

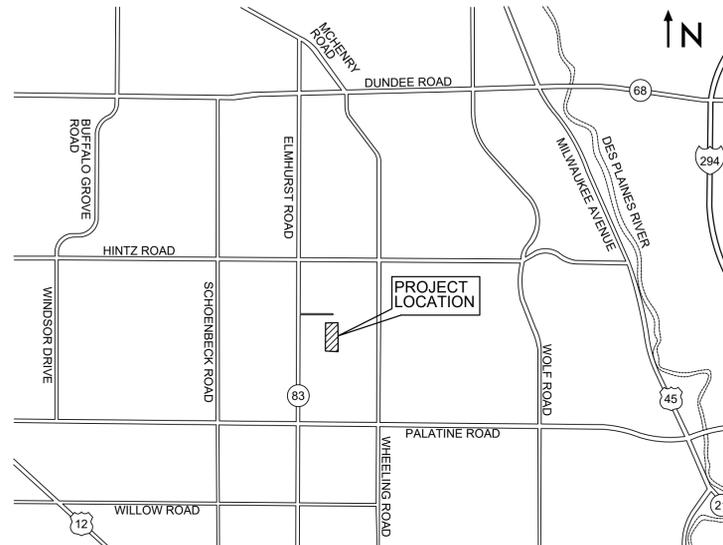
RESERVE AT MUIR PARK (61 UNIT PLAN) PRELIMINARY ENGINEERING PLANS 1001 OAK AVENUE

SECTION 15 TOWNSHIP 42 NORTH RANGE 11 EAST
PROSPECT HEIGHTS, ILLINOIS
COOK COUNTY

OWNER / DEVELOPER:
Lexington Homes
1731 Marcey Street
Suite 200
Chicago, IL 60614
Tel: 773-360-0300

PREPARED BY:
Haeger Engineering, LLC
Illinois Prof. Design Firm #184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

CITY OF PROSPECT HEIGHTS
8 North Elmhurst Road
Prospect Heights, IL 60070
Tel: 847-398-6070
Fax: 847-392-4244



LOCATION MAP
Not To Scale

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS / DEMOLITION PLAN OVERALL
C3.0	GEOMETRY PLAN OVERALL
C3.1	GEOMETRY PLAN NORTH
C3.2	GEOMETRY PLAN CENTRAL
C3.3	GEOMETRY PLAN ENTRANCE DRIVE
C4.0	UTILITY PLAN OVERALL
C4.1	UTILITY PLAN NORTH
C4.2	UTILITY PLAN CENTRAL
C4.3	UTILITY PLAN ENTRANCE DRIVE
C5.0	GRADING PLAN OVERALL
C5.1	GRADING PLAN NORTH
C5.2	GRADING PLAN CENTRAL
C5.3	GRADING PLAN ENTRANCE DRIVE
C6.0	EROSION CONTROL PLAN OVERALL

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Grate	
	Garage Floor	
	Finish Grade	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

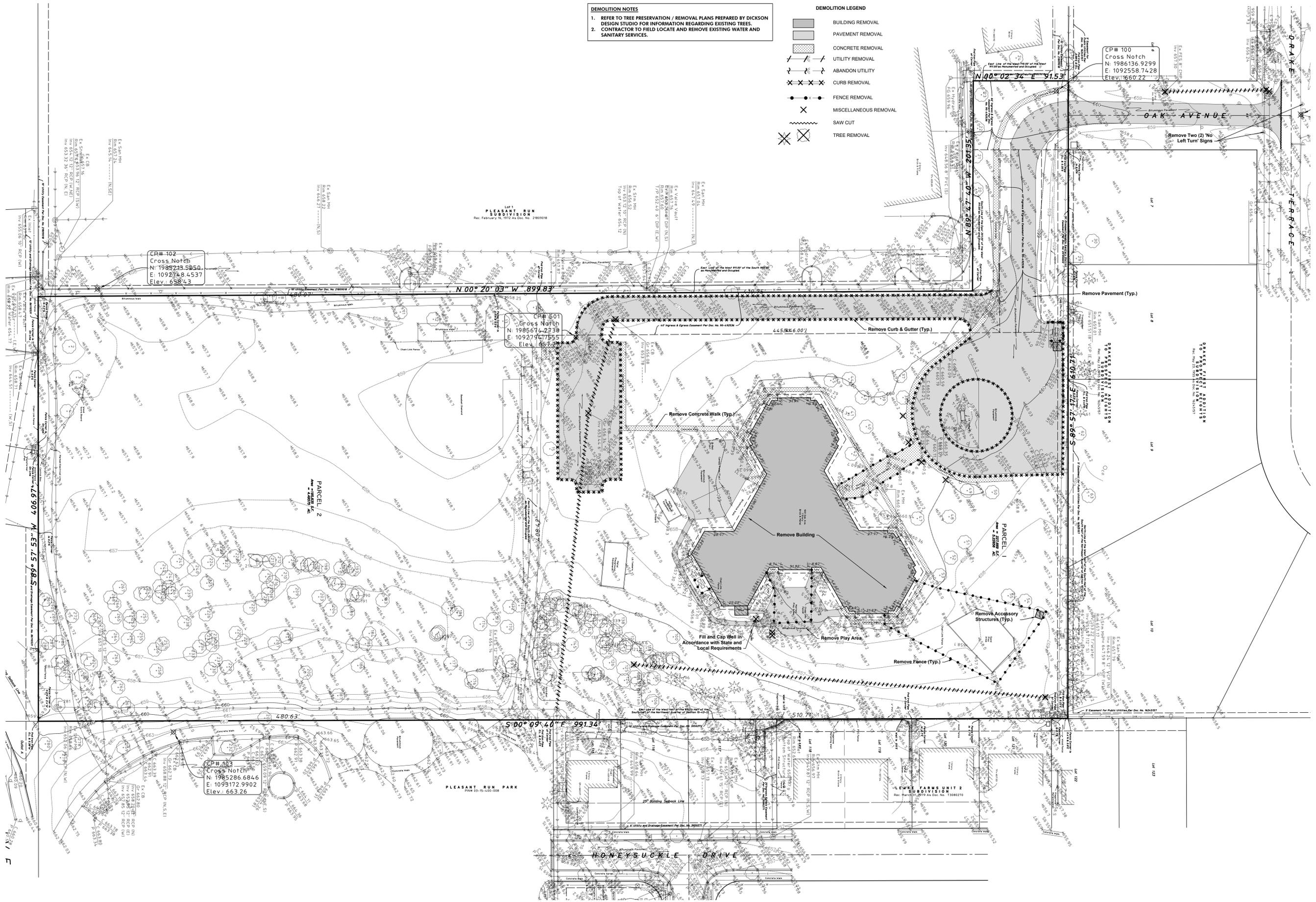
TITLE SHEET
RESERVE AT MUIR PARK (61 UNIT)
LEXINGTON HOMES
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/23/2020
Project No. 18-219
Sheet **C1.0** / C6



- DEMOLITION NOTES**
- REFER TO TREE PRESERVATION / REMOVAL PLANS PREPARED BY DICKSON DESIGN STUDIO FOR INFORMATION REGARDING EXISTING TREES.
 - CONTRACTOR TO FIELD LOCATE AND REMOVE EXISTING WATER AND SANITARY SERVICES.

