



October 17, 2024

Mr. James Torri
City of Joliet
Planning Director

Re: Vista Ridge

Dear Mr. Torri:

We are submitting the attached floor plans which are consistent with the Deer Crossing approved plans with the addition of the Townhome product intended for the Townhome section of Vista Ridge.

Ryan Homes is submitting the following plans:

- Ash
- Bayberry
- Cypress
- Elderberry
- Hazelnut
- Silver Oak
- Walnut
- Periwinkle (TH)
- The homes will follow the masonry requirements per the annexation agreement 3(d)

Sincerely,
NVR/Ryan Homes

Mike Ciabattoni
Market Manager & Vice President

Approved: _____

Date: _____



VISTA RIDGE - PRODUCT

JOLIET, IL

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

A Long History of Quality

As America's fourth-largest homebuilder, NVR has been constructing sought-after homes for over 40 years.

We currently operate in 15 states and thirty-five metropolitan areas under the brand names:

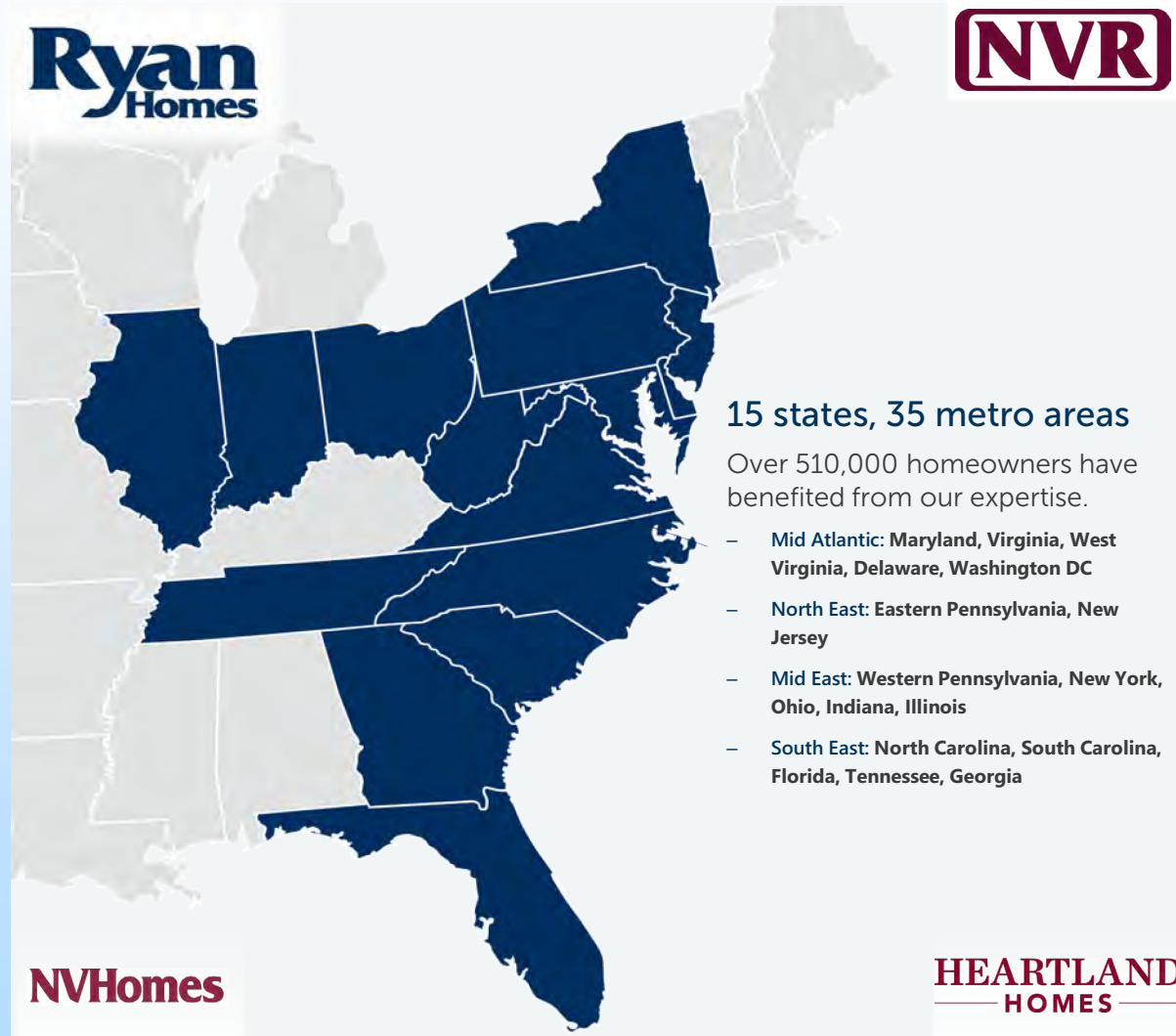
Ryan Homes

NVR

NVHomes

Heartland Homes

NVR builds single-family homes, townhomes and condos.



