

Harvest Point

AURORA

MATT BROLLEY – PULTE HOME COMPANY, LLC
MARK SCACCO – CEMCON, LTD.
ERIC PRECHTEL – ROSANOVA & WHITAKER, LTD.



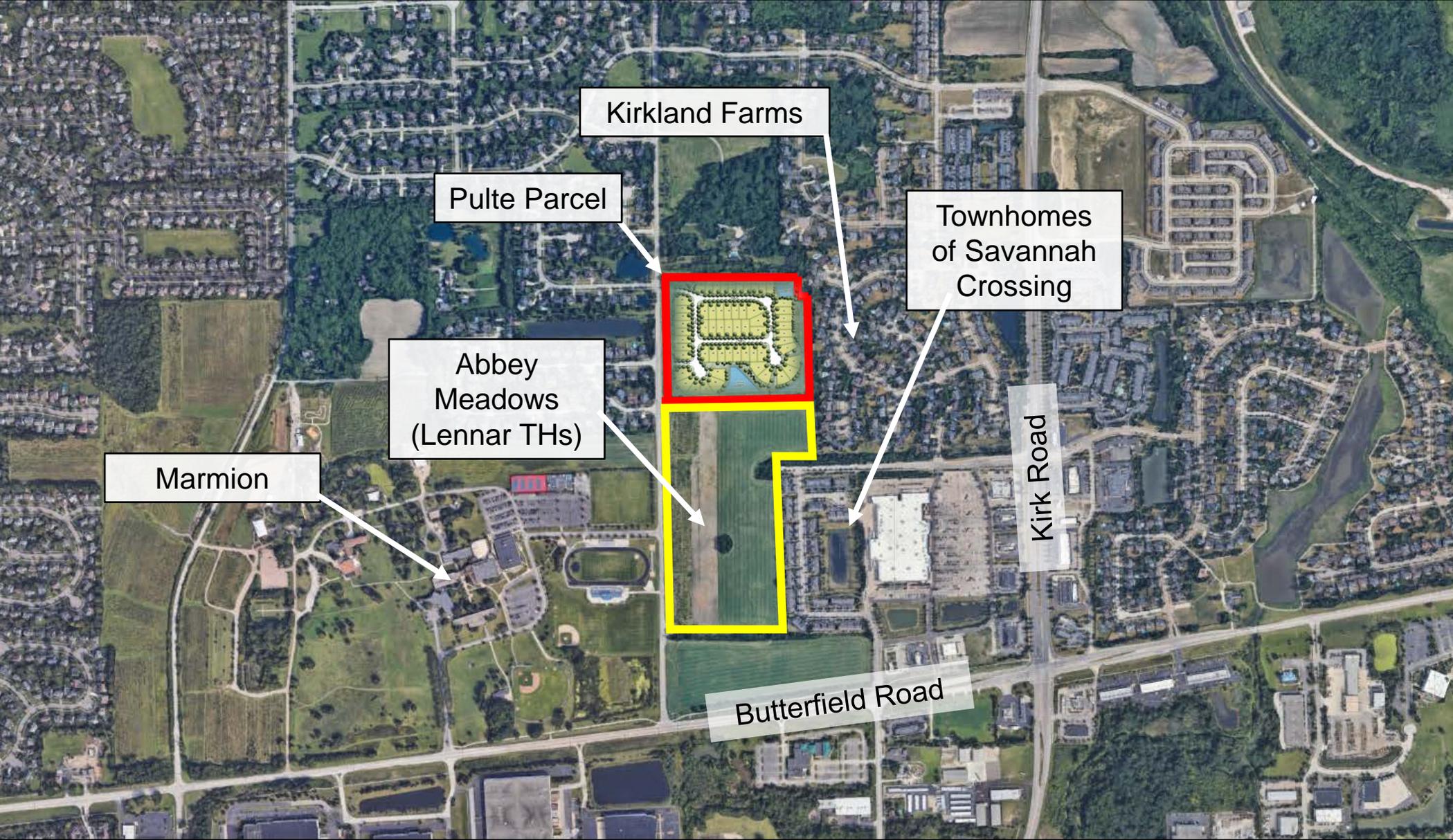
Pulte Homes

More Life Built In.

- PUBLICLY TRADED HOMEBUILDING COMPANY (PHM)
- THIRD LARGEST BUILDER IN US AND CHICAGO
- BUILDING HOMES IN CHICAGOLAND SINCE THE EARLY 1970'S
- TOP SELLING COMMUNITY IN CHICAGOLAND 5 YEARS RUNNING
- COMMUNITIES IN 15 CHICAGO SUBURBS
- BUILD UNDER PULTE AND DEL WEBB BRANDS
- AURORA COMMUNITIES
 - MEADOWRIDGE, LAURELTON PLACE, DEERBROOK, LINCOLN PRAIRIE, LINCOLN CROSSING, AND EOLA PRESERVE



OVERALL AERIAL



SITE PLAN

59 Single-Family Detached Homes



DEVELOPMENT DATA TABLE: FINAL PLAT
HARVEST POINT

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	12-35-200-037 PART OF 12-35-400-003
B. SUBDIVIDED AREA	20.945 Acres / 912,381 S.F.
C. PROPOSED R.O.W. DEDICATION	4.121 Ac. / 179,523 S.F. 2,510 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	9.734 Ac. / 424,033 S.F.

PRODUCT MATRIX

Home Plan	Square Footage	Bedrooms	Garage	Elevations
Newberry	2,386 – 2,568	3 – 4	2 – 3	5
Mercer	2,605 – 2,786	3 – 5	2 – 3	5
Ivy	2,819 – 3,222	3 – 5	2 – 3	4
Linwood	2,456 – 3,308	3 – 5	2 – 3	4
Continental	2,873 – 3,160	4 – 5	2 – 3	7
Waverly	3,261 – 3,826	4 – 6	2 – 3	5

ELEVATIONS

Newberry



Mercer



Ivy



Linwood



Continental





THANK YOU

SUSTAINABILITY & ENERGY EFFICIENCY

- ENERGY STAR 3.1 and IECC 2021 compliance in all communities
- Pre-fab, laser-assisted wall panels and roof trusses to improve accuracy and limit material loss.
 - Assembled locally in Belvidere
- Home Energy Rating System (HERS) score
- Material suppliers required to meet certain sustainability standards
- Windows – Low-E Argon Filled ¾” Dual Glazed Vinyl – White
 - Assembled locally in Aurora
 - Dual Paned, Argon Gas-Filled
 - Lowe Coated
- Pulte Energy Seal
 - Sill seal foam gasket at sill plate throughout the home

ENERGY EFFICIENT FEATURES

- **Pulte Energy Advantage**[®] - Pulte Homes are up to 30% more energy-efficient than the average existing home
- 50 gallon electric water heater
- Fully drywalled and fire taped garage walls
- Continuous air flow system on roof with soffits and ridge vents
- **Lennox**[®] 93% efficient gas furnace
- **Lennox**[®] 14 SEER central air conditioning
- R-49 fiberglass insulation in all heated ceiling area
- R-15 fiberglass insulation in all exterior walls
- **Lennox**[®] Wi-Fi thermostat
- **Typar**[®] house-wrap
- Ice and water shield at roof valley and eaves
- 200 amp electrical service

EXAMPLE: MAY VARY FROM COMMUNITY TO COMMUNITY



FINAL PLAT FOR HARVEST POINT SUBDIVISION

PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



Submitted by and please return to:

CITY OF AURORA PLANNING DIVISION
44 E. DOWNER PLACE
AURORA, IL 60507

- LEGEND**
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
 - LOT LINE/PROPERTY LINE (Solid Line)
 - ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
 - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
 - CENTERLINE (Single Dashed Line)
 - QUARTER SECTION LINE (Double Dashed Line)
 - SECTION LINE (Thin Dashed Line)
 - - SET CONCRETE MONUMENT

NOTES

3/4 INCH BORE PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

C.E. - INDICATES CITY EASEMENT HEREBY GRANTED. - SEE PROVISIONS CONTAINED HEREIN.

S.L. - SETBACK LINE

THE MEASURED BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING IN 90°30'00" R.

PIR = FOUND IRON PIPE (4" AS SHOWN)

PIR = FOUND IRON ROD (4" AS SHOWN)

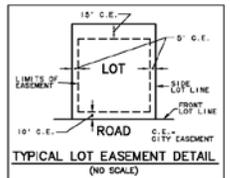
LOTS 80, 81 AND 82 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 45°38'30" E	42.43
L2	N 44°21'30" E	42.43
L3	N 89°21'30" E	30.00
L4	S 45°38'30" E	42.43
L5	N 44°21'30" E	42.43
L6	S 00°38'30" E	32.04
L7	S 71°56'44" E	73.36
L8	S 87°32'53" E	22.44
L9	S 87°32'53" E	16.94
L10	N 72°48'04" E	79.14
L11	N 21°24'27" E	21.07
L12	S 89°21'30" W	30.00
L13	N 89°32'13" W	62.36
L14	S 91°35'18" E	41.08

DEVELOPMENT DATA TABLE: FINAL PLAT HARVEST POINT

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINA):	12-35-300-037 PART OF 12-35-400-003
B. SUBDIVIDED AREA	70.945 Acres / 912,381 S.F.
C. PROPOSED R.O.W. DEDICATION	4.121 Ac. / 179,523 S.F. 2,510 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	9.734 Ac. / 424,033 S.F.



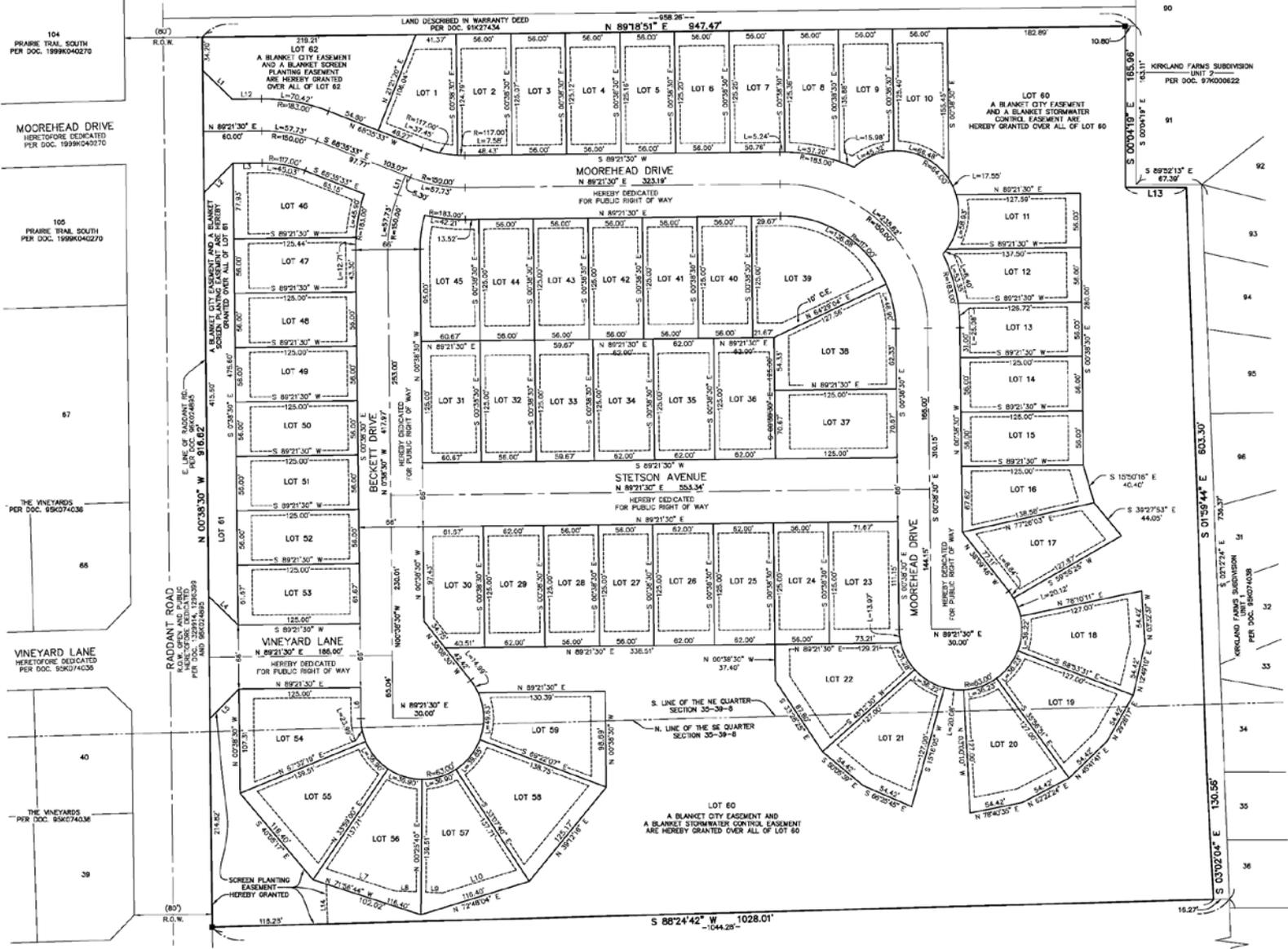
*TYPICAL DIMENSIONS UNLESS NOTED OTHERWISE.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. SCHAUMBURG ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-2592

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-8075 PH: 630.852.2100 FAX: 630.852.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402178 FILE NAME: SUBPLAT
DRAWN BY: AJS P.L.D. BK. / PG. NO.: E-34
COMPLETION DATE: 04-29-25 JOB NO.: 402.178
PROJECT REFERENCE: 904.492 & 608.087
CHECKED BY:
REVISED 06-17-25 (AJS) REVISED PER COMMENT LETTER
DATED 06-10-25

Copyright © 2025 Cemcon, Ltd. All rights reserved.



SHEET 1 OF 2
 SHEET 2 OF 2
 SHEET 3 OF 2
 SHEET 4 OF 2
 SHEET 5 OF 2
 SHEET 6 OF 2
 SHEET 7 OF 2
 SHEET 8 OF 2
 SHEET 9 OF 2
 SHEET 10 OF 2
 SHEET 11 OF 2
 SHEET 12 OF 2
 SHEET 13 OF 2
 SHEET 14 OF 2
 SHEET 15 OF 2
 SHEET 16 OF 2
 SHEET 17 OF 2
 SHEET 18 OF 2
 SHEET 19 OF 2
 SHEET 20 OF 2
 SHEET 21 OF 2
 SHEET 22 OF 2
 SHEET 23 OF 2
 SHEET 24 OF 2
 SHEET 25 OF 2
 SHEET 26 OF 2
 SHEET 27 OF 2
 SHEET 28 OF 2
 SHEET 29 OF 2
 SHEET 30 OF 2
 SHEET 31 OF 2
 SHEET 32 OF 2
 SHEET 33 OF 2
 SHEET 34 OF 2
 SHEET 35 OF 2
 SHEET 36 OF 2
 SHEET 37 OF 2
 SHEET 38 OF 2
 SHEET 39 OF 2
 SHEET 40 OF 2
 SHEET 41 OF 2
 SHEET 42 OF 2
 SHEET 43 OF 2
 SHEET 44 OF 2
 SHEET 45 OF 2
 SHEET 46 OF 2
 SHEET 47 OF 2
 SHEET 48 OF 2
 SHEET 49 OF 2
 SHEET 50 OF 2
 SHEET 51 OF 2
 SHEET 52 OF 2
 SHEET 53 OF 2
 SHEET 54 OF 2
 SHEET 55 OF 2
 SHEET 56 OF 2
 SHEET 57 OF 2
 SHEET 58 OF 2
 SHEET 59 OF 2
 SHEET 60 OF 2
 SHEET 61 OF 2
 SHEET 62 OF 2
 SHEET 63 OF 2
 SHEET 64 OF 2
 SHEET 65 OF 2
 SHEET 66 OF 2
 SHEET 67 OF 2
 SHEET 68 OF 2
 SHEET 69 OF 2
 SHEET 70 OF 2
 SHEET 71 OF 2
 SHEET 72 OF 2
 SHEET 73 OF 2
 SHEET 74 OF 2
 SHEET 75 OF 2
 SHEET 76 OF 2
 SHEET 77 OF 2
 SHEET 78 OF 2
 SHEET 79 OF 2
 SHEET 80 OF 2
 SHEET 81 OF 2
 SHEET 82 OF 2
 SHEET 83 OF 2
 SHEET 84 OF 2
 SHEET 85 OF 2
 SHEET 86 OF 2
 SHEET 87 OF 2
 SHEET 88 OF 2
 SHEET 89 OF 2
 SHEET 90 OF 2
 SHEET 91 OF 2
 SHEET 92 OF 2
 SHEET 93 OF 2
 SHEET 94 OF 2
 SHEET 95 OF 2
 SHEET 96 OF 2
 SHEET 97 OF 2
 SHEET 98 OF 2
 SHEET 99 OF 2
 SHEET 100 OF 2



LOCATION MAP

PROJECT LOCATION

FINAL PLAN FOR HARVEST POINT AURORA, ILLINOIS

SURVEYED PARCEL DESCRIPTION

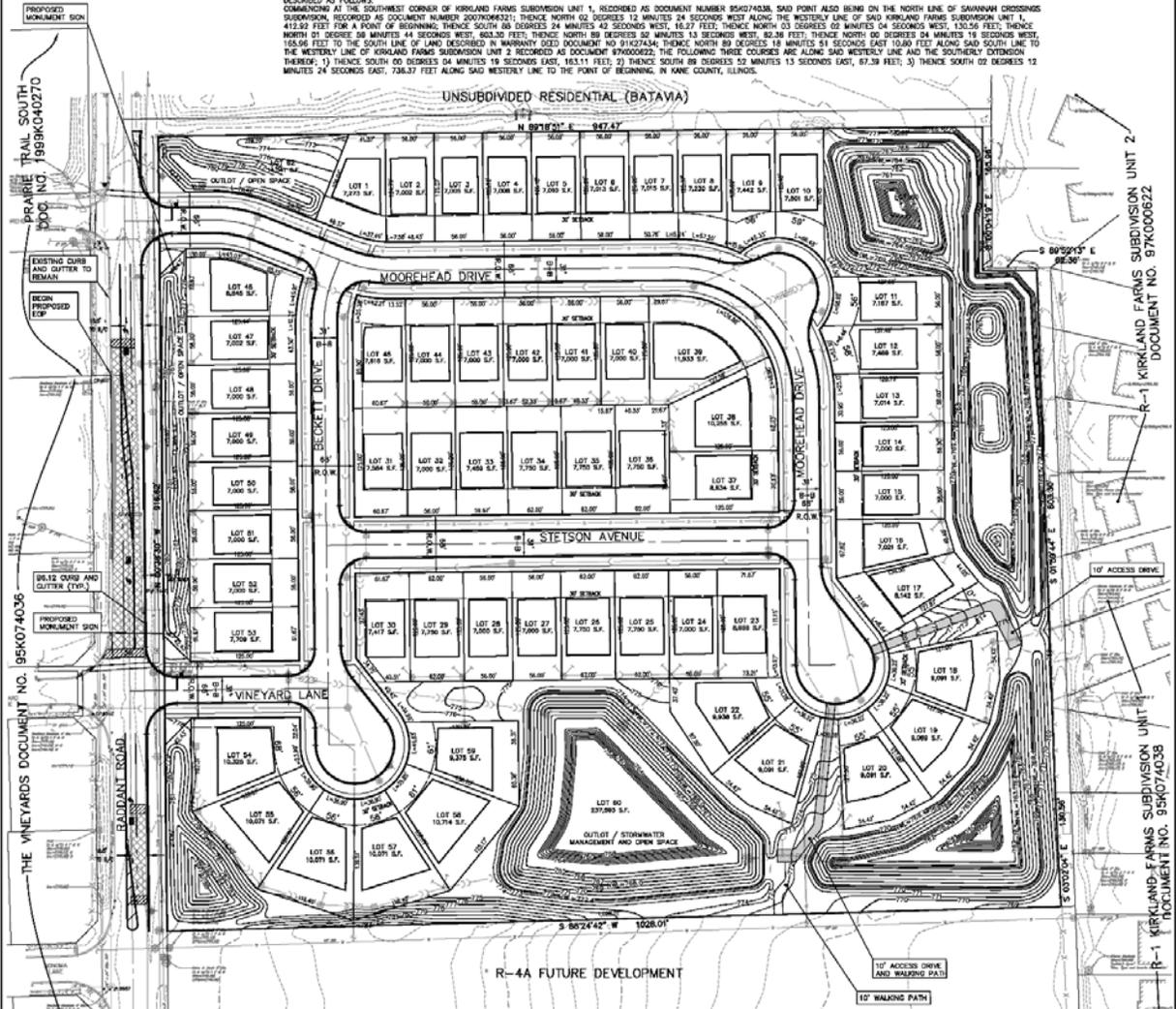
THAT PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074036, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007068211; THENCE NORTH 03 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE WESTERN 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 1044.38 FEET TO THE EAST LINE OF RADIANT ROAD DEDICATED PER DOCUMENT 98K024895; THENCE NORTH 09 DEGREES 38 MINUTES 38 SECONDS WEST 88.30 FEET TO THE WEST LINE OF SAID RADIANT ROAD DEDICATED PER DOCUMENT 98K024895; THENCE NORTH 89 DEGREES 18 MINUTES 51 SECONDS EAST, 858.28 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 06 DEGREES 19 SECONDS EAST, 183.11 FEET, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 81 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST, 67.39 FEET ALONG THE SOUTHWEST LINE OF LOT 81 IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 83 IN SAID SUBDIVISION; THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST, 736.37 FEET ALONG THE WEST LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 2 AND THE WEST LINE OF AFORESAID KIRKLAND FARMS UNIT 1, 736.37 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

