

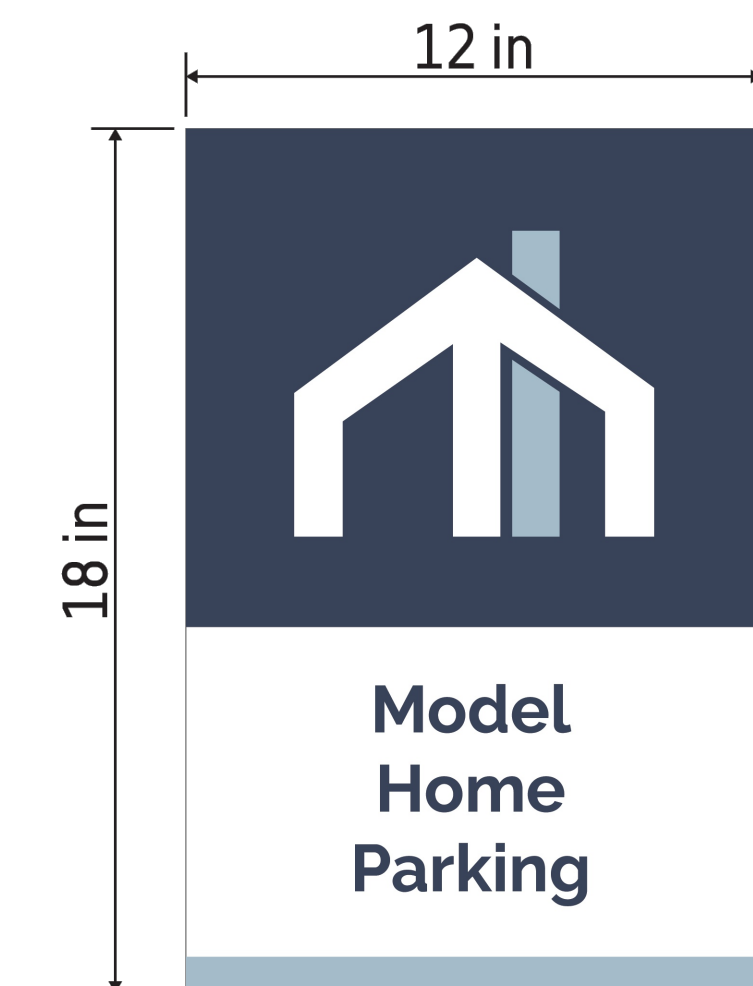
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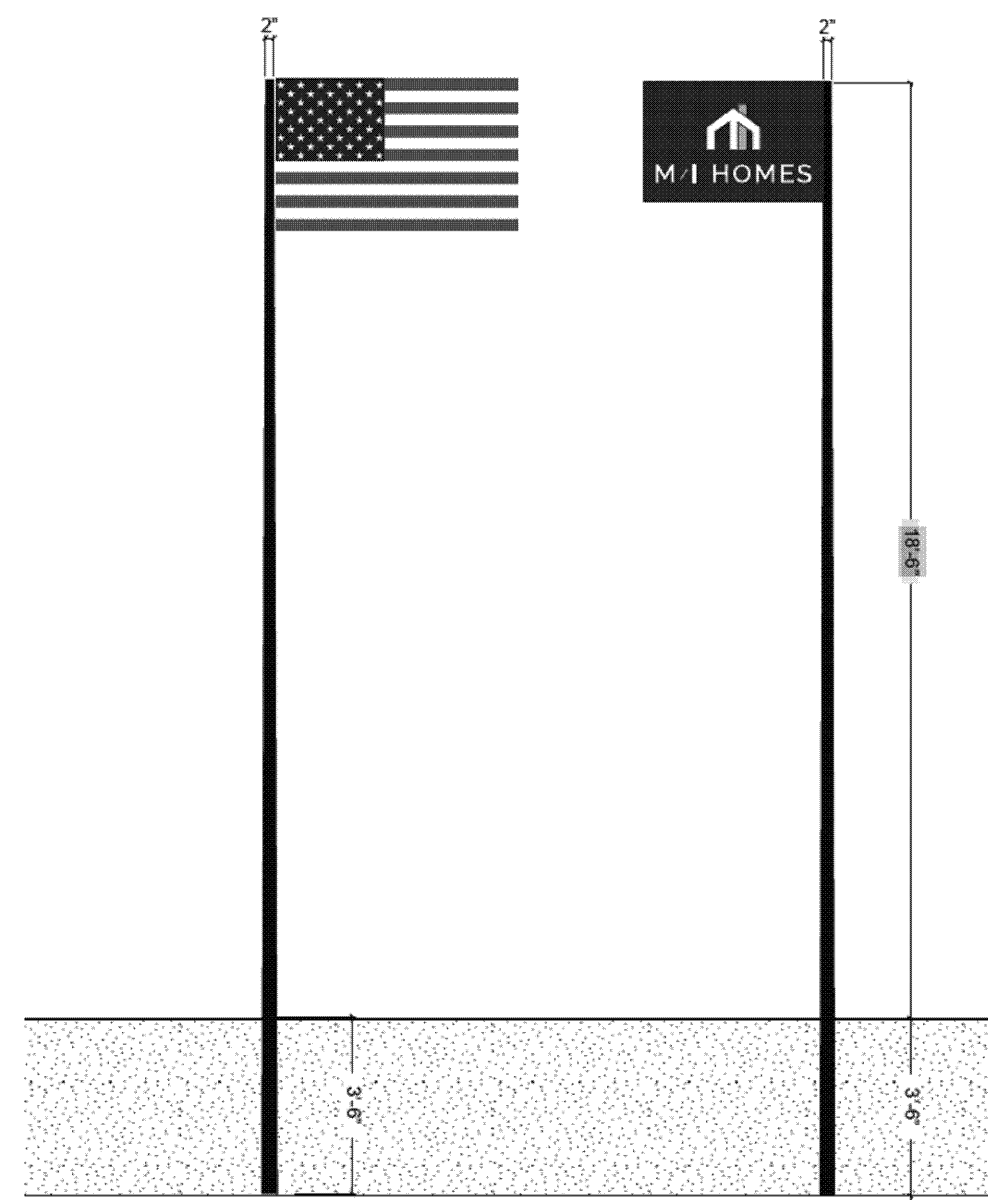
T PRODUCT PRICING SIGN
