

**DESCRIPTION OF PROPERTY SURVEYED**

Parcel 1:  
The South Half of Lot 8 and all of Lot 9, Robbins' Addition to Minneapolis, Hennepin County, Minnesota.

Parcel 2:  
Lots 10 and 11, except the East or front 90 feet thereof, Robbins' Addition to Minneapolis, according to the recorded plat thereof and situate in Hennepin County, Minnesota.

(Abstract Property)

**GENERAL SURVEY NOTES**

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the rim of a sanitary manhole, located in Blaisdell Avenue, approximately 47.4' northeasterly of the northeast corner of subject property, as shown hereon. Elevation 875.45
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

**ALTA/NSPS LAND TITLE SURVEY NOTES**

(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 2542 Blaisdell Avenue & 110 26th St W, Minneapolis, MN 55404.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0359F, effective date of November 4th, 2016.
- The Gross land area is 20,947 +/- square feet or 0.481 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County Interactive Map.
- Some site feature locations obtained per aerial mapping, as shown and labeled hereon.

Due to snow cover, parking stripes were not visible while conducting the fieldwork. We have shown hereon the location and count of the parking stalls per aerial mapping.

13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County Interactive Map.

15. Some site feature locations obtained per aerial mapping, as shown and labeled hereon.

**SURVEY REPORT**

Parcel 1 (2542 Blaisdell)

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Land Title, Inc. as agent for Stewart Title Guaranty Company, File No. 654701, dated January 7th, 2022. We note the following with regards to Schedule B of the herein referenced Title Commitment:
  - Item no.'s 1-14 are not survey related.

Parcel 2 (110 26th St W)

- This map and report was prepared without the benefit of a Commitment for Title Insurance. The description is based on Hennepin County Tax records and may not be the description of record. There may be easements or other matters of record we are unaware of and thus not shown hereon.


- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
  - [A]. Retaining wall lies on northerly property line, as shown hereon.
  - [B]. Timber fence lies on northerly property line, as shown hereon.
  - [C]. Retaining wall lies on northerly property line, as shown hereon.
  - [D]. Chain link fence lies on the easterly property line, as shown hereon.
  - [E]. Chain link fence crosses easterly property line, as shown hereon.
  - [F]. Timber fence crosses easterly property line, as shown hereon.

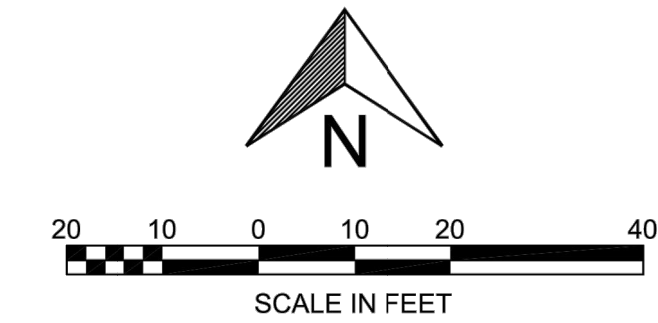
**ALTA CERTIFICATION**

To: Goldstein Professional Building, LLC, a Minnesota limited liability company; The Eilat Group L.L.C., a Minnesota limited liability company; Land Title, Inc.; and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, and 13, 15 of Table A thereof.

The fieldwork was completed on 03-08-2022.  
Dated this 21st day of March, 2022.

  
Rory L. Synsteliem  
rory@civilsitegroup.com  
Minnesota License No. 44565



**Linetype & Symbol Legend**

|            |                           |   |                      |   |                   |
|------------|---------------------------|---|----------------------|---|-------------------|
| — E —      | ELECTRIC LINE             | ⊠ | AIR CONDITIONER      | ⊠ | UTILITY VAULT     |
| --- E ---  | ELECTRIC LINE (RECORD)    | ⊠ | CABLE TV BOX         | ⊠ | UTILITY MANHOLE   |
| - F -      | FIBER/COMM. LINE          | ⊠ | ELECTRIC MANHOLE     | ⊠ | ELECTRICAL OUTLET |
| --- F ---  | FIBER/COMM. LINE (RECORD) | ⊠ | ELECTRIC TRANSFORMER | ⊠ | HAND HOLE         |
| — G —      | GAS MAIN                  | ⊠ | ELECTRICAL METER     | ⊠ | BOLLARD           |
| --- G ---  | GAS MAIN (RECORD)         | ⊠ | FIBER/COMM. MANHOLE  | ⊠ | FLAG POLE         |
| — OH —     | OVERHEAD UTILITIES        | ⊠ | POWER POLE           | ⊠ | FUEL TANK         |
| — S —      | SANITARY SEWER            | ⊠ | GUY WIRE             | ⊠ | HANDICAP SYMBOL   |
| --- S ---  | SANITARY SEWER (RECORD)   | ⊠ | GAS METER            | ⊠ | GAS MANHOLE       |
| — SS —     | STORM SEWER               | ⊠ | GAS VALVE            | ⊠ | LIGHT POLE        |
| --- SS --- | STORM SEWER (RECORD)      | ⊠ | ROOF DRAIN           | ⊠ | MAIL BOX          |
| — T —      | TELEPHONE LINE            | ⊠ | SEWER CLEAN OUT      | ⊠ | SIGN              |
| --- T ---  | TELEPHONE LINE (RECORD)   | ⊠ | SANITARY MANHOLE     | ⊠ | CONIFEROUS TREE   |
| — W —      | WATER MAIN                | ⊠ | STORM MANHOLE        | ⊠ | DECIDUOUS TREE    |
| --- W ---  | WATER MAIN (RECORD)       | ⊠ | CATCH BASIN          | ⊠ |                   |
| — X —      | CHAINLINK FENCELINE       | ⊠ | FLARED END SECTION   | ⊠ |                   |
| — WOOD —   | WOODEN FENCELINE          | ⊠ | TELEPHONE BOX        | ⊠ |                   |
| — GUARD —  | GUARDRAIL                 | ⊠ | TELEPHONE MANHOLE    | ⊠ |                   |
| ⊠          | CONCRETE SURFACE          | ⊠ | TRAFFIC SIGNAL       | ⊠ |                   |
| ⊠          | PAVER SURFACE             | ⊠ | HYDRANT              | ⊠ |                   |
| ⊠          | BITUMINOUS SURFACE        | ⊠ | FIRE CONNECTION      | ⊠ |                   |
| ⊠          | GRAVEL/LANDSCAPE SURFACE  | ⊠ | POST INDICATOR VALVE | ⊠ |                   |
|            |                           | ⊠ | WATER MANHOLE        | ⊠ |                   |
|            |                           | ⊠ | WATER VALVE          | ⊠ |                   |
|            |                           | ⊠ | WELL                 | ⊠ |                   |

