



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1100, 1400 W Dundee Rd., and 1510-1530 W Dundee Rd – RidgeLine
Distribution Center
PC#: 21-009 – Round 1
Date: April 26, 2021

RECEIVED
APR 27 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. The design and construction of the facilities shall comply with the following adopted codes:
 - a. 2018 International Building Code with amendments
 - b. 2018 International Fire Code with amendments
 - c. 2018 International Fuel Gas Code with amendments
 - d. 2018 International Mechanical Code with amendments
 - e. 2018 ILLINOIS Energy Conservation Code with state amendments
 - f. 2017 National Electrical Code with amendments
 - g. 2014 Illinois Plumbing Code with amendments
2. Provide information on the proposed type of construction for each building.
3. Provide a height and area calculation based on the proposed type of construction and include all allowable increases for fire suppression and frontage.
4. Provide details on the potential products and materials to be stored, if available.
5. The following systems are separate permits: Fire suppression, Fire alarm, rack storage, and all exterior signage.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-009
Petitioner: RPG Acquisitions, LLC
5600 N River Road, Suite 866
Rosemont, IL. 60018
Owner: Robert "JR" Rohrman

Contact Person: Benjamin Harris
Address: 5600 N River Road, Suite 866
Rosemont, IL 60018
Phone #: 916-224-6948
Fax #: _____
E-Mail: BH@ridgelinepg.com

P.I.N.# 03-06-302-020; 021; 022; 023; 024
Location: 1400-1500 W. Dundee, Arlington Heights
Rezoning: ✓ Current: B3 Proposed: M1
Subdivision: ✓
of Lots: 3 Current: 2 Proposed: 3
PUD: ✓ For: R&D, Mfg., Warehous
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: Commercial
Proposed: R&D, Mfg
Site Gross Area: 46.225 Acres
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

FIRE PREVENTION

NO ADD'L COMMENTS

AL Lay
Director

4-15-21
Date

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree
13. The proposed detention facility and internal water, storm and sanitary will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
14. The preliminary drainage calculations are acceptable.
 - a) The existing detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The submittal indicates the design team is working with a structural engineer to design an additional vault lid that will be able to handle the required loading for semi loading across it. This is acceptable and can be addressed at final engineering.
 - b) Clearly show the overflow route for the site.
15. An existing 36" storm sewer is proposed to be relocated and replaced with a 24" RCP to the north of Building 2. This pipe must equal the existing size of 36".
16. The preliminary utility plan shows numerous crossings of utilities. Additional information shall be provided at final engineering to verify that there are no conflicts at the utility crossings.
17. Numerous easements are shown on the preliminary plans. The easements shall be documented on a plat of survey, and clarify whether the easements are private or public.

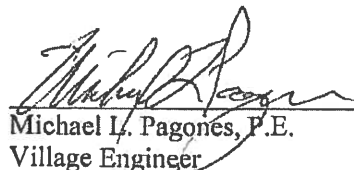
18. For the Lexus Dealership site modifications, provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
19. For the Lexus Dealership, where a fire lane is required adjacent to building, the fire lane must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
20. Provide total number of parking stalls for the Lexus Dealership. Verify that the number of handicap parking stalls provided meets Village code.
21. The triangular area to the north of the Lexus entrance off of Wilke Rd appears problematic. Clarify if this area will be used for parking or to display vehicles.
22. The "Autoturn" Exhibit shows that the tower truck will have access to three of the four sides of each building; however, the tower truck is not shown accessing the side of the building with the truck docks. Verify with the Fire Department that this is acceptable.
23. Provide the appropriate signage at the southerly access off of Wilke Road for no truck traffic, passenger vehicles only
24. Provide a stop bar and stop sign for the northerly access off of Wilke Road. The traffic report mentions that there will be no northbound truck traffic from this access point. Provide the appropriate signage.
25. The sidewalk for the northerly access off of Wilke Road shall carry through the entrance. The curb shall stop on either side of the sidewalk. Detectable warning panels will be required.
26. Provide a construction staging plan.
27. There is a significant grade change along the north property line. Provide additional information on the proposed grades.
28. The ALTA Survey provided does not match the previously approved Final Plat of the Bob Rohrman Arlington Heights Auto Mall.
29. A Plat of Resubdivision will be required.
30. The plan indicates low profile wall packs will be used. The fixtures mounted on the side of the building must not have moveable heads that can be pointed "out." The intent is for no glare. This can be addressed at final engineering.

Traffic:

31. The traffic report will need to be revised/updated should a proposed development is brought forward that changes the Development Generated Traffic Volumes reflected in the report.
32. The traffic report indicates that the majority of traffic generated from the site will utilize Wilke Road.
 - a) Provide additional information on how this will be enforced.
 - b) Table 15 shows that the LOS for both Wilke Road access points will be reduced from LOS A to B.
33. With two separate building sites, instead of utilizing Wilke Road there is potential for vehicles exiting the site from the northerly access point on Kennicott Avenue and travel north to Happfield Road, and then east to Arlington Heights Road which is not a signalized intersection. The northerly access point should be restricted to emergency only, all vehicles should enter/exit the site from the southerly access off of Kennicott Avenue or off of Wilke Road.
34. There is also potential for truck traffic to travel westbound Happfield Road, south on Kennicott Avenue to the site. Truck traffic shall be required to access the site from Dundee Road.
35. Recent traffic reports have been submitted for similar distribution facilities in Arlington Heights; however, the truck volume is significantly lower for this site when compared to facilities that are similar or smaller in size. Clarify how the truck volume was generated for this site.
36. Provide the cross-access agreements.

Public Works:

37. Ensure landscaping berm near Building #2 does not add significant soil on top of the existing main. Relocate berm as necessary.
38. Utility notes on Utility Plan reference Village of Palatine:
39. Sheet C-8 Shows entrance changes near Building #1, will be improved "by others". This area does not function well as proposed and needs to be corrected during construction. Please revise.
40. Add general note to Utility Plan: All utility structures that will be reused will have their condition assessed to determine if they can be modified for proposed connection.
41. Sheet C-1 of demo plan: Exterior water line cannot be abandoned at the property line. It needs to be abandoned at the main.
42. Comment #23 Engineering: Not accepted. The Village is required to ensure all detention facilities have a maintenance plan for the future and property owners must understand the requirement.
43. A water vault is currently set up for Building 2. Condition and size can be determined at final Engineering.
44. Building 1 water appurtenances can be determined upon final Engineering.


Michael L. Pagonis, P.E.
Village Engineer

4/29/21
Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-009

Project Name

Ridgeline Distribution Center

Project Location

1100, 1400, and 1510-1530 W. Dundee Rd.

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

1)Buildings are to be sprinkled per code.

2) The Fire Department Connections shall be located at the main front entrances. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

3) A Knox Boxes shall be located at the main front entrance of each business and exterior entrances of fire Protection rooms.

4) Install a fully operational annunciator panel or alarm panel at the main front entrances.

*Please note we can take a more detailed looked at Knox Boxes as plans get finalized.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

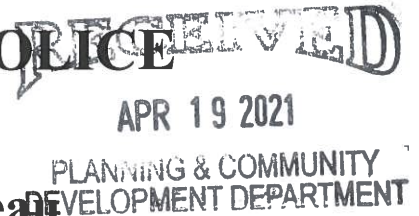
Date April 26, 2021

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau



DEPARTMENT PLAN REVIEW SUMMARY

Ridegline Distribution Center 1100, 1400 W Dundee Rd and 1510-1530 W Dundee Rd

Round 1 Review Comments

04/16/2021

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A. G. W. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

J. C. O. #634
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-009
 Petitioner: RPG Acquisitions, LLC
5600 N River Road, Suite 866
Rosemont, IL, 60018
 Owner: Robert "JR" Rohrman
 Contact Person: Benjamin Harris
 Address: 5600 N River Road, Suite 866
Rosemont, IL 60018
 Phone #: 916-224-6948
 Fax #: _____
 E-Mail: BH@ridgelinepg.com

P.I.N.# 03-06-302-020; 021; 022; 023; 024
 Location: 1400-1500 W. Dundee, Arlington Heights
 Rezoning: ✓ Current: B3 Proposed: M1
 Subdivision: ✓
 # of Lots: 3 Current: 2 Proposed: 3
 PUD: ✓ For: R&D, Mfg., Warehouse
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Commercial
 Proposed: R&D, Mfg
 Site Gross Area: 46 225 Acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Solid waste storage site is not shown on plan. Show location of solid waste storage site on building permit plans.

