

DATE: August 14, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: PUD-8-26: Final Planned Unit Development of Neustoneshire Phase Two

GENERAL INFORMATION:

APPLICANT: D.R. Horton, Inc. - Midwest
STATUS OF APPLICANT: Contract Purchaser / Builder
OWNER: Light Real Estate LLC (Trust Number 8002354094)
REQUESTED ACTION: Approval of a final Planned Unit Development for a residential subdivision
PURPOSE: To create 147 single-family residential lots
EXISTING ZONING: R-1B (single-family residential)
LOCATION: North of Van Dyke Road and West of County Line Road (00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000)
(Council District #3)
SUBDIVISION SIZE: 54.2 acres
EXISTING LAND USE: Undeveloped / Agricultural
SURROUNDING LAND USE & ZONING:
NORTH: Residential (NeuStoneshire Phase One subdivision), R-1B (single-family residential)
SOUTH: Agricultural, R-1B (single-family residential); and residential (Kearney Glen subdivision), R-1B (single-family residential)
EAST: Agricultural and farmstead, R-1B (single-family residential)
WEST: Residential (Lakewood Prairie subdivision), R-1B (single-family residential) and R-3 (one- and two-family residential)

SITE HISTORY: The subject site contains 54 acres of land that is zoned R-1B (single-family residential). The subject site was included with the preliminary plat for the original Neustoneshire Subdivision in 2004 but was never developed as a phase of that subdivision. Instead, the land continued to be used for agricultural purposes until the present. Currently, the homebuilder D.R. Horton is under contract to purchase the site to develop it as a residential subdivision.

The 2004 plans for the original Neustoneshire subdivision included three phases (see Figure 2). Phase One, the only phase to be developed, is adjacent to the north side of the subject site and contains 146 developed single-family lots and two storm detention areas. The subject site is the area that would have been Phase Two. Phase Three would have been the property at the northwest corner of County Line Road and Van Dyke Road, which is under separate ownership from the subject site and not part of this petition.

The Preliminary Planned Unit Development of Neustoneshire Phase Two was approved by City Council on April 21, 2026. The preliminary plat consists of 147 single-family lots, a stormwater detention area, an 18-foot landscape area along the south property line adjacent to Van Dyke Road, and a road network that connects to NeuStoneshire Phase One and Van Dyke Road. The proposed Final Planned Unit Development is substantially similar to the approved Preliminary Planned Unit Development.

Three variations from the Zoning Ordinance requirements were approved with the Preliminary Planned Unit Development. These are:

- Variation from the residential design standards to allow 25 percent of the front elevations of 100 percent of the detached single-family dwelling units to be comprised of brick or stone
- Variation to reduce the required landscape area adjacent to a collector street (Van Dyke Road) from 30 feet to 18 feet
- Variation to reduce the minimum lot area for two lots (Lots 21 and 24) below 9,100 square feet

The Final Planned Unit Development contains the same three variation requests.

SPECIAL INFORMATION: The Final Planned Unit Development of Neustoneshire Phase Two consists of 147 single-family lots on approximately 54 acres. The subdivision has R-1B (single-family residential) zoning, which requires a minimum lot area of 9,100 square feet and a minimum lot width of 70 feet. Storm detention for the subdivision will be on the south side of the property, adjacent to Van Dyke Road. There will be no park site within the subdivision, as the Joliet Park District has requested a cash contribution in lieu of a

park land dedication. While the proposed Planned Unit Development contains Neustoneshire in its name, it is a separate development from NeuStoneshire Phase One that will have its own set of house plans and its own separate homeowners' association.

The proposed house plans, which are the same as those included with the Preliminary Planned Unit Development, include five models: three two-story models with ten total elevations, and two one-story models with eight total elevations. The two-story homes will have approximately 2,000 to 2,600 square feet of living area and include four to five bedrooms and two-and-a-half bathrooms. The one-story models will have either 1,500 or 1,700 square feet of living area and contain either three or four bedrooms. All models will include an attached two-car garage. The proposed homes are compatible with the existing homes in the surrounding residential subdivisions. NeuStoneshire Phase One contains mostly two-story homes with two- to three-car garages, as well as some one-story homes. Examples of existing homes in Phase One are shown in Figure 7. The proposed elevations and floor plans for the Planned Unit Development of Neustoneshire Phase Two are included as an attachment in the staff report packet.

As part of the Planned Unit Development, the petitioner is requesting a variation from the residential design standards in the Zoning Ordinance, which require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units to be comprised of brick or stone. The petitioner proposes that 100 percent of the dwelling units will have at least 25 percent brick or stone on the front elevation. The attached elevations include between 25 percent and 41 percent brick or stone. Staff supports this request as the design of the proposed elevations is consistent with similar developments in the area.

The proposed subdivision meets the average lot size and width requirements for the R-1B district, with an average lot size of 10,051 square feet and an average lot width of 78 feet. All lots except two meet the minimum lot area: Lots 21 and 24 are slightly under the required area at 8,978 and 8,886 square feet respectively. The depths of these lots were reduced to allow a wider right-of-way dedication for Van Dyke Road than originally anticipated. After initial plans were submitted, City staff revised their request from a 33-foot to a 40-foot right-of-way dedication to better match the existing 80-foot right-of-way for Van Dyke Road at its west end, where it terminates at Fawnlily Circle within the Lakewood Prairie subdivision. The petitioner modified their plans and has included a 38-foot right-of-way dedication for Van Dyke Road on the plat, which satisfies staff's request.

The proposed street layout connects to existing stubs within NeuStoneshire Phase One, with road connections to Kempton Street at the northwest corner and to the Neustoneshire Boulevard roundabout off County Line Road at the northeast corner. The

subdivision also connects to Van Dyke Road on the south. Public improvements will be required along the north side of Van Dyke Road and will include a 10-foot multi-use path.

The proposed Planned Unit Development includes a landscape plan that shows parkway trees, an 18-foot landscape easement along Van Dyke Road, and landscaping around the stormwater area. The Zoning Ordinance requires new residential developments to provide a 30-foot-wide landscape area adjacent to a main collector street, such as Van Dyke Road. As part of the PUD, the petitioner is requesting a variation to reduce the landscape area adjacent to Van Dyke Road to 18 feet in order to accommodate the proposed lot layout and stormwater area. Staff supports this request because it is consistent with the existing landscaping along Van Dyke Road near County Line Road for the Kearney Glen subdivision, and because it allows the petitioner to dedicate an appropriate amount of right-of-way for Van Dyke Road. The landscape lots 149 and 150, the open area lot 148, the stormwater lot 151, and outlot 152 will be owned and maintained by a homeowners' association, to be established in the future as part of the development of the subdivision.

The attached project narrative outlines the phasing, financial, and marketing plans for the development. According to the petitioner, the development will be completed in one phase with full buildout projected to take approximately three years. Public improvements, water and sewer connection fees, school impact fees, and development impact fees will be required for this subdivision. The petitioner and the Joliet Park District have signed an agreement for a \$383,424.19 cash contribution in lieu of land dedication to the Park District per the park land ordinance.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the Final Planned Unit Development of Neustoneshire Phase Two. The site was intended to be developed as a residential subdivision, and the proposed Planned Unit Development is consistent with the lot requirements for the existing R-1B zoning district. The subdivision includes connections to the existing street network and provides a right-of-way dedication for further development of Van Dyke Road. The proposed house plans are compatible with the adjacent residential subdivisions, and the proposed subdivision will have its own homeowners' association to maintain all common areas.

Figure 1: Proposed Planned Unit Development of Neustoneshire Phase Two



Figure 2: Proposed final plat phases of original Neustoneshire subdivision from 2005



Figure 3: Subject site, view northwest from Van Dyke Road near east side of subject site (June 2026)



Figure 4: Existing stormwater area and landscaping for Kearney Glen (right) adjacent to Van Dyke Road, across from proposed stormwater area for the subject site (left), view east down Van Dyke Road (June 2026)



Figure 5: West end of Van Dyke Road where it terminates at Fawnlily Circle in Lakewood Prairie Subdivision, view east from Fawnlily Circle (May 2025)

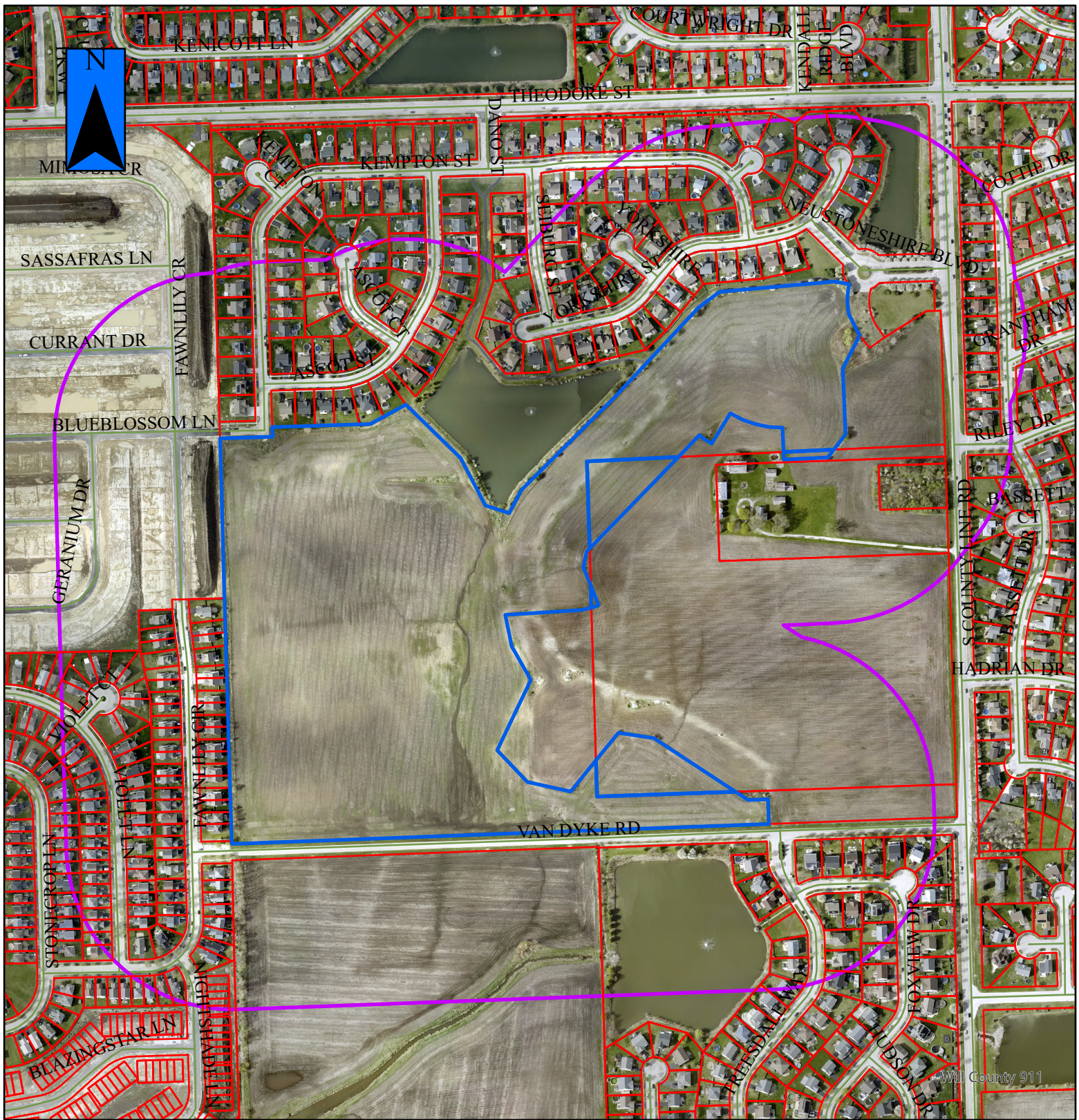


Figure 6: Existing roundabout for Neustoneshire Boulevard off County Line Road, view southwest (June 2026)

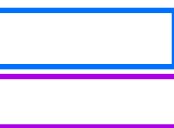


Figure 7: Existing residences in NeuStoneshire Phase One (2023, 2025)

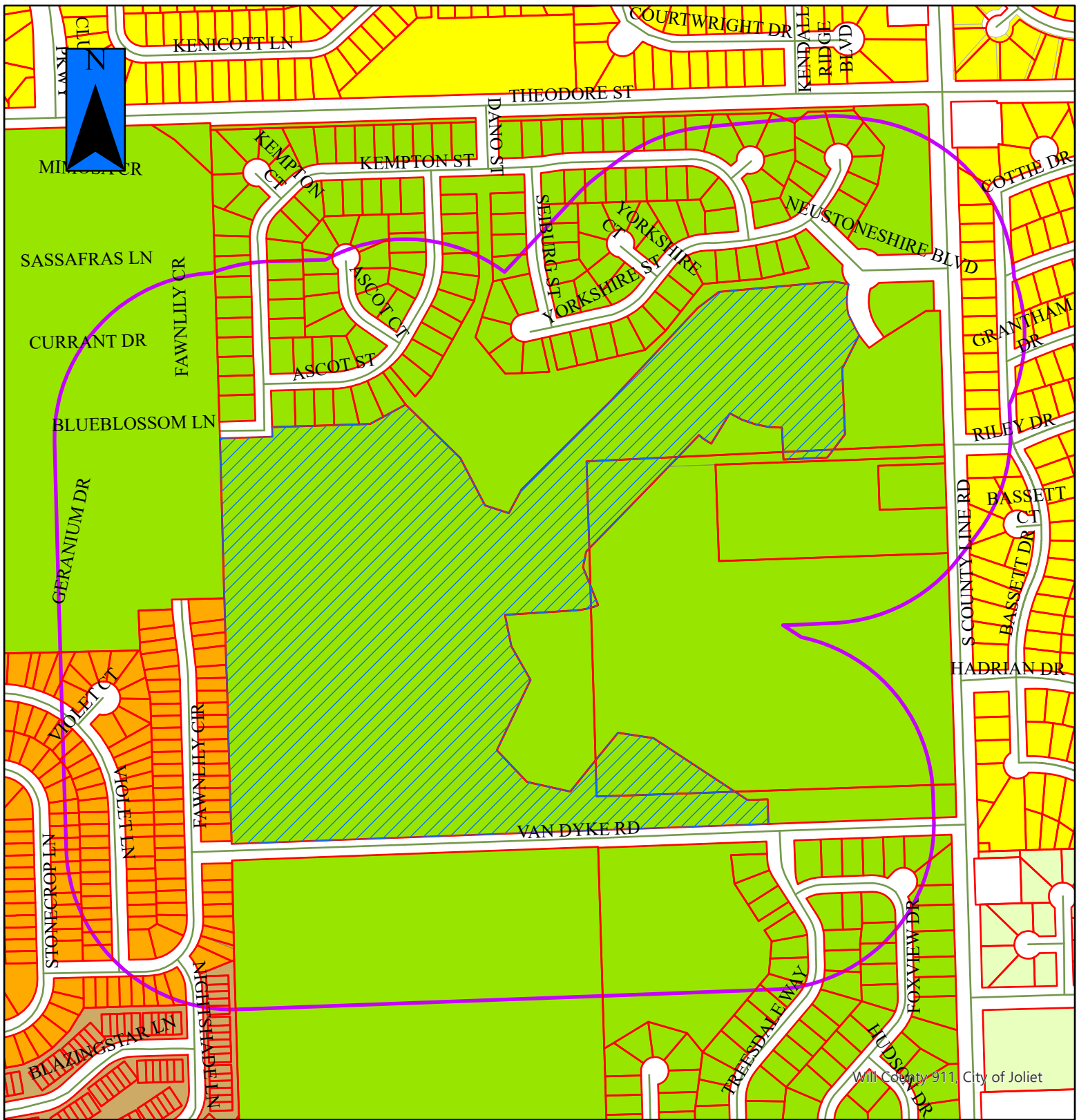




PUD-8-26a



= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



Will County 911, City of Joliet

PUD-8-26



= Property in Question
= 600' Public Notification Boundary

Legend

B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B

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 (COMMUNITY PANEL NO. 17093C0145H) EFFECTIVE DATE 1/8/2014.

VARIANCES

- EXCEPTION FROM THE RESIDENTIAL DESIGN STANDARDS TO ALLOW 25% OF THE FRONT ELEVATIONS OF 100% OF THE SINGLE-FAMILY DWELLING UNITS TO BE COMPRISED OF BRICK OR STONE.
- EXCEPTION FROM THE ZONING ORDINANCE REQUIRING A 30-FOOT LANDSCAPE OUTLOT ADJACENT TO MAIN COLLECTOR STREETS TO ALLOW A 18-FOOT LANDSCAPE OUTLOT.
- EXCEPTION FROM THE ZONING ORDINANCE TO ALLOW LOTS 21 AND 24 TO BE LESS THAN THE MINIMUM 9,100 SF.

ZONING

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

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: 41-32-48.15866 N
LONGITUDE: 88-15-52.99581 W
ELLIPSOIDAL HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.0000506077
ALL MEASUREMENTS ARE ON THE GROUND.

TOPOGRAPHY

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

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.
- THE MAINTENANCE OF ALL COMMON AREAS AND DETENTION POND AREAS ARE TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.

FINAL PLAT OF NEUSTONESHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT

PART OF THE NORTHEAST 1/4 OF SECTION 1,
TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE
THIRD PRINCIPAL MERIDIAN, KENDALL
COUNTY, ILLINOIS.

THIS PLAT IS NOT
FOR RECORD

PROJECT TEAM

OWNER/DEVELOPER

D.R. Horton
1750 E. Golf Road, Suite 925
Schaumburg, Illinois 60173
847 984 4420

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

VICINITY MAP

NO SCALE

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
		FLOW PATH/HIGH POINTS
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE

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
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
VAE	VEHICULAR ACCESS EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
SC	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
O FIP	FOUND IRON PIPE W/SIZE

AREA TABLE

SINGLE FAMILY LOTS	1,479,597 SQ. FT.
OPEN SPACE / PARK AREAS	296,348 SQ. FT.
RIGHT OF WAY	585,196 SQ. FT.
HEREBY DEDICATED	

TOTAL AREA THIS SUBDIVISION 2,361,141 SQ. FT.

DESIGN CRITERIA

SANITARY SEWERS:

PIPE MATERIAL - PVC PIPE - SDR 26, 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-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 LENGTH
LOCAL STREETS: 250' SPACING - NO STAGGER REQUIRED

STORMWATER MANAGEMENT DESIGN CRITERIA:

STORM SEWER DESIGN PERIOD - 10 YEARS (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,
0.40 CFS/ACRE RELEASE

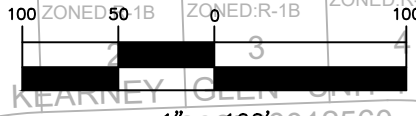
SITE DATA- FULL SITE

SITE AREA	= 54.20 AC.
STORMWATER MANAGEMENT AREA	= 5.76 AC.
OPEN AREAS	= 0.88 AC.
R.O.W. DEDICATION	= 13.64 AC.
GROSS LAND USE (LOTS + ROW)	= 47.56 AC.
NET LAND USE (LOTS W/OUT ROW)	= 33.92 AC.
SINGLE FAMILY DENSITY (147/54.20)	= 2.71 DU/AC
MINIMUM LOT SIZE	= 8,886 SF
MAXIMUM LOT SIZE	= 18,845 SF
AVERAGE LOT SIZE	= 10,051 SF
AVERAGE LOT WIDTH	= 78.0'
MIN. LOT WIDTH	= 70.0'

ABBREVIATIONS

BLDG	BUILDING
BM	BENCHMARK
DIA	DIAMETER
DWG	DRAWING
E	EAST OR ELECTRIC OR EDGE
EJ	EXPANSION JOINT
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX	EXISTING
F-F	FACE TO FACE OF CURB
F/G	FINISHED GRADE
FH	FIRE HYDRANT
FIL	FLOW LINE
G	GAS LINE
HDW	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
IE	INVERT ELEVATION
IN	INLET
LF	LINEAL FEET
LP	LOW POINT OR LIGHT POLE
L	LEFT
ME	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
PRC	POINT OF REVERSE 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
T/C	TOP OF CURB
T/W	TOP OF WALL
TY	TYPE
TYP	TYPICAL
W	WEST

NOTE -
SIDE YARD SET BACKS FOR 1-1.5 STORY UNITS NEEDS TO BE A MINIMUM OF 6' AND FOR 2-2.5 STORY UNITS NEEDS TO BE A MINIMUM OF 8'. THE SUM OF SIDE YARD SET BACKS FOR 1-1.5 STORY UNITS NEEDS TO BE 15' AND FOR 2-2.5 STORY UNITS NEEDS TO BE 20'. 10' SIDE YARD SET BACKS WERE USED TO ACHIEVE THE 20' SUM FOR ALL UNITS REGARDLESS OF TYPE.



FINAL PLAT P.U.D.

NEUSTONESHIRE PHASE 2 - JOLIET, ILLINOIS



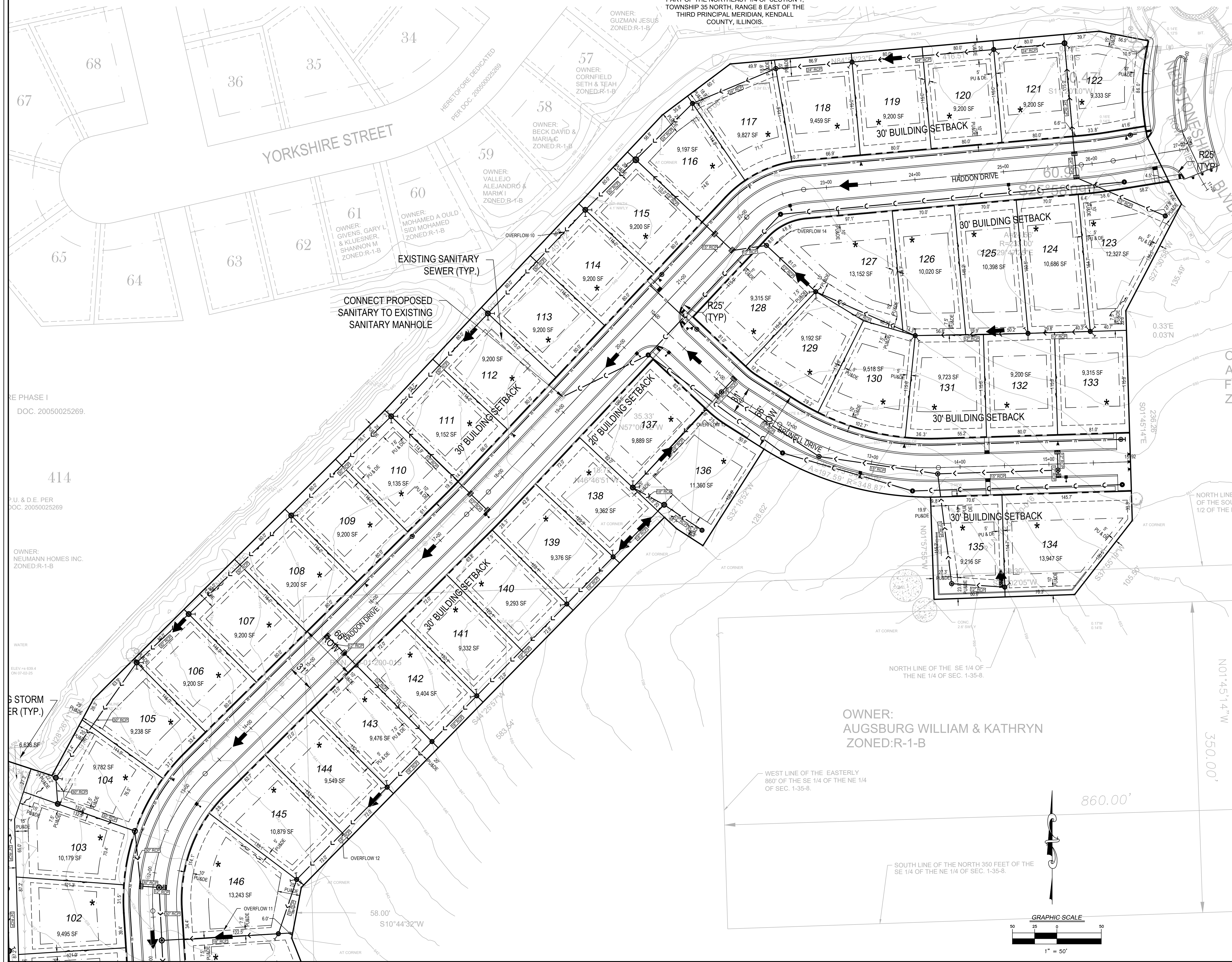
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

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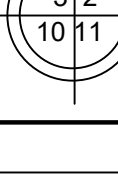
THIS PLAT IS NOT
FOR RECORD

PART OF THE NORTHEAST 1/4 OF SECTION 1,
TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE
THIRD PRINCIPAL MERIDIAN, KENDALL
COUNTY, ILLINOIS.



LEGEND

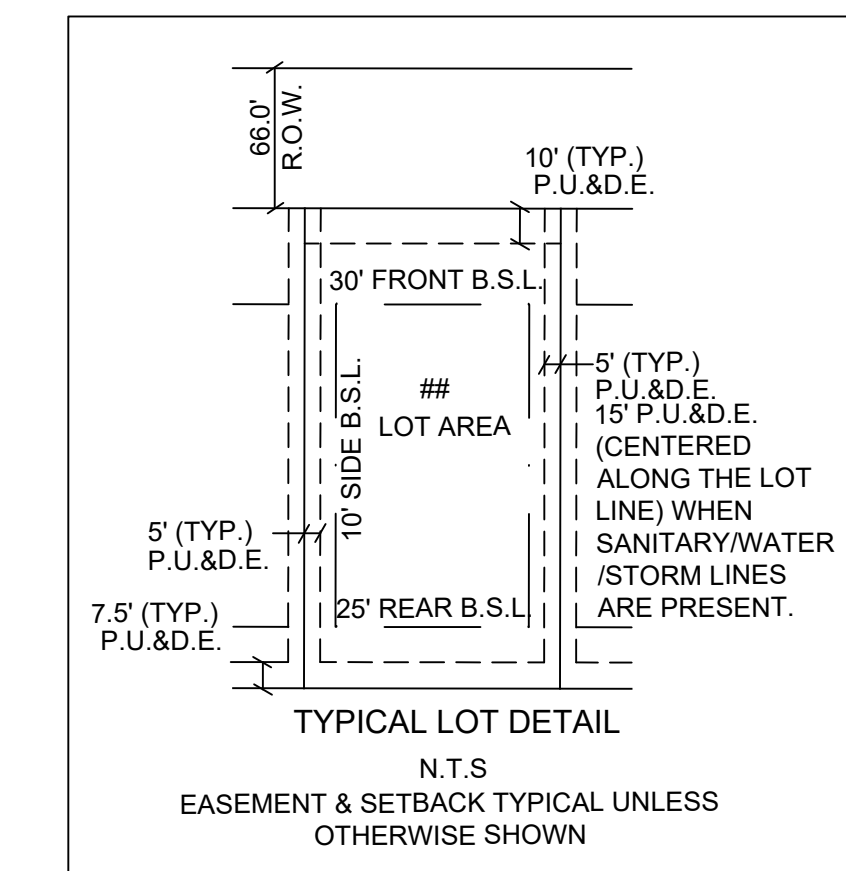
EXISTING	PROPOSED	DESCRIPTION
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		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		CONTOUR
		FLOW PATH/HIGH POINTS
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		8-6.12 CURB & GUTTER
		DRIVEWAY
		LIGHT POLE



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
VAE	VEHICULAR ACCESS EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
SET CONCRETE MONUMENT	
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE



 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	FINAL PLAT P.U.D. NEUSTONESHIRE PHASE 2 - JOLIET, ILLINOIS									
	PROJECT NO. 04151.DRH		ORIGINAL ISSUE DATE: JUNE 24, 2026							
	PROJECT MANAGER RMW		NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		
	DESIGNED BY MW		1	07/24/26	REVISED PER CITY COMMENTS					
	DRAWN BY DB									
DRAWING NO. 1.1										

FINAL PLAT OF
NEUSTONESHIRE PHASE 2
A PLANNED UNIT DEVELOPMENT

PART OF THE NORTHEAST 1/4 OF SECTION 1,
TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE
THIRD PRINCIPAL MERIDIAN, KENDALL
COUNTY, ILLINOIS.

THIS PLAT IS NOT
FOR RECORD

NESTONESHIRE PHASE I
DOC. 20050025269.

P.U. & D.E. PER
DOC. 20050025269

OWNER:
NEUMANN HOMES INC.
ZONED: R-1-B

LEGEND

EXISTING	PROPOSED	DESCRIPTION
→	→	SANITARY SEWER
→	→	SANITARY FORCE MAIN
→	→	STORM SEWER
→	→	COMBINED SEWER
W	W	WATER MAIN
OH	OH	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
○	○	FLOW PATH/HIGH POINTS
○	○	RIGHT-OF-WAY LINE
○	○	PROPERTY LINE (EXTERIOR)
○	○	LOT LINE (INTERIOR)
○	○	EASEMENT LINE
○	○	CENTERLINE
○	○	8-12 CURB & GUTTER
○	○	DRIVEWAY
○	○	LIGHT POLE

LEGEND

SECTION CORNER

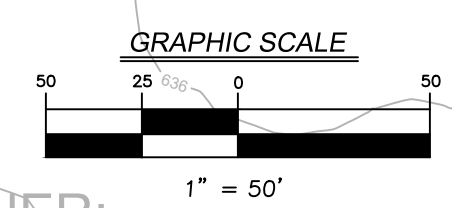
SUBDIVISION BOUNDARY LINE
UNDERLYING LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE

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

TYPICAL LOT DETAIL

N.T.S.
EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

66.0' R.O.W.
10' (TYP.) P.U. & D.E.
30' FRONT B.S.L.
LOT AREA
5' (TYP.) P.U. & D.E. (CENTERED ALONG THE LOT LINE) WHEN SANITARY/WATER/STORM LINES ARE PRESENT.
25' REAR B.S.L.
10' SIDE B.S.L.
7.5' (TYP.) P.U. & D.E.