**CivilSite**  
GROUP  
Civil Engineering • Surveying • Landscape Architecture  
5000 Glenwood Avenue  
Golden Valley, MN 55422  
civilsitegroup.com 612-615-0660

**PROJECT**  
2542 Blaisdell Avenue / 110 26th St W  
Minneapolis, Hennepin County, MN 55404

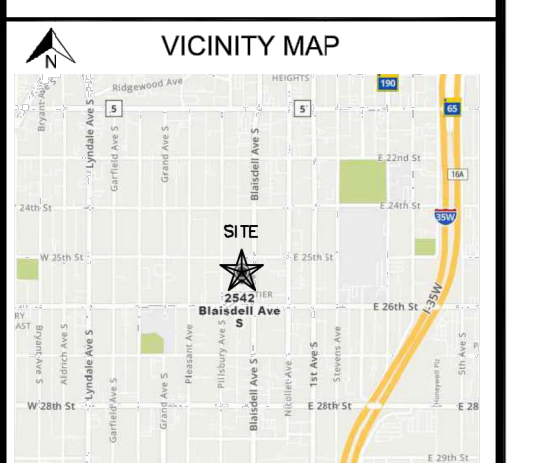
**CLIENT**  
The Eilat Group LLC  
8857 Xylon Ave N, Hennepin County, Minneapolis, MN 55445

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEM  
DATE 03/21/2022 LICENSE NO. 44565

**QA/QC**

|             |     |
|-------------|-----|
| FIELD CREW  | JAH |
| DRAWN BY    | MM  |
| REVIEWED BY | CJ  |
| UPDATED BY  |     |



**REVISION SUMMARY**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |

**ALTA/NSPS LAND TITLE SURVEY**

**V1.0**

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**OPERATIONAL NOTES:**

|                |  |
|----------------|--|
| SNOW REMOVAL   | ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE. |
| TRASH REMOVAL: | TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.                         |
| DELIVERIES:    | DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).    |

**OWNER INFORMATION**

EILAT GROUP LLC  
8857 XYLON AVE N.  
BROOKLYN PARK, MN 55445

**SITE LAYOUT NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1168) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**PROJECT**  
**110 26TH STREET W. APTS**  
110 26TH ST W, MINNEAPOLIS, MN 55404  
**THE EILAT GROUP LLC**  
8857 XYLON AVE N., BROOKLYN PARK, MN 55445

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavak  
DATE 05/20/22 LICENSE NO. 44283

