

**AN ORDINANCE AMENDING THE RAMLIN ROSE  
PLANNED DEVELOPMENT TO AUTHORIZE A NEW 70-SPACE PARKING  
LOT AND ASSOCIATED IMPROVEMENTS FOR PROPERTY COMMONLY  
KNOWN AS THE PRESERVES AT WOODFIELD, LOCATED AT 4700 ARBOR  
DRIVE**

**WHEREAS**, David Foos, Redwood Construction (“Petitioner”) petitioned the Planning and Zoning Commission (“PZC”) to consider an amendment to a Planned Development to authorize a new 70-space parking lot and associated improvements for property legally described in Exhibit 1, and commonly known as the Preserves at Woodfield, 4700 Arbor Drive (“Premises”); and

**WHEREAS**, the PZC, after notice of public hearing as required by law, conducted a public hearing on June 2, 2020 at a regular meeting, which was continued to a June 17, 2020 special meeting; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated below and recommended that the City Council approve the petition for an amendment to the Planned Development to authorize a new 70-space parking lot and associated improvements;

**Standard 1:** Character and density of land use. In a planned development the uses proposed and their density and arrangement on the site shall be of a visual and operational character which is compatible to the physical nature of the site with particular concern for preservation of natural features, tree growth and open space; would produce an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality compatible with the general development plans for the area as established by the community; would not adversely affect the anticipated provision for school or other municipal services; would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.

*Findings:*

The property is an existing Planned Development, originally approved in 1964, when the site was approved with an equivalent of one parking space for every dwelling unit. This is compared to the current requirement of two parking spaces per dwelling unit. The original planned development approval allowed for a building in this location which was never built, and would likely never be supported in the future given already deficient parking. Instead, the area has served over the years as an attractively landscaped entrance to the leasing office. The applicant's plan contributes to the visual attractiveness of the area by maintaining some of the mature trees already located in this area. These landscape features are combined with code compliant stormwater control facilities to help the area drain properly. The landscape plan also proposes landscaping features be installed in islands in the parking area, as well as immediately to the south between an existing concrete walk and the building to the south.

The proposed 70 space parking lot increases the parking ratio on the site to almost 1.6 parking spaces per dwelling unit, which is closer to the 2 spaces per dwelling unit requirement than currently provided on the site. The lot is designed to be aesthetically pleasing and ecologically desirable, and is compatible and supportive of the existing development pattern. It will not adversely impact schools or other municipal services, and has been designed so as not to create traffic or parking concerns.

**Standard 2:** Economic feasibility and impact. The proponents of a planned development shall provide satisfactory evidence of its economic feasibility, of available adequate financing, and that it would not adversely affect the economic prosperity of the city or the values of surrounding properties.

*Findings:*

The applicant's testimony confirmed that adequate financing is available, given their urgency to get started on this project. The application and preparation of the required detailed plans is considered evidence there is an intent to proceed. The petitioner has completed other large-scale projects on the site previously, as well as work in other areas.

The project will not adversely impact the economic prosperity of the City or the values of surrounding properties. To the contrary, the project is well designed and will be visually attractive with the proposed landscaped enhancements included in the plans. Access to and circulation within the parking lot is responsibly designed to minimize impact on neighboring properties.

**Standard 3:** Engineering design standards. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based upon a

determination as to the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall construction standards be less than those necessary to ensure the public safety and welfare. Included must be pedestrian and bicycle facilities.

*Findings:*

Storm water detention is being addressed in the engineering plans. Building permit issuance is required prior to any construction, and all plans will need to be approved by the City Engineer.

The petitioner's plans show the provision of a bike rack as required.

A photometric plan has been provided by the petitioner, and will be reviewed further as part of the building permit approvals.

**Standard 4:** Preservation and maintenance of open space. In a planned development adequate provision shall be made for the permanent preservation and maintenance of common open space, either by private reservation or dedication to the public.

*Findings:*

The petitioner is using space that was already planned to be developed with construction, both originally with a building, and more recently as a previously approved parking lot that expired when it was not constructed within two years of approval. As such, open space is being preserved under the conditions of the original Planned Development approval.

**Standard 5:** Implementation schedule. The proponents of a planned development shall submit a reasonable schedule for the implementation of the development to the satisfaction of the city, including suitable provisions for assurance that each phase could be brought to completion in a manner which would not result in adverse effect upon the community as a result of termination at that point.

*Findings:*

A schedule will be requested of the petitioner, given the previous lapse of approvals. Conditions of approval are suggested to require permit application and construction within a reasonable timeline.

**WHEREAS**, the Planning and Zoning Commission has submitted its report and recommendation to the Mayor and City Council of the City of Rolling Meadows, which report has been considered by the Mayor and City Council; and

**WHEREAS**, the City Council having received the minutes, recommendation and findings of fact of the Planning and Zoning Commission; and

**WHEREAS**, the City Council accepts the findings of fact recommended by the PZC and has determined that the proposed Planned Development Amendment will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City; and

**WHEREAS**, the corporate authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve the planned development amendment to allow for the construction of a 70-space parking lot and associated improvements on the Premises.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois:

**Section 1:** The recitals set forth above are incorporate herein by reference.

**Section 2:** Petitioner is granted an Amendment to the Ramlin Rose Planned Development to permit the construction of a 70-space parking lot and associated improvements.

