

# CENTERPOINTE HOSPITAL OF COLUMBIA C-P PLAN

## 1201 INTERNATIONAL DRIVE

### COLUMBIA, BOONE COUNTY, MISSOURI 65202

CASE#: 17-34

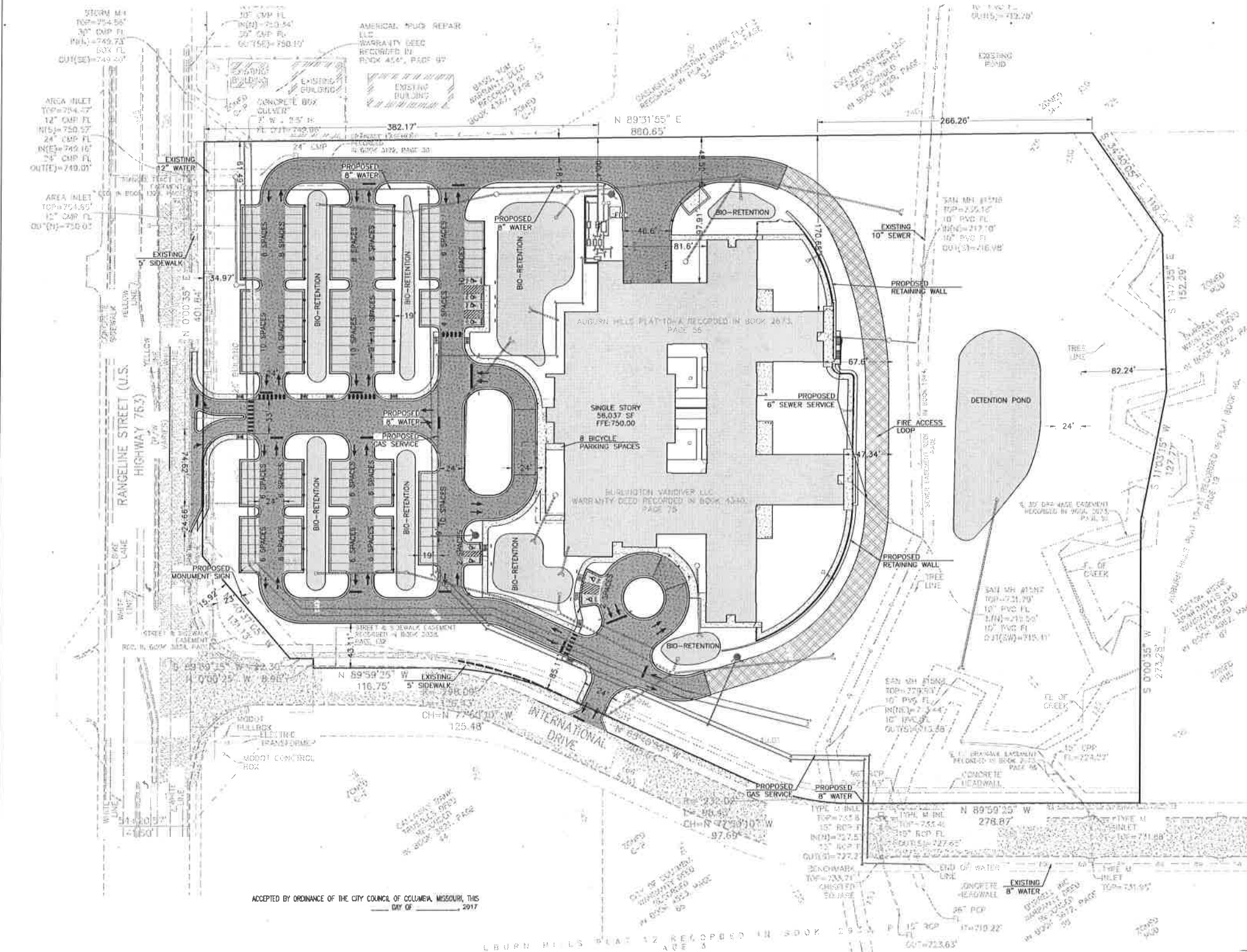


JJCA



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New Psychiatric Hospital for  
 CenterPointe Hospital of Columbia  
 Columbia, MO



