



June 15, 2026

The following responses are provided on behalf of River Bluff Cottages, LLC in response to comments received from the City of Mankato Site Plan and Traffic Advisory Committee.

A. Notification Payment:

Comment: Applicant shall log into the online portal and make notification payment.

Response: Noted. The ownership entity will complete the required notification payment through the City's online portal.

B. Water and Sewer Connection Fees

Comment: The applicant shall be advised that water and sewer connection fees will apply at a rate of one connection fee per dwelling unit, for a total of twenty (20) connection fees.

Response: Noted.

C. Utility Plan

Comment: The applicant shall provide a utility plan showing sanitary sewer and watermain.

Response: Refer to Sheets C4.01 through C4.03.

D. SWPPP

Comment: The applicant shall provide a SWPPP.

Response: Refer to Sheets C2.01 through C2.06.

E. Snow Storage Access

Comment: Applicant shall show access route to the potential snow storage area.

Response: Access will be provided from the private roadway. Tree placement and spacing will be reevaluated as necessary to improve accessibility.



F. Existing Drainage Swale

Comment: Applicant shall clarify the impact to the existing drainage swale along the right-of-way/back of sidewalk.

Response: Refer to Sheets C3.01 through C3.04. In the southwest portion of the project, the area functions primarily as embankment grading extending from Sibley Parkway into the project site. Minimal impacts are anticipated. Existing drainage patterns will be maintained and upstream flow will not be obstructed.

G. Water Quality Requirements

Comment: Redevelopment within the City of Mankato constitutes a water quality requirement in accordance with the City Grading Manual and MS4 permit.

Response: Noted. Water quality requirements will be incorporated into the final design in accordance with City standards.

H. Curve Number Assumptions

Comment: Historical imagery indicates the site was previously used as a material stockpile location. Curve numbers should be reduced accordingly.

Response: Noted.

I. SAC & WAC Charges

Comment: The applicant will be required to pay SAC and WAC connection charges.

Response: Noted.

J. Private Street Parking Restrictions

Comment: Parking will not be permitted on the private street.

Response: Appropriate signage identifying parking restrictions will be incorporated into the plans.



K. Residential Amenity

Comment: A residential amenity intended to serve families and residents of all ages shall be provided.

Response: The development will include an on-site gazebo to provide a gathering space for residents.

L. Fire Hydrant Coverage

Comment: The applicant shall ensure fire hydrant coverage is provided in accordance with applicable State of Minnesota requirements and fire code standards.

Response: Refer to the utility plans. Two proposed hydrants are provided within the development, and one existing hydrant is located near the Sibley Parkway and Rogers Street intersection. A fire coverage exhibit will be provided during permitting.

M. Stormwater Management Plan

Comment: The applicant shall provide a stormwater management plan that follows current MPCA and local MS4 requirements.

Response: Noted. Stormwater management requirements will be incorporated into the final design and submitted in accordance with applicable standards.



N. Previous Approval Conditions

The applicant acknowledges that all conditions associated with previous approvals remain applicable to the development and will continue to be addressed through final design, permitting, and construction.

These conditions include, but are not limited to:

- i. Construction in accordance with approved plans.
- ii. Rental occupancy limitations.
- iii. Army Corps of Engineers approvals as required.
- iv. Easement protection and BMP implementation.
- v. Rogers Trail private street naming and signage requirements.
- vi. Fire accessway and no-parking designations.
- vii. Refuse management requirements.
- viii. Snow management requirements.
- ix. Sidewalk/trail connection and residential amenity requirements.
- x. Exterior lighting compliance.
- xi. Common area ownership and maintenance requirements.
- xii. Rental licensing requirements.
- xiii. Emergency vehicle turning-radius requirements.

Respectfully submitted,

Joe Richter
Factor Development
1409 North Riverfront Drive
O: 507-304-7600
C: 651-216-8983

Authorized Development Representative
River Bluff Cottages, LLC