



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: Lexington Heritage
3216-3240 N Old Arlington Heights Rd
Final Plat of Subdivision and Final PUD

PC#: 16-021 - Round 2

Date: February 22, 2017

Sam:

I have reviewed the response documents submitted for the above referenced project and have one final comment: Addresses to be determined.

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: February 21, 2017

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
Round 2

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

- 1) B-boxes must be relocated closer to the curb. Future realignment will prove difficult as currently proposed.
- 2) Relocate sanitary service cleanouts so they are more easily assessable.


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 5

46. The responses made by the petitioner to comments #40, 41, 43 & 45 are acceptable.
47. The response made by the petitioner to comment #42 is acceptable. A fee-in-lieu of public street lighting will be collected for the required 3 light poles at \$11,000.00 per pole for a total fee of \$33,000.00. This will be documented in the fee letter.
48. The response made by the petitioner to comment #44 is not acceptable. As previously mentioned, 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.
49. Show the building setback lines on the final plat.
50. There is an "Ingress Egress Easement Provision" shown and a "Public Emergency Access Easement Provision" shown. Please remove the "Public Emergency Access Easement Provision."
51. There are two (2) Village Collector certificates shown. Please remove one. The IDOT District Engineer is not John Fortmann any more. Please update this certificate.
52. Update the Engineering Report & Calculations to discuss the 4.25" restrictor shown on the plans. The current report dated 12-15-16 specifies a 3.63" restrictor.


James J. Massarelli, P.E. *MP* - 2-13-17
Director of Engineering Date



Planning & Community Development Dept. Review

February 21, 2017

REVIEW ROUND 2 – Final PUD and Plat of Subdivision

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

Case Number: PC 16-021

General:

6. Your responses to comments #2 - #4 are acceptable.
7. Your response to comment #1 is noted. Staff's original comment still stands as the additional guest parking has not been added. When this project moves forward to the Village Board for final approval, staff can present your response to comment #1 as your rationale for why the guest parking was not added.
8. Your response to comment #5 is noted. Section 9.5-3.1(j) of the Zoning Code requires the submission of the final version of the Covenants, Conditions, and Restrictions for the proposed PUD.
9. Section 9.5-3.1(k) of the Zoning Code requires the submission of a detailed Construction Phasing and Staging Plan. This plan needs to include, but shall not be limited to, the following information: anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, and the location of material storage.
10. The building setbacks on each lot (setbacks of the building to the lot lines not to the boundary lines) as shown on the Preliminary Plat of Subdivision have been removed. Please revise the Plat to add the required building setbacks to each lot.
11. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. Once the required changes have been made to the Plat of Subdivision, staff will review the revised document and assign a Plan Commission hearing date. At that point you can print the Final Plat on mylar and begin obtaining the required signatures.

Prepared by: SAM JUBBARI