

DATE: March 12, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: PUD-2-26: Preliminary 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 preliminary Planned Unit Development for a residential subdivision
PURPOSE: To create 147 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: Undeveloped / agricultural 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 preliminary plat for the original Neustoneshire subdivision included the 162 acres located west of County Line Road between Theodore Street and Van Dyke Road. That land was annexed in 2004 and zoned R-1B to become a unified residential subdivision with 411 single-family lots. The subdivision was to be built out in three phases, but only Phase One was recorded and developed. NeuStoneshire Phase One is located directly south of Theodore Street and contains 146 developed single-family lots, as well as two storm detention areas. The 54-acre subject site contains the land that would have been Phase Two, located north of Van Dyke Road and east of Lakewood Prairie Subdivision. 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.

Proposed final plat phases of original Neustoneshire subdivision from 2005



The road network for the original subdivision included a collector street that branched off the Neustoneshire Boulevard roundabout at County Line Road and curved through Phases Two and Three to connect to Van Dyke Road at the south end. While this street was never constructed, a public sanitary sewer main was installed along its intended path

as part of the development of Phase One, to connect Phase One to the City sewer system. Part of this existing sewer main is located on the subject property, and the petitioner has incorporated the sewer location into their proposed plans.

SPECIAL INFORMATION: The preliminary Planned Unit Development of Neustoneshire Phase Two consists of 147 single-family lots on approximately 54 acres. The lots will need to meet the requirements of the R-1B zoning district, which include 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 subdivision meets the average lot size and width requirements for the R-1B district, with an average lot size of 10,096 square feet and an average lot width of 78 feet. All lots except two meet the minimum lot area; Lots 21 and 25 are slightly under the required area at 8,978 and 8,886 square feet respectively. The depths of these lots were slightly reduced to create space for a wider right-of-way dedication for Van Dyke Road. The City originally requested a 33-foot right-of-way dedication, which the petitioner included in their initial plans. However, the City recently requested a 40-foot 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. Based on this updated request, the petitioner modified their plans and included a 38-foot right-of-way dedication for Van Dyke Road on the preliminary plat. The preliminary PUD includes a variation to reduce the minimum lot size for Lots 21 and 25, which staff supports due to the need for a greater right-of-way dedication than originally anticipated.

The proposed street layout is generally consistent with the 2004 preliminary plat, with road connections to Kempton Street in NeuStoneshire Phase One at the northwest corner, to the Neustoneshire Boulevard roundabout off County Line Road at the northeast corner, and to Van Dyke Road at the southwest corner. The original plans from 2004 included an extension of Neustoneshire Boulevard off the south side of the roundabout; though the street extension was never constructed, the roundabout contains an existing curb cut on its south side. The proposed plans include a short extension of Neustoneshire Boulevard in this location. Proposed Street D will connect to this extension and then follow the path of the existing sanitary sewer main that was installed with Phase One.

The proposed house plans 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 6. 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 Planned Unit Development includes a preliminary landscape plan that shows parkway trees, landscape outlots 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, and the stormwater lot 151 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 developer is currently working with the Joliet Park

District to determine the amount for a cash contribution in lieu of a park land donation. Future approval of the final Planned Unit Development is still required.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the preliminary 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 (2025)



Figure 2: Subject site, view northwest from Van Dyke Road (May 2025)



Figure 3: 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 (May 2025)



Figure 4: West end of Van Dyke Road where it terminates at Fawnlily Circle in Lakewood Prairie Subdivision, view east from Fawnlily Circle (May 2025)

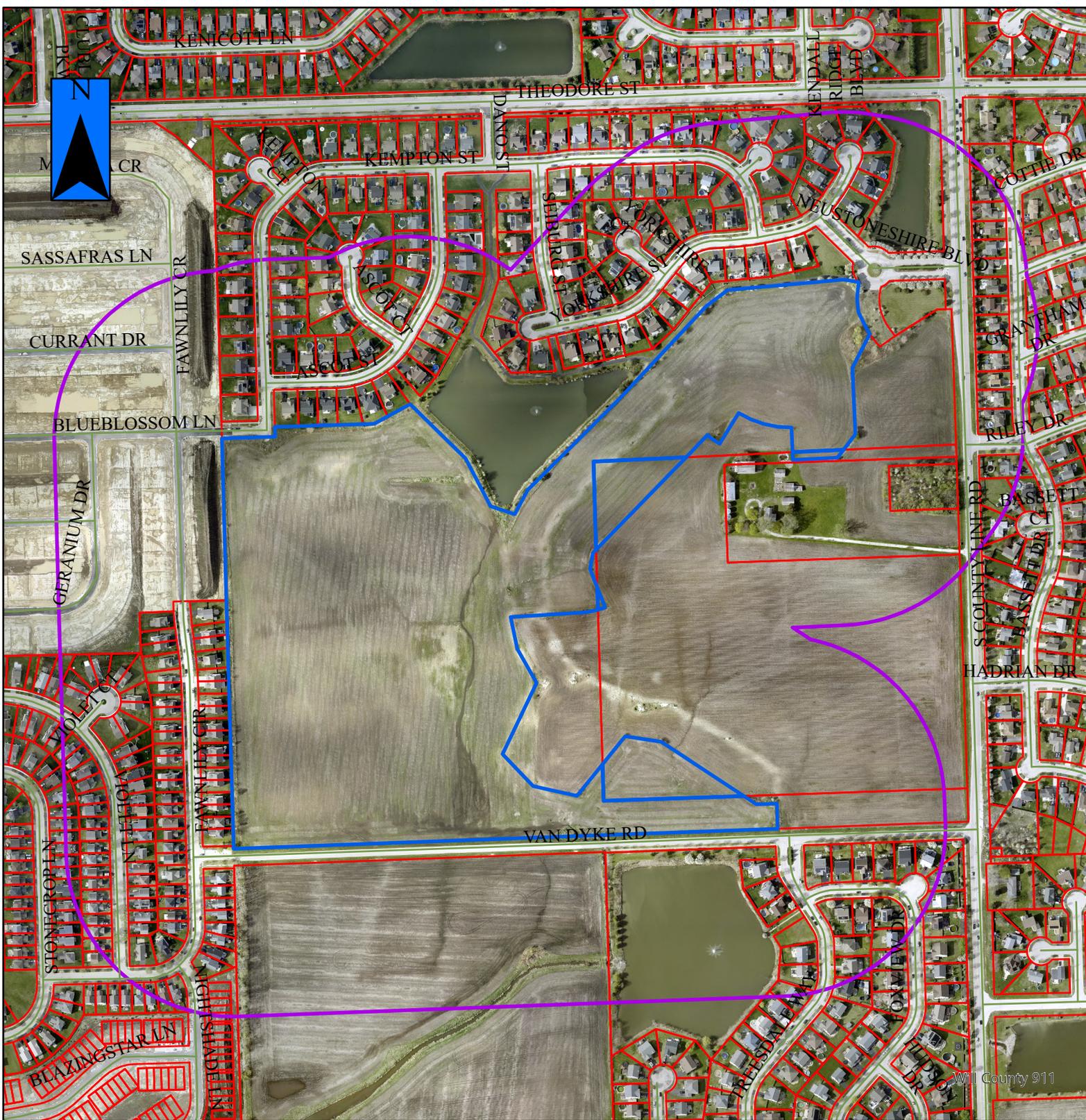


Figure 5: Existing roundabout for Neustoneshire Boulevard off County Line Road, view southwest (April 2025)



Figure 6: Existing residences in NeuStoneshire Phase One (2023, 2025)

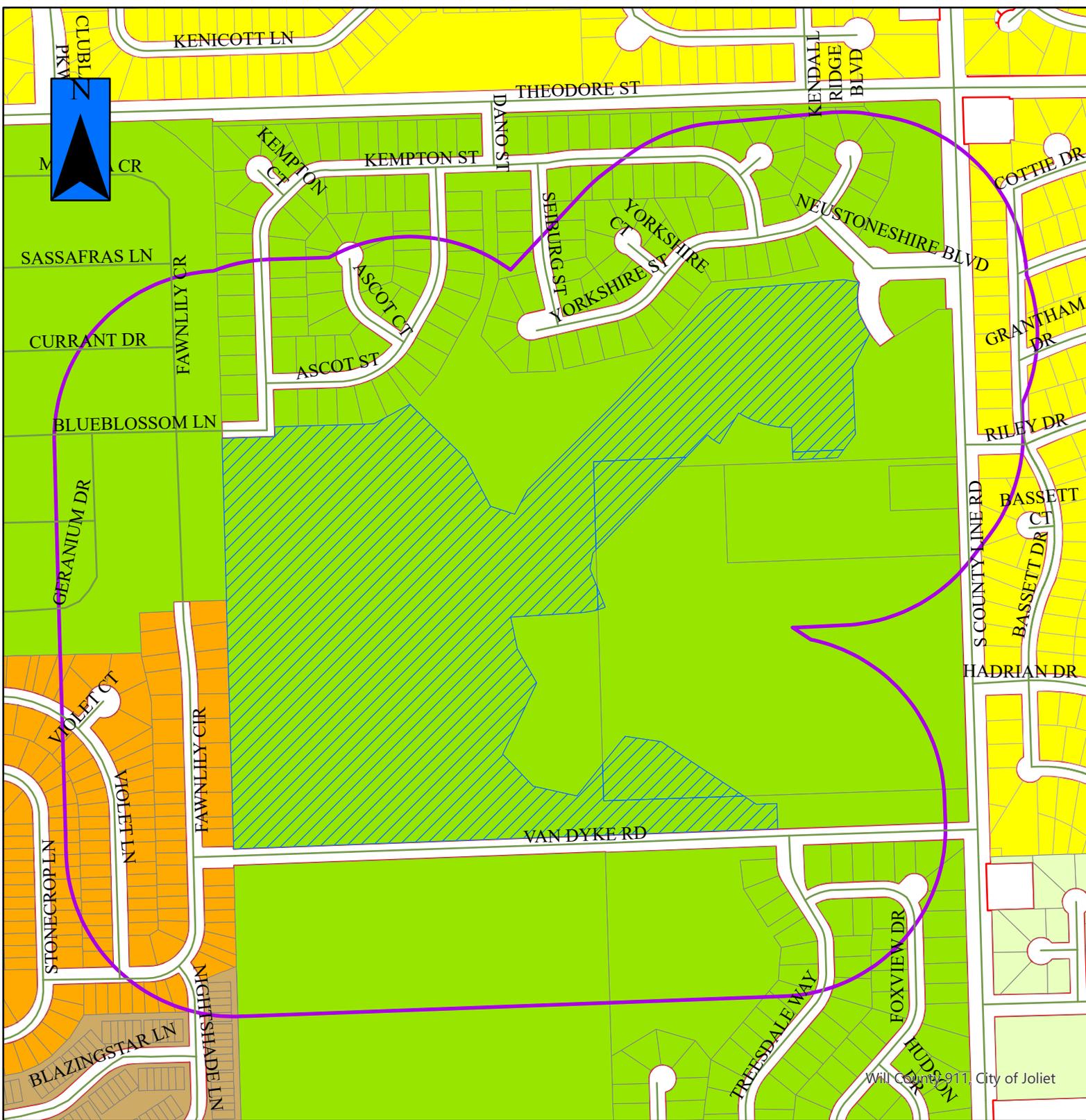




PUD-2-26a



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

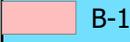
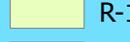


Will County 911, City of Joliet

PUD-2-26



-  = 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. 170930145H) EFFECTIVE DATE 1/8/2014.

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

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

GENERAL NOTES

- PARKWAYS, NEW DITCHES AND DETENTION AREAS SHALL RECEIVE MINIMUM 4" TOPSOIL AND SHALL BE SEEDDED OR SODED IN ACCORDANCE WITH THE KENDALL COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.
- 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.

PRELIMINARY PLAT OF NEUTONSHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT

THIS PLAT IS NOT FOR RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

TO: D.R. HORTON, INC. - MIDWEST,
CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 2009 AND KNOWN AS TRUST NUMBER 80223404 BY FILED FOR RECORD DECEMBER 31, 2009 AND RECORDED IN DOCUMENT NUMBER 200900027748 OF THE KENDALL COUNTY RECORDS;
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALLIANS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 11(a), 11(b) AND 18 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON JULY 7, 2025.

DATED THIS 14TH DAY OF JULY, A.D. 2025.

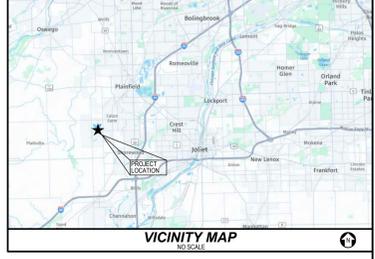
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-1819
MY LICENSE EXPIRES ON NOVEMBER 30, 2028
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdartos@v3.com

PROJECT TEAM

OWNER/DEVELOPER
D.R. Horton
1750 E. Golf Road, Suite 925
Schaumburg, Illinois 60173
847.84.4420

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

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



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: 41-32-48.16888 N
LONGITUDE: 88-15-52.99581 W
ELLIPTICOID HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.000006077
ALL MEASUREMENTS ARE ON THE GROUND.

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 1 DEGREE 39 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1484.04 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST 190.00 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 35.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST, 355.36 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 146.64 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 57 SECONDS EAST 277.22 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 30 SECONDS EAST, 193.59 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 34 SECONDS WEST, 30.68 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 11 SECONDS EAST 67.62 FEET; THENCE NORTH 45 DEGREES 13 MINUTES 52 SECONDS EAST, 459.94 FEET; THENCE NORTH 43 DEGREES 13 MINUTES 10 SECONDS EAST, 457.72 FEET; THENCE NORTH 53 DEGREES 03 MINUTES 09 SECONDS EAST 99.90 FEET; THENCE NORTH 04 DEGREES 56 MINUTES 23 SECONDS WEST, 416.51 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 56 SECONDS EAST, 66.49 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, 86.06 FEET TO A NONTANGENT LINE; THENCE SOUTH 25 DEGREES 52 MINUTES 09 SECONDS EAST 60.80 FEET TO A NONTANGENT CURVE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 233.00 FEET, HAVING A CHORD BEARING OF SOUTH 29 DEGREES 47 MINUTES 25 SECONDS EAST 24.56 FEET TO A NONTANGENT LINE; THENCE SOUTH 27 DEGREES 30 MINUTES 58 SECONDS WEST 138.49 FEET; THENCE SOUTH 02 DEGREES 45 MINUTES 14 SECONDS EAST 236.26 FEET; THENCE SOUTH 37 DEGREES 55 MINUTES 19 SECONDS WEST, 118.50 FEET; THENCE SOUTH 02 DEGREES 45 MINUTES 14 SECONDS WEST, 158.35 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 197.39 FEET TO A NONTANGENT LINE; THENCE SOUTH 32 DEGREES 18 MINUTES 52 SECONDS WEST 126.62 FEET; THENCE NORTH 07 DEGREES 06 MINUTES 12 SECONDS WEST 30.33 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 51 SECONDS WEST 115.18 FEET; THENCE SOUTH 44 DEGREES 23 MINUTES 57 SECONDS WEST, 383.54 FEET; THENCE SOUTH 10 DEGREES 44 MINUTES 32 SECONDS WEST, 58.00 FEET; THENCE SOUTH 21 DEGREES 33 MINUTES 16 SECONDS EAST, 147.57 FEET TO A NONTANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 283.00 FEET, HAVING A CHORD BEARING OF SOUTH 77 DEGREES 25 MINUTES 25 SECONDS WEST, 88.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 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 41 MINUTES 51 SECONDS EAST 140.24 FEET; THENCE SOUTH 25 DEGREES 35 MINUTES 57 SECONDS WEST, 202.94 FEET; THENCE SOUTH 43 DEGREES 49 MINUTES 12 SECONDS EAST, 158.48 FEET; THENCE SOUTH 77 DEGREES 25 MINUTES 02 SECONDS EAST 160.31 FEET; THENCE SOUTH 39 DEGREES 01 MINUTES 50 SECONDS EAST 274.65 FEET; THENCE SOUTH 81 DEGREES 18 MINUTES 39 SECONDS EAST 130.29 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 04 SECONDS EAST, 406.06 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, 73.01 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 44 SECONDS EAST, 119.02 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 01 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE 1947.37 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ZONING

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

BENCHMARK

SOURCE: TRIMBLE VRS NETWORK WITH PROJECT ORIGIN AT: LATITUDE: 41-32-48.16888 N
LONGITUDE: 88-15-52.99581 W
ELLIPTICOID HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.000006077
ALL MEASUREMENTS ARE ON THE GROUND.

SIZE

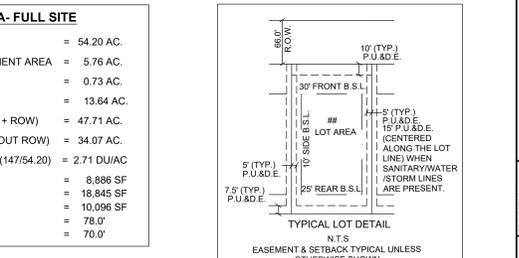
STATION DESIGNATION SBM#1
ESTABLISHED BY V3 COMPANIES
DATE: 07-02-25
ELEVATION: 649.40 (MEASURED)
DATA: 184558
DESCRIPTION: WSW BOLT ON FIRE HYDRANT AT WEST SIDE OF NEUTONSHIRE BLVD, NORTH OF NORTHEAST CORNER OF SITE.

STATION DESIGNATION SBM#2
ESTABLISHED BY V3 COMPANIES
DATE: 07-02-25
ELEVATION: 652.44 (MEASURED)
DATA: 184558
DESCRIPTION: SE BOLT ON FIRE HYDRANT AT SOUTH SIDE OF BLUEBLOSSOM BLVD, NORTH OF THE NORTHWEST CORNER OF SITE.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT GUARANTEE THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MEASURE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS ARE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 2 SURROUNDING UTILITY IRM 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 US IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.



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 _____

DESIGN CRITERIA

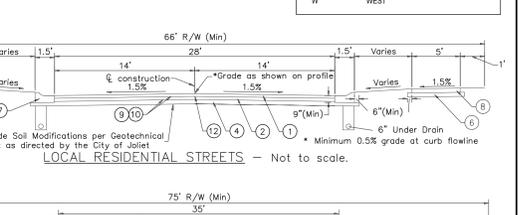
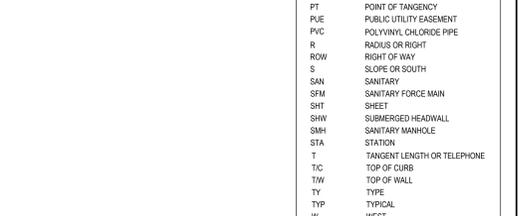
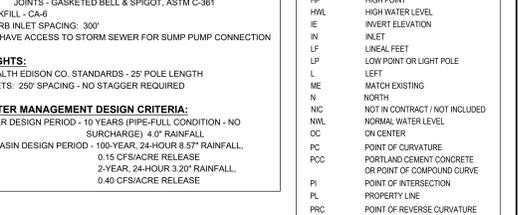
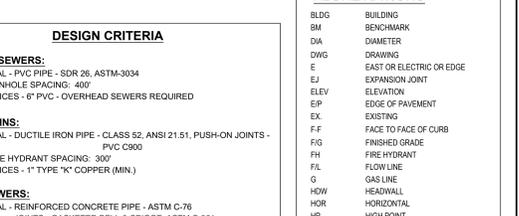
SANITARY SEWERS:
PIPE MATERIAL - PVC PIPE - SDR 35, ASTM-3034
MAXIMUM MANHOLE SPACING: 400'
SEWER SERVICES - 6" PVC - OVERHEAD SEWERS REQUIRED

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

STORM SEWERS:
PIPE MATERIAL - REINFORCED CONCRETE PIPE - ASTM C-78
JOINTS - GASKETED BELL & SPIGOT, ASTM C-361
TRENCH BACKFILL - CA-6
MAXIMUM CURB INLET SPACING: 300'
ALL LOTS TO HAVE ACCESS TO STORM SEWER FOR SLUMP PUMP CONNECTION

STREET LIGHTS:
COMMONWEALTH EDISON CO. STANDARDS - 25' POLE LENGTH
LOCAL STREETS: 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 1.5" RAINFALL, 0.15 CFS/ACRE RELEASE
2-YEAR, 24-HOUR 3.0" RAINFALL, 0.40 CFS/ACRE RELEASE



PAVEMENT LEGEND

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 148.5 LB/CY.

