

GENERAL SITE NOTES

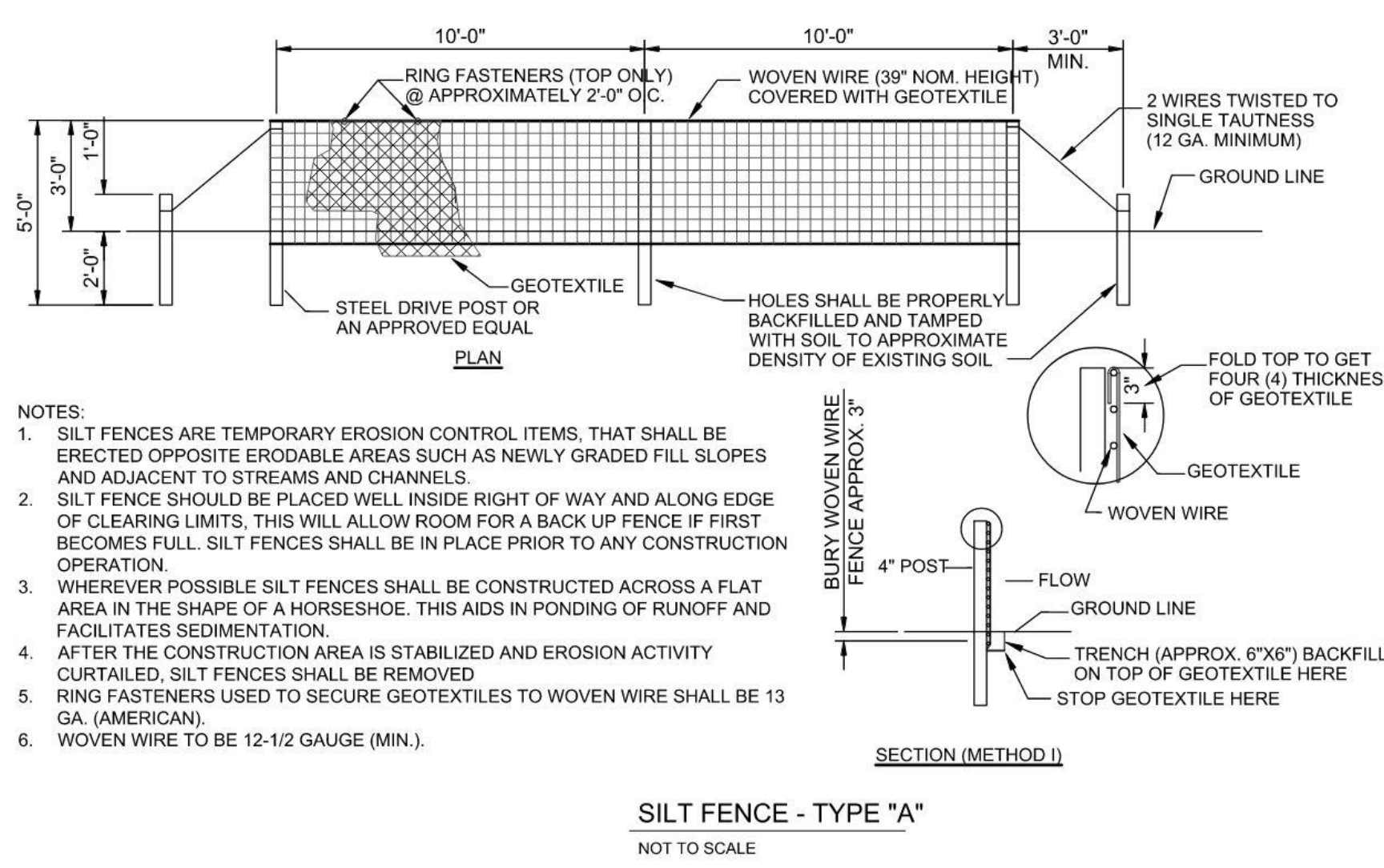
- CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, DIMENSIONS, SETBACKS, AND EASEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ADJUST THE FINAL BUILDING LOCATION AS REQUIRED TO COMPLY WITH LOCAL CODES AND SITE CONDITIONS.
- CONTRACTOR SHALL ESTABLISH SITE DRAINAGE PATTERN AND OBTAIN LOCAL INSPECTOR APPROVAL PRIOR TO PLACEMENT OF FOUNDATION FORMS.
- DRAINAGE DESIGN SHALL PREVENT CONCENTRATED OR EXCESSIVE RUNOFF ONTO ADJACENT PROPERTIES.
- FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE. FINISHED GRADE AT 10' FROM THE BUILDING, OR AT THE MIDPOINT TO THE PROPERTY LINE (WHICHEVER IS LESS), SHALL BE A MINIMUM OF 18" BELOW THE FFE.
- PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE LOT WITH A MINIMUM SLOPE OF 1/8" PER FOOT, UNLESS NOTED OTHERWISE.
- COORDINATE LOCATION, SIZE, AND CONFIGURATION OF DRIVEWAYS, SIDEWALKS, PATIOS, AND SIMILAR IMPROVEMENTS WITH THE OWNER. SIDEWALKS SHALL RECEIVE A BROOM FINISH.
- PROVIDE A GRAVEL CONSTRUCTION ENTRANCE FROM PUBLIC ROADWAYS AND INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCING, AS REQUIRED.
- BUILDING B IS A MIRRORED VERSION OF BUILDING A. ALL DIMENSIONS, DETAILS, WALL TYPES, FINISHES AND STRUCTURAL SYSTEMS SHALL MATCH BUILDING A EXCEPT FOR MIRRORED & ROTATED ORIENTATION.
- CITY OF BAY ST. LOUIS ZONING ORDINANCE 2017
  - EXISTING LOT IS ZONED R-3, HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
  - MIN LOT WIDTH: 60'
  - MIN FRONT YARD SETBACK: 25'
  - MIN SIDE YARD SETBACK: 8'
  - MIN REAR YARD SETBACK: 20'
  - MAX LOT COVERAGE: 45%
  - MAX BUILDING HEIGHT: 35' (HEIGHTS MAY BE INCREASED BY THE DIFFERENCE B/T ACTUAL LOT ELEVATIONS & BASE FLOOD ELEVATIONS REQ'D BY FEMA FIRMS, PROVIDED THAT ALL BLDGS WIN THE SFHA SHALL BE CONSTRUCTED IN ACCORDANCE W/ CURRENT FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF BAY ST. LOUIS)

