

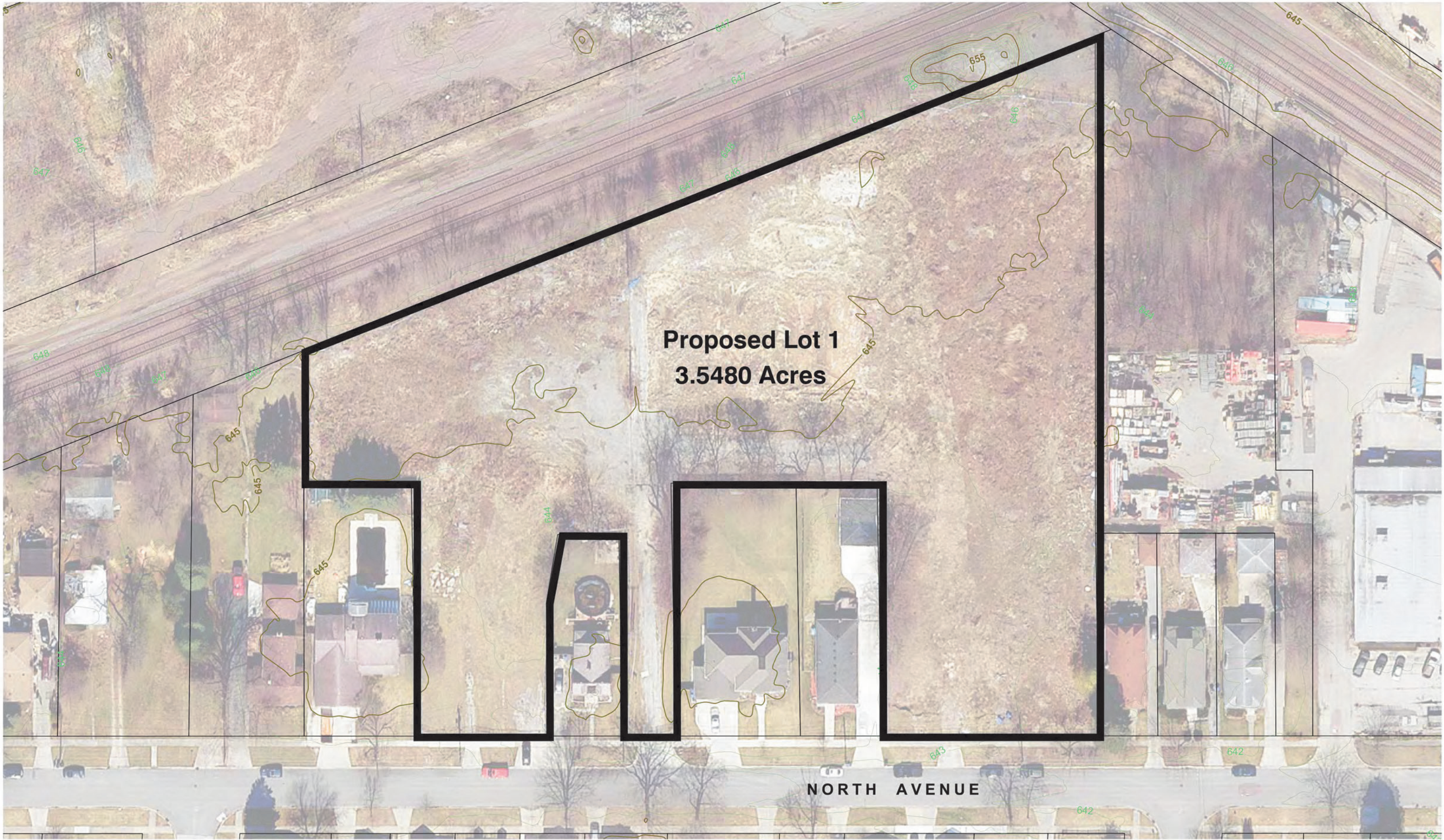
No.	Date	Revision

**AERIAL EXHIBIT - WITH EXISTING P.I.N.S**  
**964 NORTH AVENUE**

CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

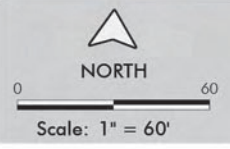
**HAEGER ENGINEERING**  
 consulting engineers • land surveyors  
 100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608  
 Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: T A S  
 Engineer: P A C  
 Date: 4-5-2023  
 Project No. 21264  
 Sheet 1 / 1



