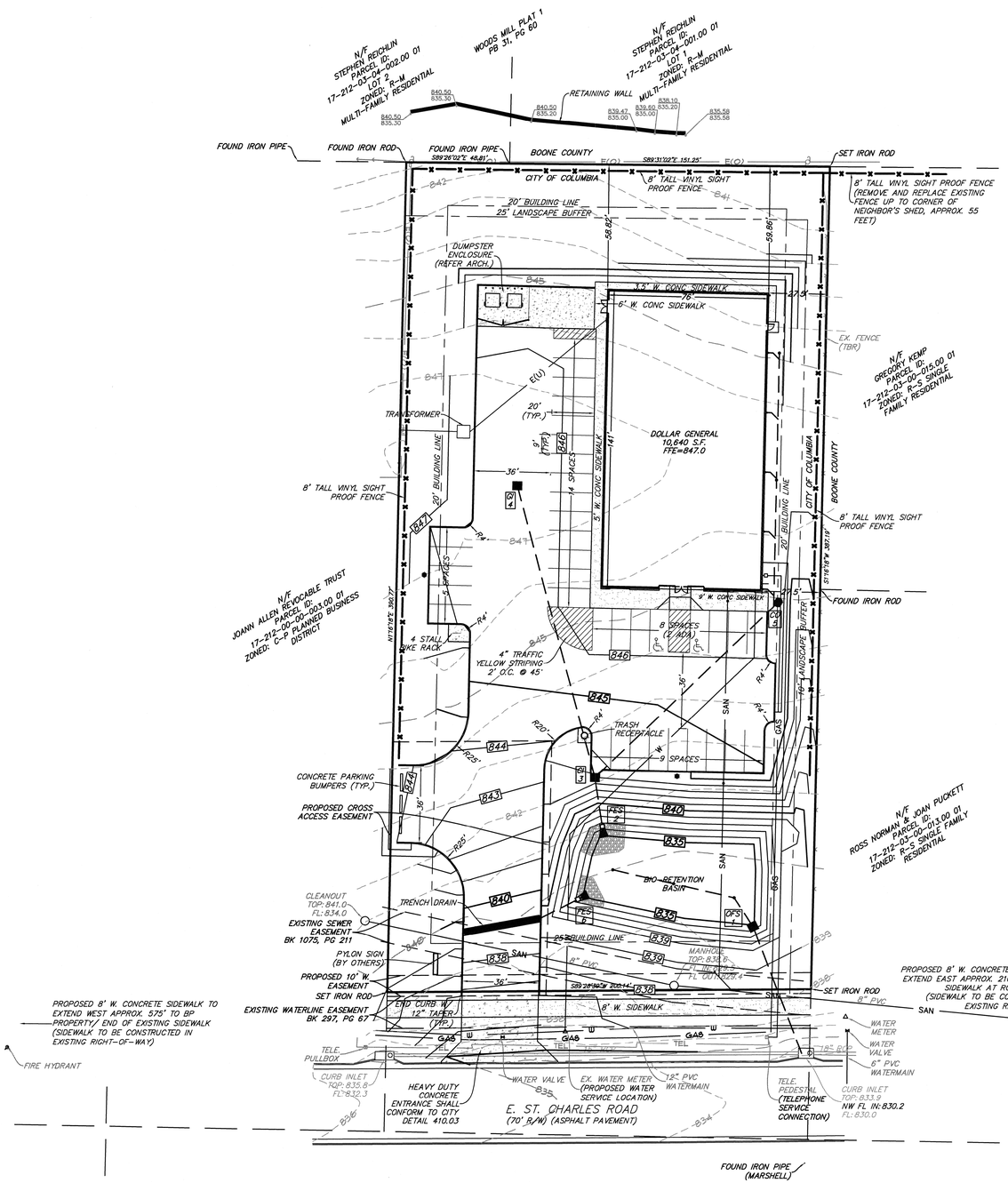
PLANNED DEVELOPMENT SITE PLAN OF

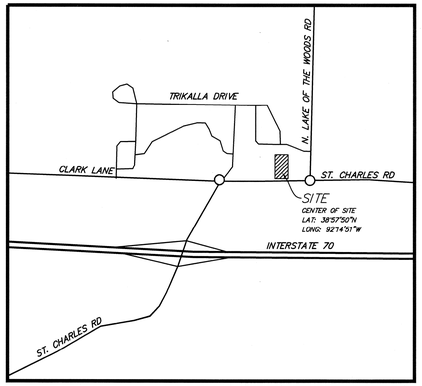
OVERLAND DG #24012

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:

1. Owner: Brian J. Painter, 5905 East St. Charles Road, Columbia, MO 65202
2. Owner (Under Contract): The Overland Group, 1598 Imperial Center, Suite 2009, West Plains, MO 65775
3. Parcel ID: 1721200000040001
4. Zoning: P-D (Planned District)
5. Site Address: 5905 East St. Charles Road, Columbia, MO 65202
6. Area of Site: 1.79 ac.
7. Proposed Uses: Retail (Dollar General)
8. Area of Building: 10,640 sq. ft.
9. Setbacks: Front: 25' Sides: 0' except when adjacent to R district then 20' Rear: 0' except when adjacent to R district then 20'
10. 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
11. 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)
12. Bicycle Parking: 10-50 Vehicle Spaces provided = 4 bicycle parking spaces required/provided
13. All lighting shall be in compliance with the City of Columbia's requirements. See lighting plan by others.
14. All landscaping shall be in compliance with the City of Columbia's requirements. See landscape plan by others.
15. 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.
16. 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.
17. 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.
18. The maximum height of any building onsite shall not exceed 35 feet.
19. 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.
20. Existing site features and grades are per Topographic Survey prepared by Riggs Brothers Surveying, LLC.



LOCATION MAP

LEGEND

EXISTING		PROPOSED
854	CONTOURS	854
× 854	SPOT ELEVATIONS	854 • 854
	CENTER LINE	
	BUILDING, ETC.	
	TREE LINE	
-x-x-x-	FENCE	-X-X-X-X-
	STORM SEWERS	
	SANITARY SEWERS 8" MIN. MAIN	SAN
XC 00	CURB INLET	CI 00
XA 00	AREA INLET	AI 00
MH 00	STORM MANHOLE	MH 00
FES 00	FLARED END	FES 00
MH 00	SANITARY MANHOLE	MH 00
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	PAVEMENT	
8" W	WATER MAIN & SIZE	8"W
GAS	GAS MAIN	GAS
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
_____,
THIS _____ DAY OF _____, 2022.

_____
BARBARA BUFFALOE, MAYOR

ATTEST:
_____
SHEELA AMIN, CITY CLERK

GRID
VRS-MODOT

0 30 60
SCALE: 1" = 30'

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/ P&Z SUBMITTAL
5	7/11/2022 - CITY REVIEW/ P&Z SUBMITTAL

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

STATE OF MISSOURI
BART KORMAN
Number PE-2007020294
2-11-22
PROFESSIONAL ENGINEER

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

F:\2021\21320 - DOLLAR GENERAL ST. CHARLES RD\21320 SITE PLAN 2022-2-16.DWG 7/11/2022 8:26:41 AM