

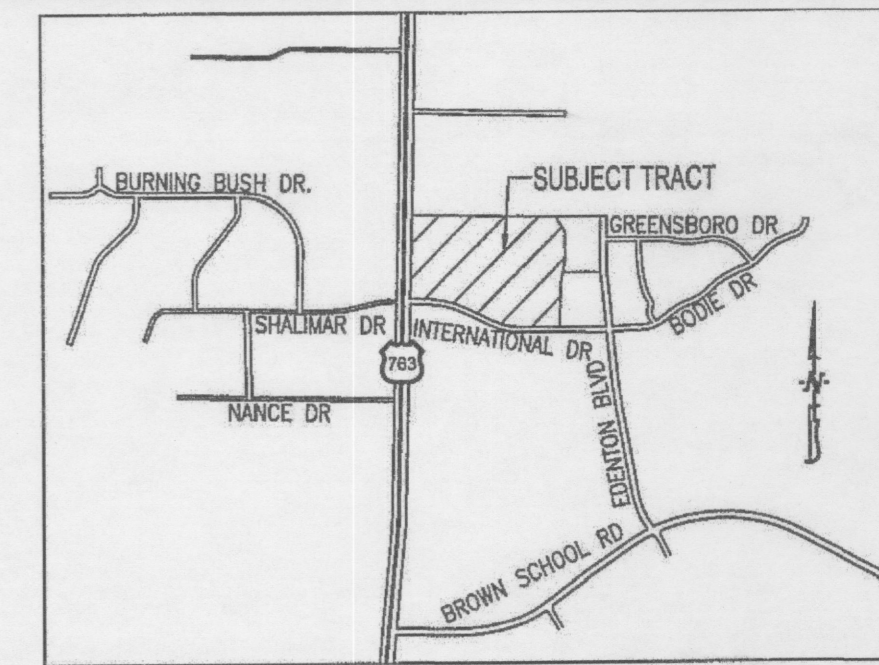
CENTERPOINTE HOSPITAL OF COLUMBIA P-D PLAN

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:

- EXISTING GAS LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED MANHOLE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING WATER CONNECTION W/ KICKER
- PROPOSED CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING BACK FLOW ASSEMBLY
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING HC ACCESSIBLE PARKING SPACE
- LINEAR DIMENSION
- 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:

- EXISTING
- 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:

- 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

PARKING TABLE

REQUIRED: ESTABLISHED BY COLUMBIA, MISSOURI CODE OF ORDINANCES

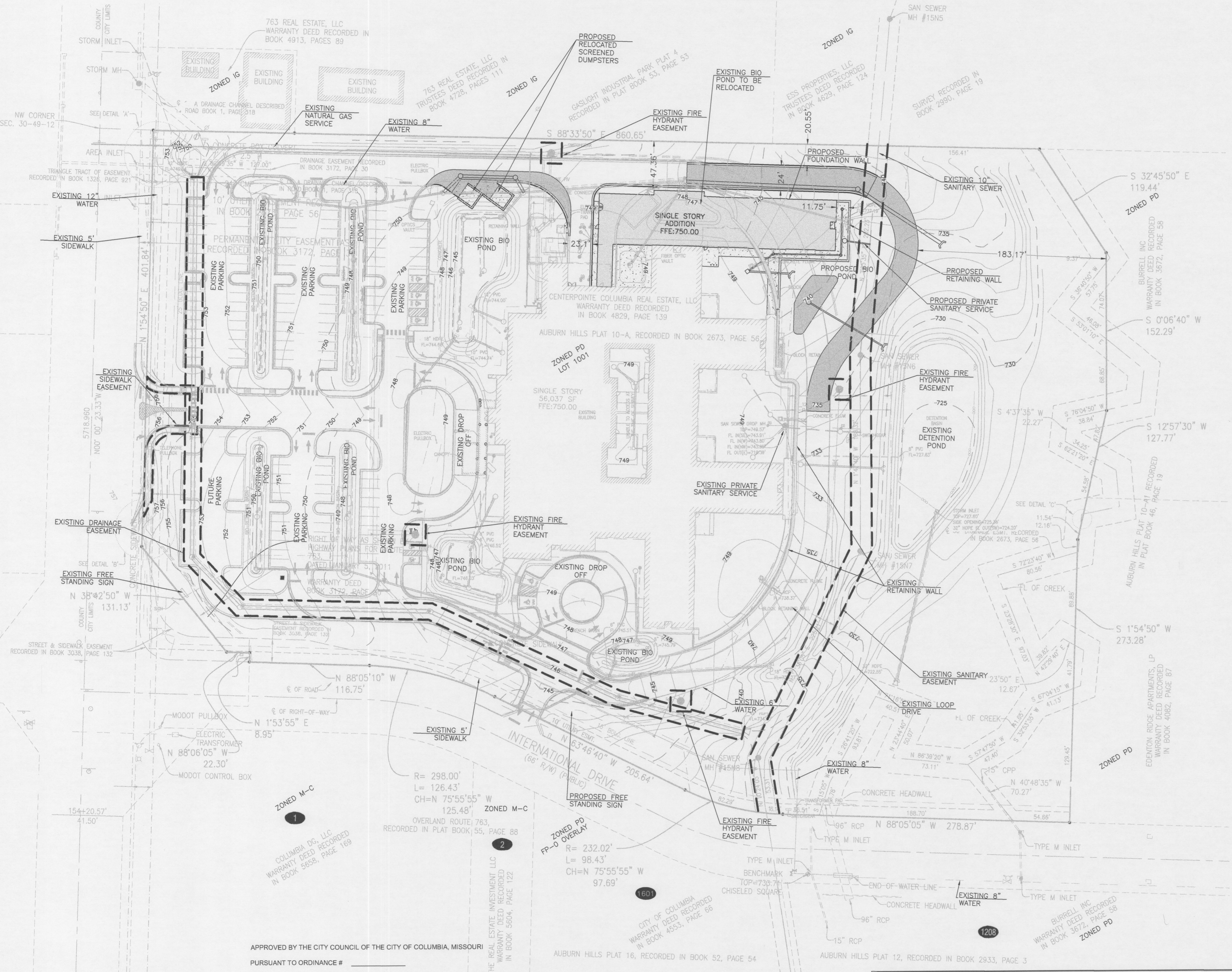
CALCULATION:
 OUTPATIENT: 1 SPACE/ 200 SF X 2700 SF = 14 SPACES
 RESIDENTIAL TREATMENT FACILITY: 1 SPACE PER 6 BEDS BED = 102 BEDS / 6 = 17 SPACES
 TOTAL REQUIRED: 31 SPACES
 EXISTING: 126
 PROPOSED: 0 SPACES
 TOTAL: 126 SPACES

