

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%

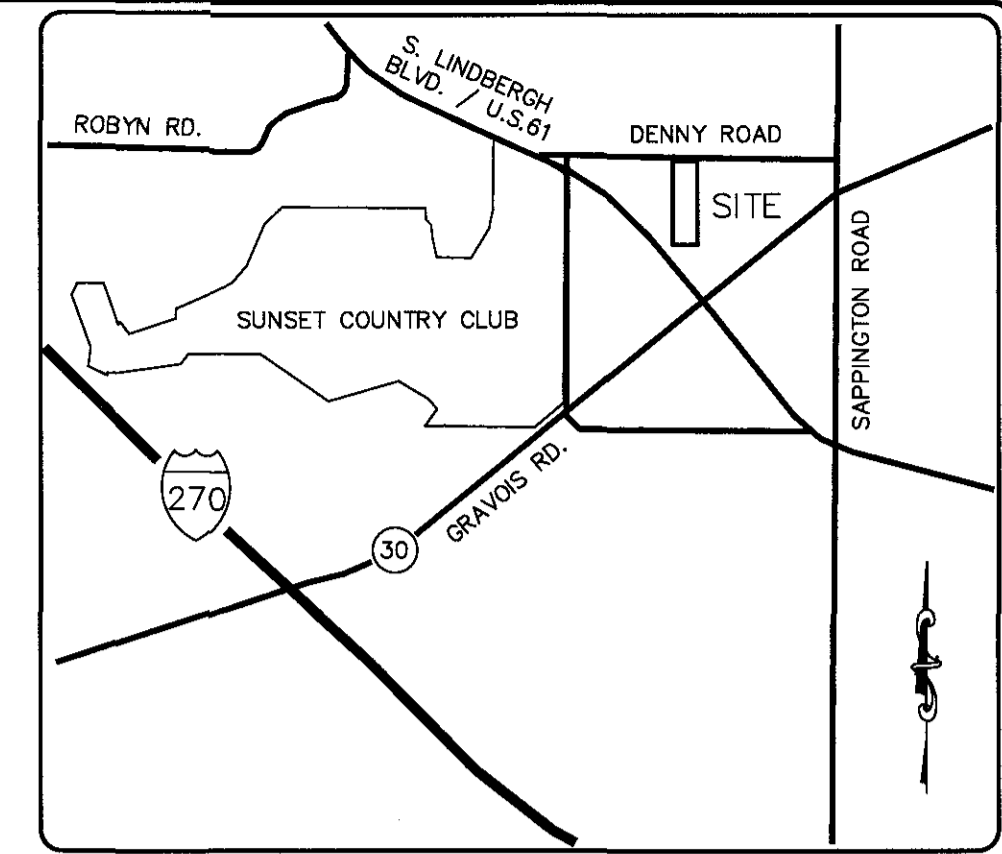
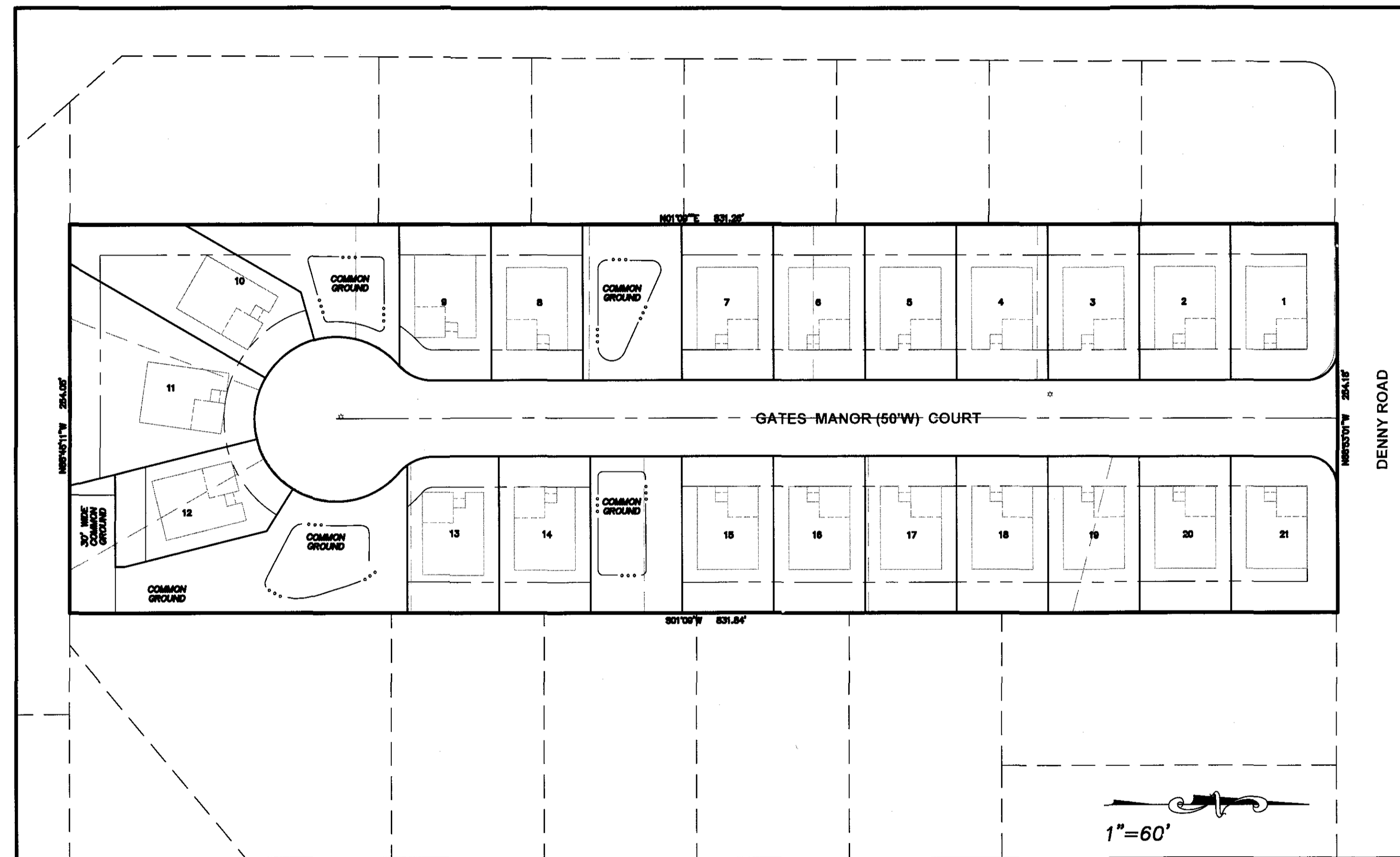
LOT DATA:

