

**GENERAL NOTES:**

- THIS SITE IS IN THE FOLLOWING DISTRICTS:  
METROPOLITAN ST. LOUIS SEWER DISTRICT  
MEHLVILLE FIRE PROTECTION DISTRICT  
LINDBERGH SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
MISSOURI AMERICAN WATER COMPANY  
AMEREN MISSOURI  
AT&T  
SPIRE  
CHARTER COMMUNICATIONS
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF SUNSET HILLS STANDARDS.
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO CITY OF SUNSET HILLS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF SUNSET HILLS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF SUNSET HILLS AND MSD STANDARDS. SOURCE OF TOPOGRAPHY: LIDAR.
- STREET TREES AND STREET LIGHTING (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF SUNSET HILLS STANDARDS.
- NEAREST MAJOR INTERSECTION: LINDBERGH BLVD AND GRAVOIS ROAD 1/2 MILE TO THE SOUTH.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND CITY OF SUNSET HILLS STANDARDS.

**CURRENT OWNER:**

WALLACE R. GATES FAMILY PARTNERSHIPS, LPT  
107 SOLLEY DRIVE  
BALLWIN, MISSOURI 63021

**OWNER UNDER CONTRACT:**

ROLWES DEVELOPMENT, LLC  
2200 BARRETT STATION ROAD  
BALLWIN, MISSOURI 63021

**DEVELOPMENT NOTES:**

PARCEL ID NUMBERS:  
27L430641 LOT 1 11720 DENNY DRIVE  
27L430652 LOT 2 9408 GATES MANOR COURT  
27L430653 LOT 3 9414 GATES MANOR COURT  
27L430674 LOT 4 9420 GATES MANOR COURT  
27L410676 LOT 5 9426 GATES MANOR COURT  
27L410687 LOT 6 9432 GATES MANOR COURT  
27L410698 LOT 7 9427 GATES MANOR COURT  
27L410702 LOT 8 9421 GATES MANOR COURT  
27L430685 LOT 9 9415 GATES MANOR COURT  
27L430696 LOT 10 9409 GATES MANOR COURT  
27L430704 LOT 11 9407 GATES MANOR COURT

EXISTING ZONING: R-4 (CITY OF SUNSET HILLS)  
EXISTING USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED ZONING: PD-R  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
GROSS AREA OF SITE: 4.85 AC.  
PROPOSED COMMON GROUND: 0.75 ACRES (15.46%)  
RIGHT-OF-WAY: 1.01 ACRES (20.8%)  
NET AREA (GROSS-R/W): 3.94 ACRES  
DENSITY CALCULATIONS: (3.94 AC.) X 43,560 SQ.FT. = 22 LOTS ALLOWED  
7,500 SQ.FT. (R-5)  
TOTAL LOTS PROPOSED: 21  
PARKING CALCULATIONS: SPACES REQUIRED: 42 (2 SPACE/LOT)  
SPACES PROVIDED: 42 (2 SPACES/LOT)  
PROPOSED MAX. BUILDING COVERAGE: 35%

