

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MEHLVILLE FIRE PROTECTION DISTRICT
LINDERBERGH 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: LINDERBERGH 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
27L430663 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
27L430695 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-RV

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: $(3.94 \text{ AC.}) \times 43,560 \text{ SQ.FT.} = 22 \text{ LOTS ALLOWED}$
7,500 SQ.FT. (R-5)

TOTAL LOTS PROPOSED: 21

PARKING CALCULATIONS: SPACED REQUIRED: 42 (2 SPACES/LOT)
SPACES PROVIDED: 42 (2 SPACES/LOT)

PROPOSED MAX. BUILDING COVERAGE: 35%

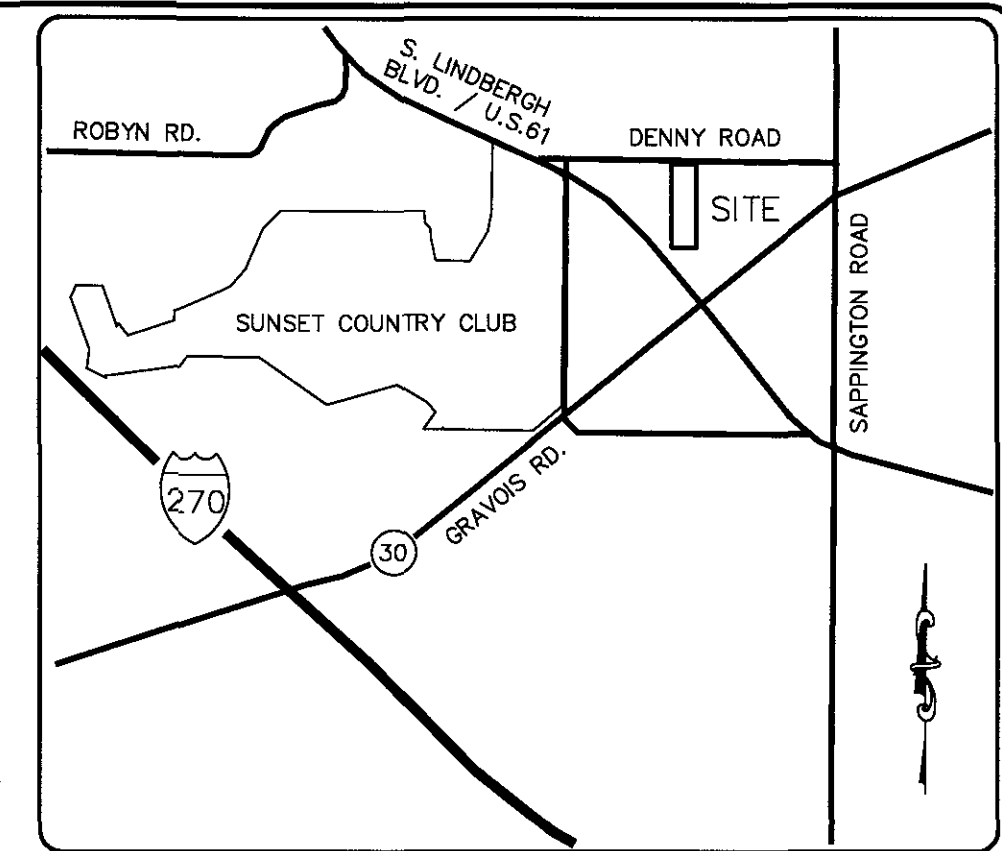
LOT DATA:

