

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).

USE EXCEPTIONS

- EXCEPTION TO REDUCE THE REQUIRED ROW FROM 65' TO 60' 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 84 DWELLING UNITS PER ACRE IN THE PROPOSED R-4 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 8 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 11-17.08(B) OF THE CITY ZONING ORDINANCE, TO ALLOW THE ATTACHED ELEVATIONS.

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 08/05/2024
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 11/21/2024

GENERAL NOTES

- PARKWAYS, NEW DITCHES AND DETENTION AREAS SHALL RECEIVE MINIMUM 4" TOPSOIL AND SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE KENDALL COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.
- SCHOOL, PARK AND LIBRARY DONATION SHALL BE PROVIDED.
- STREET SIGNS SHALL BE PROVIDED AT EACH INTERSECTION.
- AN EROSION CONTROL PLAN MEETING THE REQUIREMENTS OF THE ILLINOIS EPA AND THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL WILL BE PROVIDED.

**PRELIMINARY PLANNED UNIT DEVELOPMENT
PLAT OF VISTA RIDGE SUBDIVISION
JOLIET, ILLINOIS**

THIS PLAT IS NOT FOR RECORD

REFERENCE BENCHMARK

REFERENCE BENCHMARK
NGS DP5475 = TOP OF STEEL ROD IN AN ENCASED SLEEVE SURROUNDED BY A FLOATING BRONZE DISK LOCATED 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59, 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK
NAVD88 ELEVATION = 603.19

SITE BENCHMARK

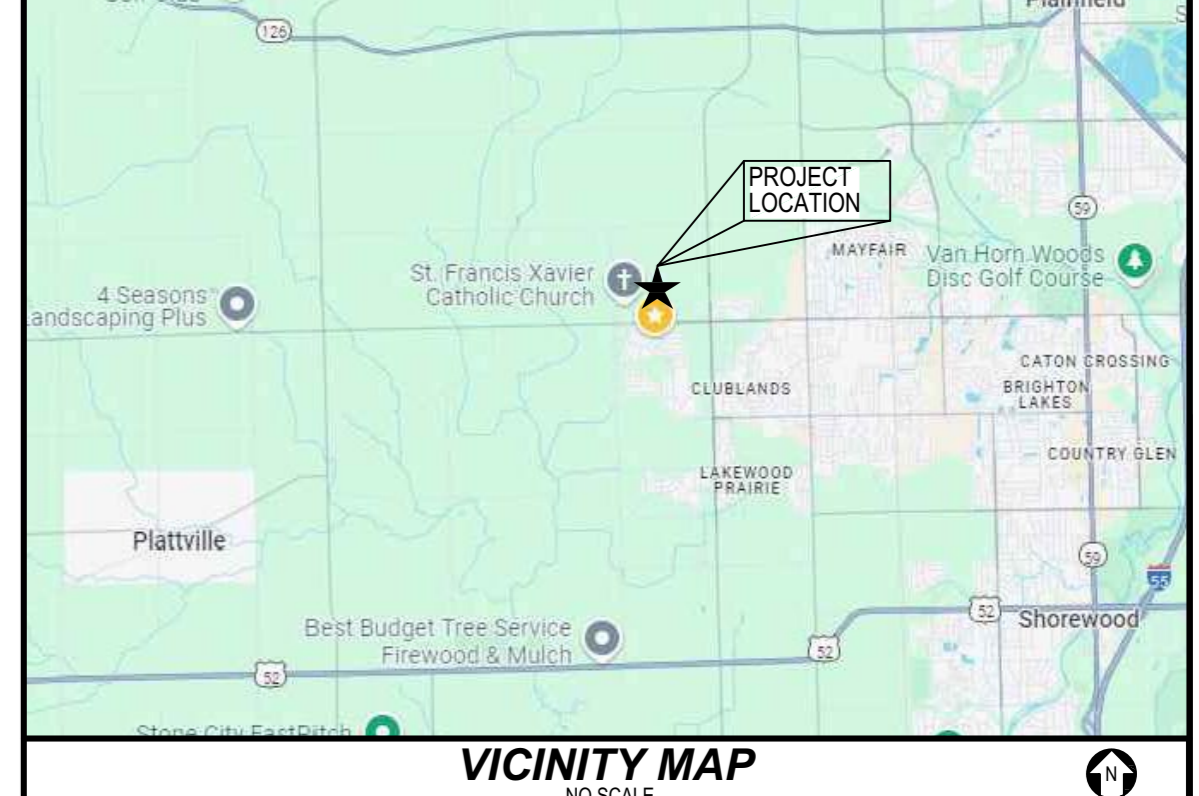
SOURCE:
STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013
ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK
LAT 41-33-53.1; LONG 88-12-01.9

