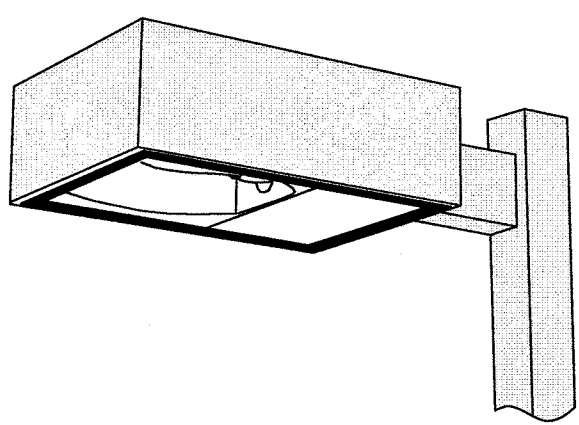


LEGEND

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



△ LIGHTING FIXTURE DETAIL
FULL CUTOFF FIXTURE W/LAMP MOUNTED ON 20' POLE

NARRATIVE

THIS PROJECT INVOLVES THE CONSTRUCTION OF AN ADDITION TO THE EXISTING LANDMARK HOSPITAL, A LONG TERM ACUTE CARE HOSPITAL (LTACH). THE EXPANSION WILL TAKE PLACE AS SHOWN OVER EXISTING PARKING, DRIVES, AND LANDSCAPED AREA. THIS O-P PLAN ALSO INCLUDES A SATELLITE PARKING LOT APPROXIMATELY 400' TO THE NORTH OF THE LANDMARK HOSPITAL PROPERTY.

BENCH MARK

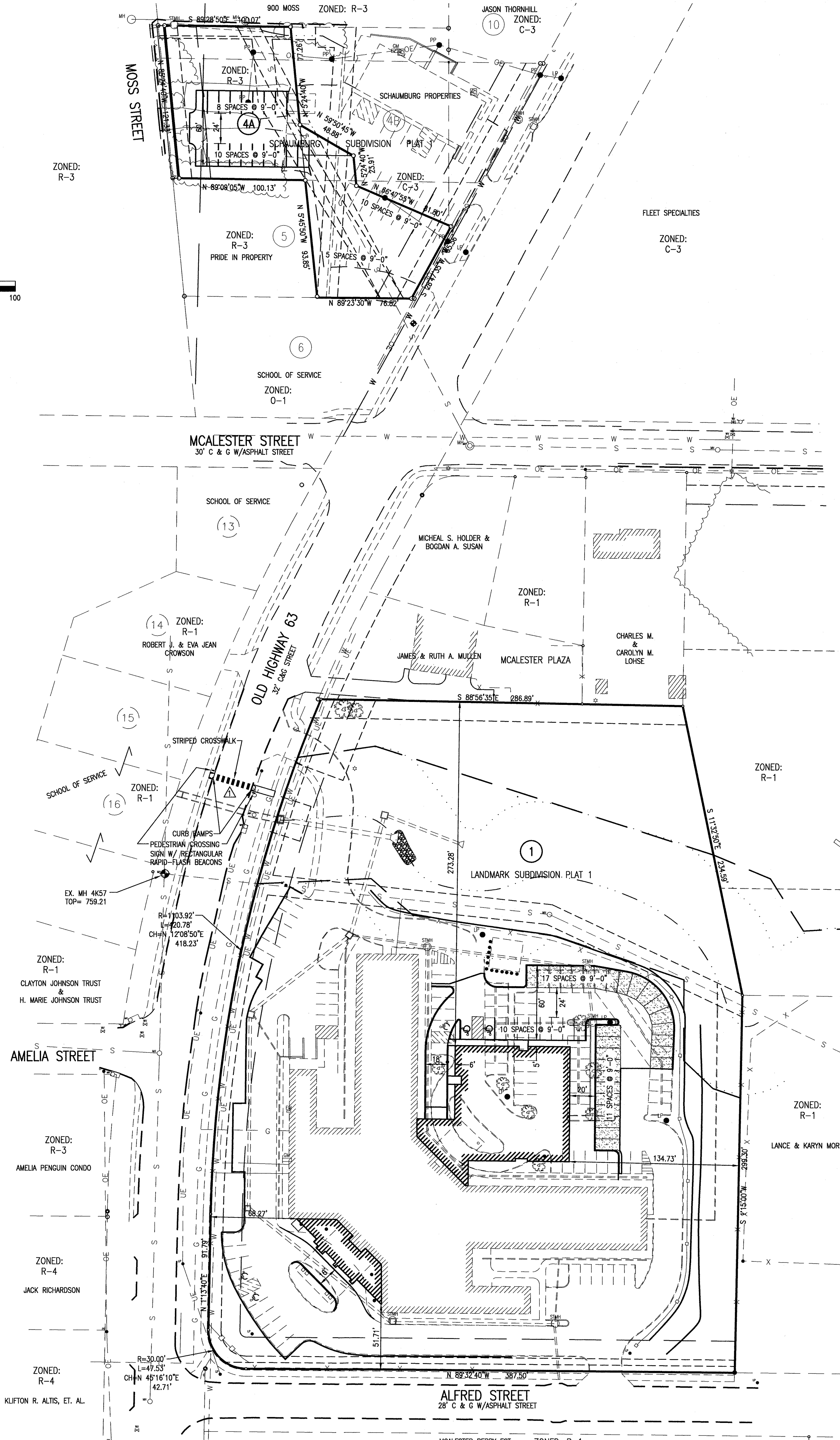
PROJECT BENCH MARK
NORTH RIM OF THE MANHOLE ON THE EAST SIDE OF OLD HIGHWAY 63 (APPROXIMATELY 75 FEET SOUTH OF STEPHENS STABLES ENTRANCE)

