

January 17, 2020

Sam Hubbard  
Department Planner  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
[shubbard@vah.com](mailto:shubbard@vah.com)

Re: **Mastercraft Builders Subdivision**  
**710 N. Dunton Ave**  
**Response to Review Comments**  
**HE Project No: 19-120**

In response to review comments received from Village staff dated January 13, 2020, we have revised the documents listed below and resubmit them to you for review and approval.

- Final Plat of Subdivision
- Site Engineering Plan for Lot Consolidation

A written disposition to all comments from the above referenced letters is included below. The original review comments are shown in *italics*, with our responses immediately below in **bold** text.

Public Works Comments

1. *Ensure at least 10' horizontal separation and 18" vertical separation between the proposed sanitary service and water service.*  
**Acknowledged; a dimension has been shown indicating the service separation. We note that this plan is not being submitted for permit, a separate engineering plan will be provided showing the actual building and service configuration when the building permit application is ready.**
2. *The sump pump will not be allowed to connect to the combined sewer. It must discharge overland. Please review sump detail from Haeger Engineering plans page 2 of 3.*  
**This detail has been eliminated as requested.**
3. *The Water Meter Unit of Public Works will install the 1.0" water meter. The cost of the water meter will be part of the install fees incurred on the permit. Please coordinate the installation with Mike Giles at 847-368-5810.*  
**Acknowledged; this note has been added to the plan.**
4. *Ensure that all sidewalks are retuned to satisfactory condition at the completion of construction. Replace any wells that do not have positive drainage during construction.*  
**Acknowledged; this note has been added to the plan.**
5. *Top of foundation elevations for property to north and south is needed to determine new construction elevation.*  
**These elevations have been added to the plan.**

Engineering Dept Comments – Final Plat of Resubdivision

15. *Provide full legal description.*

**The full legal description of the existing property is contained within the Surveyor's Certificate.**

16. *Provide utility signature blocks.*

**These signature blocks have been added to the plat.**

17. *The plat was reviewed against the attached Final Plat of Subdivision Checklist. Use the checklist to complete the following items:*

- a. *n. Deed of Dedication*
- b. *o. Revised Director of Engineering to "Village Engineer"*
- c. *t. A block stating "Send Tax Bill To:".*

**These items have been added or incorporated into the revised Plat.**

Planning Department Comments – Final Plat of Subdivision

15. *The required minimum side yard setbacks are 10% of the lot width. Please revise the Final Plat document and engineering plans to reflect the required 7.5' side yard setback.*

**These corrections have been made to the Plat and Engineering Plan.**

16. *The County Clerk certificate contains a spelling error ("conxolidated")..*

**This correction has been made to the Plat.**

17. *The Deed of Dedication is missing. Please see Chapter 29 of the Municipal Code. Paragraphs 2 and 3 from the deed of dedication can be omitted since no CCR's are proposed..*

**This has been incorporated into the owner's signature block.**

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to give us a call.

Sincerely,

**HAEGER ENGINEERING, LLC**



Mike Anderson, P.E., LEED AP  
Vice-President