



PROJECT LOCATION

FINAL PLAN FOR HARVEST POINT

AURORA, ILLINOIS

SURVEYED PARCEL DESCRIPTION

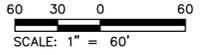
THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE NORTH 02 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 1, 412.92 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 24 MINUTES 42 SECONDS WEST 1044.28 FEET TO THE EAST LINE OF RADDANT ROAD DEDICATED PER DOCUMENT 96K024895; THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 916.62 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED DOCUMENT NO 91K27434; THENCE NORTH 89 DEGREES 18 MINUTES 51 SECONDS EAST, 958.26 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF KIRKLAND FARMS SUBDIVISION UNIT 2, RECORDED AS DOCUMENT NO. 97K000622; THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, 163.11 FEET, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 91 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 67.39 FEET ALONG THE SOUTH LINE OF LOT 91 IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 93 IN SAID SUBDIVISION; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 2 AND THE WEST LINE OF AFOREMENTIONED KIRKLAND FARMS UNIT 1, 736.37 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

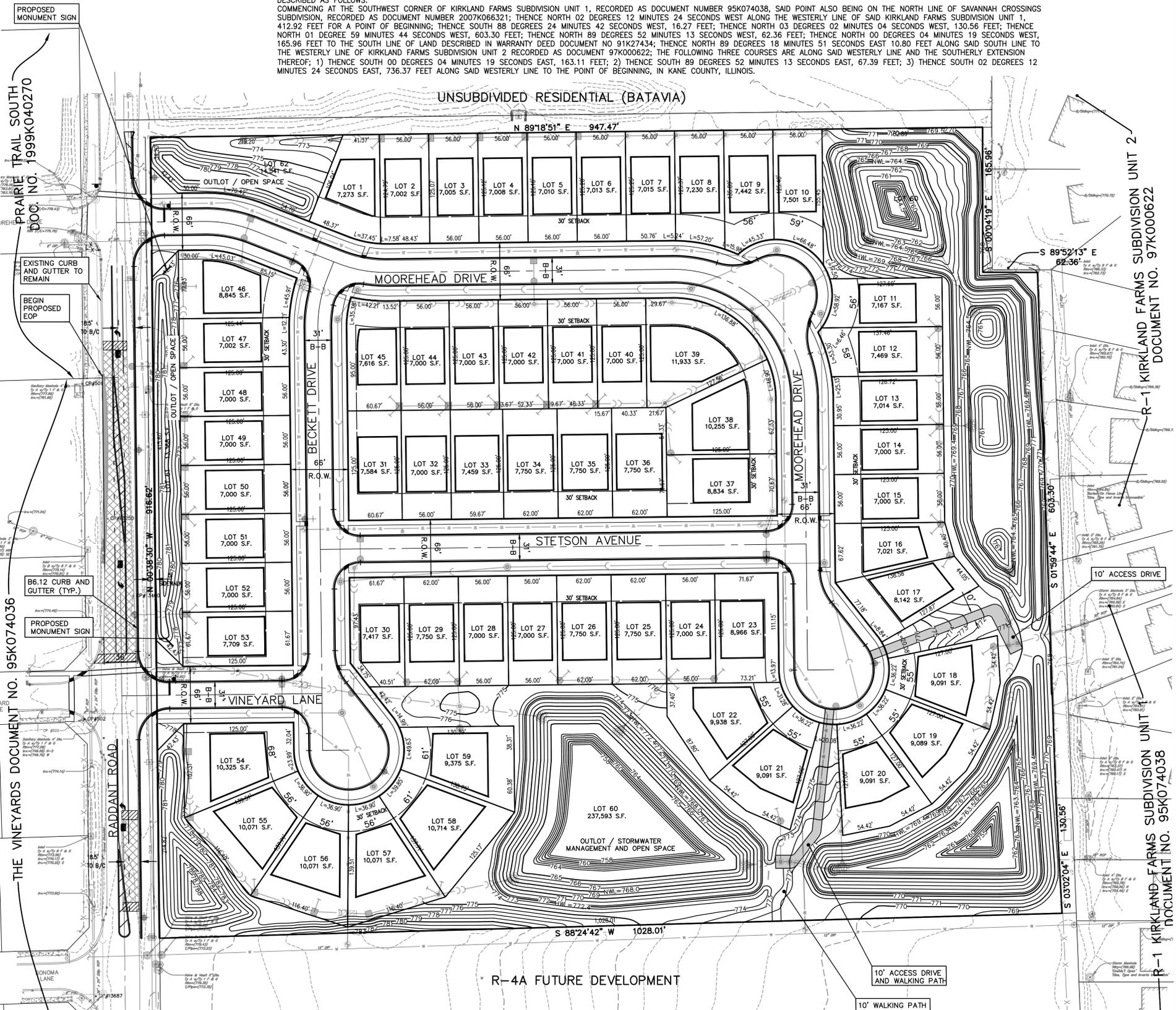
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF EAST HALF OF SECTION 35 OF TOWNSHIP 39 NORTH, RANGE 8 THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE NORTH 02 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 1, 412.92 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 24 MINUTES 42 SECONDS WEST, 16.27 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 04 SECONDS WEST, 130.56 FEET; THENCE NORTH 01 DEGREE 59 MINUTES 44 SECONDS WEST, 603.30 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 13 SECONDS WEST, 62.36 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 19 SECONDS WEST, 165.96 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED DOCUMENT NO 91K27434; THENCE NORTH 89 DEGREES 18 MINUTES 51 SECONDS EAST 10.80 FEET ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF KIRKLAND FARMS SUBDIVISION UNIT 2 RECORDED AS DOCUMENT 97K000622; THE FOLLOWING THREE COURSES ARE ALONG SAID WESTERLY LINE AND THE SOUTHERLY EXTENSION THEREOF; 1) THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, 163.11 FEET; 2) THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 67.39 FEET; 3) THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST, 736.37 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.



