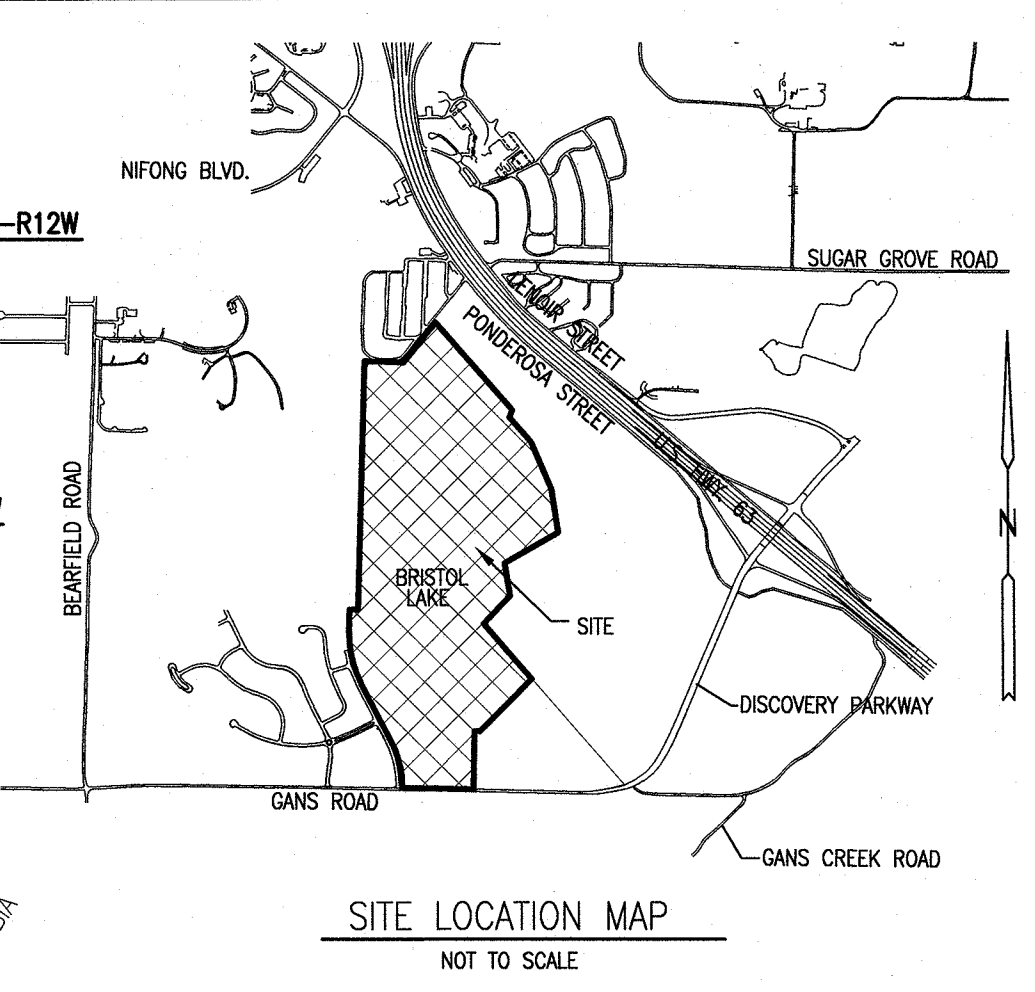
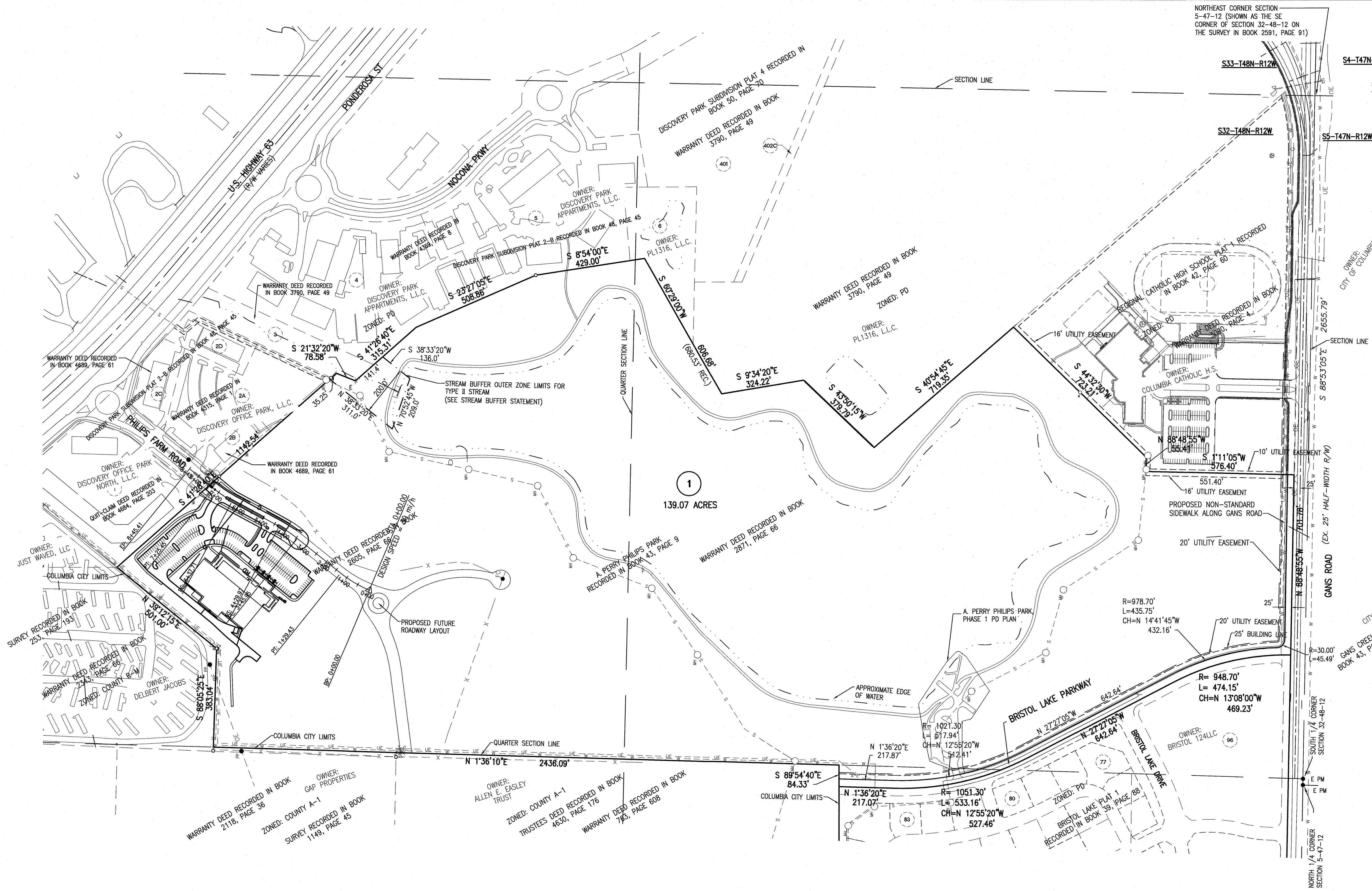




OWNER:
CITY OF COLUMBIA
P.O. BOX 6015
COLUMBIA, MO 65205-6015

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			
ELECTRIC:	DAN CLARK WATER AND LIGHT DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7325	TELEPHONE:	TIM DISMAN CENTURYLINK 625 EAST CHERRY STREET COLUMBIA, MO 65201 (573) 886-3503
	DAVE STORWICK 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	UTILITY LOCATES:	MISSOURI ONE CALL, INC. 10228 NORTHEAST DRIVE JEFFERSON CITY, MO 65109 (800) 344-7483

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
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. UNDERGROUND ELECTRIC	SIGN
PROPOSED GAS LINE	BENCHMARK
PROPOSED WATER VALVE	CONIFEROUS TREE
PROPOSED FIRE HYDRANT	DECIDUOUS TREE
PROPOSED LIGHT POLE	TELEPHONE PEDESTAL
PROPOSED GROUND LIGHT	TO BE REMOVED
DEFERRED PARKING	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

REGULATORY 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
NO. 62012
STATE OF MISSOURI

DATE
5-15-2017

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

JOB NUMBER
17093.01

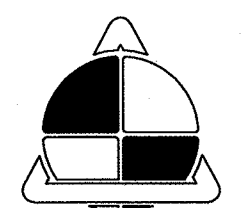
SCALE
AS SHOWN

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

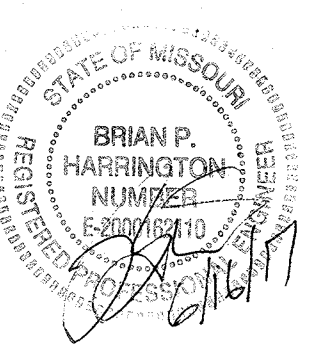
REUSE OF THIS DRAWING IN ANY MANNER IS
STRICTLY PROHIBITED WITHOUT THE WRITTEN
APPROVAL OF
ALLSTATE CONSULTANTS LLC

PD - PLAN

COLUMBIA INDOOR SPORTS COMPLEX

PHILIPS PARK

COLUMBIA, MISSOURI



BRIAN P. HARRINGTON
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
LICENSE NO. 17093.01