**ISSUE/SUBMITTAL SUMMARY**

| DATE     | DESCRIPTION         |
|----------|---------------------|
| 06/20/22 | FOR & LIA SUBMITTAL |

DRAWN BY: WB REVIEWED BY: PS  
PROJECT NUMBER: 22022

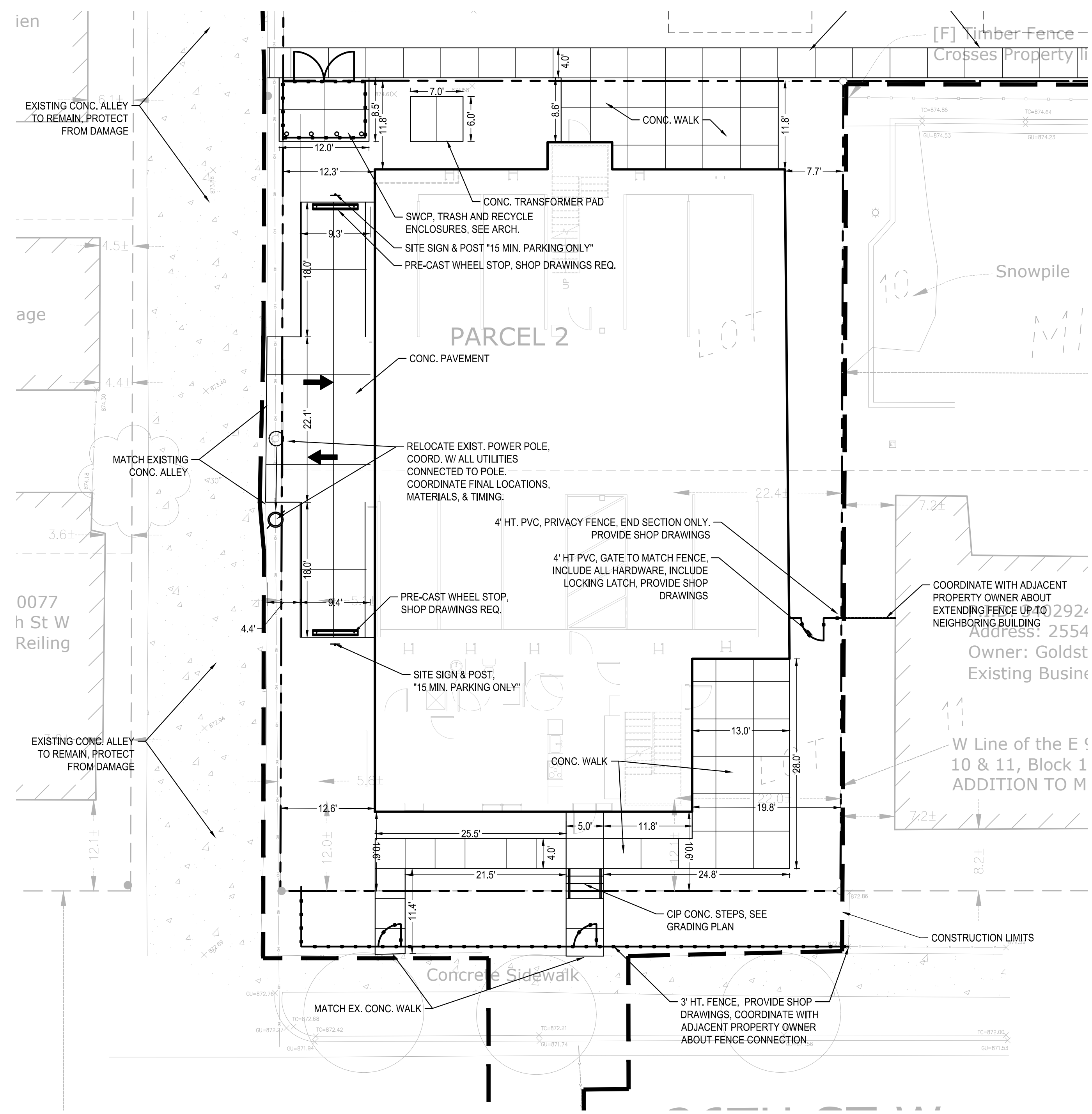
**REVISION SUMMARY**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |

**SITE PLAN**

**C2.0**

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**CITY OF MINNEAPOLIS SITE SPECIFIC NOTES:**

- ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS EITHER CURRENTLY DEFECTIVE OR THAT IS DAMAGED DURING THE TIME OF SITE RE-DEVELOPMENT, MUST BE REMOVED AND REPLACED AT THE TIME OF SITE RE-DEVELOPMENT.
- A SIDEWALK CONSTRUCTION PERMIT MUST BE OBTAINED PRIOR TO THE START OF ANY WORK IN THE PUBLIC ROW. ANY CONCRETE CONSTRUCTION WORK WITHIN THE PUBLIC ROW MUST BE PERFORMED BY A CONTRACTOR WHO HAS A CERTIFICATE OF LIABILITY INSURANCE (ACORD FORM) ON FILE WITH PUBLIC WORKS SIDEWALK INSPECTIONS PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC ROW. FOR MORE INFORMATION CALL 612-673-2420. THE CONTRACTOR CAN APPLY FOR A SIDEWALK CONSTRUCTION PERMIT AT WWW.SIDEWALK.MPLS.MN.ROWAY.NET AND FOLLOW THE INSTRUCTIONS ON THE WEB SITE.
- ALL PROPOSED WORK IN THE PUBLIC ROW SHALL COMPLY WITH THE CURRENT EDITION OF THE CITY OF MINNEAPOLIS STANDARD SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION AND MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION AND ITS ATTACHMENTS (REFER TO THE FOLLOWING HTTP://WWW.MINNEAPOLIS.MN.GOV/PUBLICWORKS/PLATES/INDEX.HTM)

**SITE AREA TABLE:**

| SITE AREA CALCULATIONS |                 | EXISTING      | PROPOSED               |
|------------------------|-----------------|---------------|------------------------|
| BUILDING COVERAGE      | 1,544 SF        | 19.1%         | 4,496 SF 55.6%         |
| ALL PAVEMENTS          | 3,614 SF        | 44.7%         | 1,661 SF 20.5%         |
| ALL NON-PAVEMENTS      | 2,935 SF        | 36.3%         | 1,936 SF 23.9%         |
| <b>TOTAL SITE AREA</b> | <b>8,093 SF</b> | <b>100.0%</b> | <b>8,093 SF 100.0%</b> |

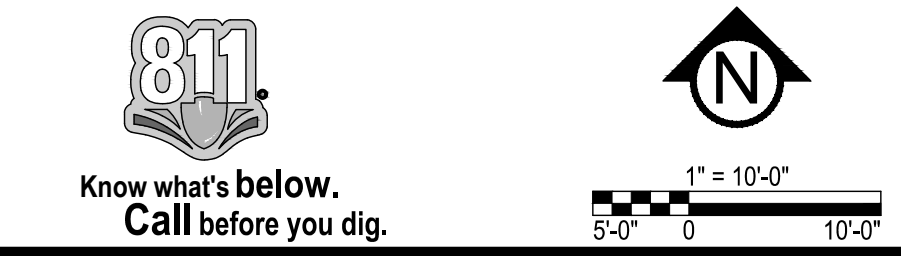
| IMPERVIOUS SURFACE | EXISTING CONDITION | PROPOSED CONDITION | DIFFERENCE (EX. VS PROP.) | IMPERVIOUS TOTAL |
|--------------------|--------------------|--------------------|---------------------------|------------------|
|                    | 5,158 SF           | 6,157 SF           | 999 SF                    | 6,157 SF         |
|                    |                    |                    |                           | 76.1%            |

