

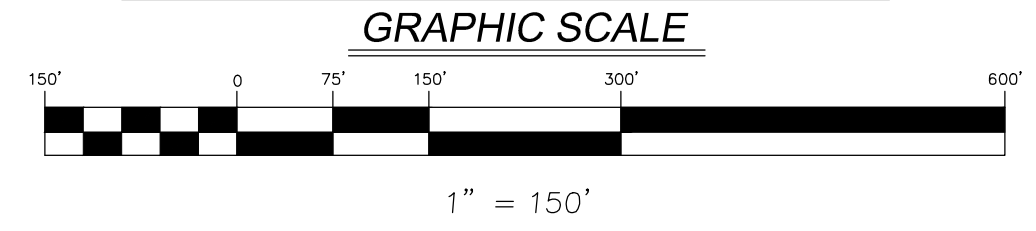
FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

TOPOGRAPHY
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 09/05/2024
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 11/21/2024

FINAL PLAT OF VISTA RIDGE PHASE 1 A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-33-52.32432 N LONGITUDE: 88-17-04.93388 W ELLIPSOIDAL HEIGHT: 549.261 SFT GROUND SCALE FACTOR: 1.0000510085 GEOID 18US ALL MEASUREMENTS ARE ON THE GROUND.



VICINITY MAP NOT TO SCALE

OWNER / DEVELOPER
McNaughton Development
115220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR
V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

THIS PLAT IS NOT FOR RECORD

AREA TABLE

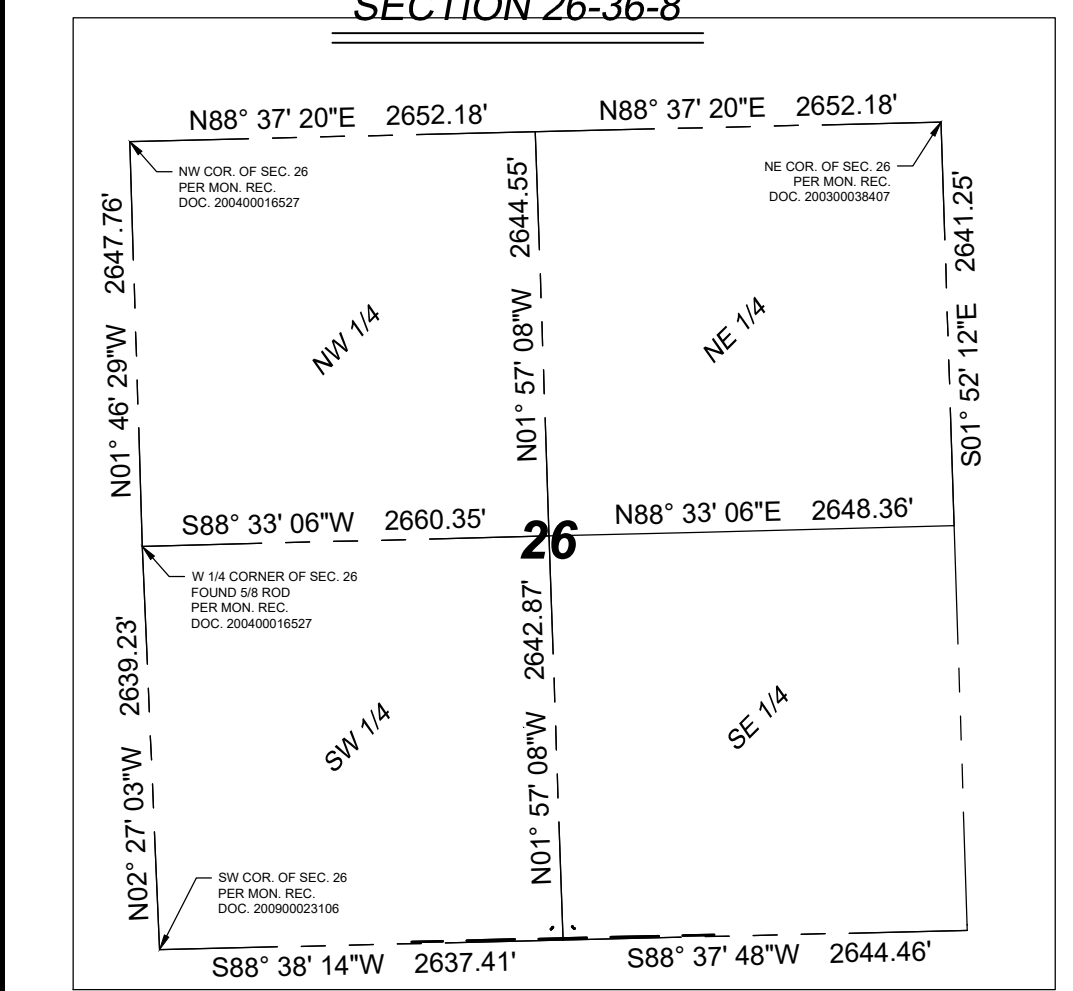
SINGLE FAMILY LOTS	636,336 SQ. FT.	14,608.3 AC.
MULTI-FAMILY LOTS 322-338	98,000 SQ. FT.	2,250.0 AC.
MULTI-FAMILY LOTS 339-341	187,559 SQ. FT.	4,305.7 AC.
OPEN SPACE / PARK AREAS	759,952 SQ. FT.	17,446.2 AC.
RIGHT OF WAY HEREBY DEDICATED	551,955 SQ. FT.	12,671.1 AC.
TOTAL AREA THIS SUBDIVISION	2,233,822 SQ. FT.	51,281.5 AC.

LEGAL DESCRIPTION

PARCEL 1:
THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THE WEST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

- USE EXCEPTIONS**
- EXCEPTION TO REDUCE THE REQUIRED ROW FROM 66' TO 60'.
 - EXCEPTION TO ALLOW 4.45 DWELLING UNITS PER ACRE IN THE PROPOSED R-2 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 2.5 DWELLING UNITS PER ACRE PER THE KENDALL COUNTY LAND USE PLAN.
 - EXCEPTION TO ALLOW 9.42 DWELLING UNITS PER ACRE IN THE PROPOSED R-4 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 6 DWELLING UNITS PER ACRE PER THE REGULATIONS OF THE R-4 ZONING DISTRICT.
 - EXCEPTION TO ALLOW ROUNDABOUT AND EYEBROW RADIUS TO BE REDUCED FROM 75' TO 60'.
 - EXCEPTION TO REDUCE THE REQUIRED ROW OF GREYWALL BOULEVARD FROM 75' TO 70'.
 - REQUESTING AN EXCEPTION TO THE USE OF BRICK OR STONE IN EXTERIOR ELEVATIONS, PER SECTION 47-17.30(E) OF THE CITY'S ZONING ORDINANCE, TO ALLOW THE ATTACHED ELEVATIONS.



- NOTES**
- ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
 - ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
 - SINGLE FAMILY ZONING R-2; MULTI FAMILY ZONING R-4
 - EXCEPTION TO WAIVE THE REQUIRED 25-FT. REAR YARD SETBACK FOR THE TOWNHOUSE UNITS.



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ___ DAY OF _____, A.D. 20__

APPROVED BY ORDINANCE NO. _____

MAYOR _____
CITY CLERK _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS THIS ___ DAY OF _____, A.D. 20__

CHAIRMAN OF THE PLAN COMMISSION _____
SECRETARY _____

SOURCE:
STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.
LAT 41-33-53.1; LONG 88-18-121.9

SITE:
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 633.15 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NY BOLT ON LIGHT STANDARD 4 FEET SOUTH OF SOUTH CURB LINE OF CATON FARM ROAD AND 809 FEET WEST OF WEST CURB LINE OF GREYWALL BOULEVARD.

