

Bridgewater Group Inc

Site Plan Comments Response: 5/19/2026

- a. Applicant shall provide additional information on the proposed social and recreational spaces.

1. The applicant shall clarify how interior resident social space will be provided; will the dining space will be utilized as the primary social activity space?

Primary interior residential social space will be provided for residents in the Social space/Living room provided on the second floor off of the elevator and also the Dining space on the first floor.

2. The applicant shall provide additional clarity of the proposed exterior amenities in the form of a concept plan.

A concept plan has been created to identify amenities provided in the exterior outdoor activity area. Amenities include outdoor seating with tables and chairs under a Gazebo, raised garden plots, and added sidewalk for accessibility and patio area. A partial privacy fence will be add for additional aesthetic value.

- b. The applicant shall clarify resident access to the proposed commercial kitchen.

Residents have access to food 24/7. Residents will be provided a refrigerator and a Microwave in each living suite. Staff will accommodate any resident needing access to the commercial kitchen.

1. Will resident be able to utilize the space or will it be strictly limited to professional staff?

Residents have access to food 24/7. We have staff on 24/7 to assist with these needs and getting residents something, as needed. Residents have the right to access food at any time. This right may be restricted in certain circumstances if necessary for the resident's health and safety and if documented in the resident's service plan.

- c. The applicant shall clarify the intent of the sidewalk shown along the north boundary of the parking area; will the sidewalk be installed as a part of this project?

The sidewalk shown on the north boundary has been removed, it WILL NOT be installed as a part of this project. Additional sidewalk areas have been installed to exterior recreational space for increased accessibility.

- d. The applicant shall clarify the manner in which they intend the proposed future storage & maintenance building to be reviewed. Any proposed future building shall meet Mankato City Code, including the Highway Gateway Overlay Standards. Either the applicant shall provide plans for review at this time or it shall be removed from the proposed site plan.

Proposed future storage and maintenance building will meet Mankato City Code, including Highway Gateway Overlay Standards. Applicant will provide plans for review when completed which meet all building and design requirements

Applicant requests that the future storage building be approved as a part of this conditional use permit.

- e. The proposed exterior “*outdoor activity area*” privacy fencing shall conform with Mankato City Code. A fence permit shall be obtained prior to installation of any fencing.

A proposed fence will conform with All proposed mechanical equipment will be fully screened from Public ROWs.

Mankato City Code. A permit will be obtained prior to installation of fence.

- f. Gazebo shall be installed with a separate building permit and shall conform to Mankato City Code accessory structure standards.

A separate building permit will be obtained for Gazebo and Gazebo will conform with Mankato City Code.

- g. The applicant shall fully screen any existing or proposed mechanical equipment from Public ROWs.

Applicant shall show proposed exterior smoking area on their proposed plans.

- h. The applicant shall show proposed exterior smoking area on their proposed plans.

A designated smoking area has been identified on north east corner of building and concept plan.

- i. If not existing, bicycle parking achieving Mankato City Code standards will be required. Based on the number of off-street automobile spaces, a minimum of four off-street bicycle parking stalls shall be provided on site.

An off street (4) bicycle rack has been added to the concept plan on the southeast corner of the building on a concrete pad.

- j. If the applicant intends to modify the existing exterior lighting, a Photometric Plan and Lighting cut sheets shall be provided that confirm compliance with full-cut, fully shielded fixture requirements and other applicable Mankato City Code standards.

There will be NO modifications to existing lighting plan

- k. If any existing landscaping will be modified or removed as part of this project, the applicant shall provide a landscaping plan that demonstrates conformance with Mankato City Code.

There will be NO modifications to existing Landscaping plan.

- l. The applicant shall be aware of the proximity to fire station No. 2 where regular siren and truck checks take place as well as the properties proximity to Highway 22. The applicant shall be responsible for addressing any resident noise concerns.

Applicant will address noise concerns to all residents.

- m. The applicant shall aware that no fixed City bus route runs down Premier Drive, but that residents of the property may still remain eligible for the City's Paratransit / Mobility Bus Service.

Applicant will continue to assist residents in transportation needs including City's Paratransit/Mobility Bus service.

- n. The applicant shall be aware that no outside storage shall be allowed.

Applicant is aware that no outside storage shall be allowed and that is why applicant has requested that a future storage building be included in this conditional use permit application.

- o. The applicant shall be aware that all amenity spaces must be completed prior to unit occupancy.

Applicant is aware.

- p. The applicant shall provide a snow removal and storage plan.

A snow removal and storage plan has been added to updated concept plan.

- q. Note: The proposed site plan only shows 77 off-street parking stalls (rather than 78) due to a drafting error on the north side of the parking lot.

Applicant has made correction on updated concept plan.

- r. The applicant shall be aware that the utility account will change from a taxable account to a non-taxable account.

Applicant IS aware

- s. The applicant shall be aware that, due to the proposed change in use, a full code review for compliance with all applicable Minnesota Codes will be required. Plans submitted at the time of building permit application shall be signed by a licensed architect. Furthermore, a separate permit for the outbuilding will also be required.

Applicant IS aware

- t. The applicant shall consult with the Mankato Post Office regarding how mail delivery will be handled.

Applicant has added an internal mail box on updated concept plan for each suite inside the vestibule. The post master will be made aware of this change.

- u. The applicant shall be aware that if the canopy clearance height were to be lowered below 14.6', public transit will not be able to drive under canopy.

There will be no modifications to the existing canopy clearance height.

- v. If not already done, the applicant shall log into the online portal and make notification payment.

Payment has been submitted online.

- w. Please add dimensions for parking stall striping and access aisles. Standard plate for parking lot striping requirements is on the City's website for reference. The standard plate is called "Parking Standards" and the number is 2700A. If parking stalls are shown to be non-compliant with current standards, they shall be updated to conform to code.

Parking dimensions have been added to the updated concept plan and do comply to conform to code.

- x. The applicant shall agree to be a willing petitioner for any future sidewalk network improvements along the east side of Premier Drive including at such time as the sidewalk is constructed a connection to the building is developed within the site.

Applicant agrees to be willing partitioner.

- y. The applicant shall be subject to SAC & WAC fees based on the City of Mankato assessment policy and fee schedule.

Applicant is aware.

- z. The applicant shall confirm no revision to the existing sanitary and water service is required.

There will be NO revision to existing Sanitary and Water service.