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:

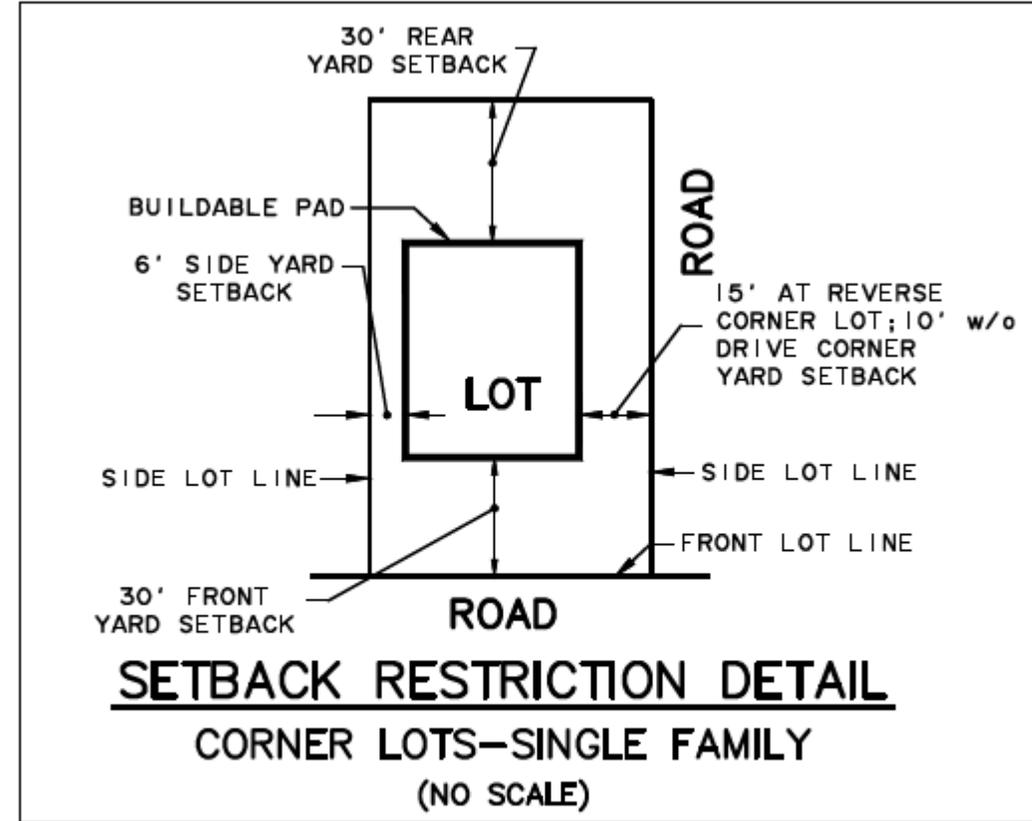
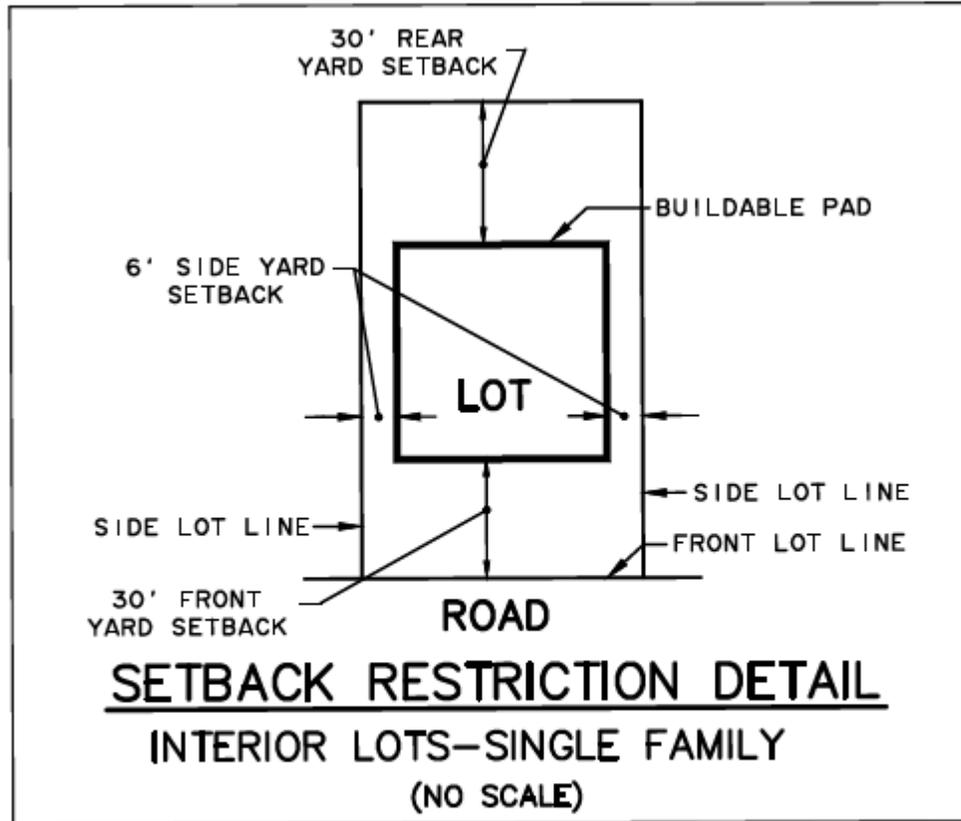
COMMENCING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K074036, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007068211; THENCE NORTH 03 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE WESTERN LINE 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 58 MINUTES 44 SECONDS WEST, 182.30 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 51 SECONDS WEST, 82.38 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 51 SECONDS WEST, 162.96 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED DOCUMENT NO. 91K07434; THENCE NORTH 89 DEGREES 18 MINUTES 51 SECONDS EAST 10.60 FEET ALONG SAID SOUTH LINE TO THE WESTERN LINE OF KIRKLAND FARMS SUBDIVISION UNIT 2 RECORDED AS DOCUMENT 97K000622; THE FOLLOWING THREE COURSES ARE ALONG SAID WESTERN LINE AND THE SOUTHERLY EXTENSION THEREOF; 1) THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, 183.11 FEET; 2) THENCE SOUTH 88 DEGREES 52 MINUTES 12 SECONDS EAST, 67.39 FEET; 3) THENCE SOUTH 02 DEGREES 12 MINUTES 24 SECONDS EAST, 736.37 FEET ALONG SAID WESTERN LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.



DATA TABLE

Development Data Table: Final Plan							
Description		Value	Unit	Description			
a) Tax/Parcel Identification Number(s) (PINs): 12-35-200-037 & 12-35-400-003			j) Total Number of Residential Dwelling Units			59	units
			i. Gross Density			2.82	du/acre
			k) Number of Single Family Dwelling Units			59	units
b) Proposed land use(s): Single Family Detached			i. Gross Density			2.82	du/acre
			iii. Unit Square Footage (average)			2622	square feet
			iv. Bedroom Mix			0%	% 1 bdr
c) Total Property Size		20.95	Acres	0%		% 2 bdr	
		912582	Square feet	20%		% 3 bdr	
d) Total Lot Coverage (buildings and pavement)		647080	Square feet	80%		% 4 bdr	
		71%	Percent				
e) Open space / landscaping		265502	Square feet	v. Number of Single Family Corner Lots		10	units
		29%	Percent	l) Number of Single Family Attached Dwelling Units		0	units
f) Land to be dedicated to the School District		0	Acres	i. Gross Density		0.00	du/acre
g) Land to be dedicated to the Park District		0	Acres				
h) Number of parking spaces provided (individually accessible)		118	spaces	iii. Unit Square Footage (average)		0	square feet
i. surface parking lot		0	spaces	iv. Bedroom Mix		0%	% 1 bdr
perpendicular		0	spaces			90%	% 2 bdr
parallel		0	spaces			10%	% 3 bdr
angled		0	spaces			0%	% 4 bdr
handicapped		0	spaces	m) Number of Multifamily Dwelling Units		0	units
ii. enclosed		118	spaces	i. Gross Density		0.00	du/acre
iii. bike		0	racks				
i) Number of buildings		0		iii. Unit Square Footage (average)		0	square feet
i. Number of stories		59	stories	iv. Bedroom Mix		0%	Efficiency
ii. Building Square Footage (typical)		2622	square feet			40%	% 1 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

TYPICAL LOT EXHIBIT



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

Original Issued : 8 November 2024

- ▲ 1.27.2025 - Per Revised Site Plan & Engineering
- ▲ 5.7.2025 - Final Plan Submittal
- ▲ 6.16.2025 - Per PZ Review Memo dated 6.10.2025

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
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

See Sheet L.101 for Landscape Material & Turf Symbols

Landscape Plan For

HARVEST POINT

AURORA, ILLINOIS

DEVELOPER :

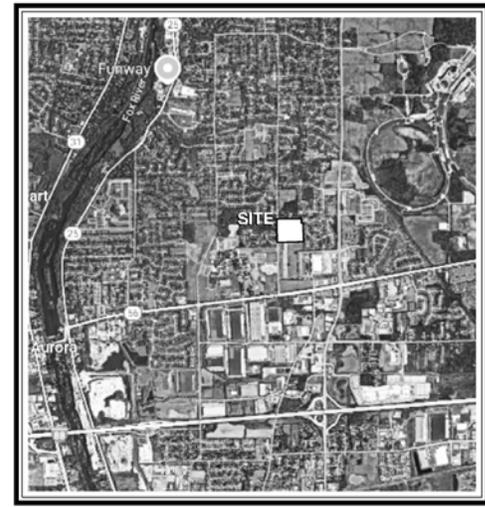
PULTEGROUP
 1900 E. Golf Road - Suite 300
 Schaumburg, Illinois 60173
 Project Manager : Matt Brolley, P.E.

ENGINEER :

CEMCON, Ltd.
 2280 White Oak Circle
 Aurora, Illinois 60502
 630.862.2100 - voice

LANDSCAPE ARCHITECT :

Signature Design Group, Inc.
 132 N. Washington Street
 Naperville, Illinois 60540
 (630) 305.3980 voice
 Project Manager: Greg G. Sagen, RLA



LOCATION MAP

INDEX OF DRAWINGS

- L.100 Overall Landscape Plan
- L.101 Landscape Implementation Plan - NORTH
- L.102 Landscape Implementation Plan - SOUTH
- L.103 Common Area Turf Plan
- L.104 Project Monument Sign
- L.105 Typical House Foundation Planting Plan - MEADOWS
- L.106 Typical House Foundation Planting Plan - MEADOWS
- L.107 Typical House Foundation Planting Plan - MEADOWS

project:

Harvest Point

Raddant Road
Aurora, Illinois

sheet description:

Landscape Implementation Plan

owner:



north: scale: 1" = 40' 0"



5.16.2025	Final Plan - Submit
6.7.2025	Final Plan - Submit
1.27.2025	Final Review Site Plan & Engineering

original issue date: **8 November 2024**

drawn by:

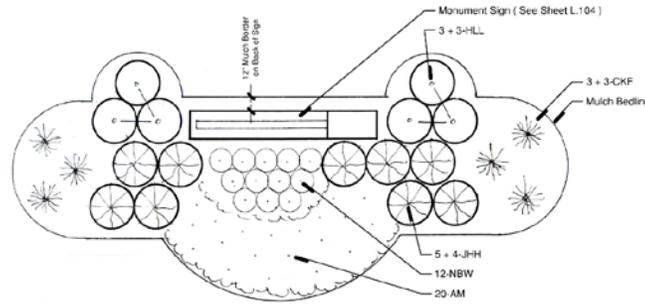
checked by:

project no.: 24017

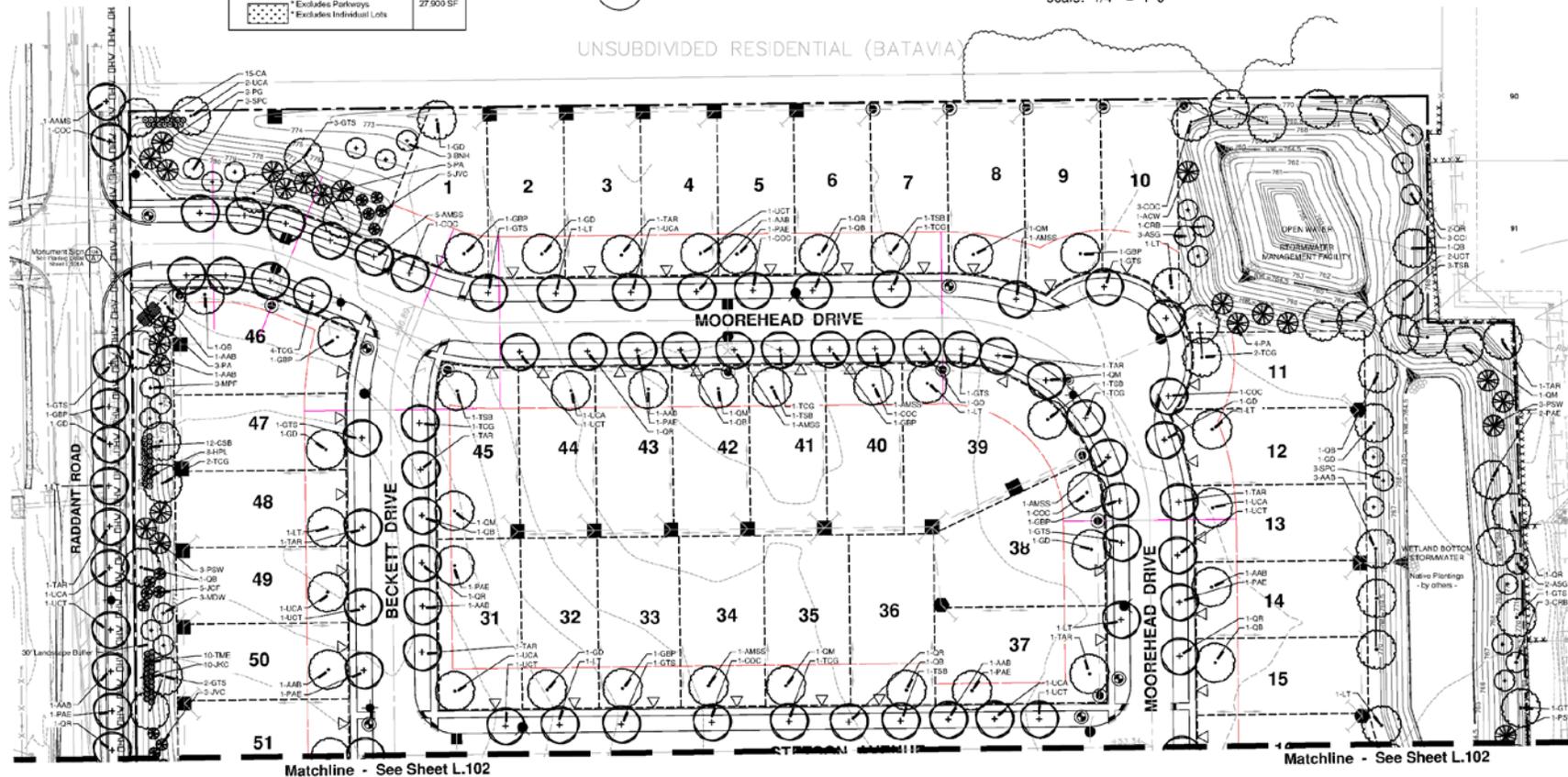
sheet no.:

Landscape Data Table: Planting Material Key	
Canopy Trees (min. size 2.5 caliper) Count:	Plant Qty.
	209
Evergreen Tree (min. size 6 feet) Count:	
	84
Understory Trees (min. size 2.5 caliper or 8 feet if multi-stemmed) Count:	
	56
Evergreen Shrubs (Min. of 18 inches) Count:	
	58
Deciduous Shrubs (min of 18 inches) Count:	
	78
Ornamental Grasses Count:	
	12
Perennials Square Footage:	
	400
Turf (Seeded) Square Footage:	
	177,865 SF
Turf (Sod) Square Footage: *	
	27,900 SF

* Excludes Parkways
* Excludes Individual Lots



Monument Sign Planting Detail - 2 Required For Plant List See Sheet L.100
scale: 1/4" = 1' 0"



project:

Harvest Point

Raddant Road
Aurora, Illinois

sheet description:

Landscape Implementation Plan

owner:



north: scale: 1" = 40' 0"

