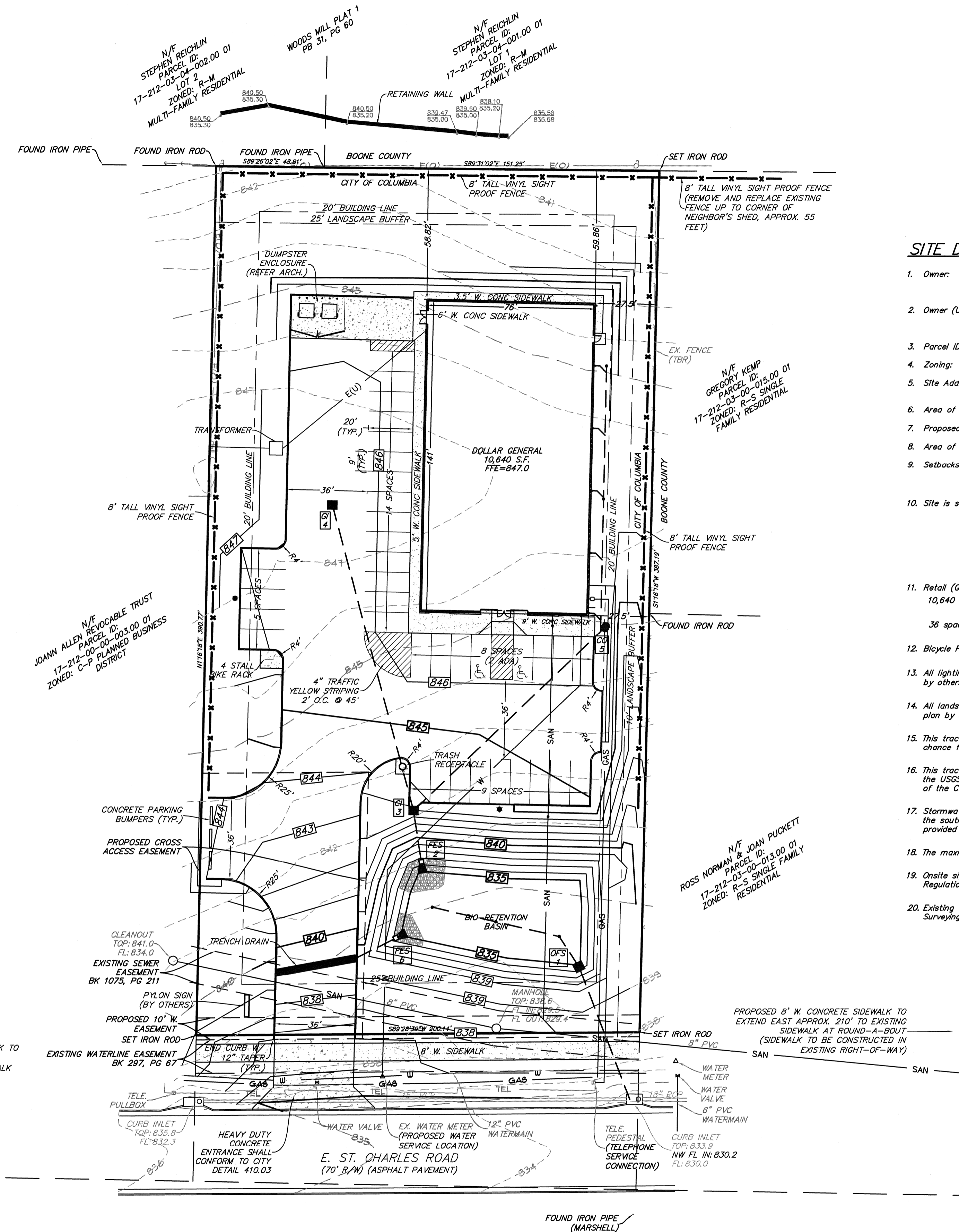


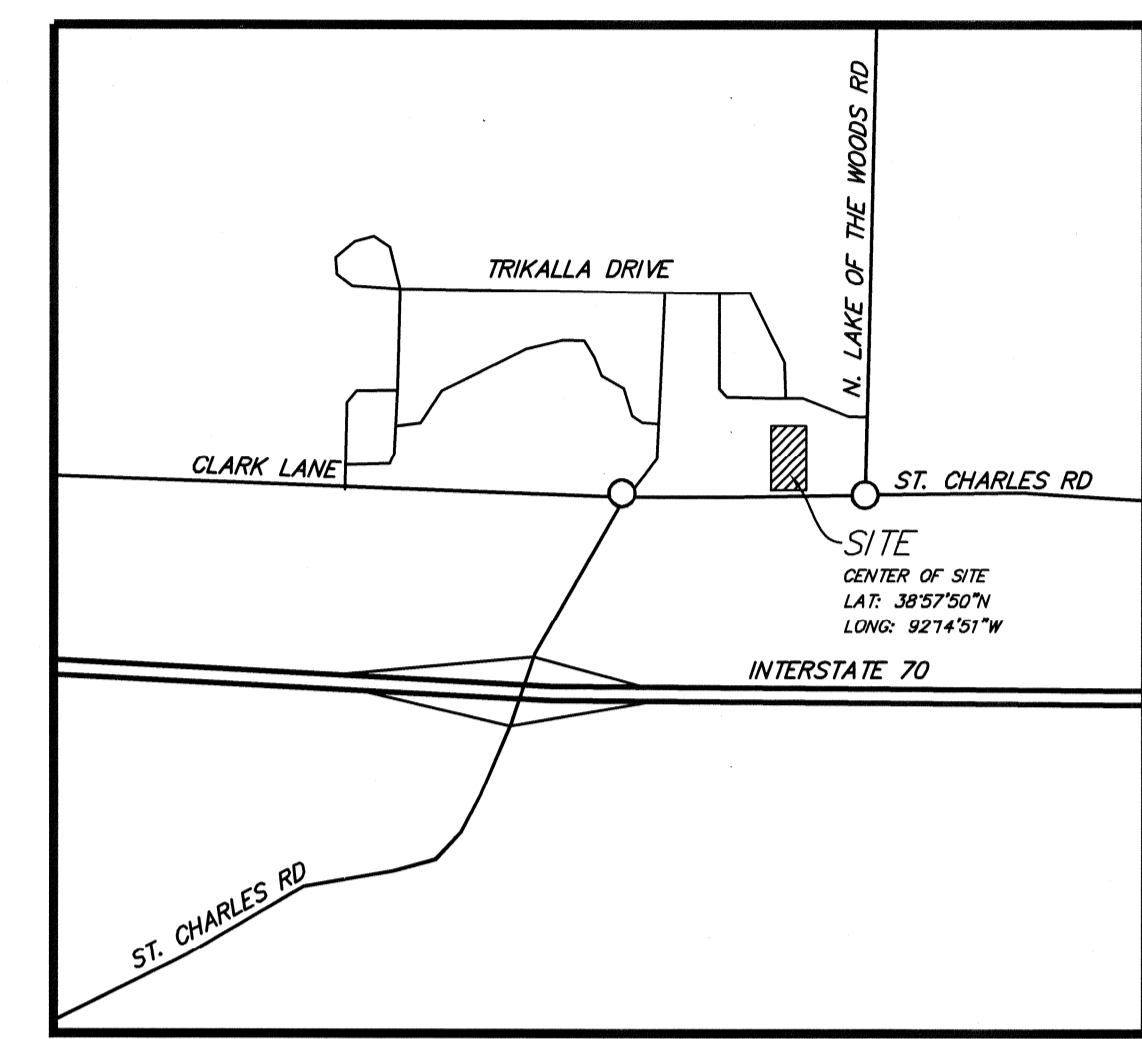
# OVERLAND DG #24012

A TRACT OF LAND BEING PART OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M. CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



