

F:_Civil_3D Projects\24382\PRE-PLAT PLANS\24382PAV.dwg - 3/25/2025 02:16PM

INTERSTATE 494

W 79TH STREET

PHASE 2 BUILDING
(FUTURE 90 UNITS)

168 Shared Stalls

PROPOSED BUILDING
270 UNITS

INTERIOR PLAZA

POOL PLAZA

EXISTING BUILDING

XERXES AVE S

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 STALLS

EXHIBIT D
-SHARED PARKING PLAN-
168 STALLS



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

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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

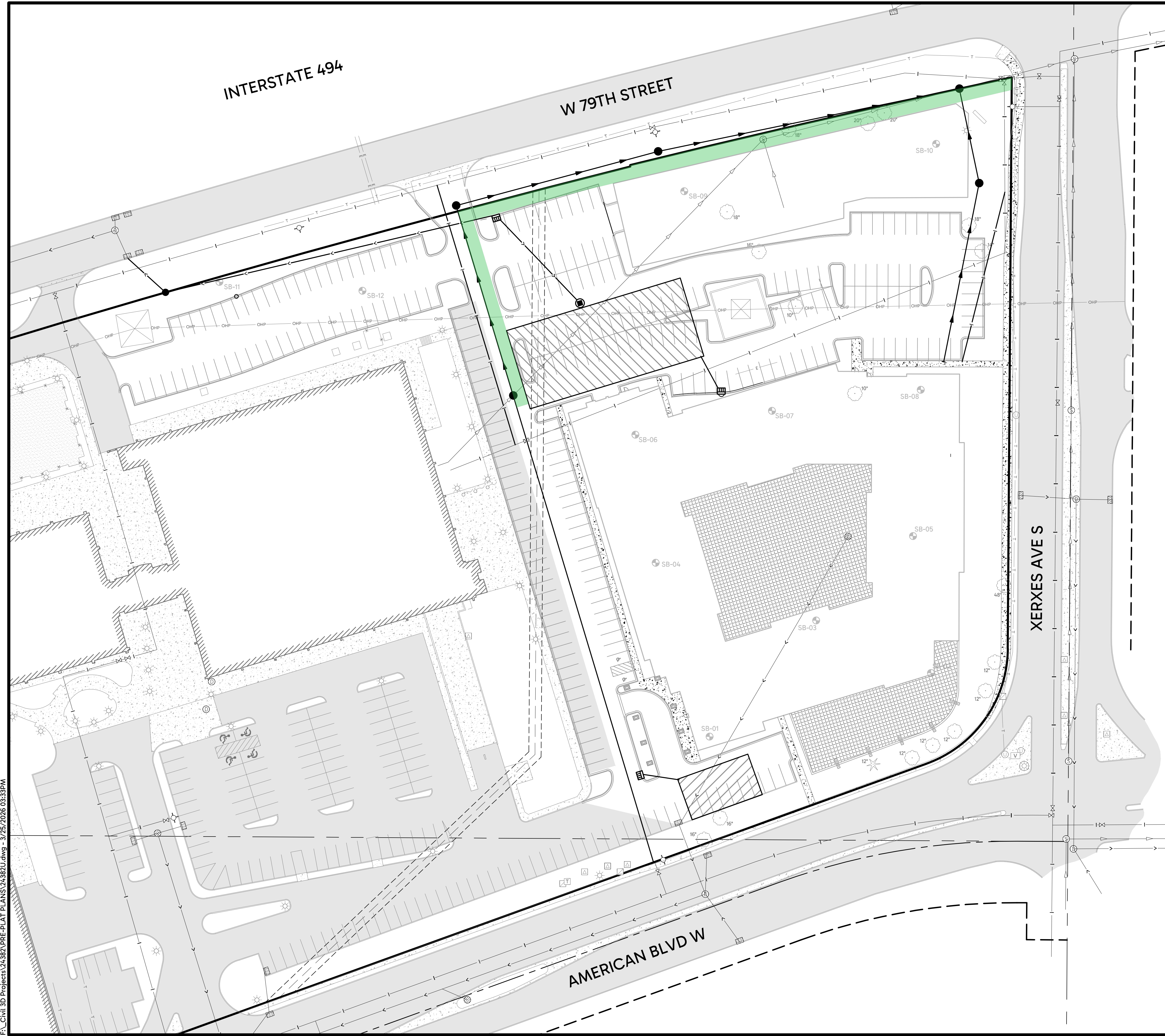
FOR
CHASE REAL ESTATE, INC
2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF
DATE
04/01/26
REVISIONS