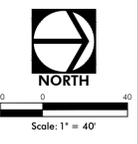
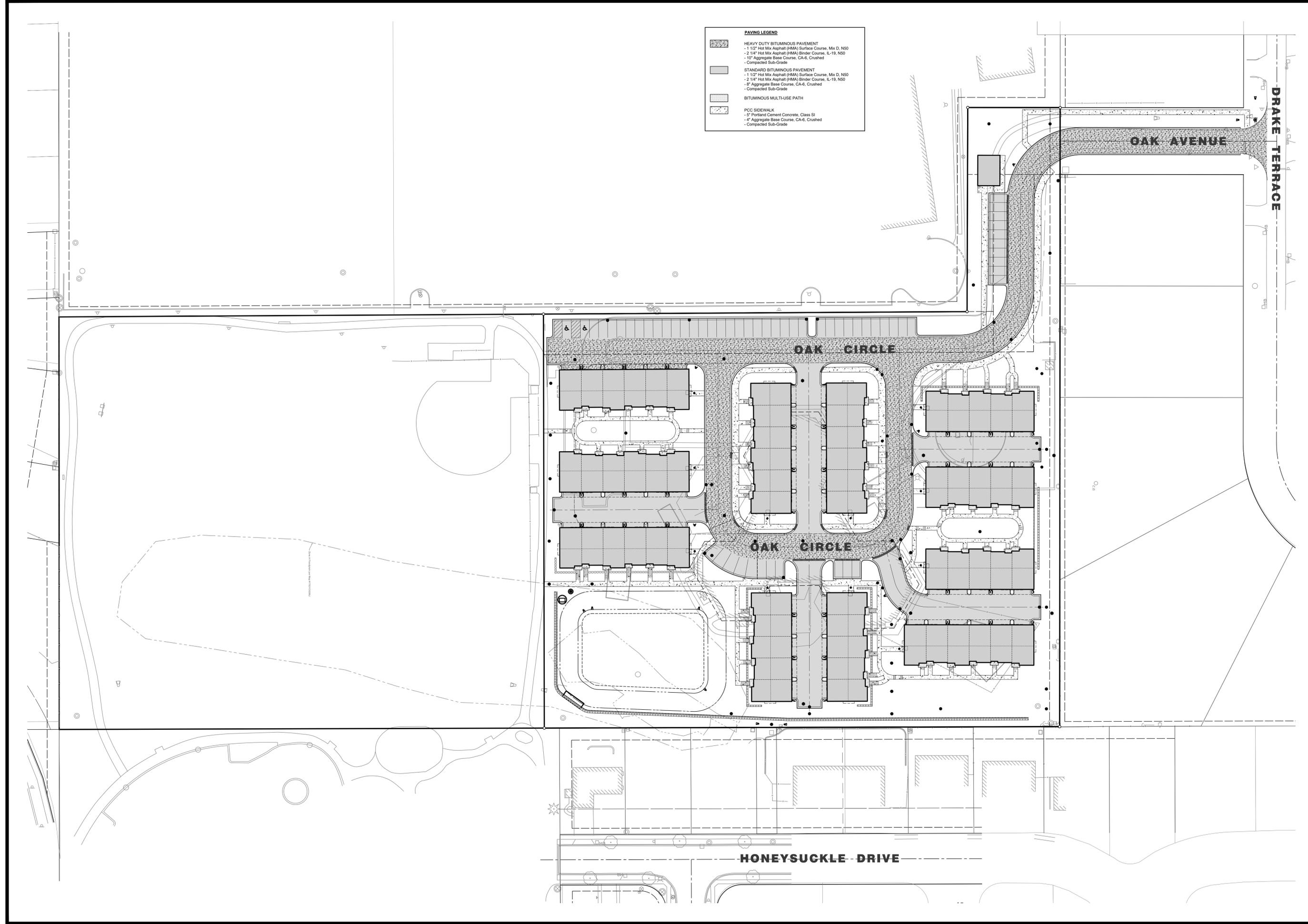
- DEMOLITION LEGEND**
- BUILDING REMOVAL
 - PAVEMENT REMOVAL
 - CONCRETE REMOVAL
 - UTILITY REMOVAL
 - ABANDON UTILITY
 - CURB REMOVAL
 - FENCE REMOVAL
 - MISCELLANEOUS REMOVAL
 - SAW CUT
 - TREE REMOVAL



HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

**EXISTING / DEMOLITION PLAN
 OVERALL**
**RESERVE AT MUR PARK (61 UNIT)
 LEXINGTON HOMES**
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/23/2020
 Project No. 18-219
 Sheet **C2.0** / C6

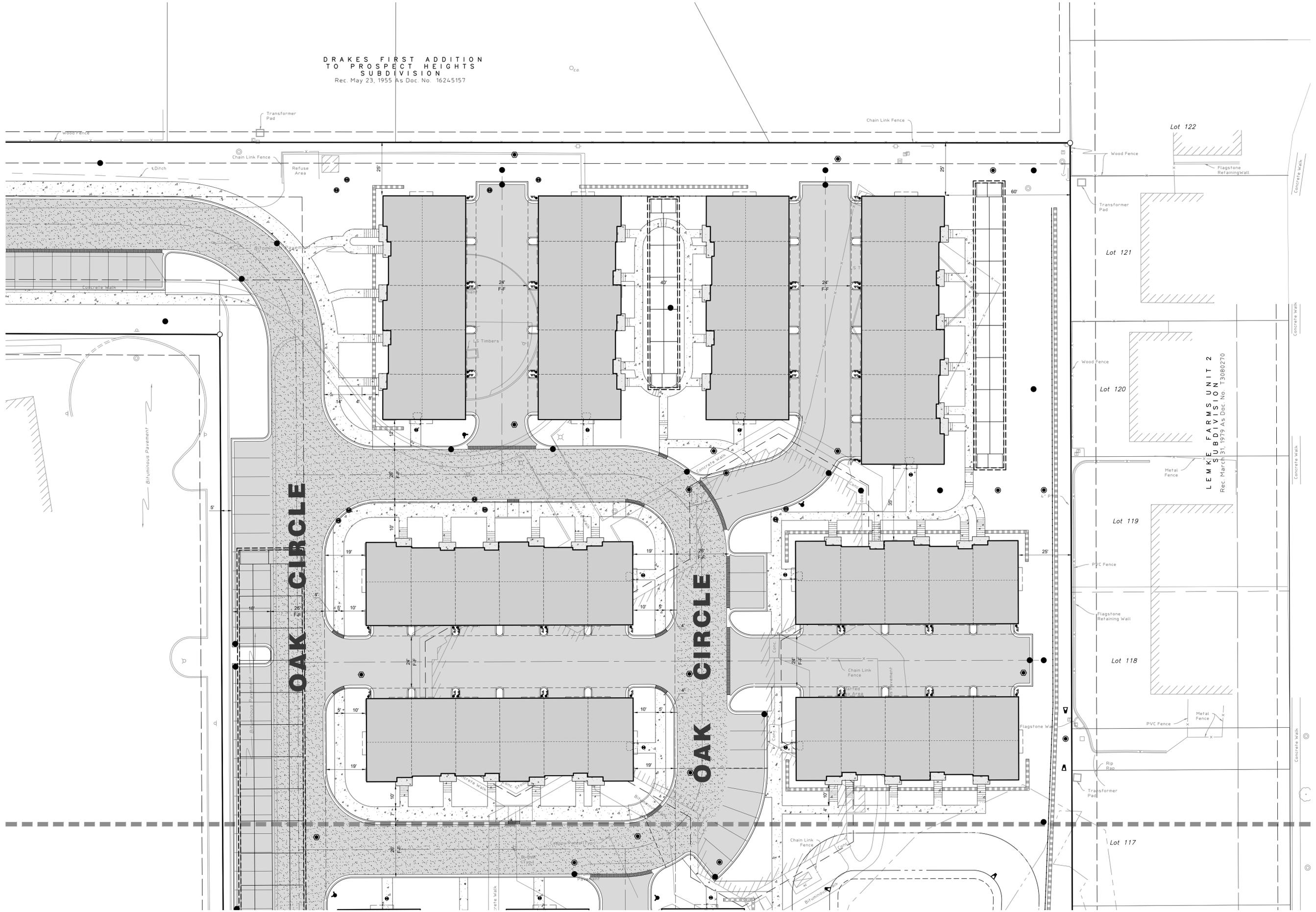
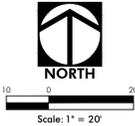


HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

**GEOMETRY PLAN
 OVERALL**
RESERVE AT MUIR PARK (61 UNIT)
LEXINGTON HOMES
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/23/2020
 Project No. 18-219
 Sheet **C3.0** / C6