**CITY COORDINATION NOTES:**

- TRAFFIC & PARKING
  - COORDINATE WITH JOSEPH LAURIN, CITY OF MINNEAPOLIS, (612) 673-5987 FOR ALL WORK REGARDING STREET LIGHTING AND ELECTRICAL SYSTEMS. STREET LIGHTING INSTALLED AS PART OF THE PROJECT SHALL BE INSPECTED BY THE CITY, CONTACT RYAN ARMSTRONG (612) 221-5298. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT CONTRACTOR'S EXPENSE.
  - AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ALL NON-STANDARD STREETScape ELEMENTS IN THE PUBLIC RIGHT-OF-WAY SUCH AS: SHRUBS, PLANTERS, TREE GRATES AND OTHER LANDSCAPING ELEMENTS, SIDEWALK FURNITURE (INCLUDING BIKE RACKS AND BOLLARDS), AND SIDEWALK ELEMENTS OTHER THAN STANDARD CONCRETE WALKWAYS SUCH AS PAVERS, STAIRS, RAISED LANDINGS, RETAINING WALLS, ACCESS RAMPS, AND RAILINGS (NOTE: RAILINGS MAY NOT EXTEND INTO THE SIDEWALK PEDESTRIAN AREA). PLEASE CONTACT MATT HANAN AT (612) 673-3607 FOR FURTHER INFORMATION.
  - ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED OPERATIONS (SUCH AS CONSTRUCTION CRANE BOOM SWINGS) THAT FALL WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT APPLICATION. IF THERE ARE TO BE ANY EARTH RETENTION SYSTEMS WHICH WILL EXTEND OUTSIDE THE PROPERTY LINE OF THE DEVELOPMENT THEN A PLAN MUST BE SUBMITTED SHOWING DETAILS OF THE SYSTEM. ALL SUCH ELEMENTS SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY FOLLOWING CONSTRUCTION WITH THE EXCEPTION OF TIE-BACKS WHICH MAY REMAIN BUT MUST BE UNCOUPLED AND DE-TENSIONED. PLEASE CONTACT MATT HANAN AT (612) 673- 3607 FOR FURTHER INFORMATION.
  - COORDINATE WITH SCOTT KRAMER, CITY OF MINNEAPOLIS, (612) 673-2383 REGARDING ANY WORK THAT IS PERFORMED IN THE RIGHT-OF-WAY. AN OBSTRUCTION PERMIT WILL BE REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY. CONTACT SCOTT KRAMER REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES.
- ENVIRONMENTAL HEALTH
  - COORDINATE WITH ENVIRONMENTAL SERVICES, CITY OF MINNEAPOLIS, (612) 673-3867 FOR PERMITS RELATING TO AFTER HOURS WORK.
  - IF CONTAMINATED SOIL IS ENCOUNTERED, IT MUST BE REPORTED TO THE MINNESOTA DUTY OFFICER AT (651) 649-5451. PREAPPROVAL FOR REMOVAL OR REUSE MUST OCCUR FROM THE MPCA AND THE CITY OF MINNEAPOLIS.
  - IF IMPACTED SOIL IS ENCOUNTERED DURING SITE ACTIVITIES WORK WILL NEED TO STOP AND NOTIFICATION PROVIDED TO THE MN STATE DUTY OFFICER AT (615) 649-5451.
  - IF DEWATERING IS REQUIRED DURING SITE CONSTRUCTION, A CITY PERMIT IS REQUIRED.
- FORESTRY DEPARTMENT
  - TO PROTECT ROOT ZONES, NO CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PLACED, PARKED, OR STORED ON ANY UNPAVED AREA WITHIN THE DRIP LINE OF ANY CITY OWNED TREE. NO CHEMICALS OR PETROLEUM PRODUCTS SHALL BE DEPOSITED ON ANY UNPAVED AREA IN THE CITY RIGHT-OF-WAY.
  - ANY TREE ROOTS ENCOUNTERED ARE TO BE CLEANLY CUT USING HAND TOOLS.
  - NO OPEN EXCAVATION OR BORE PITS ALLOWED WITHIN 8 FEET OF CITY STREET TREES.
  - CARE SHALL BE TAKEN NOT TO DAMAGE TREE TRUNKS OR BRANCHES. CONTRACTOR MUST CONTACT FORESTRY DEPARTMENT INSPECTIONS (CRAIG PINKALLA) AT (612) 499-9233 AT LEAST 3 DAYS PRIOR TO STARTING WORK TO DISCUSS PROBLEMS OF OVERHANGING BRANCHES THAT MAY BE DAMAGED.
- NO CONSTRUCTION, DEMOLITION OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ON WEEKDAYS OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT. CONTACT ENVIRONMENTAL SERVICES AT 612-673-3516 FOR PERMIT INFORMATION.
- PERMITS AND APPROVAL ARE REQUIRED FROM ENVIRONMENTAL SERVICES FOR THE FOLLOWING ACTIVITIES: TEMPORARY STORAGE OF IMPACTED SOILS ON SITE PRIOR TO DISPOSAL OR REUSE; REUSE OF IMPACTED SOILS ON SITE; DEWATERING AND DISCHARGE OF ACCUMULATED STORM WATER OR GROUND WATER, UNDERGROUND OR ABOVEGROUND TANK INSTALLATION OR REMOVAL, TEMPORARY ENVIRONMENTAL WELLS, WELL CONSTRUCTION OR SEALING. CONTACT TOM FRAME AT 612-673-5807 FOR PERMIT APPLICATIONS AND APPROVALS.
- COORDINATE WITH CRAIG PINKALLA, CITY OF MINNEAPOLIS, (612) 499-9233 FOR ALL WORK REGARDING REMOVAL OR PROTECTION OF TREES DURING CONSTRUCTION IN THE CITY RIGHT-OF-WAY.
- COORDINATE WITH PAUL CAO, CITY OF MINNEAPOLIS, (612) 673-2943 FOR ALL WORK REGARDING BIKE RACKS IN THE CITY RIGHT-OF-WAY.
- COORDINATE WITH ALLAN KLUGMAN, CITY OF MINNEAPOLIS, (612) 673-5750 AND TILAHUN HAILU, CITY OF MINNEAPOLIS, (612) 976-5809 PRIOR TO CONSTRUCTION FOR THE TEMPORARY REMOVAL/RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM. ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC SHALL BE BORNE BY THE CONTRACTOR.
- CONTACT SHANE MORTON AT (612) 673-5517 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT OF WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.

**SITE PLAN LEGEND:**

- BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED
- HC = ACCESSIBLE SIGN
- NP = NO PARKING FIRE LANE
- ST = STOP
- CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.



Know what's below.  
Call before you dig.



**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**110 26TH STREET W. APTS**  
 110 26TH ST W, MINNEAPOLIS, MN 55404  
**THE EILAT GROUP LLC**  
 887 XYLON AVE N, BROOKLYN PARK, MN 55445

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.

Robert L. Binder  
 DATE 05/20/22 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION  
 05/20/22 FOR & LIA SUBMITTAL

DRAWN BY: WB REVIEWED BY: PS  
 PROJECT NUMBER: 22022

REVISION SUMMARY

DATE DESCRIPTION

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

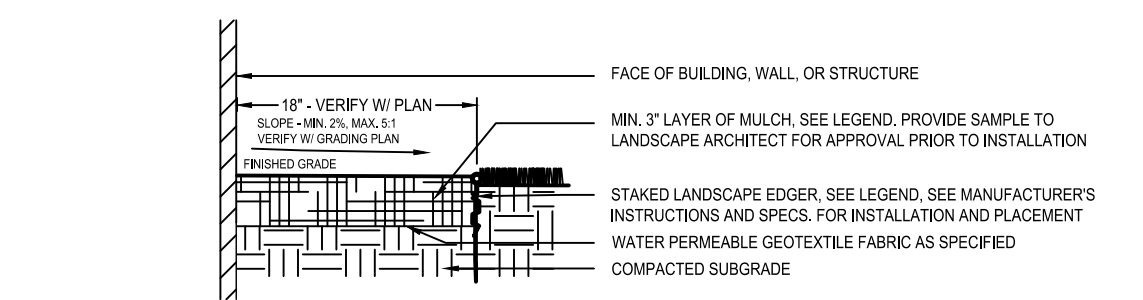
LANDSCAPE PLAN

**IRRIGATION NOTES:**

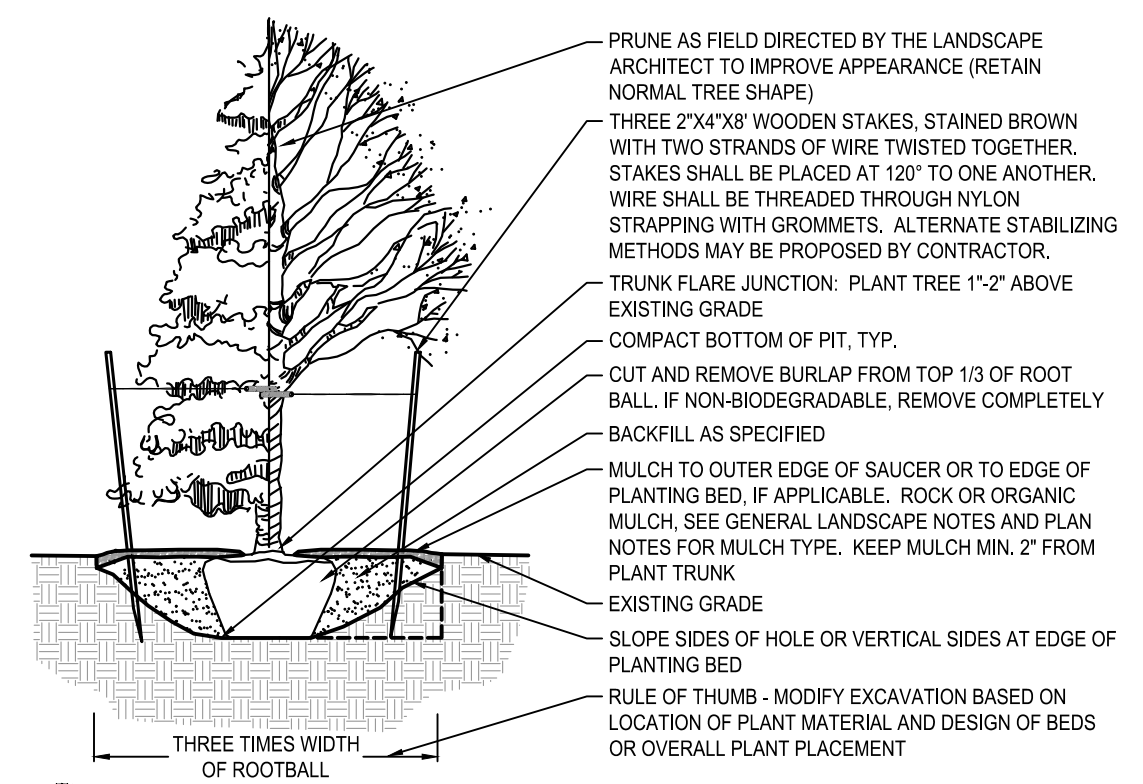
- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS. COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

