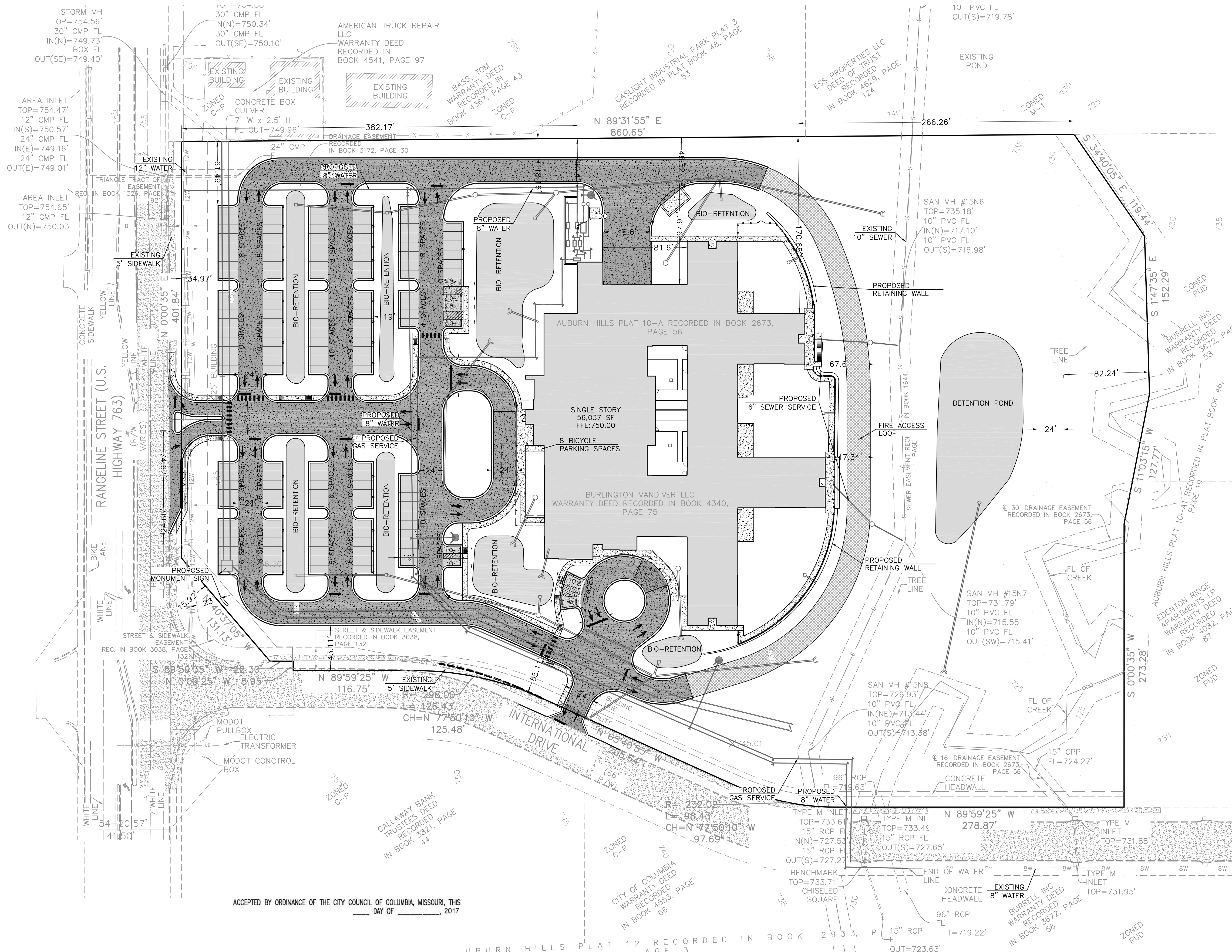
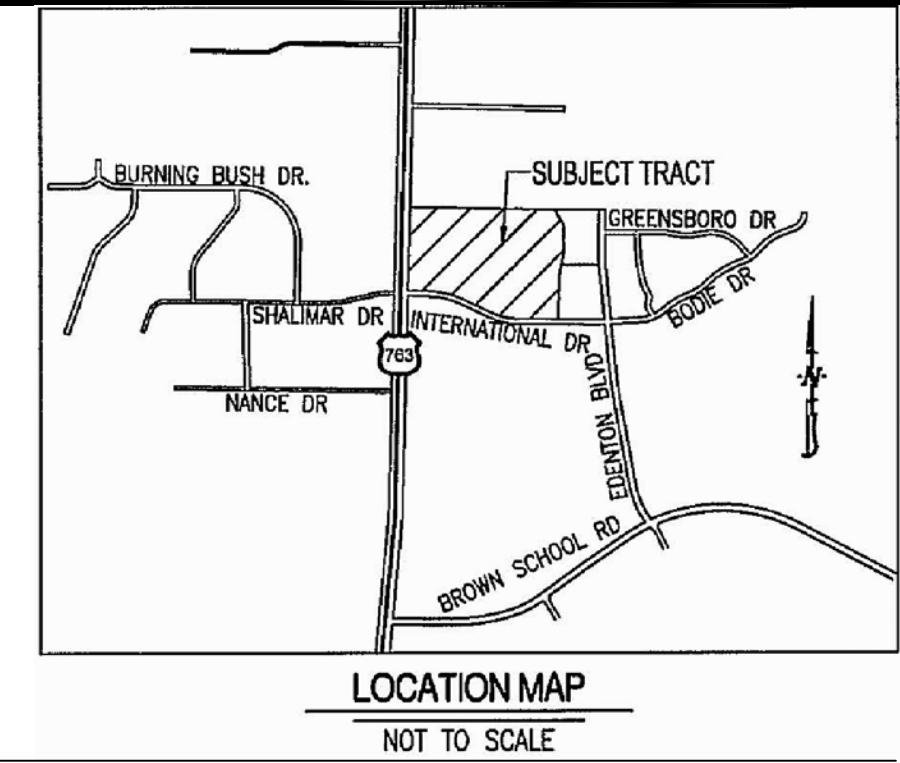


