

# RESERVE AT MUIR PARK PRELIMINARY ENGINEERING PLANS

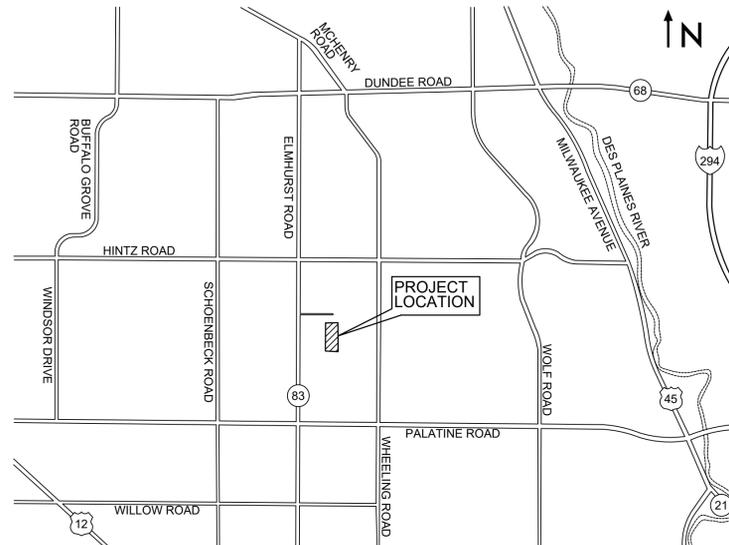
## 1001 OAK AVENUE

### 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

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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 & Lid	
	Finish Grade	
	Garage Floor	
	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.

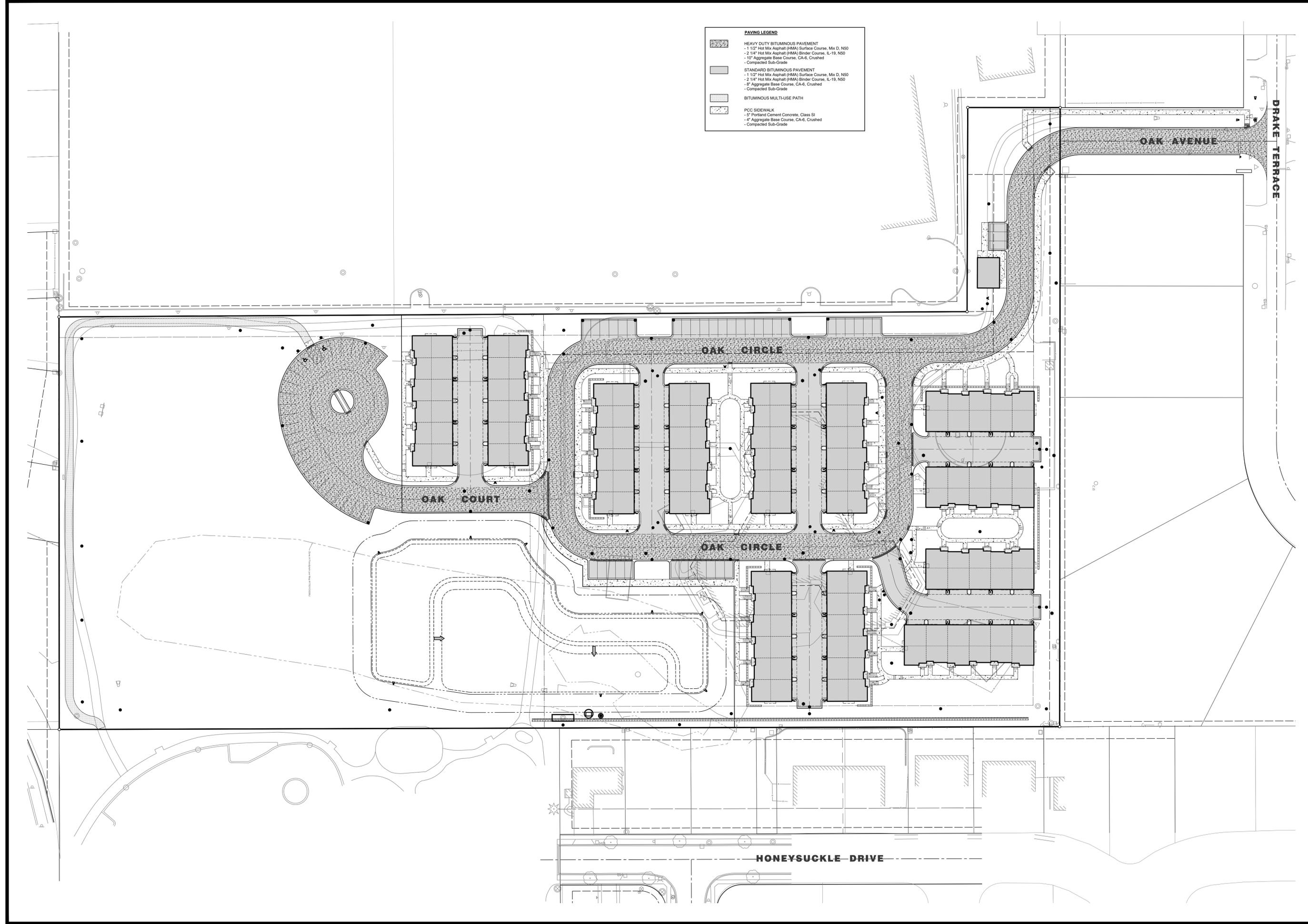
Note:  
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

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**TITLE SHEET**  
RESERVE AT MUIR PARK  
LEXINGTON HOMES  
PROSPECT HEIGHTS, ILLINOIS

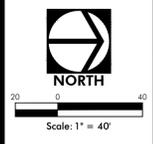
Project Manager: T A S  
Engineer: P A C  
Date: 03/20/2020  
Project No. 18-219  
Sheet **C1.0** / C6





**PAVING LEGEND**

	<b>HEAVY DUTY BITUMINOUS PAVEMENT</b> - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 - 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50 - 10" Aggregate Base Course, CA-6, Crushed - Compacted Sub-Grade
	<b>STANDARD BITUMINOUS PAVEMENT</b> - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 - 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50 - 8" Aggregate Base Course, CA-6, Crushed - Compacted Sub-Grade
	<b>BITUMINOUS MULTI-USE PATH</b>
	<b>PCC SIDEWALK</b> - 5" Portland Cement Concrete, Class SI - 4" Aggregate Base Course, CA-6, Crushed - Compacted Sub-Grade



