

Final Landscape Plan

EVERLY TRACE

Naperville, Illinois

April 08, 2026

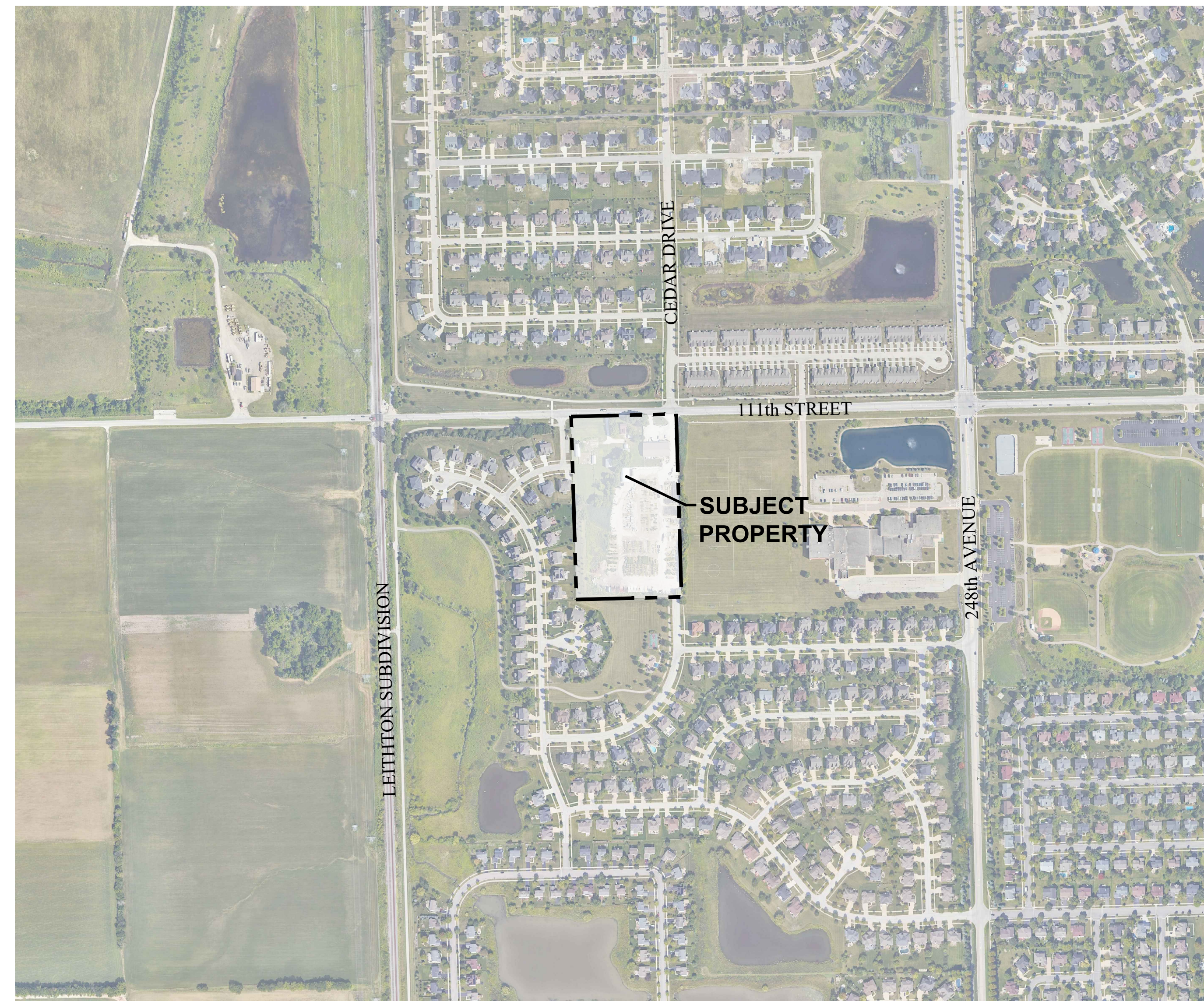
CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
CEMCON, Ltd.
 CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
 2280 WHITE OAK CIRCLE, SUITE 100
 AURORA, IL 60502-9675



LOCATION MAP
 SCALE: 1"=400'



JMRV
 NAPERVILLE LLC

445 JACKSON AVENUE
 SUITE 200
 NAPERVILLE, ILLINOIS 60540

EXHIBIT E

INDEX OF SHEETS

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PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AM	15	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AR	16	Acer rubrum 'Frank Jr.' REDPOINTE RED MAPLE	2 1/2" Cal.	
AS	13	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
CO	19	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
QB	6	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QM	7	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
TA	13	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TC	14	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
UM	14	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
ORNAMENTAL TREES				
BN	5	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CA	9	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
CM	4	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump Form
CM8	6	Cornus mas CORNELIANCHERRY DOGWOOD	8' Ht.	Clump Form
MP	12	Malus 'PrairieFire' PRAIRIEFIRE CRABAPPLE	6' Ht.	Multi-Stem
EVERGREEN TREES				
PA	18	Picea abies NORWAY SPRUCE	8' Ht.	
PG	9	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PG12	3	Picea glauca var. densata BLACK HILLS SPRUCE	12' Ht.	
PO	13	Picea omorika SERBIAN SPRUCE	8' Ht.	
PS	10	Pinus strobus EASTERN WHITE PINE	8' Ht.	
DECIDUOUS SHRUBS				
VJ	8	Viburnum x juddii JUDD VIBURNUM	26" Tall	4' O.C.
WB	10	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
ORNAMENTAL GRASSES				
SH	8	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS				
AB	18	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HH	64	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
PR	51	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
MISC. MATERIALS				
54		SHREDDED HARDWOOD MULCH	C.Y.	
10,598		SOD	S.Y.	
1.1		TURF SEED & EROSION CONTROL BLANKET	AC.	

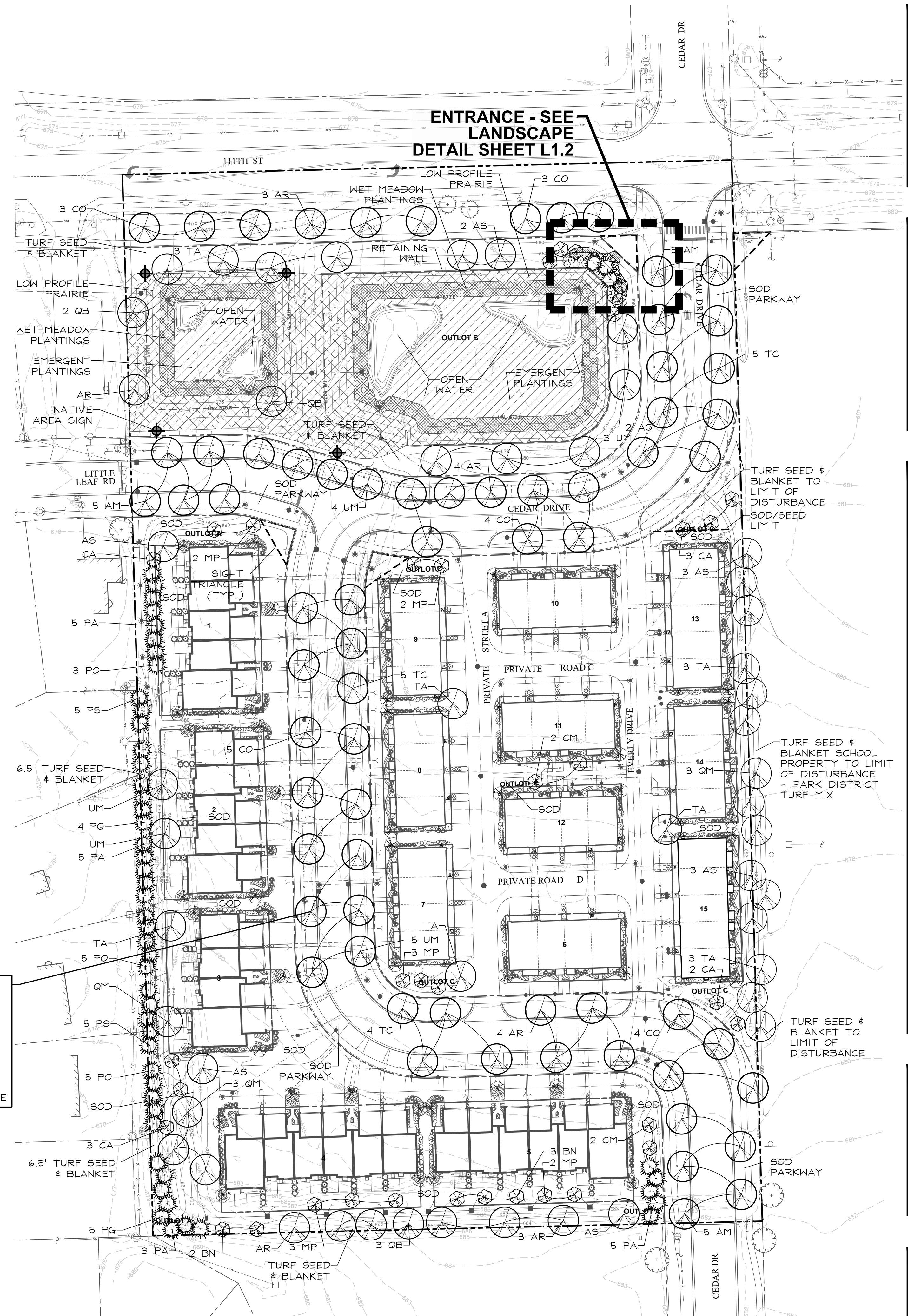
GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- At all times, the Customer shall be solely responsible for maintaining a suitable approach to the meter locations, with no obstructions within four (4') feet of the front and two (2') feet of the sides of the Meter. Per NAPERVILLE SERVICE RULES AND POLICIES 22.2.F.
- Clearance to transformer pad SHALL be 5' from all sides, 10' from front, and the area above must be completely clear of obstruction. No trees, shrubs, or other obstacles will be allowed within this area. Per DPUE specifications C10-21B0 AND C30-0016.
- Landscape plantings comply with the separation distances from utility services and structures per Section 5-10-4 (Landscape Plan) of the Municipal Code. Do not plant any trees within 10' of a storm sewer surface structure. Do not plant any trees within 5' of DPU-E underground facilities.

