

**NOTES**

1. LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS (EXISTING AND PROPOSED) ALONG WITH EXISTING PAVING CONDITIONS AND GRADES (EXISTING AND PROPOSED), AND NOTE ANY DISCREPANCIES TO OWNER, ENGINEER, AND LANDSCAPE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH ANY WORK.
2. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE OWNER, VILLAGE, AND ARCHITECTURAL REVIEW PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND INSTALLING SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE PLANTING PLAN. ADDITIONAL PAYMENTS WILL NOT BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS SHOWN.
3. SEE PLANTING SCHEDULE ON SHEET L-3.
4. SEE GENERAL AND PLANTING NOTES ON SHEET L-3.
5. SEE PLANTING DETAILS ON SHEET L-2.
6. ALL LIGHTING BY OTHERS, SEE ARCH. PLANS

**LAKOTA**  
THE LAKOTA GROUP INC  
212 West Kinzie Street, 3rd Floor  
Chicago, Illinois 60610  
p 312.467.5445  
f 312.467.5484  
info@thelakotagroup.com

Planning  
Urban Design  
Landscape Architecture  
Community Relations

**MARIANOS**  
**FRESH MARKET**  
ORLAND PARK, IL

THE **BRADFORD**  
REAL ESTATE COMPANIES

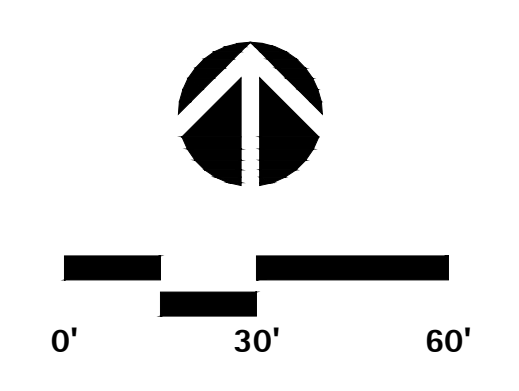
**BOARD APPROVED**  
Case No: 2014-0437  
Date: 8/4/2014  
W/Conditions: x  
W/Out Conditions: x  
VILLAGE OF ORLAND PARK