	10.19.2025	Final Plan Submittal
	5.7.2025	Final Plan Submittal
	1.27.2025	Final Revised Site Plan & Engineering

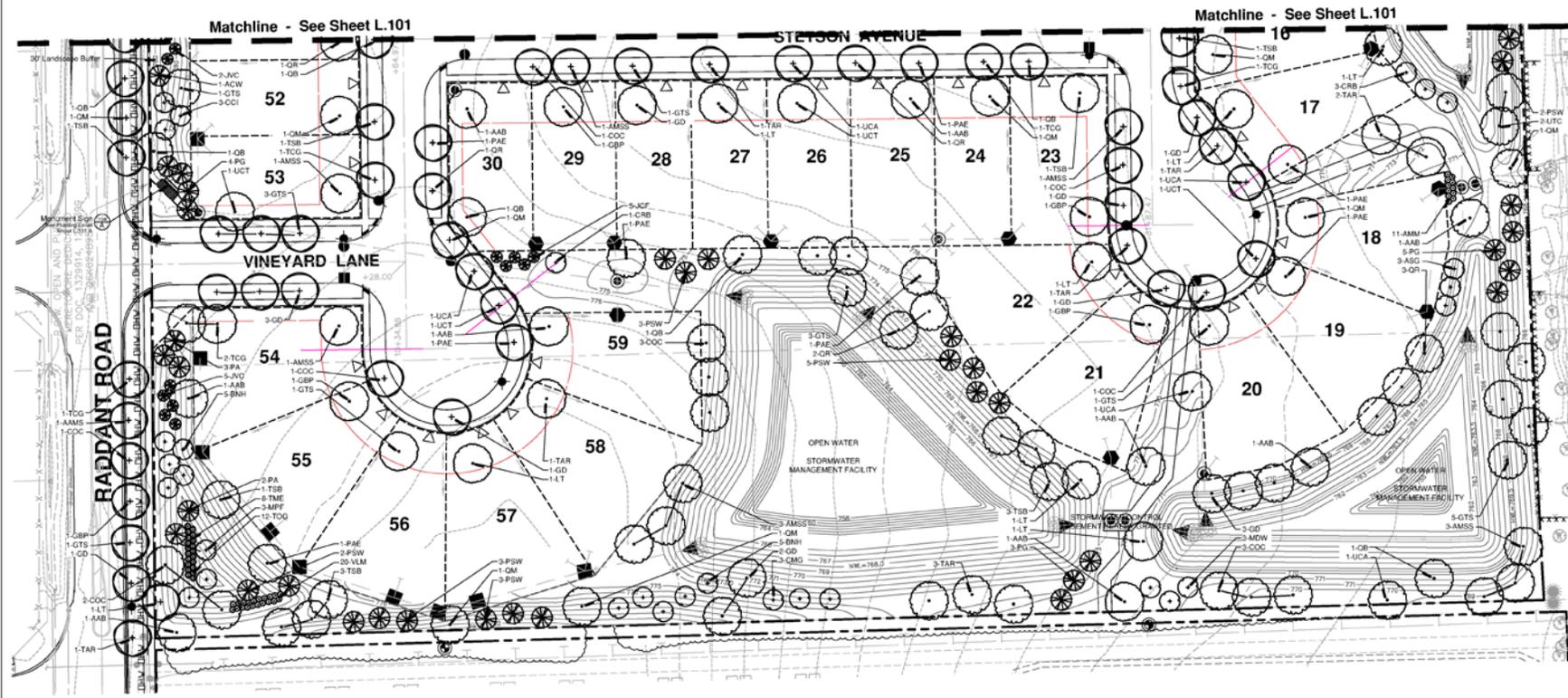
original issue date: **8 November 2024**

drawn by:

checked by:

project no.: 24017

sheet no.:



Landscape Data Table: Turf Key	
Turf (Seeded) Square Footage :	177,885 SF
Turf (Sod) Square Footage : *	27,900 SF
* Excludes Parkways * Excludes Individual Lots	
Turf (Native Plantings) Square Footage :	29,700 SF
By Others - V3	



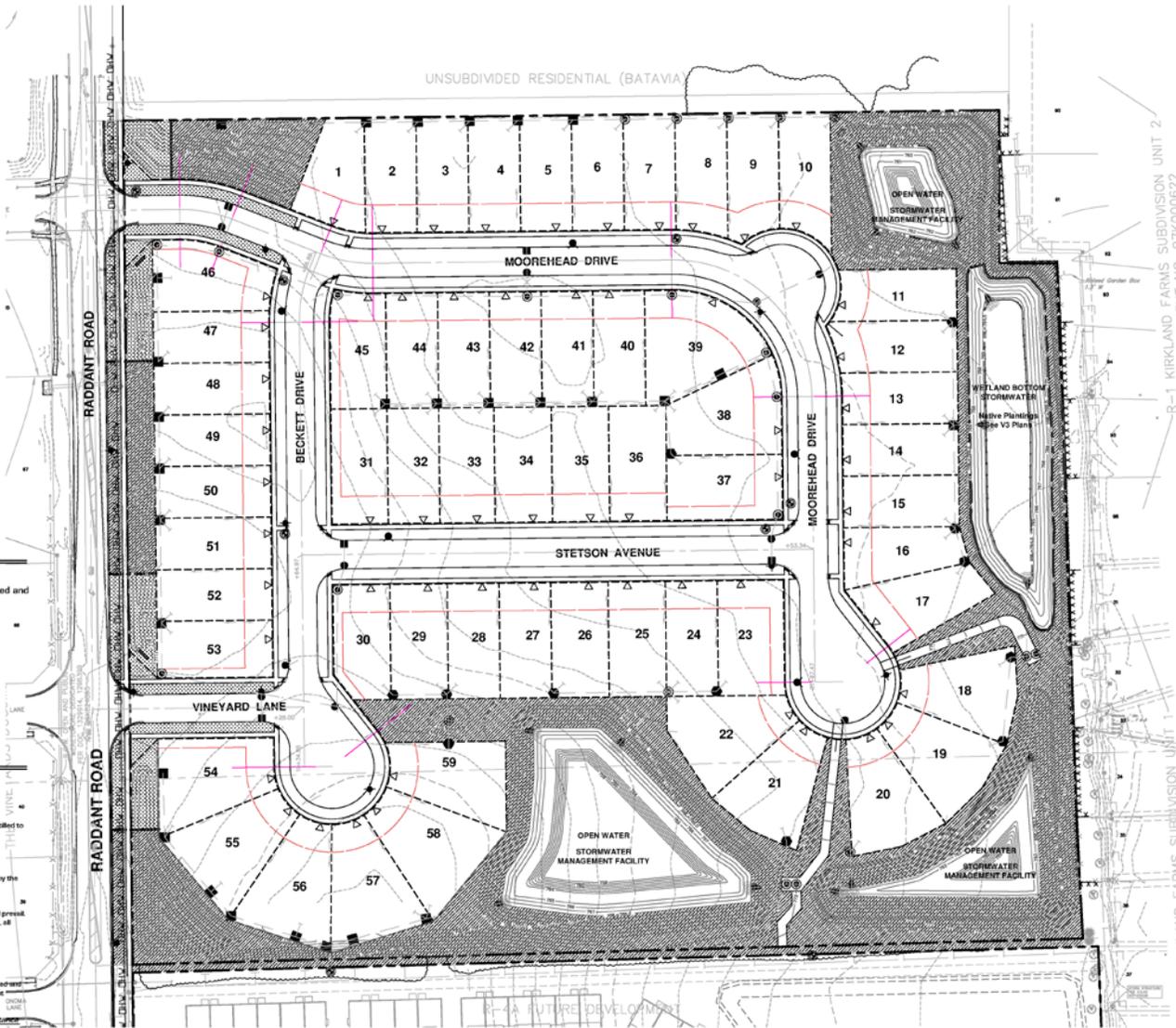
Turf Notes :

- All Parkways to be Sodded
- All Seeded Turf areas shall be a Kentucky Bluegrass / Perennial Ryegrass blend, drill seeded and covered w/ an S-75 Straw Blanket
- Sod shall be an approved blend of elite Kentucky Bluegrasses grown on a mineral soil.
- All individual lots shall be fully sodded at the time of closing

Construction Notes :

- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Drill seed all remaining turf areas as noted and cover with an S-75 Straw Erosion Control Blanket and staple in place.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 4000 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY mushroom compost per 100 SF, rotted to an 8" depth.
- Mutch all trees, shrubs, perennial & orn't grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mutch all groundcover and annual beds with minimum of one inch shredded bark.
- All bed lines and tree saucers require a 4" deep spaced edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and NOT sheared.
- Plant eventual sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant eventual shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging. It is required to Contact J.U.L.I.E. (1-800-892-0123) and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant material, seed and sod areas after acceptance of Landscape Contractor work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Aurora.
- Landscape Contractor shall warrantee all materials and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

- All Parkway Trees shall be located and spaced in general conformance with Section 6 of the Aurora Arboriculture Specifications Manual.



Land Planning
Landscape Architecture
Environmental Site Design

157 N. WASHINGTON ST. NAPERVILLE, IL 60540 (630) 308-3600 Fax (630) 308-3694

project:

Harvest Point

Raddant Road
Aurora, Illinois

sheet description:

Final Turf Establishment Plan

owner:



north: scale: 1" = 60' 0"

5.16.2025	Final Plan Submittal
5.7.2025	Final Plan Submittal
1.27.2025	Final Plan Submittal

revisions:

original issue date: 8 November 2024

drawn by:
checked by:
project no.: 24017
sheet no.:

project:

Harvest Point

Raddant Road
Aurora, Illinois

sheet description:

Final Monument Sign

owner:



north: scale: as noted



revisions: 5.14.2025 Rev #2 Revised 08/10/2024
6.7.2025 Rev #15 Final Plan Submittal
1.27.2025 Rev #10 Revised Site Plan & Engineering

original issue date: 8 November 2024

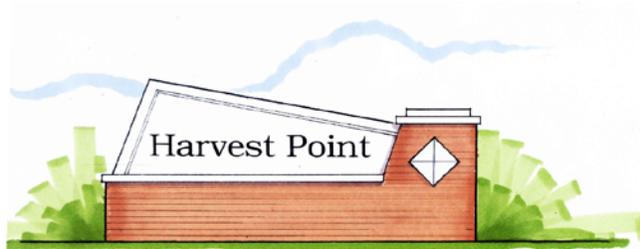
drawn by:

checked by:

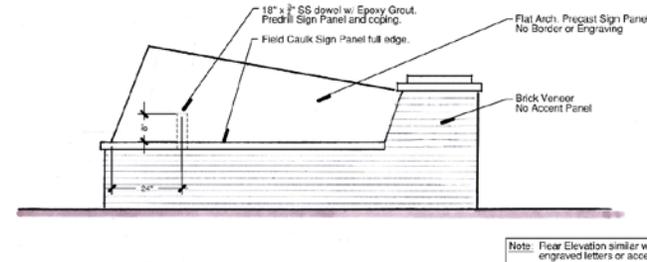
project no.: 24017

sheet no.:

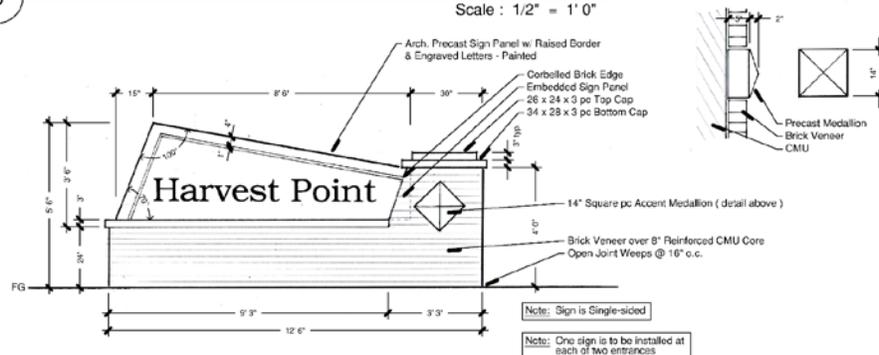
L.104



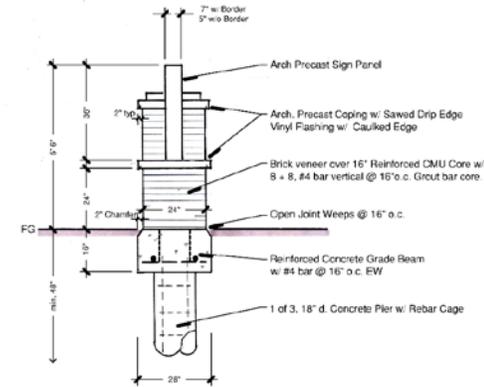
A Monument Sign - RENDERING
Scale : 1/2" = 1' 0"



B Monument Sign - REAR ELEVATION
Scale : 1/2" = 1' 0"



C Monument Sign - FRONT ELEVATION w/ Dimensions
Scale : 1/2" = 1' 0"



D Left Side Elevation & Foundation Detail
Scale : 1/2" = 1' 0"

Monument Sign Notes :

- Contractor shall submit color and material samples to owner for approval prior to construction.
- Submit shop drawings for review to Landscape Architect and Owner for approval prior to fabrication.
- Foundation Concrete shall be Class X. All Chamfers shall be formed and cast-in-place.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify Landscape Architect or any variance from construction drawings.
- Contractor shall verify underground utility lines and responsible for any damage.
- Contractor shall secure and pay for all permits, fees and inspection necessary for the proper execution of the work and comply with all codes applicable to this work.
- Brick Veneer: Endicott; Medium Ironstone #77
- Architectural Precast as provided by Edwards Stone - or approved equal, color 6D-147
- Lettering Font for Sign Panel is Brussels 10 Upper cases & 7" Lower case

Elevation Data Table: Ground Signage				
Ground Sign #	Description	Value	Unit	
1	i) Length of street frontage - on which Sign is Located	52.5	Feet	
	ii) Width of Sign Face	0.75	Feet	
	iii) Height of Sign Face	3.50	Feet	
	iv) Square Footage of Sign Face	27.0	Square Feet	
	v) Height of Sign (overall)	9.0	Feet	
	vi) Width of Sign (overall)	12.50	Feet	
	vii) Type of Sign	Architectural Precast, Engraved & Painted Letters		
	viii) Type of Sign Base	Brick Masonry over CMU		
	ix) Is there a Digital Display	No		
		If Yes then, Location of Digital Display on the sign		
		Height of Digital Display	Feet	
		Width of Digital Display	Feet	
	Square Footage of Digital Display	Square Feet		
	Percent of Digital Display Sign Coverage	Percent		

project:

Harvest Point

Raddant Road
Aurora, Illinois

sheet description:

Prototypical House Planting Plans MEADOWS

owner:



north: scale:



revisions: 5.14.2025 Plan #2 Revised 08/10/2025
6.7.2025 Final Plan Submitted
1.27.2025 Final Revised Site Plan & Engineering

original issue date: 8 November 2024

drawn by:

checked by:

project no.: 24017

sheet no.:

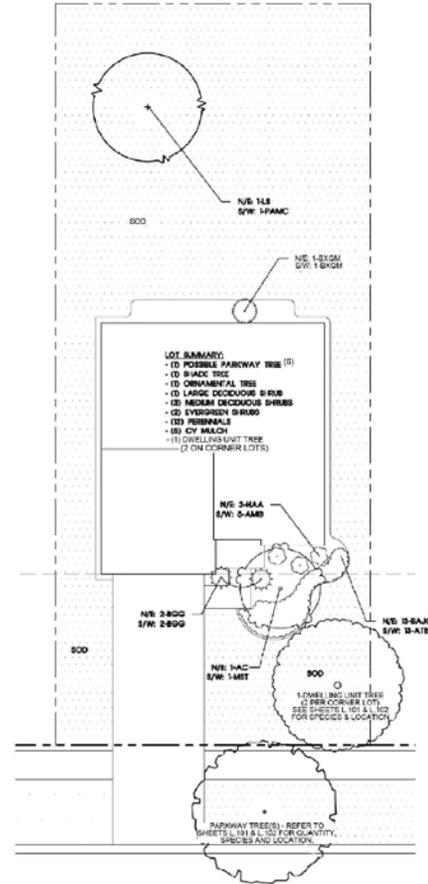
L.105

PLANT MATERIAL LEGEND - MERCER			
CODE	QTY	SIZE	BOTANIC NAME
NORTH / EAST ORIENTATION			
LS	1	2.6' CAL.	SHADE TREES LIQUIDAMBAR STYRACFLUA
AC	1	2' CAL/ 6' HT.	ORNAMENTAL TREES AMELANCHER CANADENSIS
VJ	1	36"	LARGE DECIDUOUS SHRUBS VIBURNUM X JUDDI
HAA	3	30"	MEDIUM DECIDUOUS SHRUBS HYDRANGEA ABORSCENSIS 'ANNABELLE'
BGG	2	24"W	EVERGREEN SHRUBS SUKUS X 'GREEN GEM'
BAJC	15	1 GAL	PERENNIALS SOLITARIA ASTER V. LATSQUAMA 'JM CROCKETT'
	5	CY	MATERIALS SHREDDED HARDWOOD MULCH KENTUCKY BLUEGRASS BLEND SOD

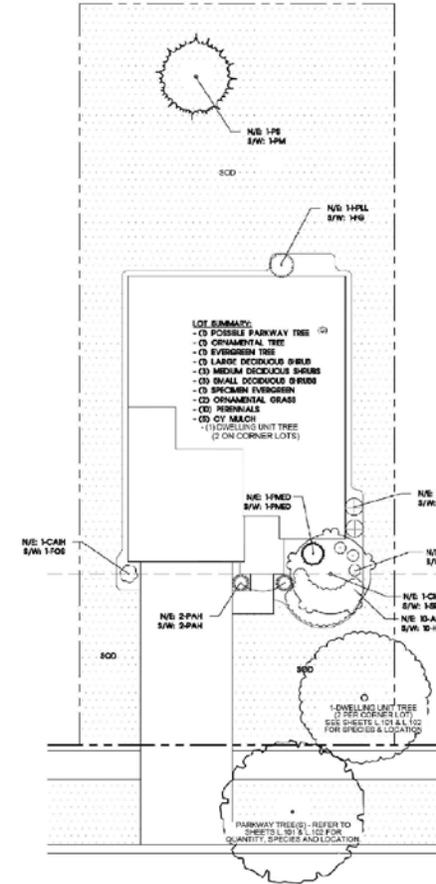
SOUTH / WEST ORIENTATION			
PAMC	1	2.6' CAL.	SHADE TREE PLATANUS ACERIFOLIA 'MORTON ORCLE'
MST	1	2' CAL/ 6' HT.	ORNAMENTAL TREES MALUS SARGENTII 'TINA'
VJ	1	36"	LARGE DECIDUOUS SHRUBS VIBURNUM X JUDDI
AMB	3	30"	MEDIUM DECIDUOUS SHRUBS ARONIA MELANOCARPA 'ROQUOIS BEAUTY'
BGG	2	24"W	EVERGREEN SHRUBS SUKUS X 'GREEN GEM'
ATBW	15	1 GAL	PERENNIALS ASCLEPIAS TUBEROSA
	5	CY	MATERIALS SHREDDED HARDWOOD MULCH KENTUCKY BLUEGRASS BLEND SOD

PLANT MATERIAL LEGEND - CONTINENTAL			
CODE	QTY	SIZE	BOTANIC NAME
NORTH / EAST ORIENTATION			
PS	1	8' HIGH	EVERGREEN TREES PINUS STROBUS
CM	1	2' CAL/ 6' HT.	ORNAMENTAL TREES CORNIUS MAS
HPL	1	36"	LARGE DECIDUOUS SHRUBS HYDRANGEA PANICULATA 'LIMELIGHT'
CAH	1	30"	MEDIUM DECIDUOUS SHRUBS CORNIUS ALBA 'IVORY HALO'
YD	2	30"	VIBURNUM DENTATUM
SAW	3	18"W	SMALL DECIDUOUS SHRUBS SPRAEA BUNALDA 'ANTHONY WATERER'
FMED	1	30"W	SPECIMEN EVERGREEN SHRUBS PINUS MUGO 'ENCI'
FAH	2	1 GAL	ORNAMENTAL GRASSES PENNISETUM ALOPECUROIDES 'HAMELY'
ASB	10	1 GAL	PERENNIALS ALLIUM X 'SUMMER BEAUTY'
	6	CY	MATERIALS SHREDDED HARDWOOD MULCH KENTUCKY BLUEGRASS BLEND SOD

SOUTH / WEST ORIENTATION			
PM	1	8' HIGH	EVERGREEN TREES PSUDOSUGA MENZIESI
SRI	1	2' CAL/ 6' HT.	ORNAMENTAL TREES SYRINGA RETICULATA 'IVORY SILK'
FC	1	36"	LARGE DECIDUOUS SHRUBS FOTHERGILLA GARDENI
FS	1	30"	MEDIUM DECIDUOUS SHRUBS FORSYTHIA DIVARATA 'SUNRISE'
YD	2	30"	VIBURNUM DENTATUM
DL	3	18"W	SMALL DECIDUOUS SHRUBS DIERVILLA LONICERA
FMED	1	30"W	SPECIMEN EVERGREEN SHRUBS PINUS MUGO 'ENCI'
FAH	2	1 GAL	ORNAMENTAL GRASSES PENNISETUM ALOPECUROIDES 'HAMELY'
H-R	10	1 GAL	PERENNIALS HEMEROCALLIS 'HAPPY RETURNS'
	5	CY	MATERIALS SHREDDED HARDWOOD MULCH KENTUCKY BLUEGRASS BLEND SOD