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

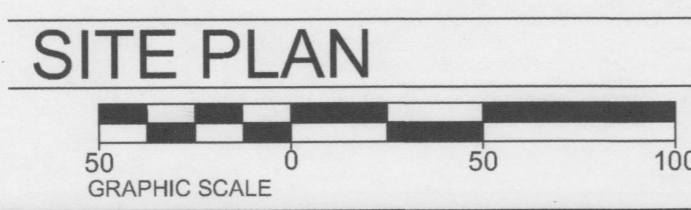
SITE NOTES:

1. SITE CONTAINS 12.1 ACRES
2. EXISTING ZONING IS P-D
3. THIS TRACT IS LOCATED IN ZONE X. SHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL #29019C0165D DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE SEE SECTION 29-4.5.
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 29-2.2(b)(3) OF THE CITY OF COLUMBIA CODE OF ORDINANCE. MAXIMUM BUILDING HEIGHT IS 45 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.
9. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PRE-DEVELOPMENT RATES FOR THE 1, 2, 10, AND 100 YEAR STORMS.
10. THERE WILL BE ONE PROPOSED MONUMENT SIGN WITH A MAXIMUM AREA OF 64 SQ.FT AND A MAXIMUM HEIGHT OF 20 FT COMPLYING WITH ZONING M-C AND INCREASED SET BACK FROM RIGHT-OF-WAY PER SECTION 29-4.8. THERE IS ONE EXISTING MONUMENT SIGN.



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

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
 THIS 9th DAY OF November 2023
 SHARON GUEVA JONES, CHAIRPERSON