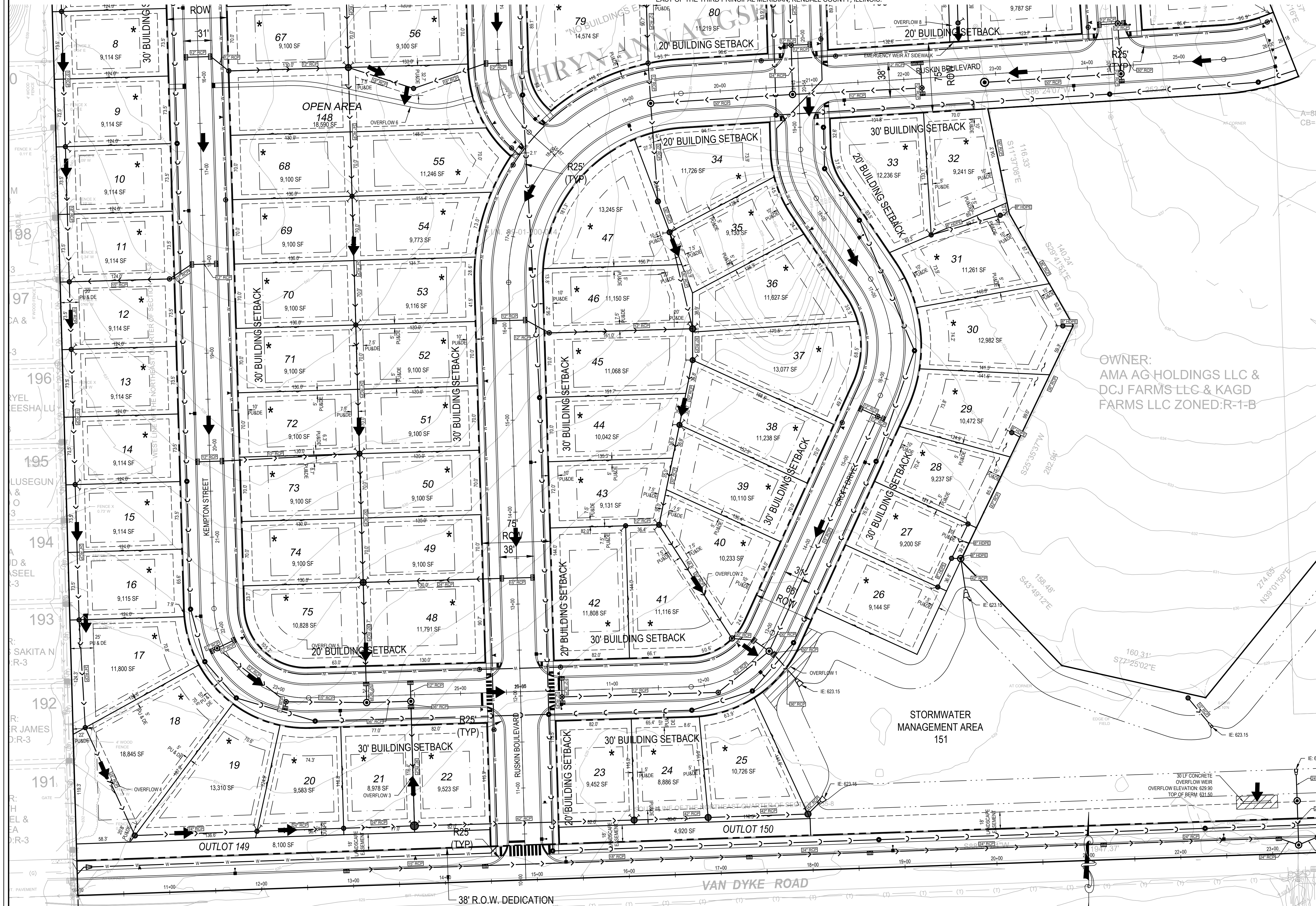


REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	REVISOR
1	07/24/26	REVISED PER CITY COMMENTS	MMW
ORIGINAL ISSUE DATE: JUNE 24, 2026			
PROJECT NO. 04151.DRH		DRAWN BY: DB	
PROJECT MANAGER: RMW		DESIGNED BY: MMW	
FINAL PLAT P.U.D.		NEUSTONESHIRE PHASE 2 - JOLIET, ILLINOIS	
7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com		DRAWING NO. 1.2	

FINAL PLAT OF
NEUSTONESHIRE PHASE 2
A PLANNED UNIT DEVELOPMENT

THIS PLAT IS NOT
FOR RECORD

PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	SANITARY FORCE MAIN
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	COMBINED SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	OVERHEAD ELECTRIC LINE
[Symbol]	[Symbol]	OVERHEAD ELECTRIC POLE
[Symbol]	[Symbol]	UTILITY STRUCTURE WITH CLOSED LID
[Symbol]	[Symbol]	CURB INLET
[Symbol]	[Symbol]	DRAINAGE STRUCTURE WITH OPEN LID
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	VALVE IN VALVE BOX
[Symbol]	[Symbol]	GATE VALVE IN VALVE VAULT
[Symbol]	[Symbol]	FLARED END SECTION (F.E.S.)
[Symbol]	[Symbol]	CONTOUR
[Symbol]	[Symbol]	FLOW PATH/HIGH POINTS
[Symbol]	[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	[Symbol]	PROPERTY LINE (EXTERIOR)
[Symbol]	[Symbol]	LOT LINE (INTERIOR)
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	CENTERLINE
[Symbol]	[Symbol]	8-12 CURB & GUTTER
[Symbol]	[Symbol]	DRIVEWAY
[Symbol]	[Symbol]	LIGHT POLE

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
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
D.E. DRAINAGE EASEMENT
VAE VEHICULAR ACCESS EASEMENT
(0.00') RECORD DATUM
0.00' CALCULATED DATUM
SET CONCRETE MONUMENT
B.S.L. BUILDING SETBACK LINE
O FIP FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S.

EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

REVISIONS		DESCRIPTION
NO.	DATE	
1	07/24/26	REVISED PER CITY COMMENTS

ORIGINAL ISSUE DATE: JUNE 24, 2026

PROJECT NO.	DATE	PROJECT MANAGER	DESIGNED BY	DRAWN BY
04151.DRH	07/24/26	RMW	MW	DB

FINAL PLAT P.U.D.

NEUSTONESHIRE PHASE 2 - JOLIET, ILLINOIS

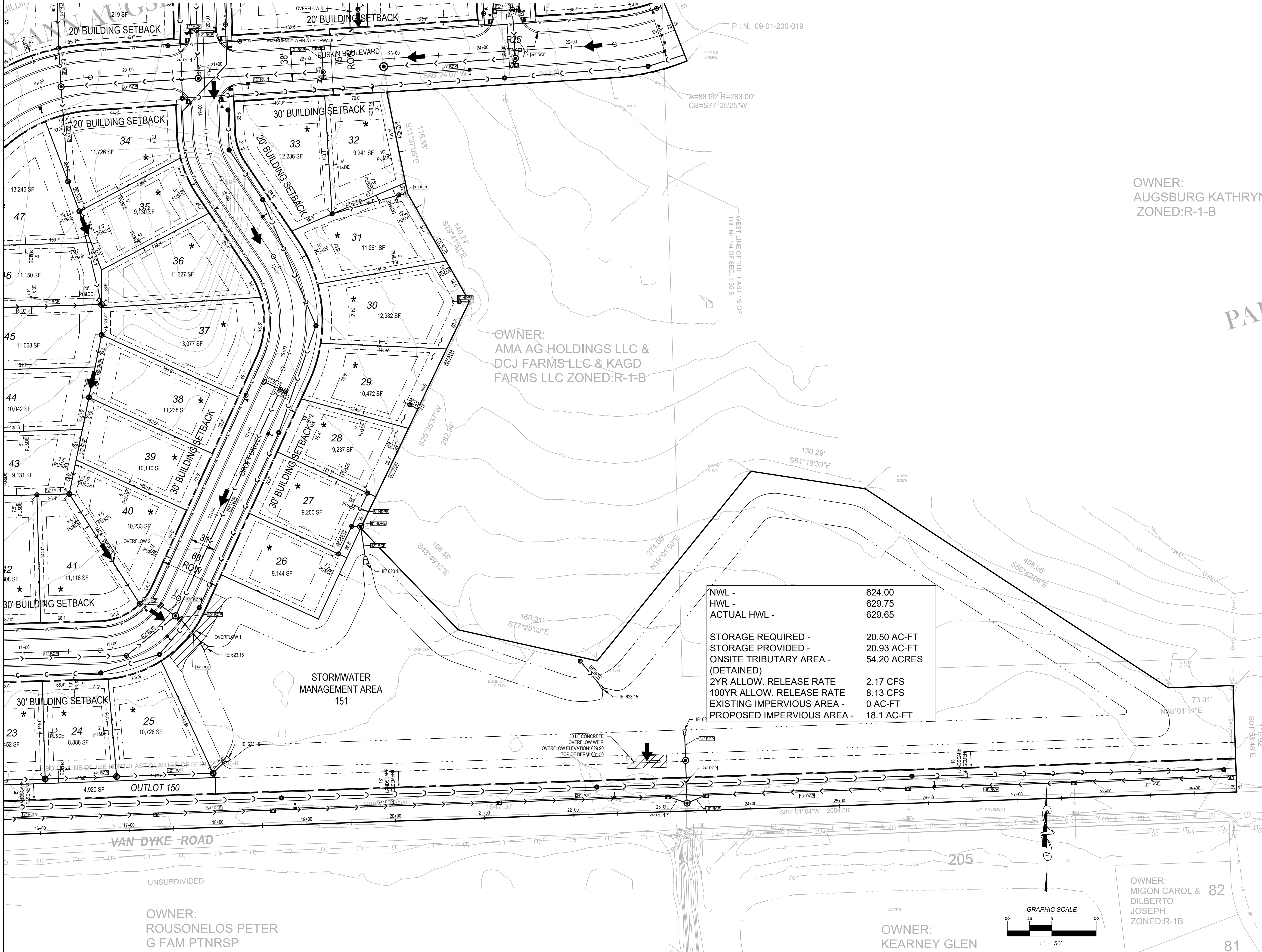
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

1.3

FINAL PLAT OF
NEUSTONESHIRE PHASE 2
A PLANNED UNIT DEVELOPMENT

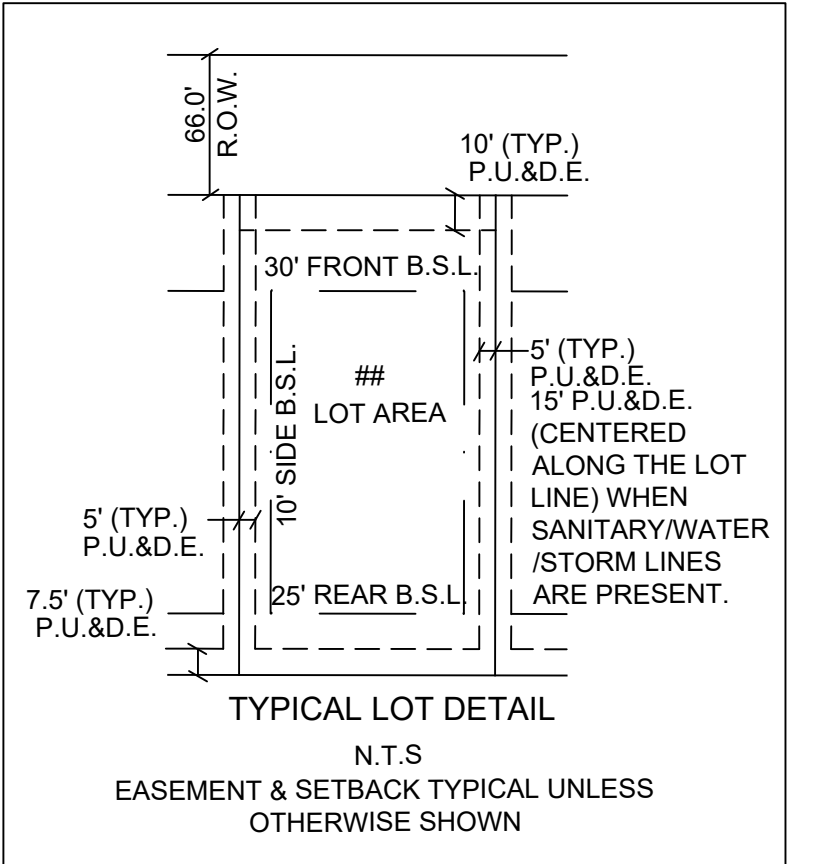
PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

THIS PLAT IS NOT
FOR RECORD



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
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		CONTOUR
		FLOW PATH/HIGH POINTS
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		8-12 CURB & GUTTER
		DRIVEWAY
		LIGHT POLE

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
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
VAE	VEHICULAR ACCESS EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
SCM	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
FIP	FOUND IRON PIPE W/SIZE



FINAL PLAT P.U.D.
NEUSTONESHIRE PHASE 2 - JOLIET, ILLINOIS

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

DRAWING NO.
1.4

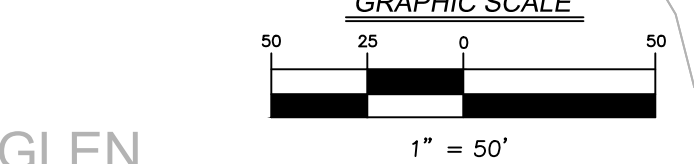
REVISIONS		REVISED PER CITY COMMENTS	
NO.	DATE	DESCRIPTION	NO.
1	07/24/26		

ORIGINAL ISSUE DATE: JUNE 24, 2026

PROJECT NO.	04151.DRH	DESIGNER	DB
PROJECT MANAGER	RMW	DESIGNED BY	
		DRAWN BY	

PAI

81



SOURCE:

TRIMBLE VRS NETWORK WITH PROJECT ORIGIN AT:
LATITUDE: 41-32-48.18866 N
LONGITUDE: 88-15-52.99581 W
ELLIPSOIDAL HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.0000506077
ALL MEASUREMENTS ARE ON THE GROUND.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-25
ELEVATION: 649.40 (MEASURED)
DATUM: NAVD83
DESCRIPTION: WSW BOLT ON FIRE HYDRANT AT WEST SIDE OF NEUSTONESHIRE BLVD., NORTH OF NORTHEAST CORNER OF SITE.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-25
ELEVATION: 652.44 (MEASURED)
DATUM: NAVD83
DESCRIPTION: SE BOLT ON FIRE HYDRANT AT SOUTH SIDE OF BLUEBLOSSOM LANE, NORTH OF THE NORTHWEST CORNER OF SITE.

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.

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.

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.

NOTES

1. 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.

2. 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.

3. Arterial street and divided arterial streets are to be coordinated with the City of Joliet.

4. 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.

5. 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.

6. 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.

7. The cross slope on all streets, including intersections, shall be one and a half (1.5%) percent or less.

8. 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.

9. 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.

10. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. Curb flag shall be 9 inches minimum or match pavement thickness, whichever is greater.

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)

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR Voids @ 100's
FLEXIBLE DEPTH PAVEMENT	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL 9.5mm), 15"	4% @ 50 Gyr.
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 25"	4% @ 50 Gyr.
DRIVEWAYS	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL 9.5mm)	4% @ 50 Gyr.

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YDIN	
THE "AC" TYPE FOR POLYMERIZED HMA MIXES SHALL BE "SSSGBR P010-22" AND FOR NON-POLYMERIZED HMA THE "AC" TYPE SHALL BE "PS 64-22" MODIFIED BY DISTRICT ONE	
SPECIAL PROVISIONS: FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS	

FINAL PLAT OF
NEUSTONESHIRE PHASE 2
A PLANNED UNIT DEVELOPMENT

PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

Number	Lot Width (at front setback)	Area (sq. ft.)
1	73.5	10,186
2	73.5	9,114
3	73.5	9,114
4	73.5	9,114
5	73.5	9,114
6	73.5	9,114
7	73.5	9,114
8	73.5	9,114
9	73.5	9,114
10	73.5	9,114
11	73.5	9,114
12	73.5	9,114
13	73.5	9,114
14	73.5	9,114
15	73.5	9,114
16	73.5	9,115
17	70.8	11,800
18	70.8	18,845
19	70.8	13,310
20	74.3	9,585
21	77.0	8,978
22	82.0	9,523
23	82.0	9,452
24	75.8	8,886
25	75.1	10,726
26	76.0	9,144
27	76.0	9,200
28	70.4	9,227
29	73.8	10,472
30	74.2	12,982
31	73.9	11,281
32	73.9	9,241
33	74.2	12,236
34	73.9	11,726
35	73.5	9,130
36	70.0	11,627
37	69.6	13,077
38	102.1	11,238
39	72.7	10,110
40	70.0	10,233
41	101.0	11,116
42	105.0	11,808
43	82.0	9,131
44	72.0	10,042
45	70.0	11,068
46	11,150	
47	70.0	13,245
48	80.7	11,791
49	70.0	9,100
50	70.0	9,100
51	70.0	9,100
52	70.0	9,100
53	70.0	9,116
54	72.1	9,771
55	70.0	11,246
56	70.0	9,100
57	70.0	9,100
58	70.0	9,100
59	70.0	9,100
60	70.0	9,100
61	82.0	10,900
62	82.0	10,960
63	70.0	9,100
64	70.0	9,100
65	70.0	9,100
66	70.0	9,100
67	70.0	9,100
68	70.0	9,100
69	70.0	9,100
70	70.0	9,100
71	70.0	9,100
72	70.0	9,100
73	70.0	9,100
74	70.0	9,100
75	79.6	10,828
76	78.0	9,465
77	72.0	9,163
78	72.0	9,380
79	133.8	14,574
80	83.9	11,219
81	72.0	9,380
82	72.0	9,554
83	118.4	11,722
84	86.8	11,469
85	82.0	10,168
86	82.0	10,960
87	70.0	9,100
88	70.0	9,100
89	70.0	9,100
90	70.0	9,111
91	103.90	11,000
92	70.7	15,908
93	71.1	11,499
94	70.9	10,338
95	91.00	9,100
96	70.0	9,100
97	70.8	11,517
98	70.0	9,694
99	70.0	9,275
100	88.7	11,584
101	80.0	9,787
102	75.2	9,495
103	70.4	10,179
104	76.5	9,782
105	76.3	9,238
106	80.0	9,200
107	80.0	9,200
108	80.0	9,200
109	80.0	9,200
110	81.00	9,135
111	80.0	9,132
112	80.0	9,200
113	80.0	9,200
114	80.0	9,200
115	80.0	9,200
116	74.6	9,197
117	71.1	9,527
118	80.0	9,459
119	80.0	9,200
120	80.0	9,200
121	80.0	9,200
122	81.8	9,333
123	113.3	12,327
124	70.0	10,686
125	70.0	10,388
126	70.0	10,020
127	140.8	13,152
128	81.0	9,315
129	81.2	9,182
130	92.8	9,518
131	87.9	9,723
132	80.0	9,200
133	81.0	9,315
134	145.7	13,947
135	80.3	9,216
136	111.351	11,390
137	82.0	9,889
138	72.0	9,332
139	71.2	9,378
140	71.8	9,549
141	72.0	9,332
142	72.0	9,404
143	72.0	9,476
144	72.0	9,549
145	72.0	9,620
146	140.8	14,502
147	80.0	11,066
148	70.0	10,051
149		
150		
151		
152		

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

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.

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 151 - 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.

CITY OF JOLIET LANDSCAPE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS LANDSCAPE EASEMENTS ON THIS PLAT SHALL BE RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, AND TO THE SUCCESSORS AND ASSIGNS. THE EASEMENTS SHALL BE RESERVED FOR LANDSCAPING ONLY AND NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT. EACH OWNER AND SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE LANDSCAPE EASEMENT AND SHALL NOT ALTER, MODIFY, AND OR REMOVE LANDSCAPE MATERIAL WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL FROM THE CITY OF JOLIET.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE LANDSCAPE EASEMENT, THE CITY OF JOLIET SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE LANDSCAPE EASEMENT REASONABLY NECESSARY.

IN THE EVENT THE CITY OF JOLIET SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE LANDSCAPE EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF 10% OF SAID COST OF COMPLETION OF THE WORK CONSTITUTES A LIEN AGAINST THE PARCEL REQUIRING MAINTENANCE. THE LIEN MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY.

IF THE CONDITIONS ON OR SURROUNDING THE PROPERTY MATERIALLY CHANGE SUCH THAT IT IS IMPRACTICAL OR DETRIMENTAL TO RETAIN THE LANDSCAPE EASEMENT SET FORTH ABOVE, AT JOINT AGREEMENT OF BOTH THE GRANTOR AND GRANTEE, THIS LANDSCAPE EASEMENT MAY BE VACATED.

THIS PLAT IS NOT
FOR RECORD

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 NEUSTONESHIRE PHASE 2, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN 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 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 14 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 61 DEGREES 25 MINUTES 36 SECONDS EAST, 146.64 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 57 SECONDS EAST 277.22 FEET; THENCE SOUTH 27 DEGREES 27 MINUTES 26 SECONDS EAST, 193.59 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 34 SECONDS EAST, 90.64 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 11 SECONDS EAST 97.62 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 08 SECONDS EAST 95.90 FEET; THENCE NORTH 84 DEGREES 55 MINUTES 22 SECONDS EAST, 416.51 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 56 SECONDS EAST, 56.49 FEET; THENCE SOUTH 11 DEGREES 20 MINUTES 10 SECONDS WEST, 10.47 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, 98.06 FEET TO A NONTANGENT LINE; THENCE SOUTH 25 DEGREES 58 MINUTES 09 SECONDS EAST 60.90 FEET TO A NONTANGENT CURVE; THENCE 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 135.49 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 14 SECONDS EAST 236.26 FEET; THENCE SOUTH 37 DEGREES 55 MINUTES 19 SECONDS WEST, 105.50 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 05 SECONDS WEST, 158.30 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 55 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 40 SECONDS WEST 197.59 FEET TO A NONTANGENT LINE; THENCE SOUTH 32 DEGREES 18 MINUTES 52 SECONDS WEST 128.62 FEET; THENCE NORTH 57 DEGREES 06 MINUTES 12 SECONDS WEST 35.33 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 51 SECONDS WEST, 187.72 FEET; THENCE SOUTH 44 DEGREES 25 MINUTES 57 SECONDS WEST, 583.34 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 86 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 47 MINUTES 51 SECONDS EAST 140.24 FEET; THENCE SOUTH 25 DEGREES 35 MINUTES 37 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 NORTH 39 DEGREES 01 MINUTES 50 SECONDS EAST 274.65 FEET; THENCE SOUTH 81 DEGREES 18 MINUTES 39 SECONDS EAST 130.29 FEET; THENCE SOUTH 56 DEGREES 42 MINUTES 04 SECONDS EAST, 408.06 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, 73.01 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 48 SECONDS EAST, 119.92 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 01 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE 1947.37 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

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

LANDSCAPE PLANS

Planned Unit Development of Neustoneshire Phase Two

NEUSTONESHIRE PHASE 2

JOLIET, ILLINOIS

FINAL LANDSCAPE
PLANS

PREPARED FOR:



1750 GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173
847.362.9100 DRHORTON.COM

CIVIL ENGINEER:



V3 COMPANIES
444 N. Wells Street
Suite 602
Chicago, IL 60654
630 724 9200 phone
www.v3co.com

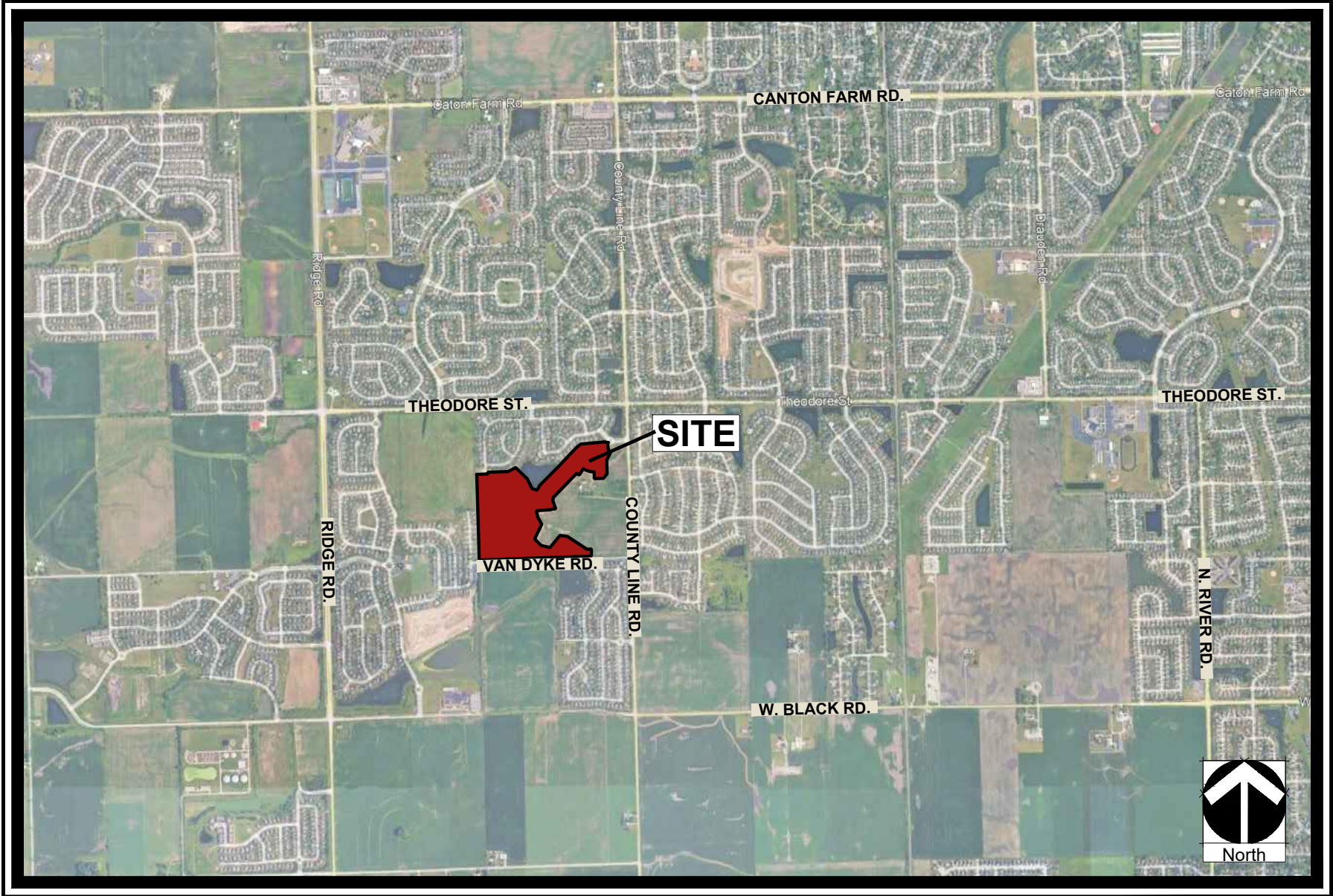
PREPARED BY:



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

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Oswego, IL 60543
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schoppedesign.net

LOCATION MAP



SHEET INDEX

- COVER SHEET
- L1 PRESERVATION AND REMOVALS
- L2 OVERALL PLAN & REQUIREMENTS
- L3 NORTH AREA LANDSCAPE PLAN
- L4 CENTRAL AREA LANDSCAPE PLAN
- L5 SOUTH AREA LANDSCAPE PLAN
- L6 EAST AREA & BASIN LANDSCAPE
- L7 PROTOTYPE FOUNDATION LANDSCAPE PLAN & DETAILS
- L8 MATERIALS LISTS & SPECIFICATIONS

GENERAL NOTES

- Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.
- Topographic, boundary & utility information obtained from CAD files (04150.DR) prepared by V3 ENGINEERING, LLC received 02/26/2026.
- Verify site conditions and information on drawings prior to bidding and commencement of work. Promptly report any concealed conditions, mistakes, discrepancies, or deviations from the information shown in the Contract Documents to the Landscape Architect prior to commencement of work. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
- Protection of existing site elements including, but not limited to, pavement, utilities, and plantings to remain, is the responsibility of the Contractor. Costs to repair or replacement of any such damaged item(s), to pre-construction conditions and the Owner's satisfaction, shall be the sole responsibility of the Contractor.
- Contractor shall secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes and permit requirements applicable to this work.

REV.	DATE	SHEET NUMBER	PURPOSE
8			
7	07-01-2026	ALL	REVISED PER CITY COMMENTS
6	05-05-2026	ALL	UTILITY REVISIONS
5	03-04-2026	ALL	UTILITY REVISIONS
4	02-17-2026	ALL	VAN DYKE WIDENING
3	02-03-2026	ALL	RESPONSE TO CITY COMMENTS
2	01-23-2026	ALL	REVISED SITE PLAN
1	12-9-2025	ALL	ADD EMERGENT SEED
0	11-10-2025	ALL	ISSUED FOR CITY REVIEW



Know what's below.
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

LEGEND

- 15  EXISTING DECIDUOUS TREE AND CALIPER INCHES
- 10  EXISTING TREE NUMBER
- X  TREE TO BE REMOVED
-  TREE TO BE PROTECTED



TREE INVENTORY

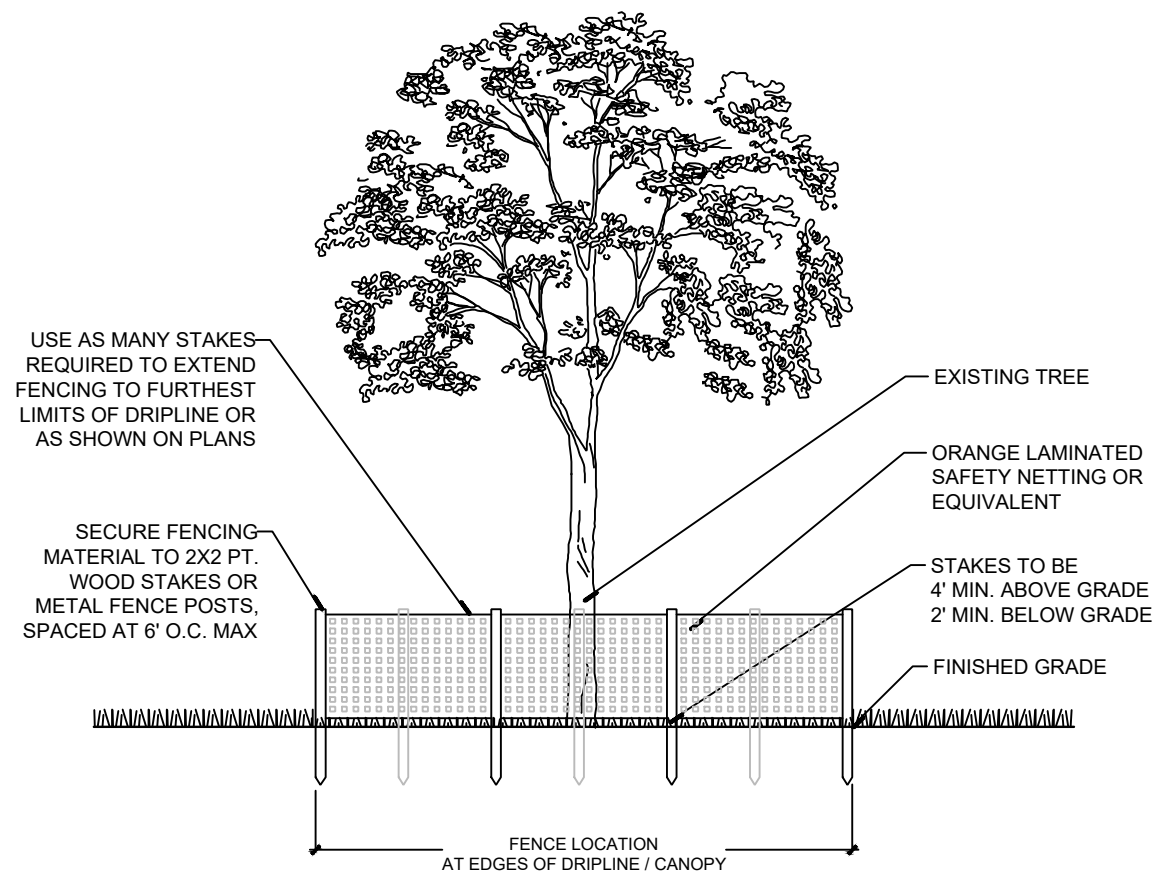
Tree	Caliper Inches	Species	Condition	(X) To Be Removed	Replacements Trees Required
1	12	Bradford Pear	Fair	X	5
2	6	Siberian Elm	Not Approved Tree List: Fair: Size Note: 6" x 2	X	0
3	10	Buckthorn	Invasive: Fair	X	0
4	8	Buckthorn	Invasive: Poor	X	0
5	8	Buckthorn	Invasive: Poor	X	0
6	12	Elm	Fair	X	5
7	6	Box Elder	Not Approved Tree List: Fair	X	0
8	6	Box Elder	Not Approved Tree List: Fair: Size Note: 6" x 4	X	0
9	8	Buckthorn	Invasive: Fair	X	0
10	8	Buckthorn	Invasive: Poor	X	0
11	6	Buckthorn	Invasive: Poor	X	0
12	6	Elm	Fair: Tree Close to Property Line		
13	6	Box Elder	Fair: Tree Close to Property Line		
14	6	Buckthorn	Invasive: Poor	X	0
15	12	Cottonwood	Fair: Near Property Limits of PH1 lot. Size Note: 12" x 2		
16	12	Pine	Fair: Near Property Limits: PH1 Basin		
17	16	Cottonwood	Fair: Near Property Limits: PH1 Basin		
18	7	Box Elder	Fair: Near Property Limits: PH1 Basin		
19	7	Box Elder	Fair: Near Property Limits: PH1 Basin		
20	8	Pine	Fair: Near Property Limits: PH1 Basin		
21	7	Pine	Fair: Near Property Limits: PH1 Basin		
22	7	Cottonwood	Fair: Near Property Limits: PH1 Basin. Size Note: 7" x 3		
23	6	Box Elder	Fair: Near Property Limits: PH1 Basin		
24	12	Bradford Pear	Fair		
25	12	Bradford Pear	Fair		
26	12	Bradford Pear	Fair		
27	8	Box Elder	Invasive: Fair: Size Note: 8" x 3	X	0
28	8	Box Elder	Invasive: Poor: Size Note: 8" x 4	X	0
29	8	Box Elder	Invasive: Poor: Size Note: 8" x 2	X	0
30	8	Box Elder	Invasive: Fair: Size Note: 8" x 3	X	0
31	12	Maple	Fair	X	5
32	6	Little Leaf Linden	Good	X	3
33	10	Little Leaf Linden	Good	X	5
34	8	Box Elder	Fair	X	0
35	6	Box Elder	Fair	X	0
36	6	Box Elder	Fair	X	0

REQUIREMENTS

City of Joliet Code of Ordinances Sec. 26-128h Tree Replacement	
Removal Tree DBH (inches)	# of Replacement Trees Required
4 - 9	3
10 - 15	5
16 - 21	7
22 - 27	9
28 - 33	11
34 or greater	13

REMOVALS & REPLACEMENT

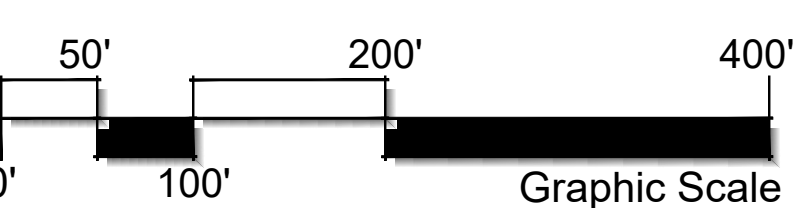
Total Existing Trees	36
Trees to be Removed (Tree 1-11, 14, 21-36)	22
Replacement Trees Required (2.0" Cal. min.)	23



- NOTES:
- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO LAND DISTURBANCE ON SITE.
 - LOCATE FENCING AT EDGE OF DRIPLINE OR AGAINST PAVEMENT EDGES, AS PER APPROVED SITE PLANS.
 - FENCING MUST REMAIN THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES. REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK REQUIRING ACCESS.
 - ACTIVITIES WITHIN TREE PROTECTION AREA ARE NOT PERMITTED, INCLUDING STAGING OF MATERIALS, PARKING, PEDESTRIAN ACCESS, ETC.
 - WHERE TREE PROTECTION IS ADJACENT TO EROSION CONTROL FENCING, TREE FENCE MUST BE VISIBLE AND AT A FULL 4' HEIGHT MIN. ON THE INSIDE OF TREE SAVE AREA.
 - WHERE TREE PROTECTION FENCING ENDOGRADES ON DRIPLINE OF EXISTING TREES TO REMAIN, OF ANY SIZE, IN AREAS OF CUTTING GRADE, TREE ROOTS ARE TO BE OUT BELOW GRADE TO DEPTH OF 12" WITH CLEAN SHARPENED IMPLEMENTS.