**Section 3:** The approval of the Amendment to the Planned Development herein granted is subject to the following conditions:

1. Development is subject to substantial compliance with the plans provided in Exhibit 2, as modified by the required changes identified in Exhibit 3, and shall not commence until revised plans have been submitted to and approved by the City for compliance with this approval and for conformance with all other City codes.

2. Permits must be applied for within 60 days of approval by the City Council. Construction must be completed within two years. Failing this, the approval of the planned development amendment is considered expired and must be requested again.
3. Petitioner agrees to modify lot at Petitioner's expense to eliminate any parking spaces required to accommodate fire department circulation through the lot in the event access within the off-site drive aisles located immediately north of the Premises becomes unavailable for any reason.

**Section 4:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**Section 5:** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

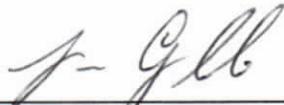
**Section 6:** This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 28th day of July 2020.

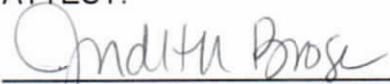
YEAS: Vinezeano, Bisesi, D'Astice, Sanoica, Cannon, Budmats, O'Brien

NAYS: 0

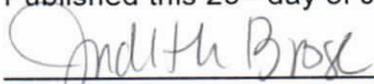
ABSENT: 0

  
\_\_\_\_\_  
Joe Gallo, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 29<sup>th</sup> day of July 2020.

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

## Ordinance Exhibit 1 Legal Description

Parcel 1: Lot 1 of Ramlin Rose Estates unit no. 1, being a subdivision of the northeast  $\frac{1}{4}$  of section 12, township 41 north, range 10 east of the third principal meridian, according to the plat thereof recorded march 1, 1965 as document no. 19394286, in cook county, Illinois.

Parcel 2: lot 2 (except that part of said lot 2 lying easterly of a line which begins at a point on the northernmost line of said lot which is 157.88 feet easterly from the northernmost corner of said lot and runs thence south 00 degrees 17 minutes 18 seconds east, a distance of 183.34 feet to appoint on the southerly boundary of said lot) of Ramlin Rose Estates unit no. 1, being a subdivision of part of the northeast  $\frac{1}{4}$  of section 12, township 41 north, range 10 east of the third principal meridian, according to the plat thereof recorded march 1, 1965 as document no. 19394286, in cook county, Illinois.

Parcel 3: that part of the southeast  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  and of the northeast  $\frac{1}{4}$  of section 12, township 41 north, range 10 east of the third principal meridian, and of that part of fractional section 7, township 41 north, range 11 east of the third principal meridian, described as follows:

Beginning at the northernmost corner of lot 2 of Ramlin Rose Estates unit no. 1, recorded march 1, 1965 as document no 19394686; thence eastward, along the northernmost line of said lot 2, south 84 degrees 18 minutes 00 seconds east, a distance of 157.88 feet; thence south 00 degrees 17 minutes 18 seconds east, a distance of 183.34 feet; thence south 74 degrees 23 minutes 00 seconds west,, a distance of 372.19 feet; thence south 05 degrees 57 minutes 00 seconds east, a distance of 28.00 feet; thence south 84 degrees 53 minutes 50 second west, a distance of 566.67 feet; thence north 08 degrees 35 minutes 00 seconds west, a distance of 66.00 feet; thence south 81 degrees 25 minutes 00 seconds west, a distance of 95 feet; thence south 12 degrees 55 minutes 41 seconds west, a distance of 422.02 feet; thence south 84 degrees 31 minutes 25 seconds east, a distance of 884.92 feet; thence north 48 degrees 17 minutes 22 seconds east, a distance of 166.73 feet; thence northeastward along a curved line, convexed to the southeast, of 492.50 feet in radius, having a chord length of 78.51 feet on a bearing of north 35 degrees 08 minutes 48 seconds east, for an arc length of 78.59 feet to a point of tangency; thence north 30 degrees 34 minutes 31 seconds east, a distance of 66.17 feet to a point of curvature; thence northeastward along a curved line, convexed to the northwest of 420.50 feet in radius, for an arc length of 93.14 to a point of compound curvature; thence northeastward along a curved line, convexed to a point of tangency; thence north 67 degrees 02 minutes 11 seconds east, a distance of 89.20 feet to a point of curvature; thence northeastward along a curved line, convexed to the southeast, of 120.39 feet in radius, for an arc length of 133.63 feet to a point of tangency; thence north 03 degrees 26 minutes 34 seconds east, a distance of 0721.27 feet to the most easterly corner of the tract of land conveyed by deed recorded November 14, 1984 as document no. 27336988; thence north 89 degrees 06 minutes 47 seconds west,

along the south line of said tract, a distance of 310.03 feet; thence south 00 degrees 17 minutes 18 seconds west, a distance of 120.76 feet; thence north 68 degrees 30 minutes 23 seconds west a distance of 230.74 feet; thence south 5 degrees 29 minutes 38 seconds east, a distance of 388.44 feet to the point of beginning, in cook county, Illinois.

