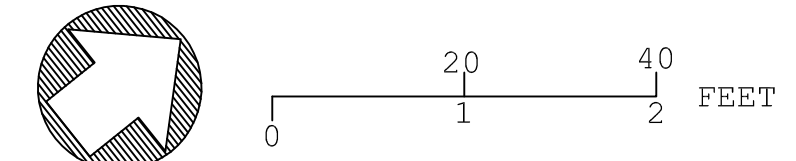
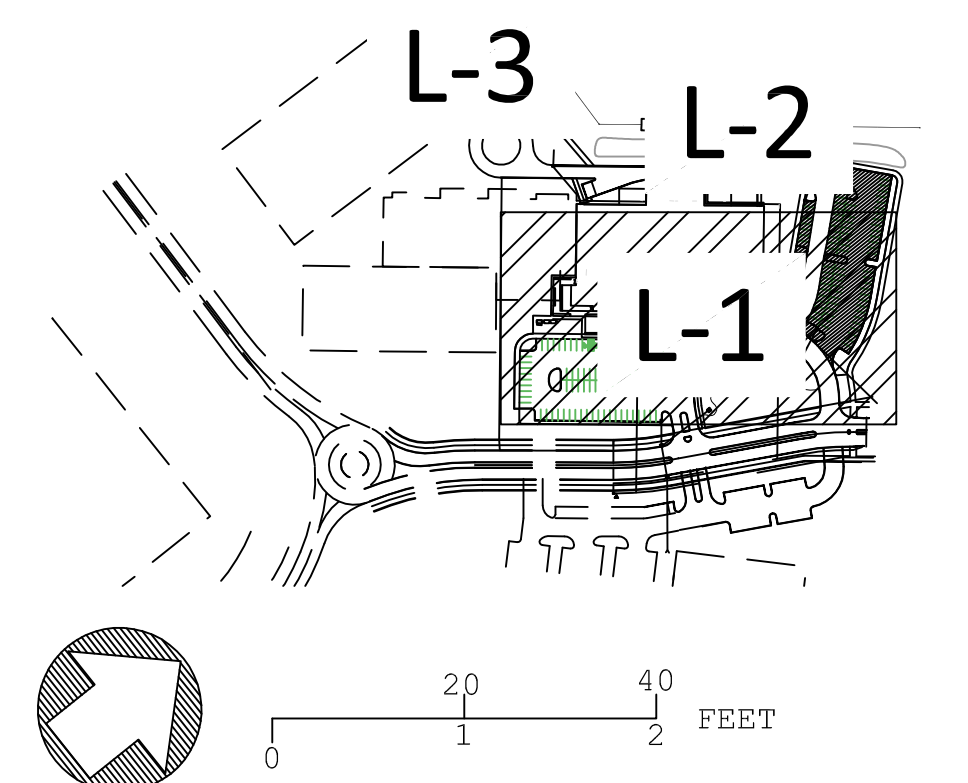
ID	Description	Size (Caliper) /QTY
AS	<i>Amelanchier arborea</i> Downy Serviceberry	1.5"/31
QA	<i>Quercus alba</i> White Oak	3"/13
CC	<i>Cercis canadensis</i> Eastern Redbud	1.5"/14
NS	<i>Nyssa sylvatica</i> Black Gum	3"/4
BN	<i>Betula nigra</i> 'Heritage' River Birch	2"/8

**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
	Composite Panel Fence 8'H x 8'L Panels Color: TBD	-/L-6	760 LF



\* Tree Planting Detail per City Standard 1000.09 as applicable



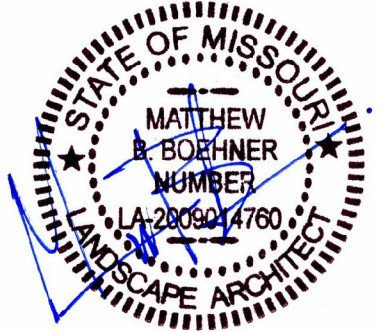
**CAUTION:**  
 SOME UTILITY COMPANIES SERVING THE AREA OF THIS PROPERTY MAY NOT PARTICIPATE NOR BE MEMBERS OF THE MISSOURI "ONE-CALL" SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THOSE UTILITIES AND CONTACT EACH FOR LOCATION OF THEIR RESPECTIVE UNDERGROUND UTILITIES.

