

**DEMOLITION PLAN NOTES**

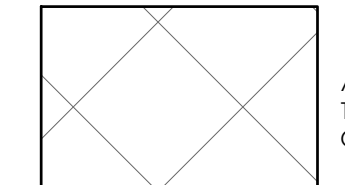
- DO NOT SCALE DRAWINGS. USE DIMENSIONS AS SHOWN.
- CONTRACTOR TO NOTIFY THE ENGINEER IF DISCREPANCIES ARE FOUND IN THE FIELD COMPARED TO THE DESIGN PLANS.
- REFERENCE POINTS, SUCH AS SURVEY MONUMENTS, BENCH MARKS, STAKES, ETC., SHALL BE PRESERVED, BUT IF DISTURBED OR DESTROYED, SHALL BE REPLACED AS DIRECTED, AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- NO WORK SHALL BE DONE WHICH WILL AFFECT EXISTING UTILITIES PRIOR TO HAVING ASCERTAINED THAT THE UTILITIES HAVE BEEN PROPERLY CAPPED, PLUGGED, OR OTHERWISE ABANDONED IN A MANNER ACCEPTABLE TO THE AFFECTED UTILITY COMPANY. THE APPROPRIATE AGENCY SHALL BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY WORK WHICH WILL AFFECT ANY EXISTING UTILITY. REMOVALS OR RELOCATIONS BY UTILITY COMPANIES ARE TO BE INITIATED AND COORDINATED BY THE CONTRACTOR.
- CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS, SIGNS, LIGHTS, AND BARRICADES SHALL BE INSTALLED AT ALL LOCATIONS AS NECESSARY TO GUARD AGAINST ACCIDENT. PROMPTLY REPAIR DAMAGES CAUSED TO FACILITIES BY OPERATIONS, AS DIRECTED BY THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
- PAVEMENT TO BE REMOVED SHALL BE SAWCUT IN A STRAIGHT LINE ON THE CONTACT POINT WITH THE PAVEMENT TO REMAIN UNLESS NOTED OTHERWISE. WHERE APPLICABLE, ON EXISTING PORTLAND CEMENT CONCRETE ALL PAVEMENT REMOVAL AND SAWCUTTING SHALL BE FROM JOINT TO JOINT AND/OR NEAREST JOINT.
- ALL SANITARY AND STORM SEWER WORK SHALL BE PER THE CITY OF FALLOON SPECIFICATIONS.
- ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO THE START OF ANY WORK.
- DESTROY EXISTING SERVICE CONNECTIONS FOR WATER, GAS, ELECTRIC, CABLE TV AND TELEPHONE TO ALL EXISTING BUILDINGS TO BE REMOVED PER THE REQUIREMENTS OF THE AFFECTED UTILITY COMPANY. ALL FEES AND PERMITS ASSOCIATED WITH UTILITY CAPS OR REMOVAL SHALL BE PAID BY THE CONTRACTOR.
- ALL EXISTING FOUNDATIONS, FLOOR SLABS AND RUBBLE SHALL BE COMPLETELY REMOVED FROM THE SITE.
- ALL ITEMS SHOWN TO BE REMOVED SHALL BE COMPLETELY REMOVED INCLUDING POLE BASES, FOUNDATIONS, SIGN BASES, POWER POLE STUBS ETC.
- THE GENERAL CONTRACTOR SHALL MAINTAIN THE SURROUNDING AREA DURING CONSTRUCTION. ANY DUST OR DEBRIS FROM JOB SITE SHALL BE COLLECTED OR MITIGATED FOR ADJACENT PROPERTY OWNERS OR RESIDENCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AN AMEREN UE MAIN REQUEST APPLICATION FOR TEMPORARY AND PERMANENT ELECTRICAL SERVICE FOR THE PROJECT.
- THE GENERAL CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO CITY OF FALLOON FOR APPROVAL PRIOR TO ANY WORK WITHIN THE ROAD WAY.
- THE GENERAL CONTRACTOR SHALL PROVIDE EDGE TREATMENT IN ACCORDANCE TO CITY OF FALLOON SPECIFICATIONS FOR ALL AREAS OF EDGE DROP-OFF WITHIN RIGHT OF WAY.