Local Success – Chicago, IL Market

Top 5 Builder in IL:

- 10+ Active Communities
- 473 Closings in 2023

2024 Projected Sales: **400+ Homes**



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Representative Projects:

Community	Subdivision Size	Type	Status
Deer Crossing	119	Single Family	87 Sales to Date
Railway Estates	110	Single Family	Sold Out
Grand Reserve	289	Single Family	209 Sales to Date
Green Ridge	104	Single Family	84 Sales to Date
Bristol Bay	70	Single Family	Sold Out



Product Offering – Single Family Detached



- **Single Story & Two-Story Homes**
- **3-5 beds**
- **2-Car Front-Loaded Garage**



*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

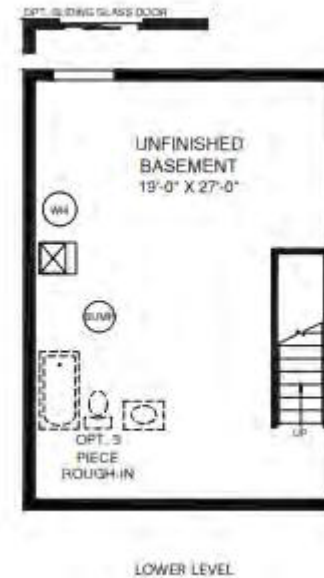
Elevations – ASH

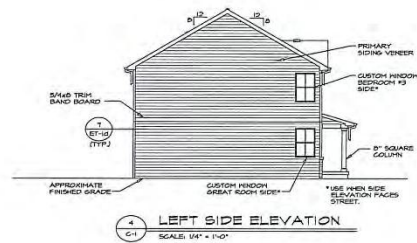
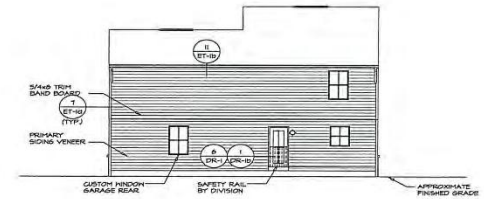
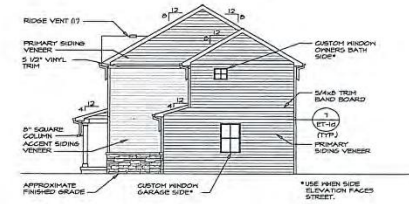


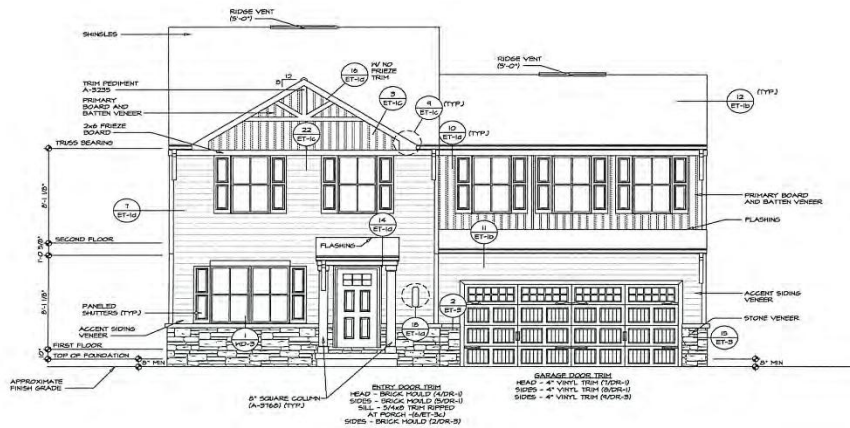
Standard: 3 Beds, 2 Baths, 2-Car Garage, 1473 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

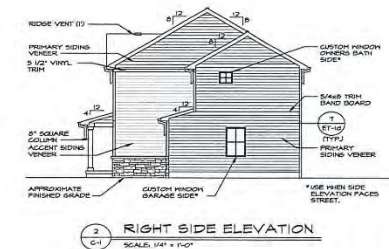
Elevations – ASH



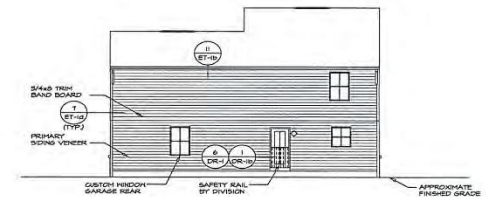




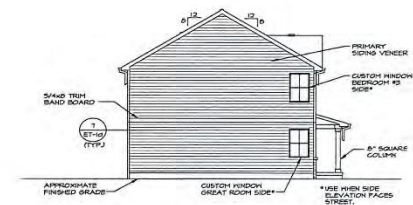
1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Elevations – BAYBERRY

BAYBERRY

ELEVATION K



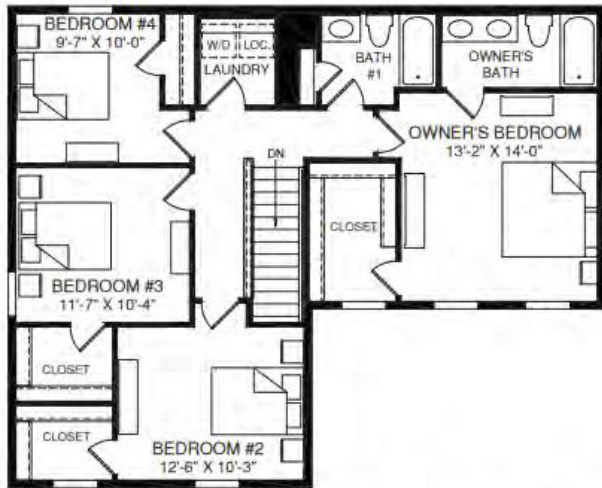
ELEVATION L



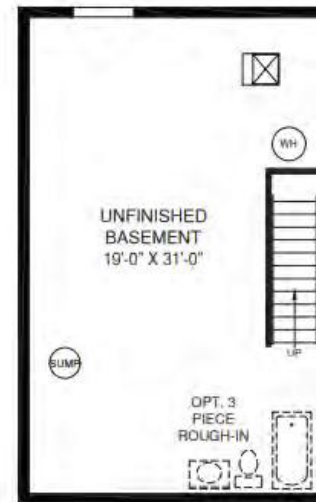
Standard: 4 Beds, 2 Baths, 2-Car Garage, 1714 SF