FOR HOT-MIX ASPHALT MIXTURES: 148.5 LB/CY

FOR PORTLAND CEMENT CONCRETE: 148.5 LB/CY

FOR BITUMINOUS MATERIAL: 148.5 LB/CY

FOR AGGREGATE: 148.5 LB/CY

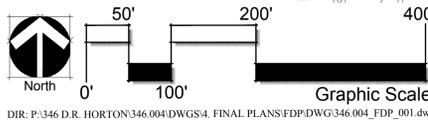
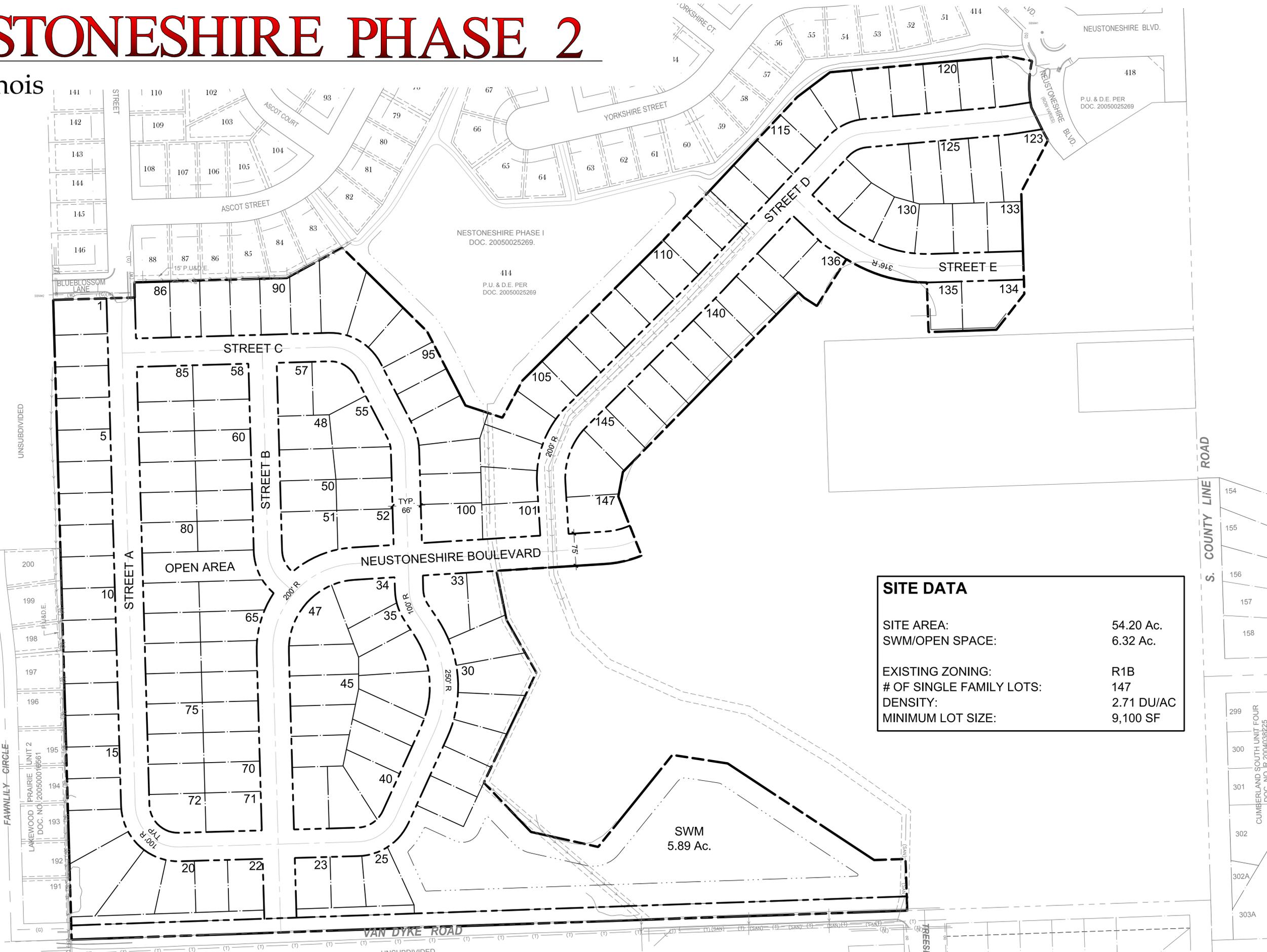
FOR STRIP REFLECTIVE CRACK CONTROL TREATMENT: 148.5 LB/CY

FOR LONGITUDINAL JOINT SEALANT: 148.5 LB/CY

FOR HOT-MIX ASPHALT MIXTURES: 148.

NEUSTONESHIRE PHASE 2

Joliet, Illinois



Date: Jan. 22, 2026
Scale: 1" = 100'

SITE PLAN

Prepared For: Prepared By:



DIR: P:\346 DR. HORTON\346.004\DWGS4. FINAL PLANS\FDP\DWG\346.004 FDP_001.dwg

138 S. Main Street
Chicago, IL 60611
P: 630.574.4555
F: 630.574.3039
schoppe.com

LANDSCAPE PLANS

Planned Unit Development of Neustoneshire Phase Two

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 Size Note: 8" x 2	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

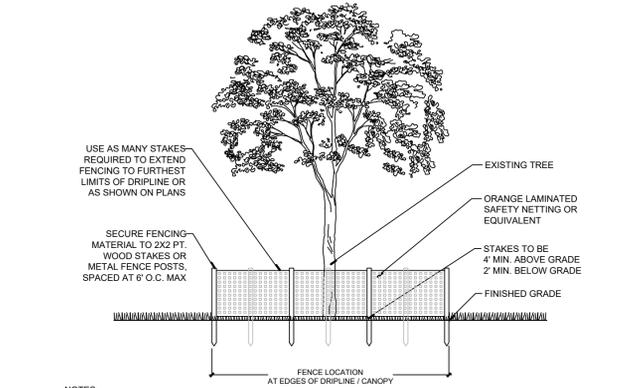
REQUIREMENTS

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

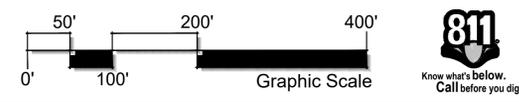
REMOVALS & REPLACEMENT

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 DRIFLINE OR AGAINST PAVEMENT EDGES, AS PER APPROVED SITE PLANS.
 - FENCING MUST REMAIN THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES. REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK.
 - 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 ENCROACHES ON DRIFLINE 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



TREE PRESERVATION & REMOVALS PLAN
SCALE: 1" = 100'-0"

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1750 E. Golf Road, Schaumburg, IL 60173

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

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

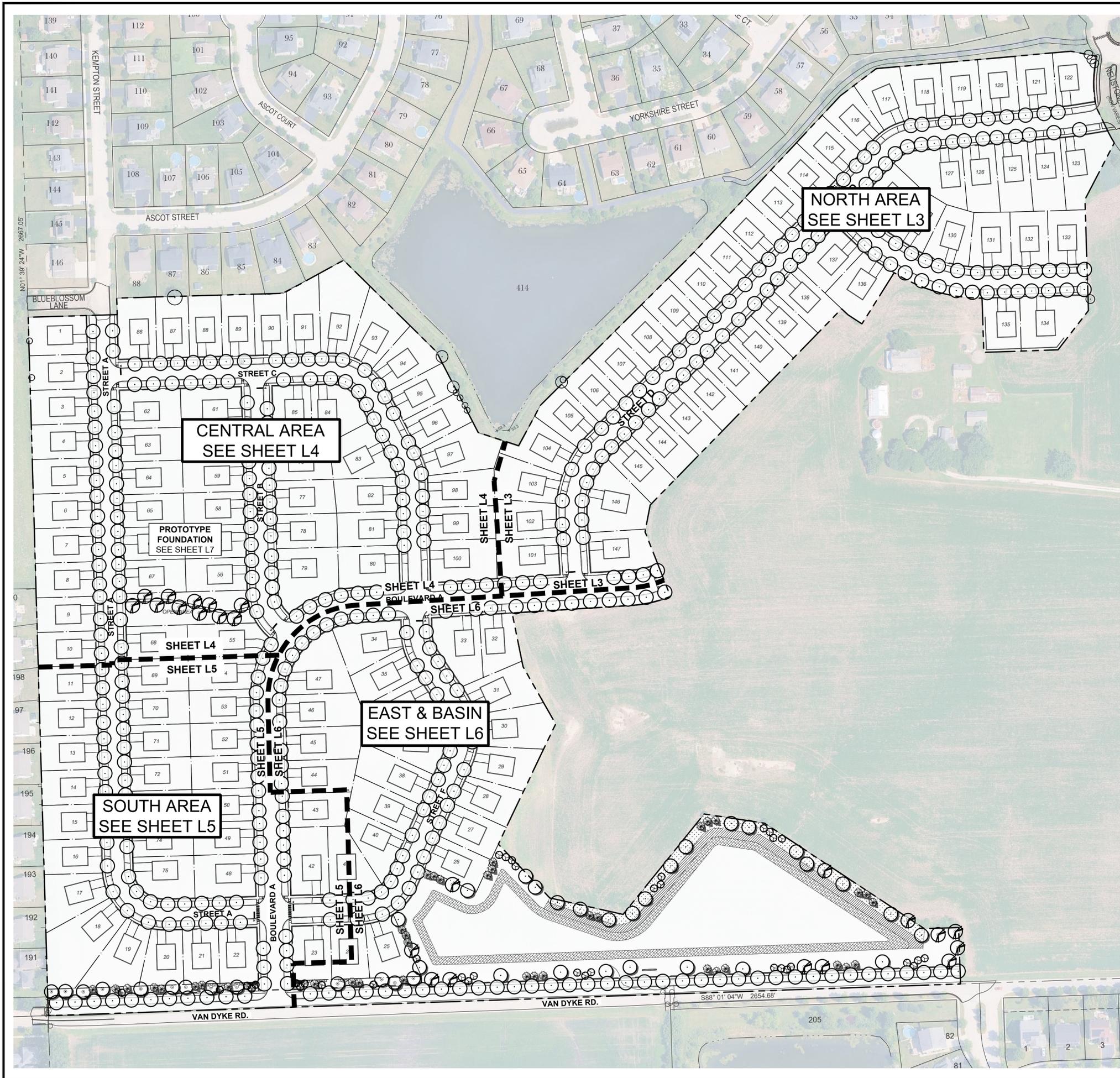
North

Revisions

4. 02-16-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-25-25 ADD EMERGENCY SEED
0. 11-10-25 ISSUED FOR CITY REVIEW

Date: 2025-11-10
Scale: 1" = 100'-0"
Job #: 346.003.02a
Drawn: FSIP00
File #: FSIP00
SHEET: **L1**

Know what's below. Call before you dig.



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

Compliance: 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: 719 LF / 100 LF = 7.19 7.19 x 5 Evergreen or Ornamental, x 3 Shade, x 10 Shrubs

Compliance: 36 Evergreen or Ornamental Trees, 22 Shade Trees, 72 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: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Required

Compliance: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 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:

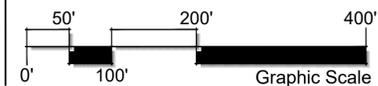
1. Grading and construction equipment and materials shall not encroach upon the dripline of any tree to be preserved.
2. Crushed limestone or any other material harmful to trees, shall not be deposited within the drip line of any tree.
3. No materials or vehicles shall be stored, driven, or parked within 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.

LEGEND

	EMERGENT SEED
	WET TO MESIC SEED
	LOW PROFILE PRAIRIE SEED



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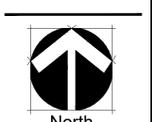
Schoppe Design Associates, Inc.
 LAND PLANNING & LANDSCAPE ARCHITECTURE



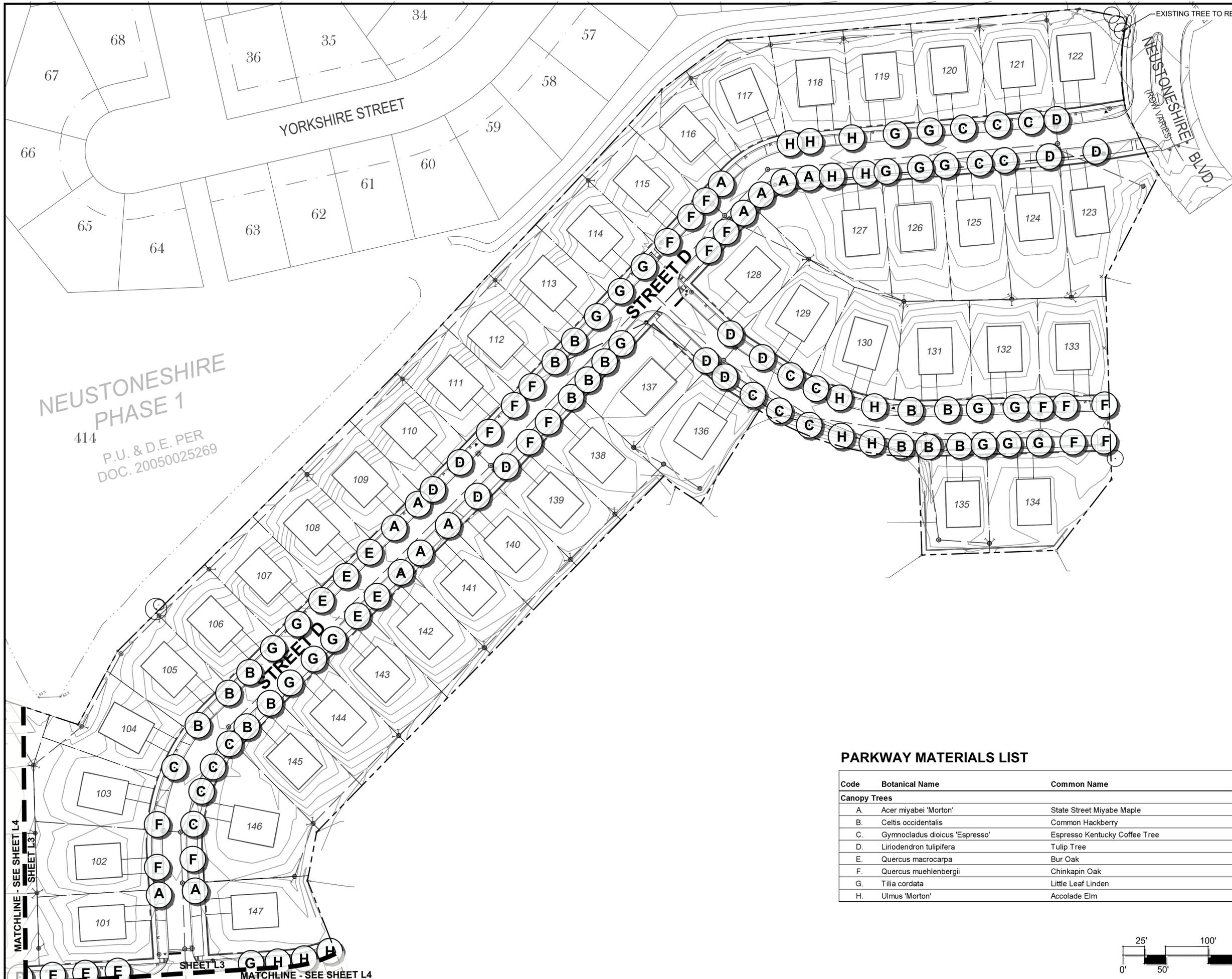
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NEUSTONESHIRE
 PHASE 2
 Joliet, Illinois

PRELIMINARY
 LANDSCAPE PLAN
 OVERALL PLAN
 LANDSCAPE REQUIREMENTS



Revisions	
4. 02-17-26	VAN DYKE WIDENING
3. 02-03-26	RESPONSE TO CITY COMMENTS
2. 01-23-26	REVISED SITE PLAN
1. 12-25-25	ADD EMERGENT SEED
0. 11-10-25	ISSUED FOR CITY REVIEW
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Job #:	346.003.02a
Drawn:	PSI/PO
File #:	PSI/PO
SHEET:	L2

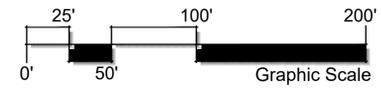


NEUSTONESHIRE
PHASE 1
414
P.U. & D.E. PER
DOC. 20050025269

EXISTING TREE TO REMAIN, TYP.

PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			109			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	12	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	15	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	13	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	11	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	8	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'

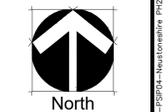


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Project Name:
**NEUSTONESHIRE
PHASE 2**
Joliet, Illinois

Sheet Name:
**PRELIMINARY
LANDSCAPE PLAN
NORTH AREA**



Revisions
4. 02-17-26 VAN DYKE
WIDENING
3. 02-03-26 RESPONSE
TO CITY COMMENTS
2. 01-23-26 REVISED
SITE PLAN
1. 12-29-25 ADD
EMERGENT SEED
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Date: 2025-11-10
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Job #: 346.003.02a
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File # PSIP00

SHEET:
L3



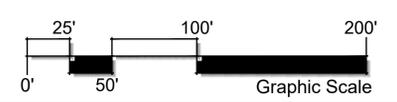
NEUSTONESHIRE
PHASE 1
P.U. & D.E. PER
DOC. 20050025269

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	15	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	18	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	9	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	13	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	7	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.

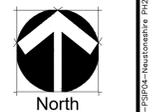


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Schaumburg, IL 60173

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

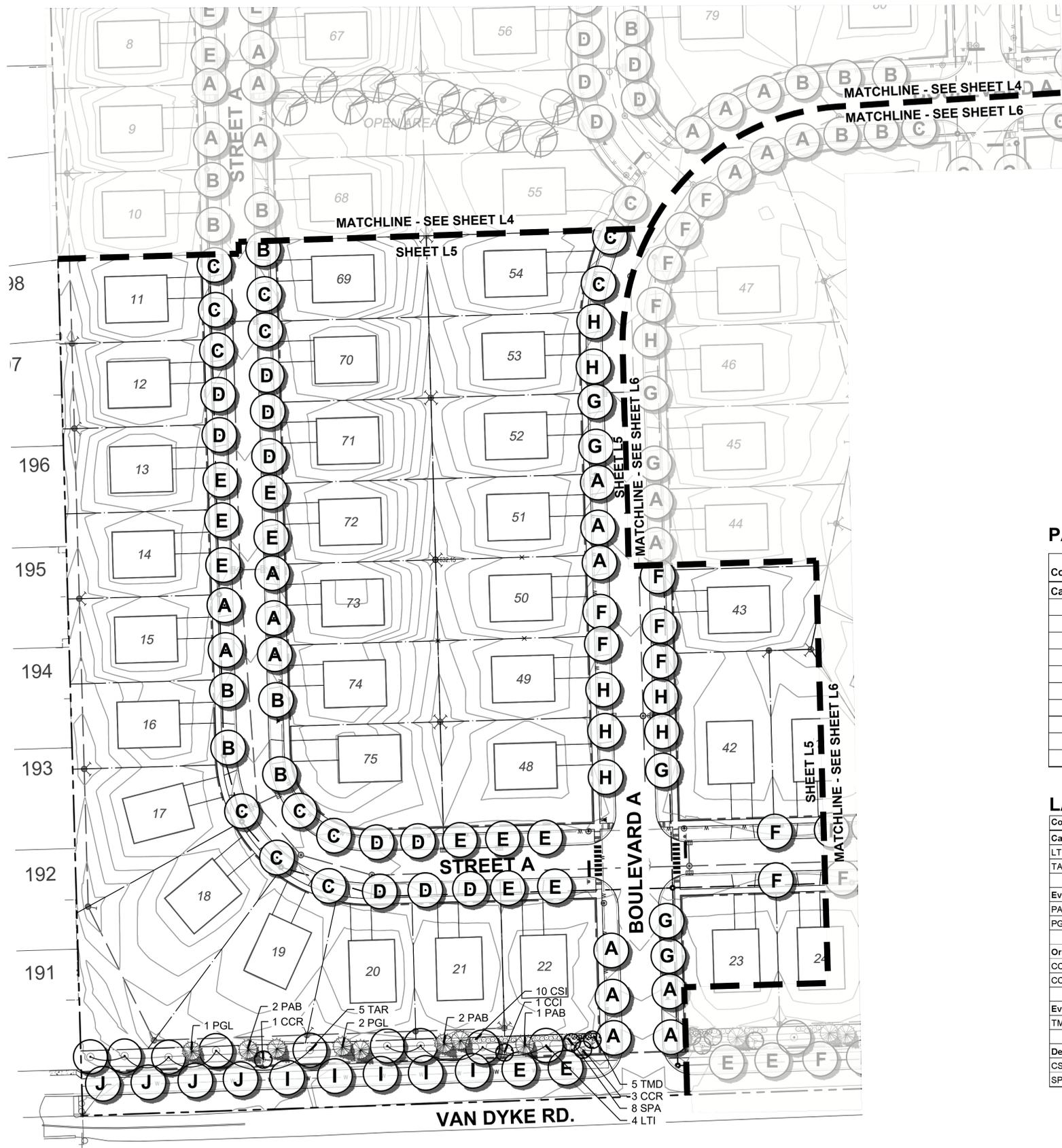
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**PRELIMINARY
LANDSCAPE PLAN
CENTRAL AREA**



Revisions
4. 02-17-26 VAN DYKE
WIDENING
3. 02-03-26 RESPONSE
TO CITY COMMENTS
2. 01-23-26 REVISED
SITE PLAN
1. 12-29-25 ADD
EMERGENT SEED
0. 11-10-25 ISSUED FOR
CITY REVIEW

Date: 2025-11-10
Scale: 1" = 50'-0"
Job #: 346.003.02a
Drawn:
File #: PSIP00

SHEET:
L4

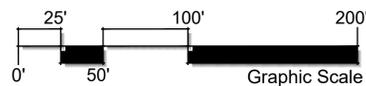


PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			81			
A.	<i>Acer miyabei</i> 'Morton'	State Street Miyabe Maple	13	Each	2.0" cal.	40'
B.	<i>Celtis occidentalis</i>	Common Hackberry	6	Each	2.0" cal.	40'
C.	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	12	Each	2.0" cal.	40'
D.	<i>Liriodendron tulipifera</i>	Tulip Tree	10	Each	2.0" cal.	40'
E.	<i>Quercus macrocarpa</i>	Bur Oak	12	Each	2.0" cal.	40'
F.	<i>Quercus muehlenbergii</i>	Chinkapin Oak	7	Each	2.0" cal.	40'
G.	<i>Tilia cordata</i>	Little Leaf Linden	5	Each	2.0" cal.	40'
H.	<i>Ulmus</i> 'Morton'	Accolade Elm	7	Each	2.0" cal.	40'
I.	<i>Tilia americana</i> 'Redmond'	Redmond Linden	5	Each	2.0" cal.	40'
J.	<i>Gleditsia triacanthos</i> v. <i>inermis</i> 'Skyline'	Skyline Honeylocust	4	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

