

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works



Date: May 25, 2017

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
Round 3

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

- 1) Water service connections will utilize a "Mitchell-Bend" configuration. This taps the main at the 12 o'clock position and utilizes a 90 degree bend.
- 2) A spool piece between the auxiliary valve and hydrant is not necessary. Connect the auxiliary valve via flange to the flange of the hydrant.
- 3) VAHPW would like a set of construction civil plans for our records.
- 4) Otherwise, the proposed construction is acceptable from the Public Works perspective.

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

LF

C. file

Planning & Community Development Dept. Review

May 23, 2017



REVIEW ROUND 3 – Final PUD and Plat of Subdivision

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

Case Number: PC 16-021

General:

12. Your responses to comments #6 - #8 and comment #11 are acceptable.
13. Your response to comment #9 is noted. However, the Construction Phasing and Staging plan did not include information on if road/lane closures will be taking place. Please provide this information, and if road/lane closures will be taking place, please outline the closure plan, including information on approximate duration of closure and estimated date of expected closures.
14. Your response to comment #10 is noted. Please revise the building setbacks as per the email to Tim Burda dated 5/23/17.
15. Two copies of the photometric Plan were included in the latest submittal. The plans appeared almost identical, however, the footcandle values on one plan were slightly larger than on the other. Please clarify why two Photometric Plans were submitted.
16. Please note that electronic copies of all final documents will be required no less than 1 week prior to the Plan Commission meeting where this item is scheduled to appear for Final PUD and Subdivision approval.

Prepared by:

A handwritten signature in black ink, appearing to read "SAM LUBARDI", written over a horizontal line.

Lexington Heritage
3216-3234 N. Old Arlington Heights Road
PC 16-021
May 24, 2017

Landscape Issues

- 1) Per the design approval, specialty paving must be provided at the entry drives as identified on the engineering plans.
- 2) A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.
- 3) All mechanical units must be fully screened.