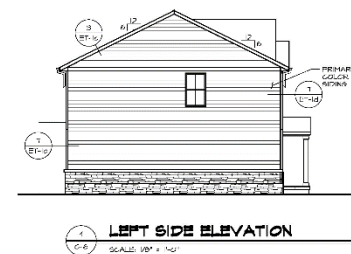
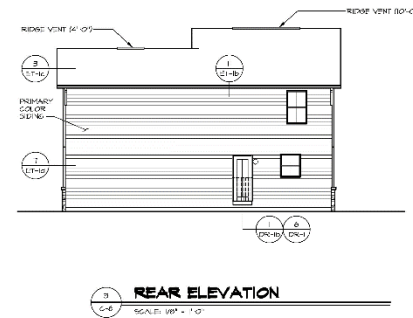
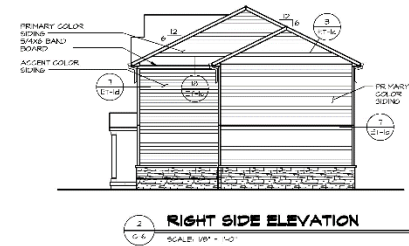
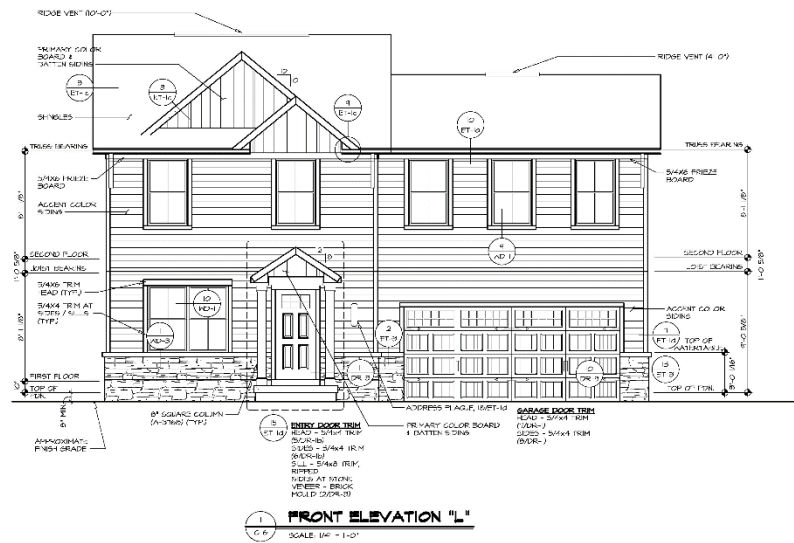
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – BAYBERRY



OPT. SLIDING GLASS DOOR





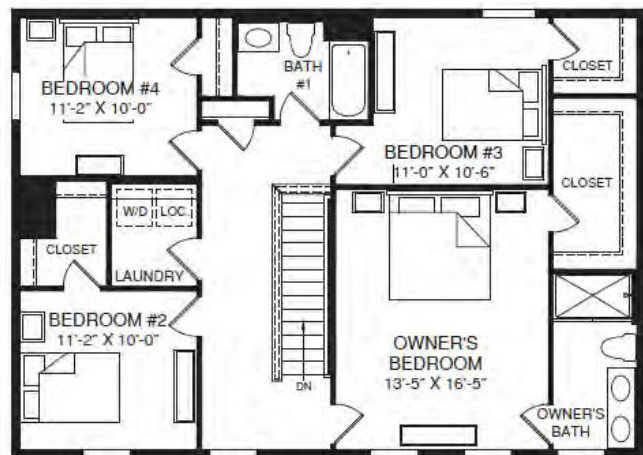
Elevations – CYPRESS



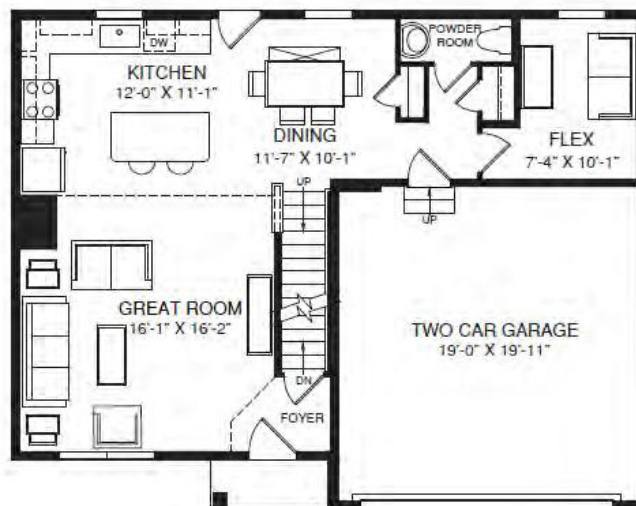
Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 1932 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – CYPRESS

