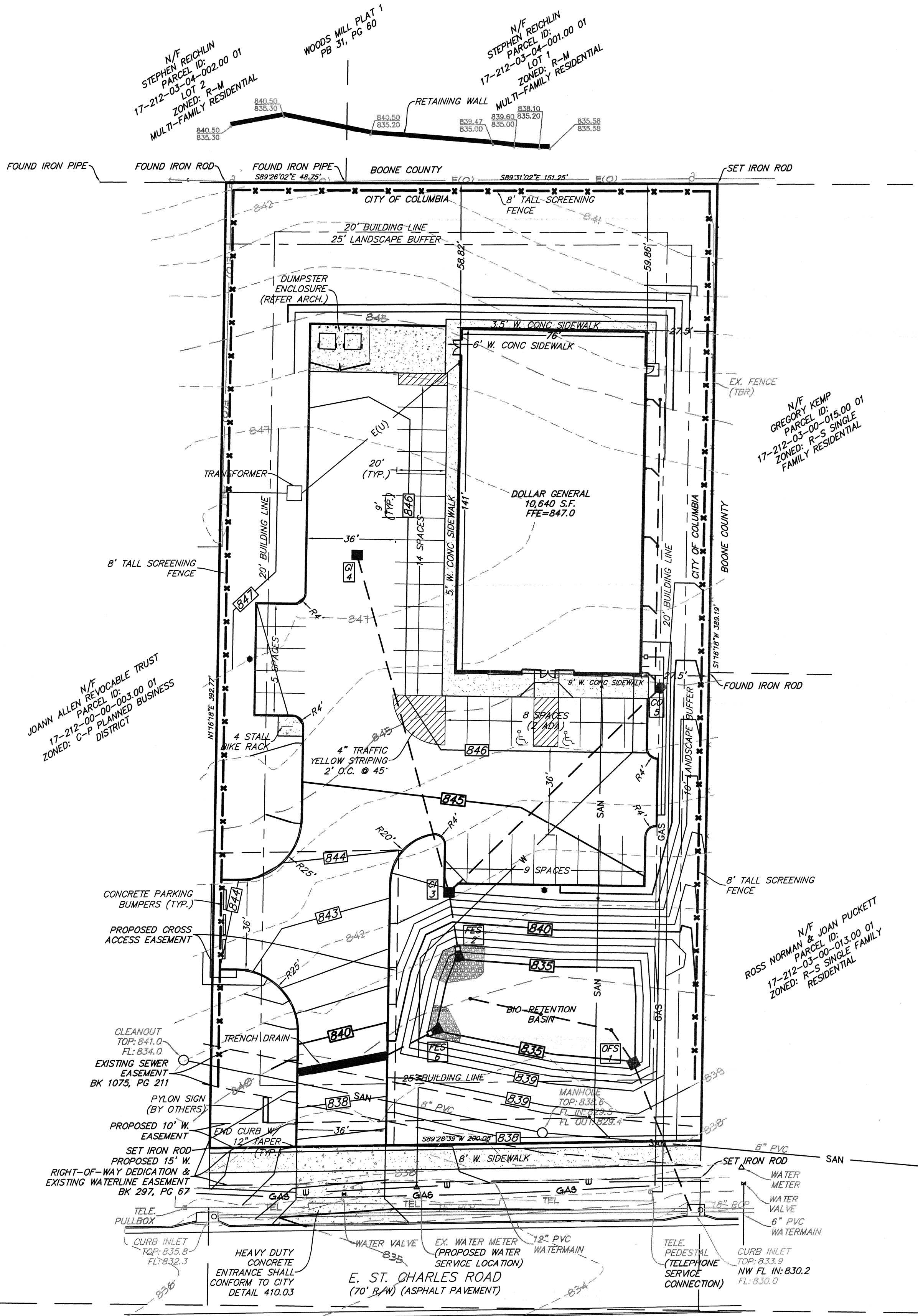


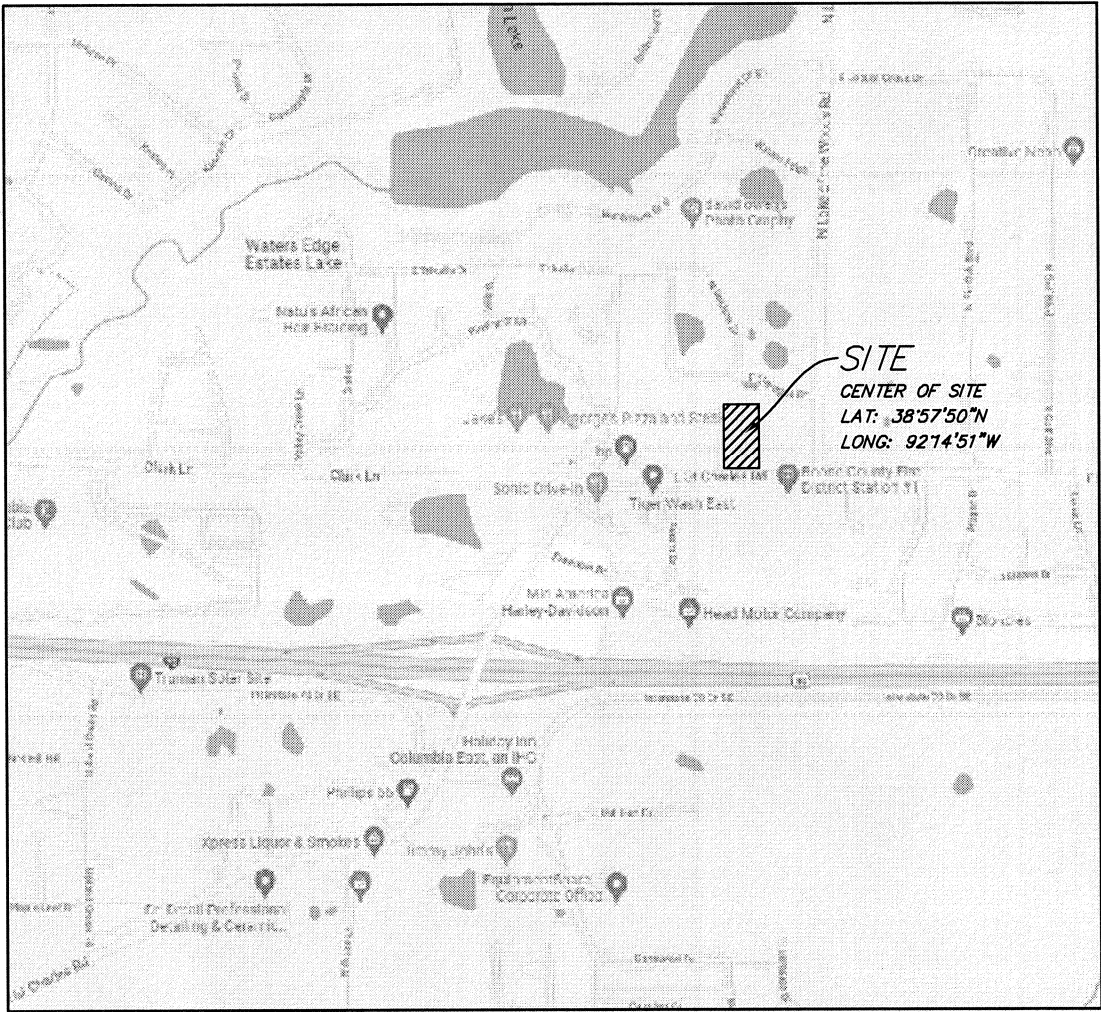
OVERLAND DG #24012

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: 172120000040001
- 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. CenturyLink 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 the building use.
- Existing site features and grades are per Topographic Survey prepared by Riggs Brothers Surveying, LLC.