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



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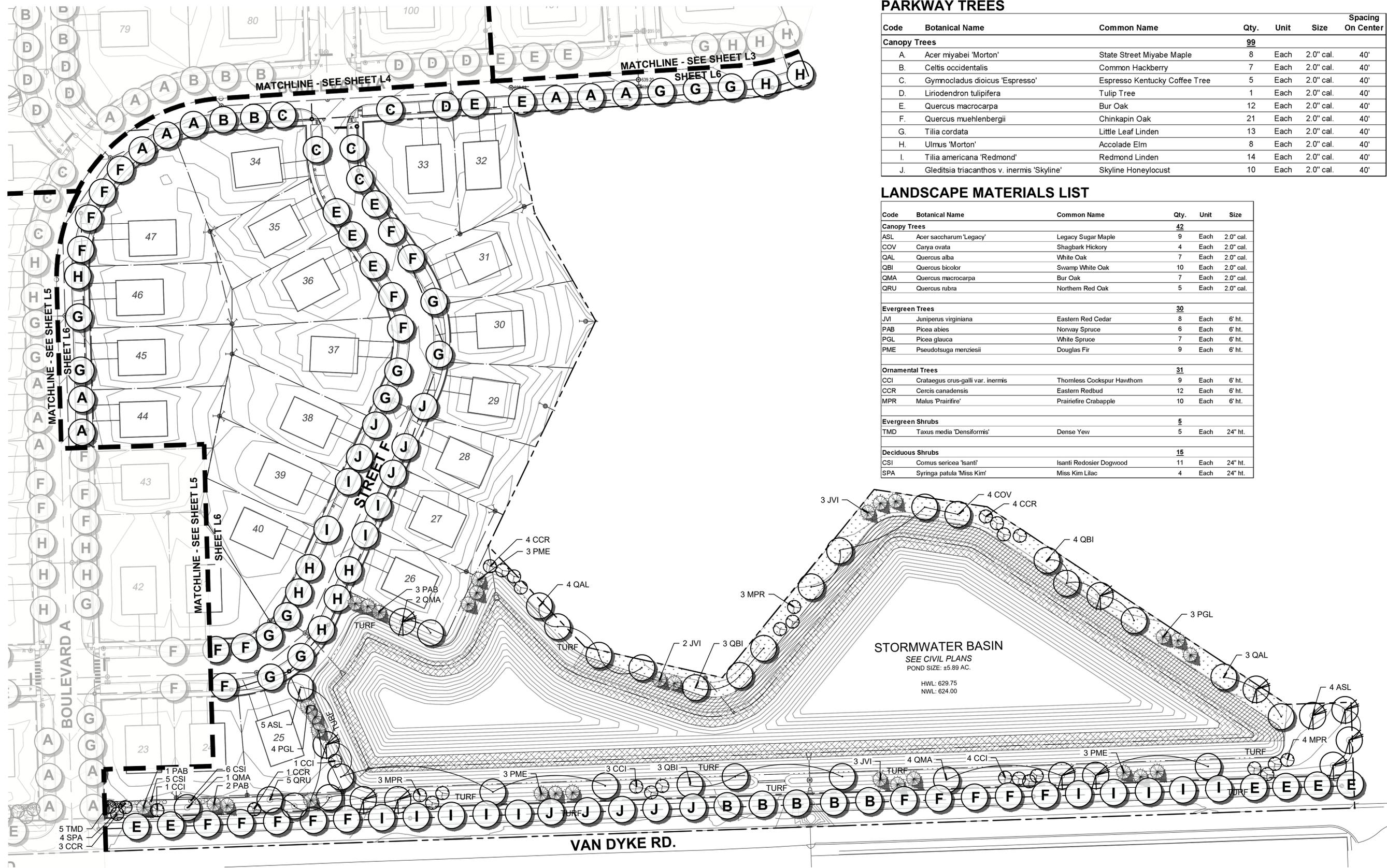
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Project Name:
 NEUSTONESHIRE
 PHASE 2
 Joliet, Illinois

Sheet Name:
 PRELIMINARY
 LANDSCAPE PLAN
 SOUTH AREA



Revisions
 4. 02-17-26 VAN DYKE WIDENING
 3. 02-03-26 RESPONSE TO CITY COMMENTS
 2. 01-23-26 REVISED SITE PLAN
 1. 12-29-25 ADD EMERGENCY SEED
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 File #: PSIP00
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PARKWAY TREES

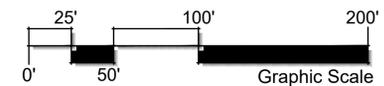
Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			99			
A.	<i>Acer miyabei</i> 'Morton'	State Street Miyabe Maple	8	Each	2.0" cal.	40'
B.	<i>Celtis occidentalis</i>	Common Hackberry	7	Each	2.0" cal.	40'
C.	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	5	Each	2.0" cal.	40'
D.	<i>Liriodendron tulipifera</i>	Tulip Tree	1	Each	2.0" cal.	40'
E.	<i>Quercus macrocarpa</i>	Bur Oak	12	Each	2.0" cal.	40'
F.	<i>Quercus muehlenbergii</i>	Chinkapin Oak	21	Each	2.0" cal.	40'
G.	<i>Tilia cordata</i>	Little Leaf Linden	13	Each	2.0" cal.	40'
H.	<i>Ulmus</i> 'Morton'	Accolade Elm	8	Each	2.0" cal.	40'
I.	<i>Tilia americana</i> 'Redmond'	Redmond Linden	14	Each	2.0" cal.	40'
J.	<i>Gleditsia triacanthos</i> v. <i>inermis</i> 'Skyline'	Skyline Honeylocust	10	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			42		
ASL	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	9	Each	2.0" cal.
COV	<i>Carya ovata</i>	Shagbark Hickory	4	Each	2.0" cal.
QAL	<i>Quercus alba</i>	White Oak	7	Each	2.0" cal.
QBI	<i>Quercus bicolor</i>	Swamp White Oak	10	Each	2.0" cal.
QMA	<i>Quercus macrocarpa</i>	Bur Oak	7	Each	2.0" cal.
QRU	<i>Quercus rubra</i>	Northern Red Oak	5	Each	2.0" cal.
Evergreen Trees			30		
JVI	<i>Juniperus virginiana</i>	Eastern Red Cedar	8	Each	6' ht.
PAB	<i>Picea abies</i>	Norway Spruce	6	Each	6' ht.
PGL	<i>Picea glauca</i>	White Spruce	7	Each	6' ht.
PME	<i>Pseudotsuga menziesii</i>	Douglas Fir	9	Each	6' ht.
Ornamental Trees			31		
CCI	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	9	Each	6' ht.
CCR	<i>Cercis canadensis</i>	Eastern Redbud	12	Each	6' ht.
MPR	<i>Malus</i> 'Prairifire'	Prairifire Crabapple	10	Each	6' ht.
Evergreen Shrubs			5		
TMD	<i>Taxus media</i> 'Densiflora'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			15		
CSI	<i>Cornus sericea</i> 'Isanti'	Isanti Redosier Dogwood	11	Each	24" ht.
SPA	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	4	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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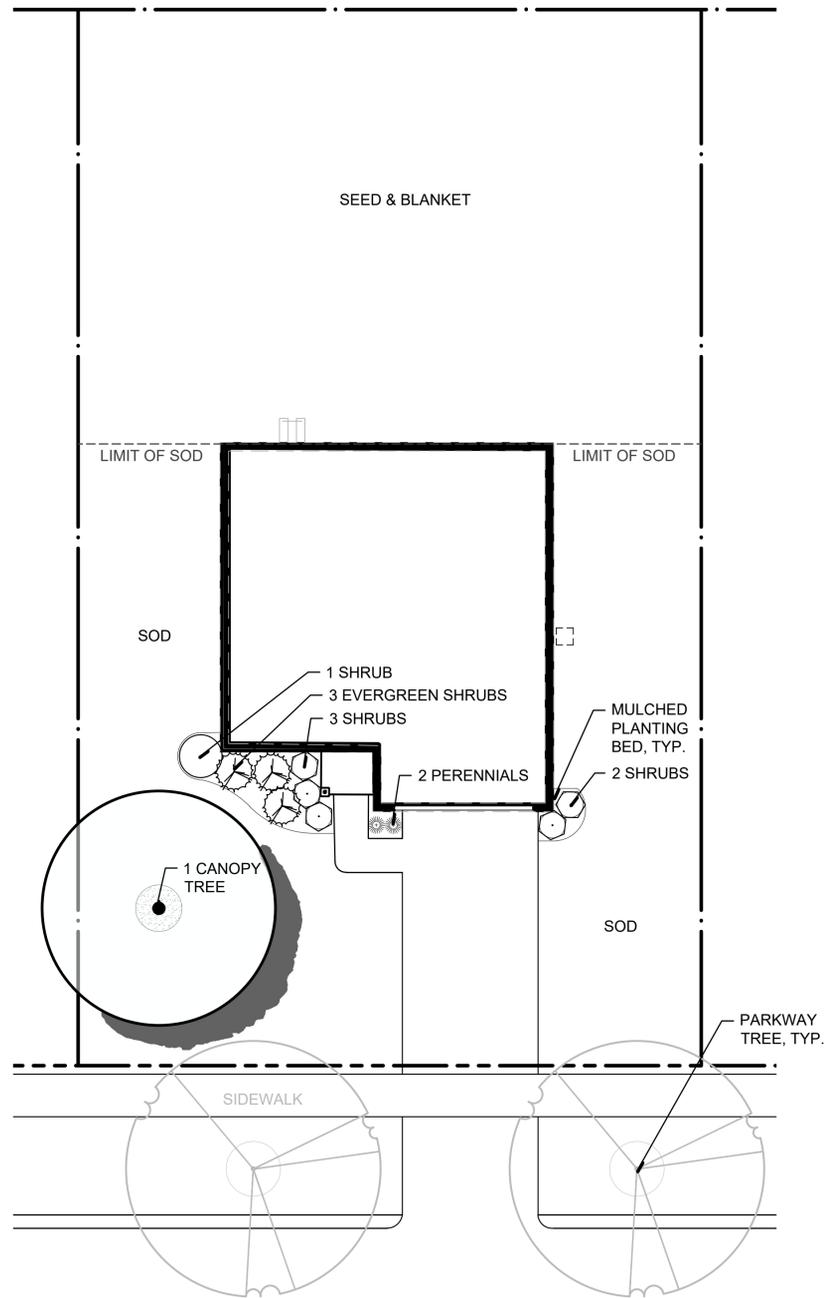
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 Schaumburg, IL 60173

Project Name:
 NEUSTONESHIRE
 PHASE 2
 Joliet, Illinois

Sheet Name:
 PRELIMINARY
 LANDSCAPE PLAN
 EAST AREA &
 BASIN LANDSCAPE



Revisions
 4. 02-17-26 VAN DYKE WIDENING
 3. 02-03-26 RESPONSE TO CITY COMMENTS
 2. 01-23-26 REVISED SITE PLAN
 1. 12-29-25 ADD EMERGENT SEED
 0. 11-10-25 ISSUED FOR CITY REVIEW
 Date: 2025-11-10
 Scale: 1" = 50'-0"
 Job #: 346.003.02a
 Drawn:
 File #: PSIP00
 SHEET:
L6

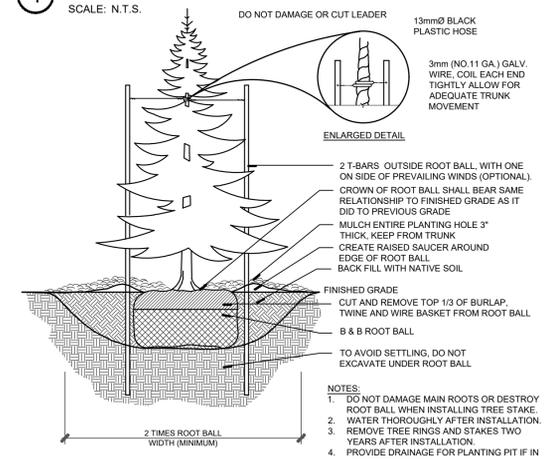
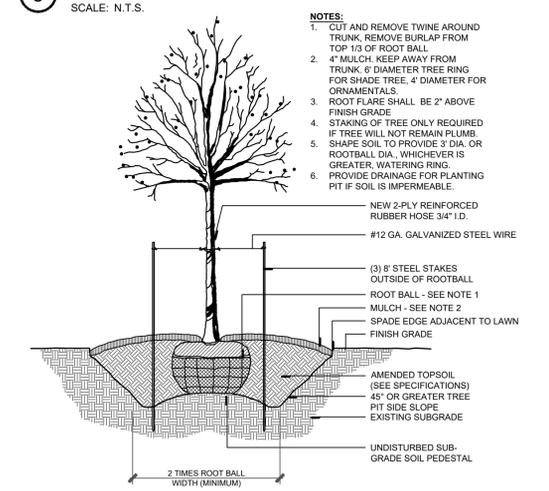
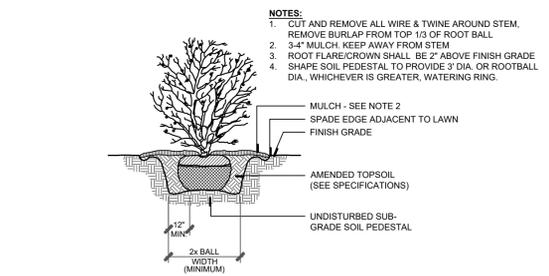
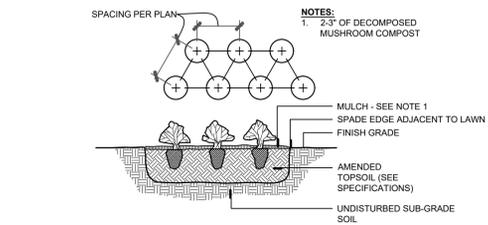


1 Prototype Foundation Landscape Plan, Typ.
SCALE: 1" = 10'-0"

FOUNDATION LANDSCAPE PLAN, TYP. MATERIALS LIST

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

LANDSCAPE DETAILS



Prepared By: **sda** Schoppe Design Associates, Inc. LAND PLANNING & LANDSCAPE ARCHITECTURE
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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: **PRELIMINARY LANDSCAPE PLAN**
PROTOTYPE FOUNDATION LANDSCAPE PLAN & DETAILS

Revisions:
4. 02-17-26 VAN DYKE WIDENING
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SHEET: **L7**

811 Know what's below. Call before you dig.

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 legally 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.

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.
- 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, (24P205, 24K20), 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. Provide a granular commercial fertilizer with an analysis of 10-10-10

- 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.
- F. 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 form 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.

- I. Filter fabric: Dupont "Tyfarp" or other approved non - woven porous polypropylene fabric.
- J. Erosion control blanket: This section includes installation of North American Green BioNet® S756N (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 has 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 1/2" 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, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.
- G. Twine: Two-ply nursery jute material.
- H. Sand: Coarse "torpedo" sand

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.
- C. 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, uniform 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 bluegrass: provide erosion control blanket within 24 hours of installation. Install per manufacturer's specification.

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. Slagger 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 adjacent 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 (certificat). 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 tamp to eliminate voids.
- B. Perennials and Ornamental Grasses:
 1. Where Perennials and Ornamental Grasses are specified on the plans, rootball 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.

3.07 SOD INSTALLATION

- 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 (certificat). 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 tamp to eliminate voids.
- B. Perennials and Ornamental Grasses:
 1. Where Perennials and Ornamental Grasses are specified on the plans, rootball 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.

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 requested to be inspected.
- C. Inspection of all work shall be made after the forty-five (45) day period of maintenance, upon written request by 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.

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

- 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 1/4 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 1/2 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 drainage 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 requested to be inspected.
- C. Inspection of all work shall be made after the forty-five (45) day period of maintenance, upon written request by 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.

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 1 - GENERAL

- 1.01 DESCRIPTION
 - A. This section includes installation of North American Green BioNet® S756N (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.

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.
- G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".

END OF SECTION

SEED BED PREPARATION AND REGRADING

PART 1 - GENERAL

- 1.01 DESCRIPTION
 - A. This section includes preparation of soil prior to seeding and/or removal of erosion rills and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.
- 1.02 QUALITY ASSURANCE
 - A. Qualifications of workers: provide at least one person who shall be 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. Equipment: prior to commencement of any work, submit to the Owner a written description of mechanical equipment and its intended use during the execution of the work.

PART 2 - EXECUTION

2.01 METHOD - SOIL PREP AND REGRADING

- A. SHALLOW SLOPE, UNVEGETATED - In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of <5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or furrows run parallel to the contour so as not encourage rilling.
- B. SEVERE SLOPE, VEGETATED - In areas existing in a vegetated state at the inception of installation activities, possessing a slopeof z5:1, and having significant soil loss due to erosion fill formation, soil shall be returned to original contour using a narrow, landscape rake, or box grader. In areas where soil loss is extreme, friable topsoil (available on-site) shall be imported by the Contractor at the direction of the Landscape Architect.
- C. Topsoil shall be free of stones, lumps, plants, roots, and other debris over 2" in any dimension. Topsoil must also be free of plants or plant parts of quack grass, reed canary grass, Canada thistle, or others as specified by the Landscape Architect.
- D. Any irregularities or undulations resulting from tilling or grading shall be fine graded and level prior to seeding.

2.02 CLEAN-UP, REMOVAL, AND REPAIR

- A. Clean-up: Contractor shall keep work areas free of debris. After the work is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over areas to minimize disturbance.
- B. Removal: after work has been completed remove any tools, equipment, empty containers, and all other debris generated by the Contractor.
- C. Repair: repair any damage caused by the Contractor during completion of the work described in this section.

END OF SECTION

Emergent Wetland Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
----------------	-------------	-----------------

Permanent Grasses/Sedges/Rushes:		
<i>Balboschaenus fluviatilis</i>	River Bulrush	1.00
<i>Carex comosa</i>	Bristly Sedge	2.50
<i>Carex lacustris</i>	Common Lake Sedge	0.50
<i>Carex stricta</i>	Common Tussock Sedge	4.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.00
<i>Eleocharis palustris</i>	Great Spike Rush	1.00
<i>Juncus effusus</i>	Common Rush	1.00
<i>Leersia oryzoides</i>	Rice Cut Grass	3.00
<i>Schoenoplectus acutus</i>	Hard-Stemmed Bulrush	2.00
<i>Schoenoplectus pungens</i>	Chairmaker's Rush	1.50
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	6.00
Total		26.00

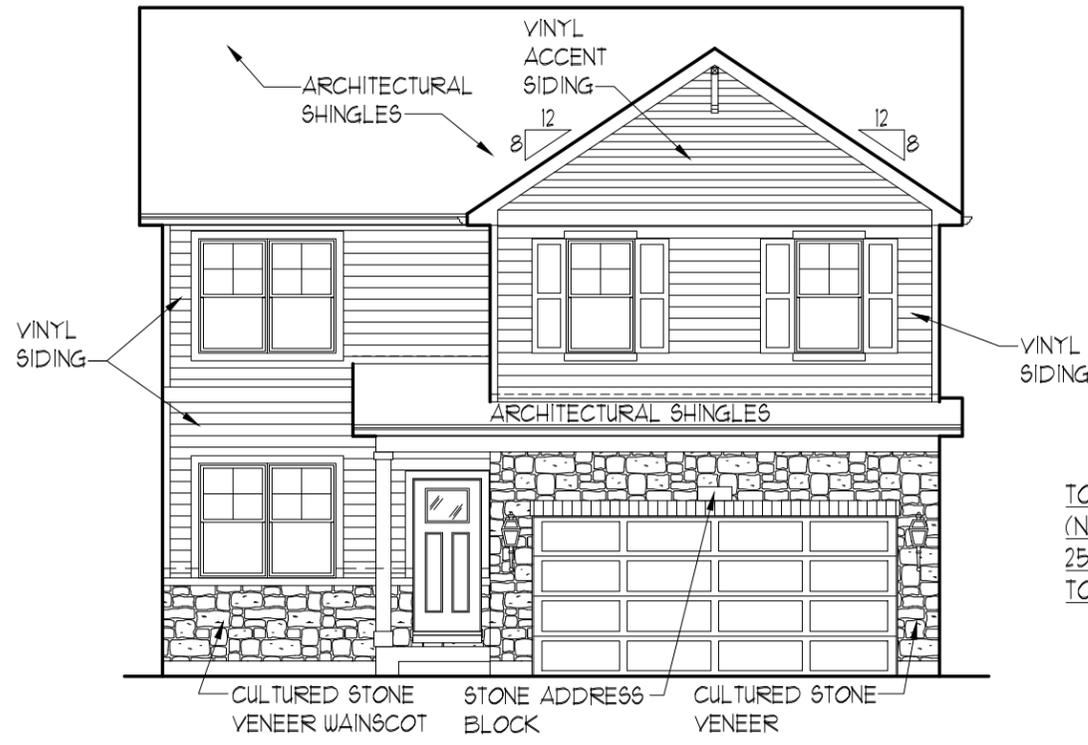
Temporary Cover:

<i>Avena sativa</i>

HOUSE MODELS

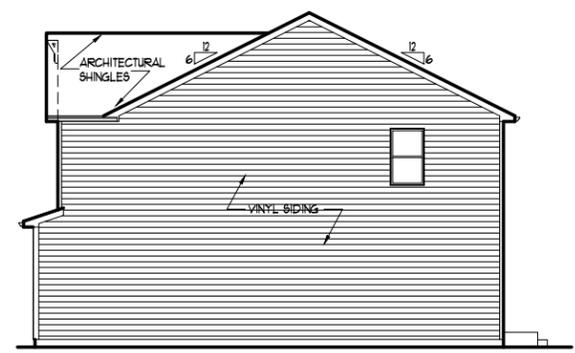
TWO-STORY

Planned Unit Development of Neustoneshire Phase Two

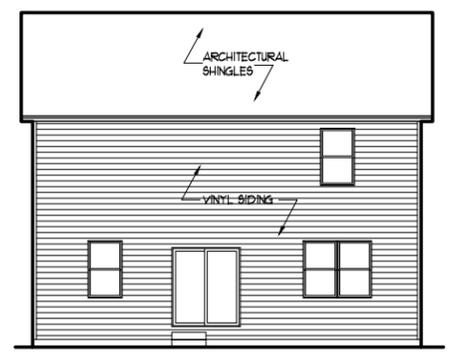


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
 25% OF SIDEABLE AREA = 114.79 SQ. FT.
 TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