DRAKES FIRST ADDITION
TO PROSPECT HEIGHTS
SUBDIVISION
Rec. May 23, 1955 As Doc. No. 16245157



LEMAY FARMS UNIT 2
SUBDIVISION
Rec. March 31, 1979 As Doc. No. T3080270

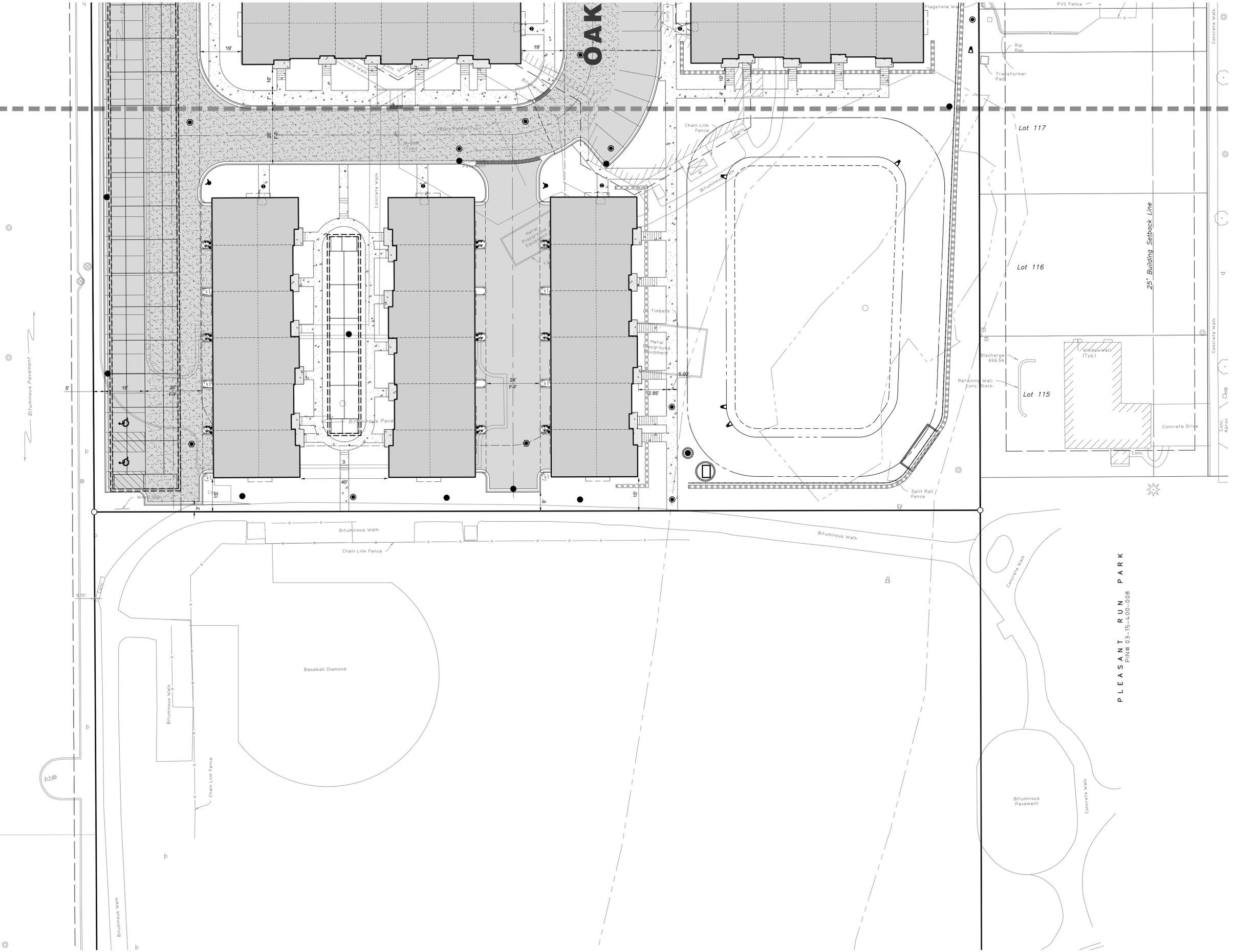
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel. 847.394.6600 Fax. 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

GEOMETRY PLAN
NORTH
RESERVE AT MUIR PARK (61 UNIT)
LEXINGTON HOMES
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/23/2020
Project No. 18-219
Sheet **C3.1**

No. _____
Date _____
Revision _____

Lot 1
PLEASANT RUN
 SUBDIVISION
 Rec. February 16, 1972 As Doc. No. 21809018



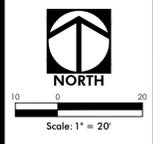
PLEASANT RUN PARK
 PIN# 03-15-4,00-008

GEOMETRY PLAN
CENTRAL
RESERVE AT MUR PARK (61 UNIT)
LEXINGTON HOMES
 PROSPECT HEIGHTS, ILLINOIS

HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6698
 Illinois Professional Design Firm License No. 184-003132
 www.haegerengineering.com

Project Manager: T A S
 Engineer: P A C
 Date: 07/23/2020
 Project No. 18-219
 Sheet **C4.2** / C6

No.	Date	Revision



DRAKES FIRST ADDITION
TO PROSPECT HEIGHTS
SUBDIVISION
Rec. May 23, 1955 As Doc. No. 16245157

DRAKE TERRACE

OAK AVENUE

Lot 6

Lot 7

Transformer Pad

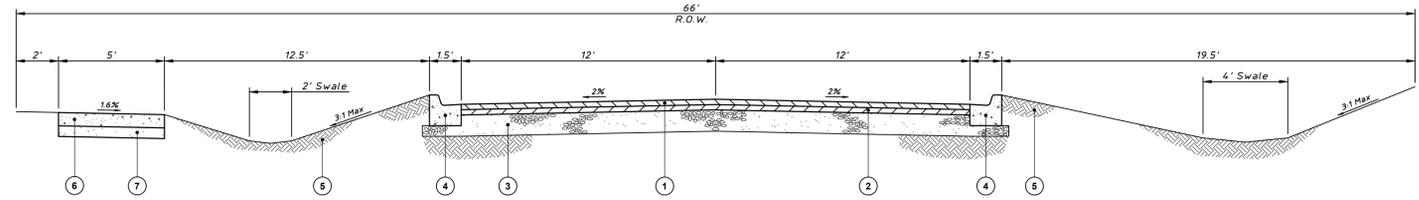
Wood Fence

Ditch

Concrete Walk

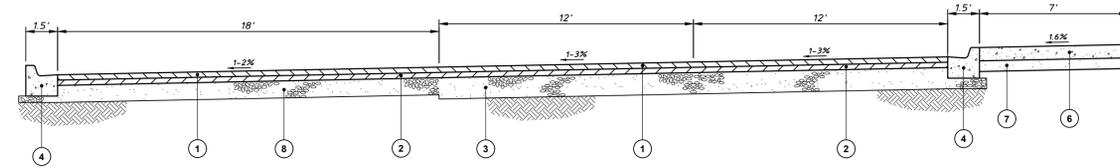
Concrete Walk

Unlaid Pavement



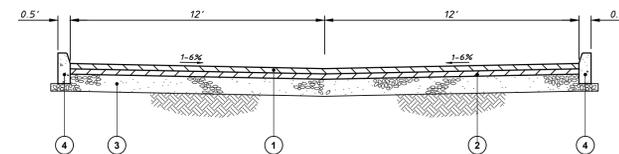
- ① 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- ② 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- ③ 10" Aggregate Base Course, CA-6, Crushed
- ④ Combination Concrete Curb and Gutter, Type B-6.12
- ⑤ 6" Topsoil and Sod
- ⑥ 5" Portland Cement Concrete, Class SI
- ⑦ 4" Aggregate Base Course, CA-6, Crushed

OAK AVENUE (PUBLIC) TYPICAL SECTION



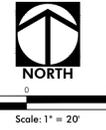
- ① 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- ② 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- ③ 10" Aggregate Base Course, CA-6, Crushed
- ④ Combination Concrete Curb and Gutter, Type B-6.12
- ⑤ 6" Topsoil and Sod
- ⑥ 5" Portland Cement Concrete, Class SI
- ⑦ 4" Aggregate Base Course, CA-6, Crushed
- ⑧ 8" Aggregate Base Course, CA-6, Crushed

OAK AVENUE (PRIVATE) / OAK CIRCLE / OAK COURT TYPICAL SECTION



- ① 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- ② 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- ③ 8" Aggregate Base Course, CA-6, Crushed
- ④ 6" Barrier Curb