Solid waste storage sites must comply with the following:

- Container Site
 - Area shall be of a sufficient size to easily accommodate the container.
 - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
 - Visual screening of the site shall be provided.
- Access to Container
 - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
 - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

Sean Freres  4/16/21
 Environmental Health Officer Date

James McCalister  4/16/21
 tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

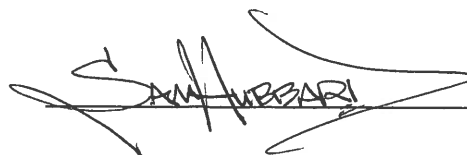
Petition #: P.C. <u>21-009</u>	P.I.N.# <u>03-06-302-020; 021; 022; 023; 024</u>
Petitioner: <u>RPG Acquisitions, LLC</u>	Location: <u>1400-1500 W. Dundee, Arlington Heights</u>
<u>5600 N River Road, Suite 866</u>	Rezoning: <u>✓</u> Current: <u>B3</u> Proposed: <u>M1</u>
<u>Rosemont, IL. 60018</u>	Subdivision: <u>✓</u>
Owner: <u>Robert "JR" Rohrman</u>	# of Lots: <u>3</u> Current: <u>2</u> Proposed: <u>3</u>
	PUD: <u>✓</u> For: <u>R&D, Mfg., Warehouse</u>
	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u> </u> For: <u> </u>
Contact Person: <u>Benjamin Harris</u>	Land Use: <u> </u> Current: <u>Commercial</u>
Address: <u>5600 N River Road, Suite 866</u>	Proposed: <u>R&D, Mfg</u>
<u>Rosemont, IL 60018</u>	
Phone #: <u>916-224-6948</u>	Site Gross Area: <u>46 225 Acres</u>
Fax #: <u> </u>	# of Units Total: <u> </u>
E-Mail: <u>BH@ridgelinepg.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(Petitioner: Please do not write below this line.)

- | | <u>YES</u> | <u>NO</u> | |
|----|-----------------|-----------------|-----------------------------------------------------------------|
| 1. | <u> </u> | <u>✓</u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>✓</u> | <u> </u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>✓</u> | <u> </u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u> </u> | <u>✓</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u>✓</u> | <u> </u> | SUBDIVISION REQUIRED? |
| 6. | <u> </u> | <u>✓</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

Please see attached comments.

 4.30.21
Date

Planning & Community Development Dept. Review

April 30, 2021



REVIEW ROUND 1

Project: Ridgeline/Rohrman Redevelopment –

Case Number: PC 21-009

General:

- 7) The following approvals are needed:
 - a. Preliminary and Final Plat of Subdivision approval to resubdivide the property into three lots.
 - b. Amendment to PUD Ordinance #99-031, 07-072, and 09-041 to allow for modifications to the approved development plan including construction of a 511,000 square foot warehouse distribution development and modifications to the Lexus building and parking areas.
 - c. Amendment to the Comprehensive Plan to reclassify all portions of Lots 2 & 3 to “Commercial” and all portions of Lot 1 to “R&D, Mfg., Warehousing”.
 - d. Rezoning of all portions of Lots 2 & 3 from M-1 to B-3, and all portions of Lot 1 from B-3 to M-1.
 - e. Variation to Chapter 28 of the Municipal Code, Section 10.2-9, Access, to allow certain parking spaces without direct access to a drive aisle on Lot 2.
 - f. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to omit the requirement for landscape islands after every 20 parking spaces on the Lot 1, and to allow certain parking rows to omit the requirement for landscape islands after every 20 parking spaces and at the ends of all parking rows on Lot 2.
- 8) The above variations apply mostly to the Rohrman lots. However, the written justification was prepared by Ridgeline and primary outlined the justification for the rezoning and introduction of M-1 uses. The justification letter should be revised to address the rational for the requested variations for tandem parking spaces and omitted landscape islands. Staff recommends that the code required landscape islands be installed on both the Ridgeline and Rohrman lots.
- 9) Please clarify if the intention is to proceed first, and separately, with preliminary plat approval, then return to the Plan Commission and Village Board with final engineering plans and proceed with final plat of subdivision approval. The submitted Plat appears to read “Final Plat”, however, the engineering plans and calculations appear to be preliminary. Final engineering is required for final plat of subdivision approval.
- 10) A plat of survey for the entire subject property is required. The Plat of Survey submitted with the application only included the proposed Ridgeline lot. An electronic copy of the legal description for the entire PUD must also be provided. This legal description must include 1) the subject property as it exists today prior to proposed subdivision, 2) the Nissan lot, and 3) the Curtiss Wright/Arens Control lot. The legal description on the Alta Survey is missing information.
- 11) An overall site plan is needed that shows all drive aisle connections, parking areas, and buildings within the entire PUD. This shall include the Ridgeline lot, both Lexus lots, the Nissan lot, and the Curtiss Wright/Arens Control lot.
- 12) The Plat of Subdivision document was received on April 30th and therefore its review could not be incorporated into these Round 1 review comments. Review of the plat document will occur when a response to these comments and revised plans have been received as part of a “Round 2” submittal.
- 13) Will the subdivision include any separate document with covenants, conditions, or restrictions?

- 14) Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Ridgeline Plans:

General

- 15) Will the distribution facility include any area for motor vehicle/truck repairs?
- 16) Architectural plans (elevations, floorplans, etc) for the distribution facility buildings are required.

Site Plan/Landscaping

- 17) No exterior dumpster enclosure/refuse area is shown on the plans. Will all refuse storage and loading areas be internalized within the two distribution buildings?
- 18) Will any new/relocated above ground utility or mechanical units be proposed on the site (HVAC equipment, generators, transformers, utility pedestals, above ground meters/panels, etc.)? Please show any such elements on the plans and screen accordingly.
- 19) Code requires that all rows of parking spaces include interim landscape islands after every continuous stretch of 20 spaces. Please incorporate the code required landscape islands within the truck parking row adjacent to Building 2.

Traffic/Parking:

- 20) 7 Bike parking spaces are required for Building 1 and 10 spaces are required for Building 2. Please add a note to the plan showing the location for the code required bike parking spaces.
- 21) KLOA study states that vehicular access will be provided via the north access drive on the Arens Control property. Are the appropriate easements for this access established? You are encouraged to reach out to the owner of the Arens Control property to coordinate on any expected access through their site.
- 22) The development summary on Page 12 of the KLOA study does not match the plans with regards to size of the parking lot, number of loading spaces, and the number of loading docks.
- 23) Per KLOA study, northbound truck egress from the northern truck access drive onto Wilke should be prohibited. Please add a note to sheet C-8 outlining signage for this restriction.
- 24) The expected vehicle and truck traffic outlined in Table 7 appears underestimated. Please reconcile this analysis with the 2018 KLOA study for a similar warehouse distribution facility (LUC 150) of 331,014 sq. ft., which projected more traffic during peak times in comparison to the proposed warehouse distribution facility at 511,000 sq. ft. Please correct the study or explain/justify the difference in vehicle/truck generation rates for the similar developments.
- 25) The KLOA study shall be revised to include a parking analysis of the Ridgeline development.
- 26) Per the January 13th Conceptual Plan Review Committee staff report, the traffic study was to analyze if an additional signal is warranted along Dundee Road, aligning with the Napleton entrance drive to the south. Please include this analysis within the KLOA study.

Rohrman Plans:

Site Plan/Landscaping/Building

- 27) The photometric plan was not legible. Please submit a full size of the plan. Additionally, please provide catalog cuts for any new fixtures within the parking lot, and if any new fixtures are proposed within the small western parking lot modifications, please show those on the plans and accommodate for them within the photometric plan.

29) Architectural plans shall be revised to show size (square footage) of remaining Lexus building post demolition.