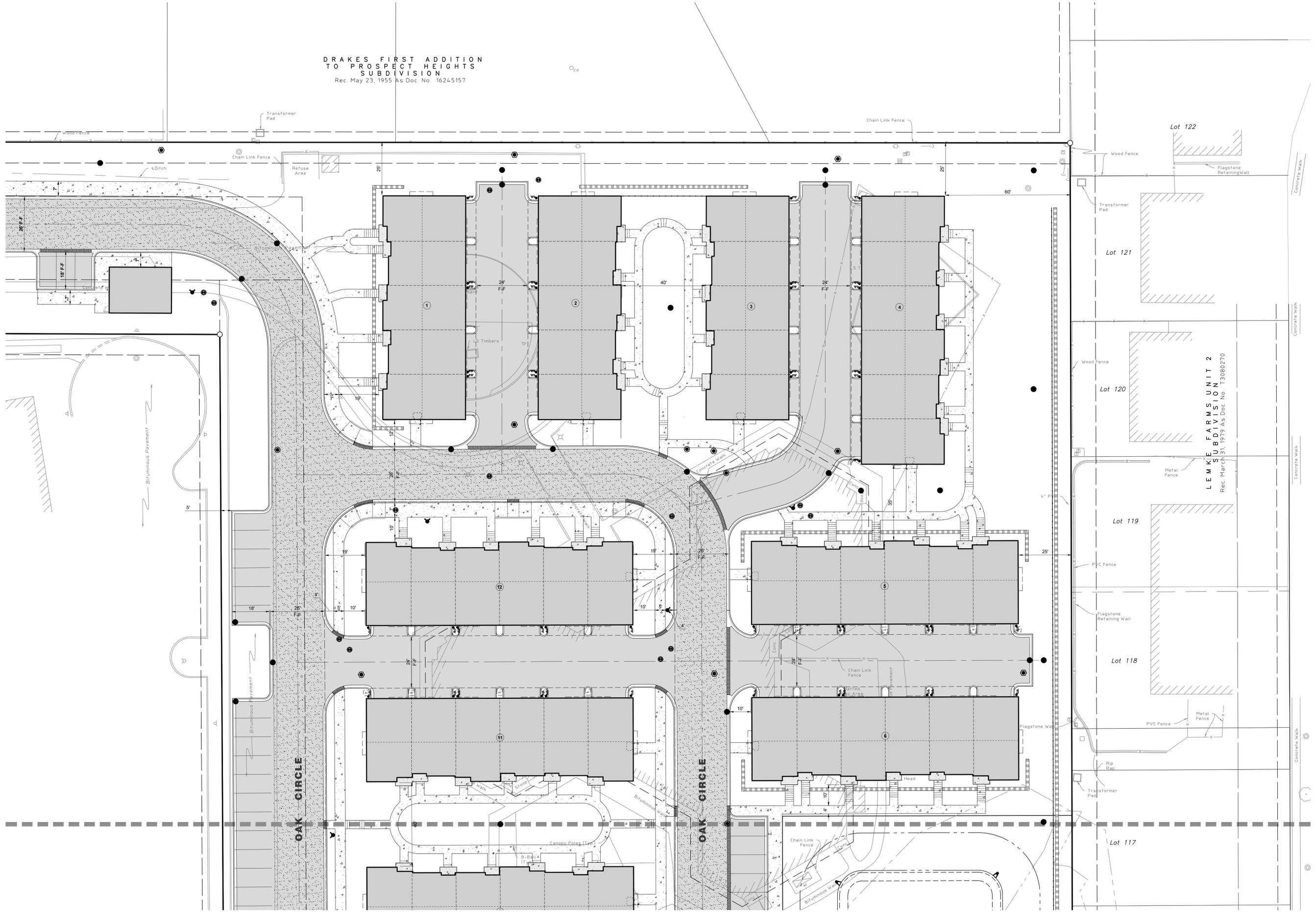
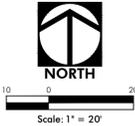
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**GEOMETRY PLAN  
 OVERALL**  
**RESERVE AT MUIR PARK  
 LEXINGTON HOMES**  
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
 Engineer: P A C  
 Date: 03/20/2020  
 Project No. 18-219  
 Sheet **C3.0** / C6

No.	Date	Revised per
1	05/28/2020	City Review

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

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**GEOMETRY PLAN**  
**NORTH**  
**RESERVE AT MUIR PARK**  
**LEXINGTON HOMES**  
PROSPECT HEIGHTS, ILLINOIS

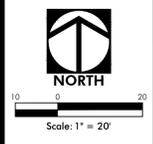
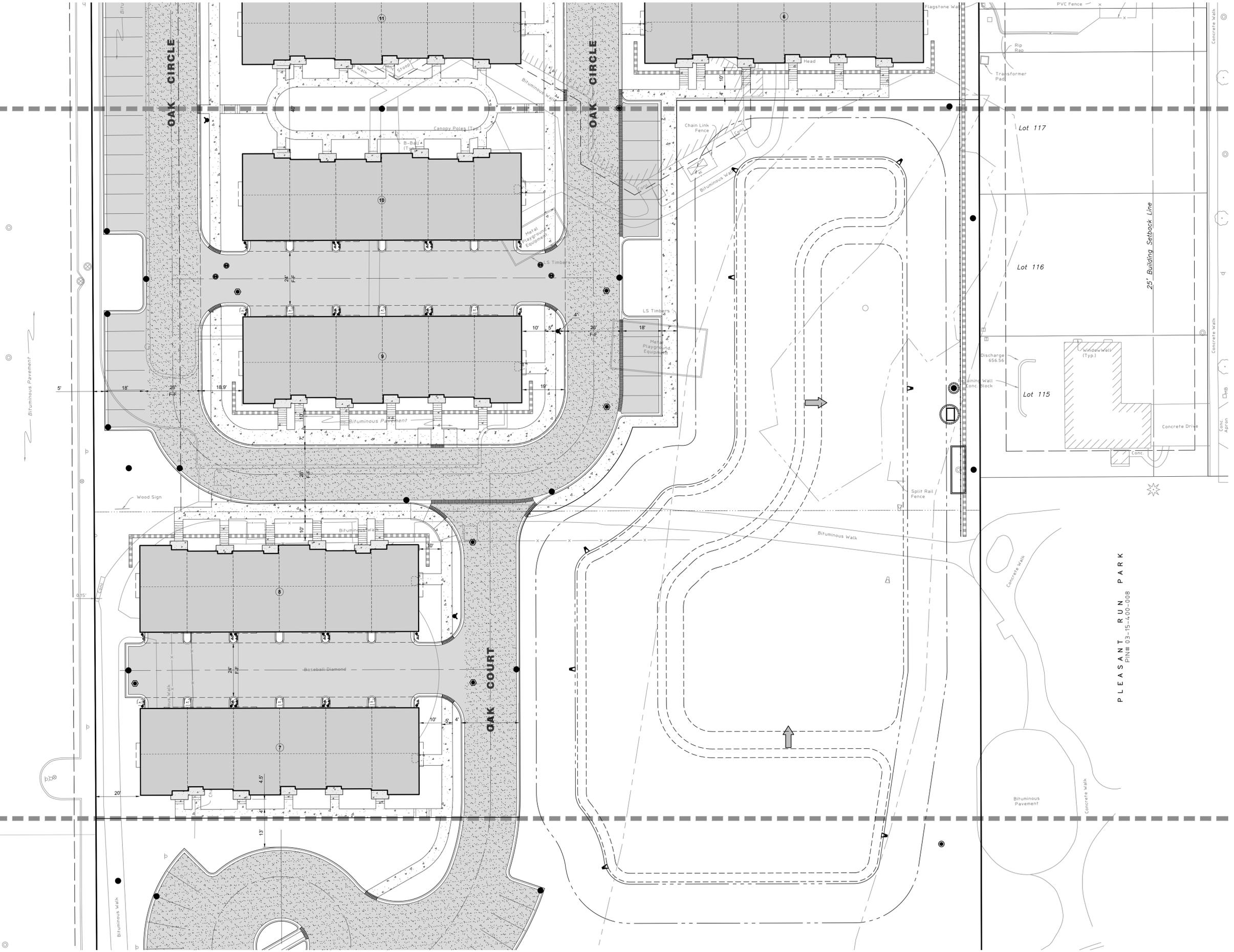
Project Manager: T A S  
Engineer: P A C  
Date: 03/20/2020  
Project No. 18-219  
Sheet **C3.1**

05/28/2020  
Date

1  
No.

Revision

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



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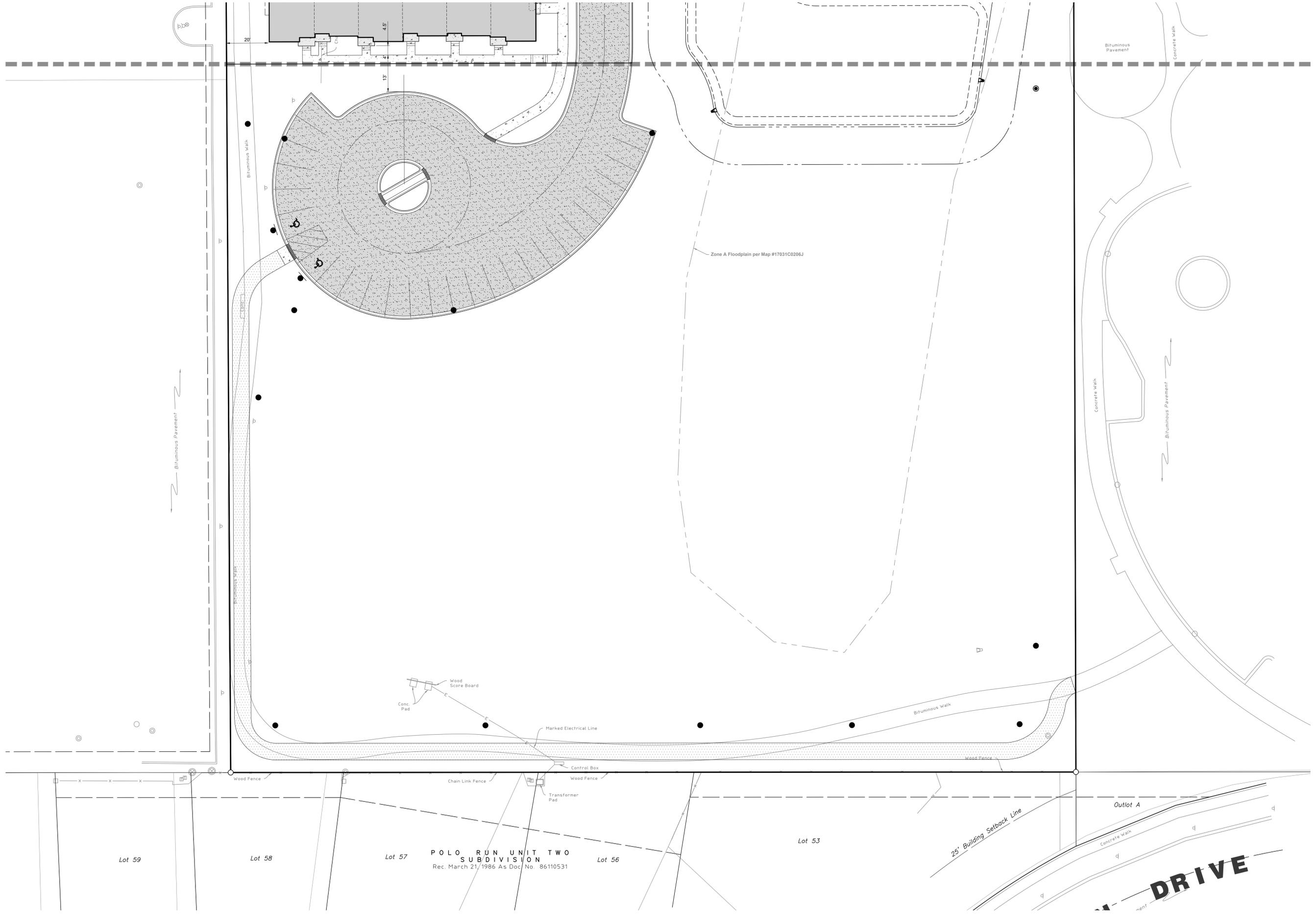
**GEOMETRY PLAN**  
**CENTRAL**  
**RESERVE AT MUIR PARK**  
**LEXINGTON HOMES**  
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
 Engineer: P A C  
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 Sheet **C4.2** / C6