ELEVATION = 754.97

SITE BENCH MARK
TOP OF MANHOLE LID APPROXIMATELY 31 FEET WEST OF THE CENTERLINE OF OLD HIGHWAY 63 AND 143 FEET NORTH OF THE CENTERLINE OF AMELIA STREET

ELEVATION = 759.21

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016
RUSTY STRODTMAN VICE CHAIRPERSON
APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2016
BRIAN TREECE MAYOR SHEELA AMIN CITY CLERK



GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- THE SOUTH LOT IS ZONED O-P. THE NORTH LOT IS A COMBINATION OF R-3/O-3 ZONING WITH A REQUESTED ZONING OF O-P.
- THE SOUTH LOT IS 4.70 ACRES. THE NORTH LOT IS 0.49 ACRES.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- THE MAXIMUM HEIGHT OF ANY BUILDING ON SITE SHALL BE 35 FEET.

OWNER:

SOUTH LOT: G & E HC REIT II COLUMBIA 18191 VON KARMAN AVE, SUITE 3 C/O AMERICAN HEALTHCARE IN IRVINE, CA 92612
NORTH LOT: SCHAUMBURG PROPERTIES LLC 1701 RAINWOOD PLACE COLUMBIA, MO 65203

DEVELOPER:

WHITE OAK REAL ESTATE INVESTMENTS OF COLUMBIA, LLC
C/O DR. WILLIAM KAPP, III 543 BEER CREEK LANE CAPE GIRARDEAU, MO 63701

△ 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 28019002850, DATED: MARCH 17, 2011.

PARKING INFORMATION

REQUIRED:
HOSPITAL
1 SPACE/1 BEDS @ 42 BEDS = 42 SPACES

PROVIDED:
SOUTH LOT
74 VEHICLE SPACES (INCLUDES 4 HOOP SPACES)
4 BICYCLE SPACES

NORTH LOT
33 VEHICLE SPACES

THIS REQUEST EXCEEDS THE REQUIRED AMOUNT OF PARKING BECAUSE THE OPERATIONAL HISTORY OF THIS FACILITY HAS SHOWN THAT THE REQUESTED NUMBER OF PARKING SPACES IS NEEDED.

