CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

LANDSCAPE CALCULATIONS:

Developed Site Area: 36,172 SF

Landscape Area: 20,918 SF (72.9%)

No Internal Parking Islands Within Parking Stalls

La Grange Road Parkway Trees: 126 LF

Requirement: 1- Shade Tree/40 LF

Calculation: 3- Shade Trees

Provided: 0- Shade Trees (Variance Requested Due To IDOT Restrictions)

La Grange Road Landscape Corridor: 96 LF (minus Drives)

Requirement: 2- Trees + 2 Evergreen or Ornamental Trees/100 LF

Calculation: 2- Shade Trees + 2- Evergreen or Ornamental Trees

Provided: 2- Shade Trees + 2- Evergreen or Ornamental Trees

West Property Line Perimeter: 160 LF

Requirement: 3- Shade Trees + 1- Evergreen or Ornamental Tree + 16- *Shrubs /100 LF

Calculation: 5- Shade Trees + 2- Evergreen or Ornamental Tree + 26- *Shrubs

Provided: 5- Shade Trees + 2- Evergreen or Ornamental Tree + 26- *Shrubs
Note: Includes Three(3) Existing Trees At The West End To Be Preserved

North Property Line Perimeter: 312 LF

Requirement: 3- Shade Trees + 1- Evergreen or Ornamental Tree + 16- *Shrubs /100 LF

Calculation: 9- Shade Trees + 3- Evergreen or Ornamental Tree + 50- Shrubs

Provided: 8- Shade Trees + 3- Evergreen or Ornamental Tree + 42- Shrubs

South Property Line Perimeter: 312 LF

Requirement: 3- Shade Trees + 1- Evergreen or Ornamental Tree + 16- *Shrubs /100 LF

Calculation: 9- Shade Trees + 3- Evergreen or Ornamental Tree + 50- *Shrubs

Provided: 9- Shade Trees + 3- Evergreen or Ornamental Tree + 42- *Shrubs
Note: Includes Eight (8) Existing Trees At The West End To Be Preserved

Interior Lot Landscaping: 36,172 SF Developed Lot

Requirement: 1- Shade Tree/10,000 SF

Calculation: 4- Shade Trees

Provided: 4- Shade Trees

Detention Basin Landscaping: 225 LF at H.W.L.

Requirement: 1- Shade Tree/100 LF + 1- Ornamental Tree/200 LF + 3- Shrubs/50 LF

Calculation: 3- Shade Trees + 2- Ornamental Trees + 14- Shrubs

Provided: 3- Shade Trees + 2- Ornamental Trees + 14- Shrubs

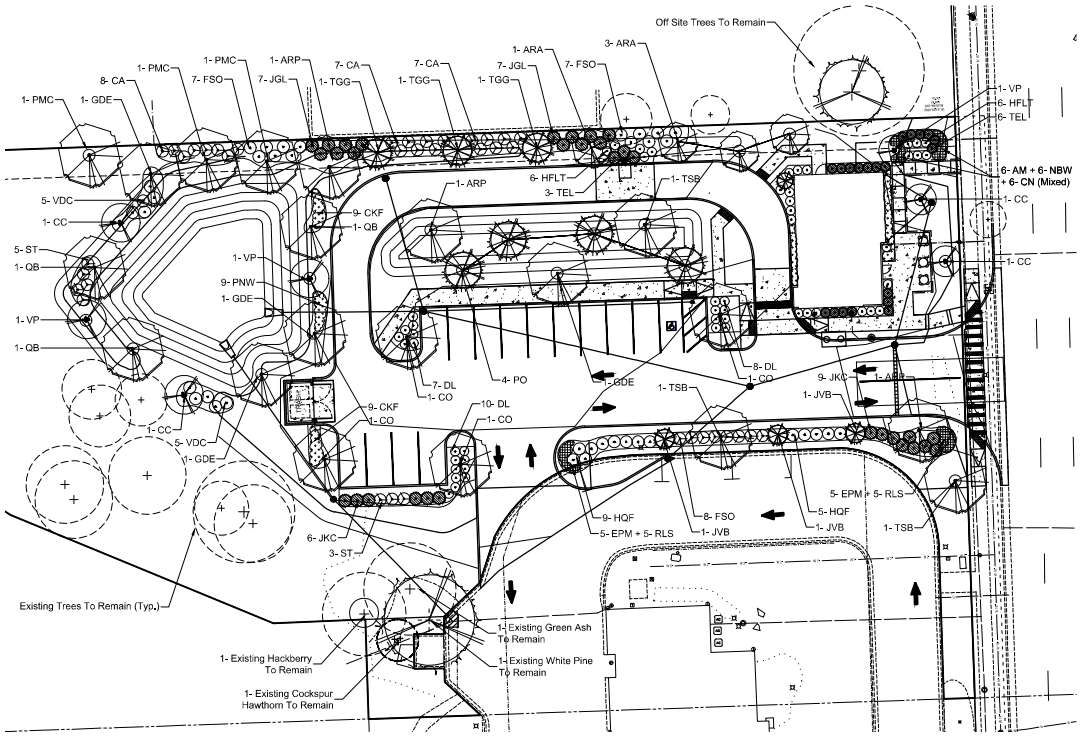
Building Foundation Landscaping: 156 LF of Foundation

Requirement: 1- Ornamental Tree + 16- Shrubs or Ornamental Grasses/100 LF of Foundation

Calculation: 2- Ornamental Trees + 32- Shrubs

Provided: 2- Ornamental Trees + 37- *Shrubs

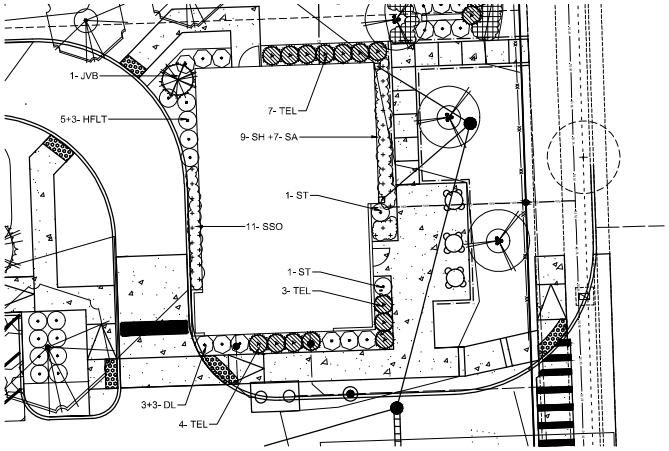
*NOTE: SHRUBS INCLUDES SHRUBS, PERENNIALS & ORNAMENTAL GRASSES



OVERALL SITE LANDSCAPE PLAN

SCALE: 1" = 20'

0 20 40



FOUNDATION LANDSCAPE PLAN

SCALE: 1" =10'

0 10 20

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
ARA	4	Acer r. 'Armstrong'	Armstrong Red Maple	2.5" BB
ARP	3	Acer r. 'Frank Jr.'	Redpoint Maple	2.5" BB
CO	4	Celtis occidentalis	Common Hackberry	2.5" BB
GDE	4	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB
PMC	3	Platanus x a. "Morton Circle'	Exclamation London Planetree	2.5" BB
QB	3	Quercus bicolor	Swamp White Oak	2.5" BB
TSB	3	Taxodium d. 'Mickelson'	Shawnee Brave Bald Cypress	2.5" BB
		DECIDUOUS SHADE TREES		
CC	4	Cercis canadensis	Eastern Redbud	6' BB
VP	3	Viburnum prunifolium	Blackhaw Viburnum	6' BB
		EVERGREEN TREES		
JVB	4	Juniperus v. 'Burkii'	Burki Juniper	6' BB
PO	4	Picea omorika	Serbian Spruce	6' BB
TGG	3	Thuja p. 'Green Giant'	Green Giant Arborvitae	6' BB
		DECIDUOUS SHRUBS & SHRUB ROSES (18"-24" Height Min.)		
CA	22	Ceanoths americanus	New Jersey Tea	#3
DL	31	Diervilla lonicera	Dwarf Bush-honeysuckle	#3
FSO	22	Forsythia 'Mindor'	Show Off Forsythia	#3
HQF	10	Hydrangea p. 'Bulk'	Quick Fire Hydrangea	#5
HLFT	20	Hydrangea p. 'SMNHPK'	Fire Light Tidbit Hydrangea	#3
ST	10	Spiraea tomentosa	Steeplebush	#3
VDC	10	Viburnum d. 'Christhom'	Blue Muffin Arrowwood Viburnum	#5
		EVERGREEN SHRUBS (18"-24" Height Min./24" Spread)		
JGL	14	Juniperus c. 'Gold Lace'	Gold Lace Juniper	#5
JKC	15	Juniperus c. 'Kallay's Compact'	Kallay's Compact Juniper	#5
TEL	23	Taxus m. 'Everlow'	Everloow Yew	#5
		ORNAMENTAL GRASS		
CKF	18	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1
PNW	9	Panicum v. 'Northwind'	Northwind Switch Grass	#1
SSO	11	Schizachyrium s. 'Standing Ovation'	Standing OvationLittle Bluestem	#1
SA	7	Seslaria autumnalis	Autumn Moor Grass	#1
SH	9	Sporobolus heterolepis	Prairie Dropseed	#1
		PERENNIALS		
AM	6	Allium 'Millenium'	Millenium Allium	#1
CN	6	Calamintha n. nepeta	Calamintha	#1
EPM	10	Echinacea 'CBG Cone 2'	Pixie Meadowbrite Coneflower	#1
NBW	6	Nepeta 'Blue Wonder'	Blue Wonder Catmint	#1
RLS	10	Rudbeckia f. 'Viette's Little Suzy'	Little Suzy Black-Eyed Susan	#1

MATERIALS & LABOR LIST

17 Each	Deciduous Shade Trees @ 2.5"	Tree Removal Mitigation & Parking Island Tree
6 Each	Evergreen Trees @ 6'	Tree Removal Mitigation
50 CY	Mulch	Shredded Hardwood Bark
50 CY	Mulch	Compost (Yard Waste or Mushroom)
1,600 SY	IDOT CLASS 1 Seed Mix w/ S75 Straw Blanket (By North American Green) (Approximate- Final based onactual construction disturbance)	
200 SY	Lo Pro Wet Mesic Seed Mix (By Genesis Nursery, Tampico, IL) w/ S75 Straw Blanket (By North American Green) (Approximate- Final based onactual construction disturbance)	
200 SY	Sedge Ghetto TNG Seed Mix (By Genesis Nursery, Tampico, IL) w/ SC150 Blanket (By North American Green) (Approximate- Final based onactual construction disturbance)	

*NOTE: This stated quantity of Seed & Blanket reflects an approximate quantity. Actual square yards will be based on limits of construction disturbance.

THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE. HOWEVER ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS SPECIFIED ON THE LANDSCAPE PLAN.

Notes:

1. See Sheets L-2 for Seed & Blanket Plan, General Notes and Planting Deetails

2. See Sheet L-3 & L-4 for Landscape Specifications

3. See Tree Preservation Plan Prepared By ERA.

4. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set

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SCALE AS SHWON

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REVISIONS

3	• Per Orland Park Review	2026-07-14
2	• Per Site Plan/Engineering	2026-06-01
1	• Per Orland Park Review #1	2026-03-10

DUNKIN DONUTS

16250 S. LaGrange Road
Orland Park, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157-000117
LANDSCAPE ARCHITECT
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