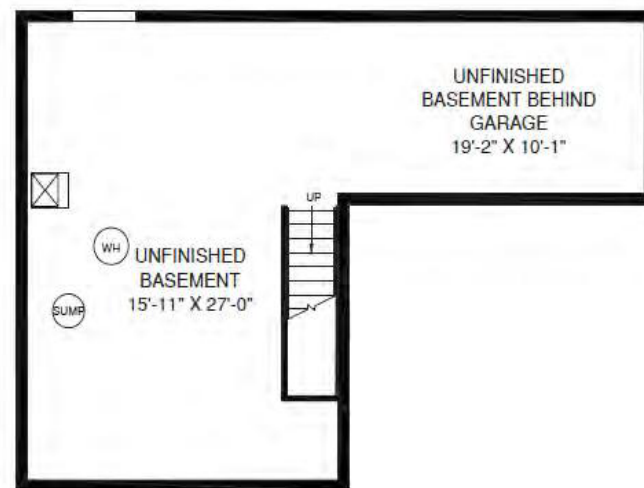


UPPER LEVEL

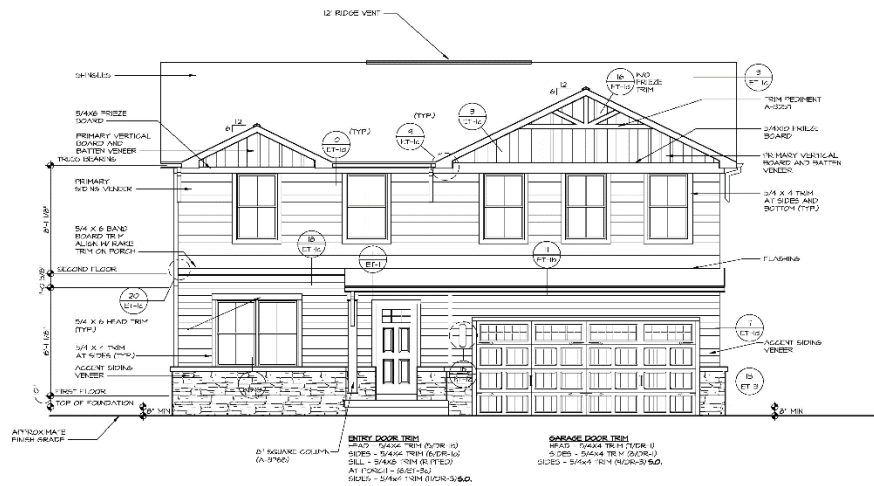


MAIN LEVEL

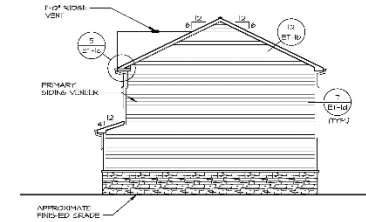
OPT. SLIDING GLASS DOOR



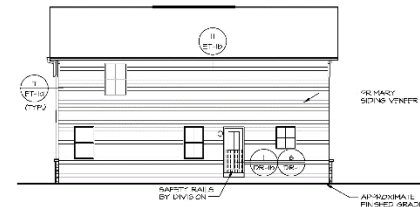
LOWER LEVEL



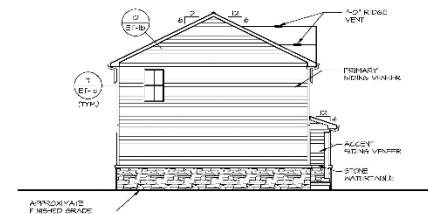
FRONT ELEVATION - L
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

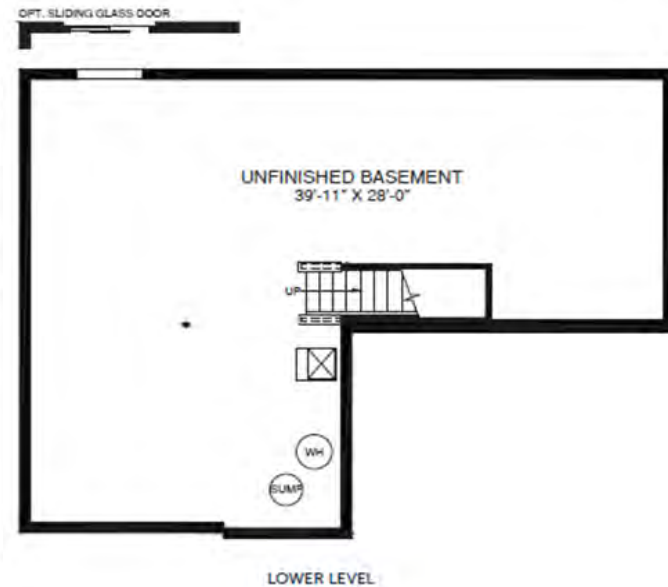
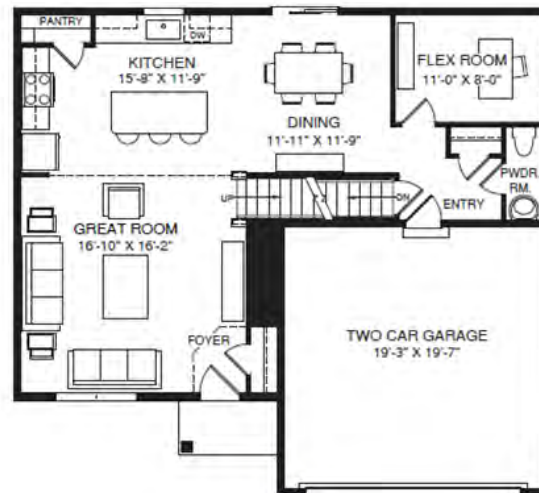
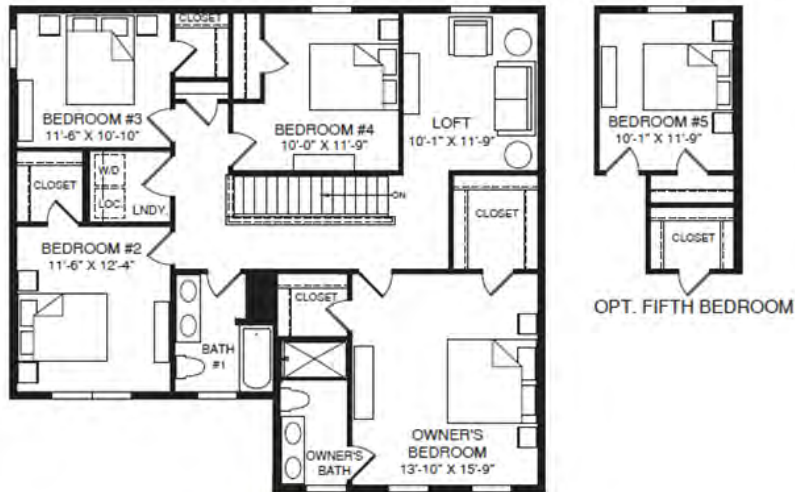
Elevations – ELDERBERRY

