

THIS 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 (FLOODING PANEL NO. 170930145H) EFFECTIVE DATE 1/8/2014.

**TOPOGRAPHY**  
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES. FIELD WORK WAS COMPLETED ON 7/17/2025. DRAFTING WAS COMPLETED ON 07/11/2025.

**VARIANCES**  
1. EXCEPTION FROM THE RESIDENTIAL DESIGN STANDARDS TO ALLOW 2% OF THE FRONT ELEVATIONS OF 100% OF THE SINGLE-FAMILY DWELLING UNITS TO BE COMPOSED OF BRICK OR STONE.  
2. EXCEPTION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS TO ALLOW THE EXISTING SANITARY SEWER TO BE LOCATED UNDER THE ROADWAY PAVEMENT.  
3. EXCEPTION FROM THE ZONING ORDINANCE REQUIRING A 30-FOOT LANDSCAPE OUTLET ADJACENT TO MAIN COLLECTOR STREETS TO ALLOW A 18-FOOT LANDSCAPE OUTLET.  
4. EXCEPTION FROM THE ZONING ORDINANCE TO ALLOW LOTS 21 AND 24 TO BE LESS THAN THE MINIMUM 9,100 SF.

**GENERAL NOTES**  
1. PARKWAYS, NEW DITCHES AND DETENTION AREAS SHALL RECEIVE MINIMUM 4" TOPSOIL AND SHALL BE SEEDDED OR SODED IN ACCORDANCE WITH THE KENDALL COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.  
2. SCHOOL, PARK AND LIBRARY DONATION SHALL BE PROVIDED.  
3. STREET SIGNS SHALL BE PROVIDED AT EACH INTERSECTION.  
4. 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.  
5. THE MAINTENANCE OF ALL COMMON AREAS AND DETENTION POND AREAS ARE TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.

**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: 41.324615888 N  
LONGITUDE: 88.154295981 W  
ELLIPSOIDAL HEIGHT: 544.043 SFT  
GROUND SCALE FACTOR: 1.000008077  
ALL MEASUREMENTS ARE ON THE GROUND.

# PRELIMINARY PLAT OF NEUTONSHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 1 DEGREE 39 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1484.04 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST 190.00 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 35.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST, 355.36 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 146.64 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 57 SECONDS EAST, 277.22 FEET; THENCE SOUTH 27 DEGREES 55 MINUTES 19 SECONDS EAST, 193.59 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 54 SECONDS EAST, 30.64 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 11 SECONDS EAST 67.62 FEET; THENCE NORTH 45 DEGREES 13 MINUTES 52 SECONDS EAST, 459.94 FEET; THENCE NORTH 43 DEGREES 13 MINUTES 10 SECONDS EAST, 457.72 FEET; THENCE NORTH 53 DEGREES 03 MINUTES 09 SECONDS EAST, 95.90 FEET; THENCE NORTH 04 DEGREES 56 SECONDS EAST, 416.51 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 58 SECONDS EAST, 66.49 FEET; THENCE SOUTH 11 DEGREES 20 MINUTES 10 SECONDS WEST, 104.7 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 240.00 FEET, HAVING A CHORD BEARING OF SOUTH 00 DEGREES 22 MINUTES 08 SECONDS EAST, 86.06 FEET TO A NONTANGENT LINE; THENCE SOUTH 25 DEGREES 25 MINUTES 09 SECONDS WEST 23 SECONDS WEST, 158.54 FEET; THENCE NORTH 46 DEGREES 46 SECONDS SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 233.00 FEET, HAVING A CHORD BEARING OF SOUTH 29 DEGREES 47 MINUTES 25 SECONDS EAST, 24.56 FEET TO A NONTANGENT LINE; THENCE SOUTH 27 DEGREES 30 MINUTES 58 SECONDS WEST 138.49 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 14 SECONDS EAST, 236.26 FEET; THENCE SOUTH 27 DEGREES 55 MINUTES 19 SECONDS WEST, 118.50 FEET; THENCE SOUTH 02 MINUTES 09 SECONDS WEST, 158.54 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 115.18 FEET TO A NONTANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 348.87 FEET, HAVING A CHORD BEARING OF NORTH 73 DEGREES 54 MINUTES 30 SECONDS WEST, 197.39 FEET TO A NONTANGENT LINE; THENCE SOUTH 32 DEGREES 18 MINUTES 52 SECONDS WEST, 126.62 FEET; THENCE NORTH 07 DEGREES 06 MINUTES 12 SECONDS WEST, 35.33 FEET; THENCE NORTH 46 DEGREES 46 SECONDS EAST, 416.51 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 57 SECONDS WEST, 583.54 FEET; THENCE SOUTH 10 DEGREES 44 MINUTES 32 SECONDS WEST, 58.00 FEET; THENCE SOUTH 21 DEGREES 33 MINUTES 16 SECONDS EAST, 147.57 FEET TO A NONTANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 283.00 FEET, HAVING A CHORD BEARING OF SOUTH 77 DEGREES 25 MINUTES 25 SECONDS WEST, 88.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST, 252.26 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 08 SECONDS EAST, 116.33 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 51 SECONDS EAST, 140.24 FEET; THENCE SOUTH 25 DEGREES 25 MINUTES 09 SECONDS WEST, 282.94 FEET; THENCE SOUTH 43 DEGREES 49 MINUTES 12 SECONDS EAST, 158.48 FEET; THENCE SOUTH 77 DEGREES 25 MINUTES 02 SECONDS EAST, 160.31 FEET; THENCE SOUTH 39 DEGREES 01 MINUTES 50 SECONDS EAST, 274.65 FEET; THENCE SOUTH 81 DEGREES 18 MINUTES 39 SECONDS EAST, 130.29 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 04 SECONDS EAST, 400.06 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, 73.01 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 44 SECONDS EAST, 118.02 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 01 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE, 1947.37 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

