

**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

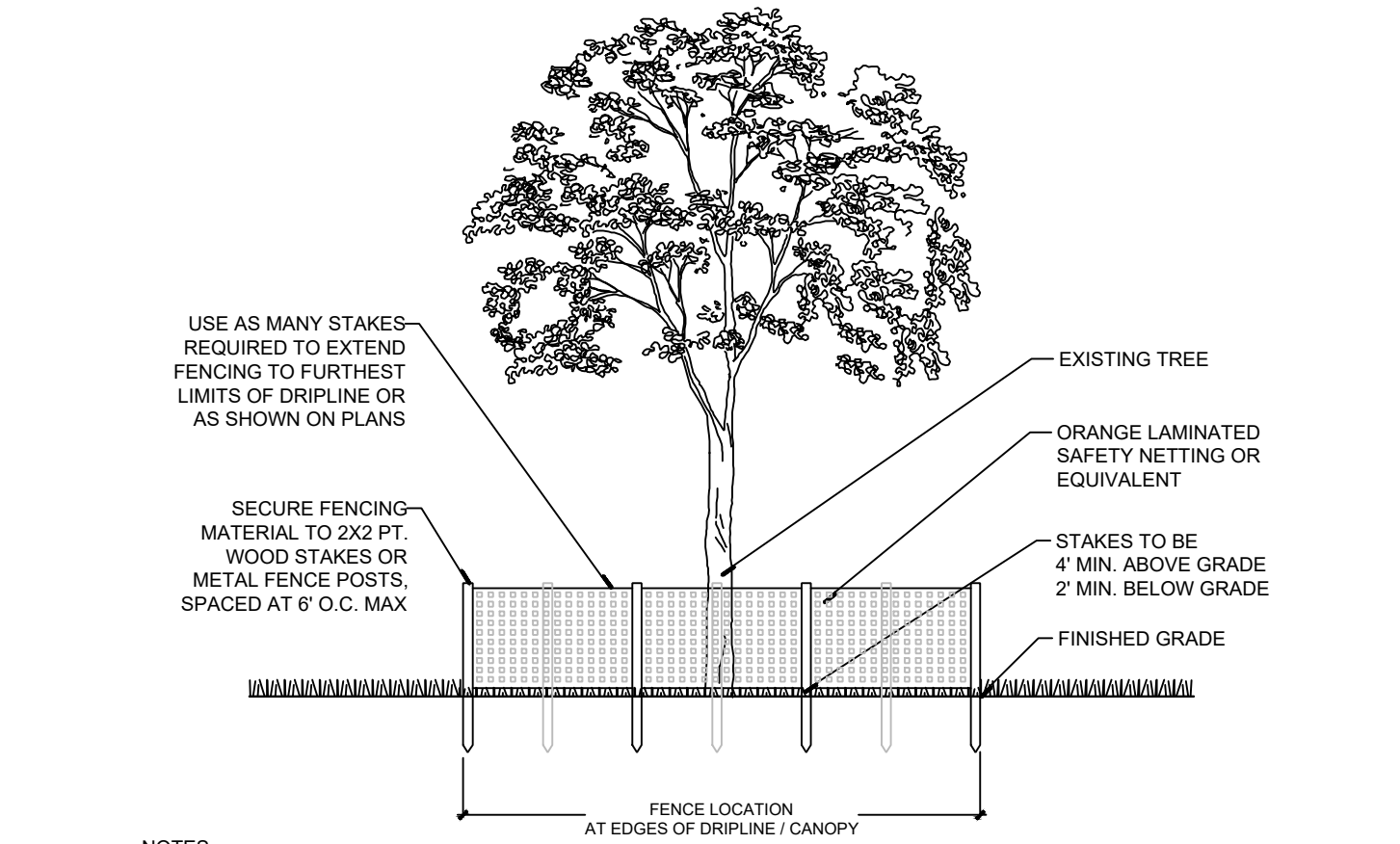
**REQUIREMENTS**

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

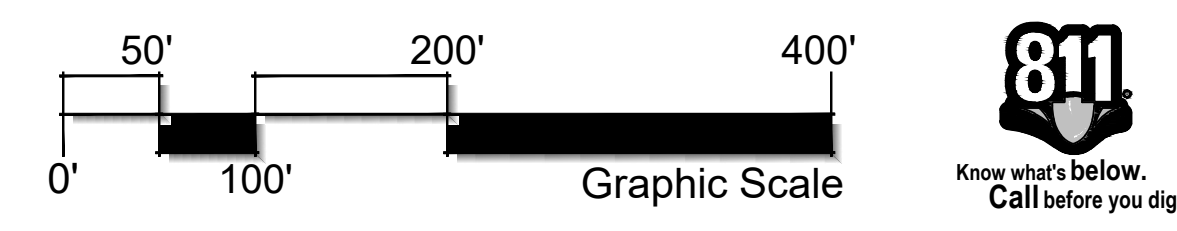
**REMOVALS & REPLACEMENT**

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.

**2 TREE PROTECTION FENCE DETAIL**  
SCALE: NTS



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

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LAND PLANNING & LANDSCAPE ARCHITECTURE

Prepared For: D.R. HORTON  
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Schaumburg, IL 60173

