

COMMERCIAL



- Notes:
- Rough grade to be within 1" of finished grade.
 - All existing and proposed landscape beds to be machine spade edged and mulched to a 3" depth with single processed hardwood mulch unless noted on plan
 - Trees not in landscape beds to be mulched with 6' diameter tree ring.
 - Plant material to be initially watered after installation by landscape contractor.
 - Contractor to call JULIE locate prior to work commencement
 - Any existing turf areas disturbed shall be repaired with all-purpose seed and blanket.
 - Sod to be premium bluegrass sod cut same day as installation and initially watered by contractor. Areas noted on plan
 - Metal edging to be 4" steel edging with 4 stakes per length

LEGEND

- Permeable pavers - See Detail L-3. D
- Machine Spade Edge
- Metal edging
- 1 1/2" river rock 2" depth with 20 yr. spun bound Landscape fabric (around foundation only)
- Trees to be Removed
- Mitigation Trees
- Existing Shade Tree
- Existing Ornamental Tree
- Existing Evergreen Tree
- Proposed Shade tree
- Proposed Ornamental tree
- Proposed Evergreen Tree

SITE DATA	
GROSS AREA	169,518 SF
LANDSCAPE AREA	52,939 SF
NUMBER OF REGULAR PARKING STALLS	199
HANDICAP STALLS	7
NO. OF PARKING ISLANDS	23
SQUARE FOOTAGE OF PARKING ISLANDS	10,641 S.F.
AREA OF PERMEABLE PAVERS	8418 S.F.

LANDSCAPE PLAN
Scale: 1"=20'-0"

NO.	DATE	REVISIONS	REMARKS
0	9/28/2018		FOR CLIENT AND CITY REVIEW
1	10/30/2018		FOR CLIENT AND CITY REVIEW
2	11/16/2018		FOR CLIENT AND CITY REVIEW
3	3/16/2019		FOR CLIENT AND CITY REVIEW
4	3/17/2019		FOR FINAL APPROVAL
5	4/7/2019		REVISED PER SITE PLAN CHANGE

ALLIED NURSERY
3197 S. CHICAGO ST. JOLIET, IL
815.722.2280
DESIGNED AND DRAFTED BY: KRISTI SEITZ (R.L.A.)

LANDSCAPE PLAN

HAMPTON INN
ORLAND PARK, IL

HAWKEYE HOTELS
160 SOUTHGATE AVE., SUITE A
IOWA CITY, IOWA 52240

EXISTING TREE KEY				
SYMBOL	SIZE	CONDITION	SCIENTIFIC NAME	COMMON NAME
A	10'	Good	Amelanchier species	Serviceberry
B	9'	Good	Amelanchier species	Serviceberry
C	12'	Good	Pyrus species	Ornamental Pear
D	8'	Good	Amelanchier species	Serviceberry
E	4"	Good	Acer rubrum	Red Maple
F	4"	Good	Acer rubrum	Red Maple
G	9'	Good	Amelanchier species	Serviceberry
H	10'	Good	Amelanchier species	Serviceberry
I	9'	Good	Amelanchier species	Serviceberry
J	12'	Good	Malus species	Crabapple
K	10'	Good	Malus species	Crabapple
L	18'	Good	Malus species	Crabapple
M	5'	Good	Gleditsia species	Honeylocust
N	4"	Good	Gleditsia species	Honeylocust
O	5.5"	Good	Gleditsia species	Honeylocust
P	4"	Good	Gleditsia species	Honeylocust
Q	4.5"	Good	Gleditsia species	Honeylocust
R	12'	Good	Abies species	Fir
S	10'	Good	Abies species	Fir
T	10'	Good	Abies species	Fir
U	5"	Good	Acer species	Maple
V	4"	Good	Acer species	Maple
W	5"	Good	Acer species	Maple
X	10'	Good	Abies species	Fir
Y	10'	Poor	Abies species	Fir
Z	5"	Good	Acer species	Maple
AA	8'	Good	Acer species	Maple
BB	7"	Good	Ulmus species	Elm
CC	7"	Good	Ulmus species	Elm
DD	7"	Good	Ulmus species	Elm
EE	9"	Good	Pyrus species	Ornamental Pear
FF	8"	Good	Amelanchier species	Serviceberry
GG	8"	Good	Amelanchier species	Serviceberry
HH	8"	Good	Amelanchier species	Serviceberry
II	8"	Good	Amelanchier species	Serviceberry
JJ	11'	Good	Amelanchier species	Serviceberry
KK	9"	Good	Amelanchier species	Serviceberry
LL	25'	Good	Pyrus species	Ornamental Pear
MM	6"	Good	Pyrus species	Ornamental Pear
NN	10'	Good	Picea pungens	Colorado Spruce
PP	2.5"	Good	Malus species	Crabapple