TREE PROTECTION FENCE DETAIL

SCALE: NTS



1 TREE PRESERVATION & REMOVALS PLAN

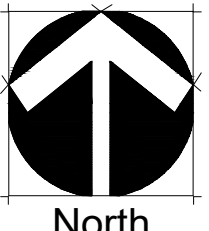
SCALE: 1" = 100'-0"

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Prepared For: **D.R. HORTON**
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name: **NEUSTONESHIRE PHASE 2**
Joliet, Illinois

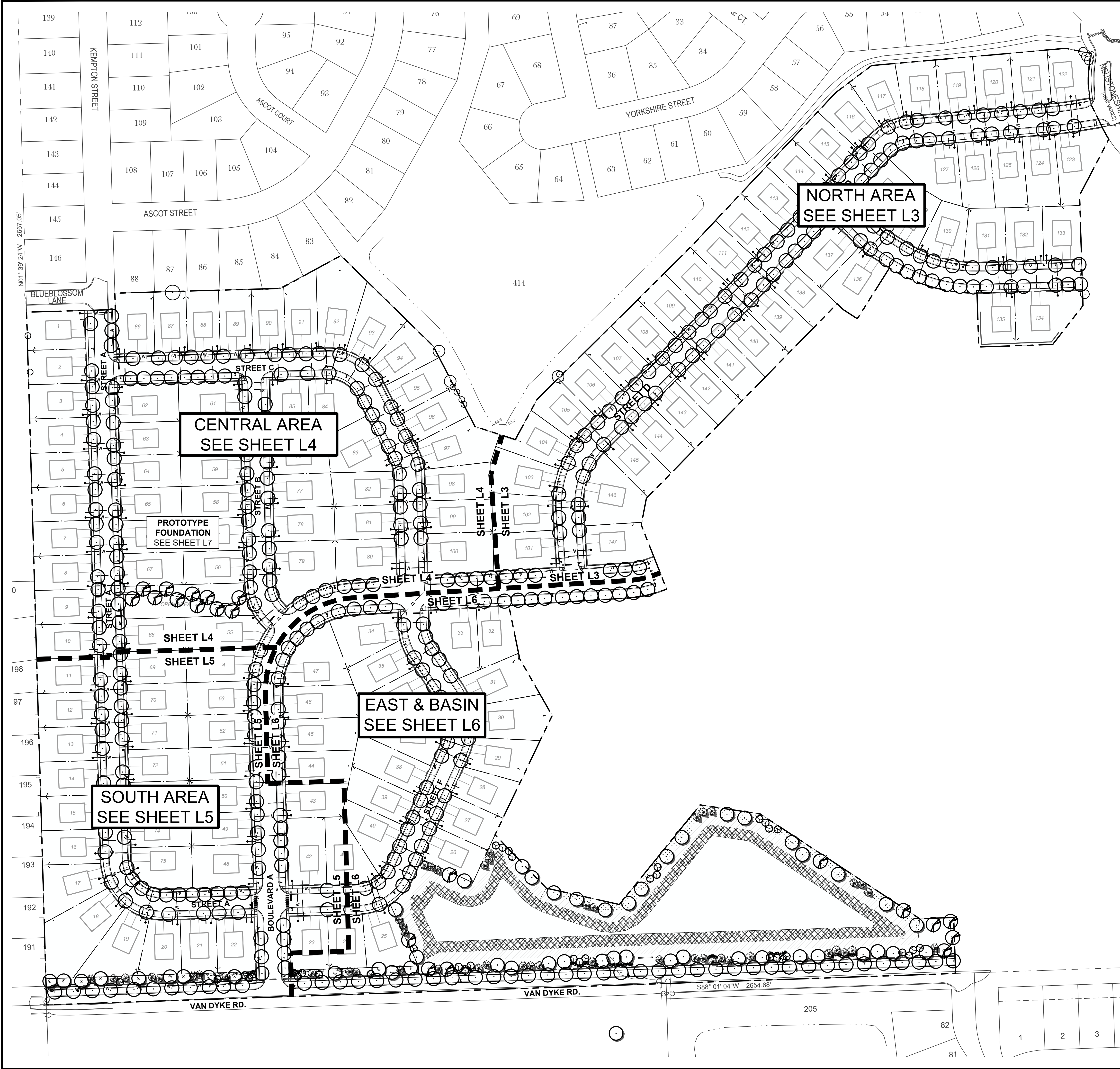
Sheet Name: **FINAL LANDSCAPE PLAN**
PRESERVATION & REMOVALS


North

Revisions

7.07-01-26 REVISED PER CITY COMMENTS
6.05-05-26 UTILITY REVISION
5.03-04-26 UTILITY REVISION
4.02-17-26 VAN DYKE WIDENING
3.02-03-26 RESPONSE TO CITY COMMENTS

Date: 05-05-2026
Scale: 1" = 100'-0"
Job #: 346.004.02a
Drawn: FSIP00
SHEET: **L1**



SITE DATA

Neustoneshire - Phase 2 Lot Size = 54.20 AC.

CALCULATIONS & COMPLIANCE

SECTION 47-15E LANDSCAPE AND SCREENING REGULATIONS

Section 47-15E.3 MINIMUM LANDSCAPING AND SCREENING REQUIREMENTS

Requirement: Lots improved with single-family dwellings shall also provide parkway landscaping, sodded or seeded turf grass or an approved pervious vegetative ground cover (or a combination of both); and

- 1. An approved shade tree with a minimum trunk size of two inches (2") in diameter as measured six inches above the ground planted within the required front yard setback; and,
- 2. Nine (9) evergreen or deciduous shrubs at a minimum of twenty-four inches (24") in height, planted within the required front yard setback; and,
- 3. Parkway landscaping including sodded or seeded turf grass, as specified above, and one approved shade tree with a minimum trunk size of two inches (2") measured six inches above the ground, evenly spaced not more than forty feet (40') apart. The total number of trees required in the parkway is the equivalent of the length of the street frontage divided by forty (40); or,
- 4. A landscape package approved by the City Manager or their designee provided by the developer or builder.

Compliance: On-Lot requirements 1 canopy and 9 shrubs shown on Sheet L7 Prototype, typ. Parkway landscape calculations below and proposed on preliminary landscape plan.

Section 47-15E.4 PARKWAY LANDSCAPING

Requirement: 1 Canopy per 40 linear feet (LF) of street frontage. Trees shall be 2" Cal. size, and no more than 5 same species trees planted adjacently.

Calculation: Total 16,112 LF / 40 LF of Street Frontage = 403 Parkway Trees Required

Compliance: 403 Parkway Trees Provided.

Note: Parkway trees shall be spaced ten feet (10') from driveways, ten feet (10') from fire hydrants, twenty feet (20') from street lights, and thirty feet (30') from stop signs and traffic signals.

Section 47-15E.7 LANDSCAPING OF DETENTION AND RETENTION BASINS

Requirement: 1 Canopy, 1 Evergreen, and 1 Ornamental tree per 100 LF of High Water Line (HWL) length.

Calculation: HWL 2600 LF / 100 LF = 26 26 x 1 Canopy, 1 Evergreen, 1 Ornamental

26 Canopy, 26 Evergreen, and 26 Ornamental Trees Required

Compliance: 26 Canopy, 26 Evergreen, and 26 Ornamental Trees Provided

Note:

- 1. Native vegetation shall be required for all wet-bottom retention basins. A naturalized planting plan that documents the planting and maintenance of the native vegetation is required. Only plants adapted to temporary flooding may be planted below the high water line. Naturalized plantings are allowed to exceed heights over eight inches (8") high.
- 2. Aerator fountains shall be required for all wet-bottom retention basins in accordance with the standards approved by the Department of Public Works and Utilities.**
- 3. Only wrought-iron type fencing is allowed to surround the detention/retention basins (the use of chain-link fencing is prohibited). Installation of a decorative wood fence may be allowed if determined necessary by the City Manager or their designee.**

** Ordinance #15718, 11/21/06

Section 47-15E.8.B LANDSCAPING OF RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENTS ADJACENT TO MAJOR AND MINOR ARTERIAL STREETS AND MAIN SUBDIVISION COLLECTOR STREETS

Requirement: 5 Evergreen or Ornamental trees, 3 Shade trees and 10 shrubs per 100 LF of Perimeter.

Calculation: 1,873 LF / 100 LF = 18.73 18.73 x 5 Evergreen or Ornamental, x3 Shade, x 10 Shrubs

94 Evergreen or Ornamental Trees, 57 Shade Trees, 188 Shrubs Required

Note: Variance requested for a 40% reduction of the required landscape easement from 30 feet to 18 feet. Required

material amounts reduced by the same percentage as the width.

Reduced Calculation: 55 Evergreen or Ornamental Trees, 32 Shade Trees, 112 Shrubs Required

Compliance: 55 Evergreen or Ornamental Trees, 32 Shade Trees, 112 Shrubs Provided

Section 47-15E.14 TREE PRESERVATION

Compliance: Sheet L1 outlines Phase 2 tree preservation and removals plan based on existing trees surveyed.

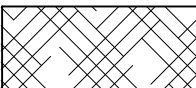
Note:

- 1. Grading and construction equipment and materials shall not encroach upon the dripline of any tree to be preserved.
- 2. Crushed limestone, or any other material harmful to trees, shall not be deposited within the drip line of any tree.
- 3. No materials or vehicles shall be stored, driven, or parked within the drip line of any tree to be preserved.
- 4. Snow fencing, or an alternative temporary barrier, shall be installed at the drip line of each tree to be preserved.
- 5. Trees to be preserved which may be adversely affected by construction activity shall be pruned or otherwise treated by a qualified arborist to compensate for expected root loss during construction.

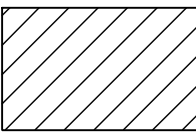
NOTES

- 1. See engineer's plans for grading, drainage and utility information.
- 2. Plant species selection per Section 47-15E.15 Recommended Trees, Shrubs, and Groundcover, or comparable alternative for site.

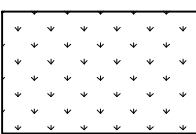
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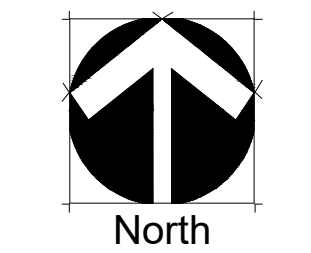
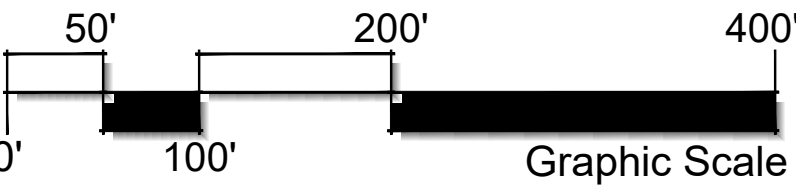
EMERGENT SEED

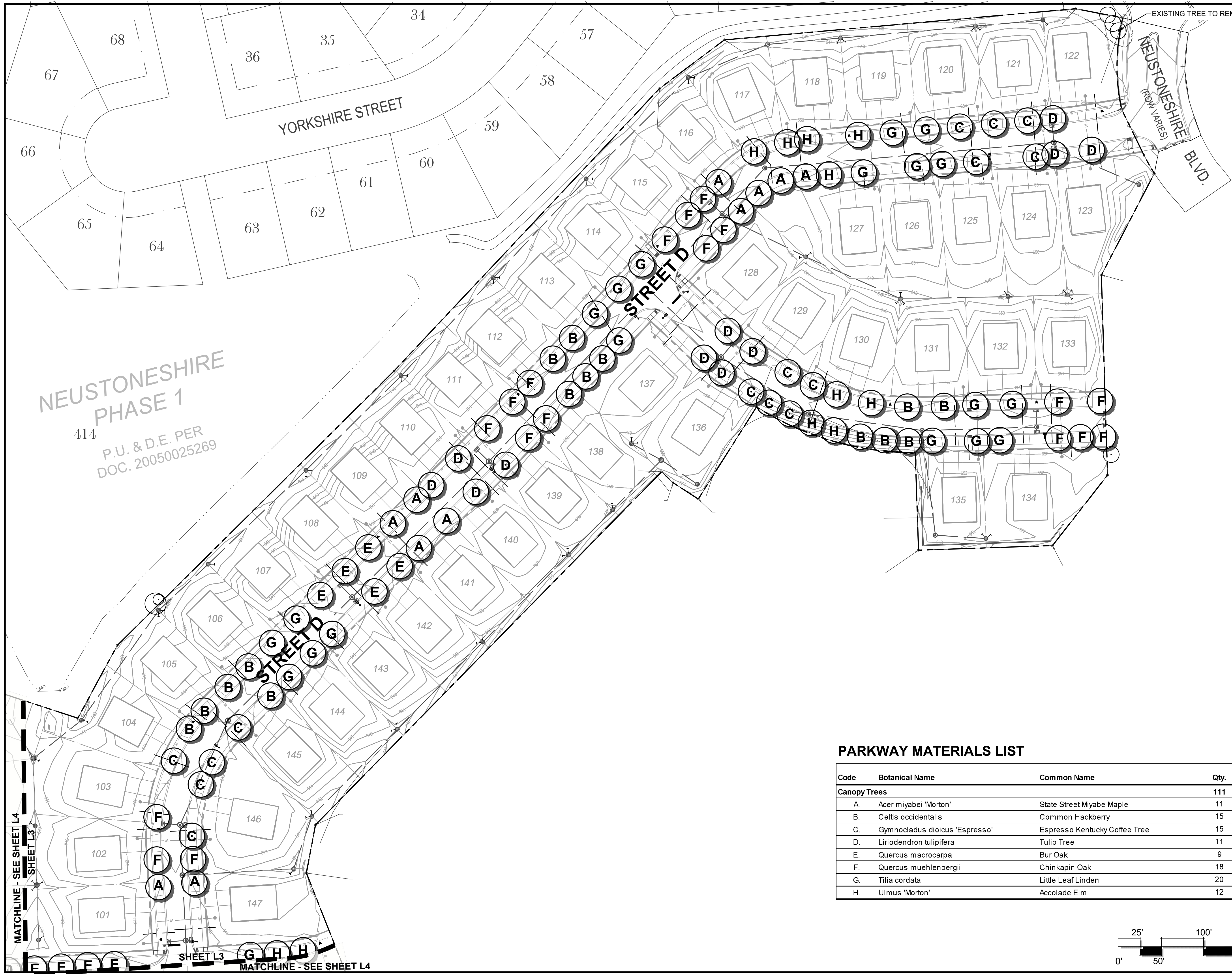


WET TO MESIC SEED



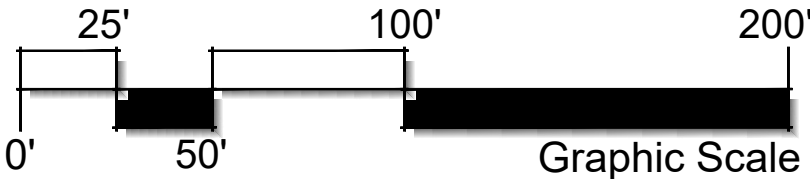
LOW PROFILE PRAIRIE SEED





PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			111			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	11	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	15	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	15	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	11	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	9	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	18	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	20	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'



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Suite 925
Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
FINAL
LANDSCAPE PLAN
NORTH AREA

North

Revisions
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5. 03-04-26 UTILITY REVISION
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Date: 05-05-2026
Scale: 1" = 50'-0"
Job #: 346.004.02a
Drawn: PSIP00
File #
SHEET:
L3



PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			114			
A	Acer miyabei 'Morton'	State Street Miyabe Maple	19	Each	2.0" cal.	40'
B	Celtis occidentalis	Common Hackberry	21	Each	2.0" cal.	40'
C	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	14	Each	2.0" cal.	40'
D	Liriodendron tulipifera	Tulip Tree	18	Each	2.0" cal.	40'
E	Quercus macrocarpa	Bur Oak	8	Each	2.0" cal.	40'
F	Quercus muehlenbergii	Chinkapin Oak	13	Each	2.0" cal.	40'
G	Tilia cordata	Little Leaf Linden	9	Each	2.0" cal.	40'
H	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			11		
QMA	Quercus macrocarpa	Bur Oak	5	Each	2.0" cal.
LTI	Liriodendron tulipifera	Tulip Tree	6	Each	2.0" cal.



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schoppeassociates.com

Prepared For:

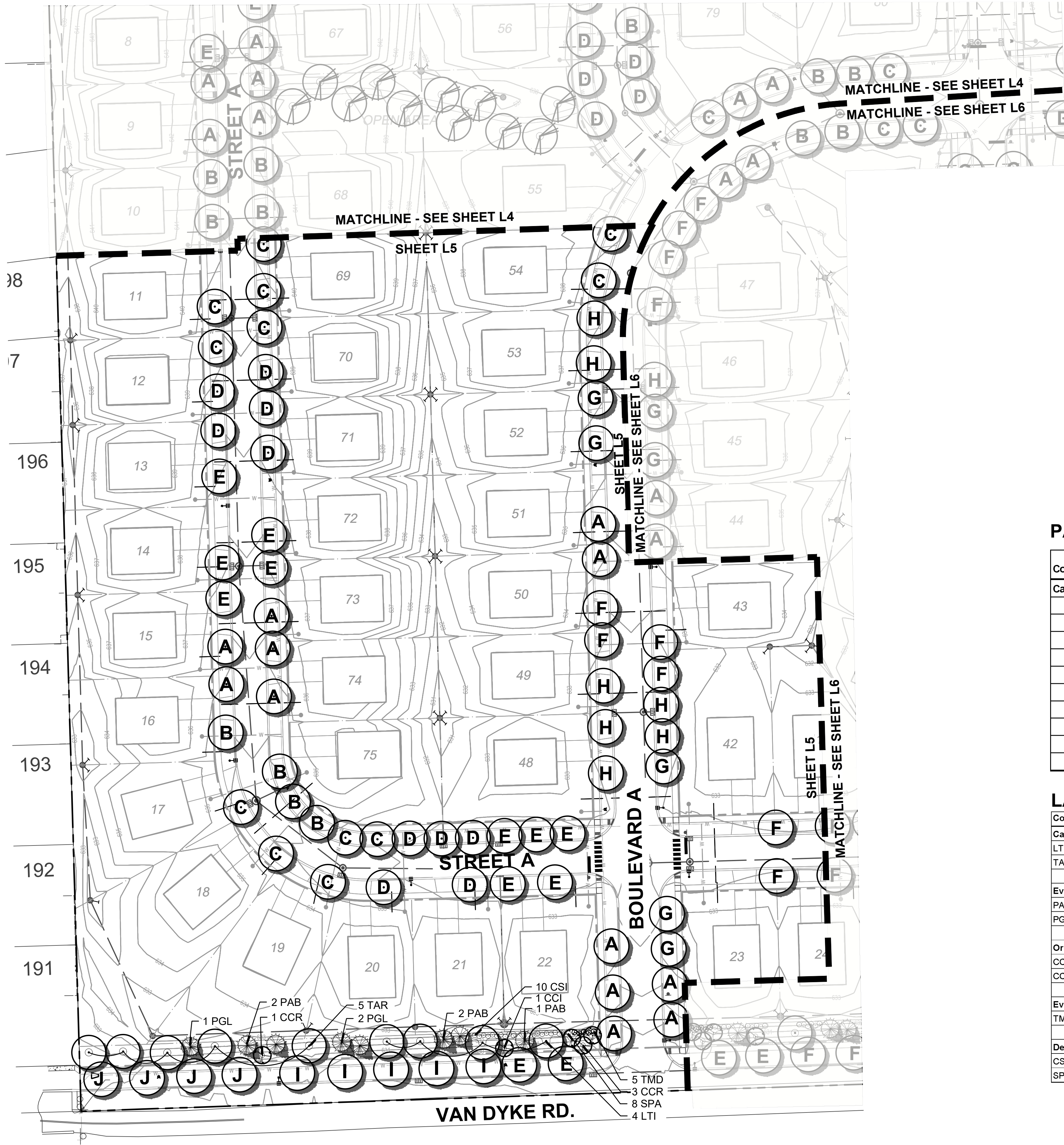
D.R. HORTON
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1750 E. Golf Road
Suite 925
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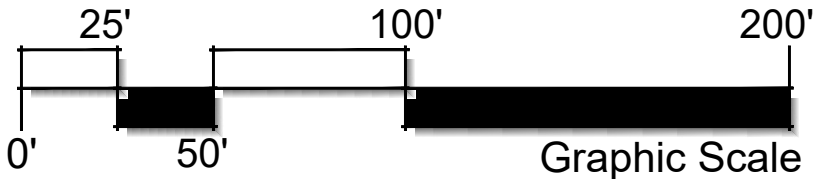


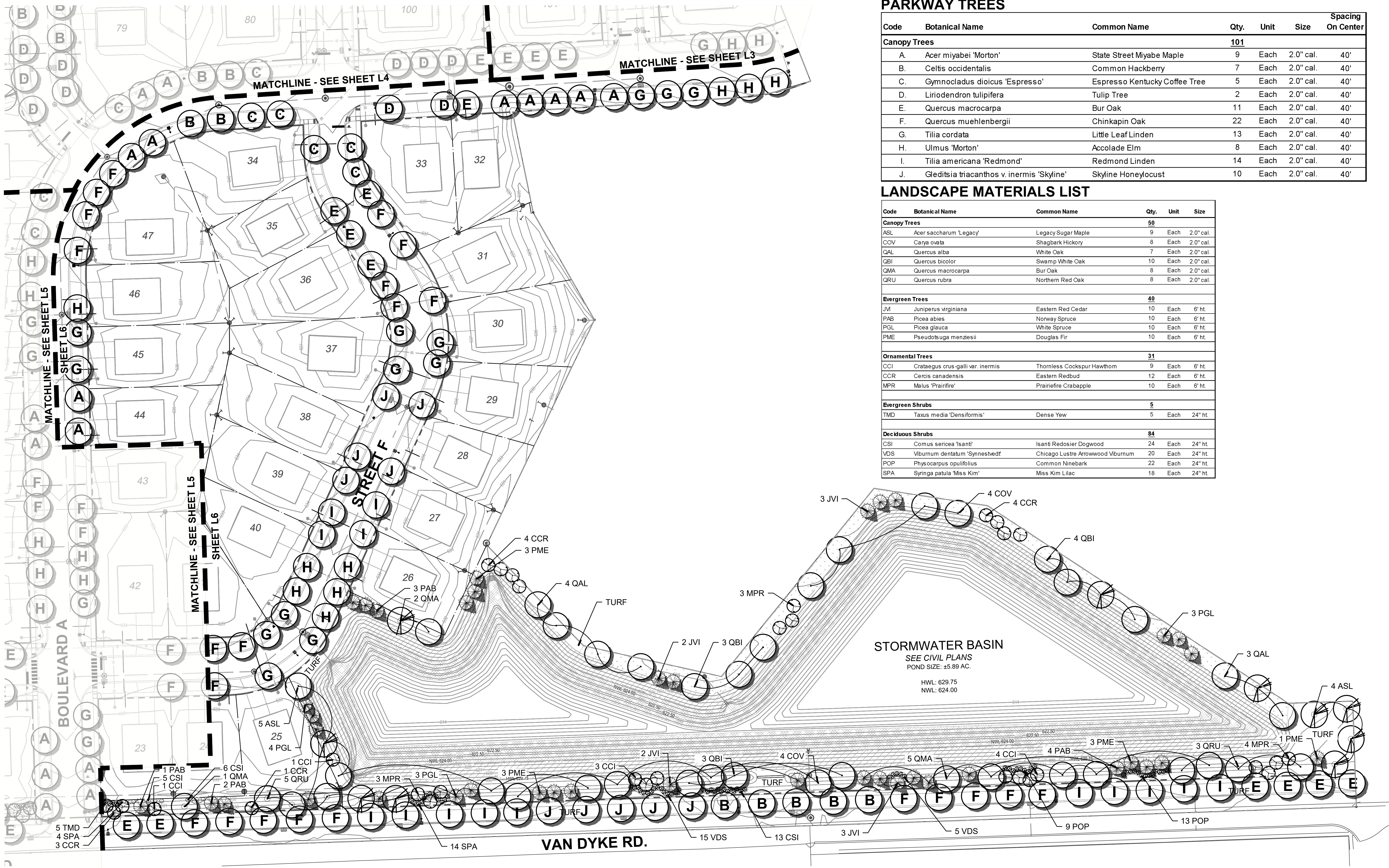
PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			77			
A	Acer miyabei 'Morton'	State Street Miyabe Maple	12	Each	2.0" cal.	40'
B	Celtis occidentalis	Common Hackberry	4	Each	2.0" cal.	40'
C	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	12	Each	2.0" cal.	40'
D	Liriodendron tulipifera	Tulip Tree	10	Each	2.0" cal.	40'
E	Quercus macrocarpa	Bur Oak	12	Each	2.0" cal.	40'
F	Quercus muehlenbergii	Chinkapin Oak	6	Each	2.0" cal.	40'
G	Tilia cordata	Little Leaf Linden	5	Each	2.0" cal.	40'
H	Ulmus 'Morton'	Accolade Elm	7	Each	2.0" cal.	40'
I	Tilia americana 'Redmond'	Redmond Linden	5	Each	2.0" cal.	40'
J	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	4	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			9		
LTI	Liriodendron tulipifera	Tulip Tree	4	Each	2.0" cal.
TAR	Tilia cordata	Little Leaf Linden	5	Each	2.0" cal.
Evergreen Trees			7		
PAB	Picea abies	Norway Spruce	4	Each	6' ht.
PGL	Picea glauca	White Spruce	3	Each	6' ht.
Ornamental Trees			5		
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	1	Each	6' ht.
CCR	Cercis canadensis	Eastern Redbud	4	Each	6' ht.
Evergreen Shrubs			5		
TMD	Taxus media 'Densiflora'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			18		
CSI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	10	Each	24" ht.
SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	8	Each	24" ht.





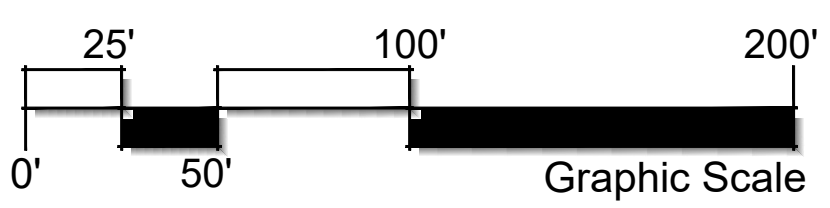
PARKWAY TREES

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			101			
A	Acer miyabei 'Morton'	State Street Miyabe Maple	9	Each	2.0" cal.	40'
B	Celtis occidentalis	Common Hackberry	7	Each	2.0" cal.	40'
C	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	5	Each	2.0" cal.	40'
D	Liriodendron tulipifera	Tulip Tree	2	Each	2.0" cal.	40'
E	Quercus macrocarpa	Bur Oak	11	Each	2.0" cal.	40'
F	Quercus muehlenbergii	Chinkapin Oak	22	Each	2.0" cal.	40'
G	Tilia cordata	Little Leaf Linden	13	Each	2.0" cal.	40'
H	Ulmus 'Morton'	Accolade Elm	8	Each	2.0" cal.	40'
I	Tilia americana 'Redmond'	Redmond Linden	14	Each	2.0" cal.	40'
J	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	10	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			50		
ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	9	Each	2.0" cal.
COV	Carya ovata	Shagbark Hickory	8	Each	2.0" cal.
QAL	Quercus alba	White Oak	7	Each	2.0" cal.
QBI	Quercus bicolor	Swamp White Oak	10	Each	2.0" cal.
QMA	Quercus macrocarpa	Bur Oak	8	Each	2.0" cal.
QRU	Quercus rubra	Northern Red Oak	8	Each	2.0" cal.
Evergreen Trees			40		
JVI	Juniperus virginiana	Eastern Red Cedar	10	Each	6" ht.
PAB	Picea abies	Norway Spruce	10	Each	6" ht.
PGL	Picea glauca	White Spruce	10	Each	6" ht.
PME	Pseudotsuga menziesii	Douglas Fir	10	Each	6" ht.
Ornamental Trees			31		
OCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	9	Each	6" ht.
CCR	Cercis canadensis	Eastern Redbud	12	Each	6" ht.
MPR	Malus 'Prairifire'	Prairifire Crabapple	10	Each	6" ht.
Evergreen Shrubs			5		
TMD	Taxus media 'Densiflora'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			84		
CSI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	24	Each	24" ht.
VDS	Viburnum dentatum 'Synnvest'	Chicago Lustre Arrowwood Viburnum	20	Each	24" ht.
POP	Physocarpus opulifolius	Common Ninebark	22	Each	24" ht.
SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	18	Each	24" ht.

