

N/F
L.R. SPRAUL & ASSOCIATES
INC. 4697/67
BUSINESS
ZONED: C-2

N/F
MARTIN M. SHULMAN & PHYLLIS B. SHULMAN
TRUST 7102/0771
MEDICAL
ZONED: C-2

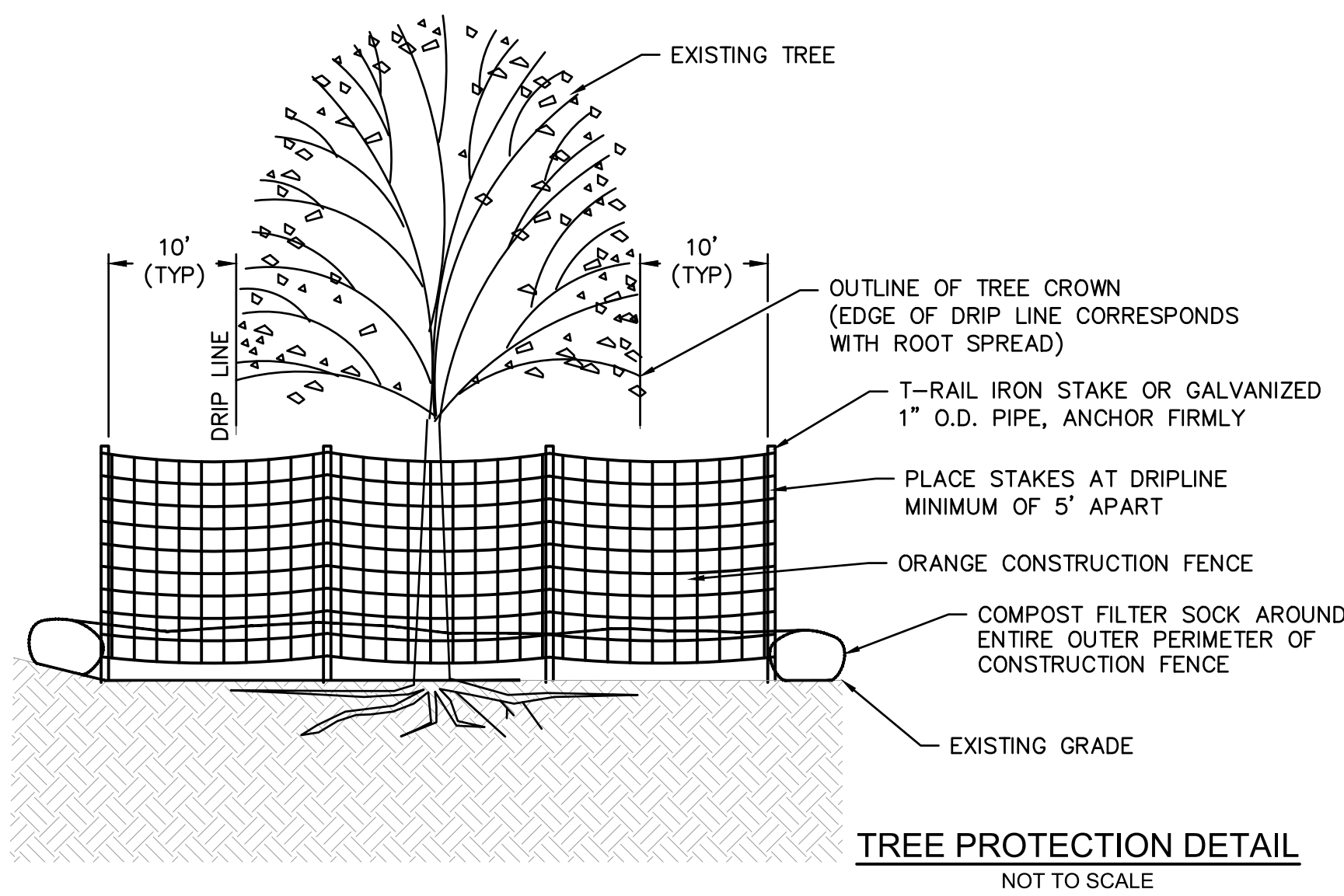
N/F
S&S HOMETOWN INVESTMENTS
LLC 6969/1725
BUSINESS
ZONED: C-2

N/F
NATIONAL CHURCH RESIDENCES
OF O'FALLON MISSOURI
967/1601
SENIOR LIVING
ZONED: R-3

N/F
JACK IN THE BOX PROPERTIES
LLC 7199/0678
RESTAURANT
ZONED: C-2

DEMOLITION NOTES:

- CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
- CONTRACTOR SHALL REFER TO GRADING AND EROSION CONTROL PLAN FOR DETAILS ON LIMITS OF PAVING DEMOLITION, AND FOR PERIMETER CONTROL.
- ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.
- THIS DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY OWNER PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.
- THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.
- PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
- ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS SHALL BE COORDINATED FOR REMOVAL WITH UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL STUDY.
- DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
- CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL UNDERLYING VEGETATION, STUMPS, BRUSH, ETC. WITHIN THE LIMITS OF DISTURBANCE, UNLESS OTHERWISE DIRECTED.



