GENERAL NOTES:

SITE SURVEY AND BOUNDARY INFORMATION PROVIDED BY OWNER.

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO REGIONS AND CONSTRUCTION START. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES. ALL LOCATES SHALL BE REVIEWED BY THE OWNER/L.A.E. PRIOR TO CONSTRUCTION START.

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

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

DIMENSIONS HAVE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO BACK OF CURB UNLESS OTHER SCALE (ALSO STATED DIMENSIONS). FIELD VERIFY ITEMS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

IF ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/L.A.E. FOR CLARIFICATION PRIOR TO ANY ADDITIONAL WORK BEING COMPLETED.

PROJECT LAYOUT NOTES:

THE LAYOUT INFORMATION PROVIDED HEREIN IS BASED ON A MIX OF FIELD REVIEWS, PURPOSES AND VERIFICATION OF CRITICAL LAYOUT DIMENSIONS. THE OWNER/L.A.E. RESERVES THE RIGHT TO REVISE THE PROJECT LAYOUT TO AVOID UNFORESEEN CONDITIONS SUCH AS MATURE TREES, UNFORESEEN SOIL CONDITIONS, ETC. THESE ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CHANGES IN SOD QUANTITIES WILL BE BASED ON A PER UNIT BASIS FOR NOT SOD STEPS LISTED ON THE BID FORM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GENERATION OF LAYOUT POINTS AND ALL PROJECT FIELD STAKING DURING THE COURSE OF THE PROJECT. THE L.A.E. WILL PROVIDE AN AUTOCADWIN DWG. UPON REQUEST.

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

FIELD STAKING AND GRADE STAKES SHALL BE REVISED AS NECESSARY WITH THE LA-ID TO ENSURE THAT THE LAYOUT AND GRADING ARE PROPERLY INTERPRETED.

LEGEND:

- PROPERTY LINE
- EXISTING TREE
- EXISTING CONTOUR
- LAYOUT CONTROL POINT
- LAYOUT CONTROL LINE
- ARC TANGENT LINE
- CENTERLINE
- CONCRETE SURFACE
- ASPHALT TRACKS
- ASPHALT PARKING

1 / L2 OVERALL LAYOUT PLAN
SCALE: 1" = 10'-0"

LAND USE PLANNING AND DESIGN
BRAUER & ASSOCIATES, LTD.

Project #
Date
Revisions

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision.

Registration
Date
Number
Signature

Libbs Lake Beach Site Improvements
City of Minnetonka, MN

OVERALL LAYOUT PLAN

Sheet #
L2