

INTERSTATE 494

W 79TH STREET

PHASE 2 BUILDING
(FUTURE 90 UNITS)

SHARED PARKING
EASEMENT

PROPOSED BUILDING
270 UNITS

INTERIOR PLAZA

POOL PLAZA

XERXES AVE S

EXISTING BUILDING

AMERICAN BLVD W

LEGEND

- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING SIGN
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN

KEY NOTES

- A** 5' WIDE CONCRETE SIDEWALK
- B** RIBBON CURB
- C** RETAINING WALL
- D** 8612 CONCRETE CURB & GUTTER
- E** TIP OUT CURB
- F** PEDESTRIAN RAMP
- G** 6' TRANSITION TO FULL CURB
- H** VALLEY GUTTER
- I** FUTURE CURB
- J** BITUMINOUS EDGE

PARKING STALL INFO

170 TOTAL SHARED STALLS

SHARED PARKING EASEMENT
BENEFITING PRIME FINANCIAL (WELLS FARGO
PLAZA) OVER GALLERY APARTMENTS PROPERTY



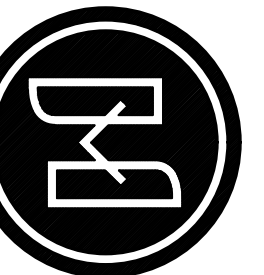
Know what's below.
Call before you dig.



SCALE IN FEET
0 40 80

2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
info@mmhill.com
www.mmhill.com

HILL
INCORPORATED



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 in the State of Minnesota.
PROFESSIONAL ENGINEER
Date: _____ Reg. No. _____

GALLERY BLOOMINGTON
BLOOMINGTON, MINNESOTA
PHASE 1 SITE PLAN
FOR
CHASE REAL ESTATE, INC
2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF
DATE
04/01/26
REVISIONS

CAD FILE
24382PAV
PROJECT NO.
24382
C600

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INTERSTATE 494

W 79TH STREET

PHASE 2 BUILDING
(FUTURE 90 UNITS)

PROPOSED BUILDING
270 UNITS

EXISTING BUILDING

INTERIOR PLAZA

POOL PLAZA

XERXES AVE S

AMERICAN BLVD W

LEGEND

- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
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PARKING STALL INFO

170 TOTAL SHARED STALLS

ACCESS EASEMENT BENEFITING GALLERY
APARTMENTS OVER PRIME FINANCIAL PROPERTY



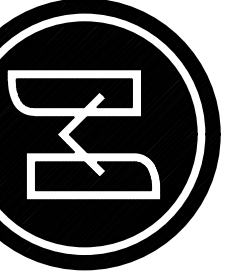
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GALLERY BLOOMINGTON

BLOOMINGTON, MINNESOTA

PHASE 1 SITE PLAN

FOR
CHASE REAL ESTATE, INC
2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

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INTERSTATE 494

W 79TH STREET

XERXES AVE S

AMERICAN BLVD W

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING SIGN
- EXISTING TREELINE/TREES
- EXISTING SOIL BORING LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN

UTILITY EASEMENT FOR PRIME FINANCIAL OVER GALLERY APARTMENTS PROPERTY



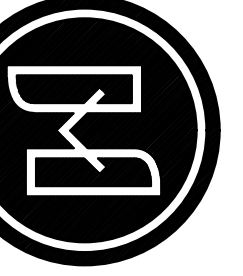
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GALLERY BLOOMINGTON
BLOOMINGTON, MINNESOTA
UTILITY PLAN
FOR
CHASE REAL ESTATE, INC
2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

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INTERSTATE 494

W 79TH STREET

XERXES AVE S

AMERICAN BLVD W

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
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STORMWATER UTILITY EASEMENT OVER PRIME FINANCIAL PROPERTY BENEFITING GALLERY APARTMENTS

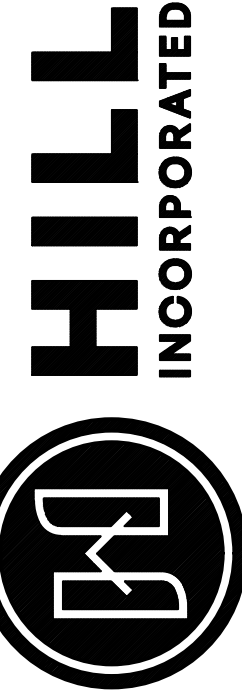


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