

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
OLIVETTE FIRE PROTECTION DISTRICT
LAJUE SCHOOL DISTRICT
ST. LOUIS COUNTY COUNCIL DISTRICT 5
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN MISSOURI
SPIRE
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF OLIVETTE AND ST. LOUIS COUNTY 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 OLIVETTE 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 OLIVETTE.
- 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 OLIVETTE AND MSD STANDARDS. SOURCE OF TOPOGRAPHY: LIDAR
- STREET TREES AND STREET LIGHTING (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF OLIVETTE STANDARDS.
- NEAREST MAJOR INTERSECTION: OLD BONHOMME ROAD & OLIVE BLVD, 1.04 MILES NORTH WEST.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND CITY OF OLIVETTE STANDARDS.

EXISTING OWNERS:
STEPHEN K. AND DIANA C. ESTEP
9415 OLD BONHOMME ROAD
SAINT LOUIS, MO 63132
17L230178

9411 OLD BONHOMME TRUST
9411 OLD BONHOMME ROAD
SAINT LOUIS, MO 63132
17L230521

OWNER UNDER CONTRACT:
FREEMAN HOMES, LLC
850 FRANCIS PLACE, SUITE 107
CLAYTON, MISSOURI 63105

- A LAND DISTURBANCE PERMIT WILL BE REQUIRED. APPROVAL OF THE PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF A LAND DISTURBANCE PERMIT.
- PROPOSED STREETS TO BE PUBLIC 26 FOOT WIDE PAVEMENT IN A 30 FOOT WIDE RIGHT-OF-WAY.
- ALL PROPOSED ACCESS TO CITY OF OLIVETTE ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM CITY OF OLIVETTE SIGHT DISTANCE REQUIREMENTS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 17L230178 & 17L230521
EXISTING ZONING: SR SINGLE FAMILY RESIDENTIAL (OLIVETTE)
PROPOSED ZONING: SR SINGLE FAMILY RESIDENTIAL (OLIVETTE)
EXISTING USE: RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE: 4.4 ACRES
PROPOSED COMMON GROUND: 0.46 ACRES
PROPOSED RIGHT-OF-WAY: 0.89 ACRES
PARKING CALCULATIONS: TOTAL LOTS PROPOSED: 8
SPACES REQUIRED: 8 (1 SPACE/LOT)
SPACES PROVIDED: 16 (2 SPACES/LOT)