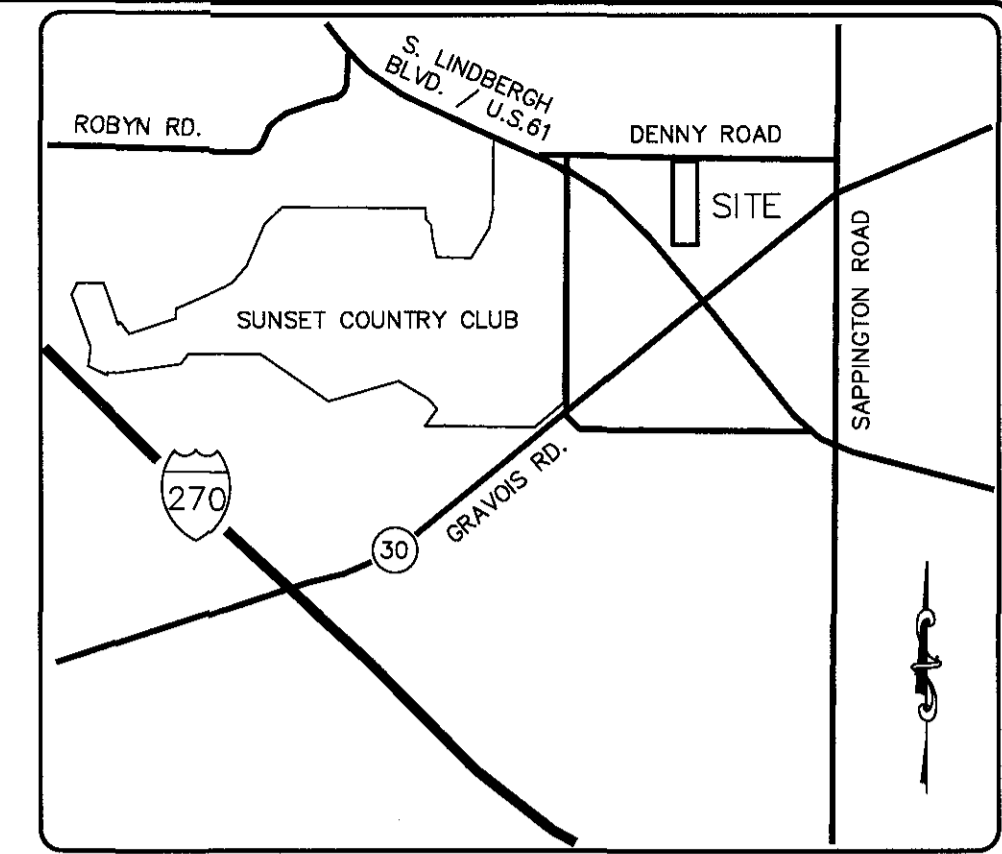
**LOT DATA:**

MINIMUM LOT: 6,064 SQ. FT.  
MAXIMUM LOT: 11,591 SQ. FT.  
AVERAGE LOT: 6,601 SQ.FT.

# Gates Manor

A TRACT OF LAND BEING  
LOTS 1 THROUGH 11 OF GATES MANOR, A SUBDIVISION RECORDED  
IN PLAT BOOK 182, PAGE 95 IN THE RECORDERS OFFICE OF  
ST. LOUIS COUNTY, CITY OF SUNSET HILLS, MISSOURI

