

GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 300D
ST. LOUIS, MO 63128
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PE COAR E-1470-D
PLS COAR LS-343-D

REV. NO.	DATE	REMARKS

CONCEPTUAL DEVELOPMENT
PLAN FOR
THE CROSSINGS
11969 WESTLINE INDUSTRIAL DRIVE

SHEET TITLE
SITE PLAN
JOB NUMBER: 4157
DRAWN BY: JRB
DATE: 02/07/24
CHECKED BY: JLW
DATE: 02/07/24
SHEET:
C1.0



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

- KEYNOTES**
- CURB RAMP SIDEWALK DOWN TO FLUSH WITH PAVEMENT
 - ADA PARKING
 - HDPE WHEEL STOP
 - CONCRETE SIDEWALK
 - ADA ACCESSIBLE DUMPSTER ENCLOSURE
 - 18" BARRIER CURB
 - PEDESTRIAN CROSSWALK

PERTINENT DATA

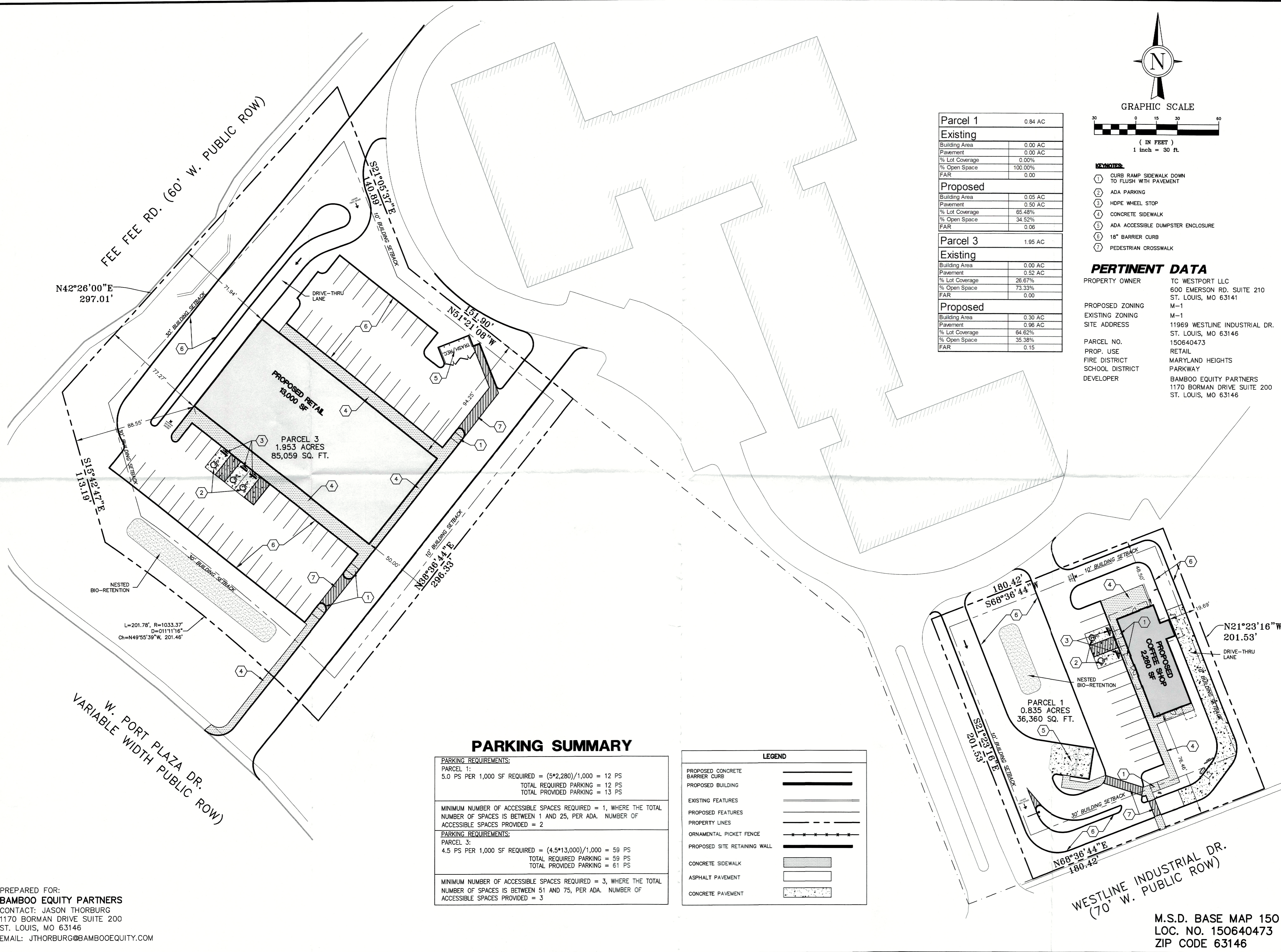
PROPERTY OWNER: TC WESTPORT LLC
600 EMERSON RD. SUITE 210
ST. LOUIS, MO 63141

PROPOSED ZONING: M-1
EXISTING ZONING: M-1

SITE ADDRESS: 11969 WESTLINE INDUSTRIAL DR.
ST. LOUIS, MO 63146
150640473

PARCEL NO.: 150640473
PROP. USE: RETAIL
FIRE DISTRICT: MARYLAND HEIGHTS
SCHOOL DISTRICT: PARKWAY
DEVELOPER: BAMBOO EQUITY PARTNERS
1170 BORMAN DRIVE, SUITE 200
ST. LOUIS, MO 63146

Parcel 1		0.84 AC
Existing		
Building Area	0.00 AC	
Pavement	0.00 AC	
% Lot Coverage	0.00%	
% Open Space	100.00%	
FAR	0.00	
Proposed		
Building Area	0.05 AC	
Pavement	0.50 AC	
% Lot Coverage	65.48%	
% Open Space	34.52%	
FAR	0.06	
Parcel 3		
		1.95 AC
Existing		
Building Area	0.00 AC	
Pavement	0.52 AC	
% Lot Coverage	26.67%	
% Open Space	73.33%	
