

NOTES:  
 1. BASE PLAN USED IS A TOPOGRAPHIC SURVEY PREPARED BY KRAMER LEAS DELEO.

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Wayne C.B. Stark, P.E.  
 Registration No. 26093  
 Date: \_\_\_\_\_  
 www.starkengineer.com  
 920-249-2611  
 Sauk Rapids, Minnesota

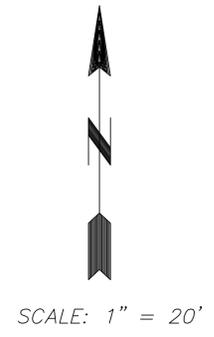
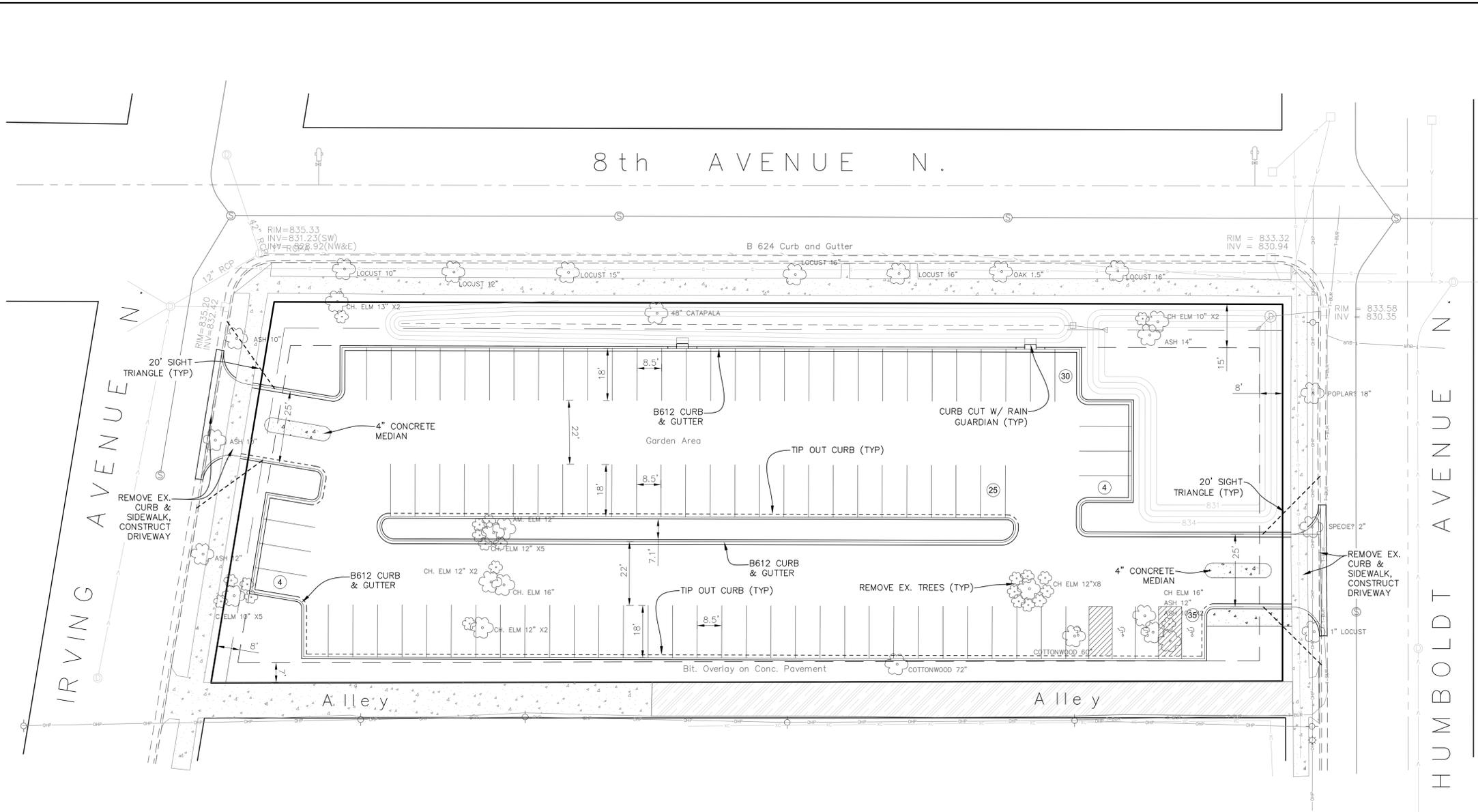
ISSUED	City submittal
9/27/13	

