

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works



Date: December 29, 2016

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
FINAL Round 1

With regard to the proposed final plat of subdivision, I have the following comments:

- 1) Water services originating at the water main for opposite sides of the street must be offset on the water main.
- 2) Coordinate the removal/relocation of the fire hydrant on Old Arlington Heights Road with the Public Works Water Distribution Unit @ (847)368-5800 a minimum of 48 hours in advance of excavation.
- 3) Proposed hydrants don't require a 2' spool piece between the hydrant and auxiliary valve, the MJ Valve can be connected directly to the MJ shoe on the hydrant.
- 4) B-Boxes must be relocated within the ROW next to curb (within 2'). Any conflicting utilities that will hinder future maintenance should be relocated. Water main may need to be shifted closer to ROW in some circumstances.
- 5) Make sure all water service lines have b-boxes, one is not illustrated for Block 9.
- 6) Water isolation valves will need to be installed (within vaults) for future maintenance (minimize outages). Recommended locations are;
 - a. Between Block 2 & 3
 - b. Between Block 3 & 9
 - c. Between Block 4 & 7
- 7) Offset sanitary services and cleanouts so they don't conflict with entry stairs.
- 8) Are the downspouts and sump pumps going to be connected to the proposed storm collection lines? If so, please provide connection locations on the utility plans.
- 9) Pavement widening on Old Arlington Heights Road shall have surface layer consistent width through the length of the development. (In other words, grind the surface of the triangular section of the existing pavement.)

- 10) All proposed retaining walls over 30" shall be protected with decorative fencing. Proposed fence shall have logical termini and shall be approved by the Village prior to installation.
- 11) Show that decorative pavement at stop signs has same structural number as heavy duty roadway.
- 12) Previous comments requested decorative pavement for emergency access drive.

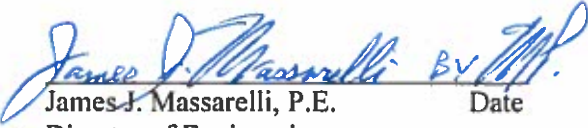
If you have any questions, please feel free to contact me.

LF

C. file

PLAN COMMISSION PC #16-021
Lexington Heritage
3216-3234 N. Old Arlington Heights Road
Final Plat of Subdivision, Final PUD, Re-Zone
Round 4

40. The Engineer's Estimate of Construction Cost has been received. A separate estimate of cost for public improvements must be provided (see Round 1 Comment #12 dated 8-25-16). Once provided, a letter will be prepared outlining the required Engineering fees and deposits.
41. The submittal did not include the Onsite Utility Maintenance Agreement. This document (template provided in Round 1 on 8-25-16) must be completed before any approval is granted.
42. The submittal did not include any provisions for public street lighting as required in Round 1 Comment #12 dated 8-25-16.
43. Detention calculations are acceptable.
44. The Owner's Certificate on the Final Plat of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on Item "n" on the attached Final Plat of Subdivision Checklist.
45. Why are there references to the "Annexed Plat" in both the Owner's Certificate and the Village Collector's Certificate?


James J. Massarelli, P.E. Date 12/22/16
Director of Engineering

Attachment: Final Plat of Subdivision Checklist (3 pages)

RECEIVED
DEC 27 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- a. The date of preparation of the final plat and by whom prepared.
- b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- c. All permanent survey monuments, markers and bench marks.
- d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- h. All easements for rights of way established for public use and utilities.
- i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.

- n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

NEED

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

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____ [25 year period is suggested], 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 our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), 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 this ____ day of 20 ____.

Notary Public"



- o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"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 Director of Engineering
_____ "

- p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature Illinois Land Surveyor
No. _____ "

- q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .



Planning & Community Development Dept. Review

December 28, 2016

REVIEW ROUND 1

Project: 3216 – 3240 N. Old Arlington Heights Road
Lexington Heritage Townhomes

Case Number: PC 16-021

General:

1. Per the discussion at the Village Board meeting approving the Preliminary PUD, additional guest parking was to be added. Please provide additional guest parking areas as requested by the Village Board. As a result of these new guest parking spaces, corresponding changes will likely be required to the detention calculations, EOPC, and landscape plan.
2. There are three measurements shown along the eastern property boundary of the Final Plat of Subdivision (229.46', 68', and 84.64'). It appears that a fourth measurement (between 68' and 229.46') is missing. Additionally, the 229.46' measurement was shown as 229.62' on the preliminary plat and it is unclear what (or why) there is slight difference in this measurement. Please clarify.
3. Please provide a full sized copy of the photometric plan as the foot-candle values on the 11" x 17" copy were not legible. Additionally, please be sure that the photometric plan includes foot-candle values along the perimeter property lines.
4. The southern terminus of the public sidewalk proposed along Old Arlington Heights Road appears to lead directly into an existing utility pole and telephone pedestal. The sidewalk in this location should begin to jog so that it does not interfere with this infrastructure.
5. Have any changes been made to the proposed Declaration of Covenants, Condition, and Restrictions? If so, please provide a final copy.

Prepared by:

SAM JUBARZI