SITE:
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 652.81 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 383 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

LEGEND

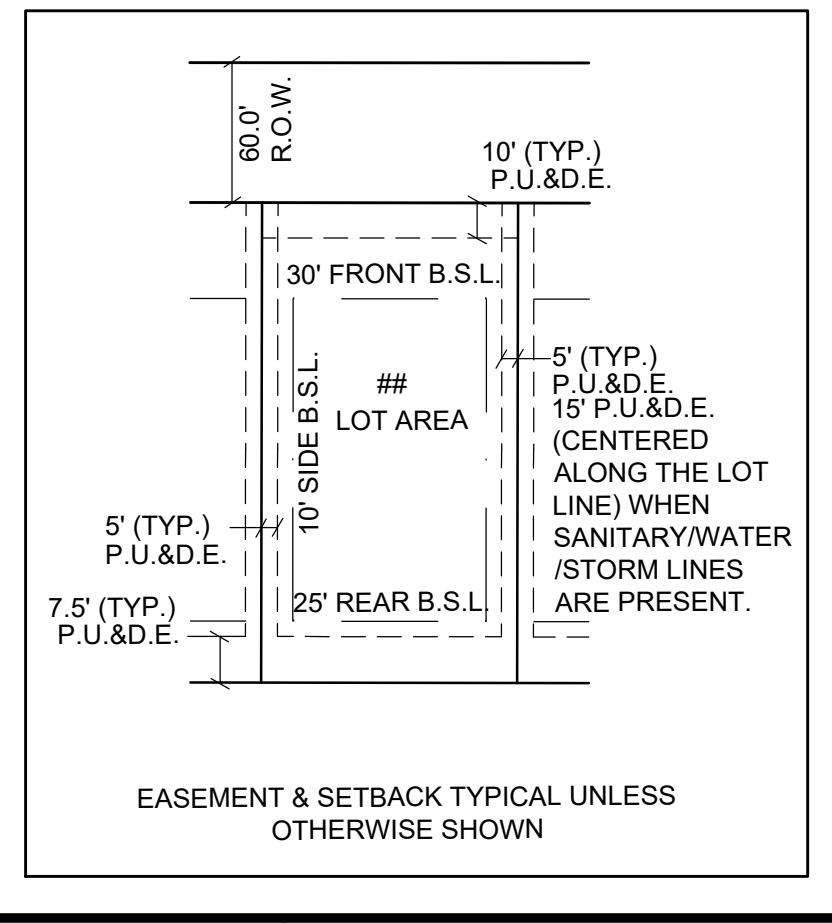
EXISTING	PROPOSED	DESCRIPTION
—	—	SANITARY SEWER
—	—	SANITARY FORCE MAIN
—	—	STORM SEWER
—	—	COMBINED SEWER
—	—	WATER MAIN
—	—	OVERHEAD ELECTRIC LINE
—	—	OVERHEAD ELECTRIC POLE
—	—	UTILITY STRUCTURE WITH CLOSED LID
—	—	CURB INLET
—	—	DRAINAGE STRUCTURE WITH OPEN LID
—	—	FIRE HYDRANT
—	—	VALVE IN VALVE BOX
—	—	GATE VALVE IN VALVE VAULT
—	—	FLARED END SECTION (F.E.S.)
—	—	CONTOUR
—	—	STORMWATER OVERFLOW ROUTE
—	—	RIGHT-OF-WAY LINE
—	—	PROPERTY LINE (EXTERIOR)
—	—	LOT LINE (INTERIOR)
—	—	EASEMENT LINE
—	—	CENTERLINE
—	—	B-6.12 CURB & GUTTER

LEGEND

3 2 10 11	SECTION CORNER
—	SUBDIVISION BOUNDARY LINE
—	UNDERLYING LOT LINE
—	EXISTING LOT LINE
—	PROPOSED LOT LINE
—	EXISTING EASEMENT LINE
—	PROPOSED EASEMENT LINE
—	BUILDING SETBACK LINE
—	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
P.U.&D.E	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

SITE DATA - FULL SITE

GROSS SITE AREA	= 120.00 AC.
PARK AREAS	= 5.25 AC.
STORMWATER MANAGEMENT AREA	= 11.29 AC.
OPEN SPACE (OUTLOTS)	= 2.75 AC.
ROW DEDICATION	= 26.72 AC.
321 SINGLE FAMILY LOTS + ROW	= 92.36 AC.
GROSS LAND USE (321 LOTS + ROW)	= 77%
NET LAND USE (321 LOTS W/OUT ROW)	= 65.64 AC.
SINGLE FAMILY DENSITY (321/72.12)	= 4.45 DU/AC
MINIMUM LOT SIZE	= 7,500 SF
MAXIMUM LOT SIZE	= 16,216 SF
AVERAGE LOT SIZE	= 8,713 SF
76 TOWNHOMES (20' x 48')	= 8.35 AC
ROW DEDICATION	= 1.80 AC.
LAND USE W/OUT ROW	= 6.55 AC
GROSS LAND USE (TOWNHOMES)	= 6.96%
TOWNHOMES DENSITY (76/8.07 AC)	= 9.42 DU/AC
397 TOTAL UNITS	
GROSS DENSITY	= 4.84 DU/AC.



PREPARED FOR:
McNaughton Development
115220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.724.0384 fax
630.325.3400

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS
3	1-20-25	REVISED PER CITY COMMENTS
4	3-19-25	REVISED PER CITY COMMENTS
5	4-16-25	REVISED PER CITY COMMENTS
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 10-07-24
FIELD WORK COMPLETED: N/A

DRAWN BY: MG
CHECKED BY: RMM

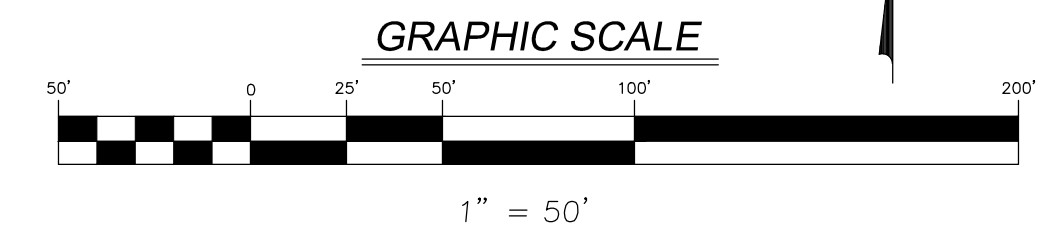
PROJECT MANAGER: CDB
SCALE: 1" = 150'