- NATIVE SEED LEGEND
- EMERGENT SEED SAFETY SHELF TO 5' BEYOND NWL
 - WET TO MESIC SEED 5' BEYOND NWL TO HWL
 - LOW PROFILE PRAIRIE SEED HWL TO PROPERTY LINE



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Project Name: **NEUSTONESHIRE PHASE 2**
Joliet, Illinois

Sheet Name: **FINAL LANDSCAPE PLAN**
EAST AREA & BASIN LANDSCAPE

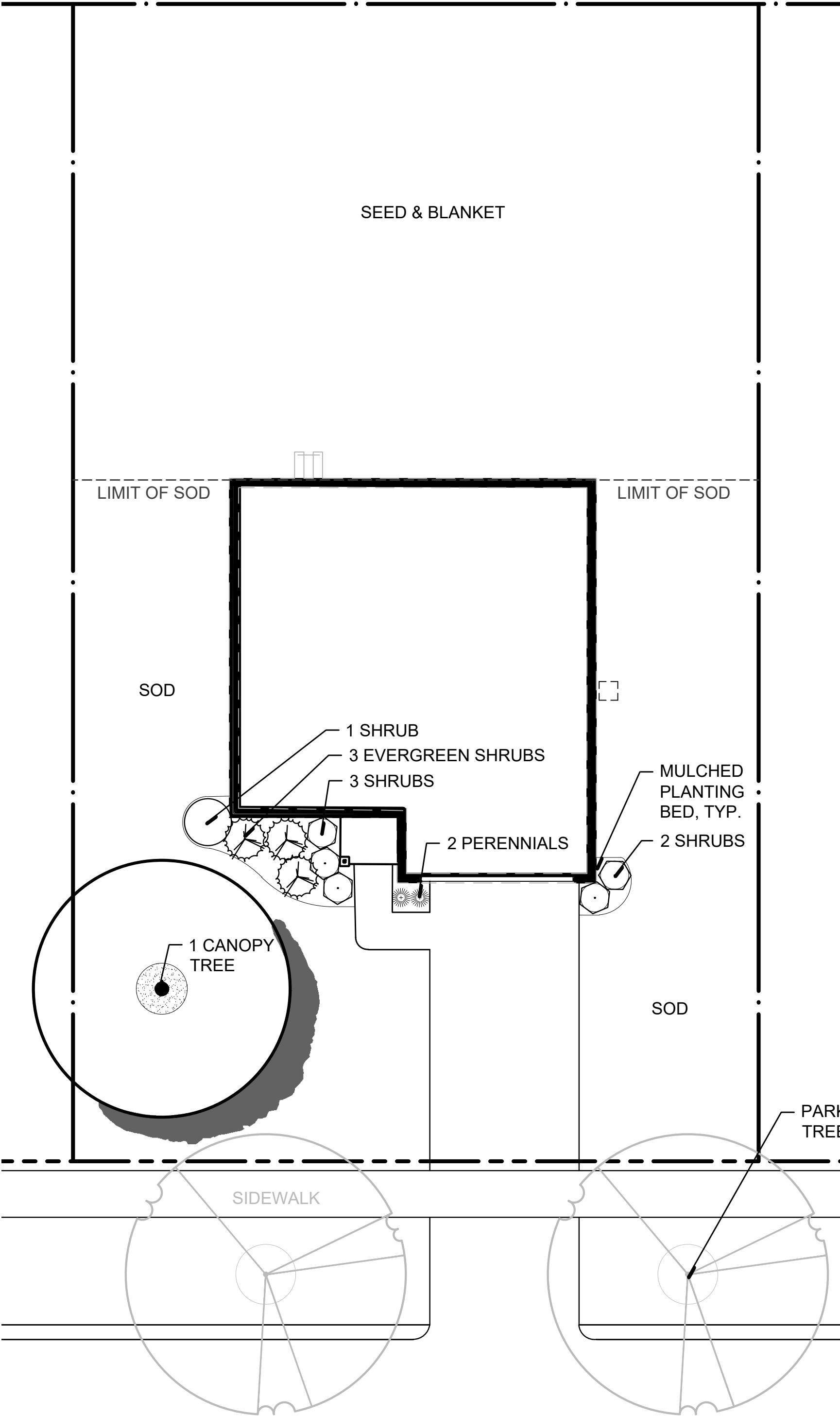
North

Revisions

7.07-01-26	REVISED PER CITY COMMENTS
6.05-05-26	UTILITY REVISION
5.03-04-26	UTILITY REVISION
4.02-17-26	VAN DYKE WIDENING
3.02-03-26	RESPONSE TO CITY COMMENTS

Date: 05-05-2026
Scale: 1" = 50'-0"
Job #: 346.004.02a
Drawn: FSIP
File #: FSIP

SHEET: **L6**



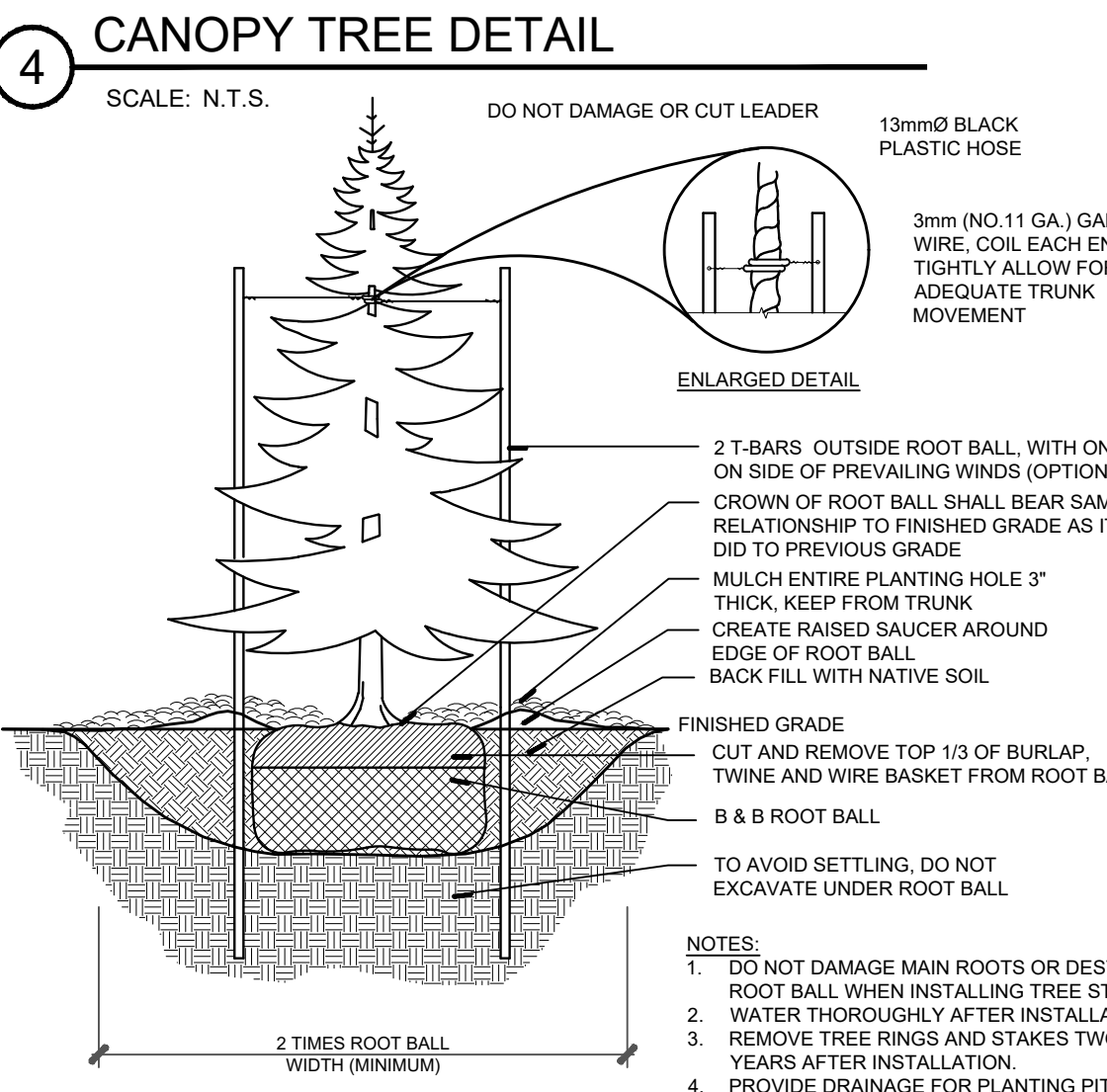
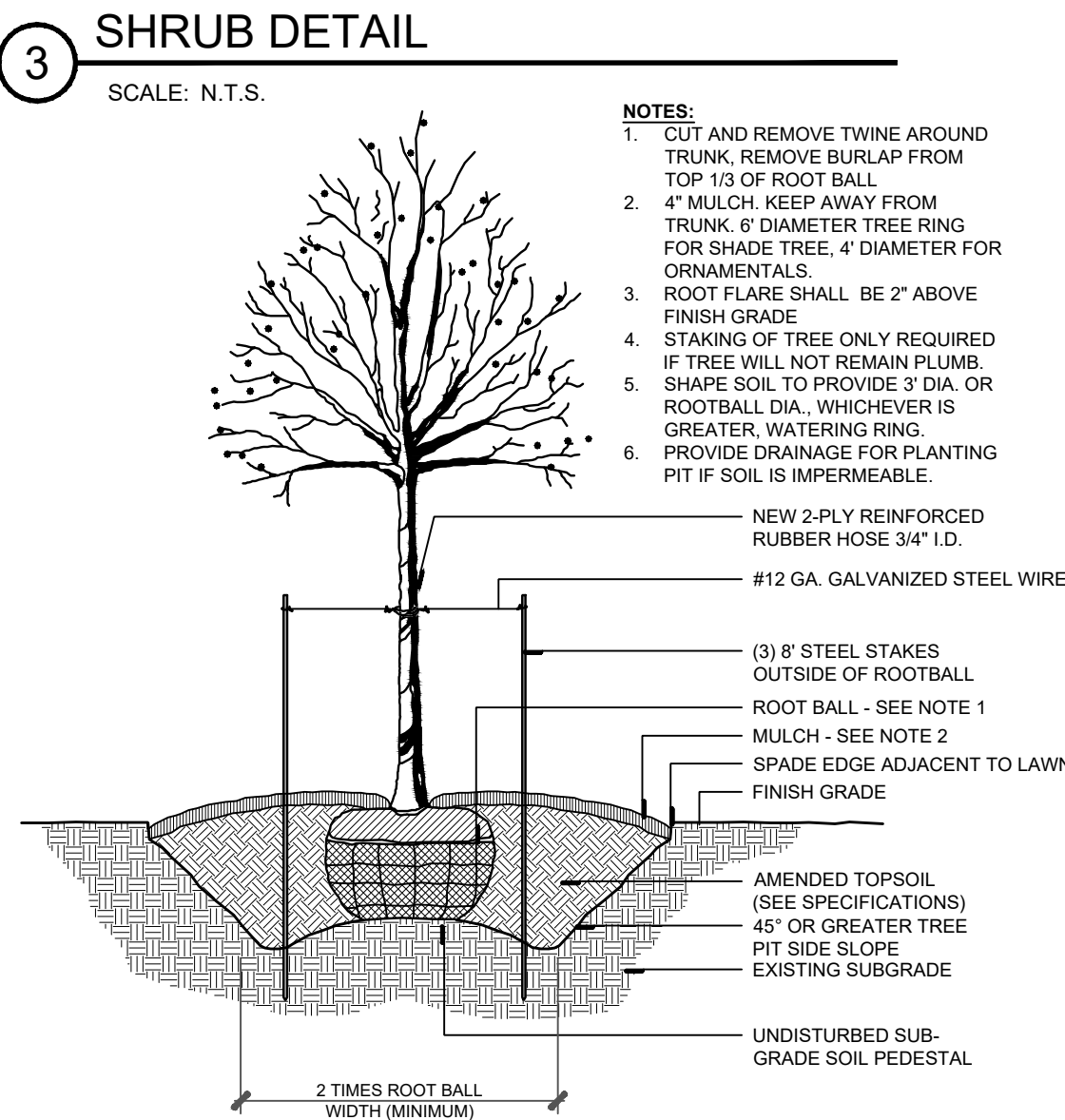
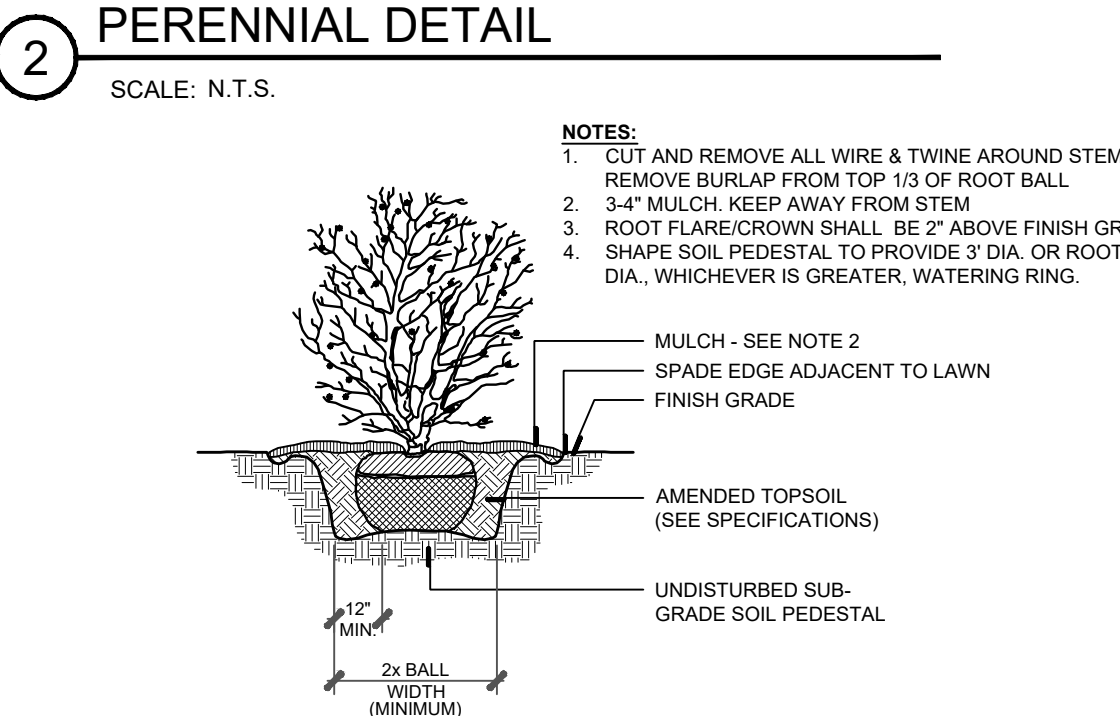
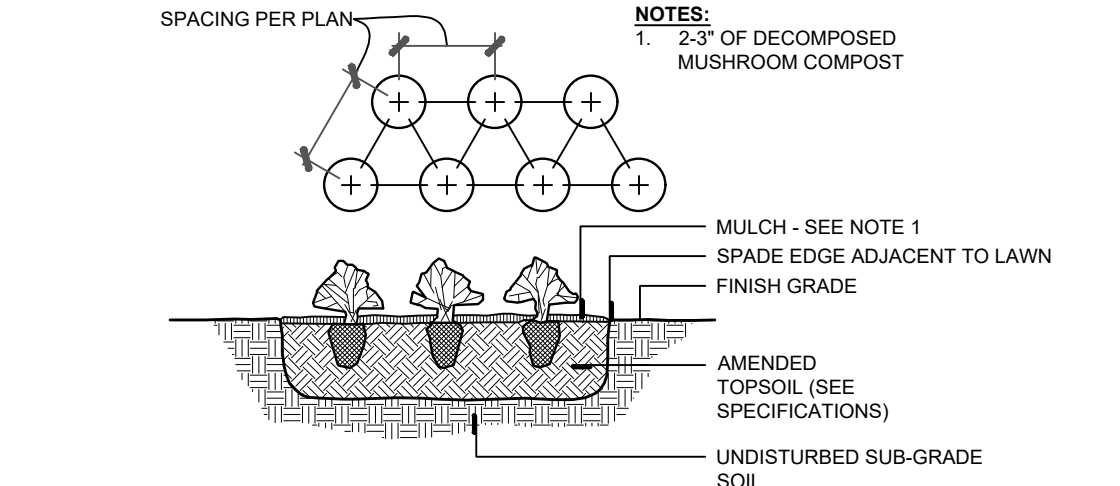
1 Prototype Foundation Landscape Plan, Typ.
SCALE: 1" = 10'-0"

5' 10' 20' 40'
Graphic Scale

FOUNDATION LANDSCAPE PLAN, TYP. MATERIALS LIST

Common Name	Qty.	Unit	Size
Canopy Trees	<u>1</u>	Each	2.0" Cal.
Deciduous Shrubs	<u>6</u>	Each	3 gal. Cont.
Evergreen Shrubs	<u>3</u>	Each	3 gal. Cont.
Perennials	<u>2</u>	Each	1 gal. Cont.

LANDSCAPE DETAILS



5 EVERGREEN TREE DETAIL
SCALE: N.T.S.

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Provide turf, trees, shrubs, and groundcovers as shown and specified. The work includes:
1. Soil preparation.
 2. Fertilizing.
 3. Seeding.
 4. Sod.
 5. Amended topsoil.
 6. Trees, Shrubs, Perennials and Ornamental Grasses.
 7. Erosion control.
 8. Mulch and planting accessories.
 9. Maintenance and guarantee.
 10. Cleaning up work area.

1.02 QUALITY ASSURANCE

- A. Comply with applicable local regulations.
- B. Plant names indicated comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.
- C. Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock." A plant shall be dimensioned as it stands in its natural position.
- D. All plants shall be nursery grown in the central/northern Illinois region and/or within a 100 mile radius of the project and under climatic conditions similar to those in the locality of the project for a minimum of 2 years.
- E. Plants are subject to inspection by the Landscape Architect at the job site or nursery. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging and to reject unacceptable material at anytime during the process.

1.03 SUBMITTALS

- A. Planting Schedule: Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Topsoil: Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirements to Owner's Representative for review and written approval.
- C. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentages of purity, germination, and weed seed for each grass species.
- D. Sod: Submit sod grower's certificate of grass species. Identify source location in Bid Proposal Form.
- E. Plants: If plants will not be installed in accordance with provided plans due to availability or conditions a substitution list with genus, species, variety, size and/or quantity of plants to be substituted shall be submitted for review by the Landscape Architect.
- F. Mulch and Miscellaneous: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Owner's Representative for review and written approval.
- G. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.
- H. Maintenance Plan - Landscape Work: Submit two (2) copies of a maintenance plan outlining procedures to be followed by the Contractor for the maintenance of landscape work for one full year following initial acceptance. The plan shall include items out lined in Sections 2.01 and 3.08. The maintenance plan shall be provided within ten (10) days of contract approval. Owner's Representative shall receive copies of all instructions when issued.

1.04 DELIVERY, STORAGE, AND HANDLING

- E. Seed: Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.
- F. Sod: Deliver and install sod cut within 48-hour period.
- G. Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.
- H. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray evergreen plants and deciduous plants in foliage with and approved "Anti-Desiccant" before digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the Landscape Architect. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches or bark.

- I. Cover plants transported on open vehicles with a protective covering to prevent windburnand defoliation.

1.05 PROJECT CONDITIONS

- A. It shall be the contractors responsibility to protect and locate all above and below ground utilities as required by law. The contractor shall contact utility companies at least 48 hours prior to any work.
- B. Work notification: Notify Landscape Architect at least 2 working days prior to start of planting or seeding operations.
- C. Confirm that the quality and depth of topsoil is satisfactory prior to beginning fine grading.
- D. Fine grading must be approved by Landscape Architect prior to start of seeding.
- E. Perform turf work only after planting and other work affecting ground surface has been completed.
- F. Install seed under favorable weather conditions unless approved by the Owner's Representative. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

Spring - April 1st to May 31st
Fall - August 15th to September 15th

- G. A complete list of plants, including a schedule of sizes, approximate quantities, and other requirements is shown on the drawings for the convenience of the Owner. Verify and supply the quantities required to complete the work as drawn.

1.06 GUARANTEE

- A. Guarantee all work for one year following the date of Final Completion.
- H. Sand: Coarse "torpedo" sand

- B. At the end of the guarantee period, reseed areas with specified materials, which fail to provide a uniform stand of grass until all affected areas are accepted by the Landscape Architect.

- C. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the Landscape Architect, are in an unhealthy or unsightly condition. Guarantee all replacement plants for an additional one year after installation. Replacement plants, which are dead or unacceptable within 2 years of their installation, may be replaced with unguaranteed plants, or removed, at the discretion of the Owner. Reimburse the Owner 50% of the price of each removed plant, which is not replaced.

- D. Guarantee shall not include damage or loss of trees, plants, or groundcovers caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, winter kill caused by extreme cold and severe winter conditions not typical of planting area, browsing or other damage caused from rodents or other animals, or acts of vandalism.

- E. If within one year of final completion, settlement occurs, make all adjustments without extra cost to the Owner including the complete restoration of all damaged planting, paving, or other improvements of any kind.

1.07 PAYMENTS

- A. Initial payment of 90% of installation price will be issued upon completion of the submittal outlined in section 1.03 and the installation verification by the Owner's Representative. A 10% retainer will be held at this time.
- B. Final retainer amount will be released at the end of the two year maintenance

period, pending the following:

1. Warranties plant material is replaced per the final punch list.
2. All areas are maintained and in good order.
3. Submittal of long-term maintenance program.
4. Final acceptance by Owner.

- C. It shall be the Contractor's responsibility to notify the Owner's Representative once the final punch list is complete and to schedule the final warranty walk-through.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Seed Fertilizer:
1. Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
 - a. Starter fertilizer with an approximate analysis of 6N, (24P2O5, 24K2O), or similar approved composition.
 - b. Post emergent fertilizer with an approximate analysis of 30-5-5.
- B. Plant Fertilizer:
1. Provide a granular commercial fertilizer with an analysis of 10-10-10

- C. Seed:
1. Turf Seed: Provide fresh, clean, new crop turf-type lawn seed complying with the tolerance for purity and germination established by the Association of Official Seed Analysis (AOA) of North America. Seed shall be obtained from a reputable supplier (approved by Landscape Architect) within a 200-mile radius of the local transition zone and/or northerly regions of the project site and shall be free from Poa annua, bent grass and noxious weeds. Provide pure live seed (PLS) of grass species, proportions and maximum percentage of weed seed, as specified.

2. Turf Seed Mixture: - 6 lbs./ 1000 sq. ft.
Seed Blend Mixture:
Kentucky Bluegrass (blend of 3 types) 50% (131 lbs./ac.)
Fine Fescue 30% (78 lbs./ac.)
Perennial Rye (blend of 2 types) 20% (52 lbs./ac.)
Weed Seed 0.3% Max.

- D. Sod:
1. Provide an "Approved" nursery grown blend of Improved Kentucky Bluegrass varieties that is native to the locality of the work.
 2. Provide well-rooted, healthy sod, free of disease, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density

- E. Plants: Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, plants free from defects, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed growth without voids and open spaces.

1. Dig balled and burlapped plants with firm, natural balls of earth. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mushroomed balls are not acceptable. Tree spade transplanting is not acceptable.

2. Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted.

3. Provide plants matched in form when arranged in groups.

4. Provide evergreen trees branched to the ground unless otherwise specified or accepted.

5. Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list.

- a. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

- F. Topsoil
1. Topsoil shall be defined as a friable, loamy mixture surface soil. It shall not be extremely acid or alkaline nor contain toxic substances harmful to plant growth, and shall be of uniform color and texture.

2. Topsoil shall be free from large roots, sticks, weeds, brush, subsoil, clay lumps, or stones larger than one (1") inch in diameter, or other litter and extraneous matter undesirable to plant growth.

3. Topsoil must be inspected by the owner at the source of supply or as delivered. Topsoil shall meet the approval of the owner prior to use. Any topsoil placed without approval may be subject to removal at the discretion of the owner.

- G. Subdrainage piping: Provide 4" corrugated polyurethane tubing. Provide matching reducers, adaptors, couplings, fittings, and accessory components to insure continuity of the sub-drainage system.

1. Plastic tubing: ASTM F405, corrugated perforated polyurethane tubing with filter sock.

- H. Drainage fill: AASHTO M43 (3/8" to 3/8") clean uniformly graded stone or gravel.
1. Filter fabric: Dupont "Tyfap" or other approved non - woven porous polypropylene fabric.

- J. Erosion control blanket: This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket. Install per manufacturer's recommendations.

2.02 ACCESSORIES

- A. Amended Topsoil for Planting Beds: A mixture of 60% topsoil and 40% mushroom compost, which have been thoroughly incorporated.

- B. Mulch: 6 month old, well rotted, double shredded hardwood, cedar or cypress bark mulch, not larger than 4" in length and ½" in width, free of woodchips and sawdust.

- C. Stakes for Guying: Hardwood, 2" x 4" x 36" long, or steel stakes.

- D. Guying Wires: Double strand No. 12 gauge galvanized wire.

1. Turnbuckles: Galvanized steel of size and gauge required to provide tensile strength equal to that of the wire. Turnbuckle openings shall be at least 3".

- E. Guying Hose: Two-ply, reinforced garden hose not less than 3/4" inside diameter.

- F. Tree Wrap: Standard waterproofed tree wrapping paper, 2-12" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.

- G. Twine: Two-ply nursery kite material.

PART 3 - EXECUTION

3.01 INSPECTION

- A. Examine finish surfaces grades, topsoil quality, depth, and conditions of installations. Do not start planting work until unsatisfactory conditions are corrected.

- B. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains at pits, when planting pits are more than half full of water after 24 hours.

3.02 PREPARATION

- A. All planting techniques and methods shall be consistent with the latest edition of American Standard for Nursery Stock (ANSI Z60.1), and as detailed on these drawings.

- B. Loosen topsoil of lawn areas to minimum depth of 6". Remove stones over 1" in any dimension and sticks, roots, rubbish, and extraneous matter.

- C. Grade lawn areas to smooth, free draining and even surface with a loose, uniformly fine texture. Roll and rake; remove ridges and fill depressions as required to drain.

- D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding.

E. Time of Planting:

1. Evergreen material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begins. If project requirements require planting at other times, spray plant with anti-desiccant prior to planting operations.

2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-desiccant prior to planting operations.

- E. Locate plants as indicated and approved in the field by the Landscape Architect.

- F. Excavate all clay and gravel in medians and planting beds to 24" depth. Backfill with amended topsoil.

- G. Excavate circular plant pits with sloped sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Scarify the bottom of the pit to a depth of 4".

3.03 FERTILIZATION

- A. Apply fertilizers and conditioners at the rate specified per soil tests findings. In lieu of soil test results see specifications below.

- B. For seeded turf grass areas:

1. Apply starter fertilizer to indicated seed areas at a rate equal to 650 lb. per acre.

2. Apply fertilizer by mechanical rotary or drop types distributor, thoroughly and evenly incorporated with soil to a depth of 3" by diskng or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

- C. For sodded area: Apply fertilizer at the rate of 200 pounds of actual nutrients per acre and work into the soil.

3.04 SEED INSTALLATION

- A. Turf Grass:

1. Seed immediately after preparation of bed.

2. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.

3. Perform seeding operations when the soil is dry, when winds do not exceed 10 miles per hour velocity and soil temperatures are above 55 degrees fahrenheit.

4. Sow grass seed at the specified rate using the following method:

- a. Conventional Seeding:

- a.a. Apply seed with a drop or rotary type distributor. Install seed evenly by sowing equal quantities in both directions, at right angles to each other.

- a.b. After seeding, rake soil surface lightly to incorporate seed. Roll with light lawn roller.

5. For all seeded bluegrasses: provide erosion control blanket within 24 hours of installation. Install per manufacturer's specification.

6. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased, but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

3.05 SOD INSTALLATION

- A. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of side strips. Do not overlap edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide top of sod soil flush with adjacent curbs, sidewalks, drains, and seeded areas.

- B. Install initial row of sod in a straight line, beginning at bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and tightly against previously installed row.

- C. Roll with light lawn roller to ensure contact with sub-grade.

- D. Water sod thoroughly with a fine spray immediately after laying.

- E. Stake sod on slopes greater than 3:1 to prevent slippage. Two stakes per yard.

3.06 PLANT INSTALLATION (See landscape details for additional information)

- A. Trees and shrubs:

1. Set plant material in the planting pit to proper grade and alignment. Set plants upright and plumb. Set root flare of plant material 2" above the adjacent finish grade. Remove excess soil as needed from rootball above root flare. Remove soil from top of root ball. Remove all treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Do not fill around trunks or stems.

2. After balled or burlapped plants are set, backfill fill all voids, tamping soil to avoid any air pockets.

3. Mix approved commercial fertilizer at 10 lbs. per cubic yard of backfill.

4. Water plants when hole is two-thirds filled with topsoil. After watering complete filling of hole thoroughly lamp to eliminate voids.

5. Remove all tags, wires, twine, and wrap from trees and shrubs immediately after planting.

- B. Perennials and Ornamental Grasses:

1. Where Perennials and Ornamental Grasses are specified on the plans, install entire plant bed to 12" depth using amended topsoil. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard.
2. Space plants according to dimensions on the drawings. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs, or to the edge of the plant ball, whichever is closest. Plant to within 12" of bed edge.

3. Apply commercial pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire planting bed.

- C. Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
2. Do not mulch within 3" radius of tree trunk.

- D. Wrapping:

1. Inspect trees for injury to trunks, evidence of insect infestations, and improper pruning before wrapping.

2. Wrap trunks of all trees spirally from bottom to top with waterproof crepe tree wrap and secure with hemp cord at top and bottom.

- a. Overlap ¼ the width of the tree wrap strip and cover the trunk from the ground to the height of the first branch.

2. Secure tree wrap in place with twine wound spirally downward in opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.

- c. Wrap should be removed within 1 year of installation and all twine removed to avoid damage to trunk.

- E. Guying:

1. When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions, which may affect tree survival or appearance, occur, the Landscape Architect may require immediate guying.

2. Guy all deciduous trees over 3" caliper. Guy all evergreen trees over 8' tall.

- F. Pruning:

1. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make cut on an angle. All pruning to be in compliance with ANSI A300 Pruning Standards and International Society of Arboriculture.

2. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. In general, remove no more than ¼ of the leaf bearing buds. Remove or cut back dead, broken, and damaged branches and asymmetrical growth of new wood.

3. Multiple leader plants: Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make a cut on angle.

4. Prune evergreens only to remove broken or damaged branches.

3.07 UNDERDRAIN INSTALLATION

- A. Install minimum 4" layer of drainage fill over compacted earth base for bedding drainage pipe.

- B. Lay drainage pipe with perforations down, joints closed, and firmly bedded in drainage fill material. Provide full bearing for each pipe section. Provide continuous slope in the direction of flow.

- C. Install underdrain drainpipe 30" below finished grade.

3.08 MAINTENANCE

- A. Maintain lawn areas and plantings to ensure proper watering and mowing as required for forty-five (45) days minimum, after Final Acceptance.

- B. Maintain lawn areas including watering, spot weeding, mowing, application of herbicides, fungicides, insecticides, and reseeding until a full, uniform stand of grass free of weeds, undesirable grass species, disease, and insects is achieved and receives Final Acceptance.

1. Water seed thoroughly as required to establish proper rooting.

2. Repair and rework all areas that have washed out or are eroded. Replace undesirable or dead areas with new seed.

3. Mow lawn areas as soon as top growth reached a 3" height. Cut back to 2" height. Repeat mowing as required to maintain specified height. Not more than 30% of grass leaf shall be removed at any single mowing.

4. Remove sod pegs following turf establishment.

- C. Maintenance shall include pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants free of insects, weeds and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material in accordance with pruning section.

2. Tighten and repair, or remove, guy wires and stakes as required.

3. Water trees, plants, and groundcover beds within the first 24 hours of initial planting, and not less than twice per week until Final Completion.

3.09 FINAL ACCEPTANCE, INSPECTION AND COMPLETION

- A. Inspection of all work will be made by the Landscape Architect upon written request by the Contractor. At that time if all work is satisfactory, that will constitute Final Acceptance and the beginning of the forty-five (45) day period of maintenance.

- B. Seeded areas will be inspected at completion of installation and accepted subject to compliance with specified materials and installation requirements.

1. Seeded areas will be acceptable provided all requirements, including maintenance, have been complied with, and dense, even-colored, viable lawn is established free of weeds, undesirable grass species, disease, and insects.

2. No seeded areas shall have bare spots or unacceptable cover totaling more than 2% of the individual areas, in areas required to be inspected.

- C. Inspection of all work shall be made after the forty-five (45) day period of maintenance, upon written request of Contractor. At that time, if all work is satisfactory, that will constitute Final Completion.

- D. Plants that have died or are in unhealthy or badly impaired condition upon inspection shall be treated or replaced at no additional cost to Owner.

- E. Replace rejected plants in the season that is most favorable for resetting kinds of plants required, if possible within two weeks of inspection.

- F. Final Acceptance of all work shall constitute the beginning of the two (2) year guarantee period.

- G. Contractor's responsibility for maintenance (exclusive of replacement within guarantee period) shall terminate on date of Final Completion.

3.10 CLEANING

- A. Perform cleaning during installation of the work and upon completion of the work. Remove from sites all excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

- B. Leave all surfaces broom clean at the end of all work days. The contractor shall also be responsible for all damage caused by clean up activities and for the daily removal of all trash and debris from work area to the satisfaction of the Landscape Architect.

END OF SECTION

EROSION CONTROL

PART I - GENERAL

1.01 DESCRIPTION

- A. This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket.

1.02 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county, and local laws and regulations.

1.03 SUBMITTALS

- A. Materials: Prior to delivery of any materials to the site, submit to the Landscape Architect a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Landscape Architect.

- B. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.

- C. After the work is complete, submit to the Landscape Architect "as built" plans including a listing of all species installed and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

1.04 PRODUCTS

- A. All areas existing as bare soil at the time of seed installation shall receive erosion control material application.

- B. Slopes greater than or equal to 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications. Minimum blanket roll width: 42", minimum. North American Green S-150 shall be utilized for all installations. Alternate materials may be utilized only with written approval from the Landscape Architect.

- C. Slopes <5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

PART 2 - EXECUTION

2.01 METHOD - EROSION CONTROL BLANKETS

- A. Refer to the Plans or Notes for location of erosion blanket treatment areas.

- B. Install seed prior to applying erosion control blankets per the native seeding

specification.

- C. If installation occurs between July 15th and November 1st, install cover crop and hold native seed mix until the recommended optimum seeding dates. The preferred cover crop shall be Avena sativa (Seed Oats).

- D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.