DATE: 06/13/17

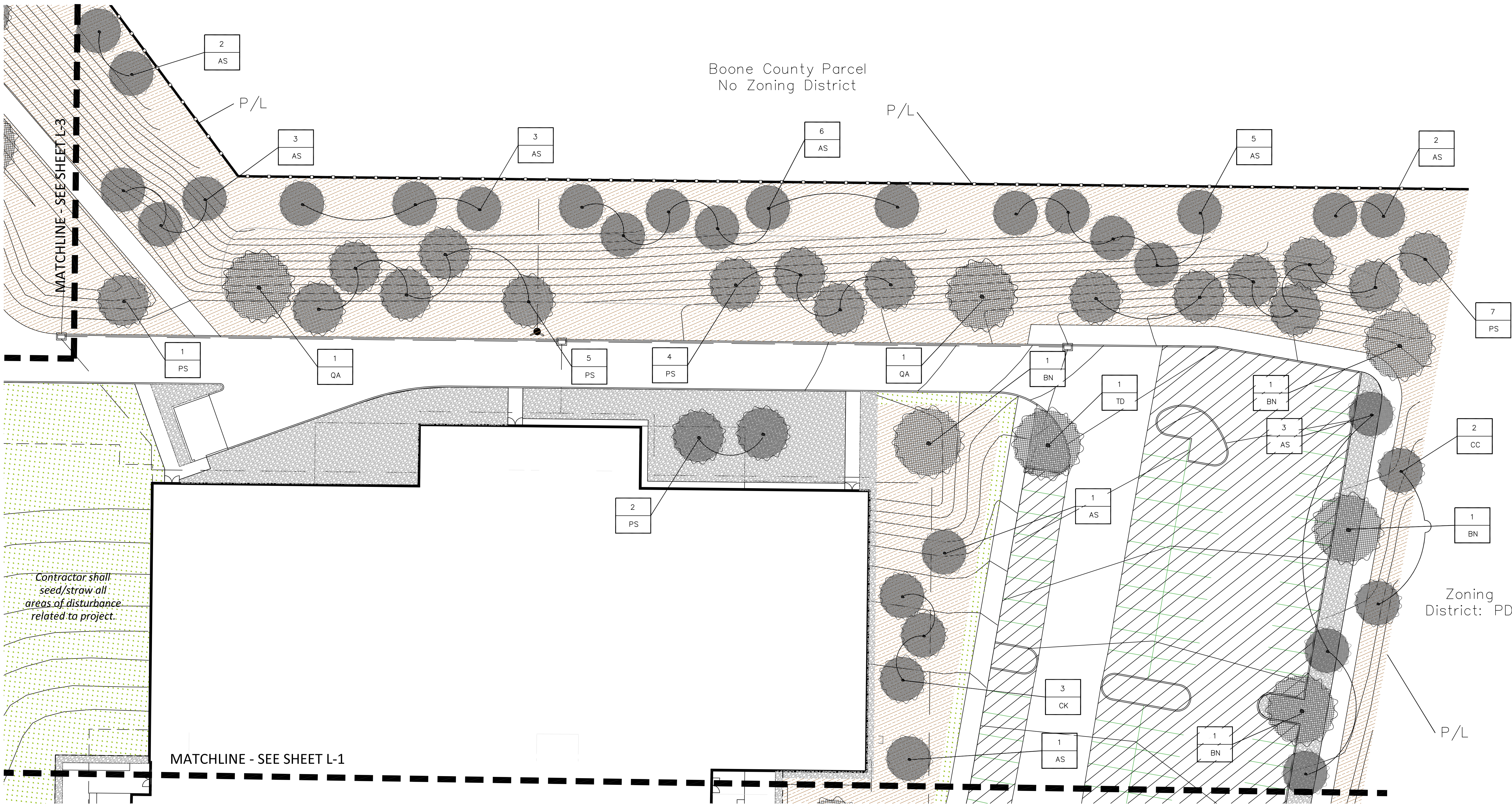
L-1

LANDSCAPE PLAN - TREES & GROUNDCOVER





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

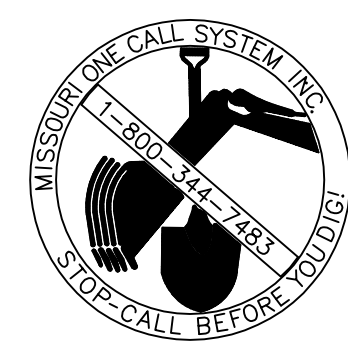
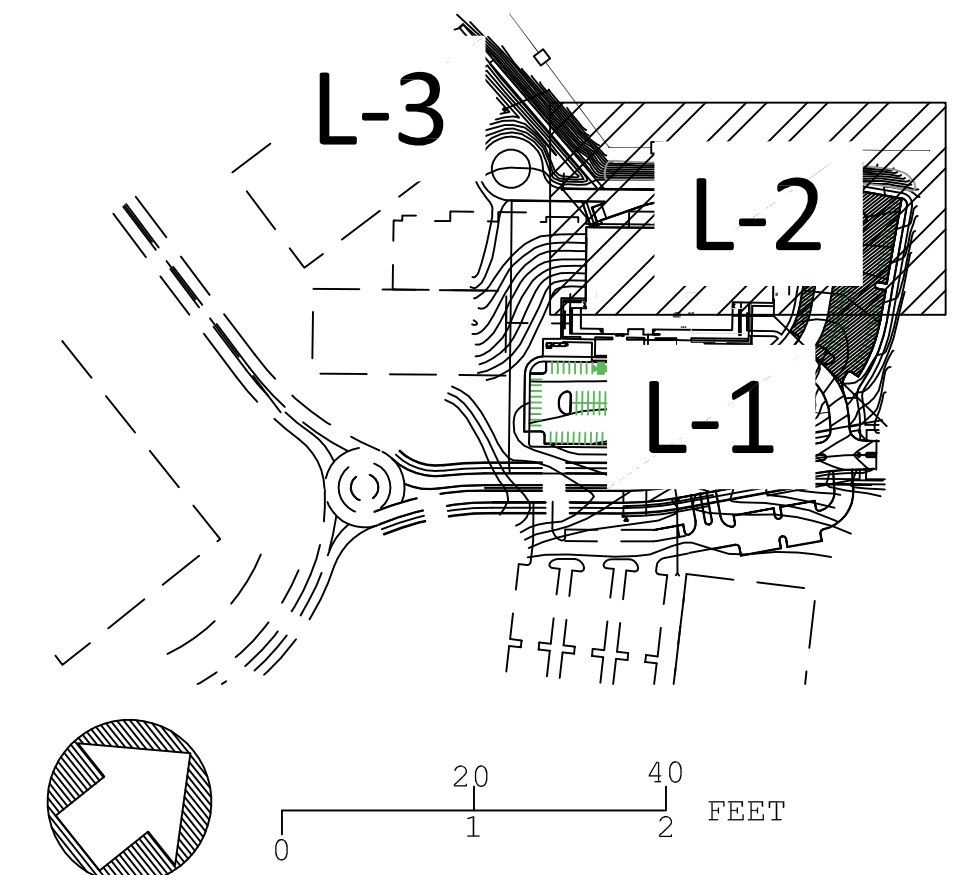


TREE LEGEND (QTY are for Project Totals)

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

LANDSCAPE FEATURE LEGEND (QTY are for Project Totals)

ID	Description	Detail	QTY
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	<i>Festuca arundinacea</i> '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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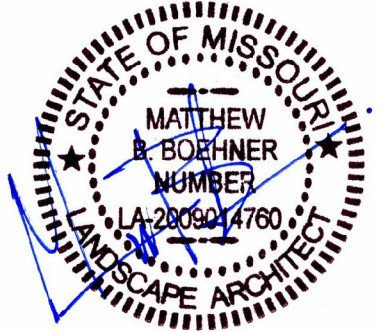
DATE: 06/13/17

