

SOMMERLIN

SITE IMPROVEMENT CONSTRUCTION PLANS



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PHONE: (800) 392-3709



502 LUETKENHAUS BLVD.
WENTZVILLE, MISSOURI 63385
PHONE: (636) 332-9869



LOCATION MAP
N.T.S.

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* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

OCTOBER 1 THROUGH MAY 31
7:00 A.M. TO 7:00 PM MONDAY THROUGH SUNDAY
JUNE 1 THROUGH SEPTEMBER 30
6:00 A.M. TO 8:00 PM MONDAY THROUGH FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

* THE AREA OF THIS PHASE OF DEVELOPMENT IS 24.56 AC
THE AREA OF LAND DISTURBANCE IS 24.60 AC
NUMBER OF PROPOSED LOTS IS 80
BUILDING SETBACK INFORMATION: FRONT 20'
SIDE 6'
REAR 15'

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING



100 NORTH MAIN STREET
O'FALLON, MISSOURI 63366
636-240-2000
FACSIMILE 636-978-4144
www.ofallon.mo.us

January 29, 2021

Jacob Atkins
Volz, Inc
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132

RE: (20-005554) Final Plan for Sommerlin Subdivision - McKelvey Homes, contract purchaser - proposed use: single family residential development (Ward 3)

Dear Mr. Atkins:

On January 28, 2021, the City Council approved the above referenced request.

This approval would be contingent upon the following:

- Clarify the tree preservation calculation and provide the number of trees on the site per City Code Section 402.040.
- Provide approval regarding the removal of the pipeline and easement with Construction Plans.
- Provide approval from the school for the sidewalk by lots 26, 27, and lot 60 being constructed on school property. Provide a ten (10) foot wide easement behind all right of way.
- Sommers Road shall be widened to collector status (29 feet wide) along the portion that this site fronts.
- The multi-use trail along Highway DD shall be 10 feet wide with a 12-foot wide easement.
- Label the 52-foot wide and 62-foot wide lots.
- Not more than ninety (90) days after the effective date of this Ordinance, McKelvey Homes LLC ("McKelvey") to deposit with that certain "Sommerlin Fence Agreement" ("Fence Agreement") no fee on file the offices of the O'Fallon Department of Planning and Development only to reimburse Fox Woods Homeowners Association ("Fox Woods HOA") for the actual cost of installation of a fence south of and parallel to the private roadway owned by Fox Woods HOA ("Fox Woods Drive") within one (1) year of the date the funds referenced herein are deposited in escrow if Fox Woods HOA provides appropriate easements for a sewer line to be bored under Fox Woods Drive and easements for sidewalks shown on the Final Plan and enters into an agreement with McKelvey or its successor in interest substantially in accord with the terms of the Fence Agreement.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

www.surveymcckelvey.com/s/PlanningandInspections

If you have questions about the above, feel free to contact my office at 636-379-5544.

Sincerely,

David S. Woods, AICP
David S. Woods, AICP
Director of Planning and Development

TLC:
C: Michael Snowden, City Administrator
George and Audrey Thompson, 2557 Sommers Road, Lake St. Louis, MO 63367
Randall and Vickie Thompson, 2551 Sommers Road, Lake St. Louis, MO 63367
Dennis and Pamela Gessner, 2551 Sommers Road, Lake St. Louis, MO 63367

LEGAL DESCRIPTION

A TRACT OF LAND IN FRACTIONAL SECTION 15
TOWNSHIP 46 NORTH - RANGE 2 EAST
ST. CHARLES COUNTY, MISSOURI

BENCHMARKS

PROJECT - VERTICAL CONTROL WAS ESTABLISHED USING TRIMBLE R10 GPS INSTRUMENTATION AND THE MODOT GPS RTK NETWORK. VERTICAL CONTROL IS REPORTED IN NAVD 88 USING GEOID 12B.

SITE - ELEVATION = 588.18
IRON PIPE AT THE NORTHWEST PROPERTY CORNER, ON THE SOUTH LINE OF FOX WOOD DRIVE.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: JULY 14, 2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

DISCLAIMER:
VOLZ INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER AND CONTRACTOR.



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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.