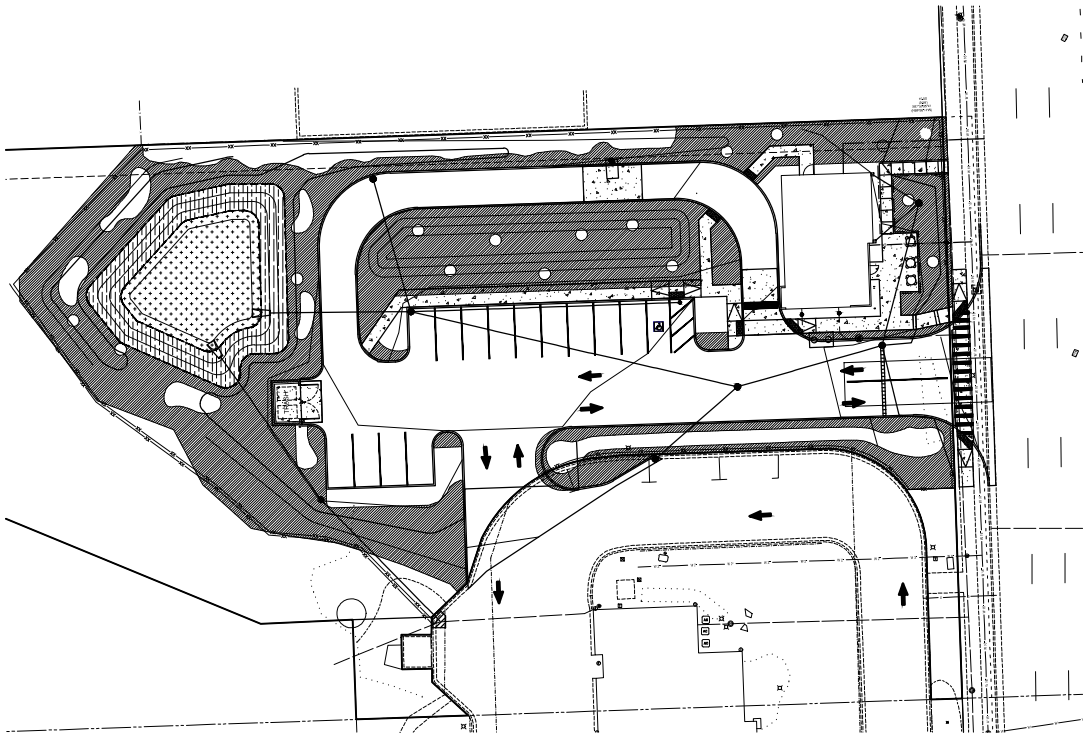
LANDSCAPE PLAN

DATE: 2025-12-23
SCALE: As Shown
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-1

PROJECT NO.: 3425 - 2488

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



LEGEND:

- TURF SEED & STRAW BLANKET
- SEDGE GHETTO TNG SEED MIX & STRAW/COCONUT BLANKET
- LO PRO WET MESIC PRAIRIE SEED MIX & STRAW BLANKET

Notes:

1. See Sheets L-1 for Overall Site Landscape Plan, Foundation Landscape Plan, Plant & Materials List and Landscape Calculations
2. See Sheet L-3 & L-4 for Landscape Specifications
3. See Tree Preservation Plan By ERA.
4. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

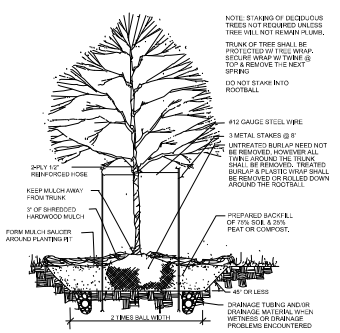
Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

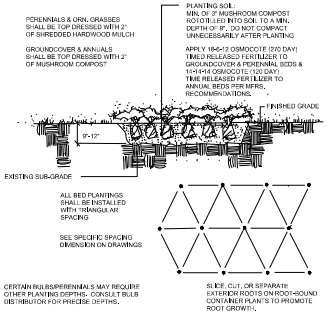
All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



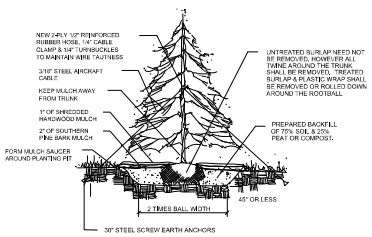
DECIDUOUS TREE

NTS



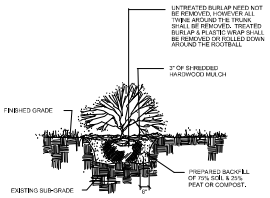
BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS



EVERGREEN TREE

NTS



SHRUBS

NTS

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SCALE 1" = 20'

0 20 40

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REVISIONS

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2 - Per Site Plan/Engineering	2026-06-01
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DUNKIN DONUTS

16250 S. LaGrange Road
Orland Park, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157-000117
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