CAD FILE
24382PAV
PROJECT NO.
24382

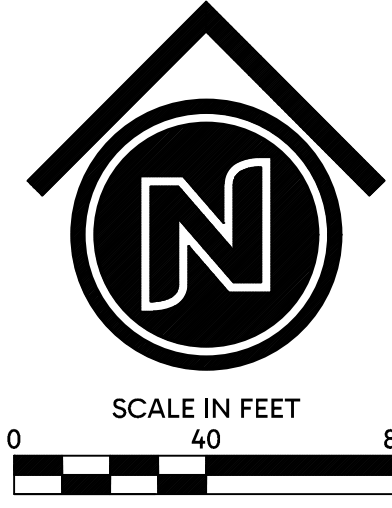
C600

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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
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- 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
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UTILITY PLAN
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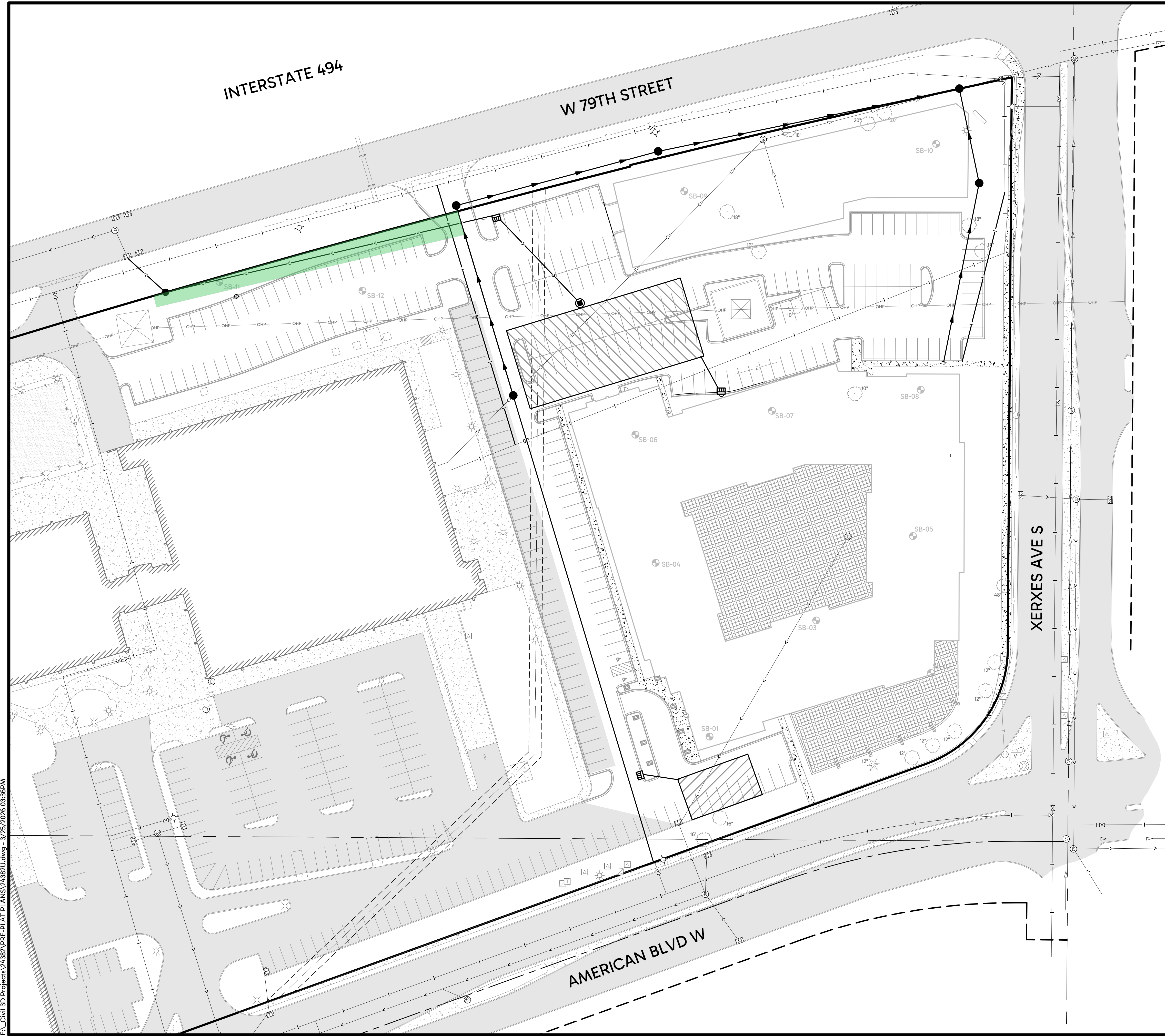
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LEGEND

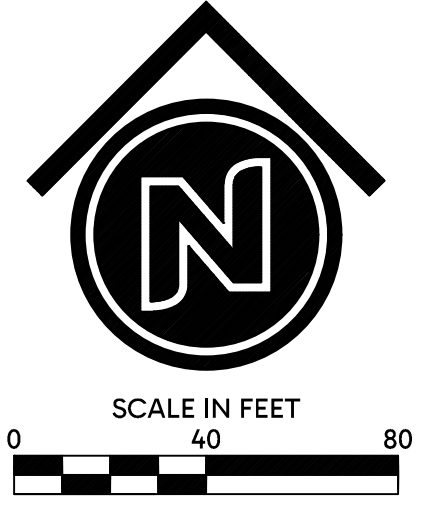
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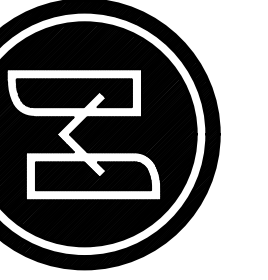
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