L-2

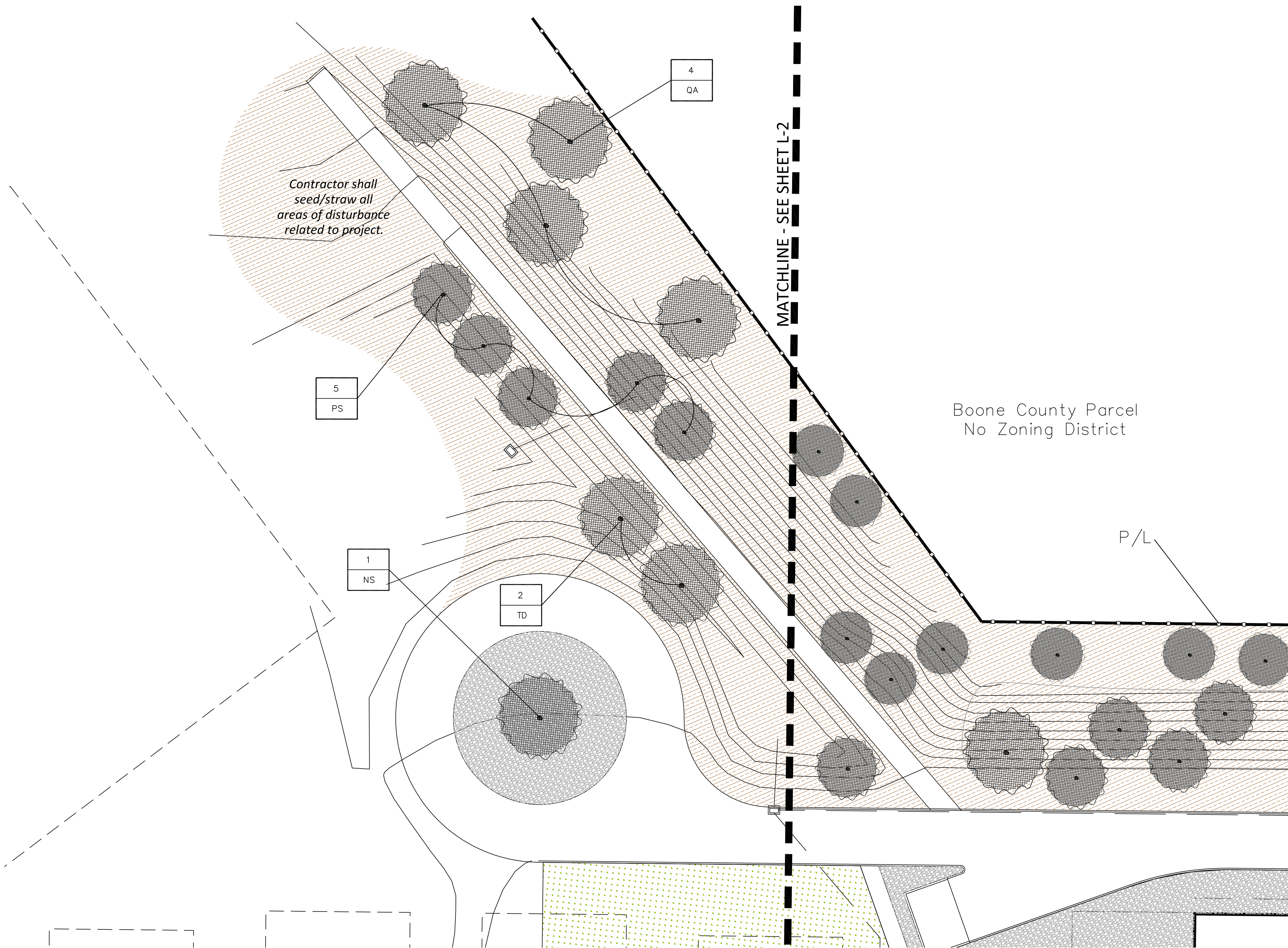
LANDSCAPE PLAN - TREES & GROUNDCOVER

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



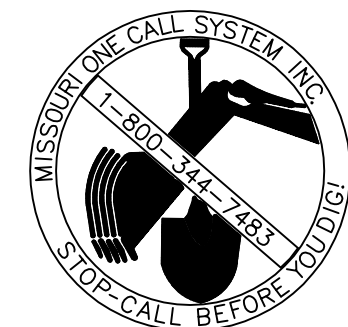
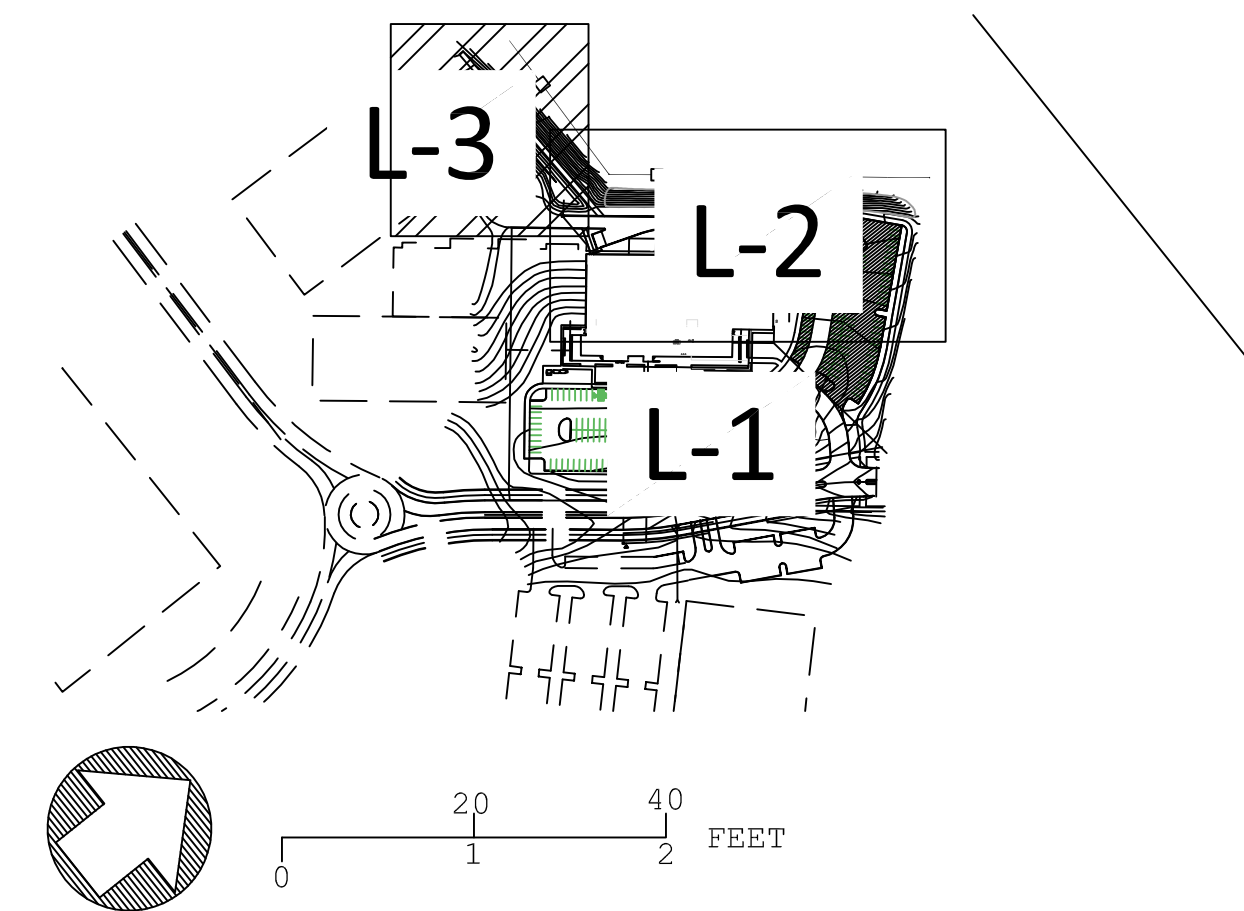
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NS	<i>Nyssa sylvatica</i> Black Gum	3"/4	<b>Tree Callout Guide</b>		
BN	<i>Betula nigra</i> 'Heritage' River Birch	2"/8	<p>Quantity ID (Refer to Legend)</p>		