Project No: 241015
Group No: VP04.7
SHEET NO: 1 of 6

THIS PLAT IS NOT FOR RECORD

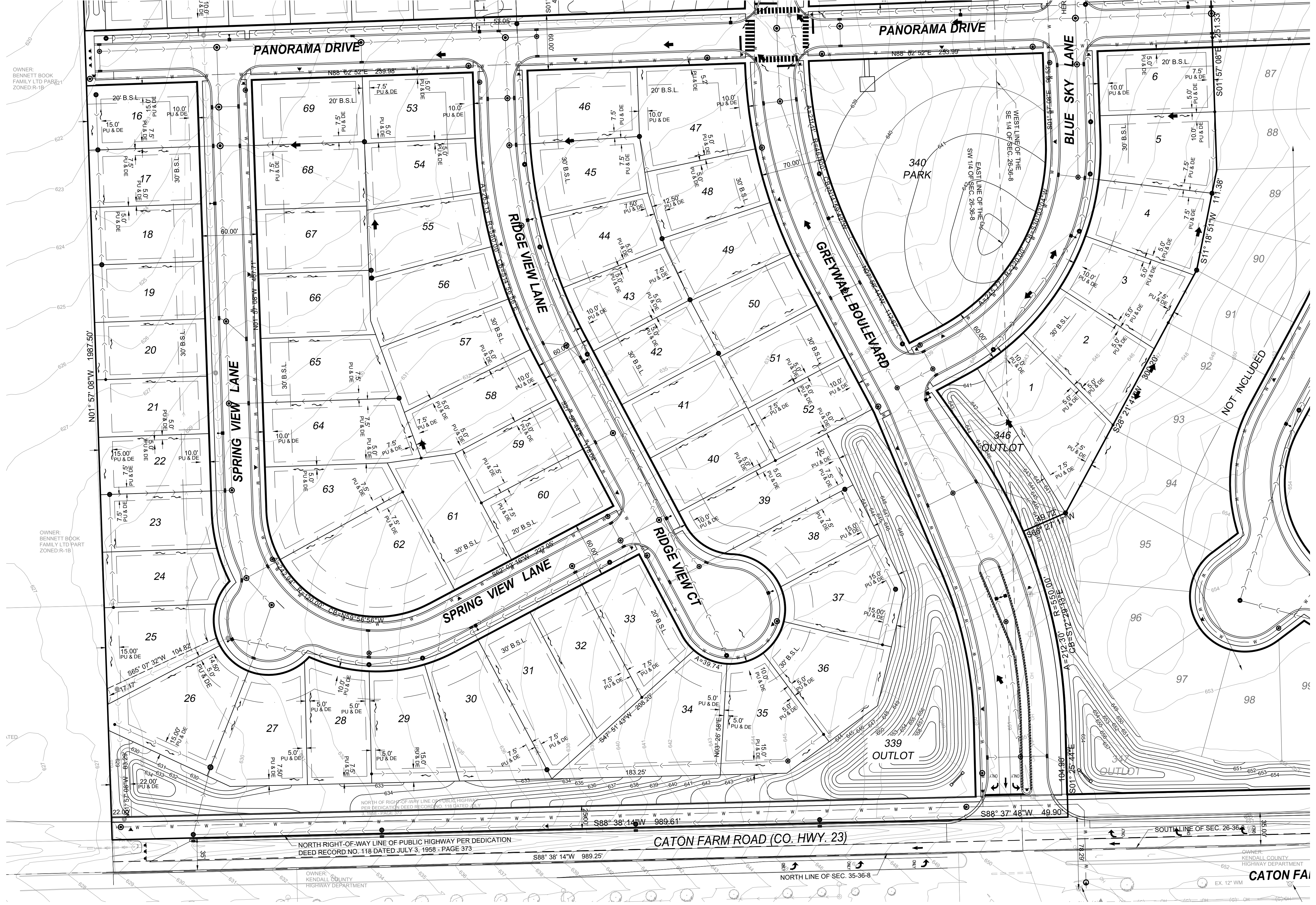
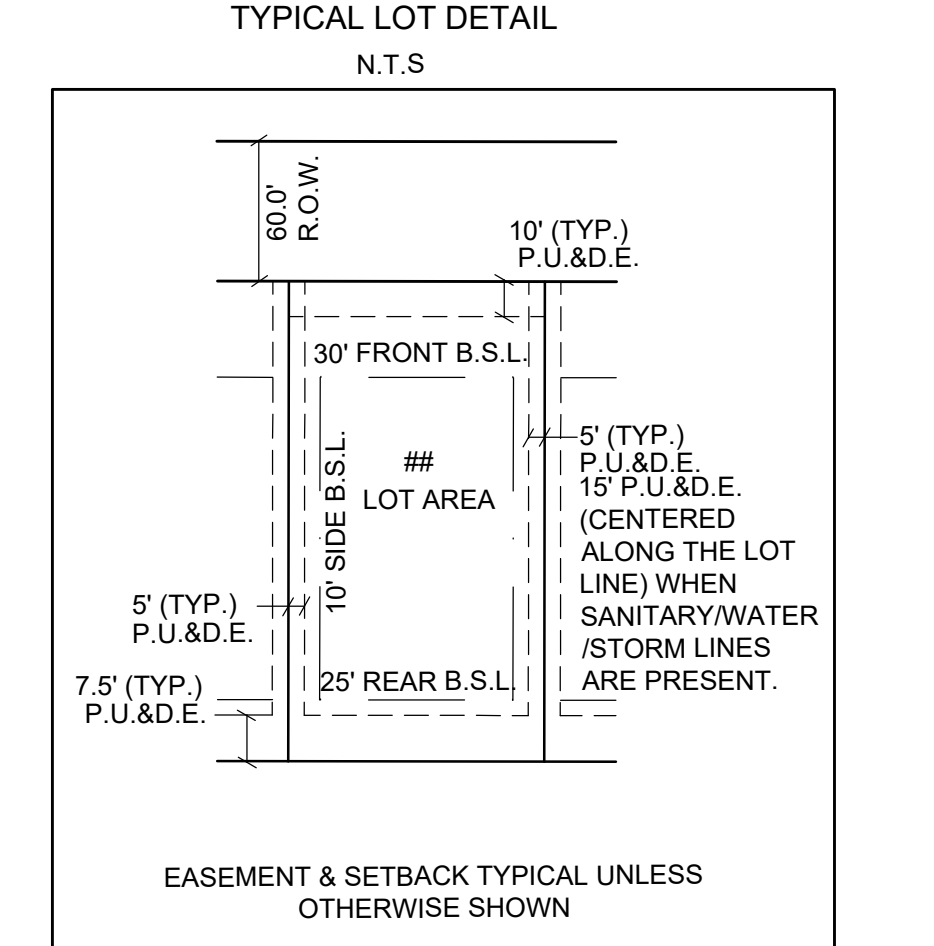
FINAL PLAT OF VISTA RIDGE PHASE 1 A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND	
	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○	FIP FOUND IRON PIPE W/SIZE



OWNER: BENNETT BOOK FAMILY LTD PART ZONED R-1B

OWNER: BENNETT BOOK FAMILY LTD PART ZONED R-1B

OWNER: KENDALL COUNTY HIGHWAY DEPARTMENT

V Engineers Scientists Surveyors

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Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS
3	1-20-25	REVISED PER CITY COMMENTS
4	3-19-25	REVISED PER CITY COMMENTS
5	4-16-25	REVISED PER CITY COMMENTS
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 10-07-24
FIELD WORK COMPLETED: N/A

DRAWN BY: MG
CHECKED BY: RMW

PROJECT MANAGER: CDB
SCALE: 1" = 50'

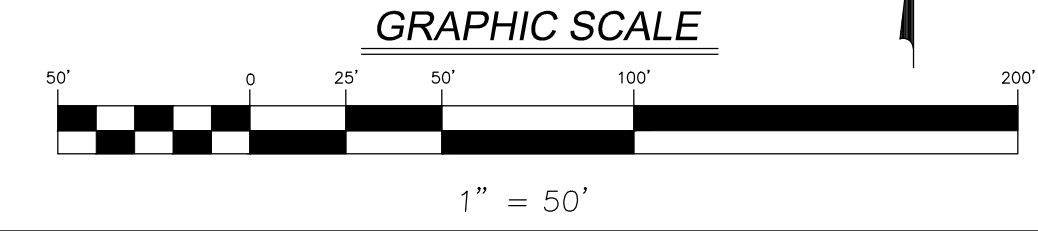
Project No: 241015
Group No: VP04.7
SHEET NO. 2 of 6

THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF VISTA RIDGE PHASE 1 A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