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NORTH  
Scale: 1" = 20'

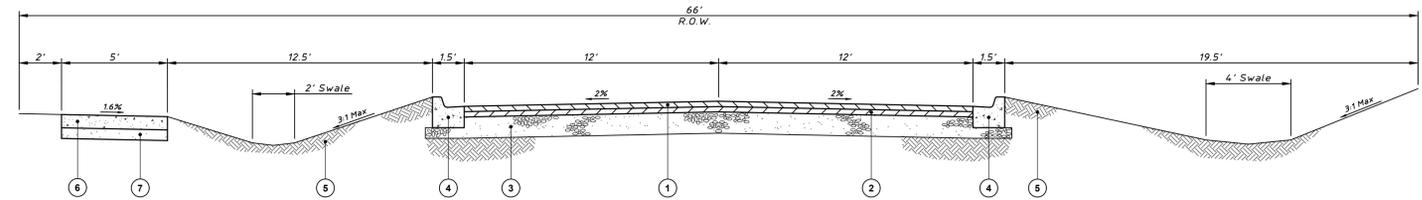
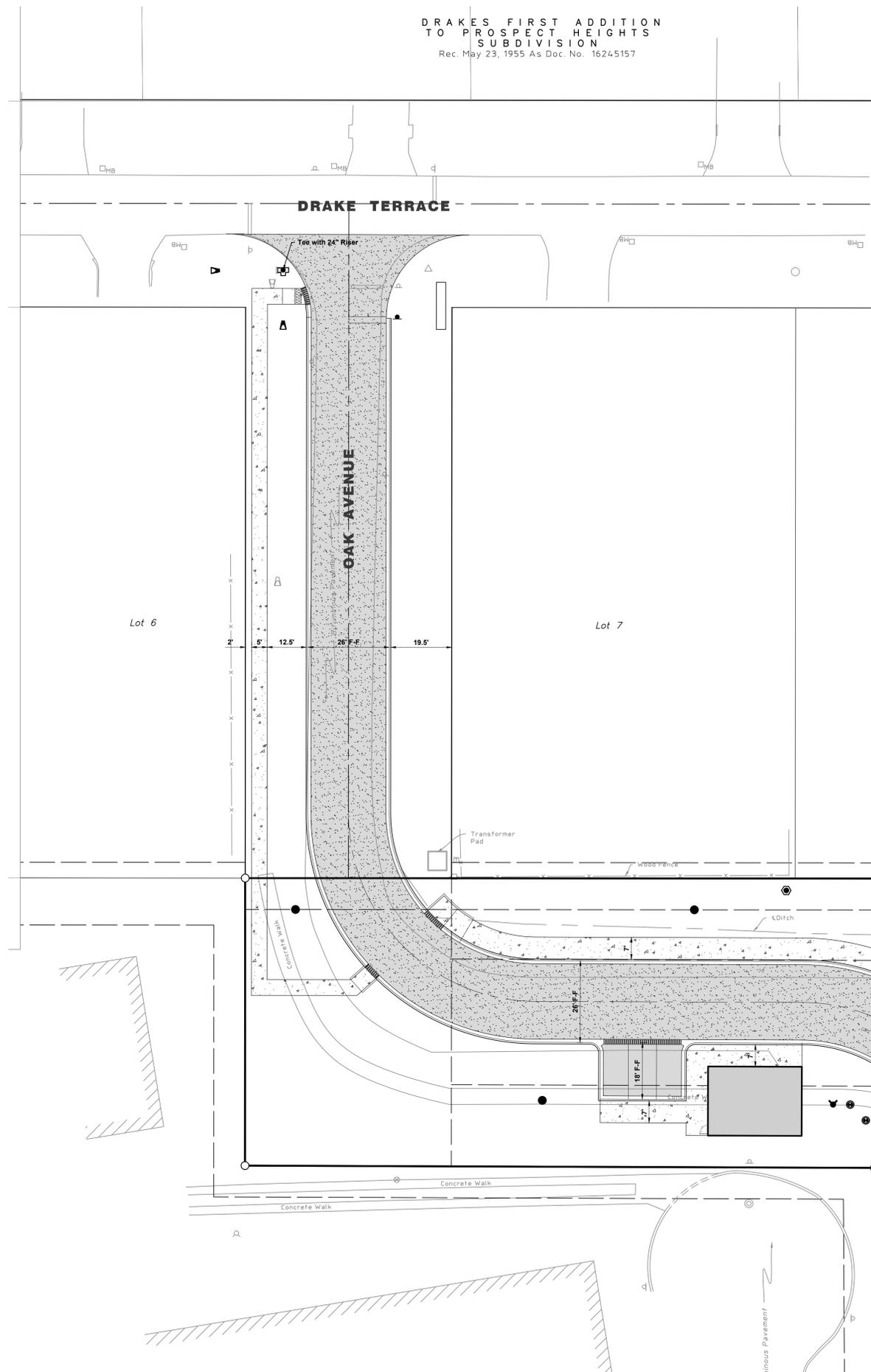


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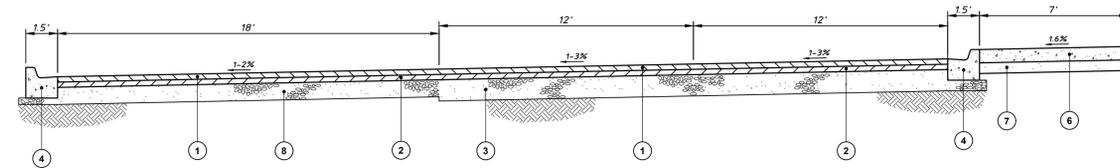
**GEOMETRY PLAN SOUTH**  
**RESERVE AT MUIR PARK**  
**LEXINGTON HOMES**  
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
 Engineer: P A C  
 Date: 03/20/2020  
 Project No. 18-219  
 Sheet **C3.3** / C6



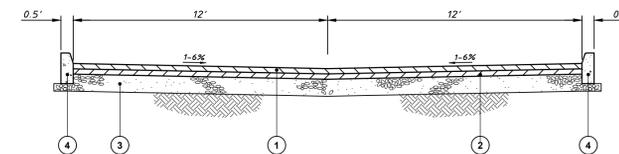
- 1 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19, N50
- 3 10" Aggregate Base Course, CA-6, Crushed
- 4 Combination Concrete Curb and Gutter, Type B-6.12
- 5 6" Topsoil and Sod
- 6 5" Portland Cement Concrete, Class SI
- 7 4" Aggregate Base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

