

Scale in Feet  
Scale: 1"=60'

**DEMOLITION LEGEND**

- SAWCUT PAVEMENT
- X X X FENCE TO BE REMOVED
- TP — TREE PROTECTION FENCE
- X TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (IJP) USE IN PLACE
- (TBR&R) TO BE REMOVED & REPLACED
- AREA OF EXISTING IMPROVEMENTS TO BE REMOVED
- ▨ AREA OF EXISTING IMPROVEMENTS TO BE REMOVED

ALL DEMOLITION AND/OR ABANDONMENTS TO BE PER THE CITY OF OFALLON, ST. CHARLES COUNTY, AND THE DUCKETT CREEK SANITARY DISTRICT STANDARD SPECIFICATIONS

**TREE PRESERVATION CALCULATIONS**

CITY OF OFALLON, MO: SECTION 402.040.B  
DURING DEVELOPMENT, ONCE A SITE PLAN OR PRELIMINARY PLAT APPROVAL HAS BEEN REQUESTED, A MINIMUM OF TWENTY PERCENT (20%) OF THE EXISTING TREES OR FIFTEEN TREES PER ACRE SHALL BE RETAINED.  
SOMMERLIN REQUIREMENT: RETAIN TWENTY PERCENT (20%) OF THE EXISTING TREES.

**CALCULATIONS (TREES 6" CALIPER AND GREATER):**

TOTAL TREES = 151  
TREES TO BE REMOVED = 107  
TREES TO BE RETAINED = 44  
% RETAINED = 29% > 20%

**GENERAL NOTES:**

- CLEARING LIMITS SHALL BE VISIBLY MARKED IN THE FIELD PRIOR TO REMOVAL OF TREES.
- ALL DEMOLITION AND/OR ABANDONMENTS TO BE PER THE CITY OF OFALLON, ST. CHARLES COUNTY, AND THE DUCKETT CREEK SANITARY DISTRICT STANDARD SPECIFICATIONS.

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING

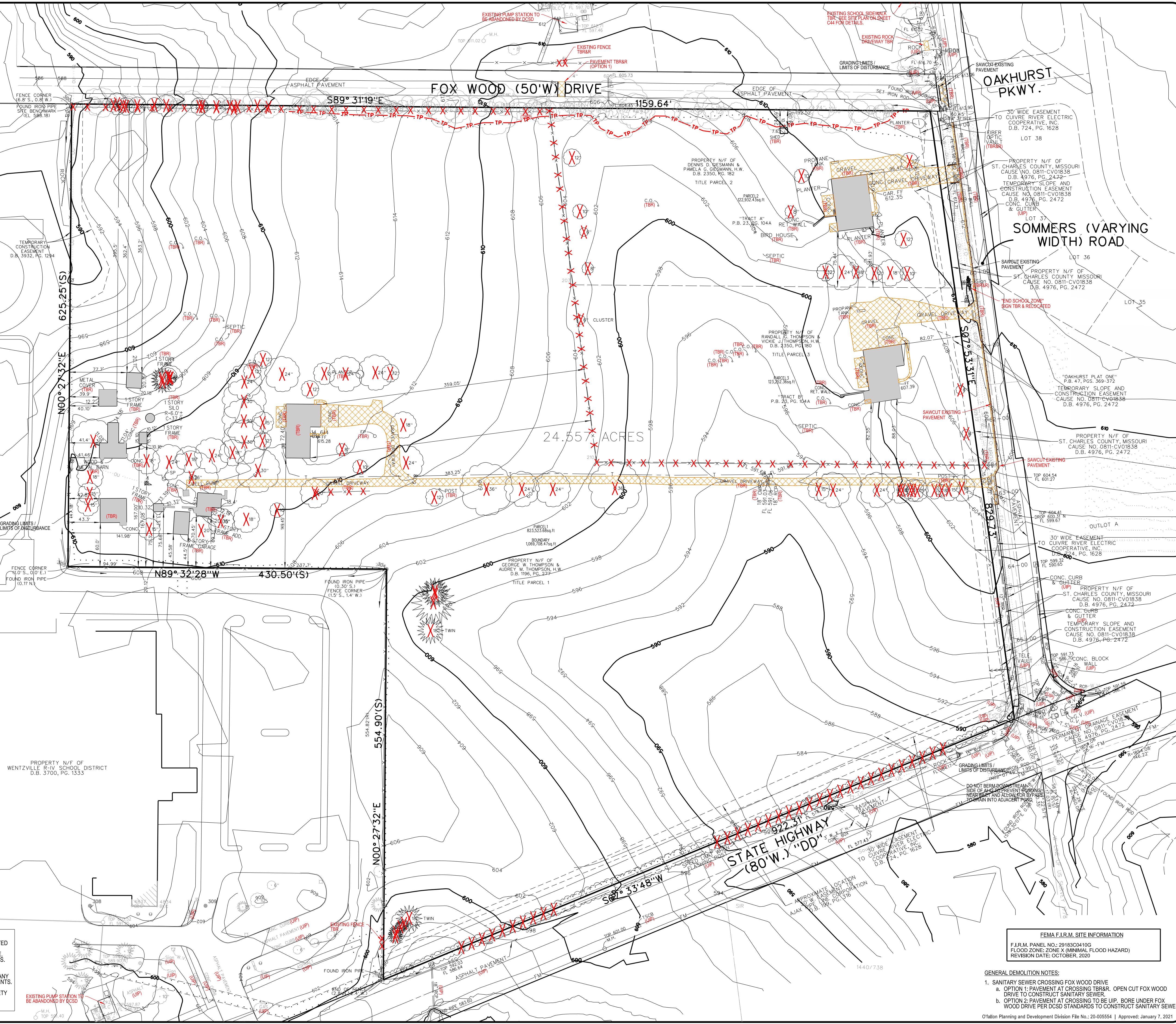
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NON EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND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