\* Tree Planting Detail per City Standard 1000.09 as applicable

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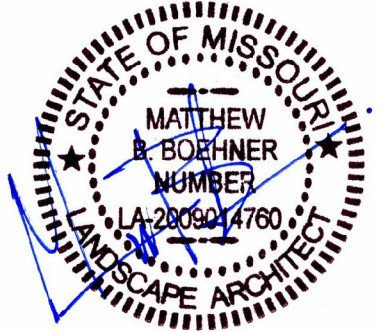
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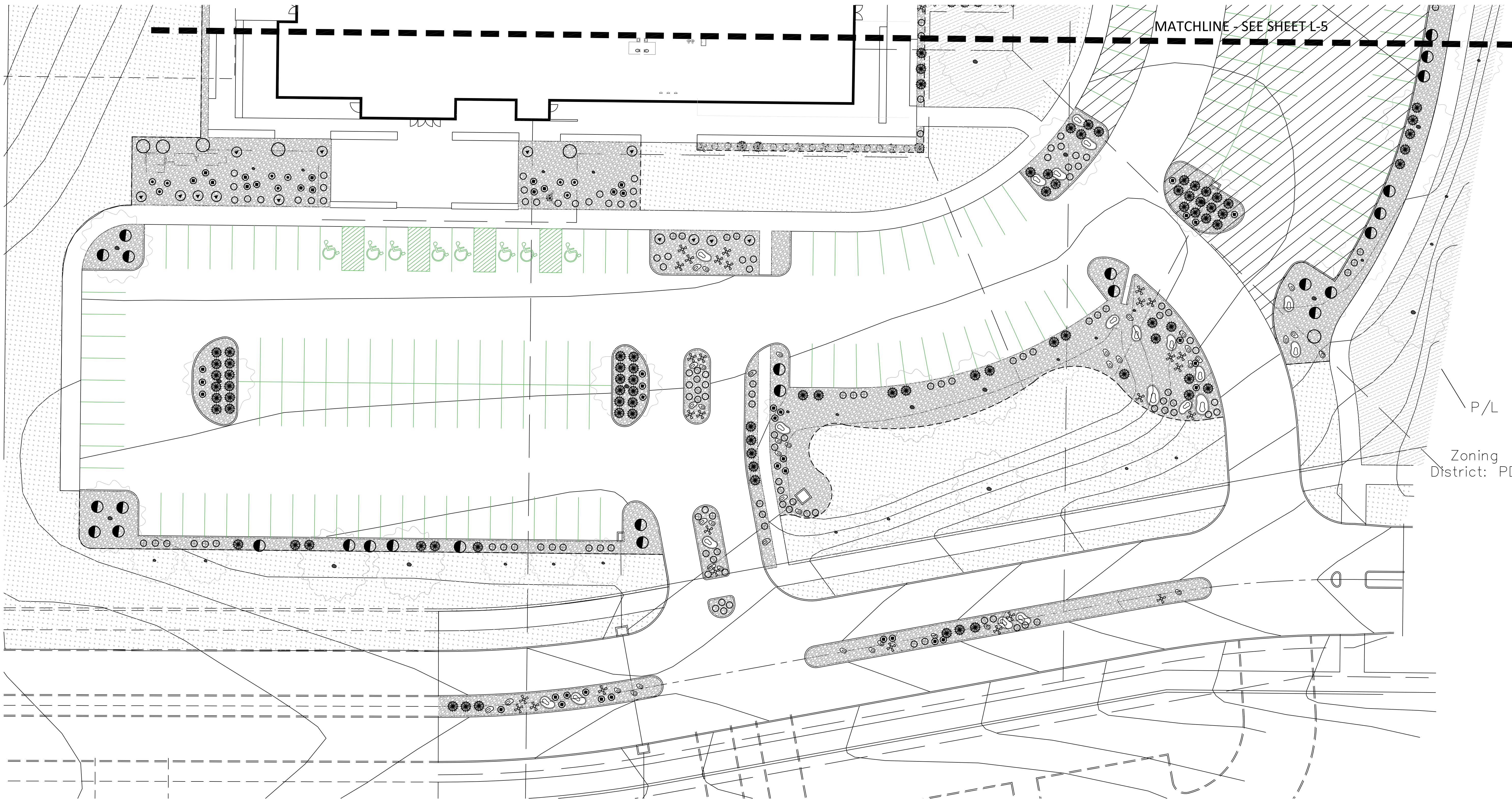
L-3

LANDSCAPE PLAN - TREES & GROUNDCOVER



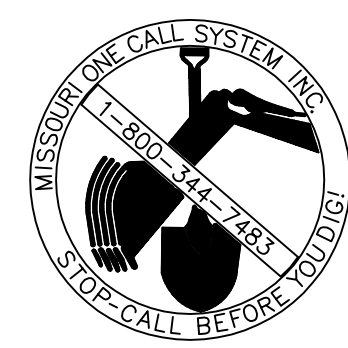
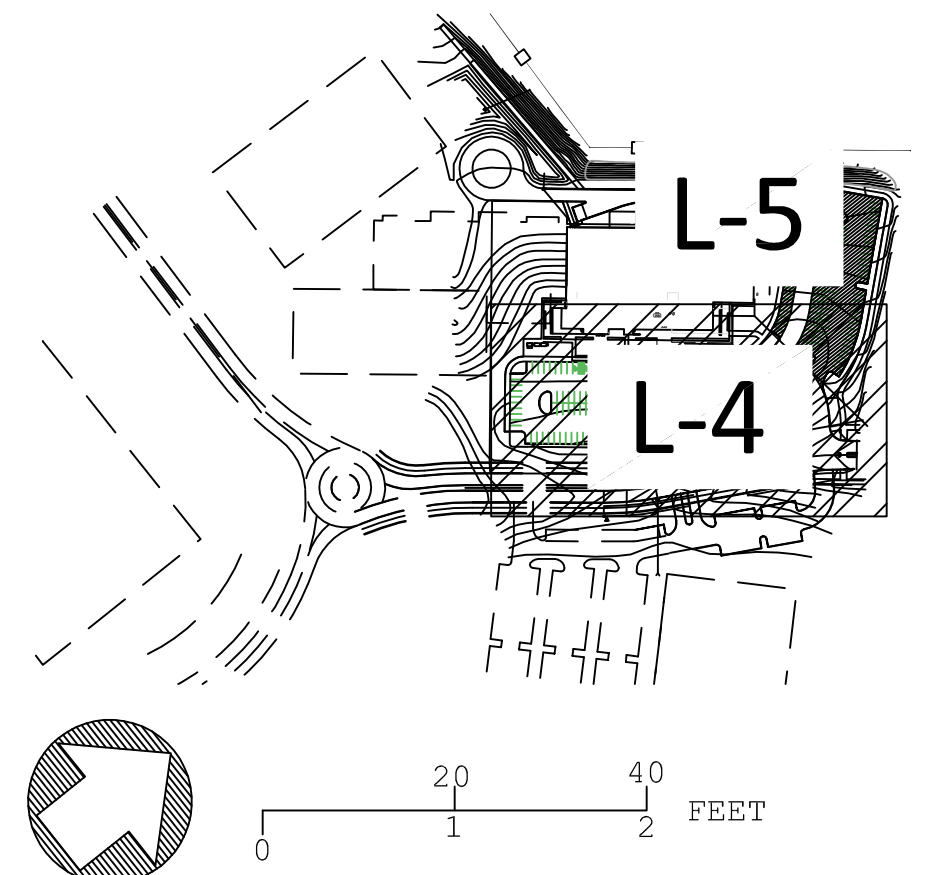