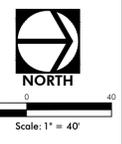
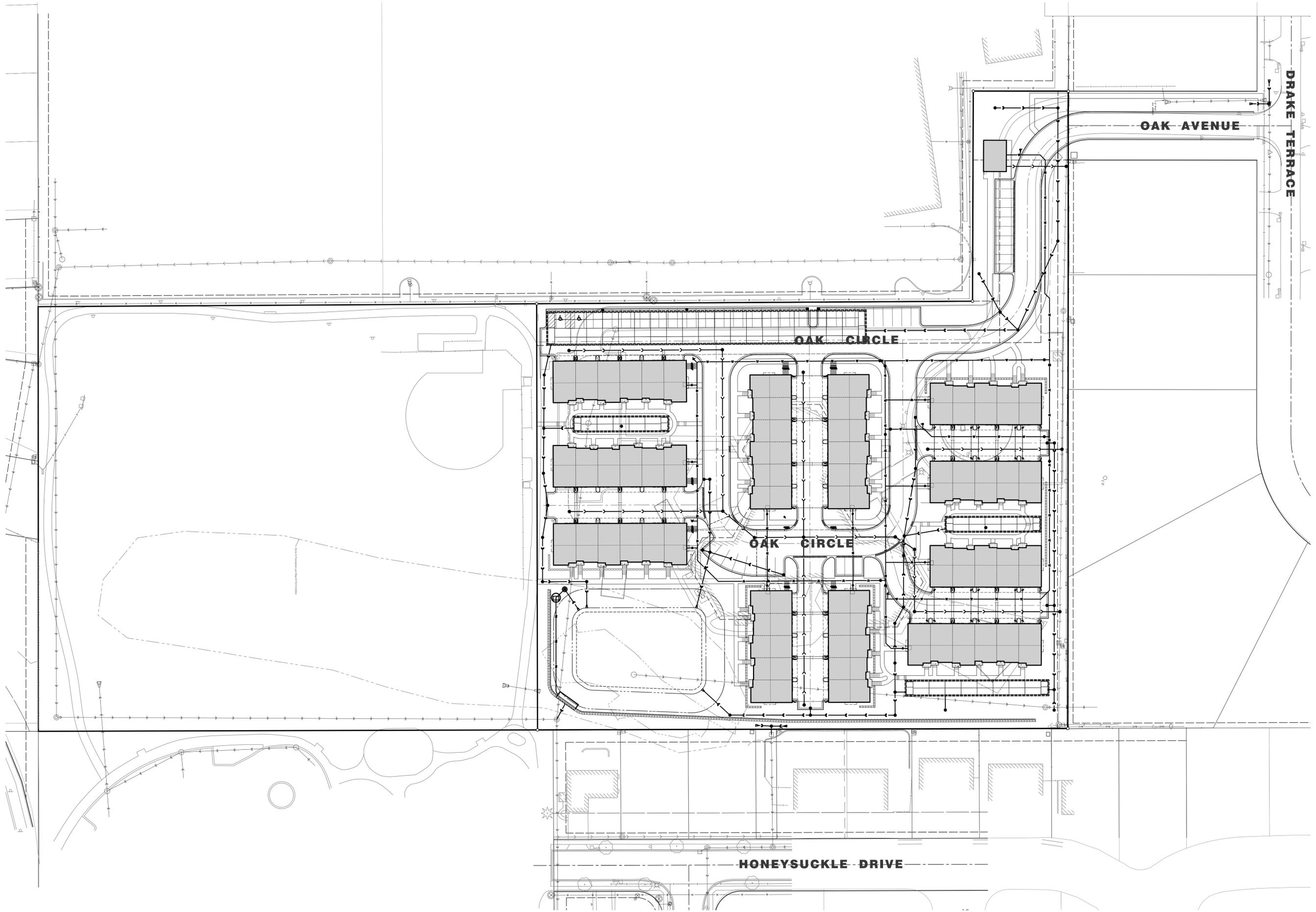
ALLEY TYPICAL SECTION



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

GEOMETRY PLAN
ENTRANCE DRIVE
RESERVE AT MUIR PARK (61 UNIT)
LEXINGTON HOMES
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/23/2020
Project No. 18-219
Sheet **C3.3** / C6



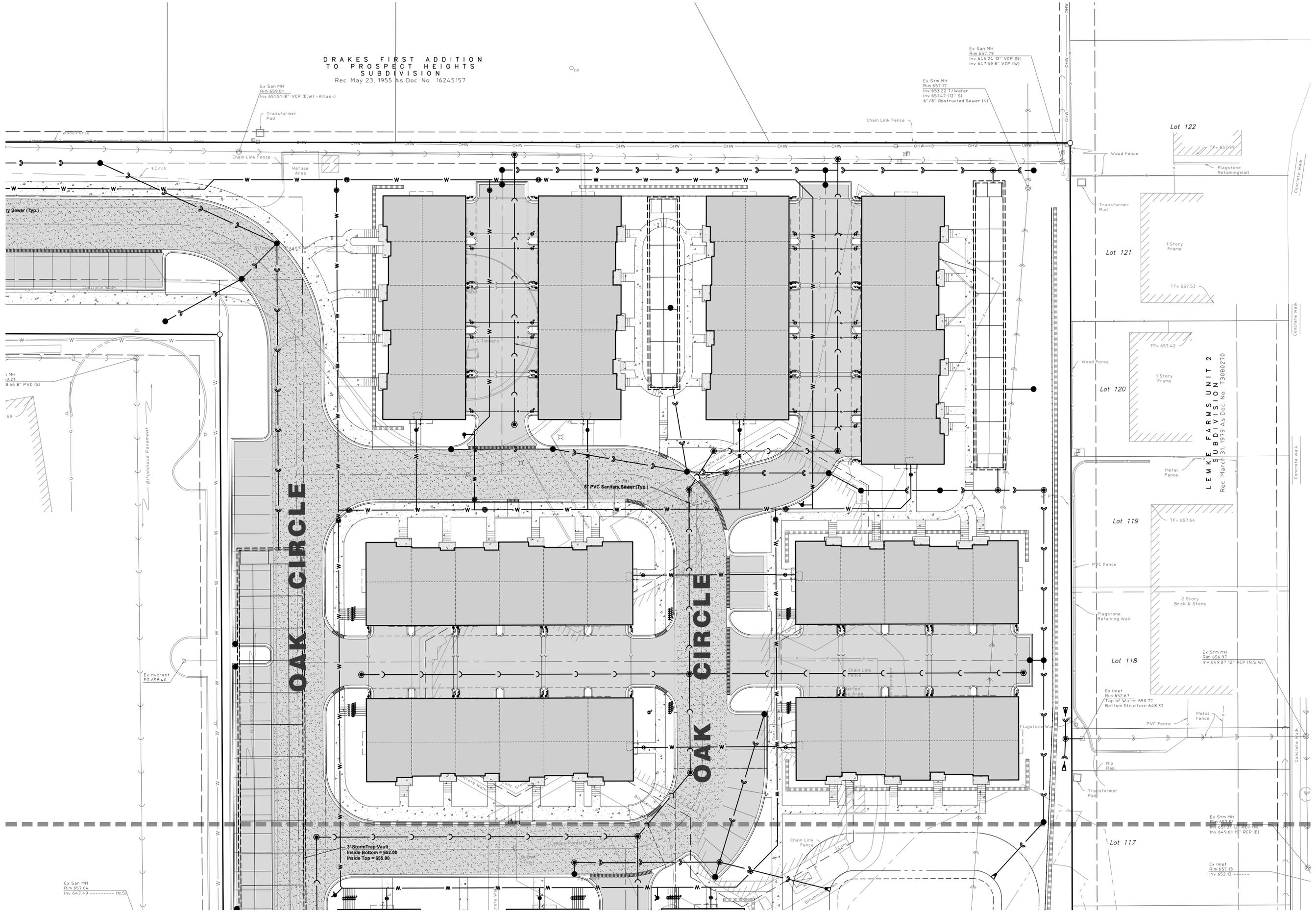
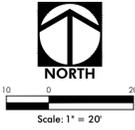
HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

**UTILITY PLAN
 OVERALL**
RESERVE AT MUIR PARK (61 UNIT)
LEXINGTON HOMES
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/23/2020
 Project No. 18-219
 Sheet **C4.0** / C6

