

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 7 (Final Plat Round 3)


98. The petitioner's response to comment nos. 82, 84, 85, 90, 91, 94, 95, 96 and 97 are acceptable.
99. The petitioner's response to comment no. 83, a) and c) is noted, and the petitioner's response to b) is acceptable.
- a) Appendix I, Storm Sewer Tributary Area Exhibit, a portion of the existing Lexus parking lot drains to the north to the existing vault, and a portion of the lot drains east to the proposed east north detention facility. Verify that this area is included in the exhibit.
 - b) Appendix I, Autodesk Storm and Sanitary Analysis does not show the storm sewer line from STM 48 to STM 54.
 - c) The MWRD permit application will be executed by the Village once staff has approved the final engineering.
 - d) There are two existing storm sewer connections from the existing Lexus parking lot that drain to the north. It appears that connections will need to be made to STM 50 and STM 51. If work is required on the Lexus site, permission must be granted by the property owner.
 - e) A portion of the existing Lexus parking lot drains to the east and will need to be connected to the proposed east north detention facility. The existing storm sewer from the Lexus site is not shown on the bottom portion of sheet C-18, or the top portion of C-19.
 - f) The elevations for the outlet control structures STM 41A and STM 90 on the utility plans do not match the details shown on sheet C-25.
100. The petitioner's response to comment no. 86 is noted. The structural calculations shall be provided to verify a minimum AASHTO HS-25 loading for the proposed vault top.
101. The petitioner's response to comment no. 87 and 88 are noted.
- a) The existing vault overflow and grate is notched into the vault top and is shown to be maintained in the demolition plan. Provide an overall detail of the overflow, with dimensions and elevations, including the existing and proposed water main.
 - b) The cross section should show existing and proposed water main, dimensions, and elevations.
 - c) Fire hydrant no. 3 appears that it will be behind the proposed fence. Verify the location and that the fire hydrant will be accessible.
102. The petitioner's response to comment no. 89 is noted.
- a) The master meter pit for Building 2 must be located east of the proposed connection to the existing water main.
 - b) The master meter detail is outdated. Please contact Mike Gilles, Public Works Water Service Supervisor for an updated master meter detail.
 - c) Single swing check valves after the meters may be required to keep the meters from running backwards.
 - d) Two 10-inch meters would provide 6,500 GPM (13,000 GPM combined). Clarify the need for the 10-inch meters.

STORMWATER DETENTION DECLARATION

103. The petitioner's response to comment no. 92 is noted. Exhibit C reflects the Nissan site located at 1100 W Dundee Road. Exhibit C is not mentioned in the Stormwater Management System Declaration.

FINAL PLAT & EASEMENTS

104. The petitioner's response to comment no. 93 a) through e), are acceptable. The following comments shall be addressed:
- a) The petitioner's response to comment no. f) is noted. The proposed storm sewer system around the perimeter of Building No. 2 is not shown to be located in an easement. Confirm that this is the intent.
 - b) The petitioner's response to comment no. g) is noted. The storm sewer and detention system design for the east area has changed from the previous submittal, requiring changes to the easements on the final plat. Confirm that the storm sewer system, detention systems and Stormwater Management Report are substantially complete such that the easements on the final plat will not require further revisions.
 - c) The petitioner's response to comment no. h) is noted. The final plat references the proposed ingress, egress, and parking easements to be recorded under separate documents. The easement documents should be recorded at the same time as the final plat, and the document numbers written on the plat before recording.


Michael L. Pagones, P.E. 4/6/22
Village Engineer Date

Planning & Community Development Dept. Review

April 6, 2022



FINAL PLAT REVIEW ROUND 3 (OVERALL ROUND 7)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

- 7) The responses to the following comments are acceptable: #1, #3, #4, and #6.
- 8) The response to comment #2 is noted. Please see the attached for final modifications to the easement documents.
- 9) The response to comment #5 is noted. Please see below for final modifications needed to the Plat document.
 - i) Please update the "Existing Owners" section on the Final Plat. The existing owners should match the owners as will be included on the Deed of Dedication. Since the existing owners do not align with the current platted lot boundaries, only their names and addresses need to be listed.
 - ii) Please include a revision date on the revised Plat.
- 10) A detail for the proposed fence/guardrail to the north of Building 2 must be provided. This can be addressed at time of permit.
- 11) The evergreens along the north property line must be carefully sited in order to provide a more effective screen between the buildings to the north and the loading area. It appears that the placement of some of the landscaping along the north property line has shifted. This can be addressed at time of permit.

Prepared by: *Sam Lubarski*