△ PROPERTY DESCRIPTION

SOUTH LOT:
LOT 1, LANDMARK SUBDIVISION PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 31, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 4.70 ACRES.

NORTH LOT: (TO BE KNOWN AS LOT 4A, SCHAUMBURG SUBDIVISION PLAT 1)
PART OF LOTS 3, 4, 5 AND 8 OF WELLINGTON GORDON'S SUBDIVISION IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, RECORDED IN PLAT BOOK 1, PAGE 31, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4506, PAGE 86 AND SHOWN BY THE SURVEY RECORDED IN BOOK 2233, PAGE 528 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 2233, PAGE 528; THENCE WITH THE LINES OF SAID SURVEY, ALONG THE WEST RIGHT-OF-WAY LINE OF OLD 63, S28°47'35"W, 148.27 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N66°47'55"W, 2.01 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, S28°47'35"W, 65.56 FEET TO THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 2233, PAGE 528 ON THE SOUTH LINE OF SAID LOT 5 OF WELLINGTON GORDON'S SUBDIVISION; THENCE AND WITH SAID SOUTH LINE, N69°23'30"W, 74.55 FEET; THENCE LEAVING SAID SOUTH LINE, N5°45'50"W, 93.85 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE WITH SAID SOUTH LINE OF LOT 4, N80°09'05"W, 100.13 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG A LINE PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF MOSS STREET, N5°24'40"W, 121.33 FEET TO THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 2233, PAGE 528; THENCE WITH THE NORTH LINE OF SAID SURVEY, S89°28'50"E, 100.07 FEET; THENCE LEAVING SAID NORTH LINE, S5°24'40"E, 77.84 FEET; THENCE S59°50'45"E, 48.88 FEET; THENCE S5°24'40"E, 23.91 FEET; THENCE S66°47'55"E, 81.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.49 ACRES.

STORMWATER NOTE:

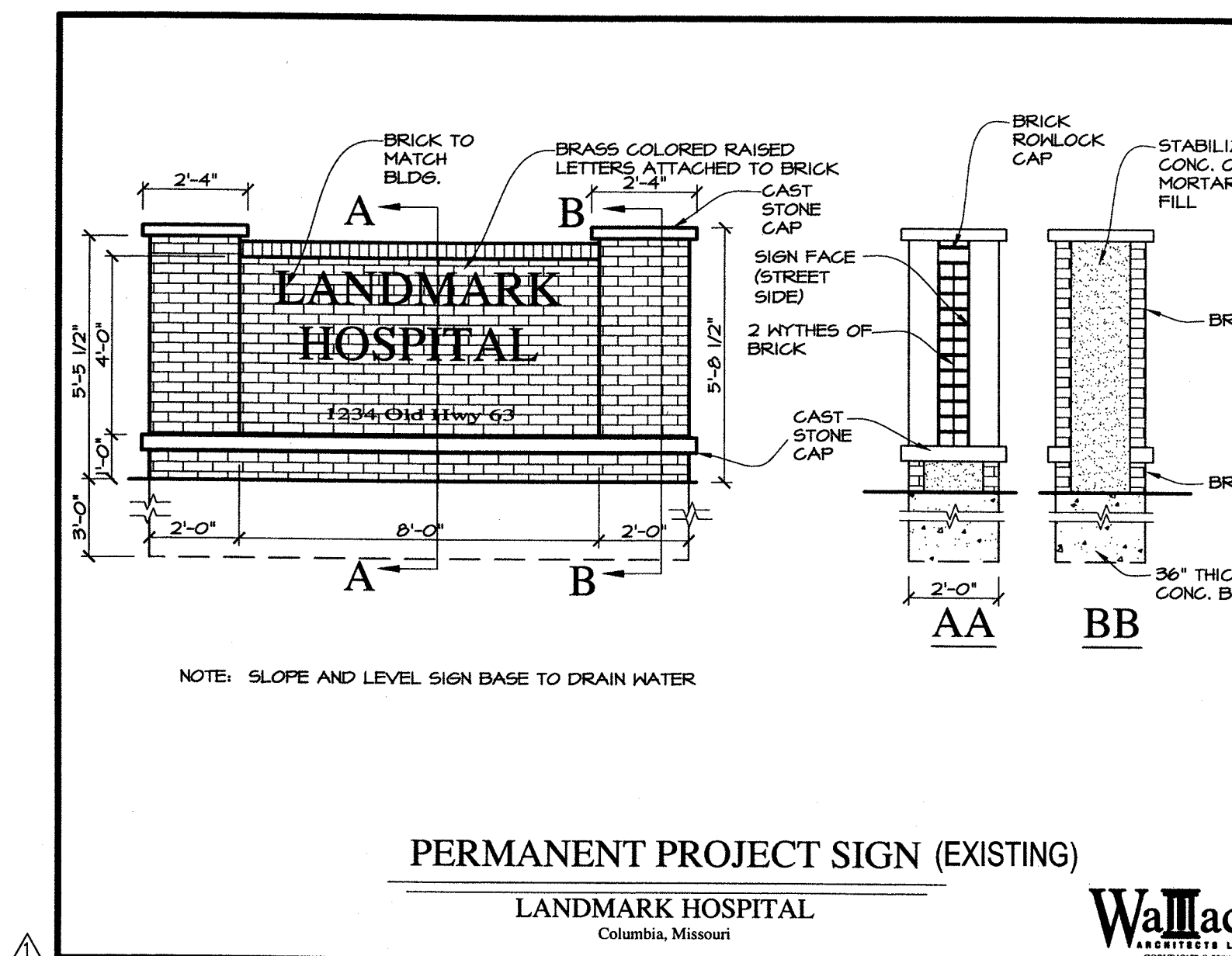
CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT CONSIST OF LAND DISTURBANCE ACTIVITIES OF LESS THAN 10,000 SQUARE FEET AND WILL NOT CREATE MORE THAN 500 SQUARE FEET OF ADDITIONAL IMPERVIOUS AREA (INCLUDING BOTH LOTS). THE LAND DISTURBANCE/ADDITIONAL IMPERVIOUS AREA ON BOTH LOTS IN TOTAL FALLS BENEATH THE THRESHOLD DETAILED ABOVE. THEREFORE, PER ORD 12A-87, THIS PROJECT IS EXEMPT FROM THE STORMWATER REQUIREMENTS OF ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THE EXISTING GRAVEL PARKING LOT ON THE NORTH LOT WILL BE OVERLAID PER THE MAINTENANCE EXEMPTION OF ORD 12A-87.

SIGNAGE:

IN ADDITION TO AN EXISTING FREESTANDING SIGN, A BUILDING MOUNTED SIGN IS PROPOSED NEAR THE SOUTH BUILDING ENTRANCE. THIS SIGN WILL CONFORM TO O-1 SIGN REQUIREMENTS

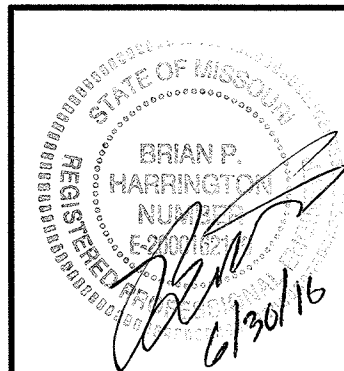
LIGHTING:

FREESTANDING LIGHT POLES WILL UTILIZE FULL CUTOFF FIXTURES WITH A MAXIMUM HEIGHT OF 20'.