NATIVE AREA LEGEND

Key	Qty.	Description
	0.37 AC.	EMERGENT PLANTINGS
	0.24 AC.	WET MEADOW SEED MIX & EROSION CONTROL BLANKET
	0.50 AC.	LOW PROFILE PRAIRIE SEED MIX & EROSION CONTROL BLANKET
	4 EA.	NATURALIZED STORMWATER MANAGEMENT AREA (N.S.M.A.) SIGN

5-10-3-3 PARKWAY LANDSCAPING: 2,574 L.F.
 LANDSCAPING REQUIRED:
 64 PARKWAY TREES
 LANDSCAPING PROVIDED:
 68 PARKWAY TREES
 * PARKWAY TREES OF THE SAME SPECIES WILL BE PLANTED IN GROUPS OF NO GREATER THAN FIVE



GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 212 SOUTH MAIN STREET
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

CLIENT:
JMRV NAPERVILLE LLC
 445 JACKSON AVENUE
 SUITE 200
 NAPERVILLE, ILLINOIS 60540

CIVIL ENGINEER:
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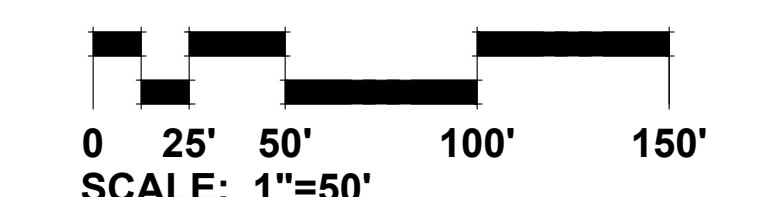
EVERLY TRACE
 NAPERVILLE, ILLINOIS
OVERALL LANDSCAPE PLAN

REVISIONS	DATE
03	04.08.2026
02	03.17.2026
01	03.06.2026

DATE 12.18.2025
 PROJECT NO. BS2406
 DRAWN JJK / SMR
 CHECKED DHS
 SHEET NO.

L1.1

EXHIBIT E

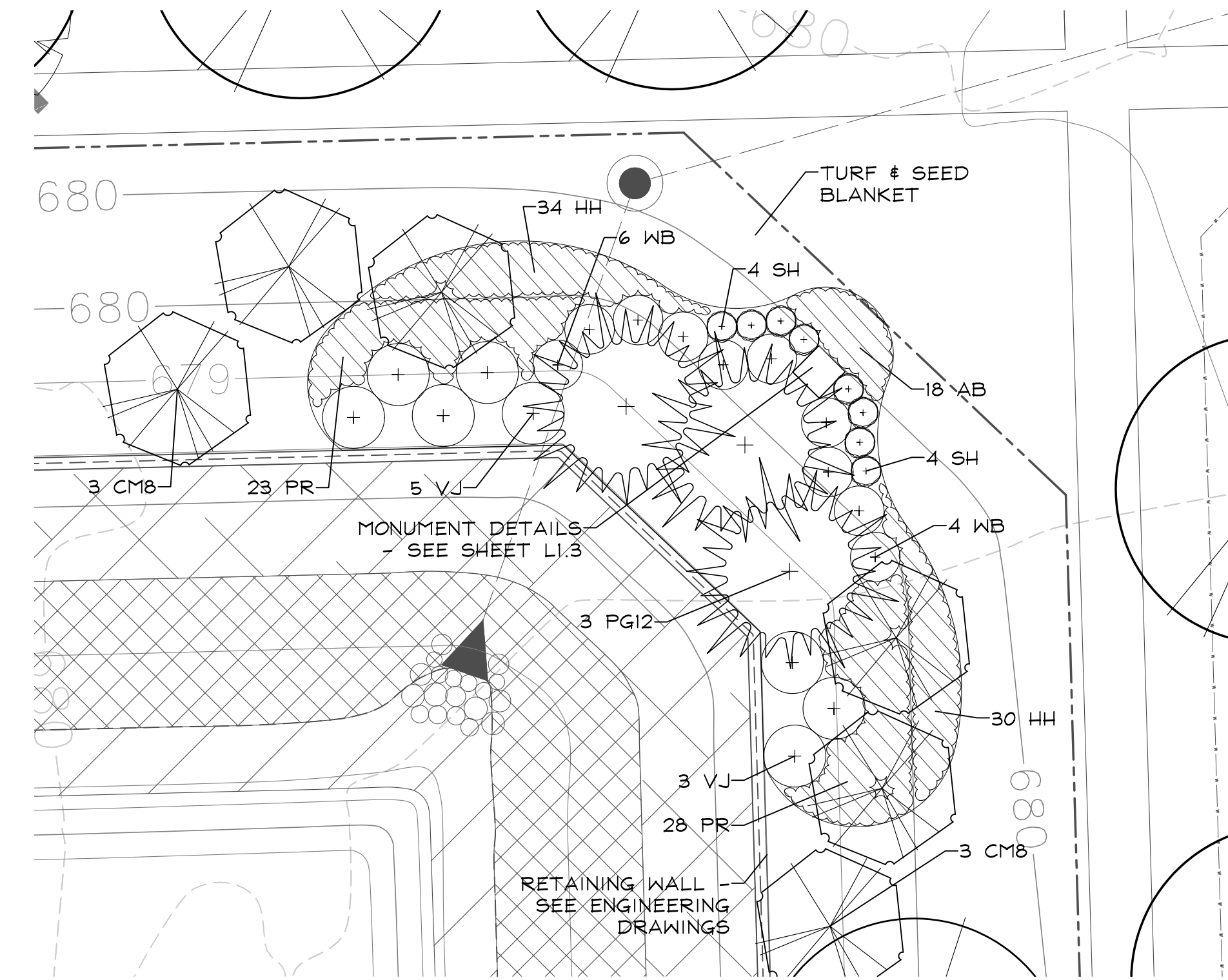




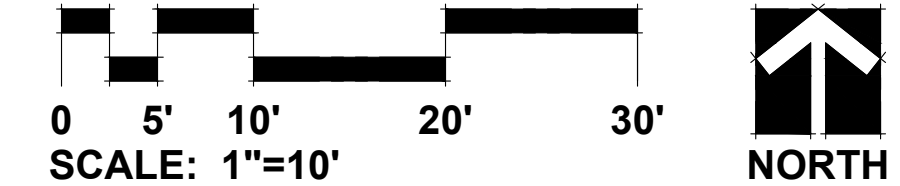
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MONUMENT PLANTING DETAIL



NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
<i>Avena sativa</i>	Seed Oats	30,000
Fall or Dormant Cover Crop		
<i>Avena sativa</i>	Seed Oats	30,000

Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC
<i>Acorus americanus</i>	Sweet Flag	0.500	494
<i>Alisma subcordatum</i>	Water Plantain	1.250	
<i>Carex stricta</i>	Tussock Sedge	0.060	
<i>Eleocharis obtusa</i>	Blunt Spike Rush	0.250	494
<i>Iris virginica shrevei</i>	Blue Flag	0.500	988
<i>Juncus effusus</i>	Common Rush	0.500	494
<i>Leersia oryzoides</i>	Rice Cut Grass	1.250	
<i>Pontederia cordata</i>	Pickereel Weed	0.250	988
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus fluviatilis</i>	River Bulrush	0.500	988
<i>Scirpus cyperinus</i>	Wool Grass	0.250	494
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	0.500	988
<i>Sparganium eurycarpum</i>	Bur Reed	1.000	988
Total Emergent Wetland Mix		8.060	7410

Park District Turf Mix

To be planted on the school property to the limit of disturbance as shown on the plan.

Plant Material	lbs / AC
30% Field of Dreams Athletic Mix	225,000
30% Goalkeeper Perennial Ryegrass	
30% Top Gun Perennial Ryegrass	
20% Blue Chip Kentucky Bluegrass	
20% Freedom III Kentucky Bluegrass	
Total	
	225

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
<i>Carex bebbii</i>	Bebbs Oval Sedge	0.250
<i>Carex bicknellii</i>	Bicknell's Sedge	0.125
<i>Carex breviflor</i>	Plains Oval Sedge	0.250
<i>Carex cristatella</i>	Crested Oval Sedge	0.060
<i>Carex modesta</i>	Field Oval Sedge	0.250
<i>Carex normalis</i>	Spreading Oval Sedge	0.015
<i>Carex scoparia</i>	Pointed Broom Sedge	0.190
<i>Carex stipitata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glyceria striata</i>	Fowl Manna Grass	0.130
<i>Juncus dudleyi</i>	Dudley's Rush	0.020
<i>Juncus torreyi</i>	Torrey's Rush	0.031
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	0.060
<i>Scirpus cyperinus</i>	Wool Grass	0.030
Total Grasses / Sedges		7.721

Wildflowers/Broadleaves

<i>Asclepias incarnata</i>	Swamp Milkweed	0.125
<i>Bidens cernua</i>	Nodding Bur Marigold	0.190
<i>Botanion asteroids</i>	False Aster	0.031
<i>Eupatorium perfoliatum</i>	Common Boneset	0.015
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod	0.300
<i>Helenium autumnale</i>	Sneezeweed	0.063
<i>Hibiscus laevis</i>	Halberd-leaved Rose Mallow	0.380
<i>Iris virginica shrevei</i>	Blue Flag Iris	1.000
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.031
<i>Mimulus ringens</i>	Monkey Flower	0.031
<i>Physostegia virginiana</i>	Obedient Plant	0.031
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.063
<i>Solidago rigida</i>	Stiff Goldenrod	0.125
<i>Symphotrichum novae-angliae</i>	New England Aster	0.250
<i>Vernonia fasciculata</i>	Common Ironweed	0.380
<i>Verbena hastata</i>	Blue Vervain	0.380
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Forbs		3.895