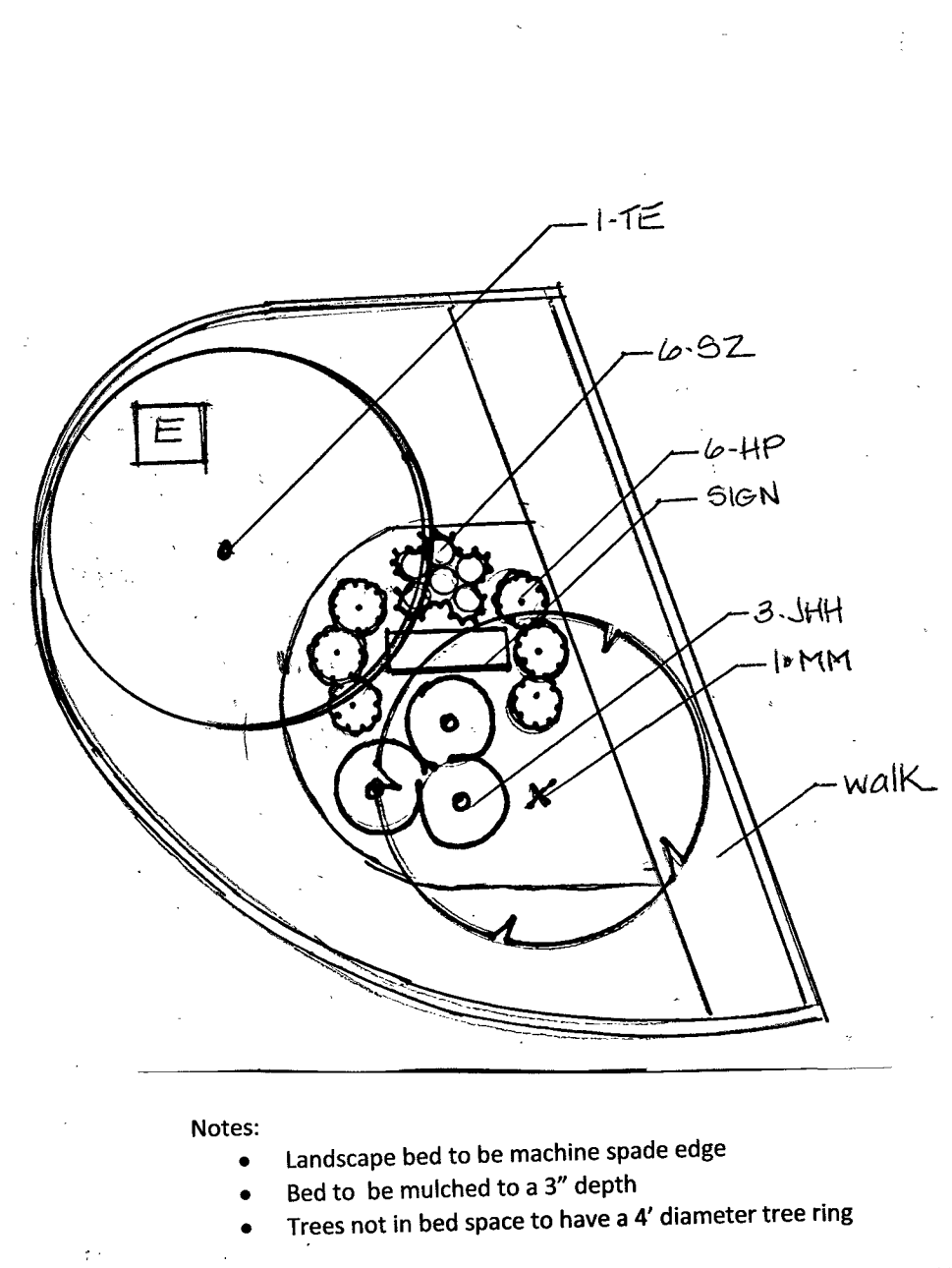
EXISTING SHRUB KEY				
SYMBOL	SIZE	CONDITION	SCIENTIFIC NAME	COMMON NAME
S1	3'	Good - Pruned	Cornus stolonifera	Redtwig Dogwood
S2	5'	Good	Acer glabralia	Amur Maple
S3	3'	Good - Pruned	Cornus stolonifera	Redtwig Dogwood
S4	3'	Good - Pruned	Euonymus alatus compactum	Compact Burning Bush
S5	5'	Good	Forsythia species	Forsythia
S6	3'	Good - Pruned	Cornus stolonifera	Redtwig Dogwood
S7	5'	Good	Forsythia species	Forsythia
S8	3'	Good - Pruned	Cornus stolonifera	Redtwig Dogwood
S9	6'	Good	Hamamelis virginiana	Common Witch Hazel
S10	5'	Good	Viburnum burkwoodii	Burkwood Viburnum
S11	5'	Good	Ligustrum species	Privet
S12	5'	Good	Aronia species	Black Chokeberry
S13	30"	Good	Juniperus chinensis sea green	Sea Green Juniper
S14	5'	Good	Viburnum species	Viburnum
S15	5'	Good	Hibiscus species	Rose of Sharon
S16	30"	Good	Juniperus chinensis sea green	Sea Green Juniper
S17	3'	Good	Juniperus chinensis sea green	Sea Green Juniper