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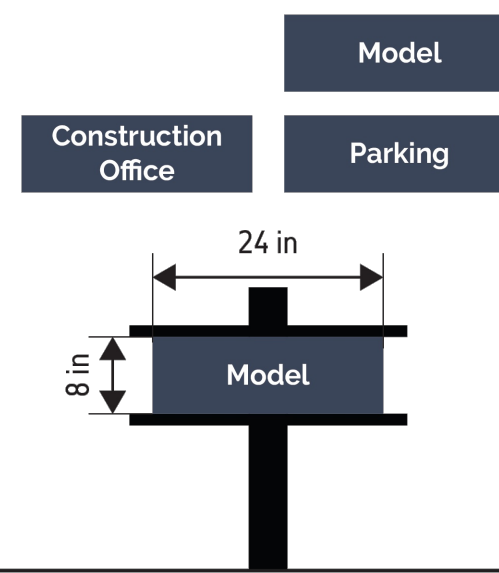
B MARKETING TRAIL SIGN
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P PARKING SIGN
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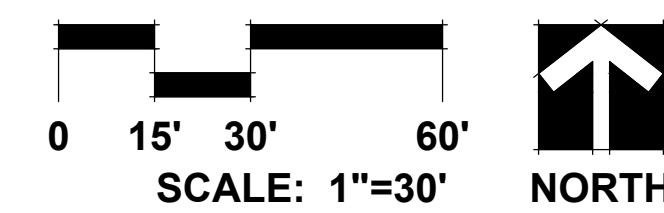
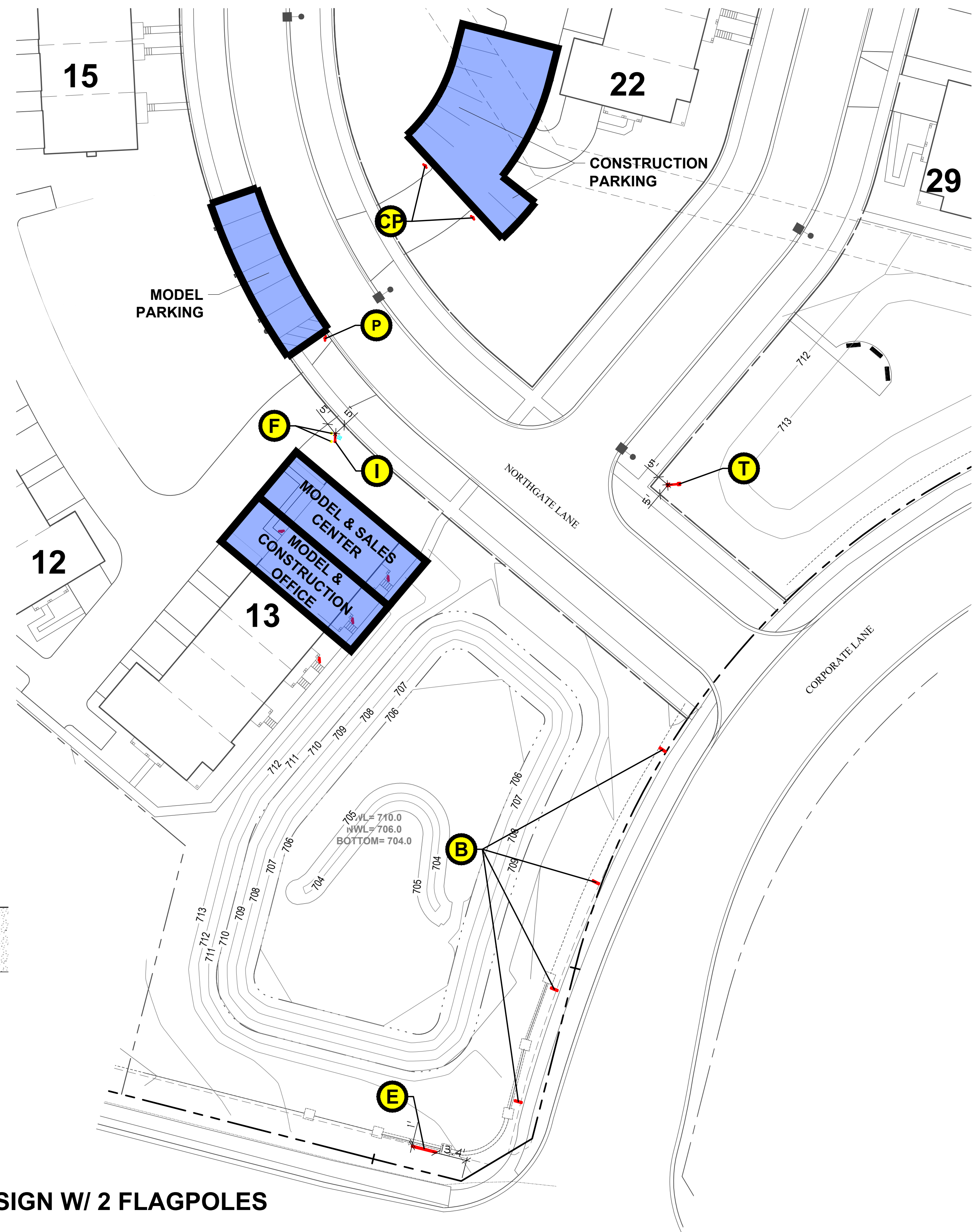
F I MODEL INFO CENTER SIGN W/ 2 FLAGPOLES
NOT TO SCALE