EXISTING CONDITIONS

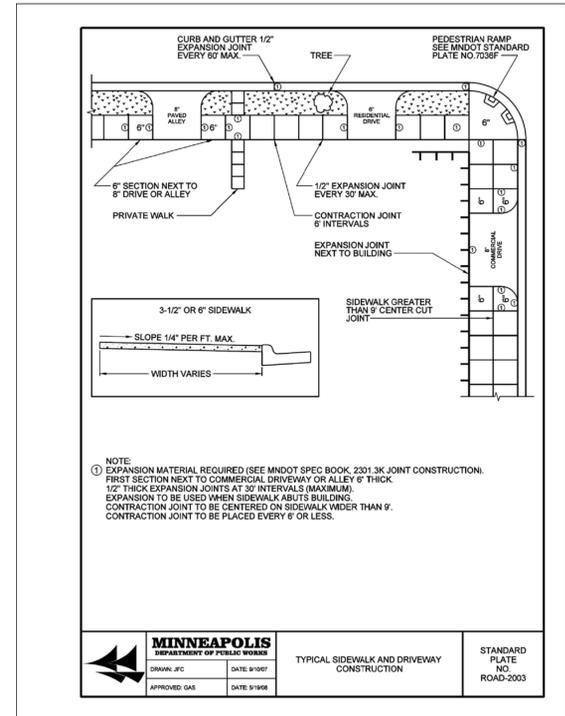
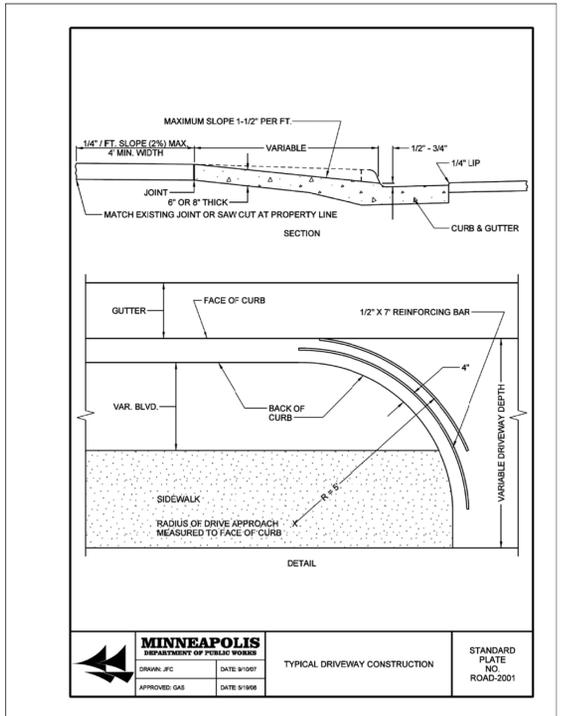
SEED INC. PARKING LOT  
 MINNEAPOLIS, MN  
 for:  
 URBAN DESIGN PERSPECTIVES

**REVIEW SET**  
 NOT FOR CONSTRUCTION

SHEET  
 C-0



- NOTES:**
1. BASE PLAN USED IS A TOPOGRAPHIC SURVEY PREPARED BY KRAMER LEAS DELEO.
  2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT GOPHER STATE ONE-CALL.
  3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MINNEAPOLIS AND THE LATEST EDITION OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  4. PROPOSED PARKING STALLS = 98 (INCLUDING 4 HANDICAPPED)
  5. TOTAL LOT AREA = 46,884 SF  
PROPOSED IMPERVIOUS AREA = 31,622 SF (67.4%)

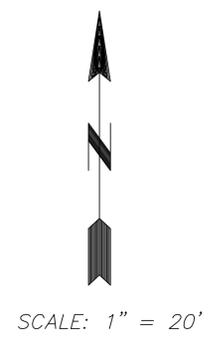
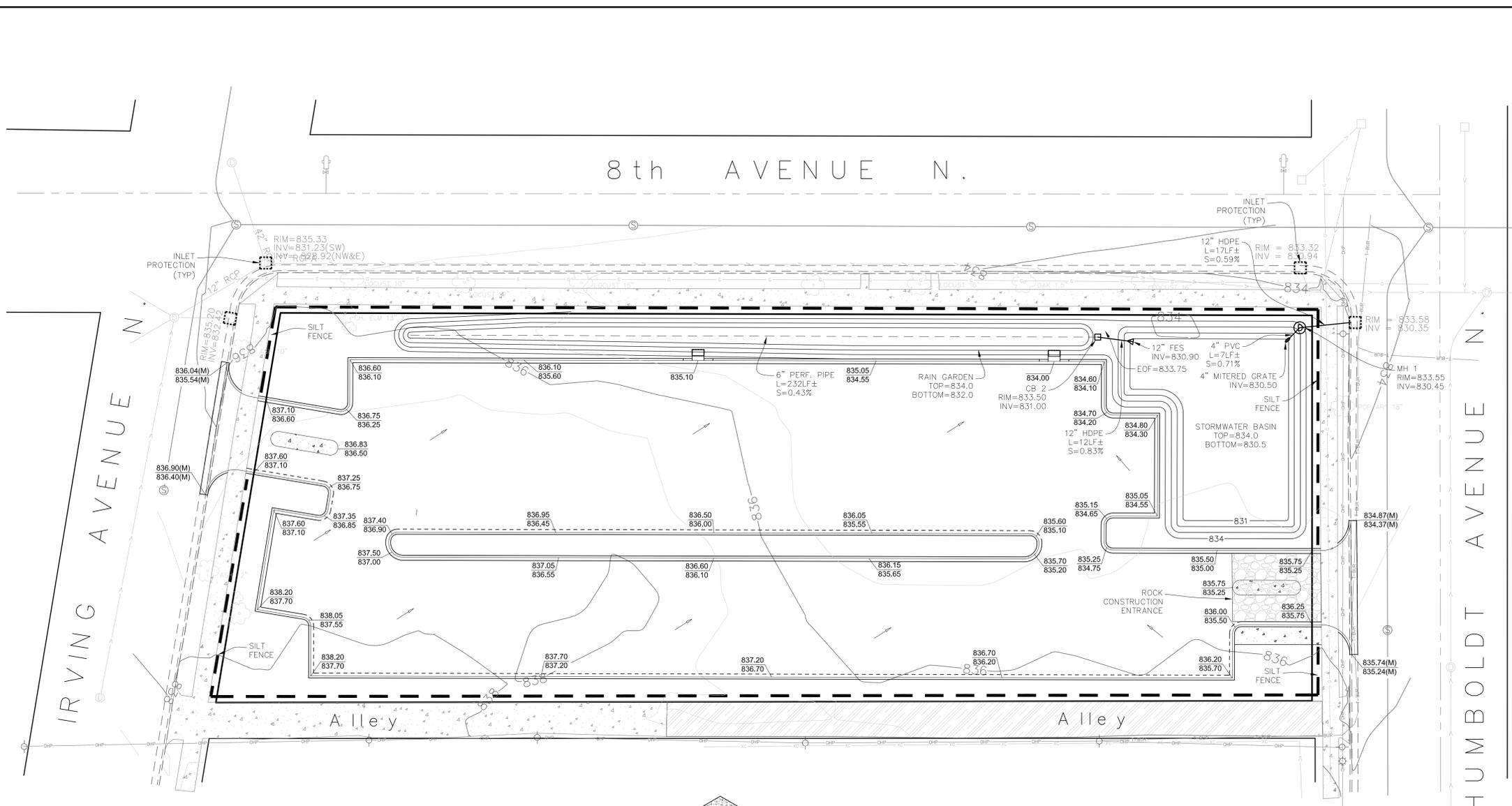


