

Date: Mar 17, 2015 Drawing File: k:\01431-420\cd\proposed\01431-420 layout.dwg Page Setup: ---- Sheet Layout: L3.0 - Overall Layout XREFS: Xref: 01431-420 Title Block; Xref: 1431-37 TOPO; Xref: 01431-420 Base-Playgrounds; Xref: 01431-420 Base 2-23-2015

PROPOSED LAYOUT NOTES:

THE LAYOUT INFORMATION PROVIDED ON THIS SHEET IS FOR BIDDING PURPOSES AND VERIFICATION OF CRITICAL LAYOUT DIMENSIONS. THE OWNER/LA RESERVES THE RIGHT TO REVISE THE PROJECT LAYOUT TO AVOID UNFORESEEN CONSTRAINTS, SUCH AS MATURE TREES, UNFORESEEN SOIL CONSTRAINTS, ETC. THESE ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CHANGES IN BID QUANTITIES WILL BE BASED ON A PER UNIT BASIS FOR UNIT BID ITEMS LISTED ON THE BID FORM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GENERATION OF LAYOUT POINTS FROM THE AUTOCAD FILE (SUPPLIED BY L.A.-E) AND ALL PROJECT FIELD STAKING DURING THE COURSE OF THE PROJECT AS DEFINED IN THE SPECIFICATIONS UNDER SECTION 00811 - SUPPLEMENTAL CONDITIONS.

TO AVOID LAYOUT CONFLICTS OR UNCERTAINTIES, THE CONTRACTOR/SURVEYOR SHALL MEET WITH THE L.A.-E @ THE START OF THE PROJECT TO REVIEW SITE LAYOUT AND GRADING REQUIREMENTS. THE CONTRACTOR AND/OR SURVEY SHALL ALSO INITIATE A MEETING WITH THE L.A.-E AT ANY POINT WHEN QUESTIONS ARISE.

FIELD STAKING AND GRADE STAKES SHALL BE REVIEWED AS NECESSARY WITH THE L.A.-E TO ENSURE THAT THE LAYOUT AND GRADING ARE PROPERLY INTERPRETED.

GENERAL NOTES:

SITE SURVEY AND BOUNDARY INFORMATION PROVIDED BY OWNER.

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCATES. ALL LOCATES SHALL BE REVIEWED BY THE OWNER/LA-E PRIOR TO CONSTRUCTION START.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN (AT CONTRACTOR'S EXPENSE) AND IS CONSIDERED INCIDENTAL TO THE CONTRACT.

DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO BACK OF CURB WHERE APPLICABLE, UNLESS STATED OTHERWISE. FIELD VERIFY (FV) ITEMS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

** ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LA.-E. FOR CLARIFICATION PRIOR TO ANY ADDITIONAL WORK BEING COMPLETED.

CONSTRUCTION ACCESS:

THE OWNER SHALL FIELD VERIFY THE LOCATION OF CONSTRUCTION ACCESS AT THE TIME OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY W/THE OWNER THAT THE REQUIRED PERMITS ARE ISSUED PRIOR TO USE OF ACCESS POINTS.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A 30' WIDE X 60' LONG ROCK ACCESS DRIVE FOR THE DURATION OF CONSTRUCTION. (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION)

BENCH, TABLE, & BIKE RACK LOCATION NOTE:

ALL CONCRETE PAD LOCATIONS FOR BENCHES, TABLES, AND BIKE RACKS SHALL BE FIELD STAKED ACCORDING TO PLAN (FINAL ADJUSTMENTS BY OWNER/LA-E)

