

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



**Engineering Surveys
& Services**
DELIVERING YOUR VISION™

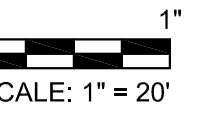
1113 Fay Street, Columbia, MO 65201
573 - 449 - 2646

El Dorado Drive, Jefferson City, MO 65101
573-636-3303

775 West Main Street, Sedalia, MO 65301
660-626-8618

www.ess-inc.com

MO Engineering Corp. # 2004005018



THE BANK OF MISSOURI
310 W NIFONG BOULEVARD
COLUMBIA, BOONE COUNTY, MISSOURI

8/25/2025

STATE OF MISSOURI
MATTHEW AARON
KRIETE
NUMBER
PE-2007002811
PROFESSIONAL ENGINEER

Matthew A. Kriete

MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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

Date
AUGUST 11, 2025

Revised
AUGUST 25, 2025

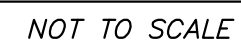
esign: -- Drawn: --

SITE PLAN

Sheet

C1.01

S&S PROJECT NO. 16714



	PROPERTY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELECOMMUNICATIONS LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATER LINE
	FENCE
	EXISTING CONTOUR
	IRON
	CONTROL POINT
	FIRE HYDRANT
	FLOW LINE
	HIGH DENSITY POLYETHYLENE PIPE
	REINFORCED CONCRETE PIPE
	POLYVINYL CHLORIDE PIPE
	TELECOMMUNICATIONS
	WATER VALVE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND TELEPHONE
	PROPOSED STORM SEWER
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT & VALVE
	ELECTRIC TRANSFORMER

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

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

<u>PROVIDED PARKING</u>	
STANDARD PARKING STALL	= 48 SPACES
ADA ACCESSIBLE PARKING STALL	= 2 SPACES
TOTAL PROVIDED	= 50 SPACES

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

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

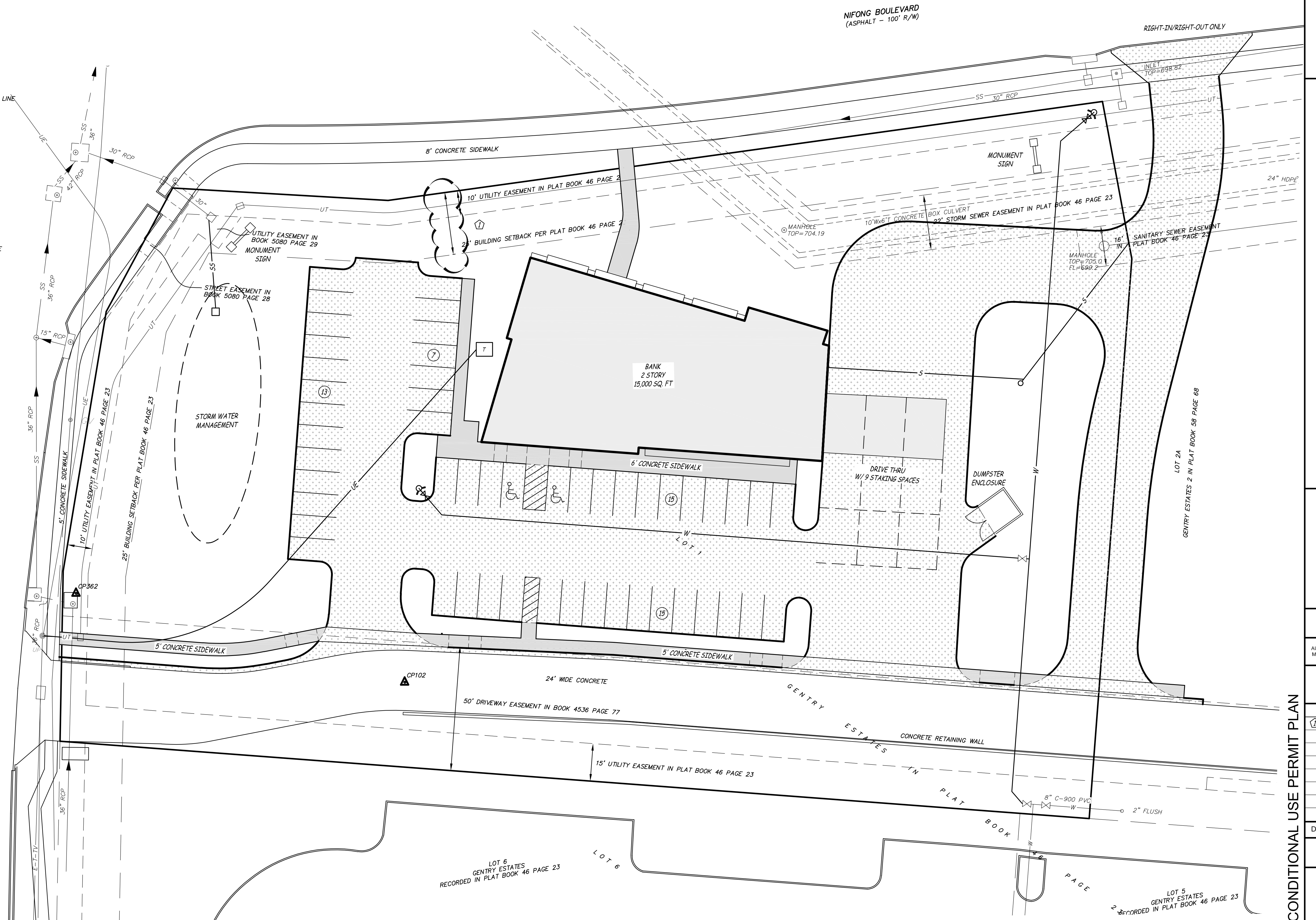
STORM WATER MANAGEMENT SHALL CONFORM WITH CHAPTER 12A AND THE
STORMWATER MANAGEMENT AND WATER QUALITY MANUAL.