To Be Removed/Tree Mitigation			
Code	Qty.	Scientific Name	Replacement
R1	1	Prunus species - 12'	Plum
R2	3	Amelanchier species - 6' clump	Serviceberry
			6-6' Amelanchier x grandiflora

Note: in north islands existing daily planted sporadically and existing karl foerster grass, which exceeds the 3' height shall be removed and replaced with plant material that complies with 3' height restriction and meets 60% coverage requirement

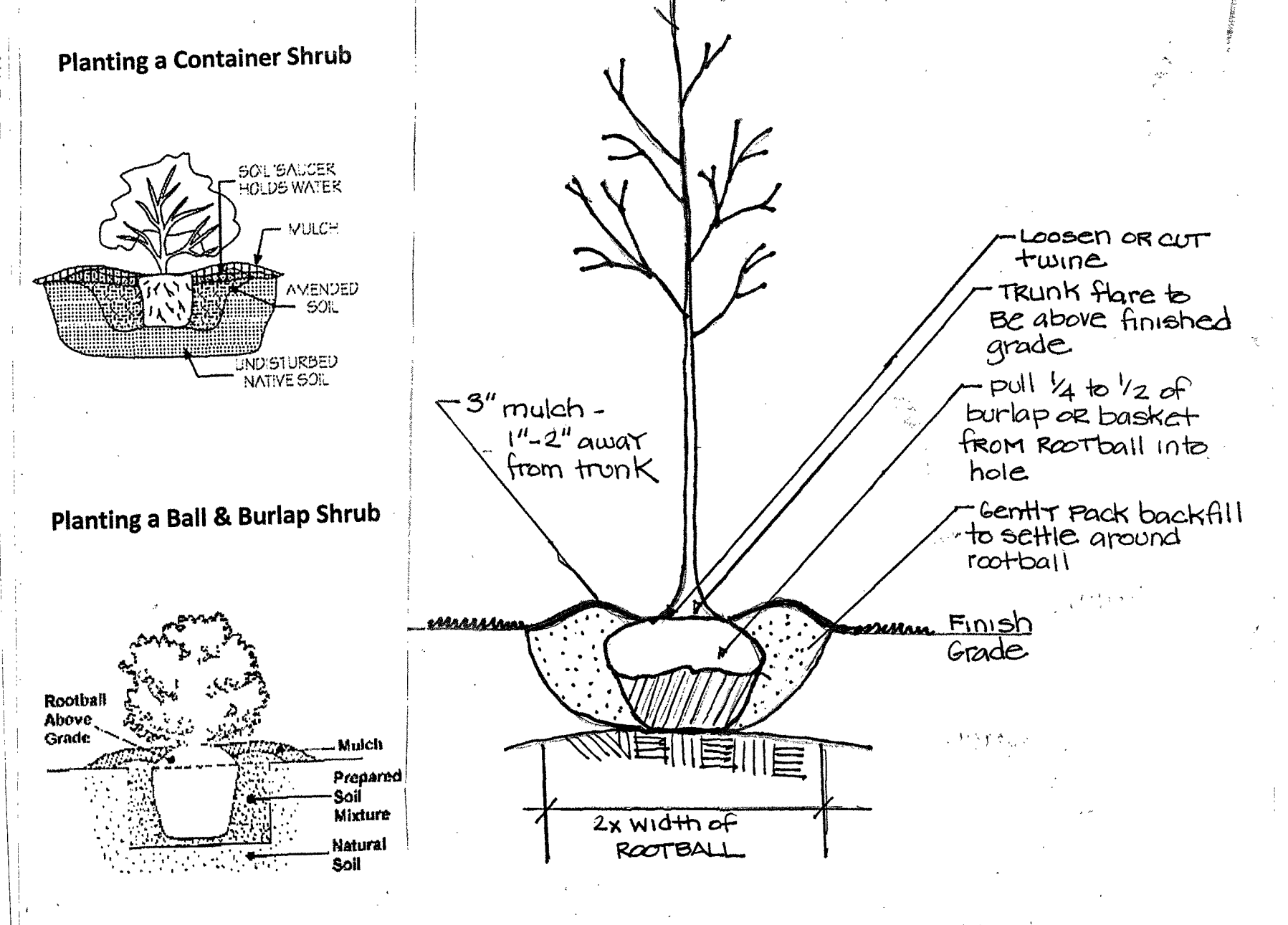
Plant List					
SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHADE TREES					
AF	10	Acer x freemanii "Jeffersred"	Autumn Blaze Maple	2 1/2"	
CO	7	Celtis occidentalis	Common Hackberry	2 1/2"	native
GTI	9	Gleditsia triancanthos "skycolor"	Skyline Honeylocust	2 1/2"	
QB	6	Quercus bicolor	Swamp White Oak	2 1/2"	native
QR	8	Quercus rubra	Red Oak	6-8' CLUMP	native
TC	9	Tilia cordata "Greenspire"	Littleleaf Greenspire Linden	2 1/2"	
TE	8	Tilia euclhora	Redmond Linden	2 1/2"	
UF	8	Ulmus carpinifolia "Frontier"	Frontier Elm	2 1/2"	
65		6 trees min. of each species 25 max.	19.50 native required trees		21
ORNAMENTAL TREES					
AG	5	Amelanchier x grandiflora	Apple Serviceberry	6' clump	native
BN	5	Betula nigra	River Birch	6' clump	native
CCI	3	Crataegus crusgalli inermis	Cockspur Hawthorne	2" single stem	native
MRJ	2	Malus "Red Jewel"	Red Jewel Crab	2" single stem	
MS	2	Malus species	Crabapple - species to be determined	2 1/2" single stem	
SR	2	Syringia reticulata "Ivory Silk"	Ivory Silk Tree Lilac	2" single stem	
19		min. 2 per species 8.4 max. per species	6.7 native required trees		13 native
EVERGREEN TREES					