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

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

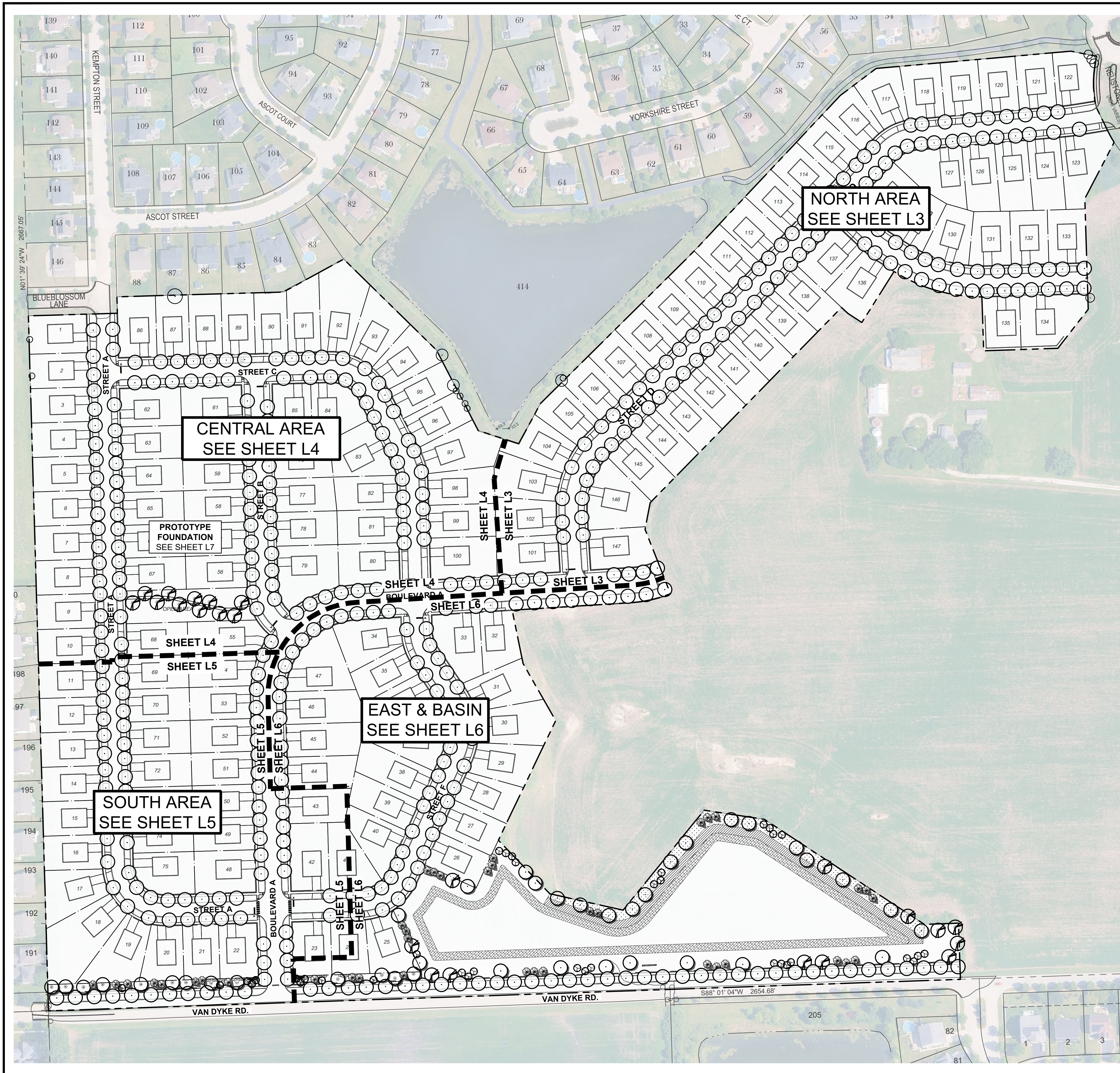
North

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**

811 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

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

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:

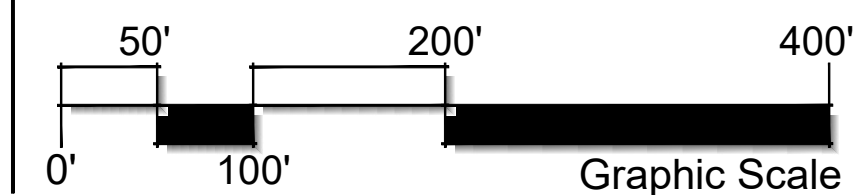
1. Grading and construction equipment and materials shall not encroach upon the dripline of any tree to be preserved.
2. Crushed limestone or any other material harmful to trees, shall not be deposited within the drip line of any tree.
3. No materials or vehicles shall be stored, driven, or parked within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

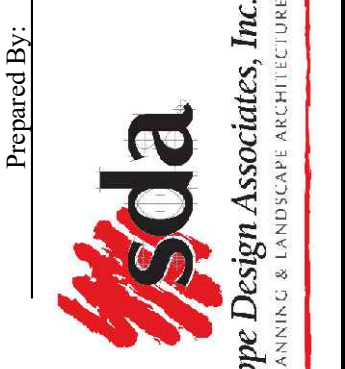
1. See engineer's plans for grading, drainage and utility information.
2. Plant species selection per Section 47-15E.15 Recommended Trees, Shrubs, and Groundcover, or comparable alternative for site.

## LEGEND

	EMERGENT SEED
	WET TO MESIC SEED
	LOW PROFILE PRAIRIE SEED



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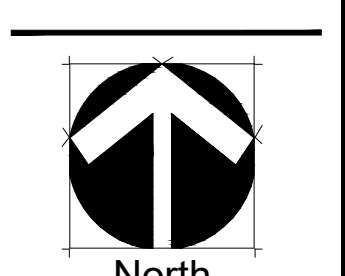
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NEUSTONESHIRE  
 PHASE 2  
 Joliet, Illinois

PRELIMINARY  
 LANDSCAPE PLAN  
 OVERALL PLAN  
 LANDSCAPE REQUIREMENTS

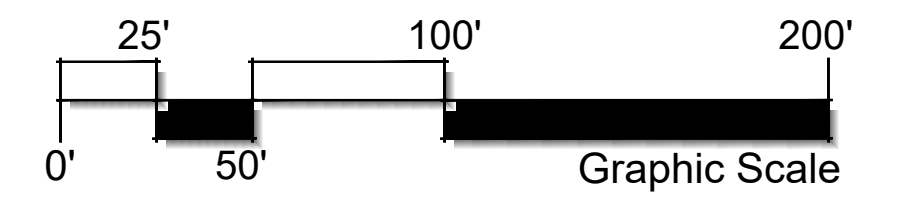


Revisions	
4. 02-17-26	VAN DYKE WIDENING
3. 02-03-26	RESPONSE TO CITY COMMENTS
2. 01-23-26	REVISED SITE PLAN
1. 12-25-25	ADD EMERGENT SEED
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SHEET:	L2