STATE PLANE MERIDIAN



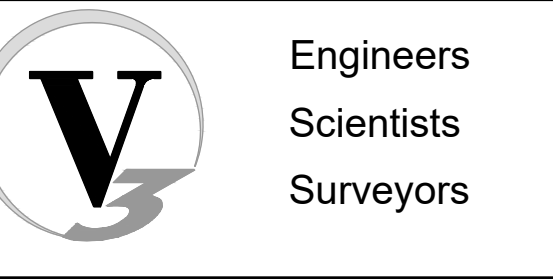
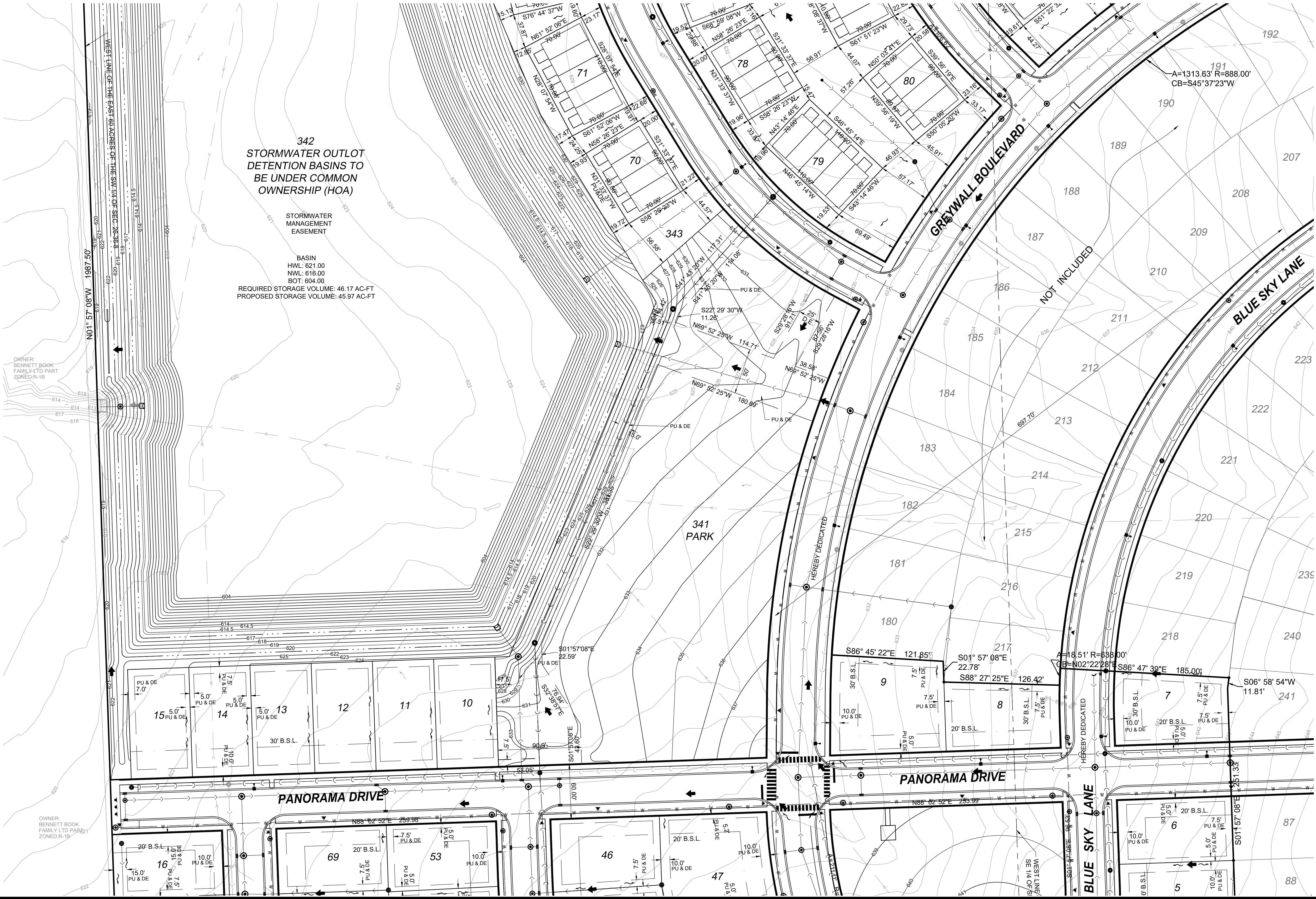
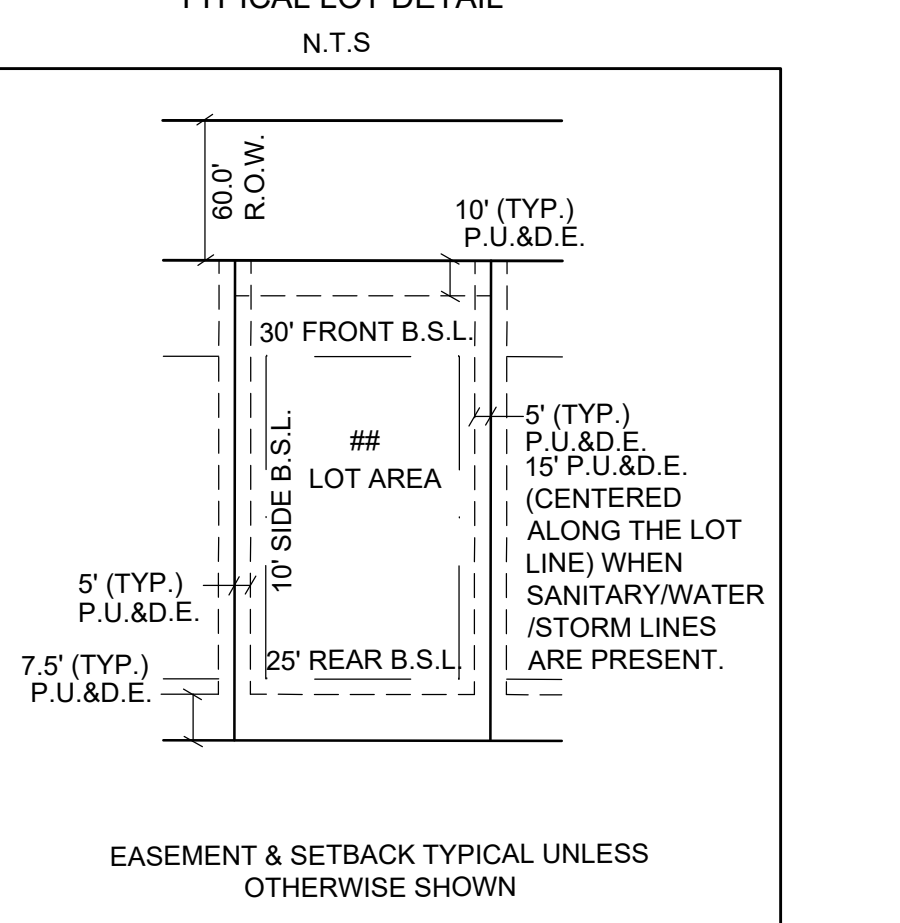
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- (0.00') RECORD DATUM
- 0.00' CALCULATED DATUM
- SET CONCRETE MONUMENT
- B.S.L. BUILDING SETBACK LINE
- FIP FOUND IRON PIPE W/SIZE



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PREPARED FOR:
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11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS
3	1-20-25	REVISED PER CITY COMMENTS
4	3-19-25	REVISED PER CITY COMMENTS
5	4-16-25	REVISED PER CITY COMMENTS
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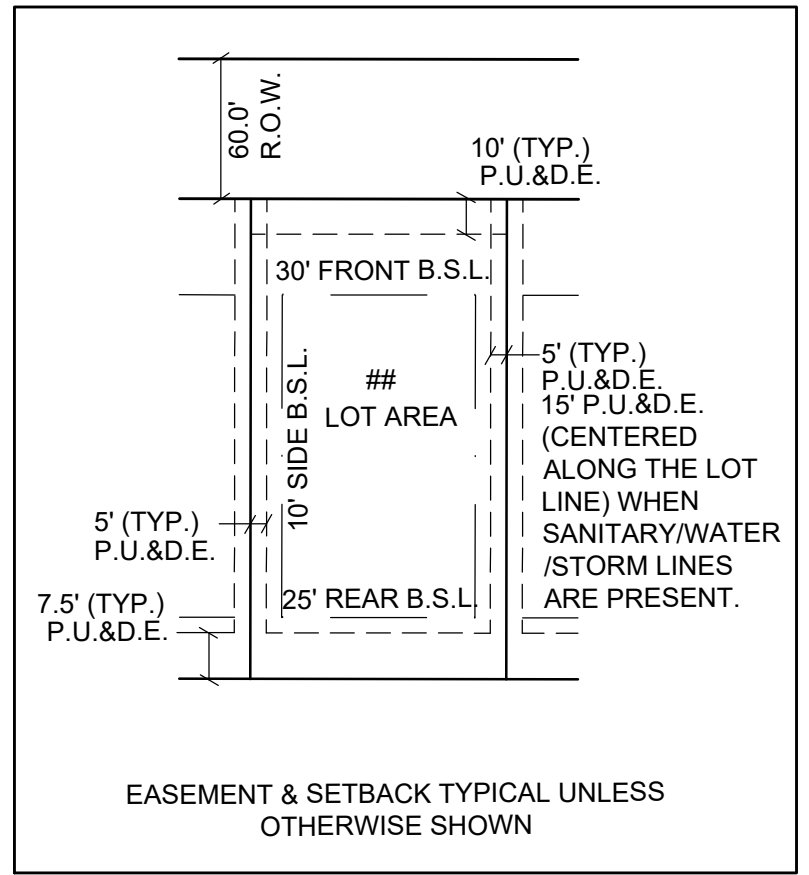
FINAL PLAT			
VISTA RIDGE PHASE 1 A PLANNED UNIT DEVELOPMENT			
DRAFTING COMPLETED: 10-07-24	DRAWN BY: MG	PROJECT MANAGER: CDB	Project No: 241015
FIELD WORK COMPLETED: N/A	CHECKED BY: RMW	SCALE: 1" = 50'	Group No: VP04.7
			SHEET NO. 3 of 6

THIS PLAT IS NOT FOR RECORD

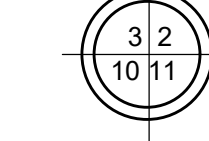
FINAL PLAT OF VISTA RIDGE PHASE 1 A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

TYPICAL LOT DETAIL N.T.S.