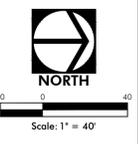
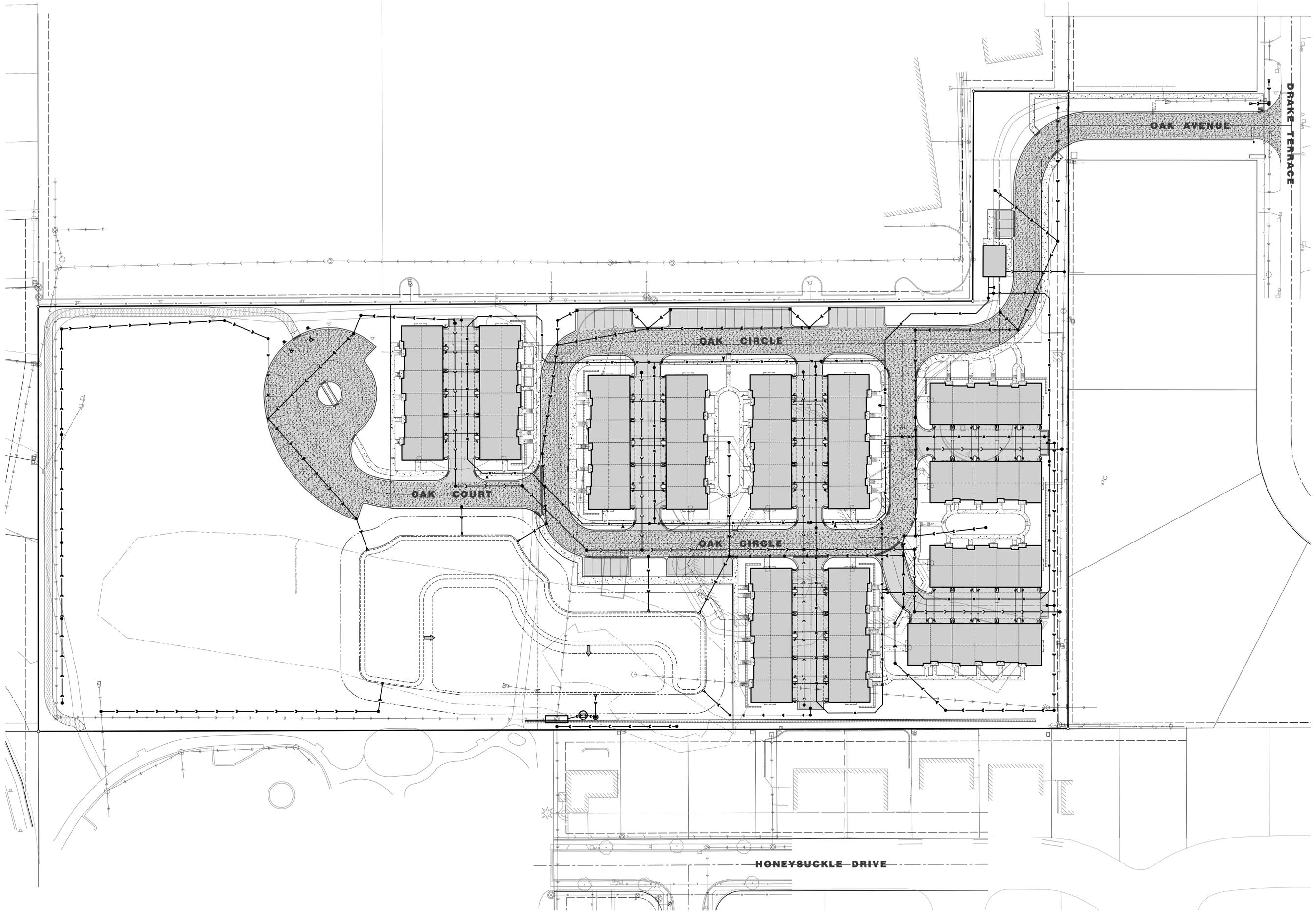


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Date  
05/28/2020  
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**GEOMETRY PLAN**  
**ENTRANCE DRIVE**  
**RESERVE AT MUIR PARK**  
**LEXINGTON HOMES**  
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
Engineer: P A C  
Date: 03/20/2020  
Project No. 18-219  
Sheet **C3.4** / C6



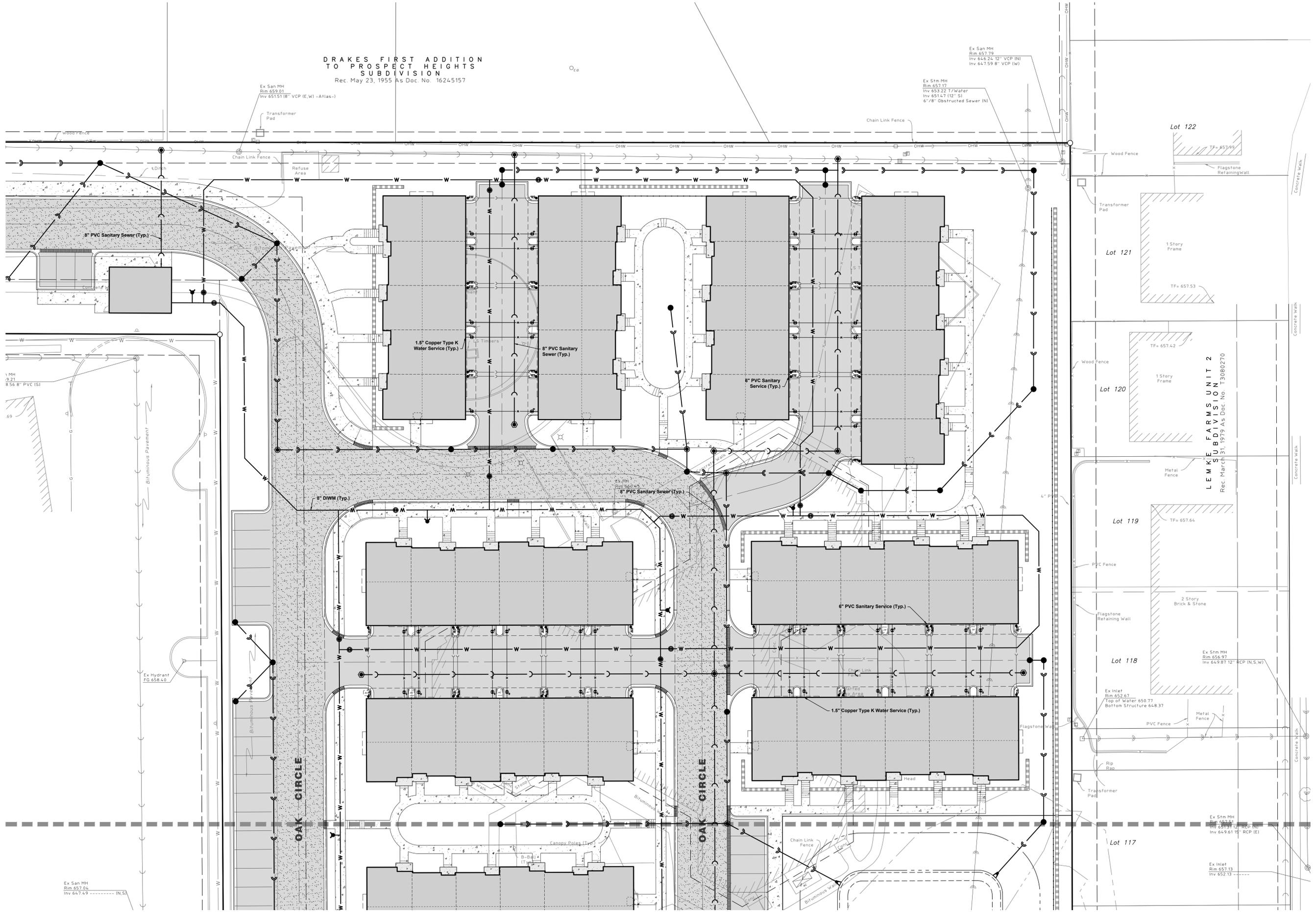
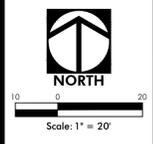
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**UTILITY PLAN  
 OVERALL**  
**RESERVE AT MUIR PARK**  
**LEXINGTON HOMES**  
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
 Engineer: P A C  
 Date: 03/20/2020  
 Project No. 18-219  
 Sheet **C4.0** / C6

