



Real People. Real Solutions.

MEMORANDUM

Date: April 16, 2026

To: Brittany Mitchell – Planning Coordinator, City of Mankato

From: Nate Myhra and Alec Pietz, P.E. – Bolton & Menk, Inc

Cc: Cory Bienfang, PE – Mankato City Engineer
Molly Westman – Planning Coordinator, City of Mankato

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

We appreciate receiving the Site Plan comments 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 9, 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 the downstream sanitary system has been evaluated and has sufficient capacity to accommodate the increased sewage flow from the proposed development. *A sewershed study for the trunk sanitary main in Hoffman Road was prepared in support of the entire subdivision and for future development. This should already be on record at the City.*
- c. The applicant shall be aware that the deferred assessments apply to parcels R01-09-15-400-007 (\$85,880.23) and R01-09-15-400-006 (\$43,248.29). The amounts listed are exclusive of any accrued interest. *- Noted.*
- d. The applicant shall provide a fire hydrant coverage map. *A map is provided with this response.*
- e. The applicant shall provide clarification on proposed street names and coordinate with Kurt Klinder regarding proposed street names and addressing. *- Noted. We will continue to work with City staff on the naming of the private street to comply with the naming standards.*
- f. The applicant shall provide plans showing any proposed open space amenities for residents and detail how these amenities will be accessed and maintained. *- Open space areas are noted on the landscape plans. The association documents will outline the access and maintenance of the open space areas. These documents will be recorded with the CIC plat.*
- g. The applicant shall provide a detailed narrative describing how the proposed PUD provides public benefits, particularly how the proposed development provides amenities to residents of the area. *- See attached revised PUD Narrative.*

- h. Applicant shall provide a full landscaping plan for the development including proposed planting sheets. – *Attached is a proposed landscaping plan for the development. Final plans will be provided with the permit set.*
 - i. Wetland signage shall be installed along the entire duration of the wetland setback. Wetland signage shall be in place prior to work beginning. No impacts shall occur to the wetlands. – *Noted.*
 - j. Applicant shall provide updated geometry for the proposed cul-de-sac to ensure successful emergency vehicle turning movements throughout the PUD.
 - 1. Note that, based on findings of a proposed emergency vehicle turning movement plan, the proposed cul-de-sac and looped areas shall be clearly identified as a fire accessway only and shall be clearly designated as a no-parking area. – *Noted. The curb will be revised and included in permit review documents.*
 - a. Applicant shall be aware that the development's rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults. Prior to occupancy, the applicant shall obtain rental licenses for each unit intended for rental purposes. – *Noted*
 - b. The applicant shall install private roadway signage to the specifications of the City of Mankato, and the signage shall be installed prior to the issuance of a building permit and shall remain in place and be verified on the final certificate of occupancy. – *Noted*
 - c. All land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Applicant shall submit documentation of said association to the City at the time of request for the first building permit for the development. – *Noted. Open Space will be shown as common element on the Common Interest Community (CIC) Plat. Common elements are described as common to all owners within the association.*
 - d. Applicant shall fully install all proposed infrastructure, including utilities and roadways, as well as proposed landscaping within the PUD, prior to allowing any unit occupancy. – *Noted.*
 - e. Applicant shall acknowledge that all conditions of approval from the previous reviews and approvals shall continue to apply and remain in place with any future approval of this project proposal. – *Noted*
 - f. General comment from [Code](#): Control of the planned development. A planned unit development may be established for any parcel or tract of land under single ownership or control. The property included in the planned unit development shall be planned and developed or redeveloped as a single unit and in a manner consistent with the intent and purpose for which a planned unit development may be permitted. – *Noted*
 - g. Applicant shall clarify their reasoning for the post shown near the rear patio area of the proposed twin home units and provide updated plans as necessary. – *I believe the post was for a roof located above the patio. I will confirm this needs to be removed.*
-