**LEGEND: PROPOSED**

— G —	PROPOSED GAS LINE
— W —	PROPOSED WATER LINE
— SS —	PROPOSED SANITARY SEWER LINE
●	PROPOSED MANHOLE
— WM —	PROPOSED WATER METER
— GM —	PROPOSED GAS METER
— W —	PROPOSED WATER VALVE
— P —	PROPOSED PRESSURE REDUCER
— W —	PROPOSED WATER CONNECTION W/ KICKER
— C —	PROPOSED CLEANOUT
— FH —	PROPOSED FIRE HYDRANT
— BFA —	PROPOSED BACK FLOW ASSEMBLY
— FDC —	PROPOSED FIRE DEPARTMENT CONNECTION
— HC —	PROPOSED HC ACCESSIBLE PARKING SPACE (SEE SITE DETAIL)
— L —	LINEAR DIMENSION
— C —	PROPOSED CURVE RADIUS DIMENSION
— S —	PROPOSED SIGN
— PWS —	PROPOSED PRECAST WHEEL STOP
— T —	PROPOSED TRAFFIC ARROW (SEE SITE DETAIL)
— SB —	PROPOSED STOP BAR (SEE SITE DETAIL)
— CM —	PROPOSED CROSS WALK MARKING
— HD —	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
— LD —	PROPOSED LIGHT DUTY CONCRETE PAVEMENT
— C —	2' CURB CUT

**LEGEND:**

E	EXISTING
S	SET
o	SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
●	EXISTING MANHOLE
—	EXISTING FIRE HYDRANT
—	EXISTING SIGNS
—	EXISTING POWER POLE
—	EXISTING GAS VALVE
—	EXISTING WATER VALVE
—	EXISTING GAS METER
—	EXISTING WATER METER
—	EXISTING AIR CONDITIONER
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING ELECTRICAL TRANSFORMER
—	EXISTING ELECTRIC METER
—	EXISTING LIGHT POLE
—	EXISTING GUY WIRE

**LINE LEGEND:**

— X —	EXISTING FENCE LINE
— UT —	EXISTING UNDERGROUND TELEPHONE
— UE —	EXISTING UNDERGROUND ELECTRIC
— G —	EXISTING GAS LINE
— W —	EXISTING WATER LINE
— S —	EXISTING SANITARY LINE
— 810 —	EXISTING 1FT CONTOUR
— 820 —	EXISTING 5FT CONTOUR
— o —	FLOW LINE OF DITCH
—	EXISTING TRELLINE

**PARKING TABLE**

REQUIRED: ESTABLISHED BY COLUMBIA, MISSOURI CODE OF ORDINANCES

CALCULATION:

OUTPATIENT:	1 SPACE/200 SF X 2700 SF = 14 SPACES
HOSPITAL:	1 SPACE/ BED X 72 BEDS = 72 SPACES
TOTAL REQUIRED:	86 SPACES
EXISTING:	0
PROPOSED:	158 SPACES
TOTAL:	158 SPACES

- SITE NOTES:**
- SITE CONTAINS 12.1 ACRES
  - EXISTING ZONING IS C-1
  - THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 2901G0155D, DATED MARCH 17, 2011
  - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE SEE SECTION 29-30.1
  - STREAM BUFFERS ARE REGULATED BY RECORDED PLAT FOR THIS SITE. THERE IS NO REGULATED STREAM BUFFER WITHIN THE LIMITS OF THIS PROJECT AS DETERMINED BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
  - MAX BUILDING HEIGHT SHALL BE IN ACCORDANCE WITH SECTION 29-17(D)(3) OF THE CITY OF COLUMBIA CODE OF ORDINANCE. MAXIMUM BUILDING HEIGHT IS 75 FEET HIGH
  - STORMWATER QUALITY STANDARDS SHALL BE MET BY USING BIO-RETENTION CELLS AND OTHER BMP'S AS APPROVED BY THE CITY OF COLUMBIA. PROPOSED BIO-RETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN. BIO-RETENTION CELL PLANTINGS SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA ORDINANCE
  - ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN
  - THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10, AND 100 YEAR STORMS
  - THERE WILL BE ONE MONUMENT SIGN WITH A MAXIMUM AREA OF 82 SQ FT AND A MAXIMUM HEIGHT OF 20 FT COMPLYING WITH ZONING C-1 AND INCREASED SET BACK FROM RIGHT-OF-WAY PER SECTION 23-25(F)
  - 5' WIDE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PUBLIC STREETS WHERE SIDEWALK IS NOT CURRENTLY

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

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017

BRIAN TREECE, MAYOR

SHEILA AMM, CITY CLERK



**BICYCLE PARKING TABLE**

REQUIRED: ESTABLISHED BY COLUMBIA, MISSOURI CODE OF ORDINANCES

CALCULATION:

REQUIRED:	8 SPACES FOR 100 - 199 VEHICLE SPACES
TOTAL REQUIRED:	8 SPACES
EXISTING:	0
PROPOSED:	8 SPACES
TOTAL:	8 SPACES