ISSUED	9/27/13	City submittal
	10/3/13	City submittal

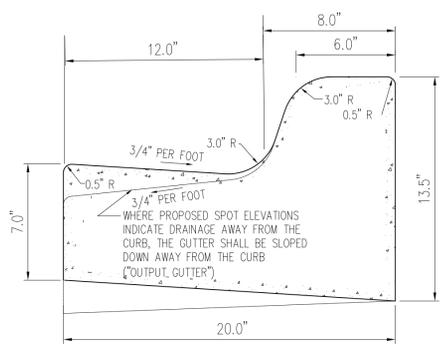
**SITE PLAN**

SEED INC. PARKING LOT  
MINNEAPOLIS, MN  
for:  
URBAN DESIGN PERSPECTIVES

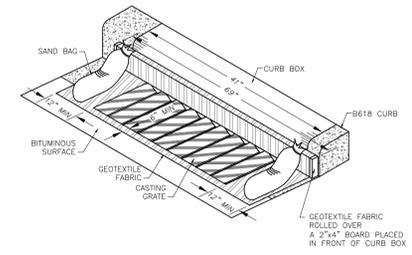
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  - THE FOLLOWING SEQUENCE SHALL BE FOLLOWED FOR THE EROSION AND SEDIMENT CONTROL DURING THE SITE DEVELOPMENT PROCESS:
    - INSTALL ROCK ENTRANCE, INLET PROTECTION AND SILT FENCE AS SHOWN ON THE PLANS.
    - PERFORM SITE REMOVALS, GRADING, EXCAVATION AND EMBANKMENT. MULCH ALL DISTURBED AREAS OUTSIDE OF PROPOSED PAVEMENT AREAS WITHIN 72 HOURS OF THIS WORK.
    - INSTALL CONCRETE CURBS AND BITUMINOUS PAVEMENT.
    - BACKFILL BEHIND CURBS AND RESTORE GREEN AREAS PER LANDSCAPE PLAN.
    - INSPECT EROSION AND SEDIMENT CONTROL DEVICES AFTER EVERY 1/4" RAINFALL EVENT. CLEAN AND MAINTAIN THESE DEVICES AS NEEDED.
  - CONTRACTOR SHALL MAINTAIN ALL ADJACENT STREETS; KEEPING THEM CLEAN AND SWEEPED OF ALL DIRT AND DEBRIS DURING CONSTRUCTION.

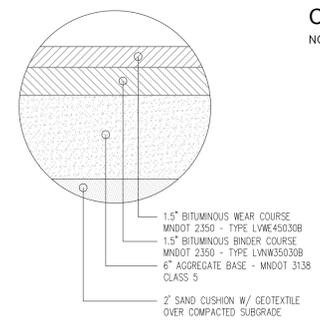


REFERENCE TO MNDOT SPEC. 2531  
**B-612 CONCRETE CURB & GUTTER**  
 NO SCALE

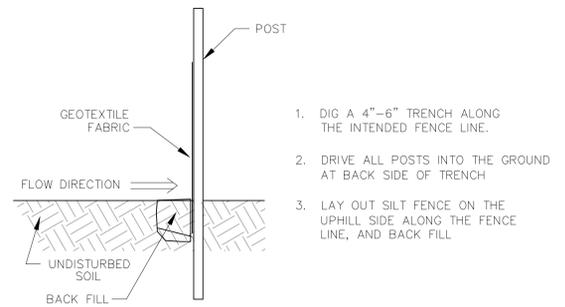


- SEQUENCE OF INSTALLATION:**
- REMOVE CASTING GRATE.
  - PLACE GEOTEXTILE FABRIC AND ROLLED 2"x4" BOARD OVER CATCH BASIN AND CURB BOX.
  - REPLACE GRATE OVER FABRIC, LEAVING A 12" OF EXCESS FABRIC OUT OF BOTH ENDS OF THE GRATE AND 6" MIN. EXCESS OUT OF THE FRONT OF THE CASTING.
  - PLACE A SAND BAG ON EXCESS FLAPS OF FABRIC AND ENDS OF 2"x4" BOARD TO HOLD BOTH IN PLACE.