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

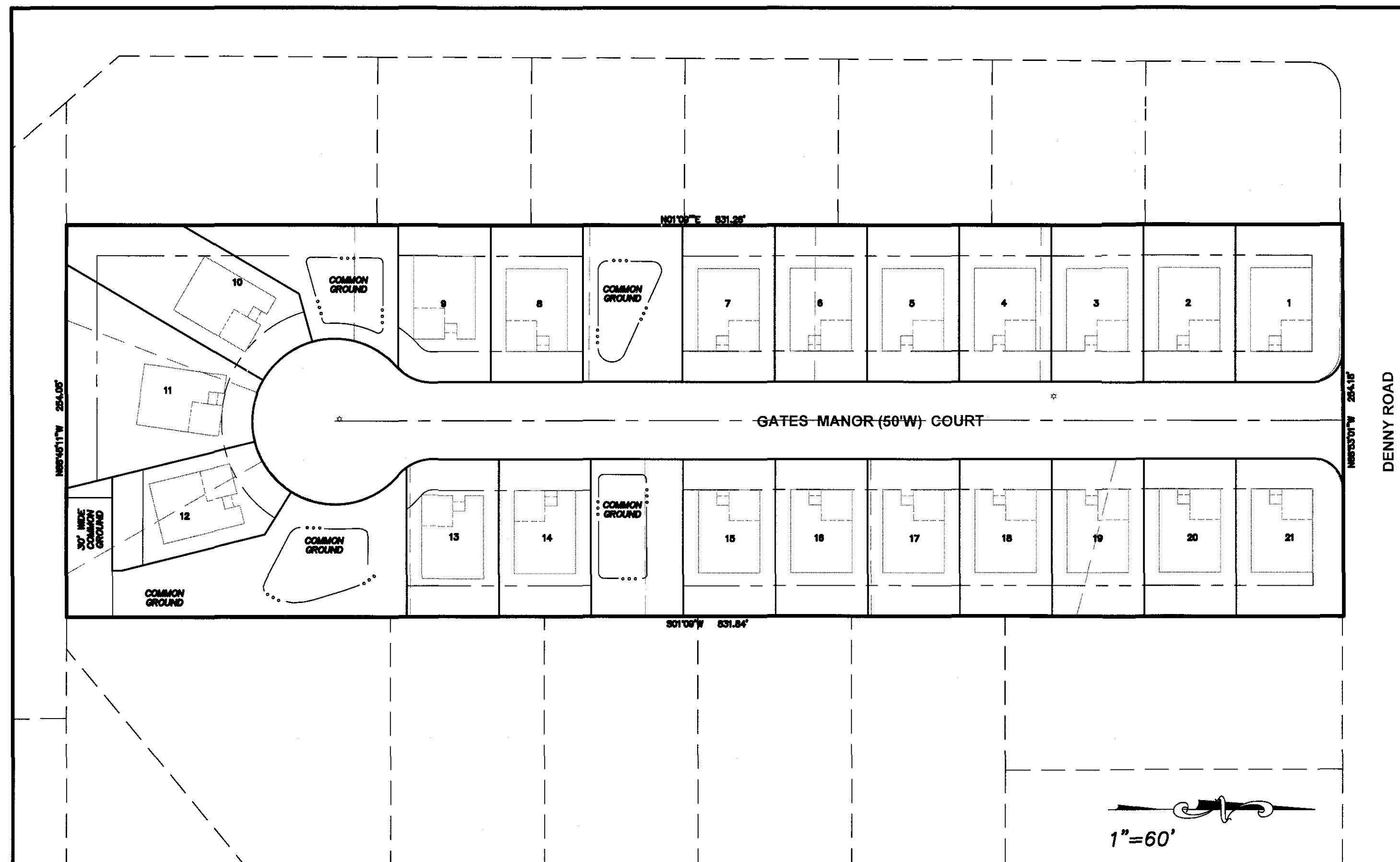
Preliminary Development Plan



LOCATION MAP
N.T.S.

