



11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Improvement Plans
Wendy's Restaurant
1390 Mexico Loop Road East
O'Fallon, Missouri 63366

Proj. #	0747
No. Description	Date
Agency Submittal	04/25/08
Per City	07/15/08
	07/30/08

Existing
Conditions &
Demolition
Plan

C3

Planning and Development No. 9987.07.01
Planning and Zoning Commission
Approval - March 6, 2008
City Council Approval - March 27, 2008

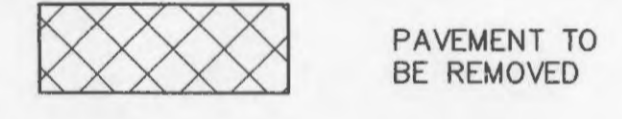


SCALE:
1 inch = 20 ft.
BASIS OF BEARING:
PLAT BOOK 45 PAGE 57.
● - DENOTES SET 1/2" x 18" REBAR
WITH CAP STAMPED "MARLER L.S. -347-D"

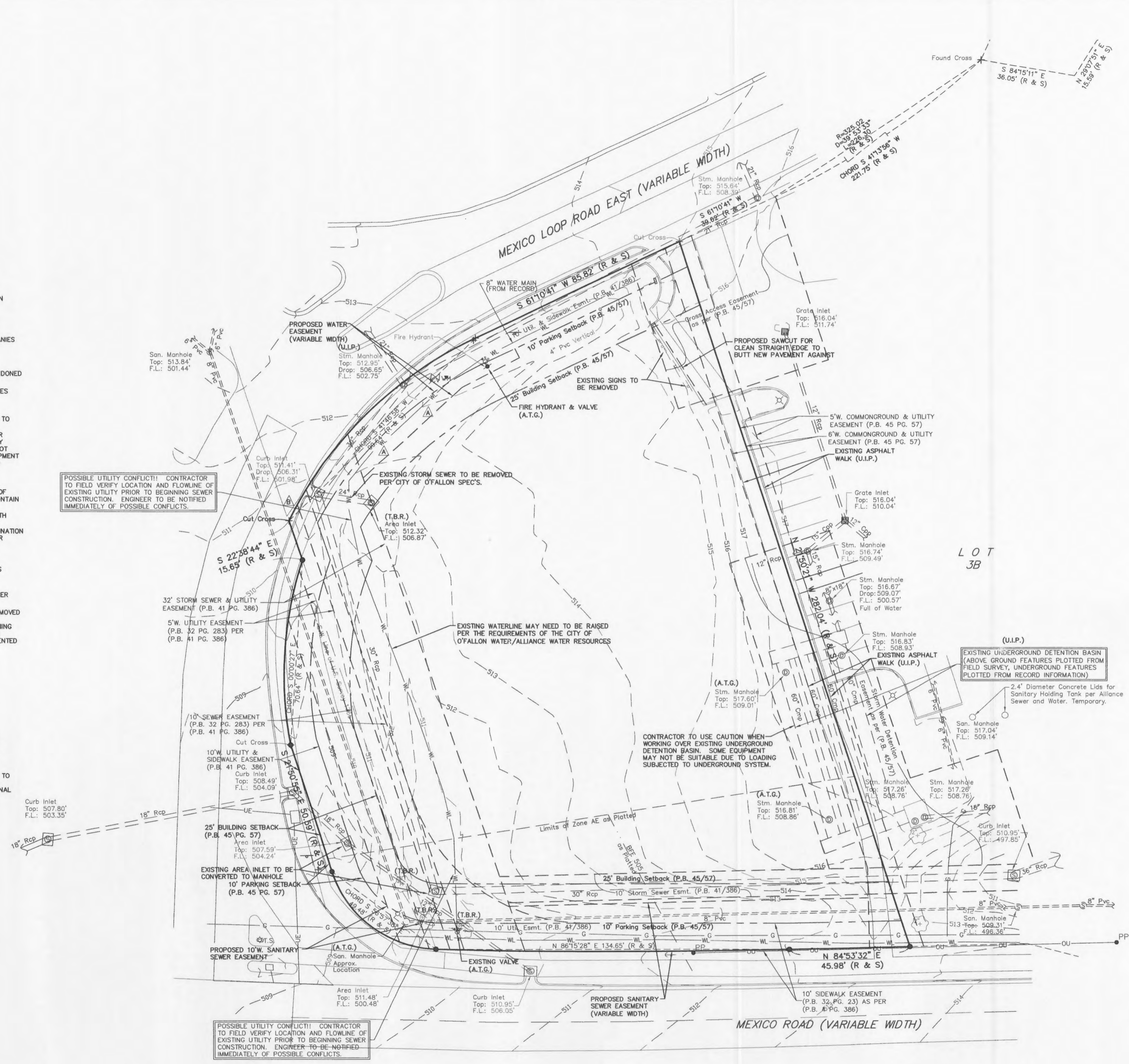
GENERAL NOTES

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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. CONTRACTOR SHALL SCHEDULE A UTILITY MEETING WITH REPRESENTATIVES OF ALL UTILITY COMPANIES PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION PARKING WITH THE CITY OF O'FALLON AND WITH THE OWNER.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
- PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
- PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
- RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION AND GRADES, AS ACCEPTABLE TO PROPERTY OWNERS.
- PROTECT EXISTING TREES AND OTHER VEGETATION AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS AND BRANCHES, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. DO NOT RUN HEAVY EQUIPMENT OVER TREE ROOT SYSTEMS. MAINTAIN MINIMUM TRENCH WIDTHS NEAR ROOT SYSTEMS SO AS TO AVOID UNNECESSARY INJURY. PROTECT TREES AND VEGETATION DESIGNATED TO REMAIN WITH TEMPORARY FENCE ENCLOSURES, PRIOR TO COMMENCEMENT OF SITE CLEARING OPERATIONS. ENCLOSURE SHALL BE A MINIMUM OF 8 FEET IN RADIUS AROUND CENTER OF TREE TRUNKS, WITH LARGE TREES BEING PROTECTED WITH FENCING SET AT EDGE OF DRIP LINES. ENCLOSURE OF VEGETATION SHALL BE AS REQUIRED TO PREVENT DAMAGE FROM CONSTRUCTION ACTIVITIES. MAINTAIN FENCING THROUGHOUT CONSTRUCTION PERIOD, UNLESS OTHERWISE DIRECTED.