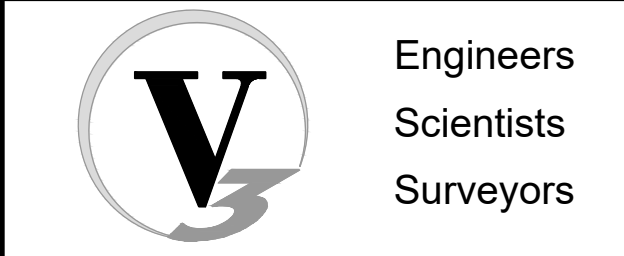
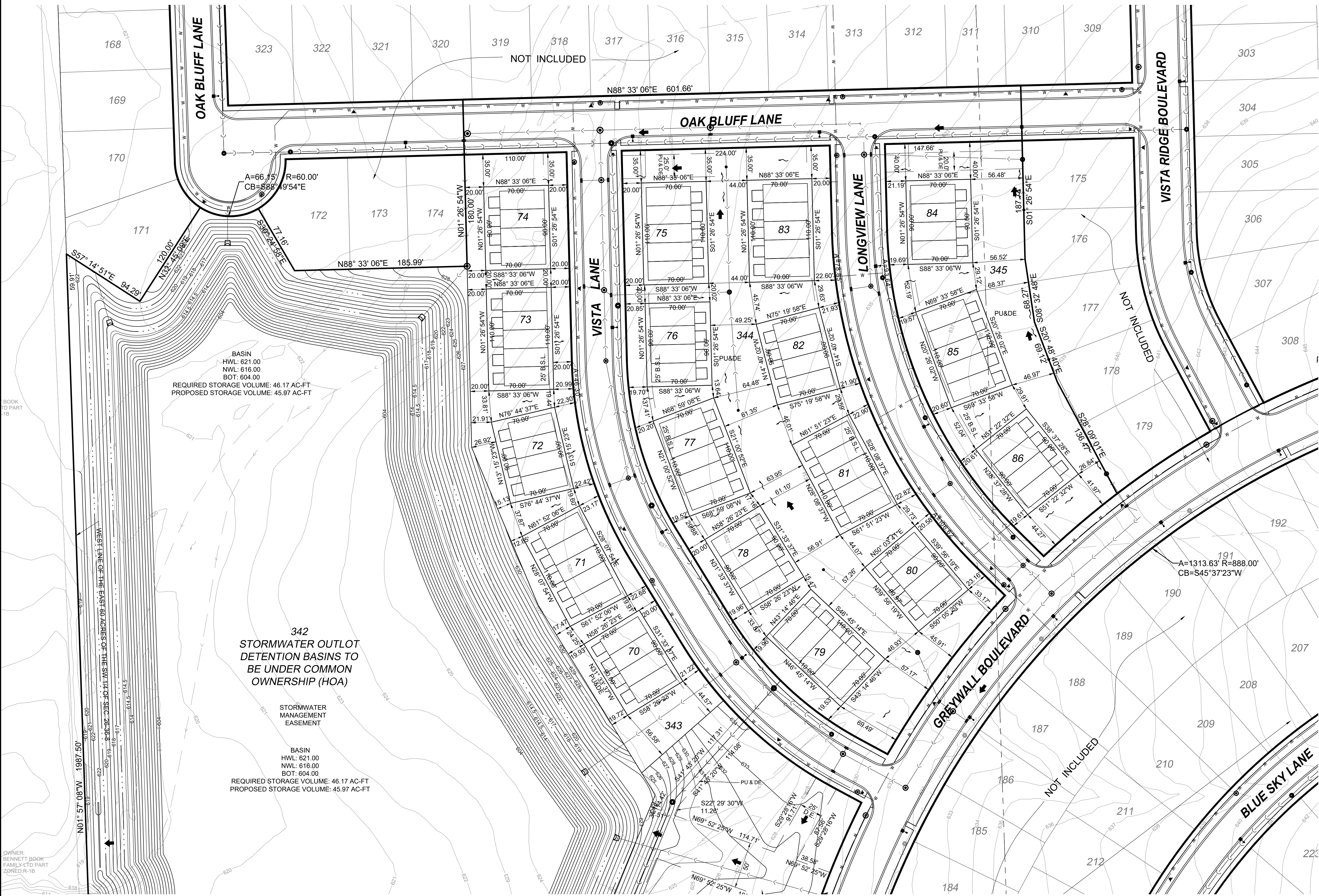
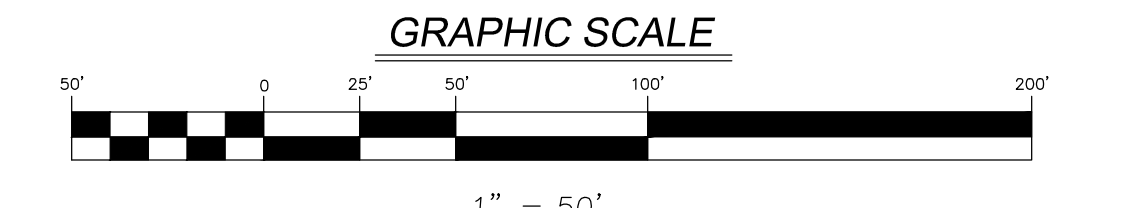


LEGEND



- | | | |
|---------------------------|--------|------------------------------------|
| SECTION CORNER | N | NORTH |
| SUBDIVISION BOUNDARY LINE | S | SOUTH |
| UNDERLYING LOT LINE | E | EAST |
| EXISTING LOT LINE | W | WEST |
| PROPOSED LOT LINE | CB | CHORD BEARING |
| EXISTING EASEMENT LINE | A | ARC LENGTH |
| PROPOSED EASEMENT LINE | R | RADIUS |
| BUILDING SETBACK LINE | PU&D | PUBLIC UTILITY & DRAINAGE EASEMENT |
| SECTION LINE | D.E. | DRAINAGE EASEMENT |
| | (0.00) | RECORD DATUM |
| | 0.00' | CALCULATED DATUM |
| | ■ | SET CONCRETE MONUMENT |
| | B.S.L. | BUILDING SETBACK LINE |
| | ○ | FOUND IRON PIPE W/SIZE |

- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-----------------------------------|
| | | SANITARY SEWER |
| | | SANITARY FORCE MAIN |
| | | STORM SEWER |
| | | COMBINED SEWER |
| | | WATER MAIN |
| | | OVERHEAD ELECTRIC LINE |
| | | OVERHEAD ELECTRIC POLE |
| | | UTILITY STRUCTURE WITH CLOSED LID |
| | | CURB INLET |
| | | DRAINAGE STRUCTURE WITH OPEN LID |
| | | FIRE HYDRANT |
| | | VALVE IN VALVE BOX |
| | | GATE VALVE IN VALVE VAULT |
| | | FLARED END SECTION (F.E.S.) |
| | | CONTOUR |
| | | STORMWATER OVERFLOW ROUTE |
| | | RIGHT-OF-WAY LINE |
| | | PROPERTY LINE (EXTERIOR) |
| | | LOT LINE (INTERIOR) |
| | | EASEMENT LINE |
| | | CENTERLINE |
| | | B-6.12 CURB & GUTTER |



Engineers
Scientists
Surveyors

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PREPARED FOR:
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11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

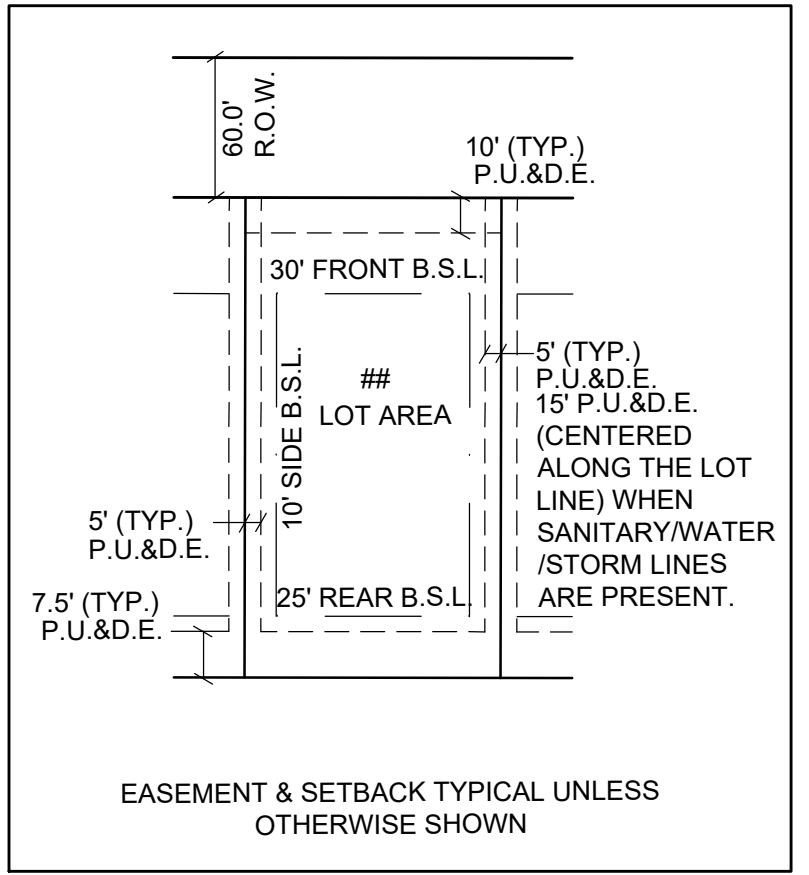
FINAL PLAT				Project No:	241015
VISTA RIDGE PHASE 1 A PLANNED UNIT DEVELOPMENT				Group No:	VP04.7
DRAFTING COMPLETED:	10-07-24	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = 50'
				SHEET NO.	4 of 6

THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF VISTA RIDGE PHASE 1 A PLANNED UNIT DEVELOPMENT

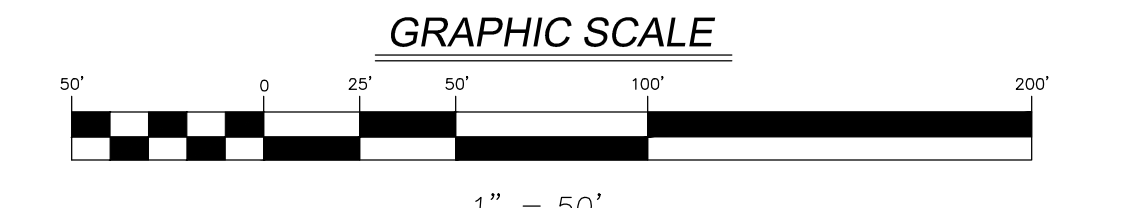
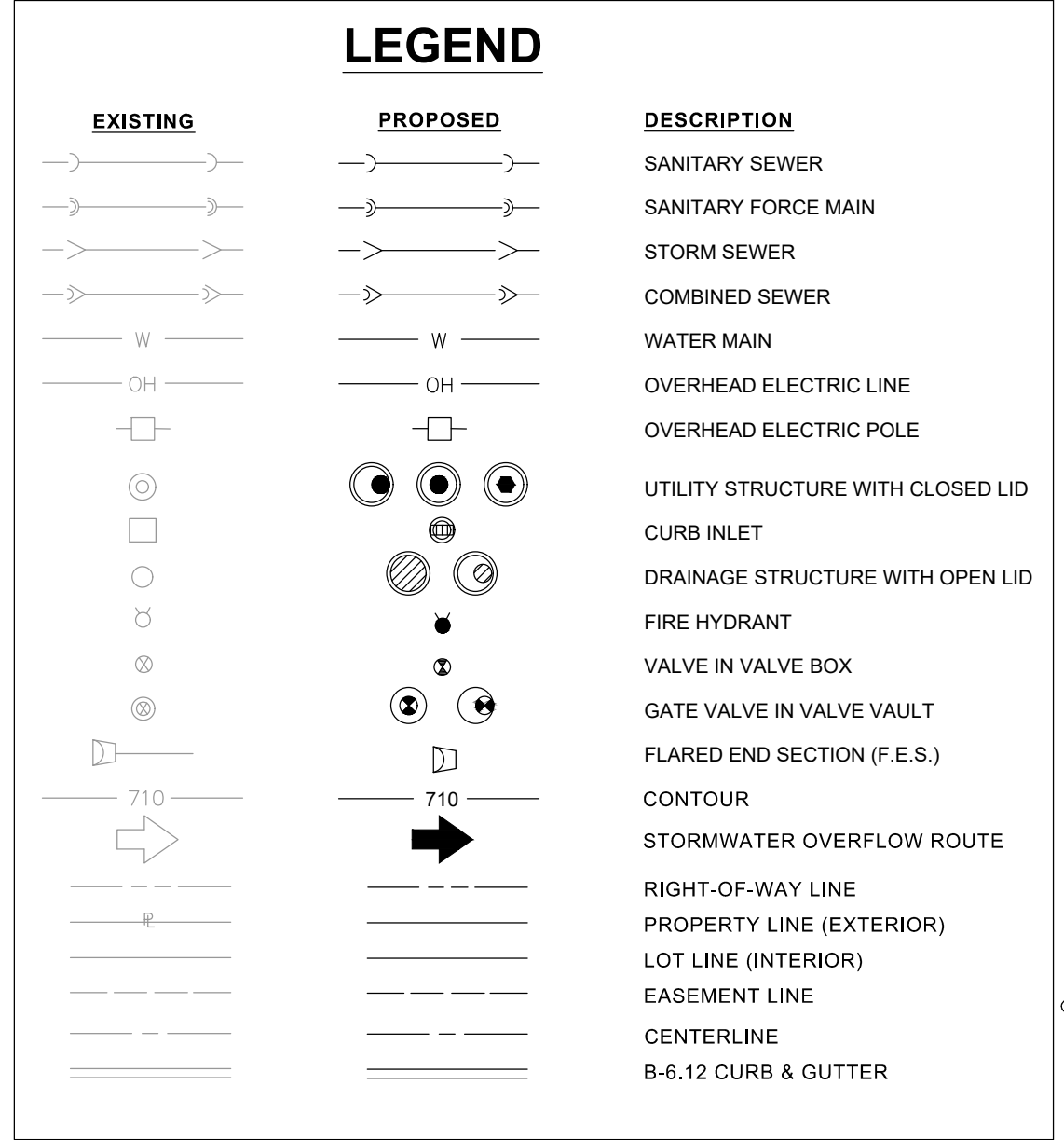
PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

TYPICAL LOT DETAIL N.T.S.



LEGEND

- SECTION CORNER
- SUBDIVISION BOUNDARY LINE
- UNDERLYING LOT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
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- PU&D PUBLIC UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- (0.00') RECORD DATUM
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11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 10-07-24
FIELD WORK COMPLETED: N/A

DRAWN BY: MG
CHECKED BY: RMW

PROJECT MANAGER: CDB
SCALE: 1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 5 of 6

THIS PLAT IS NOT
FOR RECORD

FINAL PLAT OF VISTA RIDGE PHASE 1 A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE THE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26 TOGETHER WITH THAT PART OF THE WEST 60 ACRES OF THE SOUTHWEST 1/4 OF SAID SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 463.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 45.38 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 187.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 09 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 958.00 FEET, A CHORD BEARING OF NORTH 70 DEGREES 19 MINUTES 52 SECONDS EAST 590.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 00 MINUTES 07 SECONDS EAST 120.49 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 56 SECONDS EAST 180.01 FEET TO THE EAST LINE OF THE WEST 60 ACRES OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE 70.00 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 56 SECONDS WEST 179.57 FEET; SOUTH 88 DEGREES 00 MINUTES 07 SECONDS WEST 120.88 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 888.00 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 37 MINUTES 23 SECONDS WEST, 1313.63 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 22 SECONDS EAST, 121.85 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 22.78 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS EAST, 126.42 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 638.00 FEET, A CHORD BEARING OF NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 18.51 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 47 MINUTES 39 SECONDS EAST, 185.00 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 11.81 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 251.33 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 51 SECONDS WEST, 111.38 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 41 SECONDS WEST, 300.20 FEET; THENCE SOUTH 86 DEGREES 27 MINUTES 17 SECONDS WEST, 49.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 29 MINUTES 13 SECONDS EAST, 212.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 25 MINUTES 44 SECONDS EAST, 104.98 FEET TO THE NORTH RIGHT OF WAY LINE OF CATON FARM ROAD (COUNTY HIGHWAY 23) PER DEDICATION DEED RECORD NO. 118, DATED JULY 3, 1958 - PAGE 373; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 49.90 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88 DEGREES 38 MINUTES 14 SECONDS WEST, 989.81 FEET TO THE WEST LINE OF SAID EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, 1987.50 FEET; THENCE SOUTH 57 DEGREES 14 MINUTES 51 SECONDS EAST, 94.29 FEET; THENCE NORTH 32 DEGREES 45 MINUTES 09 SECONDS EAST, 120.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET, HAVING A CHORD BEARING OF SOUTH 88 DEGREES 49 MINUTES 54 SECONDS EAST, 66.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 30 DEGREES 24 MINUTES 58 SECONDS EAST, 77.16 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 185.99 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 180.00 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.28 FEET TO THE PLACE OF BEGINNING.

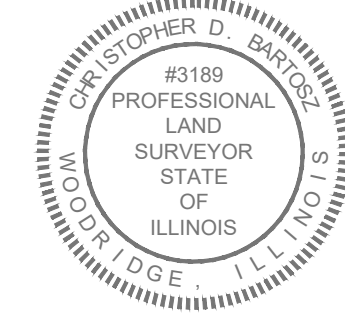
I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ____ DAY OF _____, A.D., 20__.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdartosz@v3co.com



Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	12944 SF	21	7500 SF	41	7854 SF	61	10057 SF	81	6380 SF
2	10030 SF	22	7500 SF	42	7854 SF	62	15049 SF	82	5220 SF
3	9377 SF	23	7559 SF	43	8346 SF	63	9862 SF	83	6380 SF
4	9541 SF	24	7808 SF	44	8540 SF	64	11100 SF	84	5220 SF
5	9929 SF	25	9156 SF	45	8533 SF	65	9558 SF	85	6380 SF
6	8750 SF	26	11963 SF	46	9217 SF	66	8438 SF	86	5220 SF
7	9446 SF	27	10659 SF	47	12488 SF	67	8400 SF	339*	62962 SF
8	9023 SF	28	8985 SF	48	8365 SF	68	8400 SF	340*	58695 SF
9	12993 SF	29	9644 SF	49	8217 SF	69	8520 SF	341*	138296 SF
10	8040 SF	30	11795 SF	50	7809 SF	70	5220 SF	342*	491598 SF
11	8040 SF	31	10428 SF	51	7616 SF	71	6380 SF	343*	45648 SF
12	8040 SF	32	9393 SF	52	7616 SF	72	5220 SF	344*	97779 SF
13	8040 SF	33	9117 SF	53	8632 SF	73	6380 SF	345*	44132 SF
14	8040 SF	34	14599 SF	54	8068 SF	74	5220 SF	346*	8401 SF
15	8040 SF	35	10413 SF	55	8707 SF	75	6380 SF		
16	8400 SF	36	10567 SF	56	9804 SF	76	5220 SF		
17	7500 SF	37	10318 SF	57	10164 SF	77	6380 SF		
18	7500 SF	38	7964 SF	58	9733 SF	78	5220 SF		
19	7500 SF	39	11117 SF	59	7625 SF	79	6380 SF		
20	7500 SF	40	7854 SF	60	8750 SF	80	5220 SF		