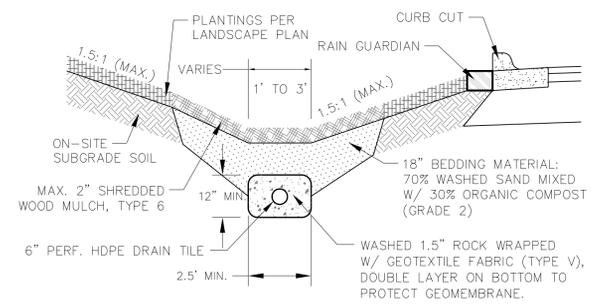
**CATCH BASIN INLET PROTECTION**  
 NO SCALE



NOTE: PAVEMENT SECTION MAY BE REVISED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS.  
**PAVEMENT SECTION**  
 NO SCALE



**TYPICAL SILT FENCE INSTALLATION**  
 NO SCALE



- NOTES:**
- RAIN GARDEN AREAS SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AND SCARIFIED AFTER GRADING OPERATIONS ARE COMPLETE.
  - IF EXISTING UNDERLYING SOILS ARE POORLY DRAINED, CONTACT ENGINEER.

**RAIN GARDEN DETAIL**  
 NO SCALE

ISSUED	9/27/13	City submittal
	10/3/13	City submittal

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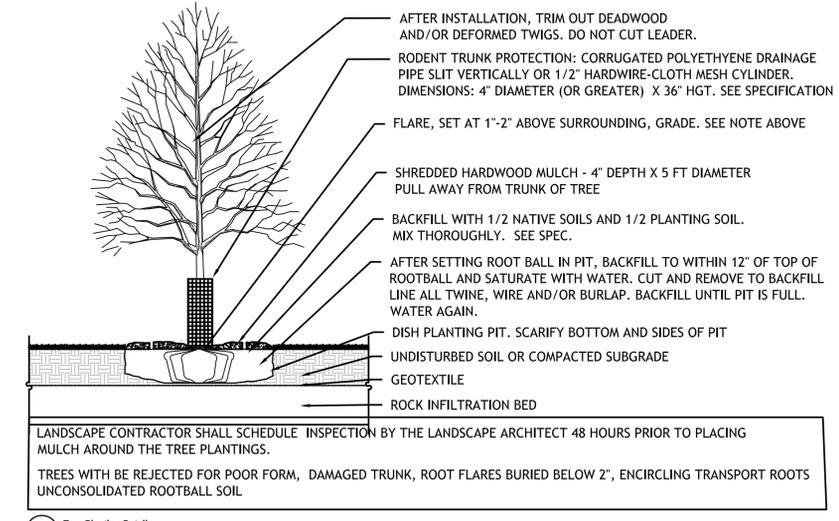
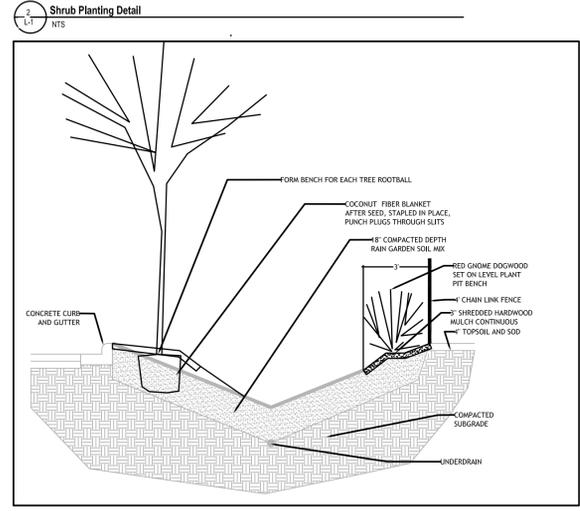
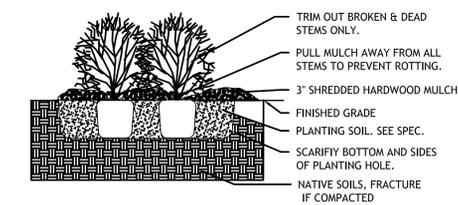
Mixture: 310			
Common Name	PLS Rate lb/ha	Blac lb/ac	% of Mix Component
Bluestem, big	2.8	2.5	25.0
Indian grass	2.8	2.5	25.0
Wild-eye, Virginia	2.2	2.0	20.0
Switch grass	0.6	0.5	5.0
Blue-wood grass	0.3	0.25	2.5
Green bairnash	0.3	0.25	2.5
Wool grass	0.3	0.25	2.5
Canada bar root	0.3	0.25	2.5
Cordgrass, prairie	1.7	1.5	15.0
<b>Grass Totals:</b>	<b>11.7</b>	<b>10.0</b>	<b>100.0</b>
Mixture: Wet Forbs			
Common Name	Bulk Rate lb/ha	Blac lb/ac	% of Mix Component
Winter Wheat*	62.7	56.0	50.0
Ray-grass, annual	12.5	11.2	10.0
Whetgrass, slender	3.1	2.8	4.0
<b>Grass Crop Totals:</b>	<b>78.3</b>	<b>70</b>	<b>100.0</b>
Wet Forbs Mixture (Table 310*)	2.2	2.0	100.0
<b>GRAND TOTALS:</b>	<b>91.8</b>	<b>82.0</b>	<b>100.0</b>

\*Data to be substituted for spring plantings.  
Purpose: Native mix for wetter areas. Infiltration ponds, dry ponds, wet ditches, tall fields.