- LANDSCAPING IRRIGATION SYSTEM TO BE CAPPED AND REMOVED IN AREAS OF CONSTRUCTION WITH SERVICE LINES AND CAPS FLAGGED OR PROPERLY MARKED FOR FUTURE TIE-INS, IF APPLICABLE.
- CONTRACTOR SHALL REFER TO THE SITE ELECTRICAL DRAWINGS (BY OTHERS) FOR FINAL DETERMINATION ON THE REMOVAL AND/OR REPLACEMENT OF EXISTING ON-SITE LIGHTING FIXTURES. ALSO, REFER TO THE SITE ELECTRICAL DRAWINGS FOR WHETHER EXISTING FIXTURES WILL BE RE-USED OR REPLACED WITH NEW FIXTURES.
- THE CONTRACTOR SHALL BE REQUIRED TO VERIFY ALL EXISTING CONDITIONS AT THE SITE, PRIOR TO SUBMITTING A BID OR STARTING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES THAT MAY EXIST BETWEEN THE CONTRACT DOCUMENTS AND REQUEST CLARIFICATION IN WRITING PRIOR TO THE BID.
- CONTRACTOR SHALL BE REQUIRED TO COORDINATE CONSTRUCTION ACTIVITIES WITH PROPERTY OWNER TO MINIMIZE DISRUPTION DURING CONSTRUCTION.
- TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED, THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.

LEGEND FOR FACILITIES REMOVAL



NOTE:
THE DISCONNECT AND REMOVAL OF EXISTING OVERHEAD AND UNDERGROUND SERVICE LINES CALLED OUT TO BE REMOVED SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.



POSSIBLE UTILITY CONFLICT!! CONTRACTOR TO FIELD VERIFY LOCATION AND FLOWLINE OF EXISTING UTILITY PRIOR TO BEGINNING SEWER CONSTRUCTION. ENGINEER TO BE NOTIFIED IMMEDIATELY OF POSSIBLE CONFLICTS.

CONTRACTOR TO USE CAUTION WHEN WORKING OVER EXISTING UNDERGROUND DETENTION BASIN. SOME EQUIPMENT MAY NOT BE SUITABLE DUE TO LOADING SUBJECT TO UNDERGROUND SYSTEM.

EXISTING UNDERGROUND DETENTION BASIN (ABOVE GROUND FEATURES PLOTTED FROM FIELD SURVEY, UNDERGROUND FEATURES PLOTTED FROM RECORD INFORMATION)

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