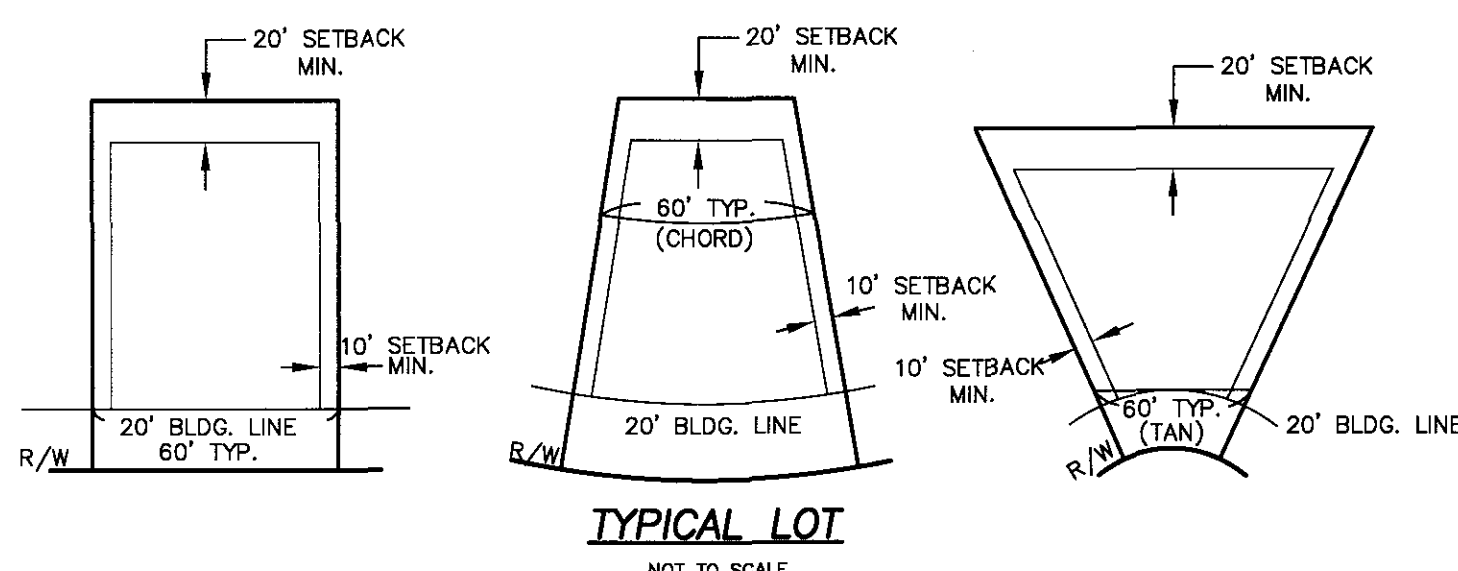
PROJECT ZIP CODE 63126

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X.536	SPOT ELEVATIONS	538.0
---	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
SMH	SANITARY MANHOLE	SMH
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	---



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

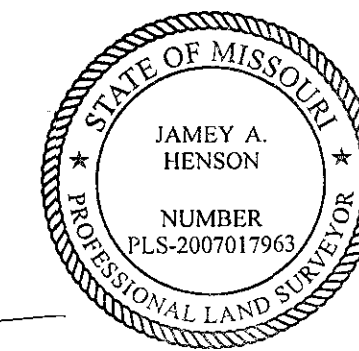
FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2918900317K, 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: 9-22-2022

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

ISSUE	REMARKS/DATE
1	6-27-2022 INITIAL SUBMITTAL
2	9-22-2022 CITY COMMENTS

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-survey.com
Corporate Certificate of Authority #001948

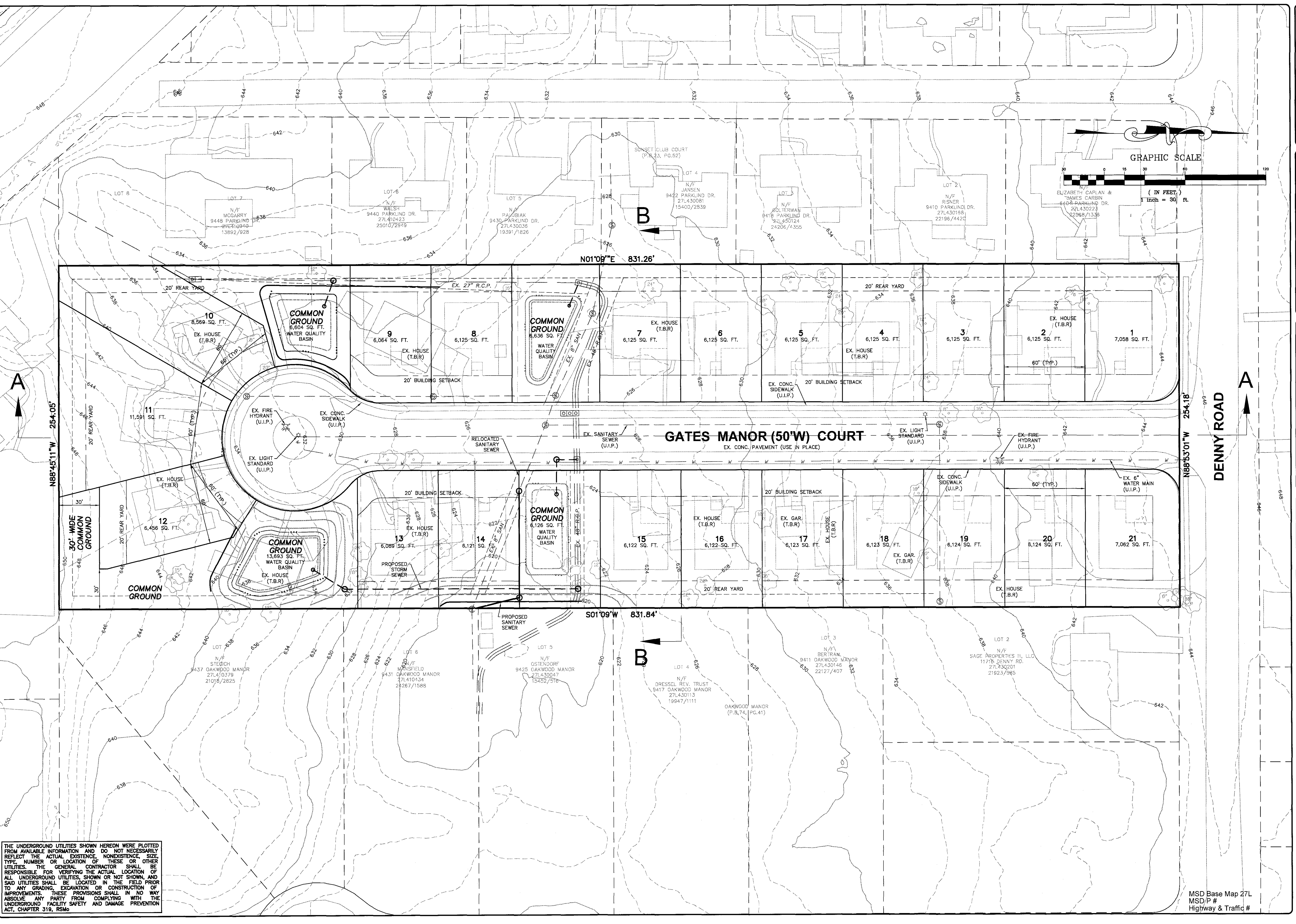
Gates Manor
GATES MANOR COURT, SUNSET HILLS, MO
COVER SHEET