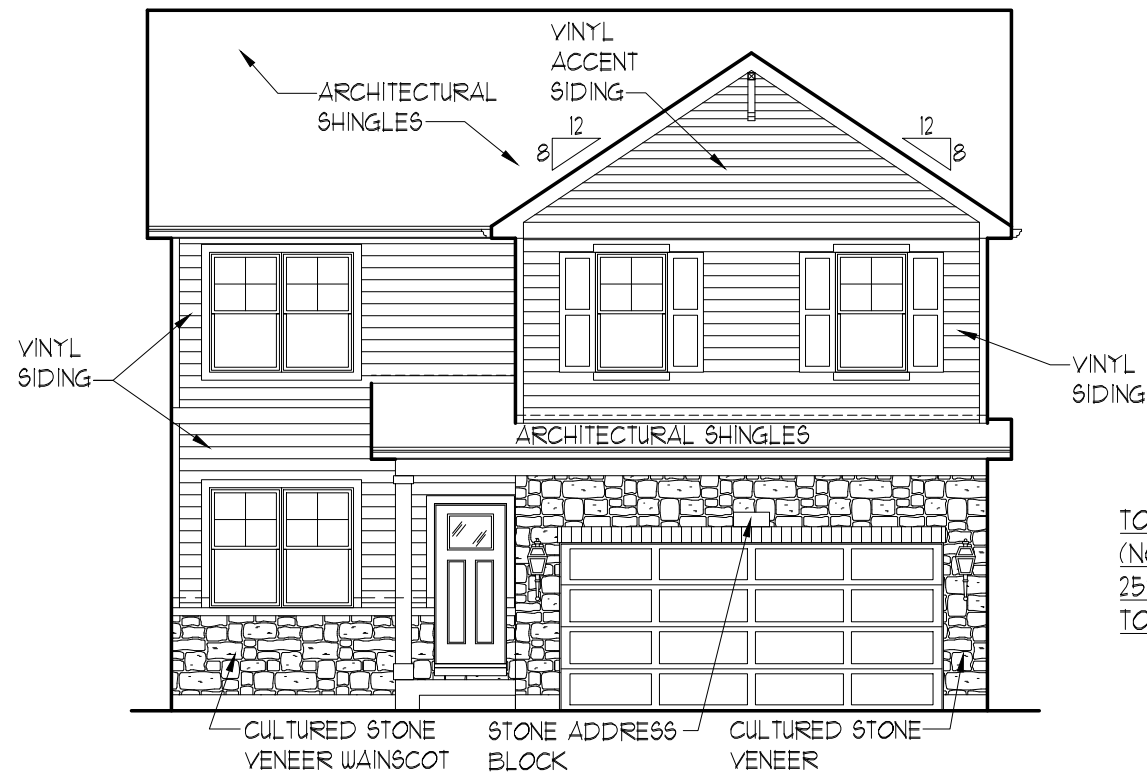
- E. Erosion control blanket shall be in full intimate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.

- F. Secure erosion control blanket with staples as recommended by the manufacturer.

HOUSE MODELS

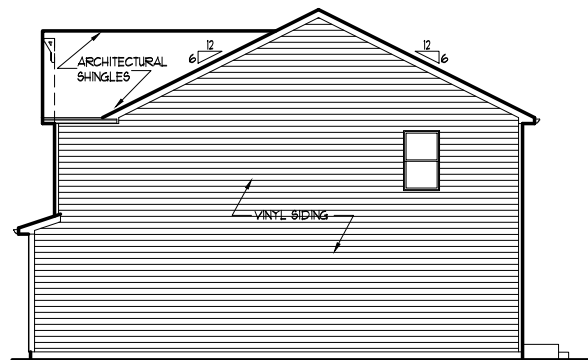
TWO-STORY

Planned Unit Development of Neustoneshire Phase Two

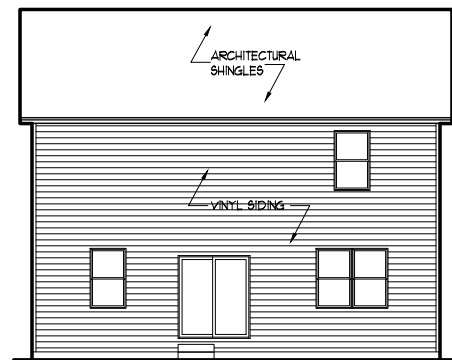


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
25% OF SIDEABLE AREA = 114.79 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

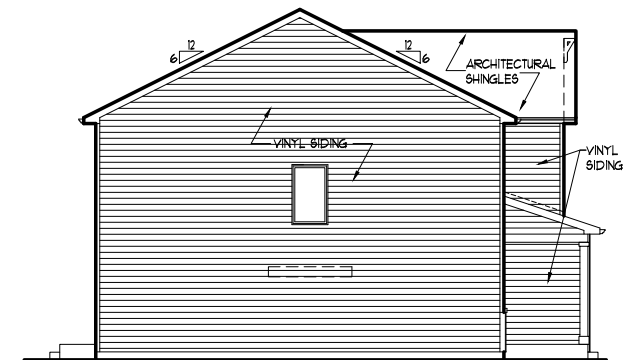
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

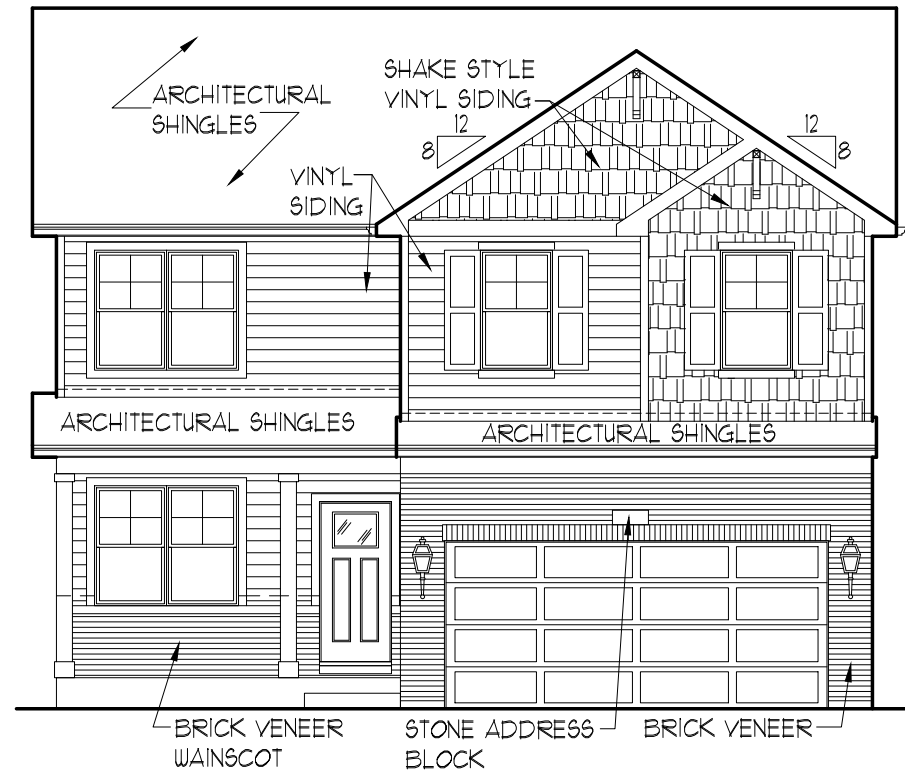


TYPICAL LEFT ELEVATION

x424

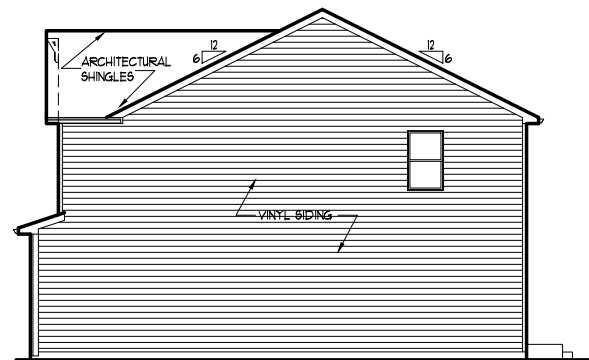
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

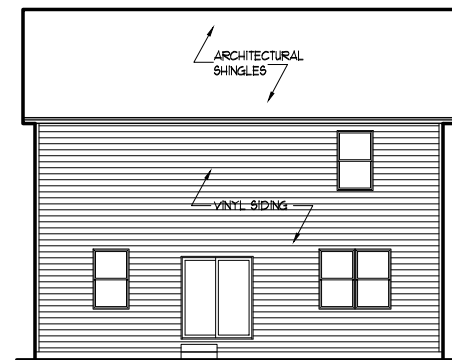


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 25% OF SIDEABLE AREA = 107.25 SQ. FT.
 TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

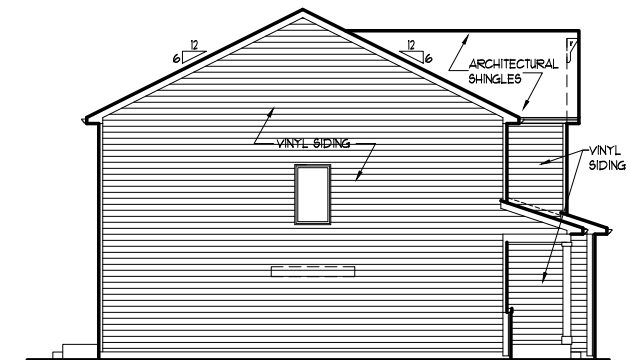
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

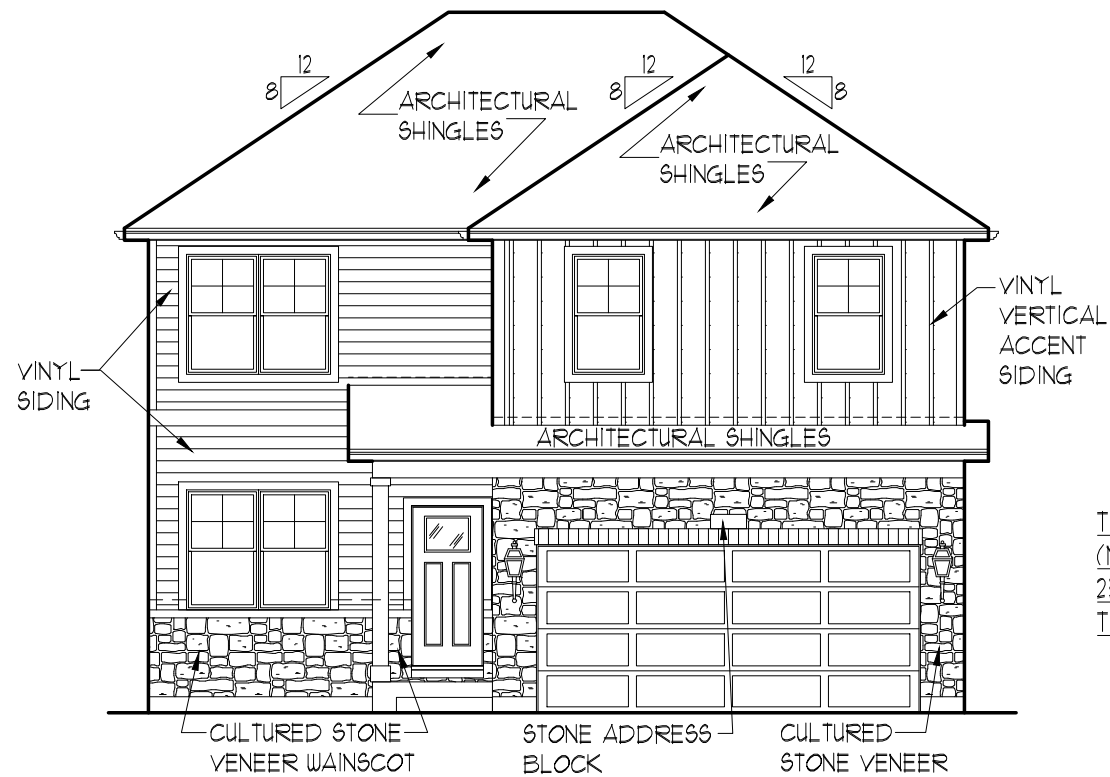


TYPICAL LEFT ELEVATION

x424

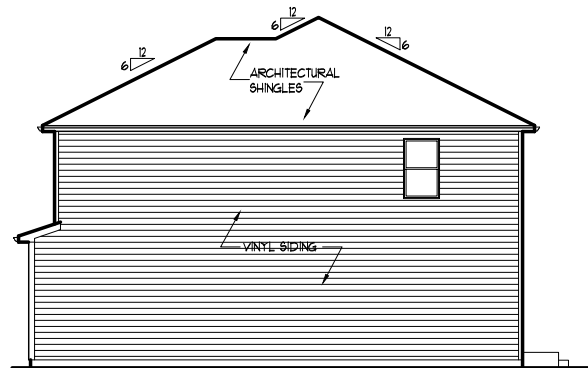
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

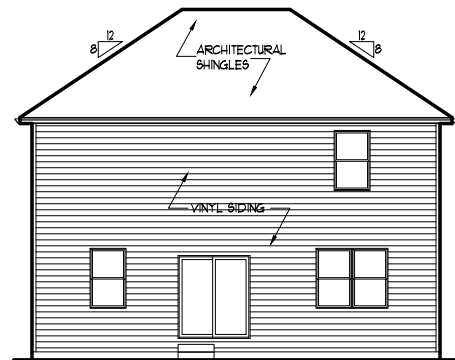


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
25% OF SIDEABLE AREA = 96.60 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

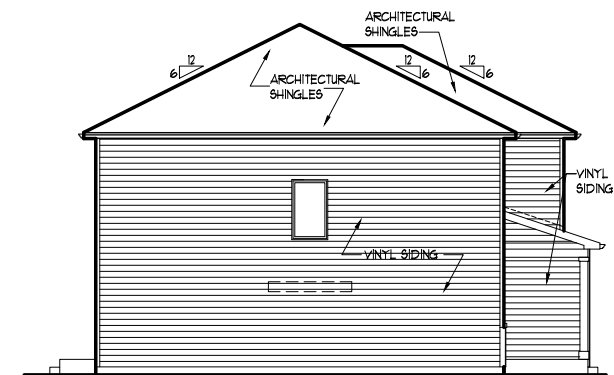
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

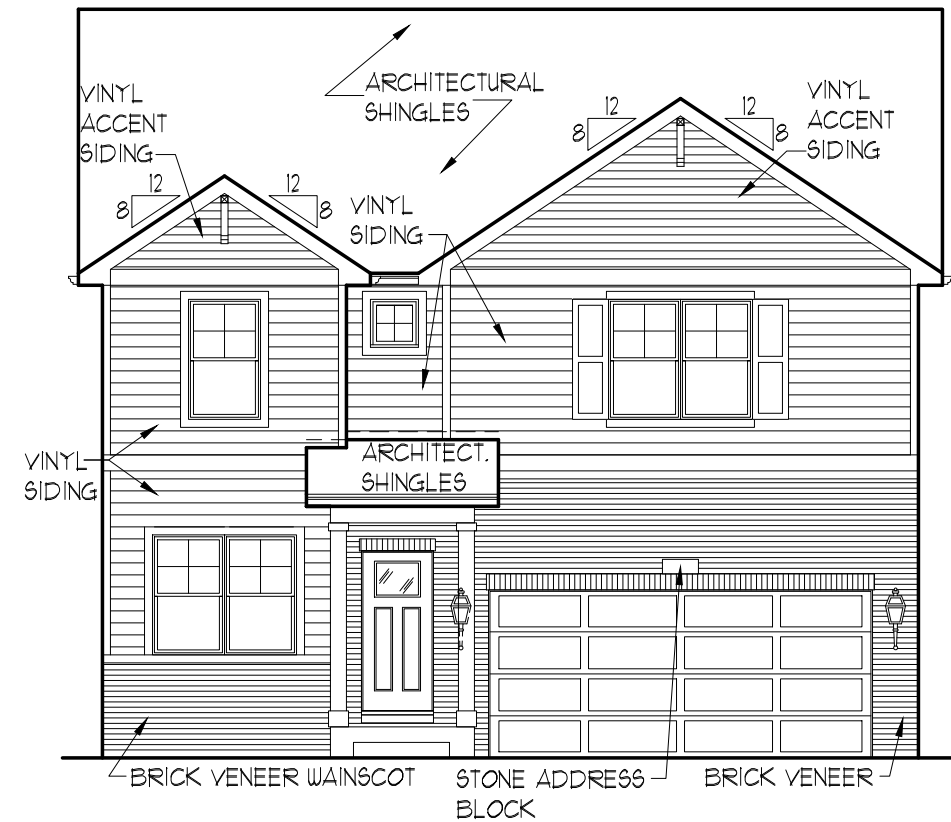


TYPICAL LEFT ELEVATION

x424

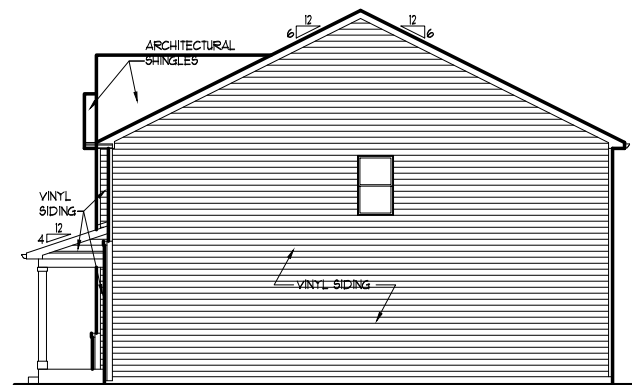
NEUSTONESHIRE
JOLIET, IL

X-SERIES

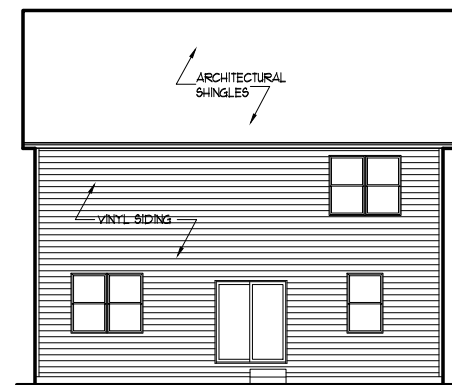


ELEVATION "A4"

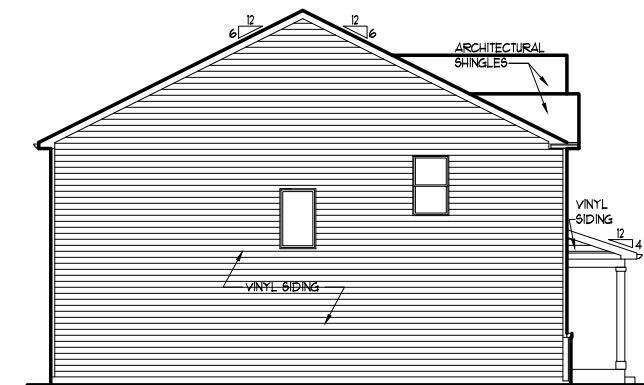
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA = 130.26 SQ. FT.
TOTAL MASONRY AREA = 191.00 SQ. FT. (37.8%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

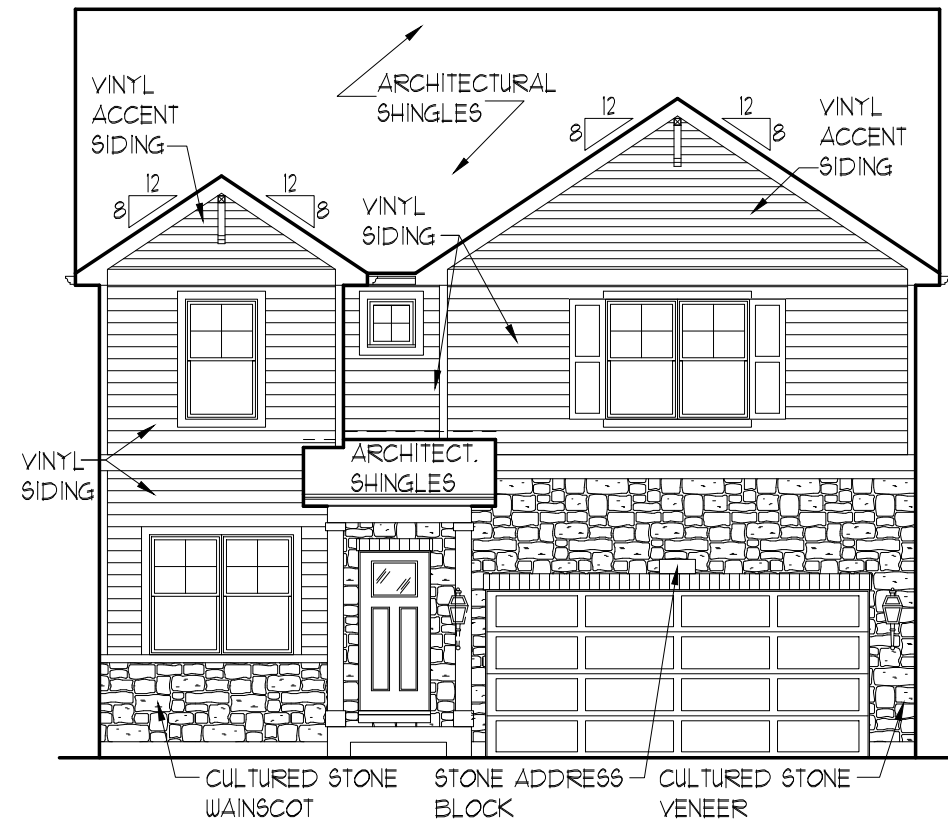


TYPICAL LEFT ELEVATION

x427

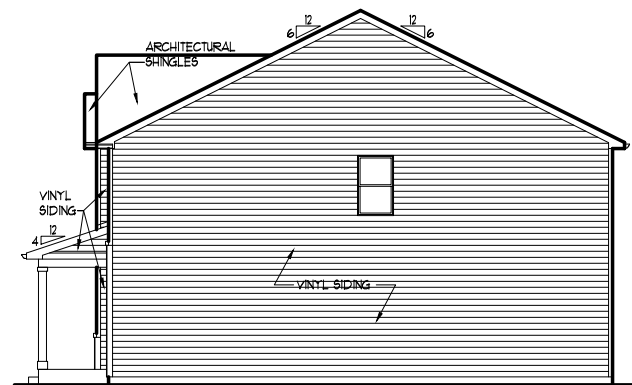
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

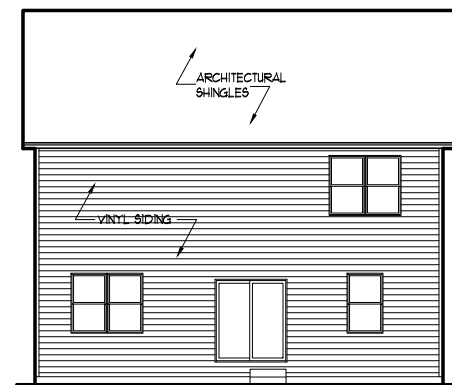


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA = 130.26 SQ. FT.
TOTAL MASONRY AREA = 193.00 SQ. FT. (37.0%)

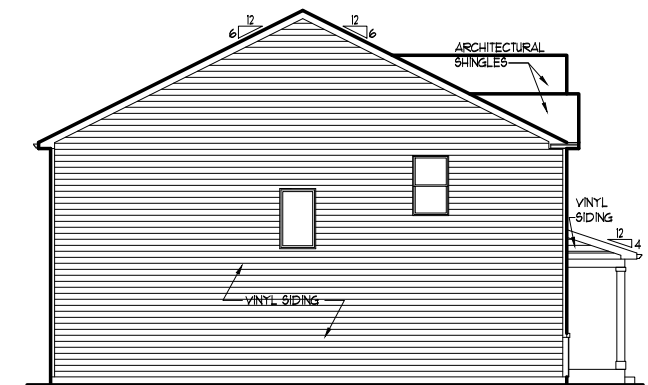
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

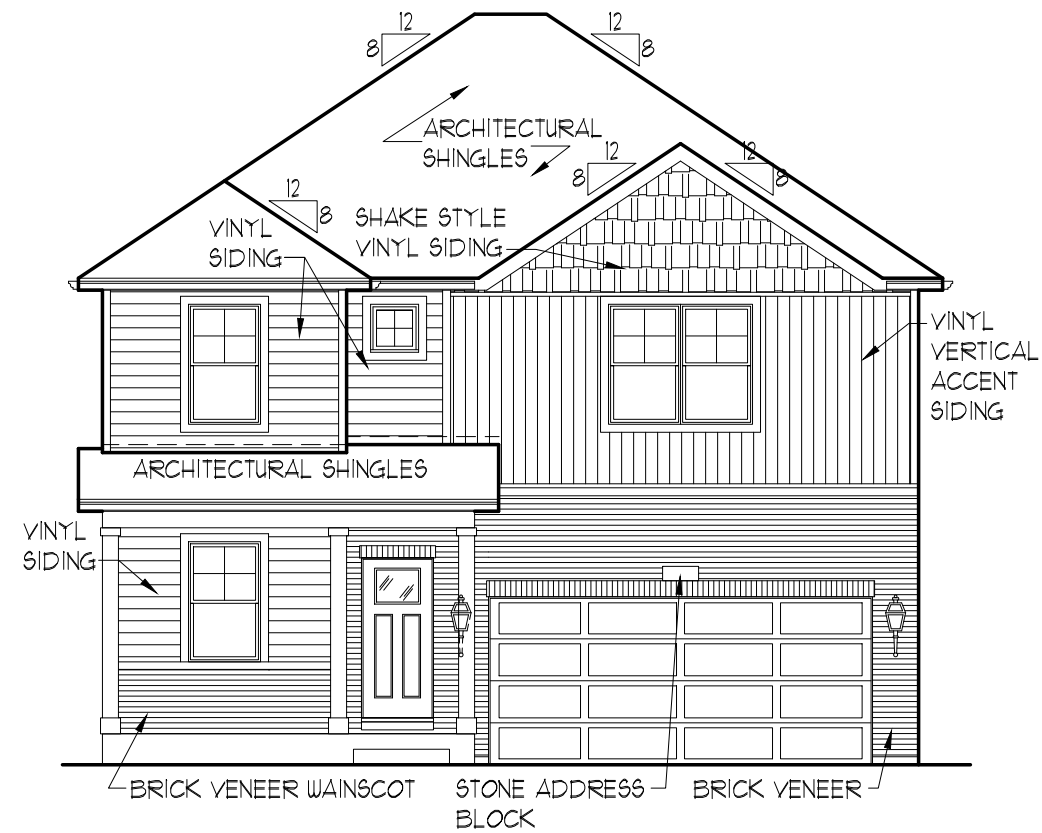


TYPICAL LEFT ELEVATION

x427

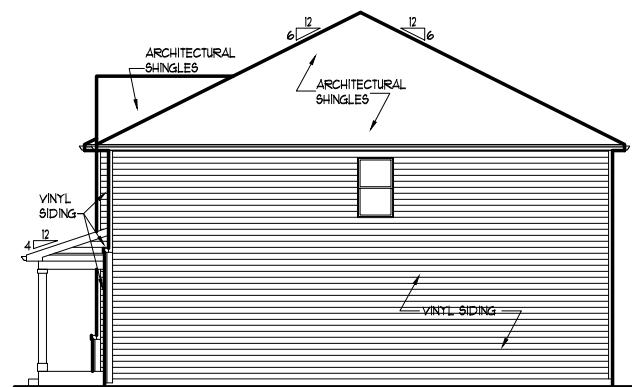
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

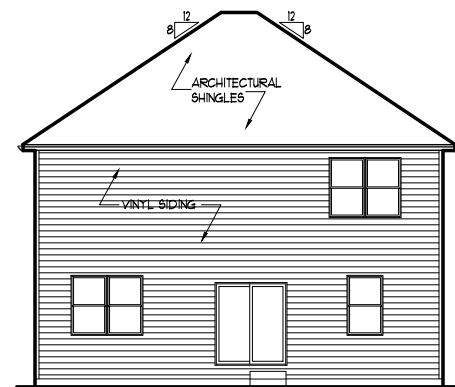


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
25% OF SIDEABLE AREA = 114.46 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

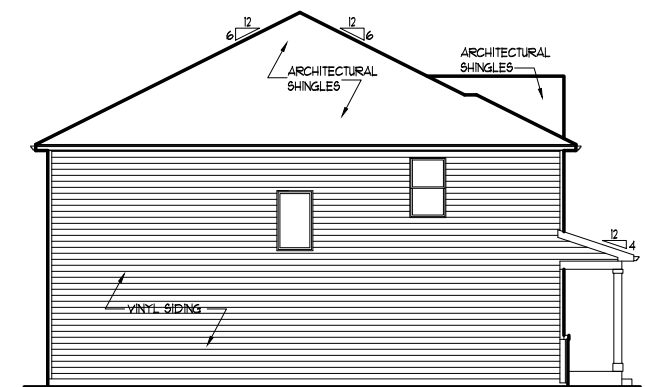
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

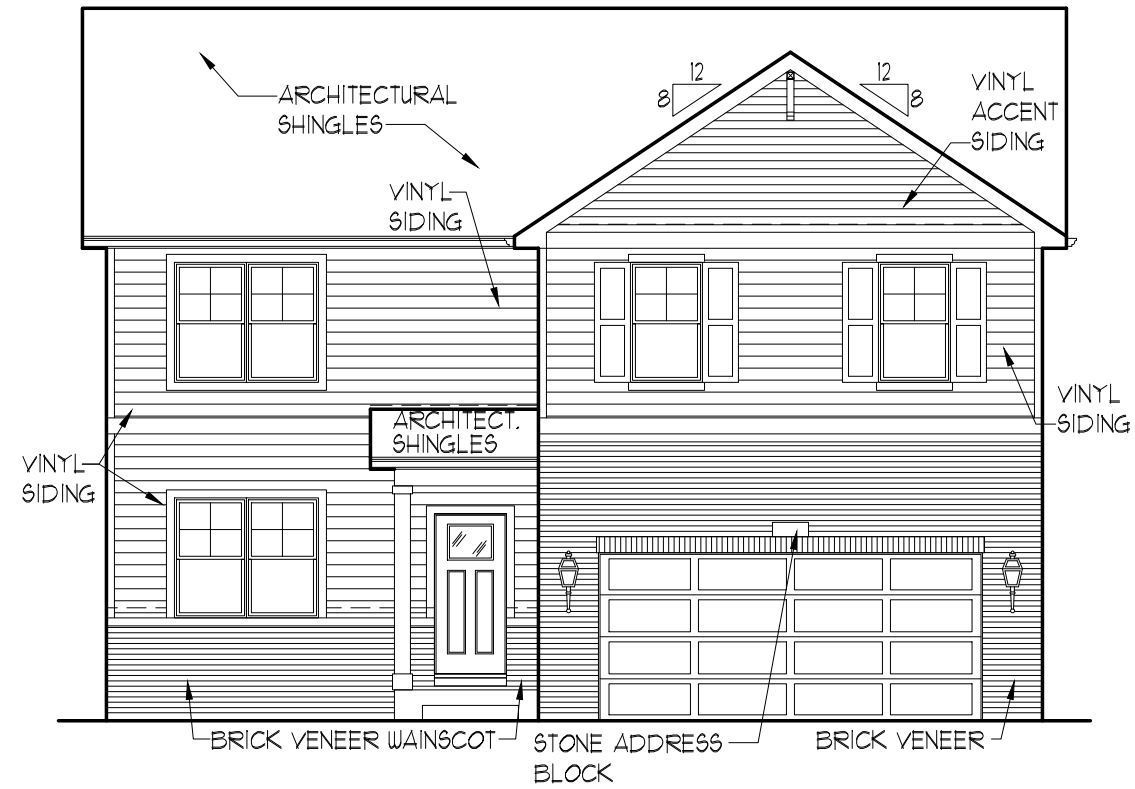


TYPICAL LEFT ELEVATION

x427

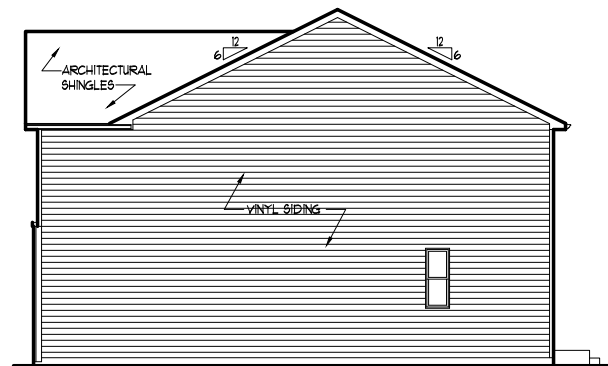
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

