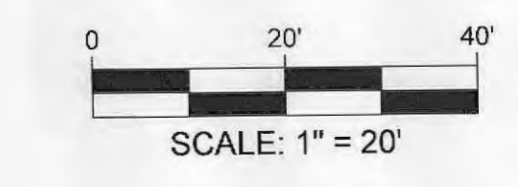


DEMOLITION PLAN

(THIS IS NOT A BOUNDARY SURVEY)



ABBREVIATION KEY	
TBA	TO BE ADJUSTED
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED & REPLACED
TR	TO REMAIN

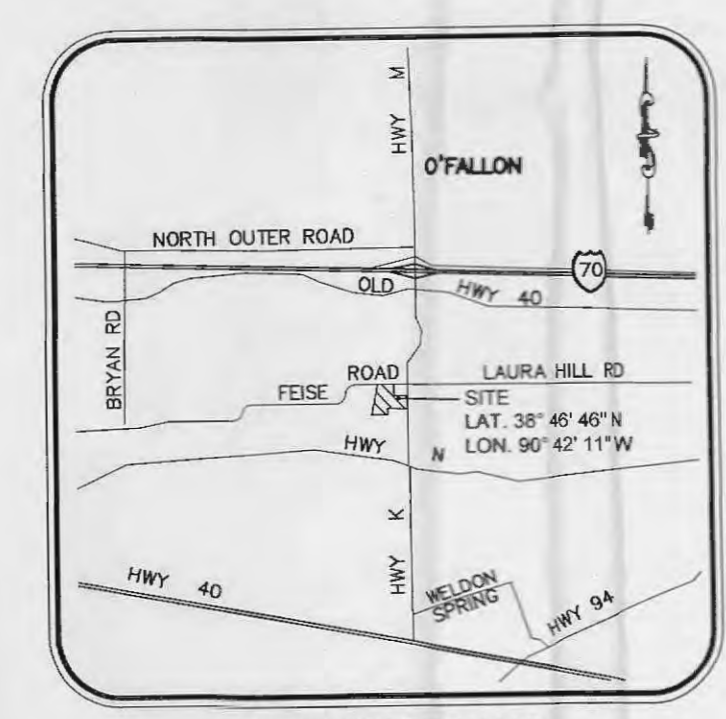
	PAVEMENT TO BE REMOVED AND REPLACED
	PAVEMENT TO BE MILLED AND OVERLAY

N/F CITY OF O'FALLON 2443/1983



DEMOLITION PLAN NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on December 1, 2014.
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
Primary Benchmark - Red Head #3 at the Northwest of property North of the Front Entrance. Elevation=601.08
- This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 29183C0239 dated August 2, 1996.
- Existing curbs and gutters on site are vertical. Curbs along asphalt paved areas are 6" wide with 6" curb.
- This site is zoned C2 Commercial as per City of O'Fallon, MO Planning and Zoning Commission.
- Building setback lines as per City of O'Fallon Zoning Ordinance are:
Front Yards: 25' Side Yards: 25' Rear Yards: 10'
- Water service to this site is provided by Public Water Supply District No.2.
- Sanitary sewer service to this site is provided by City of O'Fallon, MO, at time of survey.
- Electrical service to this site is provided by Ameren UE, at time of survey.
- Telephone service to this site is provided by Century Link Communications, at time of survey.
- Natural gas service to this site is provided by Laclede Gas Company, at time of survey.
- The Contractor shall conform to all applicable State and local codes for demolition of structures, safety of adjacent structures, dust control, and sediment and erosion control during construction.
- The Contractor shall verify that all required permits and licenses from appropriate authorities have been obtained prior to construction.
- The Contractor shall notify and coordinate scheduling with affected utility companies before starting work and comply with their requirements.
- The Contractor shall not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.
- The Contractor shall accurately record actual locations of capped utilities and subsurface obstructions that will remain after demolition.
- The Contractor shall provide, erect, and maintain sediment and erosion control devices, temporary barriers, and security devices during construction.
- The Contractor shall protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Any damage caused by demolition operations shall be repaired by the Contractor at no cost to Owner.
- The Contractor shall protect and maintain in a safe and operable condition utilities that are to remain. The Contractor shall prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. The Contractor shall provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner.
- The Contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.
- Completely fill below grade areas and voids resulting from demolition or removal of structures, underground fuel storage tanks, wells, cisterns, etc., using approved select fill materials consisting of stone, gravel, and sand. Fill materials shall be free from debris, trash, frozen materials, roots, and other organic matter.
- All items noted "to be adjusted" shall be raised or lowered to match the new grade indicated or flush with the surrounding pavement. (i.e. manhole rims, valve covers, grates, etc.)
- Unless noted otherwise, utilities designated to be removed shall be removed in their entirety. Trenches shall then be backfilled and compacted as per the sitework specifications.
- Should hazardous materials be found during demolition operations, the Contractor shall notify the owner and all governing agencies, if necessary, and conform to all applicable regulatory procedures.
- The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.
- The Contractor shall keep the premises clean and free of debris during construction.
- The fire protection for the site shall remain in service at all times during construction.
- Existing point striping within the parking lot shall be removed where indicated. Striping shall be removed by sand blasting, milling, or grinding.
- All survey monuments disturbed during construction shall be replaced by a licensed land surveyor, licensed in the state where this project is located.
- The edges of all pavement and curb sections to be removed shall be saw cut. Remaining pavement and curb sections shall have smooth, clean edges.
- Remove all stumps, bushes, trees, weeds and other surface obstructions from the site that are within the proposed construction area and that are not otherwise noted to remain. Contractor to strip all topsoil from entire area to be graded. This may be done in phases. (Refer to Erosion and Sediment Control Plans.) Additional recommendations from final disposition of topsoil provided in the geotechnical report. Extent of topsoil use on site as per the site geotechnical representative.
- The contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in the low areas on the site may be required during construction.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and surveys provided by the owner and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.



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CERTIFIED BY:

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Professional Engineer
Professional Engineer Corporation #000472

FRESH THYME - O'FALLON LANDLORD'S WORK
2235 Highway K
O'Fallon, Missouri 63368

DATE: APRIL 21, 2015
REVISIONS:
DRAWN BY: S.A.B., E.J.H.
CHECKED BY: M.A.H.
PROJ. NO.: 3802A

SHEET NO. DM-1