# CENTERPOINTE HOSPITAL OF COLUMBIA C-P PLAN

## 1201 INTERNATIONAL DRIVE

### COLUMBIA, BOONE COUNTY, MISSOURI 65202

#### CASE#: 17-34



**LEGEND: PROPOSED**

- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED MANHOLE
- PROPOSED WATER METER
- PROPOSED GAS METER
- PROPOSED WATER VALVE
- PROPOSED PRESSURE REDUCER
- PROPOSED WATER CONNECTION W/ KICKER
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED BACK FLOW ASSEMBLY
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED HC ACCESSIBLE PARKING SPACE (SEE SITE DETAIL)
- LINEAR DIMENSION
- PROPOSED CURVE RADIUS DIMENSION
- PROPOSED SIGN
- PROPOSED PRECAST WHEEL STOP
- PROPOSED TRAFFIC ARROW (SEE SITE DETAIL)
- PROPOSED STOP BAR (SEE SITE DETAIL)
- PROPOSED CROSS WALK MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- 2' CURB CUT

**LEGEND:**

- EXISTING
- 
- 
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**LINE LEGEND:**

- EXISTING FENCE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING 1FT CONTOUR
- EXISTING 5FT CONTOUR
- FLOW LINE OF DITCH
- EXISTING TREELINE