PROJECT TEAM

OWNER/DEVELOPER
Maughan Development
11320 S. Jackson St.
Burr Ridge, Illinois 60527
630.323.3400

ENGINEER
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200

SURVEYOR
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

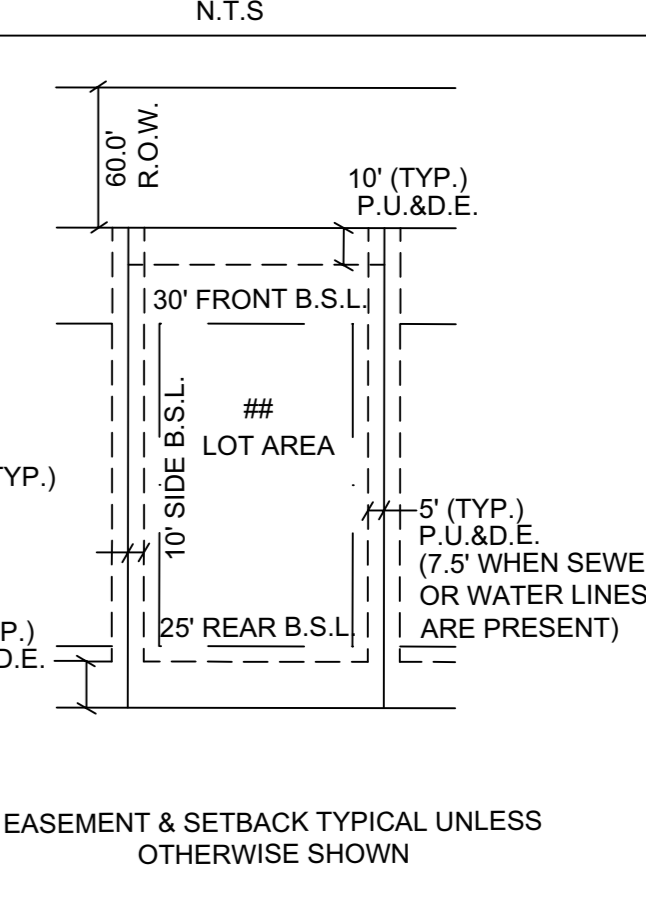
GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF DECEMBER, A.D., 2024.

Christopher D. Bartosz
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026
V3 COMPANIES, LTD., PROFESSIONAL DESIGN FIRM NO. 184000002
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdhartosz@v3co.com

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 = 16,145 SF
- AVERAGE LOT SIZE = 8,713 SF
- 78 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 (78/6.07 AC) = 9.42 DU/AC
- 397 TOTAL UNITS = 4.84 DU/AC.