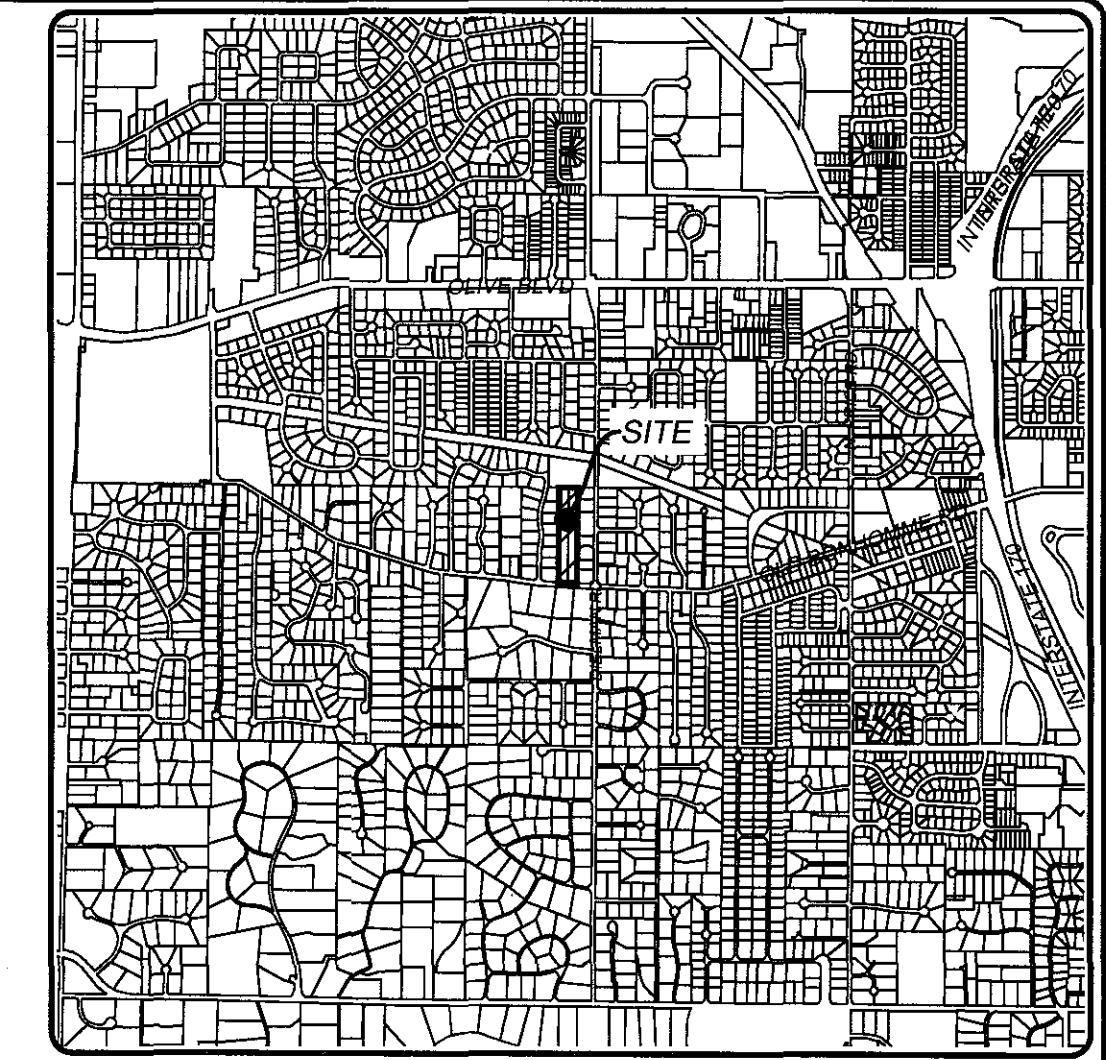
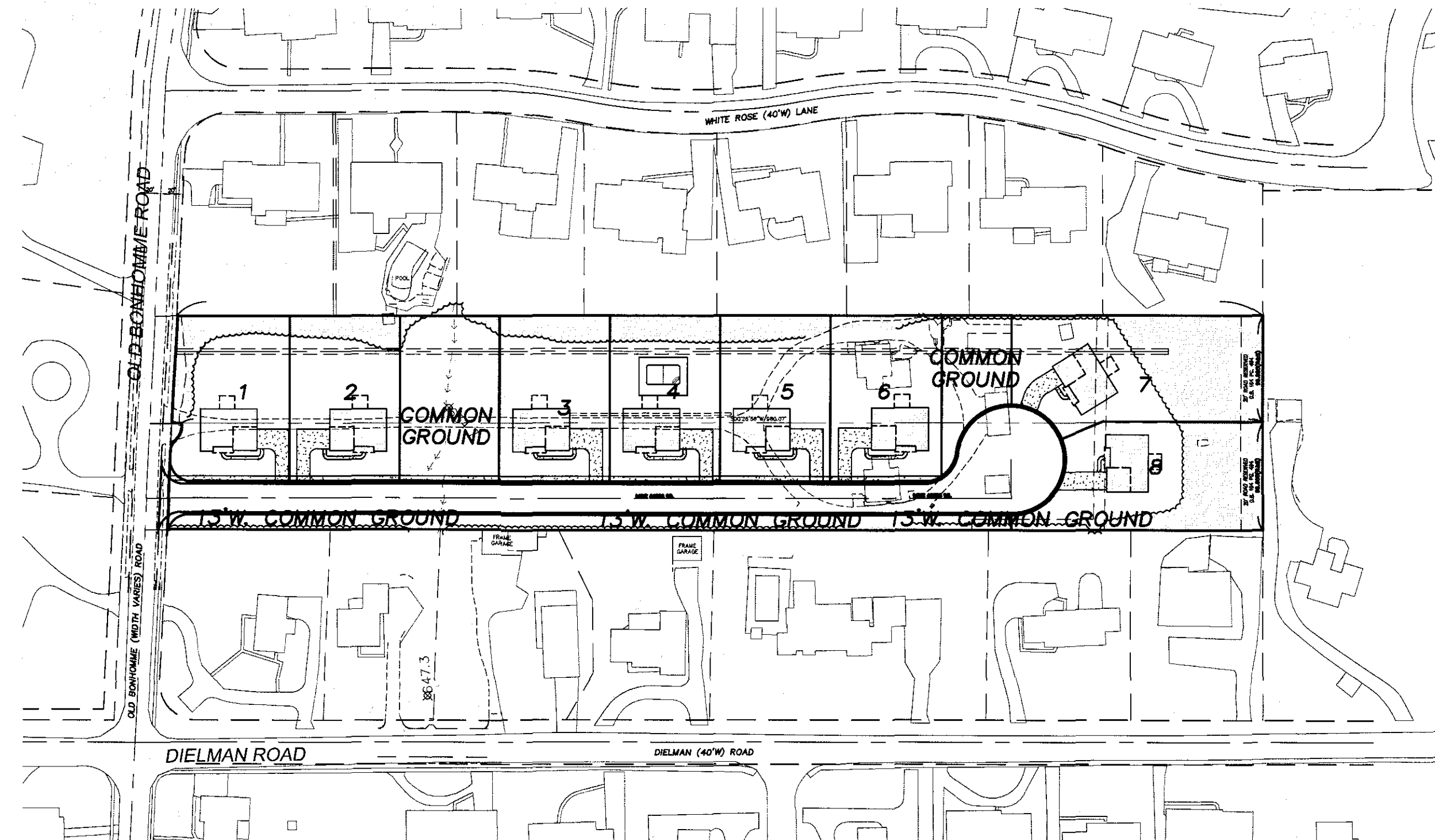
FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0283K AND 29189C0182K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