LOCATION MAP

EXISTING	LEGEND	PROPOSED
854	CONTOURS	854
X 854	SPOT ELEVATIONS	854
	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	
	WATER MAIN & SIZE	
	GAS MAIN	
	TELEPHONE	
	ELECTRIC (UNDERGROUND)	
	ELECTRIC (OVERHEAD)	
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	

LEGAL DESCRIPTION:

A part of the S1/2 of the SE1/4 of Section 3, Township 48 North, Range 12 West of the Fifth Principal Meridian, in the City of Columbia, Boone County, Missouri, being more particularly described as follows: Commencing at an existing 60d nail in cross cut in concrete paving at the southeast corner of said S1/2 of the SE1/4; thence west, along the south line of said S1/2 of the SE1/4, North 89°01'39" West, 467.71 feet to the southwest corner of a tract described in an Easement for Public Roadway and Utility Purposes, recorded as Boone County Deed Instrument #29195; thence north, along the west line of said instrument #29195 tract and along the east line of a tract described in a Warranty Deed conveying to Jo Ann Allen (Trustee), recorded as Boone County Deed Instrument #202003084, North 01°16'18" East, 63.55 feet to the proposed north right-of-way line of East St. Charles Road and the POINT OF BEGINNING; thence continuing north, along said east line, North 01°16'18" East, 392.77 feet to a 5/8" rebar set at the northeast corner of said Allen tract, said point being the northwest corner of a tract described in a Missouri General Warranty Deed conveying to Brian J. Painter, recorded as Boone County Deed Instrument #2008007994, said point also being on the south line of Woods Mill Plat 1, a subdivision recorded in Boone County Plat Book 31 at Page 60; thence along the north line of said Painter tract, and along the south line of said Woods Mill Plat 1, the following two courses: 1) South 89°26'02" East, 48.75 feet to an existing 3/4" pipe at the southwest corner of Lot 1 of said Woods Mill Plat 1; 2) South 89°31'02" East, 151.25 feet to a 5/8" rebar set at the northeast corner of said Painter tract; thence along the east line of said Painter tract, South 01°16'18" West, 389.18 feet to the proposed north right-of-way line of East St. Charles Road; thence along said proposed north right-of-way line, South 89°28'39" West, 200.08 feet to the point of beginning, containing 1.79 acres.

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

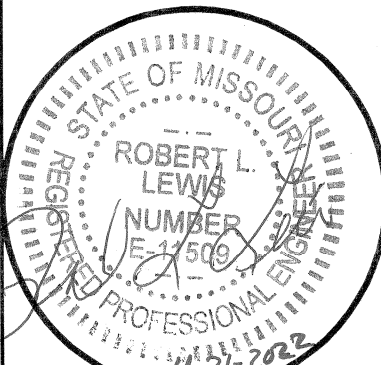
THIS _____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

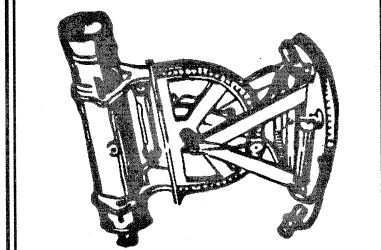
ATTEST: SHEELA AMIN, CITY CLERK

ISSUE	DATE	REMARKS
1	3/29/2022	CITY REVIEW
2	4/21/2022	CITY REVIEW

PREPARED FOR:
THE OVERLAND GROUP
c/o Rusty Doss
1598 Imperial Center, Suite 2009
West Plains, MO 65775
(417) 256-8150



PREPARED BY:
Lewis - Bade, Inc.
LSC-312 & EGC-1369
101 E. Walton St.
Warrenton, Missouri 97146
(503) 866-2615 (FAX) 456-7252
Professional Land Surveyors and Professional Engineers

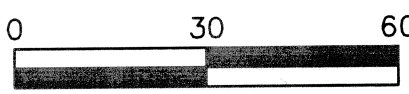


OVERLAND DG #24012
PD SITE PLAN

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



GRID
VRS-MODOT



SCALE: 1" = 30'