

Hudson Lakes

141.29± acres (10.00 acres to be donated to school to the north)
annexed to Yorkville IL | platted for subdivision
Kendall Township | Section 10 | Kendall County IL
\$40,000 per acre | \$5,474.62 (2021 taxes)
PI 124.0 (Saybrook, La Rose, Elpaso soils)

FUTURE RESIDENTIAL DEVELOPMENT

231 single-family units

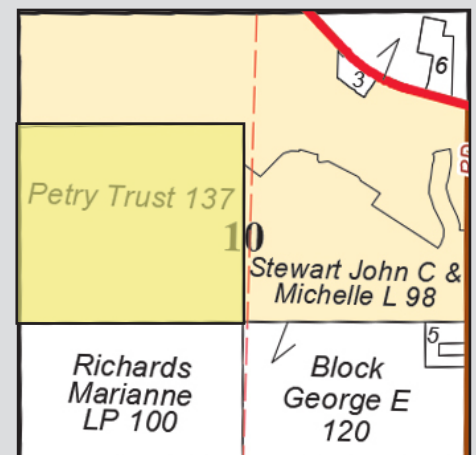


David M. "Dave" Oster
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5.18.22

Professional Land Specialists



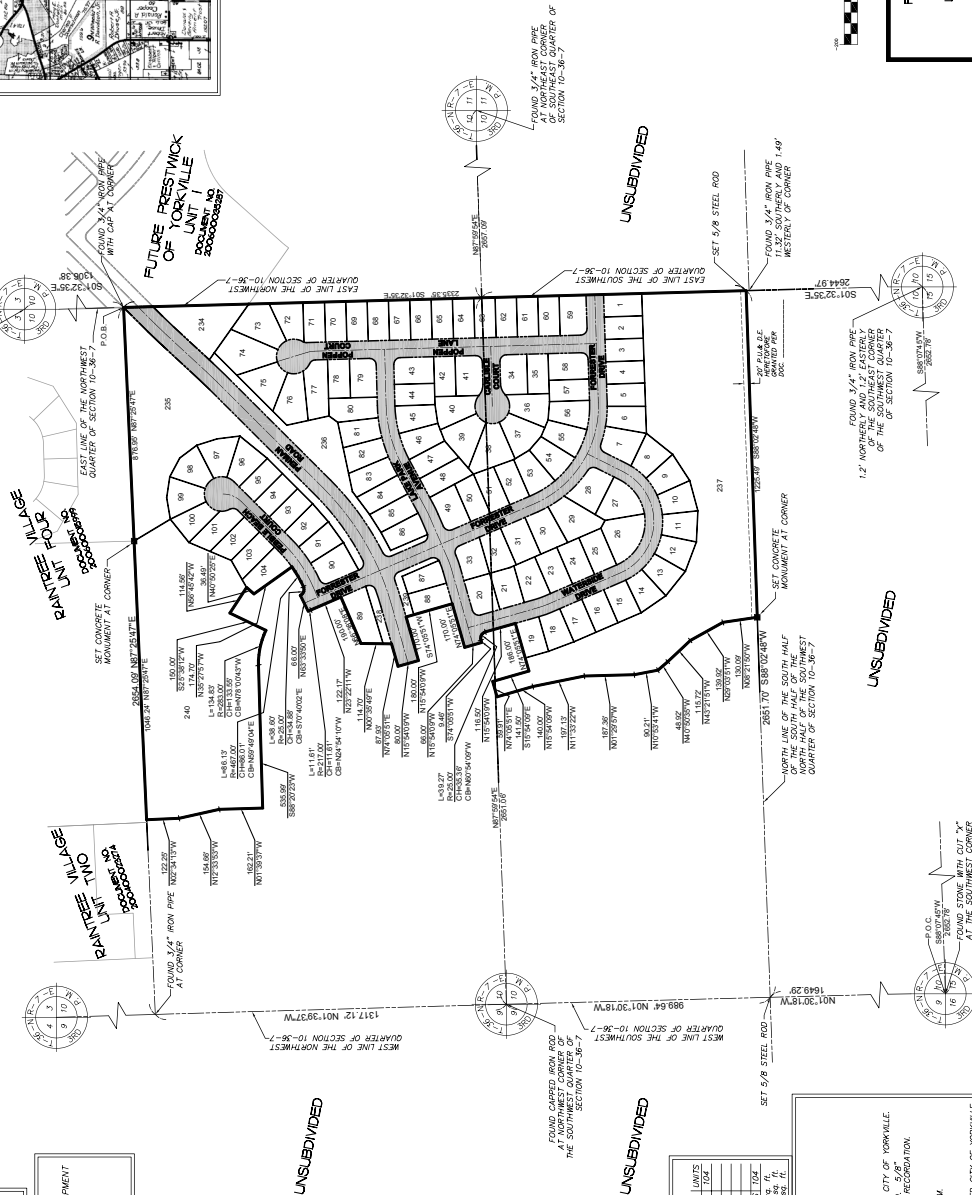
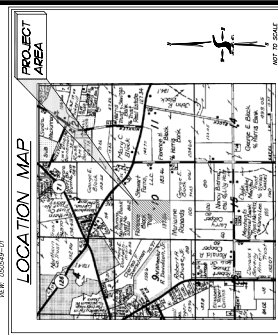
FINAL PLAT OF SUBDIVISION
HUDSON LAKES SUBDIVISION
UNIT 1

SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

Plat Prepared for:
Kendall Creek Development, L.L.C.
9009 Route 126, Unit B
Yorkville, Illinois 60560

Project Contact: _____
Mr. Dan Harper
Phone: (630) 882-8800
Fax: (630) 882-8807

SMITH ENGINEERING CONTACT:
 PETER J. HUNKER P.E., GENERAL MANAGER OF LAND DIV.
 (630) 553-7560
 DAVID W. SCHULTZ P.E., PROJECT MANAGER
 (630) 553-7560
 CRAIG L. DUY, P.L.S., SENIOR SURVEYOR



LAND USE SUMMARY			
LAND USE	ACRES	% OF TOTAL ACRES	DENSITY UNITS
SINGLE FAMILY DETACHED	33.27	45%	31.4 sq/acre NET 104
RETENTION & OPEN SPACE	17.75	24%	
PARK	0.69	1%	
INTERNAL R.O.M.	12.79	17%	
SERVICES	1.40	2%	
TOTAL ACRES	74.90	100%	1.60 sq/acre GROSS 104

MINIMUM LOT SIZE: 12,000 sq. ft.
 MAXIMUM LOT SIZE: 23,984 sq. ft.

NOTES

- NOTES**
1. ANNOTATION: ABBREVIATIONS =
- B.S.L. = BUILDING SEPARATION LINE
P.O.C. = POINT OF COMMENCEMENT
P.O.D. = POINT OF DISCONTINUANCE
S.W.A. = S.W. WATER MANAGEMENT ELEMENT
S.W.S. = S.W. STORMWATER MANAGEMENT ELEMENT
H.S.A. = HOMEOWNERS ASSOCIATION
2. THIS PROPERTY IS PROPOSED TO BE WITHIN THE CORPORATE LIMITS OF THE CITY OF YORKVILLE.
3. THE PROPERTY IS PROPOSED TO BE WITHIN THE CORPORATE LIMITS OF THE CITY OF YORKVILLE.
4. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
5. LOT 235 WILL BE SET AT ALL INTERIOR CORNERS WITH 12 MONTHS OF REGISTRATION.
6. ALL BUILDINGS AND DISTANCES ARE BASED ON A 4' HIGH CURB AND STANDARD SYSTEM.
7. METADO STUDY TO BE REVIEWED BY CITY PRIOR TO FINAL ENGINEERING.
8. THE PROPERTY IS PROPOSED TO BE WITHIN THE CORPORATE LIMITS OF THE CITY OF YORKVILLE.
9. FINAL PLAT WILL ADHERE TO MINIMUM PLANNING REQUIREMENTS FOR THE UNITED CITY OF YORKVILLE.
10. PLAT 234 (PARK STREET) TO BE CONVEYED TO THE UNITED CITY OF YORKVILLE.
11. PLAT 235 (PARK STREET) TO BE CONVEYED TO THE UNITED CITY OF YORKVILLE.
12. BLANKET PLAT OVER LOT 235 AND DRAINAGE EASEMENT HEREBY CONVEYED TO THE UNITED CITY OF YORKVILLE OVER LOT 235 + 239. SEE EASEMENTS AND RESTRICTIONS FOR LANGUAGE.

FINAL PLAT OF SUBDIVISION
HUDSON LAKES
UNIT 1
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

REVISIONS		DWN BY:	INT:	DATE:	PROJECT NO.
1.	RWG	10/31/06		8/30/06	050549
2.	RWG	12/14/06	DSN BY:	HORIZ SCALE:	SHEET NO.
3.	RWG	07/02/07	N/A	1" = 200'	
4.			CHK BY:	VERT SCALE:	1 OF 5
				N/A	