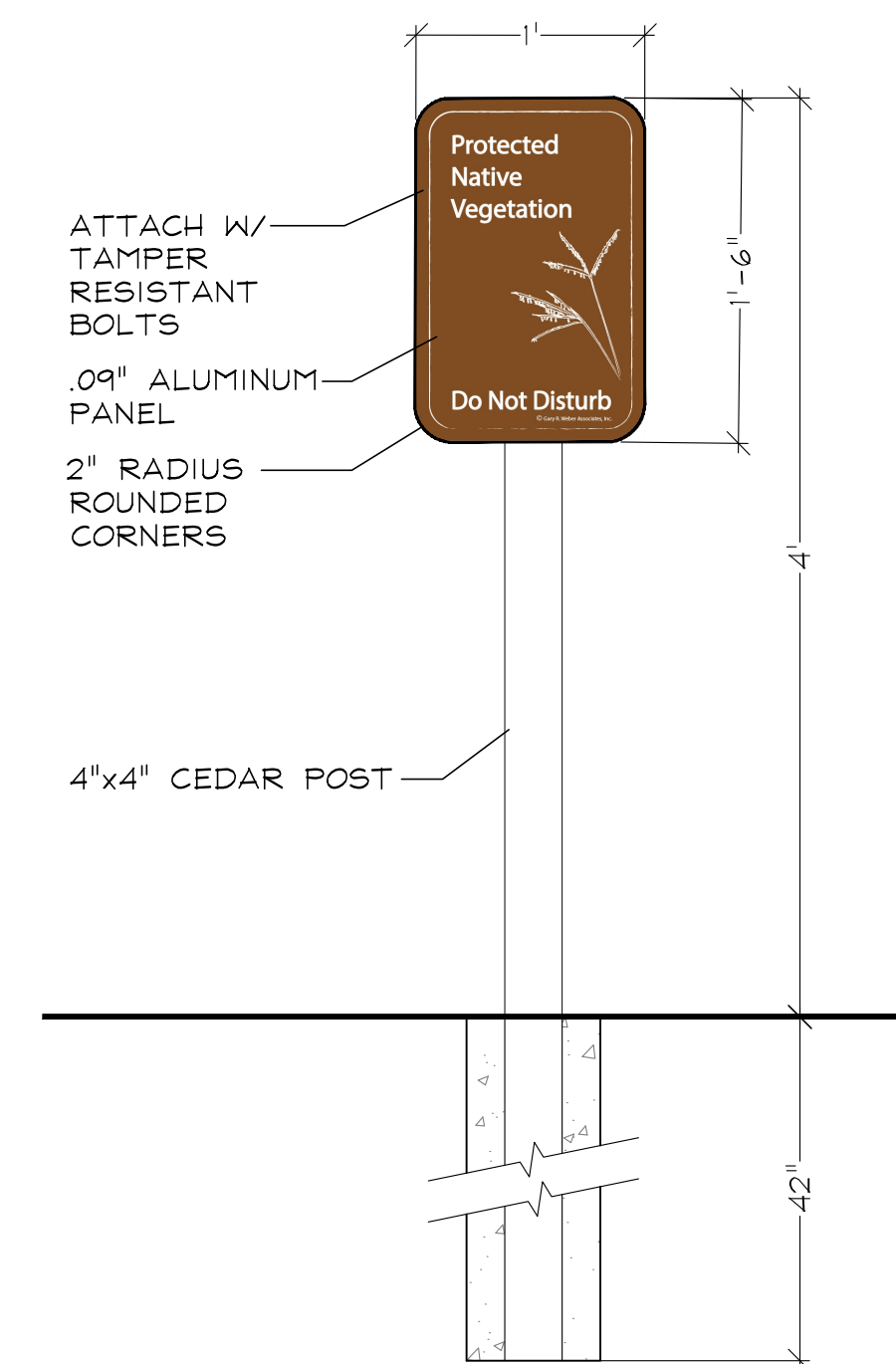
Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Schizachyrium scoparium</i>	Little Bluestem	6.000
Total Grasses		15.125
Wildflowers/Broadleaves		
<i>Allium cernuum</i>	Nodding Wild Onion	0.190
<i>Amorpha canescens</i>	Lead Plant	0.125
<i>Asclepias tuberosa</i>	Butterflyweed	0.500
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.063
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.025
<i>Chamaecrista fasciculata</i>	Partridge pea	0.188
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0.125
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Potentilla arguta</i>	Prairie Cinquefoil	0.031
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	0.031
<i>Ratibida pinnata</i>	Yellow Coneflower	0.125
<i>Rudbeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.063
<i>Rudbeckia triloba</i>	Brown-eyed Susan	0.500
<i>Symphotrichum laeve</i>	Smooth Blue Aster	0.063
<i>Symphotrichum novae-angliae</i>	New England Aster	0.250
<i>Tradescantia ohimensis</i>	Common Spiderwort	0.063
<i>Verbena stricta</i>	Hoary Vervain	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Forbs		6.015
Total Low Profile Prairie Seed Mix		21.140

SIGN NOTES:

- SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28
SIGN FONT AND GRAPHIC COLOR: WHITE
- FONT STYLE: MYRIAD PRO
FONT SIZE: 116 PT.
- SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
- CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

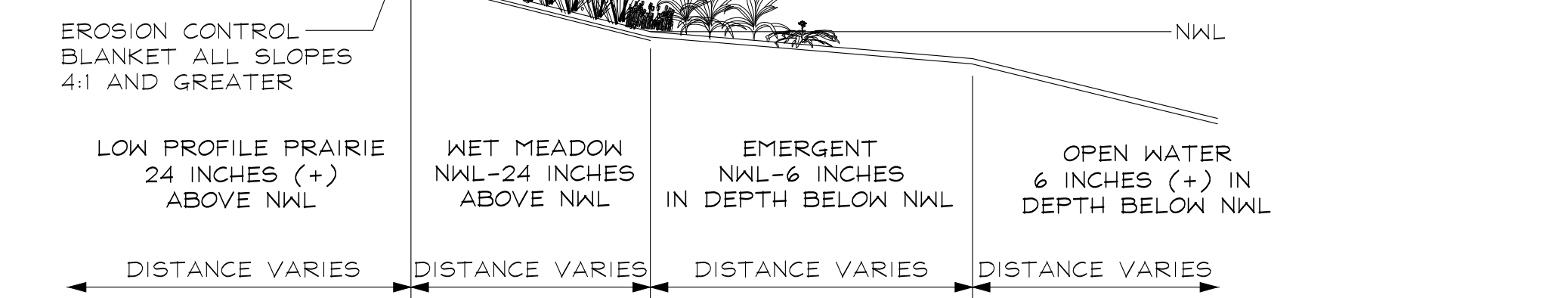
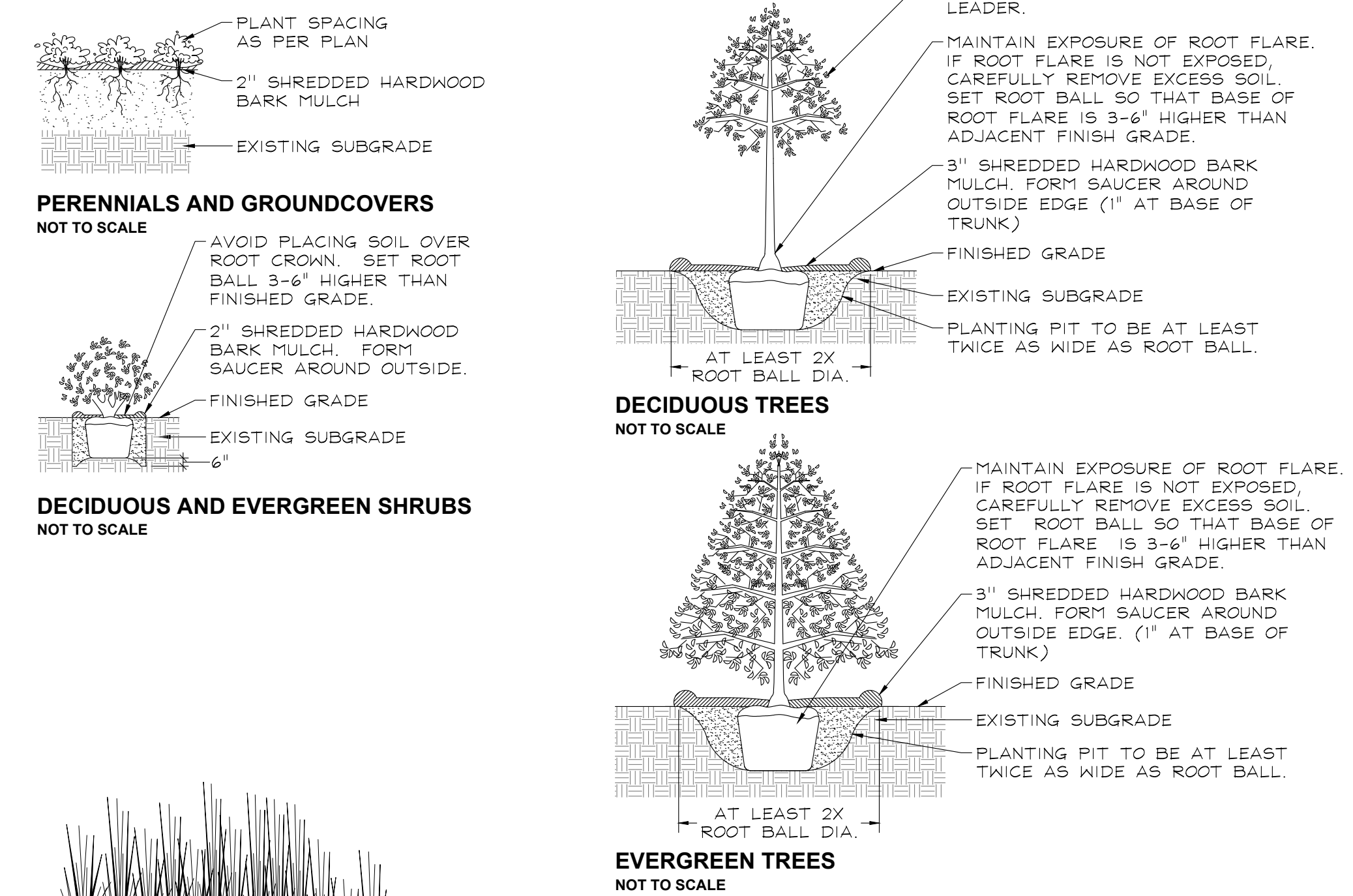


NATURALIZED STORMWATER MANAGEMENT AREA (N.S.M.A.) SIGN DETAIL

SCALE: NTS

EXHIBIT E

PLANTING DETAILS



NATURALIZED STORMWATER BASIN SECTION

NOT TO SCALE

EVERLY TRACE
NAPERVILLE, ILLINOIS
LANDSCAPE DETAILS

REVISIONS	
03	04.08.2026
02	03.17.2026
01	03.06.2026

DATE	12.18.2025
PROJECT NO.	BS2406
DRAWN	JJK / SMR
CHECKED	DHS
SHEET NO.	