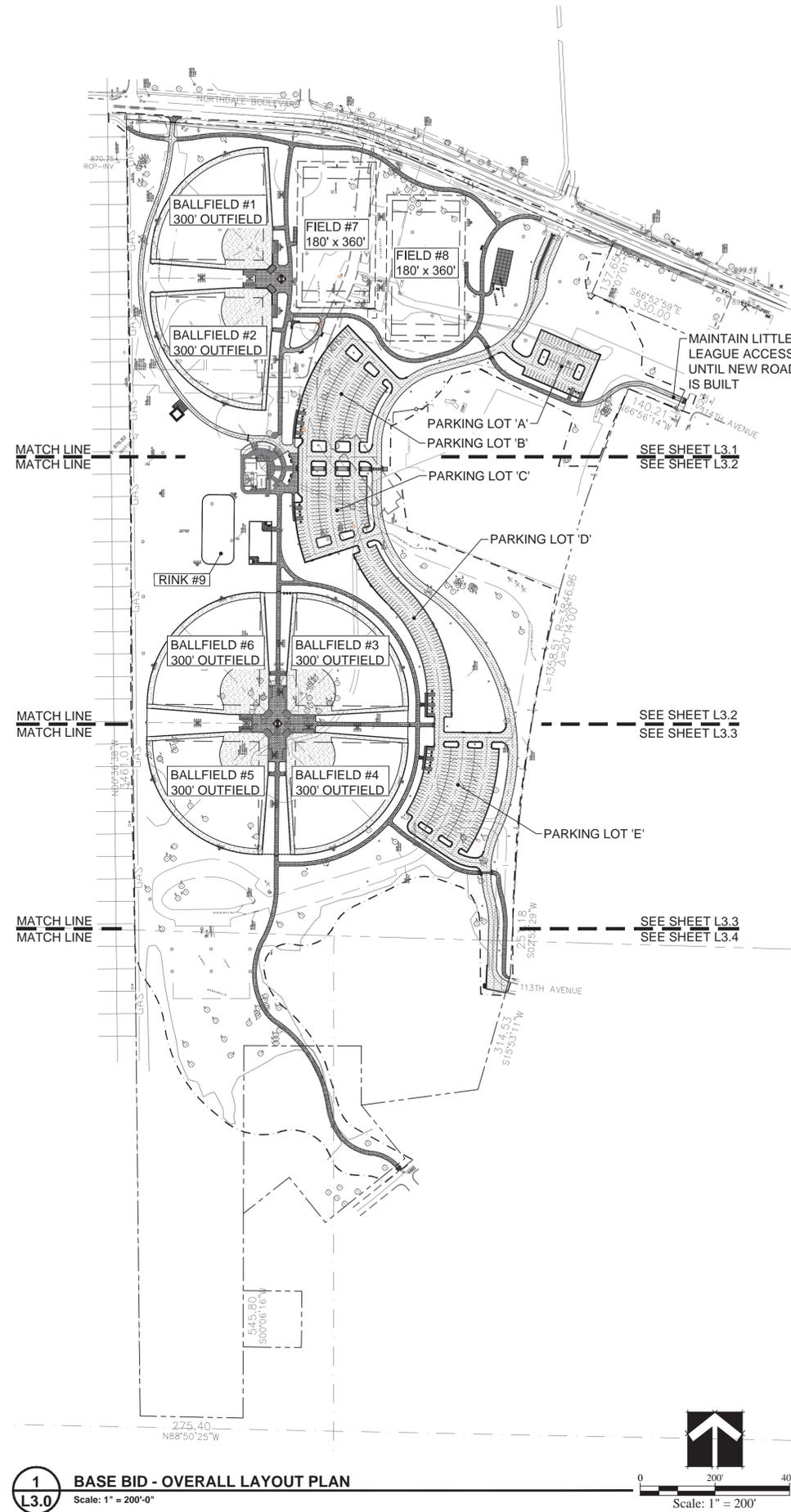
SEE ALSO PROJECT LAYOUT NOTES

TRAIL LAYOUT NOTE:

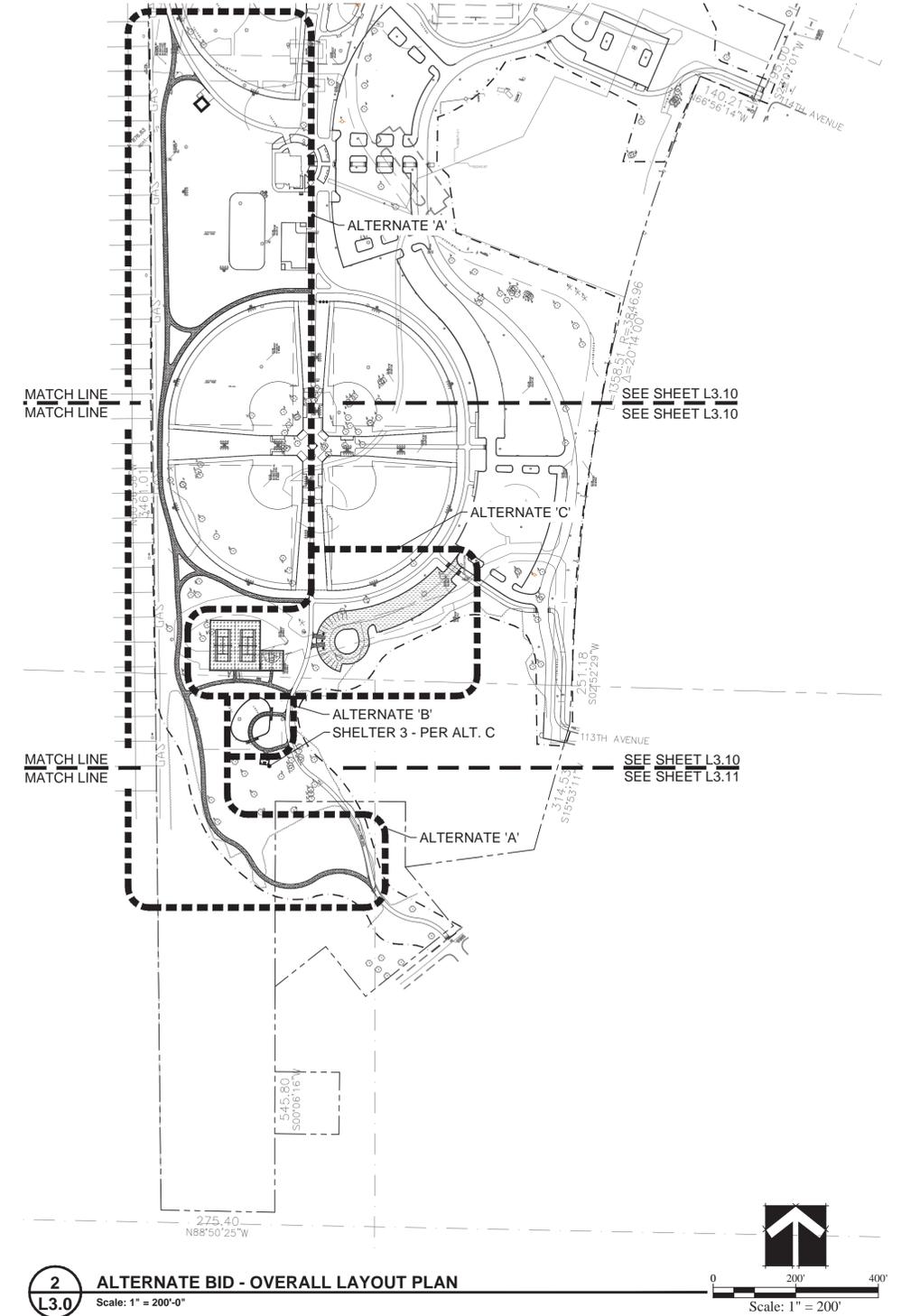
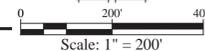
ALL TRAILS SHALL BE FIELD STAKED ACCORDING TO PLAN WITH FINAL ADJUSTMENTS/APPROVAL BY LA-E RADIUS AT ALL TIMES JUNCTURES SHALL BE 10' UNLESS SHOWN OTHERWISE - SEE ALSO PROJECT LAYOUT NOTES

ALTERNATE BID NOTE:

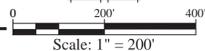
ALTERNATE BID ITEMS ARE LISTED IN THE BID FORM. THEY MAY NOT BE SPECIFICALLY LISTED ON THE PLAN SHEETS.



1
L3.0 BASE BID - OVERALL LAYOUT PLAN
Scale: 1" = 200'-0"



2
L3.0 ALTERNATE BID - OVERALL LAYOUT PLAN
Scale: 1" = 200'-0"



THESE PLANS AND SPECIFICATIONS OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert A. Shupka III
Robert A. Shupka III
DATE: MARCH 13, 2015 LIC. NO. 44337

Sand Creek Park
City of Coon Rapids, MN
Overall Layout Plan

701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
Tel: (763) 541-1800 • Fax: (763) 541-1700
webeng.com

WSB
engineering • planning • environmental • construction

SHEET
L3.0

REVISION NO.	DATE	EXPLANATION

SCALE	AS NOTED
PLAN BY: SF	DESIGN BY: BS
CHECKED BY:	PROJECT NO: 01431-420
RECORD COPY BY:	DATE: 03-13-2015