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.

LOT 1 GENTRY ESTATES SUBDIVISION

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

THIS PROPERTY IS ZONED M-N MIXED USE NEIGHBORHOOD



ADDRESS UPDATED
IN TITLE BLOCK

CONDITIONAL USE PERMIT PLAN

CLIMAX FOREST PRESERVATION NOTE (PER 29 - 4.4(c)(1))
EXISTING CLIMAX FOREST = 0 SF
REQUIRED PRESERVATION (25% OF TOTAL - EXCLUDING STREAM BUFFER, UTILITY EASEMENTS, & RIGHT-OF-WAY) = 0 SF
PRESERVED = N/A

LANDSCAPED AREA NOTE (PER 29-4.4(c)(2))
LANDSCAPED AREA REQUIRED = 0.35 AC (15% OF TOTAL AREA)
LANDSCAPED AREA PROVIDED = 0.97 AC (42% OF TOTAL AREA)

LANDSCAPING NOTES

- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(c)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 5B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL NON-PAVED AREAS SHALL RECEIVE THE FOLLOWING:
 - PERIMETER LANDSCAPED AREAS: MIN 8" OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN. 15" OF TOPSOIL
 - THE SITE CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE.
- NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (PER 29-4.4(c)(4)).
- PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(c)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4" IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4" IN HEIGHT
 - CONIFER = 6" IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS, SEED, SOO = >80% PURE LIVE SEED, 99% WEED FREE
- PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(c)(7)).
- SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(c)(8)).
- OUTDOOR SCREENING PER 29-4.4(c)(9): NOT APPLICABLE
- ROOFTOP MECHANICAL UNIT SCREENING (PER 29-4.4(c)(10)): NOT APPLICABLE
- SIGHT TRIANGLE (PER 29-4.4(c)(11)): NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SIGHT TRIANGLE AS SHOWN ON THE PLAN.
- ALL TREES PLANTED IN THE RIGHT OF WAY SHALL COMPLY WITH CHAPTER 24 ARTICLE V OF THE CITY OF COLUMBIA CODE OF ORDINANCES (PER 29-4.4(c)(12)).

- PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(c)(13)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW, LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
- TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES.
- NO ACTIVITY WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(c)(4)).
 - ORANGE CONSTRUCTION FENCE, WITH A SIGN STATING "TREE PROTECTION - KEEP OUT" EVERY 100 FEET, SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION.
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH AND DEPTH OF 2', AND ROOT PRUNED.
 - NO CONSTRUCTION, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA.
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES.
- ANY FAILURE OF THE CONTRACTOR TO FOLLOWING THESE REQUIREMENTS SHALL BE REMEDIED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER.
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE REQUIRED TO REPLACE IMPACTED TREE.
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(c)(3)(i).
- LANDSCAPE BEDS SHALL BE SHREDDED HARDWOOD MULCH OR RIVER ROCK OVER WEED BARRIER.

LANDSCAPING STRIP NOTE (PER 29-4.4(d))	
	REQUIRED
WIDTH (FT):	6
PRIVATE YARD TREES:	1/40 LF*95 LF = 2
PLANTING CATEGORIES:	4
COVERAGE OF STRIP:	>50%
OPACITY (1' TO 5' ABOVE GRADE)	>80%
STREET TREES:	
MEDIUM:	1/40 LF*550 LF = 14
LARGE:	30% OF TOTAL = 4
SPECIES:	30% OF TOTAL = 4
TOTAL TREES	2

PLANTING MATERIALS PROVIDED: ORNAMENTAL TREES, MEDIUM SHADE TREES, LARGE SHADE TREES, GRASS, AND SHRUBS

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(E)):

SUBJECT PROPERTY:	ZONING	USE	SCREENING LEVEL	BUFFER AREA	TREES
ADJACENT PROPERTIES:					
NORTH	R/W		N/A	-	-
SOUTH	PD		N/A	-	-
EAST	M-N		N/A	-	-
WEST	R/W		N/A	-	-
TOTAL					0

PLANTING CATEGORIES:	REQUIRED	PROVIDED
COVERAGE OF STRIP:	4	N/A
OPACITY (1' TO 5' ABOVE GRADE)	>50%	N/A
	>80%	N/A

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(F)):

INTERIOR LANDSCAPED ISLANDS:	REQUIRED	PROVIDED
INTERIOR ISLAND WIDTH:	>100 STALLS	N/A
SEPARATION ISLANDS:	>150 STALLS	N/A
INTERIOR TREES (1/4,000 SF PAVEMENT)	11	11
MEDIUM (30% OF TOTAL)	4	6
LARGE (40% OF TOTAL)	5	5
SEPARATION ISLAND TREES (40' SPACE)	0	0
TOTAL TREES:	11	11

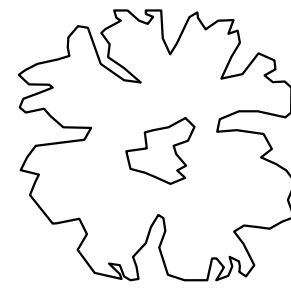
SIGNIFICANT TREES NOTE (PER 29-4.4(G)):

PRESERVED (25% OF TOTAL):	EXISTING	REQUIRED	PRESERVED
REQUIRED TREES REPLACEMENT:	0	0	0
DECIDUOUS:	0	0	0
CONIFERS:	0	0	0

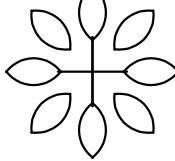
TREE PRESERVATION CREDITS	PRESERVED	CREDIT
>12" CALIPER (3 TREE CREDIT)	0	0
8" TO 12" CALIPER (2 TREE CREDIT)	0	0
5" TO 8" CALIPER (1 TREE CREDIT)	0	0
TOTAL =	0	0
TOTAL ADDITIONAL TREES REQUIRED =	0	8

NIFONG BOULEVARD
(ASPHALT - 100' R/W)

LANDSCAPING LEGEND



LARGE TREE



MEDIUM TREE



SMALL TREE



DECIDUOUS SHRUB

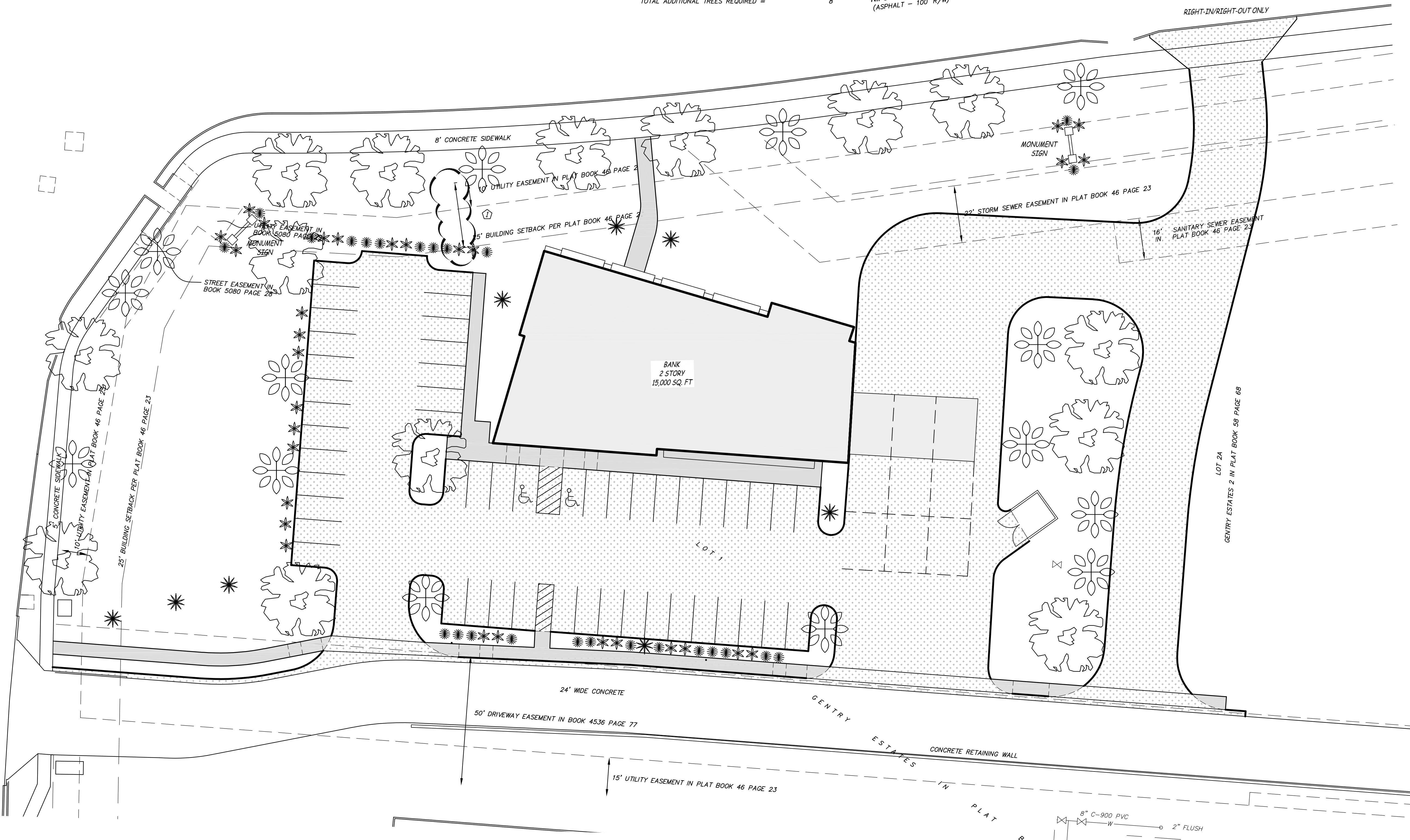


EVERGREEN SHRUB

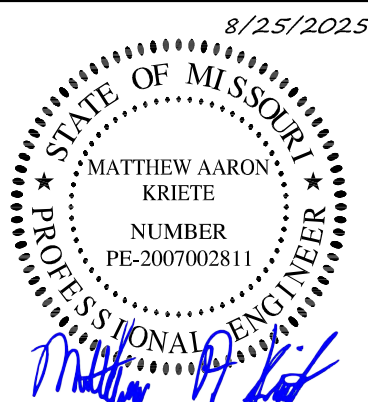
ADDRESS UPDATED
IN TITLE BLOCK



0 1"
SCALE: 1" = 20'



THE BANK OF MISSOURI
310 W NIFONG BOULEVARD
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

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

Date
AUGUST 11, 2025

Revised
1 AUGUST 25, 2025

Design: -- Drawn: --

LANDSCAPE PLAN

Sheet

L1.01

ES&S PROJECT NO. 16714

CONDITIONAL USE PERMIT PLAN