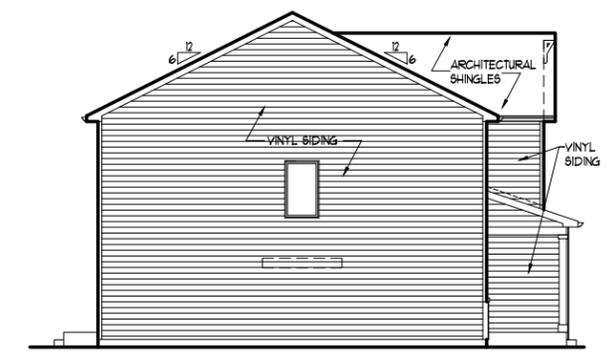
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

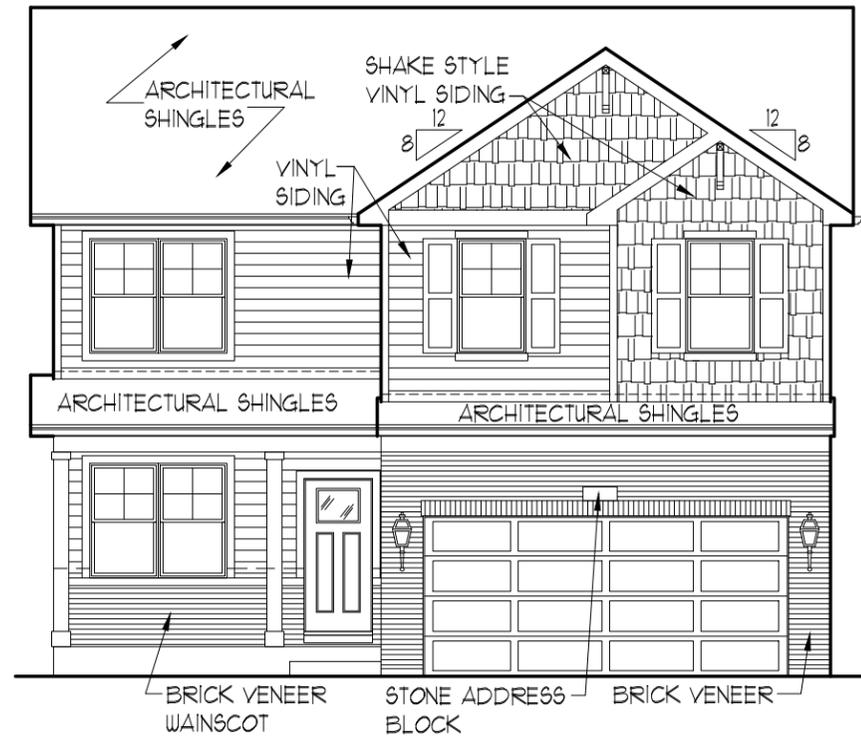


TYPICAL LEFT ELEVATION

x424

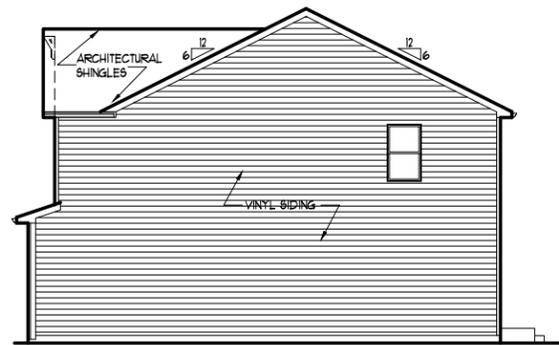
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

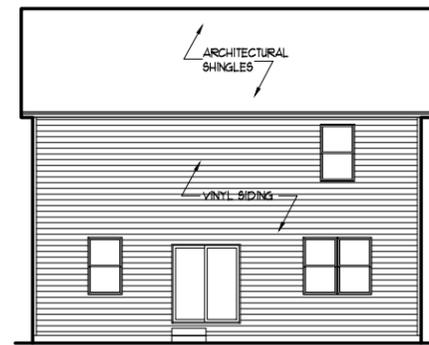


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
 25% OF SIDEABLE AREA = 107.25 SQ. FT.
 TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

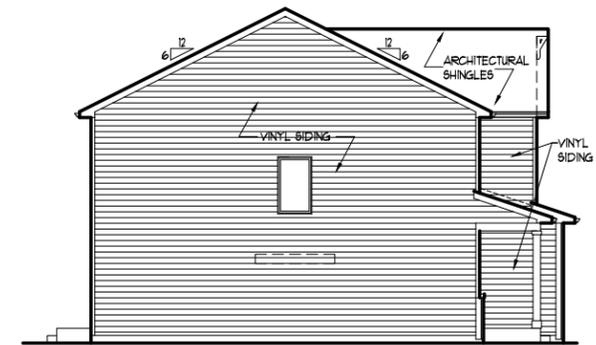
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

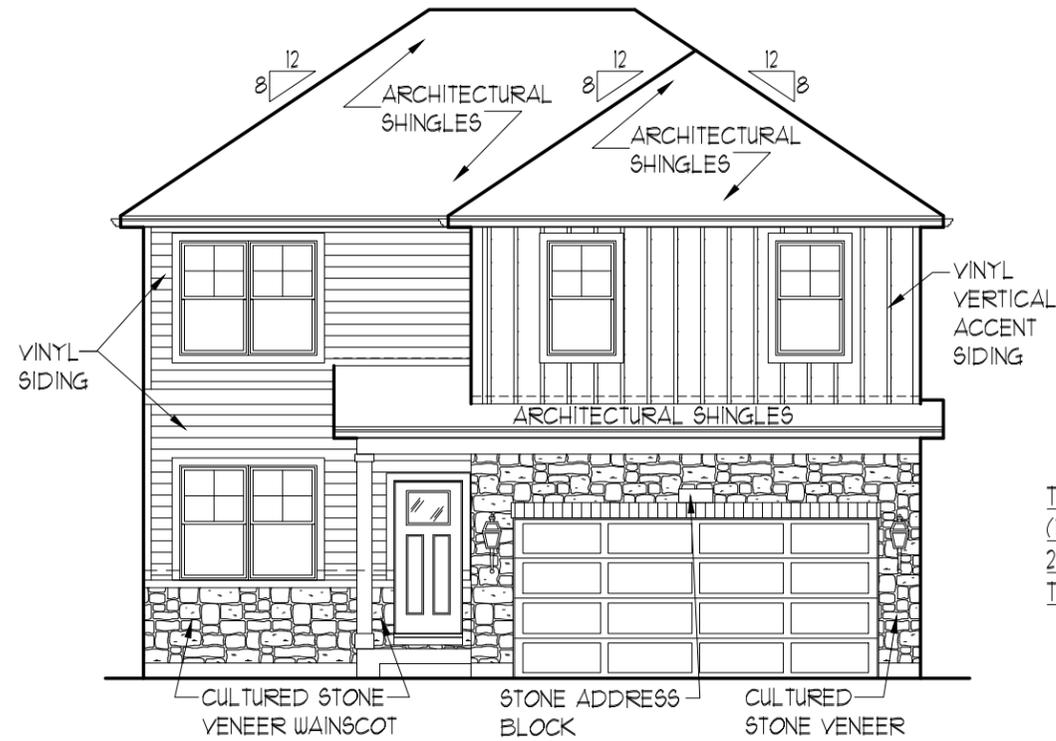


TYPICAL LEFT ELEVATION

x424

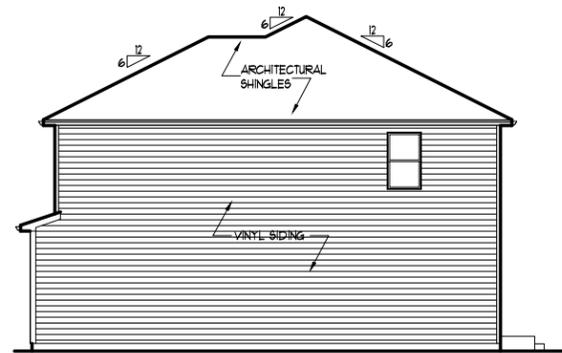
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

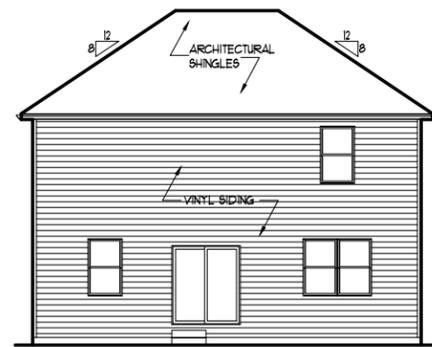


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
 25% OF SIDEABLE AREA = 96.60 SQ. FT.
 TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

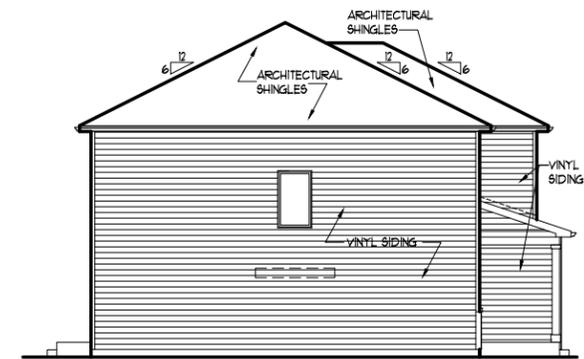
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

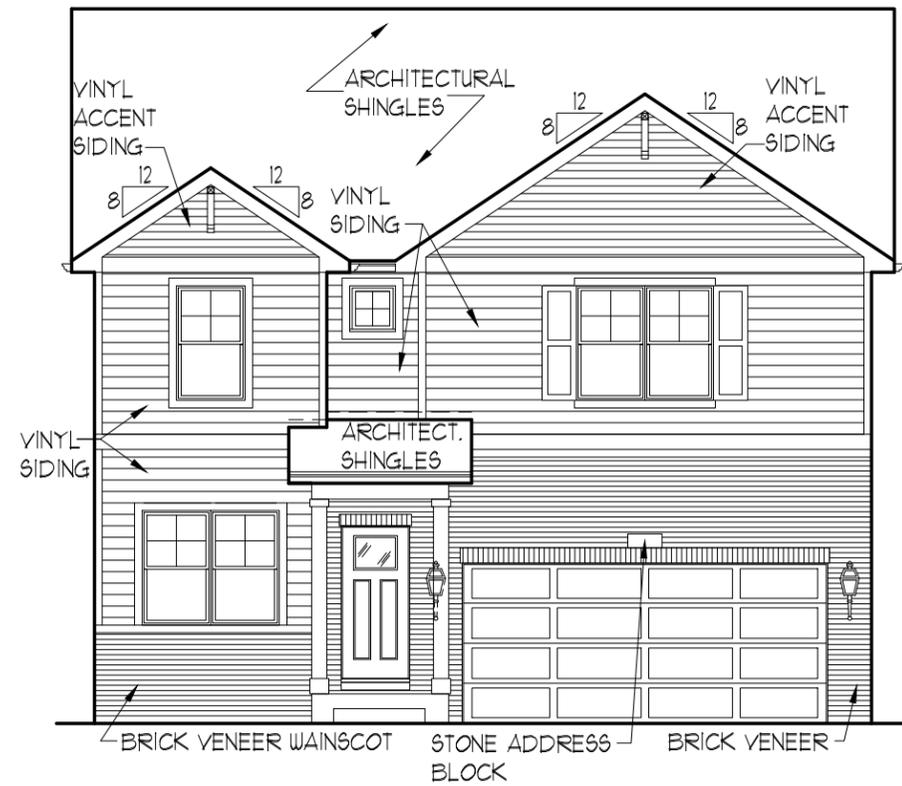


TYPICAL LEFT ELEVATION

x424

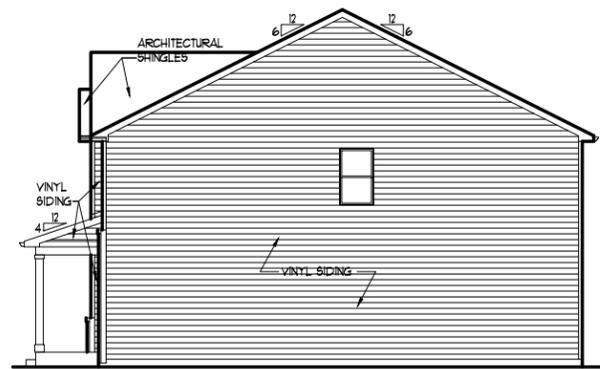
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

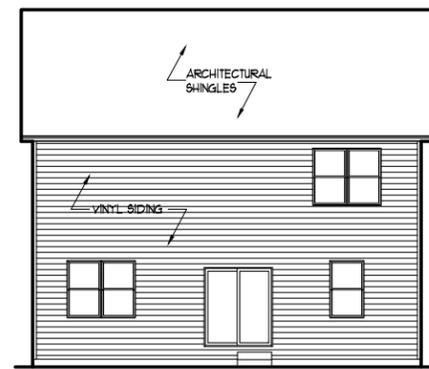


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)

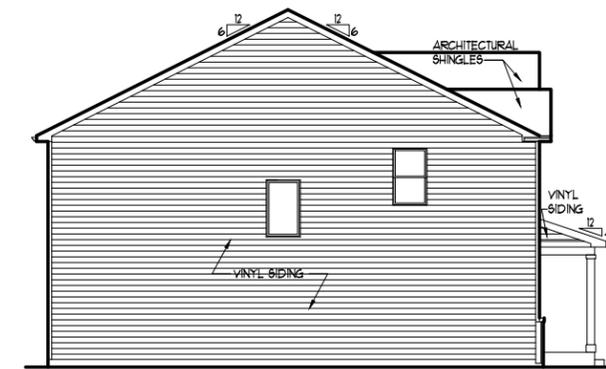
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



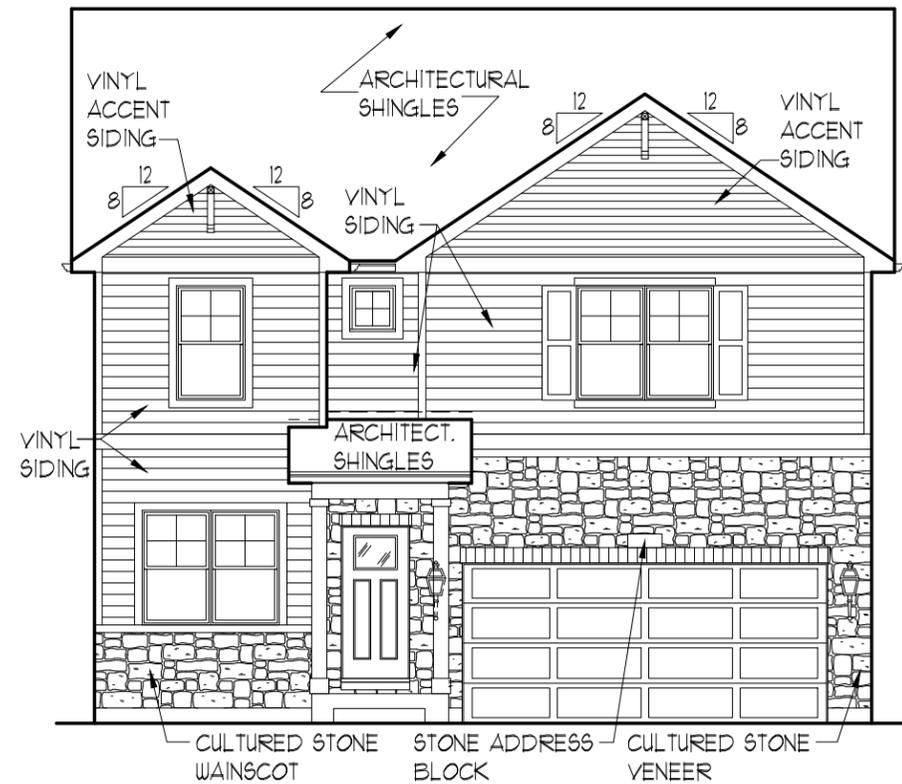
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

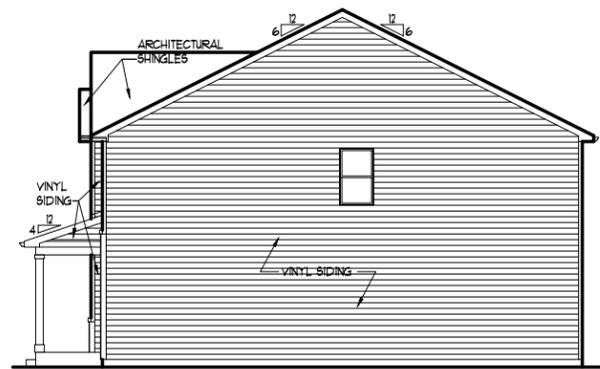
x427

**NEUSTONESHIRE
 JOLIET, IL
 X-SERIES**

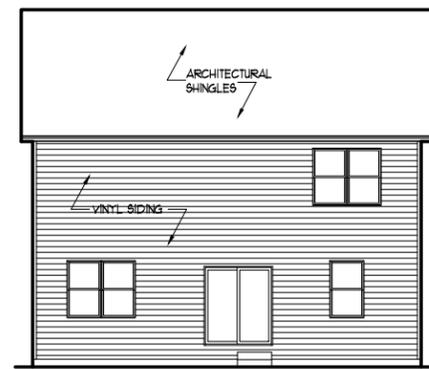


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 193.00 SQ. FT. (31.0%)

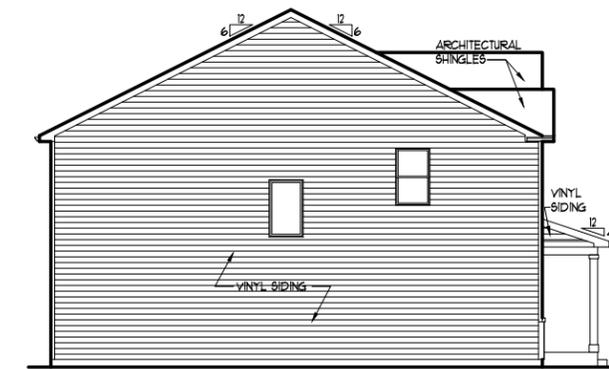
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

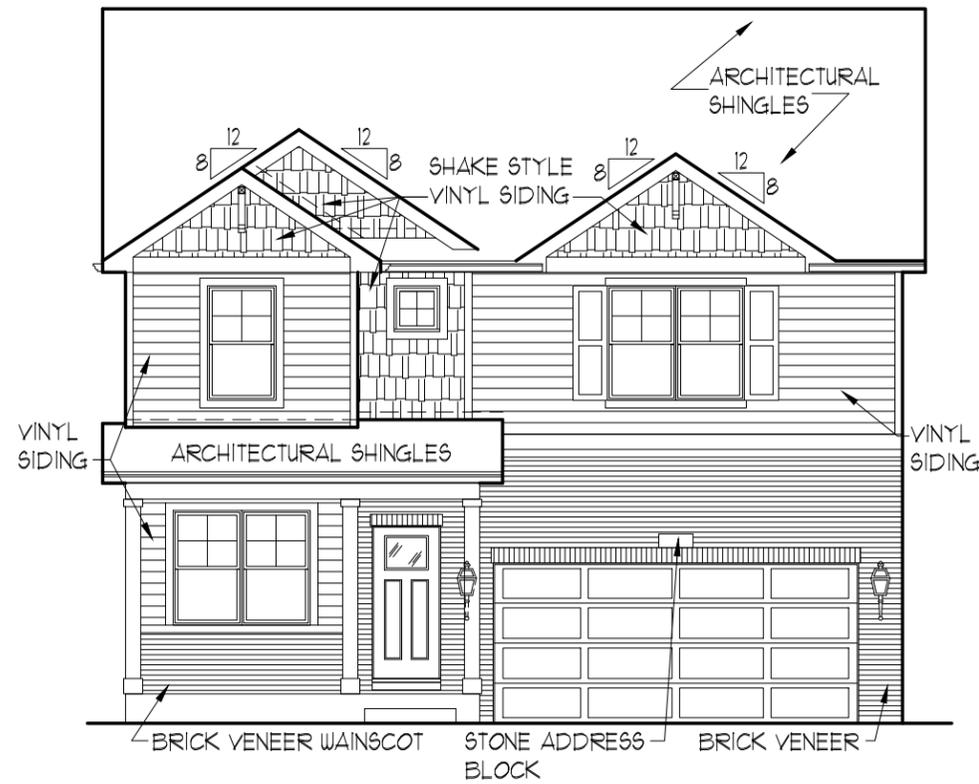


TYPICAL LEFT ELEVATION

x427

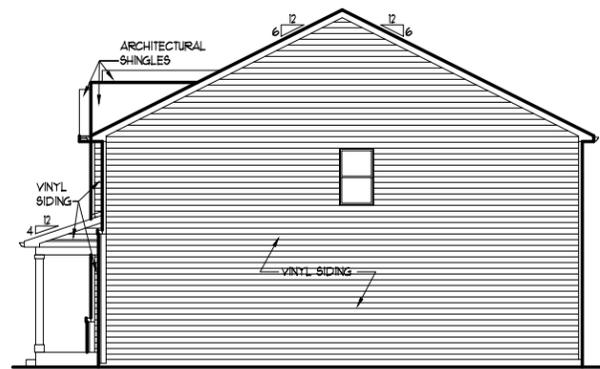
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

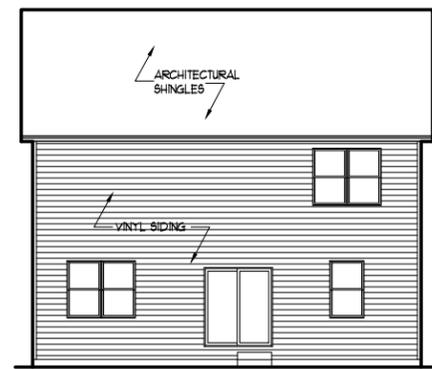


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
 25% OF SIDEABLE AREA = 114.96 SQ. FT.
 TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