**ZONING**  
EXISTING SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL  
PROPOSED SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS  
TO: D.R. HORTON, INC. - MIDWEST;  
CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 2009 AND KNOWN AS TRUST NUMBER 800234604 BY FILED FOR RECORD DECEMBER 31, 2009 AND RECORDED IN DOCUMENT NUMBER 20090002748 OF THE KENDALL COUNTY RECORDS;  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 3, 4, 11(a), 11(b), 11(d) AND 18 OF TABLE A THEREOF.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.  
THE FIELD WORK WAS COMPLETED ON JULY 7, 2025.

DATED THIS 14TH DAY OF JULY, A.D. 2025.  
CHRISTOPHER D. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-189  
MY LICENSE EXPIRES ON NOVEMBER 30, 2028  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.  
cdartos@v3.com

**BENCHMARK**  
SOURCE: ANNA AG HOLDINGS LLC & DCJ FARMS LLC & KAGD FARMS LLC ZONED R-1B  
STATION DESIGNATION: SBM#1  
ESTABLISHED BY: V3 COMPANIES  
DATE: 07-02-25  
ELEVATION: 669.40 (MEASURED)  
DATA: MAG 5808  
DESCRIPTION: W/AV BOLT ON FIRE HYDRANT AT WEST SIDE OF NEUTONSHIRE BLVD., NORTH OF NORTHEAST CORNER OF SITE.