**LANDSCAPE PLAN**

Revisions	
1. REV. PER VILLAGE	7/15/14
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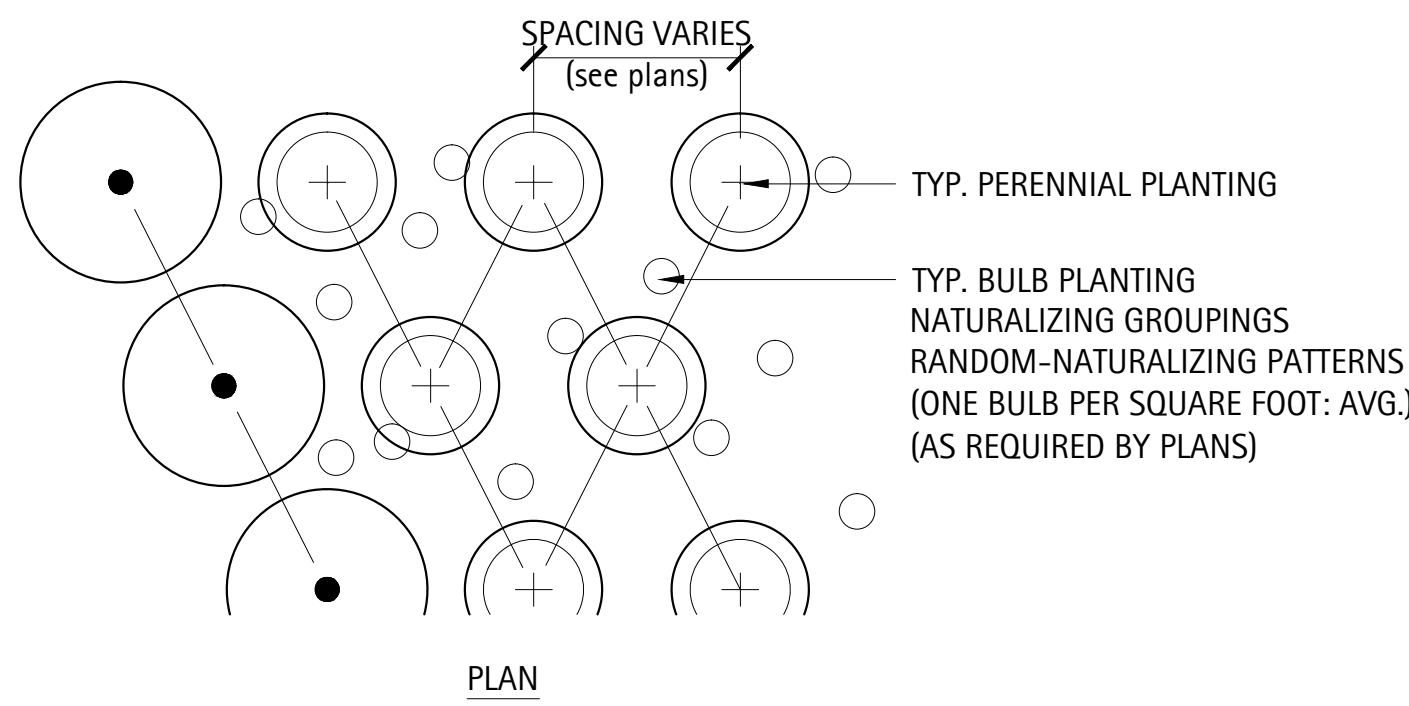
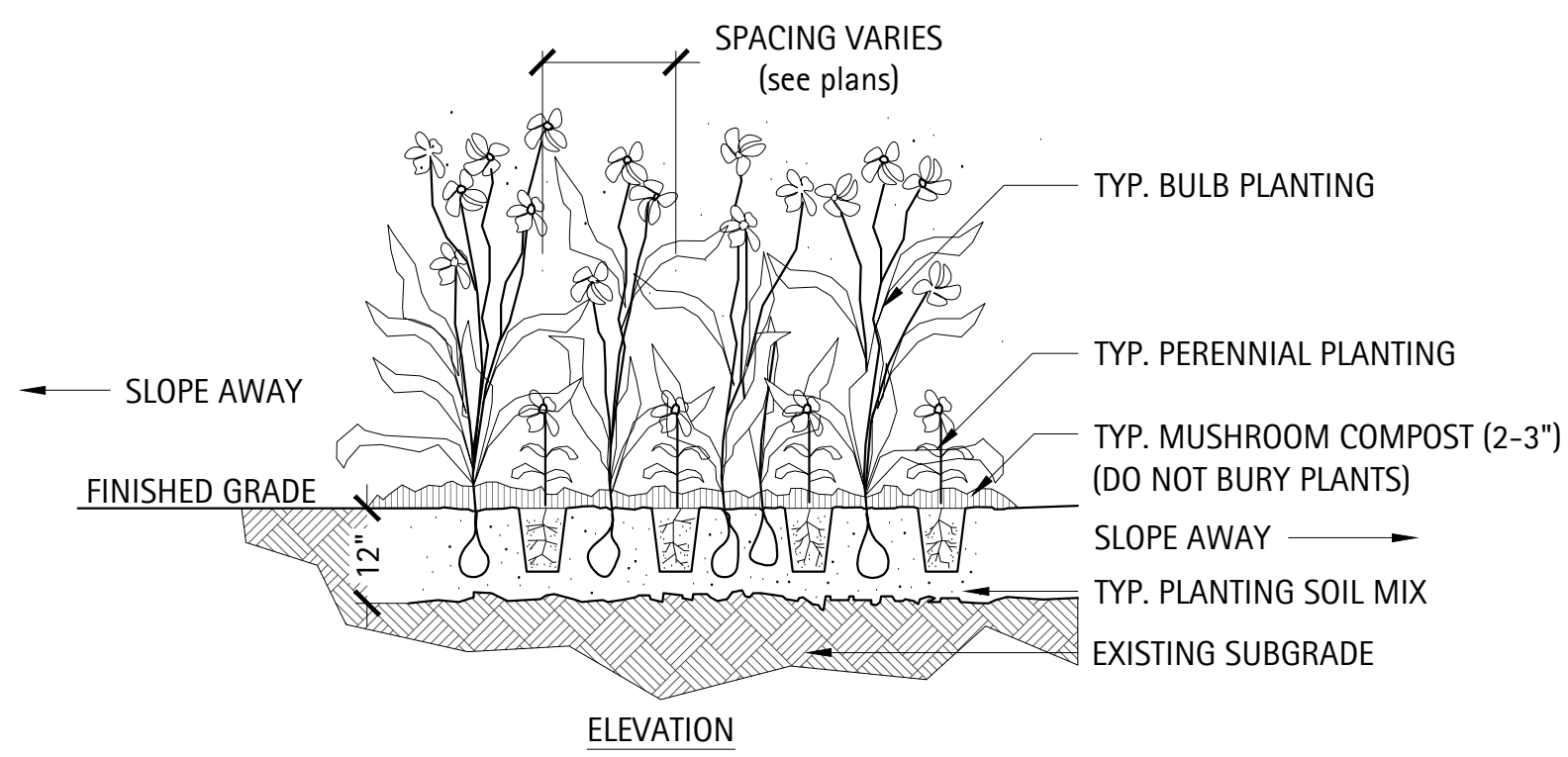
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Checked By: KC



**L-1**

**ISSUED FOR REVIEW ONLY**





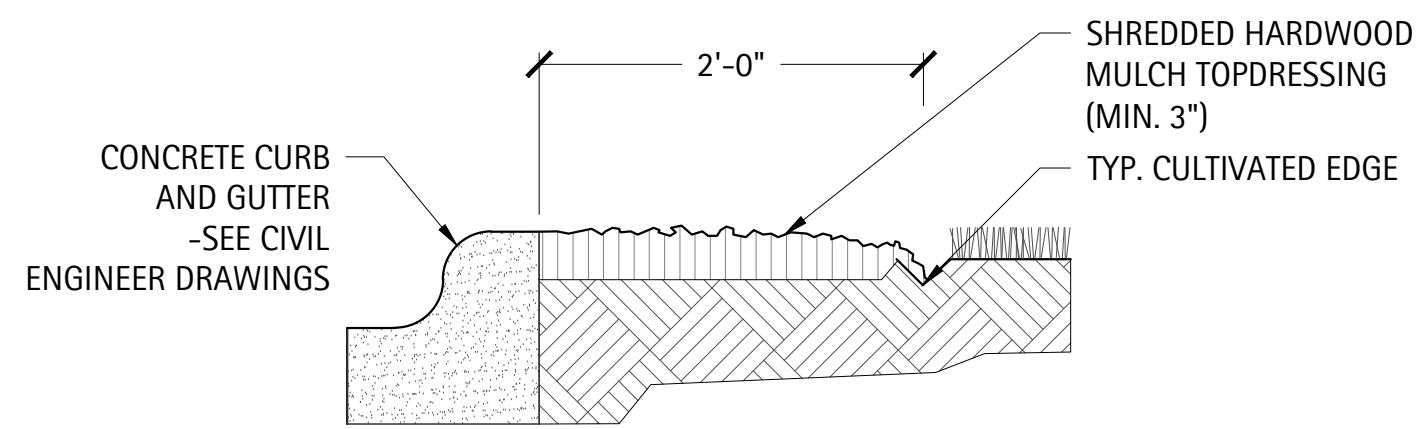
NOTES:

FINAL BALL ELEVATION AND PLANTER BED GRADING AS DIRECTED BY LANDSCAPE ARCHITECT. WHEN SOIL CONDITIONS ARE ENCOUNTERED WITH POOR DRAINAGE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL ELABORATE AND PREPARE RECOMMENDATIONS FOR SOLUTION TO PROBLEM.

