

February 16, 2026

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ISG

Brittany Mitchell
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**RE: Plan Review Response Letter – Rolls-Royce Solutions America, Inc.
1711 Energy Drive – Mankato, MN 56001**

Molly & Brittany,

Thank you for your plan review comments dated February 11, 2026. 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.

COMMENTS

- a. The Applicant shall verify the need for MPCA tank permits for any additional tanks.

ISG Response: All applicable MPCA permits will be applied and obtained for the project.

- b. Applicant shall provide the quantity, location, size and other details on all existing tanks at the site.

ISG Response: Please see the revised CUP operational narrative with all tank information included.

- c. The Applicant shall comply with Chapter 57 of the State Fire Code, including the separation distance requirements in Section 5704.4.2. The Applicant shall also be aware that the smaller tank is a propane tank and is subject to separation distance requirements that differ from those of the other proposed tanks.

ISG Response: Understood. Any required revisions necessary to meet code will be reflected in the final plans.

- d. Applicant shall submit to the City of Mankato the HydroCAD hydraulic modeling “model” used to support the drainage report.

ISG Response: Three models are enclosed. The file with the name ending “Original” was provided to ISG by the City. The file with the name ending “Updated Original” is the “Original” file with the 100-year design storm updated to the match current NOAA Atlas 14 data. The file with the name ending “Proposed” is the “Updated Original” file revised to reflect the proposed bioswale grading modifications.

- e. The new expanded bioswale (replacement for the existing loss with the parking lot expansion) shall be fully contained within permanent drainage and utility easement.

ISG Response: Understood.

- f. The proposed new north driveway width shall match the existing south driveway width. The truck turning movement shows a circular movement around the site and assumption is south driveway is of sufficient width to serve the proposed design vehicle.

ISG Response: The proposed north driveway width has been revised to 32' to match the existing south driveway width. Refer to enclosed updated plans.

- g. Applicant shall provide pavement typical sections.

ISG Response: A detail sheet with typical pavement sections has been added to the enclosed updated plans.

- h. The applicant shall be aware that boulevard trees need to be replaced at a 2:1 ratio; that would equate to planting 4 new boulevard trees in the right of way adjacent to the site.

ISG Response: (4) Deciduous boulevard trees have been included.

- i. The applicant shall be aware that the driveway apron off of Energy Drive shall be 8" concrete over 6" of aggregate base and that section shall be noted in the plans.

ISG Response: Understood. Refer to enclosed updated plans.

- j. The applicant shall be aware that driveways and sidewalks in the right of way shall be constructed in accordance with Mn/DOT Standard Plan 5-297.254; this shall be noted in the plan.

ISG Response: Understood. Noted in the plans as requested. Refer to enclosed updated plans.

- k. The applicant shall be aware of the Existing 36" Storm Drain empties into the south end of drainage swale; the applicant shall be aware that a plan to extend under fill area is required. As-built attached for reference.

ISG Response: It was previously confirmed that this storm drain outlet no longer exists. Refer to the enclosed past correspondence on this matter.

- l. The applicant shall be aware that a city right of way permit is required for work in the right of way of Energy Drive.

ISG Response: Understood.

- m. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete.

ISG Response: Notification fees were paid on 02/11/2026.

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

Sincerely,

A handwritten signature in black ink that reads "Emily Nepp". The script is fluid and cursive, with the first name "Emily" written in a larger, more prominent style than the last name "Nepp".

Emily Nepp

Development Services Coordinator

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