Mixture: Wet Forbs			
Common Name	Botanical Name	Bulk Rate lb/ha	% of Mix Component
Frugrant giant hyssop	<i>Agastache foeniculum</i>	2.0	
Water plantain	<i>Alisma subcordatum</i>	4.0	
Meadow garlic	<i>Allium canadense</i>	1.0	
Canada anemone	<i>Anemone canadensis</i>	1.0	
Marsh milkweed	<i>Asclepias incarnata</i>	2.0	
Paricled aster	<i>Aster simplex</i>	3.0	
New England aster	<i>Aster novaeangliae</i>	3.0	
Reynolds aster	<i>Aster pauciflorus</i>	3.0	
Flax-leaved aster	<i>Aster multiflorus</i>	1.0	
Canada tick trefoil	<i>Desmodium illinoense</i>	1.0	
Joe-pye weed	<i>Eupatorium maculatum</i>	17.0	
Honest	<i>Eupatorium perfoliatum</i>	10.0	
Green-leaved goldenrod	<i>Solidago nemoralis</i>	2.0	
Snowweed	<i>Helenium autumnale</i>	1.0	
Giant sunflower	<i>Helianthus giganteus</i>	2.0	
Common ox-eye	<i>Helianthus scaberrimus</i>	1.0	
Great St. John's wort	<i>Hypochaeris glabra</i>	2.0	
Wild iris	<i>Iris versicolor</i>	1.0	
Tall blazingstar	<i>Liatris pycnostachya</i>	8.0	
Wild bergamot	<i>Monarda fistulosa</i>	1.0	
White prairie clover	<i>Dalea candida</i>	1.0	
Purple prairie clover	<i>Dalea purpurea</i>	2.0	
Mountain mint	<i>Pycnanthemum virginianum</i>	1.0	
Black-eyed susan	<i>Rudbeckia hirta</i>	6.0	
Stiff goldenrod	<i>Solidago rigida</i>	2.0	
Tall meadow rue	<i>Thalictrum dasycarpum</i>	2.0	
Blue vervain	<i>Verbena hastata</i>	14.0	
Ironweed	<i>Veronica fasciculata</i>	1.0	
Culver's root	<i>Veronicastrum virginicum</i>	3.0	
Golden Alexander	<i>Zizia aurea</i>	2.0	
<b>Total:</b>		<b>100.0</b>	

Rate: 2 lbs/acre bulk  
\*Acceptable origin and variety for all Wet Forbs are MN Certified (Y T), MN wild-type. Minimum percent purity is 80% and minimum percent Germination is 40% for all Wet Forbs.

PLANT SCHEDULE				
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
<b>DECIDUOUS TREES - 1 tree per 25' of frontage = 25 TREES</b>				
14	Princeton Elm	<i>Ulmus americana 'Princeton'</i>	2.5' BB	Disease-resistant cultivar
3	Korean Sun Pear	<i>Pyrus faurei 'Westwood'</i>	2' BB	
12	Autumn Blaze Maple	<i>Acer 'Freeman'</i>	2.5' BB	Uniform appearance
<b>DECIDUOUS VINES</b>				
224	RED GNOME DOGWOOD	<i>Cornus alba 'Regenza'</i>	#2 CDNT	4' oc
<b>BIDSWALES</b>				
6415 SF	MN DOT SEED MIX 310	SEE CHARTS	Seed	MN DOT SEED MANUAL RECOMMENDATIONS
50	BIG BLUESTEM	<i>Andropogon gerardii</i>	Plugs	Evenly distributed
50	SWITCHGRASS	<i>Panicum virgatum</i>	Plugs	Evenly distributed
50	SPRENGEL SEDGE	<i>Carex spregelli</i>	Plugs	Evenly distributed
50	PRAIRIE CORDGRASS	<i>Spartina pectinata</i>	Plugs	Evenly distributed
50	CANADA WILD RYE	<i>Elymus canadensis</i>	Plugs	Evenly distributed
50	WILD BERGAMOT	<i>Monarda fistulosa</i>	Plugs	Evenly distributed
50	PRAIRIE BLAZING STAR	<i>Liatris pycnostachya</i>	Plugs	Evenly distributed
50	SNEEZEWEED	<i>Helenium autumnale</i>	Plugs	Evenly distributed
50	MAXIMILLIAN FLOWER	<i>Helianthus maximiliani</i>	Plugs	Evenly distributed
50	GIANT GOLDENROD	<i>Solidago gigantea</i>	Plugs	Evenly distributed