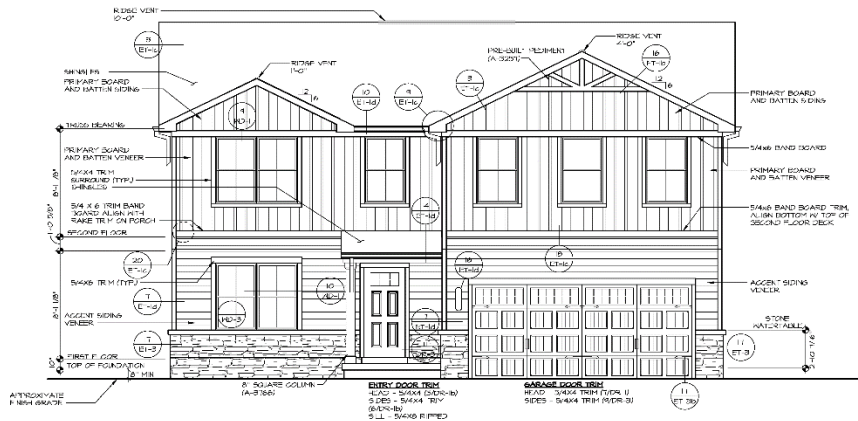


Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 2231 SF

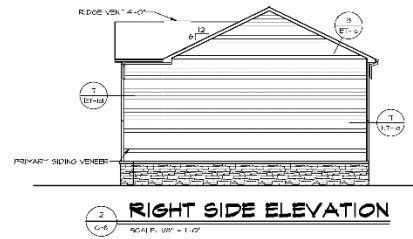
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – ELDERBERRY

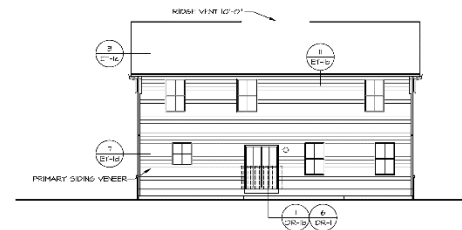




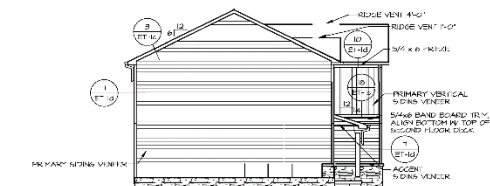
1
C-8
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



2
C-6
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
C-8
REAR ELEVATION
SCALE: 1/8" = 1'-0"



4
C-6
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Elevations – HAZELNUT



Standard: 5 Beds, 3 Baths, 2-Car Garage, 2571 SF

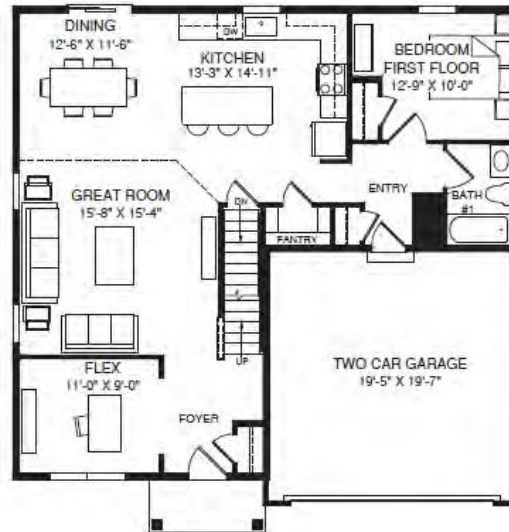
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – HAZELNUT



OPT. FIFTH BEDROOM
ILO LOFT

UPPER LEVEL



MAIN LEVEL



LOWER LEVEL



SHEET NO.	MODEL HAZELNUT FRONT ELEVATION
	OPTION DESCRIPTION EXTENSION TRIM LINEAL PVC

[illegible]