TYPICAL LOT DETAIL



LEGAL DESCRIPTION

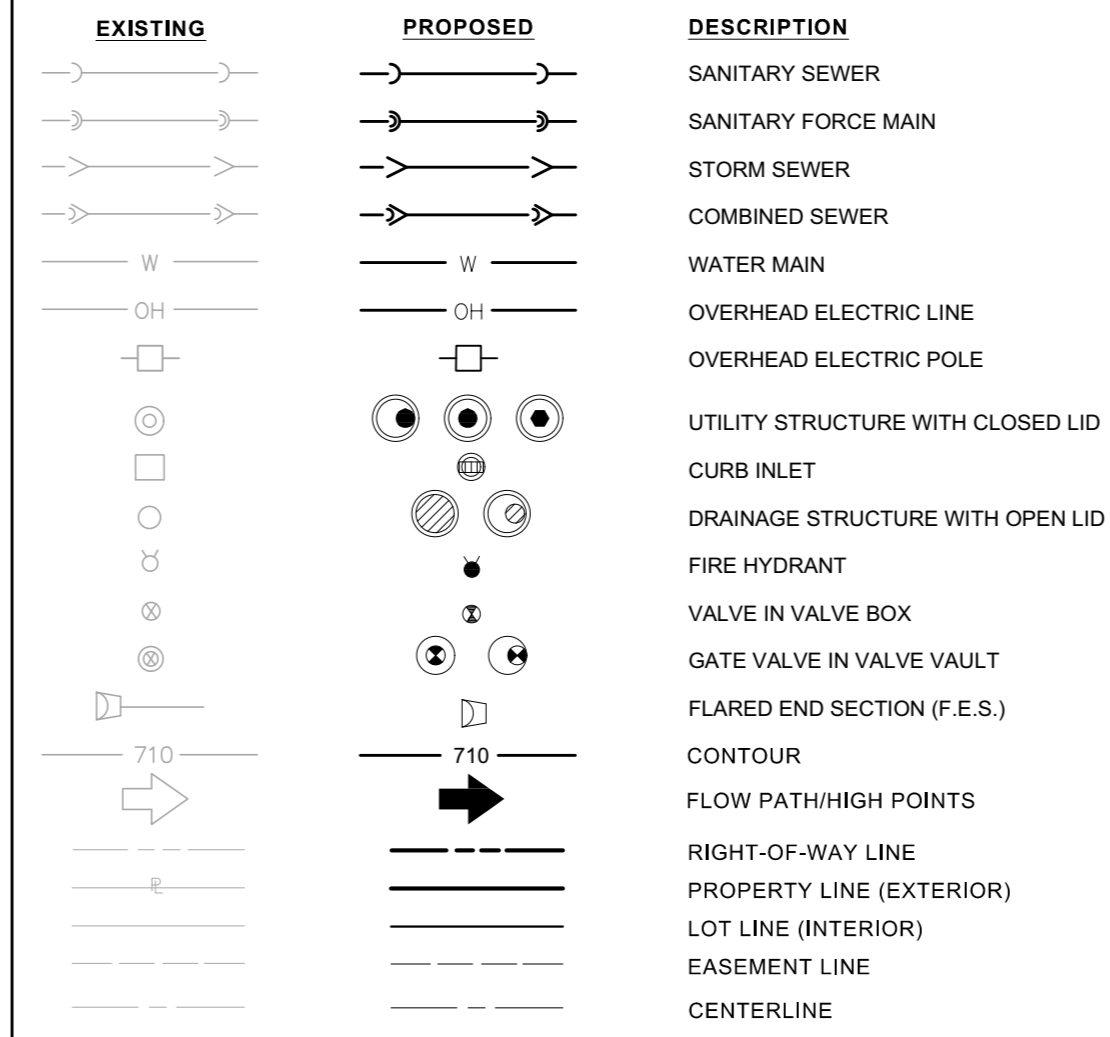
PARCEL 1:
THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

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.

ZONING

EXISTING SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL
PROPOSED SINGLE FAMILY ZONING: R-2 SINGLE FAMILY RESIDENTIAL
EXISTING MULTI FAMILY ZONING: R-4 MULTI FAMILY RESIDENTIAL
PROPOSED MULTI FAMILY ZONING: R-4 MULTI FAMILY RESIDENTIAL

LEGEND



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
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., 2024.

APPROVED BY ORDINANCE NO. _____

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., 2024.