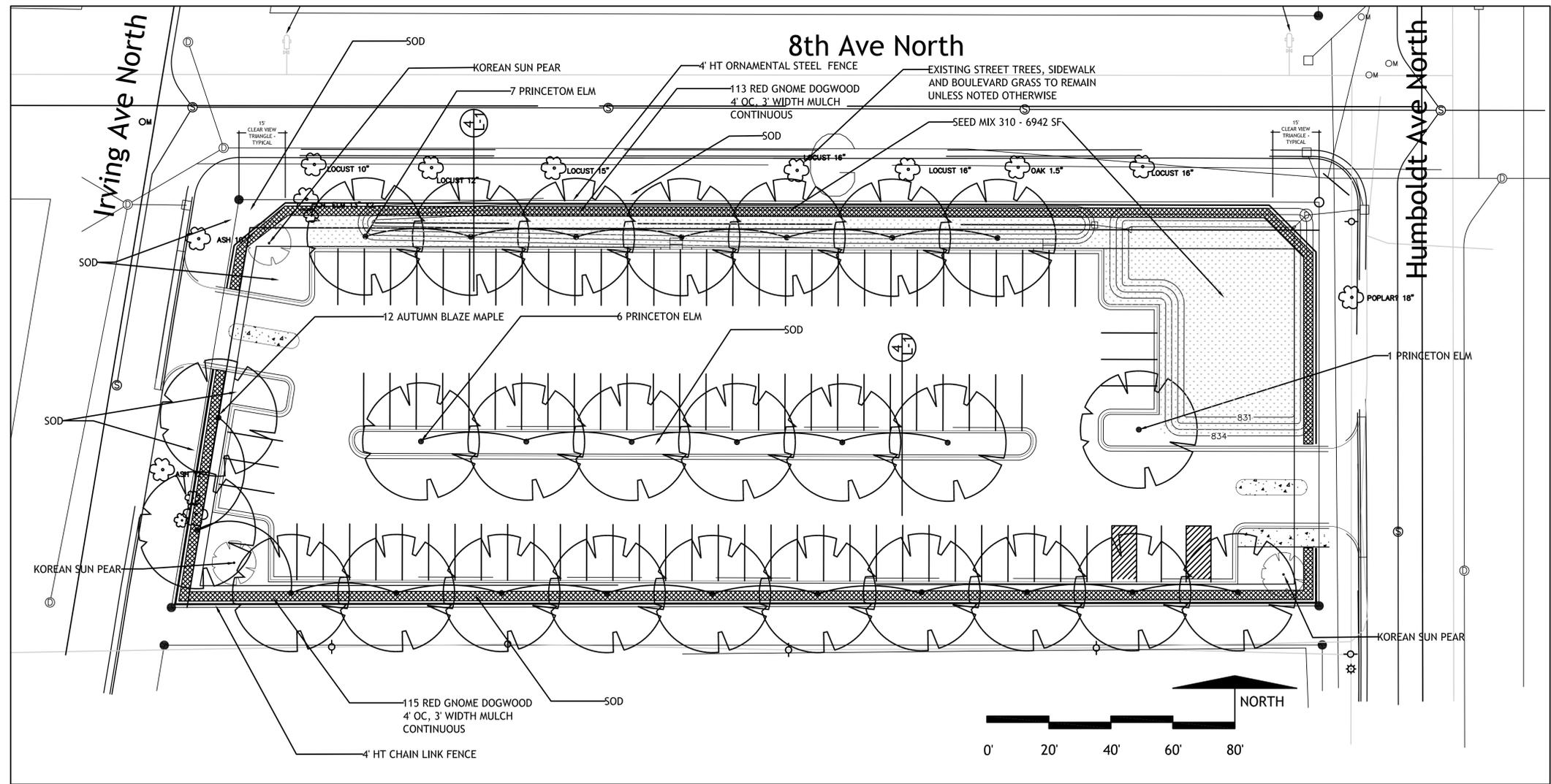


**NOTES:**  
 1) CONTRACTOR SHALL LOCATE WITH PIN THE ROOT FLARE OF EACH TREE PRIOR TO DIGGING THE PLANTING PIT. (THE FLARE IS THE TRANSITION ZONE BETWEEN THE MAIN STEM AND THE ROOT SYSTEM.)  
 2) REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. TREES WITH MORE THAN 2" OF EXCESS SOIL ABOVE THE FLARE WILL BE REJECTED. MEASURE DISTANCE BETWEEN FLARE AND BOTTOM OF ROOTBALL. SUBTRACT 10% TO DETERMINE DEPTH OF PLANTING PIT.  
 3) DIG PIT TO DEPTH DETERMINED ABOVE. PIT SHALL BE DISHED WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.  
 4.) SET TREE IN PIT SO THAT FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE.  
 5) IN ALL AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR ROOTBALL FURTHER ELEVATED.



Consultant

Revisions		
No.	Date	Description
1	09/20/2013	FIRST SUBMITTAL
2	10/5/2013	REVISED SUBMITTAL

