

B O N O C O N S U L T I N G , I N C .

February 19, 2019

Cris Papierniak, Asst. Director of Public Works
Village of Arlington Heights
Public Works Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
PC #18-023 Round 2

Dear Mr. Papierniak,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

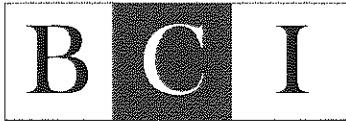
1. A 5' water meter vault is now shown on the utility plan.
2. A note has been added to the utility plan stating to replace existing domestic and fire backflow devices with approved RPZ devices. More detail will be provided in the plumbing plans which will be submitted at a later date.
3. A note has been added to the demolition plan to abandon all demolished utilities in accordance with Village requirements
4. The details regarding the underground detention basin, restricted outlet and maintenance plan will be provided in the detailed engineering phase.
5. A note has been added to the demolition plan to replace all sidewalk squares that result in ponding and all damaged sidewalk due to demolition.
6. Protection for Catch Basins-2, 3, and 3a are now provided. See sheet C-2.
7. Noted.
8. Two "Do Not Enter" are now shown on the north and south side of the right only exit on the Geometric Plan.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omar Cruz', is written over a light blue horizontal line.

Omar Cruz
Bono Consulting Inc.



B O N O C O N S U L T I N G , I N C .

February 19, 2019

Michael L. Pagones, P.E, Village Engineer
Village of Arlington Heights
Engineering Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
PC #18-023 Round 2

Dear Mr. Pagones,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

32. Noted.
33. Noted. The details for the detention system will be addressed at permit.
34. The limits of the heavy-duty pavement area and the heavy-duty cross section have been revised on the Geometric Plan.
35. This exhibit has been removed from the drawing and is included as an attachment to this letter. The exhibit has been revised so there is no conflict with parking stalls 10 and 11. The fire truck path is shown to enter the right out only exit to allow the firetrucks to access the front of the building. To enter, the firetruck will go over the curb. The curb is necessary to forbid regular traffic from turning left to exit. The right turn only exit has been revised to meet IDOT standards (see response to comment 43). Additionally, an exhibit for the fire truck path of travel from northbound Arlington Heights Road has been provided. This is shown on the Geometric Plan.
36. The retaining wall has been revised to be a landscape wall block so they can be removed as necessary. Furthermore, certified letters have been sent to all the utility companies regarding the wall placement. This is shown on the Grading Plan and Geometric Plan.
37. Noted.
38. The sidewalks are now shown to be continuous through the driveways. The curbs are shown to stop at the sidewalk for both driveways. This is shown on the Geometric Plan.
39. The note for the aprons has been revised to specify 8" thickness. A curb has also been provided for the south driveway. This is shown on the Geometric Plan.
40. Noted.

