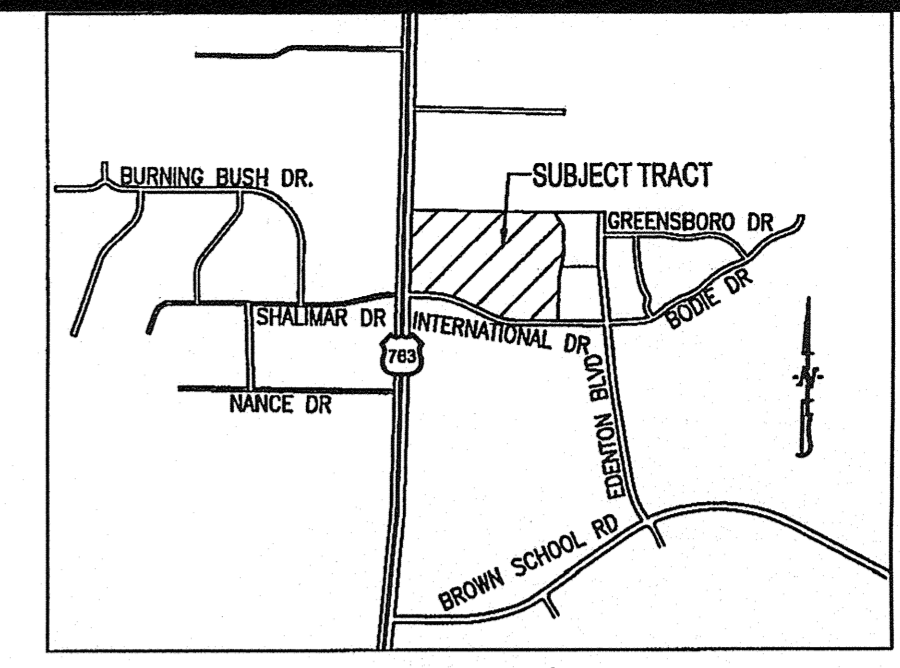


CENTERPOINTE HOSPITAL OF COLUMBIA C-P PLAN

1201 INTERNATIONAL DRIVE

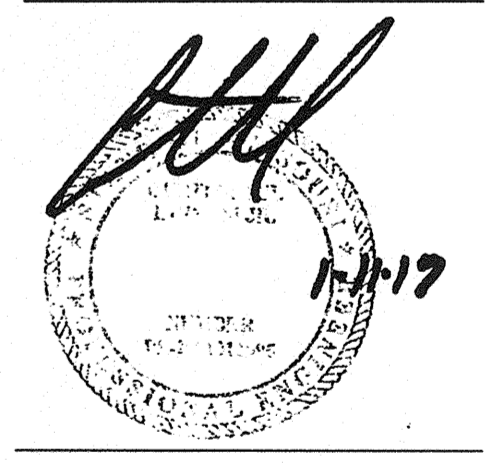
COLUMBIA, BOONE COUNTY, MISSOURI 65202

CASE#: 17-34



JJCA

New Psychiatric Hospital for
CenterPointe Hospital of Columbia
Columbia, MO



INGRAM CIVIL ENGINEERING GROUP, LLC
212 OVERLOOK CIRCLE, SUITE 101
BRIARWOOD, TENNESSEE 37027
615.370.7964 OFFICE
615.370.1273 FAX
STATE OF MISSOURI
PROFESSIONAL ENGINEER
LICENSE # 2001016202
CURTIS P. INGRAM

PROJECT NUMBER
14639.03
DATE
December 12, 2016

C201

SITE PLAN

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 GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- 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:

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

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: 156 SPACES
 TOTAL: 156 SPACES

BICYCLE PARKING TABLE

REQUIRED: ESTABLISHED BY COLUMBIA, MISSOURI CODE OF ORDINANCES
 CALCULATION:
 TOTAL REQUIRED: 8 SPACES FOR 100 - 199 VEHICLE SPACES
 EXISTING: 0
 PROPOSED: 8 SPACES
 TOTAL: 8 SPACES

SITE NOTES:

1. SITE CONTAINS 12.1 ACRES
2. EXISTING ZONING IS C-P
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0165D, DATED MARCH 17, 2011
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE SEE SECTION 29-30.1
5. 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.
6. 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
7. 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.
8. 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.
9. THERE WILL BE ONE MONUMENT SIGN WITH A MAXIMUM AREA OF 92 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).
11. 5' WIDE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PUBLIC STREETS WHERE SIDEWALK IS NOT CURRENTLY