PERENNIAL PLANTING LAYOUTS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

### 5 Typical Perennial Planting Detail

Scale: NTS

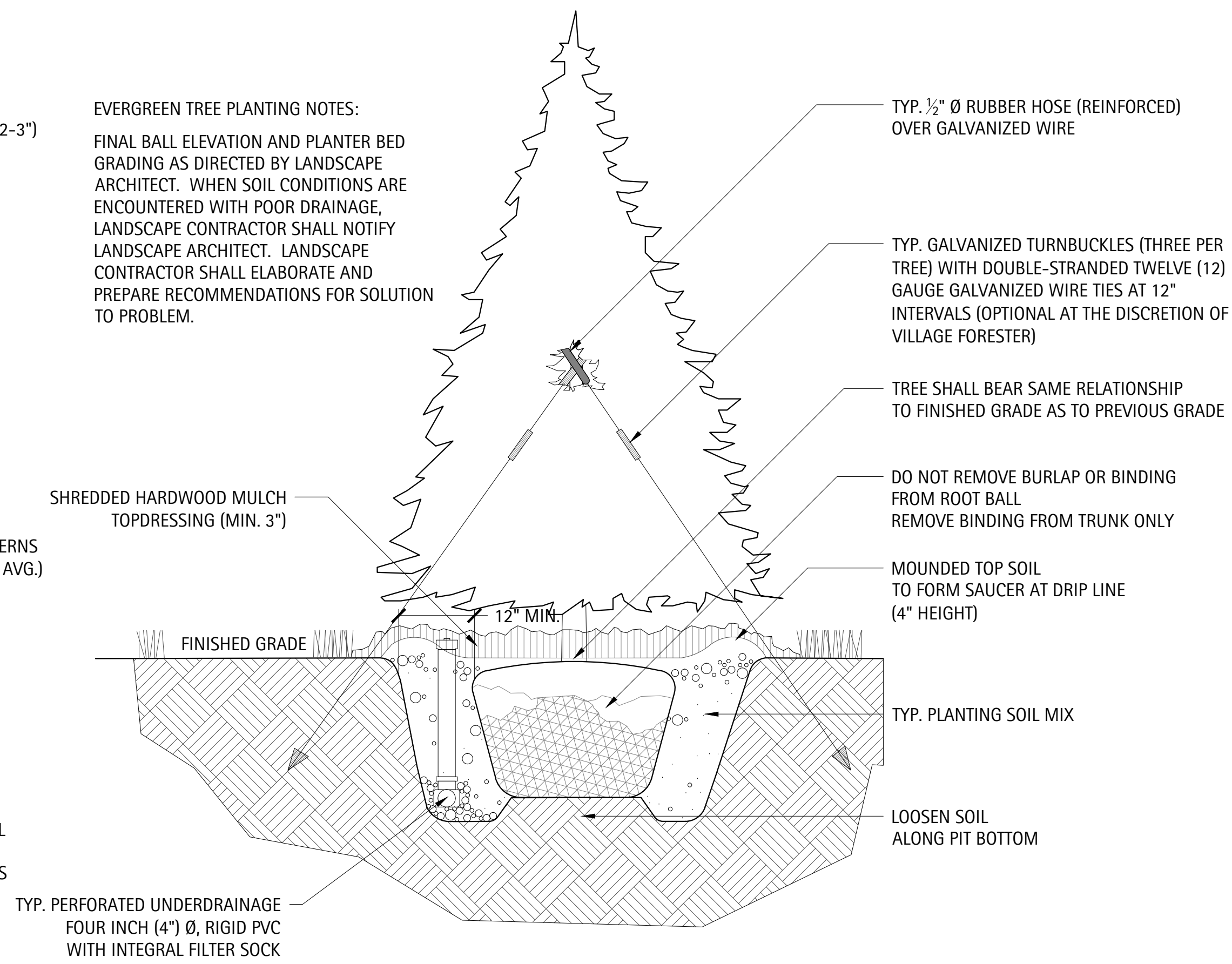


### 6 Typical 2' Mulch Strip Detail

Scale: NTS

EVERGREEN TREE PLANTING NOTES:

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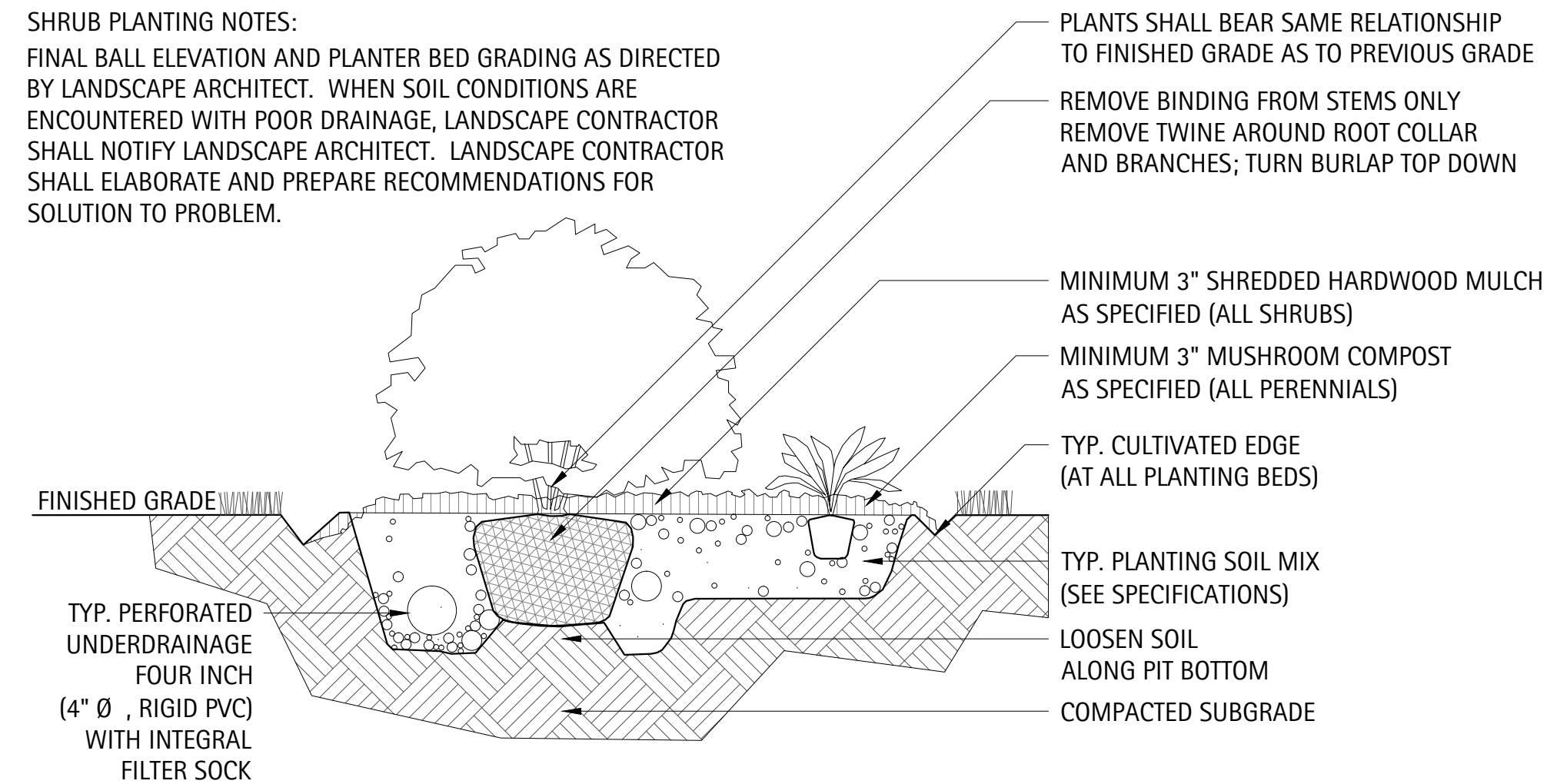


### 3 Typical Evergreen Tree Planting Detail

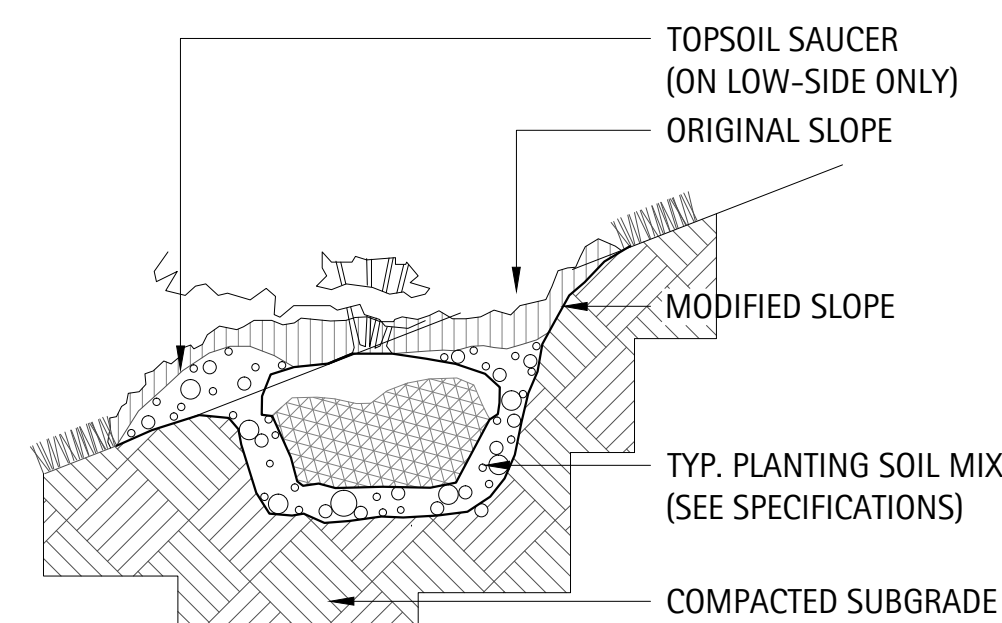
Scale: 1:2

SHRUB PLANTING NOTES:

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### ELEVATION



### SLOPE ELEVATION

### 4 Typical Shrub Planting Detail

Scale: 1:1

DECIDUOUS TREE PLANTING NOTES:

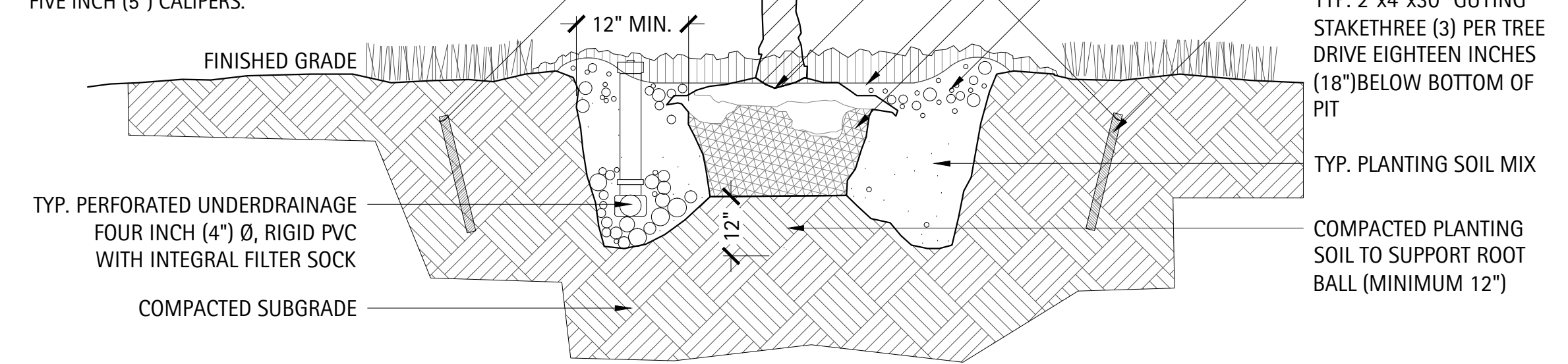
ALL PRUNING MUST BE DONE AFTER PLANTING, AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR CITY/ VILLAGE FORESTER. ROOT COLLAR SHALL BE SET SO THAT AFTER SOIL SETTLES, THE TOP OF THE BALL SHALL BE AT THE SAME ELEVATION AS FINISHED GRADE.

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TREE SUPPORTS (3 PER TREE) SHALL BE GALVANIZED TURNBUCKLES WITH DOUBLE-STRANDED TWELVE (12) GAUGE GALVANIZED WIRE TIES AT TWELVE INCH (12") INTERVALS. GUYS ARE OPTIONAL AT THE DISCRETION OF CITY/VILLAGE FORESTER.

PROVIDE DRAINAGE DETAIL WHERE NECESSARY AS DICTATED BY SITE CONDITIONS. CONNECT TO STORM SYSTEM AS PER ENGINEER'S GRADING AND DRAINAGE PLANS.

STAKE TREES WITH THREE TO FOUR INCH (3-4") CALIPERS. DO NOT STAKE TREES WITH OVER FIVE INCH (5") CALIPERS.

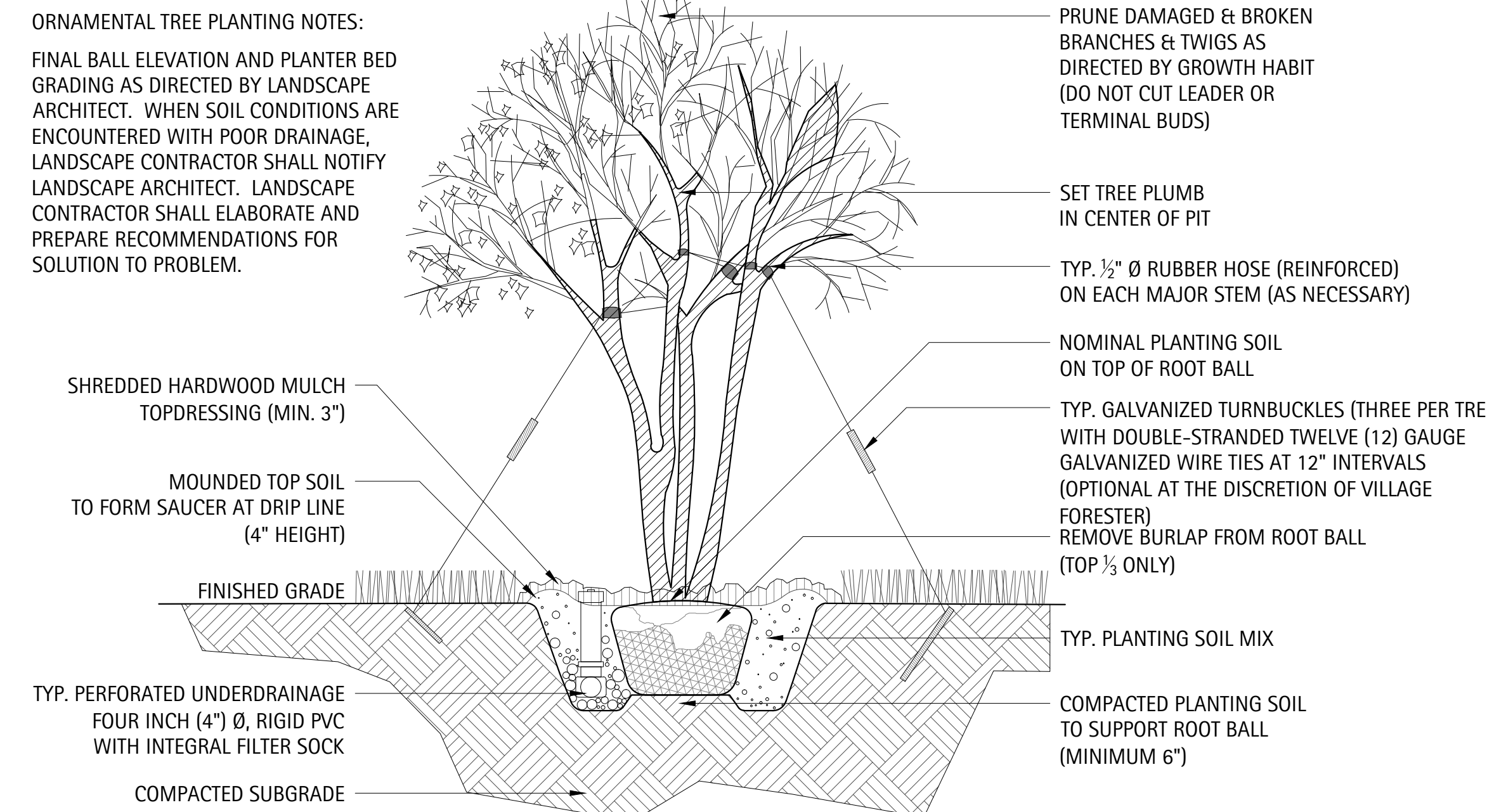


### 1 Typical Shade Tree Planting Detail

Scale: 1:2

ORNAMENTAL TREE PLANTING NOTES:

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### 2 Typical Ornamental Tree Planting Detail

Scale: 1:2

BOARD APPROVED

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### PLANTING DETAILS

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# PLANT SCHEDULE

ORLAND PARK MARIANOS					
Symbol	Overall	Botanic Name	Common Name	Size	Remarks
<b>DECIDUOUS SHADE TREES</b>					
AF 3	22	Acer x freemanii 'Autumn Blaze'	Freemanii Maple	3" caliper	B&B
GB 3	7	Ginkgo biloba	Ginkgo (Male)	3" caliper	B&B
GT 3	9	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	3" caliper	B&B
GD 3	7	Gymnocladus dioica	Kentucky Coffee Tree	3" caliper	B&B
TC 3	8	Tilia cordata 'Greenspire'	Littleleaf Linden	3" caliper	B&B
UH 3	16	Ulmus 'Homestead'	Homestead Elm	3" caliper	B&B
<b>ORNAMENTAL TREES</b>					
AC 3	12	Amelanchier canadensis	Shadblow Serviceberry	3" caliper	B&B, Single Stem
CCI 8	3	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	8' ht.	B&B, Multi-Stem
MS 6	3	Malus 'Snowdrift'	White Crabapple	6' ht.	B&B, Clump
<b>EVERGREEN TREES</b>					
PM 8	15	Pseudotsuga menziesii	Douglas Fir	8' ht.	B&B
PV 8	9	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pir	8' ht.	B&B
<b>DECIDUOUS SHRUBS</b>					
EAC	33	Euonymus alata 'Compactus'	Dwarf Winged Euonymus	24-30" ht.	B&B or CG
HA	74	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal.	B&B or CG
RA	167	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.	B&B or CG
RC	237	Rosa 'Flower Carpet Pink'	Flower Carpet Pink Shrub Rose	5 gal.	CG
SJ	110	Spiraea japonica 'Little Princess'	Little Princess Spirea	15-24" spr.	B&B or CG
VLM 4	101	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	4' ht.	B&B
VJ	169	Viburnum x judii	Judd Viburnum	36" ht.	B&B or CG
<b>EVERGREEN SHRUBS</b>					
JCK	269	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	5 gal.	B&B or CG
JC	215	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	B&B or CG
TO 4	22	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	4' ht.	B&B or CG
<b>PERENNIALS, ORNAMENTAL GRASSES</b>					
cas	124	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	CG
hh	204	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	18" O.C.
nm	456	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 gal.	24" O.C.
pah	350	Penisetum apeloocroides 'Hameln'	Dwarf Fountain Grass	1 gal.	CG
rf	117	Rudbeckia fulgida 'Viette's Little Suzy'	Black-eyed Susan	1 gal.	18" O.C.
sn	341	Salvia nemorosa 'East Friesland'	East Friesland Sage	1 gal.	18" O.C.

# GENERAL NOTES

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- BASE INFORMATION FOR THESE PLANS WAS TAKEN FROM ENGINEER'S SITE SURVEY, GEOMETRIC, AND GRADING PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED FEATURES, AND FAMILIARIZE THEMSELVES WITH ANY OBSTACLES ENCUMBERING THE INSTALLATION OF THIS PROJECT.
- ANY EXISTING TREE SURVEYS OR LOCATIONS FOR THESE PLANS WERE PREPARED BY THE ENGINEER OR A CERTIFIED ARBORIST. SEE PLANS FOR INFORMATION.
- PROVIDE APPROPRIATE PVC SLEEVES UNDER ALL DRIVEWAYS AND WALKS, AS NECESSARY, TO ALLOW FOR THE INSTALLATION OF A FULLY AUTOMATIC IRRIGATION SYSTEM.
- ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AS SHOWN ON THE CIVIL ENGINEER'S GRADING PLANS. SURFACE DRAINAGE SHALL BE DIVERTED TO EXISTING OR PROPOSED BASIN STRUCTURES OR INLETS AS DIRECTED BY THE GRADING PLANS. ANY SITE UNDERDRAINAGE AS SHOWN IN THE CIVIL ENGINEER'S DRAWINGS SHALL BE PROVIDED IN ACCORDANCE WITH THESE DRAWINGS AND AT LANDSCAPE ARCHITECT'S/CIVIL ENGINEERING DIRECTION. WHERE POOR SUBSURFACE DRAINAGE CONDITIONS OCCUR IN THE FIELD, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MAKE RECOMMENDATIONS FOR SOLUTIONS TO DRAINAGE ISSUES BEFORE PROCEEDING WITH WORK.
- ALL UNDERDRAINAGE SHALL BE TIED INTO EXISTING OR PROPOSED STORM STRUCTURES PER CIVIL ENGINEER'S DRAWINGS .
- SEE CIVIL ENGINEERING PLANS FOR ALL GRADING AND CONCRETE SURFACE WORK AS NOTED.
- ANY, AND ALL, ELECTRICAL CONNECTIONS SHALL BE MADE BY A CERTIFIED ELECTRICIAN OR ELECTRICAL ENGINEER.