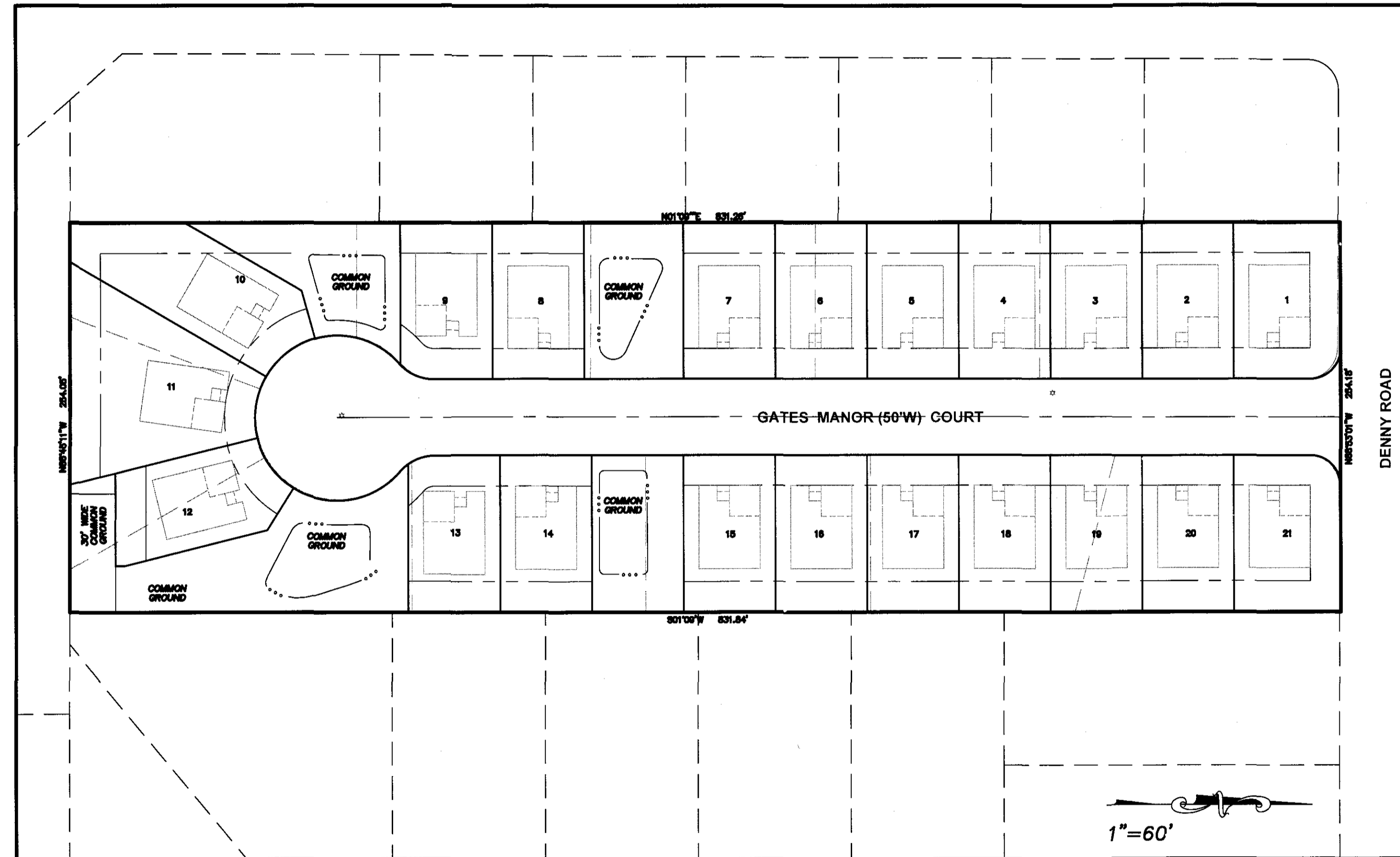
## Preliminary Development Plan



LOCATION MAP  
N.T.S.