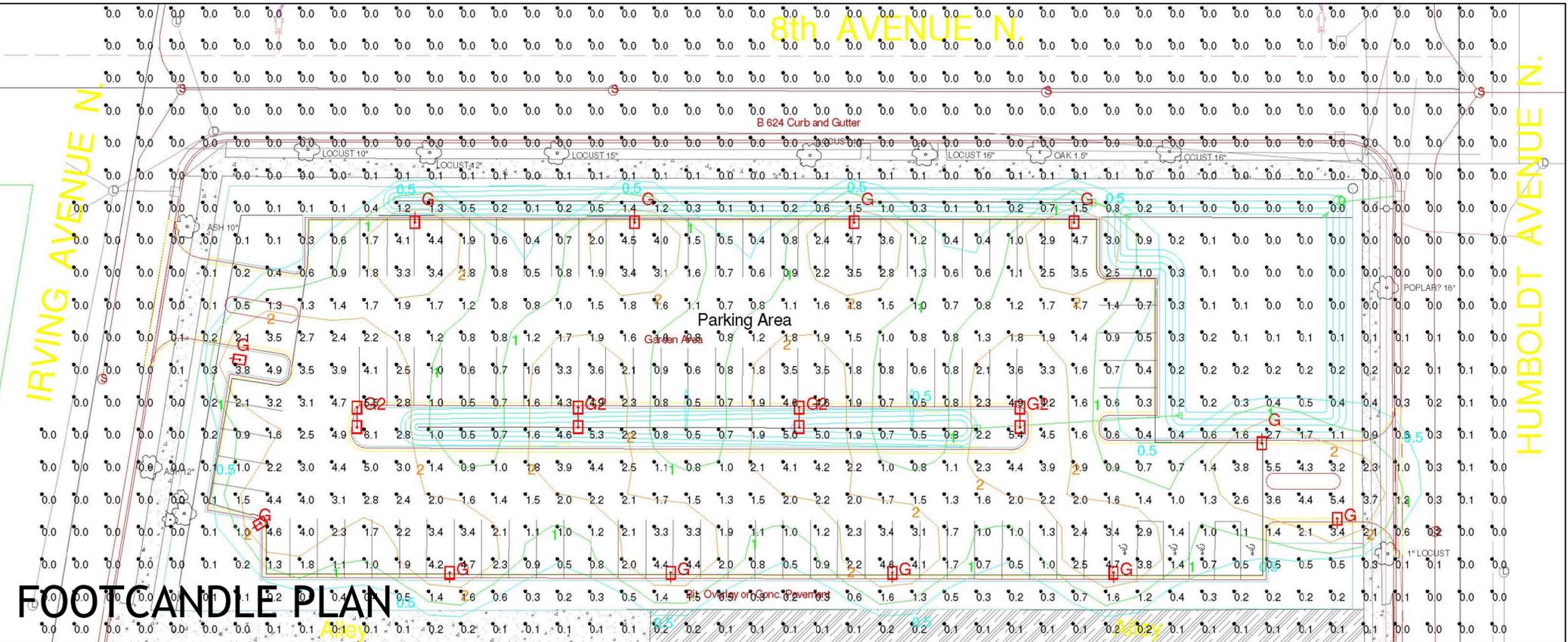


**PLANTING NOTES:**  
 1. ALL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHALL BE VERIFIED AND ADJUSTED AS REQUIRED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.  
 2. LOCATE ALL UTILITIES, INCLUDING IRRIGATION LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT LOCATIONS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES, INSTALLED PLANTING SOIL QUANTITIES AND ALL PLANT MATERIALS.  
 4. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.  
 5. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL WASTE SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.  
 6. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.  
 7. SOIL PH SHALL BE BETWEEN 6 AND 8 UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT.  
 8. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.  
 9. ALL PLANTING STOCK SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.).  
 10. ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT. DEAD PLANTS SHALL BE REMOVED IMMEDIATELY.  
 11. SEASONS/TIME OF PLANTING:  
 DECIDUOUS POTTED PLANTS: APRIL 1- JUNE 15 +/- AUG. 21- NOV. 15  
 DECIDUOUS B&B: APRIL 1 - JUNE 15 +/- AUG. 21- NOV. 15  
 EVERGREEN POTTED PLANTS: APRIL 1- BUD BREAK +/- AUG. 21-SEPT. 21  
 EVERGREEN B&B: APRIL 1- BUD BREAK +/- AUG. 21 - SEPT. 21  
 12. TOPSOIL FOR SODDED LAWNS AND TREE AND SHRUB PITS AND SHRUB AND PERENNIAL BEDS: SEE SPECS.  
 13. FRACTURE ALL COMPACTED TOPSOILS. SEE SOIL DECOMPACTION NOTES  
 14. ALL PLANTED AND SODDED AREAS SHALL BE IRRIGATED. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND TESTED AT THE TIME OF PLANTING. DURING FIRST SEASON, CONTRACTOR SHALL MONITOR MOISTURE CONDITIONS AND ADJUST IRRIGATION AS NEEDED TO AVOID OVER AND UNDER WATERING OF PLANT BEDS, MATERIALS DURING ESTABLISHMENT.  
 15. MULCH: DOUBLE SHREDDED HARDWOOD MULCH- CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, AND OTHER DELETERIOUS MATERIAL. USE FOR ALL TREE PLANTINGS AND OVER ALL PLANTING BEDS FOR SHRUBS AND PERENNIALS. PULL MULCH 6" AWAY FROM THE TRUNKS AND STEMS OF ALL PLANTS. GEOTEXTILE FABRIC SHALL NOT BE USED UNDER MULCH.  
 16. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIALS SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF ALL PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE AND THE PLANTING ACCEPTED, EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, REGULAR WEEDING OF PLANT BEDS, CULTIVATING, MULCHING, PRUNING AND REMOVAL OF DEAD MATERIAL, AND KEEPING THE PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. THE CONTRACTOR SHALL MAINTAIN ALL MATERIALS IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