Commonly known as 4700 Arbor Drive, Rolling Meadows, Illinois

PINS:           07-12-208-007-0000  
                  07-12-203-008-0000  
                  07-12-203-011-0000  
                  08-07-203-012-0000

**Ordinance Exhibit 2  
Approved Plans**



**2017 Plan of Survey**  
 IN RE: BAYFIELD DRIVE  
 IN SAN DIEGO COUNTY, CALIF.  
 118 N. BAY STREET  
 SAN DIEGO, CALIF. 92101  
 Phone: 619/441-7700  
 Fax: 619/441-6000  
 Project No. 19-06852

**TREE SURVEY**  
 AN IRVING LANDSCAPE DESIGN  
 3603 N. FRENCH CANYON ROAD  
 SAN ANTONIO, TEXAS 78207  
 OFFICE: 817/224-2111  
 BYRON KOPPEL: 619/441-1236

**SOIL BORINGS**  
 DR. & MRS. J. CONNOR  
 418 COLLEGE DRIVE  
 SAN DIEGO, CALIF. 92101  
 PHONE: 619/535-2444  
 FAX: 619/535-2444  
 REPORT: 2016-10-07(10)

- DEMOLITION LEGEND**
- ① LOCATE/DISCONNECT/REMOVE-PLANTER IRRIGATION SYSTEM
  - ② CONSTRUCTION GRAVEL DRIVE (Temporary)
  - ③ TREE PROTECTION FENCE w/ROOT PRUNE (Temporary)
  - ④ 8' CONSTRUCTION FENCE w/LOCKING SWING GATES (Temporary)
  - ⑤ TREE-RELOCATION OR TREE/STUMP-REMOVAL w/DISPOSAL
  - ⑥ ORNAMENTAL FENCE-REMOVAL & OFF-SITE DISPOSAL
  - ⑦ CONCRETE WALK-BEHIND, & OFF-SITE DISPOSAL
  - ⑧ EXIST. ATT TELE CABLE/PREDESTAL-RELOCATION

**ARCHITECT**  
 1000 13 AVENUE, LLC  
 2708 N. OHMS AVENUE  
 SAN DIEGO, CA 92108  
 Phone: 619/725-1888  
 Fax: 619/725-1888  
 E-mail: info@100013.com

**PROPERTY MANAGER**  
 THE PRESERVE & REEFED  
 HOLDING, A PART OF THE  
 AT&T WORLDWIDE COMMUNICATIONS  
 COMPANY, L.P.  
 1000 13 AVENUE, SUITE 100  
 SAN DIEGO, CA 92108  
 Phone: 619/725-1888  
 Fax: 619/725-1888  
 E-mail: info@100013.com

**CONSTRUCTION**  
 DAVID TOOK, REGIONAL MANAGER  
 3002 WASHINGTON BL. (6th Floor)  
 SAN DIEGO, CA 92101  
 Cell: 619/441-7700  
 Fax: 619/441-7700  
 E-mail: david@dtconstruction.com

**Norman J. Tolerman**  
 Associates, LLC  
 Civil Eng. & Surveyors  
 103 S. WASH. ST. SUITE 201  
 SAN ANTONIO, TEXAS 78201  
 Phone: 214/343-1111  
 Fax: 214/343-1111  
 E-mail: info@norman-j.com

**NEAR PARKING LOT**  
 THE PRESERVE & REEFED  
 HOLDING, A PART OF THE  
 AT&T WORLDWIDE COMMUNICATIONS  
 COMPANY, L.P.  
 1000 13 AVENUE, SUITE 100  
 SAN DIEGO, CA 92108  
 Phone: 619/725-1888  
 Fax: 619/725-1888  
 E-mail: info@100013.com