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

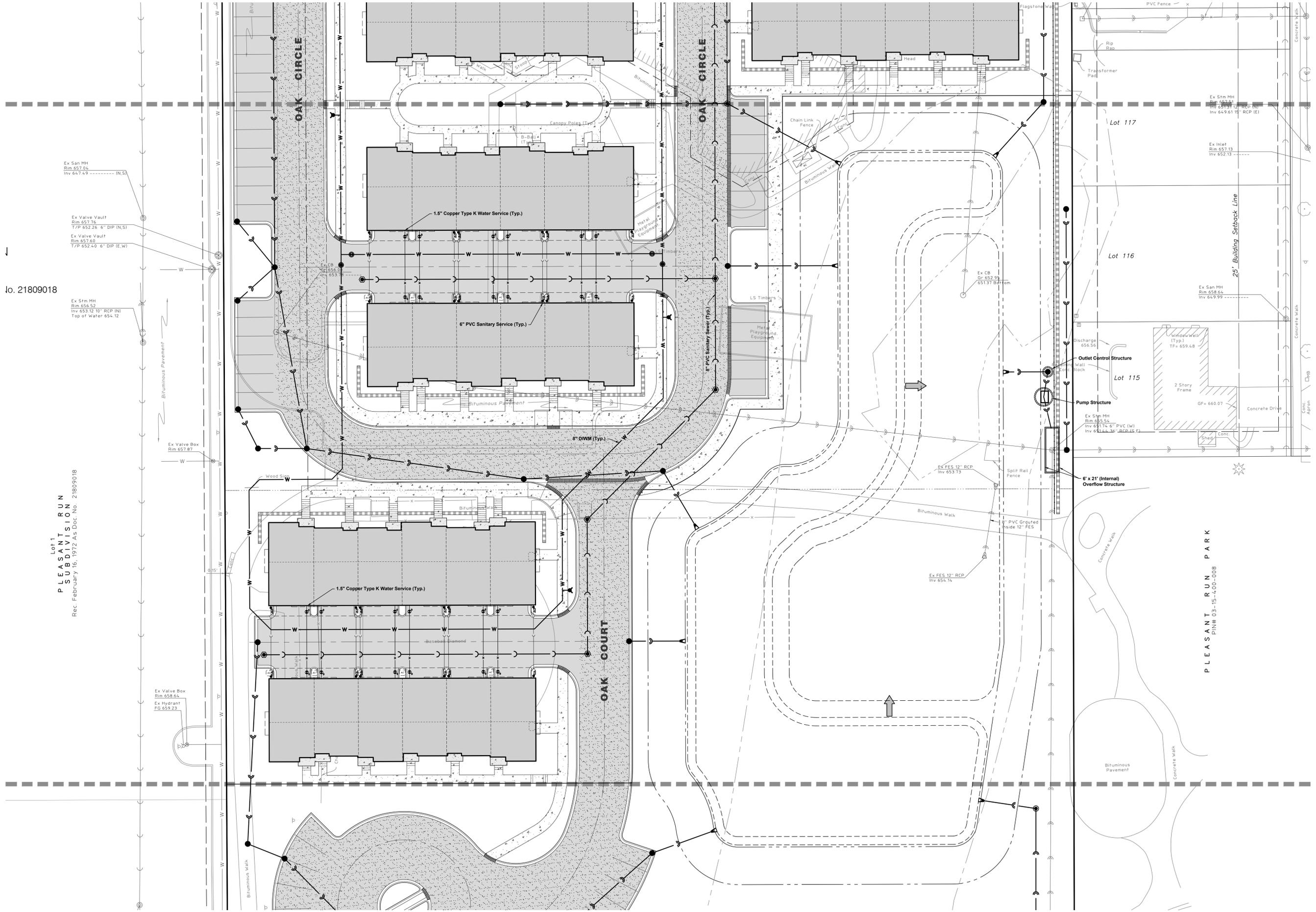
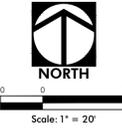


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**UTILITY PLAN  
NORTH  
RESERVE AT MUIR PARK  
LEXINGTON HOMES  
PROSPECT HEIGHTS, ILLINOIS**

Project Manager: T A S  
Engineer: P A C  
Date: 03/20/2020  
Project No. 18-219  
Sheet **C4.1** / C6



lo. 21809018

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

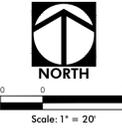
PLEASANT RUN PARK  
PIN# 03-15-4,00-008

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**UTILITY PLAN  
CENTRAL**  
**RESERVE AT MUIR PARK  
LEXINGTON HOMES**  
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
Engineer: P A C  
Date: 03/20/2020  
Project No. 18-219  
Sheet **C4.2** / C6

No.	Date	Revision
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Pleasant Run Park

Zone A Floodplain per Map #17031C0206J

Ex CB  
Gr 662.94  
Inv 659.09 12" RCP (N.E.S)

Ex CB  
Gr 662.73  
Inv 658.88 12" RCP (N,S,E)

Ex CB  
Gr 662.80  
Inv 658.20 12" RCP (N)  
Inv 657.95 12" RCP (E)  
Inv 657.85 12" RCP (W)

Ex San MH  
Rim 658.22  
Inv 646.27 ----- (N,S)

Ex CB  
Gr 657.16  
Inv 653.96 12" RCP (SW)

2" RCP (W,NE)  
6" RCP (N, E)

Ex S1m MH  
Rim 658.66  
Inv 652.06 36" RCP (N,W)

Ex FES 12" RCP  
Inv 657.10

POLO RUN UNIT TWO  
SUBDIVISION  
Rec. March 21, 1986 As Doc No. 86110531

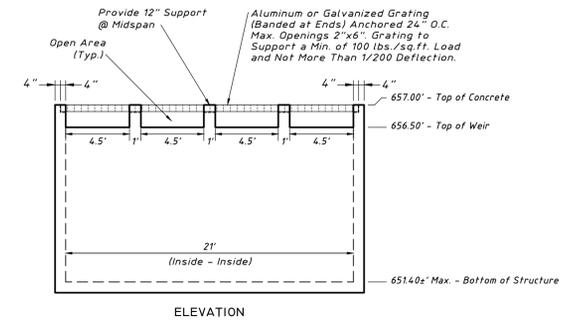
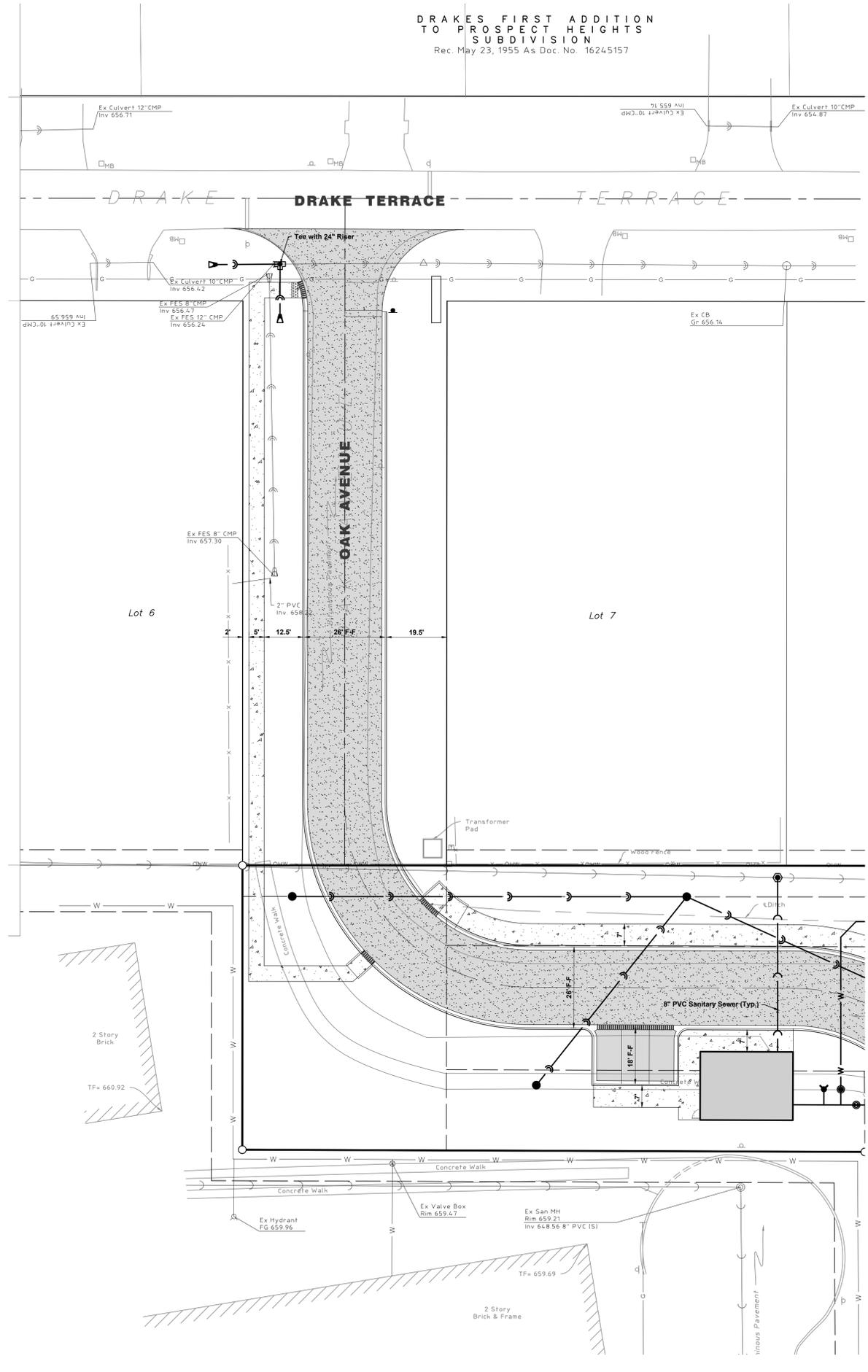
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UTILITY PLAN  
SOUTH  
RESERVE AT MUIR PARK  
LEXINGTON HOMES  
PROSPECT HEIGHTS, ILLINOIS