PROJECT ZIP CODE 63126

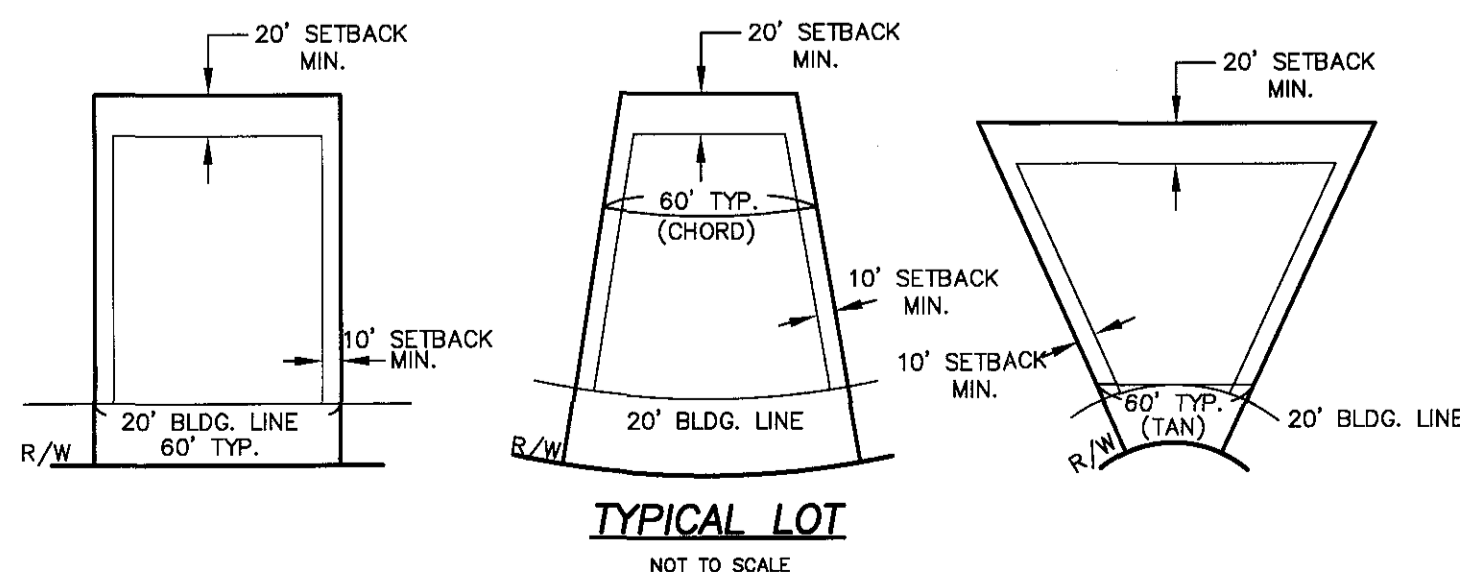
EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
X	FENCE	X
---	STORM SEWERS	---
---	SANITARY SEWERS	---
CA	CATCH BASIN	CA
AI	AREA INLET	AI
GI	GRATED INLET	GI
SM	STORM MANHOLE	SM
SM	SANITARY MANHOLE	SM
FE	FLARED END SECTION	FE
CO	CLEANOUT	CO
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OWW)
E	FLOW LINE	E
---	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---



1"=60'

SHEET INDEX

- 1.1 COVER SHEET
- 2.1 SITE / GRADING PLAN
- 3.1 SITE SECTIONS



**PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING  
LOTS 1 THROUGH 11 OF GATES MANOR, A SUBDIVISION RECORDED  
IN PLAT BOOK 182, PAGE 95 IN THE RECORDERS OFFICE OF  
ST. LOUIS COUNTY, CITY OF SUNSET HILLS, MISSOURI

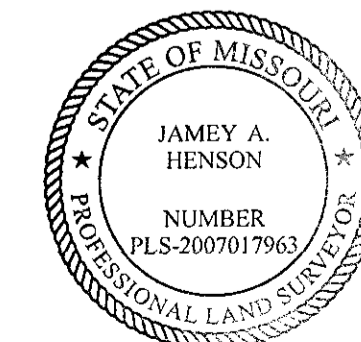
**FLOOD NOTE:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY  
OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY  
PANEL NUMBER 29189C0317K, DATED FEBRUARY 4, 2015), THIS  
PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE, 2022, AT THE REQUEST OF  
ROLWES DEVELOPMENT, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "GATES MANOR", A  
TRACT OF LAND BEING LOTS 1 THROUGH 11 OF GATES MANOR, A SUBDIVISION RECORDED IN PLAT  
BOOK 182, PAGE 95 IN THE RECORDERS OFFICE OF ST. LOUIS COUNTY, CITY OF SUNSET HILLS,  
MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS  
FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY  
MO. REG. 307-D