30) Engineering and landscape plans are not coordinated with regards to certain areas of paving. Please revise plans to be coordinated.

Traffic/Parking:

31) Please outline on the plans how many parking spaces will be included on Lot 2 and Lot 3, both standard spaces and accessible spaces upon completion of the proposed improvements.

32) In order to re-calculate parking for the Lexus site, please update the highlighted information in the below table, which was provided as part of the original Lexus building construction:

USE	SF	# of Employees	# of Service Bays	Parking Ratio	Required Parking
Showroom/Sales	10,020				
Office	17,671				
Service	71,042	49	43		
Parts	16,400				
Spa/Health Club	1,651				
Café	448				
Multi-purpose	2,588				
Total	119,820				
Total Provided					735

Access:

33) The access through-out the entire PUD appears somewhat disjointed. The Ridgeline lot should have access (passenger vehicles but not trucks) into Lot 2 to utilize the existing traffic signal at the Rohrman driveway entrance on Wilke. Additionally, the Ridgeline lot should have a streamlined connection and easements to the existing right-in/right-out to Dundee Road on the Nissan property (site plan modifications may be needed to facilitate this), as well as an easement for future access to lot 3 for a possible future traffic signal on Dundee Road across from the Napleton entrance drive (passenger vehicles but not trucks).

34) There are existing CCR's from July 15, 2009 (Doc. 0921849002), which appears to grant cross access and cross parking between all four existing platted lots on the subject property. Will this document be revised to clarify cross access/parking given the new subdivision?

35) The Alta/Title survey does not reflect the blanket ingress/egress and parking easement established via Doc. 0921849002. Why is this?

36) Please provide Doc. 00266841 and Doc. 00364848. To whom do these easements benefit? Does this easement need to be amended to accommodate for the proposed Ridgeline improvements within its boundaries?

37) Will Rohrman have ingress/egress rights to use the Lot 1 access to Kennicott? Does the existing easement in this area give the Rohrman lots (both the two proposed Lexus lots and the existing Nissan lot) rights to access Kennicott via the Lot 1 drive aisle connection? Please see condition #5 of Ordinance #05-065, which required certain easements in this location to be established. It appears these easements may not have been established.

38) Is a new access easement needed to accommodate for the existing connection between the Nissan site and the proposed Ridgeline Lot 1? The Plat of Survey does not appear to show this connection within an easement.

1100, 1400 W Dundee & 1500-1530 W. Dundee Road
PC 21-009
April 27, 2021

Landscape Comments

Ridgeline Distribution Center

- 1) The ends of all parking rows must include a 4 inch caliper shade tree. For a double island two trees must be provided.
- 2) Provide additional landscaping along the north property line. The landscaping should consist of a mix of evergreen trees. Overall, the landscaping is minimal along the shared property line. Evergreen trees should be incorporated in order to buffer the loading area from the north.
- 3) Provide additional landscaping along Dundee Road. It is recommended that an abundance of landscaping be provided in the island south of building #2 in order to screen the loading area/bays. The landscaping should be comprised of a mix of evergreens.
- 4) Increase the size of the proposed 1.5 inch caliper shade trees. The shade trees should be a minimum of 2.5 inches and the trees within the landscape islands must be a minimum of 4 inch caliper.
- 5) Overall, the proposed landscaping is minimal. It is recommended that additional landscaping be provided throughout the site. Incorporate additional trees throughout the site. In addition, increase the size of the plant material. The shrubs along Wilke Road must be a minimum of 3 feet high at time of installation.
- 6) All mechanical units must be fully screened. Please show all transformers/utilities on the landscape plan and provide landscaping in order to screen.
- 7) A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.
- 8) As more detailed plans are provided additional comments may be forthcoming.

Lexus Site

- 9) The ends of all parking rows must include an island with a 4 inch caliper shade tree. Please incorporate an island adjacent to the building near the southeast corner.
- 10) Must maintain an 18 inch high buffer between the parking area and the frontage. Please infill where any landscaping is absent.
- 11) The shade trees within the landscape islands at the ends of the parking rows must be a minimum of 4 inch caliper. Please increase the size of the proposed trees.