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	---

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

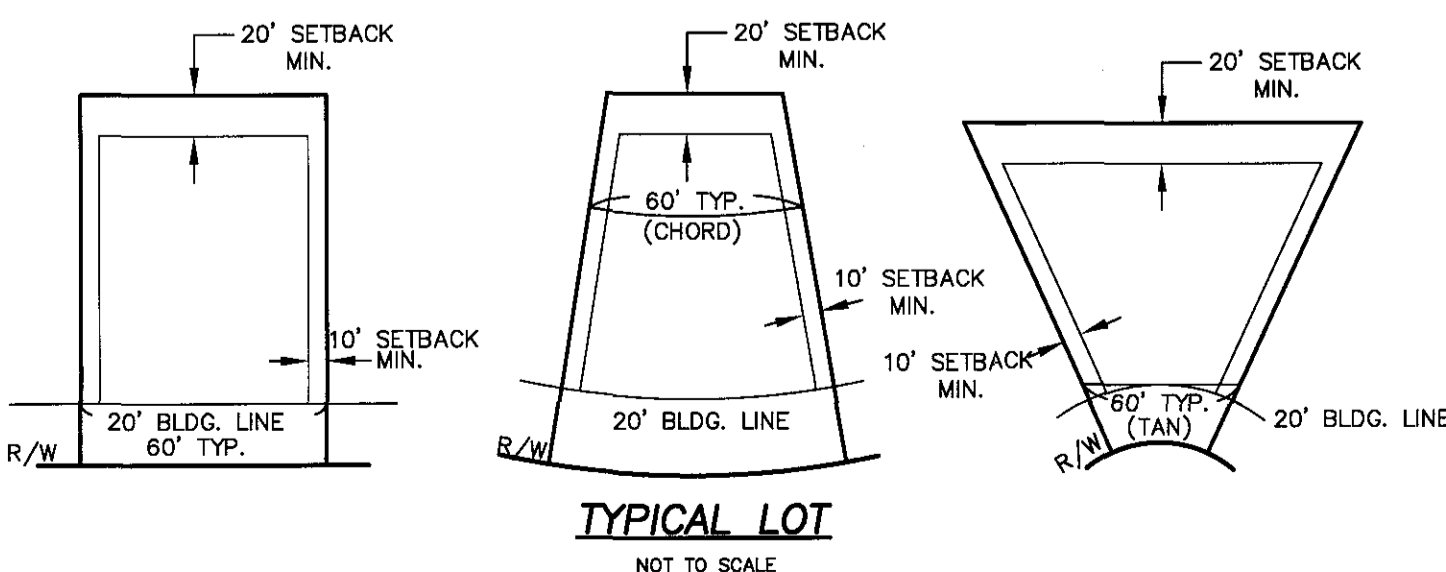
Rolwes Development, LLC
2200 BARRETT STATION ROAD
BALLWIN, MISSOURI 63021

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

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

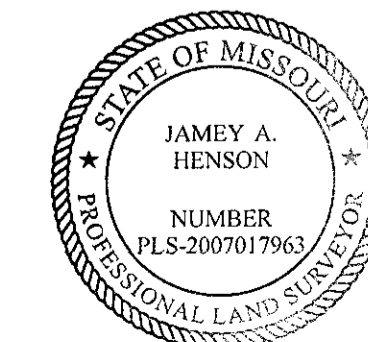
FLOOD NOTE:

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



J. Henson
6-27-2022
JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

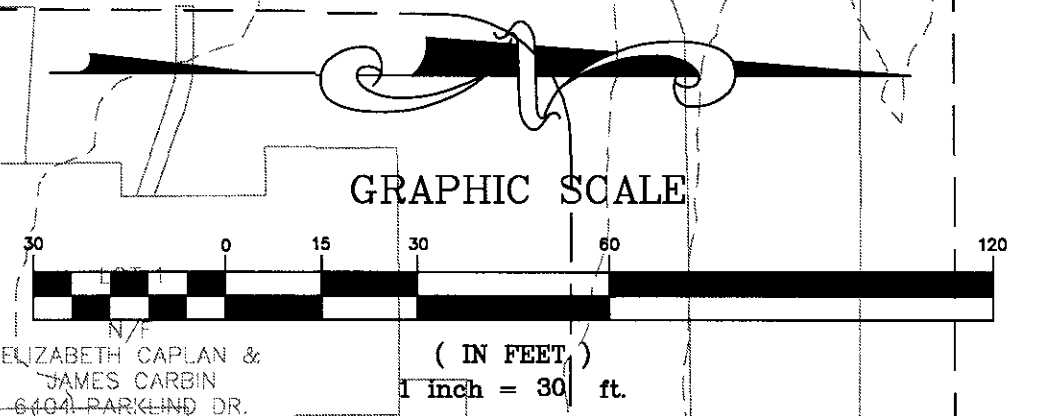
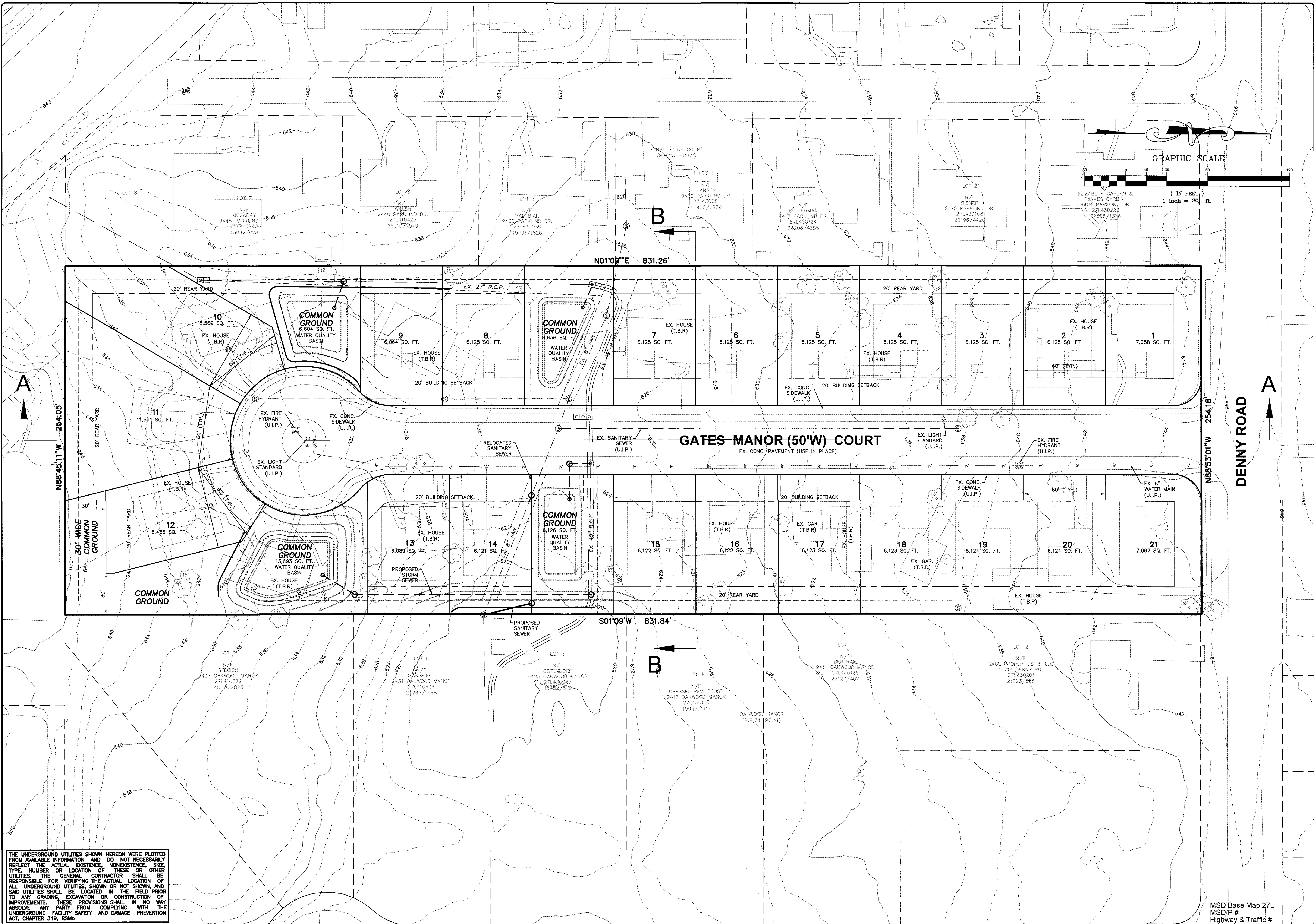
MSD Base Map 27L
Highway & Traffic #

The Professional Engineer's seal and signature affixed to this plan are required by the rules and regulations of the State of Missouri. All stamp, instrument or other documents not meeting this rule and signature shall 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-28643
Professional Engineer

Job Number
22-03-103

Date
June 27, 2022
Designed: MF Sheet
Drawn: SL 1.1
Checked: PRE



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

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

THE STERLING CO.
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 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-survey.com
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Gates Manor
 GATES MANOR COURT, SUNSET HILLS, MO
 SITE / GRADING PLAN

Michael G. Boerding
 MICHAEL G. BOERDING
 License No. E-28843
 Professional Engineer