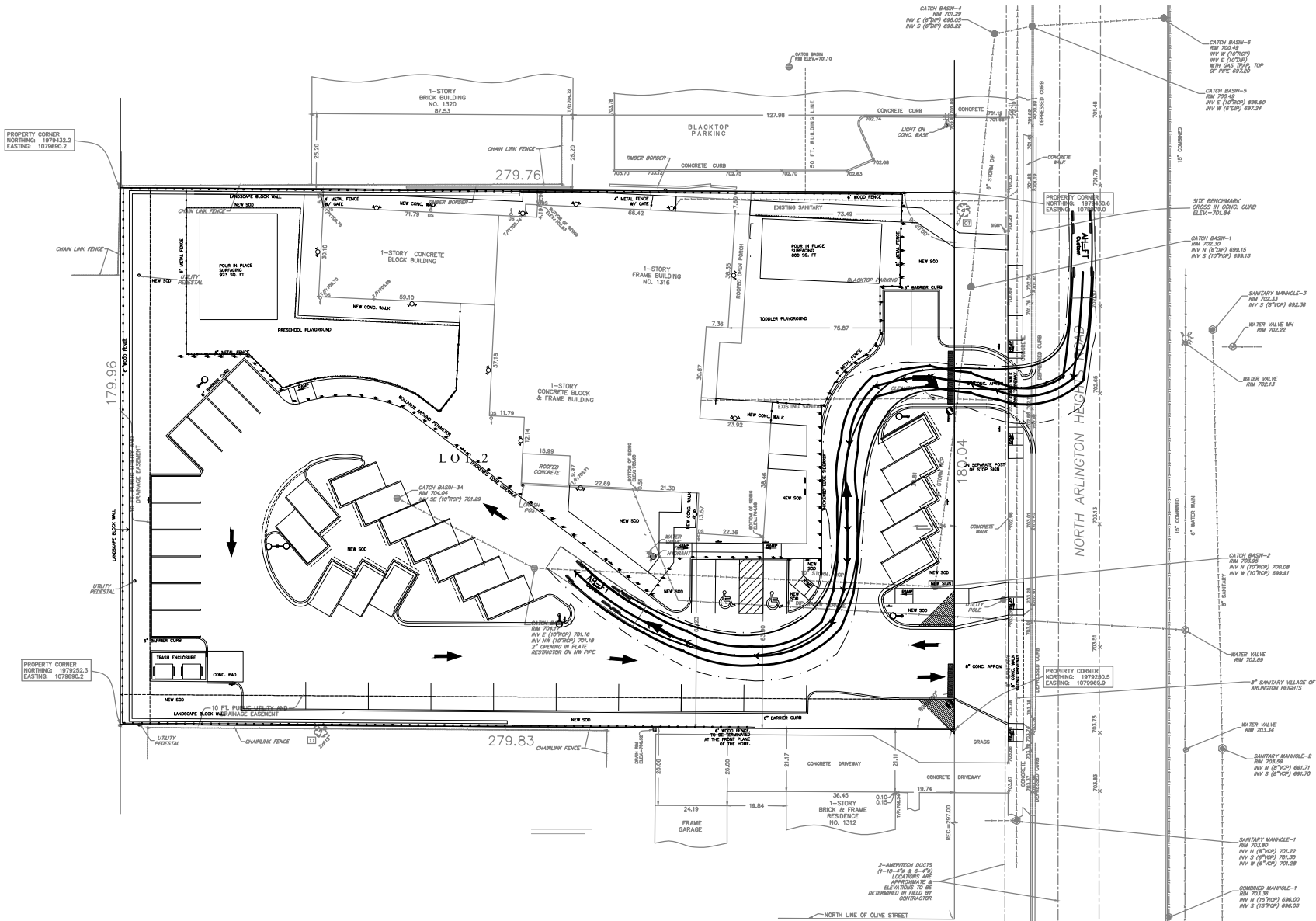
41. Noted. The details for the storm sewer system will be addressed at permit.
42. Noted.
43. a) The right turn only exit has been revised to prevent cars from turning left. Radii measurements for the exit have also been provided on the Geometric Plan.
b) A "Right Turn Only" sign and an additional "Do Not Enter" sign have been added to the north driveway on the Geometric Plan. "One Way" and right turn only pavement markings were included in the previous submittal.
c) Grades and slopes of the driveway will be addressed during the detailed engineering phase.
d) Noted. IDOT permits will be filled and submitted during the detailed engineering phase.
44. Please see architect's response in regards to the site photometric diagram.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,