1 PROTYPICAL PLANTING - MERCER
SCALE 7" = 10'-0"



2 PROTYPICAL PLANTING - CONTINENTAL
SCALE 7" = 10'-0"



KEY:
NE FRONT HOUSE FACADE FACES
NORTHEAST ORIENTATION
S/W FRONT HOUSE FACADE
FACES SOUTHWEST ORIENTATION

project:

Harvest Point

Raddant Road
Aurora, Illinois

sheet description:

Prototypical House Planting Plans MEADOWS

owner:



north:

scale:



revisions:

5.14.2024	Final PD Review (04/10/2024)
6.7.2024	Final Plan Submittal
1.27.2025	Final Permit Site Plan & Engineering

original issue date: **8 November 2024**

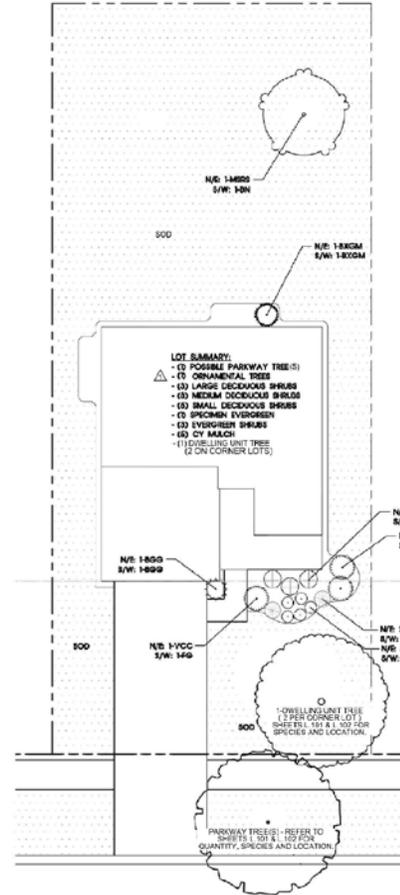
drawn by: _____
checked by: _____
project no.: **24017**
sheet no.: _____

PLANT MATERIAL LEGEND - NEWBERRY				
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
MRSR	1	2.5' CAL.	ORNAMENTAL TREES MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA
VCC	3	36"	LARGE DECIDUOUS SHRUBS VIBURNUM CARESI 'COMPACTUM'	DWARF KOREANPICE VIBURNUM
HAA	3	30"	MEDIUM DECIDUOUS SHRUBS HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
SGF	5	18"W	SMALL DECIDUOUS SHRUBS SPIRAEA BIMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA
BXGM	1	30"H	SPECIMEN EVERGREEN SHRUBS BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD
BGG	1	24"W	EVERGREEN SHRUBS BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD
MD	2	24"W	MICROBIOTA DECUSSATA	SIBERIAN CYPRESS
	5	CY	MATERIALS	SHREDDED HARDWOOD MULCH KENTUCKY BLUEGRASS BLEND SOD

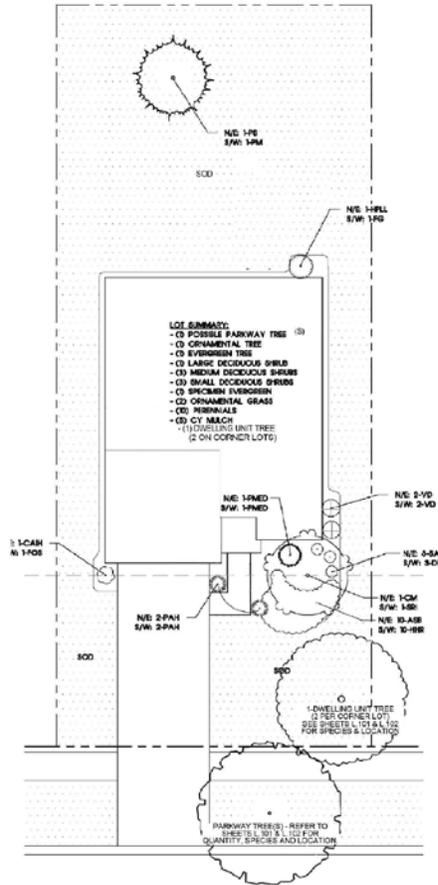
SOUTH / WEST ORIENTATION				
BN	1	2' CAL/6"	ORNAMENTAL TREES BETULA NIGRA	ROYAL STAR MAGNOLIA
FG	3	36"	LARGE DECIDUOUS SHRUBS FOTHERGILLA GARDENI	DWARF FOTHERGILLA
AMB	3	30"	MEDIUM DECIDUOUS SHRUBS ARONIA MELANOCARPA 'ROQUOIS BEAUTY'	ROQUOIS BEAUTY BLACK CHOKECHERRY
DL	5	18"W	SMALL DECIDUOUS SHRUBS DIERVILLA LONICERA	NORTHERNBUSH HONEYSUCKLE
BXGM	1	30"H	SPECIMEN EVERGREEN SHRUBS BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD
BGG	1	24"W	EVERGREEN SHRUBS BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD
EFM	2	24"W	EUCONYMUS FORTUNEI 'MOONSHADOW'	MOONSHADOW EUCONYMUS
	5	CY	MATERIALS	SHREDDED HARDWOOD MULCH KENTUCKY BLUEGRASS BLEND SOD

PLANT MATERIAL LEGEND - WAVERLY				
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
PS	1	8' HIGH	EVERGREEN TREES PINUS STROBUS	WHITE PINE
CM	1	2' CAL/ 6' HT.	ORNAMENTAL TREES CORNUS MAS	CORNELIAN CHERRY
HPLL	1	55"	LARGE DECIDUOUS SHRUBS HYDRANGEA PANCULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA
CAH	1	30"	MEDIUM DECIDUOUS SHRUBS CORNUS ALBA 'IVORY HALO'	IVORY HALO TATARIAN DOGWOOD
VD	2	30"	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
SAW	3	18"W	SMALL DECIDUOUS SHRUBS SPIRAEA BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA
PMED	1	30"W	SPECIMEN EVERGREEN SHRUBS PINUS MUGO 'ENCI'	ENCI DWARF MUGO PINE
FAH	2	1 GAL	ORNAMENTAL GRASSES PENNETSETUM ALOPECUROIDES 'HAMELEN'	DWARF FOUNTAIN GRASS
ASB	10	1 GAL	PERENNIALS ALLIUM X 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION
	6	CY	MATERIALS	SHREDDED HARDWOOD MULCH KENTUCKY BLUEGRASS BLEND SOD

SOUTH / WEST ORIENTATION				
FM	1	8' HIGH	EVERGREEN TREES PSEUDOTSUGA MENZESII	DOUGLAS FIR
SRI	1	2' CAL/ 6' HT.	ORNAMENTAL TREES SYRINGA REICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC
FG	1	36"	LARGE DECIDUOUS SHRUBS FOTHERGILLA GARDENI	DWARF FOTHERGILLA
POS	1	30"	MEDIUM DECIDUOUS SHRUBS FORSYTHIA OVATA 'SUNRISE'	SUNRISE EARLY FORSYTHIA
VD	2	30"	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
DL	3	18"W	SMALL DECIDUOUS SHRUBS DIERVILLA LONICERA	NORTHERNBUSH HONEYSUCKLE
PMED	1	30"W	SPECIMEN EVERGREEN SHRUBS PINUS MUGO 'ENCI'	ENCI DWARF MUGO PINE
FAH	2	1 GAL	ORNAMENTAL GRASSES PENNETSETUM ALOPECUROIDES 'HAMELEN'	DWARF FOUNTAIN GRASS
H-R	10	1 GAL	PERENNIALS HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY
	5	CY	MATERIALS	SHREDDED HARDWOOD MULCH KENTUCKY BLUEGRASS BLEND SOD



1 PROTYPICAL PLANTING - NEWBERRY
SCALE 1" = 10'-0"



2 PROTYPICAL PLANTING - WAVERLY
SCALE 1" = 10'-0"



KEY:
N/E FRONT HOUSE FACADE FACES
NORTHEAST ORIENTATION
S/W FRONT HOUSE FACADE
FACES SOUTHWEST ORIENTATION

COMMUNITIES IN AURORA

- MEADOWRIDGE
- LAURELTON PLACE
- DEERBROOK
- LINCOLN PRAIRIE BY DEL WEBB
- LINCOLN CROSSING
- EOLA PRESERVE



SETBACKS



PATHWAY CONNECTION



MONUMENT SIGN

Anti-Monotony Restrictions

I. Single Family Detached Communities

- a. The following criteria apply to homes on straight or curved streets, cul-de-sacs and corner lots.
 1. No house shall have the same **configuration** that is within one (1) house on either side **or** on any of the three houses most directly across the street from the subject house.
 2. No house shall have the same **color package** that is within one (1) house on either side **or** on any house directly across the street from the subject house.

II. Definitions

- a. **Configuration** – a combination of product type, elevation, exterior fenestration (siding or stone), and/or color package.
- b. **Color Package** – a combination of siding, stone, trim / gutter, accent and roof colors incorporated into the exterior color fenestration of a single house.

Pulte Group Monotony Code (Configuration & Exterior Colors)

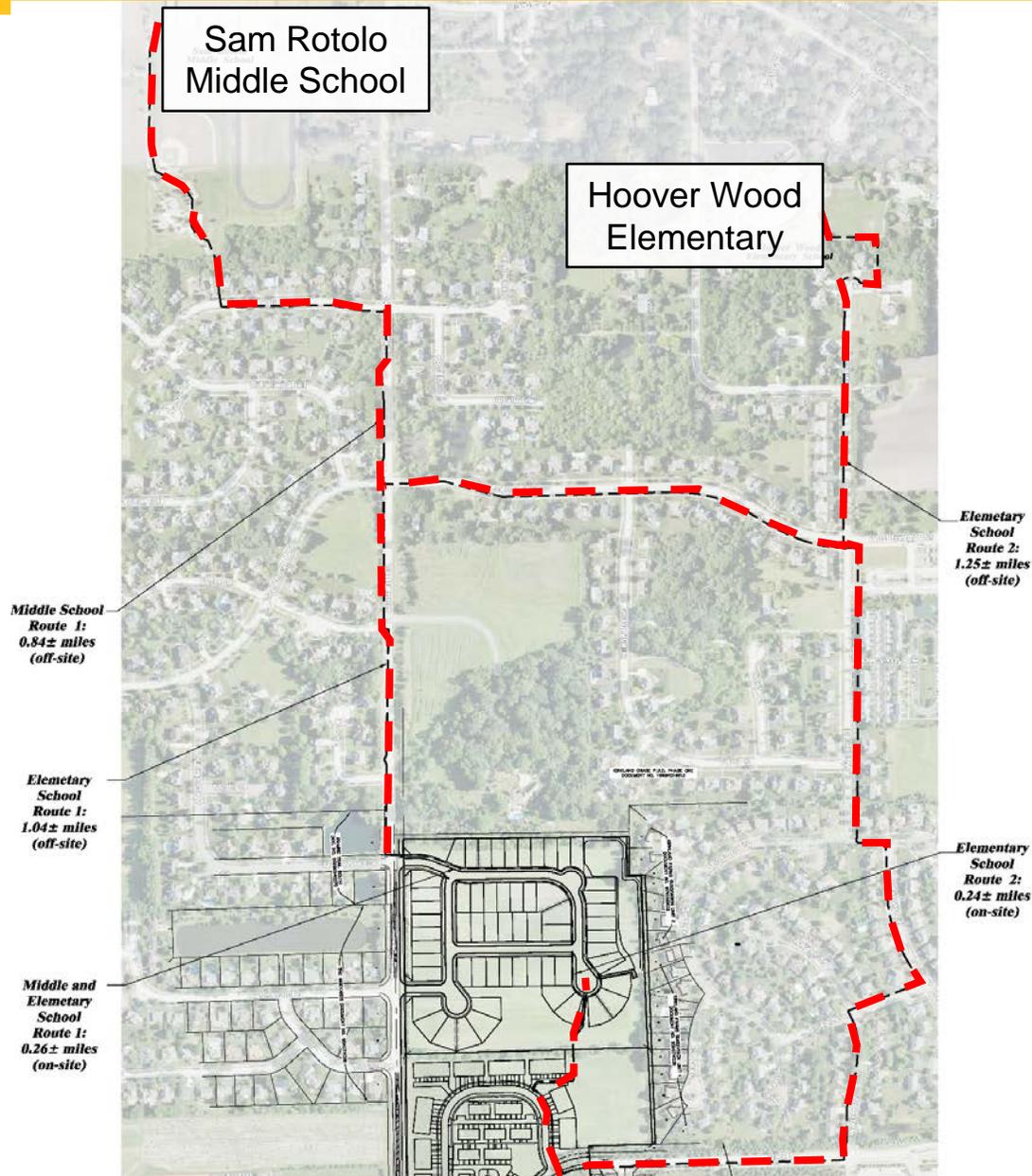
X	X	X
X	SOLD HOME ELEVATION / CONFIGURATION	X

	X	
X	SOLD HOME COLOR PACKAGE	X

DENSITY COMPARISON

- Harvest Point/Pulte: 2.8 du/acre
- Abbey Meadows/Lennar (South): 6.9 du/acre
- Kirkland Farm (East): 2.7 du/acre
- The Vineyards (West): 2.2 du/acre

SCHOOL WALKING EXHIBIT



<u>Total Route Length</u>	
Middle School Route 1 Total:	1.10± miles
Elementary School Route 1 Total:	1.30± miles
Elementary School Route 2 Total:	1.49± miles

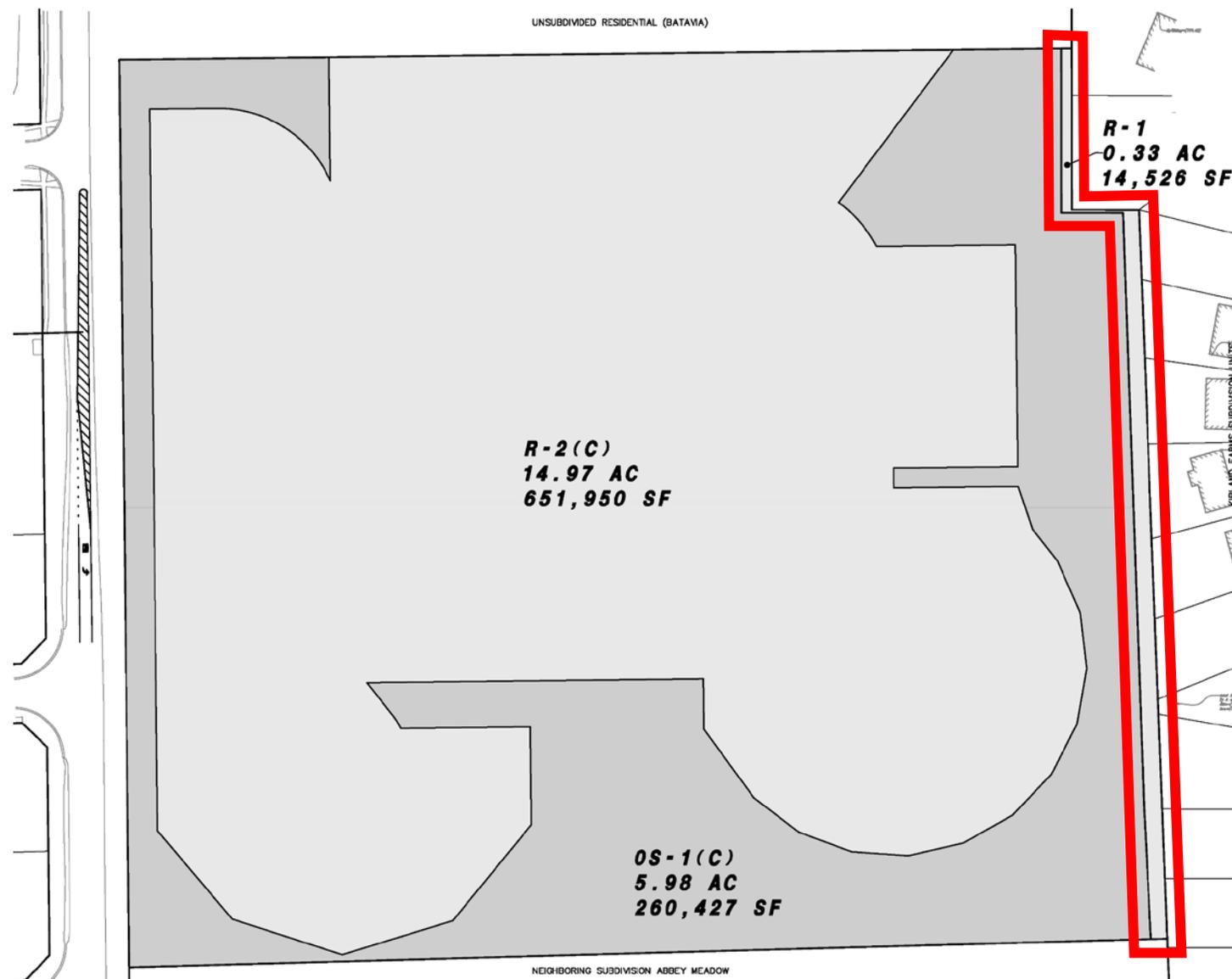
THE MEADOWS - LINCOLN CROSSING



HOME OPTIONS/FEATURES

- Basements are standard
- 2 car garages standard, 3rd car garage option
- 4' garage extensions available
- Optional First Floor Sunroom
- Optional Gathering Room Extension
- Architectural Roof Shingles
- 12" side rake overhangs