**PARKWAY MATERIALS LIST**

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
<b>Canopy Trees</b>			<b>109</b>			
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

North

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SHEET: **L3**



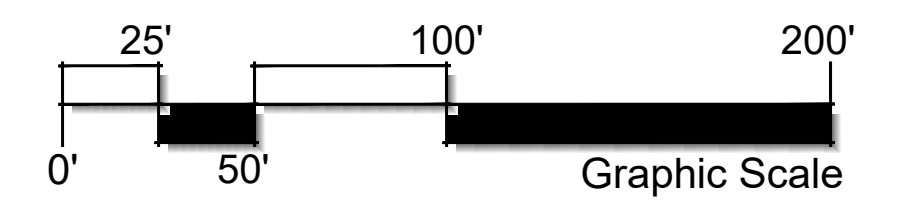
NEUSTONESHIRE  
PHASE 1  
P.U. & D.E. PER  
DOC. 20050025269

**PARKWAY MATERIALS LIST**

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<b>Canopy Trees</b>			<b>114</b>			
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
<b>Canopy Trees</b>			<b>11</b>		
QMA	Quercus macrocarpa	Bur Oak	5	Each	2.0" cal.
LTI	Liriodendron tulipifera	Tulip Tree	6	Each	2.0" cal.

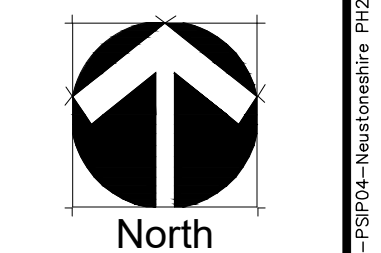


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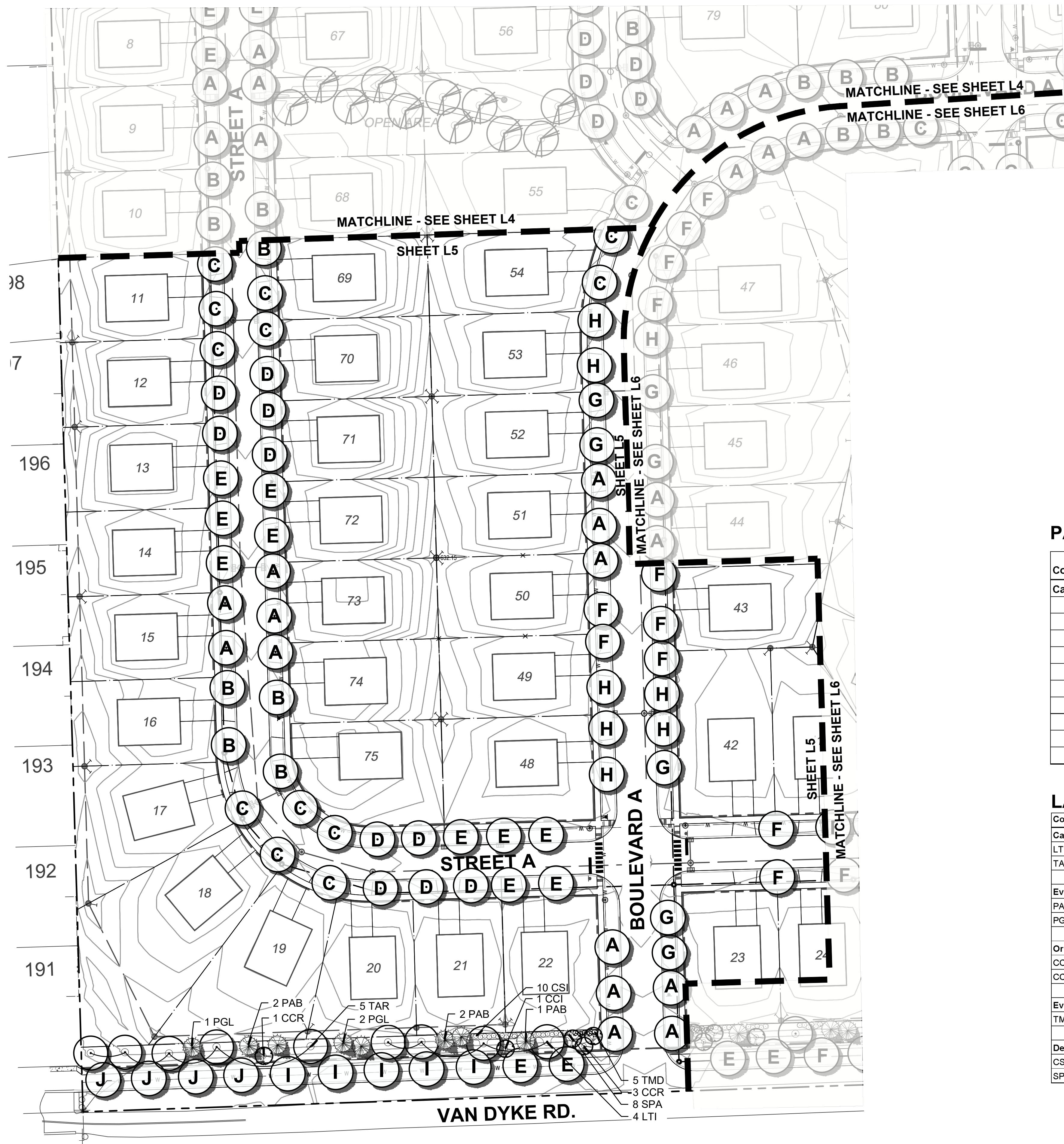
Sheet Name:  
**PRELIMINARY  
LANDSCAPE PLAN  
CENTRAL AREA**



Revisions  
4. 02-17-26 VAN DYKE  
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3. 02-03-26 RESPONSE  
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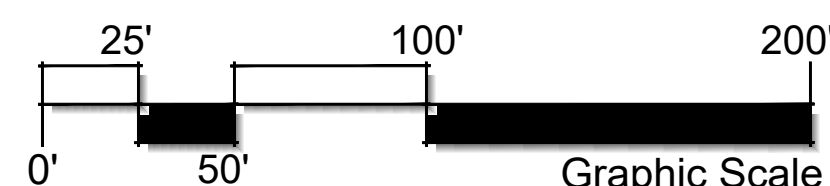