DATE
5-15-2017

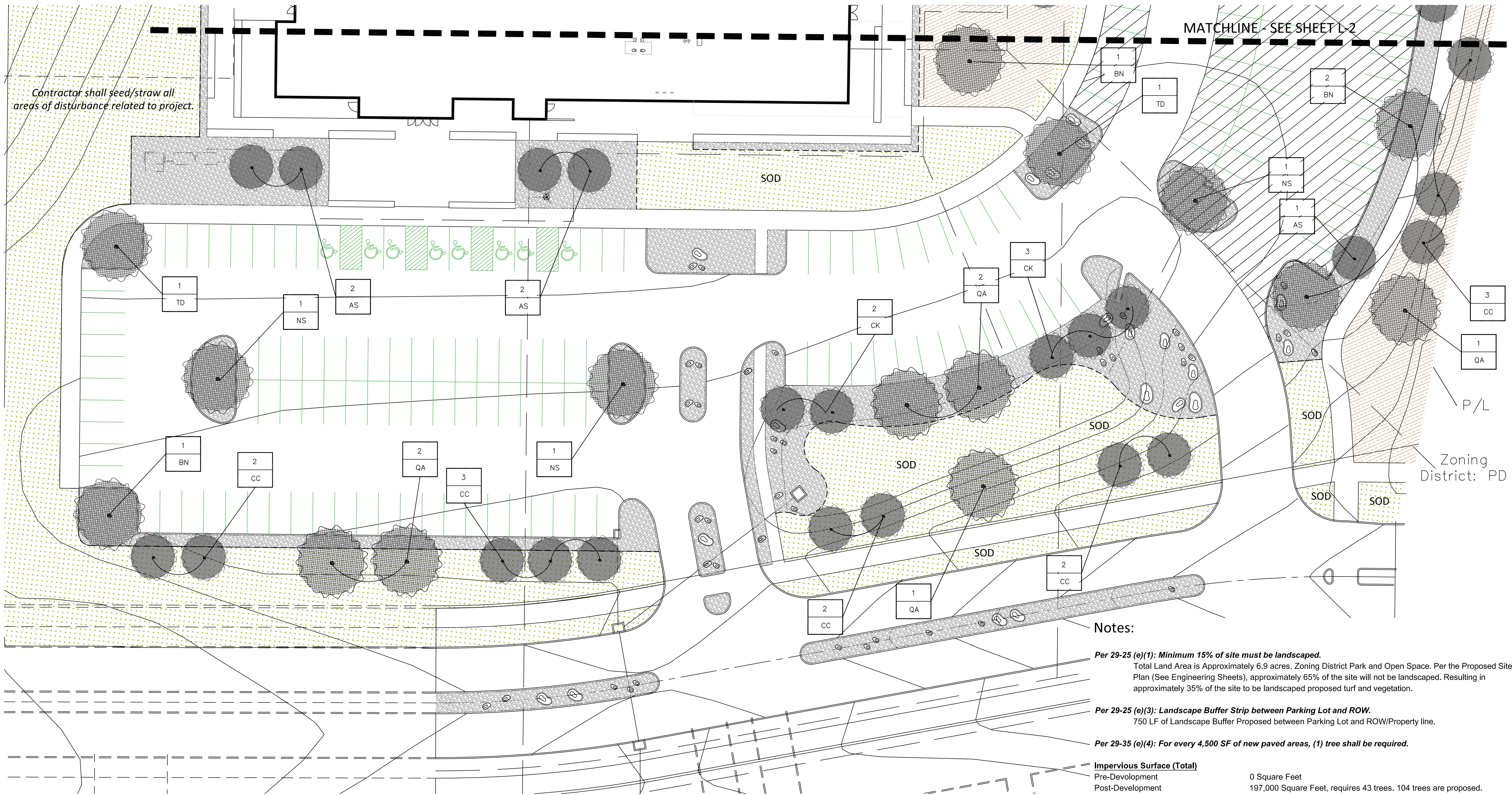
REVISED:
△ 06-13-2017
△ 06-16-2017

JOB NUMBER
17093.01

SCALE
AS SHOWN

SHEET
2

\\nas001\phs\2017\17093.01 - Philips Park\DWG\PHILIPS PARK-PD PLAN.dwg, PHILIPS PD (2), 5/16/2017 11:59:07 AM



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

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"/24
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	2 MB 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
	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

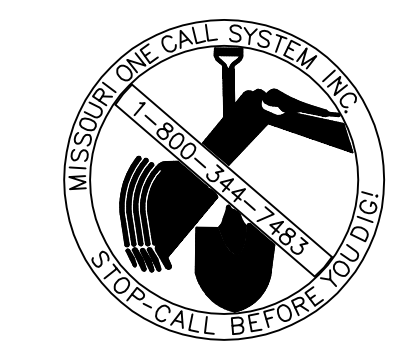
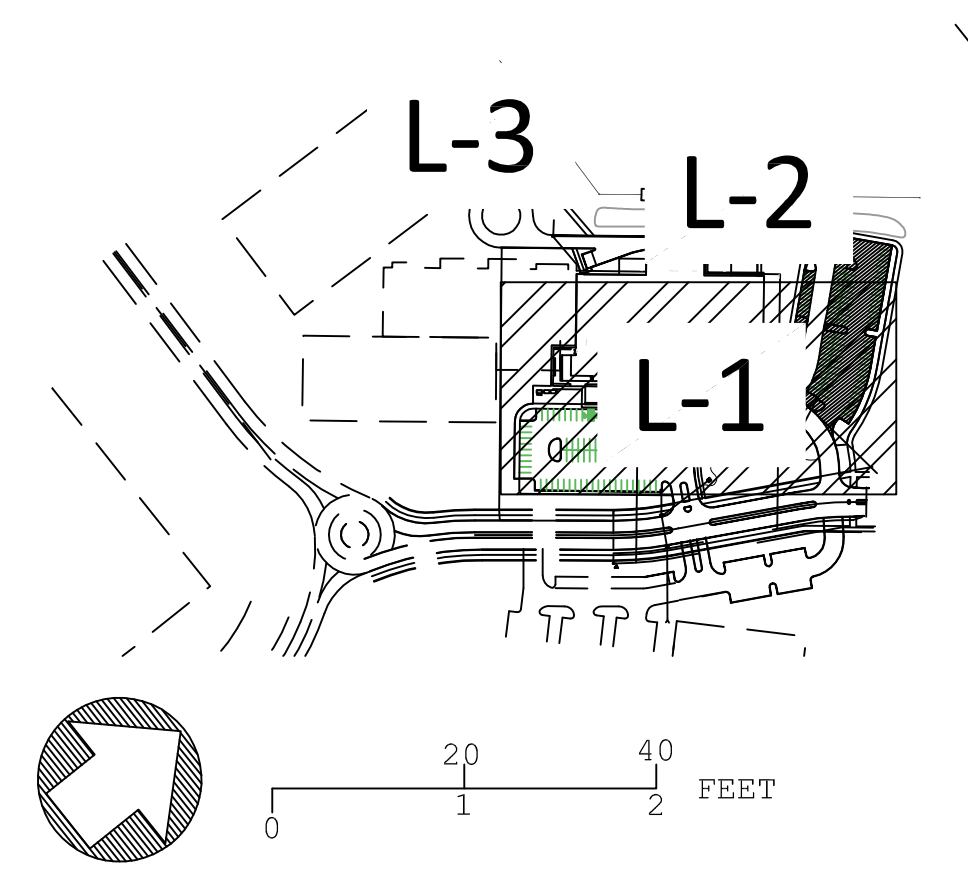
Notes:

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.

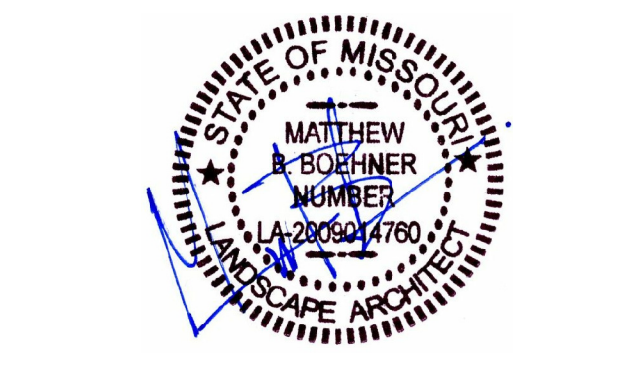
Per 29-25 (e)(3): Landscape Buffer Strip between Parking Lot and ROW.
750 LF of Landscape Buffer Proposed between Parking Lot and ROW/Property line.

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.



CAUTION:
SOME UTILITY COMPANIES SERVING THE AREA OF THIS PROPERTY MAY NOT PARTICIPATE IN OR 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.