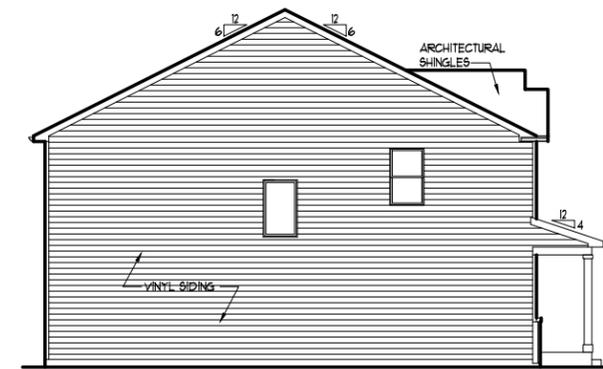
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

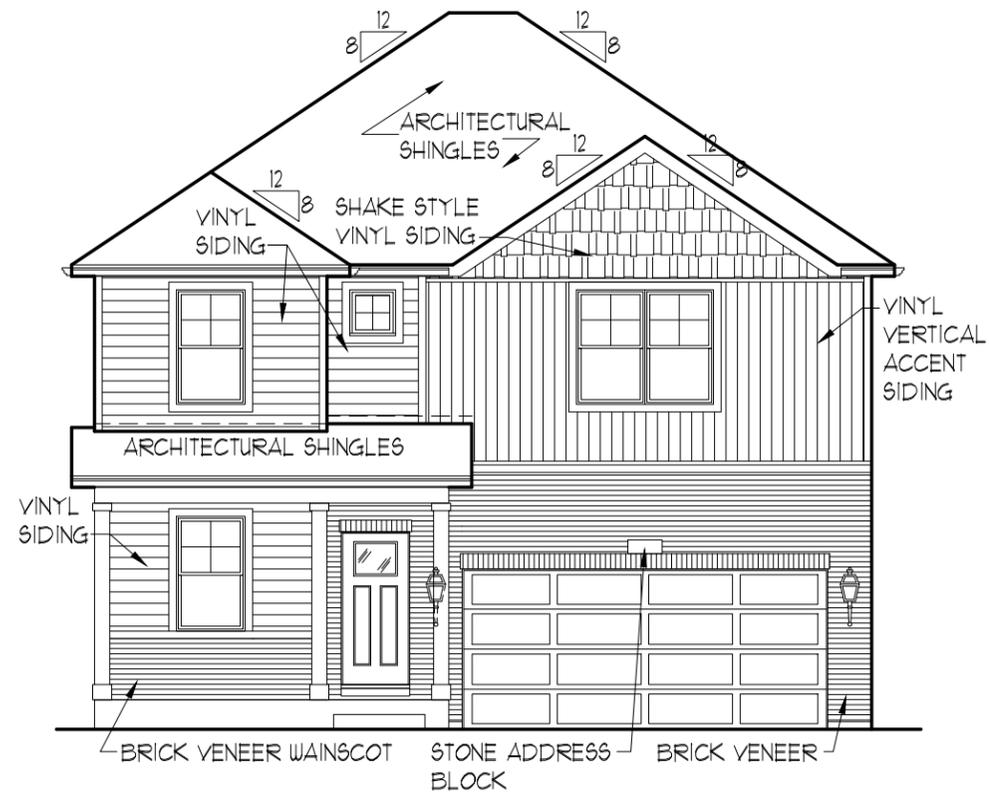


TYPICAL LEFT ELEVATION

x427

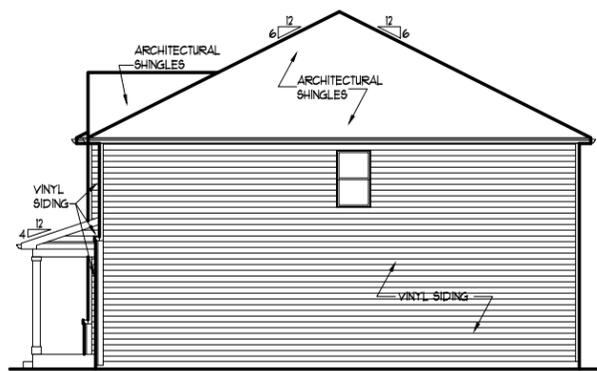
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

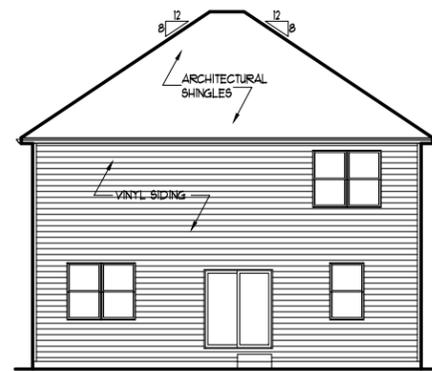


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
 25% OF SIDEABLE AREA = 114.46 SQ. FT.
 TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

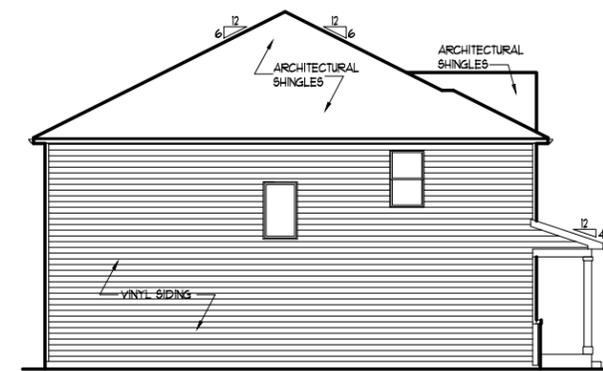
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

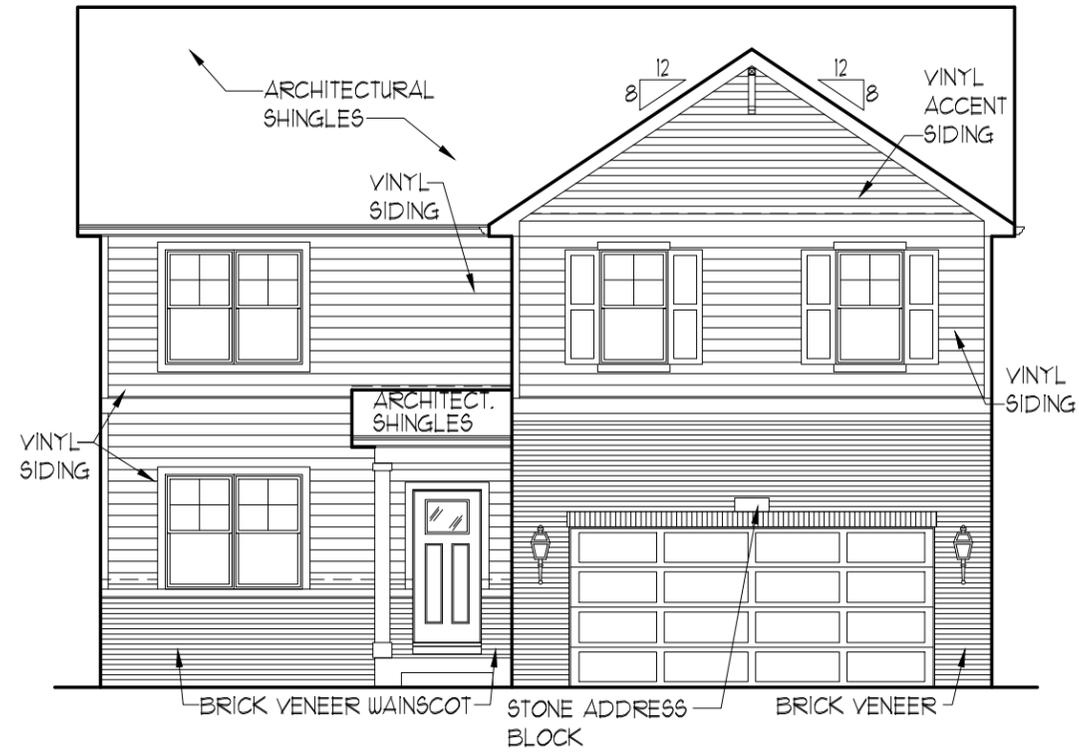


TYPICAL LEFT ELEVATION

x427

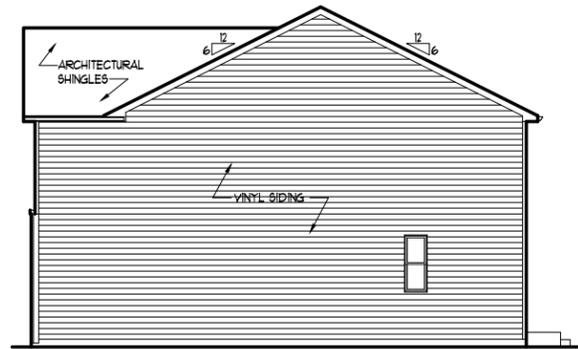
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

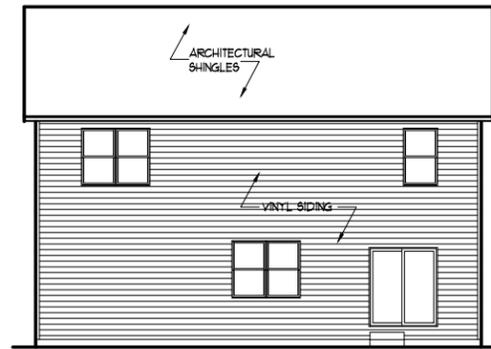


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
 25% OF SIDEABLE AREA = 148.40 SQ. FT.
 TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

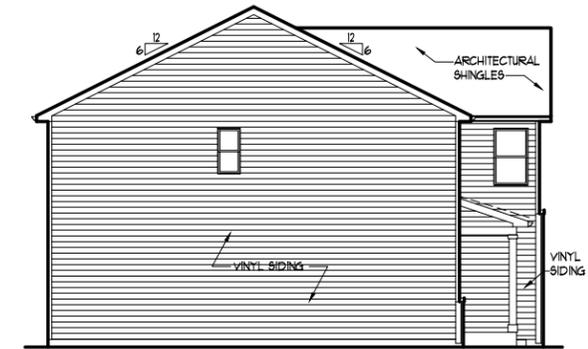
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

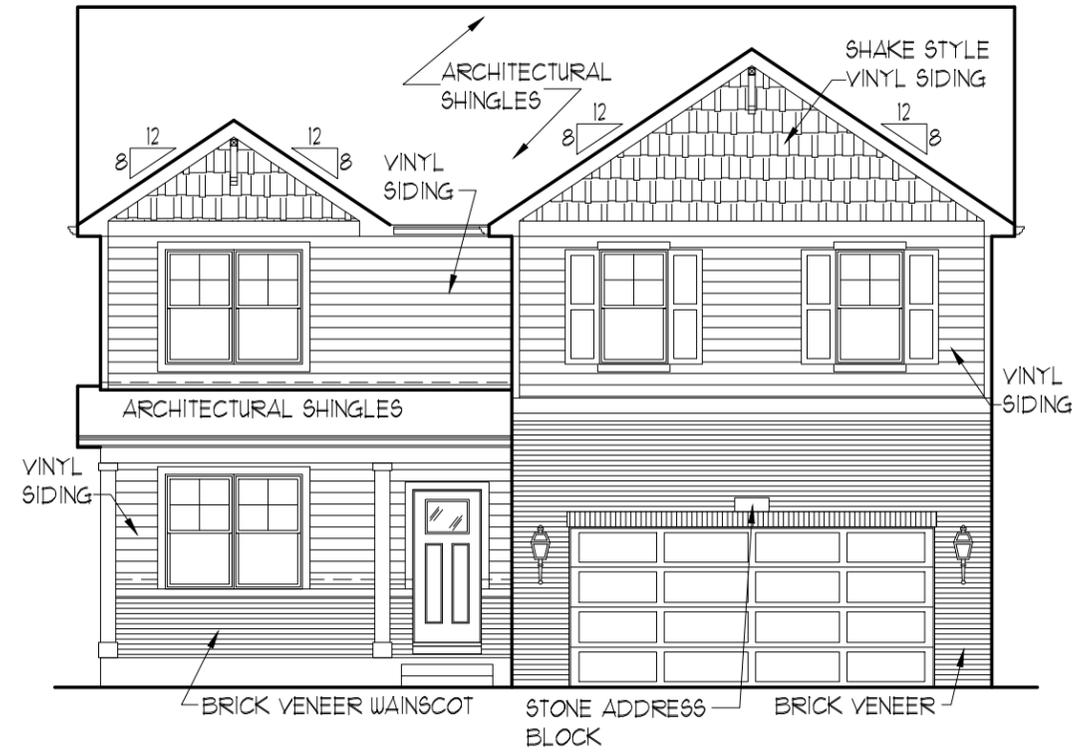


TYPICAL LEFT ELEVATION

x429

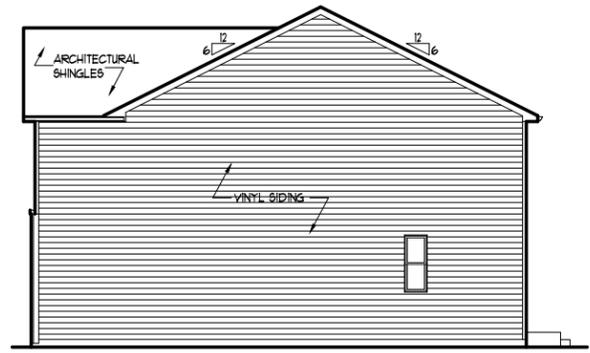
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

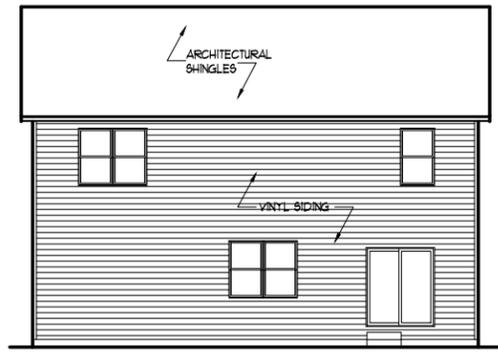


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
 25% OF SIDEABLE AREA = 145.88 SQ. FT.
 TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

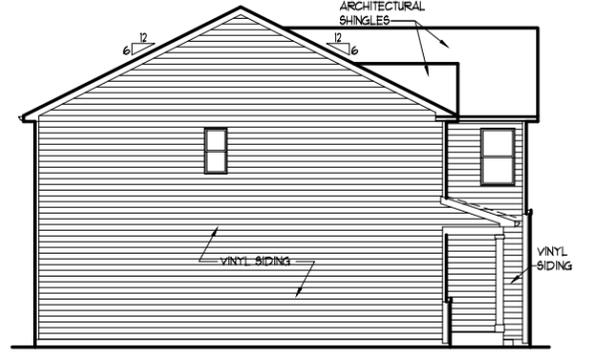
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



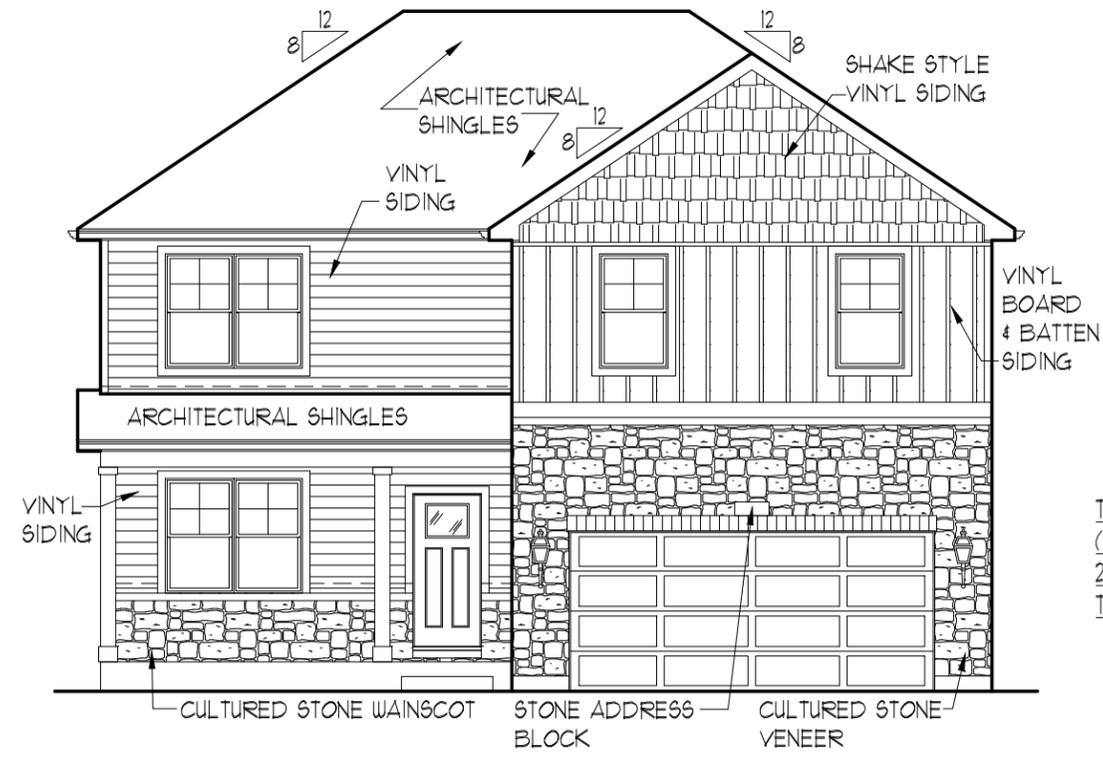
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

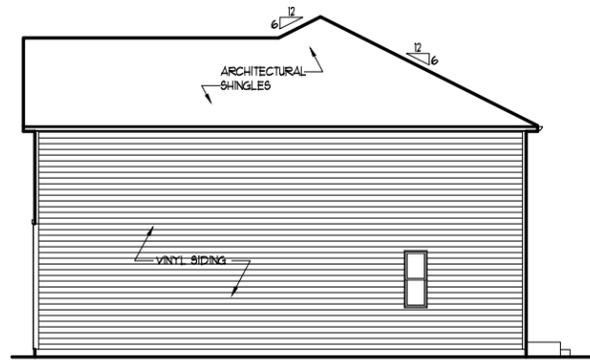
x429

**NEUSTONESHIRE
 JOLIET, IL
 X-SERIES**

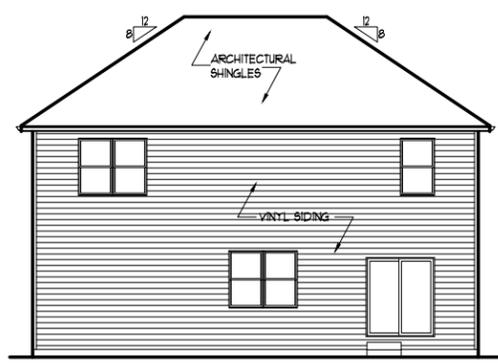


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
 25% OF SIDEABLE AREA = 139.02 SQ. FT.
 TOTAL MASONRY AREA = 182.29 SQ. FT. (32.8%)

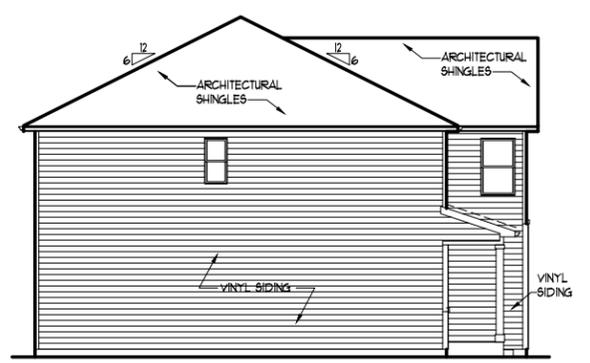
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