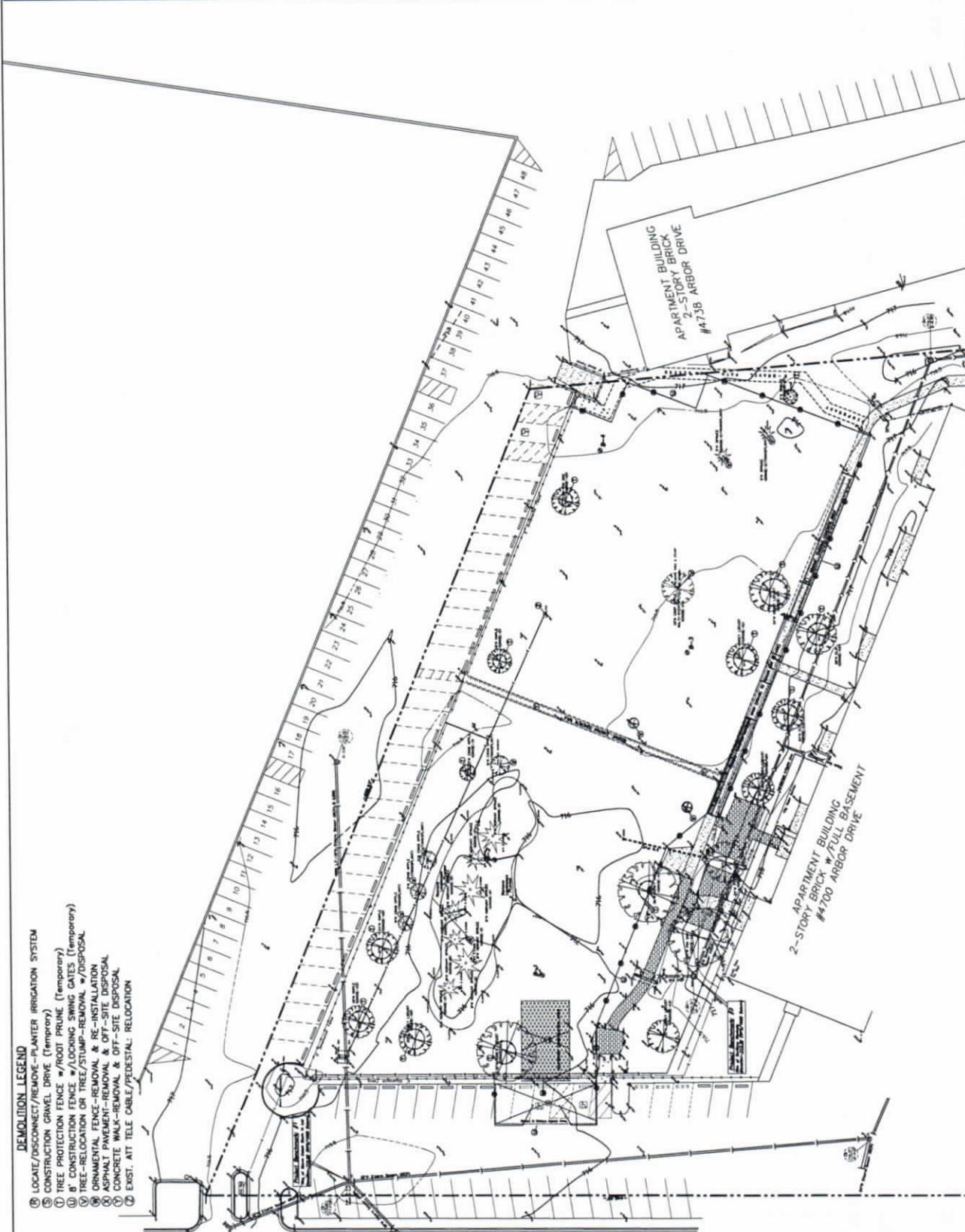
**DATE:** December 18, 2018

**19-06852**

**TOPO-DEMO PLAN  
& TREE SURVEY**

Sheet No. **C-2** of 5

DATE: 12/18/18



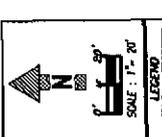
2017 Plat of Survey  
 111 & 112th Street  
 The City of Chicago  
 The City of Chicago  
 The City of Chicago

**TREE SURVEY**  
 ALL EXISTING TREES, 18"  
 DBH & GREATER  
 TO BE PRESERVED  
 THE CITY OF CHICAGO  
 THE CITY OF CHICAGO  
 THE CITY OF CHICAGO

**SOIL BORINGS**  
 ALL EXISTING SOIL BORINGS  
 TO BE PRESERVED  
 THE CITY OF CHICAGO  
 THE CITY OF CHICAGO  
 THE CITY OF CHICAGO

- SURFACE LEGEND**
- ① 6x12 CONCRETE CURB & GUTTER (CL-S)
  - ② 2'-#4 REBARIS (CONC./DOWELS/EXP. JTS./4" CA-6)
  - ③ 1-3/4" HOT MIX ASPHALT (H-30)
  - ④ 2-1/4" HOT MIX ASPHALT (H-30)
  - ⑤ 1" CHALKED AGGREGATE BASE (TYPE-B/CA-6)
  - ⑥ 1/2" CHALKED AGGREGATE BASE (TYPE-B/CA-6)
  - ⑦ 6" CONCRETE COMBINATION CURB/WALK (CL-S)
  - ⑧ 6-16" x 10" W.W.M. & 4" AGGREGATE BASE (CA-6)
  - ⑨ 5" CONCRETE WALK (CL-S) w/4" AGG. BASE (CA-6)
  - ⑩ 24" TRUNCATED DOME ADA PANELS @ ADA STALLS
  - ⑪ NEW PRECAST BLOCK LANDSCAPE WALL w/4" U-DRAIN
  - ⑫ HYDRO-SEED w/6" TOP SOIL/STARTER FERTILIZER (TURF AREAS)
  - ⑬ SEED, SEED BLANKET w/6" TOP SOIL (BOTTOM STORM WATER BASIN)
  - ⑭ INSTALL 2" WIDE INFILTRATION TRENCH w/WASH GRAVEL OVER U-DRAIN
  - ⑮ PARKING LOT/PATH LIGHTING (20' POLE w/L.E.D. FIXTURES)
  - ⑯ 3" TREE (B-B) IN LANDSCAPE ISLAND (SEE LANDSCAPE PLAN)