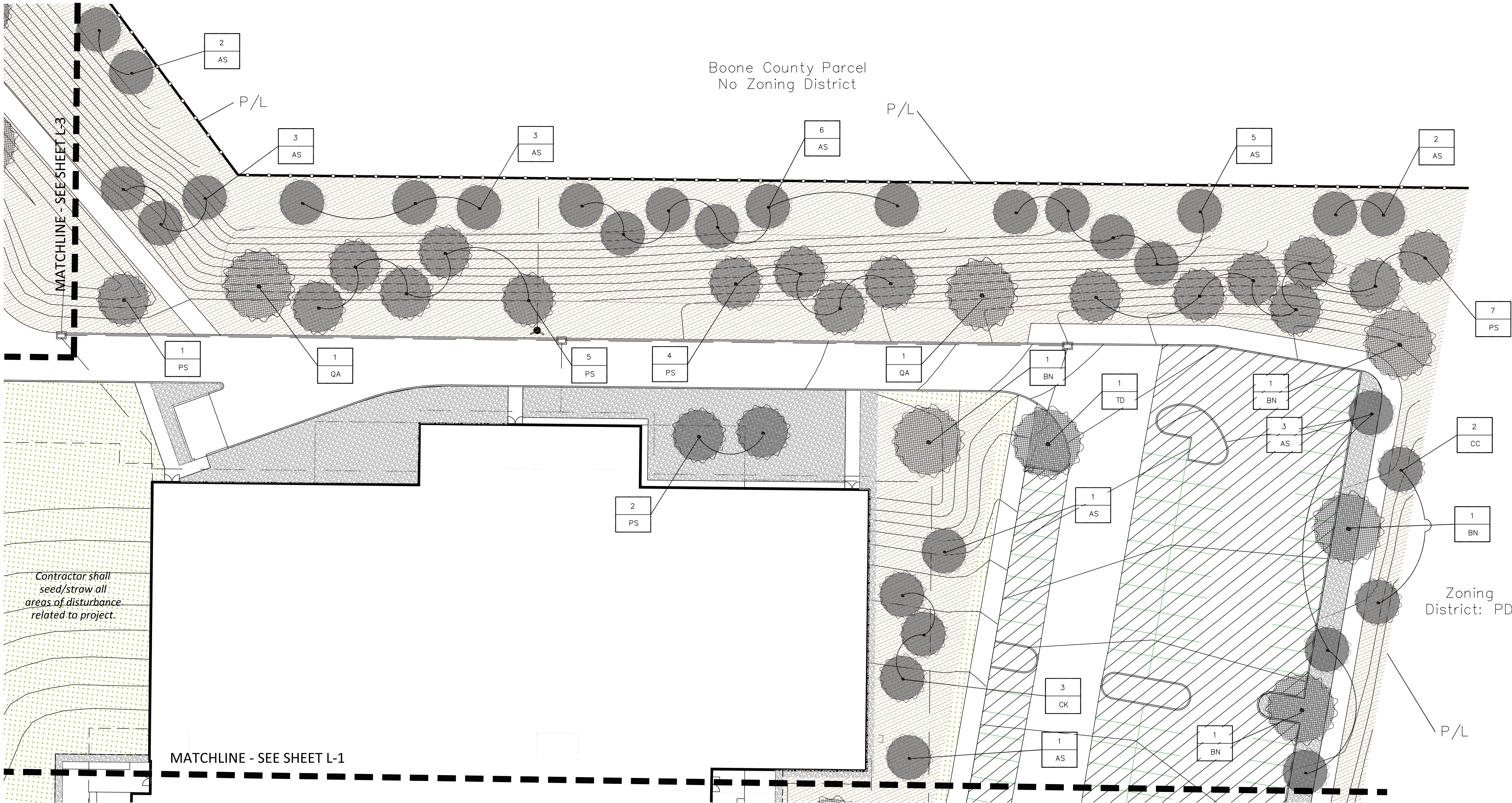
LANDSCAPE PLANS

COLUMBIA SPORTS FIELDHOUSE

5050 BRISTOL LAKE PARKWAY

DATE: 06/13/17

L-1



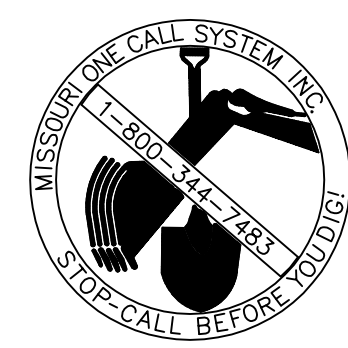
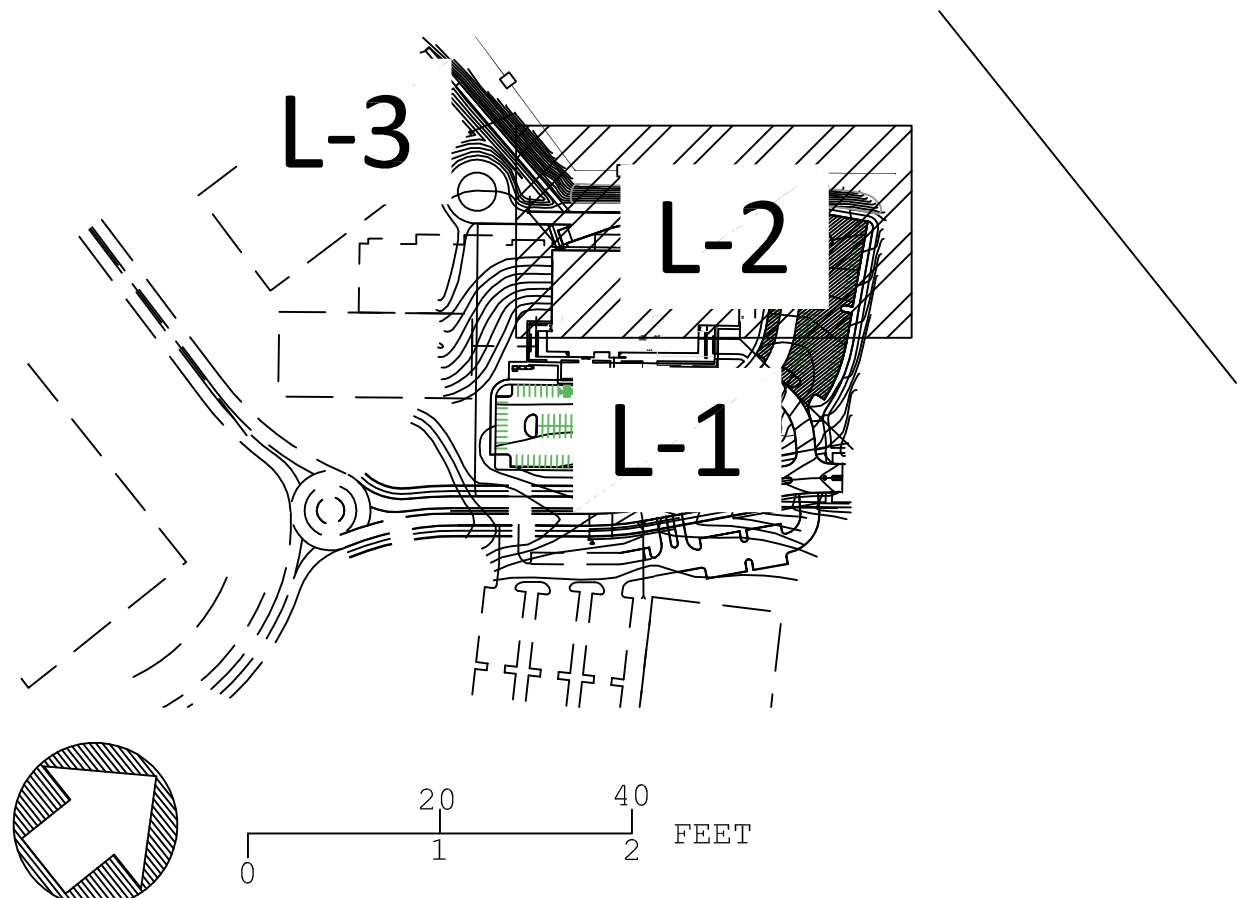
TREE LEGEND (QTY are for Project Totals)