TREE PRESERVATION NOTES

- GRADING AROUND TREES TO BE LIMITED TO OUTSIDE THE DRIPLINE UNLESS OTHERWISE NOTED ON THESE PLANS.
- THERE SHALL BE NO GRADING OR FILLING WITHIN THE PROTECTED CRITICAL ROOT ZONES OF PROTECTED TREES UNLESS OTHERWISE NOTED ON THESE PLANS.
- NO VEHICLES OR EQUIPMENT SHALL BE DRIVEN OR PARKED UNDER THE DRIPLINE OF PROTECTED TREES. NO MATERIALS SHALL BE STORED UNDER THE DRIPLINE OF PROTECTED TREES.
- TREE FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL REQUIRED TREE, SILT FENCING AND COMPOST FILTER SOCK SHALL REMAIN IN PLACE UNTIL ALL GRADING AND LANDSCAPING ACTIVITIES HAVE CEASED AND SHALL ONLY BE REMOVED UPON THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING OR WRAPPING MUST NOT BE ATTACHED TO PROTECTED TREES.
- MAINTAIN TREE PROTECTION FENCING 10' BEYOND DRIPLINE (IN ALL DIRECTIONS).

EXISTING LEGEND

	BENCHMARK
	EXISTING IRON PIN
	EXISTING ELECTRIC ANCHOR
	EXISTING ELECTRIC POLE
	EXISTING LIGHT POLE
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING TELEPHONE POLE
	SIGN POLE
	ELECTRIC METER
	GAS METER
	CONTOUR LINE
	PROPERTY LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATER LINE
	UNDERGROUND GAS MAIN
	TELEPHONE LINE
	GAS LINE

DEMOLITION KEYNOTES/LEGEND

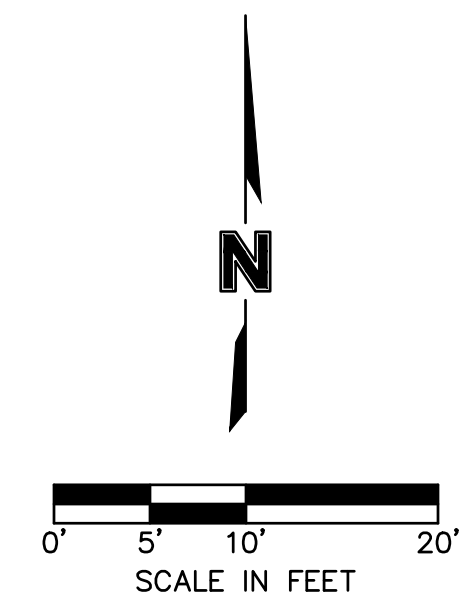
	SAWCUT EXISTING PAVEMENT FULL DEPTH
	REMOVE ASPHALT PAVEMENT
	REMOVE EXISTING CURB AND GUTTER
	REMOVE CONCRETE PAVEMENT

KEYNOTES:

- EXIST. GAS METER AND SERVICE TO BE REMOVED. CONTRACTOR TO COORDINATE W/ THE CITY OF O'FALLON.
- EXIST. ELECTRIC METER & SERVICE TO BE REMOVED. CONTRACTOR TO COORDINATE W/ THE CITY OF O'FALLON.
- EXIST. BOLLARD TO BE REMOVED.
- EXIST. TREE TO BE REMOVED.
- EXIST. POLE SIGN TO BE REMOVED.

BENCHMARKS

BENCHMARK #1:
TOP OF FIRE HYDRANT.
ELEV.= 540.44



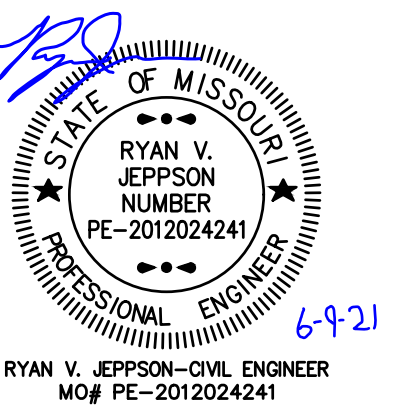
1-800-DIG-RITE or 811
www.motcall.com

City of O'Fallon Standard Notes and Details - July 2019

SCOOTERS O'FALLON
411 S. MAIN STREET
O'FALLON, MO

olsson

Olsson, Inc. Engineering MO State Cert. of Authority #001592
Olsson, Inc. Landscape Architecture MO State Cert. of Authority #2005000285
550 St. Louis St.
Springfield, MO 65806
TEL 417.890.8802
www.olsson.com



Developer / Owner Information
SCOOTER'S COFFEE - 10500 SAPP BROTHERS DRIVE - OMAHA, NE 68138
CONTACT: DAN FORSLUND - (913) 375-5256

OWNER
DEPEW FAMILY TRUST & JACK L. DRAKE & DAYNA C. DRAKE
P.O. BOX 860910 - SHAWNEE, KS 66286

City of O'Fallon DEMOLITION PLAN

P+Z No.
Approval Date

Permit No.

Page No.

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