The Professional Engineer's seal and signature affixed to this sheet apply only to the material and items shown on the sheet and do not constitute a warranty or endorsement of anything the seal and signature shall not be considered evidence of the engineer's and the engineer's company's decisions any and all responsibility for such plans, drawings or documents and liability shall rest with the client and engineer.

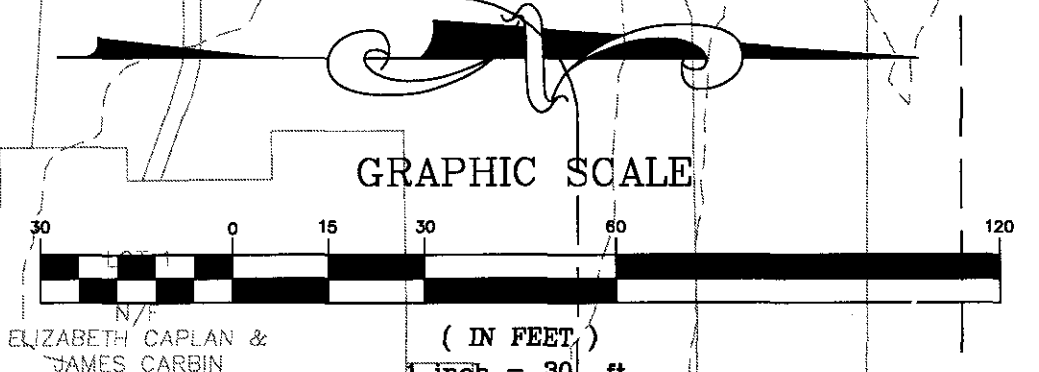
PRELIMINARY PLAN
Date: 9-22-2022
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

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

Drawing name: V:\2023\03 Gates Manor CDD\dwg\Primary\Primary\103pm.dwg Printed on: Sep 22, 2022 - 8:28am Plotted by: abw/els



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, 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.



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1	6-27-2022, INITIAL SUBMITTAL
2	9-22-2022, CITY COMMENTS

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 BALLWIN, MISSOURI 63021

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

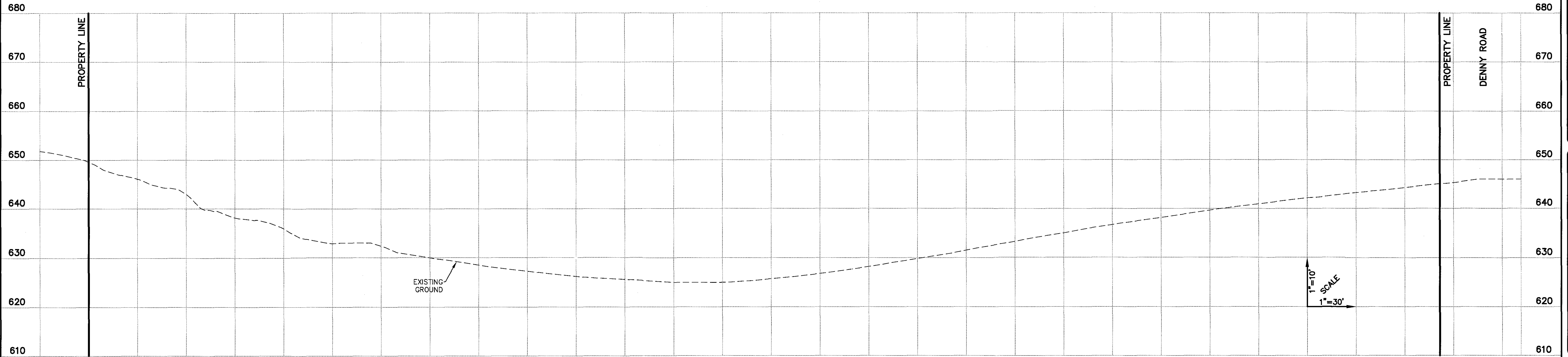
The Professional Engineer's seal and signature affixed to this sheet shall constitute the engineer's approval of the work shown on this sheet and shall not be construed as a warranty or representation of the engineer's liability for any errors or omissions in the design or construction of the project. The engineer shall not be responsible for any errors or omissions in the design or construction of the project that are caused by the contractor's failure to follow the engineer's instructions or specifications.