**INTENT OF DEMOLITION PLAN**

IT IS THE INTENT OF THIS PLAN THAT ALL REQUIRED DEMOLITION IS COMPLETED AND THE CONTRACTOR SHALL HAVE RENDERED A SITE THAT IS READY FOR CONSTRUCTION. ALL ONSITE FEATURES OBSERVABLE AT THE TIME THE TOPOGRAPHIC SURVEY WAS COMPLETED ARE SHOWN ON THIS PLAN. IF ADDITIONAL REMOVALS ARE REQUIRED, DUE TO CONFLICTING AND/OR DIFFERENT CONDITIONS, NOTIFY THE ENGINEER PRIOR TO BID SUBMITTAL.

THE DEMOLITION CONTRACTOR SHALL FURNISH ALL MATERIAL AND PERFORM ALL WORK INCLUDING PROPER SUPERVISION NECESSARY TO COMPLETE ALL WORK DESCRIBED BELOW. ANYTHING THAT IS NOT EXPRESSLY SET FORTH BELOW BUT IS IMPLIED AND IS REQUIRED TO CARRY OUT THE WORK INTENDED SHALL BE PERFORMED THE SAME MANNER AS THOUGH SPECIFICALLY MENTIONED. ALL WORK SHALL BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. IN GENERAL, DEMOLITION CONTRACTOR SHALL DEMOLISH AND LEGALLY DISPOSE OF ALL STRUCTURES IN ENTIRETY ON THE PROPERTY, INCLUDING ALL BUILDINGS, FOUNDATIONS, FOOTINGS, EXISTING SITE IMPROVEMENTS, UTILITIES AND UTILITY CONNECTIONS UNLESS NOTED OTHERWISE. THIS WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES, AND OSHA REGULATIONS INCLUDING OBTAINING ANY AND ALL NECESSARY APPROVALS AND PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SENDING OUT ALL REQUIRED PUBLIC AND PRIVATE NOTIFICATIONS. THE WORK TO BE PERFORMED BY DEMOLITION CONTRACTOR SHALL INCLUDE, WITHOUT LIMITATION, THE FOLLOWING:

- REMOVAL OF HOLLOW ITEMS OR ITEMS WHICH COULD COLLAPSE, INCLUDING WITHOUT LIMITATION BASEMENTS, CISTERNS, UNDERGROUND TANKS AND SEPTIC SYSTEMS. BACKFILLING AND COMPACTING TO THE LINES AND GRADES INDICATED.
- DEMOLITION OF BELOW-GRADE FOUNDATIONS, WALLS AND SITE IMPROVEMENTS AS INDICATED TO AVOID CONFLICT WITH NEW CONSTRUCTION OR SITE WORK, BACKFILLING AND COMPACTING OF THE RESULTING EXCAVATION SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF PURCHASER'S ENGINEER AND/OR LATEST GEOTECHNICAL REPORT.
- CLEARING SITE OF ALL DEMOLITION DEBRIS, TRASH AND MISCELLANEOUS MATERIAL TO BE LEGALLY DISPOSED OF OFFSITE.
- SAFETY BARRICADES TO BE PROVIDED AND MAINTAINED DURING DEMOLITION WORK UNTIL START OF EARTHWORK.
- POLLUTION CONTROL DURING BUILDING DEMOLITION, INCLUDING DUST AND NOISE CONTROL.
- REMOVAL AND LAWFUL DISPOSAL OF HAZARDOUS MATERIALS.
- REMOVAL AND LAWFUL DISPOSAL OF LEAD PAINT.
- UPON COMPLETION OF DEMOLITION AND CLEARING, THE SITE SHALL BE LEFT IN A NEAT, CLEAN AND SAFE CONDITION INCLUDING POSITIVE DRAINAGE.
- TEMPORARY CHAIN LINK PERIMETER FENCE SHALL BE PROVIDED AROUND THE PROJECT LIMITS. FENCE SHALL NOT BE LOCATED WITHIN RIGHT-OF-WAY UNLESS APPROVED BY THE GOVERNING AUTHORITY.
- ALL EXISTING IMPROVEMENTS, OLD FOUNDATIONS, RUBBLE, DEBRIS, AND TRASH WITHIN THE DISTURBED AREA OF THE SITE SHALL BE REMOVED UNLESS NOTED OTHERWISE.

