



UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



LEGEND

--- LIMITS OF DEMOLITION. ALL PAVEMENT WITHIN THESE LIMITS SHALL BE REMOVED. AT ALL LOCATIONS WHERE PROPOSED PAVEMENT SHALL ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW-CUT TO THE FULL DEPTH OF THE EXISTING MATERIAL.

DEMOLITION NOTES

1. CONCRETE WALKS AND CURBS TO BE REMOVED SHALL BE SAWCUT AT THE NEAREST CONTRACTION OR EXPANSION JOINT.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ASPHALT, CONCRETE, ROCK, BUILDING MATERIALS, AND ALL OTHER DEBRIS AT AN APPROVED LANDFILL IN ACCORDANCE WITH ALL RULES AND REGULATIONS, INCLUDING MISSOURI DEPARTMENT OF NATURAL RESOURCES (MODNR), CITY OF OFFALON AND ST. CHARLES COUNTY.
3. EXISTING SERVICE LINES (GAS, WATER, SANITARY, ETC.) SHALL BE REMOVED TO THE MAIN LINES, THEN CAPPED AT THE MAIN LINE CONNECTION OR COMPLETELY GROUDED FULL IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY STANDARDS AND SPECIFICATIONS. ALL UTILITY METERS FOR EXISTING BUILDINGS SHALL BE REMOVED.
4. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

BENCHMARK AND BASIS OF BEARING

BENCHMARK: CUT CROSS ON THE WEST CURB NEAR THE SOUTH END OF THE CUT-DE-SAC FOR TEXAS COURT ELEVATION = 570.08

PROJECT TITLE
IMPROVEMENT PLANS
STL WHOLESAL
EXISTING CONDITIONS

PPS No. 86165.PPR0.001
 TASK 003

St. Peters
 22 Richmond Center Court
 St. Peters, MO 65276
 Phone (636) 397-1211
 Fax (636) 397-1104
 www.prs.com



ENGINEERS AUTHENTICATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS EXCLUDED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDED HEREON AS OF THIS DATE, UNLESS REAUTHENTICATED.

PICKETT, RAY & SILVER, P.C. IN MISSOURI



Developer / Owner Information
 Pinkerton Properties LLC
 801 Texas Court
 Ofallon, Missouri 63366

P+Z No. 21-003918
 City No.

Approved 06-03-2021

Page No.

*** 2022/08/22 ***

K:\86165 PPR0 001 - STL WHOLESAL\DWG\OUTPUT\Improvement_Plan\02_EXISTING CONDITIONS.dwg