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 20th DAY OF February, 2017

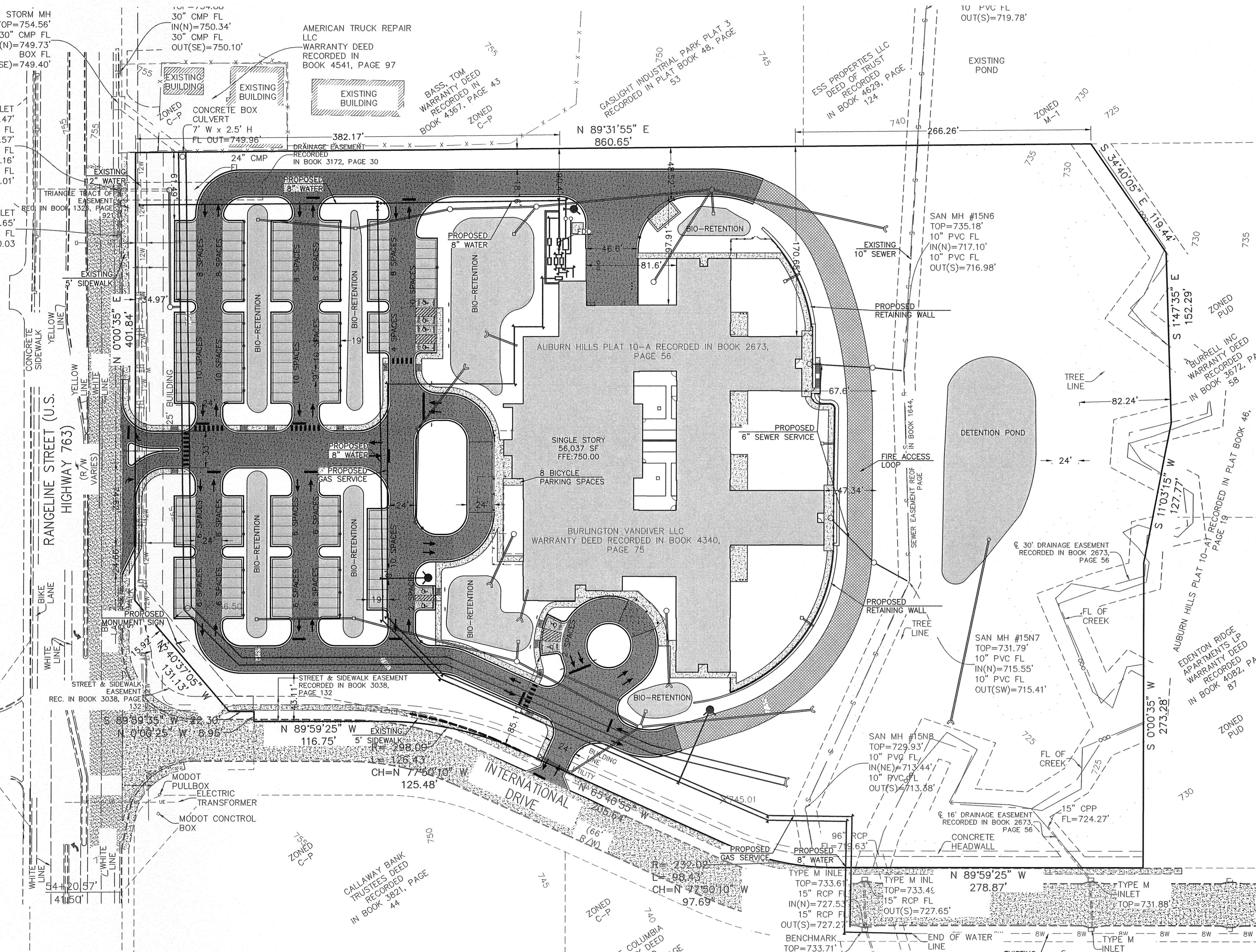
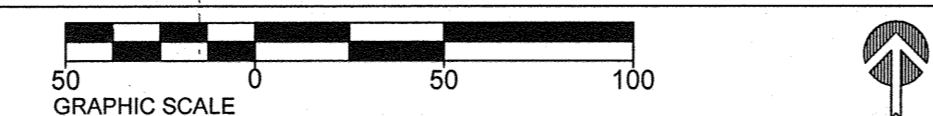
BRIAN TREECE, MAYOR
Ordinance # 023014