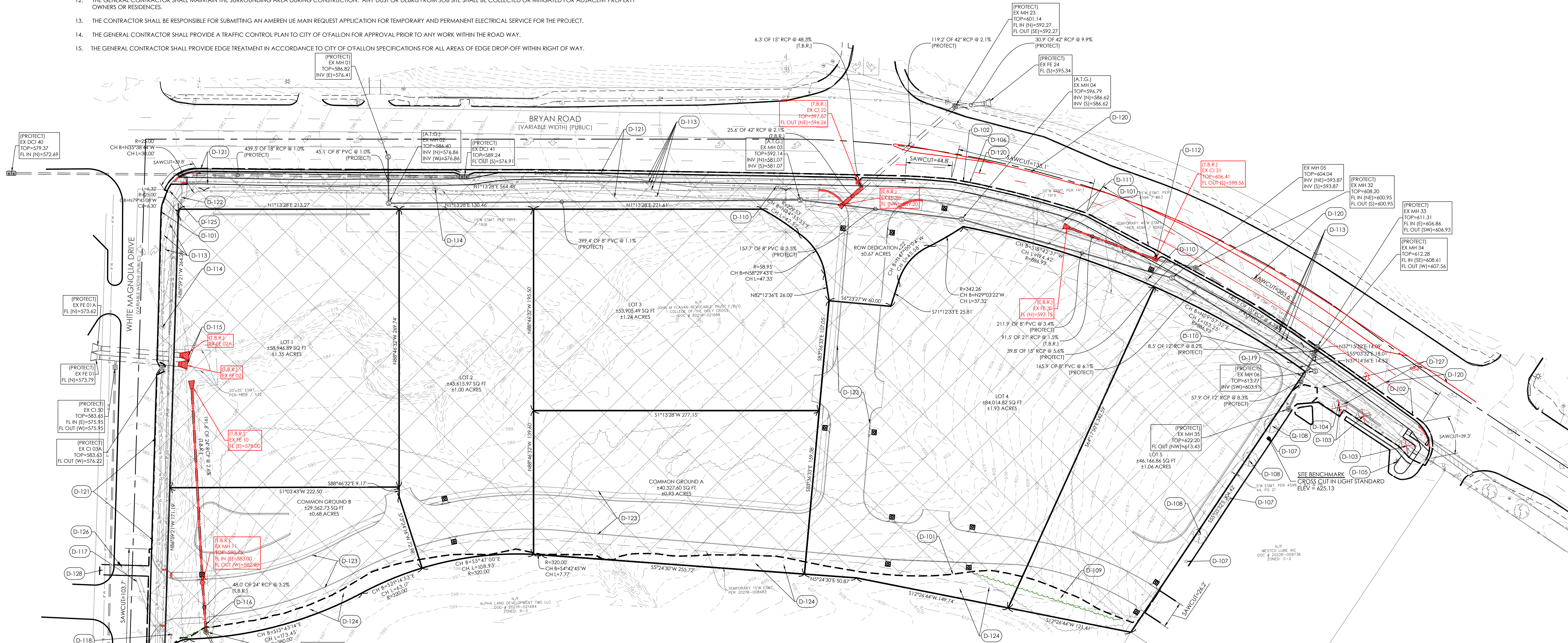


AREA OF ALL EXISTING IMPROVEMENTS TO BE REMOVED UNLESS NOTED OTHERWISE



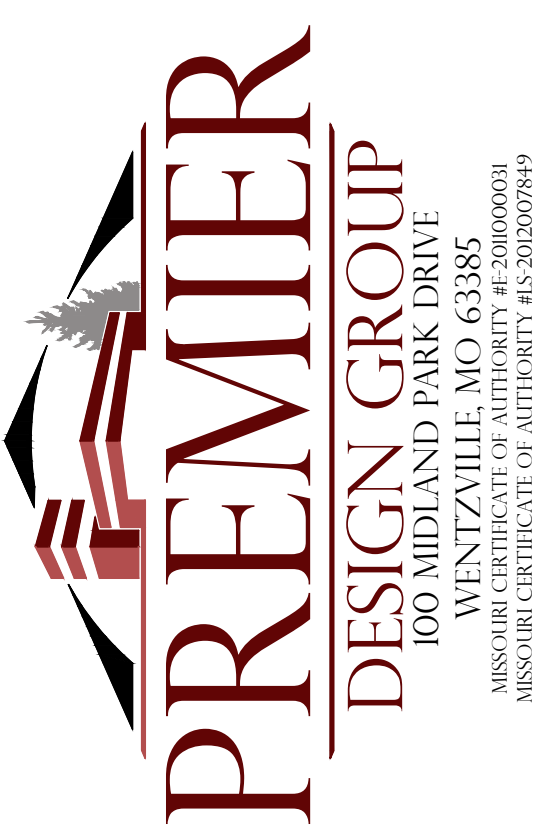
DENOTES EXISTING TREE TO BE REMOVED

- NOTE**
- ALL EXISTING IMPROVEMENTS, OLD FOUNDATIONS, RUBBLE, DEBRIS, AND TRASH WITHIN THE DISTURBED AREA OF THE SITE SHALL BE REMOVED UNLESS NOTED OTHERWISE.
  - EXISTING INLETS ARE TO BE INSPECTED BY THE CITY OF FALLOON TO DETERMINE IF REPLACEMENT IS NEEDED. EXISTING TOP OF STRUCTURES AND ALL FLOWLINES OF STRUCTURES ARE TO BE REPLICATED PER PLANS IF REPLACEMENT IS REQUIRED. CONTRACTOR TO INCLUDE REMOVAL AND REPLACEMENT OF STRUCTURES IN BID.



