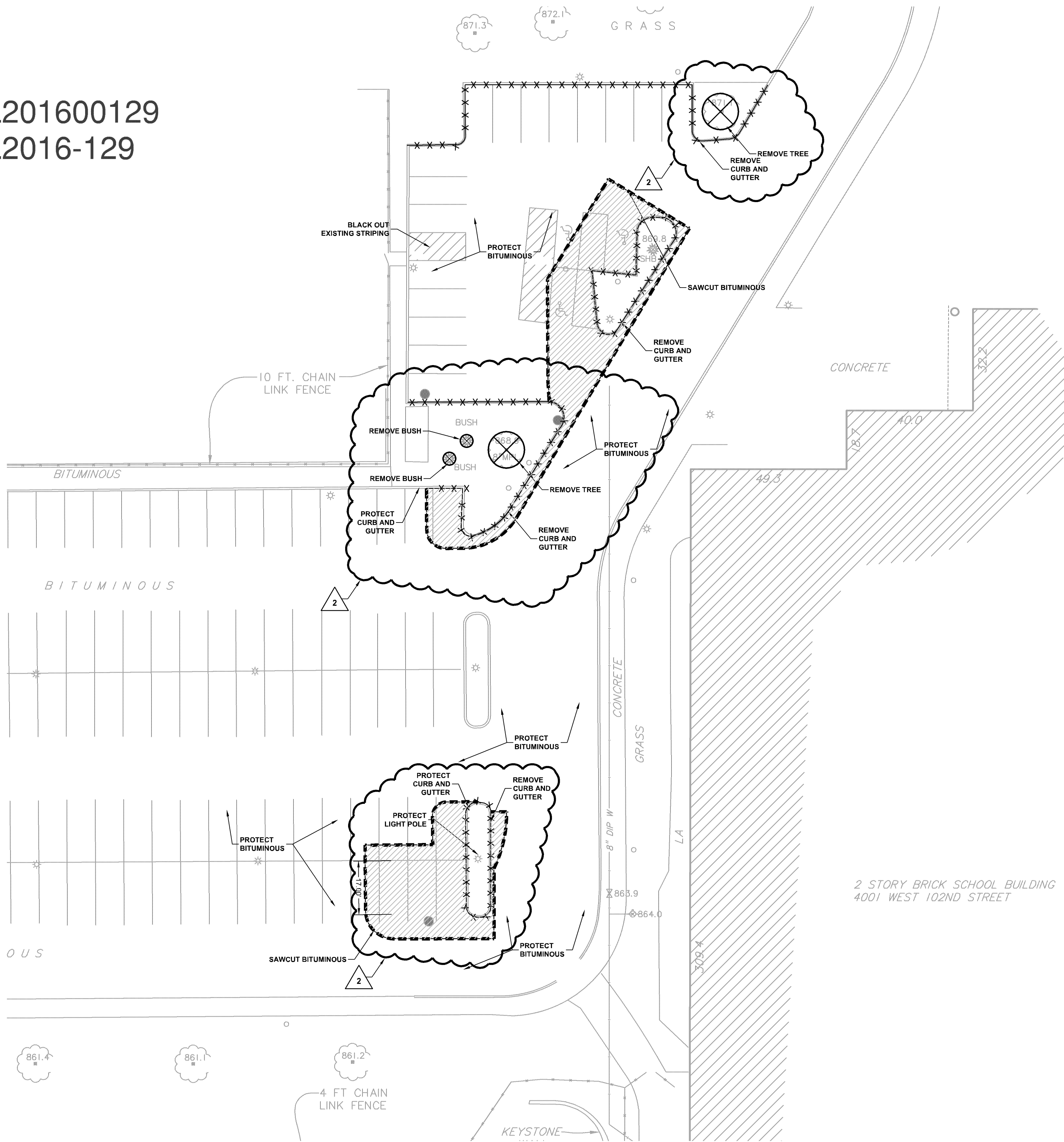


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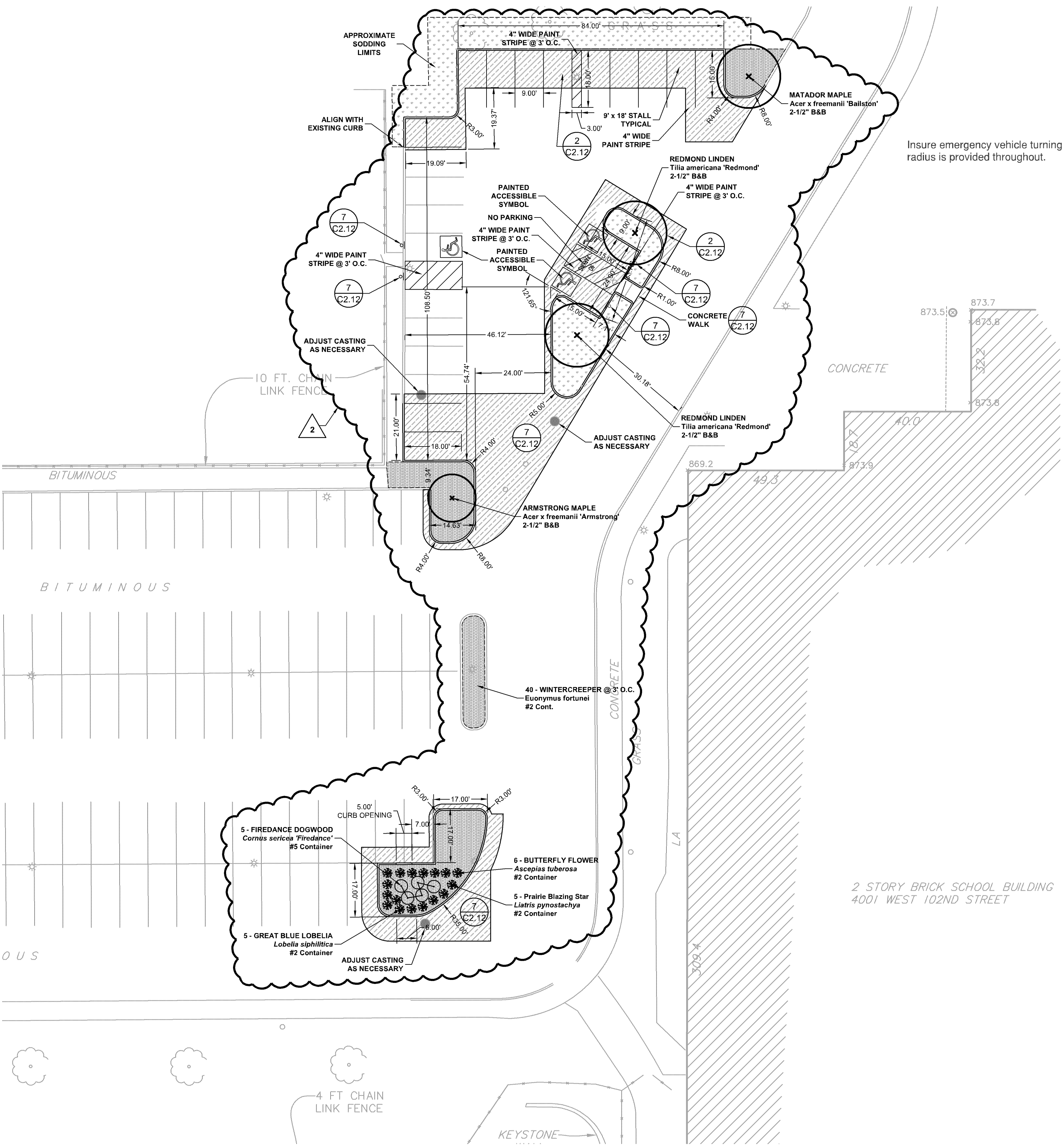
1
C2.11
REMOVALS PLAN

REMOVALS NOTES:

- REFER TO SHEET C2.12, FOR GENERAL NOTES.
- MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING VEGETATION AND SITE FEATURES (CURBS, WALKS, PAVEMENTS, OVERHEAD AND UNDERGROUND UTILITIES, SIGNAGE, FENCING, ROADWAYS, ETC.) WHICH ARE TO REMAIN.
- REPAIR OR REPLACE EXISTING PROPERTY AND SITE FEATURES, INCLUDING GRASS AND VEGETATION, WHICH IS TO REMAIN THAT IS DAMAGED BY THE WORK, TO OWNER'S SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.
- VISIT THE SITE PRIOR TO BIDDING; BE FAMILIAR WITH ACTUAL CONDITIONS IN THE FIELD. EXTRA COMPENSATION WILL NOT BE ALLOWED FOR CONDITIONS WHICH COULD HAVE BEEN DETERMINED OR ANTICIPATED BY EXAMINATION OF THE SITE, THE CONTRACT DRAWINGS AND THE INFORMATION AVAILABLE PERTAINING TO EXISTING SOILS, UTILITIES AND OTHER SITE CHARACTERISTICS.
- THE CONTRACTOR SHALL HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.

LEGEND

- REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- ***** CONCRETE CURB AND GUTTER REMOVALS
- BITUMINOUS PAVEMENT REMOVALS
- TREE/SHRUB REMOVALS
- SAWCUT



2
C2.11
SITE PLAN

SITE NOTES:

- REFER TO SHEET C2.12, FOR GENERAL NOTES.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- SIGNAGE SHALL GENERALLY BE INSTALLED 18" BEHIND THE BACK OF CURB.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED.
- WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
- TREE PROTECTION - INSTALL ORANGE SNOW FENCE AT DRIP LINE. MAINTAIN FOR DURATION OF PROJECT.
- ALL PARKING STALL PAINT STRIPING SHALL BE WHITE (REFER TO SPECIFICATION SECTION 32 17 23)
- ALL CONSTRUCTION PARKING SHALL BE ON-SITE (NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED)
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

LEGEND

- REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED BITUMINOUS PAVEMENT
- SIGNAGE KEY NOTE
- PAINTED ACCESSIBLE SYMBOL
- PROPOSED CONCRETE WALK
- APPROXIMATE SOD LIMITS
- PROPOSED SHRUB / MULCH BED

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Improvements

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

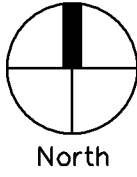
JARED C. LEE		Date	01/21/2015
Registration Number	44364	Revisions	
Description	Revisions	Date	Num
PR #1		07/18/2016	1
City Comments / PR #2		07/22/2016	2

Comm: 152104

Date: 03/24/2016

Drawn: JCL

Check: JCL



REMOVALS
AND
SITE PLAN

Scale: 1" = 20'

C2.11