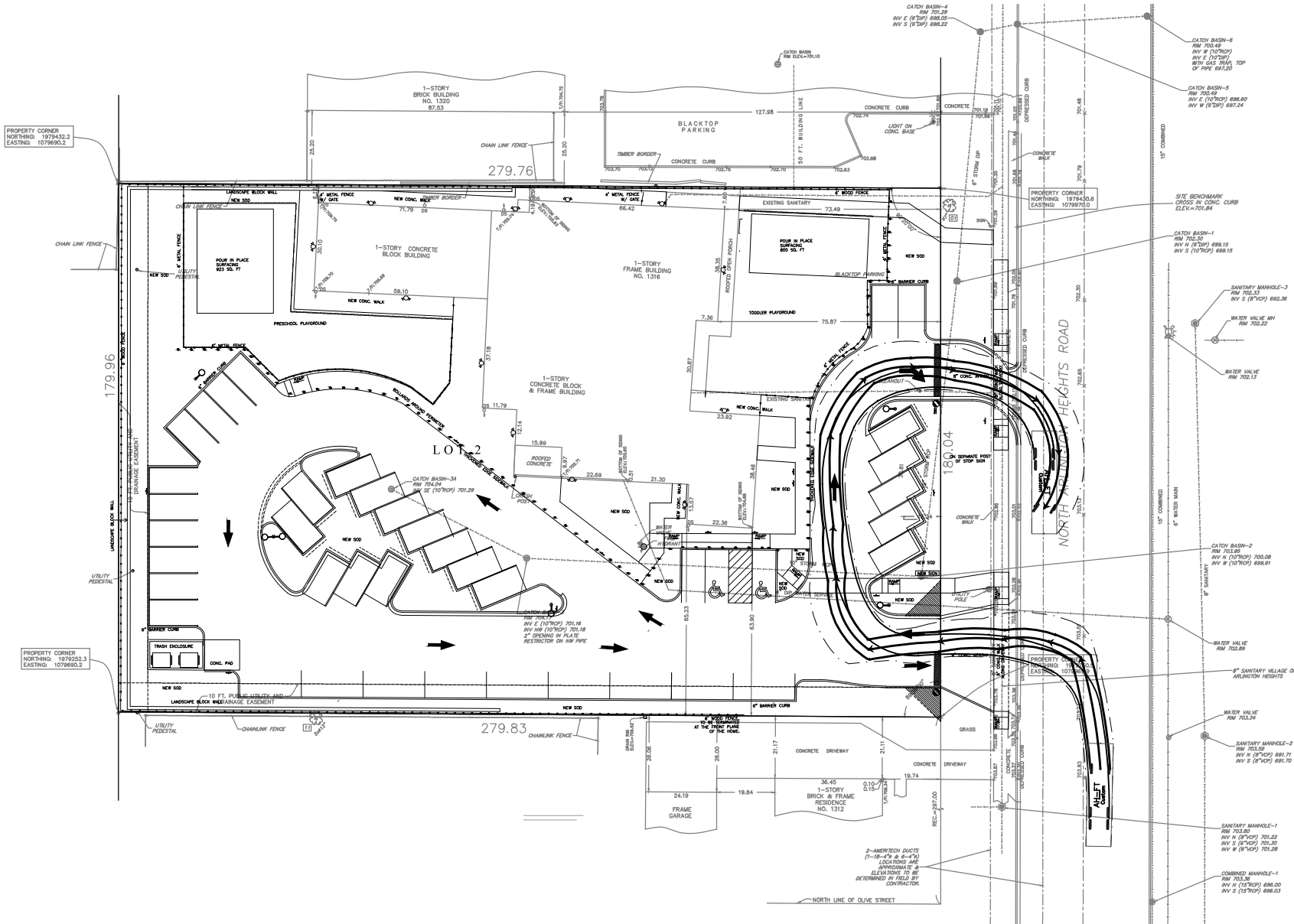


Omar Cruz
Bono Consulting Inc.