L1.2

MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

- A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments and foundations as shown on drawings or specified herein, including, but not limited to:
 1. Submission of color and material samples
 2. Submission of shop drawings
 3. Submission of construction schedule
 4. Verification of existing conditions and underground utilities
 5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
 6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

- A. Construction shall conform to @Building Code Requirements for Engineered Brick Masonry, " BIA, latest edition.
- B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
- C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
- D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
- E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

- A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. All streets and curbs must be cleaned at the end of each working day.
- D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

- A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.
- B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

- A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
 1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.
- Product Samples: Submit samples of brick, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
- B. Product Data: Submit product data for brick, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
- C. Provide certificate of insurance per the owner's requirements.
- D. Provide names and contact information for any subcontractors and suppliers.
- E. Shop Drawings:
 1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
 2. Submit one (1) set prints with following items in detail:
 - a) Sizes
 - b) Sections
 - c) Dimensions and numbering of stone and brick.
 - d) Arrangements of joints and bond.
 3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
 4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Loading and Shipment:
 1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
 2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
- B. Unloading and Storage:
 1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
 2. Stone brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
 3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

- A. Mortar:
 1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
 2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
 3. Lime: Hydrated, conforming to ASTM-C207, Type S.
 4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
- B. Bond:
 1. Typical Bond: Running Bond with vertical joints located at center of masonry

units in alternate course below, except where shown otherwise.

- 2. Do not install cracked, broken, or chipped masonry units exceeding ASTM C216 allowances.
- 3. Report any masonry range of color or texture discrepancies to the owner before installation. Lay masonry with same percentages of light, medium, and dark colored brick, matching the design reviewed sample. Do not install brick in localized areas that is not within range of adjacent brick or is not within the range of the design reviewed sample.
- 4. Use masonry saws to cut and fit exposed units.
- 5. Lay brick plumb, true to line, and with level courses accurately spaced with allowable tolerances.
- 6. Do not deeply furrow bed joints.
- 7. Adjust units to final position while mortar is soft and plastic.
- 8. When units are displaced after mortar has stiffened, remove, clean joints and units of mortar, and re-lay with fresh mortar.
- 9. When joining fresh masonry to set or partially wet masonry:
 - a) Remove loose brick mortar.
 - b) Clean and lightly wet exposed surface of set masonry prior to laying fresh masonry.
- 10. Work shall be installed in accordance with the recommendations of the BIA (Brick Institute of America), except where exceeded herein or per details.

C. Foundation

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slum are to be designed and specified by the contractor's structural engineer.

D. Mortar Beds:

- 1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
- 2. Provide sufficient mortar on ends of brick to completely fill head joints.
- 3. Rock closure into place with head joints thrown against two adjacent bricks in place.

E. Mortar Joints; Horizontal and vertical face joints:

- 1. Nominal thickness: 3/8 inch.
- 2. Construct uniform joints.
- 3. Shove vertical joints tight.
- 4. Tool concave joints in exposed surfaces when thumbprint hard.
- 5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
- 6. Movement joints: Keep clean of all mortar and debris.

F. Flashing:

- 1. Install complete and continuous under stone copings and other projections.
- 2. Lap joints 6". Seal entire contact surface with mastic.
- 3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
- 4. Cover flashing with mortar.

G. Weep holes

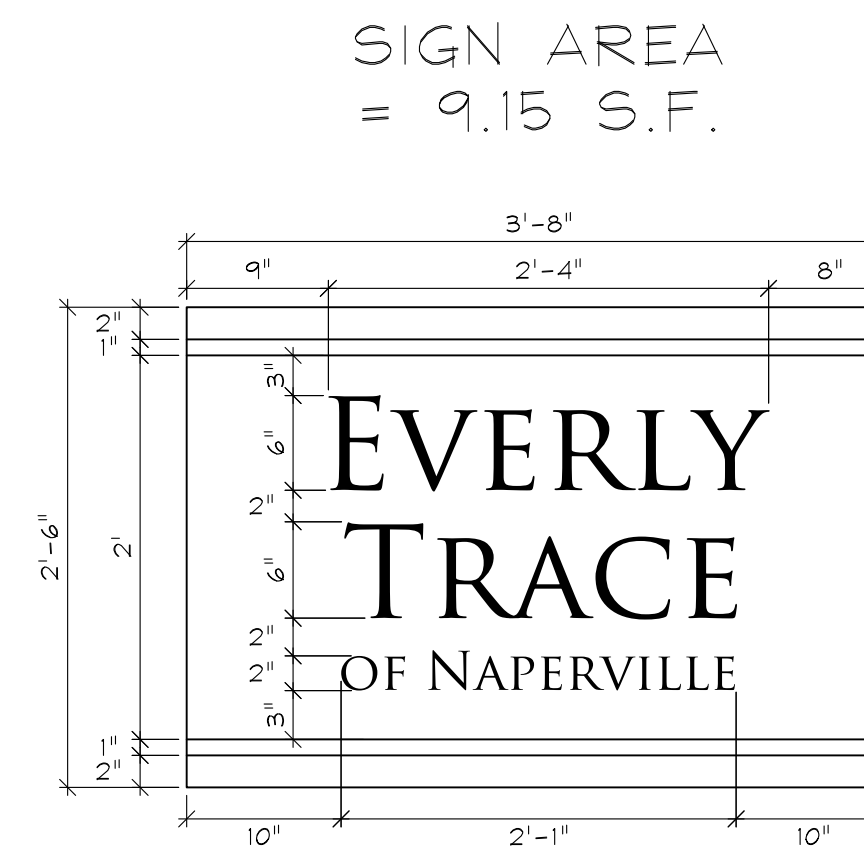
- 1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
- 2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
- 3. Keep weep holes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

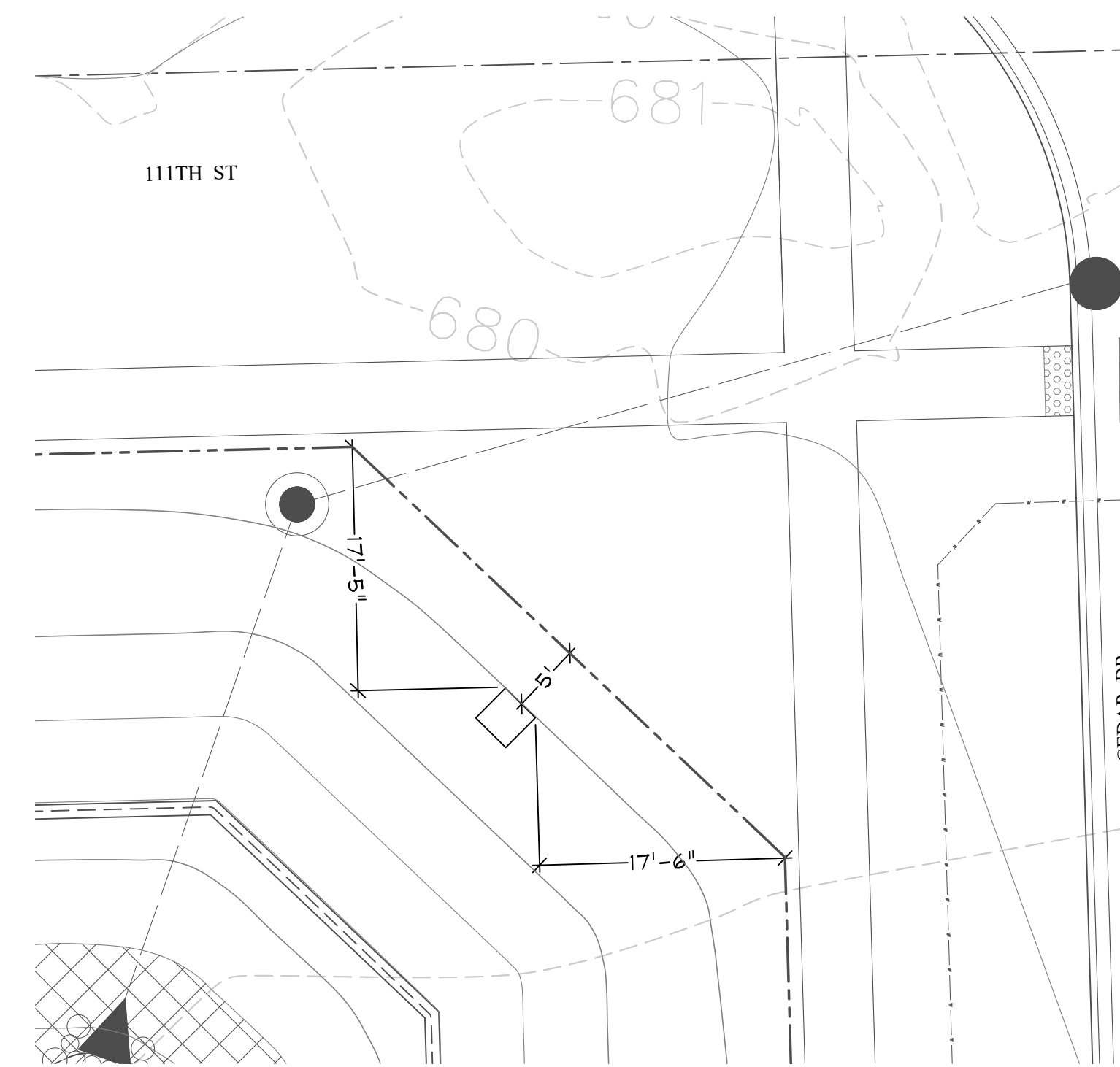
- A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
- B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
- C. During work, store materials and equipment as directed by the owner.
- D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