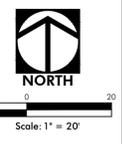
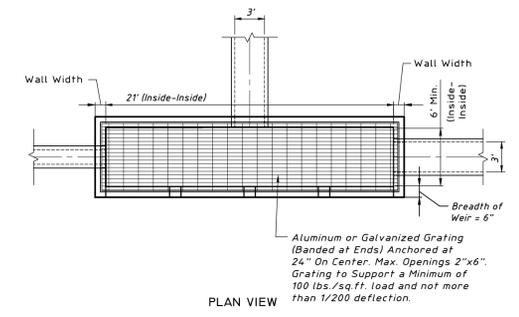
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Sheet C4.3 / C6

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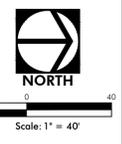
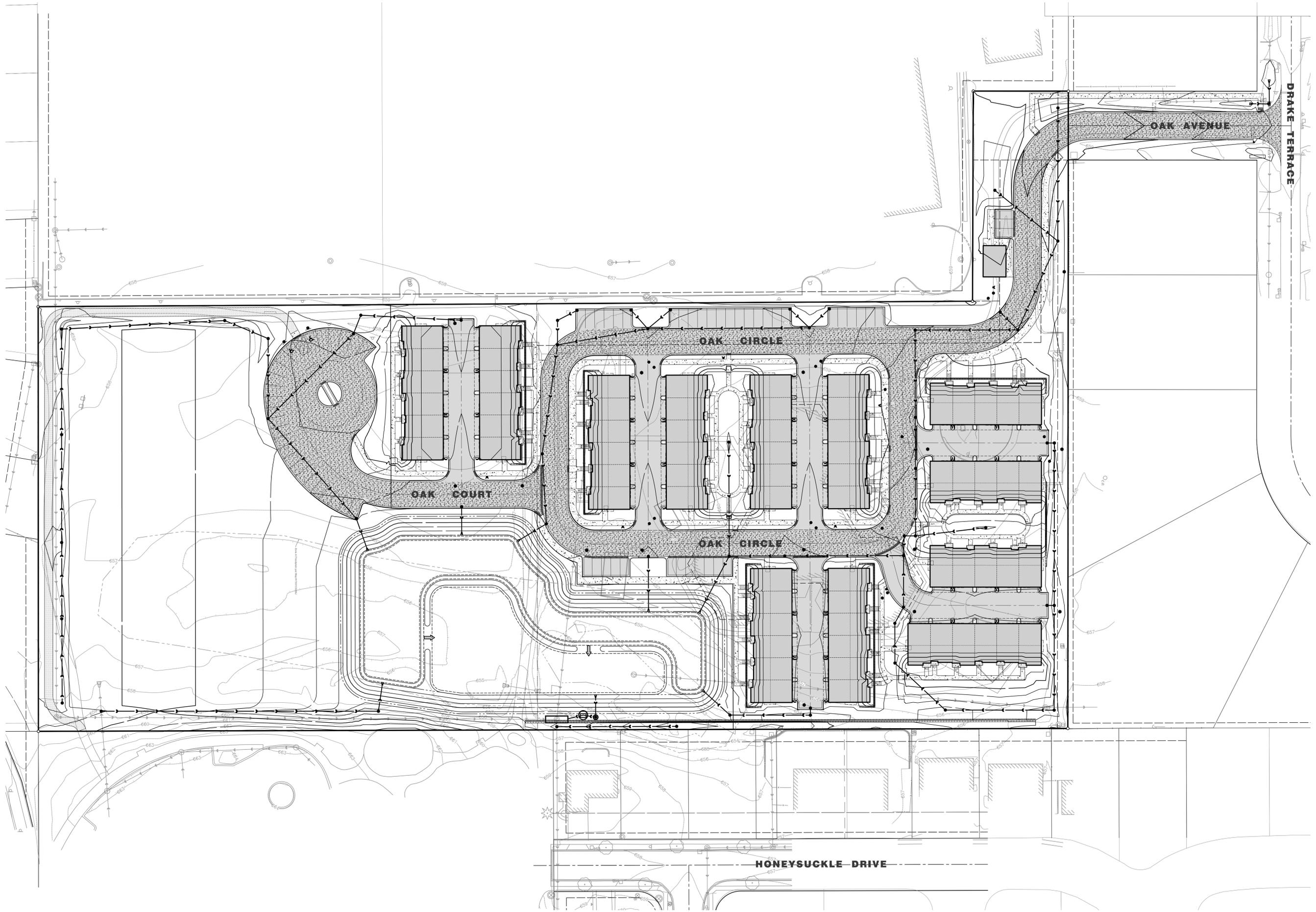
OVERFLOW STRUCTURE



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**UTILITY PLAN**  
**ENTRANCE DRIVE**  
**RESERVE AT MUIR PARK**  
**LEXINGTON HOMES**  
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
Engineer: P A C  
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Project No. 18-219  
Sheet **C4.4** / C6



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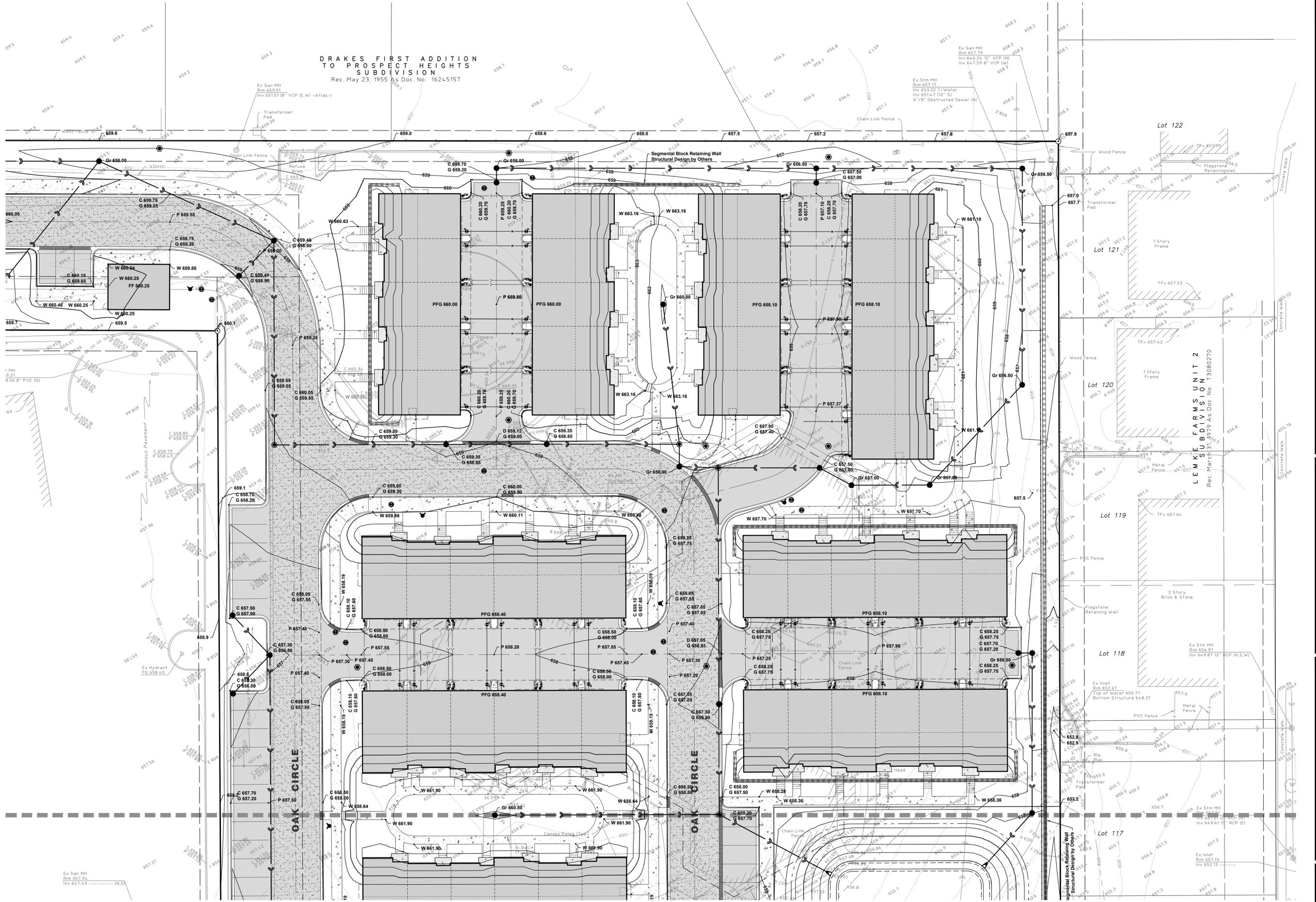
**GRADING PLAN  
 OVERALL**  
**RESERVE AT MUIR PARK  
 LEXINGTON HOMES**  
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
 Engineer: P A C  
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 Sheet **C5.0** / C6

