



**BOLTON
& MENK**

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MEMORANDUM

Date: April 14, 2026

To: Luke Pederson, Construction Manager

From: Alec Pietz, PE – Bolton & Menk, Inc

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

Subject: M & J Property Holding LLC – Aveyda Preserve
Project No.: 0M1.128460.000

We appreciate receiving the Draft Construction Services Review of Site Plans comments earlier today, ahead of the regular Site Plan Review meeting on April 14, 2026. We offer the following initial responses in hopes that it helps facilitate the review meeting.

1. Street and regulatory signage shall be incorporated into the South and North PUD plans.
Noted. Street sign plans will be included in the final design documents.
2. Applicant shall note erosion and sediment control BMP's shall be installed in Hoffman Road right of way as needed. **Noted.**
3. Coordinate with City Infrastructure division to bacteria test watermain after pressure testing has passed. **Noted.**
4. Applicant shall update seed mixtures to comply with current seeding manual designs and naming. **Noted.**
5. Applicant shall note that water levels must still be provided for any elective ponds constructed for the purpose of earthwork material balance. **Noted.**