No. _____ Date _____ Revision _____

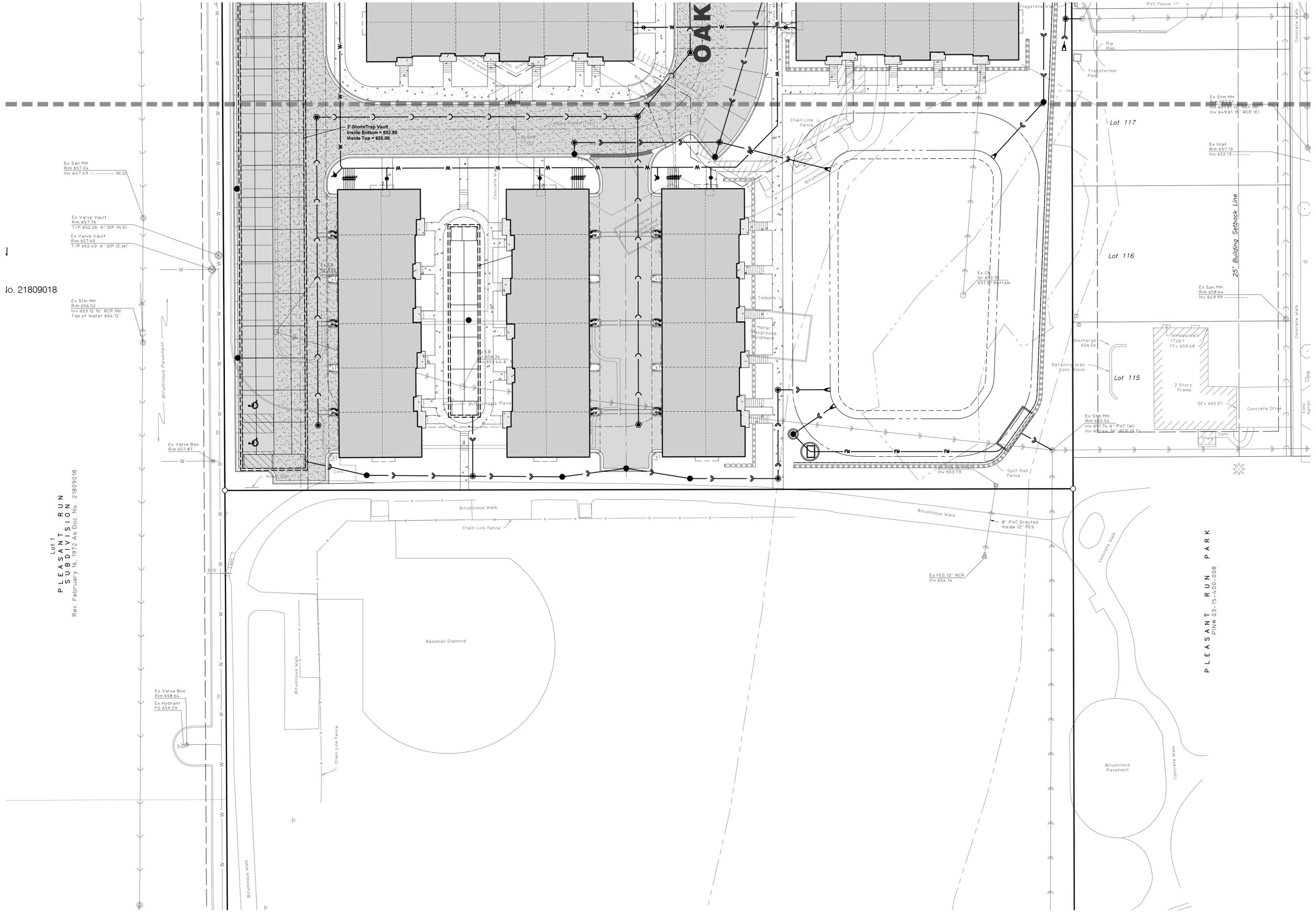
DRAKES FIRST ADDITION
TO PROSPECT HEIGHTS
SUBDIVISION
Rec. May 23, 1955 As Doc. No. 16245157



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

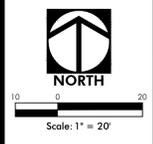
**UTILITY PLAN
NORTH**
**RESERVE AT MUR PARK (61 UNIT)
LEXINGTON HOMES
PROSPECT HEIGHTS, ILLINOIS**

Project Manager: T A S
Engineer: P A C
Date: 07/23/2020
Project No. 18-219
Sheet **C4.1** / C6



Io. 21809018

Lot 1
PLEASANT RUN
SUBDIVISION
Rec. February 16, 1972 As Doc. No. 21809018



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6698
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

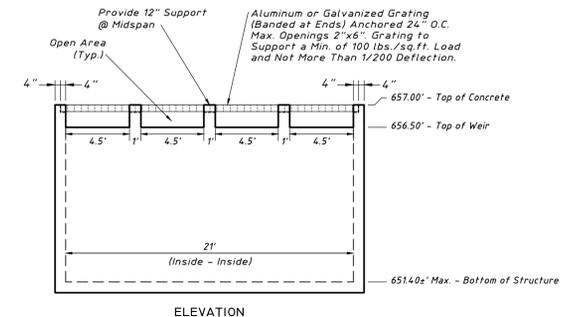
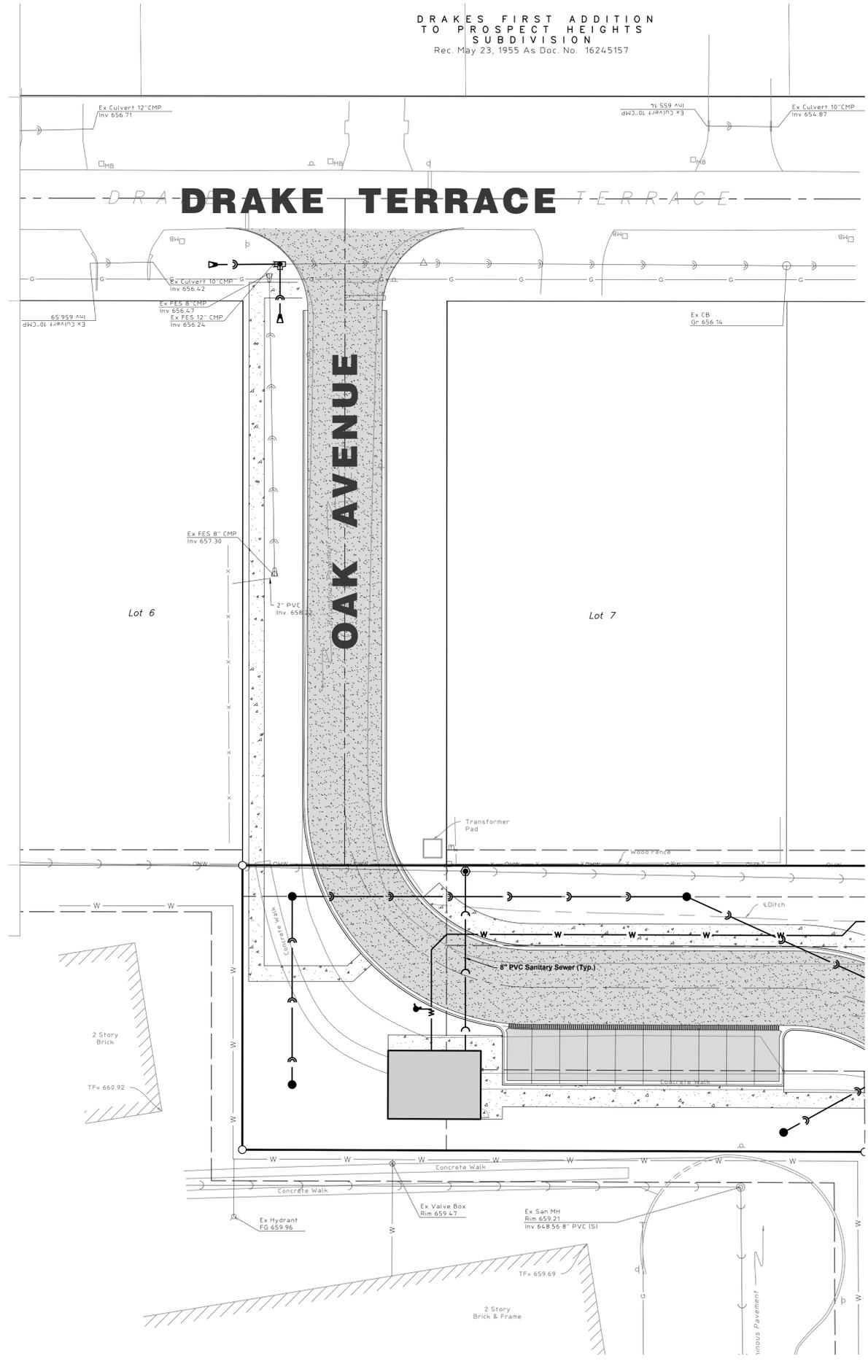
**UTILITY PLAN
CENTRAL**
**RESERVE AT MUR PARK (61 UNIT)
LEXINGTON HOMES**
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/23/2020
Project No. 18-219
Sheet **C4.2** / C6

