

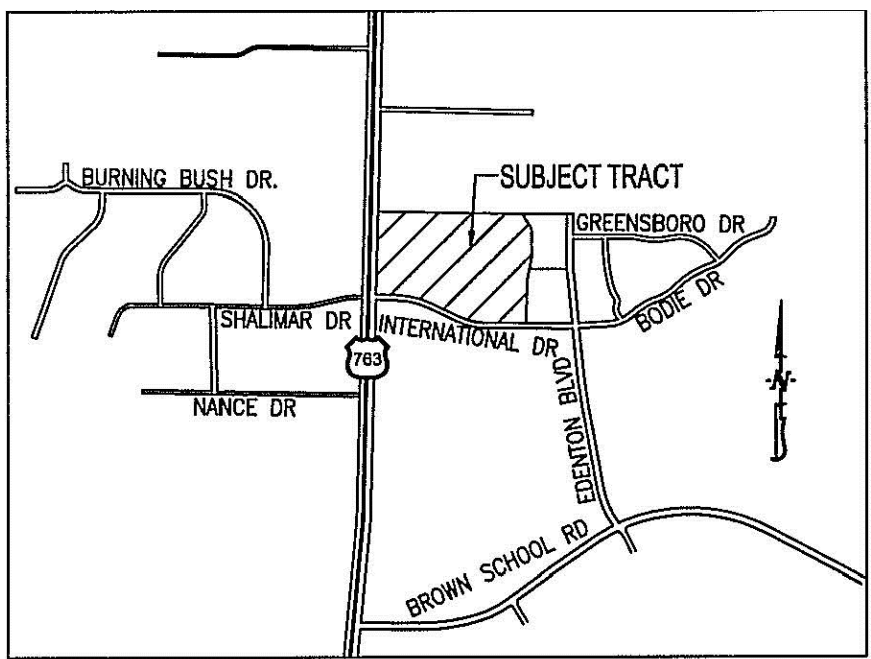
# CENTERPOINTE HOSPITAL OF COLUMBIA P-D PLAN

## 1201 INTERNATIONAL DRIVE

### COLUMBIA, BOONE COUNTY, MISSOURI 65202

#### CASE#: 001-2024

OWNER:  
CENTERPOINTE COLUMBIA  
REAL ESTATE, LLC  
14400 METCALF AVE  
OVERLAND PARK, KS 66223



LOCATION MAP  
NOT TO SCALE

#### LEGEND:

- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED MANHOLE
- WM EXISTING WATER METER
- GM EXISTING GAS METER
- ✕ WV EXISTING WATER VALVE
- ✕ EXISTING WATER CONNECTION W/ KICKER
- PROPOSED CLEANOUT
- ⊙ FH EXISTING FIRE HYDRANT
- EXISTING BACK FLOW ASSEMBLY
- ⊙ EXISTING FIRE DEPARTMENT CONNECTION
- ⊙ EXISTING HC ACCESSIBLE PARKING SPACE
- ↔ LI ↔ LINEAR DIMENSION
- ⊙ C1 PROPOSED CURVE RADIUS DIMENSION
- ⊙ EXISTING SIGN
- ⊙ EXISTING PRECAST WHEEL STOP
- ⊙ EXISTING TRAFFIC ARROW
- ⊙ EXISTING STOP BAR
- ⊙ EXISTING CROSS WALK MARKING
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- EXISTING EASEMENT

#### LEGEND:

- E EXISTING
- S SET
- 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
- ⋯ 1ft ⋯ EXISTING 1FT CONTOUR
- ⋯ 5ft ⋯ EXISTING 5FT CONTOUR
- F — FLOW LINE OF DITCH
- T — EXISTING TREELINE