**DEMOLITION SCHEDULE**

- CODE DESCRIPTION**
- D-101 LAND DISTURBANCE LIMITS (TYP.)
  - D-102 PROPOSED SAWCUT AT EDGE OF LAKE (TYP.)
  - D-103 EXISTING TREE TO BE REMOVED AND REPLACED. G.C. SHALL VERIFY TREE SIZE AND REPLACE WITH SAME SPECIES AND SIMILAR SIZE.
  - D-104 EXISTING WATER MAIN (PROTECT)
  - D-105 EXISTING WATER METER (PROTECT)
  - D-106 PROPOSED SAWCUT AT EDGE OF EXISTING ASPHALT AND CURB TO PROVIDE SMOOTH TRANSITION FROM EXISTING ASPHALT TO PROPOSED.
  - D-107 EXISTING LIGHT STANDARD (PROTECT)
  - D-108 EXISTING TREE (PROTECT)
  - D-109 APPROXIMATE LIMITS OF TREE MASS REMOVAL
  - D-110 EXISTING FIBER OPTIC VAULT. REMOVE AND REPLACE AS NECESSARY TO ADJUST TO GRADE. G.C. SHALL COORDINATE WITH FIBER OPTIC COMPANY PRIOR TO STARTING ANY WORK NEAR OR AROUND THE FIBER OPTIC LINES.
  - D-111 EXISTING INTERSECTION AHEAD SIGN TO BE REMOVED AND REPLACED WITH A NEW SIGN PER MUTCD AND O'FALLOON REQUIREMENTS
  - D-112 REMOVE EXISTING CURB INLET AND REPLACE WITH MANHOLE. REFER TO GRADING AND UTILITY PLANS AND STORM SEWER PROFILES FOR PROPOSED STORM SEWER LAYOUT.
  - D-113 \*\*CAUTION\*\* EXISTING FIBER OPTIC LINES. EXACT DEPTH AND LOCATION SHALL BE VERIFIED BY G.C. PRIOR TO ANY EARTHWORK ACTIVITIES. PROTECT THE FIBER OPTIC LINES UNLESS SPECIFIED OTHERWISE BY THE FIBER OPTIC COMPANY.
  - D-114 EXISTING FIBER OPTIC VAULT (PROTECT)
  - D-115 EXISTING FLARED END SECTIONS SHALL BE REMOVED. PIPE ADJOINING FLARED END SHALL BE CUT AS NEEDED FOR THE CONSTRUCTION OF THE JUNCTION CHAMBER FOR THE (2) EXISTING 54" RCP PIPES.
  - D-116 PRIOR TO REMOVAL OF PIPING, G.C. SHALL PROVIDE A TEMPORARY SWALE OR PIPING THAT SHALL MATCH OR EXCEED THE EXISTING CROSS SECTIONAL AREA FOR DIVERTING WATER AROUND THE PROPOSED DETENTION BASIN.
  - D-117 \*\*CAUTION\*\* EXISTING UNDERGROUND ELECTRIC (PROTECT)
  - D-118 EXISTING ELECTRIC CONDUITS FOR FUTURE USE BY AMEREN. PROTECT THE CONDUITS AND COORDINATE WITH AMEREN FOR EXTENDING ELECTRIC TO THE PROPERTY.
  - D-119 EXISTING WATER VALVE AND CAP FOR 12" WATER MAIN. ADJUST VALVE TO PROPOSED GRADE AND REMOVE CAP FOR MAIN EXTENSION. VERIFY VALVE IS IN WORKING ORDER PRIOR TO REMOVAL OF CAP AND GRADE ADJUSTMENT.