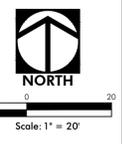
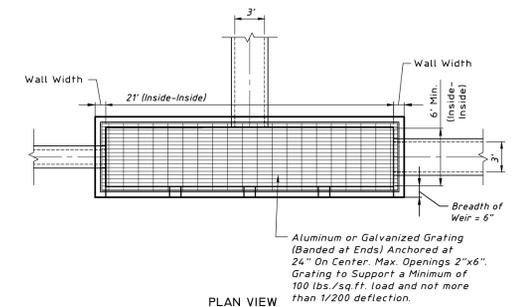
No. _____ Date _____

Revision _____

DRAKES FIRST ADDITION
TO PROSPECT HEIGHTS
SUBDIVISION
Rec. May 23, 1955 As Doc. No. 16245157



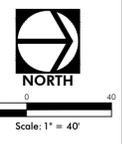
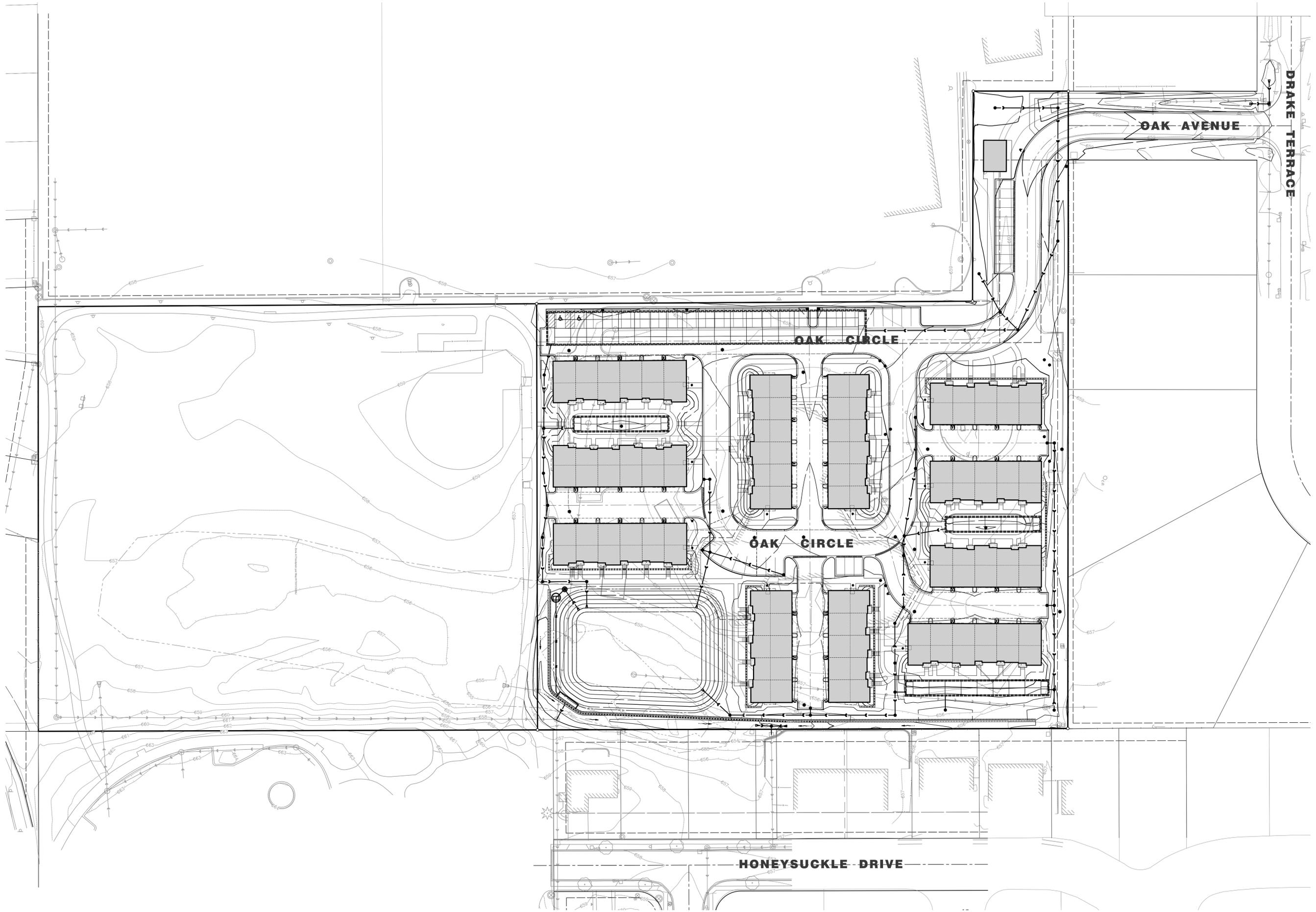
OVERFLOW STRUCTURE



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

UTILITY PLAN
ENTRANCE DRIVE
RESERVE AT MUIR PARK (61 UNIT)
LEXINGTON HOMES
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/23/2020
Project No. 18-219
Sheet **C4.3** / C6

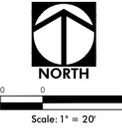


HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003132
 www.haegerengineering.com

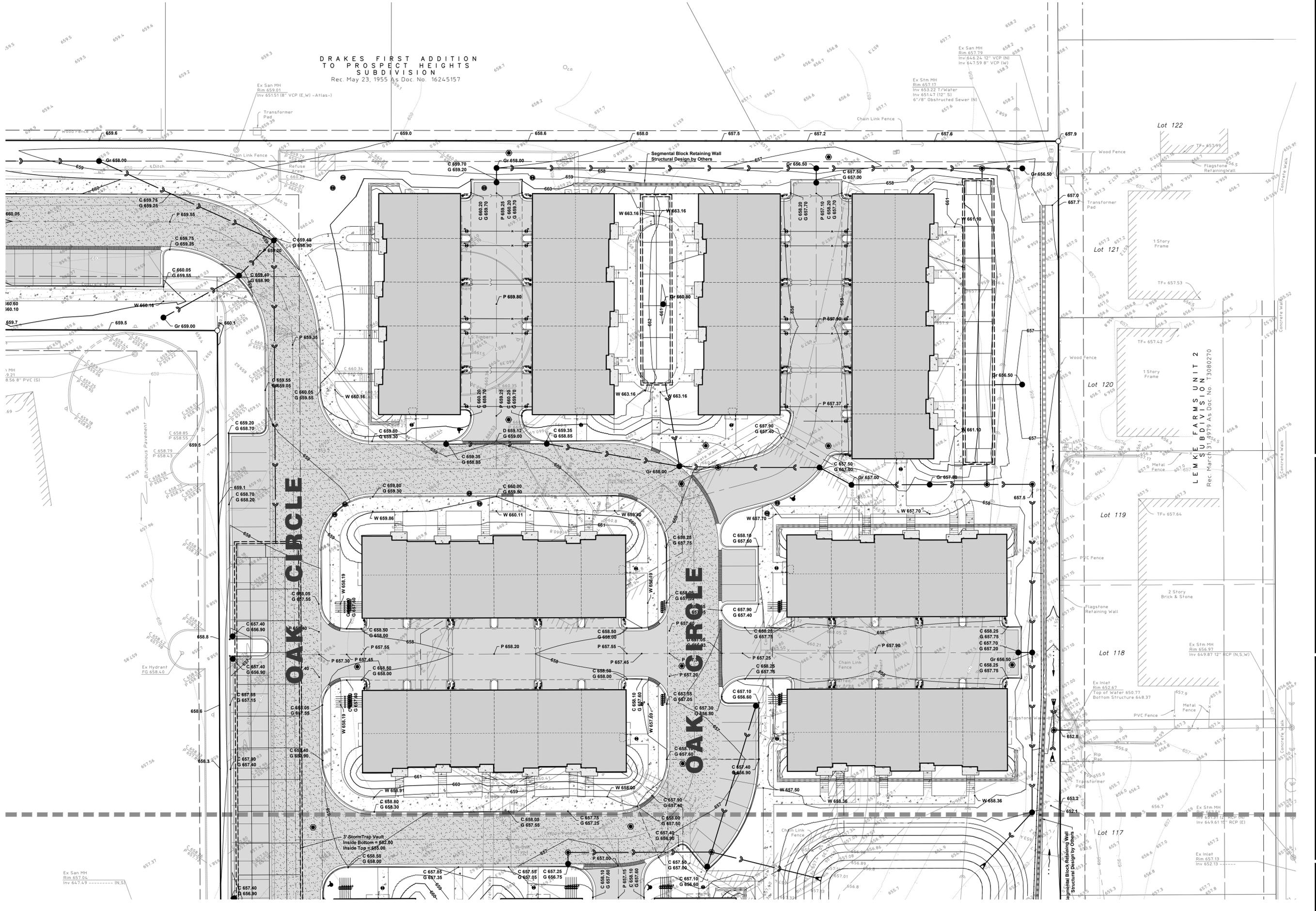
**GRADING PLAN
 OVERALL**
RESERVE AT MUIR PARK (61 UNIT)
LEXINGTON HOMES
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/23/2020
 Project No. 18-219
 Sheet **C5.0** / C6

