Village of Arlington Heights Public Works Department

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 ser4vice 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

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PLAN COMMISSION PC #16-021 Lexington Heritage 3216-3234 N. Old Arlington Heights Road Final Plat of Subdivision, Final PUD, Re-Zone Round 6

- 53. The responses made by the petitioner to comments #48-52 are acceptable.
- On the Final Plat of Subdivision, there is a signature block for the Village of Arlington Heights within the Blanket Public Utility Easement Provisions. Please remove this signature block.
- Note: The internal water mains after the meters will be owned and maintained by the homeowners association. The Village will own and maintain the water meters and vaults and the existing public water mains exterior to the site. The Village will own and maintain the new 8" sanitary sewer from the new San MH#1 up to and including San MH#2 within the existing public utility easement. The rest of the internal sanitary sewer system will be maintained by the homeowners association. The new storm sewer system, including the stormwater detention vault, the restrictor structure, and the outfall pipe connecting to the IDOT sewer on Old Arlington Heights Road at MH E1 will be owned and maintained by the homeowners association. The new storm sewers on Old Arlington Heights Road, including MH E1, will be owned and maintained by IDOT.
- 56. Sheet C5.0: Revise the Paving Legend for asphalt driveway thickness to 2-1/2" compacted depth asphalt surface. Change the proposed sidepath from asphalt to concrete, matching the specification for public sidewalk, maintaining the 8' width. Change the PCC Sidewalk detail on Sheet C9.2 to reflect the 8' sidepath width and the 8" thickness through driveways.
- 57. Paving Legend on Sheet C5.0 shows different pavement cross section for Old Arlington Heights Road than the cross section detail shown on Sheet C9.2. Please coordinate to meet IDOT specifications.
- 58. Water service lines must be 1-1/2" minimum diameter, per Village Code. Revise notes on Sheet C7.0. Revise the water service connection detail shown on Sheet C9.0 using the Village's detail provided via email.
- 59. Revise the fire hydrant detail shown on Sheet C9.0 using the Village's detail provided via e-mail.

James J. Massarelli, P.E.

Director of Engineering

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:

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.