

CENTERPOINTE HOSPITAL OF COLUMBIA C-P PLAN

1201 INTERNATIONAL DRIVE

COLUMBIA, BOONE COUNTY, MISSOURI 65202

CASE#: 17-34



JJC A

New Psychiatric Hospital for
CenterPointe Hospital of Columbia
Columbia, MO

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



INGRAM CIVIL
ENGINEERING
GROUP, LLC
212 OVERLOOK CIRCLE, SUITE 101
Brentwood, Tennessee 37027
615.370.7884 Office
615.370.1273 Fax
STATE OF MISSOURI
PROFESSIONAL ENGINEER
LICENSE # 4001012092

PROJECT NUMBER
14639.03
DATE
December 12, 2016

C201
SITE PLAN

LEGEND: PROPOSED

- G — PROPOSED GAS LINE
- W — PROPOSED WATER LINE
- SS — 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
- HC — PROPOSED HC ACCESSIBLE PARKING SPACE (SEE SITE DETAIL)
- L — LINEAR DIMENSION
- C — PROPOSED CURVE RADIUS DIMENSION
- S — PROPOSED SIGN
- P — PROPOSED PRECAST WHEEL STOP
- A — PROPOSED TRAFFIC ARROW (SEE SITE DETAIL)
- B — PROPOSED STOP BAR (SEE SITE DETAIL)
- M — PROPOSED CROSS WALK MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- C — 2' CURB CUT

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:

- F — EXISTING FENCE LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- UE — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- S — EXISTING SANITARY LINE
- 10' — EXISTING 10' CONTOUR
- 20' — EXISTING 20' CONTOUR
- 100' — FLOW LINE OF DITCH
- T — EXISTING TREELINE

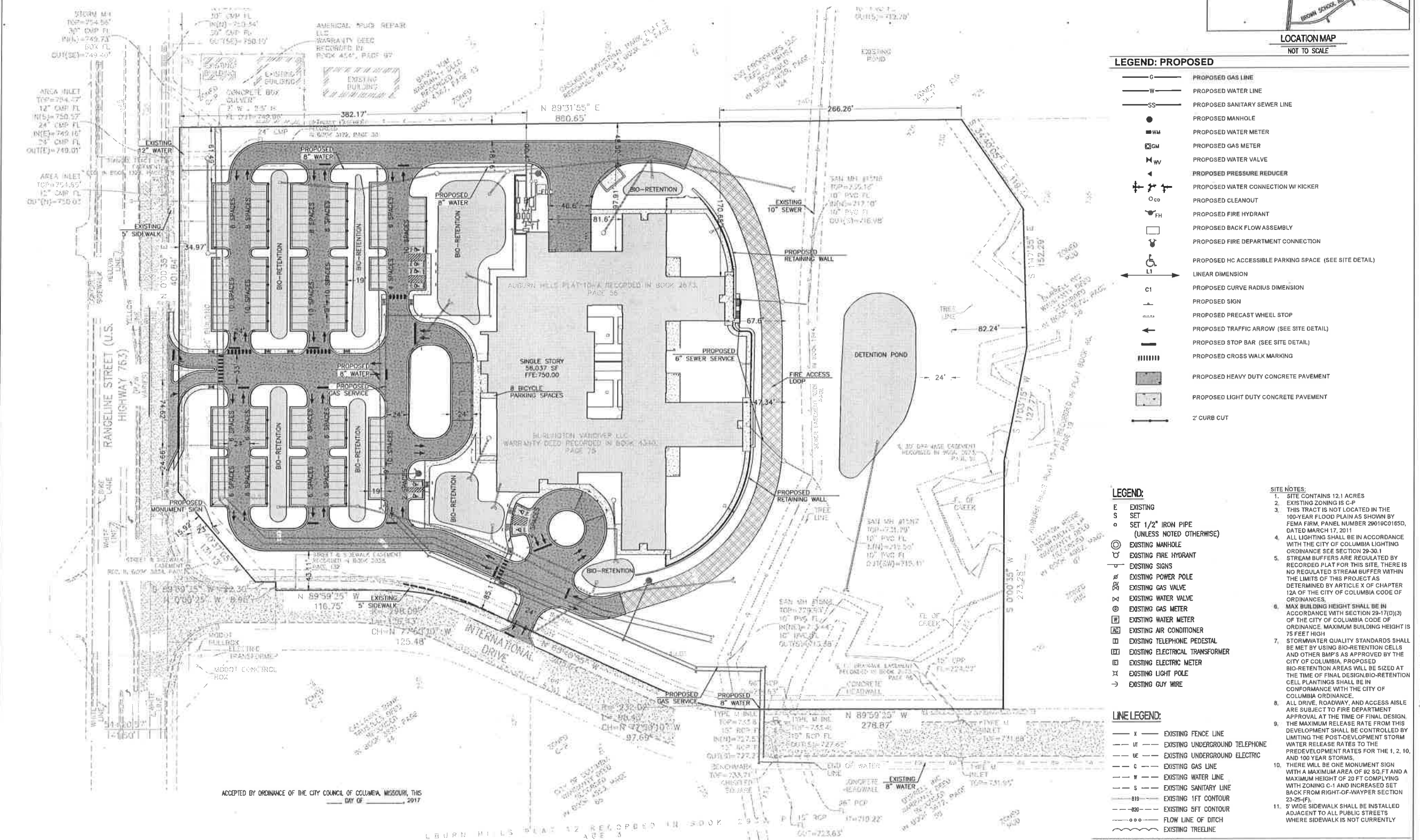
PARKING TABLE

REQUIRED: ESTABLISHED BY COLUMBIA, MISSOURI CODE OF ORDINANCES
CALCULATION:
OUTPATIENT: 1 SPACE/200 SF X 2700 SF = 14 SPACES
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:
REQUIRED: 8 SPACES FOR 100 - 199 VEHICLE SPACES
TOTAL REQUIRED: 86 SPACES
EXISTING: 0
PROPOSED: 8 SPACES
TOTAL: 8 SPACES

SITE PLAN



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
DAY OF _____ 2017

BRIAN TREECE, MAYOR

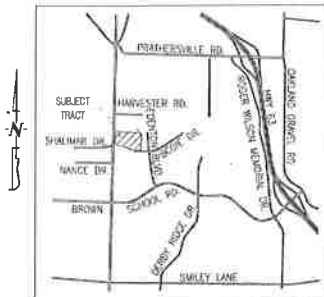
SHEILA AMM, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS DAY OF _____ 2017

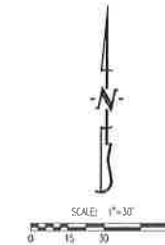
RUSTY STROTTMAN, CHAIRPERSON

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 TREES
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
5	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 (a) AND (f), 29-13.1 (d) (2), AND 29-25 (a) (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 _____ DAY OF _____, 2017.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

BRIAN TEECE, MAYOR

SHEILA ARNA, CITY CLERK

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

LEGEND:

- EXISTING CITY CONTOUR
- EXISTING TOWN CONTOUR
- EXISTING TOWN CENTER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- WATER/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BLADING LINE
- ENCUMBER
- LOT NUMBER
- EXISTING LOT NUMBER
- PROPOSED FENCE
- PROPOSED ACTION/INTERVENTION
- EXISTING TREE
- EXISTING FENCE OFFIC
- EXISTING GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WATERLINE

THE SHEET HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF MISSOURI



TIMOTHY D. CROCKETT, 200400075

SITE/CIVIL ENGINEER

CROCKETT

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 Crockett Engineering Consultants, LLC
 Missouri Certificate of Authority
 1900011101

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