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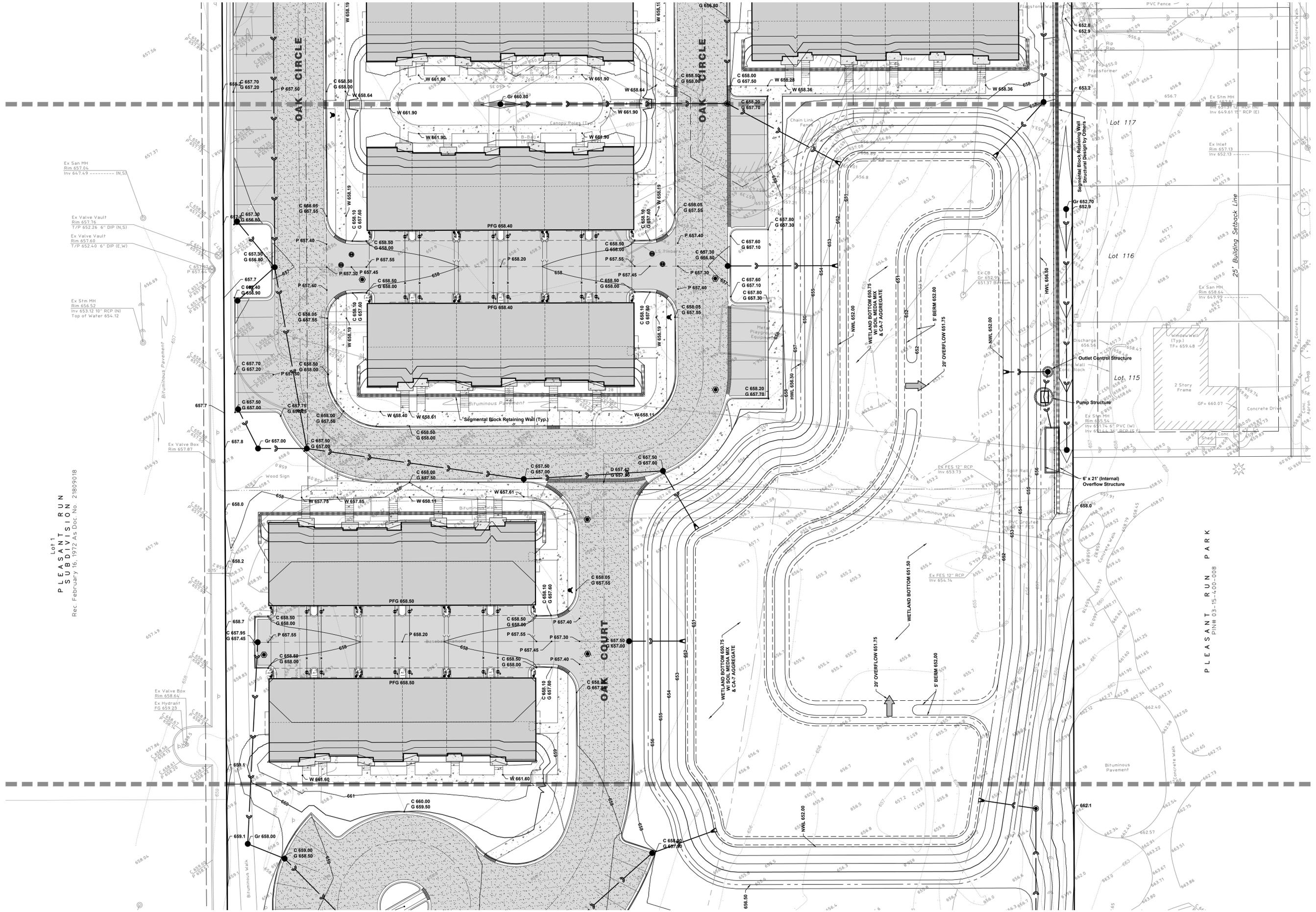
**GRADING PLAN**  
**NORTH**  
**RESERVE AT MUIR PARK**  
**LEXINGTON HOMES**  
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
Engineer: P A C  
Date: 03/20/2020  
Project No.: 18-219  
Sheet **C5.1** / C6

05/28/2020 Date  
1 No. Date  
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Scale: 1" = 20'



Lot 1  
PLEASANT RUN  
SUBDIVISION  
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PLEASANT RUN PARK  
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**GRADING PLAN  
CENTRAL**  
**RESERVE AT MUIR PARK  
LEXINGTON HOMES**  
PROSPECT HEIGHTS, ILLINOIS