- SEAL COAT, SIGN & STRIPING**
- ① DOUBLE COAT COAL TAR SAND SEAL
  - ② PRECAST WHEEL STOP (REMOVAL & RE-INSTALLATION)
  - ③ 4" PARKING STALL LINE (YELLOW PAINT/DOUBLE COAT)
  - ④ ADA STALL SYMBOL & STALL PAINTMENT MARKING
  - ⑤ ADA & 2500 PINE SIGN @ GALVANIZED STEEL POST
  - ⑥ BIKE PARKING SIGN & METAL BIKE RACK IN STALL



**AGREEMENT**  
 THE CITY OF CHICAGO  
 THE CITY OF CHICAGO  
 THE CITY OF CHICAGO

**PROPERTY MANAGER**  
 111 & 112th Street  
 The City of Chicago  
 The City of Chicago  
 The City of Chicago

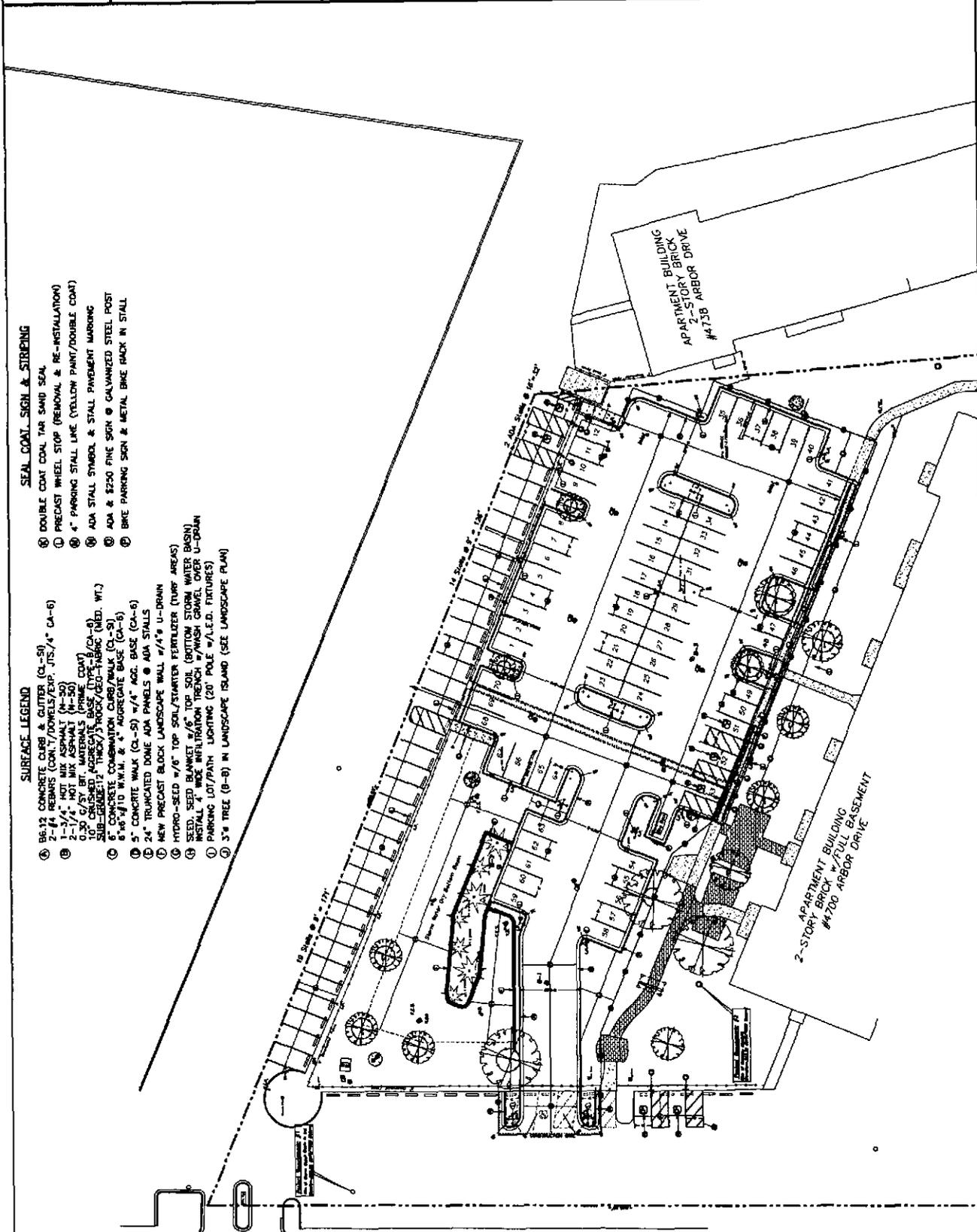
**CONSTRUCTION**  
 ALL EXISTING CONSTRUCTION  
 TO BE PRESERVED  
 THE CITY OF CHICAGO  
 THE CITY OF CHICAGO  
 THE CITY OF CHICAGO

