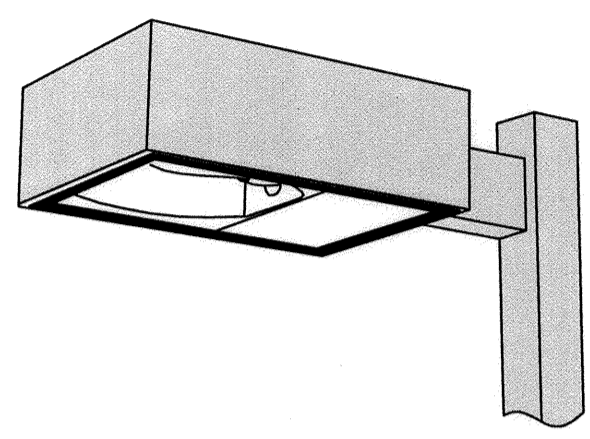
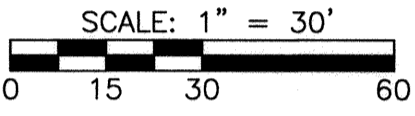


**LOCATION MAP**  
N.T.S.



**LIGHTING FIXTURE DETAIL**  
FIXTURE IS 400 WATT SHOEBOX W/ LAMP MOUNTED ON A 25' POLE



**LEGEND**

○	IRON PIPE (UNLESS NOTED OTHERWISE)	○	SANITARY MANHOLE
---	STORM SEWER	○	SANITARY CLEAN OUT
T	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
FL	FLOWLINE	○	ELECTRIC MANHOLE
S	PROP. SANITARY SEWER	○	SIGN
W	PROPOSED WATERLINE	○	BENCHMARK
UE	PROP. UND. ELECTRIC	○	CONIFEROUS TREE
G	PROPOSED GAS LINE	○	DECIDUOUS TREE
WV	PROPOSED WATER VALVE	○	TELEPHONE PEDestal
○	PROPOSED FIRE HYDRANT	○	(R) TO BE REMOVED
○	PROPOSED LIGHT POLE		
○	PROPOSED GROUND LIGHT		

**NARRATIVE**

THIS PROJECT INVOLVES THE CONSTRUCTION OF A LONG TERM ACUTE CARE HOSPITAL (LTACH). THE LOCATION OF THE FACILITY WILL PROVIDE CONVENIENCE BEING WITHIN THE PROXIMITY OF EXISTING TRADITIONAL HOSPITALS. THE FACILITY WILL HAVE 42 PATIENT BEDS WITH NORMAL DAYTIME STAFF OF 80 EMPLOYEES AND 3 DOCTORS. LTACH'S ARE PRIMARILY CONCERNED WITH PATIENTS WITH MEDICAL PROBLEMS THAT REQUIRE SPECIALIZED TREATMENT FOR A LONG PERIOD OF TIME (USUALLY 20-30 DAYS). PATIENTS GENERALLY ARE TRANSFERRED TO LTACH'S FROM TRADITIONAL HOSPITAL INTENSIVE CARE UNITS.