**BICYCLE PARKING TABLE**

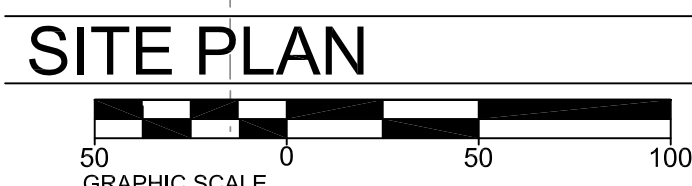
REQUIRED: ESTABLISHED BY COLUMBIA, MISSOURI CODE OF ORDINANCES

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

**PARKING TABLE**

REQUIRED: ESTABLISHED BY COLUMBIA, MISSOURI CODE OF ORDINANCES

CALCULATION:  
 OUTPATIENT: 1 SPACE/ 200 SF X 2700 SF = 14 SPACES  
 HOSPITAL: 1 SPACE/ 200 SF X 76 BEDS = 76 SPACES  
 TOTAL REQUIRED: 90 SPACES  
 EXISTING: 0  
 PROPOSED: 156 SPACES  
 TOTAL: 156 SPACES



**SITE PLAN**

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

SHEELA AMIN, CITY CLERK

**JJCA**  
 New Psychiatric Hospital for  
 CenterPointe Hospital of Columbia  
 Columbia, MO



**INGRAM CIVIL ENGINEERING GROUP, LLC**  
 212 OVERLOOK CIRCLE, SUITE 105  
 BRENTWOOD, TENNESSEE 37027  
 615.370.7884 OFFICE  
 615.370.1273 FAX  
 STATE OF MISSOURI  
 PROFESSIONAL ENGINEER  
 LICENSE # 2001012025  
 CURTIS P. INGRAM

