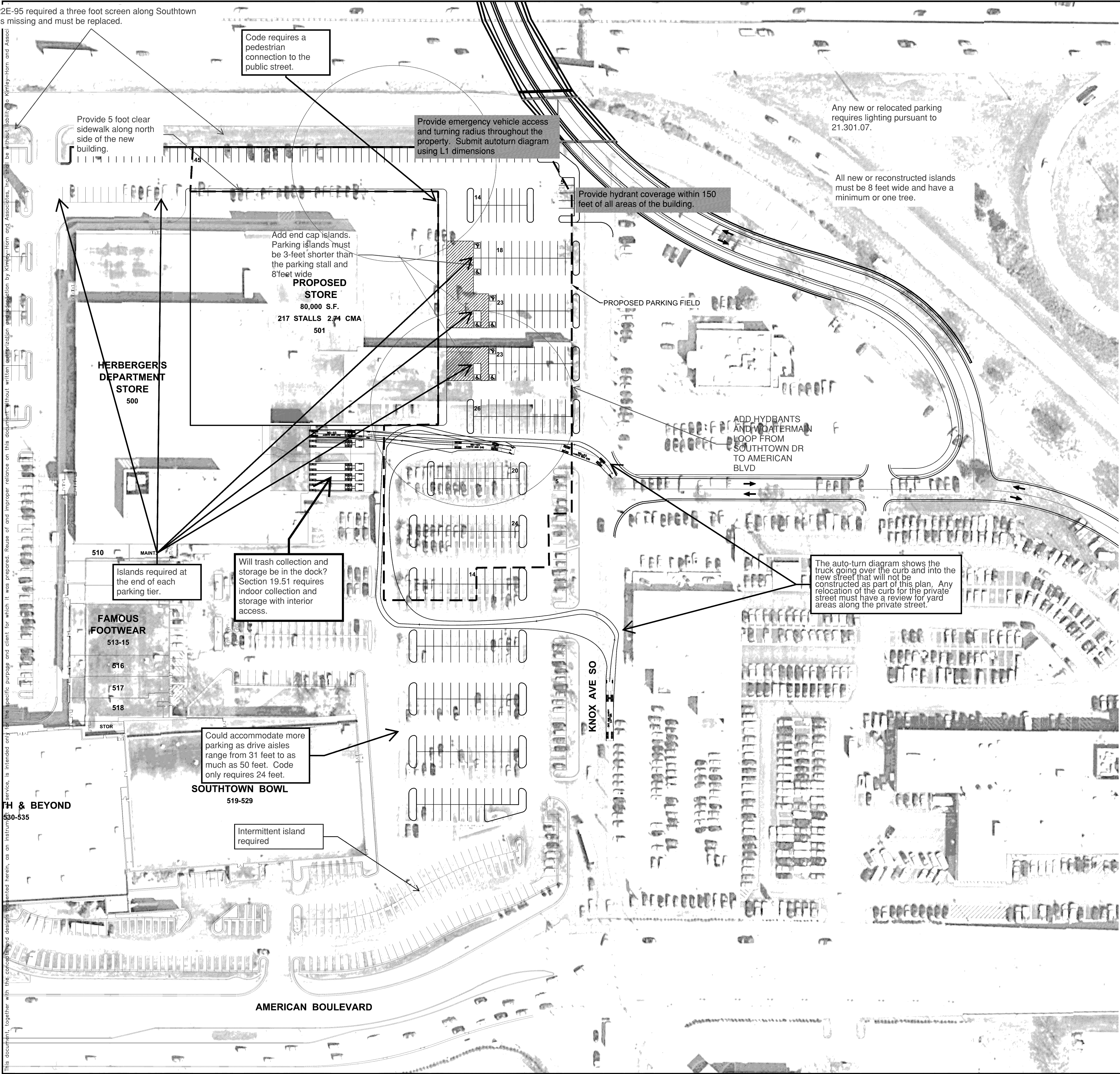


Case 5722E-95 required a three foot screen along Southtown Drive. It is missing and must be replaced.