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5th DAY OF January, 2017

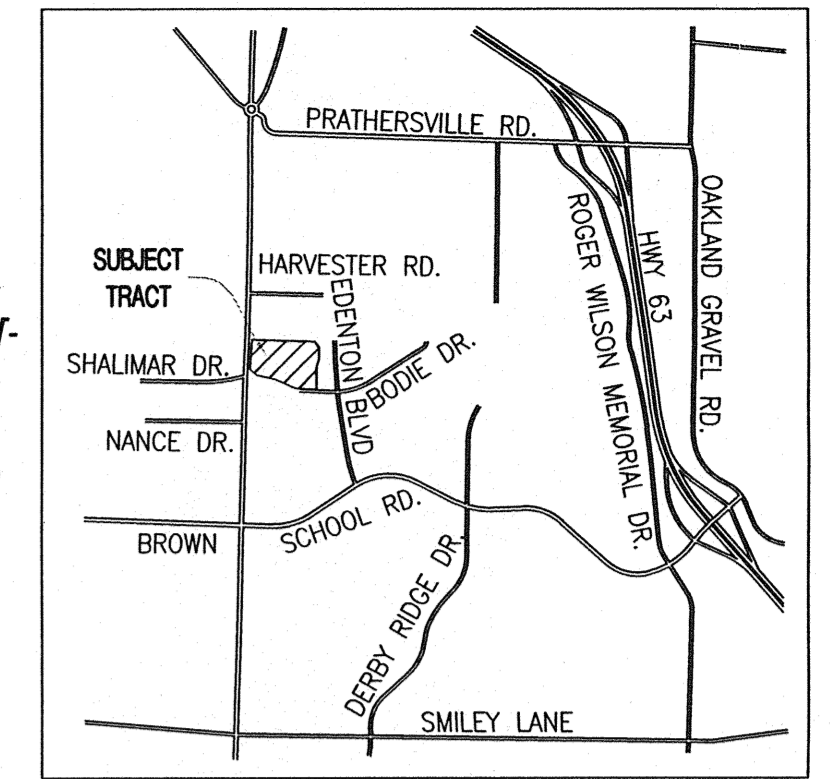
RUSTY STRODTMAN, CHAIRPERSON

SITE PLAN

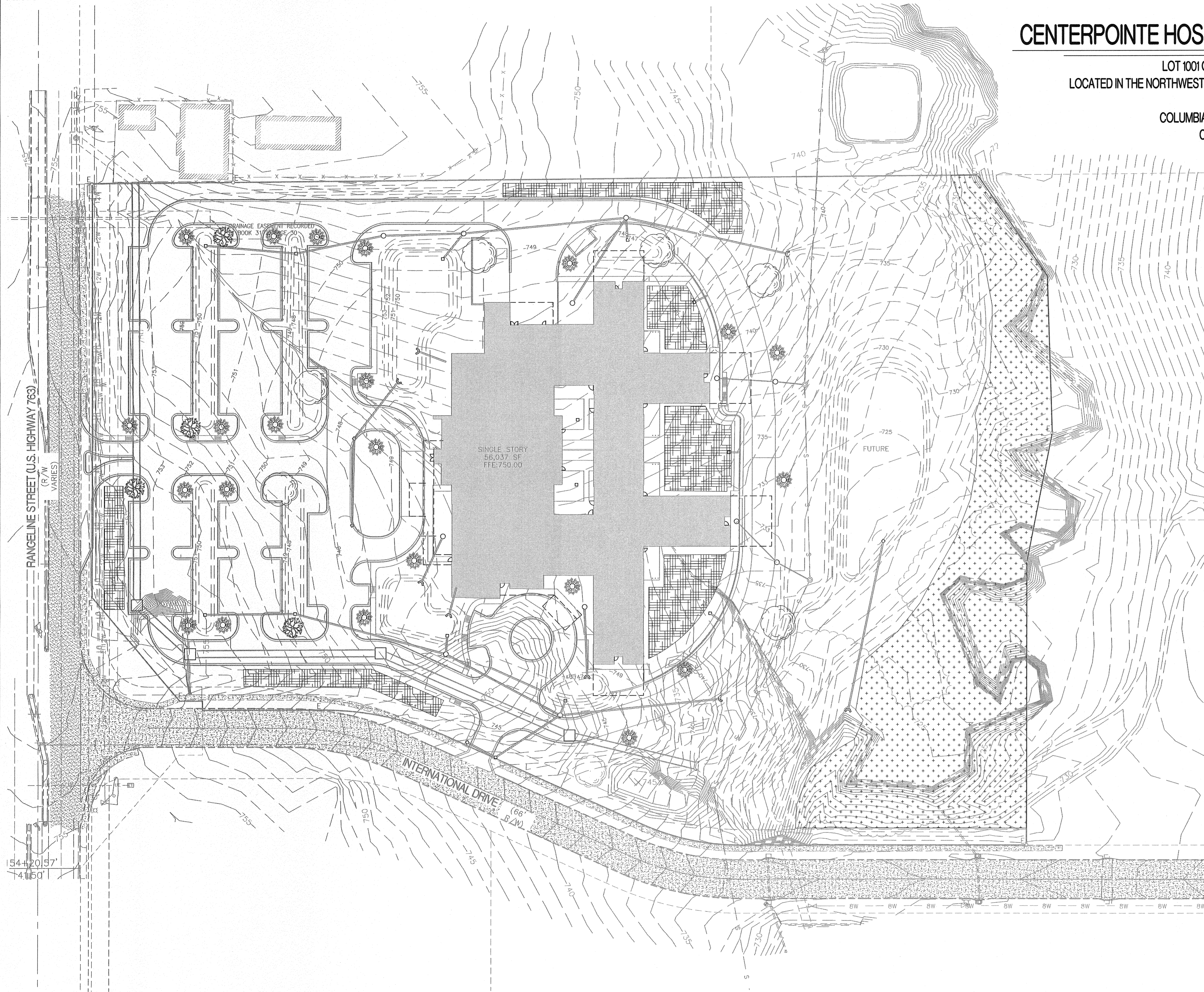
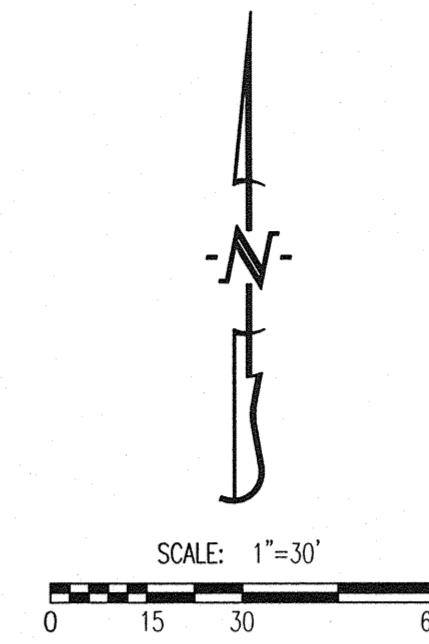


CENTERPOINTE HOSPITAL OF COLUMBIA C-P PLAN

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:	
QUANTITY	PLANT SPECIES
6	LARGE TREE
4	MEDIUM TREE
22	6' CONIFER
1.30 AC.	NATIVE PRESERVATION**
0.52 AC.	OTHER LANDSCAPING***

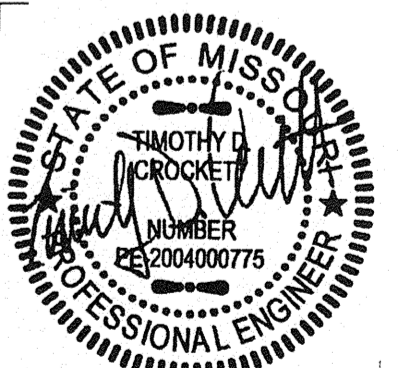
LANDSCAPING / TREE PRESERVATION NOTES:

- 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 20th DAY OF January, 2017.

- LEGEND:**
- 2FT CONTOUR
 - 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
 - XX LOT NUMBER
 - XX EXISTING LOT NUMBER
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION/BIORETENTION
 - EXISTING TREE
 - FD — EXISTING FIBER OPTIC
 - G — EXISTING GAS
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING WATERLINE

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 200400775

ENGINEER
CROCKETT
 ENGINEERING CONSULTANTS
 1000 W. Nitong Blvd., Bldg. 1
 Columbia, Missouri 65203
 (573) 447-0292
 www.crockettengineering.com
 Crockett Engineering Consultants, LLC
 Missouri Certificate of Authority
 #000151001

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

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
 COMMISSION THIS 5th DAY OF January, 2017.

Rusty Strotman
 RUSTY STROTMAN, CHAIRPERSON

Brian Treece
 BRIAN TREECE, MAYOR
 ordinance # 023074
Sheela Amin
 SHEELA AMIN, CITY CLERK

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