

VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER
McNaughton Development
11S220 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

TOTAL AREA THIS SUBDIVISION	787,576 SQ. FT. 18.0803 AC.
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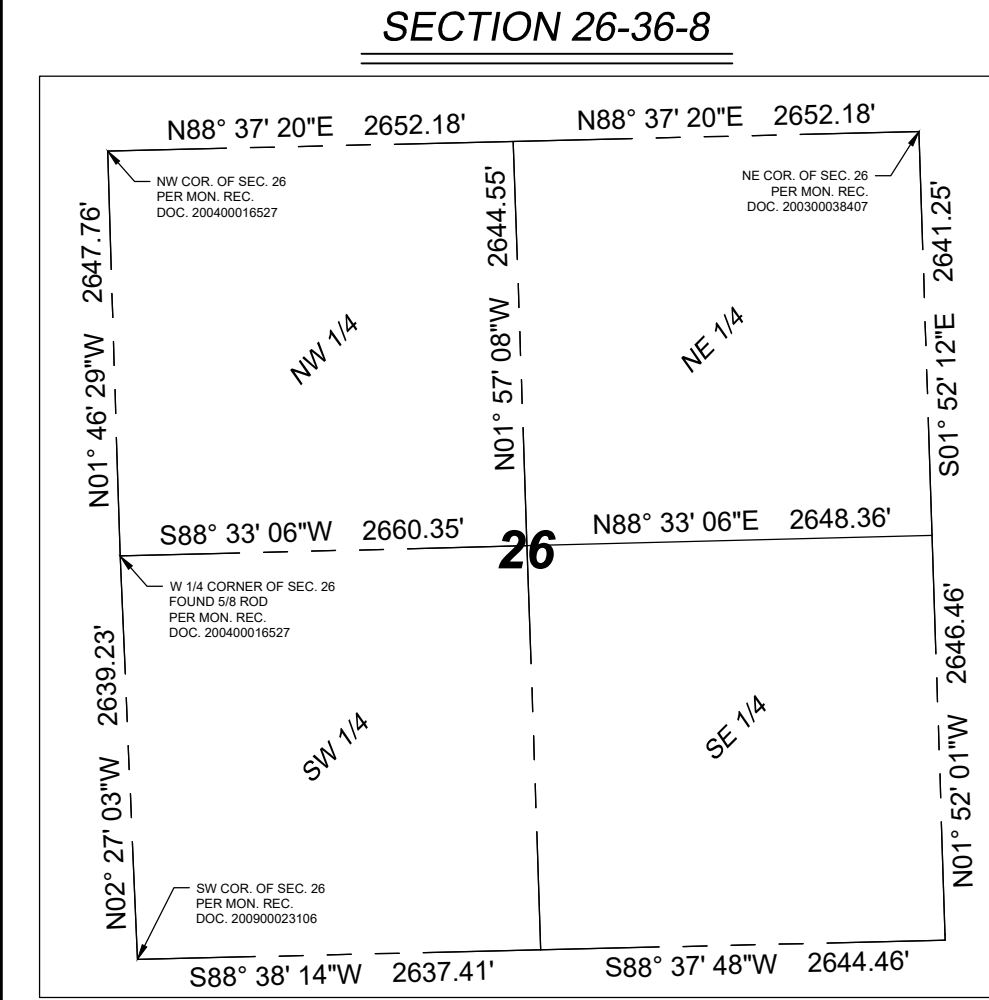
LEGAL DESCRIPTION

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 SOUTHEAST 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 RADI 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.