PROJECT NUMBER  
**14639.03**  
 DATE  
**December 12, 2016**

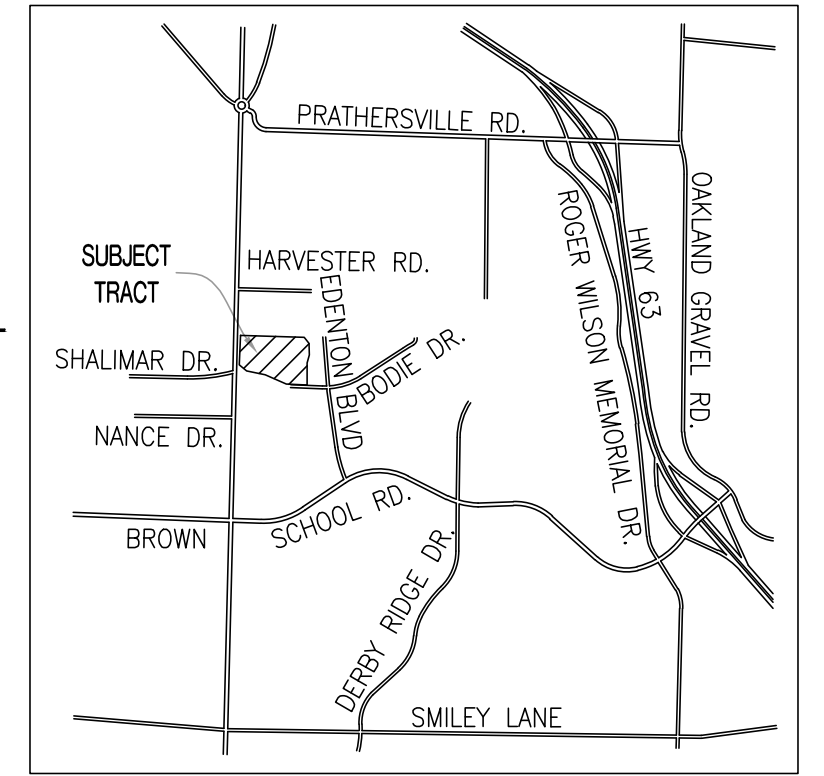
# C201

## SITE PLAN

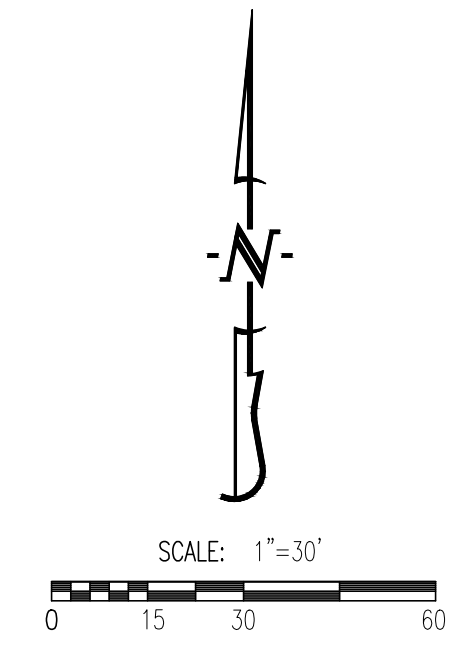


# CENTERPOINTE HOSPITAL OF COLUMBIA C-P PLAN

LOT 1001 OF AUBURN HILLS, PLAT 10-A  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH,  
 RANGE 12 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 CITY PROJECT #17-34



LOCATION MAP  
 NOT TO SCALE



PERVIOUS AREA:	
TOTAL LOT AREA	12.10 ACRES
TOTAL IMPERVIOUS AREA	4.64 ACRES (38.3%)
TOTAL PERVIOUS AREA (OPEN SPACE)	7.46 ACRES (61.7%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. MINIMUM PERCENTAGE OPEN SPACE SHALL BE 55%.

LANDSCAPE COMPLIANCE:	
TOTAL PAVED AREA:	141,570 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	32 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	0 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	0 TREE
TOTAL TREES REQUIRED:	32 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	10 TREES
TOTAL TREES PROPOSED:	32 TREES
MEDIUM TO LARGE TREES PROPOSED:	10 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	673 L.F.*
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	0 L.F.
15% OF TOTAL SITE TO BE LANDSCAPED	1.82 AC.
NATIVE PRESERVATION**	1.30 AC.
OTHER LANDSCAPING***	0.52 AC.

\* THE ADJACENT PUD PROPERTIES TO THE EAST ARE BEING SCREENED BY THE NATIVE VEGETATION BUFFER ON THE EAST SIDE OF THE SUBJECT PROPERTY.

PLANTING NOTES:	
	6 LARGE TREE
	4 MEDIUM TREE
	22 6' CONIFER
	1.30 AC. NATIVE PRESERVATION**
	0.52 AC. OTHER LANDSCAPING***

**LANDSCAPING / TREE PRESERVATION NOTES:**

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (e) AND (f), 29-13.1 (d) (6), AND 29-25 (e) (3) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- LANDSCAPING SHALL COMPLY WITH SECTION 29-25 (E) (1) OF THE CITY OF COLUMBIA CODE OF ORDINANCES, SPECIFICALLY REQUIRING A MINIMUM OF 15% OF THE TOTAL SITE LAND AREA SHALL BE LANDSCAPED AND SHALL BE REASONABLY DISTRIBUTED THROUGHOUT THE SITE.

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

**LEGEND:**

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- EXISTING LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WATERLINE

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

**SITE/CIVIL ENGINEER:**  
**CROCKETT**  
 ENGINEERING CONSULTANTS  
 1000 W. Nifong Blvd., Bldg. 1  
 Columbia, Missouri 65203  
 (573) 441-0292  
 www.crockettengineering.com  
 Crockett Engineering Consultants, LLC  
 Missouri Certificate of Authority  
 #200015101

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

BRIAN TREECE, MAYOR

RUSTY STRODTMAN, CHAIRPERSON

SHEELA AMIN, CITY CLERK

11/14/2016 ORIGINAL  
 12/15/2016 CITY COMMENTS  
 12/28/2016 CITY COMMENTS

OWNER:  
 BURLINGTON VANDIVER LLC  
 1801 WESTFALL DRIVE  
 COLUMBIA, MO 65202