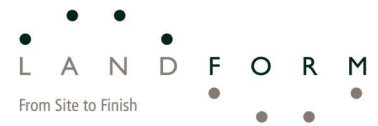


Response to Comments



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Web: landform.net

DATE	November 08, 2024
TO	City of Mankato, MN
CC	
FROM	Tom Meyer, PE
RE	McDonald's Adams St. - Response to Comments

The following is a response to the comments received from City of Mankato on November 7, 2024 for the building and site improvements proposed at the McDonald's restaurant located at 1921 Adams Street. Responses to comments are shown in *italics*.

Site Plan and Traffic Advisory Committee Comments

- A. Applicant shall be aware that a new condition will be included that when sidewalk improvements take place along Adams St., they will need to be a willing petitioner for said improvements.

Landform Response: Acknowledged.

- B. All new exterior lighting shall conform to Mankato City Code 10.89. This shall include the submission of lighting cut sheets, and a photometric plan that demonstrates conformance with Mankato City Code.

Landform Response: Acknowledged. There are no proposed changes to the site lighting.

- C. Application shall modify the existing landscaping plan to conform to Mankato City Code section 10.88. This shall include, but is not limited to, *Screening of Parking Areas. Wherever a surface parking area faces a street frontage, the parking area shall be screened from the street with a wall fence, or hedge to a minimum of four (4) feet nor more than eight (8) feet in height, nor be less than eighty percent (80%) opaque. This screening must be accomplished in the setback area between ten (10) feet and fifteen (15) feet from the right-of-way line.*

Landform Response: A revised landscape plan is submitted for review. The landscape plan includes a continuous hedge row along the parking lot frontage on Adams St.

- D. Applicant shall confirm any pre-existing agreement that allows for access, parking, and signage to exist that encroach into neighboring properties. If an agreement does not already exist, one would need to be made or the subject property would need to be brought into conformance.

Landform Response: Acknowledged. An access agreement will be provide to the city that demonstrates the neighboring property agrees to the encroachments.

- E. Applicant shall pay notification fees in the online portal, if not already done so.

Landform Response: Acknowledged. The notification fees have been paid.

