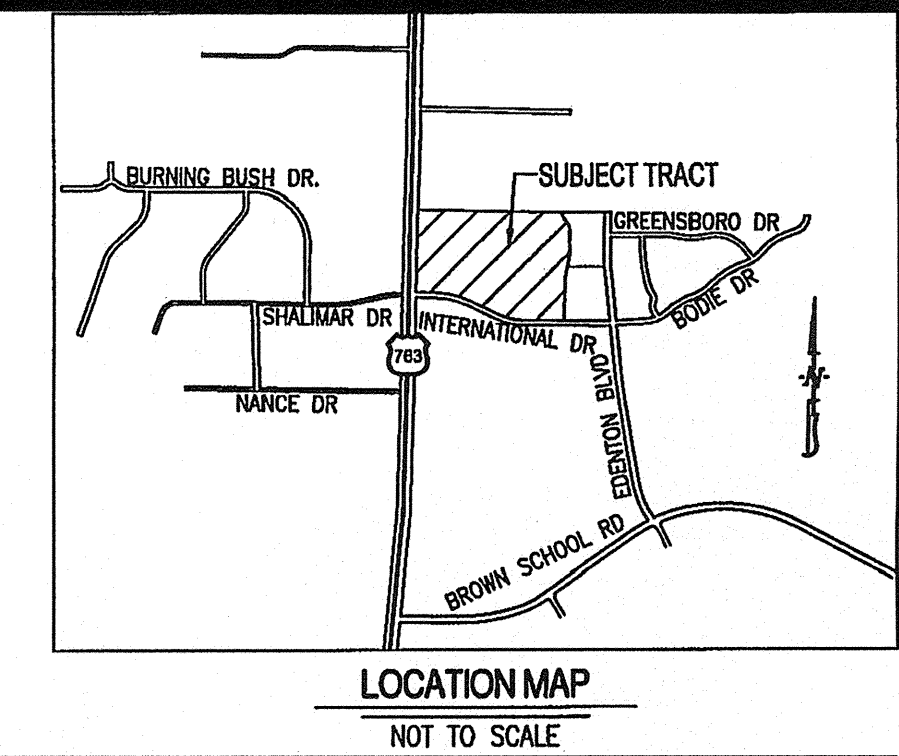


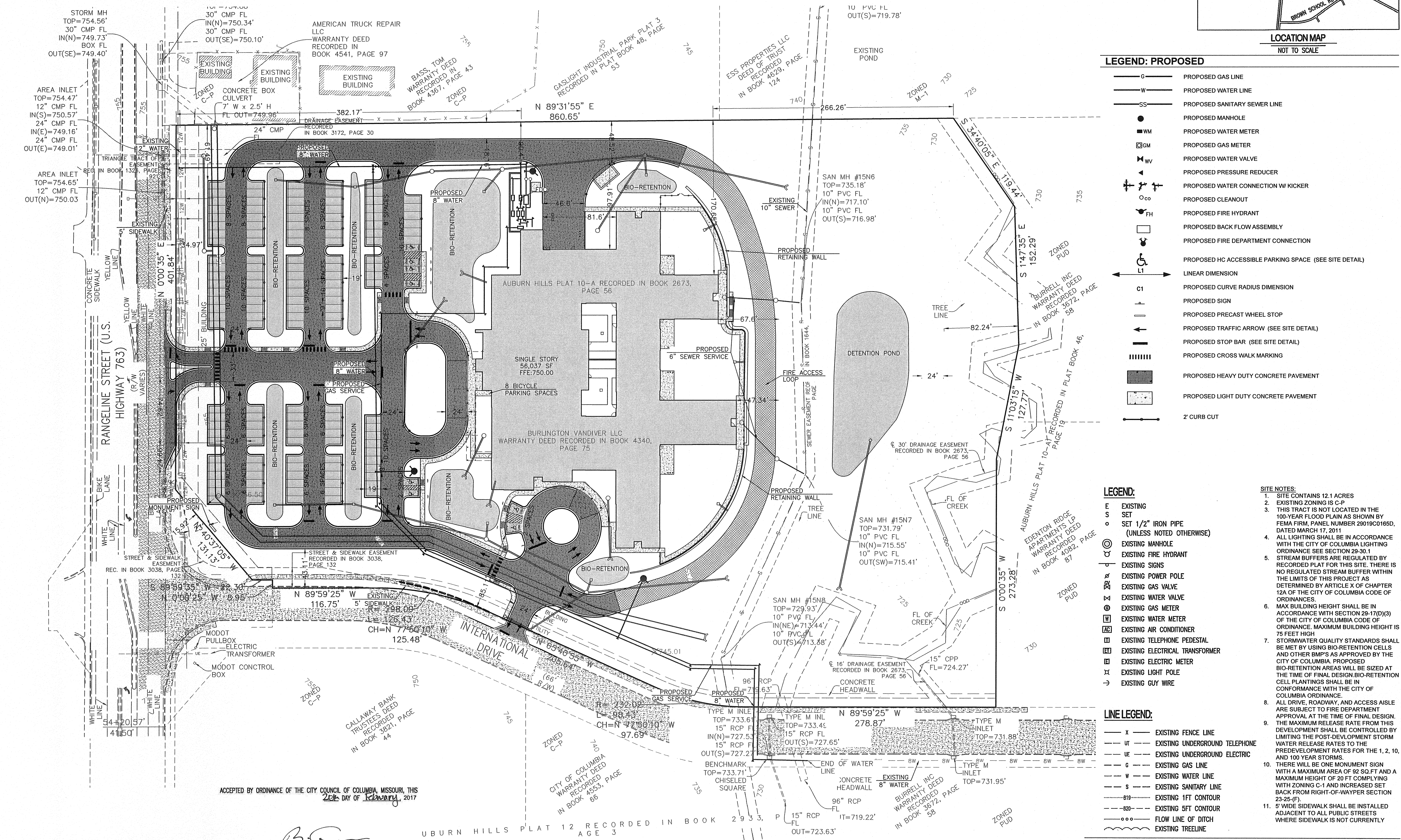
CENTERPOINTE HOSPITAL OF COLUMBIA C-P PLAN
1201 INTERNATIONAL DRIVE
COLUMBIA, BOONE COUNTY, MISSOURI 65202
CASE#: 17-34



