



September 21, 2018

Al Jazari Institute Property, LLC  
ATTN: Mohamed Omar  
8201 Park Avenue South  
Bloomington, MN 55420

RE: Case # PL201800317 – Final Development Plans for a driveway extension  
8201 Park Avenue South

Mr. Omar:

As set forth in City Code Section 21.501.03(c), I have administratively approved a Minor Revision to the Final Development Plans for a driveway extension from an existing parking lot to East 83<sup>rd</sup> Street at a place of assembly, school, and community center located at 8201 Park Avenue South, subject to the following conditions of approval:

1. Prior to Permit A parking lot permit for all required changes to accommodate the proposed site improvements be obtained.
2. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
5. Prior to Permit An erosion control surety must be provided (16.08(b)).
6. 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.
7. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
8. Ongoing The site improvements are limited to those as shown on the approved plans in Case File #2018-317.
9. Ongoing All construction related pickup, drop-off, loading, unloading, parking, stockpiling or staging must occur on site and off public streets.
10. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands except for approved cut-outs for stormwater management (Sec 19.64).
11. Ongoing Alterations to utilities must be at the property owner's expense.

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

Sincerely,

Londell Pease, Senior Planner