



January 30th, 2026

RE: Response to City Comments on 01/26/26

We have reviewed the city comments for the PUD Concept Plan Application for 25485 Hwy 7. See our response to each comment below.

1. Land use calculations added to concept plan sheet C-1.
2. It was below zero when we were on site. The tree bark was frozen and nails could not be driven into the bark to tag the tree. Tree locations and sizes have been recorded. Trees will be tagged and species will be recorded at a later date.
3. Updated architectural elevations with dimensions included in revised materials.
4.
 - a. Hydrant location shown on concept plan.
 - b. Fire department connection can be added if required by the fire marshal.
 - c. The proposed drive is 120'. From prior project experience around this metro, this drive does not require a turnaround. A turnaround could be added in the east common space if it required after review.
5. Surveying company added to project narrative. Phone number is (952) 941-3031.
6. Per the project narrative, this lot would have an HOA that would provide maintenance of the common space. The clients are open to other long term care options if the city would prefer another system.

Sincerely,

Lance Elliott, P.E.
Civil Engineer