LANDMARK HOSPITAL O-P PLAN
LOT 1, LANDMARK SUBDIVISION PLAT 1 AND
LOT 4A, SCHAUMBURG SUBDIVISION PLAT 1
COLUMBIA, MO

REVISED:
△ 6-17-2016
△ 6-30-2016



ALLSTATE CONSULTANTS
3112 LEAGUE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
MISSOURI STATE CERTIFICATE OF AUTHORITY #00000004
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

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

DATE	5-31-2016
JOB NUMBER	16087.01
SCALE	1" = 50'
SHEET	1

STORMWATER NOTE:

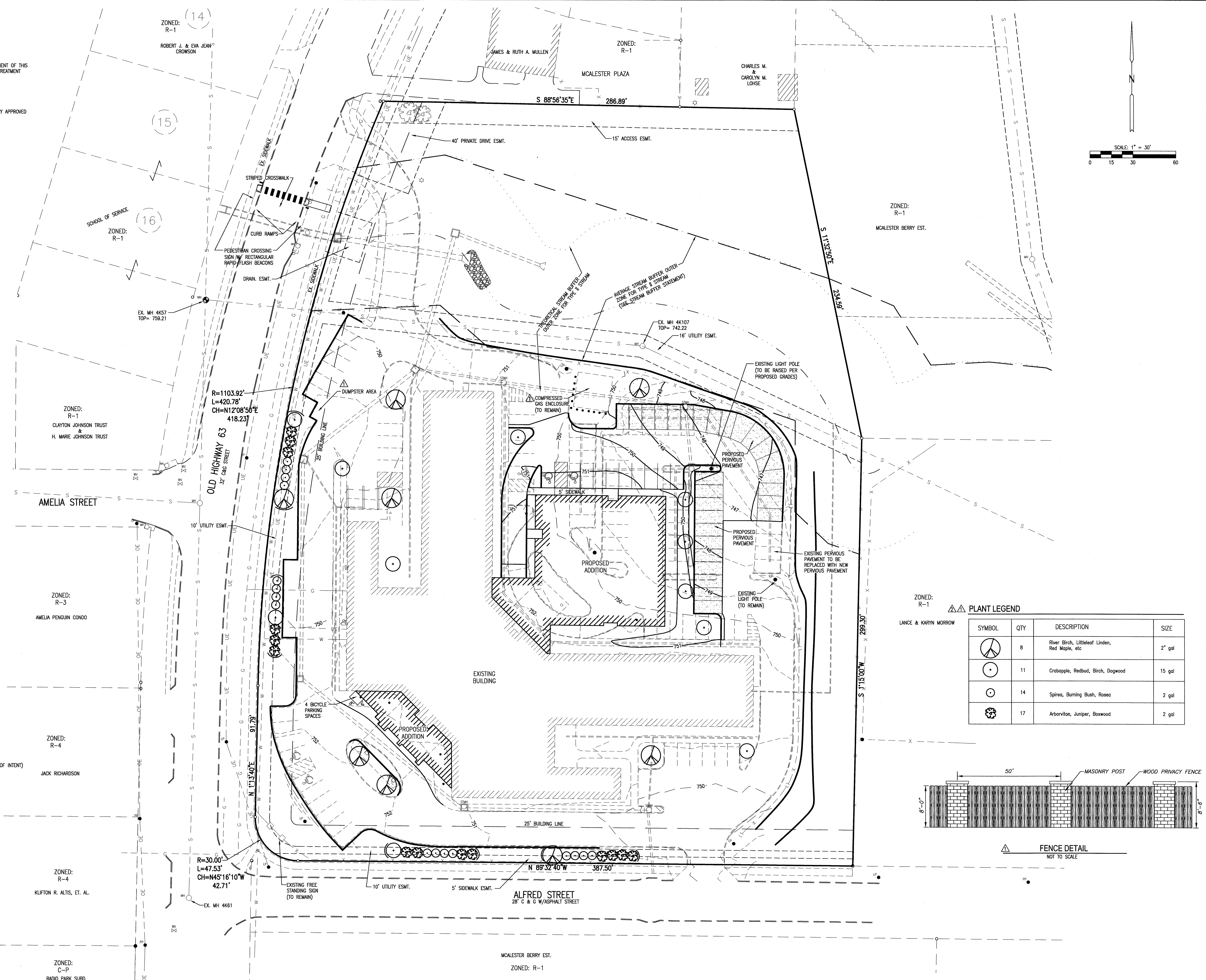
PERVIOUS PAVEMENT INITIALLY CONSTRUCTED WITH THE ORIGINAL DEVELOPMENT OF THIS SITE WILL BE RELOCATED AS A PART OF THIS PROJECT. THE EFFECTIVE TREATMENT PROVIDED BY THESE FACILITIES WILL NOT BE REDUCED.