ZONING EXHIBIT



OVERALL AERIAL

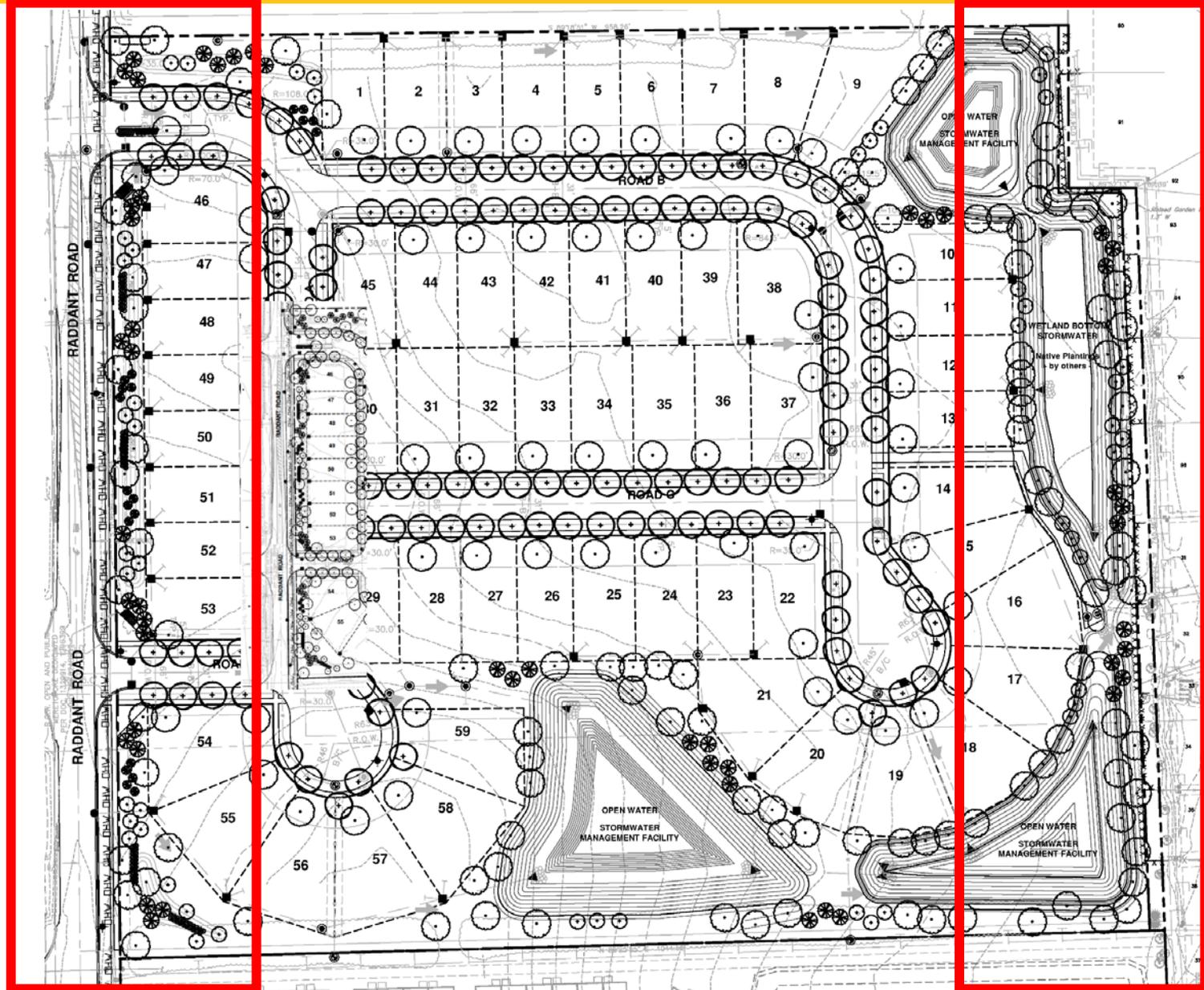




INTERIOR DESIGNS



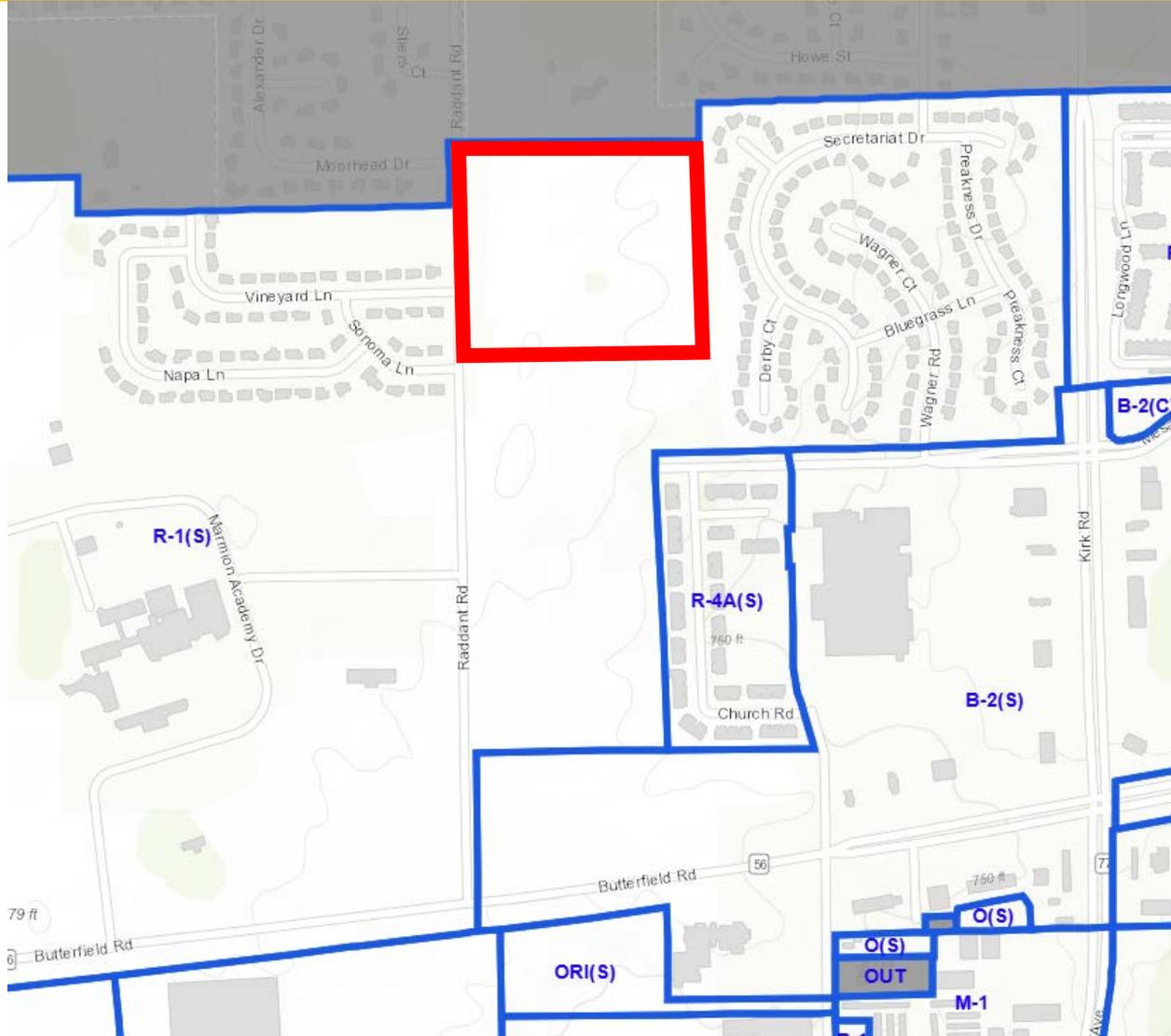
LANDSCAPE BUFFER



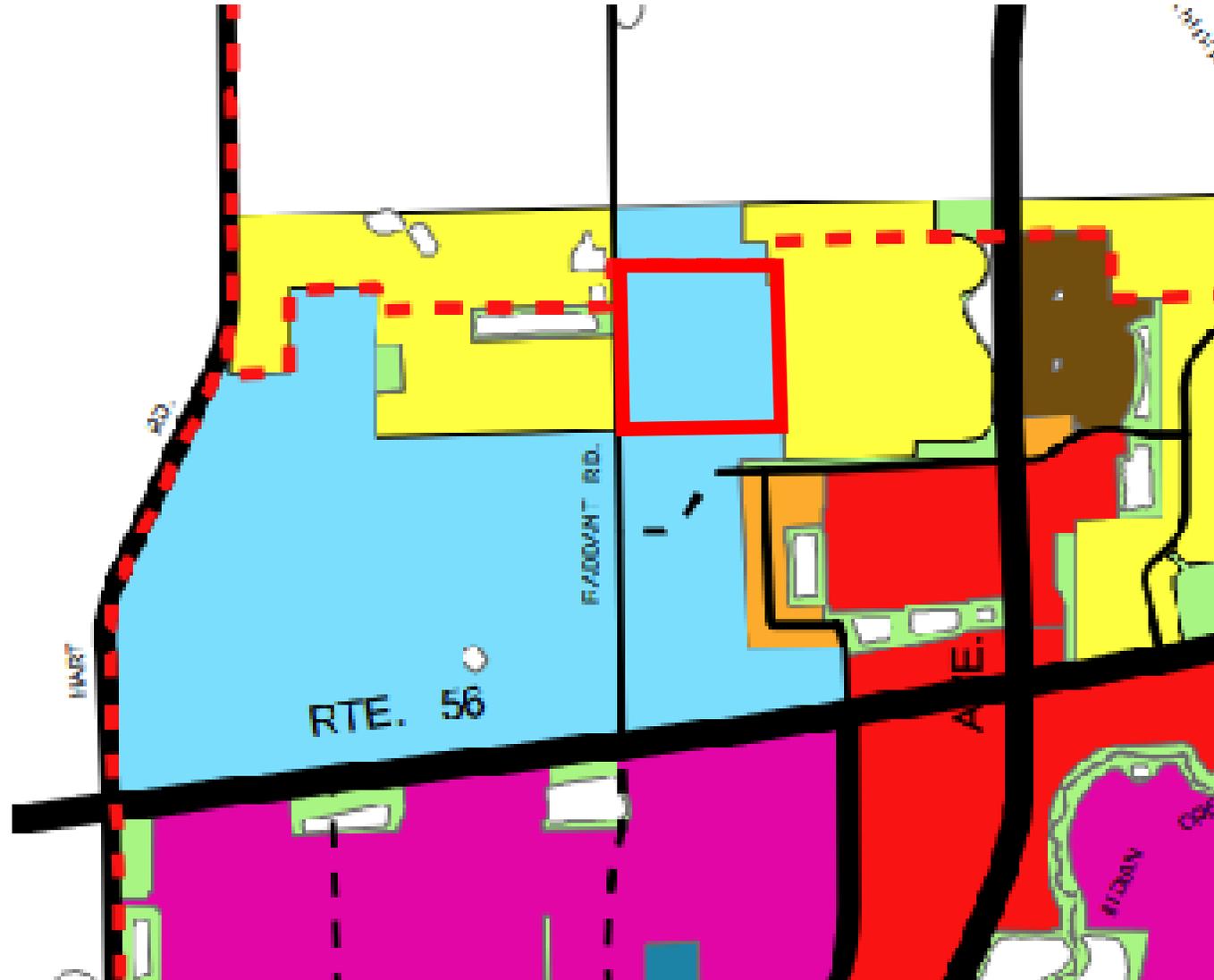
LANDSCAPE BUFFER – NORTH PROPERTY



EXISTING ZONING



COMPREHENSIVE PLAN



LAND USE

-  Rivers/Lakes/Ponds/Streams
-  Public
-  Quasi - Public
-  Conservation/Open Space/
Recreation/Drainage
-  Estates (1 DU / Acre)
-  Low Density Residential (0 - 5 DUs / Acre)
-  Medium Density Residential (6 - 12 DUs / Acre)
-  High Density Residential (12+ DUs / Acre)
-  Office
-  Commercial
-  Mixed Uses: Office/Research/Commercial
(20 - 30 DUs / Acre)
-  Office/Research/Light Industrial
-  Mixed Uses: Office/Research/
Commercial/Residential
-  Industrial
-  Utilities
-  Boundary Agreement

TRAFFIC STUDY

- The results of the capacity analysis indicated that the existing roadway system will have sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development and no additional roadway improvements and/or traffic control modifications are required.
- The proposed access system will adequately accommodate site-generated traffic and ensure that efficient and flexible access to and from the site is provided.

TRAFFIC STUDY

Table 5
CAPACITY ANALYSIS RESULTS – BUTTERFIELD ROAD WITH RADDANT ROAD – UNSIGNALIZED

	Peak Hour	Eastbound		Westbound		Southbound		Overall
		L	T	T	R	L	R	
Existing Conditions	Weekday Morning	A	A	A	A	C	B	B 10.9
		2.8	9.1	8.4	1.3	33.1	17.9	
	A – 8.9		A – 7.3		C – 29.2			
	Weekday Afternoon	A	A	B	A	D	C	B 13.7
		3.3	6.6	18.0	1.2	42.1	23.3	
	A – 6.5		B – 16.0		D – 37.0			
Weekday Evening	A	A	B	A	D	C	B 13.1	
	4.2	5.9	17.0	1.5	41.8	24.6		
A – 5.7		B – 14.3		D – 35.0				
No-Build Conditions	Weekday Morning	A	B	A	A	D	B	B 11.6
		2.8	10.3	8.7	1.4	36.1	18.2	
	B – 10.2		A – 7.5		C – 31.6			
	Weekday Afternoon	A	A	C	A	D	C	B 16.7
		4.4	7.3	23.3	1.2	45.6	23.5	
	A – 7.1		C – 20.6		D – 39.5			
Weekday Evening	A	A	C	A	D	C	B 15.7	
	6.3	6.4	21.8	1.5	44.5	24.8		
A – 6.4		B – 18.2		D – 36.8				
Projected Conditions	Weekday Morning	A	B	A	A	C	C	B 11.4
		3.1	10.0	9.3	1.5	32.6	20.4	
	A – 9.6		A – 8.2		C – 26.6			
	Weekday Afternoon	B	A	C	A	D	C	B 15.8
		11.1	6.1	22.2	1.4	40.6	27.4	
	A – 6.7		B – 19.9		C – 33.4			
Weekday Evening	C	A	C	A	D	C	B 16.4	
	23.7	6.1	21.6	1.6	40.3	27.5		
A – 9.1		B – 18.5		C – 32.6				
Letter denotes Level of Service Delay is measured in seconds.		L – Left Turn	T – Through	R – Right Turn				

TRAFFIC STUDY

Table 6

CAPACITY ANALYSIS RESULTS – BUTTERFIELD ROAD WITH CHURCH ROAD – UNSIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Existing Conditions	Weekday Morning	A	B	B	A	B	B	D	D	E	D	D	D	B 18.9
		6.9	14.1	12.6	7.8	12.1	13.1	38.7	49.3	61.3	38.6	51.5	52.8	
	B – 13.4			B – 11.2			D – 53.8			D – 48.1				
	Weekday Afternoon	A	B	B	A	B	B	D	E	E	D	E	E	C 24.4
		9.0	14.9	14.2	8.6	15.4	13.5	45.9	63.1	76.0	47.7	64.4	69.8	
	B – 13.8			B – 14.1			E – 65.0			E – 62.1				
Weekday Evening	A	B	B	A	B	B	D	E	E	D	E	E	C 25.7	
	9.3	15.8	15.1	9.5	16.0	13.2	47.2	64.8	73.9	46.6	63.9	75.1		
B – 14.7			B – 14.7			E – 63.8			E – 64.3					
No-Build Conditions	Weekday Morning	A	B	B	A	B	B	D	D	E	D	D	D	B 19.7
		7.4	15.4	13.3	8.7	12.9	13.9	38.3	48.6	61.3	37.0	49.8	51.2	
	B – 14.5			B – 12.1			D – 53.6			D – 46.4				
	Weekday Afternoon	A	B	B	A	B	B	D	E	E	D	E	E	C 25.0
		10.0	15.8	14.8	9.3	16.5	13.7	45.9	62.5	76.0	46.8	62.7	68.2	
	B – 14.7			B – 15.2			E – 64.8			E – 60.6				
Weekday Evening	B	B	B	B	B	B	D	E	E	D	E	E	C 26.5	
	10.5	16.7	15.6	10.6	17.3	13.7	47.2	64.3	73.7	46.6	63.2	74.9		
B – 15.6			B – 15.9			E – 63.4			E – 64.0					
Projected Conditions	Weekday Morning	A	B	B	A	B	B	D	D	E	D	D	D	C 20.8
		7.8	16.1	13.9	9.1	13.3	13.8	37.2	49.5	63.9	38.7	49.8	49.9	
	B – 15.3			B – 12.5			D – 54.8			D – 45.0				
	Weekday Afternoon	A	B	B	A	B	B	D	E	E	D	E	E	C 25.0
		9.6	16.2	15.2	9.6	16.5	13.7	45.6	63.1	76.0	47.3	62.0	63.6	
	B – 15.1			B – 15.1			E – 64.6			E – 57.8				
Weekday Evening	A	B	B	B	B	B	D	E	E	D	E	E	C 26.4	
	9.9	16.6	15.7	10.4	16.8	13.4	47.6	66.1	75.2	48.3	64.0	69.2		
B – 15.5			B – 15.5			E – 64.6			E – 60.9					

Letter denotes Level of Service
Delay is measured in seconds.

L – Left Turn R – Right Turn
T – Through

TRAFFIC STUDY

Table 7
CAPACITY ANALYSIS RESULTS – MESA LANE WITH KIRK ROAD – UNSIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Existing Conditions	Weekday Morning	E	E	C	E	E	C	E	B	A	E	A	A	B 16.1
		61.0	60.3	22.2	62.8	59.3	29.8	60.6	11.4	1.4	66.6	7.9	0.6	
	D – 41.0			D – 45.3			B – 12.0			B – 11.3			B 18.9	
	Weekday Afternoon	E	E	D	E	E	B	E	B	A	E	B		A
		73.9	73.2	36.2	71.8	74.3	15.9	72.9	12.8	1.4	78.9	11.9		2.4
	D – 54.9			D – 50.6			B – 15.1			B – 14.0				
Weekday Evening	E	E	D	E	E	B	E	B	A	E	B	A		C 20.9
	73.9	75.5	40.1	72.2	68.8	19.0	73.0	15.4	1.3	78.9	12.8	2.7		
E – 57.1			D – 52.3			B – 17.0			B – 15.6					
No-Build Conditions	Weekday Morning	E	E	C	E	E	C	E	B	A	E	A	A	B 16.7
		60.9	60.3	28.5	63.5	59.3	31.7	60.2	12.3	1.6	66.2	8.2	0.6	
	D – 44.2			D – 46.6			B – 12.7			B – 11.6			B 19.4	
	Weekday Afternoon	E	E	D	E	E	C	E	B	A	E	B		A
		73.9	73.6	36.6	72.0	74.1	20.7	72.9	13.6	1.4	79.1	12.6		2.5
	E – 55.0			D – 52.1			B – 15.7			B – 14.8				
Weekday Evening	E	E	D	E	E	B	E	B	A	F	B	A		C 23.6
	70.0	77.9	35.9	72.3	63.8	19.9	73.1	18.8	1.4	82.1	16.1	3.4		
E – 56.8			D – 51.6			B – 19.9			B – 18.8					
Projected Conditions	Weekday Morning	E	E	D	E	E	C	E	B	A	E	A	A	B 19.3
		64.3	60.3	46.3	64.6	59.4	33.8	58.0	12.2	1.6	66.2	9.8	1.5	
	D – 53.8			D – 48.1			B – 13.9			B – 12.8			C 22.2	
	Weekday Afternoon	E	E	D	E	E	C	E	B	A	E	B		A
		76.2	73.1	43.0	71.8	74.1	20.7	73.9	13.7	1.4	79.1	14.9		3.2
	E – 57.9			D – 52.0			B – 19.0			B – 16.6				
Weekday Evening	E	E	D	E	E	B	E	B	A	F	B	A		C 27.1
	72.4	77.9	42.6	72.3	64.2	20.0	75.9	18.8	1.4	82.1	19.5	4.3		
E – 58.7			D – 51.6			C – 23.9			C – 21.3					

Letter denotes Level of Service
Delay is measured in seconds.

L – Left Turn R – Right Turn
T – Through

TRAFFIC STUDY

Table 8
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Raddant Road with Marmion Academy Drive¹						
• Eastbound Left Turn	B	11.9	B	12.0	B	13.6
• Eastbound Right Turn	A	9.8	A	9.3	A	9.4
• Northbound Left Turn	A	7.9	A	7.7	A	7.8
Raddant Road with Vineyard Lane¹						
• Eastbound Approach	A	9.5	A	9.9	A	9.8
• Northbound Left Turn	A	7.6	A	7.6	A	7.6
Raddant Road with Moorehead Drive¹						
• Eastbound Approach	A	9.6	A	9.3	A	9.6
• Northbound Left Turn	A	7.7	A	7.5	A	7.6
Mesa Lane with Walmart Access Drive¹						
• Northbound Left Turn	A	0.1	B	13.3	B	13.2
• Northbound Right Turn	A	8.7	A	9.2	A	9.2
• Westbound Left Turn	A	7.4	A	7.6	A	7.6
Mesa Lane with Church Road¹						
• Northbound Approach	A	8.4	A	8.3	A	8.3
• Westbound Left Turn	A	7.2	A	7.2	A	7.2
LOS = Level of Service			1 – One-way stop control			
Delay is measured in seconds.						

TRAFFIC STUDY

Table 9
CAPACITY ANALYSIS RESULTS – YEAR 2030 NO-BUILD CONDITIONS
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Raddant Road with Marmion Academy Drive¹						
• Eastbound Left Turn	B	12.2	B	12.3	B	14.0
• Eastbound Right Turn	A	9.9	A	9.4	A	9.4
• Northbound Left Turn	A	7.9	A	7.7	A	7.8
Raddant Road with Vineyard Lane¹						
• Eastbound Approach	A	9.6	B	10.1	A	9.9
• Northbound Left Turn	A	7.6	A	7.6	A	7.6
Raddant Road with Moorehead Drive¹						
• Eastbound Approach	A	9.8	A	9.4	A	9.7
• Northbound Left Turn	A	7.7	A	7.6	A	7.6
Mesa Lane with Walmart Access Drive¹						
• Northbound Left Turn	A	0.1	B	13.3	B	13.2
• Northbound Right Turn	A	8.7	A	9.2	A	9.2
• Westbound Left Turn	A	7.4	A	7.6	A	7.6
Mesa Lane with Church Road¹						
• Northbound Approach	A	8.4	A	8.3	A	8.3
• Westbound Left Turn	A	7.2	A	7.2	A	7.2
LOS = Level of Service Delay is measured in seconds.			1 – One-way stop control			

TRAFFIC STUDY

Table 10
CAPACITY ANALYSIS RESULTS – YEAR 2030 TOTAL PROJECTED CONDITIONS
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Raddant Road with Marmion Academy Drive/Proposed Access Drive²						
• Eastbound Left Turn	C	15.3	C	15.5	C	17.5
• Eastbound Right Turn	B	11.9	B	11.8	B	12.9
• Westbound Left Turn	C	17.2	C	16.5	C	19.6
• Westbound Right Turn	B	13.0	B	12.8	B	14.0
• Northbound Left Turn	A	7.8	A	7.6	A	7.7
• Southbound Left turn	A	7.6	A	7.8	A	7.9
Raddant Road with Vineyard Lane/Proposed Access Drive²						
• Eastbound Approach	A	9.6	B	10.4	B	10.0
• Westbound Approach	B	10.8	B	11.0	B	12.0
• Northbound Left Turn	A	7.6	A	7.6	A	7.6
• Southbound Left turn	A	7.4	A	7.6	A	7.8
Raddant Road with Moorehead Drive/Proposed Access Drive²						
• Eastbound Approach	A	9.6	A	9.4	A	9.7
• Westbound Approach	B	11.0	B	10.7	B	11.5
• Northbound Left Turn	A	7.6	A	7.5	A	7.5
• Southbound Left turn	A	7.5	A	7.6	A	7.7
Mesa Lane with Walmart Access Drive/Wagner Road²						
• Northbound Left Turn	B	11.9	C	18.7	C	21.9
• Northbound Right Turn	A	9.0	A	9.5	A	9.7
• Southbound Approach	B	13.2	C	22.1	D	32.2
• Eastbound Left Turn	A	7.5	A	7.6	A	7.9
• Westbound Left Turn	A	7.6	A	7.8	A	7.9
Mesa Lane with Church Road¹						
• Northbound Approach	A	9.8	B	10.6	B	12.2
• Westbound Left Turn	A	7.6	A	7.5	A	7.7
LOS = Level of Service Delay is measured in seconds.						
1 – One-way stop control 2 – Two-way stop control						

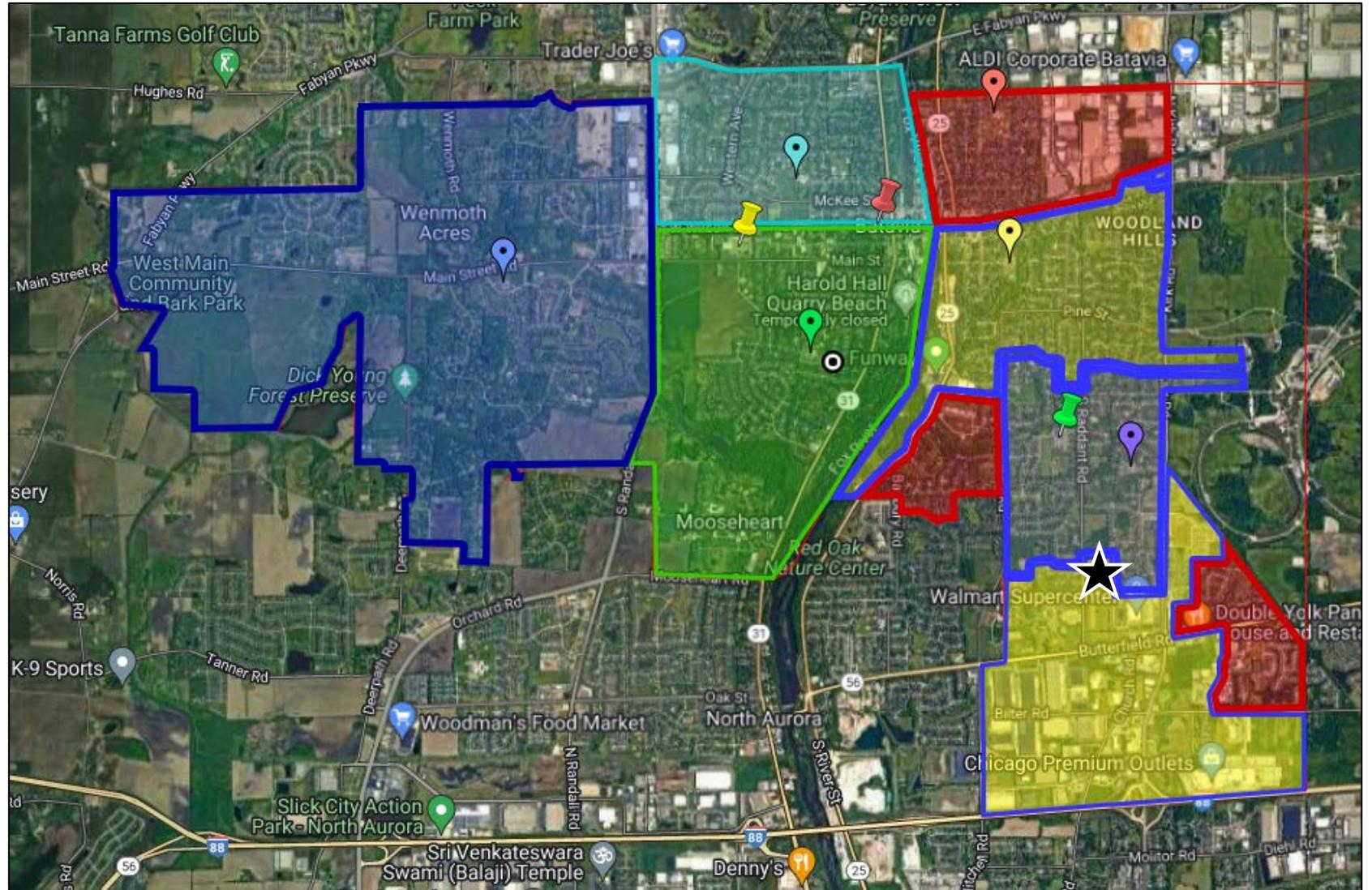
TRAFFIC STUDY

Table 4
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
220	Multifamily Housing (224 Units)	22	71	93	53	38	91	74	43	117
210	Single-Family Detached Housing (59 Units)	12	34	46	25	18	43	38	23	61
	Total	34	105	139	78	56	134	112	66	178

DIST. 101 BOUNDARY

- Batavia Public School District 101
- Alice Gustafson
- Alice Gustafson School (AGS)
- H.C. Storm
- H.C. Storm School (HCS)
- Grace McWayne
- Grace McWayne (GMS)
- Louise White
- Louise White
- Louise White School
- Louise White School (LWS)
- Hoover Wood
- Hoover Wood
- Rotolo Middle School (RMS)
- Hoover Wood School (HWS)
- J.B. Nelson
- J.B. Nelson School (JBN)
- Batavia High School (BHS)
- Rosalie Jones Administration Center (RJAC)
- J.B. Nelson
- Batavia 101