LOCATION MAP



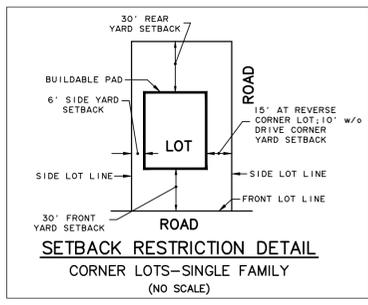
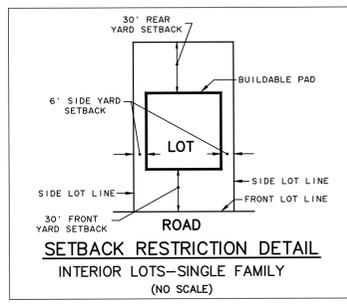
PROPOSED MONUMENT SIGN
 PRAIRIE TRAIL SOUTH DOC. NO. 1999K040270
 EXISTING CURB AND GUTTER TO REMAIN
 BEGIN PROPOSED EOP
 B6.12 CURB AND GUTTER (TYP.)
 PROPOSED MONUMENT SIGN
 THE VINEYARDS DOCUMENT NO. 95K074036
 RADDANT ROAD

KIRKLAND FARMS SUBDIVISION UNIT 2 DOCUMENT NO. 97K000622
 R-1
 KIRKLAND FARMS SUBDIVISION UNIT DOCUMENT NO. 95K074038
 10' ACCESS DRIVE
 10' WALKING PATH

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TRIANGULAR SILT DIKE
		SILT FENCE DITCH CHECK
		SETBACK LINE
		RIP-RAP
		OVERFLOW ROUTE

- PLAN NOTES:**
- ALL STORM SEWER TO BE SIZED AT THE TIME OF FINAL ENGINEERING.
 - ALL WATERMAIN IS 8" D.I.W.M. UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER IS 8" P.V.C. UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS ARE 5' PCC UNLESS OTHERWISE NOTED.



NOTE: ALL LOTS WITH NON PARALLEL SIDEYARDS LOT LINES ARE A MINIMUM OF 55' WIDE AT THE FRONT SETBACK LINE.

NOTE: THE AVERAGE RESIDENTIAL LOT SIZE IS 7921.5 SF.

Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Two Parcel Identification Number(s) (PINs):	12-35-200-037 & 12-35-400-003		i) Total Number of Residential Dwelling Units	59	Units
			ii. Gross Density	2.82	/Acre
b) Proposed land use(s):	Single Family Detached		k) Number of Single Family Dwelling Units	59	Units
			ii. Gross Density	2.82	/Acre
c) Total Property Size	20.95	Acres	iii. Unit Square Footage (average)	2622	square feet
			iv. Bedroom Mx	0% 1 bdr	
				0% 2 bdr	
				20% 3 bdr	
				80% 4 bdr	
d) Total Lot Coverage (buildings and pavement)	71%	Percent	v. Number of Single Family Corner Lots	10	Units
e) Open space / landscaping	265502	Square feet	vi. Number of Single Family Attached Dwelling Units	0	Units
f) Land to be dedicated to the School District	29%	Percent	ii. Gross Density	0.00	/Acre
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)	0	square feet
h) Number of parking spaces provided (individually accessible):	116	spaces	iv. Bedroom Mx	0% 1 bdr	
i. surface parking lot	0	spaces		90% 2 bdr	
ii. parallel	0	spaces		10% 3 bdr	
iii. angled	0	spaces		0% 4 bdr	
iv. handicapped	0	spaces	m) Number of Multifamily Dwelling Units	0	Units
v. enclosed	116	spaces	i. Gross Density	0.00	/Acre
vi. bike racks	0	racks	iii. Unit Square Footage (average)	0	square feet
j) Number of buildings:	0	buildings	iv. Bedroom Mx	0% 1 bdr	
i. Number of stories	0	stories		90% 2 bdr	
ii. Building Square Footage (typical)	2622	square feet		10% 3 bdr	
iii. Square Footage of retail floor area	0	square feet		50% 2 bdr	
iv. First Floor Building Square Footage (typical)	0	square feet		10% 3 bdr	

PREPARED FOR:
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DISC NO.: 904492 FILE NAME: FINAL PLAN
 DRAWN BY: JM FLD. BK. / PG. NO.: ---
 COMPLETION DATE: 05-01-25 JOB NO.: 402.178
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 REVISION DATE: 05-01-25, 06-11-25