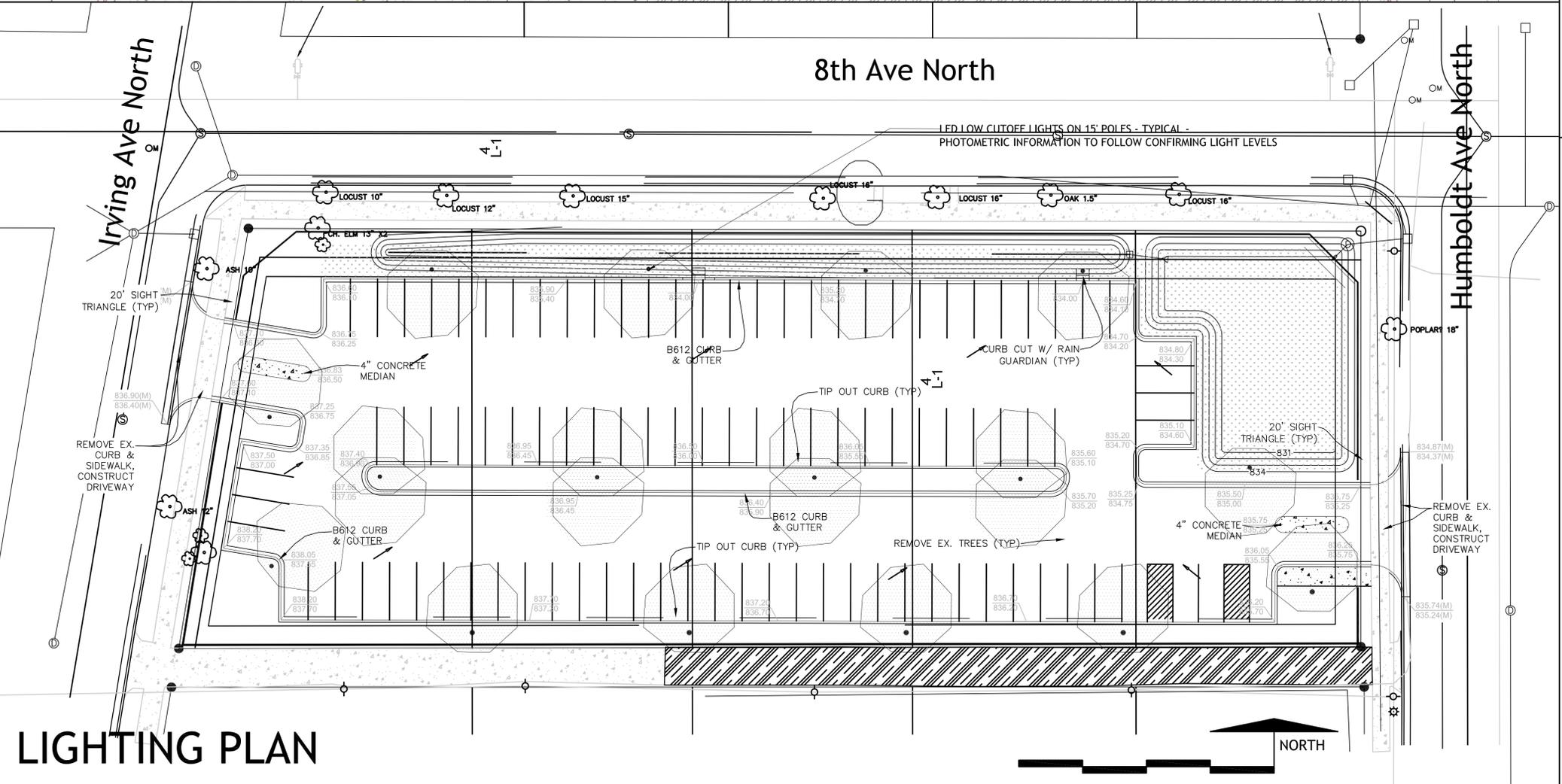
**PLANTING PLAN**



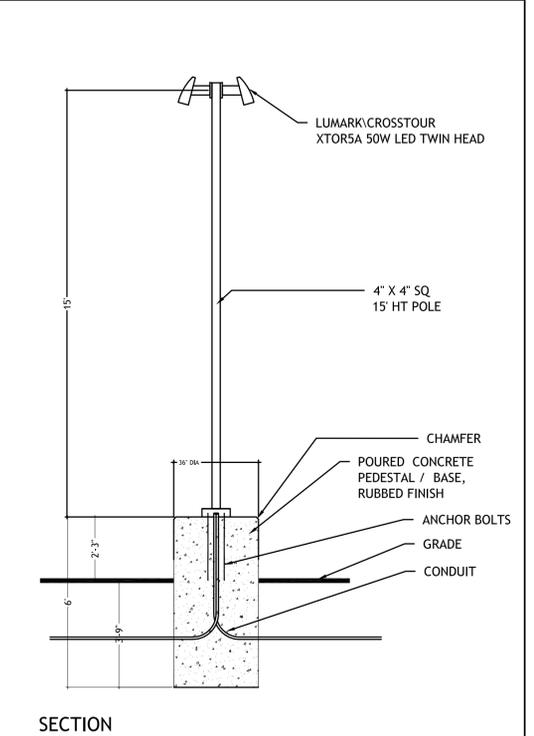
CUNNINGHAM GROUP



FOOTCANDLE PLAN



LIGHTING PLAN



SECTION  
LED LIGHT FIXTURE

Consultant

Revisions

No.	Date	Description
1	09/20/2013	FIRST SUBMITAL
2	10/3/2013	REVISED SUBMITAL

Date: 30 JULY, 2013

Comm. No.: 10-0010

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PIC/AC: Document Phase:

Project Title

SEED INC PARKING LOT

MINNEAPOLIS, MINNESOTA

Sheet Title

LIGHTING PLAN

Sheet Number

L-2