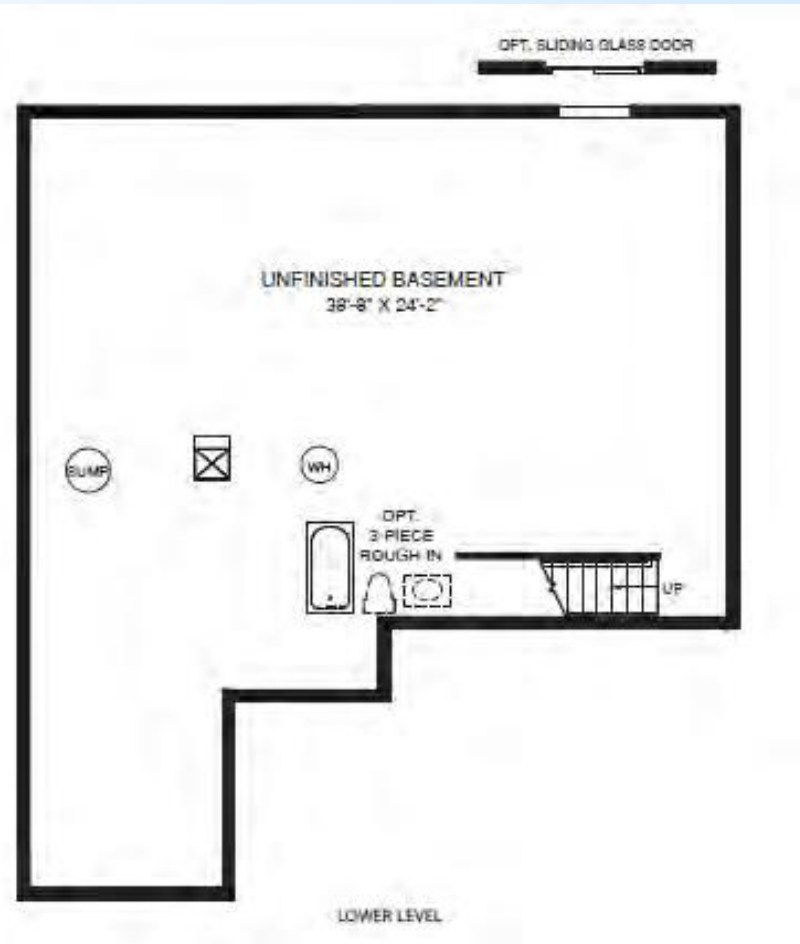
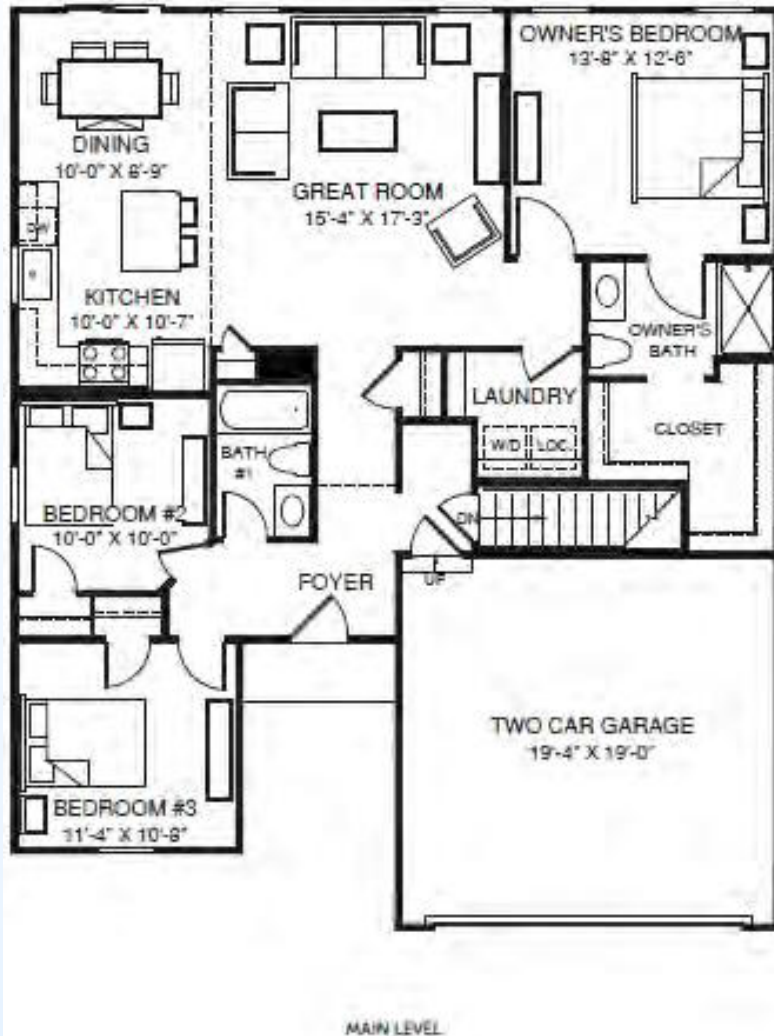
Elevations – SILVER OAK