**LANDSCAPE PLANS**  
**COLUMBIA SPORTS FIELDHOUSE**  
 5050 BRISTOL LAKE PARKWAY



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



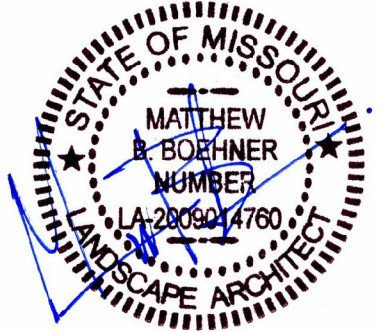
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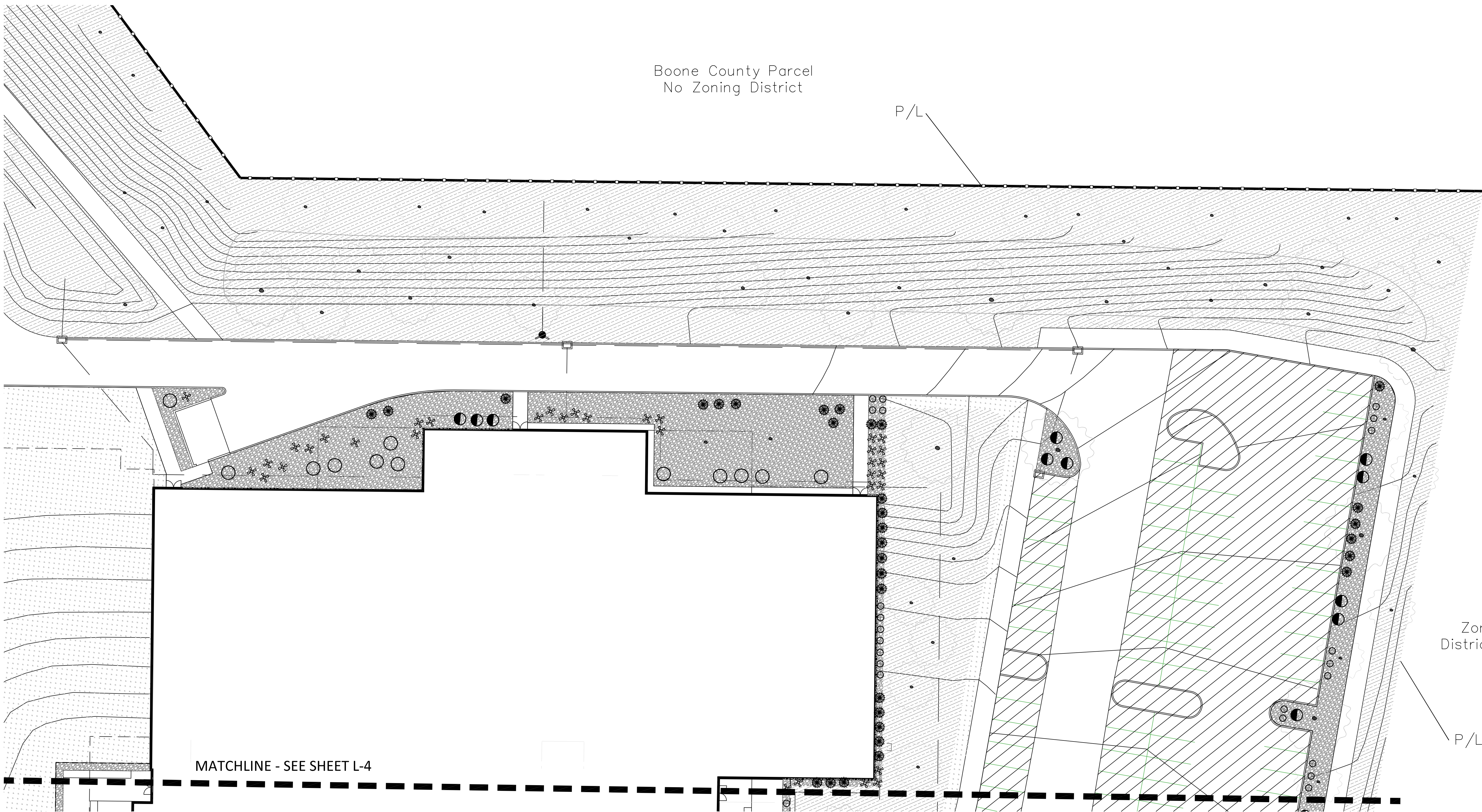
L-4

LANDSCAPE PLAN - SHRUBS



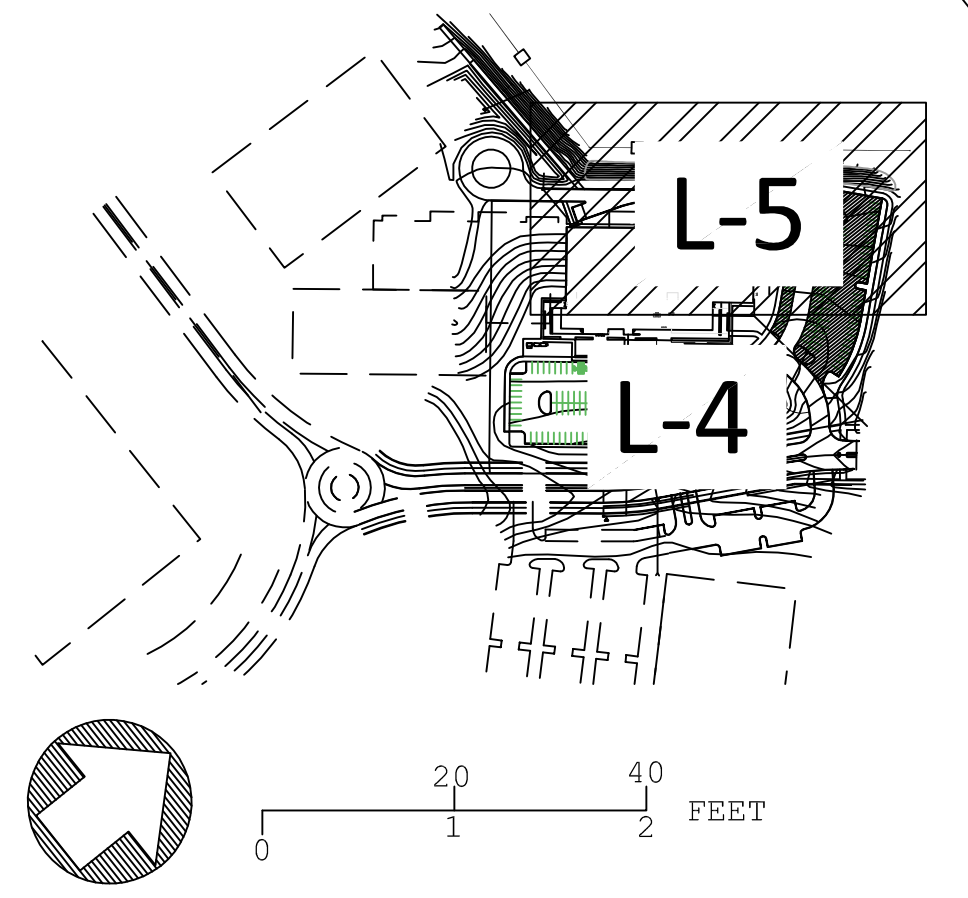


**LANDSCAPE PLANS**  
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L-5

**LANDSCAPE PLAN - SHRUBS**