**BENCH MARK**

**PROJECT BENCH MARK**  
NORTH RM 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

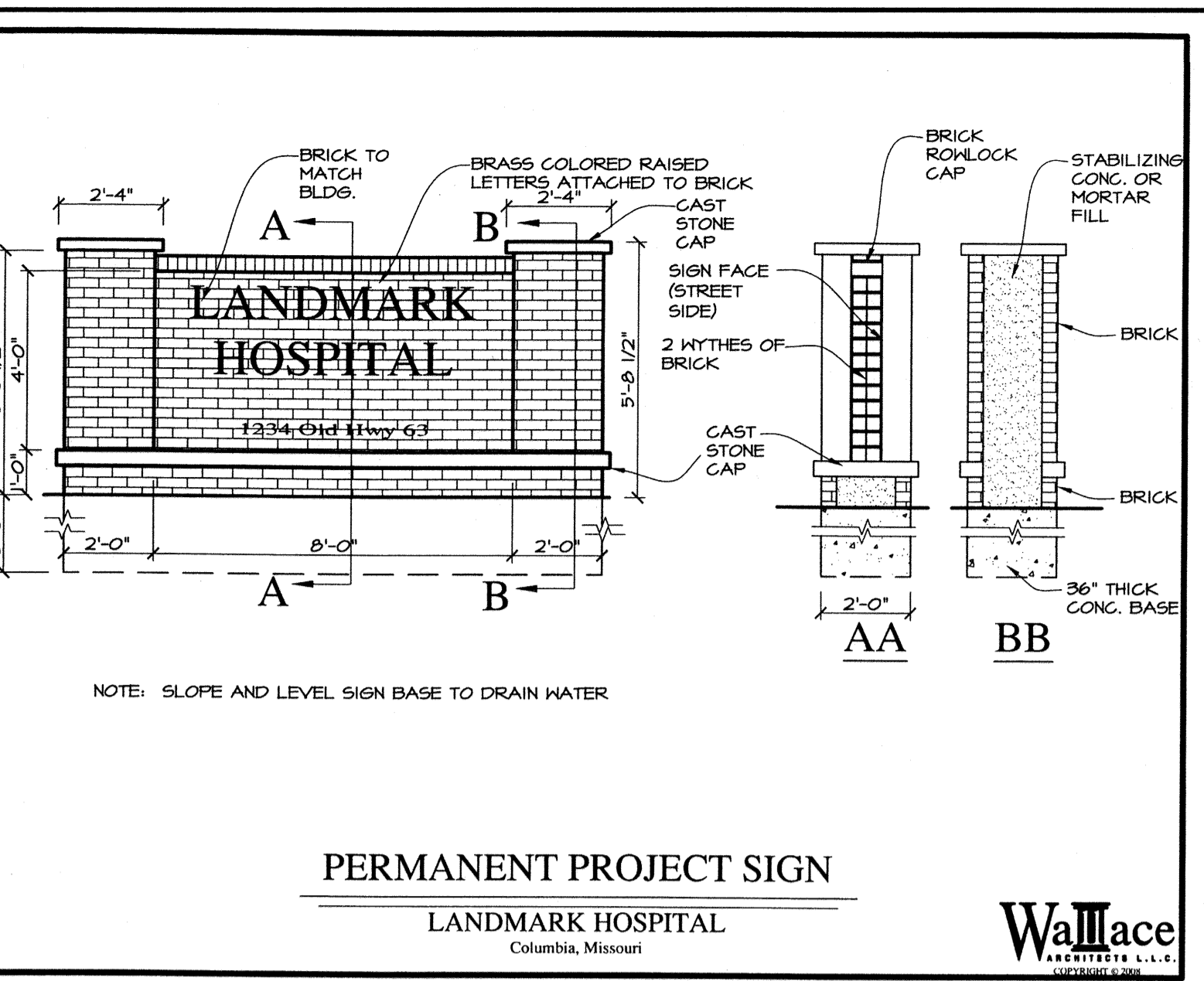
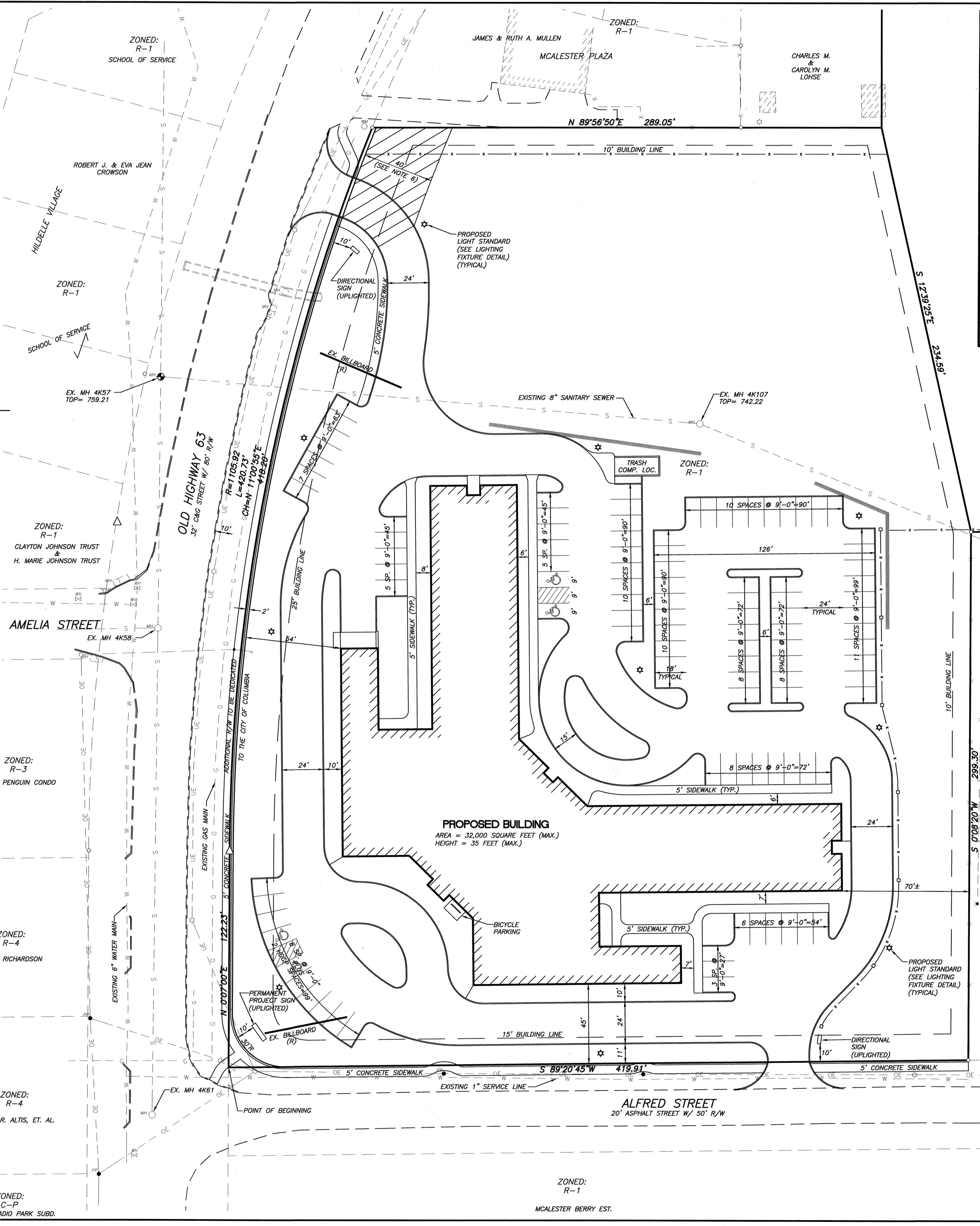
**LANDSCAPING DATA**