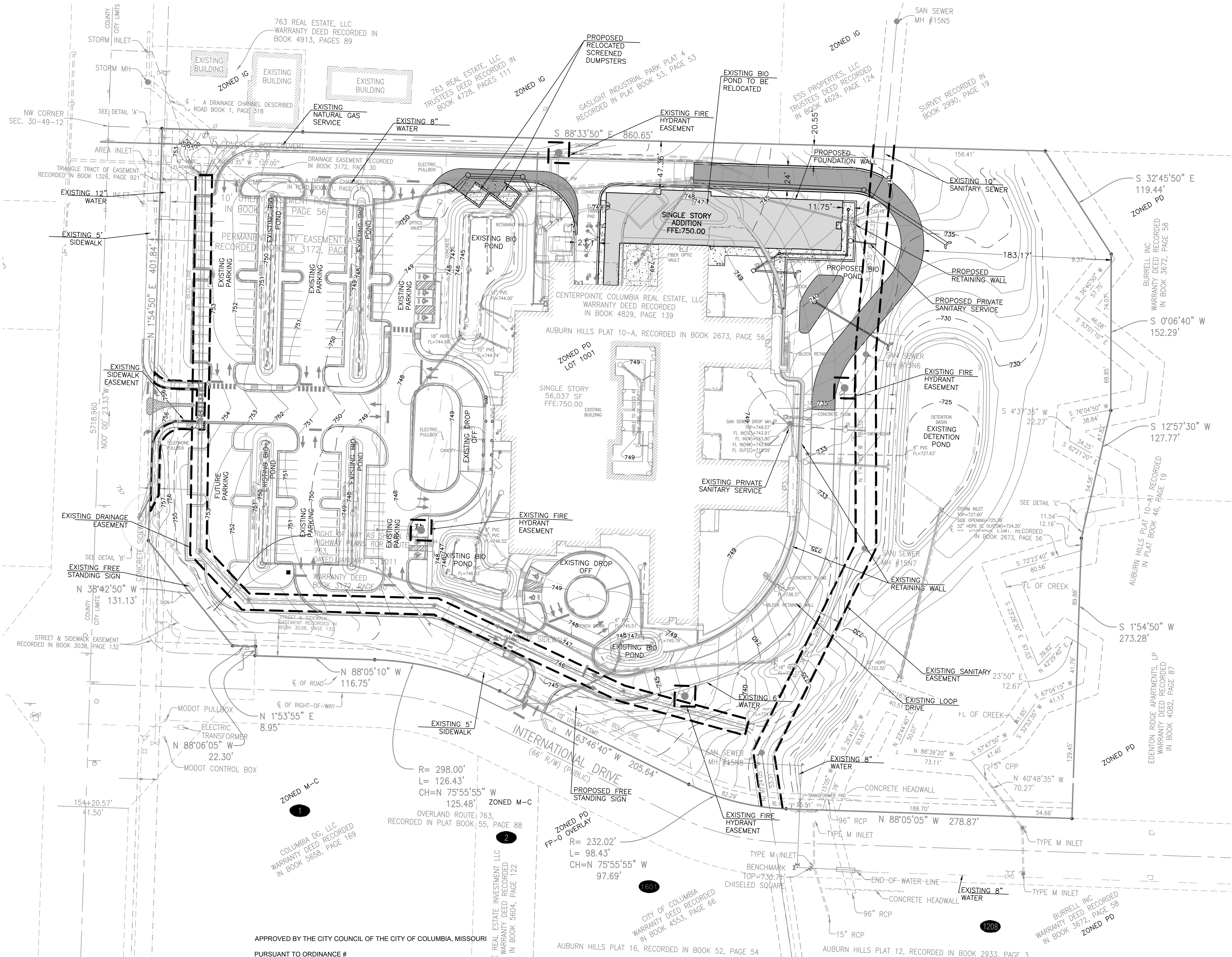
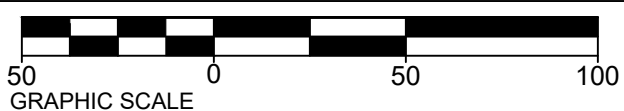
#### PARKING TABLE

REQUIRED: ESTABLISHED BY COLUMBIA, MISSOURI CODE OF ORDINANCES  
CALCULATION:  
OUTPATIENT: 1 SPACE/ 200 SF X 2700 SF = 14 SPACES  
RESIDENTIAL TREATMENT FACILITY: 1 SPACE PER 6 BEDS BED = 102 BEDS / 6 = 17 SPACES  
TOTAL REQUIRED: 31 SPACES  
EXISTING: 126  
PROPOSED: 0 SPACES  
TOTAL: 126 SPACES