# GENERAL PLANTING NOTES

## GENERAL CONDITIONS

- Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to Project Engineer or Landscape Architect in writing prior to landscape work commencement.
- All project limits shall be fenced with temporary plastic fencing at 48" height, staked at 4' on center, and clearly signed for construction activities. All existing, protected vegetation shall be fenced at a minimum of the plants drip line or as approved by Landscape Architect.
- The Landscape Contractor shall keep all areas clean and orderly at all times.
- The Landscape Contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.
- Contractor to adhere to all State and Local laws governing stormwater treatment during construction. The use of silt fence, straw bales and other measures shall be utilized as necessary.
- All grading and drainage shall be properly pitched to existing or proposed drainage swales and structures. Landscape Architect and Project Engineer shall field verify and approve.

## SOIL & PLANTING MIX

- All soil planting mix for backfill or beds, whether from on-site stockpile or new imported soil, shall be tested for approved specified pH levels and nutrient content. Submit testing agency with laboratory report to project Landscape Architect for approval, along with recommendations to amending soil as appropriate for use in planting. Clean topsoil mix should have a tested and approved pH of 6.0 -- 7.0.
- Topsoil shall be clean, pulverized soil from an acceptable source. Topsoil shall be free of debris, stones, and other material not more than one inch (1") diameter in size. Contractor shall provide the Landscape Architect with receipt of soil source and soil test results from a qualified lab upon request.
- It is anticipated that in grade level all planting areas, including lawn, shall be thoroughly tilled to a minimum of 12" depth. All on-site topsoil shall be amended and reused as approved, or removed off-site and disposed of properly. New planting soil mix consisting of pulverized topsoil and mushroom compost shall be installed and properly compacted to the following depths noted in the specifications and landscape planting details.
- All planting beds shall be thoroughly tilled and amended with topsoil/compost mix to a minimum of 4" depth.
- The Landscape Contractor shall prepare all at grade planting beds/TURF SEED lawn areas by adding soil amendments to approved on-site or imported topsoil mix in the following quantities:

Trees and Shrubs: three (3) parts topsoil, (1) part peat, and one (1) part sand  
 Perennials and Groundcovers: three (3) parts topsoil, one (1) part peat, and two (2) parts decomposed mushroom compost. (See Specifications)

- See planting details for top soil depths.

- All excess materials and spoils resulting from the landscape work shall be legally disposed of off-site by the Landscape Contractor.

## PLANTING STANDARDS

- All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by Landscape Architect. Landscape Architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.

- Sizes shown on plant schedule are minimum acceptable sizes.

- All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material shall be removed. Wire baskets shall be turned down at top as much as possible - do not remove basket. Remove all rope from top of bail after backfilling tree pit.

- All new and transplanted plants to be sprayed with an antidessicant within twenty-four (24) hours after planting. Antitranspirant shall be "Wiltpruf" or an approved equal.

- Landscape Architect shall field verify and approve all final staked tree, shrub, and bed locations prior to installation.

- The Landscape Contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.

- Landscape Architect shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcovers shall be approved at job site prior to installation.

## FERTILIZER & MULCHING

- Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.

- All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.

- All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.

## MAINTENANCE & WARRANTIES

- All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.

- Landscape Contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.

- All newly sodded or seeded areas shall be maintained, watered, and mowed throughout their growing seasons during construction and until final acceptance by owner.

- Landscape contractor to provide thirty (30) days of maintenance to all improved areas from date of substantial completion. Maintenance to include, but not limited to, mowing, weeding, pruning and watering of turf and plant material.

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# MARIANOS FRESH MARKET

ORLAND PARK, IL

# THE BRADFORD

REAL ESTATE COMPANIES

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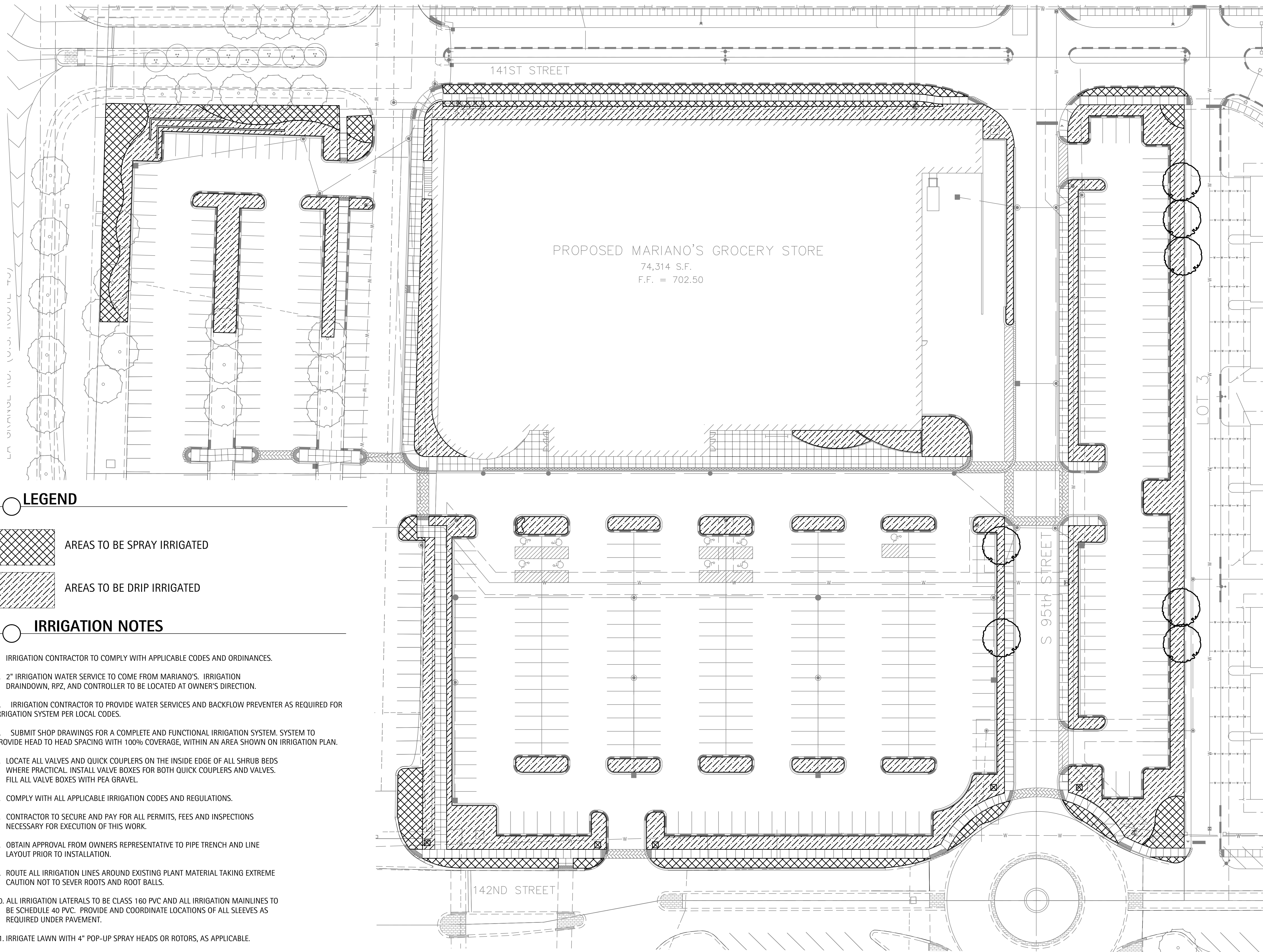
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# PLANT LIST & LANDSCAPE NOTES