**PARKWAY MATERIALS LIST**

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
<b>Canopy Trees</b>			<b>81</b>			
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
<b>Canopy Trees</b>			<b>9</b>		
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.
<b>Evergreen Trees</b>			<b>7</b>		
PAB	<i>Picea abies</i>	Norway Spruce	4	Each	6' ht.
PGL	<i>Picea glauca</i>	White Spruce	3	Each	6' ht.
<b>Ornamental Trees</b>			<b>5</b>		
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.
<b>Evergreen Shrubs</b>			<b>5</b>		
TMD	<i>Taxus media</i> 'Densiformis'	Dense Yew	5	Each	24" ht.
<b>Deciduous Shrubs</b>			<b>18</b>		
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.

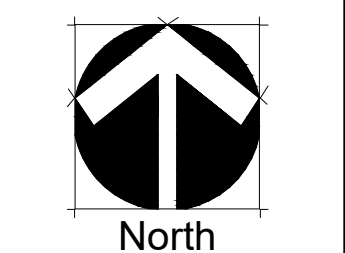


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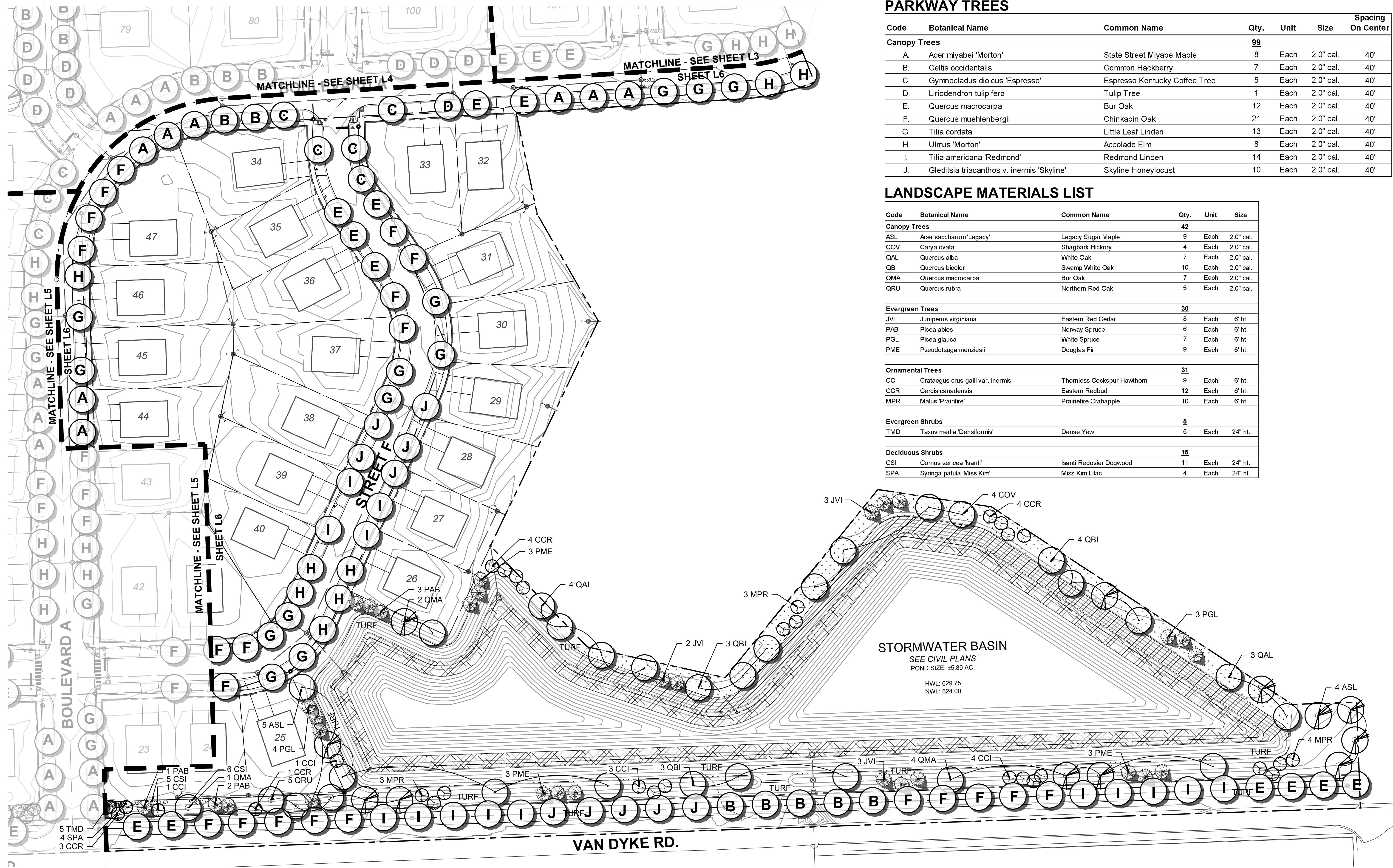
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Project Name:  
**NEUSTONESHIRE PHASE 2**  
 Joliet, Illinois

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



Revisions  
 4. 02-17-26 VAN DYKE WIDENING  
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**PARKWAY TREES**

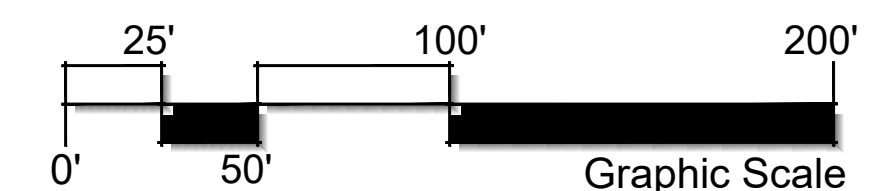
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<b>Canopy Trees</b>			<b>99</b>			
A.	<i>Acer miyabei</i> 'Morton'	State Street Miyabe Maple	8	Each	2.0" cal.	40'
B.	<i>Celtis occidentalis</i>	Common Hackberry	7	Each	2.0" cal.	40'
C.	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	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'
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**LANDSCAPE MATERIALS LIST**

