



November 17, 2017

McDonald's USA, LLC
ATTN: Vicky Stadther
1650 West 82nd Street, Suite #900
Bloomington, MN 55431

RE: Case # PL201700224 – Drive-through and parking area improvements
7803 Penn Avenue South

Dear Vicky Stadther:

As set forth in City Code Section 21.501.03(c), I have administratively approved a Minor Revision to Final Development Plans for parking lot and drive-through lane improvements at an existing drive-through restaurant located at 7803 Penn Avenue South subject to the following conditions:

1. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
4. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
5. Ongoing All construction related pick-up, drop-off, loading, unloading, staging and parking must occur on-site and off public streets.
6. Ongoing The site improvements are limited to those as shown on the approved plans in Case File #PL201700224.
7. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lot islands (Sec 19.64).
8. Ongoing Replacement facade lighting must provide Code-compliant lighting levels for primary building entrances (Sec. 21.301.07).
9. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan (USD #38).

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager