

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 6 (Final Plat Round 2)

82. The petitioner's response to comment nos. 63, 67, 71, 74, and 80 are acceptable.
83. The petitioner's response to comment no. 64 is noted.
- a) The Stormwater Management Report shall be updated to reflect the revisions to the eastern system. The MWRD permit application will be executed by the Village once the updated report is received and the engineering plans are finalized.
 - b) The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard. Provide design specs showing that this is achieved.
 - c) The revisions to the plans to connect to STM 33 addresses the west side of the Lexus parking lot; however, there are two existing storm sewer connections for the east side that drain to the north. CB 254 to STM 28 or STM 35, and a second catch basin further east that appears to be directed to STM 36. If work is required on the Lexus site, permission must be granted by the property owner. Easement provisions must be made for these sewers crossing property lines.
84. The petitioner's response to comment no. 65 is noted. STM 67 is shown to have a rim elevation of 719.50 on the revised grading plan. The Sheet C-17 of the utility plan shows a rim elevation of 711.04.
85. The petitioner's response to comment no. 66 is noted. The proposed connection to the existing vault by coring a new hole is shown only as a proposed invert. Provide a plan detail for the connection.
86. The petitioner's response to comment no. 68 is noted. Structural drawings on the proposed vault top shall be provided to ensure proposed surface elevations will not need modification.
87. The petitioner's response to comment no. 69 is noted. A detail of the fence/guardrail proposed to be installed along the north side of the vault shall be provided with the vault top drawings.
88. The petitioner's response to comment no. 70 is noted. A cross section of the overflow for the vault, showing the fence/guardrail and water main is to be provided.
89. The petitioner's response to comment no. 72 is noted. The proposed water main will all be privately maintained, as stipulated in Round 1 Comment #13 dated April 29, 2021, and will require master meters and meter pits at the point(s) of connection to the Village's main.
90. The petitioner's response to comment no. 73 is noted. The exhibit does not show the path of travel from all directions, and the exhibit shows a conflict at the curb. Update the exhibit to show all directions of travel, and either widen the entrance or provide a mountable curb. Distinguish between wheel path and overhang extents using different line types.

91. The proposed parking lot lighting at the following locations are above or adjacent to utilities. Revise the plans to address potential conflicts:
- a) Existing storm sewer from STM 67
 - b) Proposed storm sewer from STM 12
 - c) Existing water main near STM 40
 - d) Proposed storm sewer manhole STM 47

STORMWATER DETENTION DECLARATION

92. The Village is in receipt of the proposed Stormwater Detention Declaration. The existing detention facility services Lots 1 through 4 of the current subdivision, and the Nissan site located at 1100 W Dundee Road. The following items shall be addressed:
- a) The property address on the cover page is shown as 1400-1500 W Dundee Road.
 - b) Exhibit A is shown as Lot 1 in 1st Amendment to Bob Rohrman's Arlington Heights Auto Mall (future Ridgeline); however, the address is listed as 1100 W Dundee Road which is the Nissan site (Lot 2 of Bob Rohrman's Resubdivision).
 - c) Exhibit B is shown as Lot 2 and 3 in 1st Amendment to Bob Rohrman's Arlington Heights Auto Mall and has an address of 1510 W Dundee Road (existing Lexus). Lot 3 will have a new address.

EASEMENTS

93. The petitioner's response to comment no. 75 and 76 is noted. As a reminder, Round 1 Comment #13 dated April 29, 2021 stated, "**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.**" Subsequent reviews included private easements, but this latest plat reverted most of the easements to public easements. TO REITERATE: THE ON-SITE DETENTION SYSTEM/STORM SEWERS, SANITARY SEWERS, AND WATER MAINS WILL BE PRIVATELY MAINTAINED. ANY PROPOSED EASEMENTS FOR THOSE FACILITIES WILL BE PRIVATE EASEMENTS. The following comments shall be addressed:
- a) The only new/revised public utility easement that should be included on the final plat is the rerouted sanitary sewer shown as SAN7-SAN 8.
 - b) The proposed easement for the existing sanitary service for the MHS 27 shall be private. All sanitary services are privately maintained.
 - c) The proposed water main extending north from pressure connection 3 shall be private. A new master meter and pit is required at that location. Intermittent valves are highly recommended to ensure continuous water supply to the buildings in case of an interruption anywhere along the main.
 - d) The final plat show portions of the easements previously recorded under Doc. 1007631040 are to be vacated. Provide legal descriptions for the portions that are to be vacated (dimensions, bearings, etc.).
 - e) Provide clarification using varied line types on the final plat between the existing and proposed easements
 - f) The final plat erroneously shows numerous municipal utility easements. The only easements that should be shown on the final plat are for utilities that service a different lot, such as the existing 20 ft water main easement (Doc 0619444059) across the Nissan site for the water main that serves the existing Lots 1-4. This water main easement stops at the easterly property line for Lot 4. Similarly, there is a private storm sewer easement across Lots 4 and 1 that

specifically services the Nissan site. Consideration should be given to the establishment of blanket utility easements where applicable.

- g) The easement shown on the final plat for the east detention system needs to be revised to reflect the most current design instead of the previous design.
- h) The Village is in receipt of the draft Vacation of Easement for the perpetual easement over the entire parcel (Doc 0921849002); however, the proposed ingress, egress and parking easements are no longer shown on the final plat. Provide Plats of Easement for the proposed ingress/egress and parking easements for the next submittal. These must be part of any approvals for the Final Plat of Subdivision.

FINAL PLAT

- 94. The petitioner's response to comment no. 77 is noted. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t and u are incomplete. The final plat does not show parcel 03-06-302-021.
- 95. The petitioner's response to comment no. 78 is noted. The rights-of-way for Dundee Road and Wilke Road are not shown on the final plat.
- 96. The petitioner's response to comment no. 79 is noted. Please see comment no. 93.
- 97. The petitioner's response to comment no. 81 is noted. The municipal, drainage, and public utility easement provisions shown on the plat have not been changed, as discussed in our virtual meeting on January 21, 2021. It is recommended that a meeting be scheduled with the applicant to discuss again.


Michael L. Pagonés, P.E. 2/17/22
Village Engineer Date

Planning & Community Development Dept. Review

February 16, 2022



FINAL PLAT REVIEW ROUND 2 (OVERALL ROUND 6)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

- 1) The responses to the following comments are acceptable: #4 - #7, #9 - #11, #14, and #15.
- 2) The response to comment #1 is not satisfactory. Please provide the 5 cross access easement documents, which shall be revised to reflect the review comments provided to Ben Harris via email on 12/12/21.

Relative to the two easement vacation documents and the stormwater easement, the Planning Department does not take issue with the easements as drafted. We seek clarity on the statement that vacation of the CCR's "could result in the imposition of landscape and other requirements" on the owners of proposed Lots 2 and 3. What landscaping and "other" requirements would be necessary? Should modifications to these documents be proposed, staff would review any such proposal, however, we do not object to the three documents as drafted.

- 3) The response to comment #2 is noted. A photometric Plan has been received under separate cover and is being reviewed as part of the Lexus site improvement building permit.
- 4) The response to comment #3 is noted. However, please double check the easement sizes as the western most easement does not appear wide enough to cover both lanes of travel. The "Link" easement does not match the most recent revised easement document. Once all access easement documents have been finalized and submitted for review, all easement locations on the Plat will be verified.
- 5) The response to comment #8 is noted. Please see the attached mark-up. The plat must contain a revision date. The addresses listed on the Plat for Lot #1 shall be 3625 N. Wilke Road and 3600 N. Kennicott Avenue. Lot 3 has not yet been addressed.
- 6) The response to comment #13 is noted. Final modifications to the landscaping in this area can be finalized at time of building permit.

Prepared by:



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www.pinnacle-engr.com

TITLE THIS DEED OF DEDICATION

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)



Also to the best of my knowledge, the lots that are hereby created by the annexed Plat are within the School Districts known as:

CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25
TOWNSHIP HIGH SCHOOL DISTRICT #214
HARPER COMMUNITY COLLEGE DISTRICT #512

In witness where I (we) have hereunder set my (our) hand (s) of

Seal (s) this _____ day of _____, A.D., 20____.

President

Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____, personally known to me to be the _____ of _____ corporation, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally

acknowledged that as such _____ and _____ signed and delivered the said instrument as _____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial

Seal this _____ day of _____, A.D., 20____.

Notary Public My Commission Expires _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, County Clerk in Cook County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at _____, Illinois,

this _____ day of _____, 20____, A.D.

Cook County Clerk

EXISTING OWNERS PER COOK COUNTY GIS

LOT 1 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 2 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 3 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROHRMAN GENERAL LLC
3900 SOUTH ST
LAFAYETTE, IN 47905-4882

DEED OF DEDICATION

TAKE THIS SECTION AND PUT IT IN LOCATION AS SHOWN BY ARROW. ADD DATE AS JANUARY 1, 2047.

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____, at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness my hand and seal of this _____ day of _____, 20____.

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, Notary Public in and for the County of _____ State aforesaid, personally appeared _____, _____, and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal of this _____ day of _____, 20____.

Notary Public

PLANNING AND ZONING COMMISSION CERTIFICATE

I hereby certify that on _____ the annexed plat was presented to and duly approved by the Planning & Zoning Commission of the Village of Arlington Heights and that said plat conforms in all respects to the requirements of the Subdivision Control Ordinance of the Village of Arlington Heights, Illinois.