Code	Botanical Name	Common Name	Qty.	Unit	Size
<b>Canopy Trees</b>			<b>42</b>		
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.
<b>Evergreen Trees</b>			<b>30</b>		
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.
<b>Ornamental Trees</b>			<b>31</b>		
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.
<b>Evergreen Shrubs</b>			<b>5</b>		
TMD	<i>Taxus media</i> 'Densiflora'	Dense Yew	5	Each	24" ht.
<b>Deciduous Shrubs</b>			<b>15</b>		
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

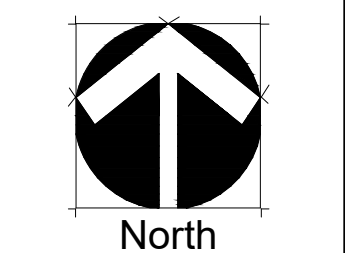


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 schoppe@sdainc.com

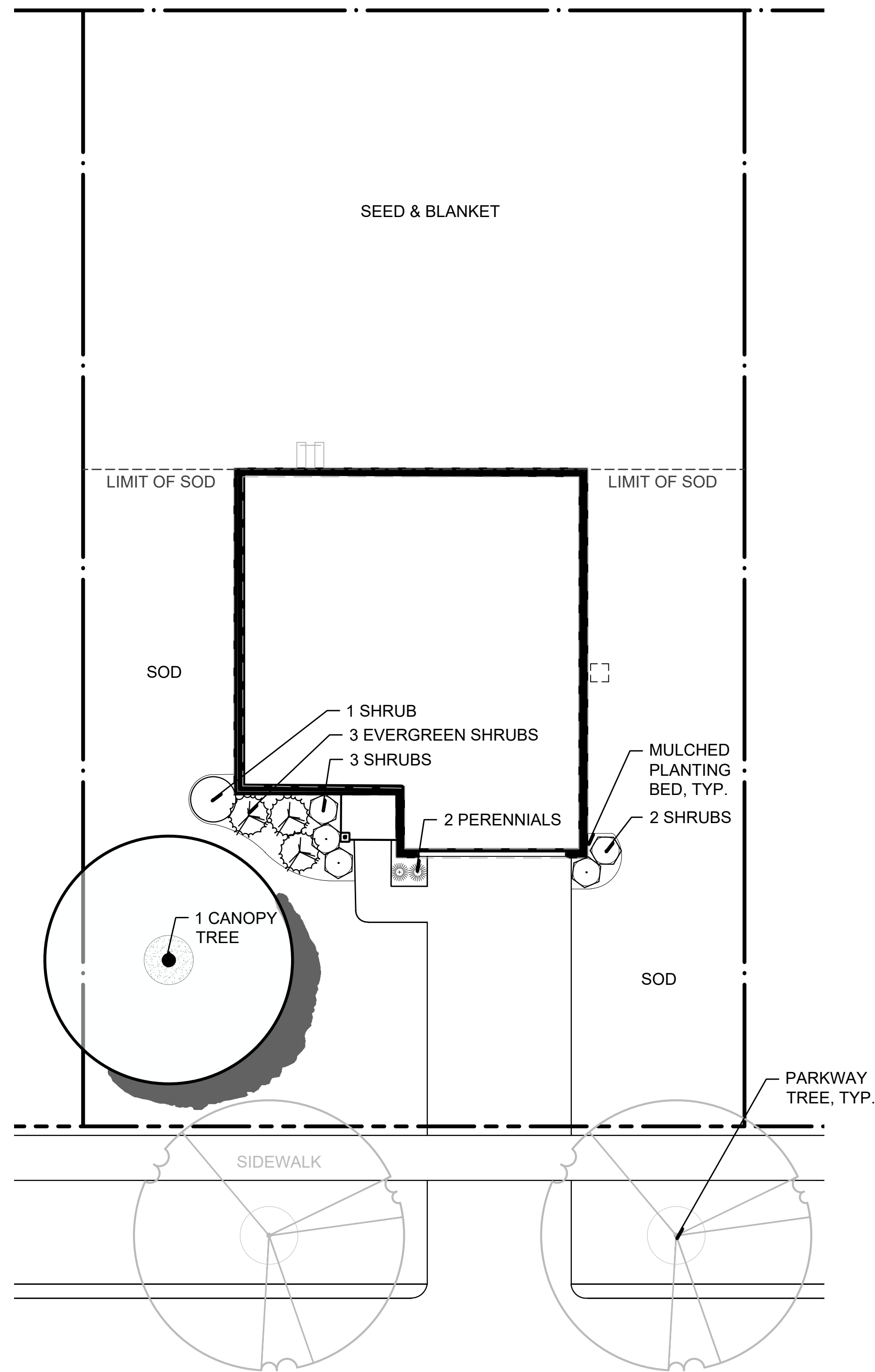
Prepared For:  
  