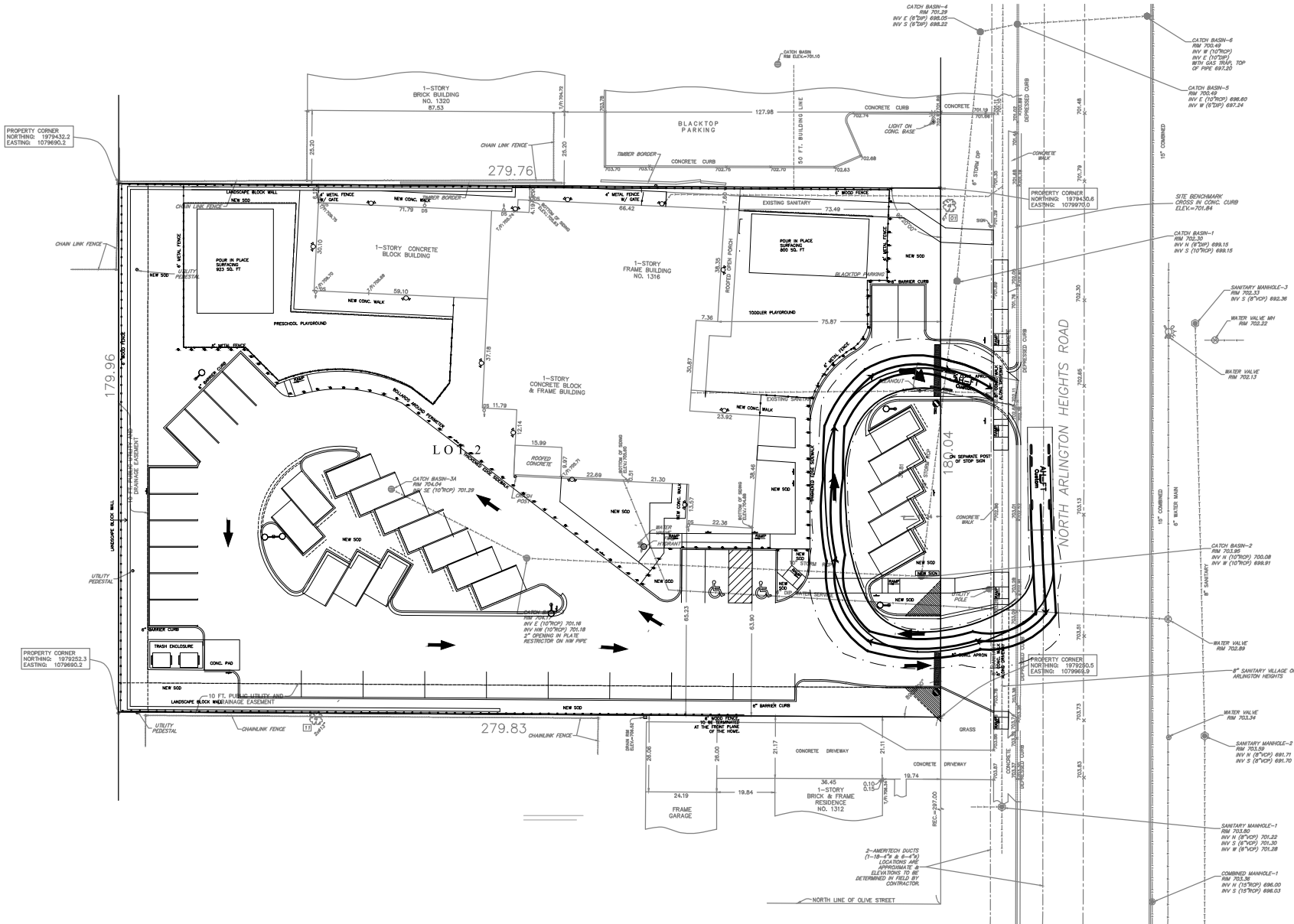
FIRE TRUCK TURNING RADIUS PLAN- SOUTH BOUND

1"=50'-0"



FIRE TRUCK TURNING RADIUS PLAN- NORTH BOUND

1"=50'-0"



FIRE TRUCK TURNING RADIUS PLAN- SOUTH BOUND

1"=50'-0



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Mike Pagones, P.E., Village Engineer
Village of Arlington Heights
Engineering Department.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mr. Pagones,

Below you will find our responses to your comments dated 2/8/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Bono Consulting's response letter for comments 32-35.

36) We have reached out to the following utility companies per the "Utility Easement Contact Procedures" given to us during round 2 comments; Comcast, ComEd, Nicor, AT&T & WOW. We have attached approval letters from AT&T, Comcast, Nicor and WOW. We are still waiting on approval letters from ComEd which we expect soon. Also attached is a certified mail receipt.

We anticipate approvals from all utility companies to construct the block wall within the utility easement because as mentioned in previous conversation there is no footing, no mortar to bond the blocks and has a max height of 36 inches in some locations.

Please refer to Bono Consulting's response letter for comments 37-43.