ASSIGNED SCHOOLS

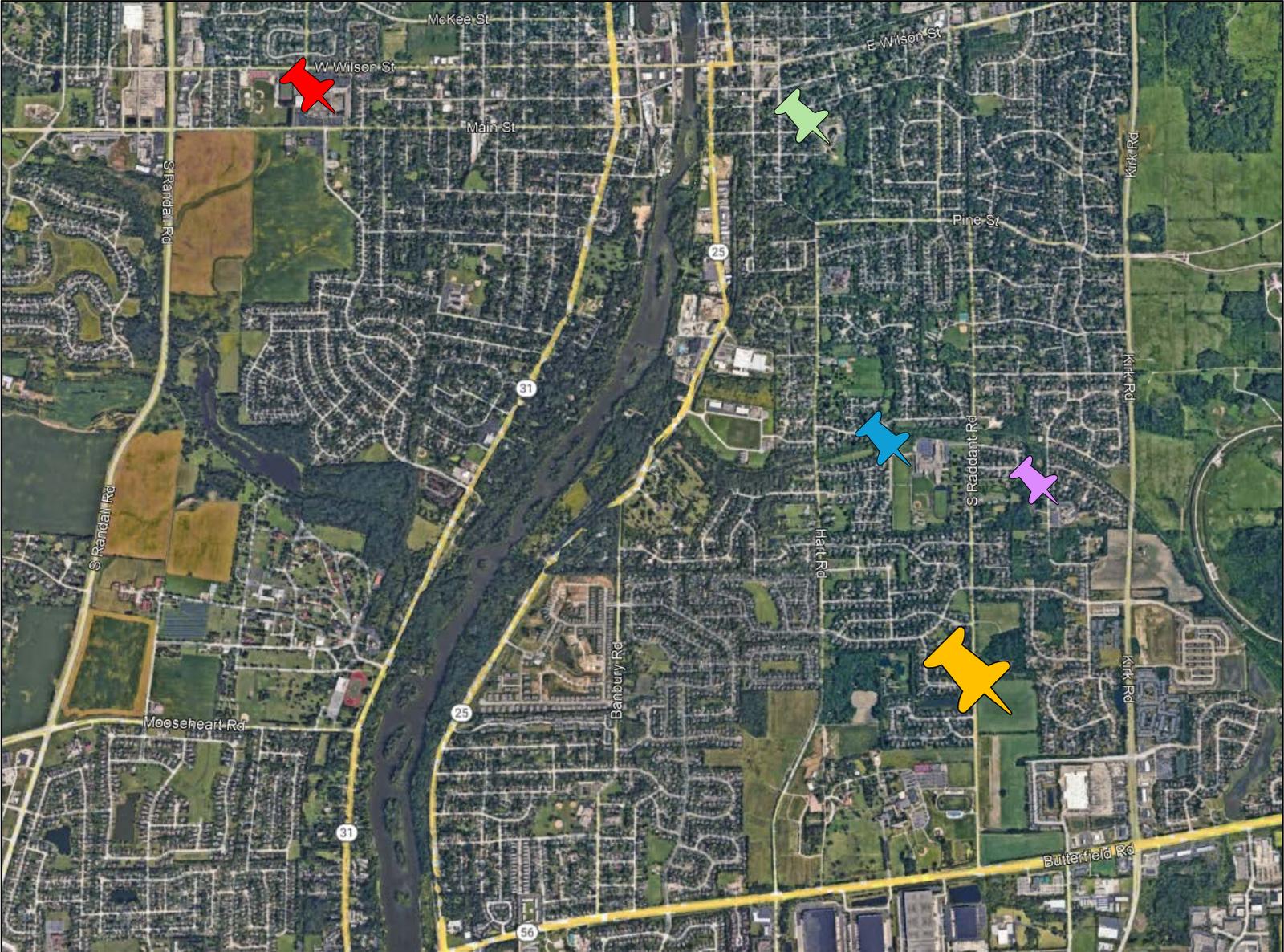
 SITE

 BATAVIA
HIGH SCHOOL

 ROTOLO
MIDDLE SCHOOL

 J.B. NELSON
ELEMENTARY SCHOOL

 HOOVER WOOD
ELEMENTARY

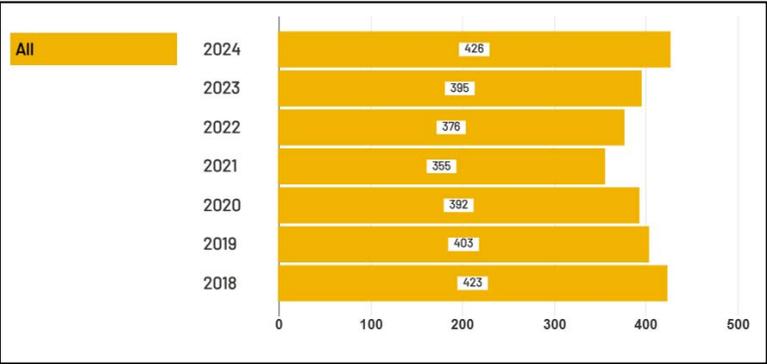


AERIAL

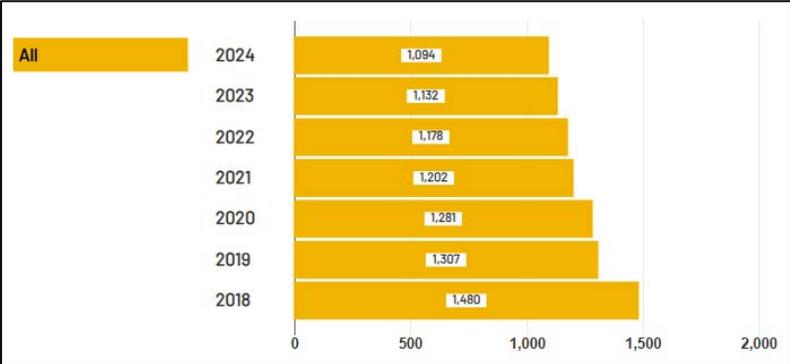


ASSIGNED SCHOOLS

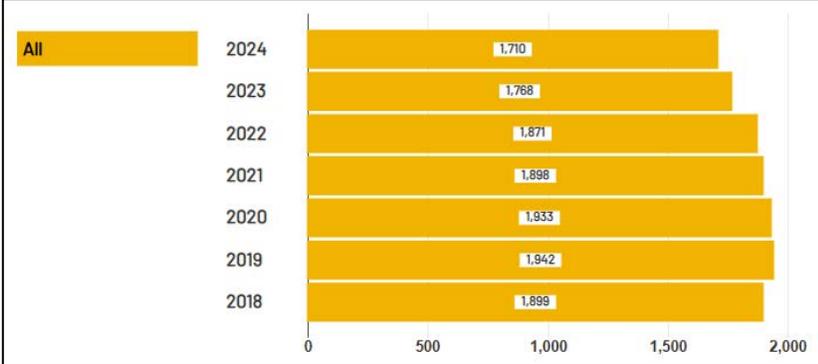
J.B. NELSON ELEMENTARY SCHOOL



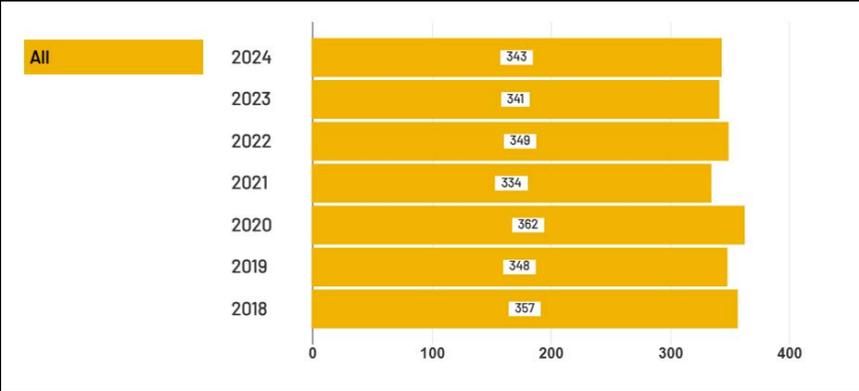
ROTOLO MIDDLE SCHOOL



BATAVIA HIGH SCHOOL



HOOVER WOOD ELEMENTARY SCHOOL



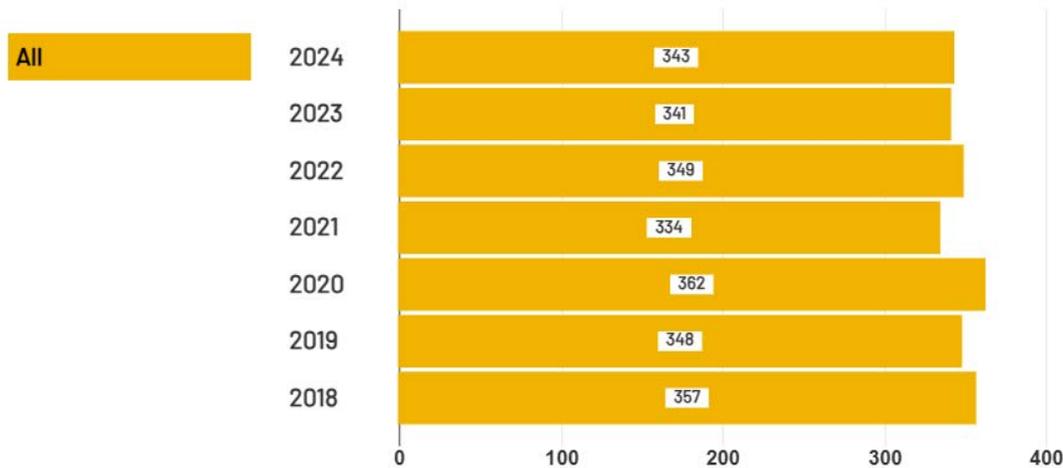
BATAVIA DIST. 101 ENROLLMENT



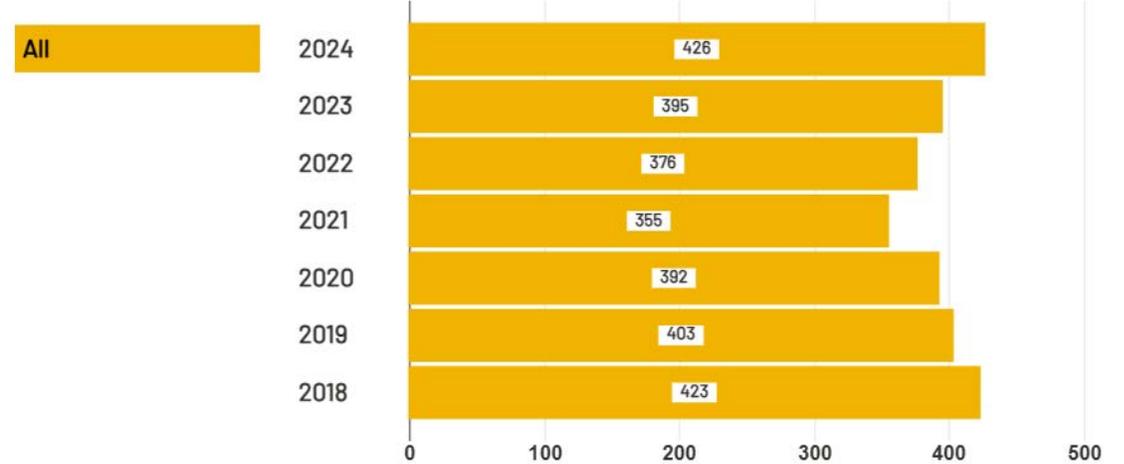
696 LESS STUDENTS SINCE 2018

ELEMENTARY SCHOOL ENROLLMENT

HOOVER WOOD



J.B. NELSON



STUDENT GENERATION

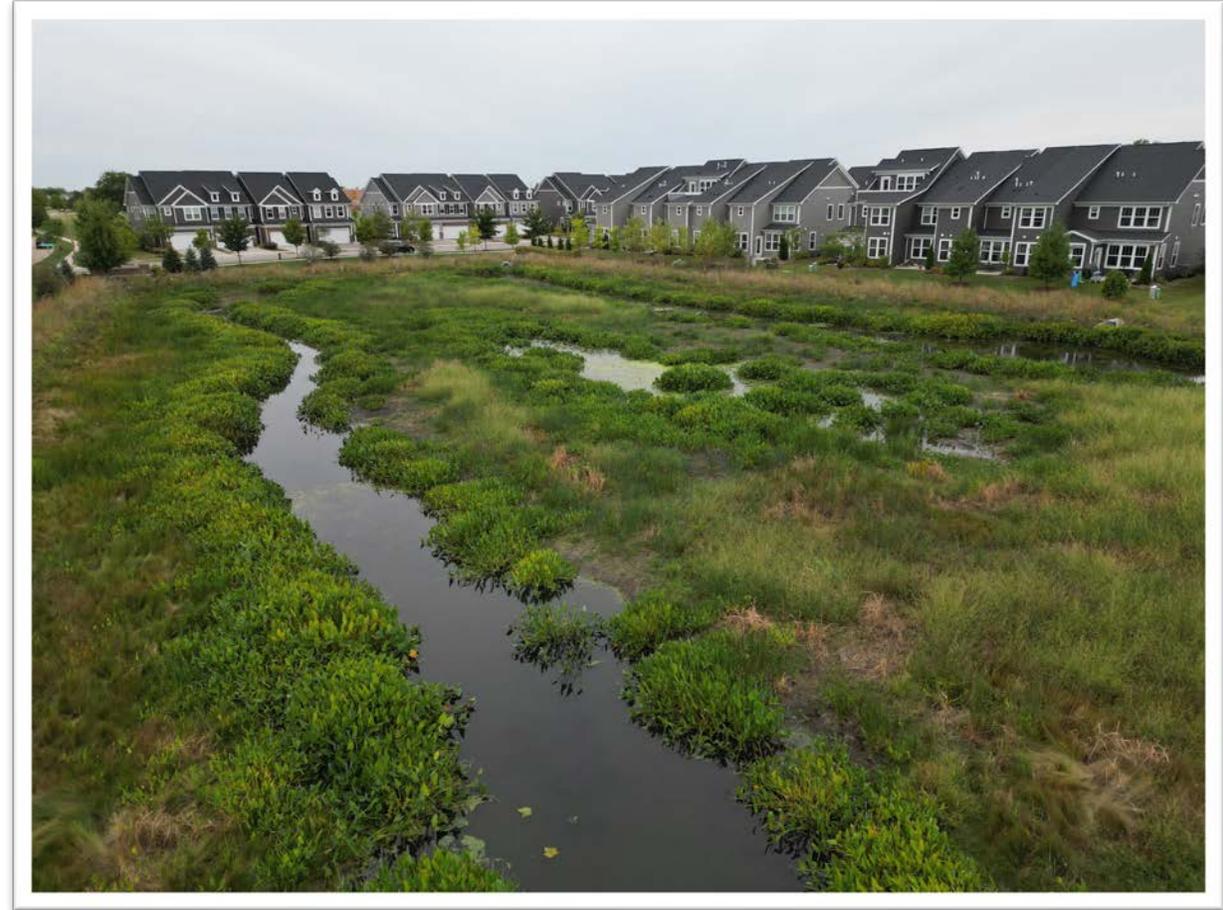
Estimated Population for This Development

	Pre - School	Elementary	Junior High	Total	High School	Adults	Total Per DU
Grades:		K-5	6-8	K-8	9-12		
Age:	0-4	5-10	11-13	14-17	18+		
Single-Family Detached Unit							
2BDR	0	0	0	0	0	0	0
3BDR (12 Homes)	3.4456	4.3542	2.0414	6.3956	2.1712	22.1958	34.2082
4BDR (47 Homes)	19.7296	25.016	14.0656	39.0816	16.992	101.8576	177.6608
Subtotal	23.1752	29.3702	16.107		19.1632	124.0534	211.869
Totals:	23.1752	29.3702	16.107	0	19.1632	124.0534	211.869
School Aged Children to be Produced:	65						

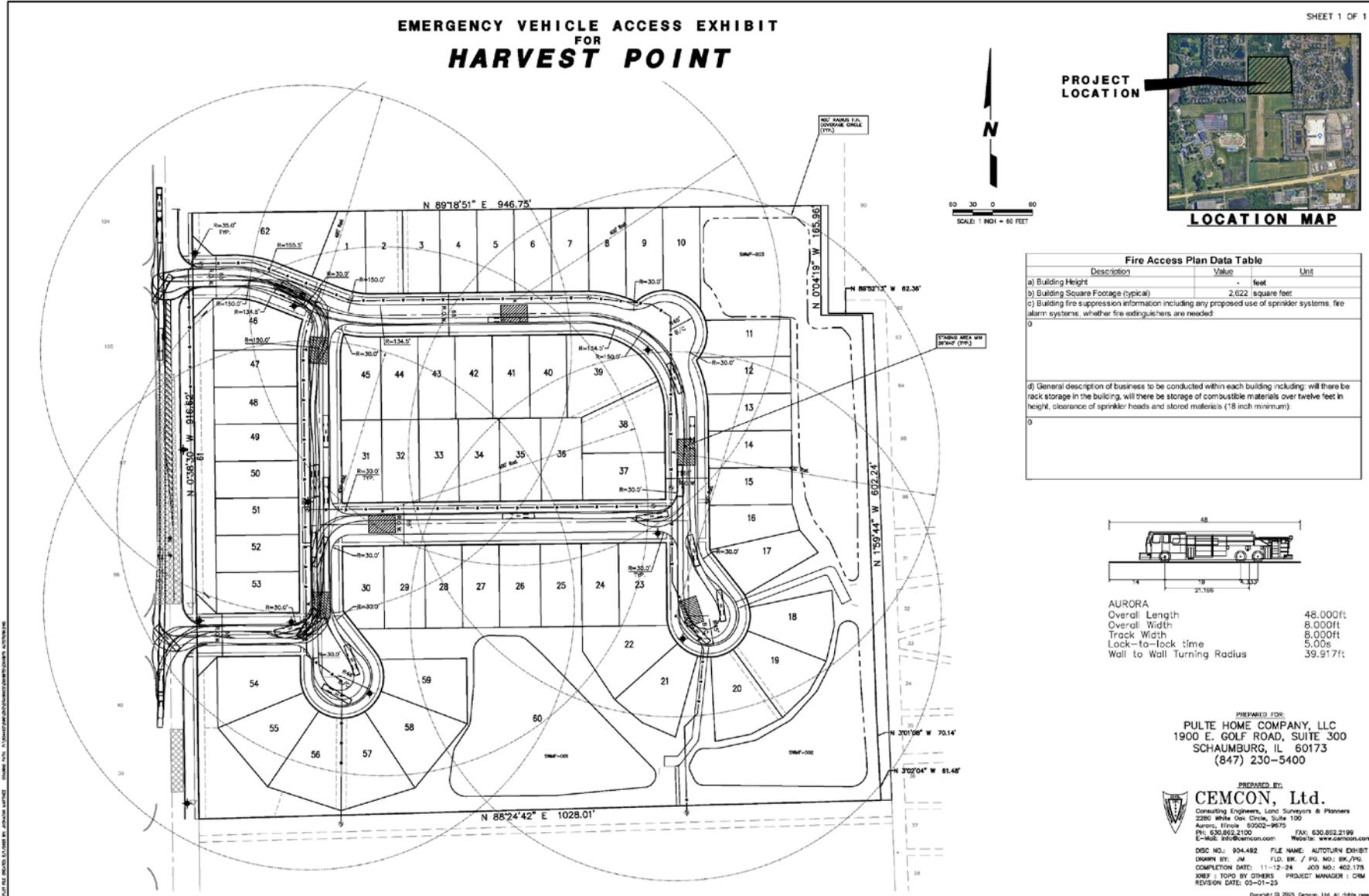
EXAMPLE INTERIOR



MEADOW RIDGE STORMWATER



EMERGENCY VEHICLE ACCESS EXHIBIT FOR HARVEST POINT



ALTA SURVEY

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

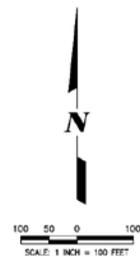
PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 39
NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.



VICINITY MAP

SITE
LOCATION

LINE TABLE					
LINE	RECORD	MEASURED	RECORD	MEASURED	
	BEARING	LENGTH	BEARING	LENGTH	
L1	S 00°54'24" E	163.11	S 00°04'18" E	163.11	163.11'
L2	S 89°52'17" E	67.32	S 89°52'13" E	67.32	67.32'



OVERALL 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:

BEGINNING AT THE SOUTHWEST CORNER OF KIRKLAND FARMS SUBDIVISION UNIT 1, RECORDED AS DOCUMENT NUMBER 95K07403A, KANE COUNTY, ILLINOIS, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K06832C; THENCE SOUTH 88 DEGREES 37 MINUTES 39 SECONDS WEST, (GRID NORTH) ALONG THE NORTH LINE OF SAID SAVANNAH CROSSINGS SUBDIVISION, 292.24 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 11 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION AND ALONG THE WEST LINE OF TOWNHOMES AT SAVANNAH CROSSINGS, RECORDED AS DOCUMENT NUMBER 2007K073137, A DISTANCE OF 1228.43 FEET TO THE SOUTHWEST CORNER OF SAID TOWNHOMES AT SAVANNAH CROSSINGS SUBDIVISION, THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 598.84 FEET TO THE WEST LINE OF CHURCH ROAD AS DEDICATED PER DOCUMENT 2007K043236; THENCE SOUTH 01 DEGREE 27 MINUTES 26 SECONDS EAST, ALONG SAID WEST LINE, 322.58 FEET TO THE NORTHERLY LINE OF BUTTERFIELD ROAD, (GRID S) AS MONUMENTED AND LOCATED; THENCE SOUTH 81 DEGREES 21 MINUTES 43 SECONDS WEST, ALONG SAID LINE, 1421.85 FEET TO THE EAST LINE OF RADIANT ROAD AS DEDICATED PER DOCUMENT NUMBER 96K02486S; THENCE NORTH 02 DEGREES 36 MINUTES 40 SECONDS WEST, ALONG SAID EAST LINE, 3088.86 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED DOCUMENT NO. 91K27434; THENCE NORTH 89 DEGREES 18 MINUTES 48 SECONDS EAST, ALONG SAID SOUTH LINE, 928.37 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT BEING ON THE WEST LINE OF KIRKLAND FARMS SUBDIVISION UNIT 2, RECORDED AS DOCUMENT NO. 97K000822; THENCE SOUTH 00 DEGREES 04 MINUTES 24 SECONDS EAST, ALONG SAID WEST LINE, 184.11 FEET TO THE SOUTHWEST CORNER OF LOT 91 IN SAID SUBDIVISION; THENCE SOUTH 69 DEGREES 52 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 91 IN SAID SUBDIVISION, 67.32 FEET TO THE NORTHWEST CORNER OF LOT 83 IN SAID SUBDIVISION; THENCE SOUTH 02 DEGREES 12 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID KIRKLAND FARMS SUBDIVISION NO. 2 AND THE WEST LINE OF SAID KIRKLAND FARMS UNIT 1, A DISTANCE OF 1149.25 FEET TO THE POINT OF BEGINNING; ALL IN KANE COUNTY, 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 95K07403B, SAID POINT ALSO BEING ON THE NORTH LINE OF SAVANNAH CROSSINGS SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2007K06832C; THENCE NORTH 02 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE WESTERN LINE OF SAID KIRKLAND FARMS SUBDIVISION UNIT 1, 419.92 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 24 MINUTES 42 SECONDS WEST 1044.28 FEET TO THE EAST LINE OF RADIANT ROAD DEDICATED PER DOCUMENT 96K02486S; THENCE NORTH 02 DEGREES 28 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. 97K000822; THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, 163.11 FEET, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF LOT 81 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 67.38 FEET ALONG THE SOUTH LINE OF LOT 81 IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 83 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 AFFIRMED KIRKLAND FARMS UNIT 1, 738.37 FEET TO THE POINT OF BEGINNING; ALL IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

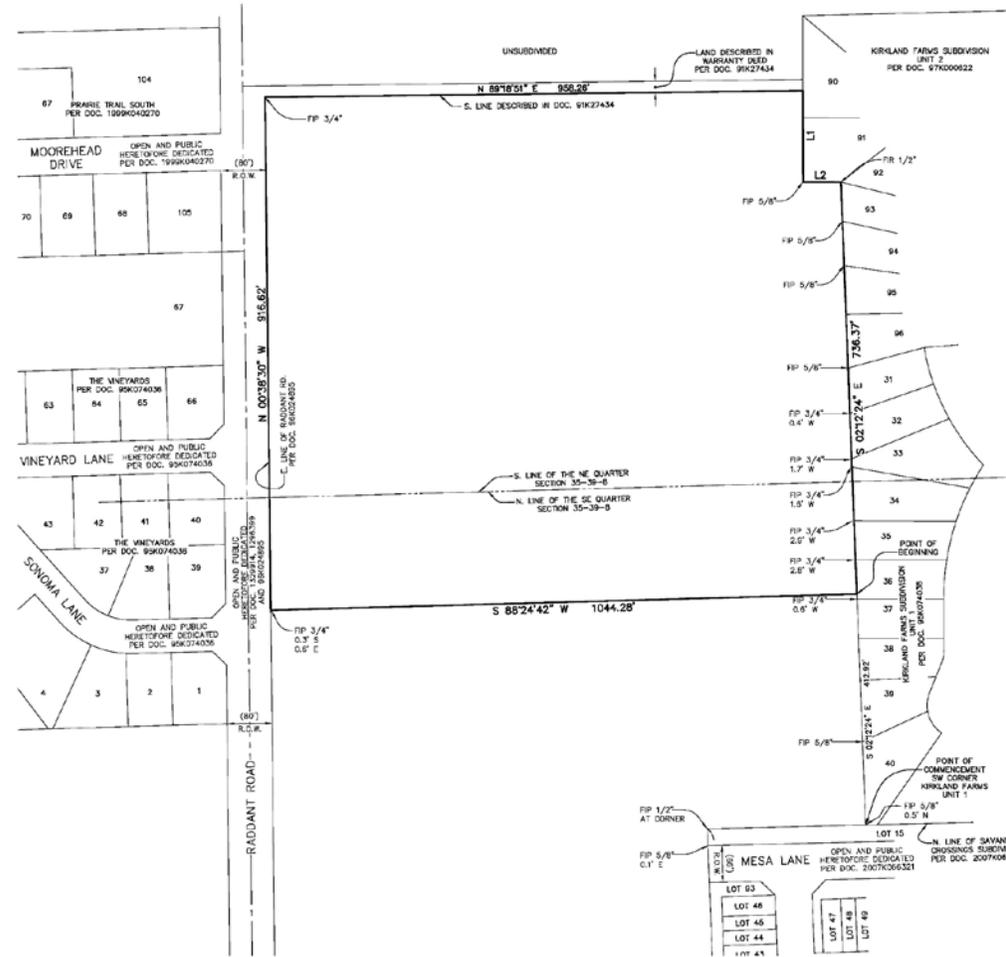
TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 6, 8, 9, 11 AND 20 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON _____ DATED THIS _____ DAY OF _____, 2024.

JEFFREY R. PANKON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024.
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-020937
(EXPIRES APRIL 30, 2025)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



- SURVEYOR'S NOTES**
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE STATES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
 - EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 23H08541116V WITH AN EFFECTIVE DATE OF JANUARY 23, 2023.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING N 89°15'51" E (ASSUMED).
 - MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
 - BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 170802033N DATED AUGUST 3, 2009, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
 - PARCEL CONTAINS 926.819 S.F. OR 21.279 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
 - ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
 - CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERMETER BOUNDARY OF SUBJECT SITE.
 - POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
 - EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
 - POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
 - NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
 - NO VISIBLE WATER FEATURES OBSERVED (I.E. STREAMS, PONDS, ETC.).
 - NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
 - THE PROPERTY MAPPED HEREON IS NOT THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3. CLIENT HAS REQUESTED THAT ONLY THE PORTION CONTAINED IN THE SURVEYED PARCEL DESCRIPTION BE A PART OF THIS SURVEY.

- SURVEY-RELATED SCHEDULE B EXCEPTION NOTES**
- PROPERTY SUBJECT TO ANNEXATION AGREEMENT MADE BY THE CITY OF AURORA PER DOCUMENT 95K005921; **PARTICULARS DO NOT PLOT.**
 - PROPERTY SUBJECT TO CITY OF AURORA RESOLUTION NO. R96-65 RECORDED AS DOCUMENT 96K02486A AND PLAN OF DEDICATION PER DOCUMENT 96K02486S; **PARTICULARS DO NOT PLOT. RIGHT OF WAY LINE SHOWN.**
 - PROPERTY SUBJECT SANITARY SEWER RECAPTURE AND FUNDING AGREEMENT TO CITY OF AURORA RESOLUTION NO. R96-456 AND R98-457 RECORDED AS DOCUMENTS 98K117405 AND 98K117406 RESPECTIVELY; **PARTICULARS DO NOT PLOT.**
 - GRANT OF EASEMENT TO ILLINOIS BELL TELEPHONE AKA AMERITECH/ILLINOIS PER DOCUMENT 2008K067428; **EASEMENT DOES NOT FALL WITHIN SUBJECT SITE.**
 - PLAT OF HIGHWAYS PER DOCUMENT 2017K030621; **AFFECTED AREA FALLS OUTSIDE OF THE SUBJECT PROPERTY.**

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Creek, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-MAIL: cemcon@cemcon.com Website: www.cemcon.com
DISC NO.: 904492 FILE NAME: ALTA_N_2024
DRAWN BY: AJB P.L.D. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 10-22-24 JOB NO.: 904-492
PROJ. REF: 608.067
CHECKED BY: _____
Copyright © 2024 Cemcon, Ltd. All rights reserved.