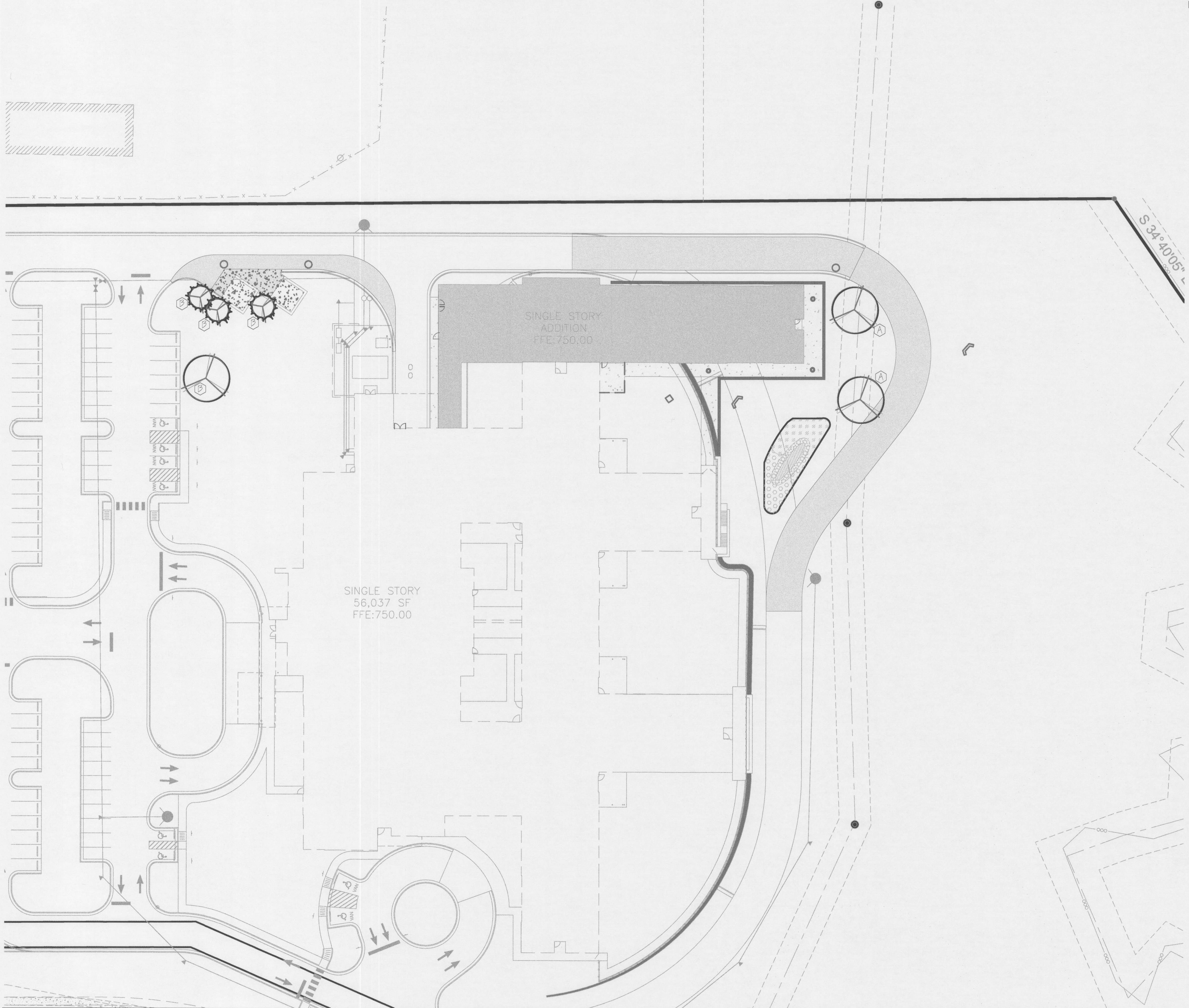
JJCA
 New Psychiatric Hospital for
CenterPointe Hospital of Columbia
 1201 International Drive, Columbia, MO 65202

INGRAM CIVIL ENGINEERING GROUP, LLC
 212 OVERLOOK CIRCLE, SUITE 1105
 BIRMGHAM, TENNESSEE 37027
 615.370.7984 OFFICE
 615.370.1273 FAX
 STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 LICENSE # 2021010295
 CURTIS P. INGRAM

PROJECT NUMBER
22933.00
DATE
10/16/2023

C200

SITE PLAN



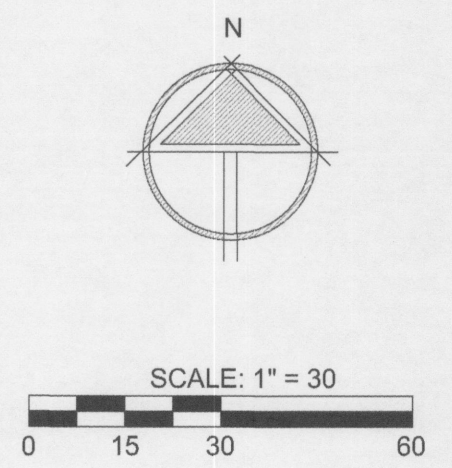
LANDSCAPE COMPLIANCE:	
29-4.4(f) - PARKING AREA LANDSCAPE	
(4) 1 TREE PER 4,000 S.F. OF ADDITIONAL PAVED AREA (~5,300 S.F. PAVED AREA ADDED)	2 TREES REQUIRED 2 TREES PROPOSED
29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING	
TOTAL TREES POTENTIALLY REMOVED FOR DUMPSTERS	3 TREES
TOTAL TREES TO BE PLANTED 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' - 6/6'
	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 HYDROSEEDING. 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 NURSEYMEN. PROPERTY TO THE EAST IS ZONED R-2 FUD.



ROST
INC

Follow Rost, Inc.

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:	

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