

VIA UPS GROUND

June 2, 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**

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 Landscape Plans
- One (1) 24x36 signed mylar Plat of Subdivision
- One (1) 8.5x11 Bond and Checks

The attached plans have been revised per the comments in your second review letter dated 05/25/2017. The original review comments are shown in *italics*, with our responses immediately below in **bold** text.

Public Works Department

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.*

Water note #6 located on Sheet 7.0 has been added to address this.

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.*

We have replaced our fire hydrant detail with the Villages.

3. *VAHPW would like a set of construction civil plans for our records.*

4 sets are included within this submittal, if you require an additional set, please let us know.

4. *Otherwise, the proposed construction is acceptable from the public works perspective.*

Noted.

PLAN COMMISSION PC #16-021

53. *The responses made by the petitioner to comments #48-52 are acceptable.*

Noted.

54. *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.*

The signature block has been removed.

55. *Note: The internal water mains after the meters will be owned and maintained by the homeowners' association. The Village will own and maintain the new 8" sanitary sewer from the new San MH#1 up to and including 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.*

This has been noted.

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 9.2 to reflect the 8' sidepath width and the 8" thickness through driveways.*

The driveway thickness has been revised to 2.5" within the legend. The sidepath has been revised to concrete. The PCC sidewalk detail has been revised accordingly.

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.*

The pavement cross sections are now the same.

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 e-mail.*

The note has been revised and our detail replaced with the Village's

59. *Revise the fire hydrant detail shown on Sheet C9.0 using the Village's detail provided via e-mail.*

We have replaced our fire hydrant detail with the Villages.

Planning & Community Development

12. *Your responses to comments #6 - #8 and comment #11 area acceptable.*

Noted.

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.*

As information becomes available from the contractor, we shall coordinate lane closures with the Village prior to closure. A note has also been placed on Sheet C5.0 & Striping and Signage Plan to address this.

14. *Your response to comment #10 is noted. Please revise the building setbacks as per the email to Tim Burda dated 5/23/17.*

The Plat of subdivision has been revised accordingly.

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 the other. Please clarify why two Photometric Plans were submitted.*

Our photometric consultant has informed us that the slight difference in plans is based on a Light Loss Factor (LLF) being 0.9 for initial use and 0.675 for maintained use.

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 the Final PUD and Subdivision approval.*

An electronic copy of this submittal shall be made at the same time.

Landscape Issues

1. *Per the design approval, specialty paving must be provided at the entry drives as identified on the engineering plans.*

Karl Krogstad Response: A note has been added to the plan to see Engineering plans for pavement treatment.

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.*

Karl Krogstad Response: This has been stated on sheet 2, note 19. Payment will be the responsibility of the builder.

3. *All mechanical units must be fully screened.*

Karl Krogstad Response: This has been stated on sheet 2, note 20, and at several locations on sheet 1.

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