

VIA UPS GROUND

February 8, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Final Submittal Review – Lexington Heritage
Response to Interoffice Memorandum
Haeger File No.: 16-003

RECEIVED

FEB 08 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Sam Hubbard:

Enclosed for your review and approval are the following revised plans:

- Four (4) 24x36 & (4) 11x17 sets of Final Engineering Plans
- Four (4) 24x36 & (4) 11x17 sets of Final Plat of Subdivision
- One (1) 8.5x11 copy of the EOPCC for Public Improvements
- One (1) 8.5x11 copy of B-Box Location Photo's
- One (1) 8.5x11 copy of Cleanout Location Photo's
- One (1) 8.5x11 copy of the Onsite Utility Maintenance Agreement
- One (1) 8.5x11 copy of the Parking Availability Letter & one (1) copy of the 11x17 Parking Exhibit

The attached plans have been revised per the comments in your second review letter dated 12/29/2016. The original review comments are shown in *italics*, with our responses immediately below in **bold text**.

Public Works Department

1. *Water services originating at the water main for opposite sides of the street must be offset on the water main.*

We have added note #2 under "Water Notes" to address this concern.

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.*

We have added note #3 under "Water Notes" to address this concern.

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.*

The detail shown on sheet C9.0 now indicates that the 2' spool piece is not required.

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.*

No ROW is being proposed within this subdivision and all the watermain onsite shall be private. Generally speaking, B-Boxes have been located about 6' away from the building in order to maintain uniformity. In some cases, the watermain is located 10-15' from the building and in order to keep the B-Box in-between the main

and unit we have designed them to be 6' away from the building. Please see the attached pictures for locations of B-Boxes on a similar project.

5. *Make sure all water services lines have b-boxes, one is not illustrated for Block 9.*

The plans now show a B-box for each unit.

6. *Water isolation valves will need to be installed (within vaults) for future maintenance (minimize outages). Recommended locations are between Block 2 & 3, 3 & 9, and 4 & 7.*

Isolation valves 3 & 4 have been added to the plans in order to allow for approximately 2/3 of the units to have access to water during any given shutdown event.

7. *Offset sanitary services and cleanouts so they don't conflict with entry stairs.*

The sanitary services have been placed in-between the AC unit and building in order to avoid placement within the adjacent driveway. The sanitary line depth will be at least 3.5' and will avoid the concrete foundation of the stairs. The height of the stairs will allow for access to the clean outs. Please see the attached picture for the locations of the clean out on a similar project.

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.*

Buildings 4-9 will have sump pumps, and those lines will be connected to the proposed 6" HDPE pipe shown on the plans. Buildings 1-3 will not have sump pumps. The downspouts for all buildings shall splash on grade and not be connected to a storm sewer.

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.)*

The Old Arlington Heights Rd pavement detail on sheet C9.2, note #7, calls out a butt joint that shall grind 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.*

At this time no retaining walls exceed 30". If a wall exceeds 30", a fence shall be added.

11. *Show that decorative pavement at stop signs has same structural number as heavy duty roadway.*

Structural pavement calculations have been included in the Engineering Report.

12. *Previous comments requested decorative pavement for emergency access drive.*

The plans now call out the emergency access to have decorative pavement.

Engineering Department

40. *The Engineer's Estimate of Construction Cost has been received. A separate estimate of cost for public improvements must be provided. Once provided, a letter will be prepared outlining the required Engineering fees and deposits.*

A separate estimate for public improvements has been included. Please note that the originally submitted EOPCC includes the public improvements as well.



41. *The submittal did not include the Onsite Utility Maintenance Agreement. This document must be completed before any approval is granted.*

The Agreement has been signed and included in this submittal.

42. *The submittal did include any provisions for public street lighting as required in Round 1 comment #12 dated 8-25-16.*

According to our discussions with Mike Pagonis, Lexington will be paying a fee-in-lieu for the light poles requiring to be placed within the public right of way. The amount of light poles required within the public ROW has been determined by Tom Ponsot. According to an email from Tom Ponsot on 1/17/2017, he believes 3 poles would be needed for this development.

43. *Detention calculations are acceptable.*

Noted.

44. *The Owner's certification 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.*

Changes have been made in order to conform the Plat to Village standards.

45. *Why are the references to the "Annexed Plat" in both the Owner's Certificate and the Village Collector's Certificate?*

Changes have been made in order to conform the Plat to Village standards.

46. *(n) A deed of dedication in the form set forth in Section 29-217 (a).*

Changes have been made in order to conform the Plat to Village standards.

Planning & Community Development

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.*

We have included a separate letter that addresses this comment within our submittal.

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.*

We have added the fourth measurement. As for the 2" difference in measurements, the previous plat had an outdated measurement label that was not updated until a check was made on our final plat submittal. The current dimensions are correct.



3. *Please provide a full sized copy of the photometric plan as the foot-candle values on the 11x17 copy were not legible. Additionally, please be sure that the photometric plan includes foot-candle values along the perimeter property lines.*

A full sized copy of the photometric plan has been included within the plan set.

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.*

The plans now show the beginning of a jog to avoid the light pole, as in other locations.

5. *Have any changes been made to the proposed Declaration of Covenants, Condition, and Restrictions? If so, please provide a final copy.*

Lexington is in the process of updating the proposed document. When the revisions are complete, they will provide a copy for the Village.

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

Sincerely,

HAEGER ENGINEERING, LLC

Timothy J. Burda, P.E.
Project Manager