**Proposed Lot 1**  
**3.5480 Acres**

**NORTH AVENUE**



No.	Date	Revision

**AERIAL EXHIBIT - PROPOSED LOT 1**  
**964 NORTH AVENUE**

CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

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P.I.N. 09-17-103-031  
 09-17-103-041  
 09-17-103-042  
 09-17-103-044  
 09-17-103-045  
 09-17-103-048

# TENTATIVE PLAT OF THE 946 NORTH SUBDIVISION

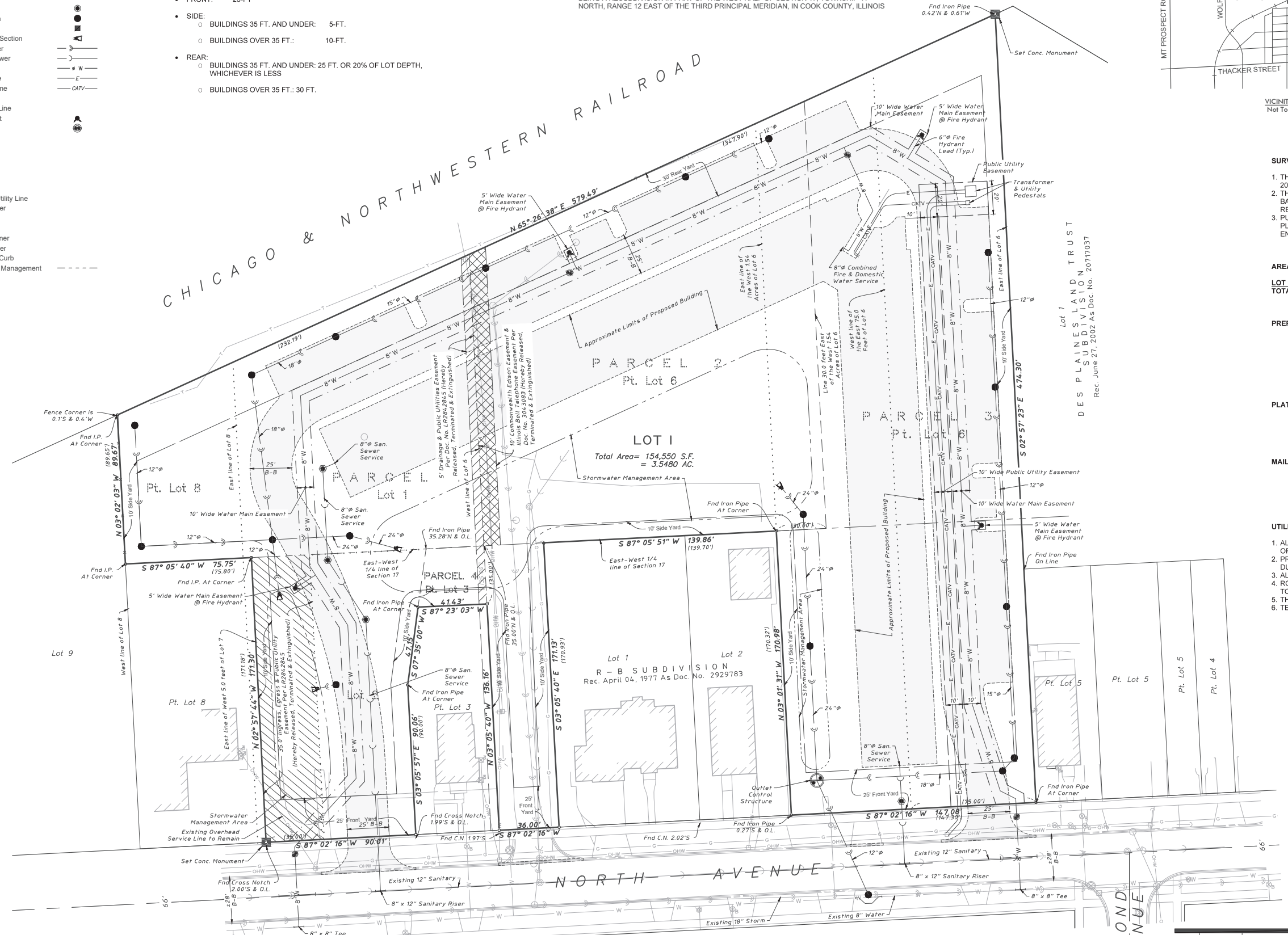
(TO CONSOLIDATE LOTS)