- AREA OF TRACT: 206,170 S.F.  
IMPERVIOUS AREA: 100,078 S.F. (48%)  
LANDSCAPE AREA: 106,094 S.F. (51%)  
AREA OF BUILDING: 30,857 S.F.  
AREA OF DRIVES, PARKING AND SIDEWALKS: 69,219 S.F.
- MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-15b(1) LANDSCAPED AREA = 51% x 15%  
(1) N/A  
(2) N/A  
(3) N/A  
(4) 69,219 S.F./4500 = 16 TREES  
(5) N/A
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS 20<sup>TH</sup> DAY OF March, 2008

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 5<sup>TH</sup> DAY OF March, 2008

CHAIRMAN: JEFF BARROW  
MAYOR: DARWIN HINDMAN  
CITY CLERK: SHEELA AMIN



**PERMANENT PROJECT SIGN**  
LANDMARK HOSPITAL  
Columbia, Missouri  
Wallace  
ARCHITECTS, L.L.C.  
www.wallacearch.com

- 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.
  - TRACT IS ZONED R-1 AND IS PROPOSED TO BE O-P.
  - THIS LOT IS 4.73 ACRES.
  - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
  - A 40'-WIDE CORRIDOR IS BEING RESERVED TO PROVIDE A 20' WIDE ACCESS EASEMENT TO ALLOW THE ADJOINING PROPERTY TO CONSTRUCT A DRIVEWAY FROM THE ADJOINING PROPERTY TO THE DRIVEWAY SHOWN ON THIS PLAN. THE PLAN FOR SAID DRIVEWAY IS SUBJECT TO APPROVAL BY THE LANDMARK HOSPITAL OWNERS.

