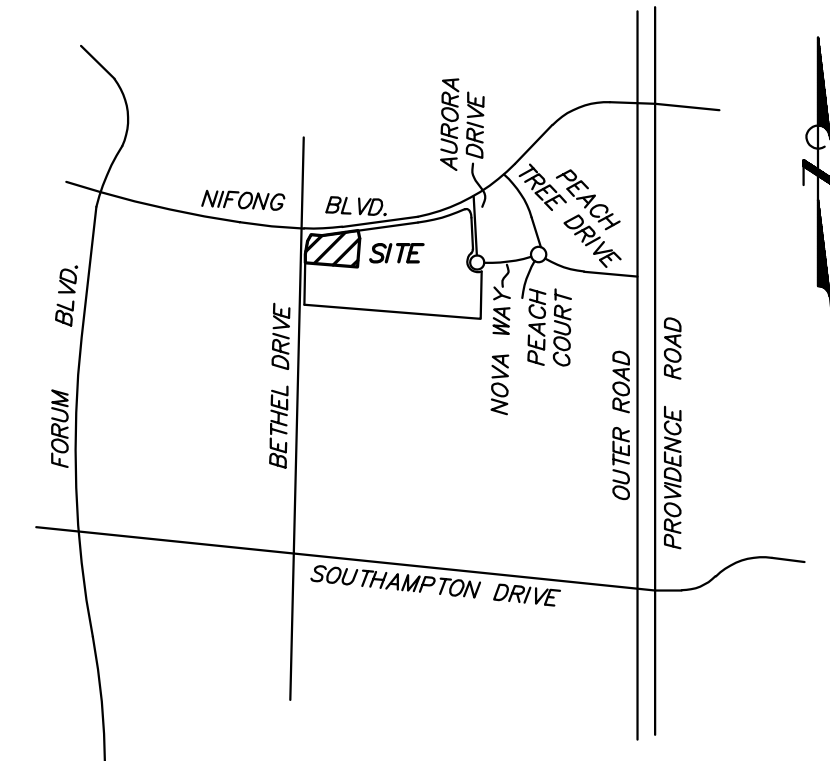


THE BANK OF MISSOURI

CONDITIONAL USE PERMIT PLAN

LOT 1 GENTRY ESTATES SUBDIVISION
AUGUST 11, 2025
REVISED: AUGUST 25, 2025



SITE LOCATION MAP

NOT TO SCALE

LEGEND

UE	PROPERTY LINE
UT	UNDERGROUND ELECTRIC LINE
SS	UNDERGROUND TELECOMMUNICATIONS LINE
S	SANITARY SEWER LINE
W	STORM SEWER LINE
X	WATER LINE
750	FENCE
---	EXISTING CONTOUR
+	IRON
△ CP#	CONTROL POINT
FH	FIRE HYDRANT
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
TELECOM	TELECOMMUNICATIONS
WV	WATER VALVE
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
UE	PROPOSED UNDERGROUND ELECTRIC
UT	PROPOSED UNDERGROUND TELEPHONE
SS	PROPOSED STORM SEWER
WV	PROPOSED WATER VALVE
+	PROPOSED FIRE HYDRANT & VALVE
T	ELECTRIC TRANSFORMER

SIGN NOTE

SIGNAGE SHALL CONFORM TO 29-4.6 OF THE UNIFIED DEVELOPMENT CODE AND WILL CONSIST OF ONE MONUMENT SIGN.

PARKING NOTE

REQUIRED PARKING
PERSONAL SERVICES 15,000 SQ. FT. AT 1/300 SQ. FT. = 50 SPACES
TOTAL REQUIRED = 50 SPACES

PROVIDED PARKING
STANDARD PARKING STALL = 48 SPACES
ADA ACCESSIBLE PARKING STALL = 2 SPACES
TOTAL PROVIDED = 50 SPACES

SITE LIGHTING NOTE

SIGHT LIGHTING SHALL COMPLY WITH CHAPTER 29-4.5 OF THE UNIFIED DEVELOPMENT CODE

STREAM BUFFER NOTE

THIS SITE DOES NOT CONTAIN STREAM BUFFERS AS DEFINED BY CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

STORM WATER NOTE

STORM WATER MANAGEMENT SHALL CONFORM WITH CHAPTER 12A AND THE STORMWATER MANAGEMENT AND WATER QUALITY MANUAL.

FLOODPLAIN NOTE

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORDINANCE 29-2.3(d)(4), AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0286E AND 29019C0287E, DATED 04/19/2017.