BEING A RESUBDIVISION IN PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 41  
 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Existing Symbol	Description	Proposed Symbol
⊙	Manhole	●
⊠	Catch Basin	⊠
⊡	Inlet	⊡
⊢	Flared End Section	⊢
⊣	Storm Sewer	⊣
⊤	Sanitary Sewer	⊤
⊥	Water Main	⊥
⊦	Electric Line	⊦
⊧	Cable TV Line	⊧
⊨	Gas Line	⊨
⊩	Telephone Line	⊩
⊪	Fire Hydrant	⊪
⊫	Valve Vault	⊫
⊬	Valve Box	⊬
⊭	B-Box	⊭
⊮	Fence	⊮
⊯	Sign	⊯
⊰	Gas Valve	⊰
⊱	Gas Meter	⊱
⊲	Overhead Utility Line	⊲
⊳	Electric Meter	⊳
⊴	Guy Wire	⊴
⊵	Utility Pole	⊵
⊶	Air Conditioner	⊶
⊷	Curb & Gutter	⊷
⊸	Depressed Curb	⊸
⊹	Stormwater Management Area	⊹

**REQUIRED BUILDING LINES PER R-3 ZONING DISTRICT:**

- FRONT: 25-FT
- SIDE:
  - BUILDINGS 35 FT. AND UNDER: 5-FT.
  - BUILDINGS OVER 35 FT.: 10-FT.
- REAR:
  - BUILDINGS 35 FT. AND UNDER: 25 FT. OR 20% OF LOT DEPTH, WHICHEVER IS LESS
  - BUILDINGS OVER 35 FT.: 30 FT.



**SURVEYOR'S NOTES:**

- THE COMPLETION DATE OF THE FIELD WORK FOR THIS SURVEY IS SEPTEMBER 7, 2022.
- THE HORIZONTAL COORDINATES AND BASIS OF BEARING SHOWN HEREON ARE BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.
- PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE PROVIDED FOR WITH THE FINAL PLAT OF SUBDIVISION PROCESS AFTER THE COMPLETION OF THE FINAL ENGINEERING PLANS.

**AREA SUMMARY**

LOT 1	154,550 S.F.	3.5480 Ac.
<b>TOTAL</b>	<b>154,550 S.F.</b>	<b>3.5480 Ac.</b>

**PREPARED BY:**

HAEGER ENGINEERING, LLC  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 100 E. STATE PARKWAY  
 SCHAUMBURG, IL 60173  
 TEL: (847)394-6600  
 FAX: (847)394-6608  
 PROJECT NO. 21-264

**PLAT PREPARED FOR, SUBMITTED BY AND SEND NEW TAX BILL TO:**

BLUE SKY RESIDENCE, LLC  
 1204 E. CENTRAL ROAD  
 ARLINGTON HEIGHTS, IL 60005

**MAIL PLAT TO:**

CITY OF DES PLAINES  
 DEPARTMENT OF COMMUNITY DEVELOPMENT  
 1420 MINER STREET, ROOM 301  
 DES PLAINES, IL 60016

**UTILITY NOTES:**

- ALL EXISTING UTILITIES LOCATED WITHIN THE PROPERTY SHALL BE ABANDONED OR REMOVED
- PRELIMINARY STORM SEWER SIZING SHOWN. STORM SEWER WILL BE DESIGNED DURING FINAL ENGINEERING & PLAT PHASE OF THE PROJECT.
- ALL PROPOSED UTILITIES SHALL BE BURIED
- ROOF DOWNSPOUTS SHALL SPLASH TO GRADE. ANY DOWNSPOUT DISCHARGING TO A LANDSCAPE AREA SHALL HAVE A CONCRETE SPLASH PAD
- THE PROPOSED BUILDING IS ALL ELECTRIC. NO GAS IS TO BE PROVIDED
- TELEPHONES WILL BE WIRELESS

**EASEMENT RELEASE LEGEND**

- 10' Commonwealth Edison Easement & Illinois Bell Telephone Easement Per Doc. No. 3043083
- 35.0' Ingress, Egress & Public Utility Easement Per Doc. No. LR 1842845
- 5' Drainage & Public Utilities Easement Per Doc. No. LR 1842845