PRELIMINARY PLAN
 Date: 9-22-2022
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

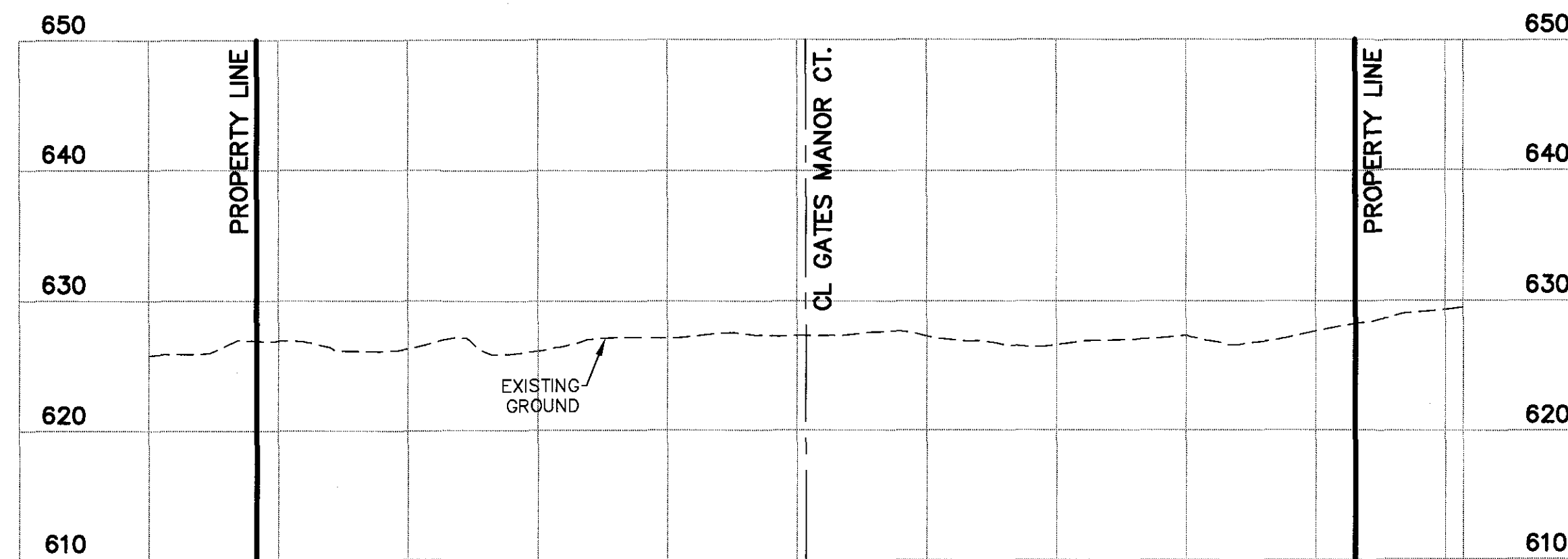
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 Designed: MF
 Drawn: SL
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MSD Base Map 27L
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 Highway & Traffic #

Drawing name: V:\220103 Gates Manor C\Drawings\Preliminary\3103pre.dwg Plotted on: Sep 22, 2022 - 8:28am Plotted by: sbowless



Section A-A



Section B-B

ISSUE	REMARKS/DATE
1	6-27-2022: INITIAL SUBMITTAL
2	9-22-2022: CITY COMMENTS

Rollves 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 affixed to this sheet applies only to the work and data shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer accepts no liability for any errors, omissions, or inaccuracies in any drawings, instruments or documents not exhibiting this seal and signature.

PRELIMINARY PLAN
 Date: 9-22-2022
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

Job Number	22-03-103
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