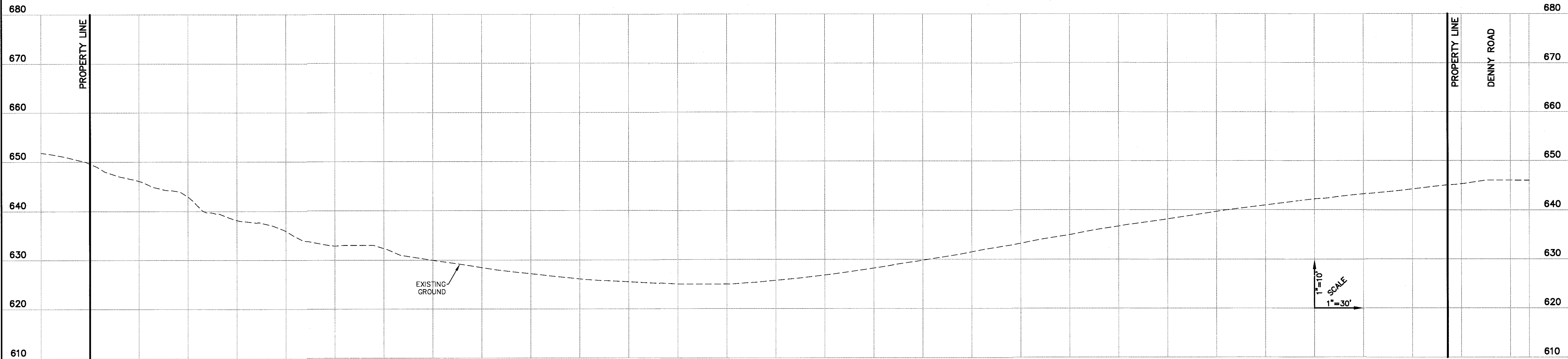
PRELIMINARY PLAN
 Date: 6-27-2022
 Job Number: 22-03-103
 Date: June 27, 2022
 Designed: MF Sheet
 Drawn: SL 2.1
 Checked: PRE

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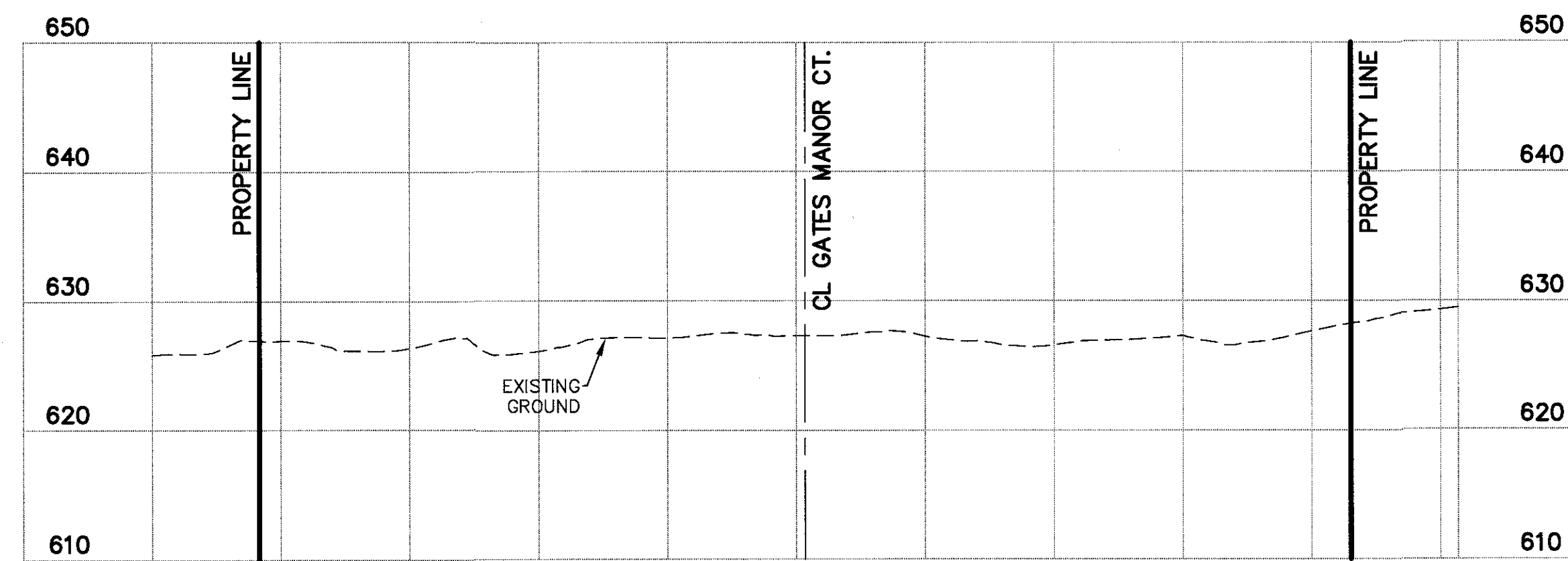
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND 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

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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 used for any other project without the written consent of the Professional Engineer. 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 or for the engineer. The Professional Engineer shall not be held responsible for any errors or omissions in this drawing or any other documents prepared by or for the engineer.

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