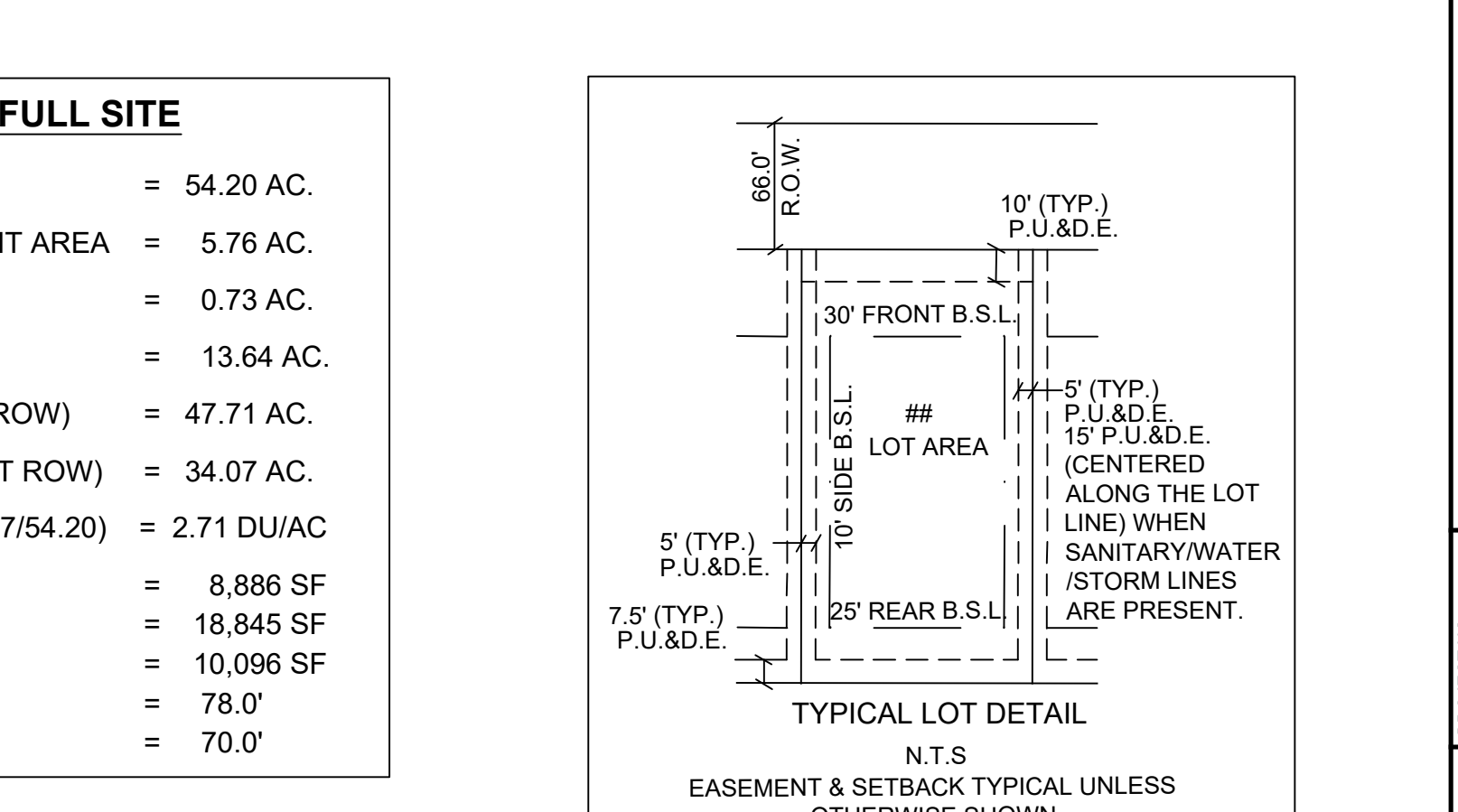
**SITE DATA - FULL SITE**  
SITE AREA = 54.20 AC.  
STORMWATER MANAGEMENT AREA = 5.76 AC.  
OPEN AREAS = 0.73 AC.  
R.O.W. DEDICATION = 13.64 AC.  
GROSS LAND USE (LOTS + ROW) = 47.71 AC.  
NET LAND USE (LOTS W/OUT ROW) = 34.07 AC.  
SINGLE FAMILY DENSITY (1/47.54.20) = 2.71 DU/AC  
MINIMUM LOT SIZE = 8,886 SF  
MAXIMUM LOT SIZE = 18,845 SF  
AVERAGE LOT SIZE = 10,096 SF  
AVERAGE LOT WIDTH = 78.0'  
MIN. LOT WIDTH = 70.0'

**LEGEND**  
EXISTING: SANITARY SEWER, SANITARY FORCE MAIN, STORM SEWER, COMBINED SEWER, WATER MAIN, 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, FLOOR FINISH, FLOW PATH HIGH POINTS, RIGHT-OF-WAY LINE, PROPERTY LINE (EXTERIOR), LOT LINE (INTERIOR), EASEMENT LINE, CENTERLINE, 8-12 CURB & GUTTER, LIGHT POLE.  
PROPOSED: SANITARY SEWER, SANITARY FORCE MAIN, STORM SEWER, COMBINED SEWER, WATER MAIN, 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, FLOOR FINISH, FLOW PATH HIGH POINTS, RIGHT-OF-WAY LINE, PROPERTY LINE (EXTERIOR), LOT LINE (INTERIOR), EASEMENT LINE, CENTERLINE, 8-12 CURB & GUTTER, LIGHT POLE.