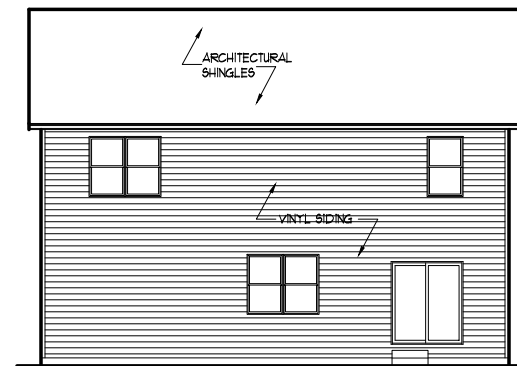


TOTAL FRONT ELEVATION SIDEABLE AREA
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25% OF SIDEABLE AREA = 148.40 SQ. FT.
TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

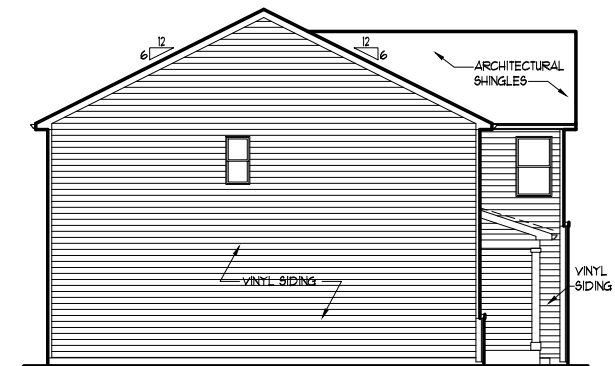
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

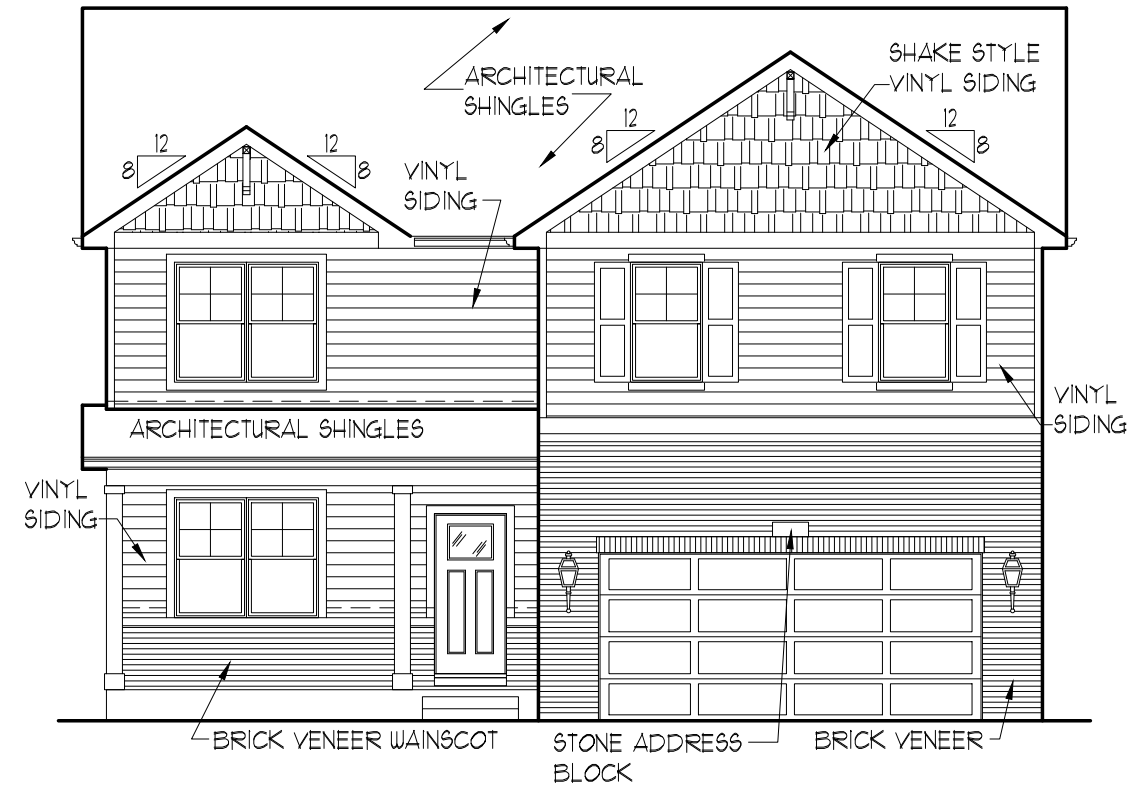


TYPICAL LEFT ELEVATION

x429

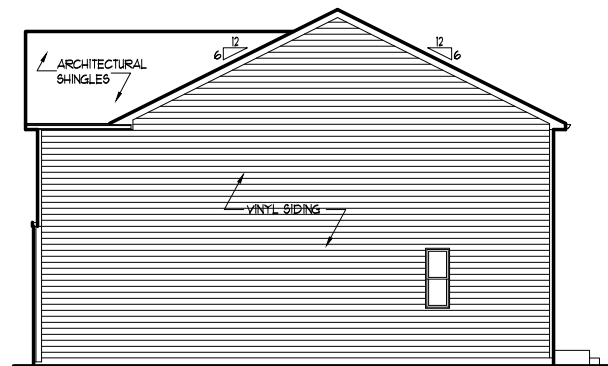
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

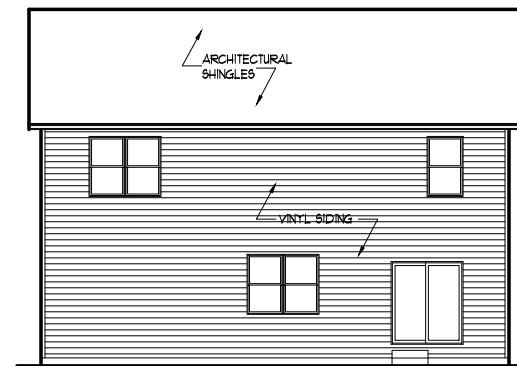


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
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TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

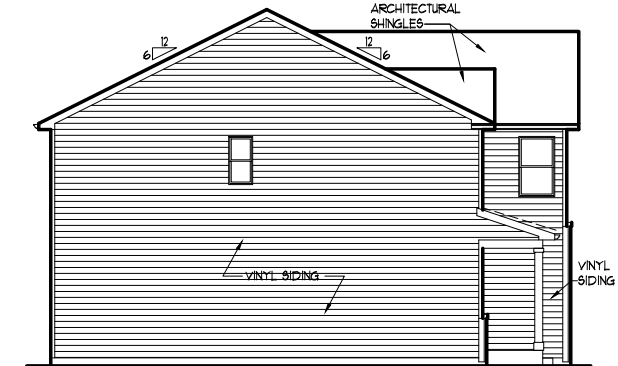
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

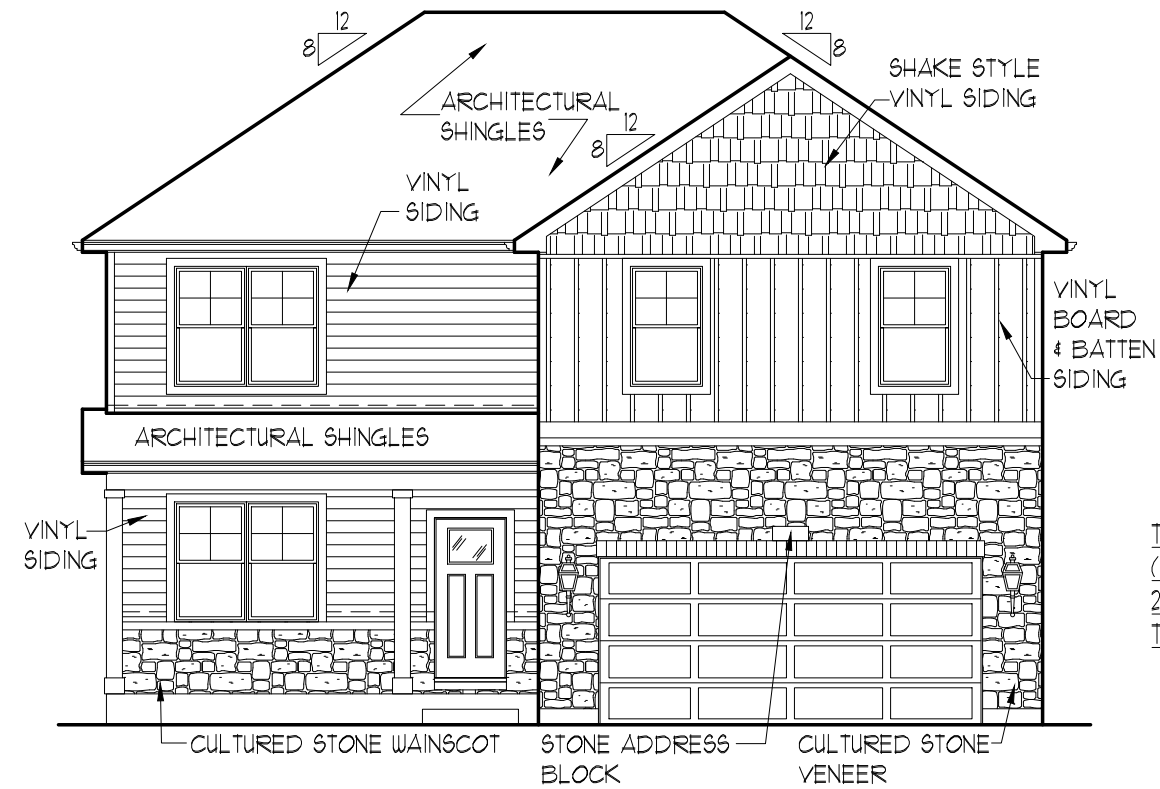


TYPICAL LEFT ELEVATION

x429

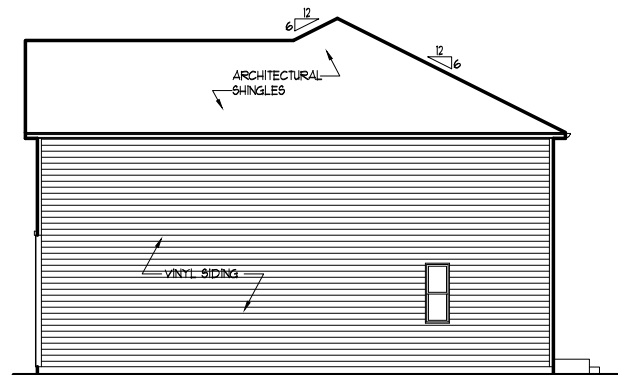
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

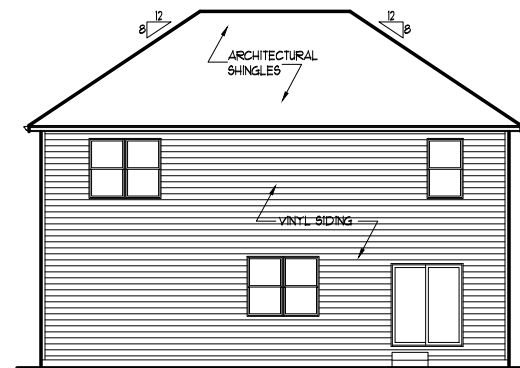


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
25% OF SIDEABLE AREA = 139.02 SQ. FT.
TOTAL MASONRY AREA = 182.29 SQ. FT. 32.8%)

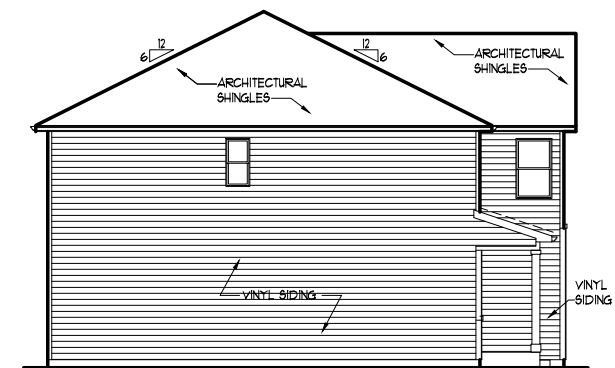
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

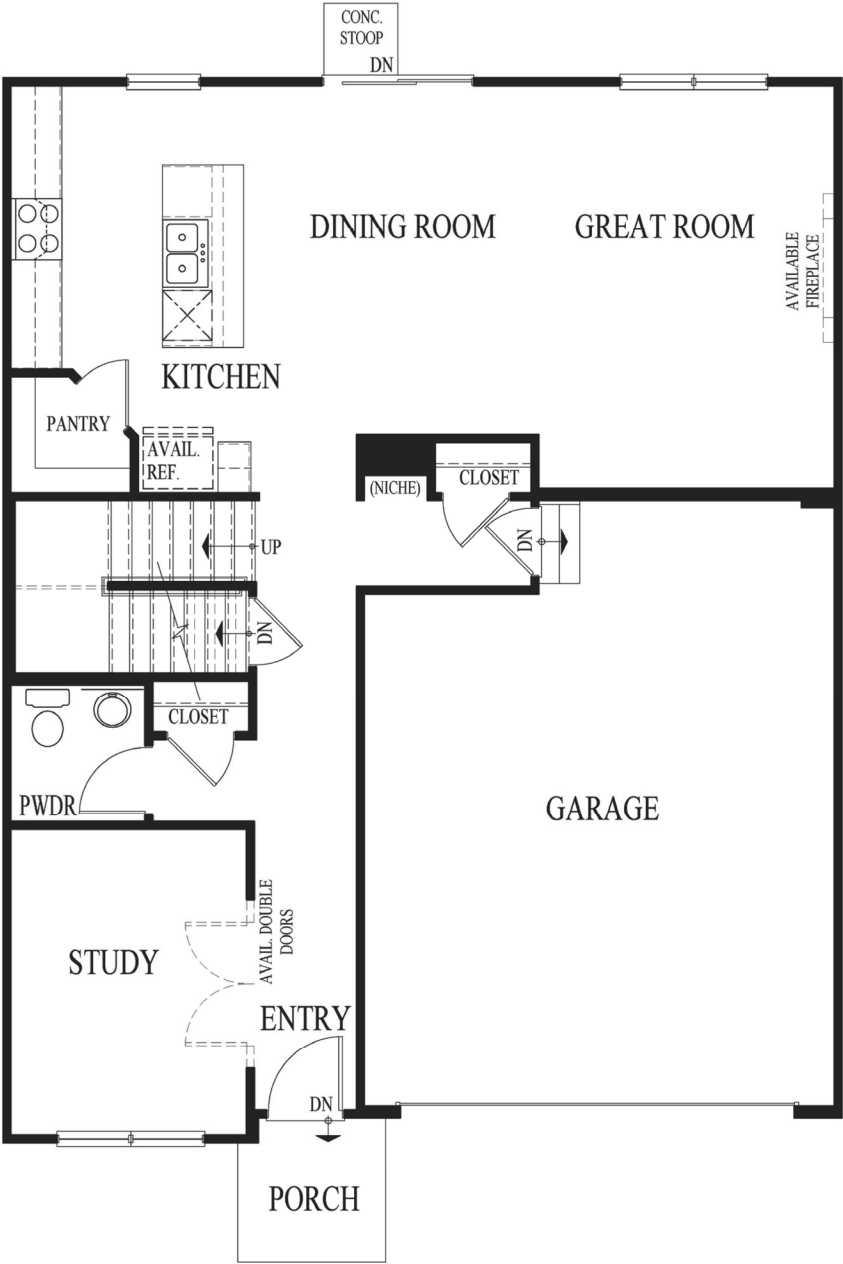


TYPICAL LEFT ELEVATION

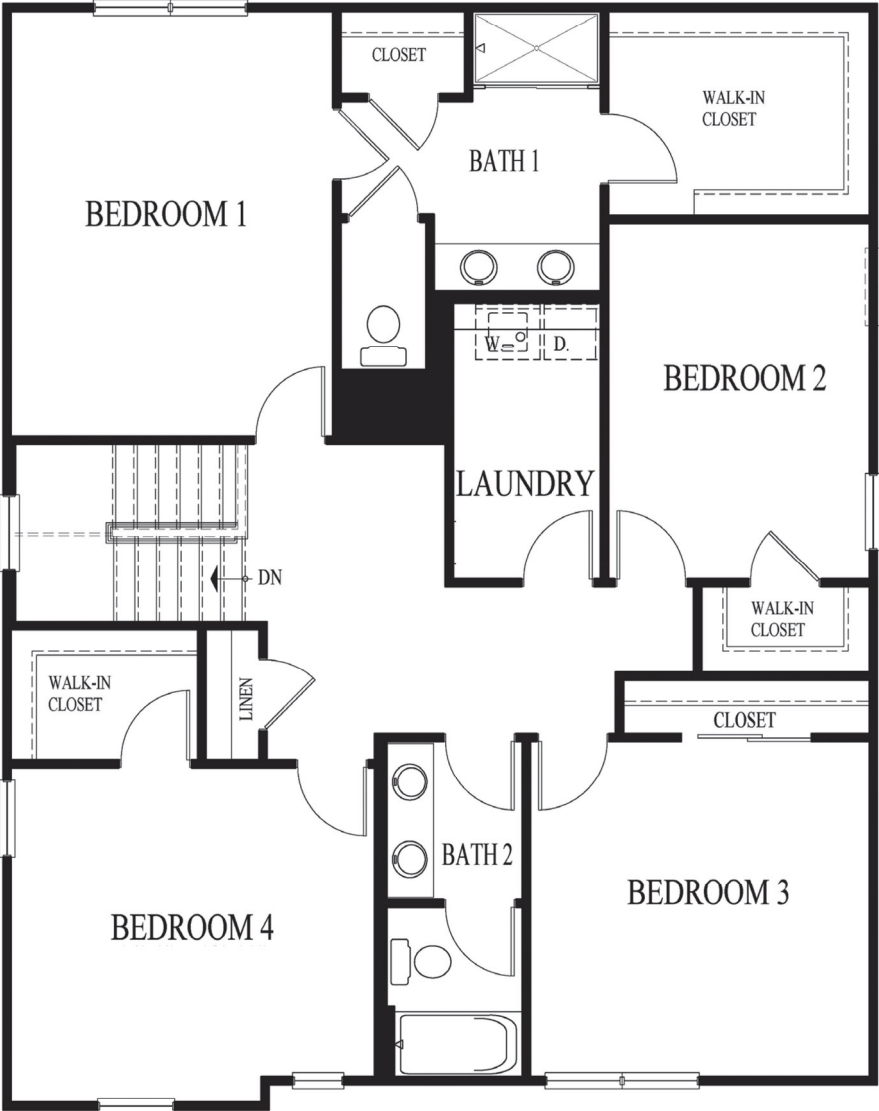
x429

NEUSTONESHIRE
JOLIET, IL

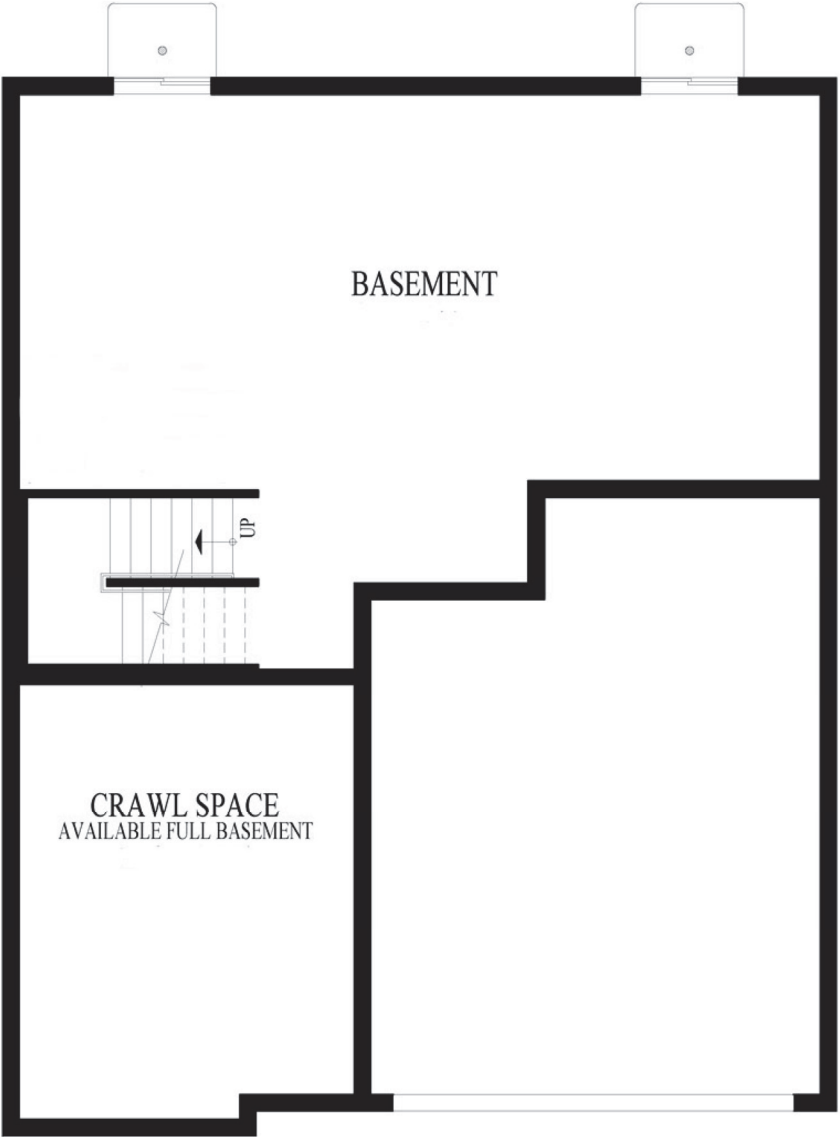
X-SERIES



Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

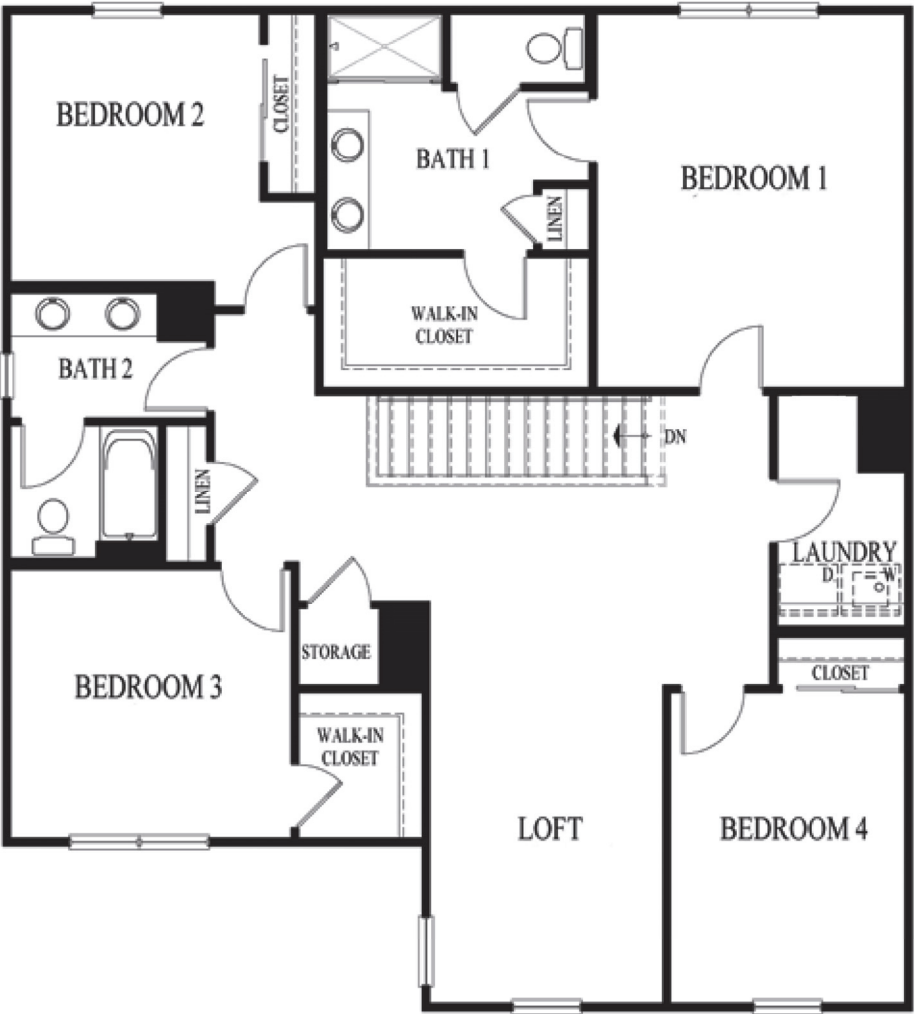


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

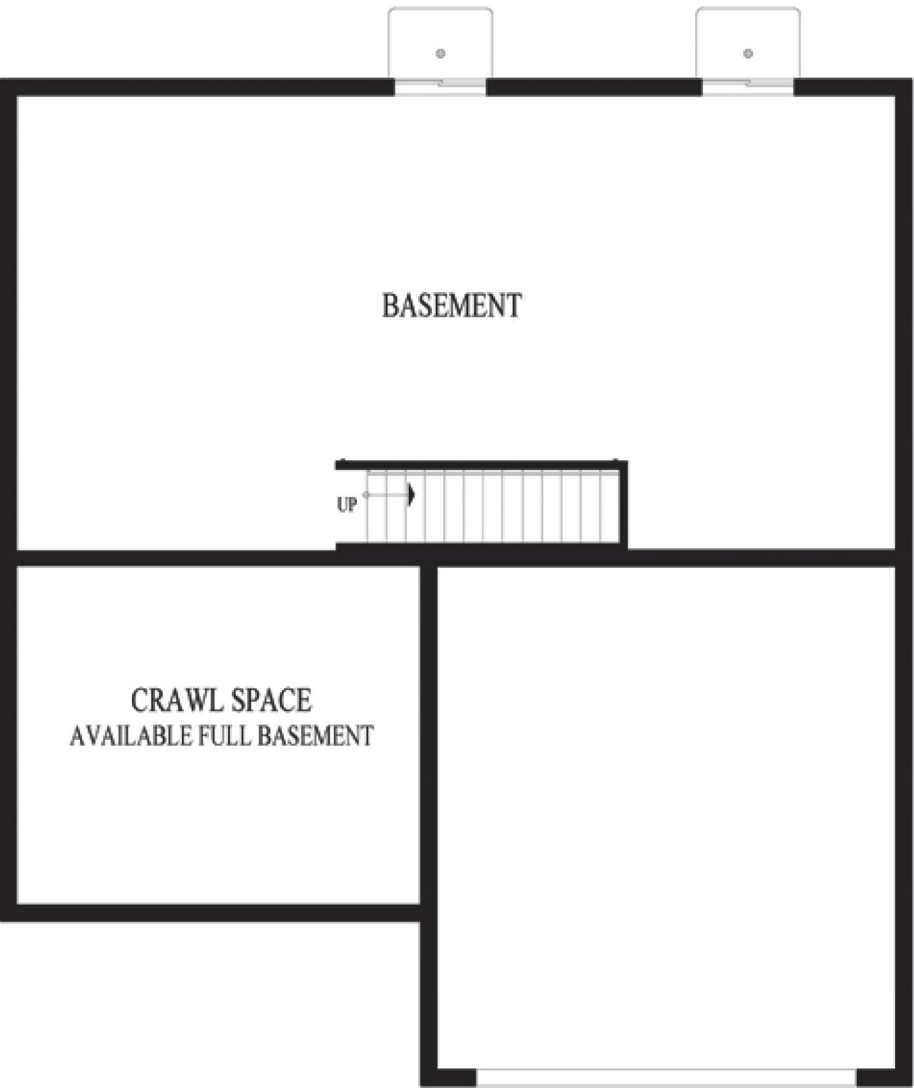
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Main Level



Upper Level



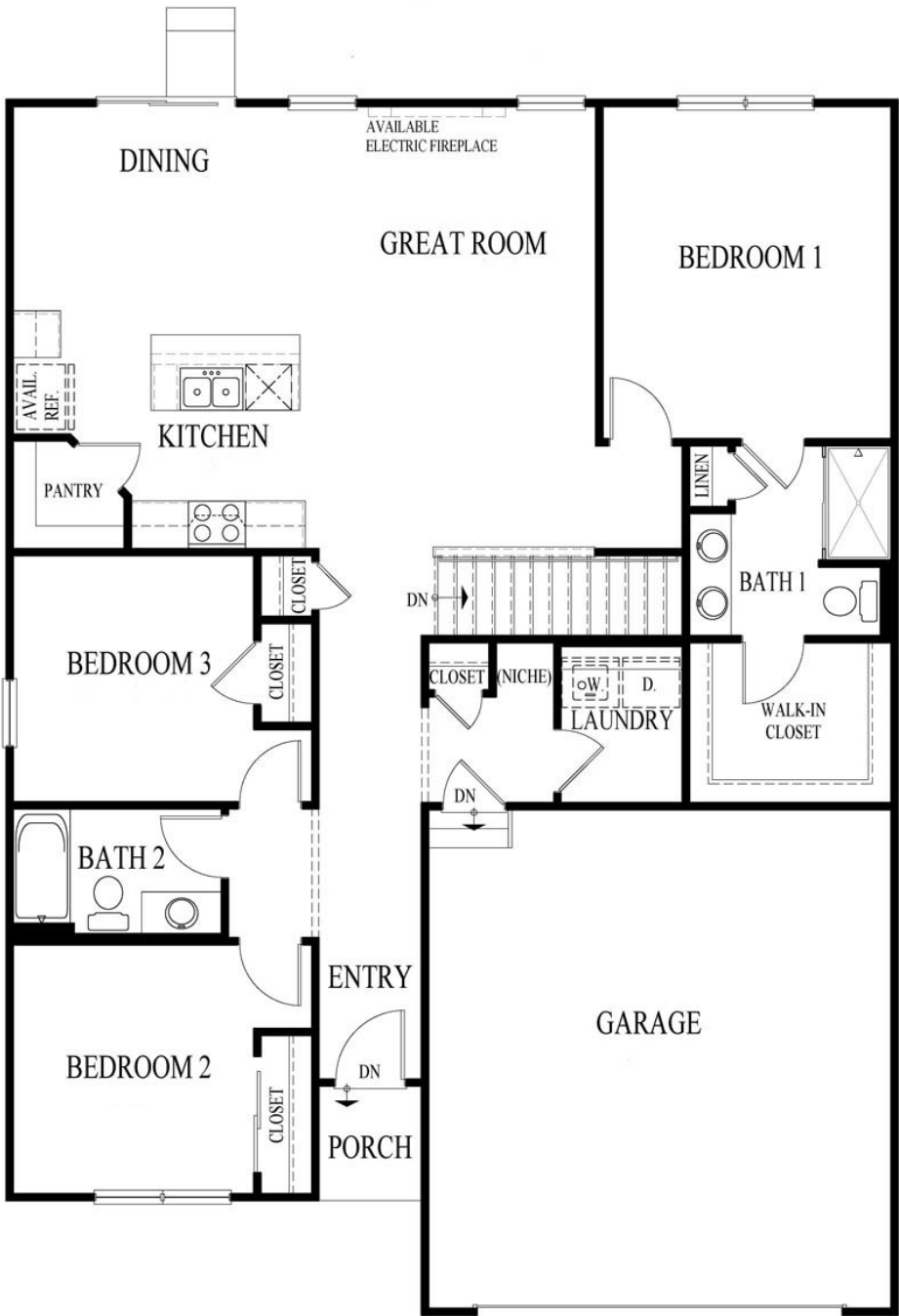
Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