AC	5	Abies concolor	White Fir	6'	
PD	5	Picea glauca densata	Black Hills Spruce	6'	
PG	3	Picea pungens	Colorado Spruce	6'	
PM	3	Pseudotsuga menziesii	Douglas Fir	6'	
PS	8	Pinus strobus	Eastern White Pine	6'	native
24		2.4 min. 9.6 max per species	7.2 native required		8 native
DECIDUOUS AND EVERGREEN SHRUBS					
AMI	42	Aronia melanocarpa "Morton"	Iroquois Beauty Chokeberry	#5	
BS	45	Buxus x Green Velvet	Green Velvet Boxwood	#5	
DL	45	Diervilla lonicera	Dwarf Bush Honeysuckle	#5	native
HBE	38	Hydrangea macrophylla "Berner"	Let's Dance Big Easy Hydrangea	#3	
HP	51	Hypericum kalmianum	Kalm St. Johnswort	#5	native
JCS	45	Juniperus chinensis "sea green"	Sea Green Juniper	#5	
JHH	48	Juniper horizontalis "hughes"	Hughes Juniper	#5	
RAG	58	Rhus aromatica "gro low"	Gro Low Sumac	#5	
SA	79	Spiraea alba	White Spirea	#5	native
TMT	45	Taxus media "tauntoni"	Taunton Yew	#5 - 18"	native
496		25 min. per species 182 max.	147 native required		175 native
PERENNIALS AND GRASSES					
CJT	55	Coreopsis "Jethro Tull"	Jethro Tull Coreopsis	#1	
EP	194	Echinacea pallida	Pale Purple Coneflower	#1	native
HPP	72	Heuchera "Purple Petticoats"	Purple Petticoats Coralbells	#1	
LS	66	Liriope spicata	Lilyturf	#1	native
MB	67	Monarda bradburiana	Eastern Beebalm	#1	
PFG	56	Pennisetum alopecuroides "Piglet"	Piglet Dw. Fountain Grass	#1	native
RF	125	Rudbeckia fulgida var. speciosa	Showy Black Eyed Susan	#1	native
RH	60	Ruellia humilis	Wild Petunia	#1	native
SH	47	Sporobolus heterolepis	Prairie Dropseed	#1	native
SZ	47	Schizachyrium scoparium	Little Bluestem	#1	
789		237 native required			540 native
		39 min per species			