Birdie Lane

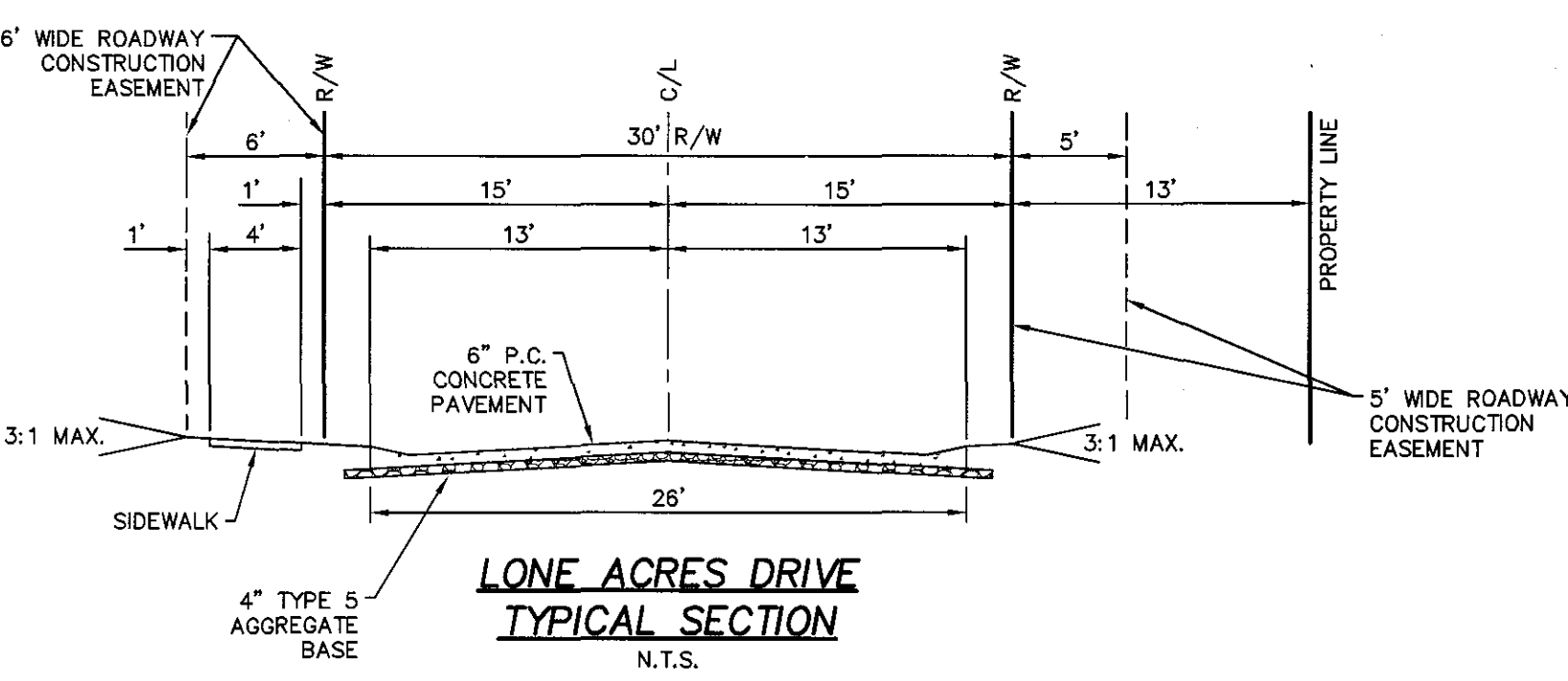
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI

Preliminary Subdivision Plat



LOCATION MAP
1" = 2000'
PROJECT ZIP CODE 63132

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
x	FENCE	x
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CATCH BASIN	---
---	AREA INLET	---
---	GRATED INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	CLEANOUT	---
---	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)
---	FLOW LINE	---
---	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
P.S.	PARKING STALLS	P.S.
---	YARD LIGHT	---

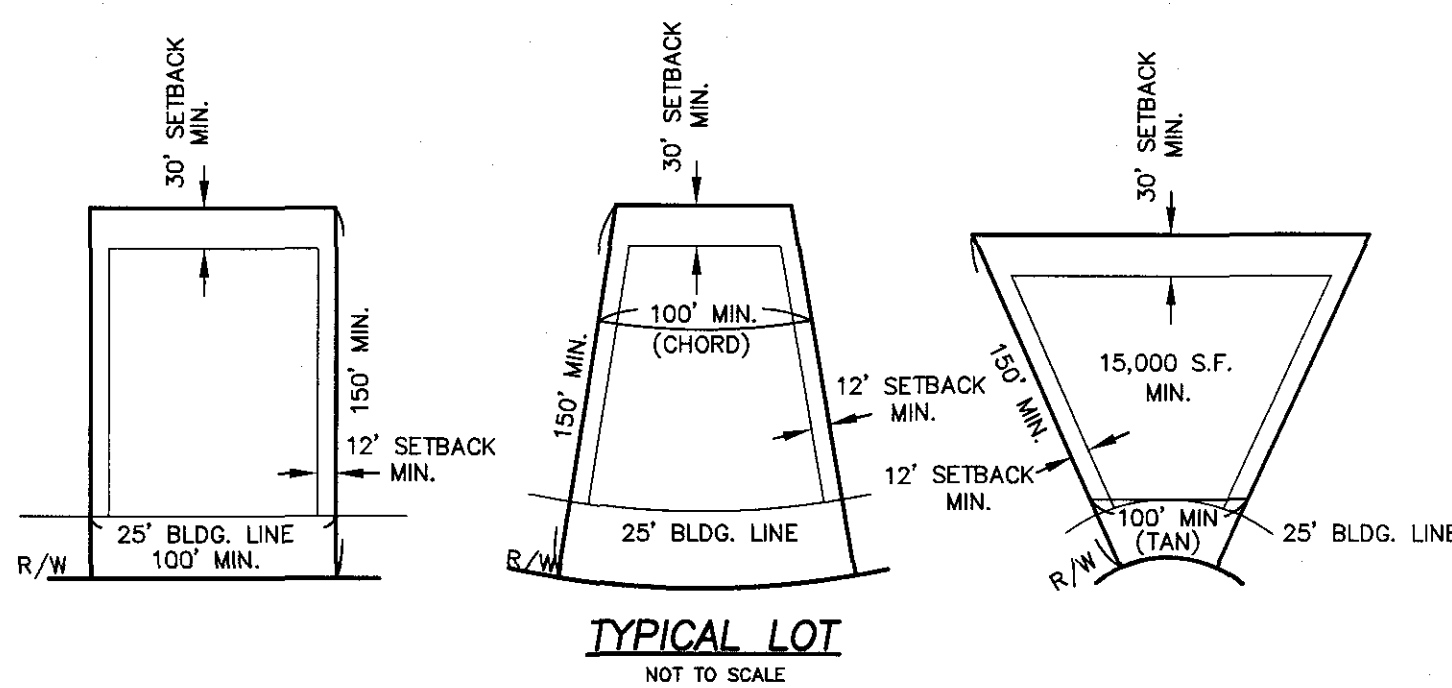


PRELIMINARY PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF 'CLIFTON FORGE', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 100 PAGE 14 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; SAID POINT BEING ON THE EAST-WEST CENTERLINE OF ABOVE SAID SECTION 6 AND FROM WHICH POINT A FOUND OLD STONE BEARS NORTH 89°29'59" WEST, 112.68 FEET; THENCE ALONG SAID EAST-WEST CENTERLINE, SOUTH 89°22'59" EAST, 193.73 FEET TO AN OLD STONE FOUND AT THE NORTHWEST CORNER OF LOT 2 OF 'WHITENER SUBDIVISION', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 345 PAGE 414 OF SAID RECORDS; THENCE LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE WEST LINE OF SAID 'WHITENER SUBDIVISION' AND ITS PROLONGATION, BEING THE WEST LINE OF 'BEAMAN SUBDIVISION', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 209 PAGE 37 OF SAID RECORDS, AND THE WEST LINE OF 'OLD BONHOMME OAKS', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 318 PAGE 72 OF SAID RECORDS, SOUTH 00°28'58" WEST, 992.86 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF SAID 'OLD BONHOMME OAKS'; SAID POINT ALSO BEING ON THE NORTH LINE OF OLD BONHOMME ROAD (WIDTH VARIES) AS WIDENED BY DOCUMENT RECORDED IN DEED BOOK 21523 PAGE 735 OF SAID RECORDS; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF OLD BONHOMME ROAD, AS WIDENED, THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 87°11'35" WEST, 71.79 TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 12.00 FEET, WHOSE CHORD BEARS NORTH 68°32'44" WEST, 7.67 FEET, AN ARC DISTANCE OF 7.81 FEET TO A POINT OF TANGENCY; NORTH 49°54'12" WEST, 5.49 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 17.00 FEET, WHOSE CHORD BEARS NORTH 74°38'28" WEST, 14.23 FEET, AN ARC DISTANCE OF 14.68 FEET TO A POINT OF NON-TANGENCY; SOUTH 00°28'58" WEST, 6.76 FEET TO A POINT BEING 20 FEET PERPENDICULAR DISTANCE NORTH OF THE CENTERLINE OF SAID OLD BONHOMME ROAD; ALONG A LINE BEING 20 FEET NORTH OF AND PARALLEL TO SAID CENTERLINE OF OLD BONHOMME ROAD, NORTH 89°48'19" WEST, 31.96 FEET; AND NORTH 88°18'11" WEST, 65.05 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF SAID 'CLIFTON FORGE', SAID POINT BEING THE NORTHWEST CORNER OF RIGHT-OF-WAY CONDEMNATION RECORDED IN DEED BOOK 21587 PAGE 709 OF SAID RECORDS; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID 'CLIFTON FORGE', NORTH 00°28'58" EAST, 983.71 FEET TO THE POINT OF BEGINNING AND CONTAINS 191,389 SQUARE FEET, OR 4.304 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2020 UNDER ORDER NUMBER 20-05-162.