**OWNER:**  
MCALESTER BERRY EST.  
C/O GEORGE CRAWFORD  
2232 SHEPARD BLVD.  
COLUMBIA, MO 65201-6107

**DEVELOPER:**  
WHITE OAK REAL ESTATE INVESTMENTS OF COLUMBIA, L.L.C.  
C/O DR. WILLIAM KAPP, III  
543 DEER CREEK LANE  
CAPE GIRARDEAU, MO 63701

**DEVELOPER'S REPRESENTATIVE:**  
JAY BURCHFIELD  
302 CAMPUSVIEW DRIVE  
COLUMBIA, MO 65203  
(573) 875-5151

**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 290036 0012 B, DATED: DECEMBER 1, 1981.

**PARKING INFORMATION**

**REQUIRED:**  
1 SPACE/4 BEDS @ 42 BEDS = 11 SPACES PLUS  
1 SPACE/EMPLOYEE @ 83 EMPLOYEES = 83 SPACES  
TOTAL SPACES REQUIRED = 94 SPACES

**PROVIDED:**  
103 SPACES (INCLUDES 4 HDPC SPACES)  
12 BICYCLE SPACES

THIS REQUEST EXCEEDS THE REQUIRED AMOUNT OF PARKING BECAUSE OPERATION OF SIMILAR FACILITIES BY THE DEVELOPER HAS SHOWN THAT THE REQUESTED NUMBER OF PARKING SPACES IS NEEDED.

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST 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 174, PAGE 598 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD HIGHWAY 63 AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF ALFRED STREET; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N07°00'E, 122.23 FEET; THENCE 420.73 FEET ALONG A 1103.92-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N11°00'55"E, 418.20 FEET TO THE SOUTHWEST CORNER OF MCALESTER PLAZA, RECORDED IN BOOK 34, PAGE 20; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID MCALESTER PLAZA AND SAID SOUTH LINE EXTENDED, N89°56'50"E, 289.05 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1204, PAGE 251; THENCE LEAVING SAID SOUTH LINE, S12°30'25"E, 234.59 FEET TO THE NORTHWEST CORNER OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 335, PAGE 605; THENCE WITH THE WEST LINE THEREOF, S0°08'20"W, 299.30 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY, ON THE NORTH RIGHT-OF-WAY LINE OF SAID ALFRED STREET; THENCE LEAVING SAID WEST LINE AND WITH SAID NORTH RIGHT-OF-WAY LINE, S89°20'45"W, 419.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.73 ACRES.

**LIGHTING**  
EXTERIOR LIGHTING SHALL CONFORM WITH SECTION 29.30.01 OF THE COLUMBIA CODE OF ORDINANCES.

**SIGNAGE**  
SIGNAGE SHALL CONFORM WITH THE O-1 REQUIREMENTS OF SECTION 23-35 OF THE COLUMBIA CODE OF ORDINANCES. SEE DETAILS ON THIS SHEET. THE DIRECTIONAL SIGNS WILL BE SIMILAR TO PERMANENT PROJECT SIGN BUT WILL ONLY BE APPROXIMATELY 4' WIDE.

