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Stormwater Memorandum

Date: October 15, 2024
To: Jeff Johnson, P.E. – City of Mankato
From: Alec Pietz, P.E. – Project Manager
Subject: KJ2 Development
Prairie Acres
BMI Project No.: 0M3.132642

I. Project Introduction

The following memorandum provides a high-level summary of hydrology for the Prairie Acres Planned Unit Development (PUD), which is a revised PUD of the original Bluestem Commons located adjacent to Prairie Winds Drive and Prairie Rose Drive in Mankato, Minnesota. The project consists of adding 62 new row home units to the development, bringing the total units to 96 as opposed to 114 in the original PUD. Additional hydrologic information will be submitted with the permit review plan of civil construction documents. The project will conform to the City of Mankato Grading Manual.

II. Existing Site Hydrology & Previously Approved PUD

The existing site consists of a mixture of open space, previously slated for development along with an initial phase of the Bluestem Commons PUD. The currently approved PUD would create a total of approximately 5.9 acres of impervious area and was proposed to drain through various sizes of storm sewer to Prairie Winds Drive prior to outfall to the public pond south of Prairie Winds Middle School.

III. Proposed Site Hydrology

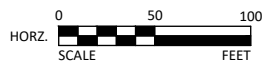
As mentioned, the proposed site will be further analyzed, documented, and submitted with permitting documents. In lieu of the full analysis, the proposed project consists of additional row homes, parking, and roadways that will result in similar total impervious area from the currently approved PUD. Proposed storm sewer routing and drainage patterns are relatively similar and tailored to accommodate the original storm sewer design.

The proposed *Project Overview* (storm sewer in orange) and the previous *Overall Utility Plan* (storm sewer in green) are included with this memorandum as a reference.

Erosion and sediment control best management practices will be implemented to mitigate construction stormwater runoff and potential pollution. These will be in conformance with the City of Mankato Grading Manual.

Please review the provided information and Civil construction documents and feel free to contact Alec Pietz, P.E. at Alec.Pietz@bolton-menk.com or 507-625-4171 ext. 3310.

