



REVISION RECORD

| No. | Description | Date |
|-----|-------------|----------|
| 01 | Initial | 10/12/16 |
| 02 | Revised | 10/12/16 |
| 03 | Revised | 10/12/16 |
| 04 | Revised | 10/12/16 |
| 05 | Revised | 10/12/16 |
| 06 | Revised | 10/12/16 |
| 07 | Revised | 10/12/16 |
| 08 | Revised | 10/12/16 |
| 09 | Revised | 10/12/16 |
| 10 | Revised | 10/12/16 |
| 11 | Revised | 10/12/16 |
| 12 | Revised | 10/12/16 |
| 13 | Revised | 10/12/16 |
| 14 | Revised | 10/12/16 |
| 15 | Revised | 10/12/16 |
| 16 | Revised | 10/12/16 |
| 17 | Revised | 10/12/16 |
| 18 | Revised | 10/12/16 |
| 19 | Revised | 10/12/16 |
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| 27 | Revised | 10/12/16 |
| 28 | Revised | 10/12/16 |
| 29 | Revised | 10/12/16 |
| 30 | Revised | 10/12/16 |
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| 35 | Revised | 10/12/16 |
| 36 | Revised | 10/12/16 |
| 37 | Revised | 10/12/16 |
| 38 | Revised | 10/12/16 |
| 39 | Revised | 10/12/16 |
| 40 | Revised | 10/12/16 |
| 41 | Revised | 10/12/16 |
| 42 | Revised | 10/12/16 |
| 43 | Revised | 10/12/16 |
| 44 | Revised | 10/12/16 |
| 45 | Revised | 10/12/16 |
| 46 | Revised | 10/12/16 |
| 47 | Revised | 10/12/16 |
| 48 | Revised | 10/12/16 |
| 49 | Revised | 10/12/16 |
| 50 | Revised | 10/12/16 |

1 Site Plan

SITE PLAN NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.

LEGEND

- 1. 1" = 10' SCALE
- 2. 1" = 10' SCALE
- 3. 1" = 10' SCALE
- 4. 1" = 10' SCALE
- 5. 1" = 10' SCALE
- 6. 1" = 10' SCALE
- 7. 1" = 10' SCALE
- 8. 1" = 10' SCALE
- 9. 1" = 10' SCALE
- 10. 1" = 10' SCALE

Table 7. Zoning Requirement Comparison

| Requirement | Required | Proposed | Compliance |
|----------------------------|-----------------|-----------------|------------|
| Minimum Lot Area | 10,000 sq. ft. | 10,000 sq. ft. | ✓ |
| Minimum Lot Width | 30 ft. | 30 ft. | ✓ |
| Minimum Lot Depth | 100 ft. | 100 ft. | ✓ |
| Minimum Front Setback | 10 ft. | 10 ft. | ✓ |
| Minimum Side Setback | 5 ft. | 5 ft. | ✓ |
| Minimum Rear Setback | 5 ft. | 5 ft. | ✓ |
| Maximum Building Height | 35 ft. | 35 ft. | ✓ |
| Maximum Floor Area Ratio | 0.25 | 0.25 | ✓ |
| Maximum Building Footprint | 2,500 sq. ft. | 2,500 sq. ft. | ✓ |
| Maximum Building Volume | 100,000 cu. ft. | 100,000 cu. ft. | ✓ |
| Maximum Building Coverage | 25% | 25% | ✓ |
| Maximum Building Height | 35 ft. | 35 ft. | ✓ |
| Maximum Floor Area Ratio | 0.25 | 0.25 | ✓ |
| Maximum Building Footprint | 2,500 sq. ft. | 2,500 sq. ft. | ✓ |
| Maximum Building Volume | 100,000 cu. ft. | 100,000 cu. ft. | ✓ |
| Maximum Building Coverage | 25% | 25% | ✓ |

Table 8. Zoning Requirement Comparison

| Requirement | Required | Proposed | Compliance |
|----------------------------|-----------------|-----------------|------------|
| Minimum Lot Area | 10,000 sq. ft. | 10,000 sq. ft. | ✓ |
| Minimum Lot Width | 30 ft. | 30 ft. | ✓ |
| Minimum Lot Depth | 100 ft. | 100 ft. | ✓ |
| Minimum Front Setback | 10 ft. | 10 ft. | ✓ |
| Minimum Side Setback | 5 ft. | 5 ft. | ✓ |
| Minimum Rear Setback | 5 ft. | 5 ft. | ✓ |
| Maximum Building Height | 35 ft. | 35 ft. | ✓ |
| Maximum Floor Area Ratio | 0.25 | 0.25 | ✓ |
| Maximum Building Footprint | 2,500 sq. ft. | 2,500 sq. ft. | ✓ |
| Maximum Building Volume | 100,000 cu. ft. | 100,000 cu. ft. | ✓ |
| Maximum Building Coverage | 25% | 25% | ✓ |

Table 9. Zoning Requirement Comparison

| Requirement | Required | Proposed | Compliance |
|----------------------------|-----------------|-----------------|------------|
| Minimum Lot Area | 10,000 sq. ft. | 10,000 sq. ft. | ✓ |
| Minimum Lot Width | 30 ft. | 30 ft. | ✓ |
| Minimum Lot Depth | 100 ft. | 100 ft. | ✓ |
| Minimum Front Setback | 10 ft. | 10 ft. | ✓ |
| Minimum Side Setback | 5 ft. | 5 ft. | ✓ |
| Minimum Rear Setback | 5 ft. | 5 ft. | ✓ |
| Maximum Building Height | 35 ft. | 35 ft. | ✓ |
| Maximum Floor Area Ratio | 0.25 | 0.25 | ✓ |
| Maximum Building Footprint | 2,500 sq. ft. | 2,500 sq. ft. | ✓ |
| Maximum Building Volume | 100,000 cu. ft. | 100,000 cu. ft. | ✓ |
| Maximum Building Coverage | 25% | 25% | ✓ |

Table 10. Zoning Requirement Comparison

| Requirement | Required | Proposed | Compliance |
|----------------------------|-----------------|-----------------|------------|
| Minimum Lot Area | 10,000 sq. ft. | 10,000 sq. ft. | ✓ |
| Minimum Lot Width | 30 ft. | 30 ft. | ✓ |
| Minimum Lot Depth | 100 ft. | 100 ft. | ✓ |
| Minimum Front Setback | 10 ft. | 10 ft. | ✓ |
| Minimum Side Setback | 5 ft. | 5 ft. | ✓ |
| Minimum Rear Setback | 5 ft. | 5 ft. | ✓ |
| Maximum Building Height | 35 ft. | 35 ft. | ✓ |
| Maximum Floor Area Ratio | 0.25 | 0.25 | ✓ |
| Maximum Building Footprint | 2,500 sq. ft. | 2,500 sq. ft. | ✓ |
| Maximum Building Volume | 100,000 cu. ft. | 100,000 cu. ft. | ✓ |
| Maximum Building Coverage | 25% | 25% | ✓ |

Site Plan

Project No. 16046
Drawing No. 16046-1
Date: 10/12/16
Scale: 1" = 100'

Garden Center Landscape Development

2017 Innovation Dr.
St. Louis, MO 63114

Site Plan

Project No. 16046
Drawing No. 16046-1
Date: 10/12/16
Scale: 1" = 100'