Chairman, Planning and Zoning Commission

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, Village Treasurer of the Village of Arlington Heights, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the Plat.

Dated at Arlington Heights, Cook County, Illinois,

this _____ day of _____, 20____.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

Approved by the Village Collector _____

Approved by the Village Engineer _____

SURFACE WATER DRAINAGE CERTIFICATE

I, _____, owner, and _____, Licensed Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this Subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood or damage to the adjoining property because of the construction of the Subdivision.

By: _____

Title: _____

Attest: _____

Title: _____

By: _____

Licensed Professional Engineer of Illinois

Name: _____

Address: _____

WASTEWATER LAND TREATMENT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, a Professional Engineer of the State of Illinois, do hereby certify that the wastewater land treatment facility servicing this subdivision has been designed in accordance with generally accepted engineering practices so as (1) to properly treat the wastewater from the service area under all conditions, (2) to prevent any groundwater contamination, (3) to prevent the movement of any effluent from the application site either as runoff or surface flow or as mist and (4) to prevent causing any condition of ill-being to any person.

Registered Professional Engineer of Illinois

PUBLIC UTILITY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED.

COMMONWEALTH EDISON COMPANY
BY: _____
SIGNATURE

ITS: _____
TITLE

AMERITECH/SBC
BY: _____
SIGNATURE

ITS: _____
TITLE

COMCAST CABLE
BY: _____
SIGNATURE

ITS: _____
TITLE

WIDE OPEN WEST, LLC
BY: _____
SIGNATURE

ITS: _____
TITLE

SEND TAX BILL TO: _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

This instrument filed for record in the Recorder's Office of Cook

County, Illinois, on this _____ day of _____, 20____, A.D.,

at _____ o'clock _____ M. and recorded as Document number _____

Cook County Recorder

DRAINAGE, UTILITY AND DETENTION EASEMENT PROVISIONS:

The individual lot owners shall be responsible for maintaining to satisfaction of the Village of Arlington Heights. All areas on said lot owners property designated as drainage and utility easement area. If lot owners do not maintain said areas, Village is authorized, in its discretion, to access said areas to maintain and/or repair said areas. Reimbursement of all Village expenses shall be the responsibility of said lot owners. In the event of nonpayment of any said expenses, the amount due shall act as a lien on the property of said lot owners. In addition, Village shall have right to all other rights afforded by law to recover its expenses, including attorney fees.

THESE NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER ALL PUBLIC UTILITY, DRAINAGE AND DETENTION EASEMENTS SHOWN HEREON FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER MAIN, STORM AND SANITARY SEWER AND RELATED MAINTENANCE OPERATIONS, INCLUDING RELOCATION, RENEWAL, AND REMOVAL OF THESE FACILITIES.

MUNICIPAL UTILITY EASEMENT PROVISIONS:

Non-exclusive Easements for serving the subdivision and other private property with domestic water, sanitary sewer and/or storm water drainage is hereby reserved for and granted to the Village of Arlington Heights, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and watermain, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (M.U.E.) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (M.U.E.) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns).

No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

- 1) Install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or minor plantings approved by the Village) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as may be approved by the village, or
- 2) Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement unless authorized by a separate approval from the Village.

Said easements may be used for driveways and parking. However, the grade of the property within the M.U.E. shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and/or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance or repair of the utility be required.

Only perpendicular crossings of the M.U.E. are permitted by other public utilities except as may be approved by the Village. The M.U.E.'s are exclusive of any blanket easement that might exist for other public utilities.

FINAL PLAT OF SUBDIVISION 1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT PROVISIONS:

Commonwealth Edison Company, NICOR and SBC/Ameritech Telephone Company, Grantees and Cable Telephone Company or Franchisees,

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RE-SUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RE-SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NO. 1007631040, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,013,672 SQUARE FEET OR 46.2276 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS AND MAG NAILS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, AND I FURTHER CERTIFY THAT PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA ZONE "AE", WITH THE REMAINDER SITUATED IN ZONE "X", AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0063J & 17031C0044J, MAP REVISED AUGUST 19, 2009.

DATED AT EAST DUNDEE, ILLINOIS, THIS 30th DAY OF APRIL, 2021.

FOR REVIEW

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2023

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL ARLINGTON HEIGHTS, ILLINOIS

FINAL PLAT OF SUBDIVISION

REVISIONS	
1	Village comments 5/18/2021
2	Village comments 6/24/2021
3	Add proposed Ingress & Egress 6/30/2021
4	Add existing & future access 7/07/2021
5	Village comments 7/29/2021
6	Village comments 12/18/2021
7	Village comments 1/25/2022

REG JOB No. 2283.00	JOB
FILED PM 4/30/2021	DATE
SCALE 1"=80'	SCALE
SHEET 3	SHEET

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