 America's Builder  
 1750 E. Golf Road  
 Suite 925  
 Schaumburg, IL 60173

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**

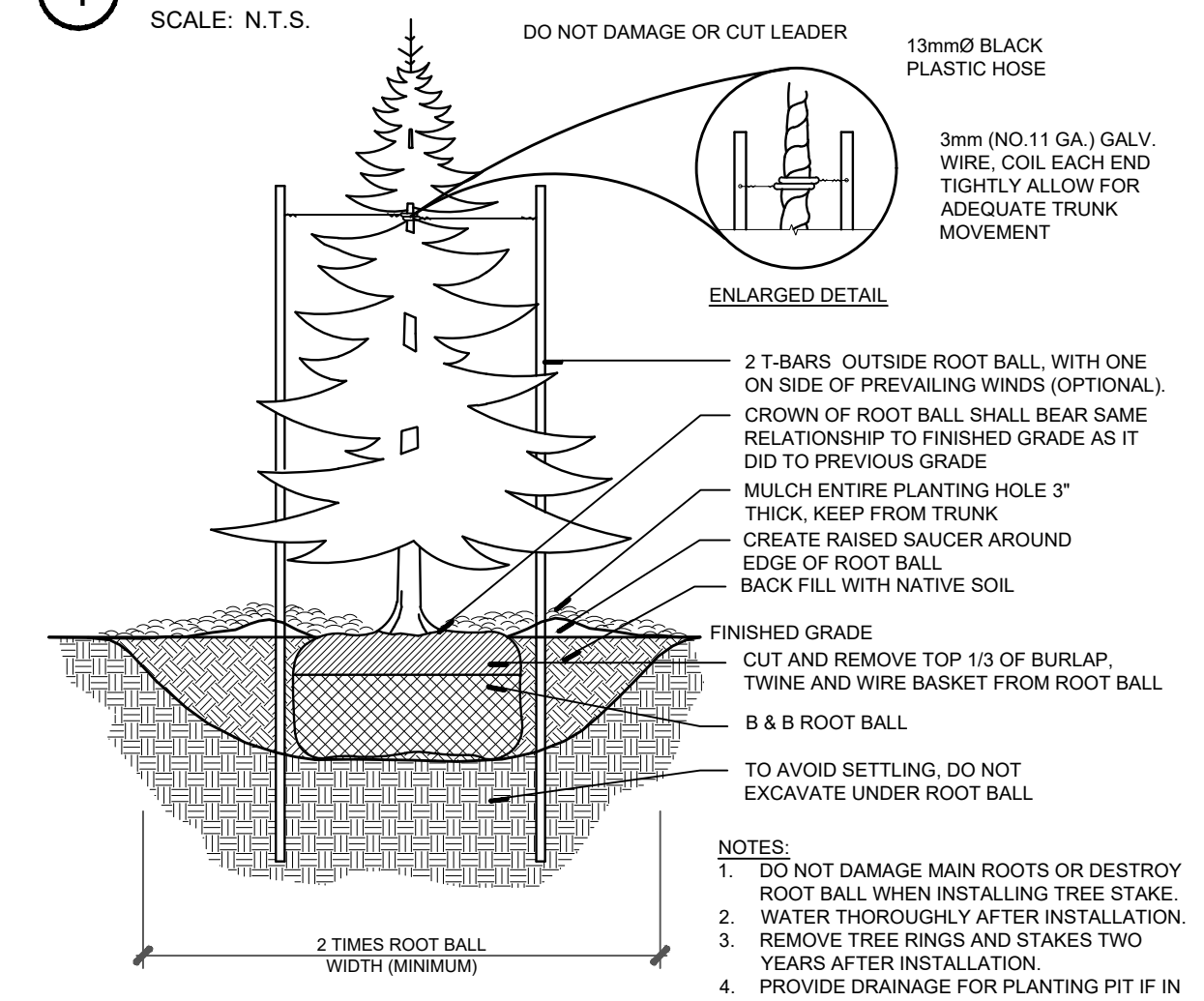
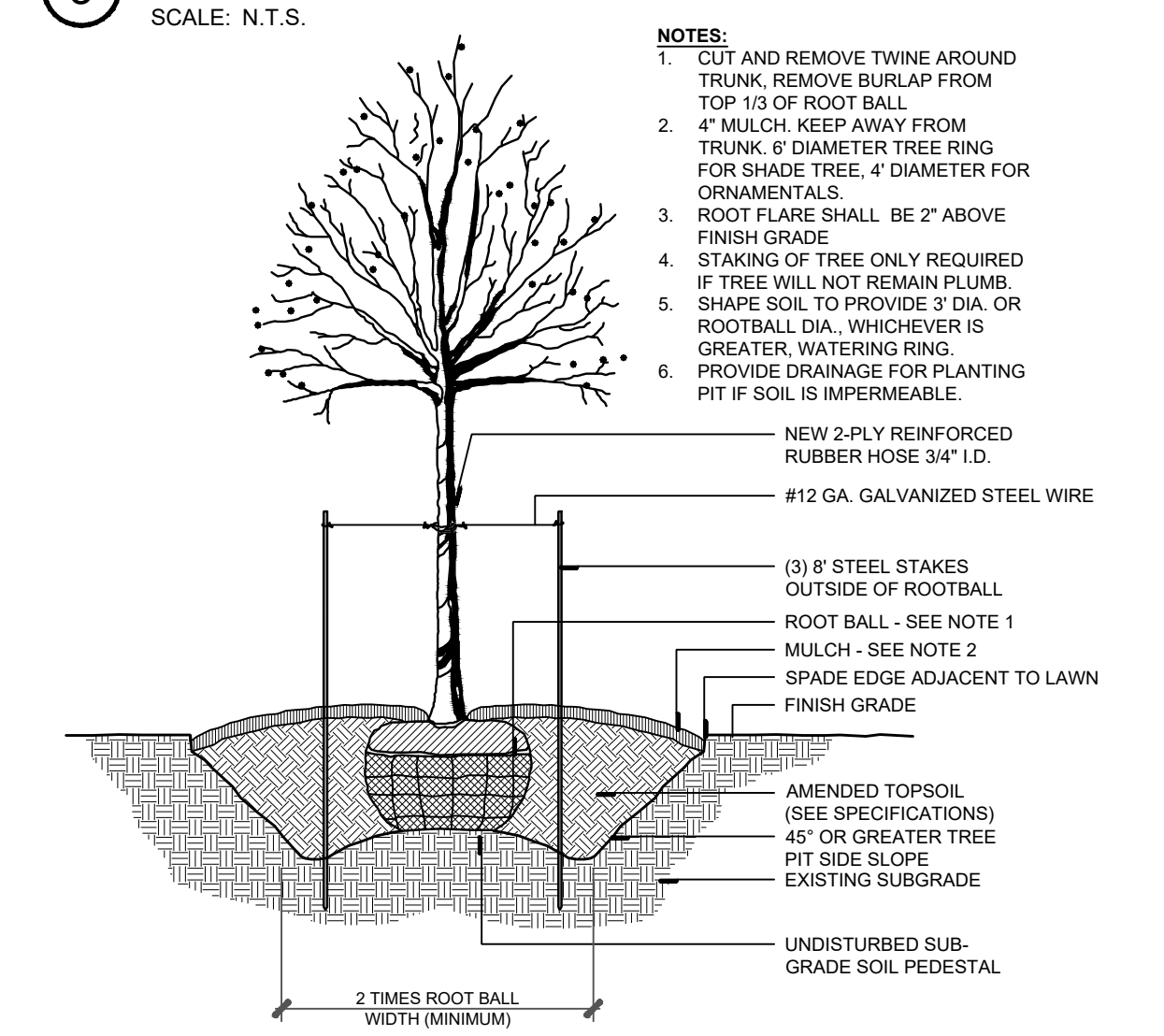
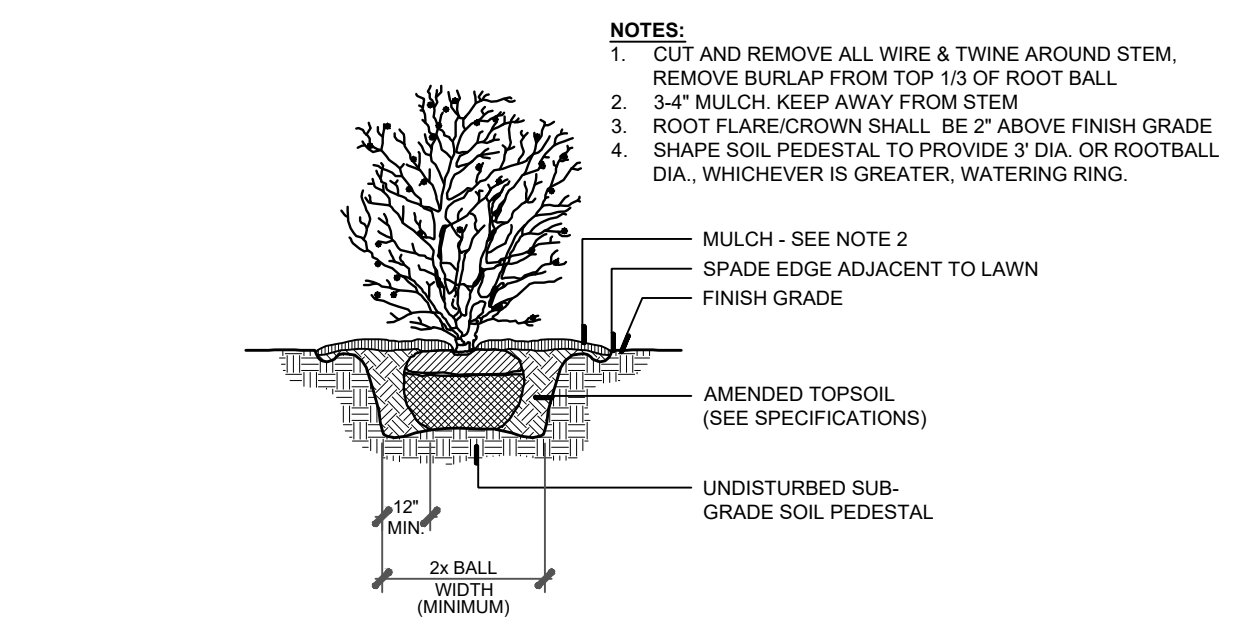
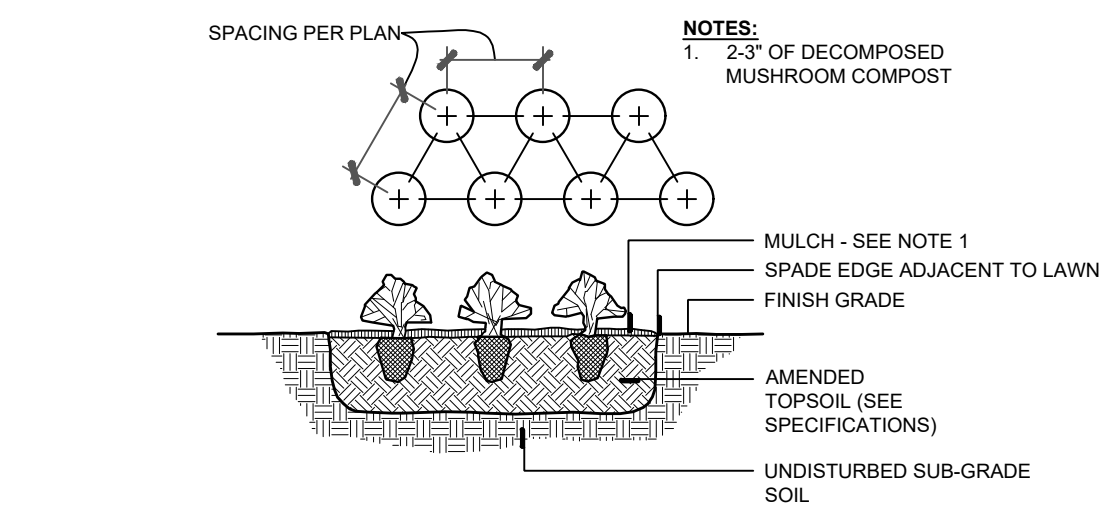


