



LOCATION MAP

PROJECT
LOCATION

FINAL PLAN
FOR
HARVEST POINT
AURORA, ILLINOIS

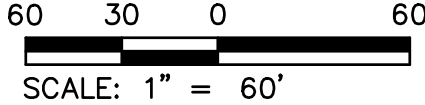
SURVEYED PARCEL DESCRIPTION

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

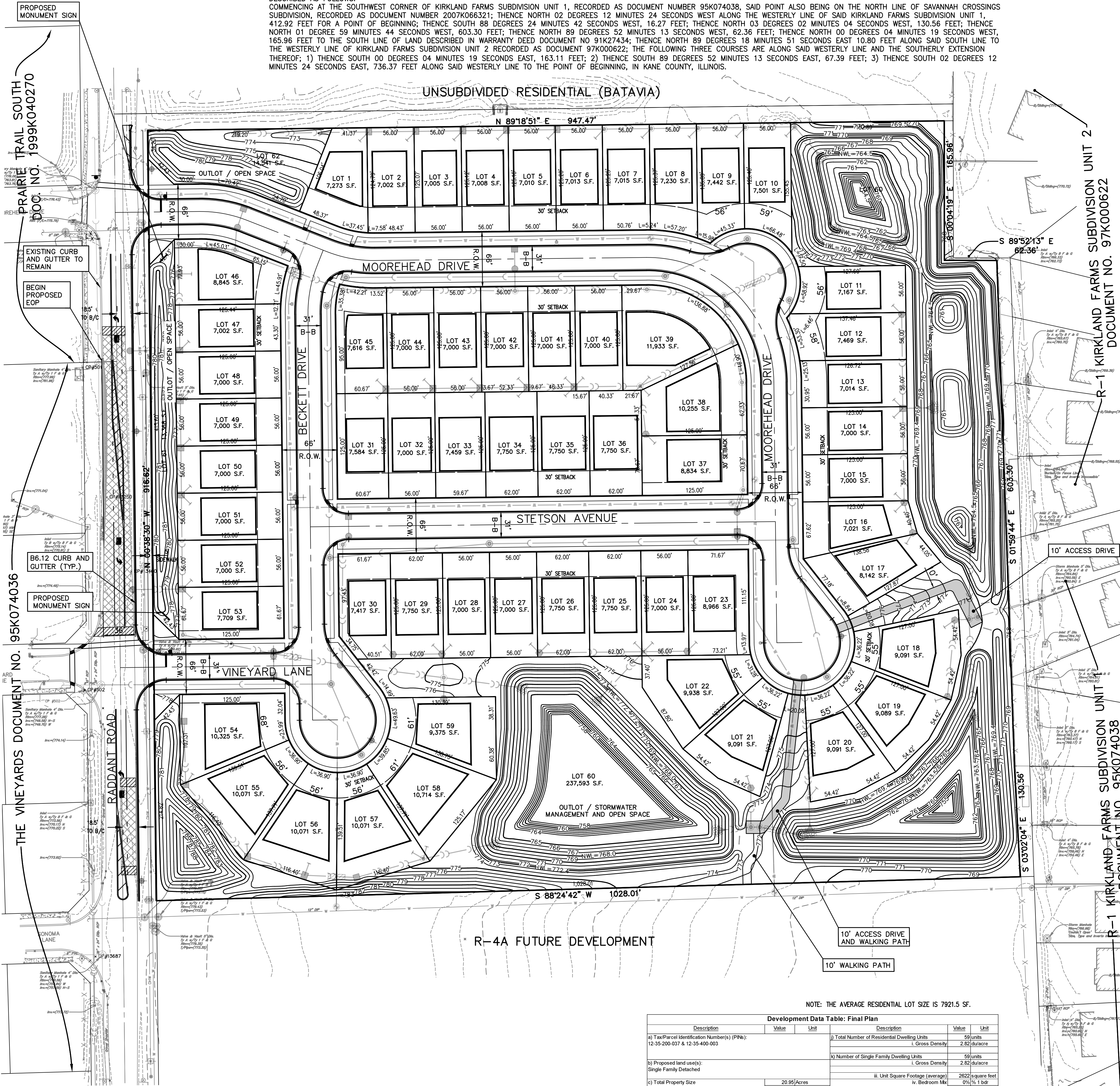
COMMENCING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074038, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K066321; THENCE NORTH 02 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE WESTERLY LINE 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, 165.98 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.