**LANDMARK HOSPITAL O-P PLAN**  
**4.73 ACRE TRACT @ OLD 63 & ALFRED ST.**  
**SITE LAYOUT**  
COLUMBIA, MO

**REVISED:**  
2-19-08  
2-21-08  
3-10-08

**OWNER:**  
MCALESTER BERRY EST.  
C/O GEORGE CRAWFORD  
2232 SHEPARD BLVD.  
COLUMBIA, MO 65201-6107

**DEVELOPER:**  
WHITE OAK REAL ESTATE INVESTMENTS OF COLUMBIA, L.L.C.  
C/O DR. WILLIAM KAPP, III  
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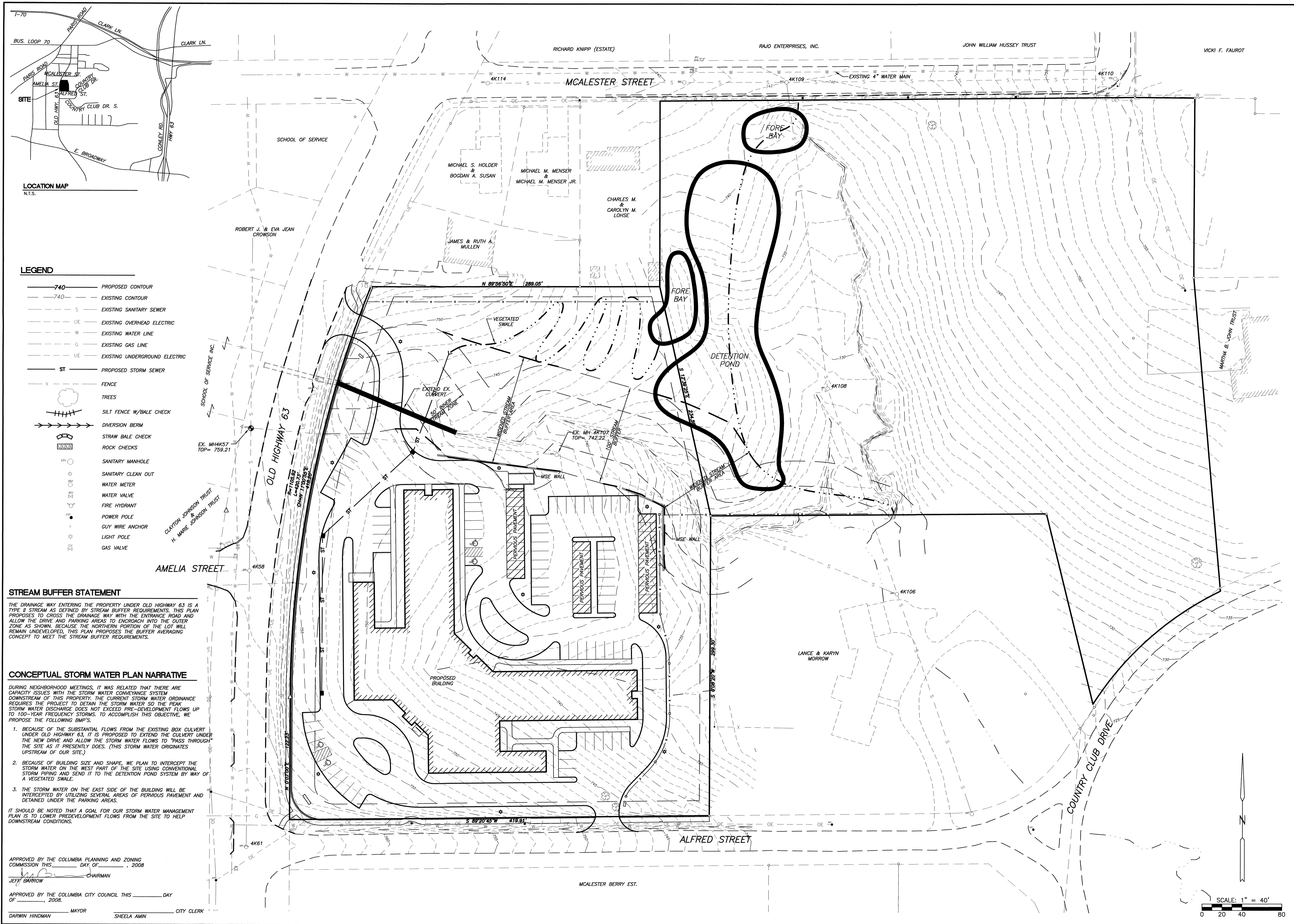
**DATE**  
1-14-08

**JOB NUMBER**  
07218.01

**SCALE**  
1" = 30'

**SHEET**  
1

1 OF 3



**LOCATION MAP**  
N.T.S.

**LEGEND**

- 740 PROPOSED CONTOUR
- 740 EXISTING CONTOUR
- S EXISTING SANITARY SEWER
- OE EXISTING OVERHEAD ELECTRIC
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- UE EXISTING UNDERGROUND ELECTRIC
- ST PROPOSED STORM SEWER
- X FENCE
- TREES
- SILT FENCE W/BALE CHECK
- DIVERSION BERM
- STRAW BALE CHECK
- ROCK CHECKS
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- GAS VALVE