REQUIREMENTS	
Required	Proposed
97 TH Street - 429 I.f. Type 2 Bufferyard	
16 Shade Trees	(25) 14 existing/ 11 proposed
9 ornamentals / evergreens	(32) 21 existing/11 proposed
80 shrubs/ perennials/ grasses	(126) 60 existing/ 66 proposed
South Property Line - 442 I.f. Type 1 Bufferyard	
13 shade trees	(13) 8 existing/ 5 proposed
5 ornamentals/ evergreens	(19) 14 existing/ 5 proposed
69 shrubs/ grasses/ perennials	(113) 68 existing/ 45 proposed
North and East Property Lines - Type 1 Bufferyard	
Petitioner seeks modifications with respect to bufferyard and parking lot landscape requirements. Per Table 6-305.D.4 (b) A of the code. Type 1 bufferyards are required. The existing parking lot islands that were part of the Main Street Village West development will serve as the planting beds for the bufferyards. Petitioner first request a modification allowing for the minimum widths of the planting beds in the north to be 5' rather than 7'. Again the islands are existing, and were approved as part of the original development. Enlarging them would effect the center's common areas and proposed parking for the project. Second, petitioner request a modification from Table 6-305.D.4b (B) requirement that any ornamental or evergreen trees be used in the bufferyards. Because the existing islands will serve as the planting beds for the bufferyards, evergreen trees be used in the bufferyards. Because the existing islands will serve as the planting beds for the bufferyards, requiring evergreens or ornamentals would be inherent conflict with Section 6-305.D.6 a 2.v. which expressly prohibits evergreens and ornamental trees in interior parking lot islands. The parking areas are common areas to the center and all are interior to the center	
Foundation 665 I.f.	
6.65 ornamental trees	7 provided - remaining for mitigation purposes
108 shrubs/ grasses/ perennials	129 shrubs - 125 perennials
Interior Parking Islands	
60% coverage-6380 s.f	6591 s.f. provided
Evergreens	
30% required of proposed plantings -100	199 provided
Native	
30% required - 1556 units of plant material on site.	743 on site
466 required	