**CHARTERED SURVEYORS**  
 111 & 112th Street  
 The City of Chicago  
 The City of Chicago  
 The City of Chicago

**19-6852**

**SITE PLAN**

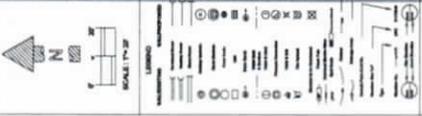
**C-3**







Project No.	19-8952
Sheet No.	11
Revision	
Drawn By	
Checked By	
Approved By	



**ARCHITECT**  
KSA LIGHTING & CONTROLS  
1000 N. WOODFIELD DRIVE  
ROLLING MEADOWS, IL 60011  
Tel: 708.470.1000  
Fax: 708.470.1001  
www.ksa.com

**PROPERTY MANAGER**  
THE PRESERVE AT WOODFIELD APARTMENTS  
4709 ARBOR DRIVE  
ROLLING MEADOWS, IL 60011  
Tel: 708.470.1000  
Fax: 708.470.1001  
www.ksa.com

**CONSTRUCTION**  
SUNBELT CONSTRUCTION  
1000 N. WOODFIELD DRIVE  
ROLLING MEADOWS, IL 60011  
Tel: 708.470.1000  
Fax: 708.470.1001  
www.ksa.com

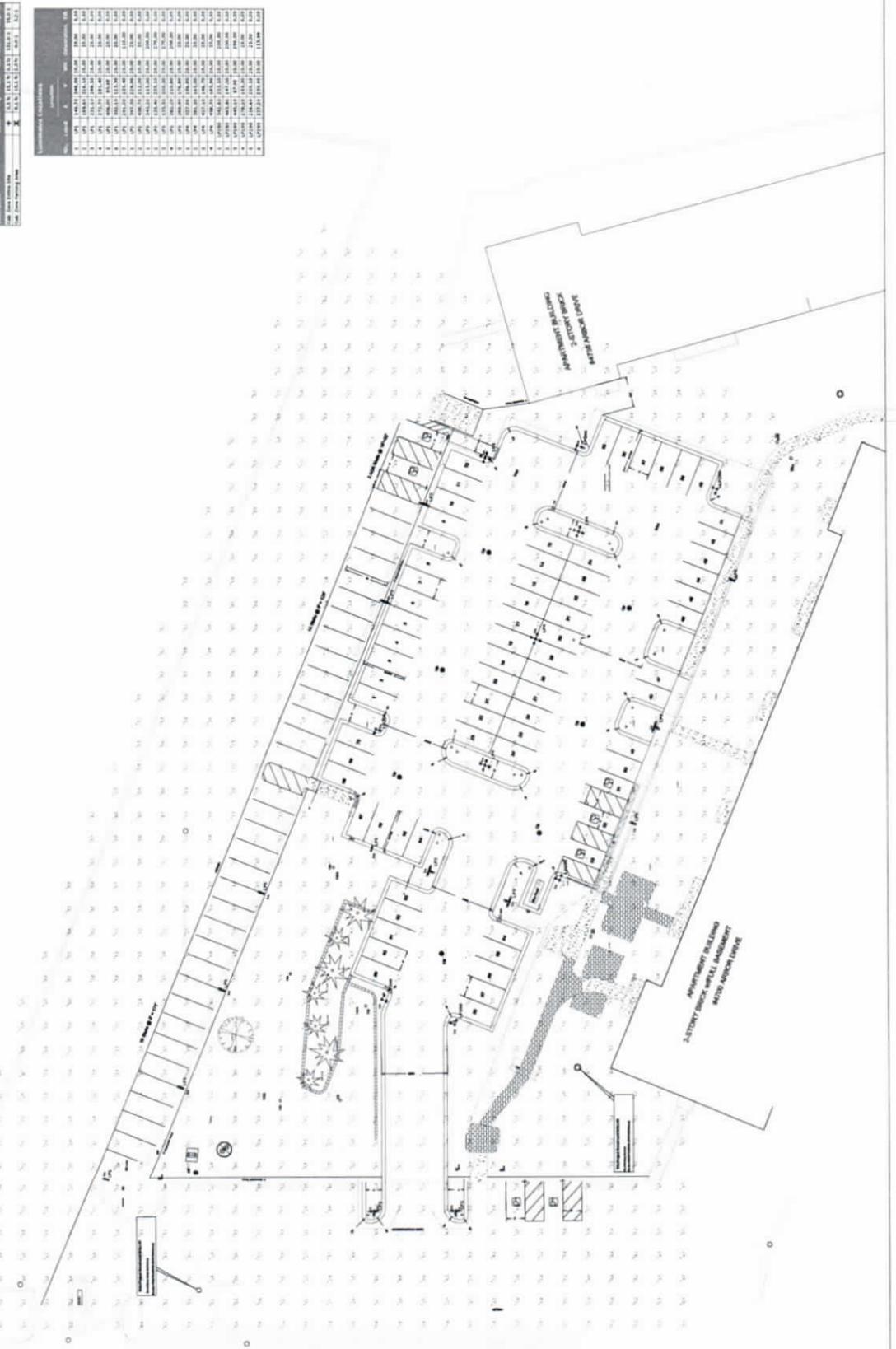
**NEW PARKING LOT**  
SUNBELT CONSTRUCTION  
1000 N. WOODFIELD DRIVE  
ROLLING MEADOWS, IL 60011  
Tel: 708.470.1000  
Fax: 708.470.1001  
www.ksa.com