**STREAM BUFFER STATEMENT**

THE DRAINAGE WAY ENTERING THE PROPERTY UNDER OLD HIGHWAY 63 IS A TYPE II STREAM AS DEFINED BY STREAM BUFFER REQUIREMENTS. THIS PLAN PROPOSES TO CROSS THE DRAINAGE WAY WITH THE ENTRANCE ROAD AND ALLOW THE DRIVE AND PARKING AREAS TO ENCRoACH INTO THE OUTER ZONE AS SHOWN. BECAUSE THE NORTHERN PORTION OF THE LOT WILL REMAIN UNDEVELOPED, THIS PLAN PROPOSES THE BUFFER AVERAGING CONCEPT TO MEET THE STREAM BUFFER REQUIREMENTS.

**CONCEPTUAL STORM WATER PLAN NARRATIVE**

DURING NEIGHBORHOOD MEETINGS, IT WAS RELATED THAT THERE ARE CAPACITY ISSUES WITH THE STORM WATER CONVEYANCE SYSTEM DOWNSTREAM OF THIS PROPERTY. THE CURRENT STORM WATER ORDINANCE REQUIRES THE PROJECT TO DETAIN THE STORM WATER SO THE PEAK STORM WATER DISCHARGE DOES NOT EXCEED PRE-DEVELOPMENT FLOWS UP TO 100-YEAR FREQUENCY STORMS. TO ACCOMPLISH THIS OBJECTIVE, WE PROPOSE THE FOLLOWING BMP'S:

1. BECAUSE OF THE SUBSTANTIAL FLOWS FROM THE EXISTING BOX CULVERT UNDER OLD HIGHWAY 63, IT IS PROPOSED TO EXTEND THE CULVERT UNDER THE NEW DRIVE AND ALLOW THE STORM WATER FLOWS TO "PASS THROUGH" THE SITE AS IT PRESENTLY DOES. (THIS STORM WATER ORIGINATES UPSTREAM OF OUR SITE.)
2. BECAUSE OF BUILDING SIZE AND SHAPE, WE PLAN TO INTERCEPT THE STORM WATER ON THE WEST PART OF THE SITE USING CONVENTIONAL STORM PIPING AND SEND IT TO THE DETENTION POND SYSTEM BY WAY OF A VEGETATED SWALE.
3. THE STORM WATER ON THE EAST SIDE OF THE BUILDING WILL BE INTERCEPTED BY UTILIZING SEVERAL AREAS OF PERVIOUS PAVEMENT AND DETAINED UNDER THE PARKING AREAS.

IT SHOULD BE NOTED THAT A GOAL FOR OUR STORM WATER MANAGEMENT PLAN IS TO LOWER PREDEVELOPMENT FLOWS FROM THE SITE TO HELP DOWNSTREAM CONDITIONS.

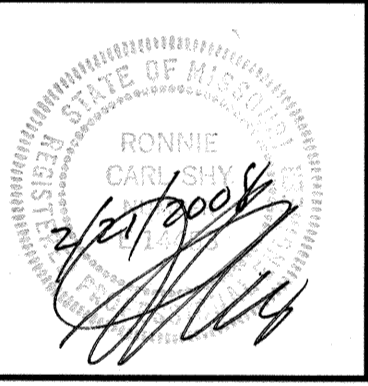
APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

JEFF BARROW CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
DARWIN HINDMAN MAYOR SHEELA AMIN CITY CLERK

**LANDMARK HOSPITAL O-P PLAN**  
**4.73 ACRE TRACT @ OLD 63 & ALFRED ST.**  
**CONCEPTUAL STORM WATER MANAGEMENT PLAN**  
COLUMBIA, MO

REVISED:  
2-19-08  
2-21-08

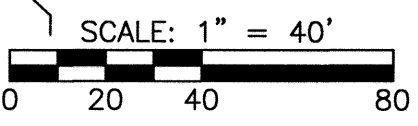


**ALLSTATE**  
**CONSULTANTS**  
311 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
(573) 875-8799  
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL INVESTIGATIVE

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

<b>DATE</b>	1-14-08
<b>JOB NUMBER</b>	07218.01
<b>SCALE</b>	1" = 40'