STREAM BUFFER STATEMENT:

THIS ADDITION PRESERVES AND PROPOSES NO CHANGE TO THE PREVIOUSLY APPROVED STREAM BUFFER.

LANDSCAPING DATA

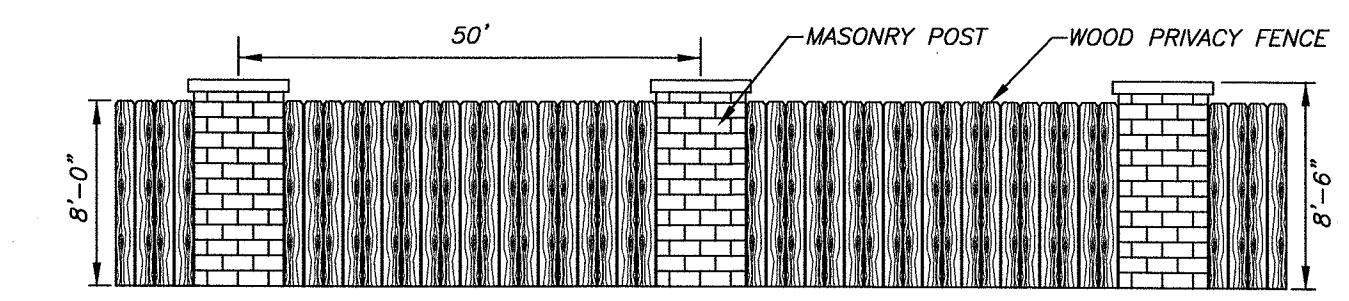
1. AREA OF TRACT: 204,885 S.F.
 IMPERVIOUS AREA: 102,539 S.F. (50%)
 LANDSCAPE AREA: 102,346 S.F. (50%)
 AREA OF BUILDING: 41,983 S.F.
 AREA OF DRIVES, PARKING AND SIDEWALKS: 60,556 S.F.
2. MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-156(1) LANDSCAPED AREA= 50%-45% (PER STATEMENT OF INTENT)
 a(1) 406 L.F. = 203 L.F. OF SCREENING (5 TREES)
 a(2) 60,556 S.F./4500 = 14 TREES
 a(3) 8 OF 19 TREES MEDIUM TO LARGE
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.
4. THE 4 LANDSCAPE BEDS ARE 6' WIDE AND 51' LONG W/ 5' SPACING BETWEEN PLANTS.
5. BECAUSE OF NATURAL GROWTH ALONG THE EAST AND NORTH PROPERTY LINES NO SCREENING IS PROPOSED IN THOSE AREAS.
6. THE REMOVAL OF PARKING/DRIVES/SIDEWALKS DUE TO THE PROPOSED BUILDING EXPANSION REDUCES THE NUMBER OF TREES REQUIRED. THEREFORE, NO ADDITIONAL LANDSCAPING IS PROPOSED. SEVEN TREES THAT ARE TO BE REMOVED WILL BE REPLACED.



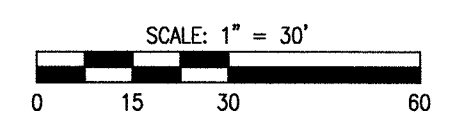
ZONED: R-1
 LANCE & KARYN MORROW

PLANT LEGEND

SYMBOL	QTY	DESCRIPTION	SIZE
	8	River Birch, Littleleaf Linden, Red Maple, etc	2" gal
	11	Crabapple, Redbud, Birch, Dogwood	15 gal
	14	Spirea, Burning Bush, Roseo	2 gal
	17	Arborvitae, Juniper, Boxwood	2 gal