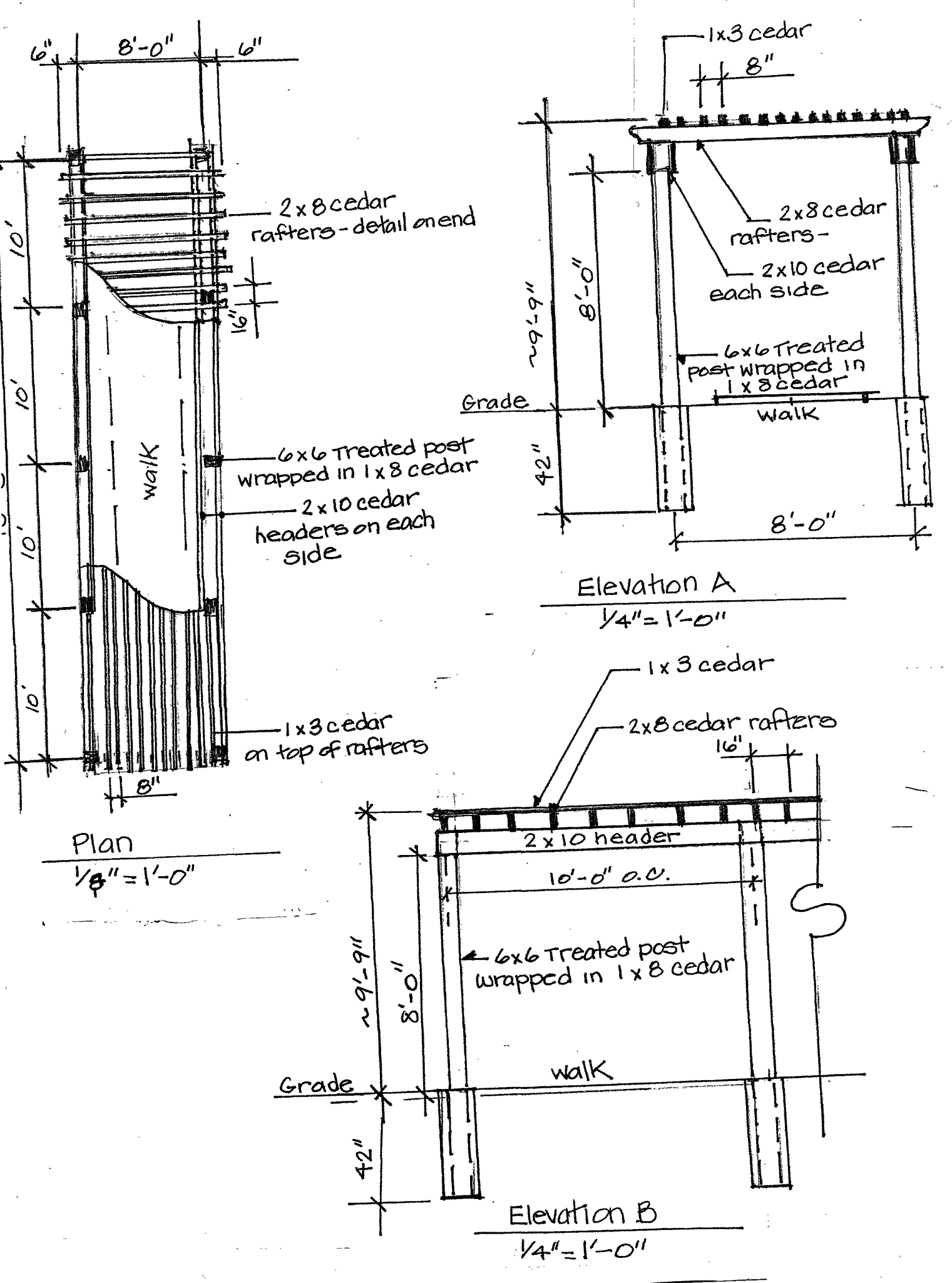
L-2. A - Sign Planting

Scale 1"=10'-0"