**LEGEND**

- Set Concrete Monument
- (M) Measured
- (R) Record
- (D) Deed

Originally Prepared: 3/2/2023 Project No. 21-264

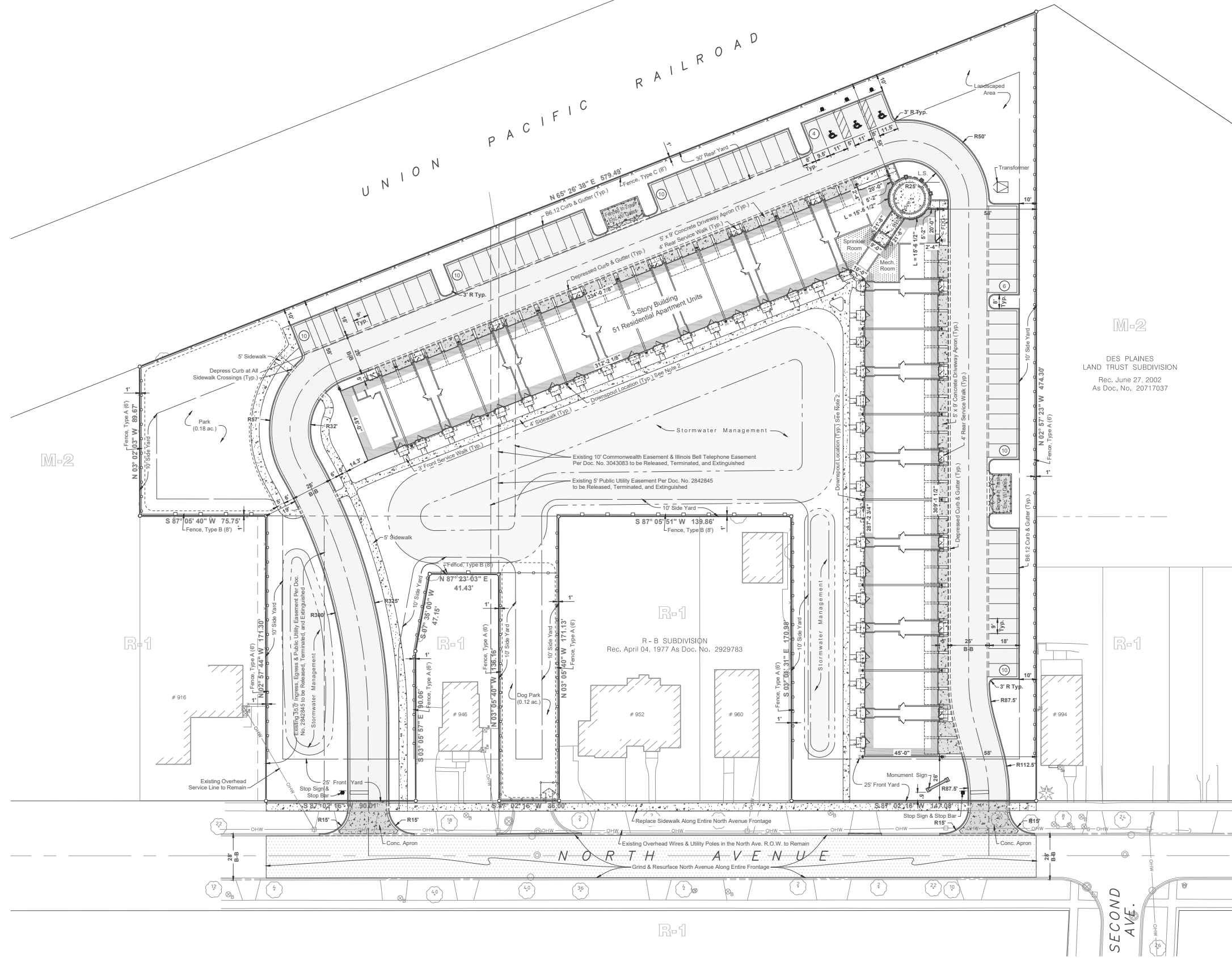
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No.	Date	Revision
1	04/03/2023	Add Building Setback Lines



NORTH  
Scale: 1" = 30'



M-2  
DES PLAINES  
LAND TRUST SUBDIVISION  
Rec. June 27, 2002  
As Doc. No. 20717037

R-1  
R - B SUBDIVISION  
Rec. April 04, 1977 As Doc. No. 2929783

Site Data		
Parcel Area	3.55 ac.	
Existing Zoning	R-3	
Proposed Units	51	
Zoning Compliance Table		
	Required R-3	Proposed
Maximum Building Height	45 35'-4" (Mean)	41'-2" (Peak)
Yard Summary		
Front	25	25
Interior Side	10	10
Corner Side	10	10
Rear	30	30
Minimum Lot Area (s.f./DU)	2,800	3,036
Parking Summary		
	Req. Spaces @ 2/DU	Proposed
Interior Garage Stalls		48
Guest Stalls - Perpendicular		60
<b>Total Parking</b>	<b>102</b>	<b>108</b>

- Note:**
1. See architectural plans for additional fence details.
  2. Downspouts discharge externally to grade with no internal drainage system.
  3. Existing zoning class is R-3 Townhouse Residential District.

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**CONCEPT SITE PLAN**  
**946 NORTH SUBDIVISION**  
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: T A S  
Engineer: P A C  
Date: 04/05/2023  
Project No. 21264  
Sheet 1/1