FENCE DETAIL
 NOT TO SCALE



LANDMARK HOSPITAL O-P PLAN
LOT 1, LANDMARK SUBDIVISION PLAT 1 AND
LOT 4A, SCHAUMBURG SUBDIVISION PLAT 1
 COLUMBIA, MO

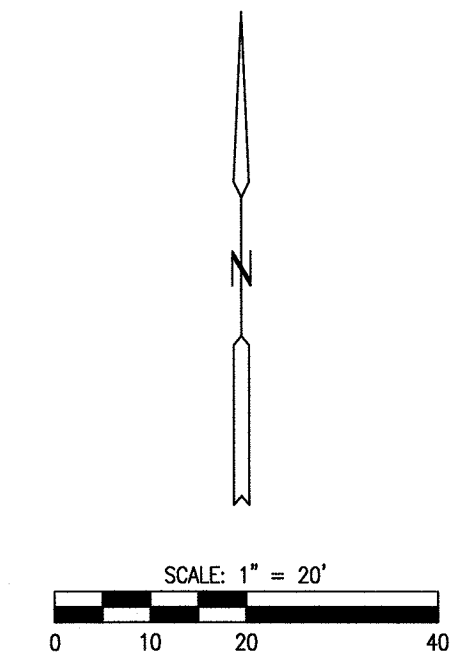
REVISED:
 6-17-2016
 6-30-2016

BRIAN P. HARRINGTON
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 01012016

ALLSTATE
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DATE: 5-31-2016
 JOB NUMBER: 16087.01
 SCALE: 1" = 30'
 SHEET: 2



GENERAL NOTES

1. EXISTING ASPHALT WILL REMAIN IN PLACE.
2. EXISTING GRAVEL WILL BE OVERLAID WITH ASPHALT.
3. EXISTING SITE LIGHTING WILL BE REPLACED WITH FIXTURES EQUIVALENT TO THOSE UTILIZED ON THE SOUTH LOT.