WORK MISSOURI ONE-CALL 1-800-344-7483

PROPERTY N/F OF WENTZVILLE R-IV SCHOOL DISTRICT D.B. 3700, PG. 1333

PROPERTY N/F OF WENTZVILLE R-IV SCHOOL DISTRICT D.B. 3700, PG. 1333

TEMPORARY CONSTRUCTION EASEMENT D.B. 3532, PG. 1294



**FEMA F.I.R.M. SITE INFORMATION**

F.I.R.M. PANEL NO.: 29183C0410G  
FLOOD HAZARD: ZONE X (MINIMAL FLOOD HAZARD)  
REVISION DATE: OCTOBER, 2020

- GENERAL DEMOLITION NOTES:**
- SANITARY SEWER CROSSING FOX WOOD DRIVE
    - OPTION 1: PAVEMENT AT CROSSING TBR&R. OPEN CUT FOX WOOD DRIVE TO CONSTRUCT SANITARY SEWER.
    - OPTION 2: PAVEMENT AT CROSSING TO BE IJP. BORE UNDER FOX WOOD DRIVE PER DCSO STANDARDS TO CONSTRUCT SANITARY SEWER.

**MCKELVEY HOMES**  
Building A Tradition Of Excellence Since 1988  
218 Chesterfield Towne Center  
Chesterfield, MO 63005  
Phone: (636) 530-8800

**VOLZ** Incorporated  
10849 Indian Head Indl. Blvd.  
St. Louis, Missouri 63132  
314.890.1250 Fax  
www.volzinc.com  
Aulinity #203

**RYAN L. HOLMES**  
Professional Engineer  
PE-2017018988

# SOMMERLIN

**EXISTING CONDITIONS & DEMOLITION PLAN**

Design By: R/LH  
Drawn By: R/LH  
Checked By: R/LH

Vote Project # 22074  
06-28-21  
C04

H:\CAD\22000-22999\22074\MapPlans\22074 - C04 Existing Conditions & Demolition Plan.dgn - D:\out - 6/29/2021 3:53:12 PM - Plotted by: rhomes Plot Scale: 60.0000 - 1/4" = 1' Plot Driver: volz15.pdf.plt;c04 Pen Table: volz15.pdf.tbl