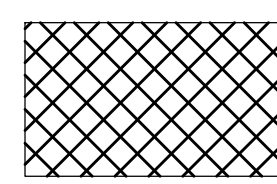
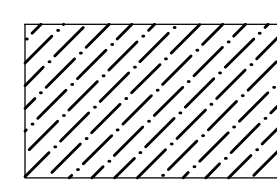
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PROPOSED MARIANO'S GROCERY STORE  
74,314 S.F.  
F.F. = 702.50

**LEGEND**

-  AREAS TO BE SPRAY IRRIGATED
-  AREAS TO BE DRIP IRRIGATED

**IRRIGATION NOTES**

1. IRRIGATION CONTRACTOR TO COMPLY WITH APPLICABLE CODES AND ORDINANCES.
2. 2" IRRIGATION WATER SERVICE TO COME FROM MARIANO'S. IRRIGATION DRAINDOWN, RPZ, AND CONTROLLER TO BE LOCATED AT OWNER'S DIRECTION.
3. IRRIGATION CONTRACTOR TO PROVIDE WATER SERVICES AND BACKFLOW PREVENTER AS REQUIRED FOR IRRIGATION SYSTEM PER LOCAL CODES.
4. SUBMIT SHOP DRAWINGS FOR A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM. SYSTEM TO PROVIDE HEAD TO HEAD SPACING WITH 100% COVERAGE, WITHIN AN AREA SHOWN ON IRRIGATION PLAN.
5. LOCATE ALL VALVES AND QUICK COUPLERS ON THE INSIDE EDGE OF ALL SHRUB BEDS WHERE PRACTICAL. INSTALL VALVE BOXES FOR BOTH QUICK COUPLERS AND VALVES. FILL ALL VALVE BOXES WITH PEA GRAVEL.
6. COMPLY WITH ALL APPLICABLE IRRIGATION CODES AND REGULATIONS.
7. CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR EXECUTION OF THIS WORK.
8. OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE TO PIPE TRENCH AND LINE LAYOUT PRIOR TO INSTALLATION.
9. ROUTE ALL IRRIGATION LINES AROUND EXISTING PLANT MATERIAL TAKING EXTREME CAUTION NOT TO SEVER ROOTS AND ROOT BALLS.
10. ALL IRRIGATION LATERALS TO BE CLASS 160 PVC AND ALL IRRIGATION MAINLINES TO BE SCHEDULE 40 PVC. PROVIDE AND COORDINATE LOCATIONS OF ALL SLEEVES AS REQUIRED UNDER PAVEMENT.
11. IRRIGATE LAWN WITH 4" POP-UP SPRAY HEADS OR ROTORS, AS APPLICABLE.
12. PROVIDE SEPARATE ZONES FOR EACH TYPE OF SPRAY HEAD, DRIP IRRIGATION, AND EACH SEPARATE GEOGRAPHIC AREA.
13. ENSURE THAT IRRIGATION HEADS DO NOT SPRAY SITE FURNISHINGS, SIDEWALK OR STREET.
14. CONTRACTOR RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS TO OWNER AT TIME OF FINAL ACCEPTANCE.
15. REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS, AND NOTES.

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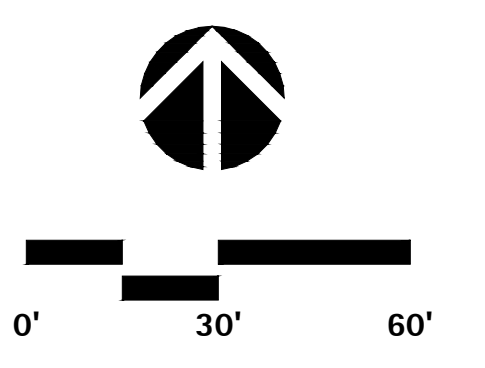
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