SHEET INDEX

- 1.1 COVER SHEET
- 2.1-2.2 GRADING PLAN
- 3.1-3.2 SITE PLAN
- 4.1 SITE SECTIONS
- 5.1 DRAINAGE AREA MAP
- 6.1 OFFSITE SANITARY PLAN
- 7.1 TREE SURVEY



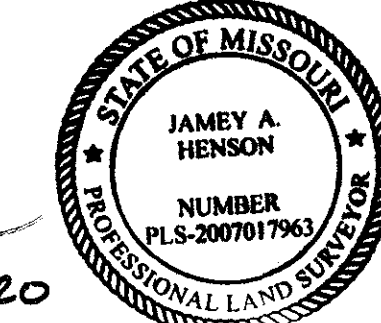
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND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

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF OCTOBER, 2020, AT THE REQUEST OF FREEMAN HOMES, LLC., PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "BIRDIE LANE", A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF OLIVETTE, ST. LOUIS COUNTY, 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

JAMIE A. HENSON, PLS
MO REG. L.S. #2007017963



MSD Base Map 17L
MSD P #
Highway & Traffic #

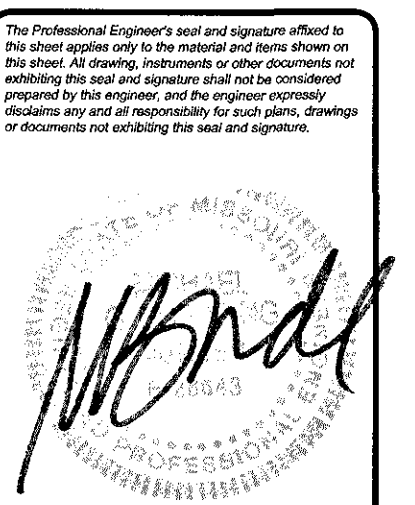
ISSUE REMARKS DATE

1	10-1-2020	INITIAL SUBMITTAL
2	11-6-2020	

Freeman Homes, LLC
950 Francis Place, Suite 107
Clayton, Missouri 63105
Ph: (314) 725-3100

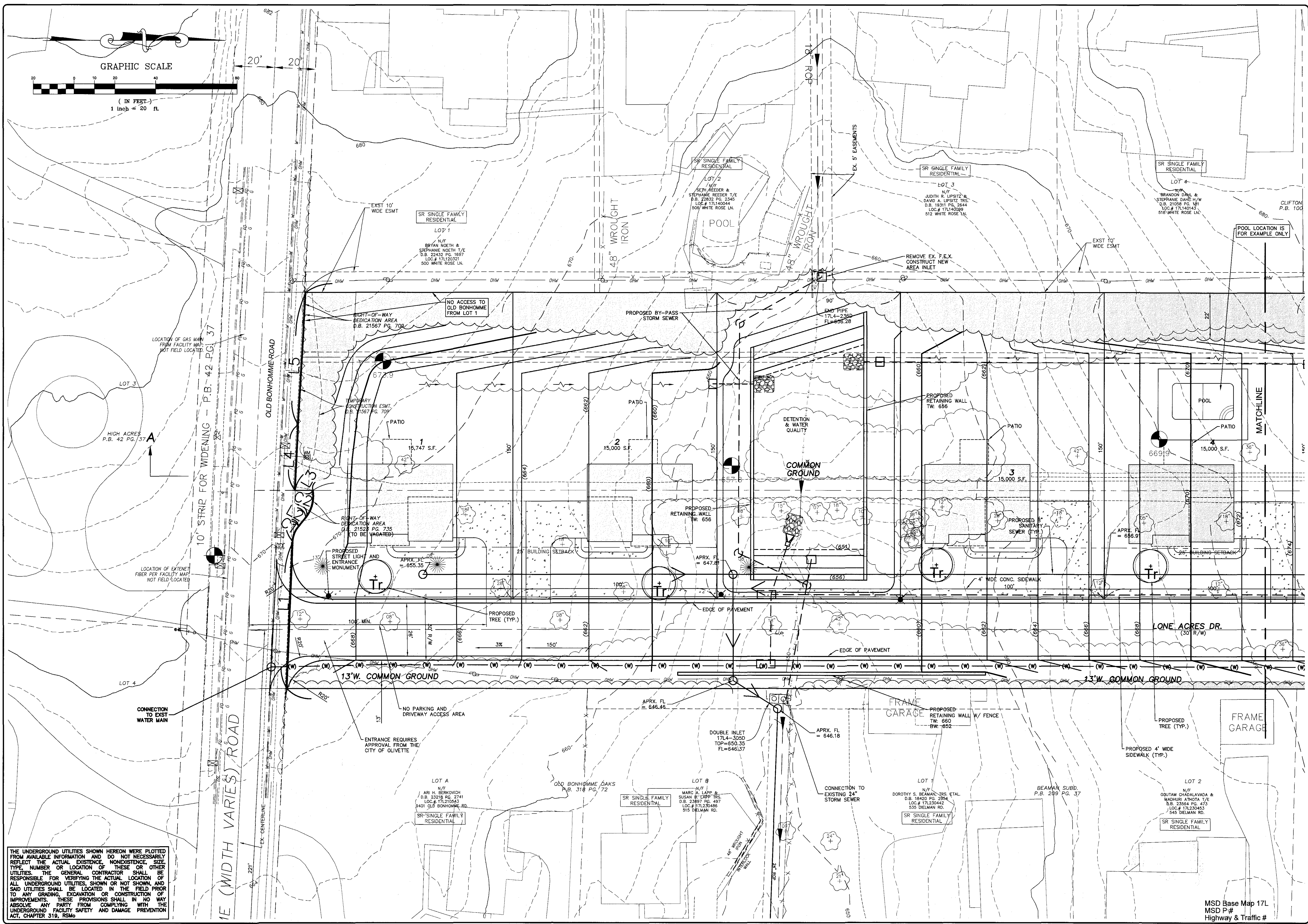
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-0440 Fax: 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Birdie Lane
Olivette, Missouri 63132
COVER SHEET