JAMEY A. HENSON, P.L.S.  
MO. REG. L.S. #2007017963

DATE 6-27-2022

MSD Base Map 27L  
Highway & Traffic #

ISSUE	REMARKS/DATE
1	6-27-2022 INITIAL SUBMITTAL

Rolwes Development, LLC  
2200 BARRETT STATION ROAD  
BALLWIN, MISSOURI 63021

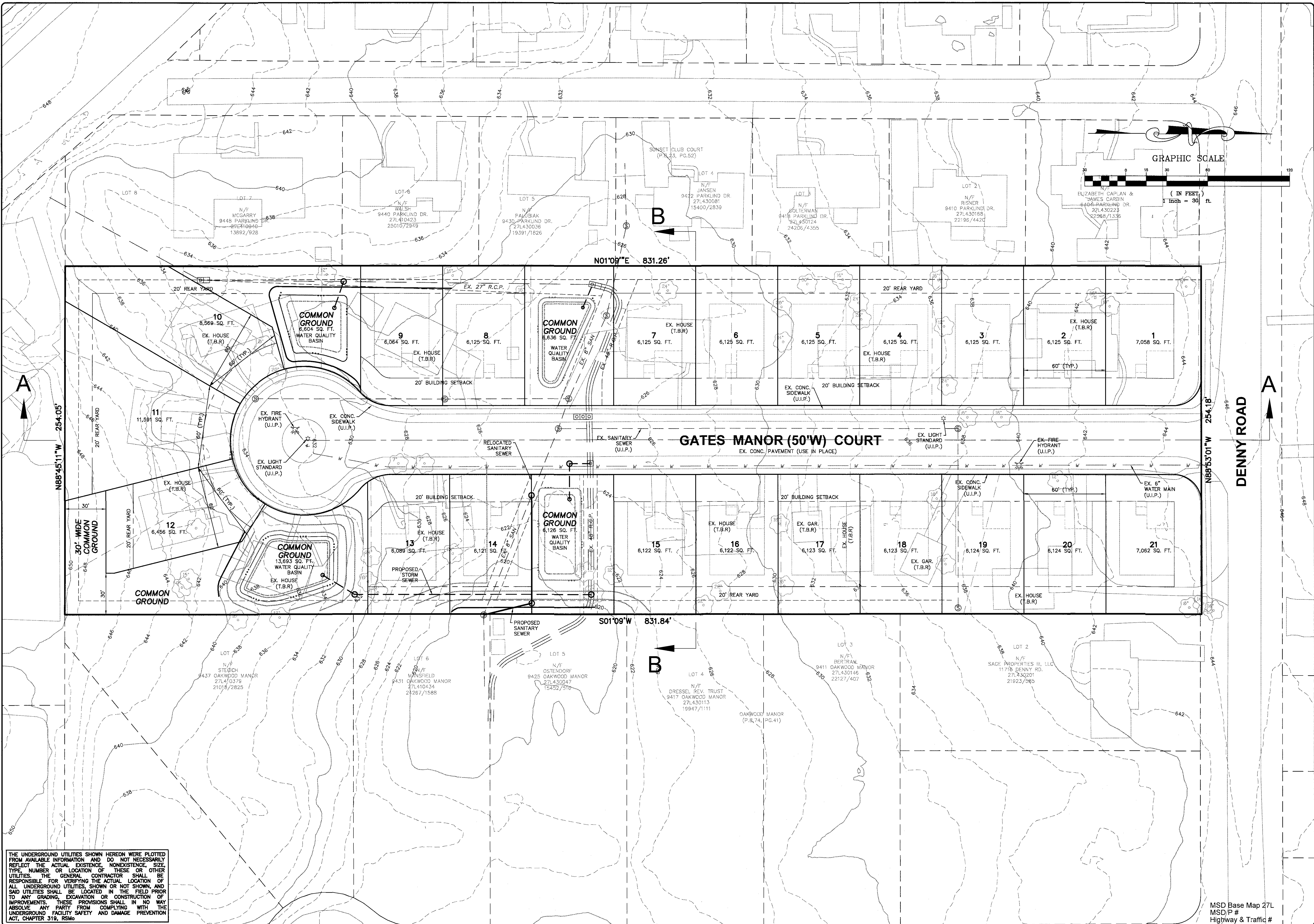
THE STERLING CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph: 314-487-0440 Fax: 314-487-8944  
www.sterling-eng-sur.com  
Corporate Certificate of Authority #001348

