

Circulation between the shopping center to the west and the new proposed parking may not be possible in the future when MnDOT uses their ROW that contains the existing Southtown Drive. Suggest showing plan for making the circulation work when this access outside of the property is removed in the future.

Maintain adequate emergency vehicle access and turn radius throughout the property.

Emergency responder radio coverage shall be provided per appendix L of the MSFC.

Hydrants required within 150' of all areas of the building and within 50' of the FDO.

Show existing utilities on site and provide 12" water main loop and hydrants for fire protection.

North Arrow - Scale??

| CITY CODE REQUIREMENTS  |       |                     |                                    |
|-------------------------|-------|---------------------|------------------------------------|
| Parking Required        |       |                     |                                    |
| Use                     | Units | Requirement         | Comment                            |
| Retail 100K and greater | SF    | 460+1/285 over 100K |                                    |
| Indoor Rest.            | Seats | 1/2.5 seats         |                                    |
| Bowling Alley           | Lanes | 4.36 spaces/lane    | Per ITE Parking Generation, 2nd... |

Please include the number of bowling lanes in the chart so staff can confirm the parking calculation is correct.

| SOUTHTOWN SHOPPING CENTER REQUIRED PARKING 2017 |           |         |                  |
|---|-----------|---------|------------------|
|   | Retail SF | Seats   | Required Parking |
| RETAIL  |           |         |                  |
| TOTAL:  | 482,825   | 482,825 | 1803             |
| RESTAURANTS                                     |           |         |                  |
| TOTAL:  | 28,372    | 0       | 727              |
| BOWLING ALLEY                                   |           |         |                  |
| TOTAL:  | 45,259    | 0       | 207              |
| OVERALL TOTAL:                                  | 556,456   | 482,825 | 934              |
| Less 10% for transit and co-tenancy             |           |         |                  |
|   |           |         | 230              |
|   |           |         | 2,074            |
| Existing Parking Stalls Provided:               |           |         | 2,029            |
| Existing Parking Stalls Omitted - Floor & Décor |           |         | -231             |
| New Parking Stalls Provided - Floor & Décor:    |           |         | 543              |
| TOTAL PARKING STALLS PROVIDED                   |           |         | 2,341            |

Does the total retail square footage represent gross building area or leasable? City Code calculates parking on gross building area.

Please clarify the existing "omitted" parking stalls versus the parking stalls provided. It is unclear how parking is being altered.

Provided the parking inputs are correct, the project would exceed the parking requirement.

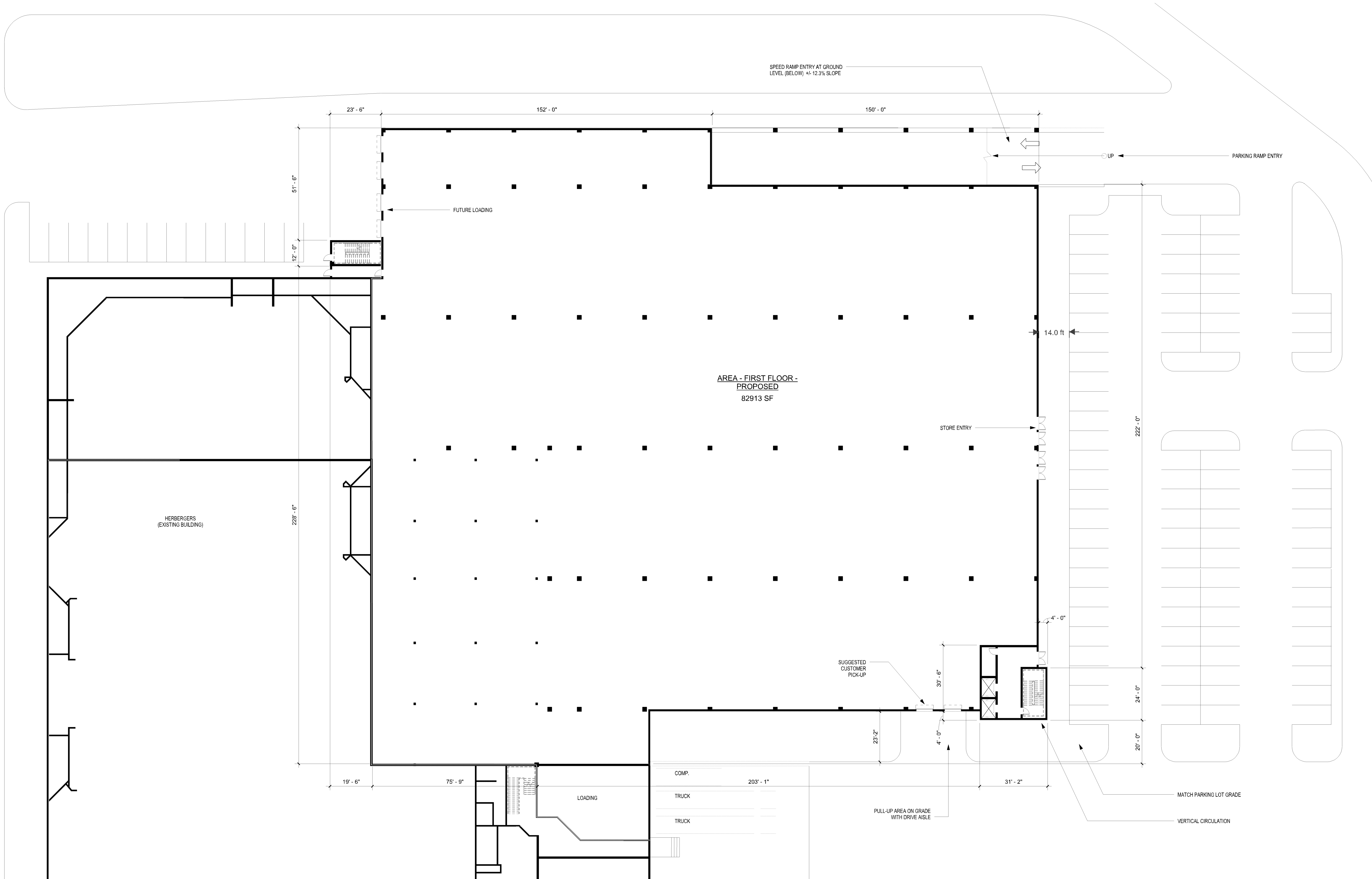
Provide more detail on the parking calculations. What is included in this "Retail"? Is all of Herbergers included? You cannot access Herbergers entrance from this area. Need more information to accept proposed reductions.