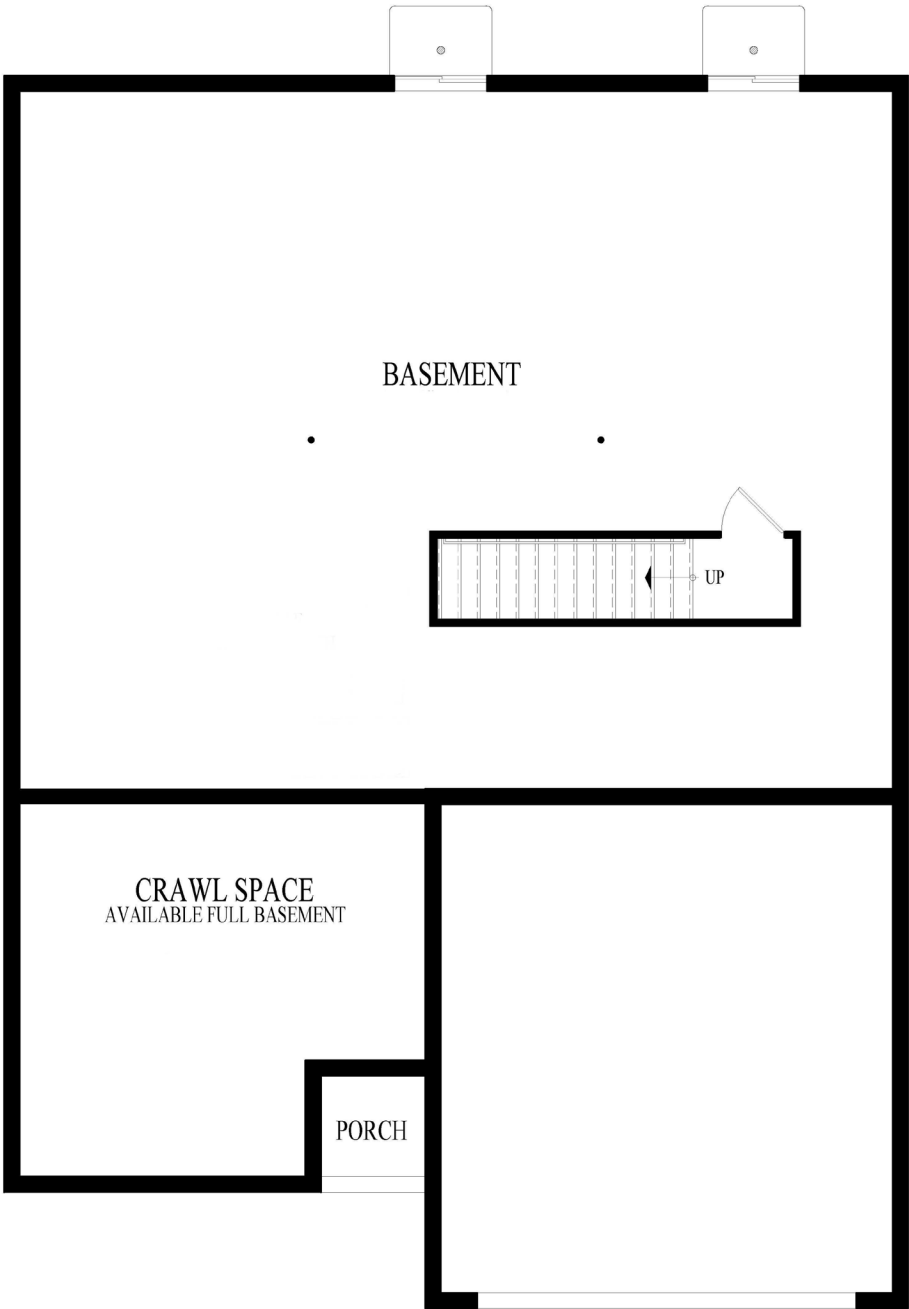


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Main Level



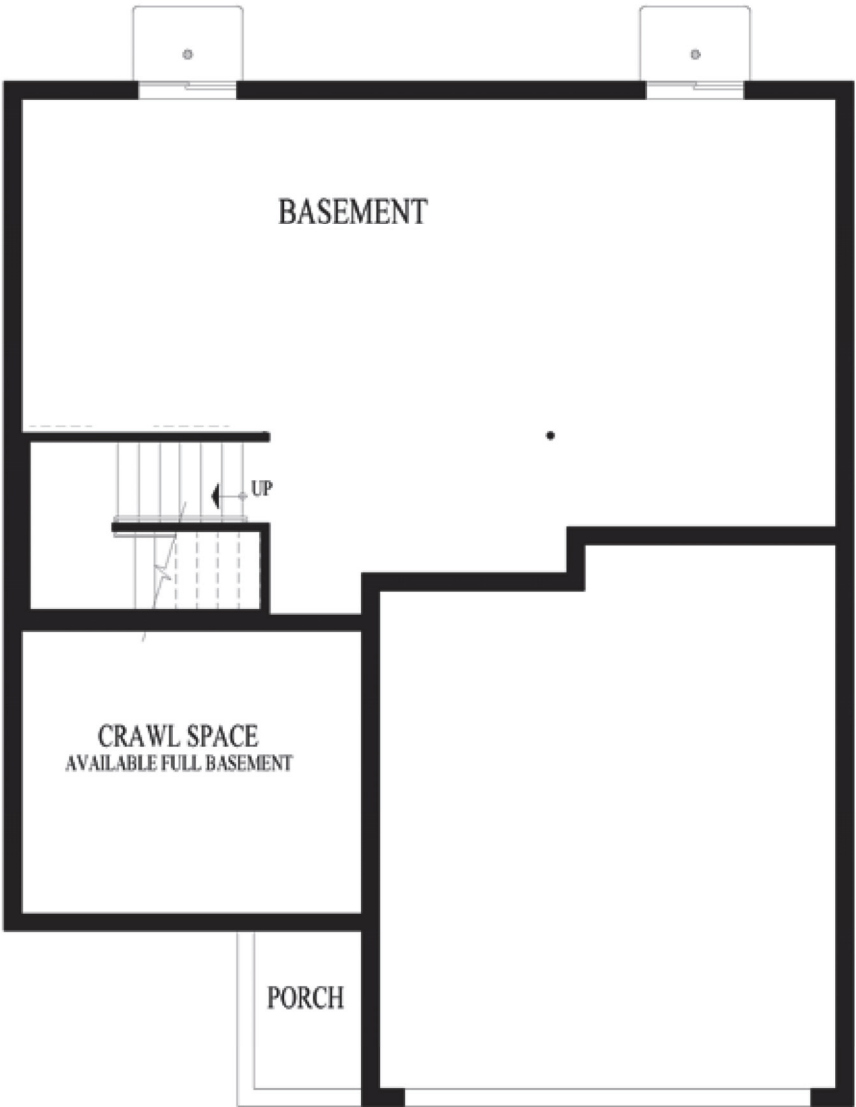
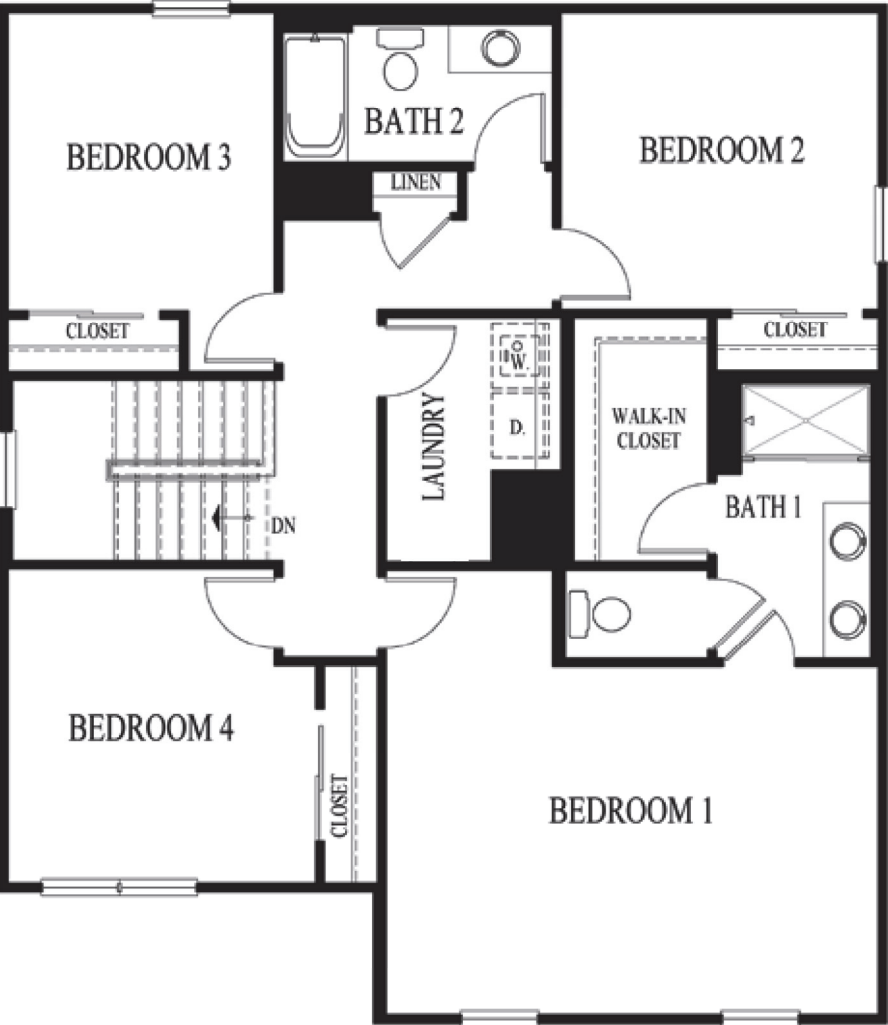
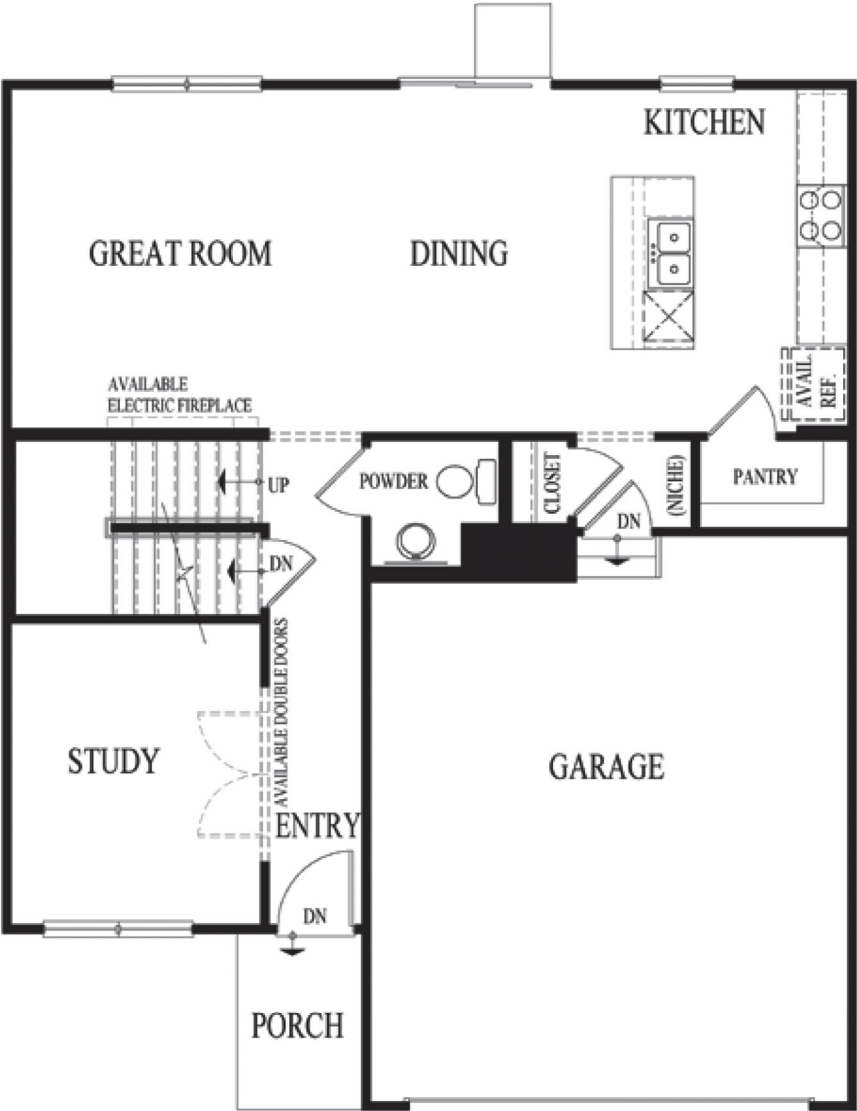
Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.



D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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Main Level

Upper Level

Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.



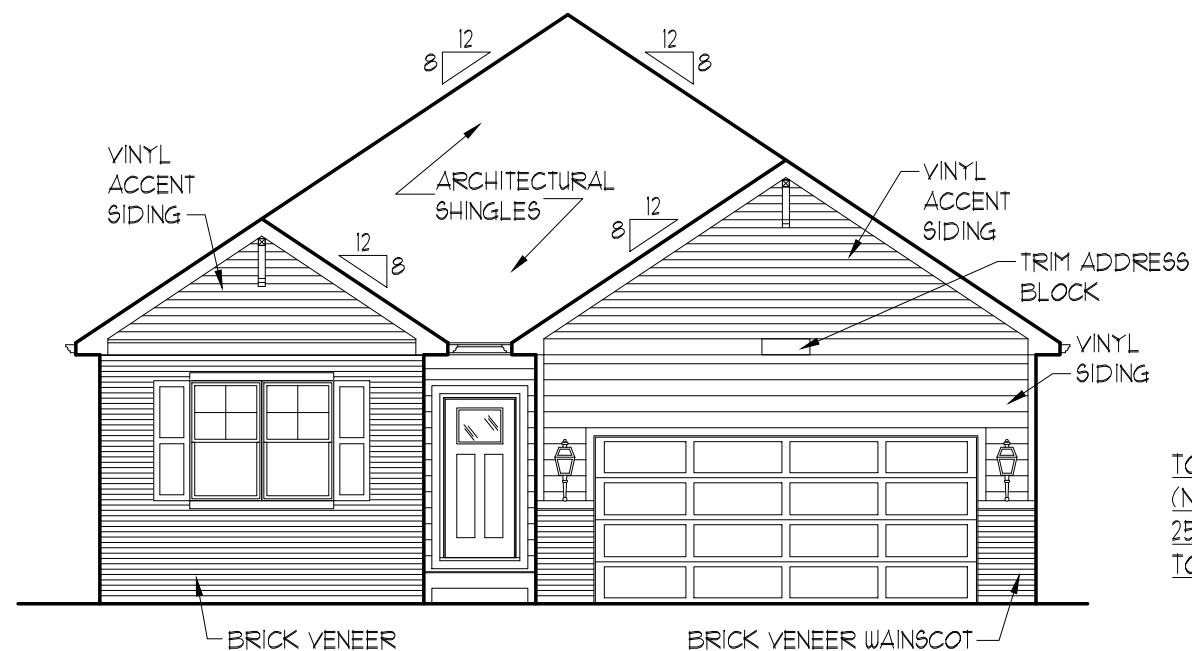
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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HOUSE MODELS

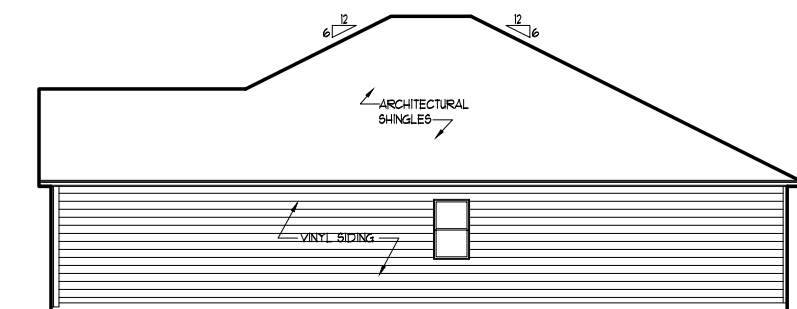
ONE-STORY

Planned Unit Development of Neustoneshire Phase Two

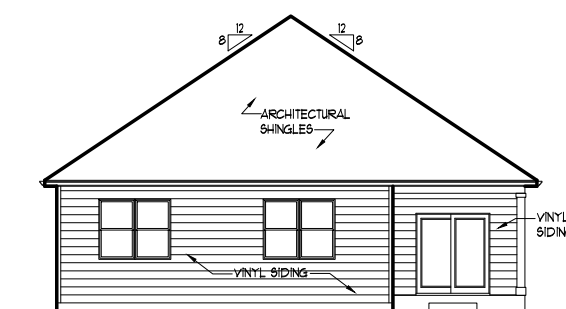


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 338.28 SQ. FT.
25% OF SIDEABLE AREA = 84.57 SQ. FT.
TOTAL MASONRY AREA = 124.69 SQ. FT. (36.9%)

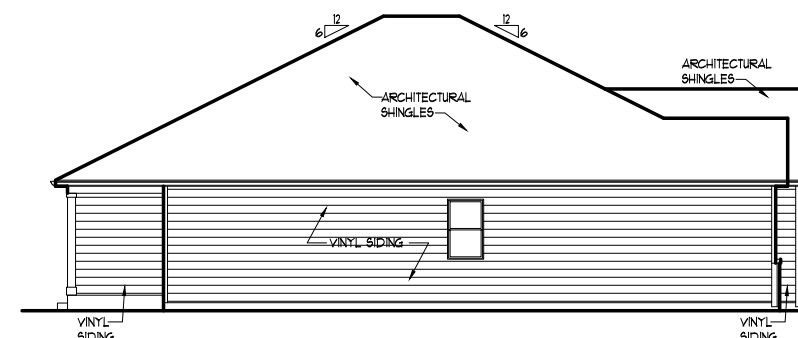
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

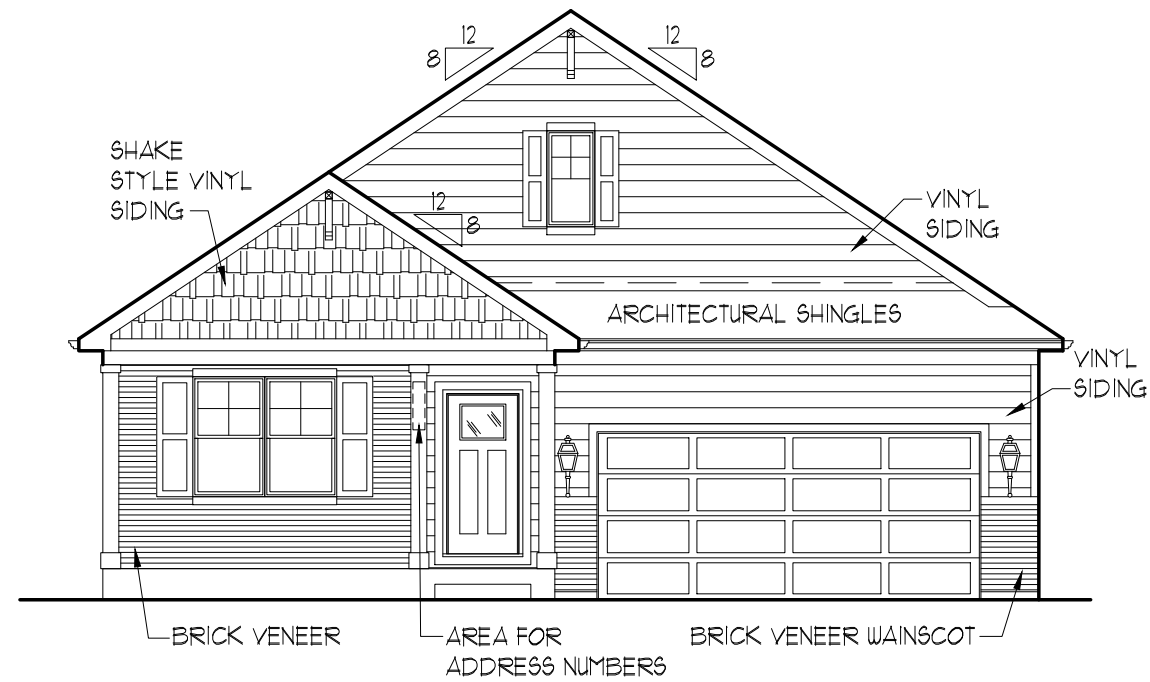


TYPICAL LEFT ELEVATION

x422

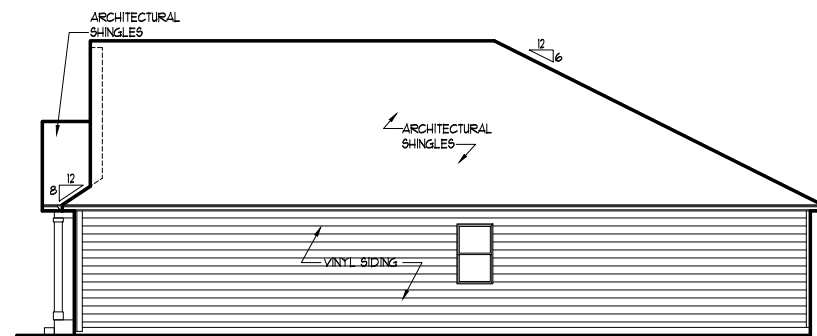
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

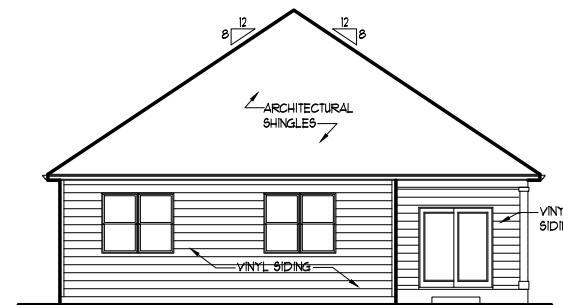


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 419.42 SQ. FT.
25% OF SIDEABLE AREA = 104.86 SQ. FT.
TOTAL MASONRY AREA = 111.12 SQ. FT. (26.5%)

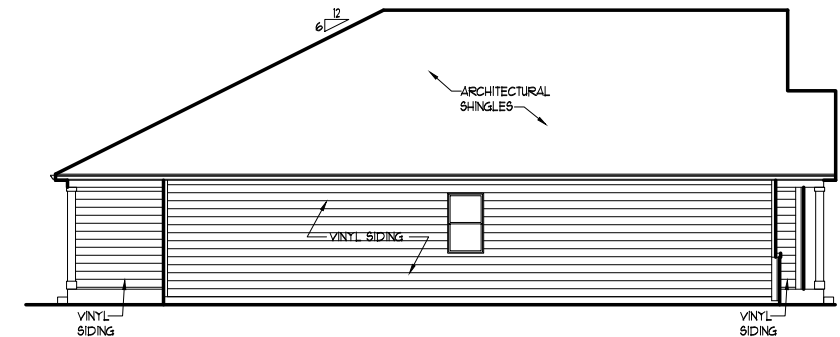
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

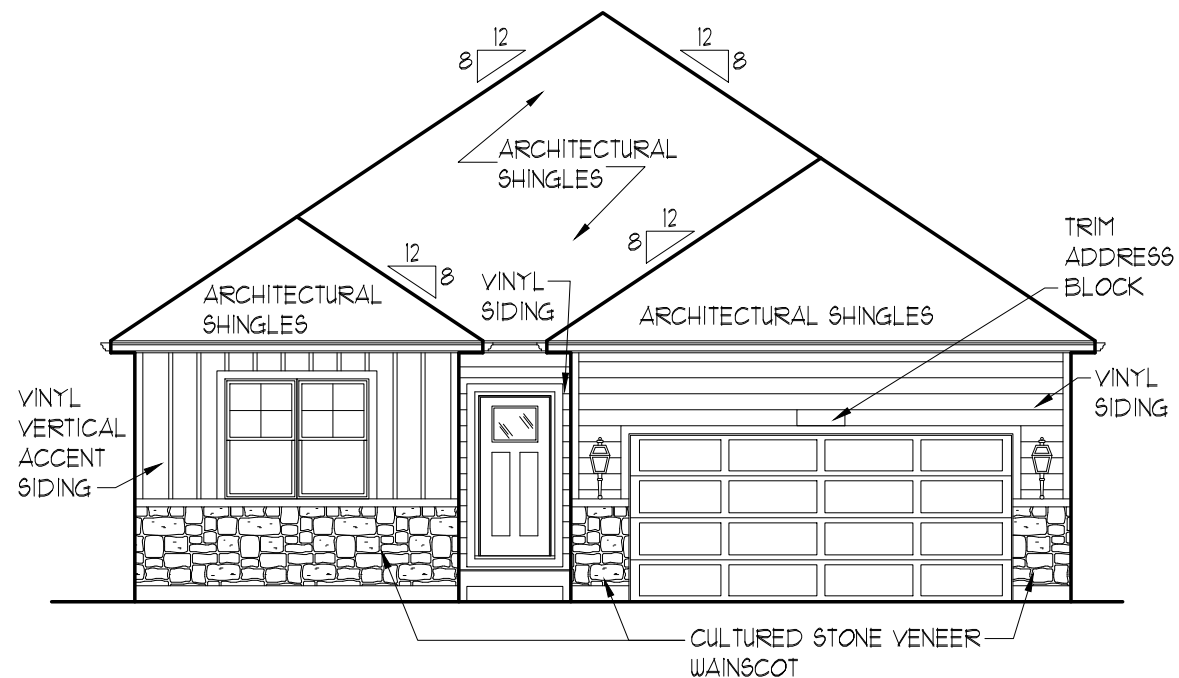


TYPICAL LEFT ELEVATION

x422

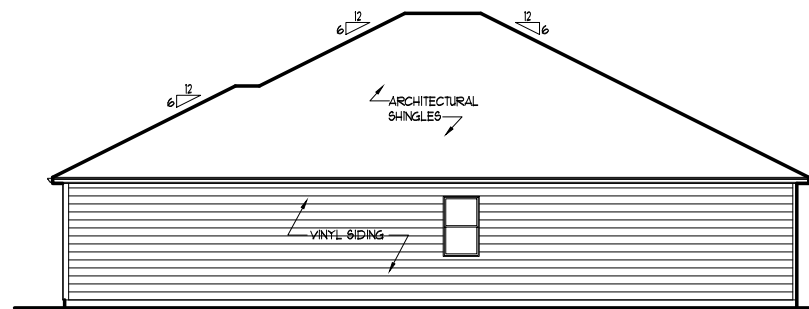
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

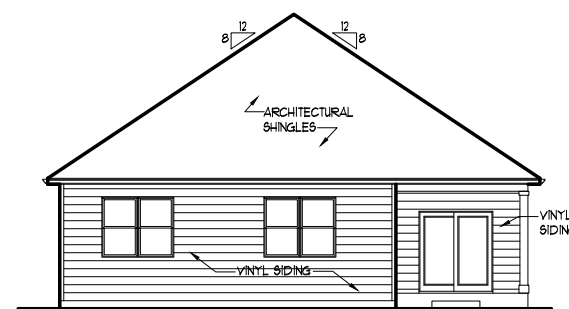


ELEVATION "C3"

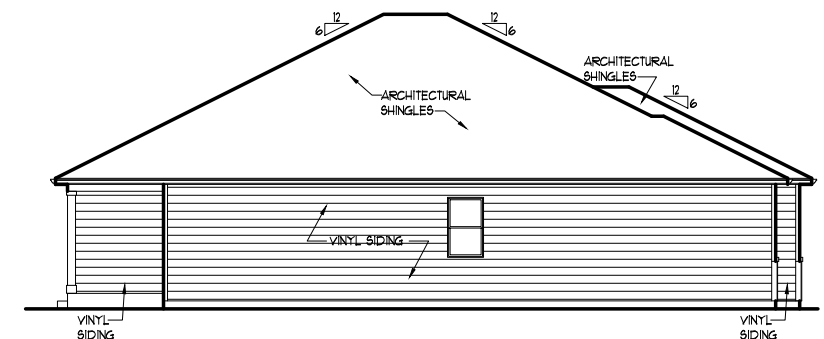
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA = 55.29 SQ. FT.
TOTAL MASONRY AREA = 66.46 SQ. FT. (30.5%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

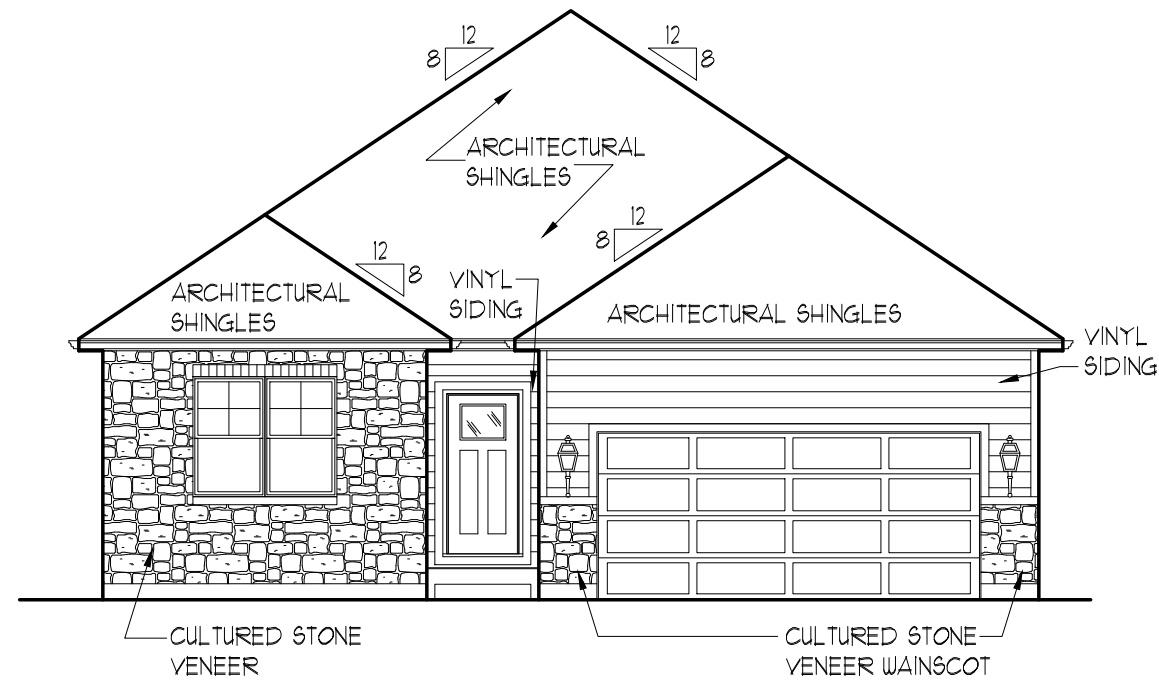


TYPICAL LEFT ELEVATION

x422

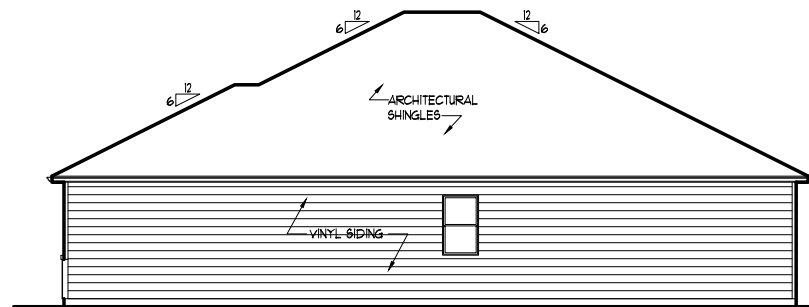
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

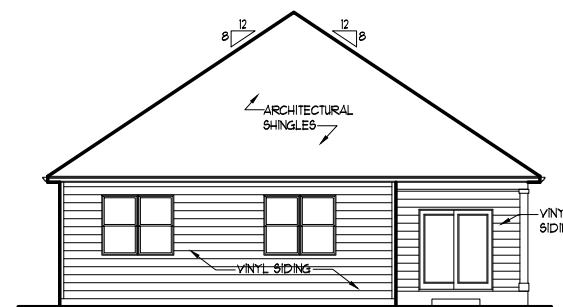


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA = 55.29 SQ. FT.
TOTAL MASONRY AREA = 118.58 SQ. FT. (53.6%)

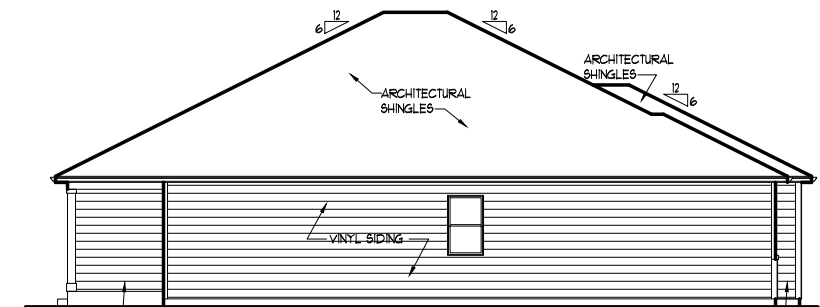
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

