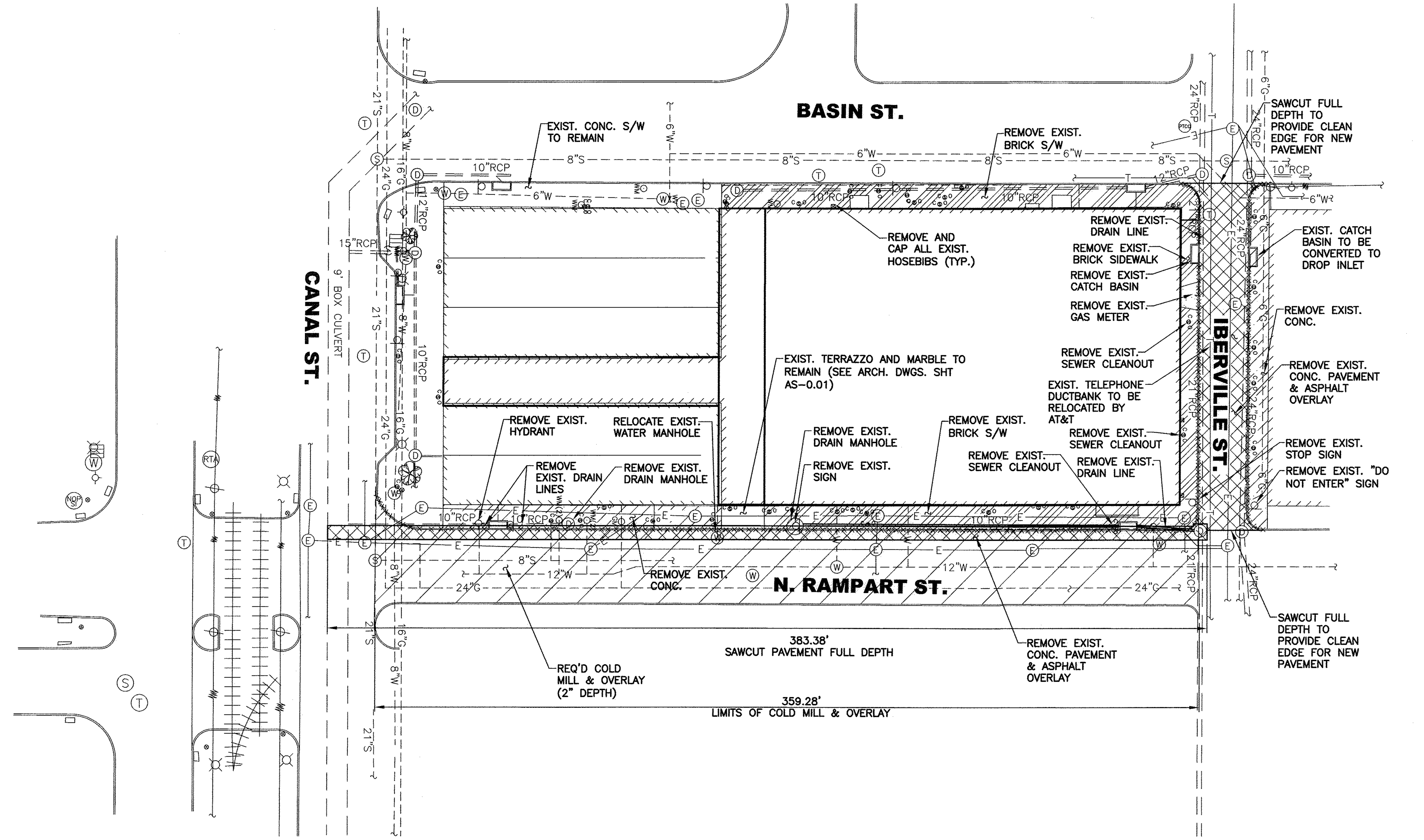
LEGEND	
EXISTING FEATURES	
OR	EXIST. DROP INLET
	EXIST. GUY WIRE
---- W(SIZE) ---	EXIST. WATERLINE
---- G(SIZE) ---	EXIST. GAS LINE
---E---E---	EXIST. UNDERGROUND ELECTRIC LINE
---S---S---	EXIST. SEWER LINE
---T---T---	EXIST. TELEPHONE LINE
(SIZE)	EXIST. DRAIN LINE
T.B.M.	TEMPORARY BENCHMARK
CS	THE POINT OF CHANGE FROM CIRCULAR CURVE TO SPIRAL
T.C.	TOP OF CASTING/CURB ELEVATION
EL.	ELEVATION
HC	HANDICAP
SMH	SEWER MANHOLE
(S)	EXIST. SEWER MANHOLE
(D)	EXIST. DRAIN MANHOLE
	EXIST. FIRE HYDRANT
WV	EXIST. WATER VALVE
WM	EXIST. WATER METER
GM	GAS METER
GV	GAS VALVE
C S O	EXIST. SEWER CLEANOUT
	EXIST. SIGN
	EXIST. BOLLARD
	EXIST. FUEL FILLER LIDS
	EXIST. LIGHT POLE
	EXIST. TRAFFIC LIGHT
	HOSE BIB
TS	EXIST. TRAFFIC SIGNALBOX
	EXIST. RIGHT-OF-WAY MARKER
	EXIST. POWER OR TELEPHONE POLE
	EXIST. CATCH BASIN
XCUT	CROSS CUT IN CONC.
	EXIST. BOUNDARY LINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
INV.	INVERT ELEVATION
CONC.	CONCRETE
S/W	SIDEWALK
x6.58	EXIST. SPOT ELEVATION
FND	FOUND
	OVERHEAD ELECTRIC
	EXIST. TREE OR SHRUB
	EXIST. DITCH
	EXIST. CHAINLINK FENCE
	EXIST. VINYL FENCE
	FOUND IRON PIPE
	EXIST. MAILBOX
	EXIST. TELEPHONE PEDESTAL
	EXIST. ELECTRICAL TRANSFORMER
AC	EXIST. AC UNIT
	EXIST. STEEL POLE
NEW FEATURES	
	CONCRETE PAVEMENT REMOVAL
	BRICK S/W REMOVAL
	BARRIER CURB REMOVAL
	CONCRETE PAVEMENT WITH ASPHALT OVERLAY REMOVAL