Restaurant Lucky 13 (E) - 6,800 s.f.  
Existing Spaces = 196  
Spaces Omitted by BRT = (71)  
Total Net Spaces = 125

Because the Lucky 13 parking is separate from the parking analysis, please confirm the restaurant seats are not included in the chart. Also, please include the Lucky 13 seat count so there is a total picture of parking demand.

Site Plan

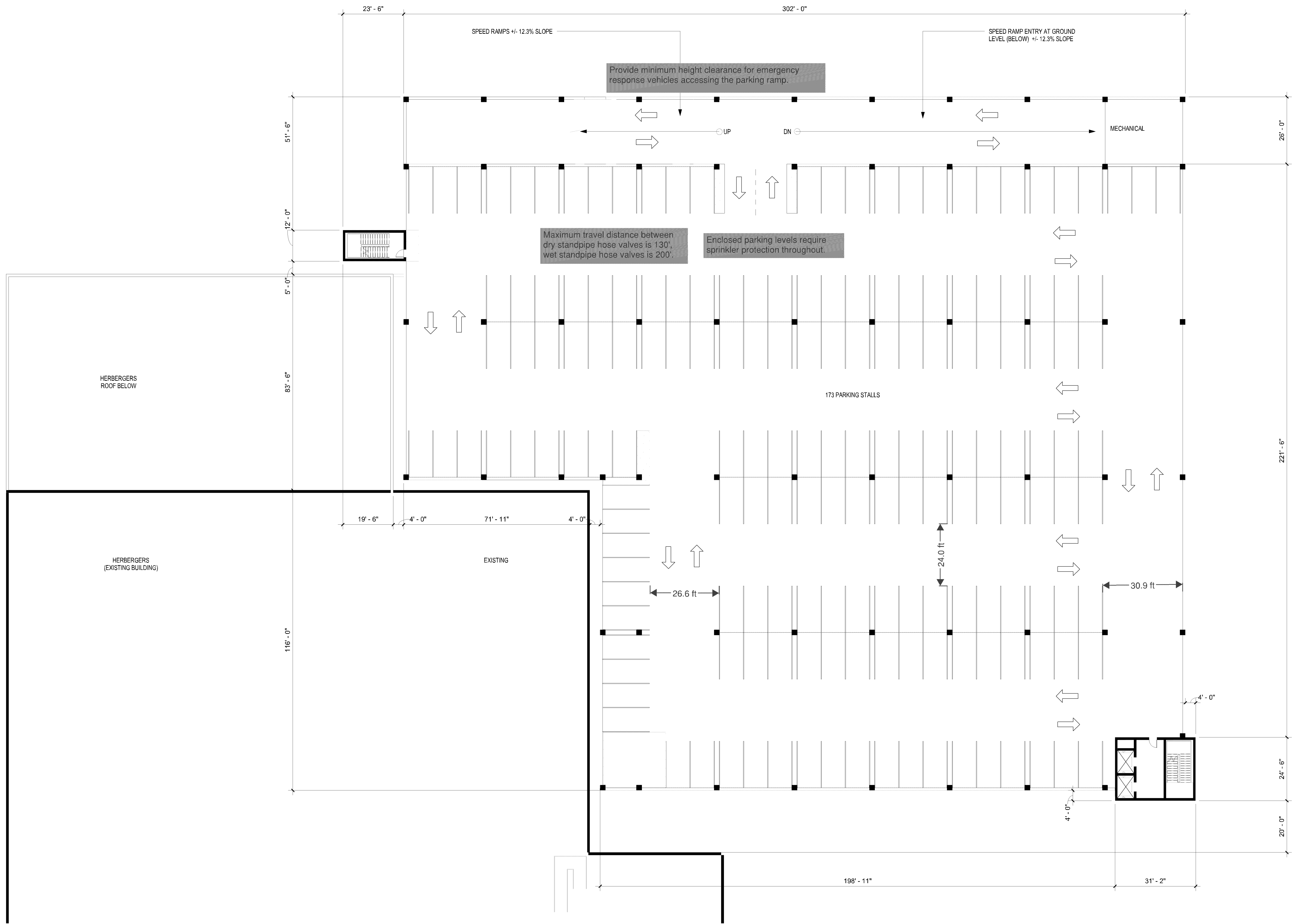
1" = 50'-0"