DESIGN CRITERIA

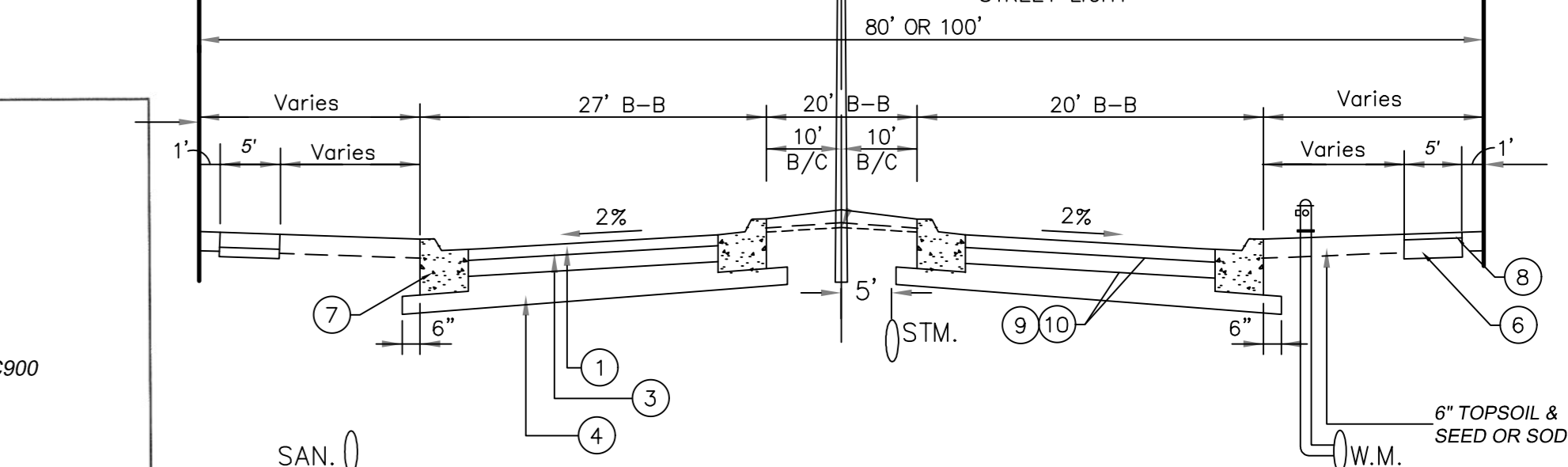
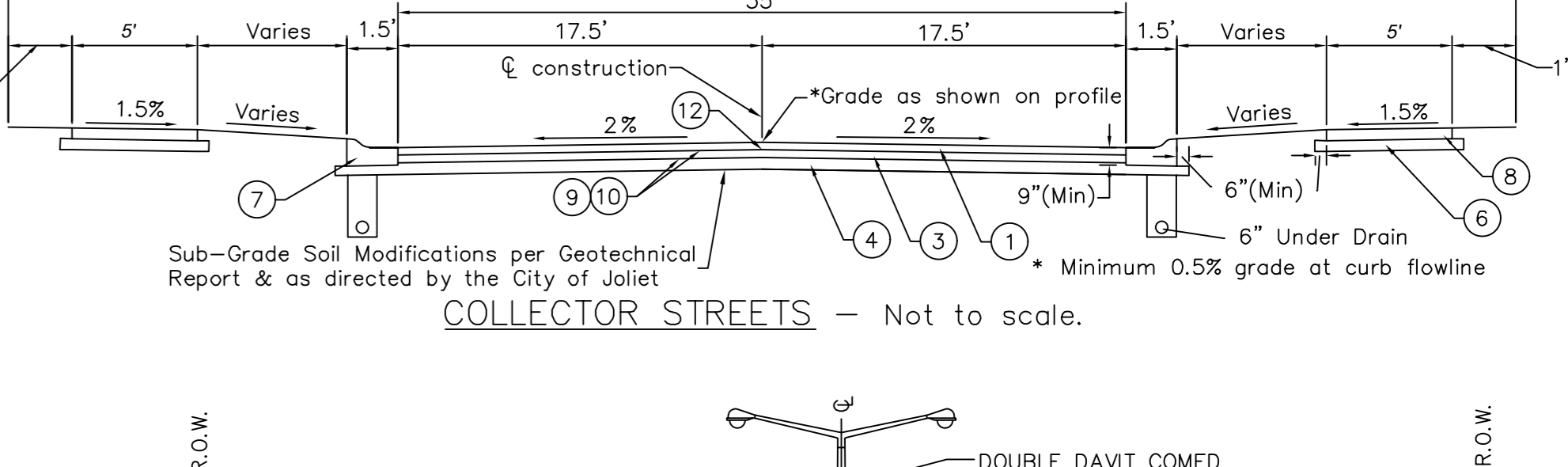
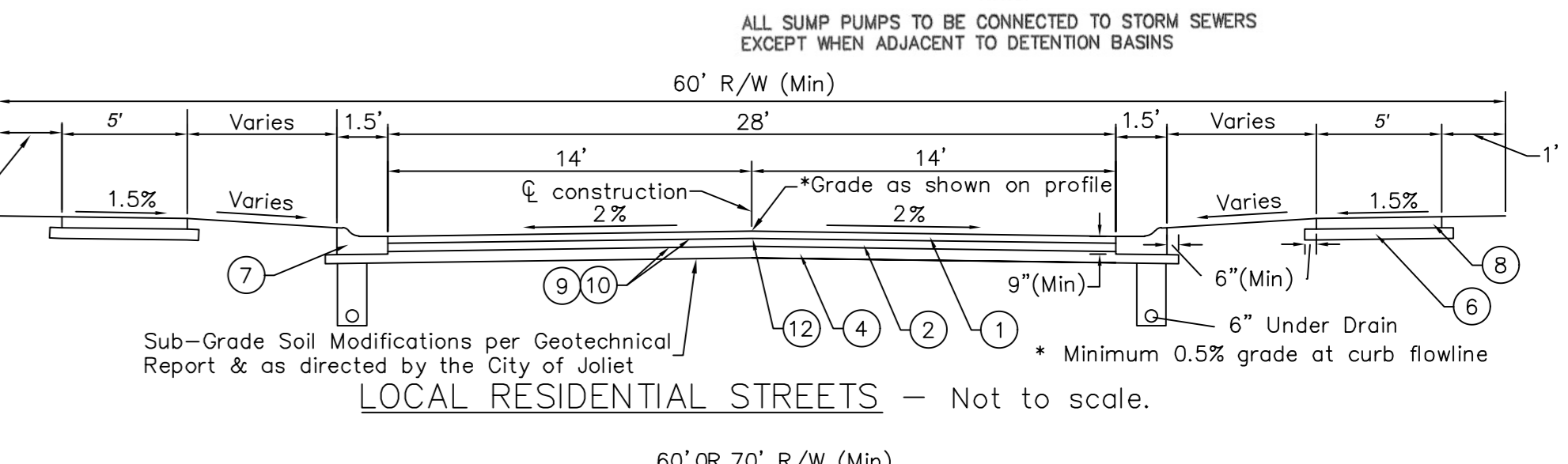
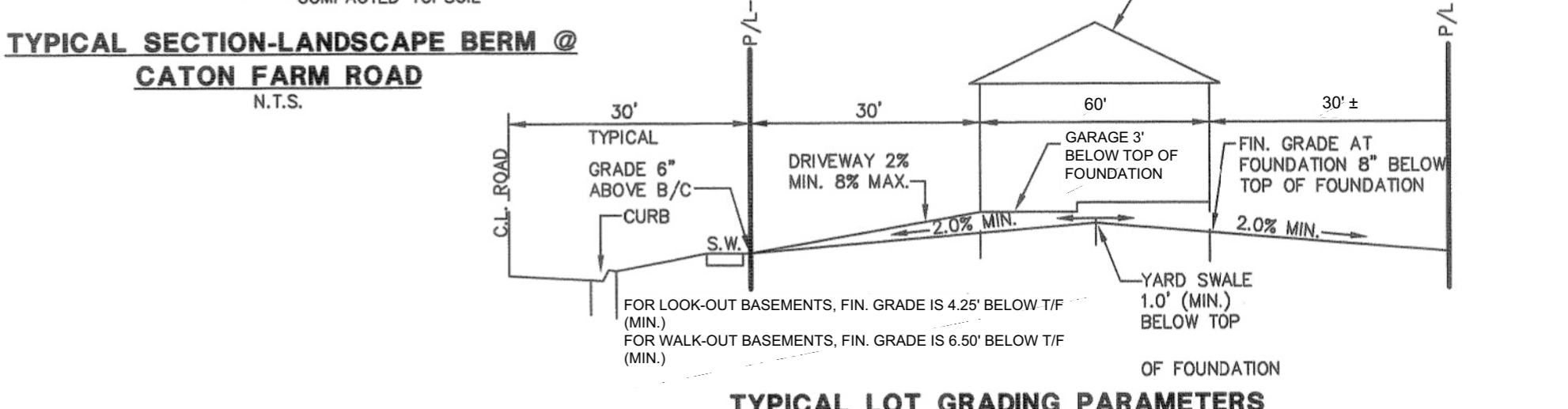