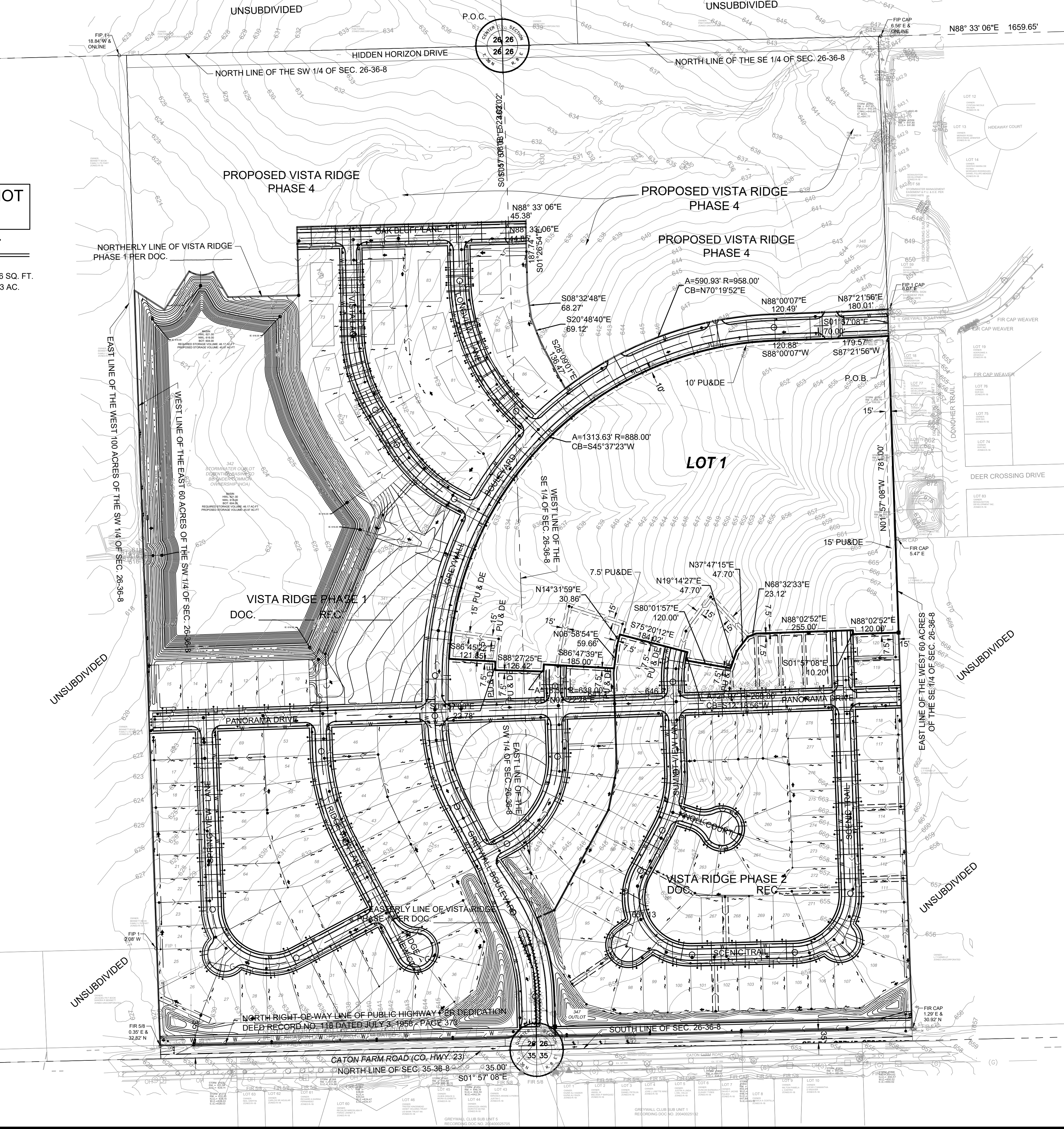
NOTES

- 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

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



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WILL) SS

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 _____

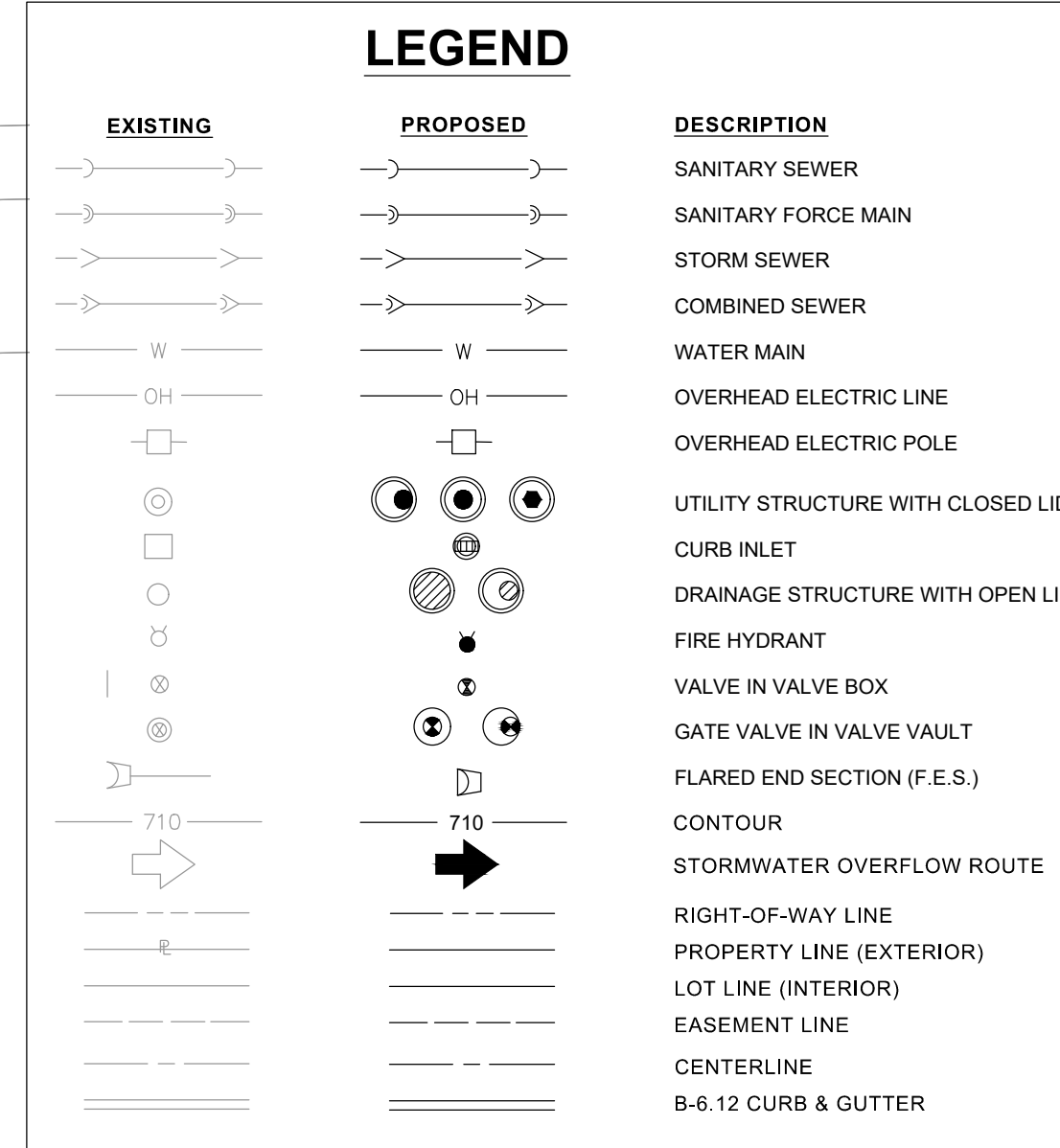
PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WILL) SS

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 _____



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.

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.

GRAPHIC SCALE

1" = 150'

BENCHMARK

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

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD83
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 88-12-01.9

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

ELEVATION: 633.15 (MEASURED)
DATUM: NAVD83
DESCRIPTION: SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.

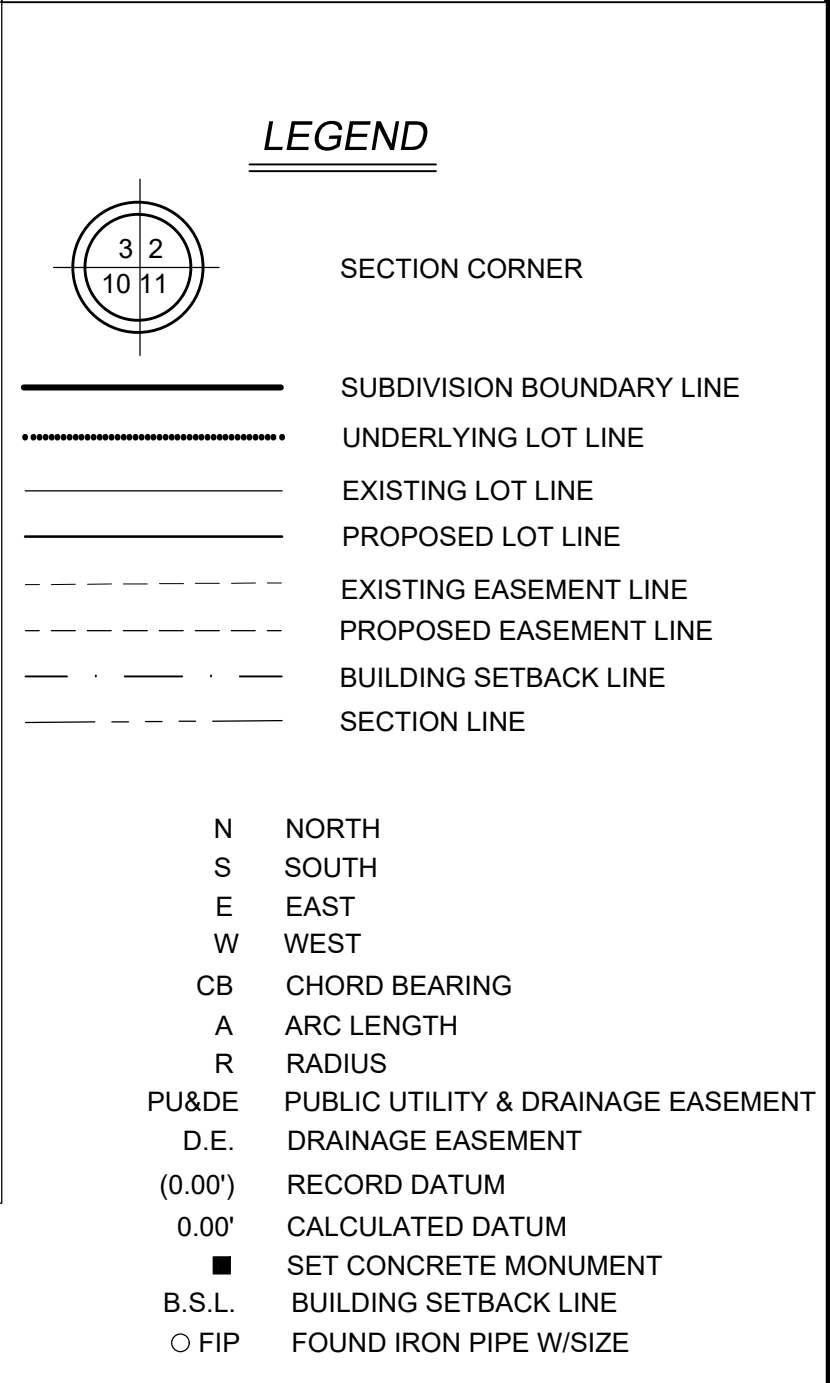
SITE
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024