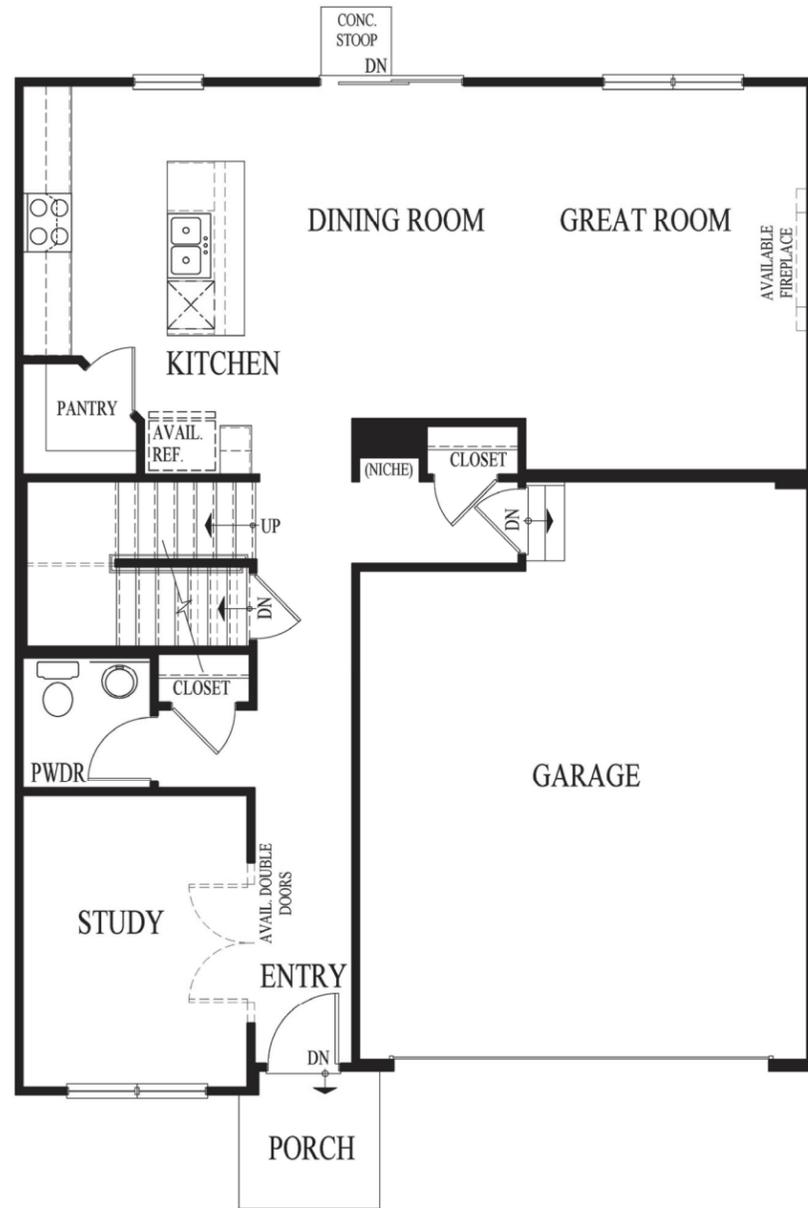
TYPICAL REAR ELEVATION



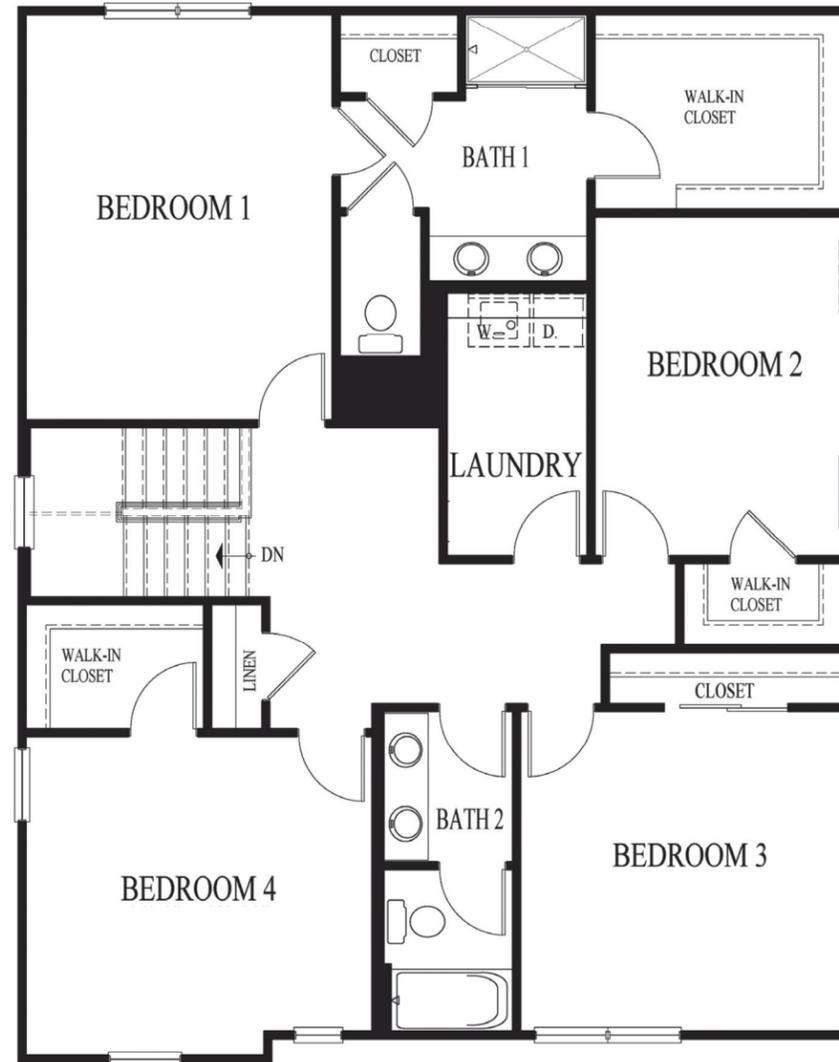
TYPICAL LEFT ELEVATION

x429

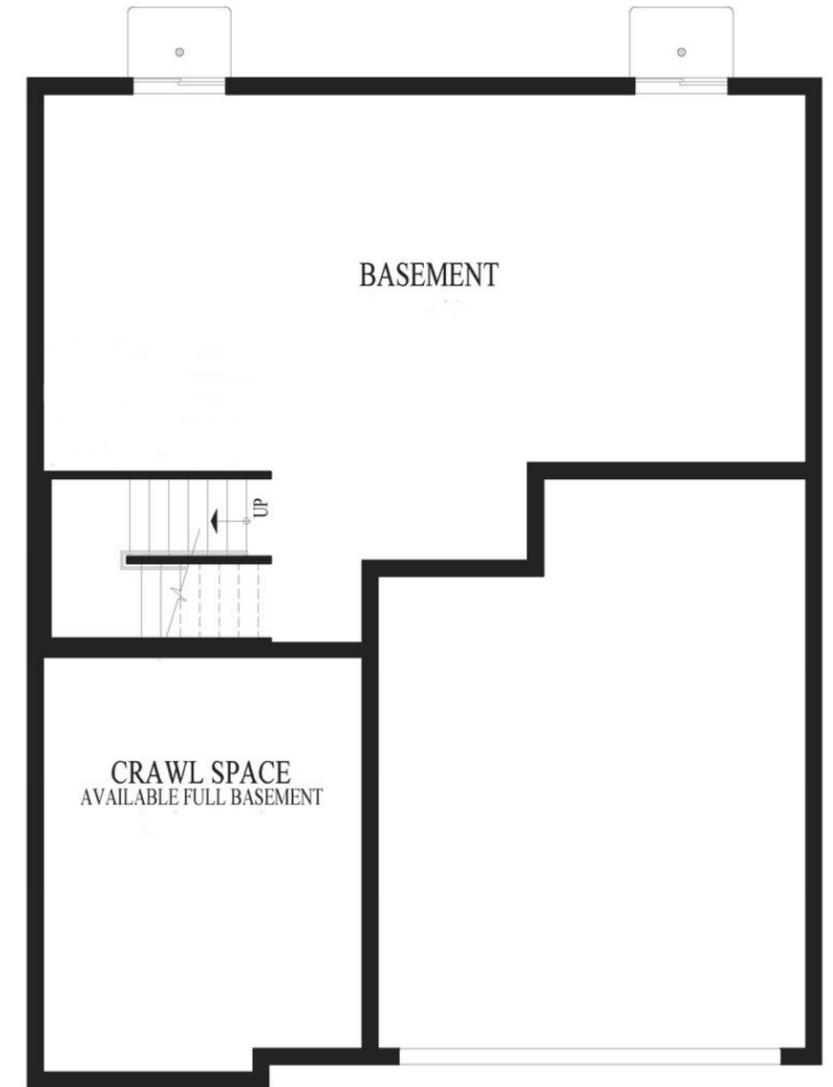
**NEUSTONESHIRE
 JOLIET, IL
 X-SERIES**



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

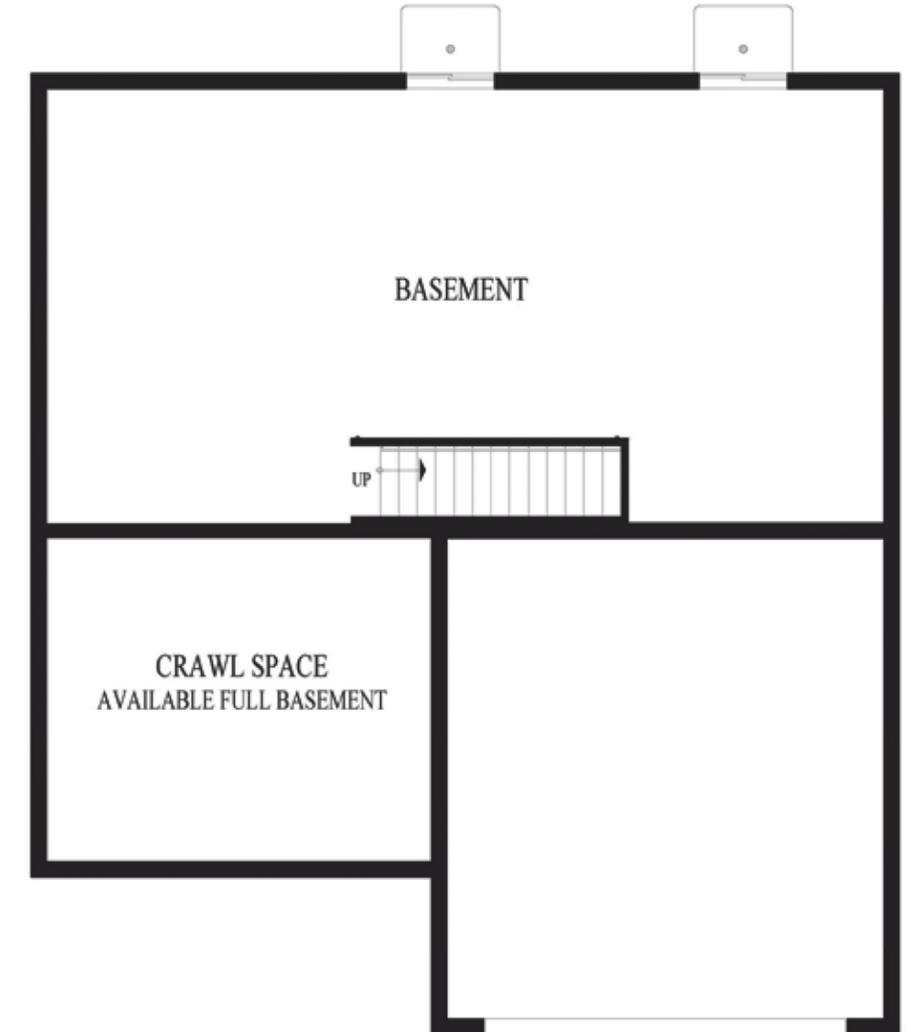
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Main Level



Upper Level



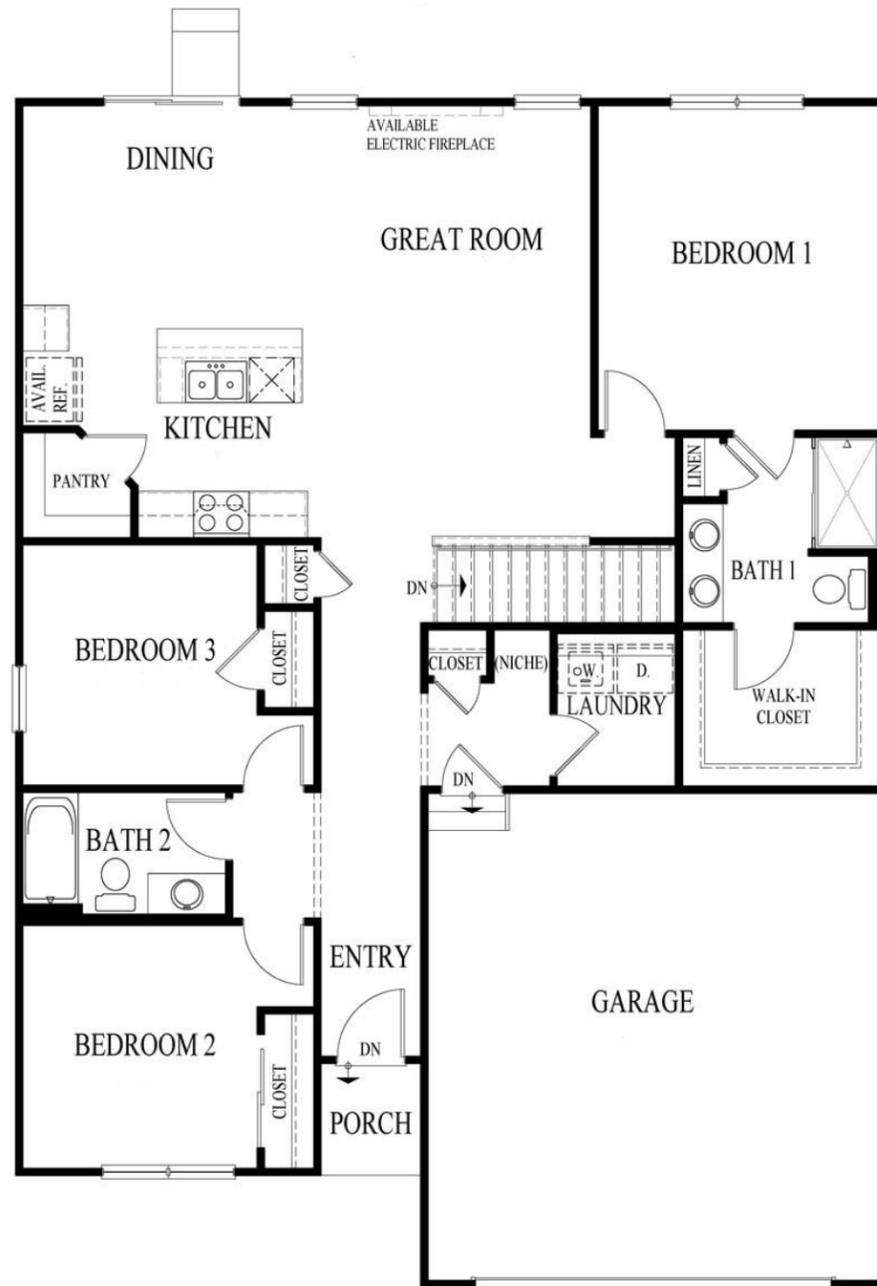
Partial Basement*

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

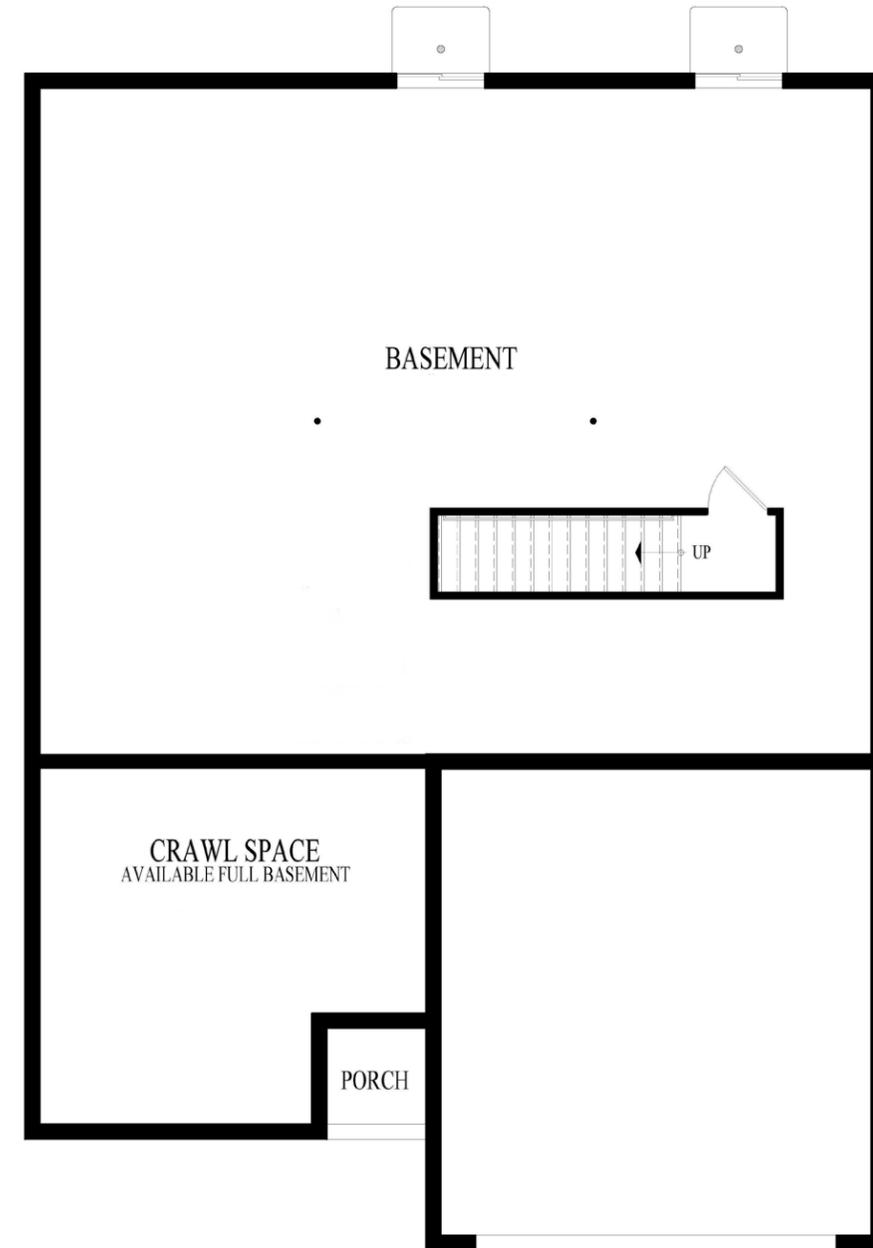


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Main Level



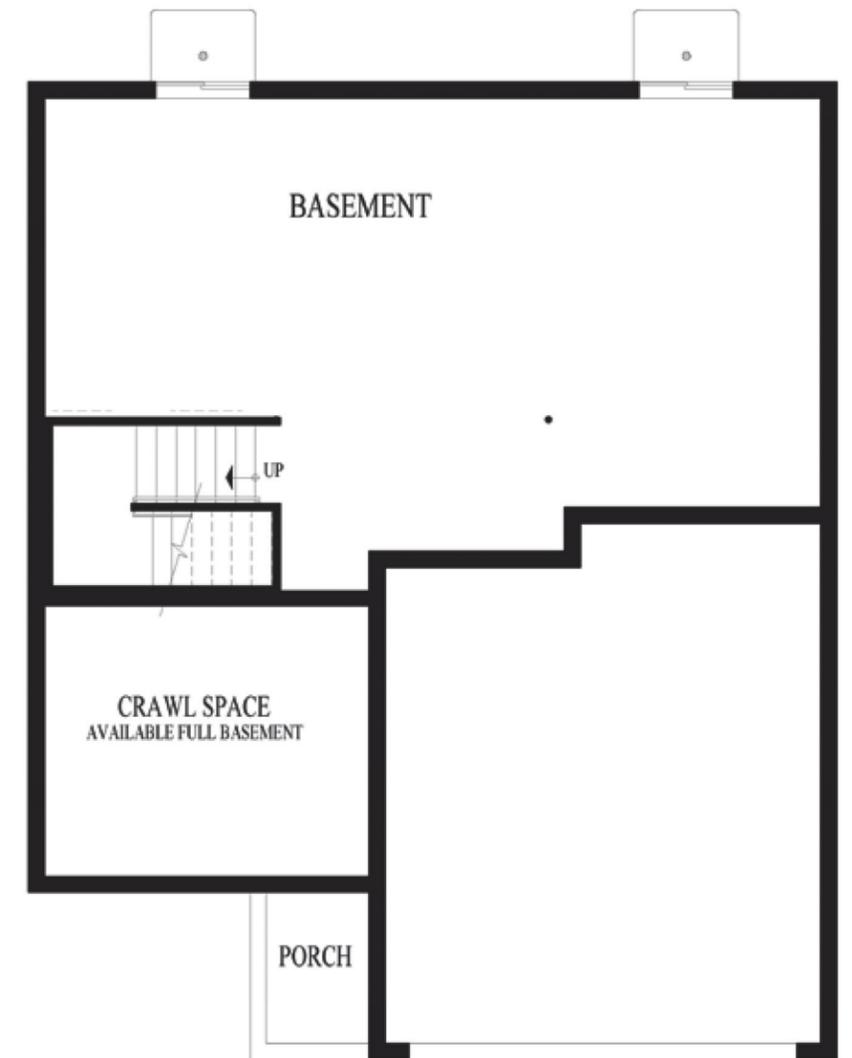
Partial Basement*

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



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Main Level

Upper Level

Partial Basement*

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



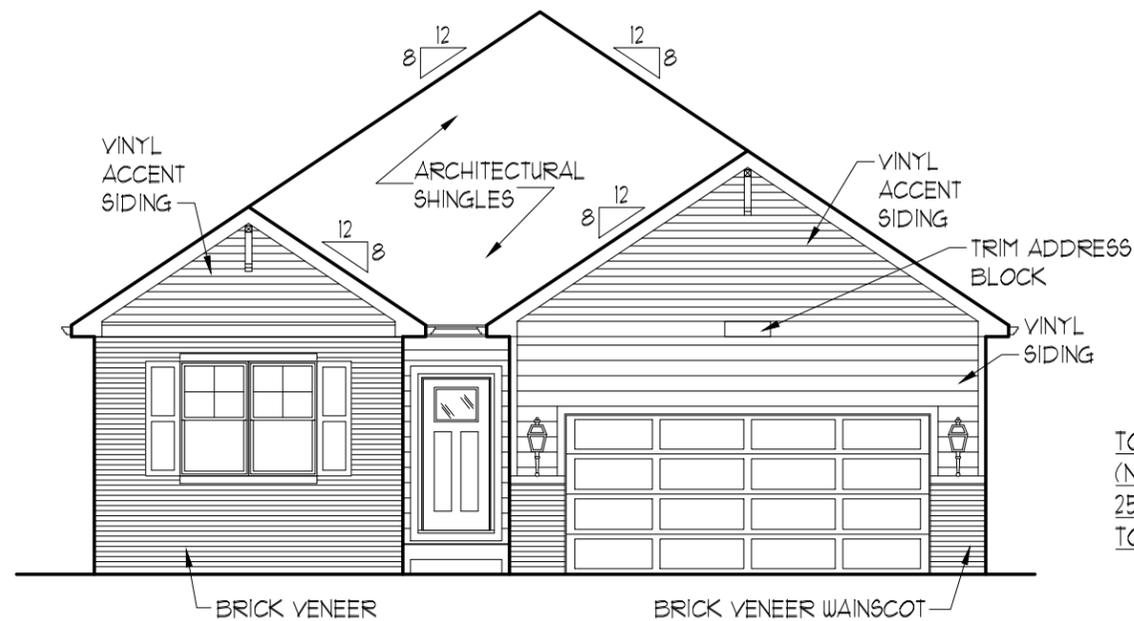
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. 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