MP MODEL PLACARD SIGN
NOT TO SCALE

CP CONST. OFFICE PLACARD SIGN
NOT TO SCALE

PR PRIVATE RESIDENCE PLACARD
NOT TO SCALE



SIGNAGE TABLE

SYMBOL	SIGN	QUANTITY
E	ENTRANCE MARKETING SIGN	1
B	MARKETING TRAIL SIGN	4
I	MODEL INFO CENTER SIGN	1
F	FLAGPOLE	2
T	PRODUCT PRICING SIGN	1
P	PARKING PLACARD SIGN	1
MP	MODEL PLACARD SIGN	2
CP	CONST. OFFICE PLACARD SIGN	1
PR	PRIVATE RESIDENCE PLACARD	1



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NORTHGATE OF NAPERVILLE
NAPERVILLE, ILLINOIS

PRELIMINARY MODEL PLANS

PRELIMINARY MODEL SIGNAGE PLAN

2 2026.05.20
1 2026.04.01
REVISION DATE

DATE 2025.12.17
PROJECT NO. MI22208
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SHEET NO.

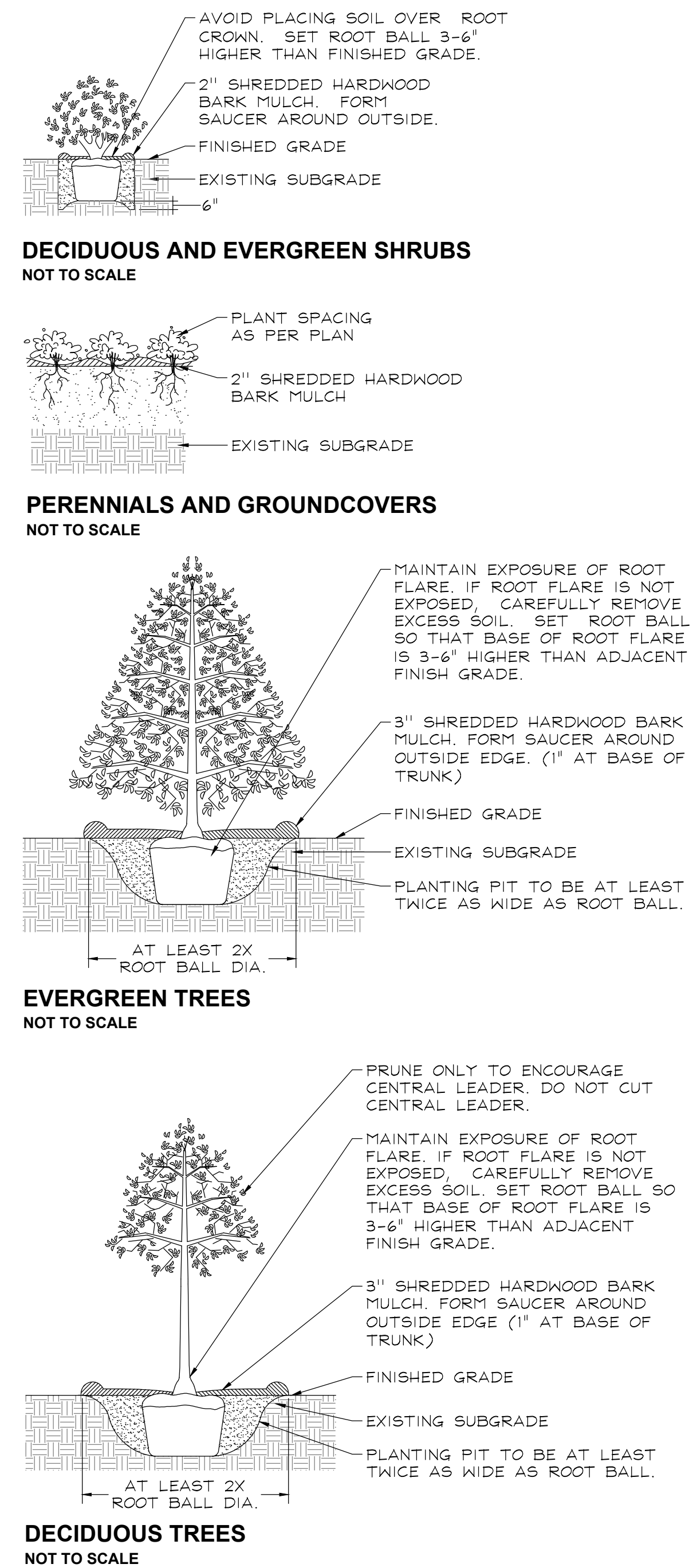
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REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
SHADE TREES			
	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gymnocladus dioica 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
	Quercus bicolor 'JFS-KH12' AMERICAN DREAM OAK	2 1/2" Cal.	
	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
	Quercus rubra RED OAK	2 1/2" Cal.	
	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
ORNAMENTAL TREES			
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
EVERGREEN TREES			
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	Picea omorika SERBIAN SPRUCE	8' Ht.	
	Pinus strobus EASTERN WHITE PINE	8' Ht.	
	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	8' Ht.	
DECIDUOUS SHRUBS			
	Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD	36" Tall	5' O.C.
	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPICE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Syringa meyeri 'Paladin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Brannwell' FINE WINE WEIGELA	24" Tall	3' O.C.
EVERGREEN SHRUBS			
	Buxus 'Glencoe' CHICAGO LAND GREEN BOXWOOD	24" Wide	4' O.C.
	Ilex glabra 'Shamrock' SHAMROCK INKBERRY	24" Wide	3' O.C.
	Thuja occidentalis 'Woodwardii' GLOBE ARBORVITAE	24" Wide	4' O.C.

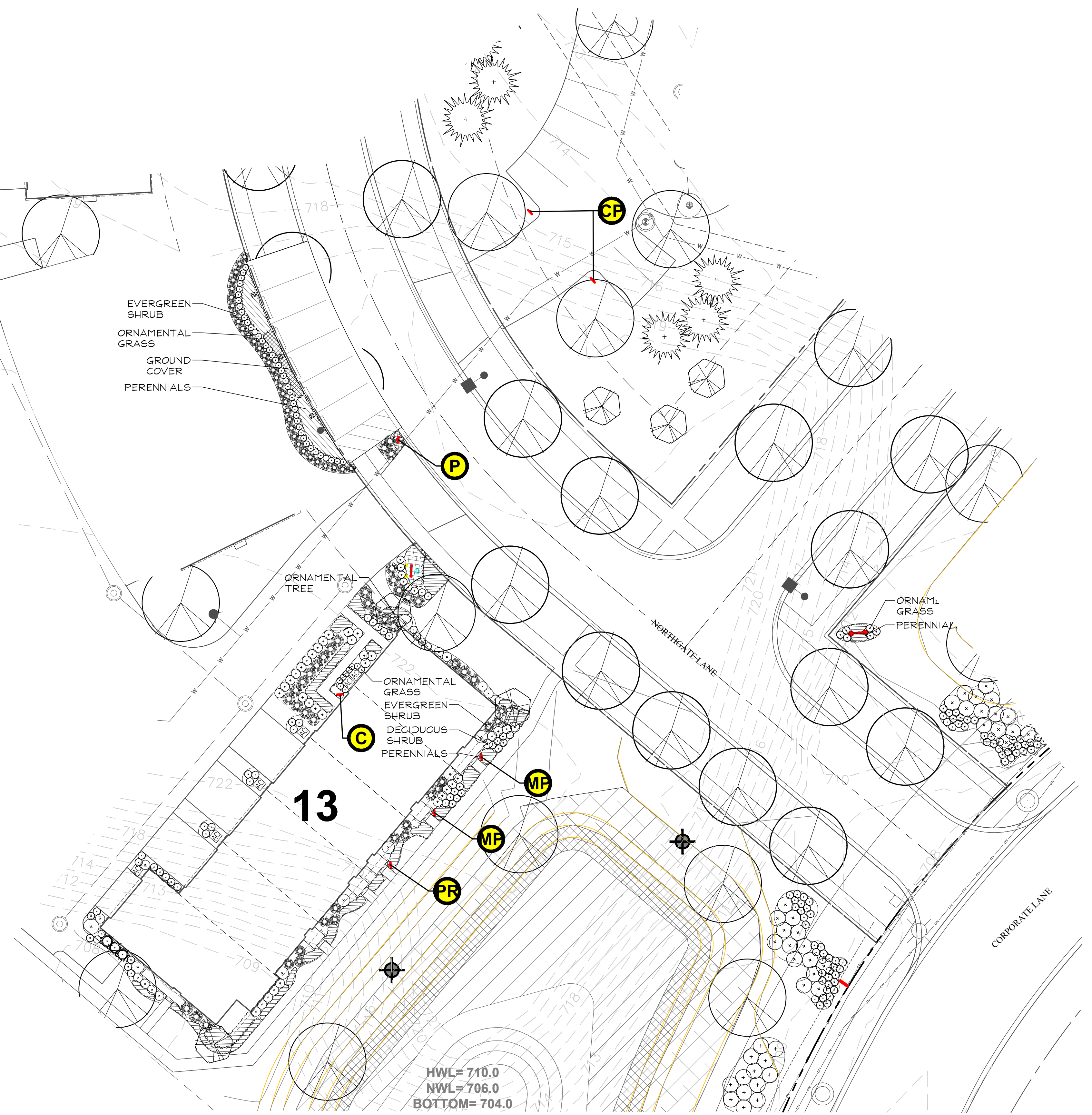
Key	Botanical/Common Name	Size	Remarks
PERENNIALS AND ORNAMENTAL GRASSES			
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Calamintha nepeta ssp. nepeta LESSER CALAMINT	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Penstemon digitalis 'Husker Red' HUSKER RED BEARDTONGUE	#1	18" O.C.
	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.
	Salvia x sylvestris 'Mainacht' MAY NIGHT WOOD SAGE	#1	18" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
GROUNDCOVERS			
	Geranium x cantabrigiense 'Biokovo' BIOKOVO GERANIUM	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

PLANTING DETAILS



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.
- Plan is consistent with the conservation easement restrictions as outlined in documents R2005-102300 and R2005-102300 and the landscape easement as outlined in documents R2014-111352 and R2014-111359.