PERMIT DRAWINGS

WEBSTER STREET DEVELOPMENT  
 BAY ST. LOUIS

PRELIMINARY NOT FOR CONSTRUCTION

3/18/2026

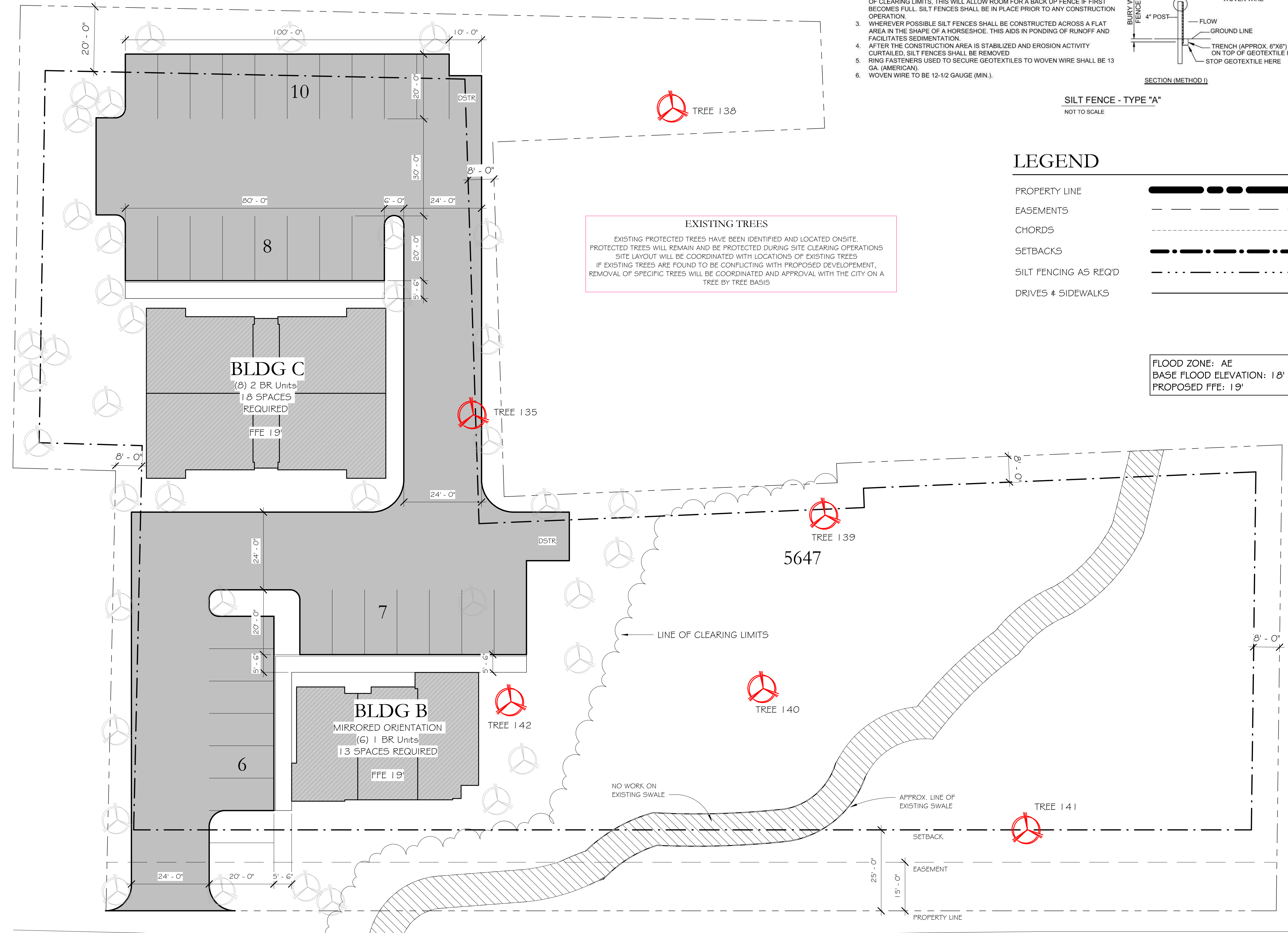


- NOTES:
- SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS. THAT SHALL BE ERRECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
  - SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT OF WAY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR A BACK UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION.
  - WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
  - AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED
  - RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN).
  - WOVEN WIRE TO BE 12-1/2 GAUGE (MIN.).

LEGEND

PROPERTY LINE	—————
EASEMENTS	- - - - -
CHORDS	- - - - -
SETBACKS	—————
SILT FENCING AS REQ'D	- · - · - ·
DRIVES & SIDEWALKS	—————

FLOOD ZONE: AE  
 BASE FLOOD ELEVATION: 18'  
 PROPOSED FFE: 19'



EXISTING TREES  
 EXISTING PROTECTED TREES HAVE BEEN IDENTIFIED AND LOCATED ONSITE. PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING SITE CLEARING OPERATIONS. SITE LAYOUT WILL BE COORDINATED WITH LOCATIONS OF EXISTING TREES. IF EXISTING TREES ARE FOUND TO BE CONFLICTING WITH PROPOSED DEVELOPMENT, REMOVAL OF SPECIFIC TREES WILL BE COORDINATED AND APPROVAL WITH THE CITY ON A TREE BY TREE BASIS