L-2. B - Planting Details

Scale : not to scale



L-2. C - Pergola Details

Scale : noted

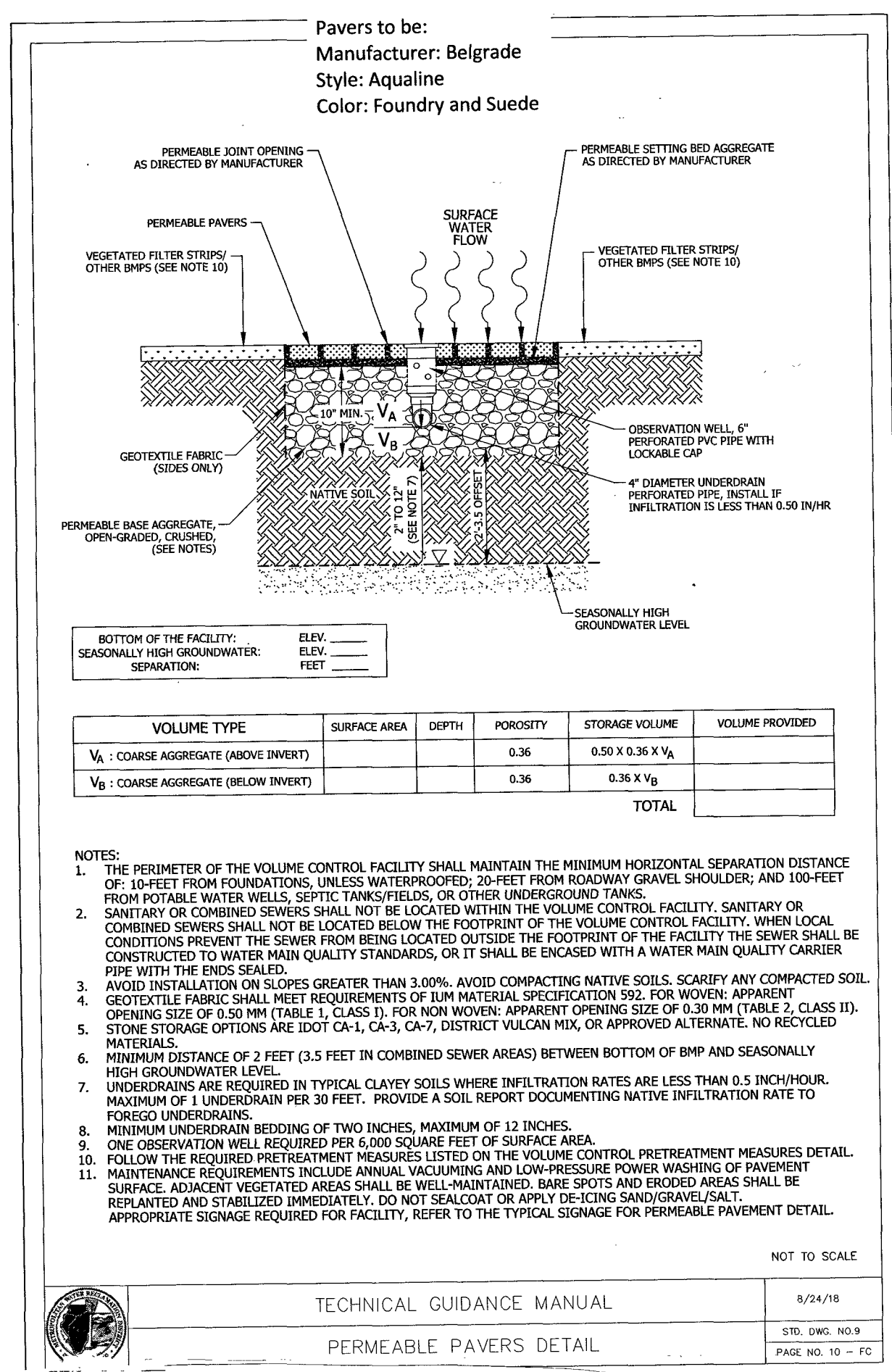
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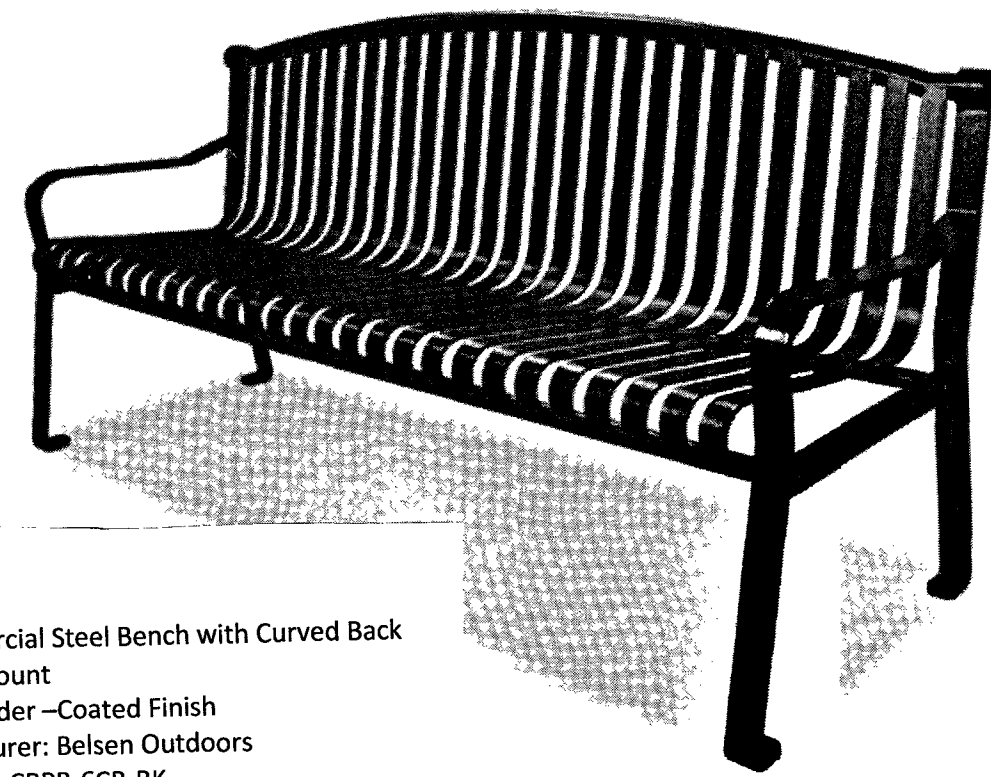
DETAILS AND PLANT LISTS