**1** Prototype Foundation Landscape Plan, Typ.  
SCALE: 1" = 10'-0"

**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**



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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  
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  
Scale: 1" = 10'-0"  
Job #: 346.003.02a  
Drawn:  
File #: PSIP00  
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:
  - Soil preparation.
  - Fertilizing.
  - Seeding.
  - Sod.
  - Amended topsoil.
  - Trees, Shrubs, Perennials and Ornamental Grasses.
  - Erosion control.
  - Mulch and planting accessories.
  - Maintenance and guarantee.
  - 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:
  - 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:
  - Provide a granular commercial fertilizer with an analysis of 10-10-10
- C. Seed:
  - Provide a granular commercial fertilizer with an analysis of 10-10-10

- 1. Turf Seed: Provide fresh, clean, new crop turf-type lawn seed complying with the tolerance for purity and germination established by the Association of Official Seed Analysis (AOASA) of North America. Seed shall be obtained from a reputable supplier (approved by Landscape Architect) within a 200-mile radius of the local transition zone and/or northerly regions of the project site and shall be free from Poa annua, bent grass and noxious weeds. Provide pure live seed (PLS) of grass species, proportions and maximum percentage of weed seed, as specified.
- 2. Turf Seed Mixture: - 6 lbs / 1000 sq. ft.
  - Seed Blend Mixture:
    - Kentucky Bluegrass (blend of 3 types) 50% (131 lbs./ac.)
    - Fine Fescue 30% (78 lbs./ac.)
    - Perennial Rye (blend of 2 types) 20% (52 lbs./ac.)
    - Weed Seed 0.3% Max.