No. _____ Date _____ Revision _____



DRAKES FIRST ADDITION
TO PROSPECT HEIGHTS
SUBDIVISION
Rec. May 23, 1955 As Doc. No. 16245157



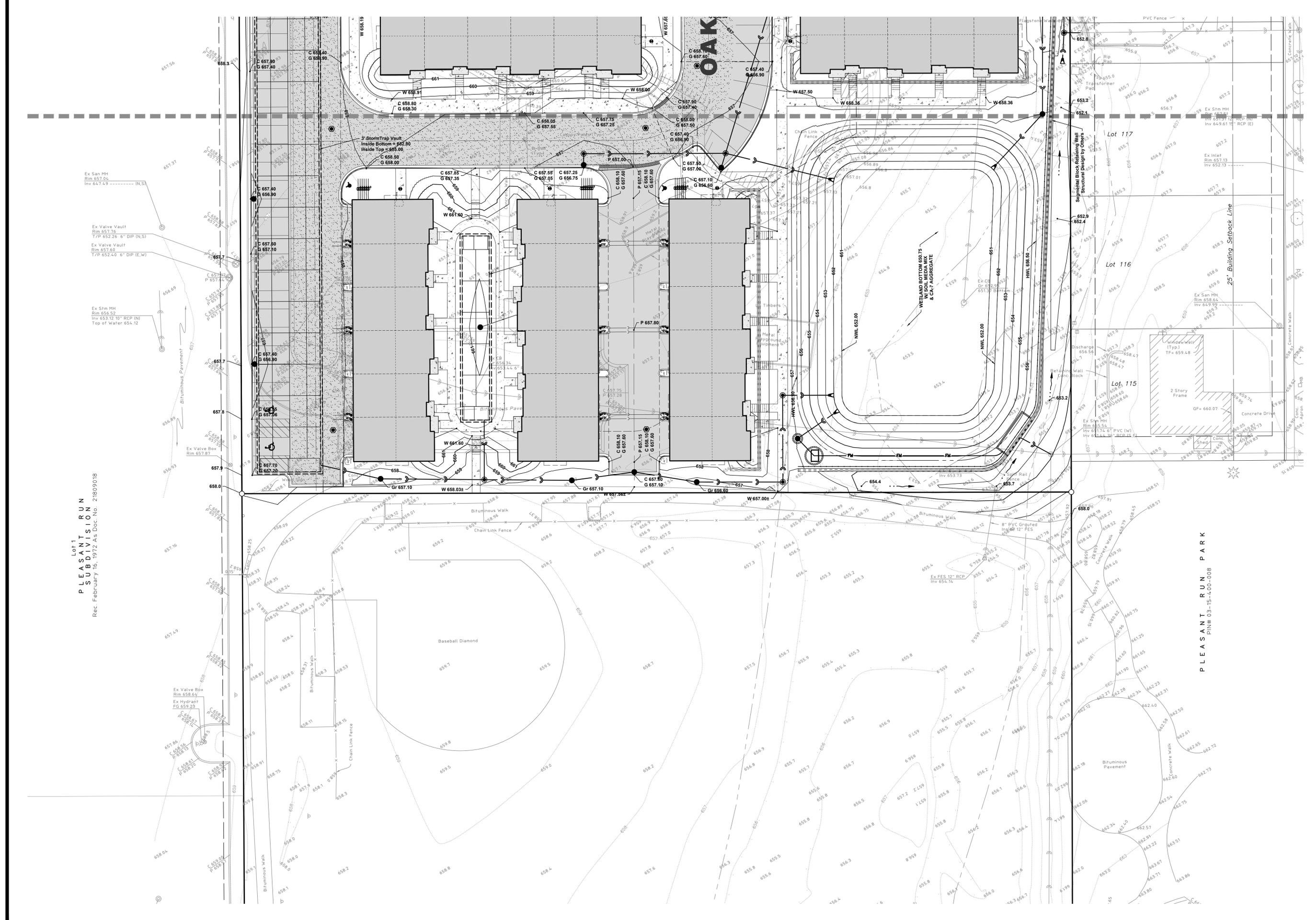
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003142
www.haegerengineering.com

**GRADING PLAN
NORTH**

**RESERVE AT MUR PARK (61 UNIT)
LEXINGTON HOMES
PROSPECT HEIGHTS, ILLINOIS**

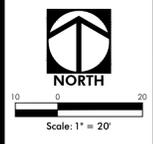
No.	Date	Revision

Project Manager: T A S
Engineer: P A C
Date: 07/23/2020
Project No. 18-219
Sheet **C5.1** / C6