AREA CALCULATIONS

- BUILDING B - 3,892 SF H+C**  
 HEATED & COOLED - 1,946 SF (PER FLOOR)  
 PORCHES - 375 SF  
 TOTAL UNDER ROOF - 2,400 SF (PER FLOOR)  
 TOTAL HEATED & COOLED - 3,892 SF
- BUILDING C - 6,264 SF H+C**  
 FIRST FLOOR HEATED & COOLED - 3,100 SF  
 SECOND FLOOR HEATED & COOLED - 3,164 SF  
 PORCHES - 640 SF  
 TOTAL UNDER ROOF - 3,970 SF (PER FLOOR)  
 TOTAL HEATED & COOLED - 6,264 SF
- SITE - APPROX. 1.697 AC**  
 GREEN SPACE - 0.921 AC (54.2%)  
 DEVELOPED AREA - 0.776 AC (45.8%)  
 ASPHALT PAVING - .524 AC (30.9%)  
 BUILDINGS - .201 AC (11.9%)  
 SIDEWALK PAVING - .051 AC (3.0%)

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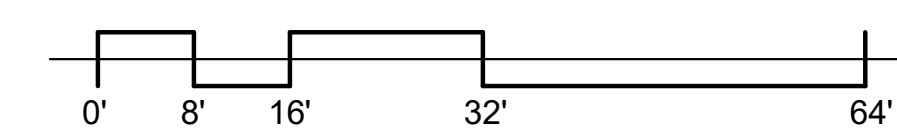
REVISIONS

NO.	DESCRIPTION	DATE

PARKING REQUIREMENTS

- 2 PARKING SPACES PER DWELLING UNIT PLUS 1 ADDNL SPACE FOR EACH 8 SPACES FOR VISITORS
- 31 TOTAL PARKING SPACES REQ'D
- 31 PARKING SPACES PROVIDED

A1  
 SITE PLAN



FIELD VERIFY ALL CONDITIONS AND DIMENSION PRIOR TO CONSTRUCTION

WEBSTER STREET