AVERAGE SINGLE FAMILY LOT AREA = 9222.23 SF
AVERAGE MULTIFAMILY LOT AREA = 5765.88 SF
* EXCLUDES OUTLOTS 339-346

TOTAL SINGLE FAMILY LOTS = 86
TOTAL OUTLOTS = 8

VEHICULAR ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF ANY PARTS OF LOTS 70 THRU 86, THEIR SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PROPERTY NOTED ON THIS PLAT AS "VEHICULAR ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS TO, EGRESS FROM, AND ACCESS BETWEEN LOTS 70 THRU 86 AND ADJACENT PUBLIC ROADS. THE GRANTEE MAY CONSTRUCT OR IMPROVE SAID DRIVEWAYS FROM TIME TO TIME AT GRANTEE'S SOLE COST AND EXPENSE. THIS EASEMENT SHALL BE BINDING ON THE PARTIES, THEIR SUCCESSORS, AND ASSIGNS, AND SHALL RUN WITH THE LAND.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE CITY OF JOLIET, ITS AGENTS, SUCCESSORS AND ASSIGNS OVER, UPON AND ACROSS LOT 342 - STORMWATER OUTLOT AND ACCESS TO ALL FACILITIES NECESSARY FOR THE MANAGEMENT OF STORMWATER ON THE PLAT OF SUBDIVISION FOR THE PURPOSE OF INSPECTING SUCH AREAS, IN THE EVENT THAT THE ASSOCIATION DOES NOT ADEQUATELY MAINTAIN THE FACILITIES TO THE CITY STANDARDS, THE CITY OF JOLIET SHALL GIVE FOURTEEN (14) DAYS WRITTEN NOTICE OF SUCH FAILURE AND SAID NOTICE SHALL INDICATE WHEN THE CITY WILL EXERCISE ITS RIGHT TO REPAIR THE FAULTY PORTION OF THE FACILITIES. IF THE CITY IS REQUIRED TO MAKE REPAIRS, IT SHALL BE ENTITLED TO REIMBURSEMENTS BY THE RESIDENTIAL ASSOCIATION. WRITTEN NOTICE BY THE CITY OF THE INTENT TO REPAIR SHALL NOT BE REQUIRED IF IN THE OPINION OF THE CITY AN EMERGENCY REQUIRING IMMEDIATE ACTION IS REQUIRED, IN THE EXERCISE OF ITS RIGHTS HEREUNDER, THE CITY OF JOLIET SHALL NOT BE DEEMED GUILTY OF ANY MANNER OF TRESPASS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

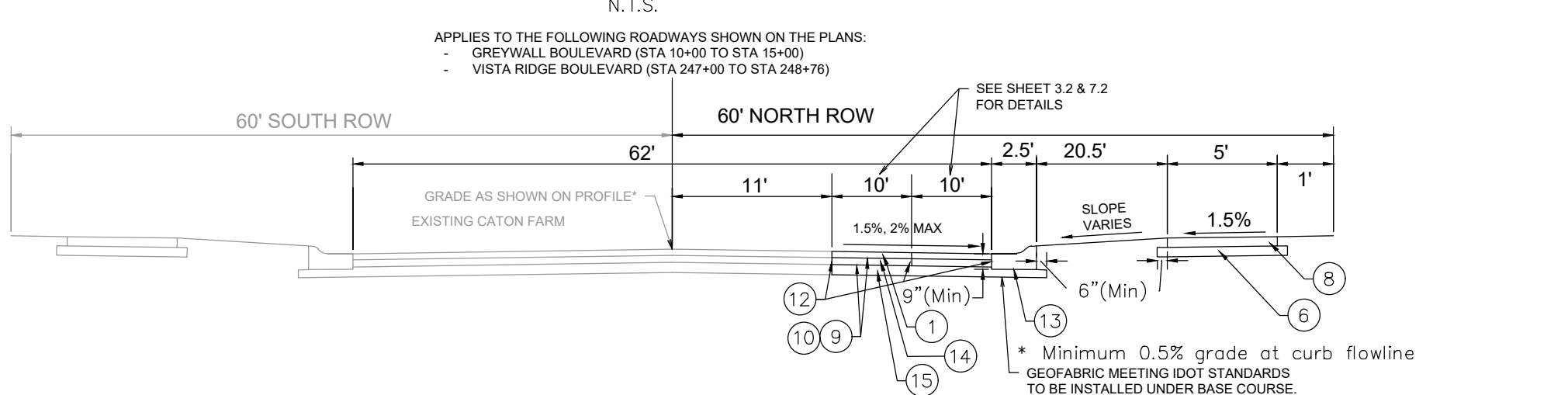
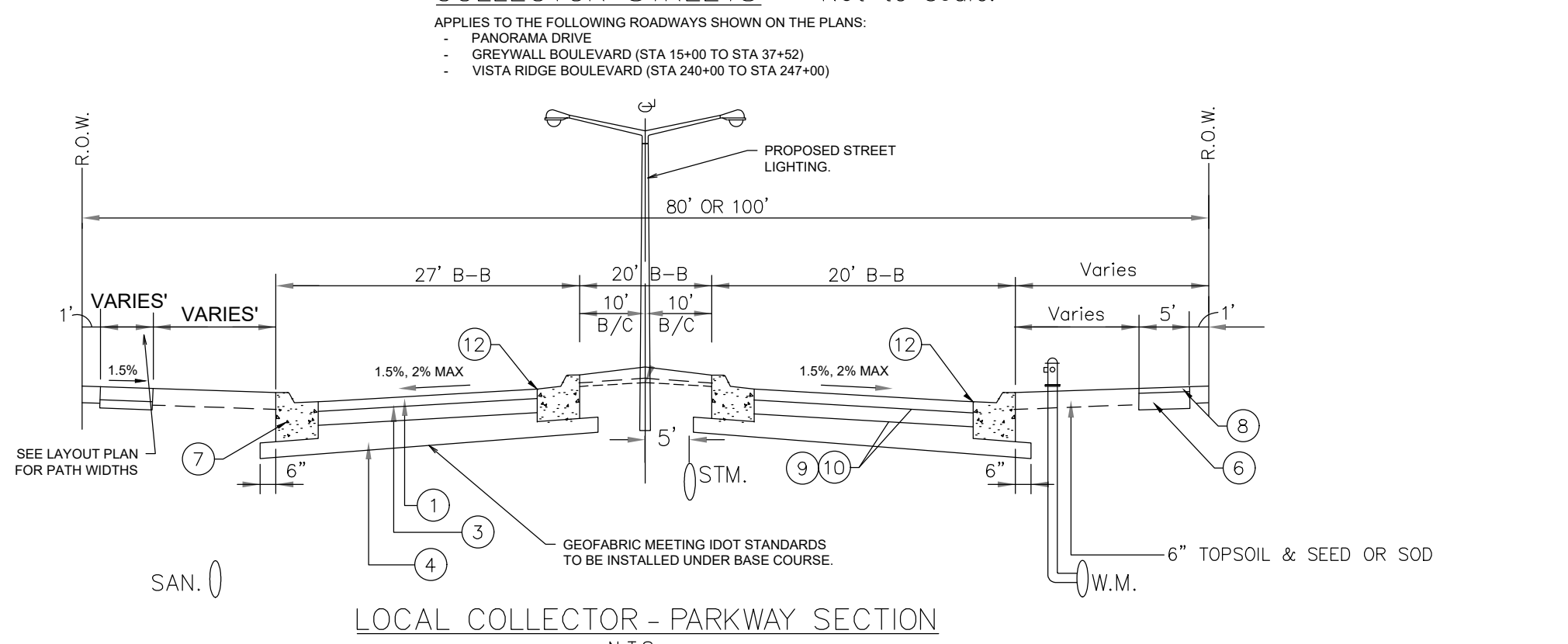
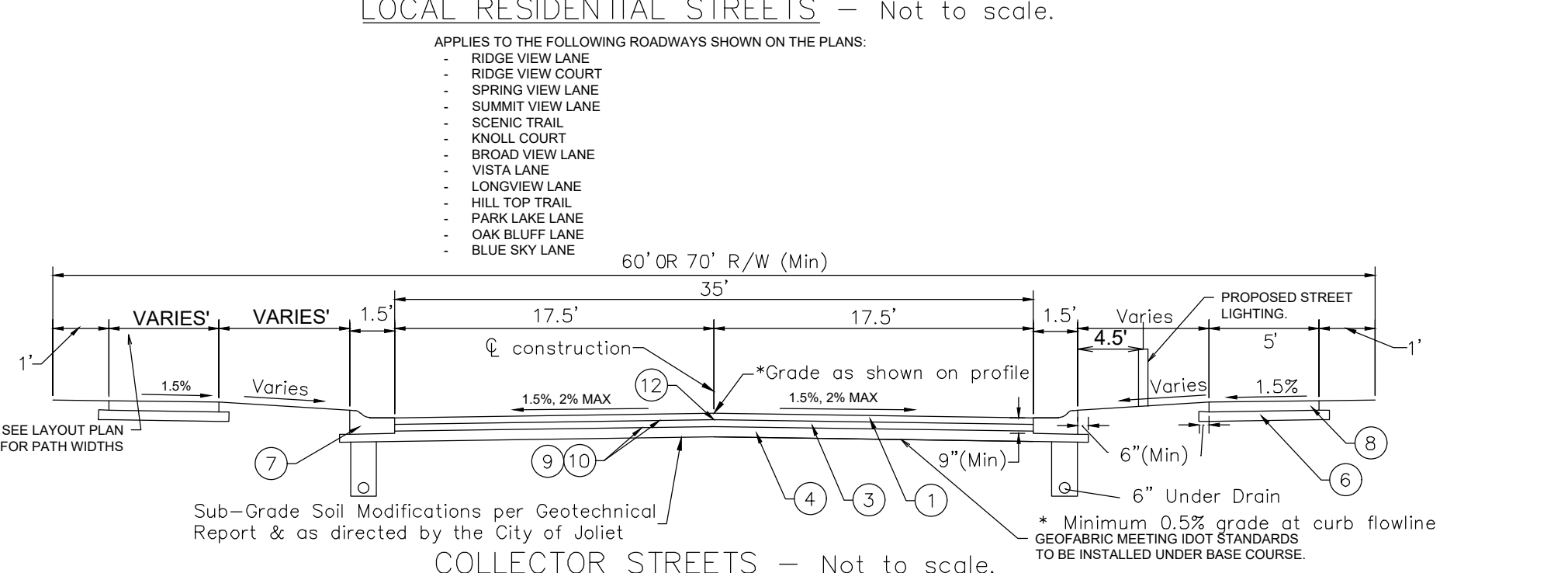
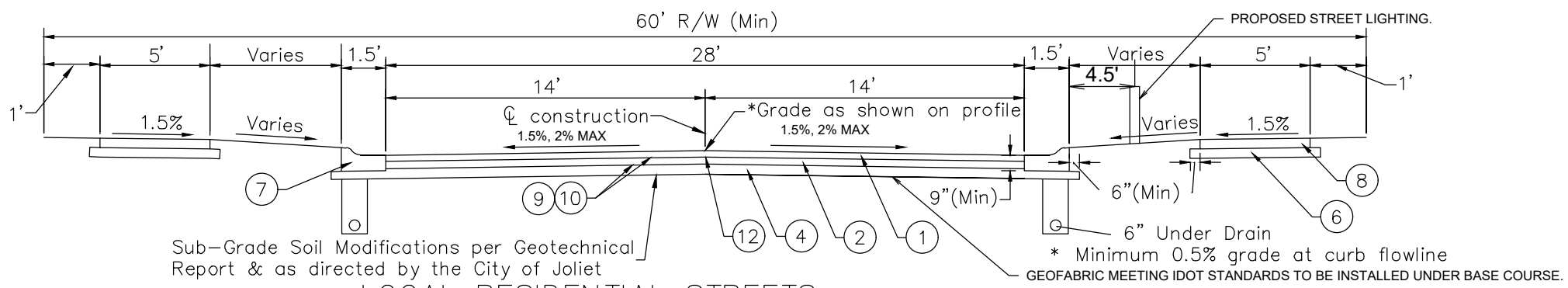
EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