HAMPTON INN ORLAND PARK, IL

HAWKEYE HOTELS
 160 SOUTHGATE AVE., SUITE A
 IOWA CITY, IOWA 52240

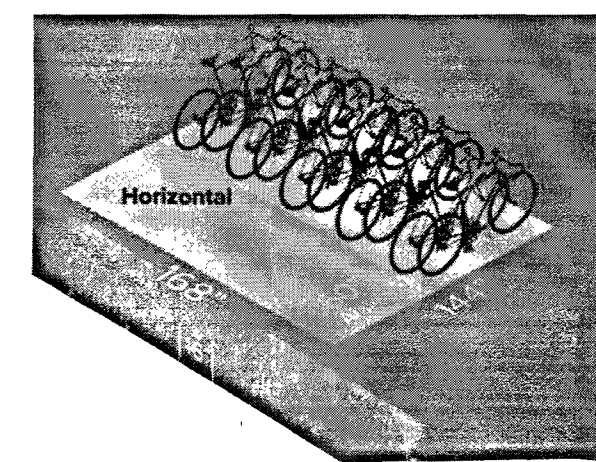


L-3. D - Paver Detail



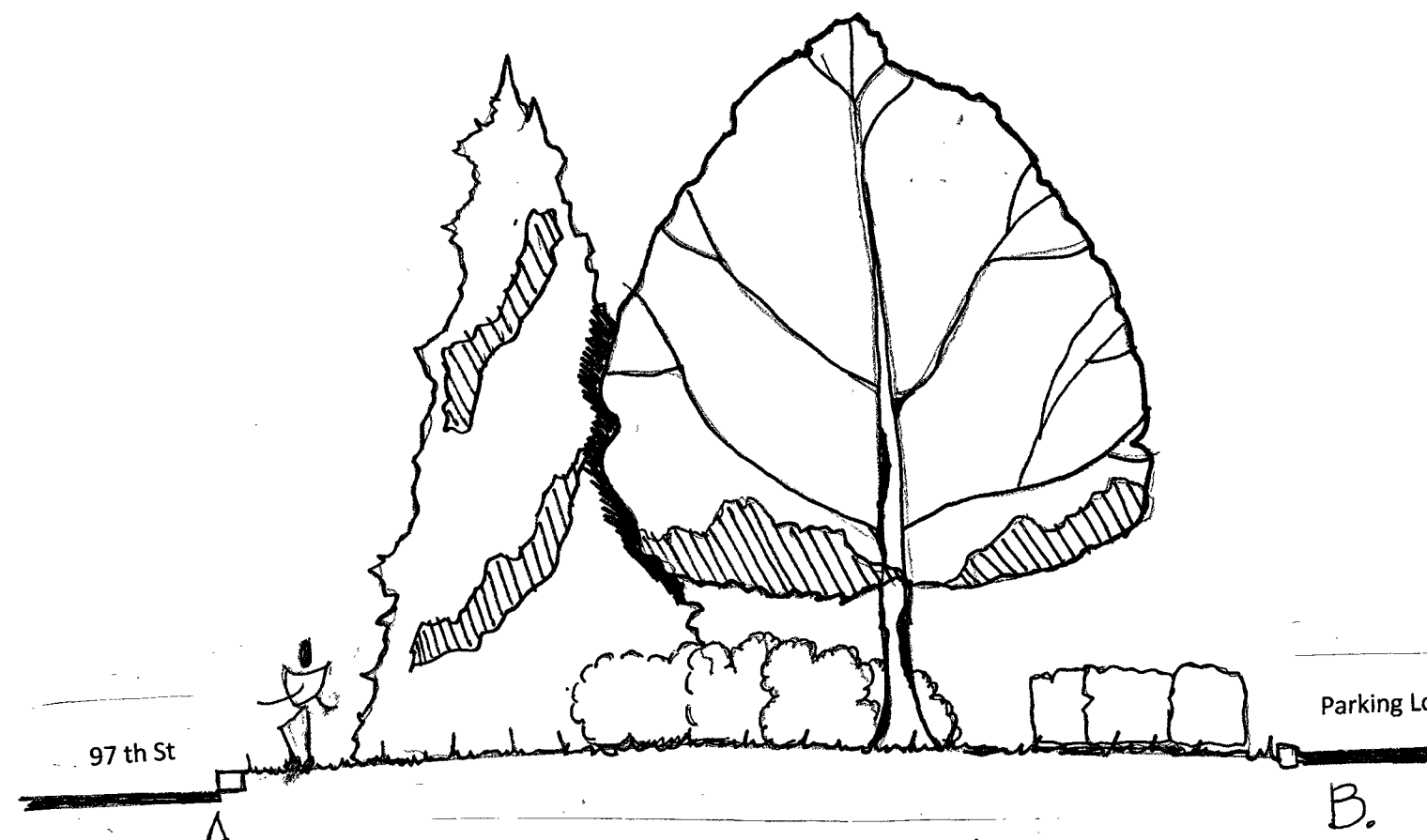
6' Commercial Steel Bench with Curved Back
 Surface Mount
 Black Powder-Coated Finish
 Manufacturer: Belsen Outdoors
 Model No: CBPB-6CB-BK

L-3. E - Bench



2 rows of 10
 Surface Mounted
 Manufacturer: Streetscapes

L-3. G - Bike Rack



Petitioner seeks approval to plant evergreens in right of way of 97 th St., as there are no future plans for a public walk. The evergreen trees are located in the buffer zone where no evergreen screen or minimal screening is existing.

L-3. F - Elevation A

Scale 1"=10'-0"

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ALLIED NURSERY

JOLIET, IL

3197 S. CHICAGO ST.

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DETAILS

ELEVATION

HAMPTON INN
 ORLAND PARK, IL

HAWKEYE HOTELS

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 IOWA CITY, IOWA 52240