### SITE DEVELOPMENT NOTES:

- Owner: Brian J. Painter, 5905 East St. Charles Road, Columbia, MO 65202
- Owner (Under Contract): The Overland Group, 1598 Imperial Center, Suite 2009, West Plains, MO 65775
- Parcel ID: 1721200000040001
- Zoning: P-D (Planned District)
- Site Address: 5905 East St. Charles Road, Columbia, MO 65202
- Area of Site: 1.79 ac.
- Proposed Uses: Retail (Dollar General)
- Area of Building: 10,640 sq. ft.
- Setbacks: Front: 25', Sides: 0' except when adjacent to R district then 20', Rear: 0' except when adjacent to R district then 20'
- Site is served by: A. City of Columbia Storm Sewer, B. Boone County Regional Sewer District Sanitary Sewer, C. City of Columbia Water, D. Boone Electric Cooperative, E. Ameren Gas, F. Century-Link Telephone, G. Socket Voice, Data, Internet, H. Columbia Fire Department, Station #5
- Retail (General, Small): One (1) parking space per 300 sq.ft. gross floor area. 10,640 sq. ft. / 300 sq. ft. = 36 spaces required. 36 spaces are proposed. (2 ADA Van Accessible)
- Bicycle Parking: 10-50 Vehicle Spaces provided = 4 bicycle parking spaces required/provided
- All lighting shall be in compliance with the City of Columbia's requirements. See lighting plan by others.
- All landscaping shall be in compliance with the City of Columbia's requirements. See landscape plan by others.
- This tract is located in Zone X unshaded, areas determined to be outside the 0.2% annual chance floodplain as shown by the FEMA FIRM Panel #29019C0305E dated April 19, 2017.
- This tract is not regulated by the City of Columbia Stream Buffer ordinance as determined by the USGS map for Millersburg Quadrangle, Boone County, Missouri and Article X of Chapter 12A of the City of Columbia Code of Ordinances.
- Stormwater quality and detention will be managed by an onsite Bio-retention basin located at the southeast corner of the site. Final stormwater quality and detention calculations will be provided during construction permit review.
- The maximum height of any building onsite shall not exceed 35 feet.
- Onsite signage shall be in conformance with Section 29-4.8 of the City of Columbia Sign Regulations for M-C or M-N use.
- Existing site features and grades are per Topographic Survey prepared by Riggs Brothers Surveying, LLC.



LOCATION MAP

### LEGEND

EXISTING		PROPOSED
85.4	CONTOURS	85.4
x 85.4	SPOT ELEVATIONS	85.4
---	CENTER LINE	---
---	BUILDING, ETC.	---
---	TREE LINE	---
---	FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CURB INLET	---
---	AREA INLET	---
---	STORM MANHOLE	---
---	FLARED END	---
---	SANITARY MANHOLE	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	PAVEMENT	---
8" W	WATER MAIN & SIZE	8" W
GA8	GAS MAIN	GA8
TEL	TELEPHONE	TEL
E(U)	ELECTRIC (UNDERGROUND)	E(U)
E(O)	ELECTRIC (OVERHEAD)	E(O)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---

### LEGAL DESCRIPTION:

Proposed Lot 1 of Overland St. Charles Road Subdivision

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SARAH LOE, CHAIRPERSON

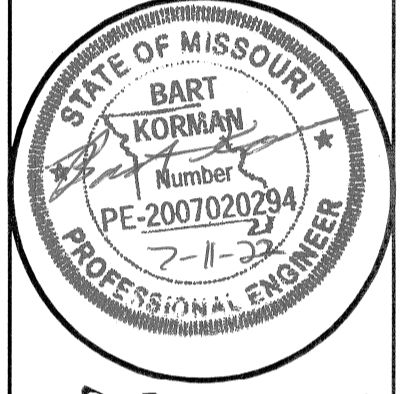
APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI  
PURSUANT TO ORDINANCE

BARBARA BUFFALO, MAYOR

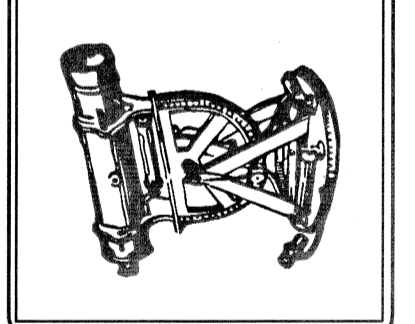
ATTEST:  
SHEILA AMIN, CITY CLERK

ISSUE	DATE	REMARKS
1	3/28/2022	CITY REVIEW
2	4/21/2022	CITY REVIEW
3	5/2/2022	CITY REVIEW
4	6/14/2022	CITY REVIEW/ PARZ SUBMITTAL
5	7/11/2022	CITY REVIEW/ PARZ SUBMITTAL

PREPARED FOR:  
**THE OVERLAND GROUP**  
 c/o Rusty Doss  
 1598 Imperial Center, Suite 2009  
 West Plains, MO 65775  
 (417) 256-8190



PREPARED BY:  
**Lewis - Bade, Inc.**  
 LSC-312 & EGC-1369  
 101 E. Walton St.  
 Warrenton, Missouri 63383  
 (636) 456-2615 (FAX) 456-7252  
 Professional Land Surveyors and Professional Engineers



OVERLAND DG #24012  
 PD SITE PLAN

PROJECT NO:	21320
DESIGNED BY:	CULLEN
DRAWN BY:	CULLEN
CHECKED BY:	BART
SHEET NO:	1
OF	1

