

September 12, 2025

Bennett Hanson
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ISG

**RE: Plan Review Response Letter – Plan Review ZONE-0049-25
Rolls-Royce Power Systems – 304 Lundin Blvd., Mankato, Minnesota**

Bennett,

Thank you for your plan review comments received on September 10, 2025. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

SITE PLAN & TRAFFIC ADVISORY COMMITTEE REVIEW COMMENTS

- A) The applicant shall provide a storm water management plan in accordance with City standards and MS4 permit for the new and fully reconstruct impervious area.

ISG Response: ISG is coordinating with the Interim City Engineer to address this comment.

- B) The applicant shall provide plans detailing the size, location, status, contents, usage and any associated site improvements for all existing or proposed aboveground tanks on site.

ISG Response: Please see attached fuel tank exhibit which identifies a new 1,000-gallon diesel / HVO tank., and existing 200-gallon diesel tank to be relocated, and an existing 1,000-lb LP tank to remain.

- C) The applicant shall provide tank detail sheets for all existing or proposed aboveground tanks on site.

ISG Response: Detail sheets can be provided upon completion of final design.

- D) The applicant shall be aware that dispensing of flammable/combustible liquids stored within exterior above-ground storage tanks is limited to a maximum of three tanks on site.

ISG Response: Thank you for the information. The design has been modified to now include only a total of three above-ground tanks.

- E) The applicant shall work with the MPCA to obtain any necessary permits or permissions associated with instillation or usage of above-ground tanks on site.

ISG Response: The MPCA will be consulted, and all required permits will be obtained.

- F) The applicant shall provide proof that they have obtained, or proof that they do not need, an industrial stormwater permit.

ISG Response: Rolls-Royce currently holds an MPCA Industrial Stormwater Permit (MNR05398F).

Permit ID	Facility Name	Effective Date	Termination Date	Permit Type	Status	County	City
MNR05398F	Rolls-Royce Solutions America Inc. - Lundin Blvd	07/02/2021		Industrial Stormwater Permit	Active	Blue Earth	Mankato

- G) The applicant should be aware that a separate fire permit is needed for the proposed above-ground tanks.

ISG Response: Understood. Thank you for the information.

- H) The applicant should be aware that all signage must be reviewed and permitted prior to installation.

ISG Response: Understood. Thank you for the information.

- I) If traffic associated with the use of the property causes undue traffic concerns on Lundin Blvd., the applicant shall be required to complete a traffic study and make the recommended modifications needed to mitigate these conditions.

ISG Response: Understood. The owner has been advised.

- J) The applicant should be aware that outdoor storage is limited to operable equipment only. Inoperable or unlicensed equipment will not be permitted. Wrecked, dismantled, partially dismantled, inoperative, or abandoned vehicles or machinery shall be prohibited.

ISG Response: Understood. The owner has been advised.

- K) The applicant shall provide screening of 90% opacity or greater for the proposed exterior storage in accordance with Mankato City Code.

ISG Response: Please refer to Civil plans and fencing details.

- L) A snow storage plan shall be submitted and approved. Snow storage shall be in conformance with an approved plan.

ISG Response: Snow will be removed from site by a snow removal contractor.

- M) On-site lighting shall conform to the lighting standards in the Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting.

ISG Response: Please refer to the photometrics plans previously submitted.

- N) Landscaping shall be installed in conformance with the Mankato City Code and in accordance with an approved landscaping plan prior to issuance of a certificate of occupancy.

ISG Response: Please refer to the plans previously submitted.

- O) The applicant shall provide updated plans that reflect modifications from the originally submitted application documents.

ISG Response: Please see the attached updated materials.

- P) If not already complete, the applicant shall log into the online portal and make the necessary notification fee payments.

ISG Response: All fees assessed via the portal have been paid. Should any additional fees come due, please advise and payment will be promptly remitted.

Please contact me at 507.387.6651 or via email at Emily.Nepp@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp

Development Services Coordinator

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