**CITY OF MINNEAPOLIS SITE SPECIFIC LANDSCAPE NOTES:**

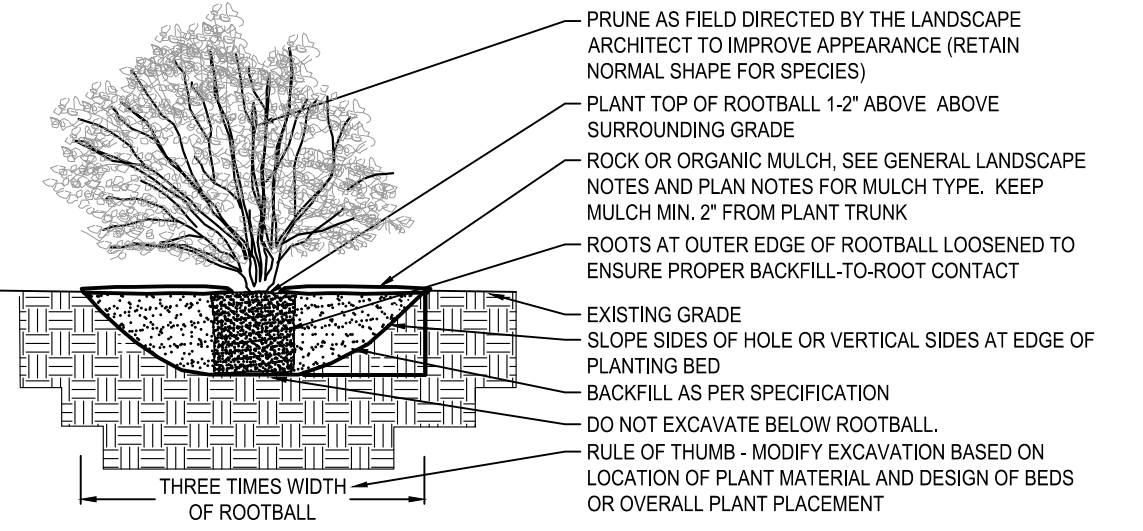
- ALL PROPOSED TREES IN THE PUBLIC RIGHT-OF-WAY ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MINNEAPOLIS PARK BOARD. PLEASE CONTACT CRAIG PINKALLA AT (612) 499-9233 TO DISCUSS TREE SPECIES SELECTION, PLANTING METHOD, SPACING AND LOCATIONS. TREE PLANTING DETAILS SHALL BE INCLUDED IN THE PLANS. FOR ALL TREES PROPOSED IN "HARDSCAPE ENVIRONMENTS" WITHIN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL PROVIDE ENGINEERED/STRUCTURED SOIL IN THE FORM OF A TREE TRENCH OR TREE PIT FOR ALL PROPOSED STREET TREES. LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW ESTABLISHED DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS STANDARD SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION CURRENT EDITION AND ITS ATTACHMENTS (REFER TO THE FOLLOWING: [HTTP://WWW.MINNEAPOLISMN.GOV/PUBLICWORKS/PLATES/INDEX.HTM](http://www.minneapolismn.gov/publicworks/plates/index.htm)).