SHEET  
**2**  
2 OF 3

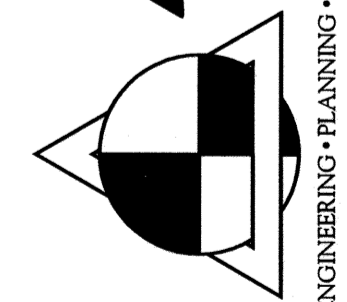


E:\2007\07218.01-LANDMARKS\dwg\SITE LAYOUT.dwg, O-P STORM WATER MANAGEMENT PLAN (2), 3/20/2008 3:08:24 PM

LANDMARK HOSPITAL O-P PLAN  
 4.73 ACRE TRACT @ OLD 63 & ALFRED ST.  
 LANDSCAPE PLAN  
 COLUMBIA, MO

REVISED:  
 2-19-08  
 2-21-08

ALLSTATE  
 CONSULTANTS  
 3112 LEMONE INDUSTRIAL BLVD.  
 COLUMBIA, MO 65201  
 (573) 875-8799



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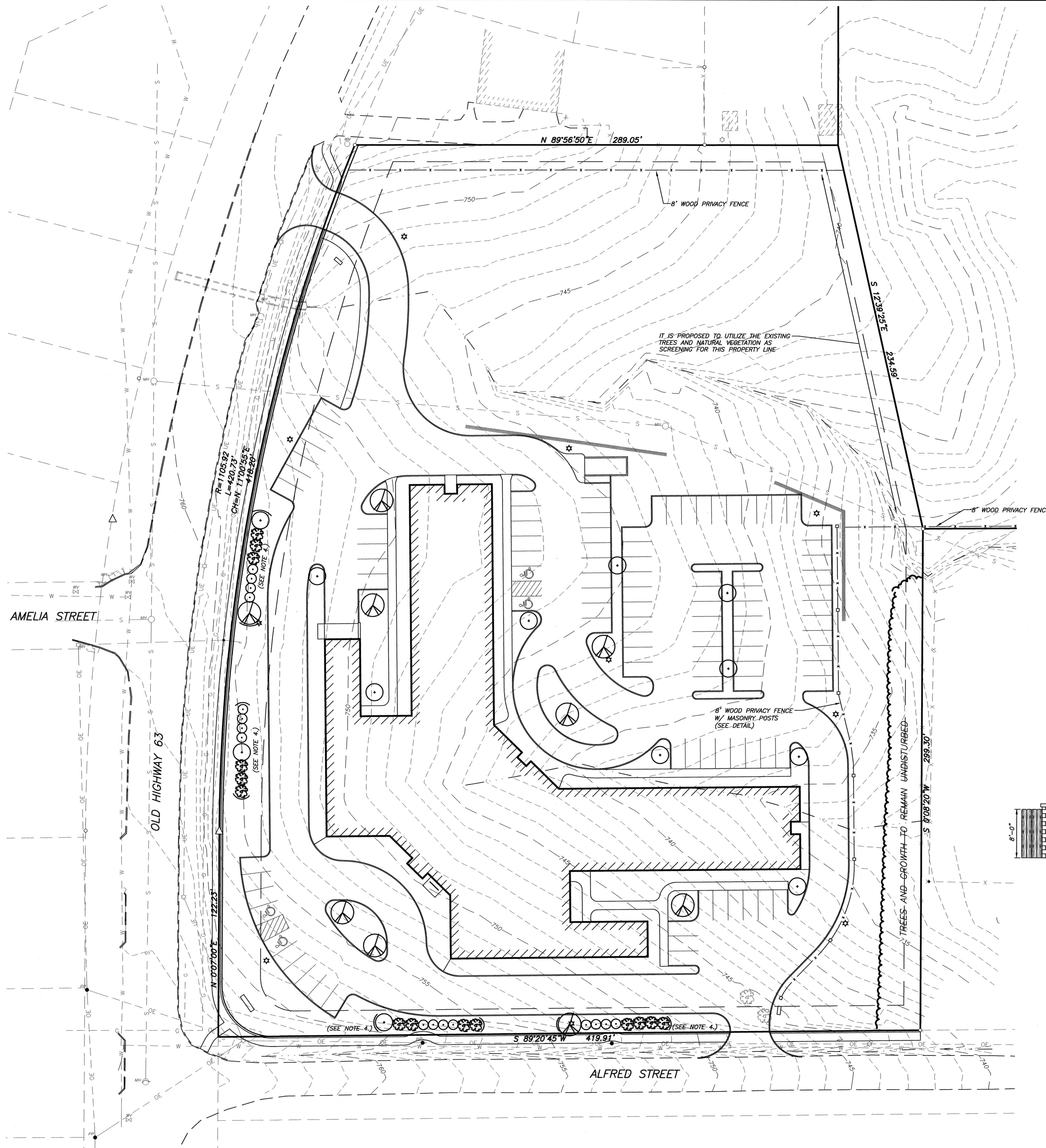
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 ALLSTATE CONSULTANTS, L.L.C.