44) The site photometrics have been revised to show light level values 12ft. beyond the perimeter. Text size has been reduced to match interior text values. The 6 foot high wood fence along the North, West and South perimeter help block the light spill over on the adjacent properties. Wall packs on the North side of the building have been adjusted to work with the 6 foot high fence to

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM

minimize spill over. Light levels on the west property line have been recalculated and there are some instances where the spill over reaches but does not exceed 0.1ft.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Atul Karkhanis AIA, LEED AP BD+C

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Certified Mail Fee	\$3.50	0053
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
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 FEB 14 2019
 6102 14

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AMERITECH ATTN:- SUSAN MANSHAM
 Street and Apt. No., or PO Box No.
1391 ABBOT CT
 City, State, ZIP+4®
BUFFALO GROVE, IL, 60089
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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COMCAST ATTN:-FRANK GAUTER
 Street and Apt. No., or PO Box No.
633 INDUSTRIAL DRIVE
 City, State, ZIP+4®
ELMHURST, IL, 60126
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0000 8400 0702

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Now INTERNET Cable ATTN:-DOMINICKS
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4350 WEAVER CABEE
 City, State, ZIP+4®
WARRENVILLE, IL, 60555.
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$4.65	

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THREE LINCOLN CENTRE 4TH FLOOR
 City, State, ZIP+4®
OAK BROOK TERRACE, IL, 60181
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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NICOR GAS ATTN:-Kim AUGUSTINE
 Street and Apt. No., or PO Box No.
300 W. TERRA COTTA AVE
 City, State, ZIP+4®
CRYSTAL LAKE, IL, 60014
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0000 8400 0696



January 18, 2019

Mr. Amirali Khowaja
701 Fourm Square
Unit 608
Glenview, IL 60025

Re: Proposed Goddard School, 1316 Arlington Heights Rd. Arlington Heights, IL.
Relocation of Block Wall within the 10' on the Utility Easement Encroachment.

Dear Mr. Khowaja:

This letter serves as written acknowledgment that Comcast Cable Communications, Inc. and its affiliates have no objection to your request to be allowed to encroach into the utility easement with relocation of Block Wall on the above mentioned property.

Please contact J.U.L.I.E. (800-892-0123) prior to any excavating on the property, to assure that any cable lines will not be damaged. If for any reason our cable facilities have to be relocated, please contact me so I can make arrangements for this.

The encroachment herein granted does not under any circumstances, abrogate nor nullify the rights and interests of Comcast Cable Communications, Inc. and its affiliates in and to the easements of record, pertaining to the aforesaid property.

Very truly yours,



Robert L. Schulter, Jr.
Central Division Director of Construction
(224) 229-5863



February 15, 2019

Amirali Khowaja
In c/o
Atul Karkhanis Architects, Ltd
Atul Karkhanis
2514 West Peterson Avenue
Chicago, IL 60659

Re: Encroachment upon Utility Easement to Build a Landscape Block Wall.

Amirali:

This letter is in reply to your inquiry about building a Landscape Block wall within the utility easement at 1316 Arlington Heights Road in Arlington Heights, IL. AT&T has no objection to the encroachment

Moreover, where said encroachment is located above buried cable or conduit or in close proximity to buried or aerial plant serviced, altered, replaced, modified or maintained by Illinois Bell Telephone Company dba AT&T Illinois, an Illinois corporation, said Company's liability to you for damage to said encroachment resulting from such servicing, alteration, replacement, modification or maintenance is limited to restoring said encroachment to its prior existing state to the extent such can reasonably be done under the circumstances.

Call J.U.L.I.E. before any digging 1-800-892-0123 and please maintain a 48" separation from AT&T's cable.

Sincerely,

Susan Manshum

Susan Manshum
Illinois Right of Way Manager
Midwest Construction and Engineering

AT&T
2004 Miner Street, Flr. 1, Des Plaines, Illinois, 60016
847.759.5603 / SM9231@att.com

MOBILIZING YOUR WORLD



Erin K. Andersen
Land Management Agent

1844 Ferry Road
Naperville, IL 60563
630.388.2094 tel
X2ekande@southernco.com

February 15, 2019

Amirali Khowaja
1316 N. Arlington Heights Road
Arlington Heights, IL.