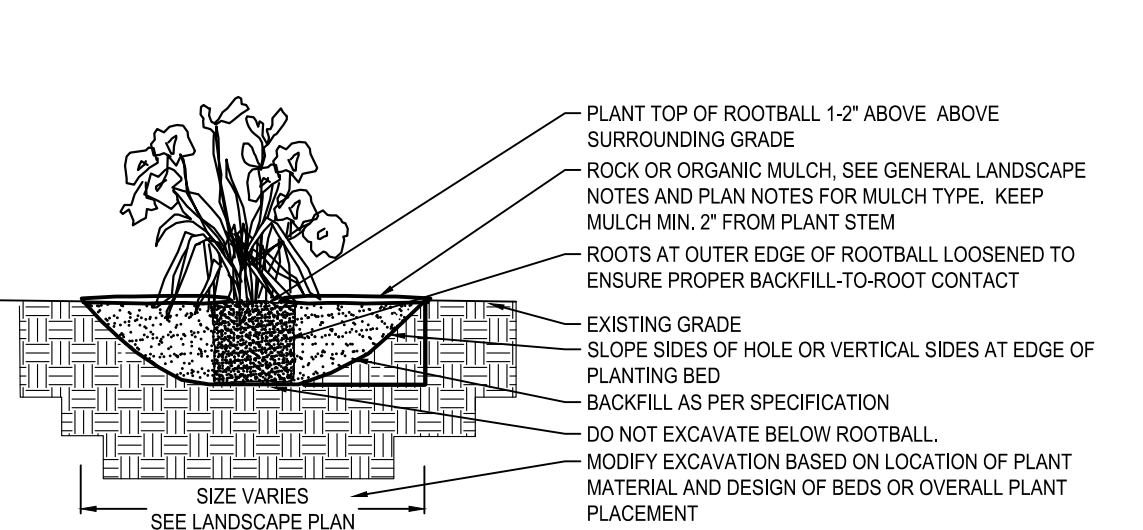
**1 MULCH MAINTENANCE STRIP**  
 NTS



**2 DECIDUOUS & CONIFEROUS TREE PLANTING**  
 NTS



**3 DECIDUOUS & CONIFEROUS SHRUB PLANTING**  
 NTS



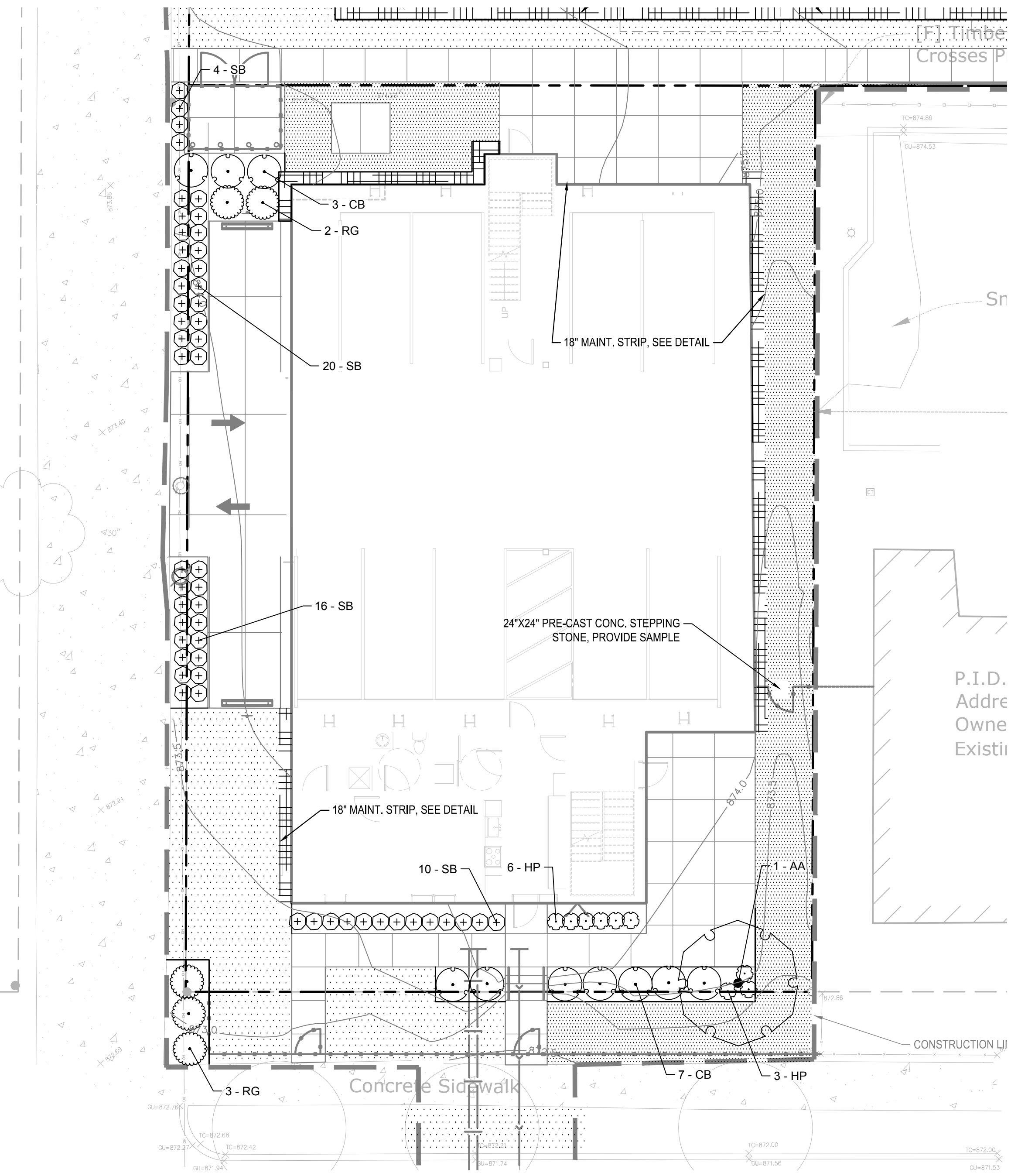
**4 PERENNIAL BED PLANTING**  
 NTS

**POLLINATOR SAFE PLANT MATERIAL:**

- THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BUT NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACTOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
- CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIER'S POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

**LANDSCAPE CALCULATIONS:**

PROPOSED LANDSCAPE AREA CALCULATION (SOUTH):  
 SITE AREA - BUILDING COVERAGE = OPEN SPACE  
 8,093.0 SF - 4,586.0 SF = 3,507.0 SF  
 20% OF OPEN SPACE = LANDSCAPE AREA  
 20% X 3,507.0 SF = 701.4 SF REQUIRED  
 53% X 3,507.0 SF = 1,863.0 SF PROVIDED  
 77.0% PROPOSED IMPERVIOUS RATIO  
 PROPOSED LANDSCAPE:  
 1 TREE / 500 SF OF "LANDSCAPE AREA"  
 701.4 SF / 500 = 1 TREES REQUIRED  
 SEE PLANT SCHEDULE  
 1 SHRUB / 100 SF OF "LANDSCAPE AREA"  
 701.4 SF / 100 = 7.01 SHRUBS REQUIRED  
 SEE PLANT SCHEDULE