PROPERTY DESCRIPTION

LOT 1 GENTRY ESTATES SUBDIVISION

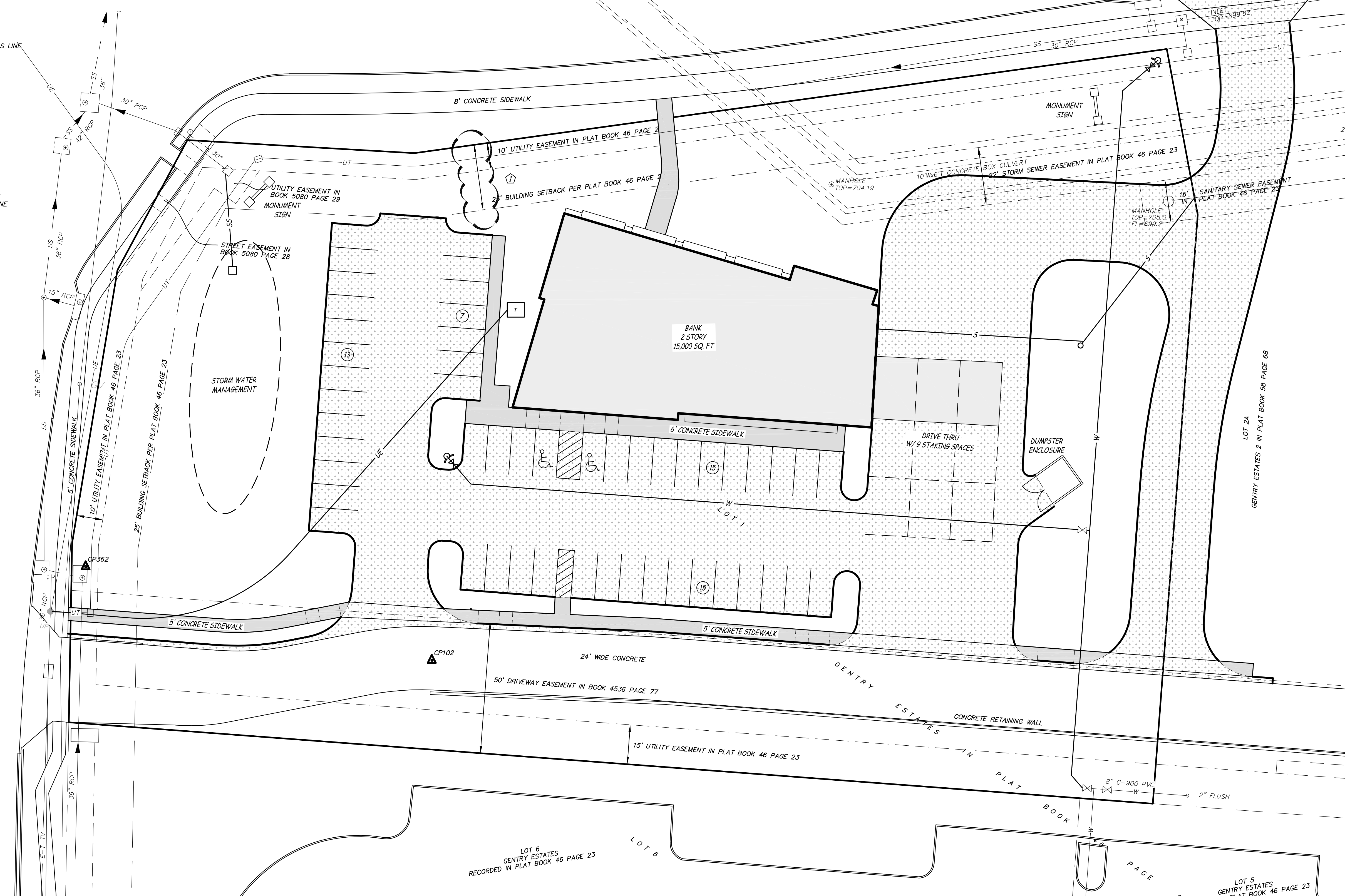
PROPERTY OWNER & DEVELOPER

JEFFREY E SMITH INVESTMENT CO INC
PO BOX 7688
COLUMBIA, MO 65205

ZONING NOTE

THIS PROPERTY IS ZONED M-N MIXED USE NEIGHBORHOOD

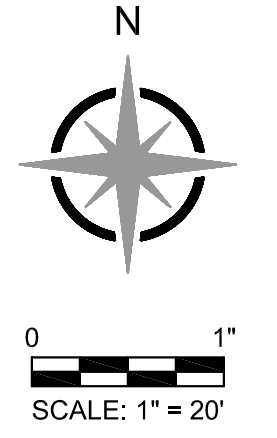
BETHEL STREET
(30' WIDE CONCRETE CURB
39' HALF WIDTH R/W)



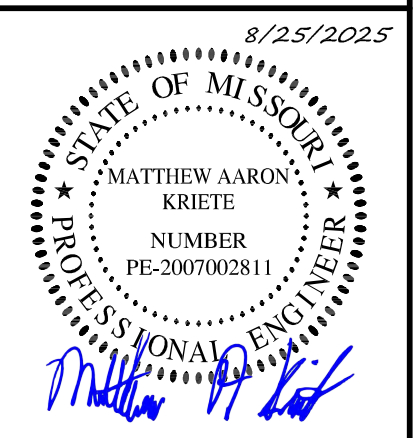
ADDRESS UPDATED
IN TITLE BLOCK

ES&S
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573-449-2646
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THE BANK OF MISSOURI
310 W NIFONG BOULEVARD
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL
AUTHENTICATION IS NOT PRESENT THIS
MEDIA SHOULD NOT BE CONSIDERED A
CERTIFIED DOCUMENT.

Date
AUGUST 11, 2025

Revised
AUGUST 25, 2025

Design: -- Drawn: --

SITE PLAN

Sheet

C1.01

ES&S PROJECT NO. 16714

CONDITIONAL USE PERMIT PLAN