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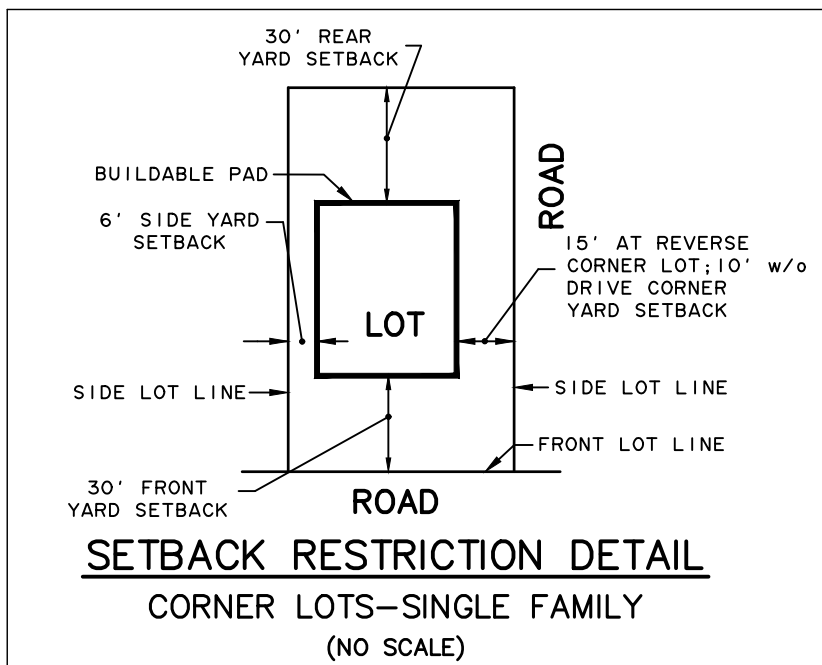
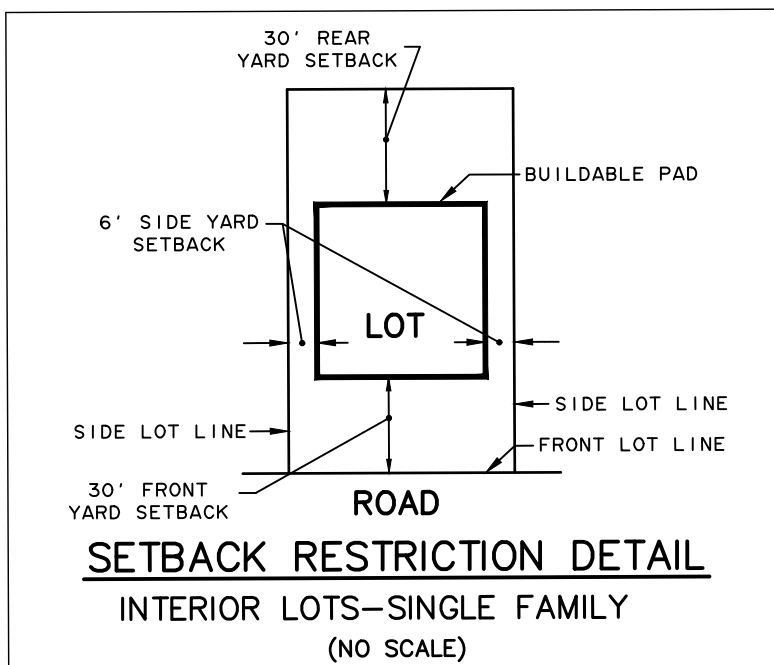
NOTE: THE AVERAGE RESIDENTIAL LOT SIZE IS 7921.5 SF.

Development Data Table: Final Plan				
Description	Value	Unit	Description	Value Unit
a) Two-Parcel Identification Number(s) (P/Ns): 12-35-200-037 & 12-35-400-003			i) Total Number of Residential Dwelling Units	50 units
			i. Gross Density	2.82 /acre
b) Proposed land use(s): Single Family Detached			k) Number of Single Family Dwelling Units	50 units
			i. Gross Density	2.82 /acre
c) Total Property Size	20.95	Acres	iii. Unit Square Footage (average)	2622 square feet
				0% 1 bdr
d) Total Lot Coverage (buildings and payment)	912582	Square feet	iv. Bedroom Mx	0% 1 bdr
				0% 2 bdr
e) Open space / landscaping	265502	Square feet	v. Number of Single Family Corner Lots	10 units
				80% 4 bdr
f) Land to be dedicated to the School District	29%	Percent	vi. Number of Single Family Attached Dwelling Units	0 units
g) Land to be dedicated to the Park District	0	Acres	i. Gross Density	0.00 /acre
h) Number of parking spaces provided (individually accessible)	116	spaces	iii. Unit Square Footage (average)	0 square feet
				0% 1 bdr
i. surface parking lot	0	spaces	iv. Bedroom Mx	99% 2 bdr
perpendicular	0	spaces		100% 3 bdr
parallel	0	spaces		0% 4 bdr
angled	0	spaces	m) Number of Multifamily Dwelling Units	0 units
handicapped	0	spaces	i. Gross Density	0.00 /acre
ii. enclosed	0	spaces		
iii. bike	0	spaces	iii. Unit Square Footage (average)	0 square feet
i) Number of buildings	0	buildings	iv. Bedroom Mx	0% Efficiency
				50% 2 bdr
ii. Building Square Footage (typical)	2622	square feet		100% 3 bdr
iii. Square Footage of retail floor area	0	square feet		
iv. First Floor Building Square Footage (typical)	0	square feet		

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.

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

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