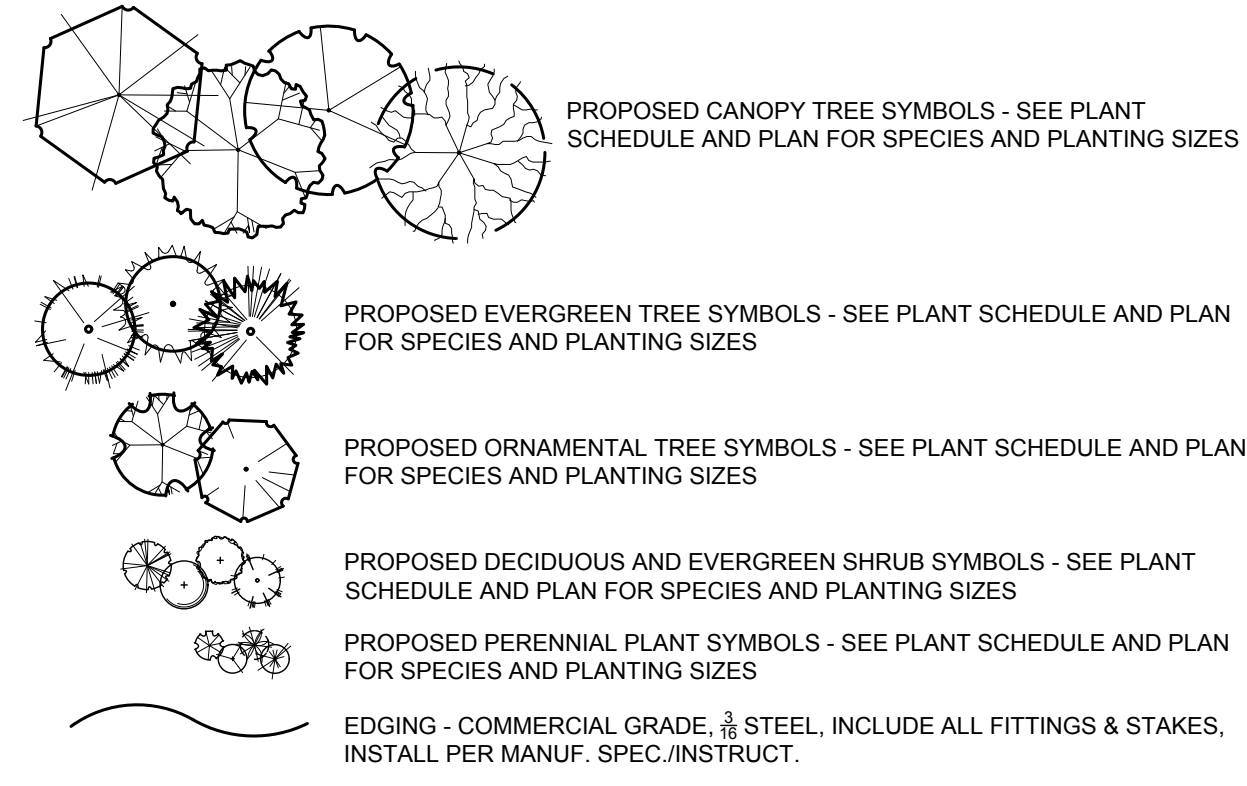
| PLANT SCHEDULE SOUTH |     |   |               |                 |                     |
|----------------------|-----|---|---------------|-----------------|---------------------|
| TREES                | QTY | COMMON / BOTANICAL NAME   | CONT          | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| AA                   | 1   | Armstrong Red Maple / Acer rubrum 'Armstrong'                       | 2.5" Cal. B&B | NATIVE CULTIVAR | N                   |
| SHRUBS               | QTY | COMMON / BOTANICAL NAME   | SIZE          | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| CB                   | 10  | Firedance Dogwood / Cornus sericea 'Bailadeline'™                   | #5 CONT       | NATIVE CULTIVAR | Y                   |
| RG                   | 5   | Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'                   | #5 CONT       | NATIVE          | Y                   |
| GRASSES              | QTY | COMMON / BOTANICAL NAME   | SIZE          | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| SB                   | 53  | Blue Heaven Little Bluestem / Schizachyrium scoparium 'Blue Heaven' | #1 CONT       | NATIVE CULTIVAR | N                   |
| PERENNIALS           | QTY | COMMON / BOTANICAL NAME   | SIZE          | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| HP                   | 9   | Pardon Me Daylily / Hemerocallis x 'Pardon Me'                      | #1 CONT       | NOT NATIVE      | Y                   |

**LANDSCAPE NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (855-454-0002 OR 800-262-1188) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

**LANDSCAPE LEGEND**

| GROUND COVER LEGEND SOUTH |  |       |
|---------------------------|--|-------|
| GROUND COVERS             | COMMON / BOTANICAL NAME  | SIZE  |
| [Symbol]                  | SOD / COMMERCIAL GRADE. LOCALLY GROWN, "BIG ROLL" PREFERRED. INSTALL PER SUPPLIER  | Sod   |
| [Symbol]                  | SHREDDED CEDAR MULCH / MULCH MAINTENANCE STRIP COMMERCIAL GRADE, SHREDDED CEDAR MULCH, 3" MIN. DELPTH, INCLUDE PERMEABLE FILTER FABRIC & EDGER. PROVIDE SHOP DRAW & SAMPLES. SEE DETAIL. | Mulch |



**L1.0**