NOTES

- The right of way widths, pavement widths, and pavement thicknesses indicated on this sheet are minimums required by the City of Joliet. Greater dimensions may be provided and the City of Joliet may require greater dimensions as determined by the City. The developer/contractor shall review the plat and the plans to confirm the various widths indicated on this sheet and shall report any discrepancy to the City prior to proceeding with construction.
- The location of proposed utilities as indicated hereon are based upon the experience of the City of Joliet and are so indicated to ensure the orderly development of the land. Strict adherence to the indicated location is required. Requests to change the location of the proposed utilities shall be submitted in writing to the City of Joliet. Utilities not meeting these requirements shall be removed and replaced as directed by the City of Joliet.
- Arterial street and divided arterial streets are to be coordinated with the City of Joliet.
- Local residential streets require only stop bars and crosswalk markings. Markings shall be thermoplastic in accordance with IDOT Standard Specifications. Refer to such drawings covering pavement markings, street signs and traffic control signs. A plan of proposed pavement markings shall be submitted to the City of Joliet for approval.
- Vertical curves shall be provided with algebraic differences of 1.2% or greater and meet the following: minimum length of 100 feet, minimum K value of 25.
- Minimum curb radius at the intersection of two local streets shall be twenty (20') feet and the minimum curb radius at an intersection not involving local streets shall be twenty-five (25') feet.
- The cross slope on all streets, including intersections, shall be two (2%) percent or less.
- Subbase and subgrade shall be tested in accordance with the Standard Specifications. Compaction testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City prior to placing any material on the subbase/subgrade. Once in place density test shall be completed for each lift according to the Standard Specifications.
- Adequacy of subgrade shall be determined solely by the City based on a contractor performed proof roll with a fully loaded tri axle dump truck.
- The contractor shall submit a detailed paving plan to the City. The paving plan shall show the location and type of jointing to be used in the construction. The location and type of jointing shall meet the requirements of the IDOT Standard Specifications.
- Hot-Mix Asphalt & Portland Cement Concrete shall be tested in accordance with the Standard Specifications. Testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City for review. All existing practice and procedures shall meet IDOT QA/QC requirements.
- Mix designs shall be submitted to the City for approval prior to construction of pavement. Chemical modification of soils per IDOT Standard Specifications shall be performed at the direction of the City of Joliet and be completed to a minimum depth of 14 inches. The mix design shall be determined in accordance with IDOT design procedures for soil modification or stabilization. The proposed design and construction procedure shall be submitted to the City. Unsatisfactory soil modifications, as determined by the City, may require an increase in depth of the aggregate base or binder. Geogrid may be used in lieu of, or in conjunction with, the chemical modification of soils, as directed by the City.
- Minor arterials, arterials, and major arterials cross sections shall be determined by the IDOT pavement design manual and be approved by the Director of Public Works.
- All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall be accompanied by a warranty bond for a period of three (3) years upon acceptance of the improvements.
- All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall not thereafter be cut or opened for a period of ten years for construction/reconstruction and five years for overlays. If a street is to be opened during the moratorium period, the applicant will be subject to additional paving requirements as determined by the Director of Public Works.
- Curb flag shall be 9 inches minimum or match pavement thickness, whichever is greater.

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR VOIDS @ 15mm
FLEXIBLE DEPTH PAVEMENT	
HOT-MIX ASPHALT SURFACE COURSE, MIX 10, N50 (IL-9.5mm) 5"	4% @ 50 Gyr
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2"	4% @ 50 Gyr
DRIVEWAYS	
HOT-MIX ASPHALT SURFACE COURSE, MIX 10, N50 (IL-9.5mm) 4"	4% @ 50 Gyr

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/CC YDIN.
THE "AC" TYPE FOR POLYMERIZED HMA MIXES SHALL BE "BBS-6BR P070-22" AND FOR NON-POLYMERIZED HMA THE "AC" TYPE SHALL BE "P0-64-22" UNLESS MODIFIED BY DISTRICT ONE.
SPECIAL PROVISIONS FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.



V Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

NO.		DATE		DESCRIPTION		REVISIONS		DESCRIPTION	
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS				
2	11-19-24	REVISED PER CITY COMMENTS							
3	1-20-25	REVISED PER CITY COMMENTS							
4	3-19-25	REVISED PER CITY COMMENTS							
5	4-16-25	REVISED PER CITY COMMENTS							
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS							

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT
Project No: 241015
Group No: VP04.7
DRAFTING COMPLETED: 10-07-24
FIELD WORK COMPLETED: N/A
DRAWN BY: MG
CHECKED BY: RMW
PROJECT MANAGER: CDB
SCALE: 1" = N/A
SHEET NO. 6 of 6