GENERAL NOTES

1. CONTRACTOR SHALL NOT LEAVE ANY TRENCHES OPEN OVERNIGHT.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL TREES ARE TO REMAIN. SPECIAL ARE SHALL BE TAKEN TO AVOID DAMAGING TREES DURING CONSTRUCTION. WHERE TREES ARE ENCOUNTERED WHICH MAKE CONSTRUCTION AS SHOWN ON THE PLANS IMPOSSIBLE, THE NEW STRUCTURE SHALL BE RELOCATED AS DIRECTED BY THE PROJECT ENGINEER. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PARKS AND PARKWAYS FOUR (4)WORKING DAYS PRIOR TO TRIMMING, RAISING BRANCHES, PRUNING OF EXISTING ROOTS, ETC., TO FACILITATE CONSTRUCTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL "HORTICULTURE REQUIREMENTS" SPECIFIED IN THE GENERAL SPECIFICATIONS OF THE DPW (1995) AND THE SPECIAL SPECIFICATIONS AND TREE PRESERVATION SPECIFICATION PERTAINING TO CITY TREES AFFECTED BY STREET CONSTRUCTION ISSUED BY THE DEPARTMENT OF PARKS AND PARKWAYS.
4. ALL TREE ROOTS, OF CITY OWNED TREES, DAMAGED DURING REMOVAL OF CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE ROOT PRUNED. ALL TREE ROOTS DAMAGED DURING ANY EXCAVATION OPERATION; YARD DRAINS, COLLECTOR LINES, ETC. SHALL BE ROOT PRUNED.
5. ALL TREE ROOTS PRUNED DUE TO CONSTRUCTION SHALL BE FERTILIZED USING A WATER-SOLUBLE FERTILIZER INJECTED INTO THE SOIL. THE MINIMUM ACCEPTABLE\N-P-K RATIO SHALL BE 30-5-5. THE NUTRIENT COMPLEX AND RATIO (GAL./SQ. FT.) MUST BE APPROVED BY THE URBAN FORESTER OVERSEEING THE PROJECT.
6. MYCOR TREE SAVER TREATMENT OR APPROVED EQUAL SHALL BE APPLIED TO ALL CONSTRUCTION DAMAGED TREE ROOT ZONES PER MANUFACTURER'S DIRECTIONS.
7. ALL TREE ROOTS PRUNED SHALL BE TREATED FOR TERMITES. THE TERMICIDE PREMISE MANUFACTURED BY BAYER CORPORATION SHALL BE USED PER MANUFACTURER'S DIRECTIONS.
8. ALL TREE REMOVALS, BRANCH PRUNING OR ROOT PRUNING SHALL BE PERFORMED BY A LICENSED ARBORIST, APPROVED BY THE DEPARTMENT OF PARKS AND PARKWAYS.
9. VEGITATIVE PROTECTION ZONE:
   AN AREA EXTENDING AT LEAST FIFTEEN (15) FEET IN ALL DIRECTIONS FROM THE TRUNK OF ANY TREE REQUIRED OR PROPOSED TO BE PRESERVED OR ENCOMPASSING A MINIMUN OF TWO-THIRDS (2/3) OF THE ENTIRE CANOPY AREA OF THE TREE, WHICHEVER IS GREATER, SHALL BE REQUIRED TO BE MAINTAINED UNDISTURBED. THIS AREA IS DEFINED AS THE VEGETATIVE PROTECTION ZONE.
   EXCEPTION: THE VEGETATION PROTECTION ZONE FOR LIVE OAKS SHALL BE A CIRCLE WITH A RADIUS WHICH IS EIGHTY-TWO (82) PERCENT OF THE CANOPY OF THE TREE, MEASURED FROM THE TRUNK TO THE DRIP LINE. A CONTINUOUS BARRIER AT LEAST TWO (2) FEET ABOVE THE GROUND SHALL BE ERECTED AND MAINTAINED AROUND THIS AREA AT ALL TIMES DURING CONSTRUCTION. THE MATERIAL USED TO CONSTRUCT THE BARRIER SHALL BE EITHER RIGID AND SEMIPERMANENT (SUCH AS LUMBER) OR ORANGE " SAFETY MESH". NO SOIL DEPOSITS, CONSTRUCTION MATERIALS, EQUIPMENT, OR OTHER MATERIALS SHALL BE TEMPORARILY OR PERMANENTLY STORED IN LOCATIONS WITHIN OR IMMEDIATELY ADJACENT TO THE VEGETATION PROTECTION ZONE WHICH WOULD CAUSE SUFFOCATION OF ROOTS SYSTEMS OF TREES REQUIRED OR PROPOSED TO BE PRESERVED. NO PAVING WITH CONCRETE, ASPHALT, OR OTHRER IMPERVIOUS MATERIAL SHALL BE ALLOWED WITHIN THE VEGETATION PROTECTION ZONE. NO STRUCTURE SHALL BE PLACED OR CONSTRUCTED AT ANY TIME WITHIN THE VEGETATION PROTECTION ZONE.