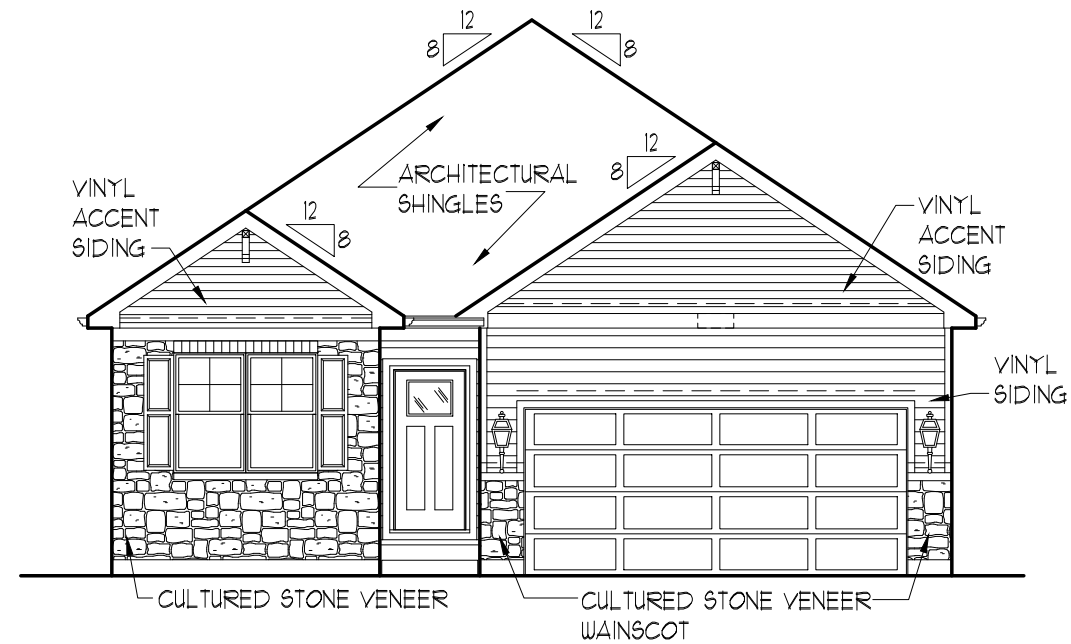


TYPICAL LEFT ELEVATION

x422

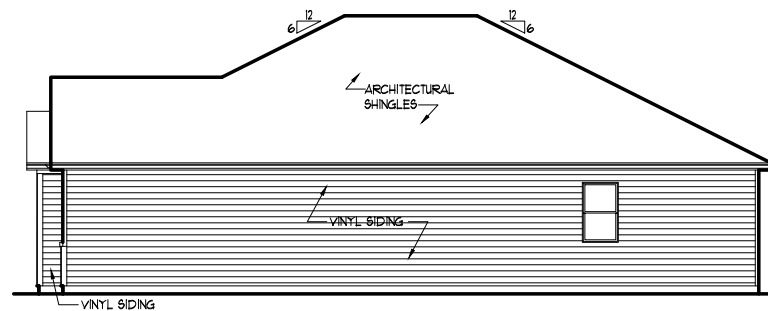
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

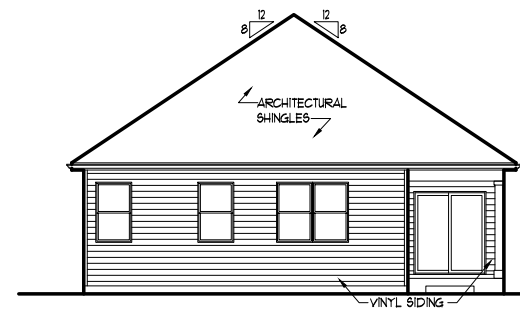


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 278.92 SQ. FT.
25% OF SIDEABLE AREA = 69.73 SQ. FT.
TOTAL MASONRY AREA = 85.18 SQ. FT. (30.5%)

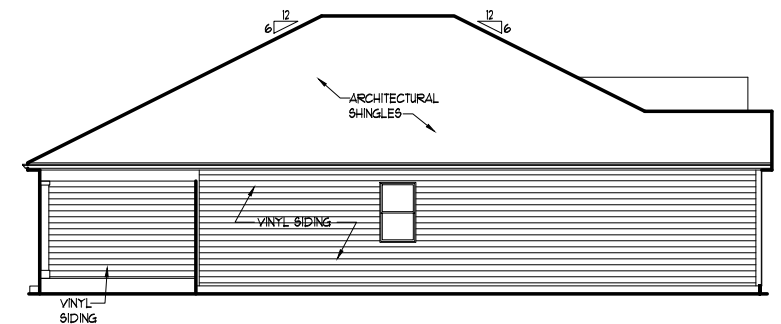
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

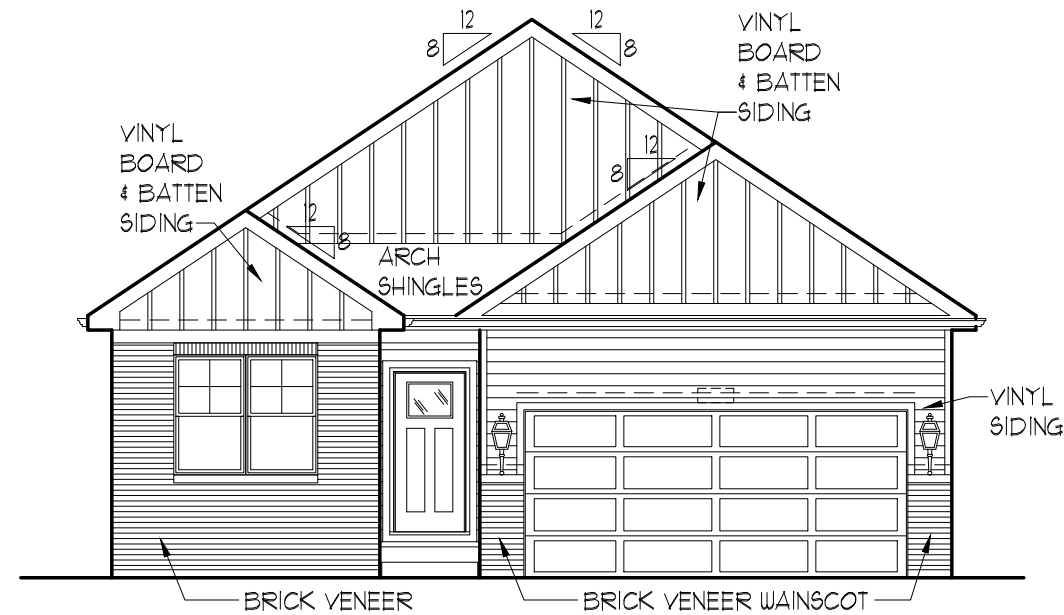


TYPICAL LEFT ELEVATION

x435

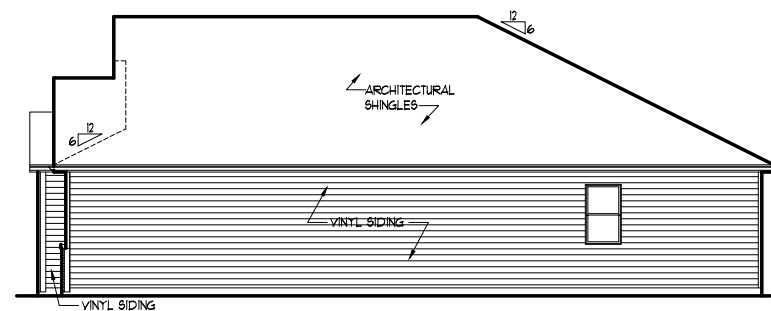
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

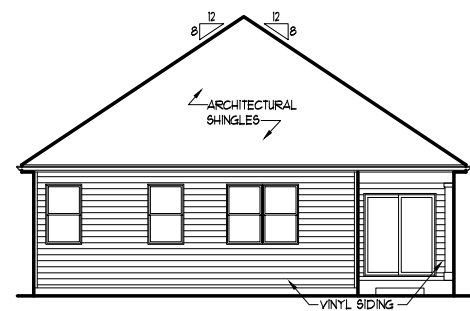


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 348.39 SQ. FT.
 25% OF SIDEABLE AREA = 87.10 SQ. FT.
 TOTAL MASONRY AREA = 90.12 SQ. FT. (25.9%)

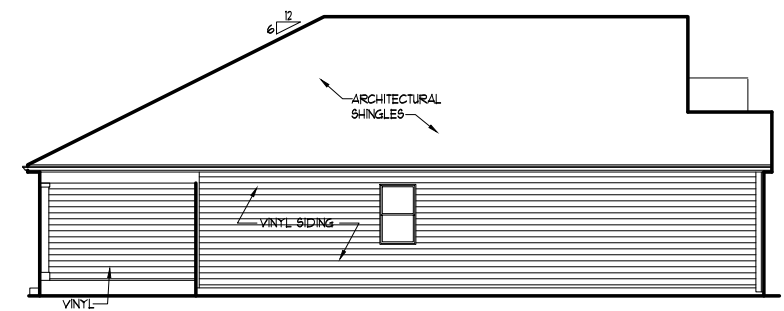
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

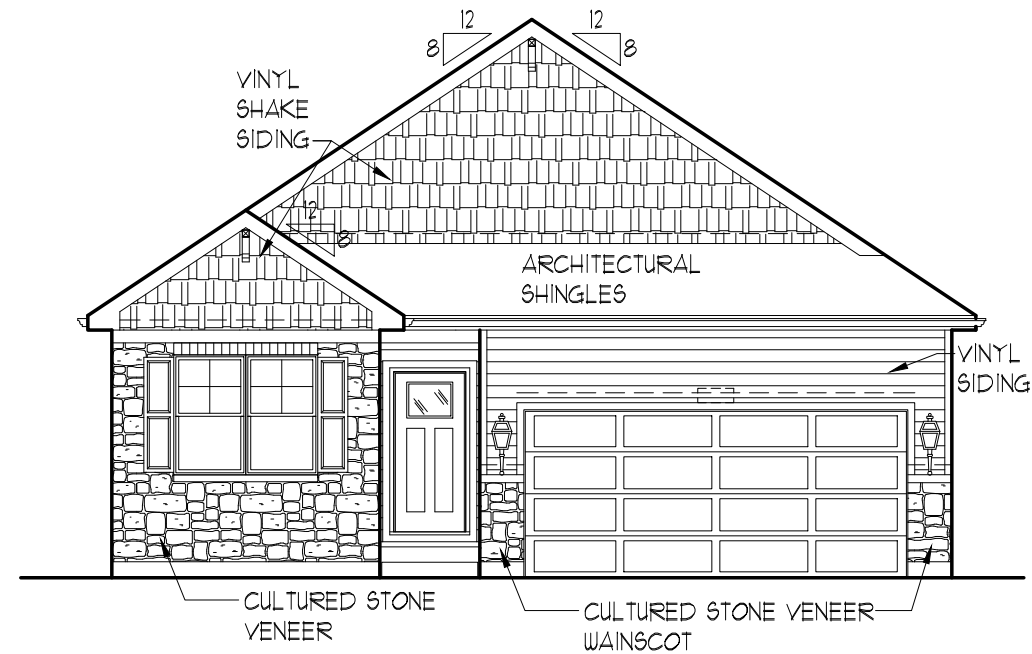


TYPICAL LEFT ELEVATION

x435

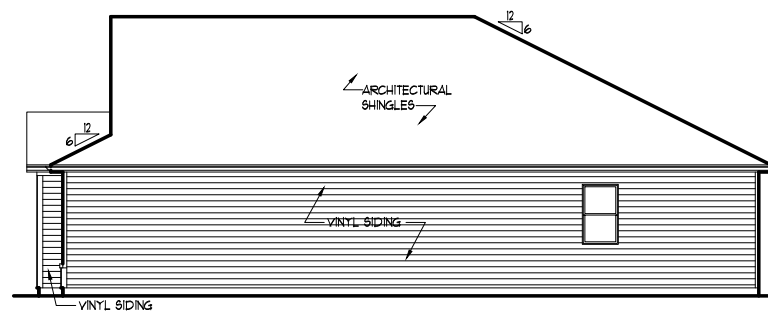
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

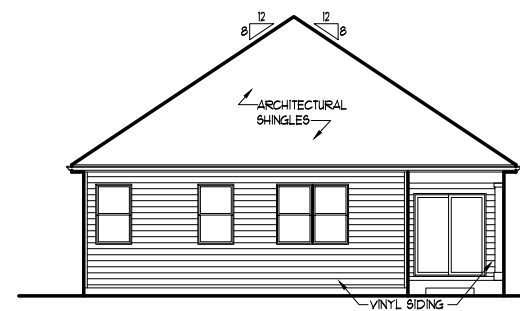


ELEVATION "C5"

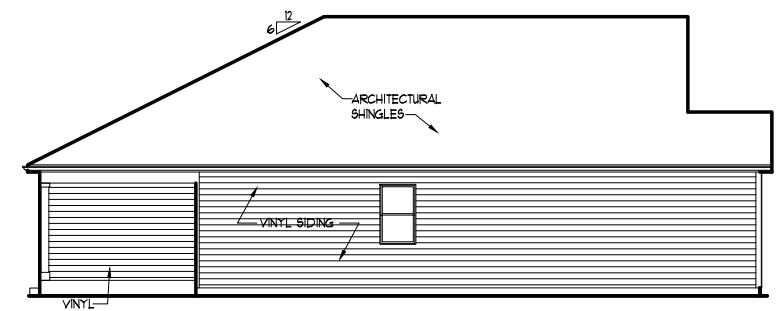
TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 316.80 SQ. FT.
 25% OF SIDEABLE AREA = 79.20 SQ. FT.
 TOTAL MASONRY AREA = 85.18 SQ. FT. (26.9%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

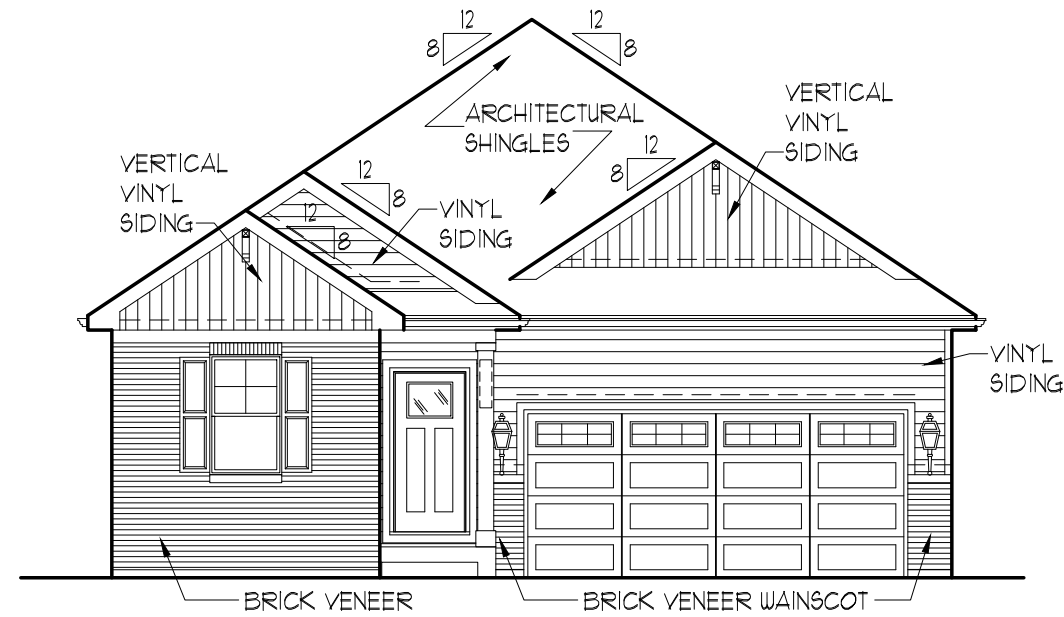


TYPICAL LEFT ELEVATION

x435

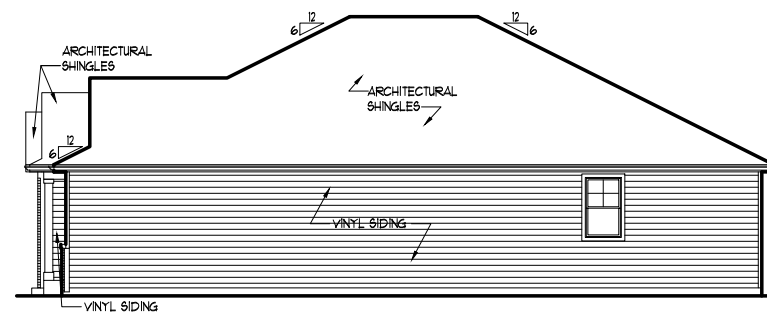
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

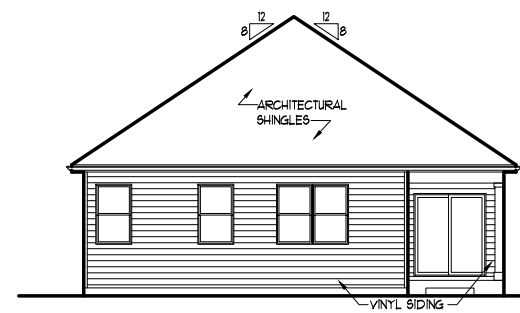


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 265.75 SQ. FT.
 25% OF SIDEABLE AREA = 66.44 SQ. FT.
 TOTAL MASONRY AREA = 104.49 SQ. FT. (39.3%)

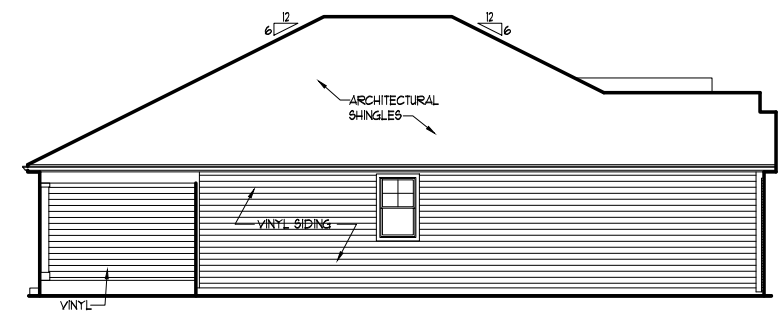
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

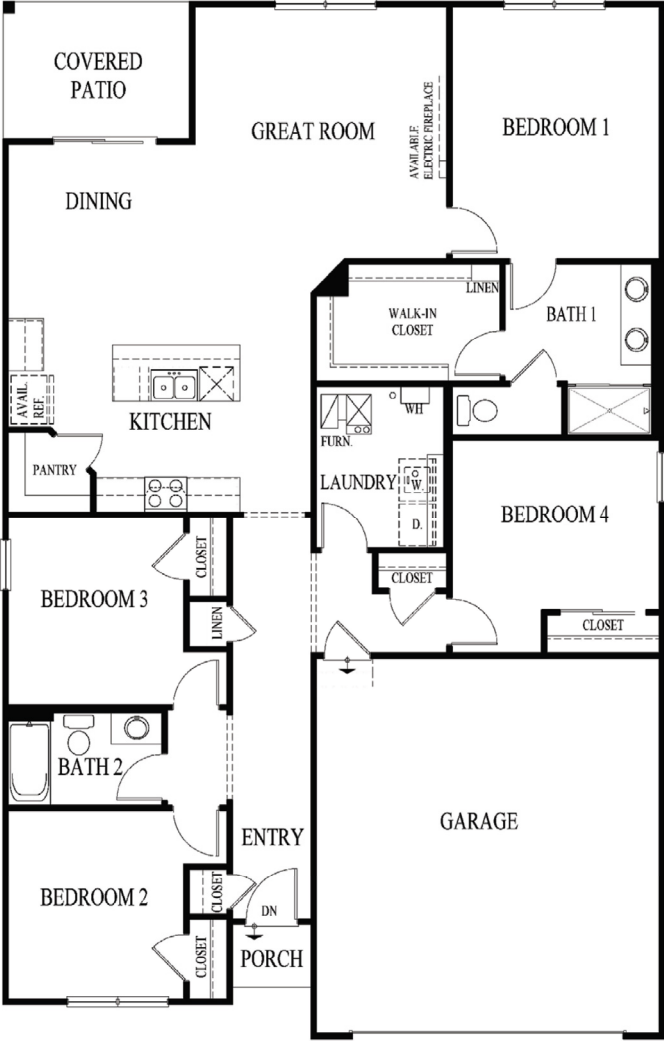


TYPICAL LEFT ELEVATION

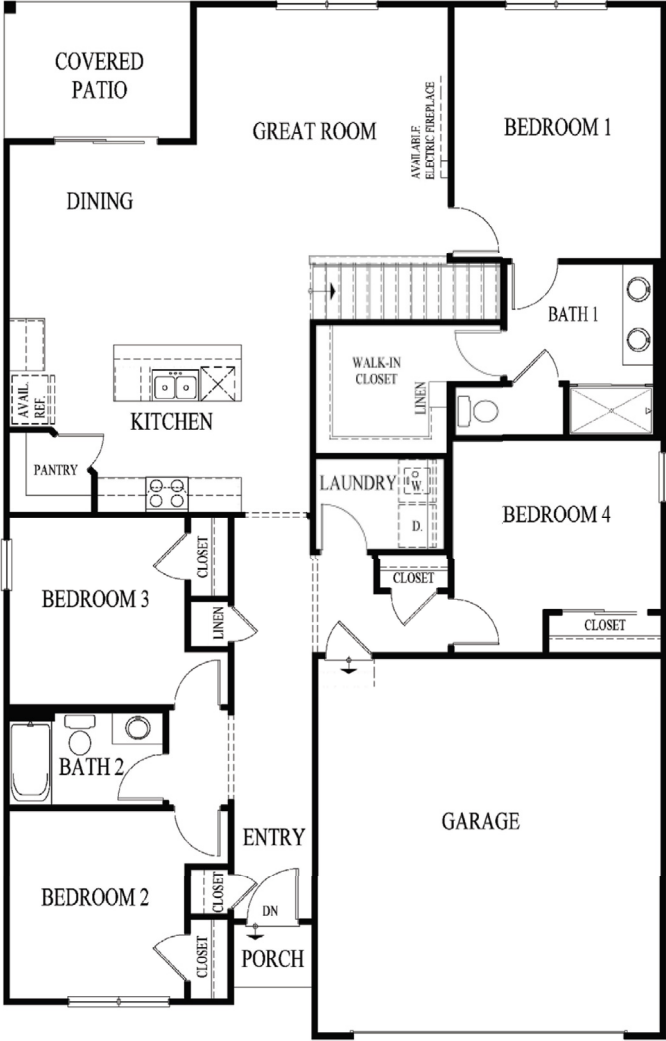
x435

**NEUSTONESHIRE
JOLIET, IL**

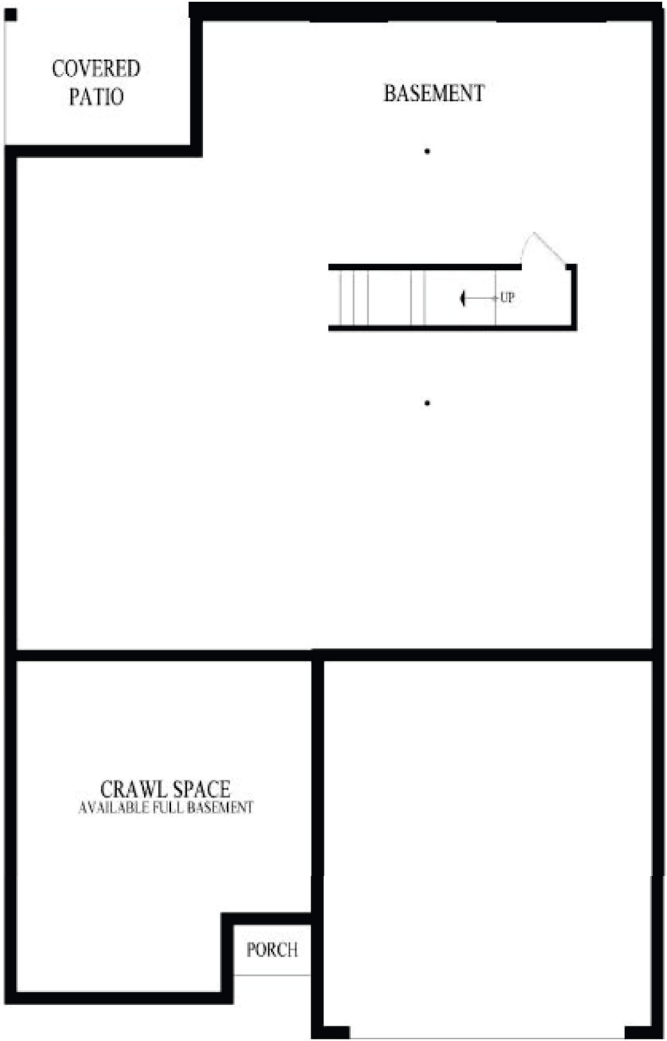
X-SERIES



Main Level (Slab)



Main Level (with basement)



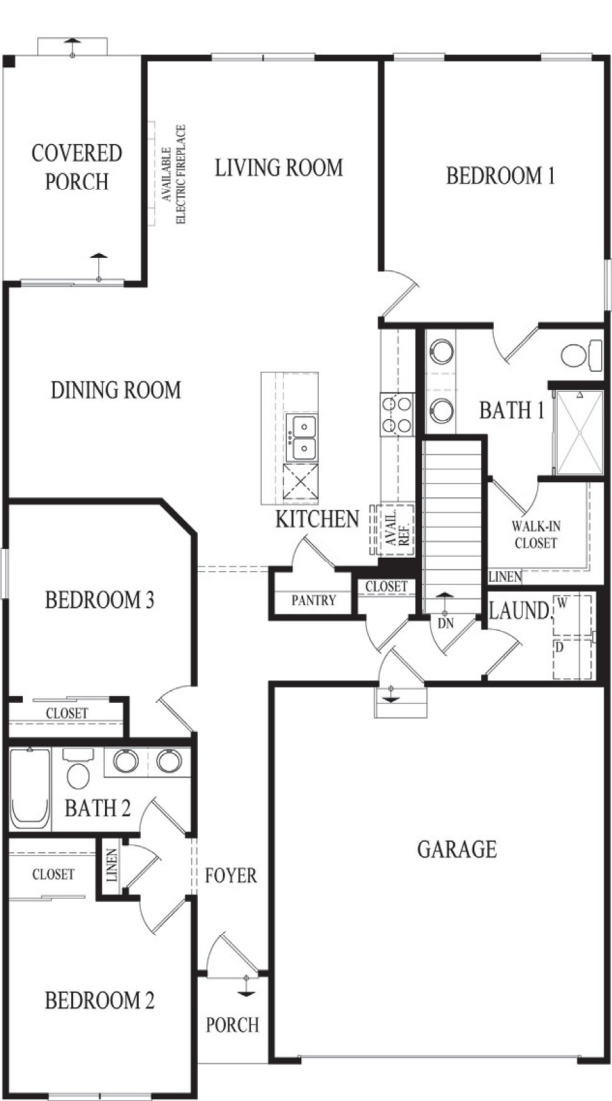
Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

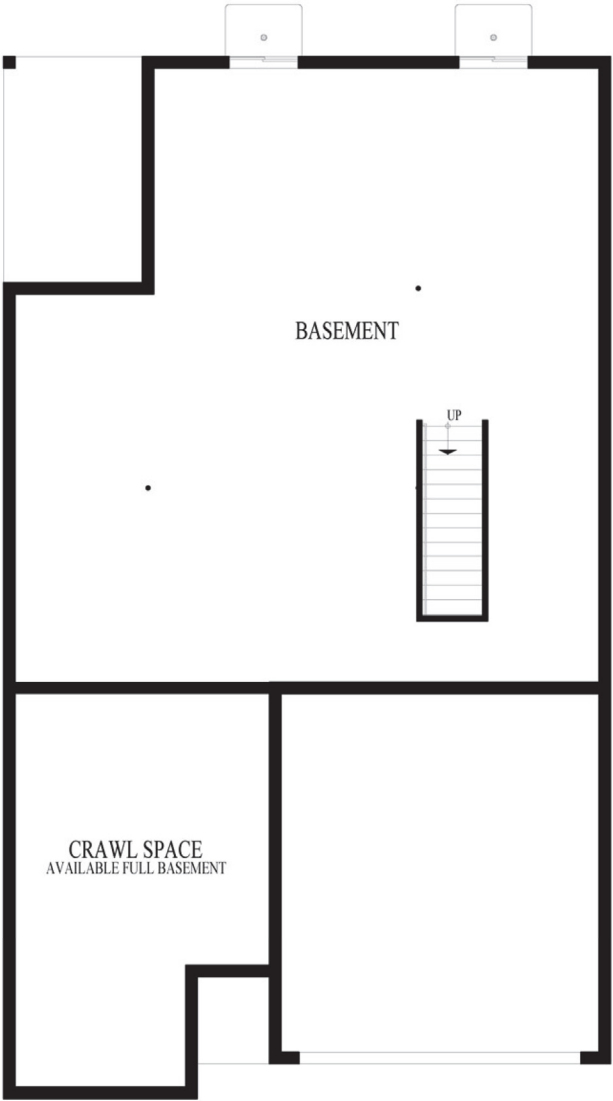


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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Main Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.



D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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November 14, 2025

Neustoneshire Phase 2 – Planned Unit Development

Phasing for Neustoneshire Phase 2:

DRH plans to develop Neustoneshire Phase 2 as a single, streamlined phase. Site work will begin in early spring 2026, with first home starts by September 2026. Sales are scheduled to begin in December 2026. We anticipate an absorption rate of 3–4 homes per month, with full buildout completed in approximately three years.

Financial Plan:

DRH will partner with a site development entity to deliver finished lots for Neustoneshire Phase 2. All lots will then be purchased by DRH for home construction. DRH will utilize internal financing to fund the project and does not require any external capital.

Marketing Strategy:

For Neustoneshire Phase 2, DRH will use its established in-house market analysis process rather than engaging an external consulting firm. By reviewing regional and local sales performance, we determine market pace, pricing strategy, and demand indicators. Our internal sales and marketing team will lead all outreach and positioning efforts to support consistent buyer traffic and steady absorption.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

_____	Preliminary Plat
☒	Final Plat
☒	Recording Plat

NAME OF SUBDIVISION: Neustoneshire (Phase 2)

NAME OF PETITIONER: D.R. HORTON, INC. - MIDWEST

CELL #: E-MAIL:

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

BUSINESS ADDRESS: 1750 E Golf Rd · Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE:

INTEREST OF PETITIONER: CONTRACT PURCHASER

NAME OF LOCAL AGENT: CHRIS FUNKHOUSER

ADDRESS: 1750 E Golf Rd · Suite 925 PHONE:

OWNER: Light Real Estate LLC (Trust Number 8002354094)

HOME ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS ADDRESS: PHONE:

CITY, STATE, ZIP:

CELL #: _____ E-MAIL:

ENGINEER: Mackie Consultants, LLC

ADDRESS: 9575 W. Higgins Rd, Ste. 500 PHONE:

LAND SURVEYOR: Mackie Consultants, LLC

ADDRESS: 9575 W. Higgins Rd, Ste. 500 PHONE: [REDACTED]

ATTORNEY: _____

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached Legal description

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

SIZE: 54.20 ac.

NO. OF LOTS: 147

PRESENT USE: Vacant Agricultural EXISTING ZONING: R-1B

USES OF SURROUNDING PROPERTIES: North: R-1B (Single Family Residential)

South: R-1B (Single Family Residential)

East: R-2 (Single Family Residential)

West: R-1B (Single Fam. Res.) & R-3 (one & two fam. Res.)

Name of Park District: Joliet Park District

Date Contacted Park District: July 14th 2025

Is any open space/park site being offered as part of a preliminary plat? No

If yes, what amount? 0.0 ac.

(Acknowledgment by Park District Official) Brad Staab - Executive Director

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No X If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes X No _____

If yes, describe: _____

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, CHRIS FUNKHOUSER, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 8/4/2026 [Redacted]
Petitioner's Name

Subscribed and sworn to before me this 4th day of August, 20 26

[Redacted] March 19, 2029
Notary Public My Commission Expires:



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☐ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☒ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

Southwest corner of County Line Road and Neustoneshire Blvd.

PIN(s): 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Light Real Estate LLC (Trust Number 8002354094)

E-MAIL:

[REDACTED]

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☒ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

D.R. Horton, Inc. – Midwest ("Petitioner") is a California corporation (i) authorized to transact business in the State of Illinois under Illinois Secretary of State business services file number 60318468, (ii) having a principal place of business located at 1750 E. Golf Road, Suite 925, Schaumburg, Illinois 60173 and (iii) a wholly owned subsidiary of D.R. Horton CA2, Inc., a California corporation, having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011, which latter corporation is a wholly owned subsidiary of D.R. Horton, Inc., a Delaware corporation ("DHI"), having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011. DHI is a publicly traded company dual listed on each of the New York Stock Exchange and NYSE Texas.

The name and address of the corporate officers of Petitioner are as follows: President – Paul J. Romanowski, 1341 Horton Circle, Arlington, Texas 76011; Secretary – Thomas B. Montano, 1341 Horton Circle, Arlington, Texas 76011.

E-MAIL: _____ FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: _____

DATE: 12/02/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Chris Funkhouser - Land Acquisition Project Manager

Phone: _____

PRINT