Date: 11-6-2020
MICHAEL G. BOERDING
License No. MO E-28643
Professional Engineer

Job Number	20-05-162
Date	Nov. 6, 2020
Designed: MF	Sheet
Drawn: SL	1.1
Checked:	PRE



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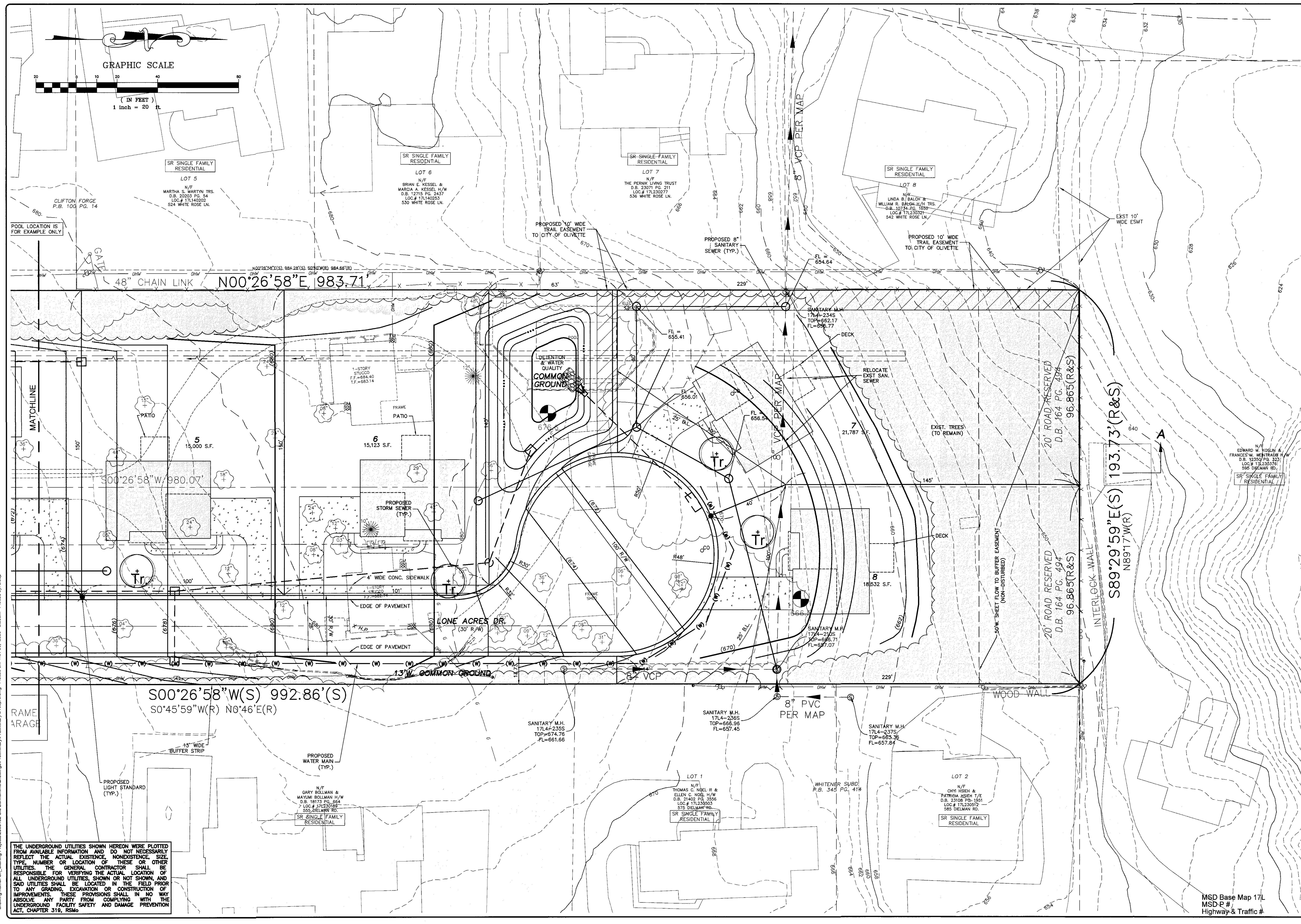
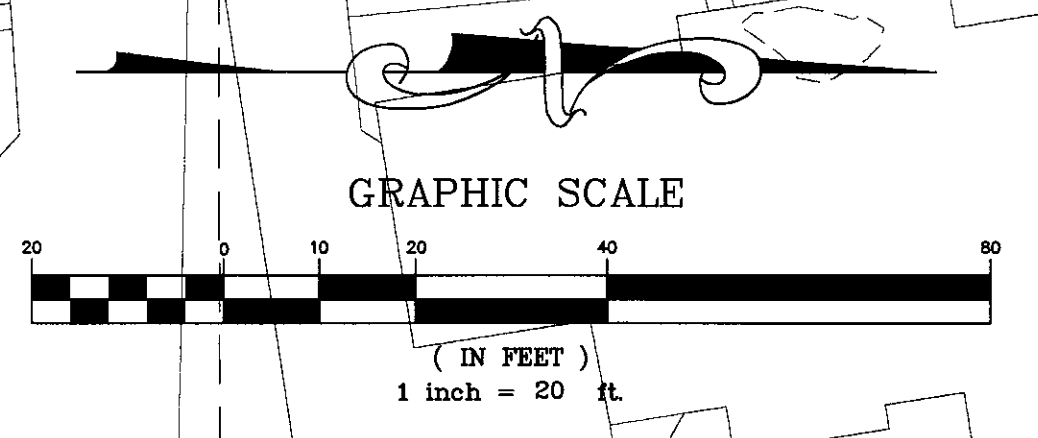
Birdie Lane
 Olivette, Missouri 63132
GRADING PLAN

The Professional Engineer's seal and signature shall be placed on this drawing. All drawings, instruments or other documents not prepared by this engineer, and the engineer's approval of such drawings or documents not including this seal and signature, shall not constitute a part of this drawing.

PRELIMINARY PLAN
 Date: 11-8-2020
MICHAEL G. BOERDING
 License No. MO E-28643
 Professional Engineer

Job Number	20-05-162
Date	Nov. 6, 2020
Designed MF	Sheet
Drawn: SL	2.1
Checked:	PRE

MSD Base Map 17L
 MSD P#
 Highway & Traffic #



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ISSUE	REMARKS/DATE
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2	11-4-2020

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Birdie Lane
 Olivette, Missouri 63132
GRADING PLAN

The Professional Engineer's seal and signature are required on this sheet and shall be placed in the right-hand margin above the sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer assumes no liability for any errors or omissions not exhibiting this seal and signature.

PRELIMINARY PLAN
 Date: 11-5-2020
MICHAEL G. BOERDING
 License No. MO E-28643
 Professional Engineer

Job Number
20-05-162

Date
Nov. 6, 2020

Designed: MF
 Drawn: SL
 Checked: PRE

MSD Base Map 17L
 MSD P #
 Highway & Traffic #