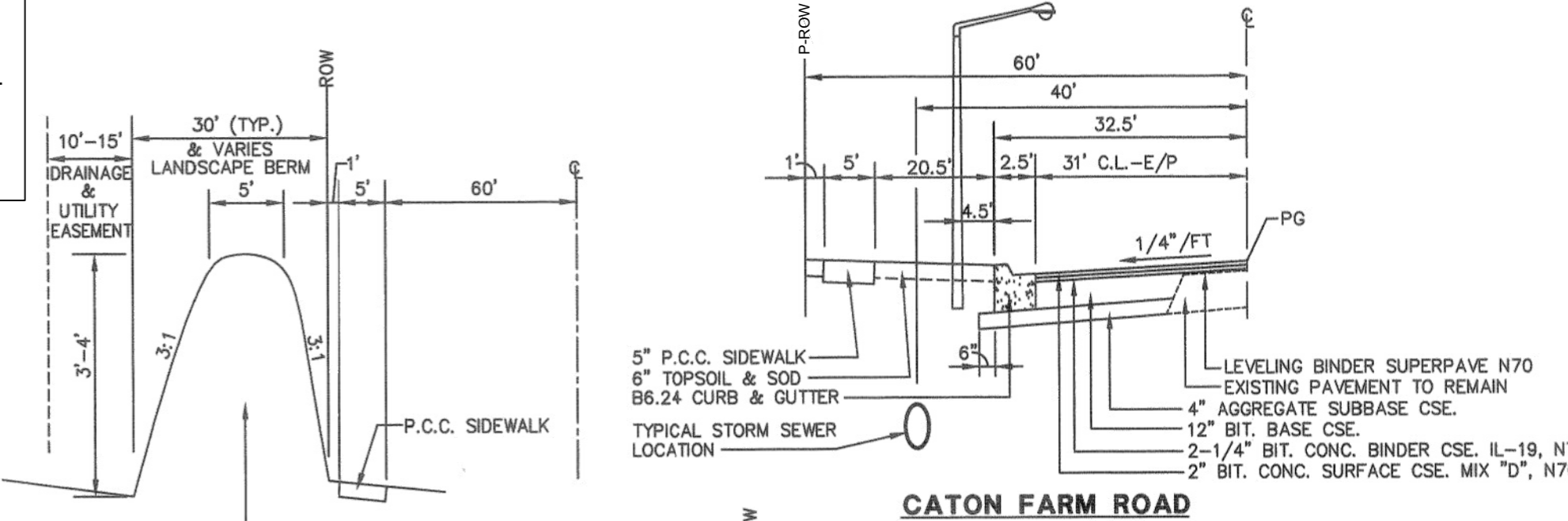
SANITARY SEWERS:
PIPE MATERIAL - PVC PIPE - SDR 26, ASTM D-3034
TRENCH BACKFILL - CA-6
MAXIMUM MANHOLE SPACING: 400'
SEWER SERVICES - 6" PVC - OVERHEAD SEWERS REQUIRED.

