



Real People. Real Solutions.

MEMORANDUM

Date: April 16, 2026

To: Brittany Mitchell

From: Wesley Cordes, PE – Bolton & Menk, Inc

Cc: Cory Bienfang, PE – Mankato City Engineer
Molly Westman – Planning Coordinator, City of Mankato
Nate Myhra – Bolton & Menk, Inc
Chris Larson – Bolton & Menk, Inc

Subject: Tripoint Development – River Hills Mall
Tripoint Development LLC
Project No.: 0M3.125986

We appreciate receiving the Site Plan comments earlier on 04/15/2026. We offer the following responses to the comments.

- 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 for the project.
All comments enclosed in the Site Plan letter dated April 10, 2026 will be satisfactorily addressed prior to building permit.
- b) The applicant shall provide documentation demonstrating that driveway access onto the River Hill Mall property has been formalized through a recorded easement or executed agreement.
Noted
- c) The applicant shall install a fire hydrant near the terminus of the private water main system on the east side of the proposed development to facilitate water main flushing.
A hydrant shall be shown on the plans to be installed near the terminus on the East side of the proposed development.
- d) The applicant shall ensure that the dumpster enclosure is located outside of the easement, or that the easement is formally vacated prior to construction.
We will either reduce the size of the dumpster enclosure or vacate the existing utility easement.
- e) The applicant is advised that the submitted elevations depict exterior finishes that do not comply with the Gateway District code requirements. Metal accents are permitted only as a minor portion of the façade; therefore, the proposed metal panels shall be revised to achieve compliance.
Noted.
- f) The applicant is advised that each unit shall be required to have a separate water meter.
Noted. This will be coordinated with the MEP.

- g) The applicant is advised that each building will be assigned a separate address, with individual suite numbers for each unit.

Noted