ELEVATION: 652.81 (MEASURED)
DATUM: NAVD83
DESCRIPTION: SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 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 RIM 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.



	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	REVISIONS			FINAL PLAT			Project No:	241015			
				NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	VISTA RIDGE PHASE 3 A PLANNED UNIT DEVELOPMENT			Group No:	VP04.7
				1	3-19-25	REVISED PER CITY COMMENTS				DRAFTING COMPLETED: 1-27-25			SHEET NO. 1 of 2	
				2	4-16-25	REVISED PER CITY COMMENTS								
										DRAWN BY: MG			PROJECT MANAGER: CDB	

THIS PLAT IS NOT
FOR RECORD

FINAL PLAT
OF
VISTA RIDGE PHASE 3
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.

P.I.N. 06-26-300-005
06-26-400-003

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 3, 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 }
COUNTY OF DUPAGE } SS

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 SOUTHEAST 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 SOUTHEAST 1/4 OF SAID SECTION 26;
THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID
SOUTHEAST 1/4, A DISTANCE OF 463.02 FEET; 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 48 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 SOUTHEAST QUARTER;
THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE 70.00
FEET TO THE POINT OF BEGINNING; 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, 128.42 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 NORTH 06 DEGREES 58 MINUTES 54 SECONDS EAST,
59.66 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 59 SECONDS EAST, 30.86 FEET;
THENCE SOUTH 75 DEGREES 20 MINUTES 12 SECONDS EAST, 184.02 FEET; TO A POINT ON A
CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST,
HAVING A RADIUS OF 268.00 FEET, HAVING A CHORD BEARING OF SOUTH 12 DEGREES 18
MINUTES 56 SECONDS WEST, 21.97 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 80
DEGREES 01 MINUTES 57 SECONDS EAST, 120.00 FEET; THENCE NORTH 19 DEGREES 14
MINUTES 27 SECONDS EAST, 47.70 FEET; THENCE NORTH 37 DEGREES 47 MINUTES 15
SECONDS EAST, 47.70 FEET; THENCE NORTH 68 DEGREES 32 MINUTES 33 SECONDS EAST,
23.12 FEET; THENCE NORTH 88 DEGREES 02 MINUTES 52 SECONDS EAST, 255.00 FEET;
THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 10.20 FEET; THENCE NORTH 88
DEGREES 02 MINUTES 52 SECONDS EAST, 120.00 FEET TO THE EAST LINE OF SAID WEST 60
ACRES OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08
SECONDS WEST ALONG SAID EAST LINE, 781.00 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.
cdbartosz@v3co.com



PREPARED FOR:

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

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	3-19-25	REVISED PER CITY COMMENTS			
2	4-16-25	REVISED PER CITY COMMENTS			

FINAL PLAT

VISTA RIDGE PHASE 3
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 1-27-25 DRAWN BY: MG PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A CHECKED BY: RMW SCALE: 1" = N/A

Project No: 241015

Group No: VP04.7

SHEET NO.
2 of 2



Engineers
Scientists
Surveyors

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