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	-/L-6	760 LF
	8'H x 8'L Panels		
	Color: TBD		



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 RESPONS-
IBILITY OF THE CONTRACTOR TO
ASCERTAIN THOSE UTILITIES AND
CONTACT EACH FOR LOCATION OF
THEIR RESPECTIVE "UNDERGROUND
UTILITIES."

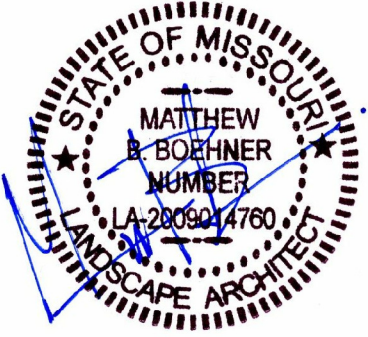


LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY

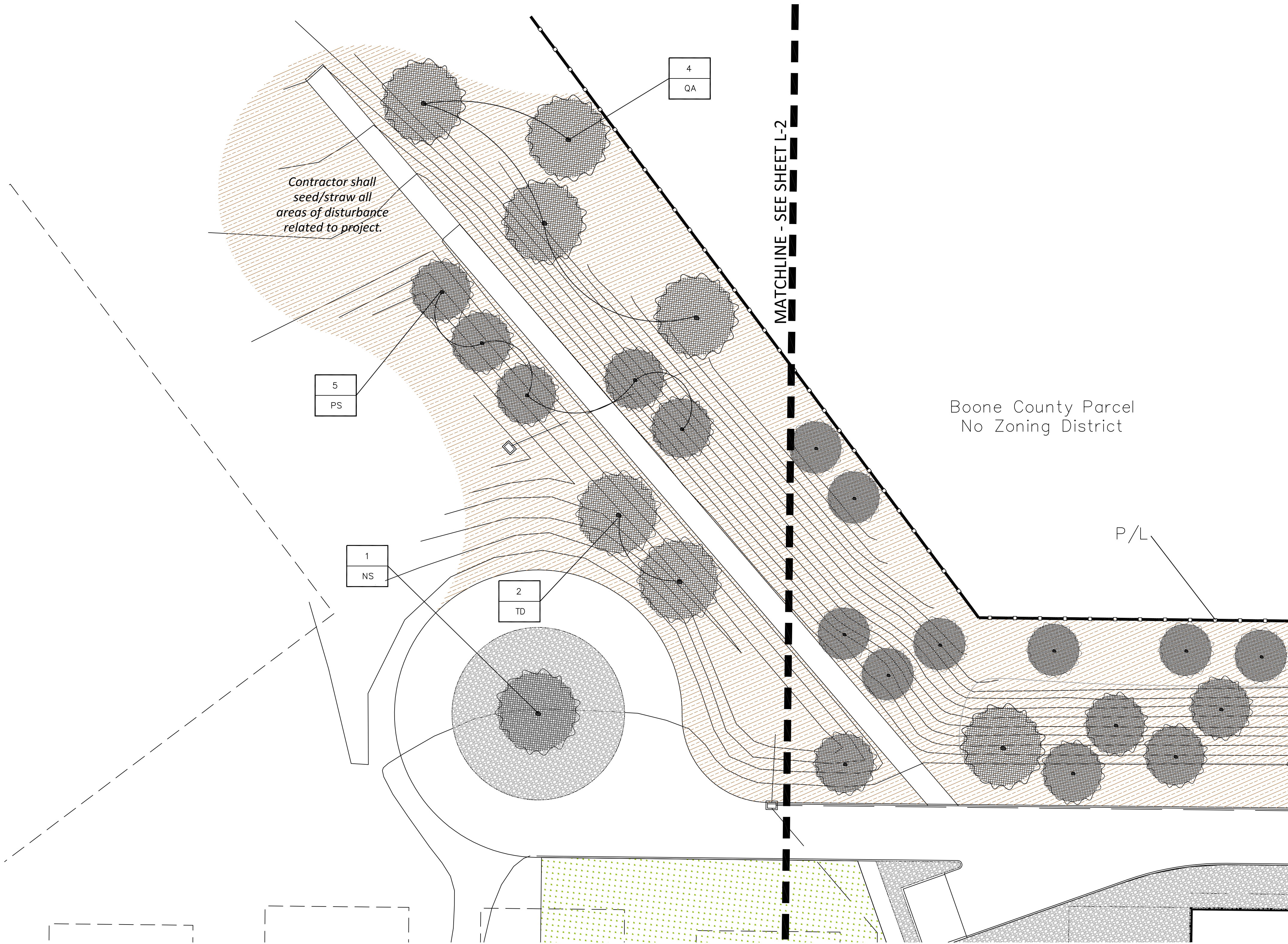
DATE: 06/13/17

L-2

LANDSCAPE PLAN - TREES & GROUNDCOVER



LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY



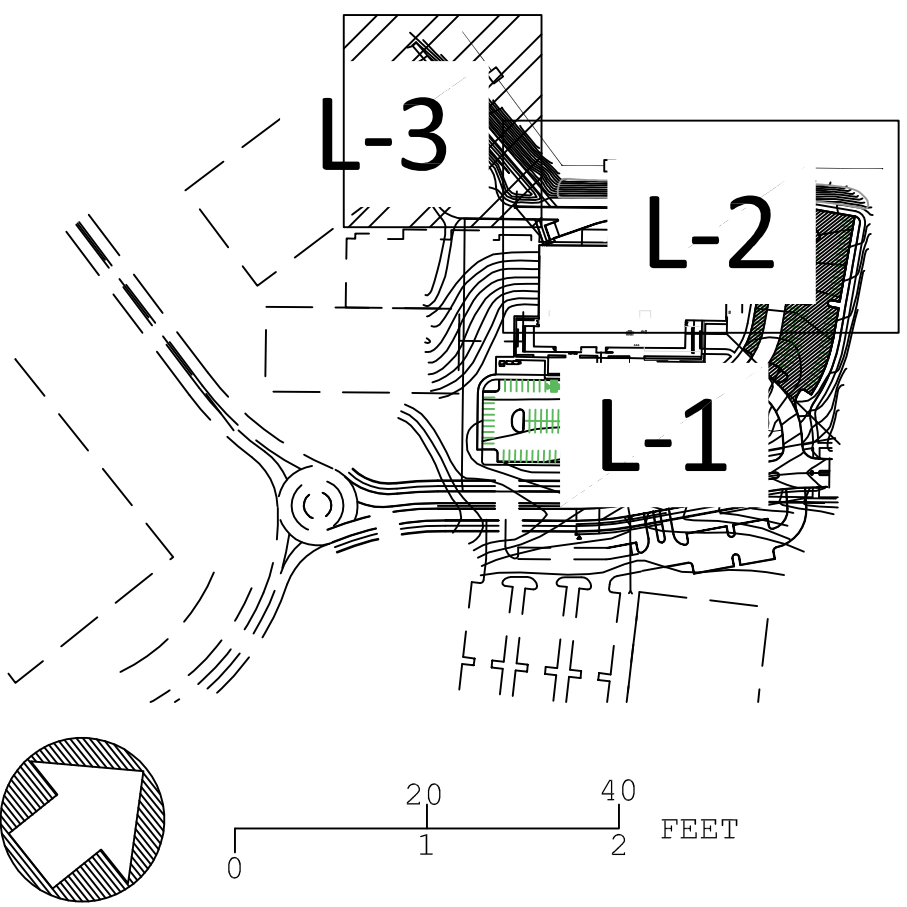
TREE LEGEND (QTY are for Project Totals)

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

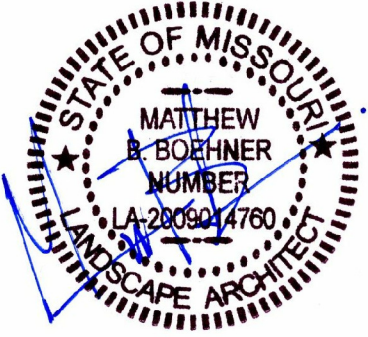
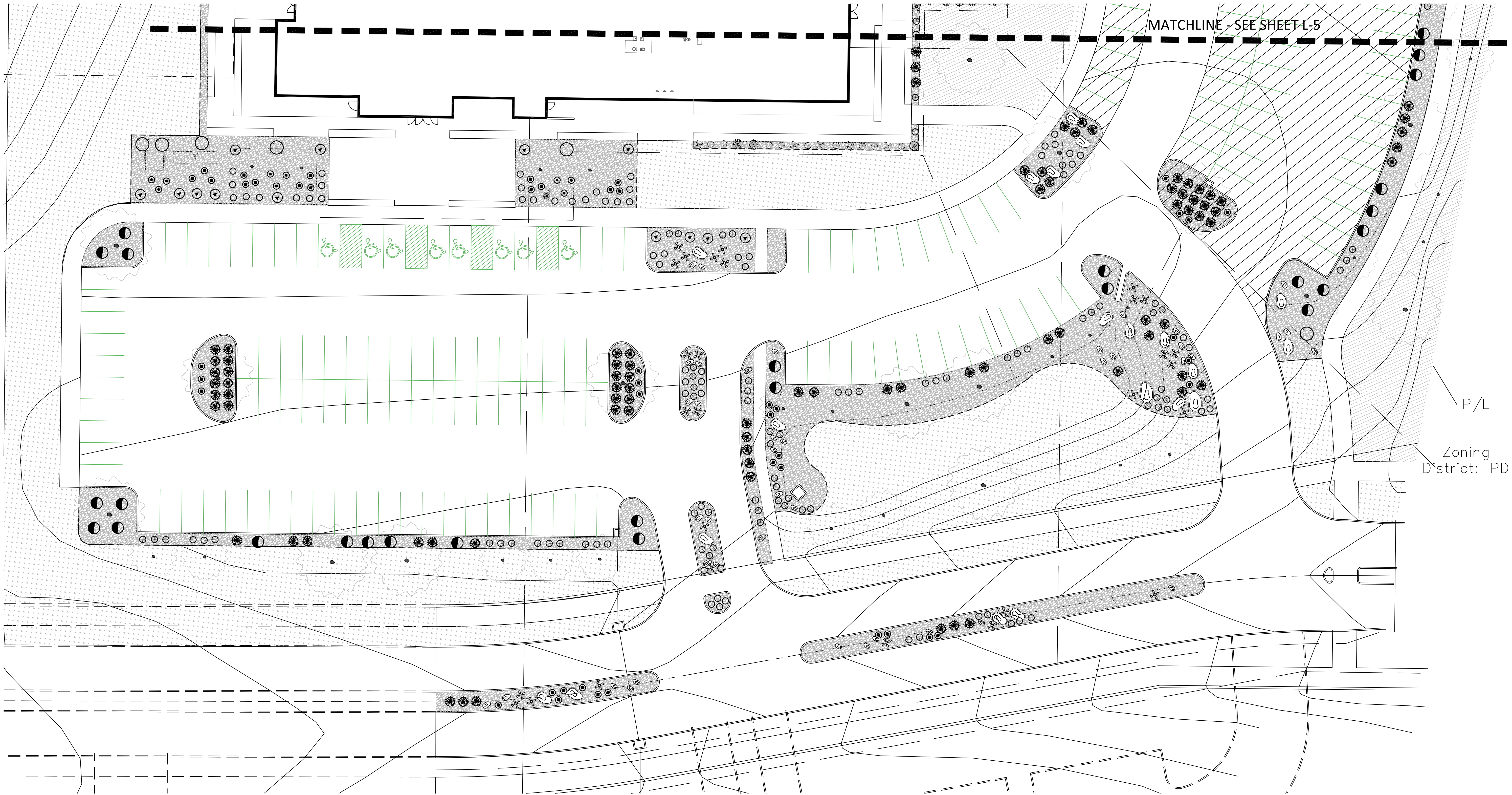