Subject: 1316 N. Arlington Heights Road, Arlington Heights, IL. - Landscape wall
Nicor Atlas Page Reference: N33203

To Whom It May Concern:

This letter is sent in response to your recent inquiry regarding installation of a new Landscape Wall lying in the following described property:

LOT 2 IN CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS BEING A RESUBDIVISION OF LOT 21 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), ACCORDING TO THE PLAT OF CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS ON JUNE 23, 1977 AS DOCUMENT NUMBER 2946719, IN COOK COUNTY, ILLINOIS.

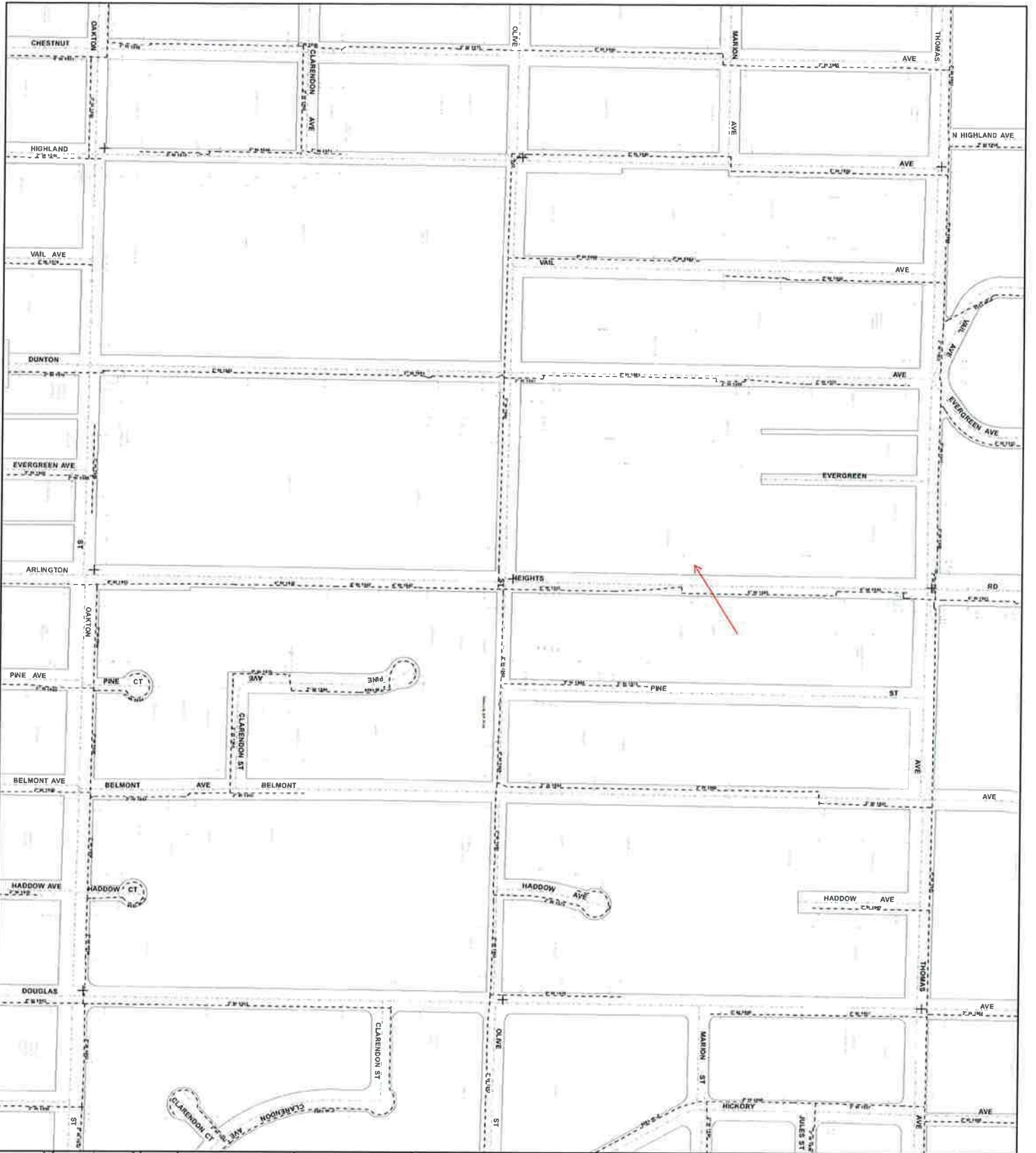
Based on the information you provided, including a plat of survey, Nicor Gas has no objection to the installation of a Landscape Block Wall - No footing, no mortar, interlocking blocks w/ a maximum height of 36 inches to be located along the South and West lot lines of your parcel. Nicor does not have Main in this area.