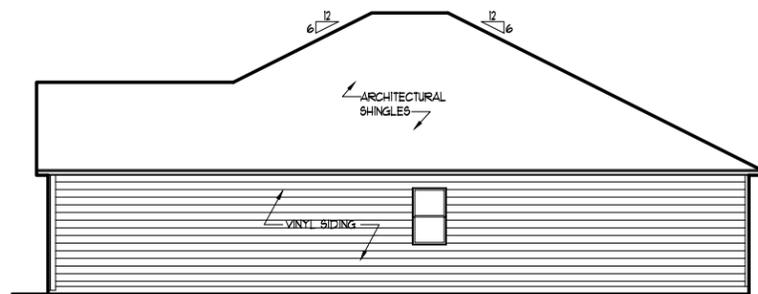
ONE-STORY

Planned Unit Development of Neustoneshire Phase Two

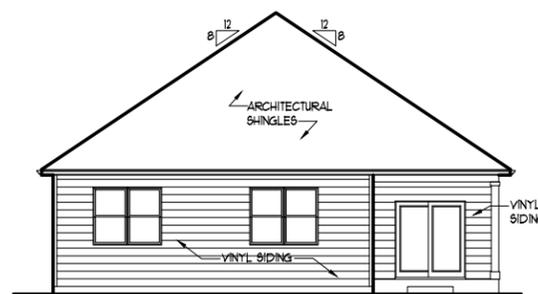


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 338.28 SQ. FT.
 25% OF SIDEABLE AREA = 84.51 SQ. FT.
 TOTAL MASONRY AREA = 124.69 SQ. FT. (36.9%)

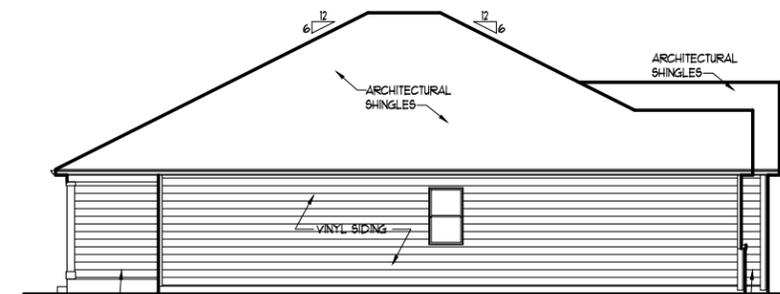
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

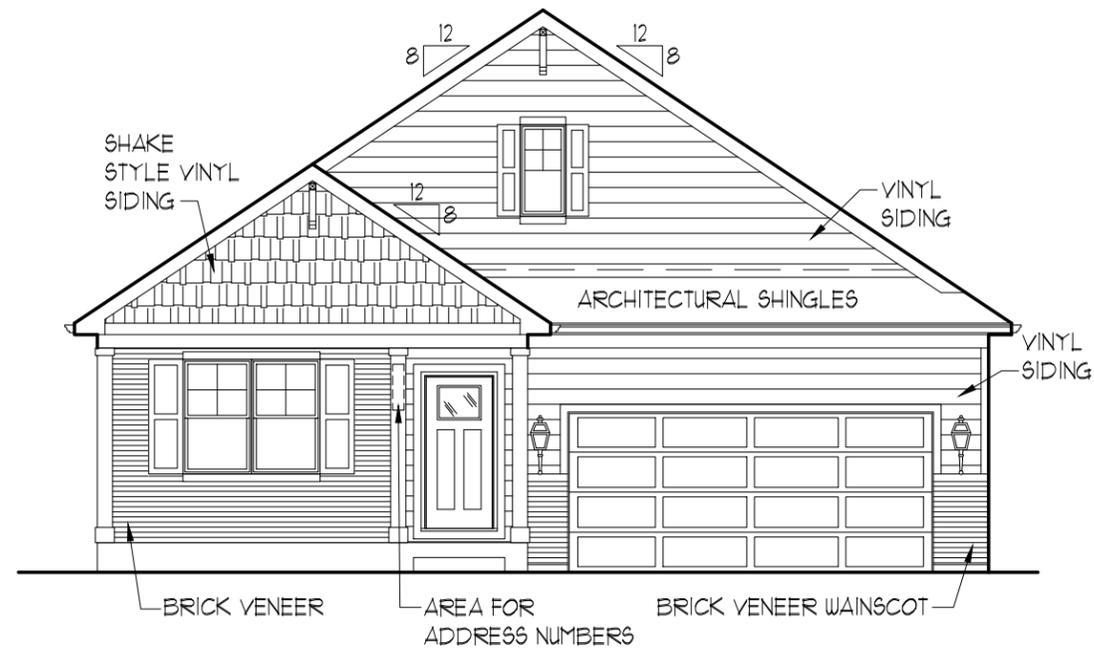


TYPICAL LEFT ELEVATION

x422

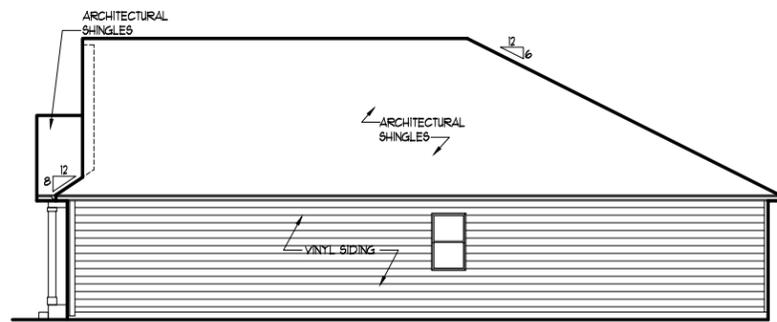
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

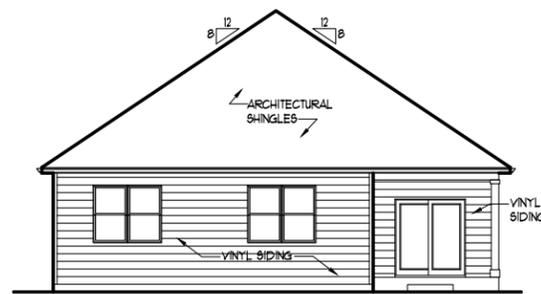


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 419.42 SQ. FT.
 25% OF SIDEABLE AREA = 104.86 SQ. FT.
 TOTAL MASONRY AREA = 111.12 SQ. FT. (26.5%)

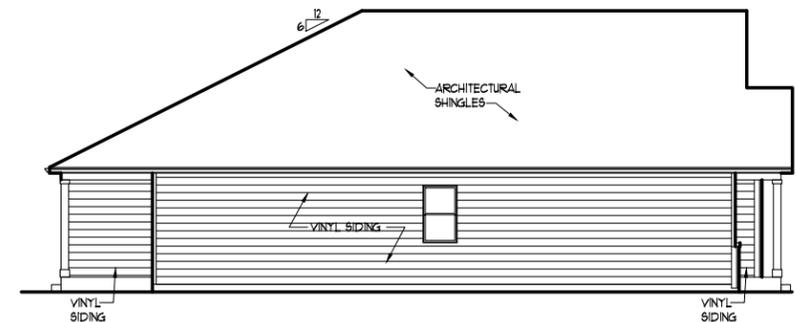
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

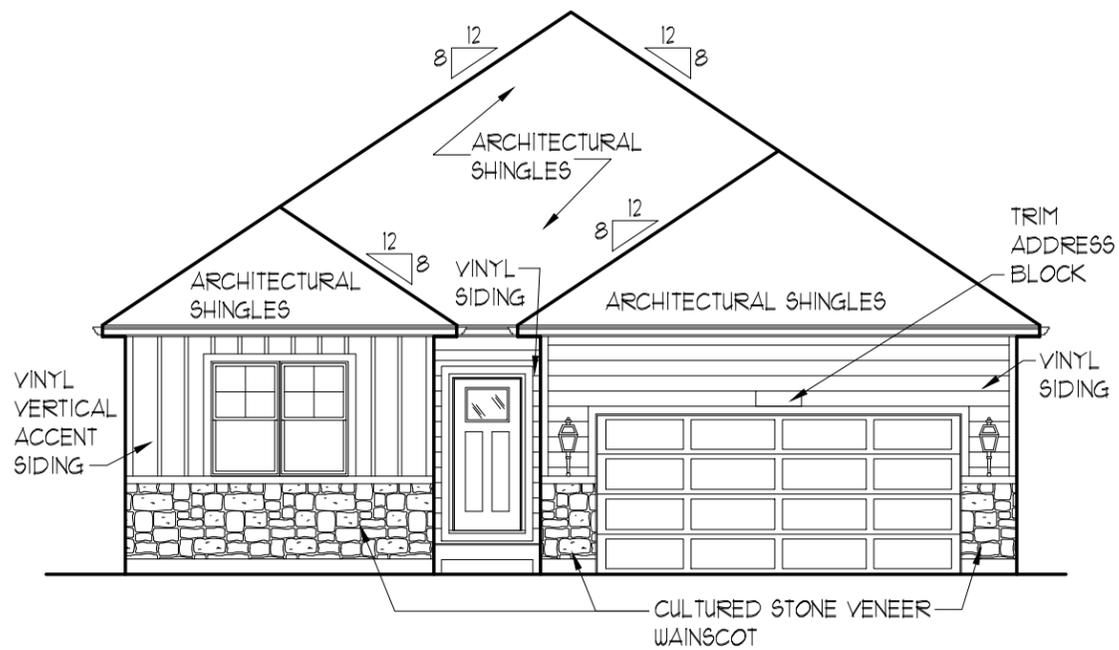


TYPICAL LEFT ELEVATION

x422

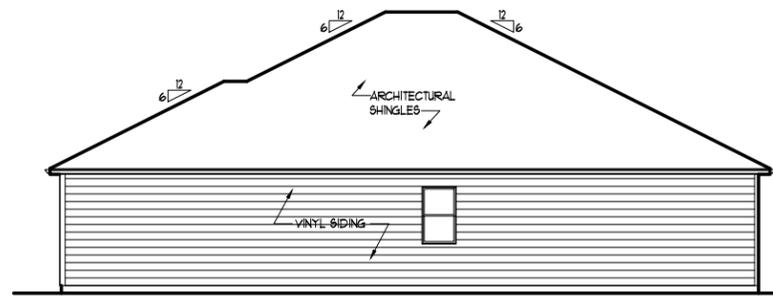
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

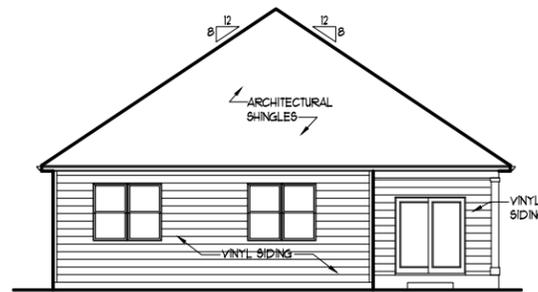


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
 25% OF SIDEABLE AREA = 55.29 SQ. FT.
 TOTAL MASONRY AREA = 66.46 SQ. FT. (30.5%)

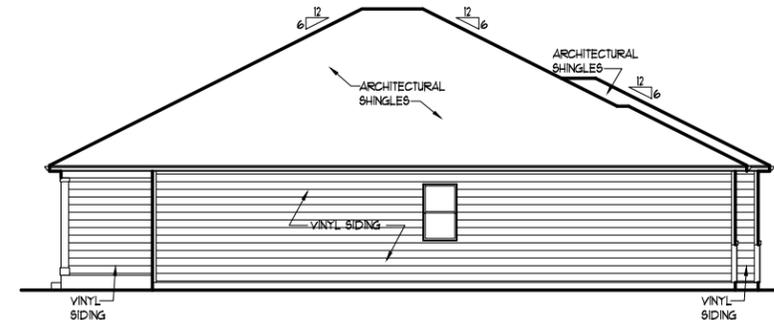
ELEVATION "C3"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

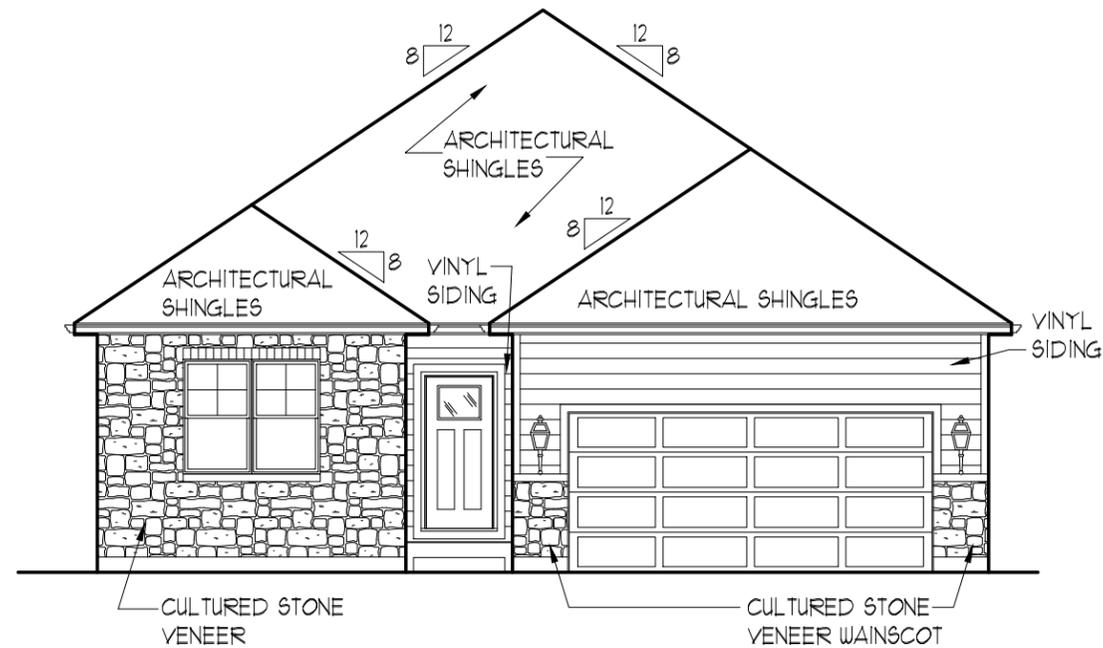


TYPICAL LEFT ELEVATION

x422

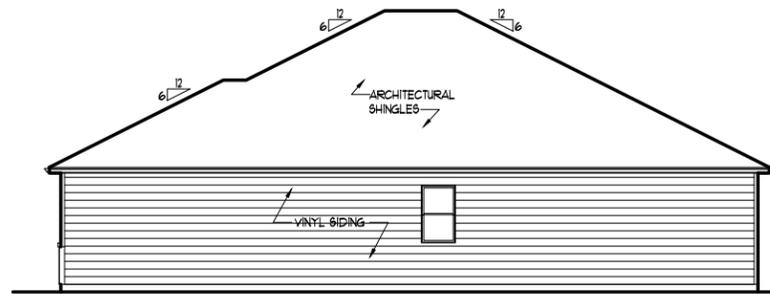
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

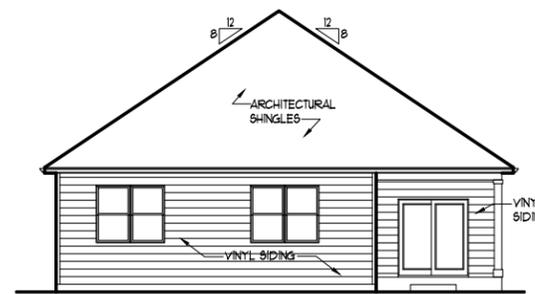


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
 25% OF SIDEABLE AREA = 55.29 SQ. FT.
 TOTAL MASONRY AREA = 118.58 SQ. FT. (53.6%)

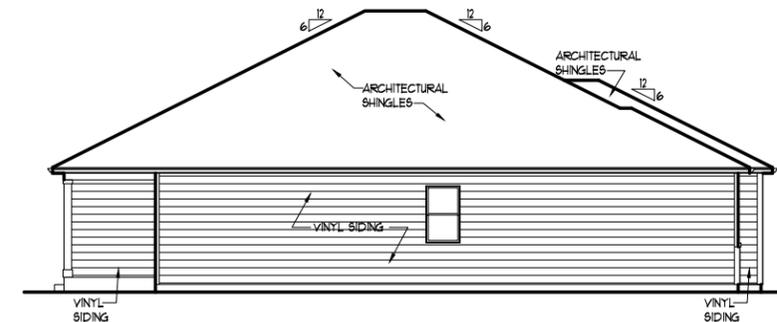
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

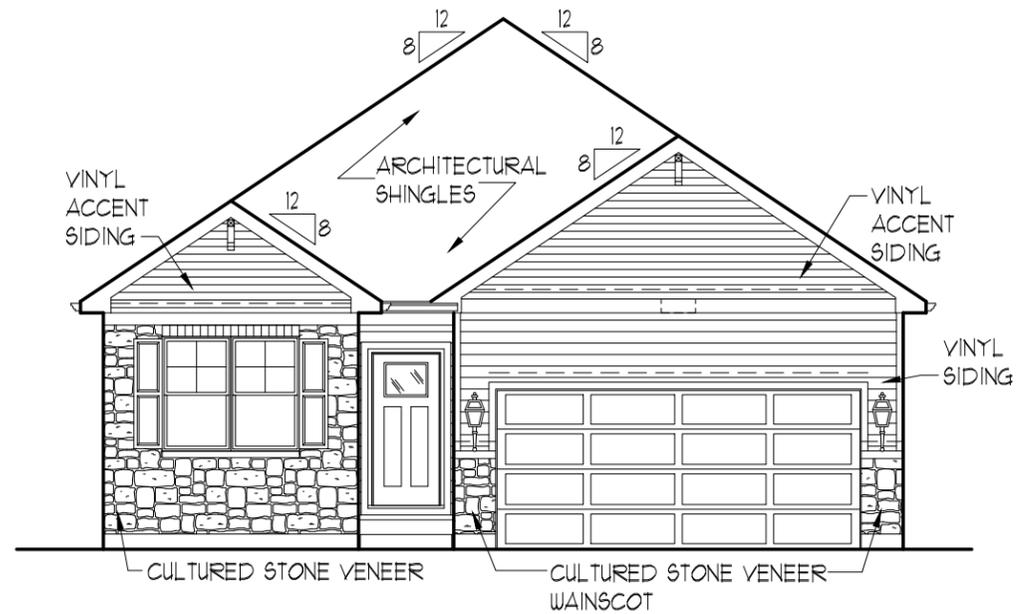


TYPICAL LEFT ELEVATION

x422

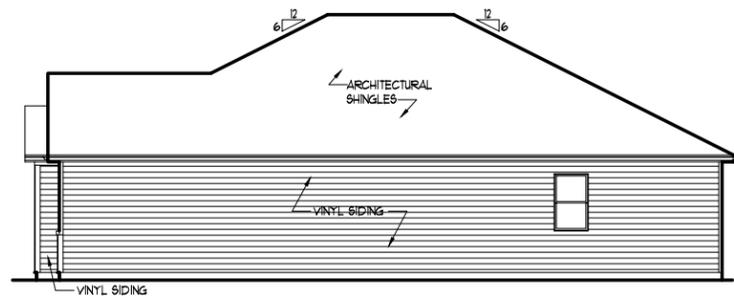
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

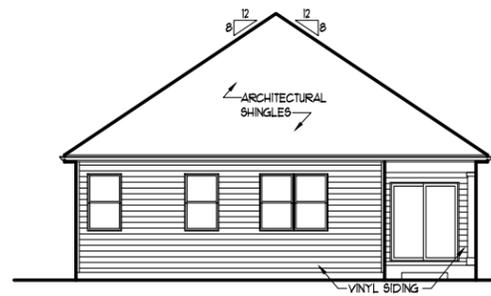


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 278.92 SQ. FT.
 25% OF SIDEABLE AREA = 69.73 SQ. FT.
 TOTAL MASONRY AREA = 85.18 SQ. FT. (30.5%)

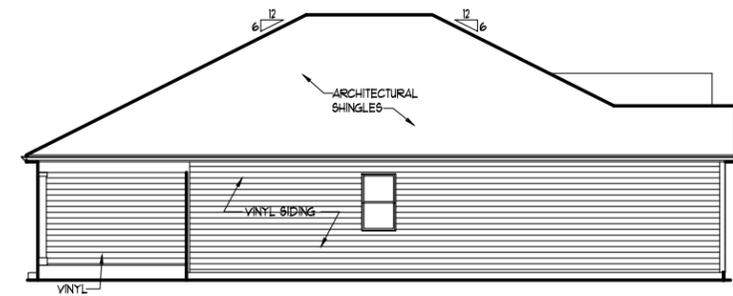
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