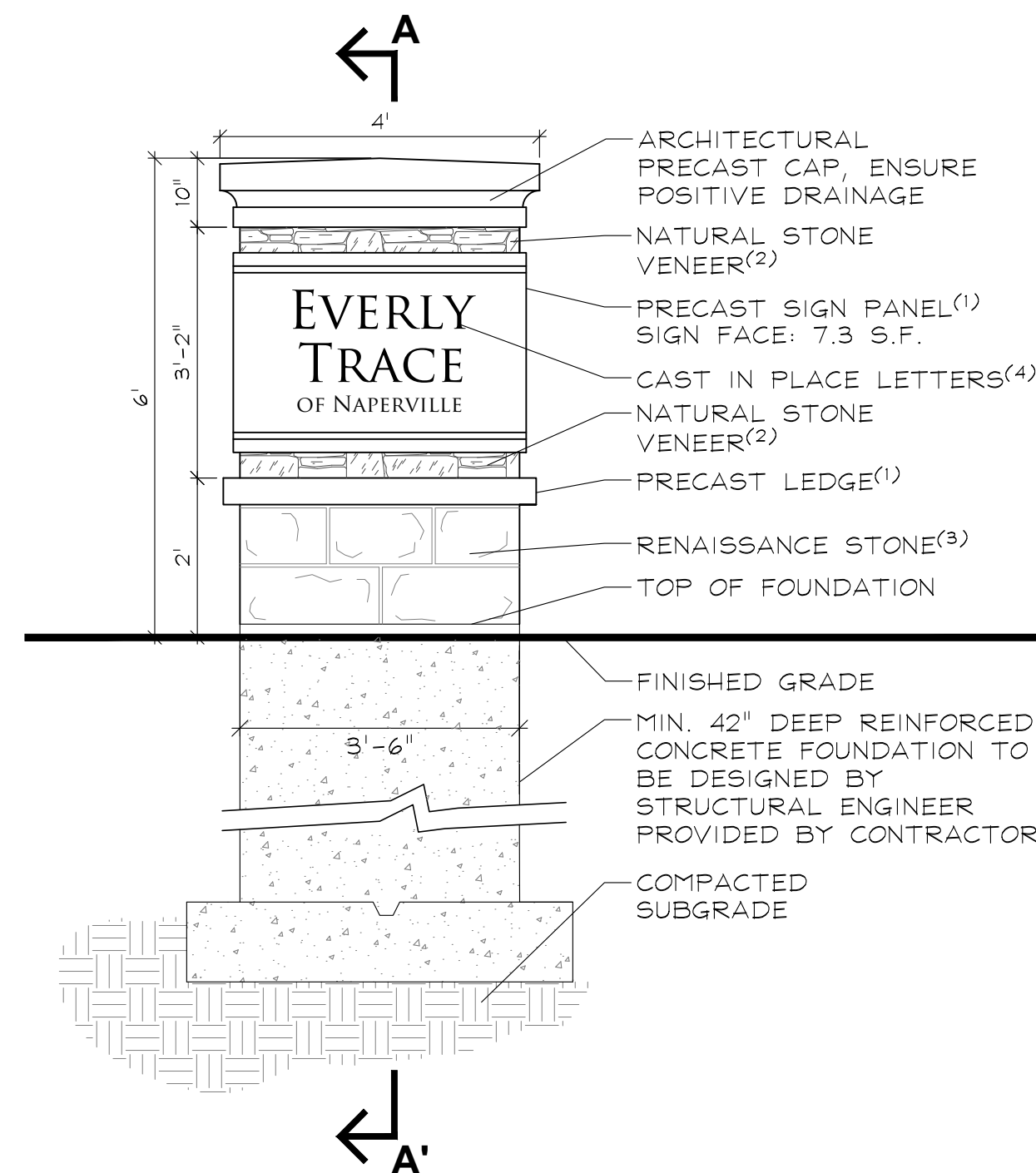
- A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
- B. Notify the Owner's representative when completed, for final design conformance review.



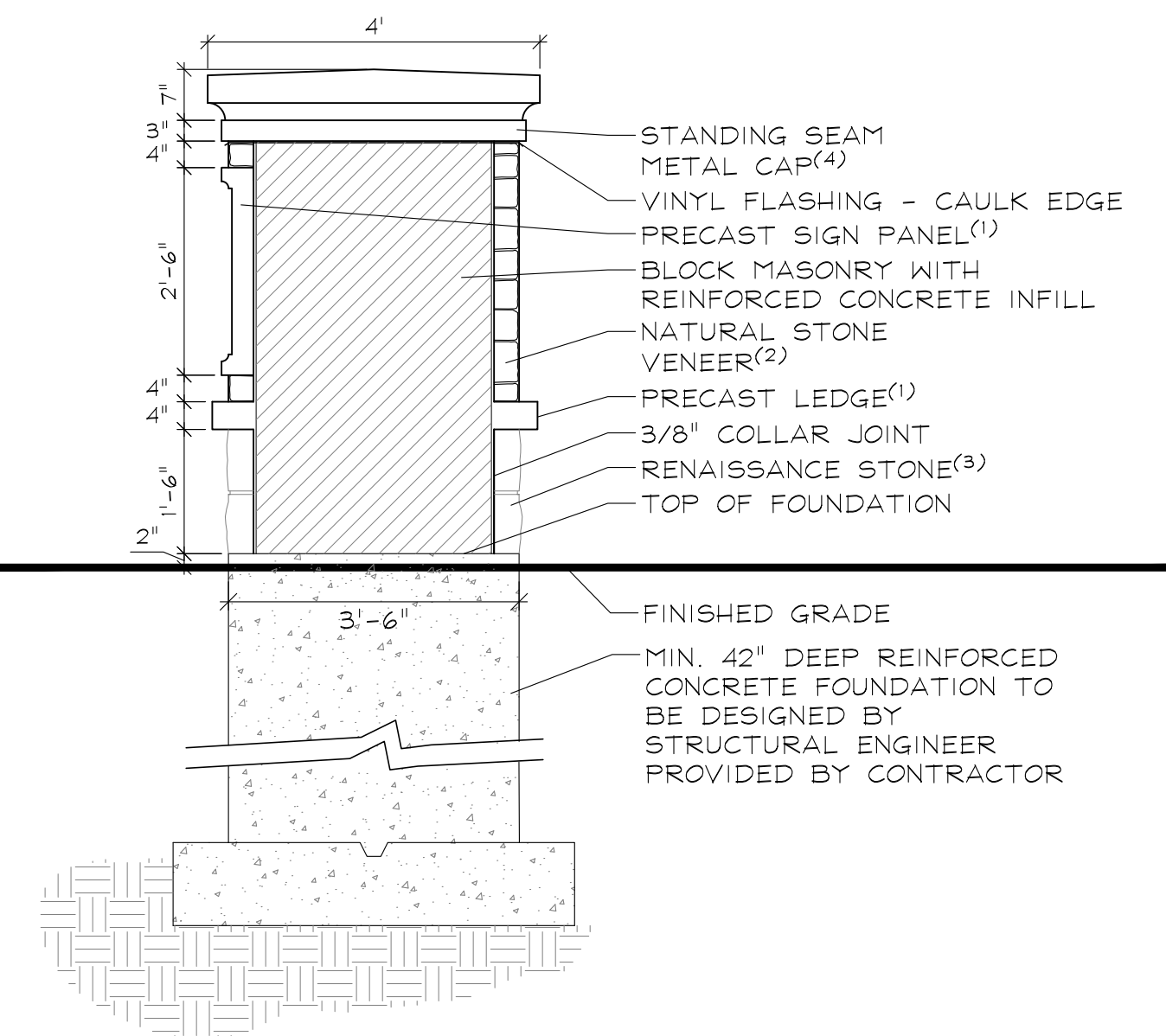
SIGN PANEL DETAIL
SCALE: 1"=1'



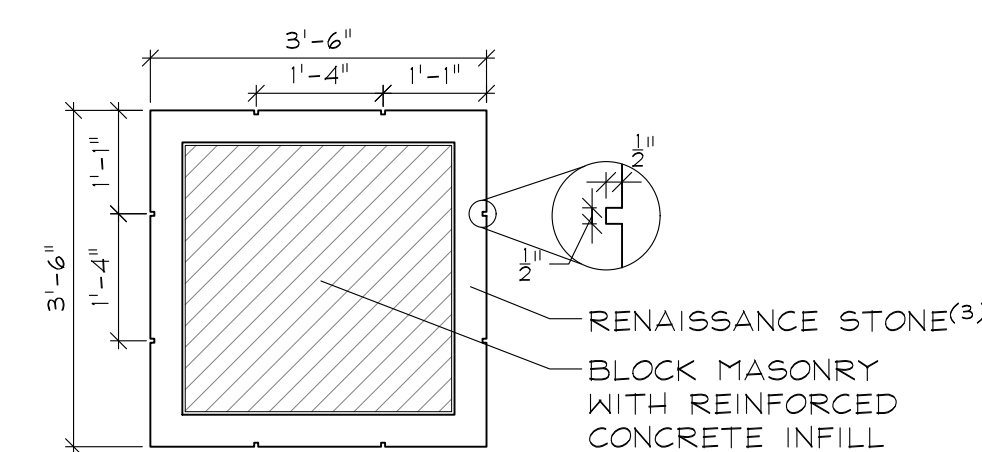
MONUMENT PLANTING DETAIL
SCALE: 1"=10'



MONUMENT ELEVATION
SCALE: 1/2"=1'



MONUMENT DETAIL A:A'
SCALE: 1/2"=1'



MONUMENT PLAN DETAIL
SCALE: 1/2"=1'

EXHIBIT E



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT:
JMRV NAPERVILLE LLC
445 JACKSON AVENUE
SUITE 200
NAPERVILLE, ILLINOIS 60540

CIVIL ENGINEER:
CEMCON, LTD.
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502