DATE  
 1-14-08

JOB NUMBER  
 07218.01

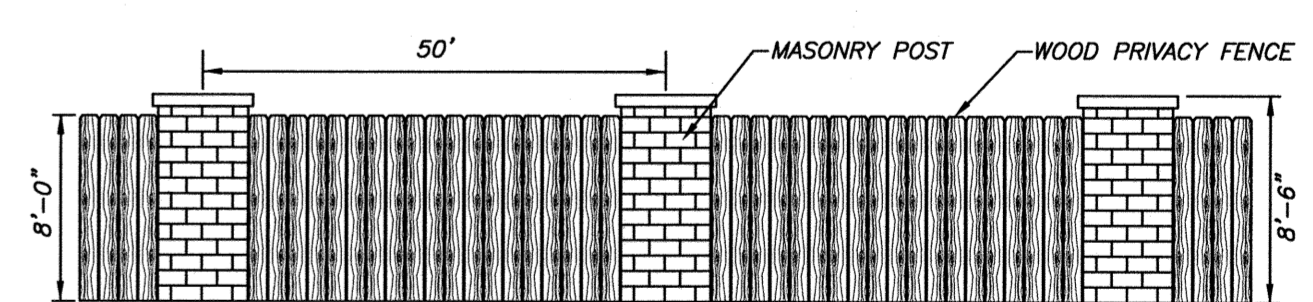
SCALE  
 1" = 30'

SHEET  
 3



PLANT LEGEND

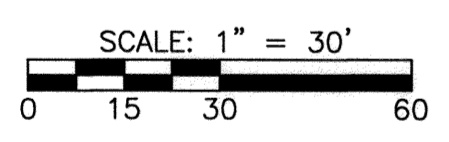
SYMBOL	QTY	DESCRIPTION	SIZE
	9	Autumn Purple Ash, River Birch, Littleleaf Linden, Red Maple, etc	2" gal
	12	Crabapple, Redbud, Birch, Dogwood	15 gal
	14	Spirea, Burning Bush, Rosea	2 gal
	17	Arborvitae, Juniper, Boxwood	2 gal



FENCE DETAIL  
 NOT TO SCALE

LANDSCAPING INFORMATION

- AREA OF TRACT: 206,170 S.F.  
 IMPERVIOUS AREA: 100,076 S.F. (49%)  
 LANDSCAPE AREA: 106,094 S.F. (51%)  
 AREA OF BUILDING: 30,857 S.F.  
 AREA OF DRIVES, PARKING AND SIDEWALKS: 69,219 S.F.
- MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-154(1) LANDSCAPED AREA= 51% x 15%
  - (2) N/A
  - (3) 406 L.F. = 203 L.F. SCREENING = 5 TREES
  - (4) 89,219 S.F./4500 = 16 TREES
  - (7) 9 OF 21 TREES MEDIUM TO LARGE
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.
- LANDSCAPE BEDS ARE 6' WIDE AND 51' LONG W/ 5' SPACING BETWEEN PLANTS.
- BECAUSE OF NATURAL GROWTH ALONG THE EAST AND NORTH PROPERTY LINES, NO SCREENING IS PROPOSED IN THOSE AREAS.



APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008  
 JEFF BARROW CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
 DARWIN HINDMAN MAYOR SHEELA AMIN CITY CLERK