This is not a release or waiver of any rights Nicor Gas may have in or to the utility easement. Further, any future expense Nicor Gas may incur in exercising its rights in the utility easement shall be borne by the property owner.

Notify JULIE at 1-800-892-0123 at least 48 hours prior to commencing construction activities. Nicor Gas may have gas service pipes providing gas service to the described property. The gas service pipes are neither covered by recorded easement nor are their locations mapped.

Very truly yours,

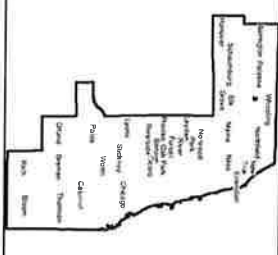
Erin K. Andersen
Land Management Agent
Land Services Department
Enclosure



Facility Legend

- Transmission Main
- MOP Main
- High Pressure Main
- Low Pressure Main
- Service Line
- Foreign Pipeline
- Gas Pipe Casing

COOK COUNTY



0 50 100 200 300 400 Feet
ATLAS SCALE 1" = 200'

CALL JULE
 312-467-3400
 312-467-3401
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 312-467-3403
 312-467-3404
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 312-467-3406
 312-467-3407
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DATE UPDATED: 4/27/2017
COUNTY: COOK
TOWNSHIP: WHEELING

SECTION: 20	1	2	3	4
ADJACENT:	1	2	3	4

142N R11E 3PM
N33203



February 20, 2019

Mr. Amirali Khowaja
1316 N Arlington Heights Road
Arlington Heights, IL 60004

Re: Utility Easement Encroachment Request for 1316 N Arlington Heights Road
Arlington Heights, IL 60004.

Dear Mr. Amirali Khowaja:

WOW! Internet Cable, and Phone has no objection to the encroachment of your new landscape block wall on the property / easement in question.

However, this is not a release or waiver of any rights WOW! may have in or to the utility easement. Further, any expense WOW! may incur in exercising its rights in the utility easement shall be borne by the property owner.

If you have any questions or concerns please feel free to call me.

Sincerely,

Paul Flinkow

Paul Flinkow
Construction Engineer
WOW! Internet, Cable, and Phone
4350 Weaver Parkway
Warrenville, IL 60555
630-536-3139



atul karkhanis architects, ltd.

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773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Carrie Regilio,
Problem Oriented Policing Officer
Village of Arlington Heights
Community Services Bureau.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mrs. Regilio,

Below you will find our responses to your comments dated 2/08/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Additional light bollards have been added to the northeast corner of the toddler playground to illuminate the walking path and to increase natural surveillance. Photometrics have been revised showing the new lighting. Any additional lighting may result in spillover on adjacent properties that exceeds Arlington Heights limits.
- 3) Noted
- 4) Noted
- 5) We appreciate your comment. That configuration has been considered among many others. After discussions with the Engineering Dept. it was decided that the east lot will be one way north bound with "Right Out Only" so that (among other reasons) any customers or staff parked there would not be forced to drive into the lot and circulate through the drop off and pick up area in order to leave the property.
- 6) Noted. The exterior doors will be numbered and any gates will be locked and secured.

If you have any additional questions or comments please let me know.