Gates Manor  
GATES MANOR COURT, SUNSET HILLS, MO  
COVER SHEET

The Professional Engineer's seal and signature affixed to this plan shall be a condition of the contract and shall remain in effect on this plan. All stamp, instrument or other documents not meeting this condition shall be considered void. The engineer expressly disclaims any and all responsibility for such plans, drawings or documents not meeting this seal and signature.

PRELIMINARY PLAN  
Date: 6-27-2022  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

Job Number	22-03-103
Date	June 27, 2022
Designed: MF	Sheet 1.1
Drawn: SL	Checked: PRE



ISSUE	REMARKS/DATE
1	6-27-2022, INITIAL SUBMITTAL

**Rollwes Development, LLC**  
 2200 BARRETT STATION ROAD  
 BALLWIN, MISSOURI 63021

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8844  
 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #001348

**Gates Manor**  
 GATES MANOR COURT, SUNSET HILLS, MO  
 SITE / GRADING PLAN

The Professional Engineer's seal and signature affixed to this plan shall be the only seal and signature shown on this plan. All drawings, instruments or other documents not meeting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not meeting this seal and signature.

PRELIMINARY PLAN  
 Date: 6-27-2022  
 MICHAEL G. BOERDING  
 License No. E-28843  
 Professional Engineer

Job Number  
**22-03-103**

Date  
**June 27, 2022**

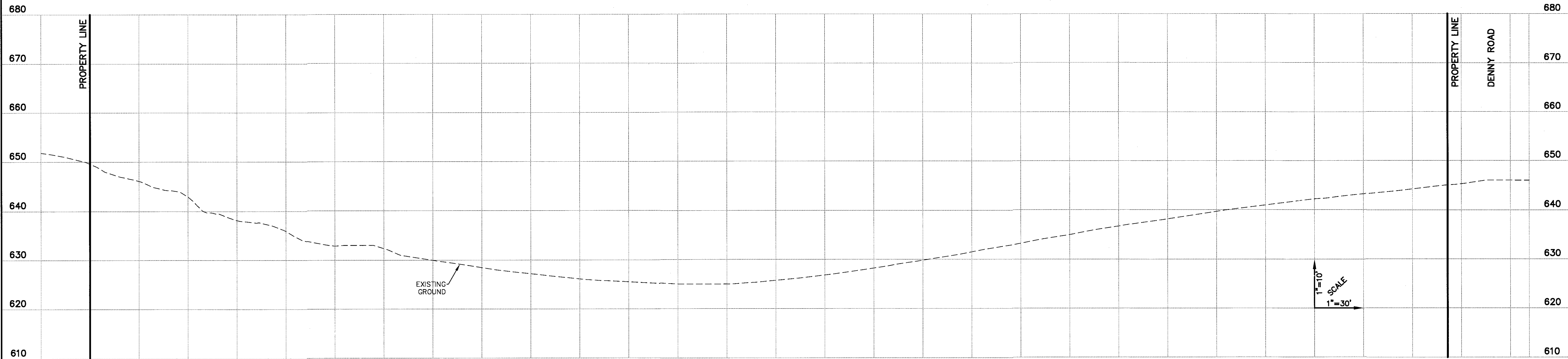
Designed: MF Sheet  
 Drawn: SL **2.1**  
 Checked: PRE