   IF THESE LIVE OAK TREES ARE COMPRIMISED IN ANY WAY BECAUSE OF CONSTRUCTION, THE CITY OF NEW ORLEANS PARKS AND PARKWAYS DEPARTMENT RESERVES THE RIGHT TO REQUIRE MITIGATION TO COUNTER THE DAMAGES DONE TO THE TREES.THE MITIGATION WILL BE BASED ON DAMAGE TO THE TREES AND WILL BE DETERMINED BY PARKS AND PARKWAYS CHIEF URBAN FORESTER BOB RICHARDS.
10. CONTRACTOR SHALL FILL TRENCHES/VOIDS CREATED BY REMOVAL OF PIPES, DROP INLETS, BOLLARDS, TREES, LIGHT PEDESTALS, STRUCTURES, ETC. WITH STRUCTURAL FILL MATERIAL AND COMPACT FILL IN ACCORDANCE WITH SPECIFICATIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DAMAGE TO THE UTILITY ENTITIES. ALL REPAIRS OF THE DAMAGED UTILITIES SHALL BE DONE BY THE RESPECTIVE UTILITY ENTITY. ALL REPAIRS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
12. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO THE CITY OF NEW ORLEANS TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
13. IT WILL BE NECESSARY TO STRIP THE SITE OF ALL ORGANIC MATERIAL, TREE ROOTS, OLD PAVING OR FOUNDATION MATERIAL AND ANY OTHER DELETERIOUS MATERIAL. THE LIMITS OF THE STRIPPING SHOULD EXTEND AT LEAST THREE (3) FEET BEYOND THE PROPOSED CONSTRUCTION PERIMETER OF THE PARKING, DRIVEWAY, AND BUILDING AREAS WHERE PRACTICAL, THE SITE SHOULD BE PROOF-ROLLED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS BEFORE ANY FILL IS PLACED. ANY UNSUITABLE SOIL SPOTS CAUSED BY IMPROPER SITE DRAINAGE WILL BE PAID FOR BY THE CONTRACTOR.
14. CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY AGENCIES TO VERIFY THAT UTILITY SERVICES HAVE BEEN TERMINATED OR DISCONNECTED PRIOR TO REMOVAL OF WATER METERS, GAS METERS, ETC.
15. THE IN-PLACE SOILS MUST BE STABLE PRIOR TO THE PLACEMENT OF FILL MATERIALS OR STRUCTURES/PAVEMENTS OVER THEM. AFTER DEMOLITION OF THE EXISTING PAVEMENT AREA, THE SUBGRADE SHOULD BE PROOF ROLLED WITH A WEIGHTED RUBBER-TIRED TANDEM, AXLE TRUCK TO OBSEVE FOR THE PRESENCE OF WEAK, YIELDING OR PUMPING FOUNDATION SOILS PRIOR TO REPLACEMENT OF FILL AND OR PAVEMENTS; THE PROOF ROLL OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE AND SHOULD NOT BE PERFORMED DURING OR IMMEDIATELY AFTER A RAIN EVENT.
16. IMMEDIATELY PRIOR TO CONSTRUCTION OF THE PAVEMENTS, THE UPPER 12 INCHES OF THE SUBGRADE OR FILL WITHIN THE PAVEMENT AREAS SHOULD BE COMPACTED TO ACHIEVE AT LEAST 98% OF THE STANDARD PROCTOR (ASTUR D 698) MAXIMUM DRY DENSITY, WITH THE MOISTURE CONTENT WITHIN THE ±2% OF THE OPTIMUM MOISTURE CONTENT AND STABILITY PRESENT.

N

KEY PLAN

THE SAENGER THEATRE RENEWAL PROJECT

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DATE:	No.:	ISSUE:
02.19.10	1	PERMIT SET
04.02.10	2	GMP CONTRACT SET
11.11.10	-	CONTRACT SET

DATE:	No.:	REVISION:

SHEET TITLE:
CIVIL DEMOLITION PLAN

C-1.01

CIVIL DEMOLITION PLAN | 1" = 30' | 1

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