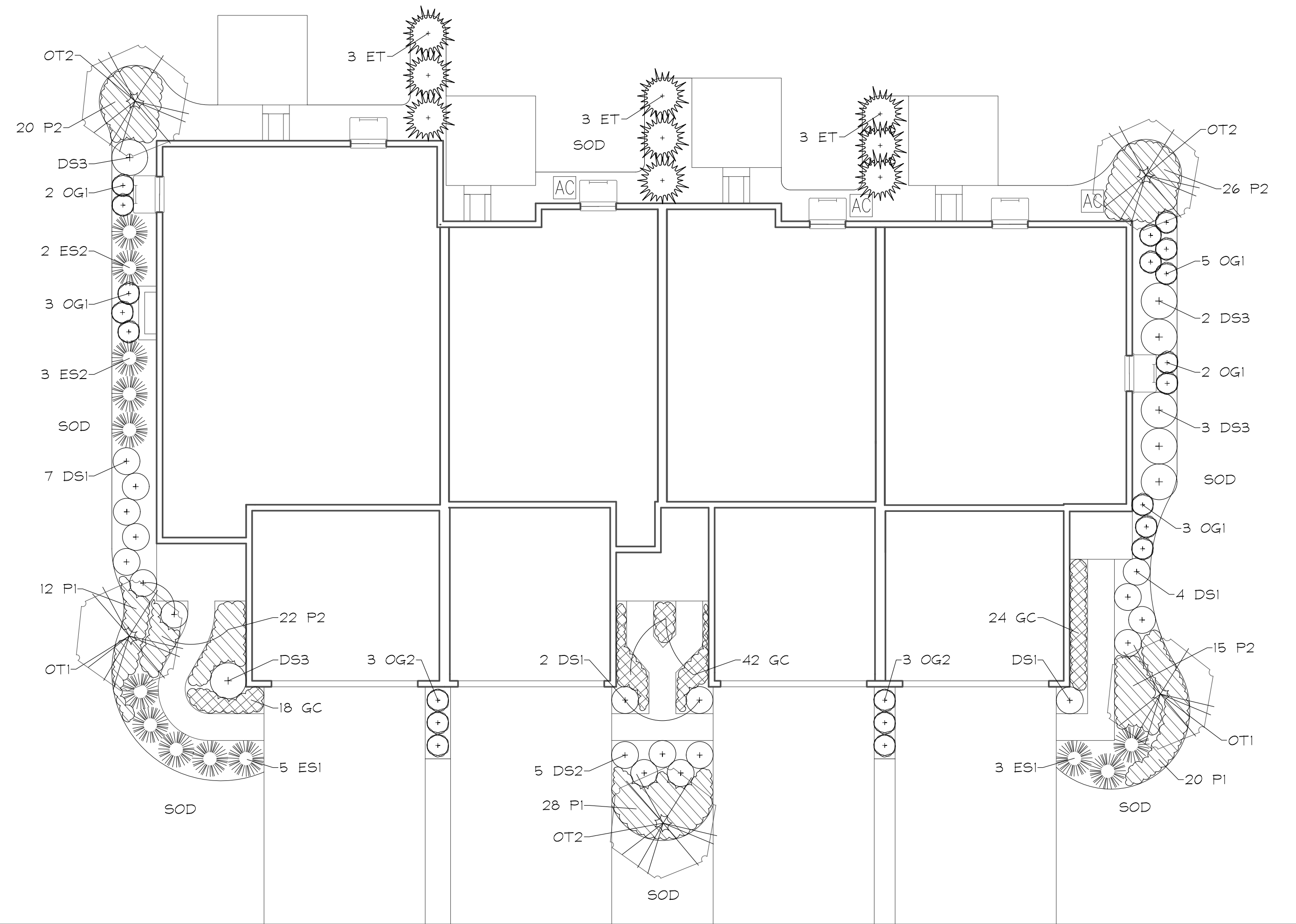
EVERLY TRACE
NAPERVILLE, ILLINOIS
MONUMENT DETAILS

- (1) PRECAST CONCRETE
COLOR: WHITE
FINISH: SMOOTH
SUBMIT COLOR SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT.
- (2) STONE VENEER: BUECHEL STONE - AGED PARCHMENT TAILORED BLEND DIMENSIONAL STONE
SUBMIT COLOR & GROUT SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT.
- (3) RENAISSANCE STONE: REN758-ROCKED BY ARRISCRRAFT OR APPROVED EQUAL. SUBMIT COLOR & GROUT SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT.
- (4) CAST IN PLACE LETTERS
FONT: TRAJAN PRO
COLOR: BLACK

NO.	DATE
03	04.08.2026
02	03.17.2026
01	03.06.2026

REVISIONS	
DATE	12.18.2025
PROJECT NO.	BS2406
DRAWN	JKJ / SMR
CHECKED	DHS
SHEET NO.	





4 UNIT FRONT-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

4-UNIT FRONT-LOAD TOWNHOME PLANT LIST (BLDG. 3)

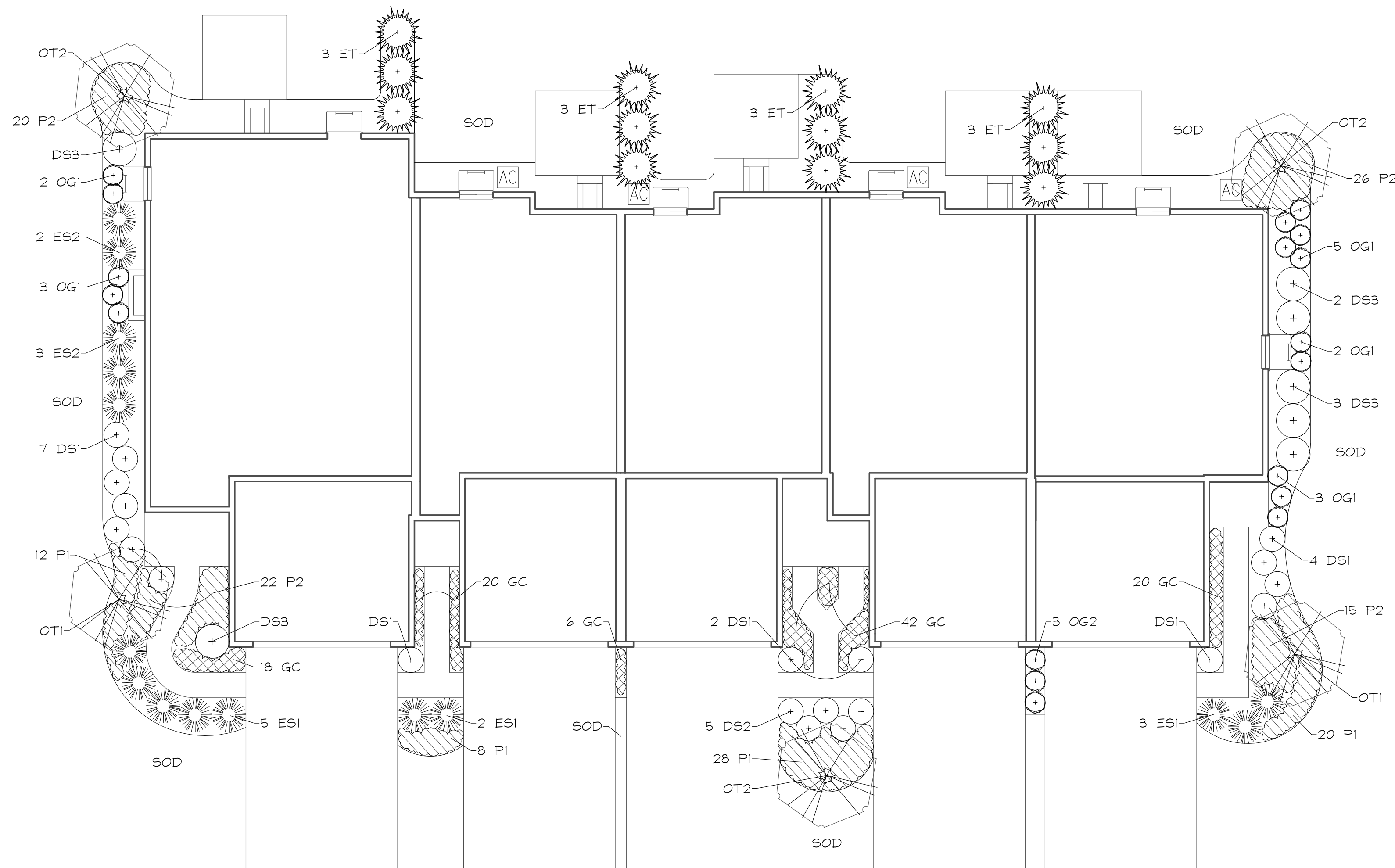
Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT2	3	AMALANCHIER X GRANDIFLORA APPLE SERVICEBERRY	6' Tall	Clump Form
EVERGREEN TREES				
ET	9	THUJA OCCIDENTALIS 'SMORAGI' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	14	HYDRANGEA ARBORESCENS 'NCHA2' INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.
DS2	5	ITEA VIRGINICA 'SPRICH' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
DS3	7	CORNUS SERICEA 'BAILEY' BAILEY'S REDTWIN DOGWOOD	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	8	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
ES2	5	THUJA OCCIDENTALIS 'WOODWARDII' GLOBE ARBORVITAE	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	15	SCHIZACHYRIUM SCAPARUM 'CAROUSEL' CAROUSEL LITTLE BLUESTEM	#1	24" O.C.
OG2	6	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSSEED	#1	24" O.C.
PERENNIALS				
PI	60	HEMEROCALLIS 'ROSY RETURNS' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	83	ALLIUM 'SUMMER BEAUTY' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVER				
GC	84	ANTENNARIA PLANTAGINIFOLIA PUSSYTOES	#SP4	12" O.C.
MISC. MATERIALS				
10.2		SHREDDED HARDWOOD MULCH	C.Y.	

5-UNIT FRONT-LOAD TOWNHOME PLANT LIST - A (BLDG. 1)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT2	3	AMALANCHIER X GRANDIFLORA APPLE SERVICEBERRY	6' Tall	Clump Form
EVERGREEN TREES				
ET	12	THUJA OCCIDENTALIS 'SMORAGI' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	15	HYDRANGEA ARBORESCENS 'NCHA2' INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.
DS2	5	ITEA VIRGINICA 'SPRICH' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
DS3	7	CORNUS SERICEA 'BAILEY' BAILEY'S REDTWIN DOGWOOD	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	10	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
ES2	5	THUJA OCCIDENTALIS 'WOODWARDII' GLOBE ARBORVITAE	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	15	SCHIZACHYRIUM SCAPARUM 'CAROUSEL' CAROUSEL LITTLE BLUESTEM	#1	24" O.C.
OG2	3	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSSEED	#1	24" O.C.
PERENNIALS				
PI	68	HEMEROCALLIS 'ROSY RETURNS' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	83	ALLIUM 'SUMMER BEAUTY' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVER				
GC	100	ANTENNARIA PLANTAGINIFOLIA PUSSYTOES	#SP4	12" O.C.
MISC. MATERIALS				
11.4		SHREDDED HARDWOOD MULCH	C.Y.	