FAR	0.00	
Proposed		
Building Area	0.30 AC	
Pavement	0.96 AC	
% Lot Coverage	64.62%	
% Open Space	35.38%	
FAR	0.15	



PARKING SUMMARY

PARKING REQUIREMENTS:	
PARCEL 1:	
5.0 PS PER 1,000 SF REQUIRED = (5*2,280)/1,000 = 12 PS	TOTAL REQUIRED PARKING = 12 PS
	TOTAL PROVIDED PARKING = 13 PS
MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 1, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 1 AND 25, PER ADA. NUMBER OF ACCESSIBLE SPACES PROVIDED = 2	
PARKING REQUIREMENTS:	
PARCEL 3:	
4.5 PS PER 1,000 SF REQUIRED = (4.5*13,000)/1,000 = 59 PS	TOTAL REQUIRED PARKING = 59 PS
	TOTAL PROVIDED PARKING = 61 PS
MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 3, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 51 AND 75, PER ADA. NUMBER OF ACCESSIBLE SPACES PROVIDED = 3	

LEGEND	
PROPOSED CONCRETE BARRIER CURB	—————
PROPOSED BUILDING	—————
EXISTING FEATURES	—————
PROPOSED FEATURES	—————
PROPERTY LINES	- - - - -
ORNAMENTAL PICKET FENCE	- * - * - * -
PROPOSED SITE RETAINING WALL	—————
CONCRETE SIDEWALK	▨▨▨▨▨
ASPHALT PAVEMENT	▭▭▭▭▭
CONCRETE PAVEMENT	▩▩▩▩▩

PREPARED FOR:
BAMBOO EQUITY PARTNERS
CONTACT: JASON THORBURG
1170 BORMAN DRIVE SUITE 200
ST. LOUIS, MO 63146
EMAIL: JTHORBURG@BAMBOOEQUITY.COM

WESTLINE INDUSTRIAL DR.
(70' W. PUBLIC ROW)

M.S.D. BASE MAP 150
LOC. NO. 150640473
ZIP CODE 63146

J:\11574\1574\Drawings\Engineering\Plan\1574_Site.dwg 2/15/2024 11:35 AM Jacob Borkmeyer