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CONSTRUCT

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX



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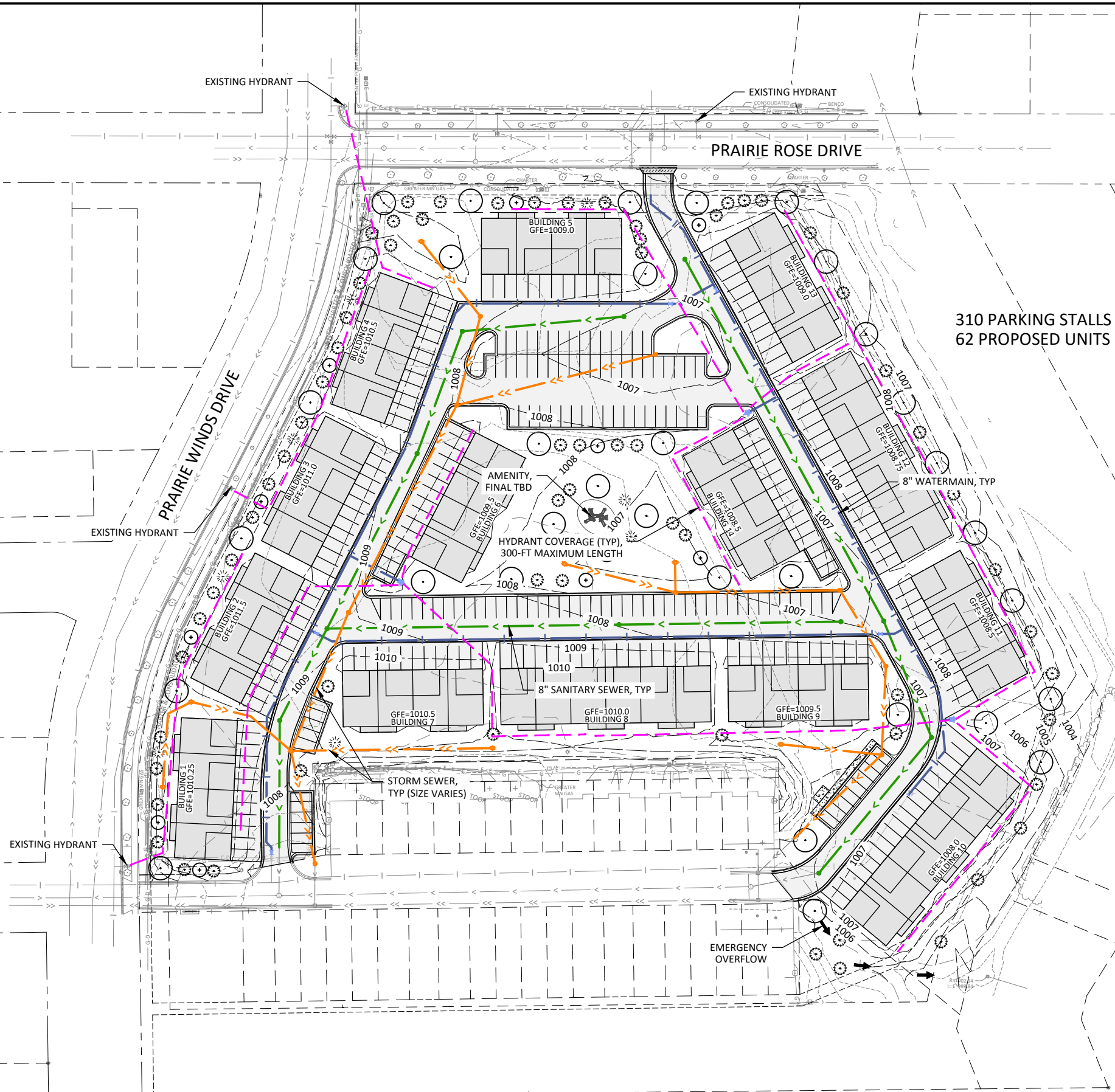
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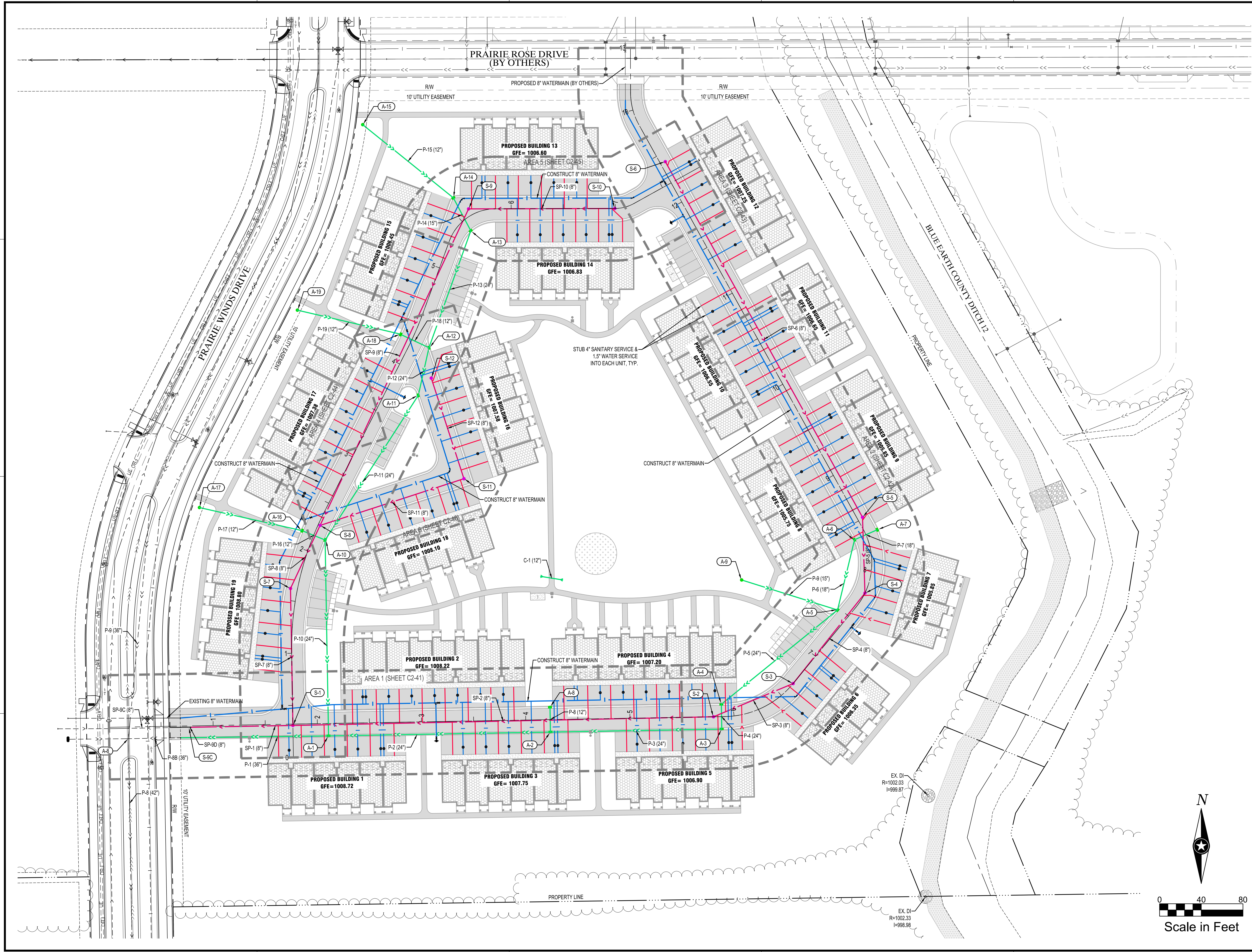
KJ2 DEVELOPMENT
PRAIRIE ACRES
PROJECT OVERVIEW

SHEET

G2.01

- HYDRANT COVERAGE NOTES:
- MAXIMUM LENGTH OF 300-FT PULL FROM HYDRANTS ARE SHOWN
 - WORST CASE LENGTHS ARE SHOWN TO AVOID AN ABUNDANCE OF COVERAGE LINES





I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHRISTOPHER J. LARSON

DATE 10/28/2016 LIC. NO. 48736

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DATE _____ LIC. NO. _____

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PROJECT

PRAIRIE WINDS DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 16-19500
FILE NAME 19500 OVERALL UTILITY
DRAWN BY BDT, NJH
DESIGNED BY BDT, NJH, CJL
REVIEWED BY BDT, NJH, CJL
ORIGINAL ISSUE DATE 10/28/16
CLIENT PROJECT NO. -

TITLE

OVERALL UTILITY PLAN

SHEET

C2-21