JJC A

CenterPointe Hospital of Columbia
Columbia, MO

Johnson, Jonsson
Crabtree Architects PC
4551 Trousdale Drive
Nashville, TN 37204
tel 615.837.0656
fax 615.837.0657



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

BRIAN TREECE, MAYOR
ordinance # 023074

SHEELA AMIN, CITY CLERK

SITE PLAN

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/ BED X 72 BEDS = 72 SPACES
TOTAL REQUIRED: 86 SPACES
EXISTING: 0
PROPOSED: 156 SPACES
TOTAL: 156 SPACES

SITE NOTES:

5. SITE CONTAINS 12.1 ACRES
6. EXISTING ZONING IS C-P
7. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0160D, DATED MARCH 17, 2011
8. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE SEE SECTION 29-30.31
9. STREAM BUFFERS ARE REQUIRED BY RECORDED PLAT FOR THIS SITE. THERE IS NO REGULATED STREAM BUFFER WITHIN THE LIMITS OF THIS PROJECT AS DETERMINED BY CHAPTER X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
10. 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
11. 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 WALL PLANTINGS SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA ORDINANCE.
12. ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
13. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATE TO THE CITY OF COLUMBIA PREDEVELOPMENT RATES FOR THE 1, 2, 10, AND 100 YEAR STORMS.
14. 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).
15. 6' WIDE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PUBLIC STREETS WHERE SIDEWALK IS NOT CURRENTLY



**INGRAM CIVIL
ENGINEERING
GROUP, LLC**
212 OVERLOOK CIRCLE, SUITE 10
BRENTWOOD, TENNESSEE 37027
615.370.7964 OFFICE
615.370.1273 FAX
STATE OF MISSOURI
PROFESSIONAL ENGINEER
LICENSE # 2001012095

CURTIS P. INGRAM

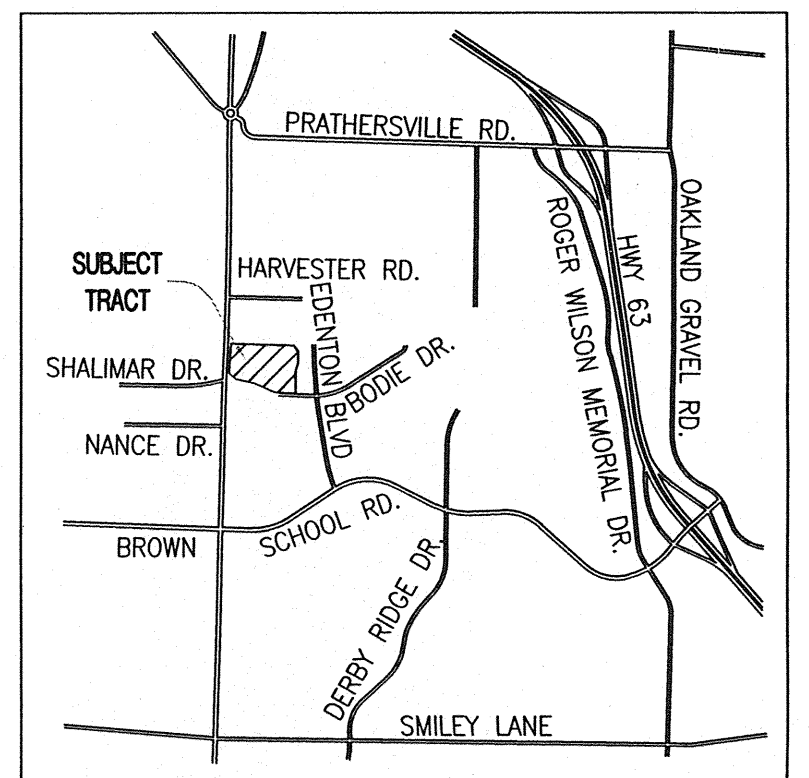
PROJECT NUMBER
14639.03
DATE
December 12, 2016

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

SCALE: 1"=30'
0 15 30 60

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.

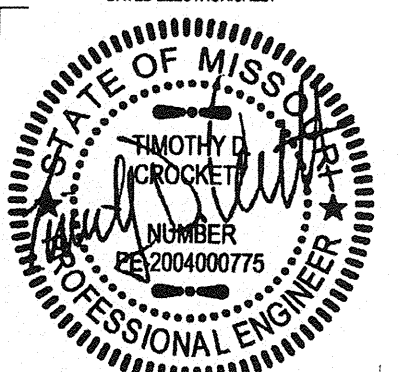
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5th DAY OF January, 2017.

Rusty Strotman
RUSTY STROTSMAN, CHAIRPERSON

Brian Treece
BRIAN TREECE, MAYOR

Ordinance # 023074
Sheela Amin
SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

SITE/CIVIL 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
#0000181001

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

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