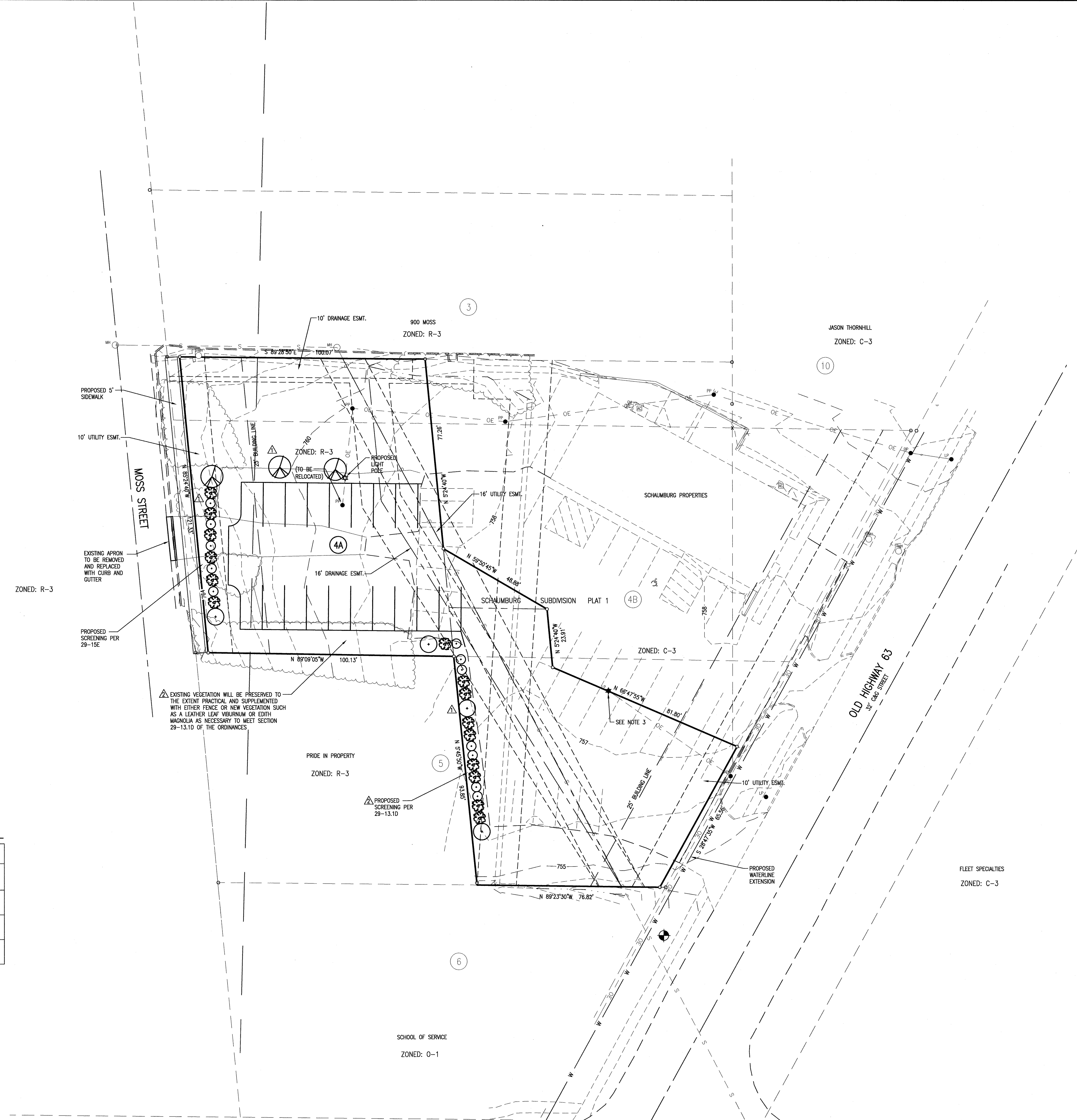
LANDSCAPING DATA

1. AREA OF TRACT: 21,314 S.F.
 IMPERVIOUS AREA: 12,109 S.F. (57%)
 LANDSCAPE AREA: 9,205 S.F. (43%)
 AREA OF BUILDING: 0 S.F.
 AREA OF DRIVES, PARKING AND SIDEWALKS: 12,109 S.F.
2. MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-15e(1) LANDSCAPED AREA= 43% x 15%
 - ⊙(1) N/A
 - ⊙(2) 80 L.F. (INCLUDING 2 TREES)
 - ⊙(3) 12,109 S.F./4500= 3 TREES
 - ⊙(4) 100 L.F. (INCLUDING 2 TREES)
 - ⊙(7) 3 OF 7 TREES MEDIUM TO LARGE
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.
4. BECAUSE OF NATURAL GROWTH ALONG THE SOUTHWEST PROPERTY LINE NO SCREENING IS PROPOSED IN THIS AREA.

PLANT LEGEND

SYMBOL	QTY	DESCRIPTION	SIZE
	3	River Birch, Littleleaf Linden, Red Maple, etc	2" gal
	4	Crobbapple, Redbud, Birch, Dogwood	15 gal
	12	Leather Leaf Viburnum or Edith Magnolia	2 gal
	15	Arborvitae	2 gal

NOTE: THIS LANDSCAPING PLAN IS INTENDED TO FULLY MEET 29-15E & 29-13.1D OF THE ORDINANCE. FINAL PLANTINGS MAY BE ADJUSTED WITH THE APPROVAL OF THE CITY ARBORIST TO INSURE COMPLIANCE.



LANDMARK HOSPITAL O-P PLAN
LOT 1, LANDMARK SUBDIVISION PLAT 1 AND
LOT 4A, SCHAUMBURG SUBDIVISION PLAT 1
 COLUMBIA, MO

REVISED:
 △ 6-17-2016
 △ 6-30-2016



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DATE
5-31-2016

JOB NUMBER
16087.01

SCALE
1" = 20'

SHEET
3