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Site Plan Review Response Memorandum

Date: April 16, 2026
To: Brittany Mitchell – City of Mankato
From: Alec Pietz, P.E. – Bolton & Menk, Inc.
Subject: Pohl Townhomes LLC – Pohl Lofts
BMI Project No.: 25X.141475

Thank you for providing Site Plan Review comments for the Pohl Lofts project. Below are our responses:

- a. The applicant shall acknowledge receipt of the Construction Services review of the Site Plan letter dated April 10, 2026, and shall satisfactorily address all comments prior to applying for a building permit. **This letter is acknowledged and our responses were provided on April 14 prior to the Site Plan Review meeting. The letter is also attached with our email response back to staff in conjunction with this letter. We have requested that the first comment regarding sidewalk connectivity be reconsidered and ultimately removed. We will continue to coordinate with staff on this particular comment. The prior response letter provides additional correspondence and information.**
- b. The applicant shall verify whether the sanitary lift station located at 231 Tanager Road has sufficient capacity to accommodate the increased sewage flow from the proposed development. **We will need additional information from the City on the lift station capacity including but not limited to the original design plans, pumps, forcemain capacity, etc. We would also like a sewershed study applicable to the lift station, if one exists, to help us further understand the lift station.**
- c. The applicant shall provide a map indicating fire hydrant locations and corresponding coverage areas. **This was included in the submittal documents prior to Site Plan Review but is also provided with the email delivering this response letter.**
- d. The applicant is advised that each building will be assigned a separate address along Pohl Road. **Acknowledged.**
- e. The applicant shall address safety concerns associated with the retaining wall by incorporating a guardrail at the top of the wall to ensure public safety. **This was intended to be included with final plans.**
- f. The applicant shall provide a graphic/site plan that outlines the number of units in each building, and the location/entrance of each unit for addressing purposes for the site. **This will be represented with the final building and site plans.**

Please feel free to contact Alec Pietz, P.E. at Alec.Pietz@bolton-menk.com or 507-766-3283 with any questions.