CAUTION:
SOME UTILITY COMPANIES SERVING THE AREA OF THIS PROPERTY MAY NOT PARTICIPATE NOR BE MEMBERS OF THE MISSOURI "ONE-CALL" SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THOSE UTILITIES AND CONTACT EACH FOR LOCATION OF THEIR RESPECTIVE UNDERGROUND UTILITIES.

DATE: 06/13/17

L-3

LANDSCAPE PLAN - TREES & GROUNDCOVER

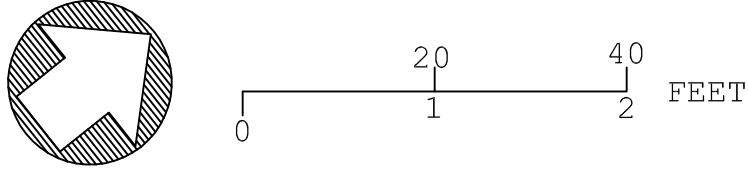
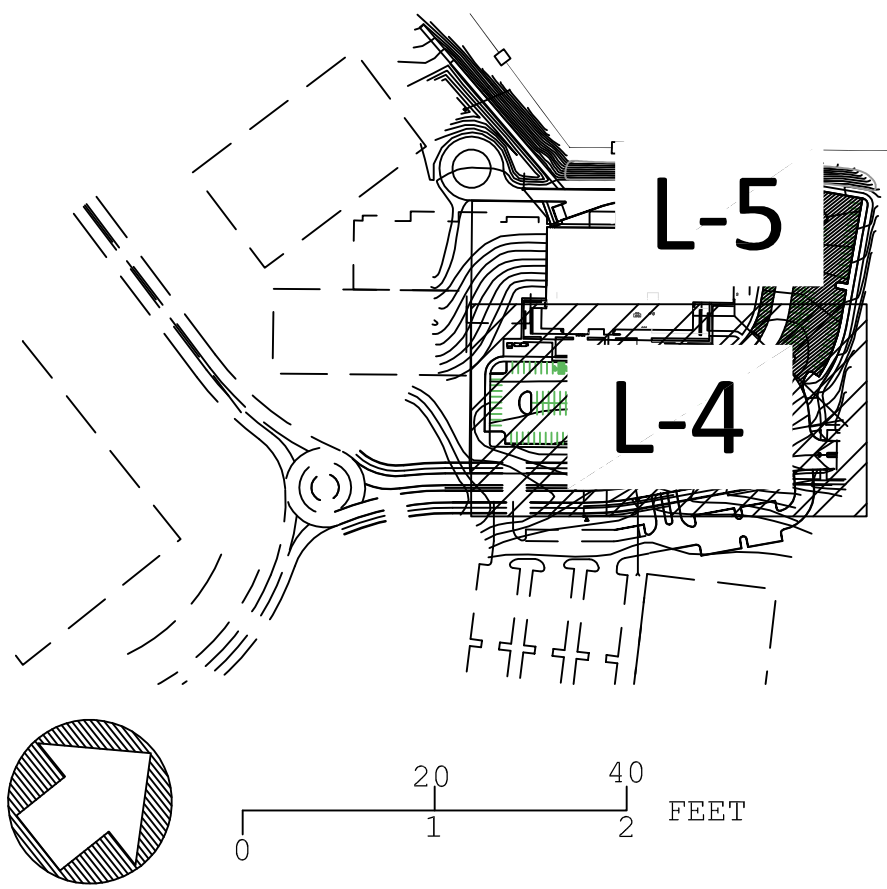