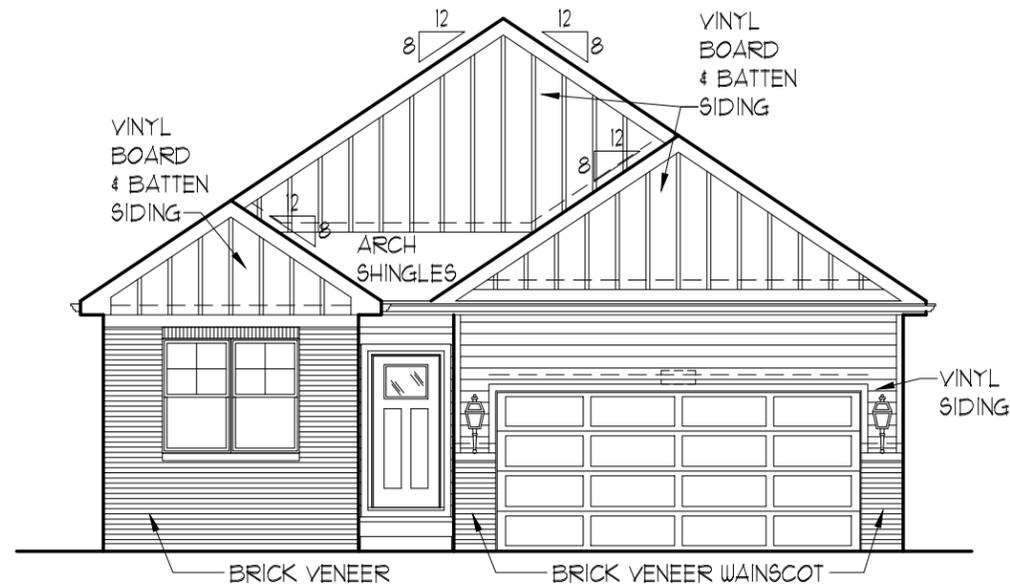


TYPICAL LEFT ELEVATION

x435

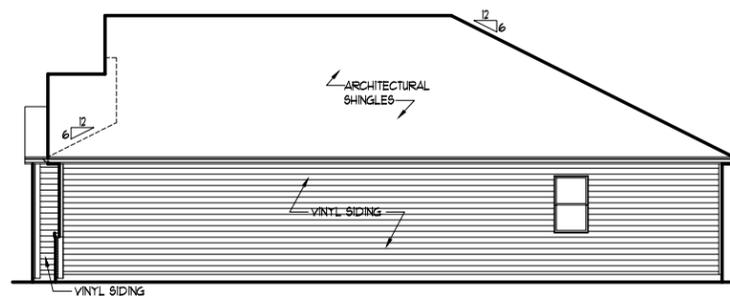
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

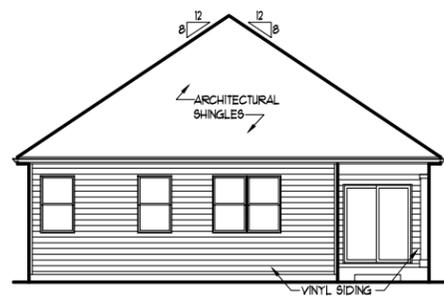


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 348.39 SQ. FT.
 25% OF SIDEABLE AREA = 87.10 SQ. FT.
 TOTAL MASONRY AREA = 90.12 SQ. FT. (25.9%)

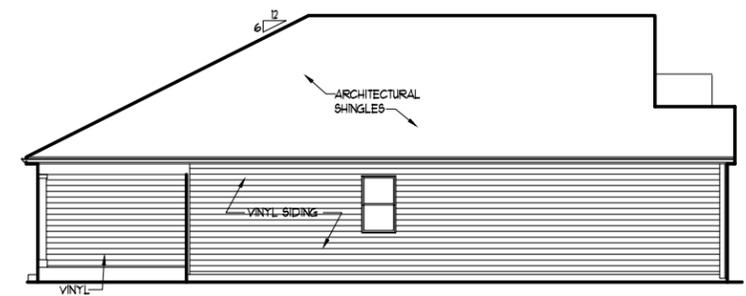
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



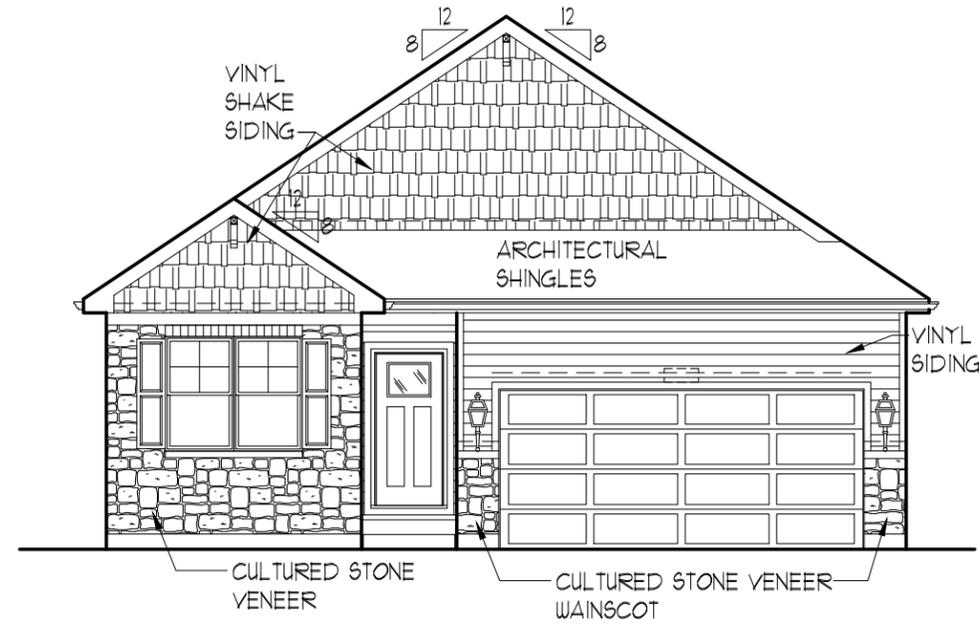
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

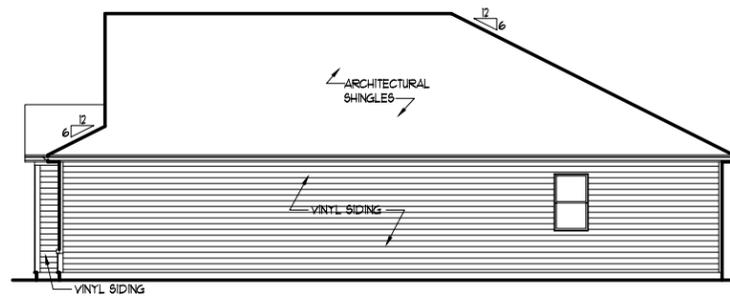
x435

NEUSTONESHIRE
JOLIET, IL
X-SERIES

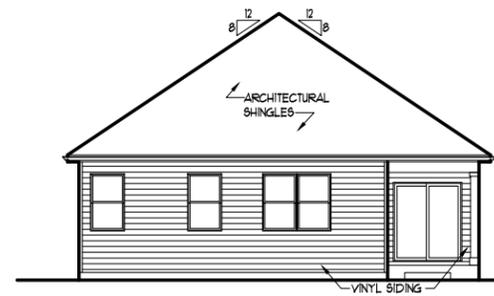


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 316.80 SQ. FT.
 25% OF SIDEABLE AREA = 79.20 SQ. FT.
 TOTAL MASONRY AREA = 85.18 SQ. FT. (26.9%)

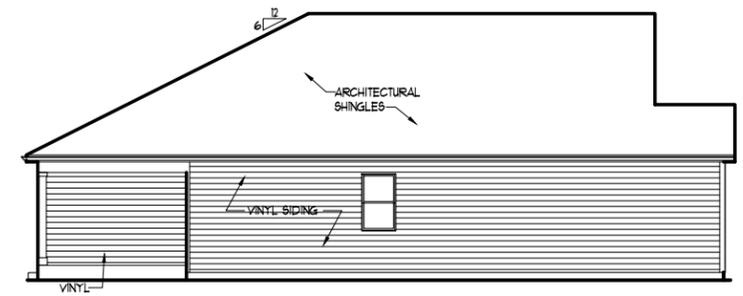
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

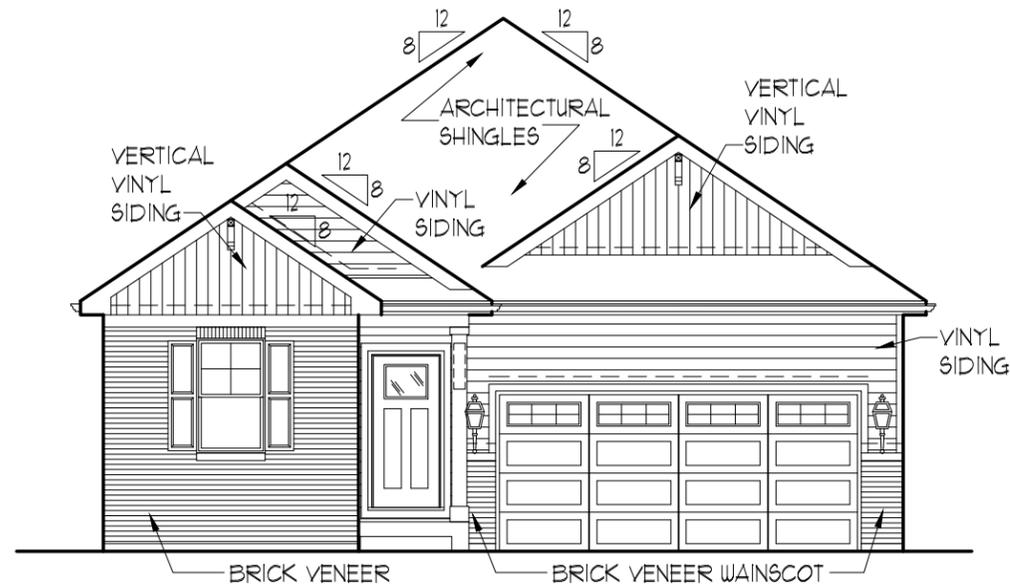


TYPICAL LEFT ELEVATION

x435

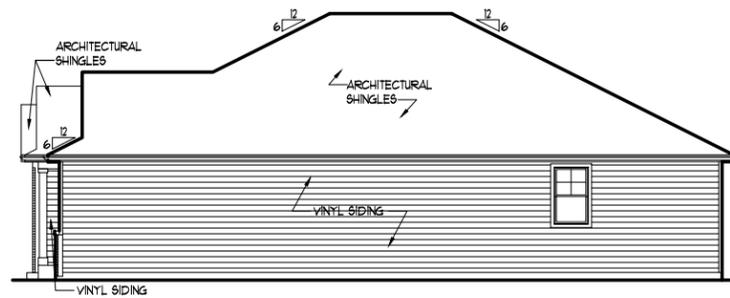
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

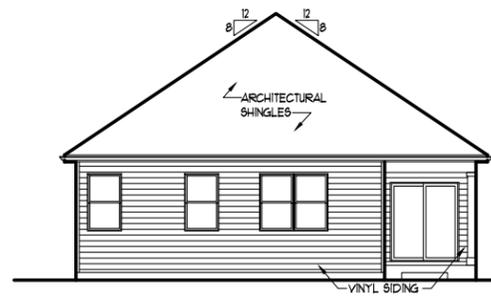


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 265.75 SQ. FT.
 25% OF SIDEABLE AREA = 66.44 SQ. FT.
 TOTAL MASONRY AREA = 104.49 SQ. FT. (39.3%)

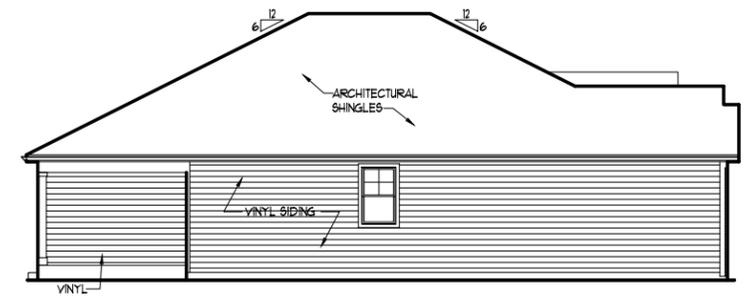
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



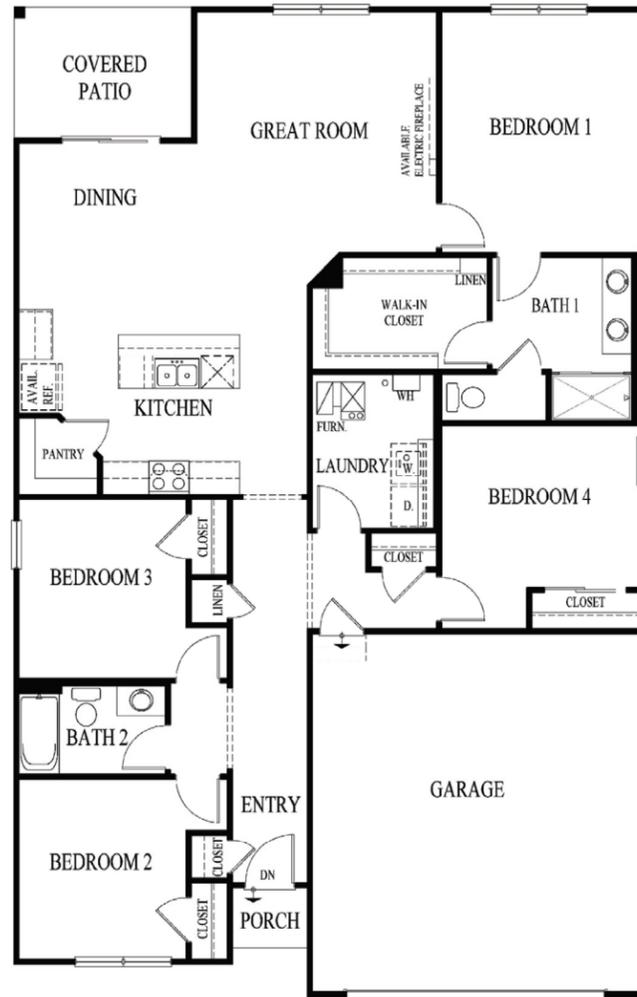
TYPICAL REAR ELEVATION



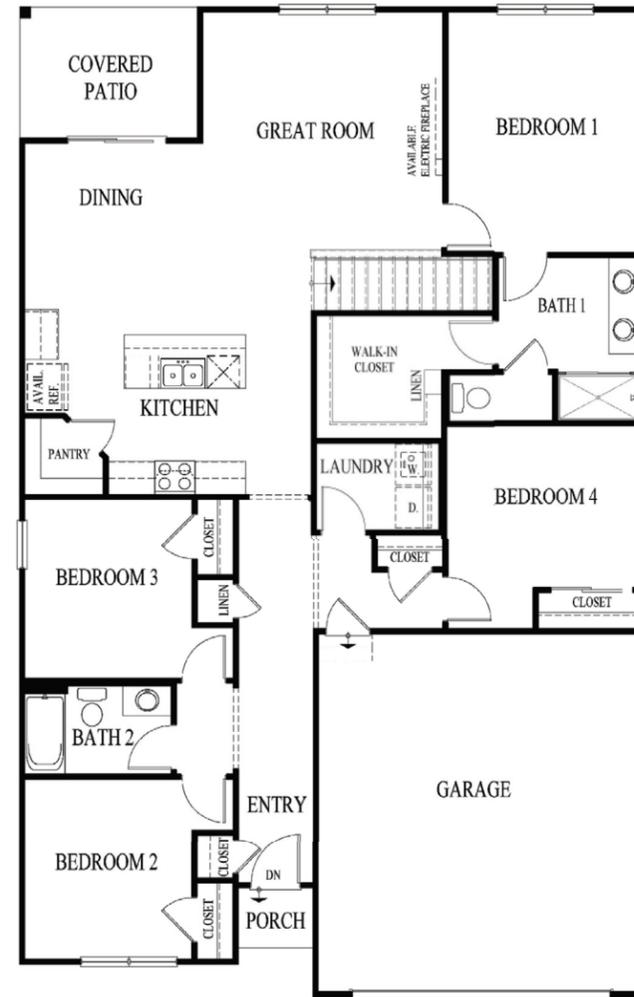
TYPICAL LEFT ELEVATION

x435

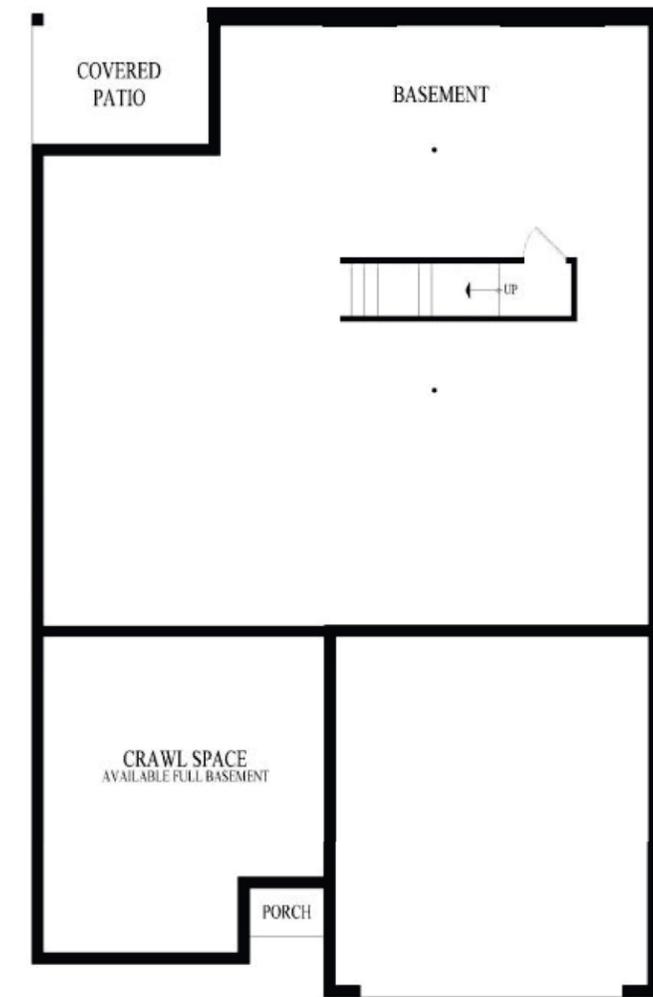
NEUSTONESHIRE
JOLIET, IL
X-SERIES



Main Level (Slab)



Main Level (with basement)



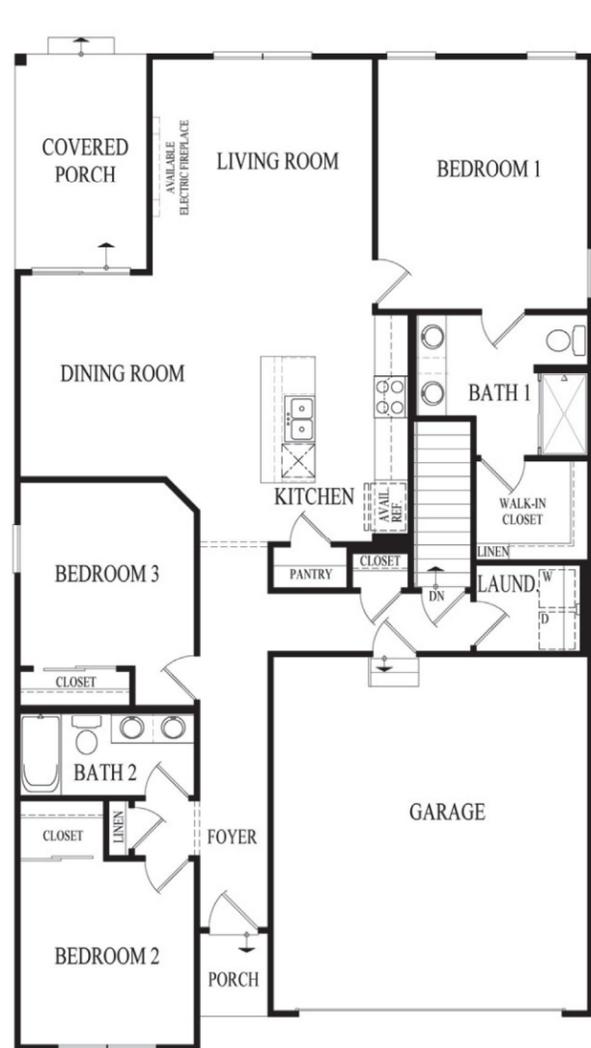
Partial Basement*

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

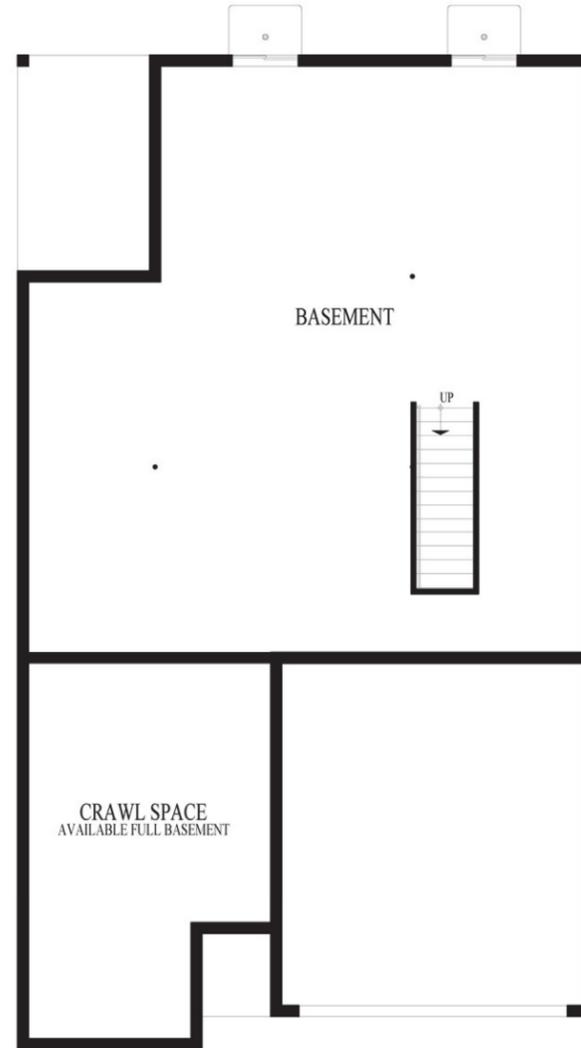


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. 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.

ENGINEER: V3 Companies

ADDRESS: 7325 Janes Avenue • Woodridge, IL 60517 PHONE: [REDACTED]

LAND SURVEYOR: V3 Companies

ADDRESS: 7325 Janes Avenue • Woodridge, IL 60517 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 PUD? 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: See Preliminary PUD for list of variances.

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: 11/10/2025 [REDACTED]
Petitioner's Name

Subscribed and sworn to before me this 10th day of November, 20 25

[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: [REDACTED] **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: [REDACTED]

DATE: 12/02/2025

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

Chris Funkhouser - Land Acquisition Project Manager

Phone: [REDACTED]

PRINT