



PLANNING  
RESOURCES INC.

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**Memorandum**

P20129-214

**To:** Loy Lee, Development Services  
Village of Orland Park

**From:** Ryan J. Alexander, ASLA  
Landscape Designer

Patrick T. Hickey, PWS, CA  
Senior Ecologist

**Date:** December 22, 2014

**Subject:** Deer Haven Estates Subdivision  
Landscape Review #5

This review is based on the following documents, pursuant to requirements of Village Landscape Development Code §6-305 (Landscaping and Bufferyards):

- Final Landscape Plan by Beary Landscaping, Sheets 1 and 2, revised date 12.16.14
- Executed Maintenance Agreement between Natural Resource Management (NRM) and Deer Haven Homeowners Association, dated 30 May 2013.
- Tree Survey by Arbor Care, 7.14.06
- Tree Survey by Arbor Care, 8.01.12
- Tree Inventory by Arbor Care, submitted 8.11.10
- Wetland Permit, November 1, 2001
- Hydrographs for 2-, 5-, 10-, and 100-year storm events for basins 1, 2/3, and 4
- Letter from Flaherty Builders, September 15, 2014
- Plat of subdivision by Spaceco Inc., recorded 10.02.07

**Review Comments**

**Bufferyards**

On this site, one bufferyard exists (north). Due to similar uses and the existing subdivisions to the south, east and west, the bufferyard requirements are not applicable.

**North Bufferyard**

The land use adjacent to the north bufferyard across a major arterial road is currently E-1 estate residential. The required bufferyard between the planned single-family residential along an arterial road is bufferyard "C." Assuming a length of 520 feet, width of 15 feet, and a 25 percent ratio of evergreen trees and shrubs, required landscaping within this area is described as follows:

Plant Type	Required Quantity	Quantity Proposed	Difference
<b>North Yard</b>			
Canopy Trees* (Evergreen)	23 (6)	32 (12)	+9
Ornamental Trees	9	12	+3
Shrubs* (Evergreen)	94 (23)	112 (33)	+18

\* 25% of which should be evergreen

Comments &

PLANNERS  
ECOLOGISTS  
LANDSCAPE  
ARCHITECTS

Recommendations – The petitioner has met the bufferyard plant material requirements.

### **Parkway Trees**

At 40-foot spacing, there are 82 required parkway trees along the main internal drive. The petitioner has met the parkway tree requirement. All parkway trees have been indicated on the plan and are acceptable.

### **Tree Preservation**

The petitioner has submitted a Tree Survey prepared by Arbor Care, Inc., dated July 14, 2006 as well as an enlarged plan prepared by Beary Landscaping and Flaherty Builders dated August 1, 2012. The plan submitted indicates the existing trees 4 inches and larger that are proposed to be removed. Per the Village Tree Preservation Standards, Section 6-305.1.C.2.a, trees need to be replaced on a one-to-one basis. Per the tree preservation information submitted, 80 trees are proposed to be removed, 4 inches to 12 inches in diameter. Of the 80 trees, 41 require mitigation; required mitigation would be 41 4-inch trees or 82 2.5-inch trees. The petitioner has provided 36 2.5-inch trees. Due to the limited amount of open space remaining as well as the trees having been previously installed, it is not feasible to meet the 82 2.5-inch tree requirement. On Review #3, it was requested that the petitioner provided ten 4-inch caliper trees in the detention basin open space. The requested 10 trees have been provided.

In addition, per Plan Commission minutes dated May 9, 2006, a Tree Conservation Easement of at least 100 feet in depth from the east property line has been provided on Lots 6 and 7 for the existing grove of Oak Trees.

### **Plant List**

An acceptable plant list has been provided for woody materials and perennials, including botanic names, common names, quantities, sizes and specific form information. A Native Lo Pro Detention/Floodplain Mix and emergent species to be installed as plugs have been provided for the stormwater basin groundcover materials. As requested, the Final Landscape Plan has been revised to reflect installation of emergent plugs at a rate of 4,000 per acre.

### **Detention/Retention**

The constructed development contains four detention basins located in the northern part of the site, near 143<sup>rd</sup> Street. Native vegetation is to be established within all of the basins per the Final Landscape Plan.

### **Wetlands**

Per Plan Commission minutes dated May 9, 2006, there is a 0.25-acre wetland along the north end of the site. The petitioner has provided documentation that wetland impacts were authorized by the U.S. Army Corps of Engineers under the Regional Permit Program, with the authorized impacts having been completed in 2002.

### **Recommendation**

Based on the aforementioned memos and plans, we recommend accepting the Landscape Plans prepared by Beary Landscaping, dated 12.16.14.

Please submit the following to Loy Lee at the Village of Orland Park. Your project will then be placed on the next Village Board meeting for Consent Agenda Approval.

1 full size set of drawings

1 reduced size set (no larger than 11x17)

Drawings may be submitted electronically in PDF format to [LLee@orland-park.il.us](mailto:LLee@orland-park.il.us)

**End of comments**