PROPOSED FIRST FLOOR

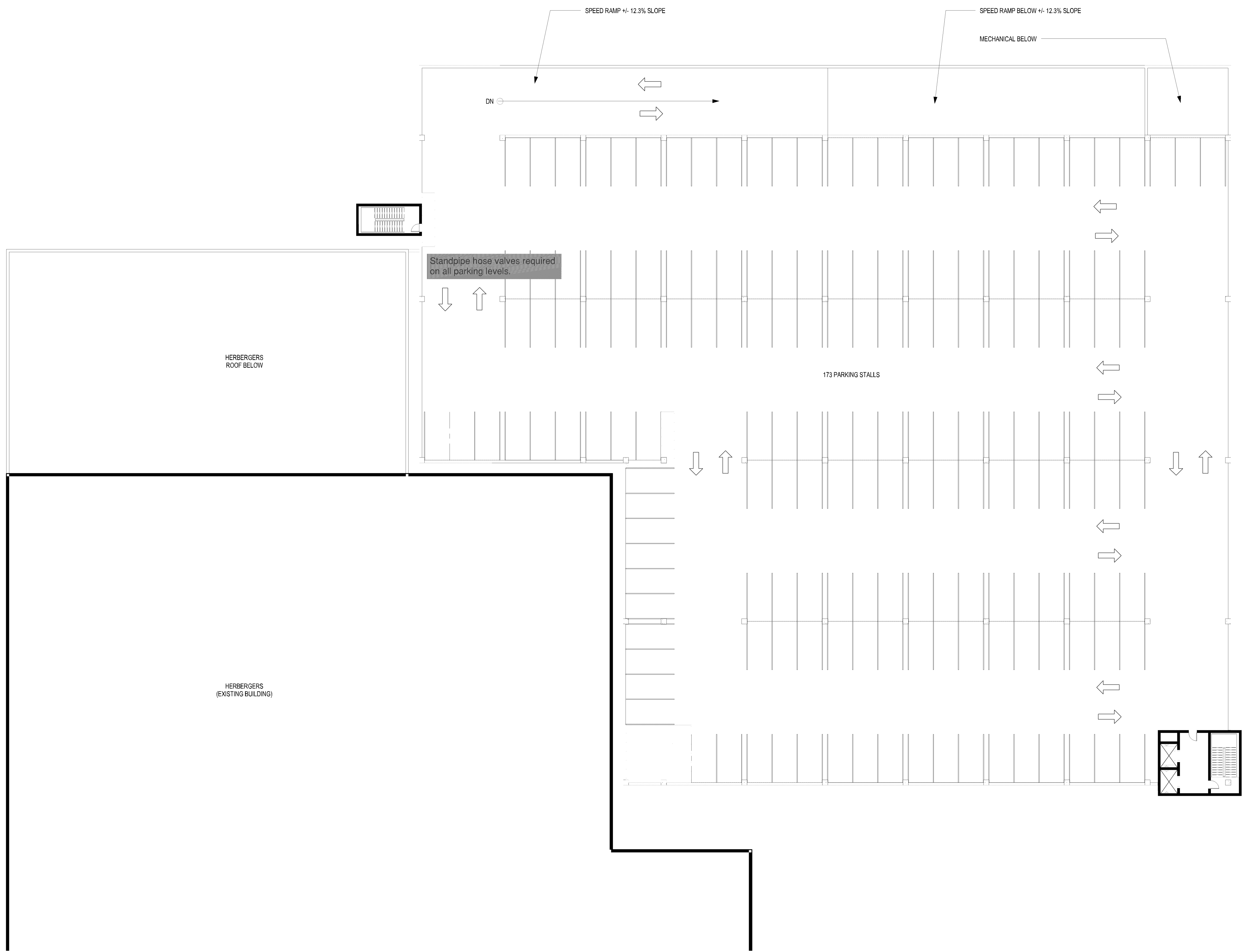
1"=20'-0"





PROPOSED SECOND FLOOR

1" = 20'-0"



PROPOSED THIRD FLOOR  
1"=20'0"





Signage is not permitted above building roof lines or on parking structures. The elevator shaft may be a good option for elevated signage.

The Southtown Shopping Center uniform sign design is in need of an overhaul. This project affords the opportunity to review the signage plan for the entire shopping center.

Preliminary Perspective Sketch

12" = 1'-0"