- D. Sod:
  - Provide an "Approved" nursery grown blend of improved Kentucky Bluegrass varieties that is native to the locality of the work.
  - 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
  - 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.
  - 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.
  - 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.
  - 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.
- 3.02 PREPARATION
  - A. All planting techniques and methods shall be consistent with the latest edition of American Standard for Nursery Stock (ANSI Z60.1), and as detailed on these drawings.
  - B. Loosen topsoil of lawn areas to minimum depth of 6". Remove stones over 1" in any dimension and sticks, roots, rubbish, and extraneous matter.
  - C. Grade lawn areas to smooth, free draining and even surface with a loose, uniformly fine texture. Roll and rake; remove ridges and fill depressions as required to drain.
  - D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding.

E. Time of Planting:

- 1. Evergreen material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begins. If project requirements require planting at other times, spray plant with anti-desiccant prior to planting operations.
- 2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-desiccant prior to planting operations.

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

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

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

**3.03 FERTILIZATION**

- A. Apply fertilizers and conditioners at the rate specified per soil tests findings. In lieu of soil test results see specifications below.
- B. For seeded turf grass areas:
  - Apply starter fertilizer to indicated seed areas at a rate equal to 650 lb. per acre.
  - Apply fertilizer by mechanical rotary or drop types distributor, thoroughly and evenly incorporated with soil to a depth of 3" by disk 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:
  - Seed immediately after preparation of bed.
  - Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
  - 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.
  - 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.
  - Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased, but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

**3.05 SOD INSTALLATION**

- A. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of side strips. Do not overlap edges. Sagger 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:
  - 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 (certific). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Do not fill around trunks or stems.
  - After balled or burlapped plants are set, backfill fill all voids, tamping soil to avoid any air pockets.
- Mix approved commercial fertilizer at 10 lbs. per cubic yard of backfill.
- Water plants when hole is two-thirds filled with topsoil. After watering complete filling of hole thoroughly tamp to eliminate voids.

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

**3.10 CLEANING**

- A. Perform cleaning during installation of the work and upon completion of the work. Remove from sites all excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.
- B. Leave all surfaces broom clean at the end of all work days. The contractor shall also be responsible for all damage caused by clean up activities and for the daily removal of all trash and debris from work area to the satisfaction of the Landscape Architect.

**END OF SECTION**

**EROSION CONTROL**

**PART 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.

**1.04 PRODUCTS**

- A. All areas existing as bare soil at the time of seed installation shall receive erosion control material application.
- B. Slopes greater than or equal to 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications. Minimum blanket roll width: 42", minimum. North American Green S-150 shall be utilized for all installations. Alternate materials may be utilized only with written approval from the Landscape Architect.
- C. Slopes <5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

**PART 2 - EXECUTION**

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.

E. Soils shall not be compacted. A 150# person walking on soil should leave a 1/2" depression. Soils shall have a measured compaction following regrading no greater than 5 psi, based on Lang or Cone penetrometer measurements at the time of seeding or planting unless otherwise stated on the Plans or the Specifications. If 10% or more of penetrometer readings are greater than 5 psi, disc, rotovate, and/or chisel plow said areas as necessary to reduce compaction.

F. Re-check soil compaction as described above after tillage. Repeat treatment as necessary until 90% or more of planting area meets the standard.

**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
<i>Bolboschoenus 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 lurida</i>	Bottlebrush Sedge	4.00
<i>Carex stricta</i>	Common Tussock Sedge	1.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00
<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
<b>Total</b>		<b>26.00</b>

**Temporary Cover:**

<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
<b>Total</b>		<b>460.00</b>

**Forbs:**

<i>Acorus americanus</i>	Sweet Flag	1.00
<i>Alisma subcordatum</i>	Common Water Plantain	2.00
<i>Asclepias incarnata</i>	Swamp Milkweed	1.00
<i>Boehmeria cylindrica</i>	False Nettle	1.00
<i>Cephalanthus occidentalis</i>	Butterbush	6.00
<i>Decodon verticillatus</i>	Swamp Loosestrife	0.50
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed	0.50
<i>Hibiscus spp.</i>	Rose Mallow Species	4.00
<i>iris virginica v. shrevei</i>	Blue Flag	6.00
<i>Labella cardinalis</i>	Cardinal Flower	0.25
<i>Labella siphilitica</i>	Great Blue Lobelia	0.25
<i>Lycopus americanus</i>	Common Water Horehound	1.00
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Peltandra virginica</i>	Arrow Mark	16.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Persicaria spp.</i>	Pinkweed Species	2.00
<i>Pontederica cordata</i>	Pickler Weed	4.00
<i>Sagittaria latifolia</i>	Common Arrowhead	2.00
<i>Sparangium eurycarpum</i>	Common Bur Reed	6.00
<i>Verbeno hastata</i>	Blue Vervain	1.00
<b>Total</b>		<b>56.00</b>

**STORMWATER BASIN SEED MIXES**

Low-profile Prairie Seed Mix	Common Name	PLS Ounces/Acre
<b>Permanent Grasses:</b>		
<i>Bouteloua curtipendula</i>	Side-Oats Grama	16.00
<i>Carex spp.</i>	Prairie Sedge Species	4.00
<i>Elymus canadensis</i>	Canada Wild Rye	32.00
<i>Koeleria macrantha</i>	June Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	1.00
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00
<b>Total</b>		<b>90.00</b>

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