WATERMANS:
PIPE MATERIAL - DUCTILE IRON PIPE, CLASS 52, ANSI 21.51, PUSH-ON JOINTS - PVC C900
TRENCH BACKFILL - CA-6
MAXIMUM FIRE HYDRANT SPACING - 300'
WATER SERVICES - 1" TYPE "K" COPPER (MIN.)

STORM SEWERS:
PIPE MATERIAL - REINFORCED CONCRETE PIPE - ASTM C-76
JOINTS - GASKETED BELL & SPIGOT, ASTM C-361
TRENCH BACKFILL - CA-6
MAXIMUM CURB INLET SPACING - 300'
ALL LOTS TO HAVE ACCESS TO STORM SEWER FOR SUMP PUMP CONNECTION

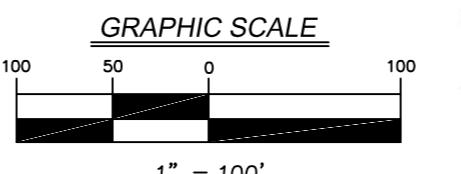
STREET LIGHTS:
COMMONWEALTH EDISON CO. STANDARDS - 25' POLE HEIGHT
SPACING: CATON FARM ROAD 250' N.O. SIDE
INTERNAL COLLECTORS: 250' STAGGERED (400' EACH SIDE)
LOCAL STREETS: 250' SPACING - NO STAGGER REQUIRED

STORMWATER MANAGEMENT DESIGN CRITERIA:
STORM SEWER DESIGN PERIOD - 10-YEAR, (PIPE-FULL CONDITION - NO SURCHARGE) 4.0" RAINFALL
DETENTION BASIN DESIGN PERIOD - 100-YEAR, 24-HOUR 8.57" RAINFALL, 0.15 CFS/ACRE RELEASE
2-YEAR, 24-HOUR 3.20" RAINFALL, 0.04 CFS/ACRE RELEASE

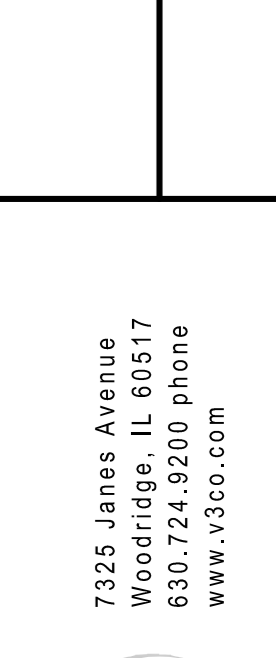


BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.22432 N
LONGITUDE: 88-17-04.93888 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.000010088 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.



**PRELIMINARY PLANNED UNIT DEVELOPMENT
VISTA RIDGE SUBDIVISION**



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO. 1.0