Symbol	Level	Quantity	Manufacturer	Description	Notes
□	LP1	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP200	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP2	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP3	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP4	1	Universal Lighting	1000 WOODFIELD DRIVE	

Symbol	Level	Quantity	Manufacturer	Description	Notes
□	LP1	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP200	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP2	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP3	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP4	1	Universal Lighting	1000 WOODFIELD DRIVE	

Symbol	Level	Quantity	Manufacturer	Description	Notes
□	LP1	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP200	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP2	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP3	1	Universal Lighting	1000 WOODFIELD DRIVE	
□	LP4	1	Universal Lighting	1000 WOODFIELD DRIVE	

**WALTERS SURVEY**  
1000 WOODFIELD DRIVE  
ROLLING MEADOWS, IL 60011  
Tel: 708.470.1000  
Fax: 708.470.1001  
www.ksa.com



**APARTMENT BUILDING**  
3-STORY BRICK AND GLASS  
MULTI-FAMILY DWELLING

**APARTMENT BUILDING**  
3-STORY BRICK AND GLASS  
MULTI-FAMILY DWELLING

Landscape  
Development Plan

**THE PRESERVE  
AT WOODFIELD  
APARTMENTS**

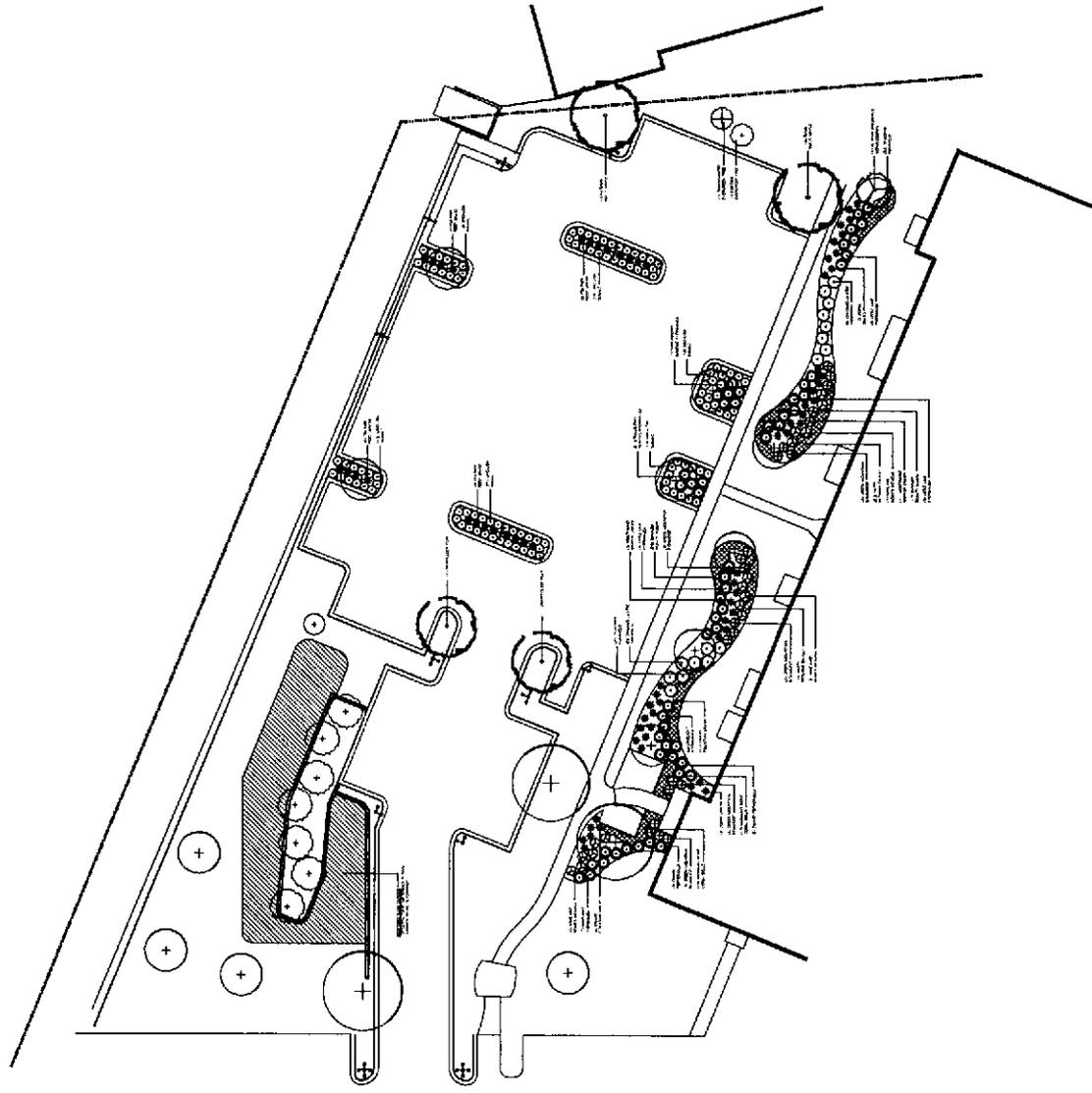
4700 Arbor Drive  
Rolling Meadows, Illinois