5-UNIT FRONT-LOAD TOWNHOME PLANT LIST - B (BLDG. 2)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	MALUS 'JEWELTREE' RED JEWEL CRABAPPLE	2" Cal.	Single Stem
OT2	3	SYRINGA PEKINENSIS 'MORTON' CHINA SNOW PINK LILAC	6' Tall	Multi-Stem
EVERGREEN TREES				
ET	12	THUJA OCCIDENTALIS 'SMORAGI' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	15	ROSA 'RADAZZ' RED KNOCKOUT ROSE	24" Tall	3' O.C.
DS2	5	ITEA VIRGINICA 'SPRICH' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
DS3	7	VIBURNUM X JUDDII JUDD VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	10	BUXUS 'GLENCOE' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ES2	5	THUJA OCCIDENTALIS 'WOODWARDII' GLOBE ARBORVITAE	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	15	HELICTROICHON SEMPERVIRENS 'SAPHIRSPRUDL' BLUE OAT GRASS	#1	24" O.C.
OG2	3	PENNISETUM ALPESCURIOIDES 'HORNEL' DWARF FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
PI	68	HEMEROCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	83	ALLIUM 'SUMMER BEAUTY' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVER				
GC	100	IRIS CRISTATA DWARF CRESTED IRIS	#SP4	12" O.C.
MISC. MATERIALS				
11.4		SHREDDED HARDWOOD MULCH	C.Y.	



5 UNIT FRONT-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

EXHIBIT E



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT: **JMRV NAPERVILLE LLC**
445 JACKSON AVENUE SUITE 200 NAPERVILLE, ILLINOIS 60540

CIVIL ENGINEER: **CEMCON, LTD.**
2280 WHITE OAK CIRCLE SUITE 100 AURORA, IL 60502

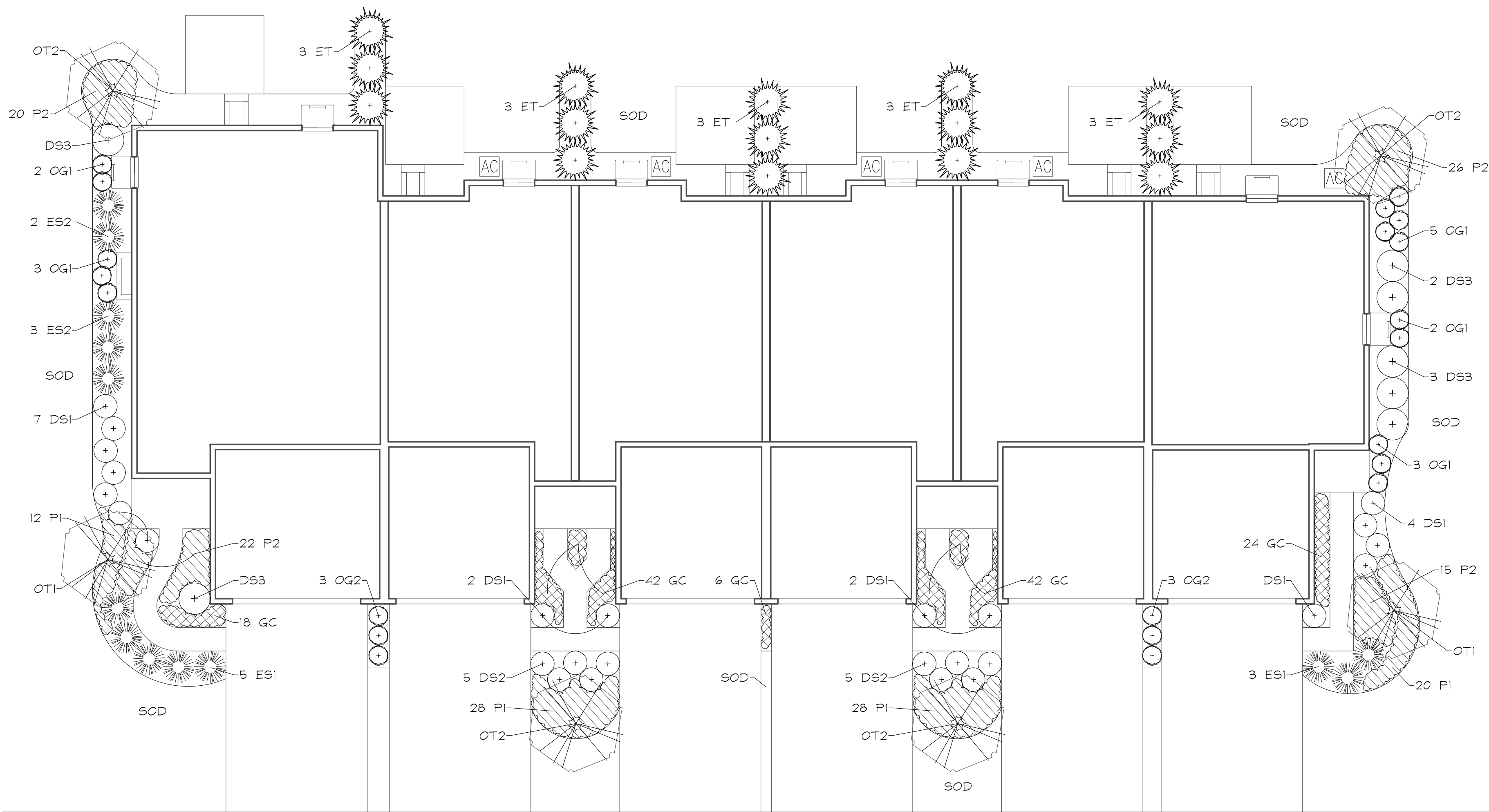
EVERLY TRACE
NAPERVILLE, ILLINOIS
TYPICAL FOUNDATION LANDSCAPE PLANS

NO.	DATE	REVISIONS
03	04.08.2026	
02	03.17.2026	
01	03.06.2026	

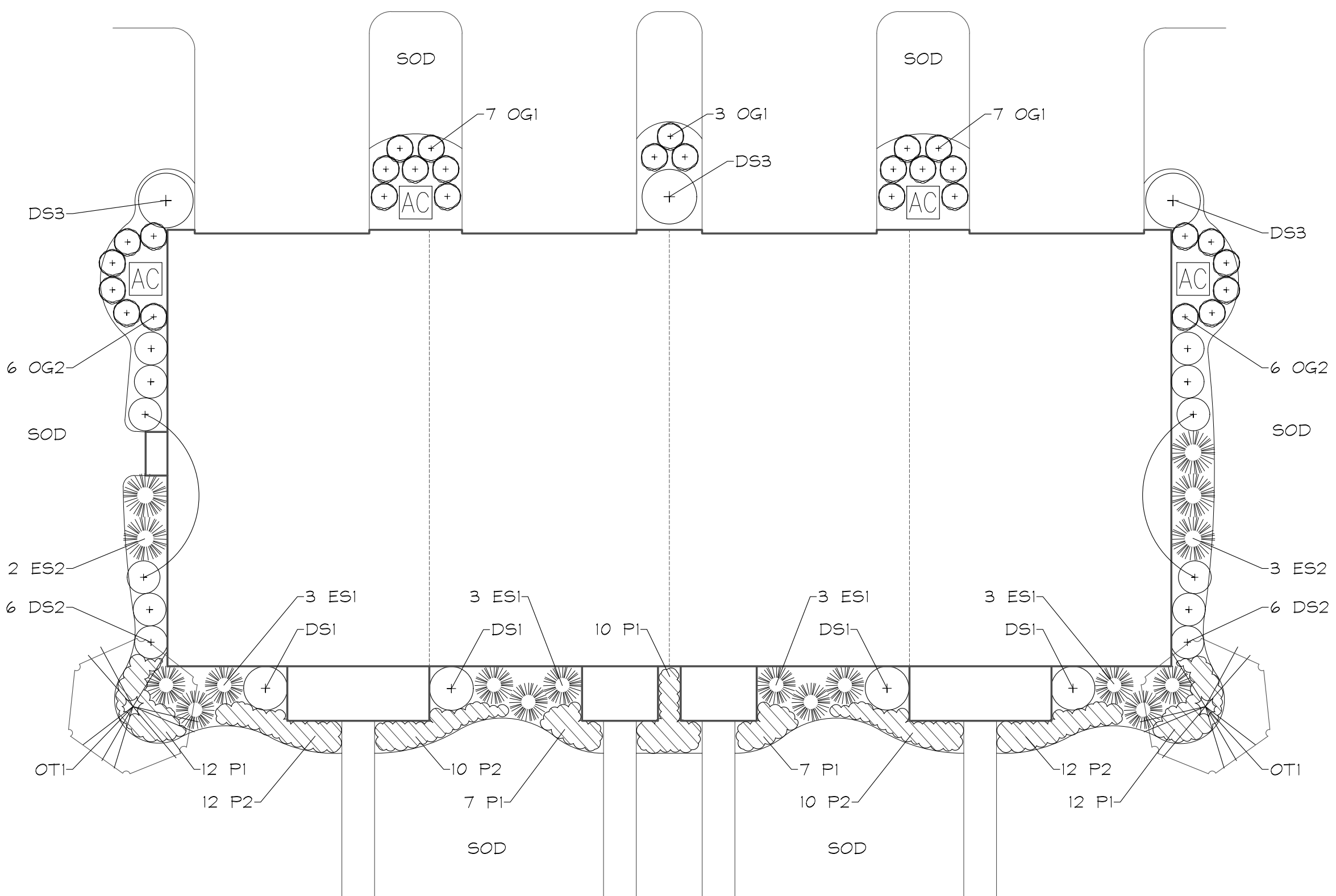
DATE: 12.18.2025
PROJECT NO.: BS2406
DRAWN: JJK / SMR
CHECKED: DHS
SHEET NO.



L1.4



6 UNIT FRONT-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'



4 UNIT REAR-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

6-UNIT FRONT-LOAD TOWNHOME PLANT LIST - A (BLDG. 5)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2' Cal.	Single Stem
OT2	4	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Clump Form
EVERGREEN TREES				
ET	15	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	16	Hydrangea arborescens 'NCHA2' INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.
DS2	10	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
DS3	7	Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	8	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
ES2	5	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	15	Schizachyrium scoparium 'Carousel' CAROUSEL LITTLE BLUESTEM	#1	24" O.C.
OG2	6	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	24" O.C.
PERENNIALS				
P1	88	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	88	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVER				
GC	126	Antennaria plantaginifolia PUSSYTOES	#SP4	12" O.C.
MISC. MATERIALS				
12.6		SHREDDED HARDWOOD MULCH	C.Y.	