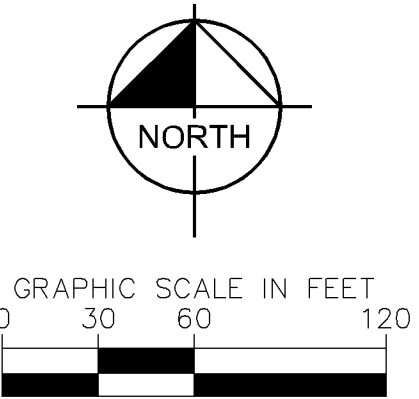
Drawing name: \\twcfp01\mw_twc\TWC_LDEV\KRAUS_ANDERSON\Southtown\3 Design\CAD\Exhibits\2016-0407_Site Plan Options\Southtown_Proposed Site Plan_BRT-2.dwg Apr 13, 2017 10:36am by: Alex.Bockman Layout1



PROPOSED PARKING SUMMARY	
REQUIRED PARKING	320 SPACES @ 4.00/1,000 SF
PROPOSED PARKING	217 SPACES @ 2.71 RATIO
ADA STALLS REQ'D / PROVIDED	7 STALLS / 8 STALLS

Assume about 100,000 SF disturbed area
That will require 40 trees and 100 shrubs.

PL201700054
PL2017-54



DATE		BY	
04/12/2017		ALEX BOCKMAN	
PROJECT NO.		160551003	
SHEET NUMBER		EX-26	
SOUTH TOWN SHOPPING CENTER		HENNEPIN COUNTY MINNESOTA	
PROPOSED SITE PLAN W/ BRT IMPROVEMENTS		SCALE DESIGNED BY DRAWN BY CHECKED BY	
Kimley»Horn		2555 UNIVERSITY AVE. WEST, SUITE 230N ST. PAUL, MINNESOTA 55114 TEL. NO. (651) 845-1137 FAX. NO. (651) 845-3116	
CONCEPTUAL		REVISIONS	
		No.	
		DATE	



KRAUS-ANDERSON® REALTY COMPANY

Development • Leasing • Management

SOUTHTOWN SHOPPING CENTER

Hwy 494 & Penn Avenue, Bloomington, MN

PL201700054

PL2017-54

Need end cap island
and parking not to
stick out into drive
aisle

(113,000/vpd)

494 (160,000/vpd)

Bays	Tenant	SF	Dimensions
201	Bruegger's	2,674	30 x 100
202	Starbuck's Coffee	2,250	30 x 80
203	Subway	1,600	20 x 80
204	UPS	1,600	20 x 80
205-207	Verizon Wireless	4,800	40 x 80
208	Sport Clips	1,450	20 x 80
209	Salon Oriana	1,600	20 x 80
210	Panda Express	2,400	30 x 80

Bays	Tenant	SF	Dimensions
301-304	Applebee's	6,426	75 x 80
305	GNC	1,600	20 x 80
306	GameStop	1,600	20 x 80
307	Great Clips	1,600	20 x 80
308	Available	1,600	20 x 80
309	Sally Beauty	1,600	20 x 80

FRONTAGE ROAD

PENN AVENUE SOUTH (25,500/vpd)

KNOX AVENUE SOUTH

AMERICAN BOULEVARD (16,300/vpd)

SOUTHTOWN SHOPPING CENTER

Site Area 37 Acres

Leasable Area 534,650 SF

Parking Stalls 2,100

4/13/17

Bays	Tenant	SF	Dimensions
601	Available	2,222	40 x 60
603-608	Available	8,789	160 x 60
611	H & R Block	1,013	17 x 60
612	First Sewing	1,347	22 x 60
613	Arrow Lift	1,223	22 x 60
630-631	Mattress Firm	4,578	45 x 100
637	Southtown Nails	1,420	20 x 70
639-641	Available	12,000	100 x 120

Bays	Tenant	SF	Dimensions
509-510	Travel Leaders	1,713	20 x 75
511	Christopher & Banks	3,538	24 x 117
512	Restwell Mattress	2,453	24 x 107
513-515	Famous Footwear	7,071	60 x 117
516	Massage Envy Spa	2,943	26 x 117
517-518	Carter's Children Wear	5,000	50 x 100