#### 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: 8 SPACES  
PROPOSED: 0 SPACES  
TOTAL: 8 SPACES

#### SITE PLAN



APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI

PURSUANT TO ORDINANCE # \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

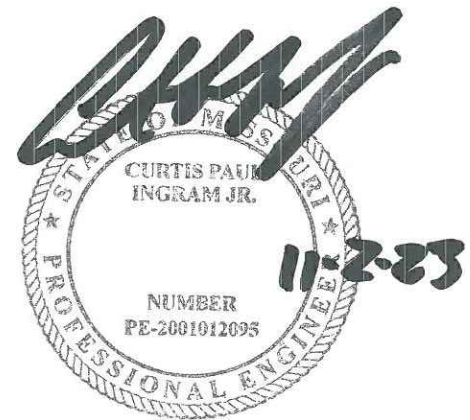
SHARON GEUEA JONES, CHAIRPERSON

JJCA



New Psychiatric Hospital  
for  
CenterPointe Hospital of  
Columbia

1201 International Drive, Columbia, MO 65202

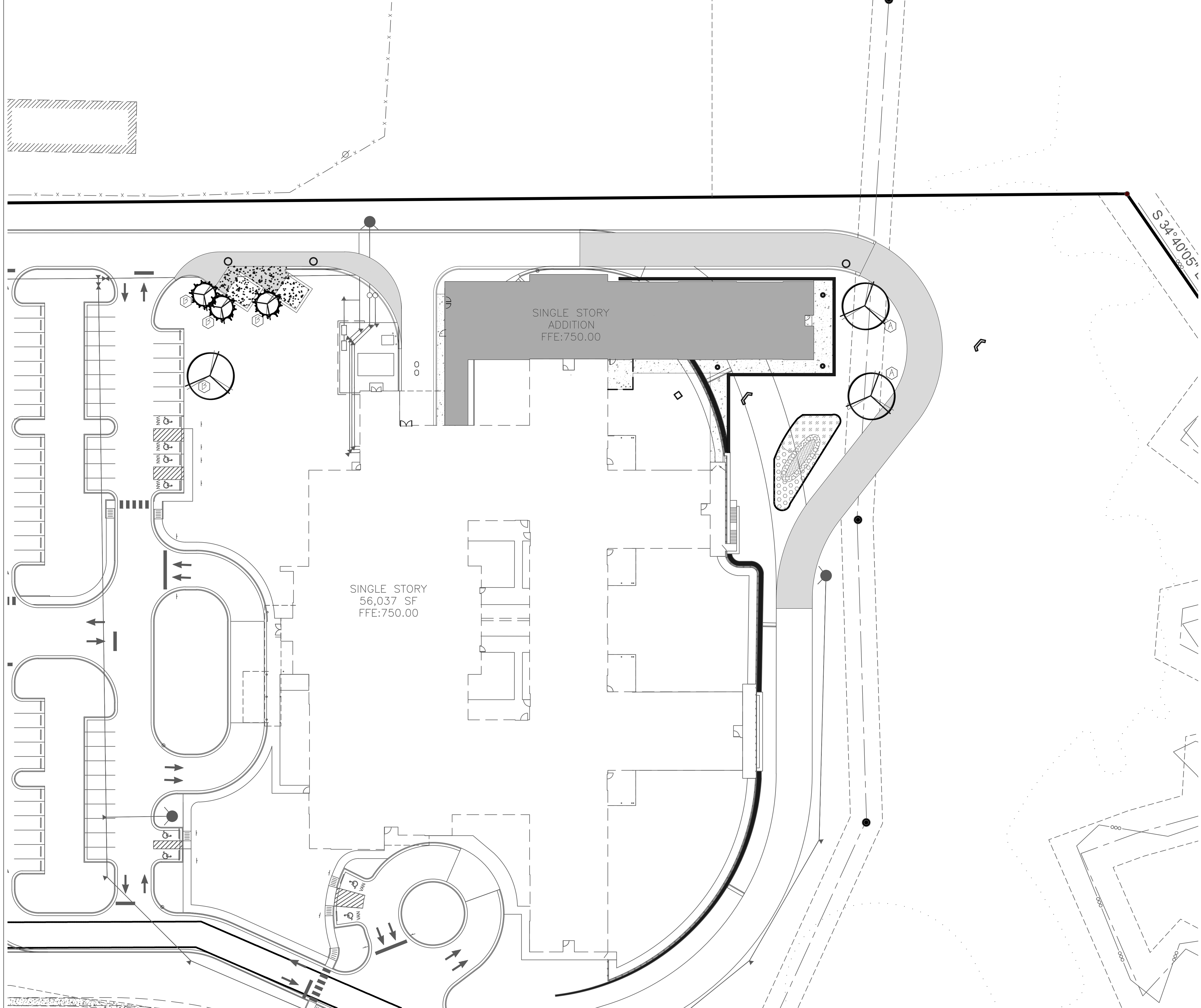


PROJECT NUMBER  
22933.00

DATE  
10/16/2023

C200  
SITE PLAN





LANDSCAPE COMPLIANCE:	
<u>29-4.4(f) - PARKING AREA LANDSCAPE</u>	
(4) 1 TREE PER 4,000 S.F. OF ADDITIONAL PAVED AREA (~5,300 S.F. PAVED AREA ADDED)	2 TREES REQUIRED 2 TREES PROPOSED
<u>29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING</u>	
TOTAL TREES POTENTIALLY REMOVED FOR DUMPSTERS	3 TREES
TOTAL TREES TO BE PLANTED TO REPLACE EXISTING TREES THAT WILL BE REMOVED	4 TREES

Planting Schedule

Symbol	Quantity - Abbreviation - Plant Name - Planting Size
	3 - ET - Elm 'Triumph' - 2.5'
	3 - AGG - Arbovitae 'Green Giant' - 6/8'
	40 - Tussock Sedge - Qt - Planted on 24" Centers
	50 - Soft Rush - Qt - Planted on 24" Centers
	120 - Yellow Flag Iris - Qt - Planted on 24" Centers
	125 - Cardinal Flower - Qt - Planted on 18" Centers

THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.

- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO +/-0.10 FOOT OF FINISHED GRADE.
- PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL, AND 20% ORGANIC MATTER.
- SHRUB BEDS, BERMS, AND TREE WELLS ARE TO BE MULCHED WITH 3-4" DYED HARDWOOD MULCH.
- ALL SEEDED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING.
- LAWN AREAS AROUND NEW DUMPSTER PAD TO HAVE IRRIGATION ADJUSTED, LAWN REPAIRED WITH SOD.
- DISTURBED LAWN ALONG NEW DRIVEWAY NORTHEAST OF BUILDING TO BE HYDROSEEDDED.
- TREE LOCATIONS CAN BE ADJUSTED TO AVOID UTILITIES, EXISTING SITE FEATURES, ETC.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS.
- ALL PLANTING BEDS AND TREE RINGS TO BE SEPERATED FROM TURF AREAS BY 'V' TRENCHING.
- ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PROPERTY TO THE EAST IS ZONED R-2 PUD.



2450 TRAILS WEST AVENUE  
COLUMBIA, MO 65202  
(573) 445-4465

WWW.ROSTLANDSCAPING.COM

LANDSCAPE DEVELOPMENT FOR  
**CENTERPOINTE ADDITION**  
1201 INTERNATIONAL DR, COLUMBIA, MO 65202

DATE: 9.27.23  
DESIGNER: JP  
SCALE: 1"=30'-0"

REVISIONS:  
10.19.23

SHEET NUMBER:  
**LS1**

PROJECT NUMBER:

REPRODUCTION OF THESE PLANS IN WHOLE OR PART OR THE REPRODUCTION OF DERIVATIVE WORKS THEREOF WITHOUT THE WRITTEN PERMISSION OF ROST INC IS PROHIBITED.

USE OF THESE PLANS IS LIMITED TO THE CONSTRUCTION OF THIS PROJECT ONLY. USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN USE ON THIS PROJECT IS STRICTLY PROHIBITED.