sheet:	10	DATE:	10 MARCH 2020
DATE:		SCALE:	1" = 20'-0"
PROJECT:		DATE:	
DESIGNER:		DATE:	
DATE:		DATE:	



revisions:

**A.M. WOODLAND**  
— OUTDOOR DESIGN —  
Luxury Outdoor Living



### **Ordinance Exhibit 3**

The following plans were reviewed and made part of the Planned Development Amendment submittal for the Preserves at Woodfield:

1. Plat of Survey, prepared by WBK Engineering, LLC date 10/2/2017.
2. Preliminary Engineering Plans, prepared by Norman J. Toberman Associates, LLC, latest revision dated 3/18/20, and consisting of the following sheets:
  - a. C1, Title, Notes and Details
  - b. C-2, Topo-Demo Plan and Tree Survey
  - c. C-3, Site Plan
  - d. C-4, Storm Sewer Plan
  - e. C-5 Grading Plan
3. Photometric Plan, prepared by KSL Lighting and Controls, latest revision dated February 27, 2020, consisting of 1 sheet.
4. Landscape Development Plan, prepared by A.M. Woodland Outdoor Design, latest revision dated March 10, 2020, consisting of 1 sheet.

Pursuant to staff review of the above-listed documents, it is recommended that any approval be made subject to final plans to be submitted for building permits include the following required revisions:

#### **Comments from the City Engineer:**

- a. Label the lot line of Parcel 1 and east right-of-way line of Arbor Drive.
- b. Submit the MWRD WMO permit for certification by the City engineer.
- c. Provide an Engineer's Estimate of Probable Costs.
- d. Clarify curb construction along parking stalls 9-12.
- e. Proposed stormwater detention depth exceeds the maximum allowed by the City. Revise stormwater plans.

#### **Comments by City Staff:**

##### Sheet C-2

1. Add notes "See C-1, Landscape Wall Detail" and "See Landscape Plan" by Evergreen landscape area.
2. Clarify whether the storm line north of and paralleling the building (and the clean out connections to the building) is existing or proposed. They do not show up on the Alta. Adjust proximity to water line if necessary.
3. Show location of gas line.
4. Will all or some of the ornamental fence stay during construction? Is it intended to remain? Will it be removed and replaced? Please specify on the plans.

## Sheet C-3

1. Curb omitted in northeast area. Add it to the plans.
2. Access to dumpster. Show ADA walk and break in fence.
3. Restripe parking spaces in the existing parking row west of the improvement from angle to perpendicular spaces.
4. In addition to the striping, sign the space in the parking row north of the project that connects to the proposed sidewalk as "No Parking". Add detail.
5. Add a detail for the bike rack.
6. Show if HMA lifts are N50, IL 19.0 binder and N50, IL 9.5 surface courses.
7. Show ADA ramps at proposed sidewalk locations on the north and northeast side of the parking lot.
8. Curb is not shown to the north of parking stalls 9,10,11 and 12.
9. Show top wall and bottom wall elevations.

## C-5

1. Berms close to building do not match landscape plan. Revise for review.
2. Add bottom and top of wall elevations in evergreen landscape area.
3. Add gas line to the plans.
4. Sanitary clean out, and proximity to water going to building.

## Landscape Plan

1. Note "Existing Trees to be Preserved" for those trees that will be preserved.
2. Add table with all plant material listed by name, total quantity and size at installation.
3. Proposed landscaping on the east side of the west door is shown in an area where other plans identify existing hardscape walks to remain. Revise.
4. The proposed berms near the building do not align with the proposed grading plan. Grading plan can be revised to note "See Landscape Plan".
5. Add a note that new landscape beds will be spade edged and mulched with 4" of premium shredded hardwood mulch.
6. Remove Chanticleer Pear and Autumn Blaze Maple, replace with one of the following
  - Kentucky Coffee tree
  - Burr Oak tree
  - Regal Prince Oak tree
  - London Pine tree
7. There needs to be a maintenance/warranty for the transplanted trees for at least a year
8. Include rain garden/bio swale maintenance plan
9. Add 2 trees north of the rain garden
10. Landscape islands- minimum of 12" topsoil/compost