LANDSCAPE PLANS
COLUMBIA SPORTS FIELDHOUSE
5050 BRISTOL LAKE PARKWAY

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

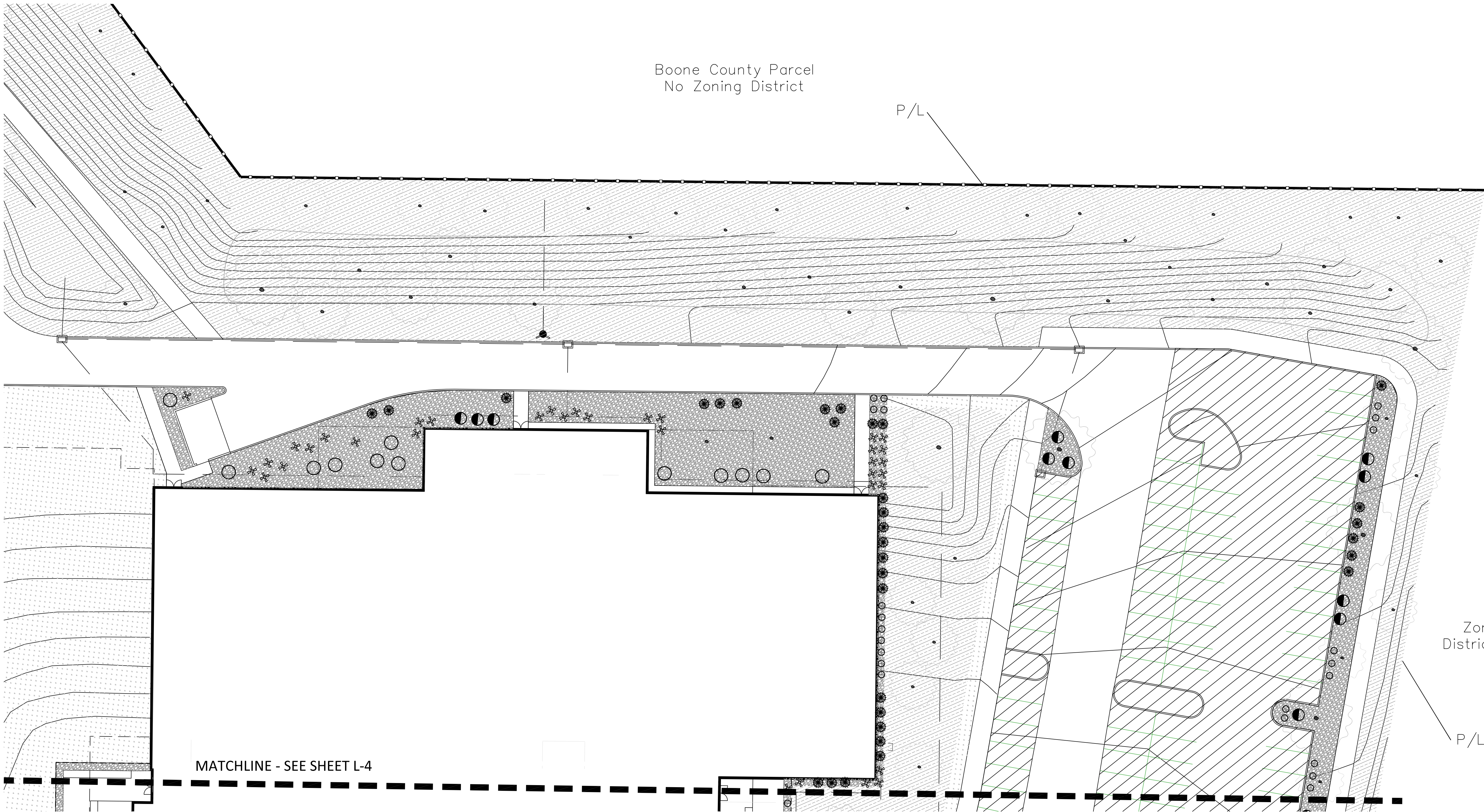


CAUTION:
SOME UTILITY COMPANIES SERVING THE AREA OF THIS PROPERTY MAY NOT PARTICIPATE NOR BE MEMBERS OF THE MISSOURI "ONE-CALL" SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THOSE UTILITIES AND CONTACT EACH FOR LOCATION OF THEIR RESPECTIVE UNDERGROUND UTILITIES.

DATE: 06/13/17

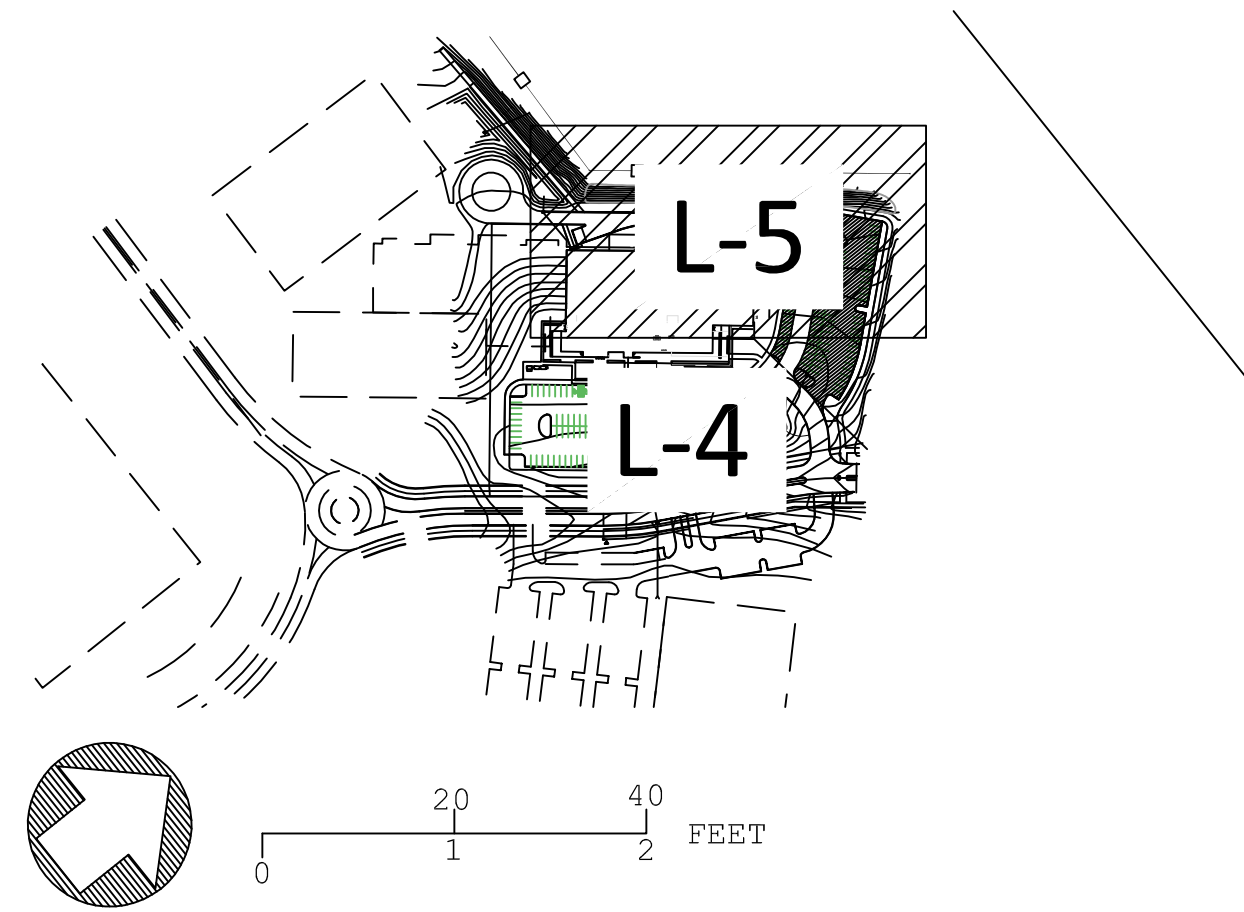
L-4

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:
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 RESPONS-
IBILITY OF THE CONTRACTOR TO
ASCERTAIN THOSE UTILITIES AND
CONTACT EACH FOR LOCATION OF
THEIR RESPECTIVE UNDERGROUND
UTILITIES.

DATE: 06/13/17

L-5

LANDSCAPE PLAN - SHRUBS