6-UNIT FRONT-LOAD TOWNHOME PLANT LIST - B (BLDG. 4)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus 'Jewelale' RED JEWEL CRABAPPLE	2' Cal.	Single Stem
OT2	4	Syringa pekinensis 'Marton' CHINA SNOW PEKING LILAC	6' Tall	Multi-Stem
EVERGREEN TREES				
ET	15	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	16	Rosa 'Radrazz' RED KNOCKOUT ROSE	24" Tall	3' O.C.
DS2	10	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
DS3	7	Viburnum x juddii JUDD VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	8	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ES2	5	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	15	Helictotrichon sempervirens 'Saphirsprude' #1 BLUE OAT GRASS	#1	24" O.C.
OG2	6	Pennisetum alopecuroides 'Hamein' DWARF FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	88	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	88	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVER				
GC	126	Iris cristata DWARF CRESTED IRIS	#SP4	12" O.C.
MISC. MATERIALS				
12.6		SHREDDED HARDWOOD MULCH	C.Y.	

4-UNIT REAR-LOAD TOWNHOME PLANT LIST - A (BLDGS. 6, 8, 10, 12, & 14)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2' Cal.	Single Stem
DECIDUOUS SHRUBS				
DS1	5	Hydrangea paniculata 'Jone' LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
DS2	12	Rosa 'Radrazz' RED KNOCKOUT ROSE	24" Tall	3' O.C.
DS3	2	Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	6	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
ES2	11	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	10	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	24" O.C.
PERENNIALS				
P1	61	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	48	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P3	14	Penstemon digitalis 'Husker Red' HUSKER RED BEARDTONGUE	#1	18" O.C.
MISC. MATERIALS				
7.0		SHREDDED HARDWOOD MULCH	C.Y.	

4-UNIT REAR-LOAD TOWNHOME PLANT LIST - B (BLDGS. 7, 9, & 11)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus 'Jewelale' RED JEWEL CRABAPPLE	2' Cal.	Single Stem
DECIDUOUS SHRUBS				
DS1	5	Syringa patula 'Miss Kim' MISS KIM LILAC	24" Tall	4' O.C.
DS2	12	Hydrangea arborescens 'NCHA2' INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.
DS3	2	Viburnum x juddii JUDD VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ES2	11	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	9	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.
OG2	10	Pennisetum alopecuroides 'Hamein' DWARF FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	61	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	48	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P3	14	Penstemon digitalis 'Husker Red' HUSKER RED BEARDTONGUE	#1	18" O.C.
MISC. MATERIALS				
7.0		SHREDDED HARDWOOD MULCH	C.Y.	



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LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT:
JMRV NAPERVILLE LLC
445 JACKSON AVENUE
SUITE 200
NAPERVILLE, ILLINOIS 60540

CIVIL ENGINEER:
CEMCON, LTD.
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502

EVERLY TRACE
NAPERVILLE, ILLINOIS
TYPICAL FOUNDATION LANDSCAPE PLANS

REVISIONS	DATE
03	04.08.2026
02	03.17.2026
01	03.06.2026

DATE 12.18.2025
PROJECT NO. BS2406
DRAWN JJK / SMR
CHECKED DHS
SHEET NO.



L1.5



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
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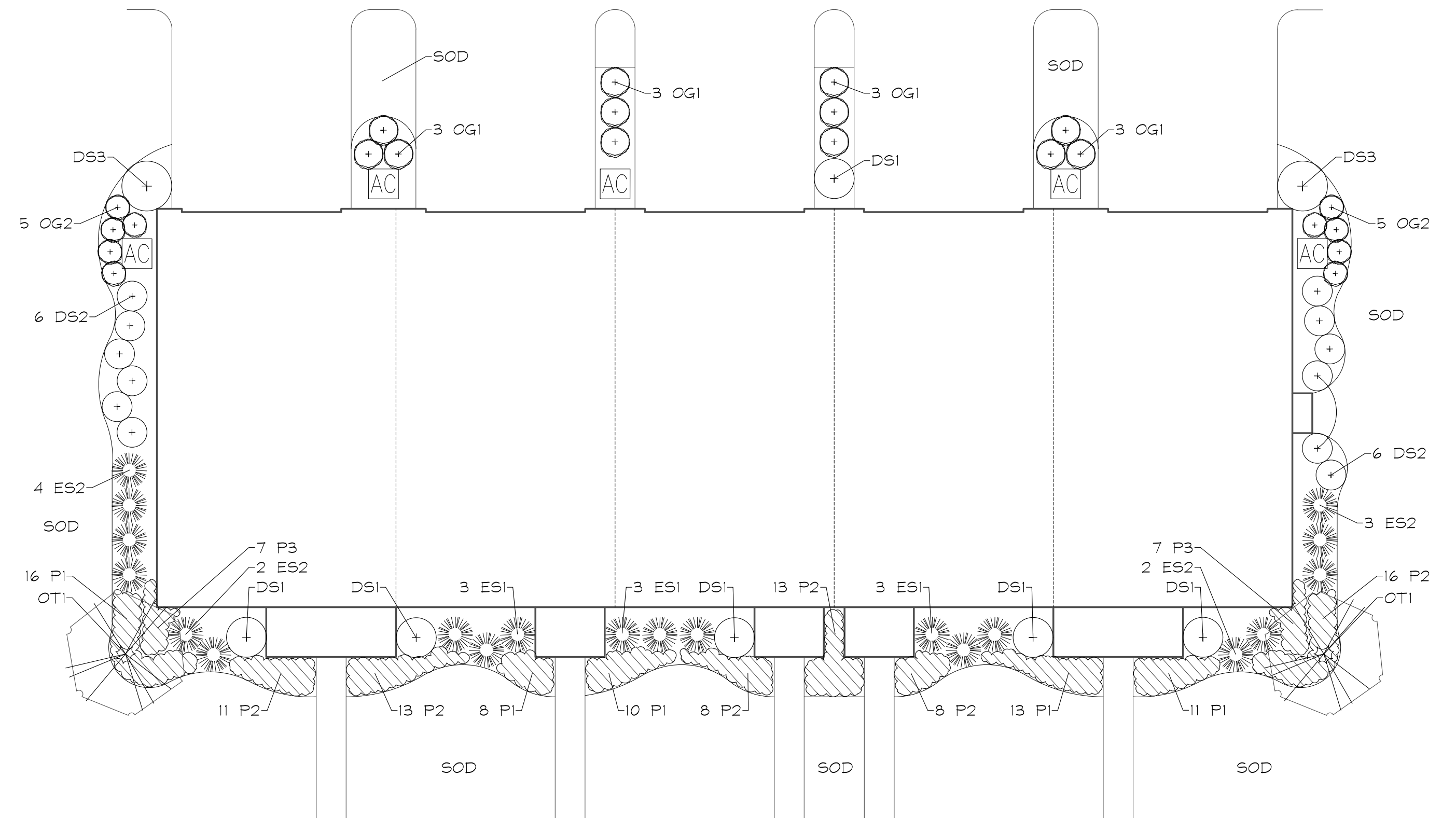
CLIENT:
**JMRV
NAPERVILLE LLC**
445 JACKSON AVENUE
SUITE 200
NAPERVILLE, ILLINOIS 60540

CIVIL ENGINEER:
CEMCON, LTD.
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502

EVERLY TRACE
NAPERVILLE, ILLINOIS
TYPICAL FOUNDATION LANDSCAPE PLANS

**5-UNIT REAR-LOAD TOWNHOME
PLANT LIST
(BLDGS. 13 & 15)**

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus 'Jewelcole' RED JEWEL CRABAPPLE	2" Cal.	Single Stem
DECIDUOUS SHRUBS				
DS1	6	Syringa patula 'Miss Kim' MISS KIM LILAC	24" Tall	4' O.C.
DS2	11	Hydrangea arborescens 'NGHA2' INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.
DS3	2	Viburnum x juddii JUDD VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	9	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ES2	11	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	12	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30' O.C.
OG2	10	Pennisetum alopecuroides 'Hamein' DWARF FOUNTAIN GRASS	#1	24' O.C.
PERENNIALS				
P1	58	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	69	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P3	14	Penstemon digitalis 'Husker Red' HUSKER RED BEARDTONGUE	#1	18" O.C.
MISC. MATERIALS				
8.0		SHREDDED HARDWOOD MULCH	C.Y.	



5 UNIT REAR-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

NO.	DATE	REVISIONS
03	04.08.2026	
02	03.17.2026	
01	03.06.2026	

DATE	12.18.2025
PROJECT NO.	BS2406
DRAWN	JJK / SMR
CHECKED	DHS
SHEET NO.	



L1.6

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for...
1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system;
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities.
2. Do not make substitutions.
3. Analysis and Standards: Package standard products with manufacturers certified analysis.
C. Insect Control
1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary.

- 2. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary.
3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
B. Maintenance Instruction - Landscape Work
Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year.
Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover.
C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions.
B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work.
C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.
C. Native Planting Area Performance Criteria
1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas.
2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover.
3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

- Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.
A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
50% Kentucky Bluegrass (98/85)
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
40% Kentucky Bluegrass (98/85)
40% Perennial Ryegrass
20% Annual Ryegrass
C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
25% Discovery Hard Fescue
25% Tiffany Chewings Fescue
25% Florentine Creeping Red Fescue
25% Bighorn Sheeps Fescue
D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
70% Kentucky 31 Tall Fescue
30% Perennial Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.
For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.
It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B#B) deciduous trees.
D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B#B) deciduous shrubs.
E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B#B) evergreen trees and containerized shrubs.
F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.B.C.

2.7 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
B. Native Areas Erosion Control Blanket: North American Green SI50, or equivalent approved equal.
C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWL.
D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.
E. Hydrosseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
4. Lay sod within 24 hours from time of stripping.
5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
6. Water sod thoroughly with a fine spray immediately after planting.
B. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

- 3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.
9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Seeding Native Areas

- 1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seeded prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.
4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

D. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

E. Trees and Shrubs

- 1. Set balled and burlapped (B#B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See I.B.C Guarantees). A monitoring report will be provided to the County by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 212 SOUTH MAIN STREET WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

CLIENT: JMRV NAPERVILLE LLC 445 JACKSON AVENUE SUITE 200 NAPERVILLE, ILLINOIS 60540

CIVIL ENGINEER: CEMCON, LTD. 2280 WHITE OAK CIRCLE SUITE 100 AURORA, IL 60502

EVERLY TRACE NAPERVILLE, ILLINOIS

LANDSCAPE SPECIFICATIONS

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