Sincerely,

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK
Form Updated: 01-02-19

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akarkhanis@akarchitects.com

Sam Hubbard
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mr. Hubbard,

Below you will find our responses to your comments received on 2/12/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

30) Noted

31) a) Noted

b) Noted

c) Noted

d) Noted

e) Noted

f) Noted

32) Noted

33) A note has been added to the engineering plans to terminate the fence at the front plane of the home to the south.

34) Small utility pedestals are shown on the landscape plan PC-13 as well as PC-12. On the landscape plan they are called out to be screened with shrubs. At this time, we have no other ground mounted utilities. However, during the final engineering phase if any mechanical/ utility units need to be ground mounted they will be screened in accordance with the Village of Arlington Heights Code.

35) Please refer to Goddard Response

36) The ADA parking stalls have been revised so that they share an accessible aisle and an additional parking space can be gained.

37) Noted

38) Please refer to Goddard Response

39) Noted. We are providing a bicycle rack which will provide more than three spaces. This has been changed on PC-6

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Atul Karkhanis AIA, LEED AP BD+C



February 18, 2019

RE: Planning & Community Development Department Review

Case Number PC 18-021

General:

35. The response to comment #24 is noted. However, please justify the low estimated employee count for the facility. As based on the nine Goddard School examples provided within the response, the average number of teachers at Goddard facilities in comparison to their licensed capacities, is .217 teachers per student. The proposed facility, at 24 estimated staff members, has .145 teachers per student. If the average rate of .217 teachers per student is applied to the licensed capacity of the proposed facility, there would be 36 staff members, which would require 54 on-site parking spaces. This issue needs to be addressed.

Goddard response: The Goddard schools that we presented in the case study have different floor plans and many offer more younger age classrooms than what we are projecting in this school. This school has 11 classrooms that will require 2 teachers. There will also be an owner, a director, and 2-3 floating teachers which brings our total number of staff to 26-27. The younger classrooms have a lower student to teacher ratio which requires more staff members overall. The other Goddard schools also may have several part-time employees rather than full-time employees making their overall head count higher. On any given day there will be 26-27 employees at this school. The parking layout was increased to 41 spaces thus allowing us to show the 26-27 staff members.

Additional review comments based on revised plans:

38. Will the play areas contain any noise making devices, such as drums, chimes, bells, etc?

Goddard response: There will be no noise making devices on the playground equipment.

Memorandum - February 18, 2019

Memo

Re: Goddard School Development, 1316 N. Arlington Heights Rd, Arlington Heights, IL

This memo is a response to the 2nd round of comments by departmental review in reference to landscape drawings. Identified below are responses to comments by department and numbered comments. All responses have been completed by the Gary Lehman, G Studio.

Fire Safety:

No responses need by the Landscape Architect.

Plan Commission:

36. Will adjust landscape material, if retaining wall needs adjustment.

Fire Department:

No responses need by the Landscape Architect.

Police Department:

No responses need by the Landscape Architect.

Planning & Community Development Dept.:

33. Fencing is defined by the civil engineering drawings, any updates to the fencing will be reflected in the landscape drawings.

34. Utility pedestal is noted in the current landscape drawings.

Landscape Comments:

1. Tree is relocated. Note this location is an "end island" which typically is required. The tree was located close by, yet away from the vault.
2. Trees respaced at 5 foot on center. Quantities are adjusted and plant schedule updated.
3. Alpine currant will be replaced with arrowwood viburnum.
4. Wintergreen Arborvitae is replaced with Emerald Green Arborvitae (Smaragd Arborvitae) and respaced at 3'-6". Plant schedule is updated.
5. The Linden is relocated.
6. A tree will be added to the Northeast corner. Plant schedule is updated.
7. The bollard is identified in architectural work. A note is added to the landscape plan as a reference to the architectural plans.





atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

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773.508.5533, ext. 204

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akarkhanis@akarchitects.com

Landscape Reviewer
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Landscape Reviewer,

Below you will find our responses to your comments dated 2/8/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Gary Lehman for responses to comments 1-6

7) Please refer to detail 13 on sheet PC-7. We are proposing a concrete filled steel bollard with a decorative cover. The bollard cover will compliment the building and site.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', written in a cursive style.

Atul Karkhanis AIA, LEED AP BD+C