Lot 1
PLEASANT RUN
 SUBDIVISION
 Rec. February 16, 1972 As Doc. No. 21809018

PLEASANT RUN PARK
 PIN# 03-15-4.00-008

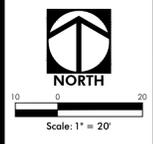
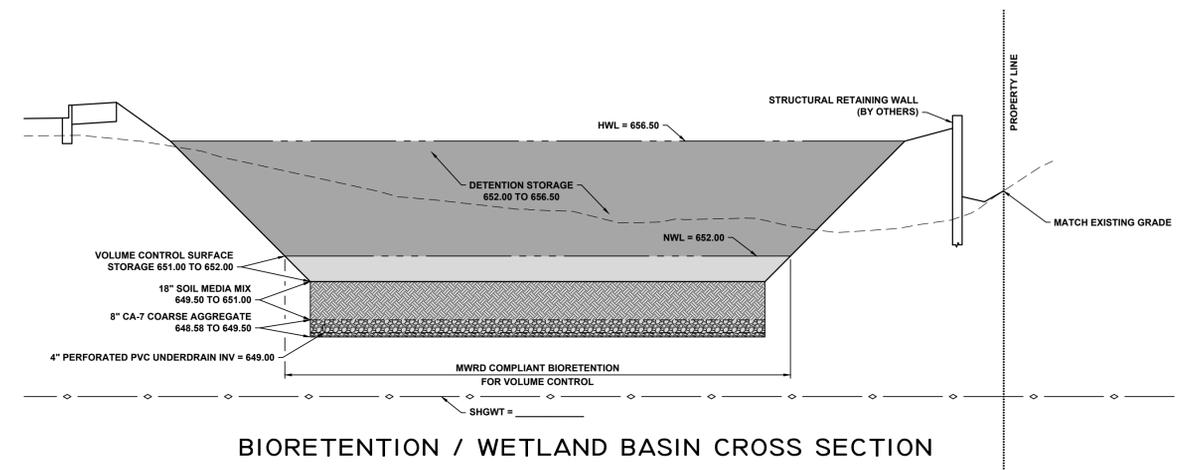
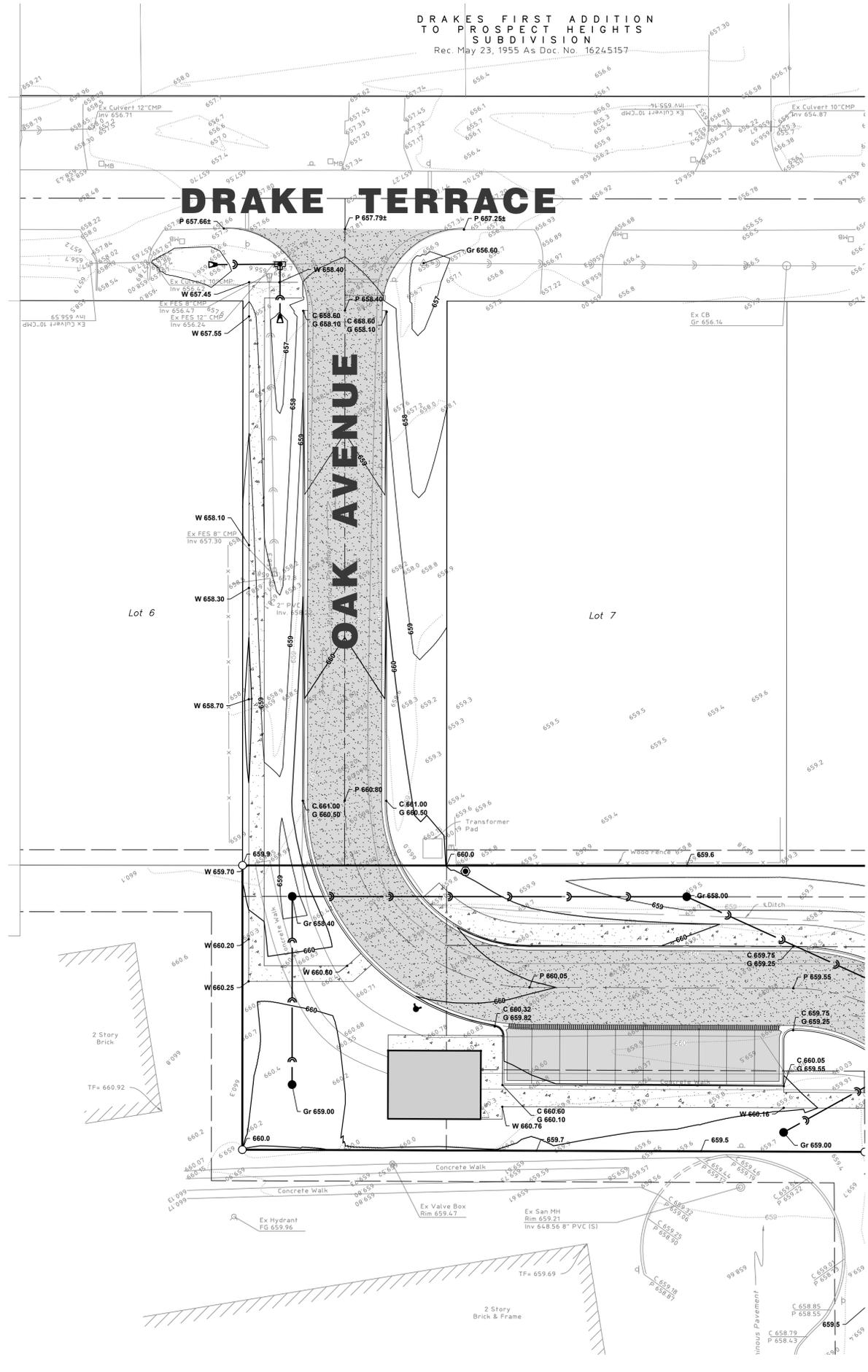


HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

GRADING PLAN
CENTRAL
RESERVE AT MUR PARK (61 UNIT)
LEXINGTON HOMES
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/23/2020
 Project No. 18-219
 Sheet **C5.2** / C6

DRAKES FIRST ADDITION
TO PROSPECT HEIGHTS
SUBDIVISION
Rec. May 23, 1955 As Doc. No. 16245157



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

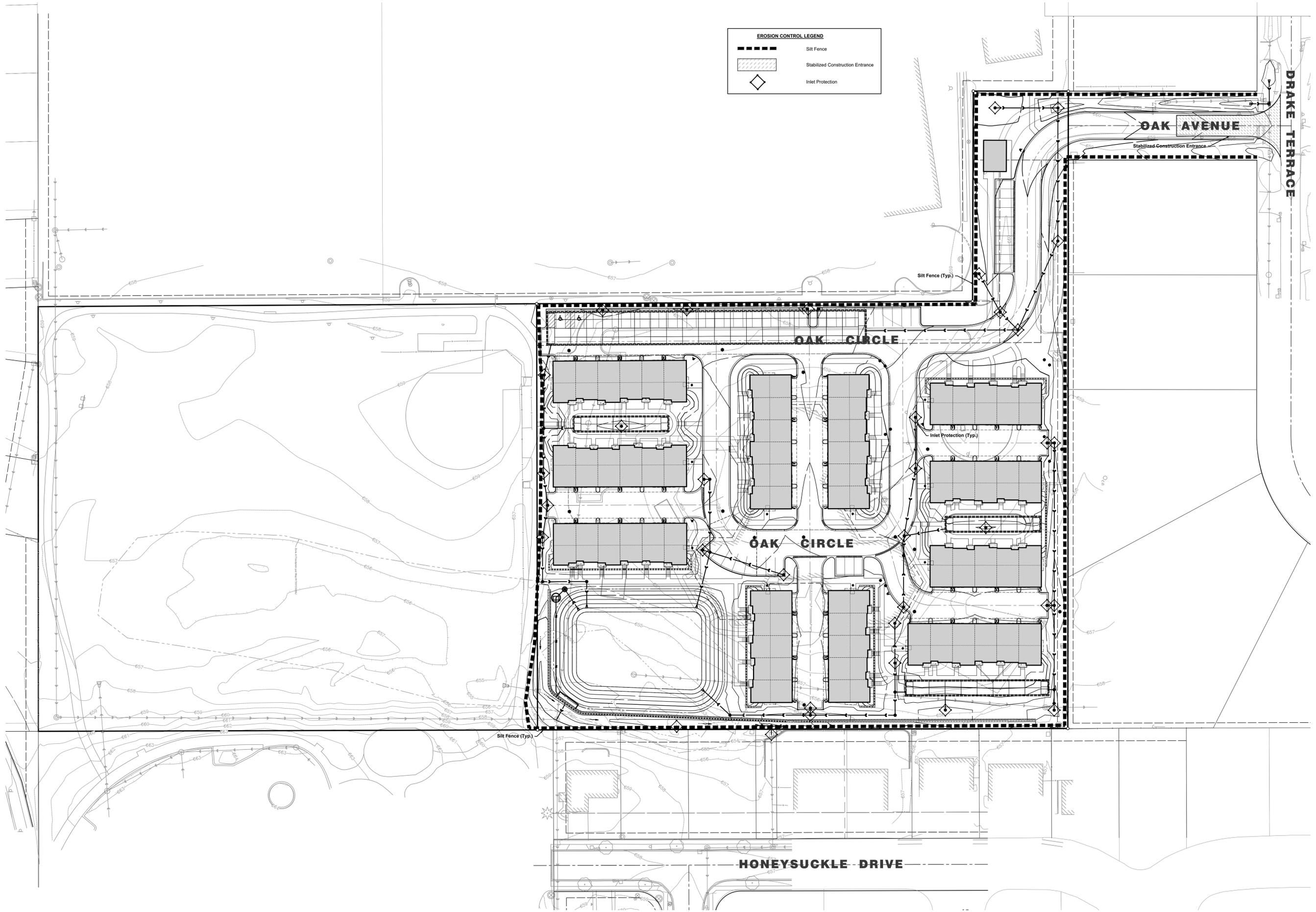
GRADING PLAN
ENTRANCE DRIVE
RESERVE AT MUR PARK (61 UNIT)
LEXINGTON HOMES
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/23/2020
Project No. 18-219
Sheet **C5.3** / C6



Scale: 1" = 40'

EROSION CONTROL LEGEND	
	Silt Fence
	Stabilized Construction Entrance
	Inlet Protection



HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003132
 www.haegerengineering.com

**EROSION CONTROL PLAN
 OVERALL**
**RESERVE AT MUR PARK (61 UNIT)
 LEXINGTON HOMES**
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/23/2020
 Project No. 18-219
 Sheet **C6.0** / C6