  - D-120 EXISTING ROAD STRIPING TO BE REMOVED PER CITY OF FALLOON REQUIREMENTS. REFER TO SITE PLAN FOR PROPOSED STRIPING.
  - D-121 ALL WORK ON BRYAN ROAD AND MAGNOLIA DRIVE ROAD SHALL BE PER CITY SPECIFICATIONS AND INSPECTIONS. TRAFFIC CONTROL SHALL BE PROVIDED FOR AND MEET OR EXCEED MUTCD AND CITY OF FALLOON REQUIREMENTS.
  - D-122 \*\*CAUTION\*\* EXISTING GAS MAIN (PROTECT)
  - D-123 PROPOSED ROADWAY (SHOWN FOR INFORMATIONAL PURPOSES)
  - D-124 G.C. SHALL INCLUDE COST TO SEED AND MULCH AREAS OUTSIDE OF THE DISTURBED LIMITS FOR PLACING PLANTS
  - D-125 EXISTING STOP SIGN (PROTECT)
  - D-126 SAWCUT ROADWAY AT NEAREST JOINT FOR WATER MAIN EXTENSION. TRAFFIC CLOSURES AND ROAD PLATES SHALL BE PROVIDED TO KEEP ACCESS OPEN DURING CONSTRUCTION. FULL SLAB REPLACEMENT IS REQUIRED.
  - D-127 ALL IMPROVEMENTS SHOWN WITHIN STARBUCKS PROPERTY SHALL NOT COMMENCE UNLESS THE G.C. HAS WRITTEN AUTHORIZATION TO BEGIN WORK ON THE PROPERTY. A SEPARATE TEMPORARY GRADING EASEMENT IS REQUIRED FOR THE IMPROVEMENTS AND GRADING ON STARBUCKS PROPERTY! G.C. SHALL INCLUDE IN BID THE COST FOR THE REMOVAL AND REPLACEMENT OF TREES ON THE ADJOINING PROPERTY FOR THE WATER MAIN TAP. PROTECT TREES IF AT ALL POSSIBLE BUT IF REQUIRED TO REMOVE, THE G.C. SHALL REPLACE WITH THE SAME SPECIES WITH A MINIMUM DIAMETER OF 2.5"
  - D-128



**ENGINEERS AUTHENTICATION**  
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date values counterbalanced.

STEVEN D. MARKOV, P.E.  
PROFESSIONAL ENGINEER  
PE 220007195

**NOLES PROPERTIES LLC**  
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TBD BRYAN ROAD  
O'FALLOON, MO 63376  
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CREVE COEUR, MO 63141

Date: 5/2/2023

#	Revision Date	Description of Changes
1	6/26/2023	REVISED PER CITY OF FALLOON AND O'FALLOON FIRE COMMENTS
2	7/17/2023	REVISED PER CITY OF FALLOON COMMENTS
3	7/17/2023	REVISED PER CITY OF FALLOON COMMENTS

Sheet Number: C-100

Project No.: 2202920  
Drawn By: P. HEITZ  
Checked By: M. FOGARTY

ISSUED FOR CONSTRUCTION

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UNDERGROUND UTILITIES AND OSHA SAFETY NOTICES:  
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