OVERALL PRE. LANDSCAPE PLAN

Landscape Implementation Data Table - Plant List by Category

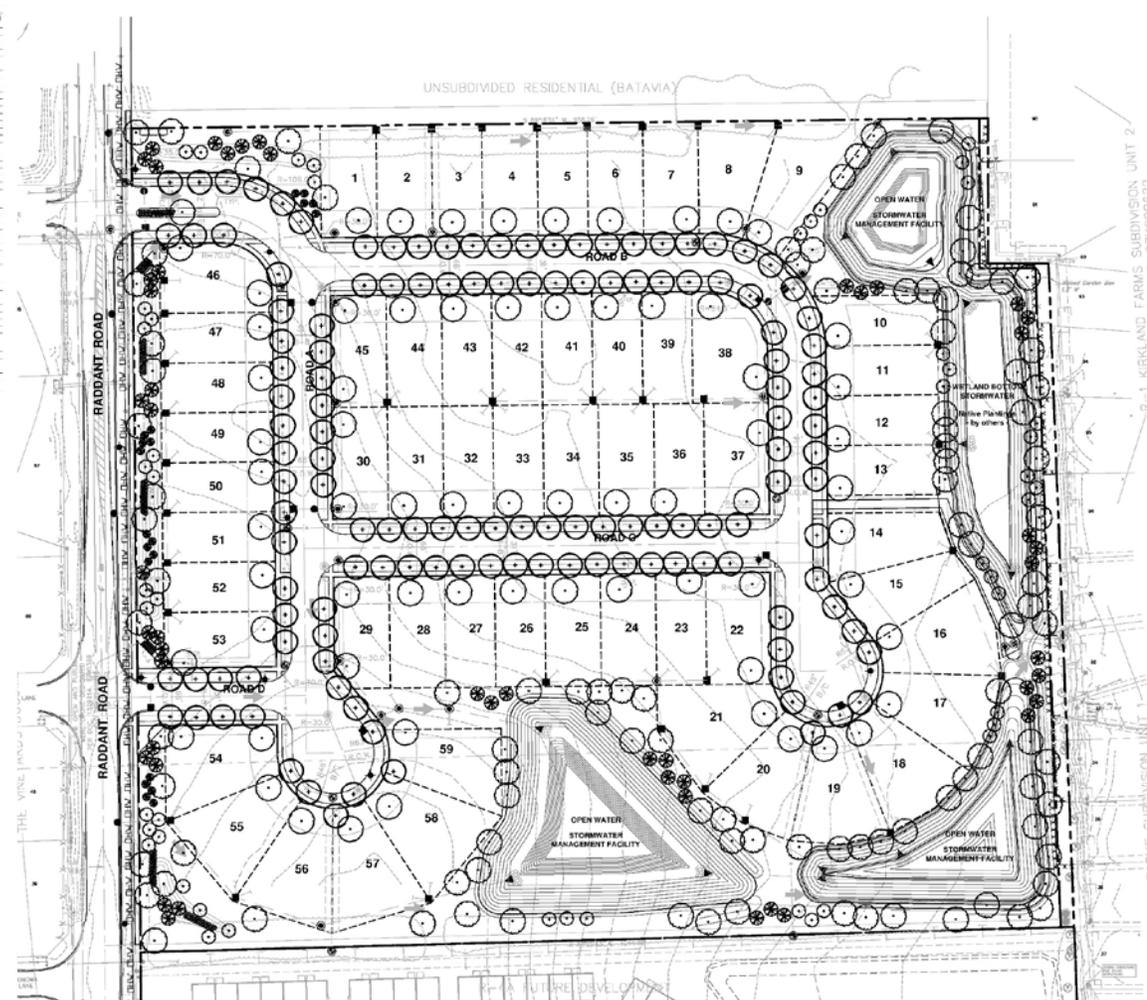
Plant Category	Plant Name	Quantity	Percentage	Plant Category	Plant Name	Quantity	Percentage
Canopy Trees	Q14	1	2.3%	Q14	Red Maple	1	2.3%
	Q15	1	2.3%	Q15	White Oak	1	2.3%
	Q16	1	2.3%	Q16	Black Oak	1	2.3%
	Q17	1	2.3%	Q17	White Pine	1	2.3%
	Q18	1	2.3%	Q18	Red Pine	1	2.3%
	Q19	1	2.3%	Q19	White Pine	1	2.3%
	Q20	1	2.3%	Q20	Red Pine	1	2.3%
	Q21	1	2.3%	Q21	White Pine	1	2.3%
	Q22	1	2.3%	Q22	Red Pine	1	2.3%
	Q23	1	2.3%	Q23	White Pine	1	2.3%
Understory Trees	Q24	1	2.3%	Q24	Red Maple	1	2.3%
	Q25	1	2.3%	Q25	White Oak	1	2.3%
	Q26	1	2.3%	Q26	Black Oak	1	2.3%
	Q27	1	2.3%	Q27	White Pine	1	2.3%
	Q28	1	2.3%	Q28	Red Pine	1	2.3%
	Q29	1	2.3%	Q29	White Pine	1	2.3%
	Q30	1	2.3%	Q30	Red Pine	1	2.3%
	Q31	1	2.3%	Q31	White Pine	1	2.3%
	Q32	1	2.3%	Q32	Red Pine	1	2.3%
	Q33	1	2.3%	Q33	White Pine	1	2.3%
Deciduous Shrubs	Q34	1	2.3%	Q34	Red Maple	1	2.3%
	Q35	1	2.3%	Q35	White Oak	1	2.3%
	Q36	1	2.3%	Q36	Black Oak	1	2.3%
	Q37	1	2.3%	Q37	White Pine	1	2.3%
	Q38	1	2.3%	Q38	Red Pine	1	2.3%
	Q39	1	2.3%	Q39	White Pine	1	2.3%
	Q40	1	2.3%	Q40	Red Pine	1	2.3%
	Q41	1	2.3%	Q41	White Pine	1	2.3%
	Q42	1	2.3%	Q42	Red Pine	1	2.3%
	Q43	1	2.3%	Q43	White Pine	1	2.3%
Evergreen Shrubs	Q44	1	2.3%	Q44	Red Maple	1	2.3%
	Q45	1	2.3%	Q45	White Oak	1	2.3%
	Q46	1	2.3%	Q46	Black Oak	1	2.3%
	Q47	1	2.3%	Q47	White Pine	1	2.3%
	Q48	1	2.3%	Q48	Red Pine	1	2.3%
	Q49	1	2.3%	Q49	White Pine	1	2.3%
	Q50	1	2.3%	Q50	Red Pine	1	2.3%
	Q51	1	2.3%	Q51	White Pine	1	2.3%
	Q52	1	2.3%	Q52	Red Pine	1	2.3%
	Q53	1	2.3%	Q53	White Pine	1	2.3%

Note: Quantities and percentages to be completed at Final Design.
 Note: Plant Material will be selected from the above table at Final Design.

Harvest Point - Preliminary

Plant Category	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	296	296.0
Evergreen Trees	1/2	70	35.0
Understory Trees	1/3	48	16.0
Deciduous Shrubs	1/20	55	2.75
Evergreen Shrubs	1/20	42	2.10
Total:		511	348.18

Note: Does NOT include individual lot landscape packages plants.

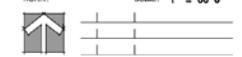


Land Planning
Landscape Architecture
Environmental Site Design

Harvest Point

Raddant Road
Aurora, Illinois

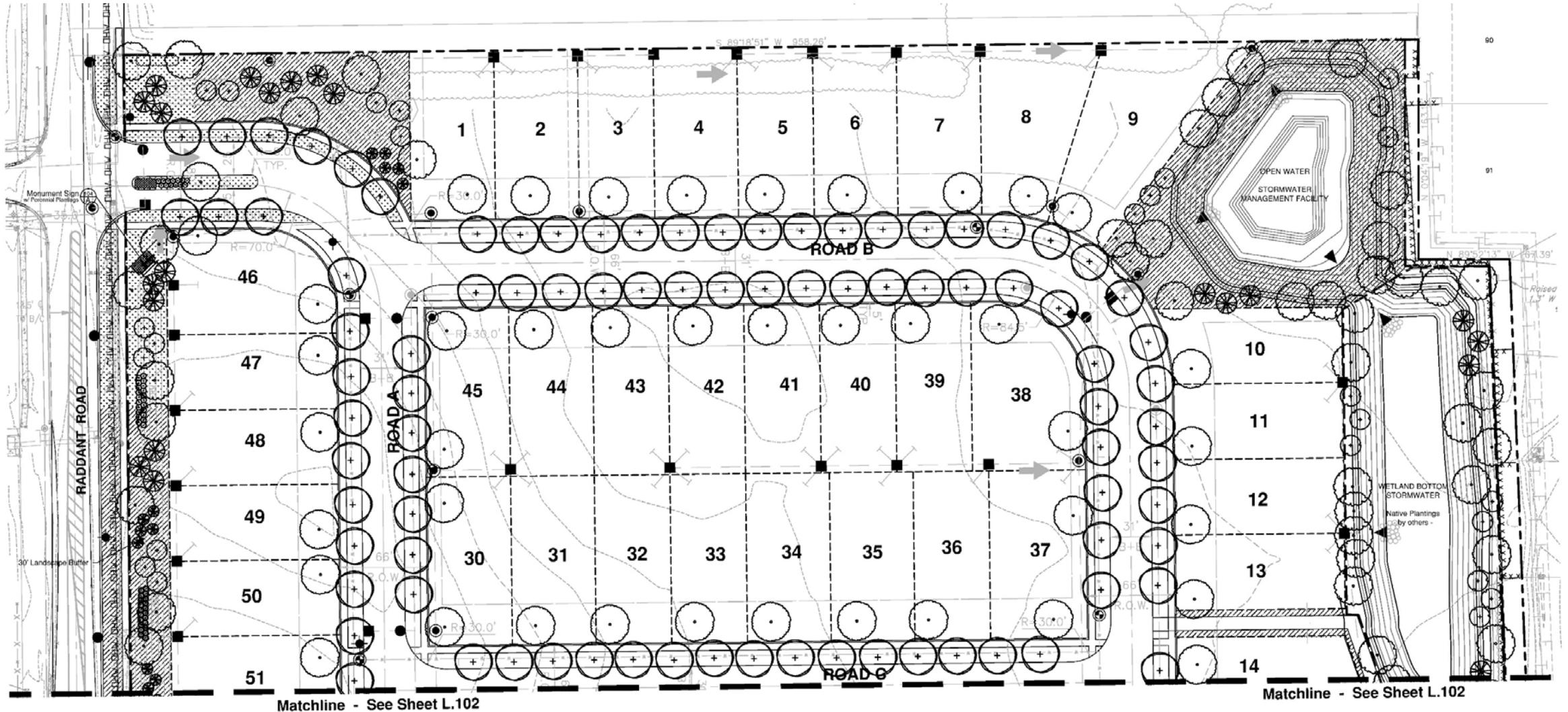
Overall Landscape Plan



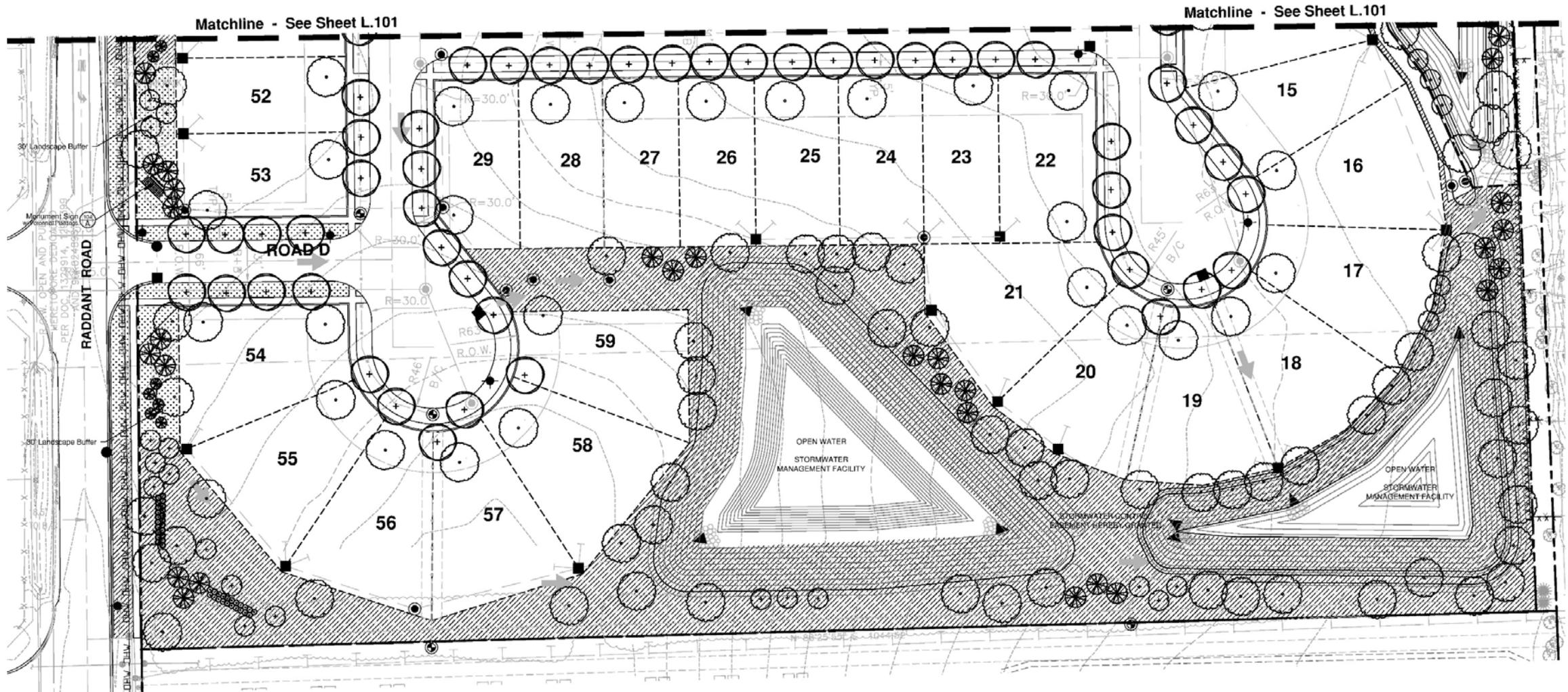
original issue date: 8 November 2024

drawn by: _____
 checked by: _____
 project no.: 24017
 sheet no.: L.100

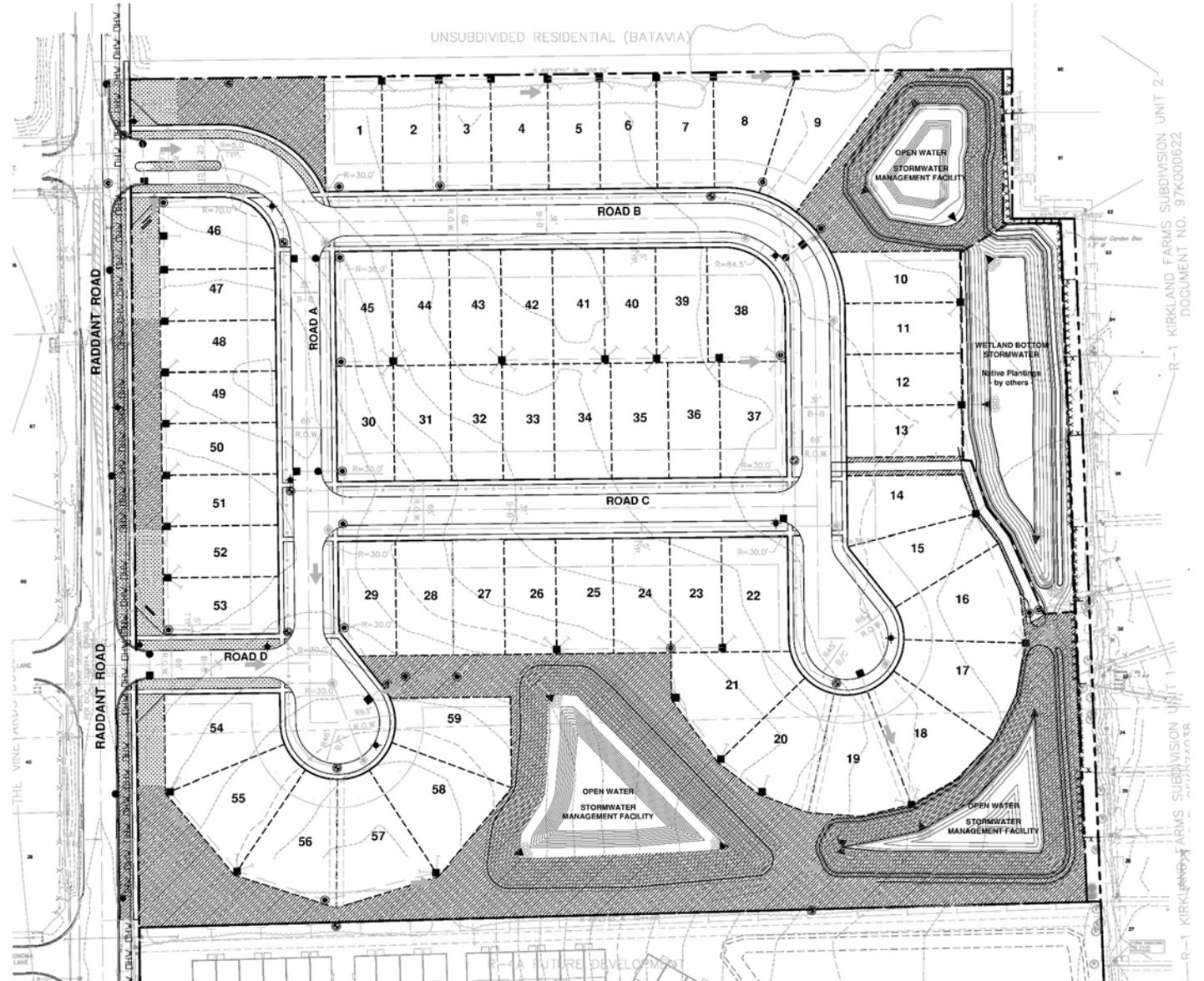
PRE. LANDSCAPE PLAN



PRE. LANDSCAPE PLAN



PRE. LANDSCAPE TURF PLAN



Harvest Point
ELEVATIONS



Harvest Point Elevation Selections

Aurora, Illinois



June 16, 2025

Harvest Point – Elevation Matrix

Home Plan	Square Footage	Bedrooms	Garage	Elevations
Newberry	2,386 – 2,568	3 – 4	2 – 3	5
Mercer	2,605 – 2,786	3 – 5	2 – 3	5
Ivy	2,819 – 3,222	3 – 5	2 – 3	4
Linwood	2,456 – 3,308	3 – 5	2 – 3	4
Continental	2,873 – 3,160	4 – 5	2 – 3	7
Waverly	3,261 – 3,826	4 – 6	2 – 3	5

Harvest Point – Architectural Features

- Basements are standard
- 2 car garages standard, 3rd car garage option
- 4' garage extensions available
- Optional First Floor Sunroom
- Optional Gathering Room Extension
- Architectural Roof Shingles
- 12" side rake overhangs

Newberry

Newberry – Elevation 1

FH101



Newberry – Elevation 2

HR202



Newberry – Elevation 3

HR206



Newberry – Elevation 4

CR201



Newberry – Elevation 5

NC201



Mercer

Mercer – Elevation 1

NC102



Mercer – Elevation 2

HR201



Mercer – Elevation 3

HR207



Mercer – Elevation 4

HR208



Mercer – Elevation 5

FH204



Ivy

Ivy – Elevation 1

HR101



Ivy – Elevation 2

FH201



Ivy – Elevation 3

NC 201



Ivy – Elevation 4

CR201



Linwood

Linwood – Elevation 1

NC101



Linwood – Elevation 2

FH201



Linwood – Elevation 3

CR201



Linwood – Elevation 4

NC203



Continental

Continental – Elevation 1

CR101



Continental – Elevation 2

FH101



Continental – Elevation 3

HR201



Continental – Elevation 4

LC201



Continental – Elevation 5

NC101



Continental – Elevation 6

HR203



Continental – Elevation 7

NC201



Waverly

Waverly – Elevation 1

HR301



Waverly – Elevation 2

HR202



Waverly – Elevation 3

FH202



Waverly – Elevation 4

CR201



Waverly – Elevation 5

NC301



ELEVATIONS - NEWBERRY

- Square Footage: 2,386 – 2,568
- Elevations: 5
- Bedrooms: 3 – 4
- Garage: 2 – 3



ELEVATIONS - MERCER

- Square Footage: 2,605 – 2,786
- Elevations: 5
- Bedrooms: 3 – 5
- Garage: 2 – 3



ELEVATIONS - IVY

- Square Footage: 2,819 – 3,222
- Elevations: 4
- Bedrooms: 3 – 5
- Garage: 2 – 3



ELEVATIONS - LINWOOD

- Square Footage: 2,456 – 3,308
- Elevations: 4
- Bedrooms: 3 – 5
- Garage: 2 – 3



ELEVATIONS - CONTINENTAL

- Square Footage: 2,873 – 3,160
- Elevations: 7
- Bedrooms: 4 – 5
- Garage: 2 – 3



ELEVATIONS - WAVERLY

- Square Footage: 3,261 – 3,826
- Elevations: 5
- Bedrooms: 4 – 6
- Garage: 2 – 3