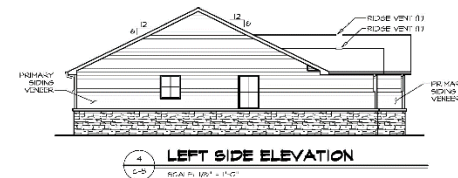
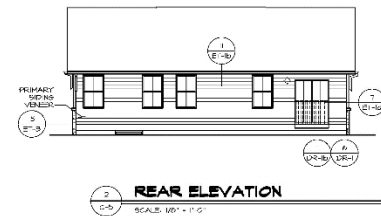
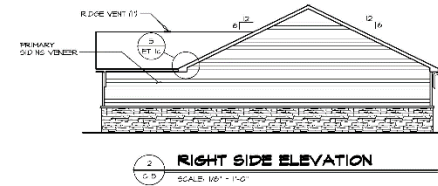
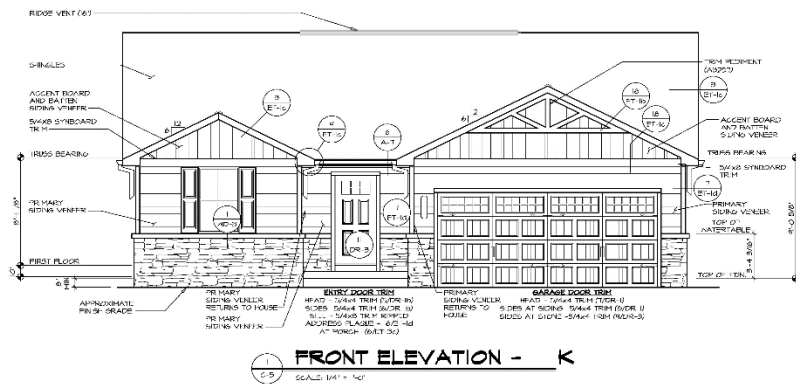


Standard: 3 Beds, 2 Baths, 2-Car Garage, 1379 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – SILVER OAK





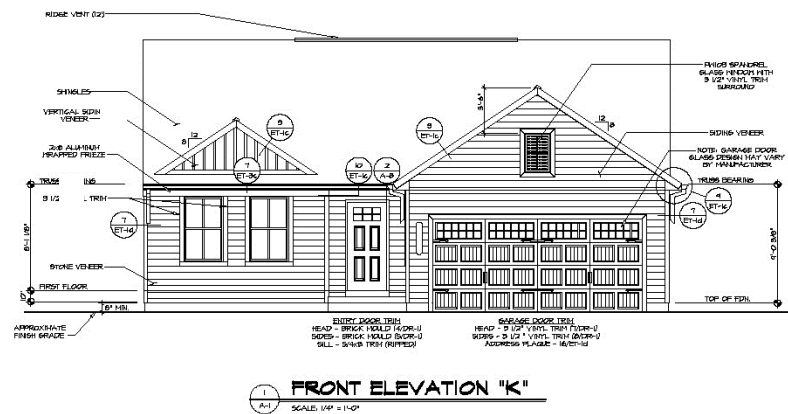
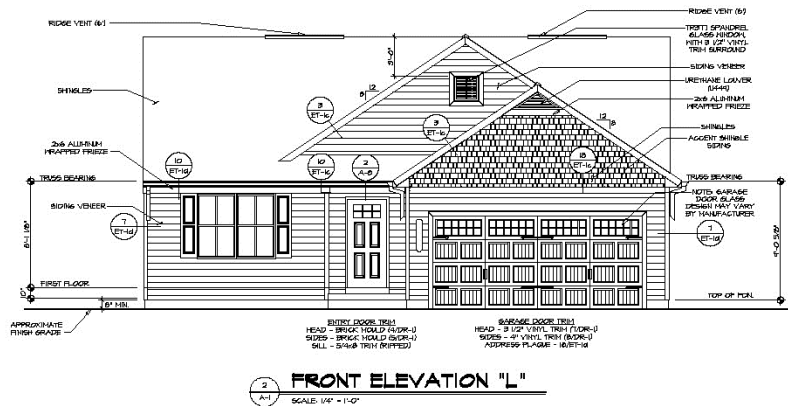
Elevations – WALNUT



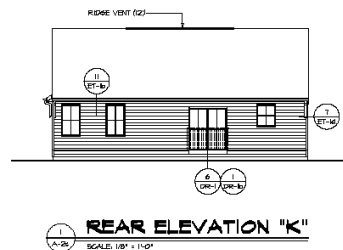
Standard: 3 Beds, 2 Baths, 2-Car Garage, 1560 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement:
Sec 3(d)**



SHEET NO.	WALNUT	
	FRONT ELEVATION	
OPTION	OPTION	
	OPTION	



SHEET NO.	MODEL		NVR NVR-708C 6290 Manchester Ave., Suite 106 Fremont, CA 94555	DATE	REMARKS
	WALNUT				
	CUSTOM DISCREPANCY	OPTION			



VISTA RIDGE - PRODUCT

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Product Offering – Single Family Attached



