

Southbridge Crossings East 5th Addition Project Narrative

This Exhibit is attached to and made a part of that application for Conditional Use Permit and Final Plat (the "Application") submitted by Sambatek, Inc. on behalf of Shakopee Crossings Limited Partnership ("Applicant"). In connection with Application's request, Applicant hereby submits the following narrative.

1. Property information

Applicant is the owner of Outlot A, Southbridge Crossings East Fourth Addition (the "Property"). The applicant is proposing to plat approximately 2.8 acres of the 8.87 acre Outlot A into two Lots and construct an approximately 7,500 SF restaurant on Lot 1 and an approximately 4,000 SF restaurant on Lot 2 (the "Project").

2. Description of uses

The 2 buildings are designed for flexibility to accommodate single or multi-tenant restaurant uses. Both have opportunities for outdoor patio seating. Potential users could be fast-casual dining or sit-down bar/restaurants.

3. Statement of use, including type of business

The proposed restaurants are consistent with the approved PUD, and are complementary to the recently constructed theater.

4. Description of existing conditions and any changes that are proposed to the property

The project area currently consists of vacant open space. The two restaurants are proposed to be constructed near the southwest corner of the site, with parking to the east and north. Access to the site will be provided by a driveway connection to the north, to the Marcus Theater parking lot, and to the south, with two driveway connections to the existing private drive north of the Home Depot Parking lot. The impervious area of the two lots is 68%. Parking is proposed on each lot as follows:

Lot 1 (7,500 SF Restaurant):	115 Stalls
Lot 2 (4,000 SF Restaurant):	37 Stalls

Stormwater rate control will be met through the regional pond to the north, with volume control being met on site via a treatment train consisting of two small infiltration basins in landscaped islands which are connected to a larger infiltration basin located to the southwest of the buildings.