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05/28/2020 Date

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POLO RUN UNIT TWO  
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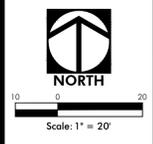
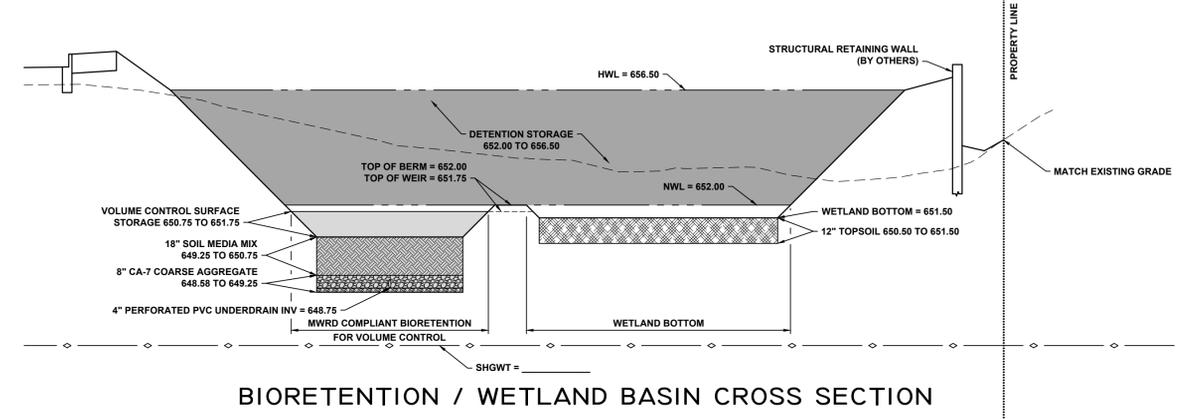
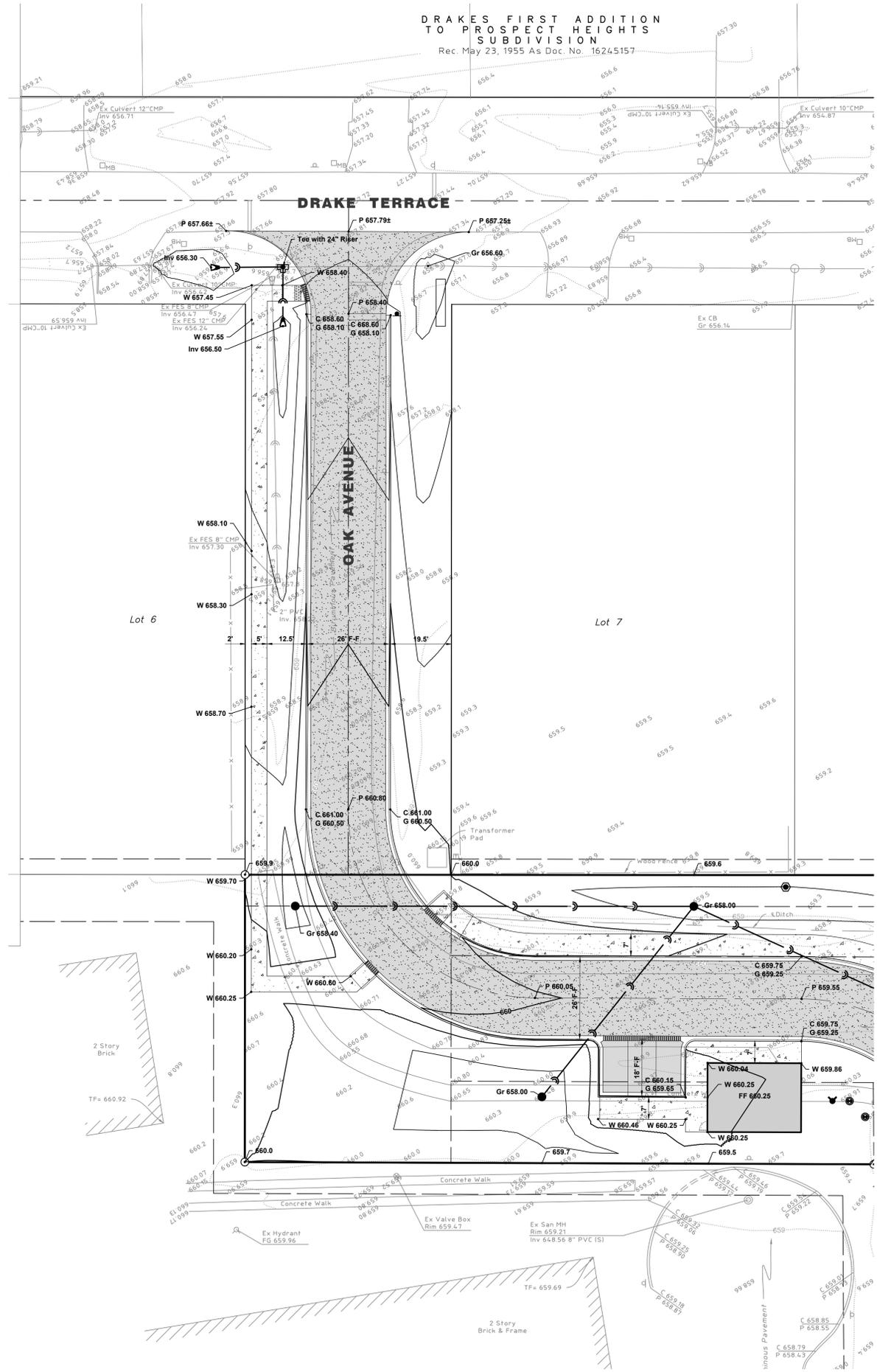
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**GRADING PLAN  
SOUTH**  
**RESERVE AT MUIR PARK  
LEXINGTON HOMES**  
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
Engineer: P A C  
Date: 03/20/2020  
Project No. 18-219  
Sheet **C5.3** / C6

No.	Date	Revision
1	05/28/2020	Revised per City Review

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



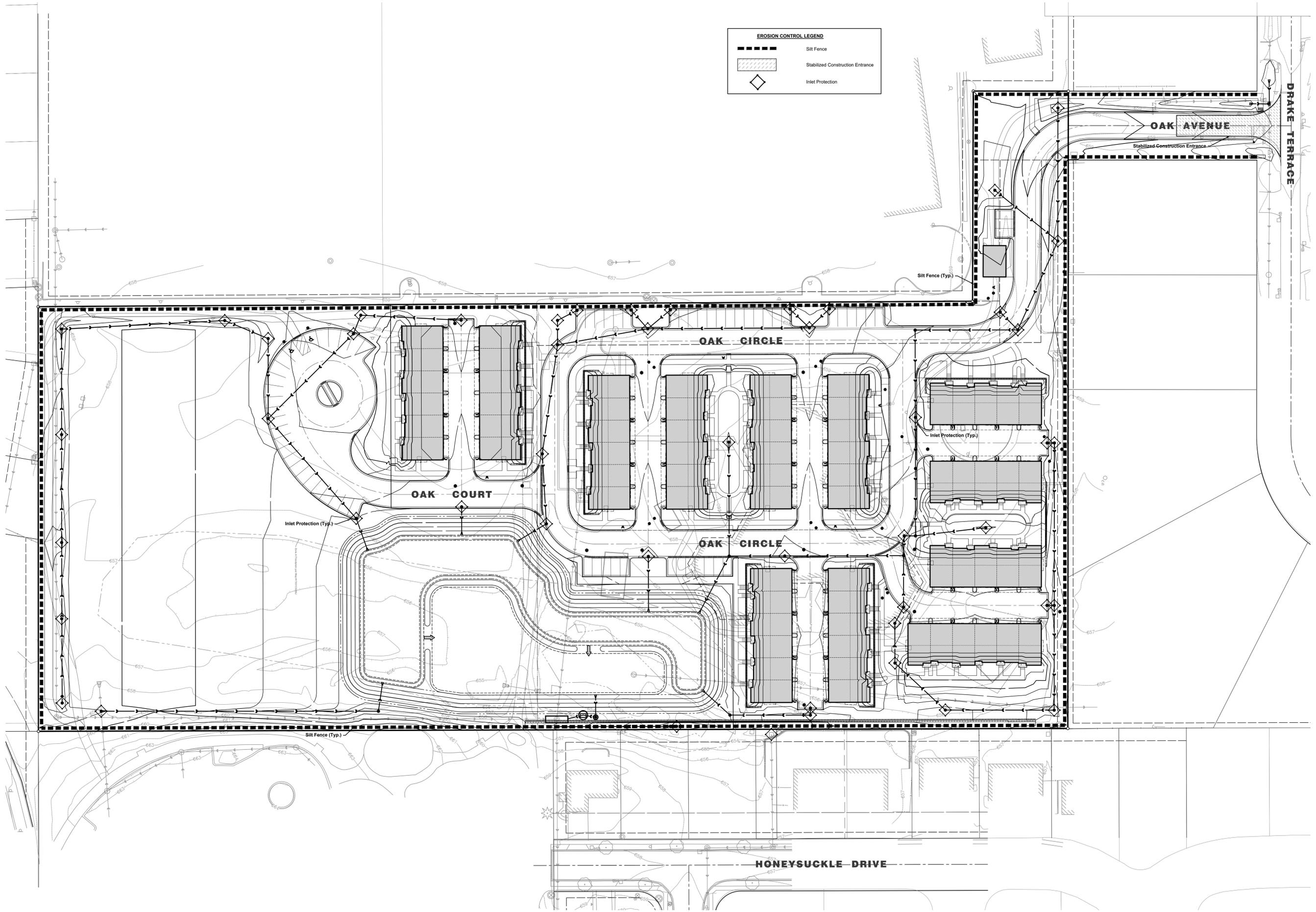
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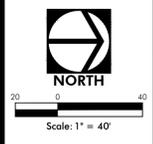
**GRADING PLAN**  
**ENTRANCE DRIVE**  
**RESERVE AT MUIR PARK**  
**LEXINGTON HOMES**  
PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
Engineer: P A C  
Date: 03/20/2020  
Project No. 18-219  
Sheet **C5.4** / C6



**EROSION CONTROL LEGEND**

	Silt Fence
	Stabilized Construction Entrance
	Inlet Protection



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**EROSION CONTROL PLAN  
 OVERALL**  
**RESERVE AT MUIR PARK  
 LEXINGTON HOMES**  
 PROSPECT HEIGHTS, ILLINOIS

Project Manager: T A S  
 Engineer: P A C  
 Date: 03/20/2020  
 Project No. 18-219  
 Sheet **C6.0** / C6

No.	Date	Revision
1	05/28/2020	Revised per City Review