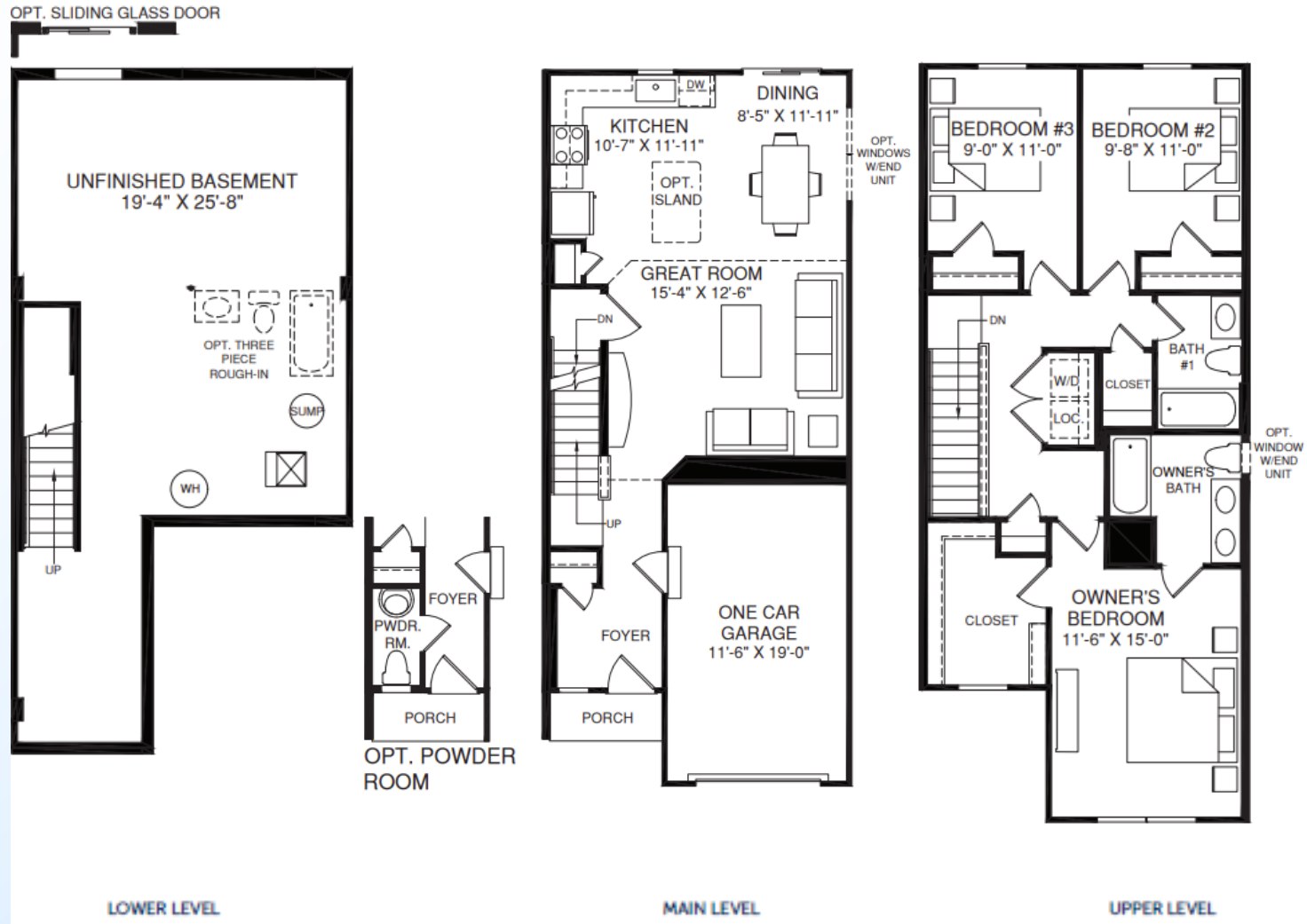
*Typical Driveway Width: 18ft

(2-car minimum width)

*** Note: Product will comply with the Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

- **Two-Story Homes**
 - **3 beds**
 - **2 bath**
 - **1500 SF**
- **Single Car Front-Loaded Garage**

Product Offering – Single Family Attached



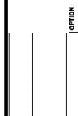
REFERENCES



FER, Inc., a court, accordingly restores its copyright and other property rights to the author. If the court finds that the infringer has not been notified, then the court may award the plaintiff an additional sum of money. The court may also award the plaintiff an additional sum of money if the infringer has not been notified. The court may also award the plaintiff an additional sum of money if the infringer has not been notified.



NVR
NVR, Inc.
3285 Washburn Drive, Suite 100



MODEL	FRONT ELEVATIONS	OPTION DESCRIPTION
PINE		

—



*** Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

SAMPLE INTERIOR: PINE



SAMPLE INTERIOR: PINE



SAMPLE INTERIOR: PINE



SAMPLE INTERIOR: PINE



SAMPLE INTERIOR: PINE



Product Offering – Single Family Attached



*** Note: Product will comply with
Attached Product masonry
requirements pursuant to the
Annexation Agreement: Sec 3(d)**



1 FRONT ELEVATION "A"
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION "B"
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION "C"
SCALE: 1/8" = 1'-0"

NOTE:
GARAGE DOOR GLASS
COLOR MAY VARY BY
MANUFACTURER

REMARKS

REV. NO. DATE

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH GRADE SHALL BE INDICATED BY A DASHED LINE.
3. ELEVATIONS SHALL BE TO FINISH GRADE UNLESS NOTED OTHERWISE.
4. ELEVATIONS SHALL BE TO FINISH GRADE UNLESS NOTED OTHERWISE.
5. ELEVATIONS SHALL BE TO FINISH GRADE UNLESS NOTED OTHERWISE.

NVR
NVR, INC.
1000 N. 10TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.NVR.COM

OPTION
DESCRIPTION

PERWINKLE

4



*** Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: PERIWINKLE



SAMPLE INTERIOR: PERIWINKLE



SAMPLE INTERIOR: PERIWINKLE



SAMPLE INTERIOR: PERIWINKLE



SAMPLE INTERIOR: PERIWINKLE



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Thank You

Market Manager &
Vice President

Mike Ciabattoni
302.381.4718 | mciabatt@nvrinc.com

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Land Acquisition Manager

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