**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. 2025.  
APPROVED BY ORDINANCE NO. \_\_\_\_\_  
MAYOR  
CITY CLERK

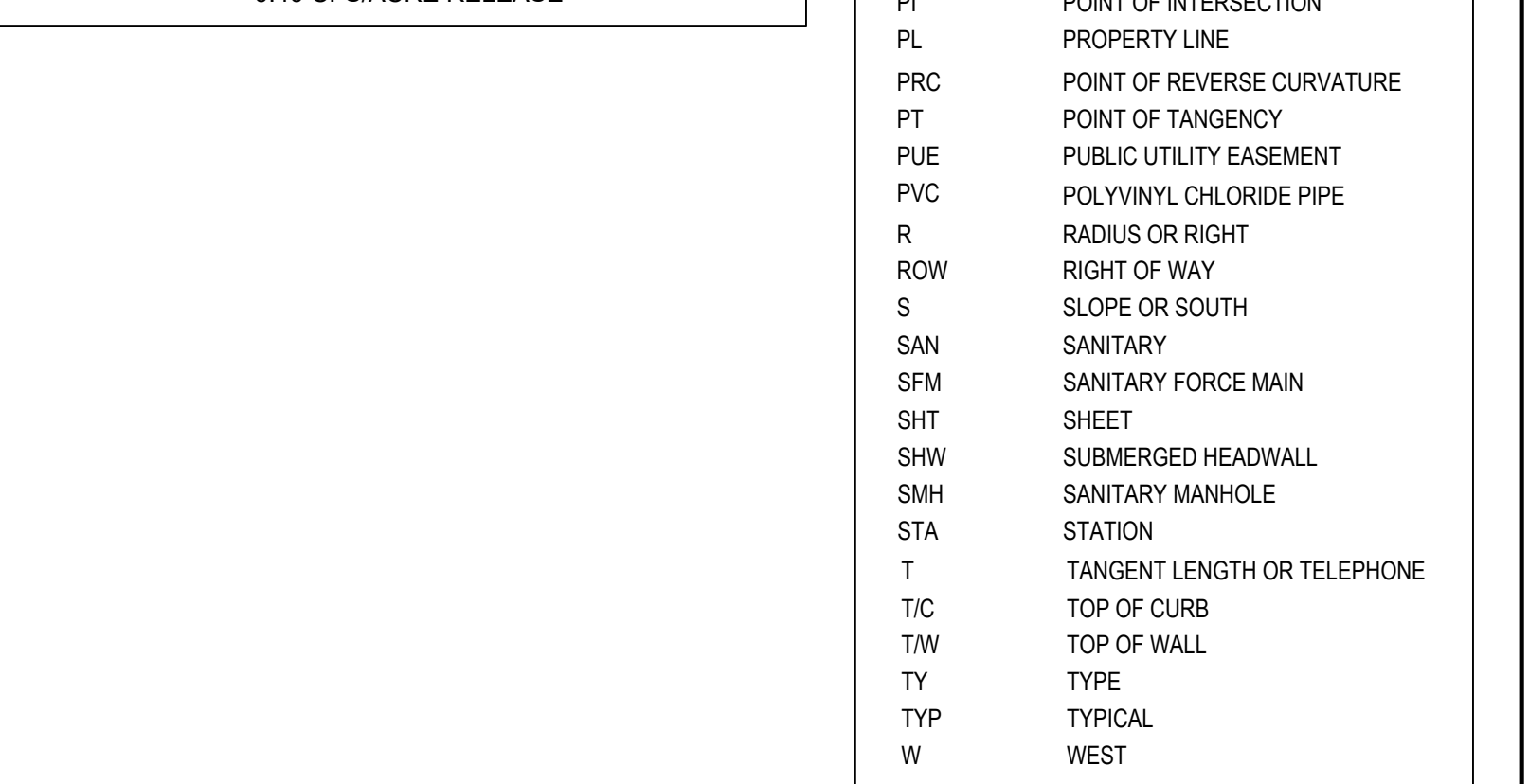