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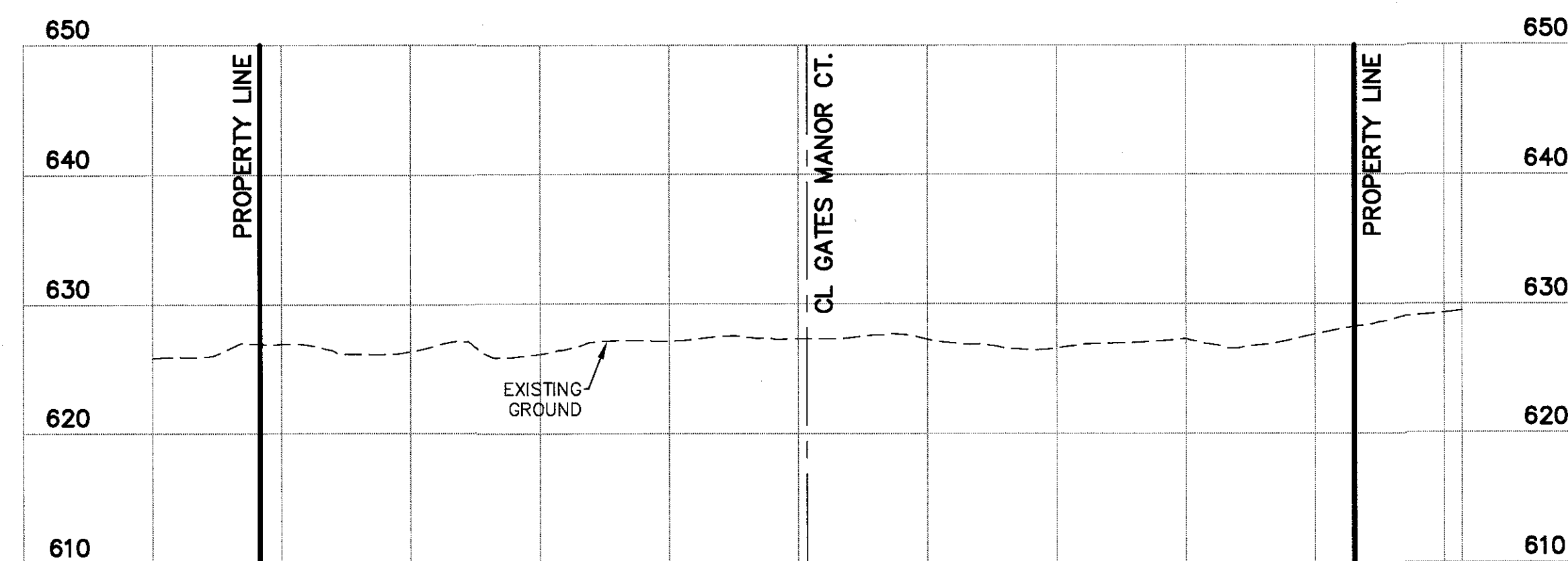
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

MSD Base Map 27L  
 MSD P. #  
 Hwy # & Traffic #

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Section A-A



Section B-B

ISSUE	REMARKS/DATE
1	6-27-2022, INITIAL SUBMITTAL

**Rolwes Development, LLC**  
 2200 BARRETT STATION ROAD  
 BALLWIN, MISSOURI 63021

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**Gates Manor**  
 GATES MANOR COURT, SUNSET HILLS, MO  
 SITE SECTIONS

The Professional Engineer's seal and signature affect to this sheet and are not to be reproduced or altered in any way. The Professional Engineer's seal and signature shall not be considered as a guarantee of the accuracy of the information contained herein. The Professional Engineer shall not be held responsible for any errors or omissions in this drawing or any other documents prepared by the engineer or any other person or entity. The Professional Engineer shall not be held responsible for any errors or omissions in this drawing or any other documents prepared by the engineer or any other person or entity.



PRELIMINARY PLAN  
 Date: 6-27-2022  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number	22-03-103
Date	June 27, 2022
Designed: MF	Sheet
Drawn: SL	3.1
Checked:	PRE

MSD Base Map 27L  
 MSD P #  
 Highway & Traffic #