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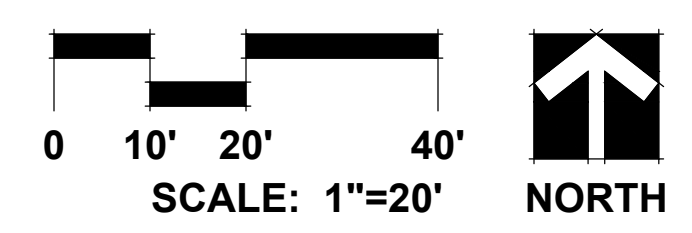
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NORTHGATE OF NAPERVILLE

NAPERVILLE, ILLINOIS
PRELIMINARY MODEL PLANS
PRELIMINARY MODEL LANDSCAPE PLAN

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NORTHGATE OF NAPERVILLE
 NAPERVILLE, ILLINOIS
 PRELIMINARY MODEL PLANS
 PRELIMINARY MODEL LANDSCAPE SPECIFICATIONS

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. 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. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 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. Submit prior to expiration of required maintenance periods.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- 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. 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 local utility location service; 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. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

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.
 Sun Shade Mix by Clesen Proturf Solutions or approved equal
 40% Kentucky Bluegrass 98/85
 15% Reliant Hard Fescue
 13% Palmer III Perennial Grass
 12% Epic Creeping Red Fescue
 10% Fairmont Chewings Fescue
 5% Tallgate Perennial Ryegrass
 5% Metolius Perennial Ryegrass
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
 40% Kentucky Bluegrass 98/85
 40% Perennial Ryegrass
 20% Annual Ryegrass

2.3 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.

2.4 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. Verification Review: All plants shall be subject to a verification 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.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas.

2.6 EROSION CONTROL

A. Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of shredded hardwood. 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. 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.
- B. 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.

C. 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 2" 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.

3.4 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.

3.5 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.

LANDSCAPE WORK PART 4 - IRRIGATION SYSTEM

4.1 DESCRIPTION OF WORK

This subcontractor shall design, furnish and install a complete underground lawn and planted area sprinkler system as shown on the plans and including all necessary underground sleeves, fully automatic control systems, water pump, water meter, backflow preventer if required per code and electrical wiring for system. Design shall be in accordance with good engineering practice. Provide separate zones for lawn and shrub beds as well as quick couplers as indicated on plan.

4.2 QUALITY ASSURANCE

- A. All materials shall be new, first class, especially designed for intended use.
- B. All work shall be installed with best workmanship in accordance with best practice of the trade, in accordance with all local codes, ordinances, rules and regulations, in accordance with approved design shop drawings and in accordance with the system manufacturer's recommendations.
- C. Special provisions shall be made to adequately and properly protect the system from damage due to weather and frost conditions.

4.3 DESIGN

- A. Submit for approval four (4) prints and one (1) reproducible of all required design and layout shop drawings.
- B. Drawings shall indicate locations and types of all sprinkler heads, coverage area of each head, length, location and size of pipe runs, depth of pipe installation, underground sleeves under sidewalks and paved areas, controls, timers, water meter, complete wiring diagram, etc.
- C. Provide detailed specification sheets of all material proposed to be used.
- D. Approval of the shop drawings will be for size and arrangement of the members and connections only and shall in no way remove the responsibility for the design, detailing and fabrication from this subcontractor.
- E. Electrical power wiring to location of controller will be by electrical contractor. Connection of system to power supply is by lawn sprinkler contractor.

4.4 SUBMITTALS

- Lawn sprinkler contractor shall submit the following for review and approval:
- A. Design drawings as described above.
- B. Record set drawings, reproducible of "as-builts" shall be submitted at completion of project.
- C. Operation and maintenance manuals - three (3) sets.

4.5 BID

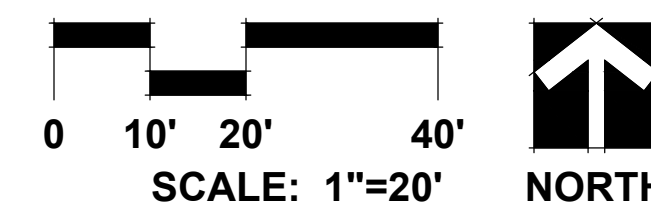
Subcontractors shall include with their bid quotation information identifying the manufacturer of the proposed sprinkler equipment.

4.6 GUARANTEE

Furnish written manufacturers and subcontractor's one (1) year unconditional guarantee against defects in material and workmanship from date of final acceptance of project by the Owner.

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