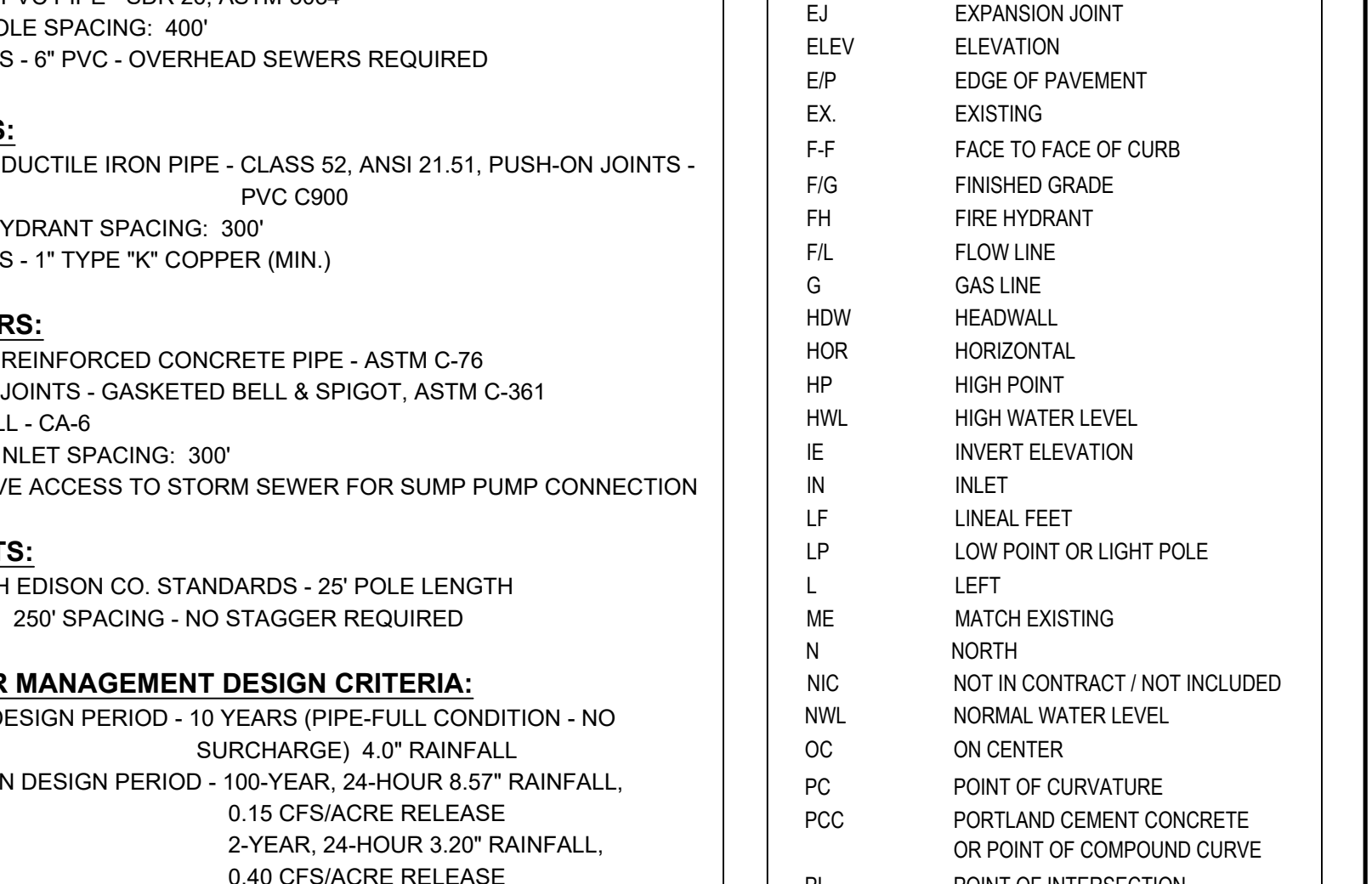
**PLAN COMMISSION CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS  
THIS \_\_\_ DAY OF \_\_\_, A.D. 2025.  
CHAIRMAN OF THE PLAN COMMISSION  
SECRETARY

**PROJECT TEAM**  
OWNER/DEVELOPER: D.R. Horton, 1750 E. Golf Road, Suite 925 Schaumburg, Illinois 60173 847 844 4420  
ENGINEER: V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60171 630 724 9200  
SURVEYOR: V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60171 630 724 9200



**ABBREVIATIONS**  
BLDG: BUILDING  
BM: BENCHMARK  
DIA: DIAMETER  
DWC: DRAWING  
E: EAST OR ELECTRIC OR EDGE  
EJ: EXPANSION JOINT  
ELEV: ELEVATION  
EOP: EDGE OF PAVEMENT  
EK: EXISTING  
F.F: FACE TO FACE OF CURB  
FG: FINISHED GRADE  
FH: FIRE HYDRANT  
FL: FLOWLINE  
G: GAS LINE  
HDW: HEADWALL  
HOR: HORIZONTAL  
HP: HIGH POINT  
HML: HIGH WATER LEVEL  
IE: INVERT ELEVATION  
IN: INLET  
LF: LINEAL FEET  
LP: LOW POINT OR LIGHT POLE  
L: LEFT  
M: MATCH EXISTING  
N: NORTH  
NIC: NOT IN CONTRACT/NOT INCLUDED  
NWL: NORMAL WATER LEVEL  
OC: ON CENTER  
PC: POINT OF CURVATURE  
PCC: PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE  
PI: POINT OF INTERSECTION  
PL: PROPERTY LINE  
POT: POINT OF TANGENCY CURVATURE  
PT: POINT OF TANGENCY  
PUE: PUBLIC UTILITY EASEMENT  
PVC: POLYVINYL CHLORIDE PIPE  
R: RADIUS OR RIGHT  
ROW: RIGHT OF WAY  
S: SLOPE OR SOUTH  
SAN: SANITARY  
SFM: SANITARY FORCE MAIN  
SHT: SHEET  
SHW: SUBMERGED HEADWALL  
SMH: SANITARY MANHOLE  
STA: STATION  
T: TANGENT LENGTH OR TELEPHONE  
TIC: TOP OF CURB  
T/W: TOP OF WALL  
TYP: TYPICAL  
W: WEST

**DESIGN CRITERIA**  
**SANITARY SEWERS:** PIPE MATERIAL - PVC PIPE - SDR 35, ASTM-3034  
MAXIMUM MANHOLE SPACING: 400'  
SEWER SERVICES - 6" PVC - OVERHEAD SEWERS REQUIRED  
**WATER MAINS:** PIPE MATERIAL - DUCTILE IRON PIPE - CLASS 52, ANSI 21.51, PUSH-ON JOINTS - PVC C900  
MAXIMUM FIRE HYDRANT SPACING: 300'  
WATER SERVICES - 1" TYPE "K" COPPER (MIN.)  
**STORM SEWERS:** PIPE MATERIAL - REINFORCED CONCRETE PIPE - ASTM C-78  
JOINTS - GASKETED BELL & SPIGOT, ASTM C-361  
TRENCH BACKFILL - CA-4  
MAXIMUM CURB INLET SPACING: 300'  
ALL LOTS TO HAVE ACCESS TO STORM SEWER FOR SLUMP PUMP CONNECTION  
**STREET LIGHTS:** COMMONWEALTH EDISON CO. STANDARDS - 25' POLE LENGTH  
LOCAL STREETS: 25' SPACING - NO STAGGER REQUIRED  
**STORMWATER MANAGEMENT DESIGN CRITERIA:** STORM SEWER DESIGN PERIOD - 10 YEARS (PIPE-FULL CONDITION - NO SURCHARGE) 4" RAINFALL  
DETENTION BASIN DESIGN PERIOD - 100 YEAR, 24-HOUR 1.5" RAINFALL, 0.15 CFS/ACRE RELEASE  
2-YEAR, 24-HOUR 3.0" RAINFALL, 0.40 CFS/ACRE RELEASE



**PAVEMENT LEGEND**  
① Hot-Mix Asphalt, Surface Course, IL-9.5, Mix "D", N50, 1.5"  
② Hot-Mix Asphalt, Binder Course, IL-19.0, N50, 2.5"  
③ Hot-Mix Asphalt, Binder Course, IL-19.0, N50, 4"  
④ Sub-Base Granular Material, Type B, CA-06, 10"  
⑤ Sub-Base Granular Material, Type B, CA-06, 6"  
⑥ Sub-Base Granular Material, Type B, CA-06, 4"  
⑦ Combination Concrete Curb & Gutter, Type B6.12 / M3.12  
⑧ Portland Cement Concrete Sidewalk, 5" Thick  
⑨ Bituminous Material Prime Coat  
⑩ Aggregate Prime Coat  
⑪ Strip Reflective Crack Control Treatment (as required)  
⑫ Longitudinal Joint Sealant (LJS)

**PLANNED UNIT DEVELOPMENT**  
NEUTONSHIRE PHASE 2  
A PLANNED UNIT DEVELOPMENT  
JOLIET, ILLINOIS