SEED & BLANKET PLAN, DETAILS/ GENERAL NOTES

DATE: 2025-12-23
SCALE: 1" = 20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-1

PROJECT NO.: 3425 - 2488

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.H. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in normal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and ballapping of plants on the plant list shall follow the Code of Standards (Z60, latest current edition) of the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with crooked dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-bag, heeled-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and ballapped plants shall be shaded from the sun, have their ball set off the ground and heeled in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.5.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH

Mulch shall consist of the following:

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processed locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

Additionally, all compost materials shall meet the following:
1. 35-65% minimum organic matter
2. soluble salts under 5 (ohm minimum (under 2 ds/m best)
3. Moisture content = 35-55%
4. pH range 6.1-8.4
5. Nitrogen = >0.8

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-5-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (8-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stockpiled. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a "walk inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interest or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with IDOT Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-6-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%
2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
10% ..... CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F., for mechanical seeding)

2. SALT TOLERANT MIX (if specified)
40% ..... 'FULTE' ALKALI GRASS (PUCCINELLIA DISTANS)
30% ..... CREEPING RED FESCUE
20% ..... KENTUCKY BLUEGRASS
10% ..... PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F., for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky Bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-2839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fulte' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site source of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a sealed price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All seeding of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all **newly seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed sod immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (If any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

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REVISIONS

3 - Per Orland Park Review	2026-07-14
2 - Per Site Plan/Engineering	2026-06-01
1 - Per Orland Park Review #1	2026-03-10

DUNKIN DONUTS

16250 S. LaGrange Road
Orland Park, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157-000117
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE SPECIFICATIONS

DATE: 2025-12-23
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-3

PROJECT NO.: 3425 - 2488

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

PRAIRIE SEEDING

- Basic Prairie Seed Mix
- Wet/Mesic Prairie Seed Mix
- Low-Profile Prairie Seed Mix

Seed Bed Preparation

1. The Contractor shall remove stones, roots and sticks prior to seedbed preparation activities and kill any existing vegetation. All debris shall be disposed of off-site.

2. The Contractor shall prepare the seedbed with a unique rack or harrow to create a smooth level seedbed. The seedbed preparation activities shall reduce clod size to a minimum diameter of 2-inches and eliminate rivulets, gullies, crusting and caking. Working wet soils shall not be conducted. Following these seedbed preparation activities, the ground surface shall have minimum compaction, be smooth and level, and be free of debris to promote good seed to soil contact.

Seeding Specifications

1. The Contractor shall furnish, transport, and install all seed mixes in the areas specified on the Landscape Plan

2. Prairie seeding activities shall be performed after the seedbed has been properly prepared. Spring seeding shall occur between April 15 and June 15. Fall dormant seeding shall be conducted no earlier than November 1 and after the first frost and until the depth exceeds 1 inch.

3. The Contractor shall notify the Owner and/or the Owner's Agent 24 hours prior to planting.

   a. Installation of specified seed mixtures shall be performed using a native seed drill and tractor mounted broadcast spreader. The seeding shall be conducted in the following manner with the drill installation conducted before the broadcast installation:

   i. All of the seed oats, seventy-five percent (75%) by weight of the native grasses and twenty-five (25%) by weight of the forbes shall be installed with a native seed drill. This seed shall be buried to a 1/8-inch depth.

   ii. Following drill seeding the remaining twenty-five percent (25%) and seventy-five percent (75%) of the forbes all shall be sown with a tractor mounted broadcast spreader. Additional oats can be added during the broadcast seeding if needed to improve metering of the seed mix.

4. All seed sources shall be within a 200-mile east-west radius and a 100-mile north-south radius of the site. Seeds shall be true to name and variety and have proper stratification and/or scarification to break dormancy for the appropriate planting seasons. Proof of origin shall be presented to the Owner and/or the Owner's Agent at the site prior to any seeding application. Seed mixes shall be supplied in pounds of Pure Live Seed (PLS). Purity and germination tests no older than twelve (12) months must be submitted for all seed supplied to verify quantities of bulk seed required to achieve the pounds of PLS specified. All species (grasses, sedges and forbes) will be supplied at 100% PLS. Seed not compliant with PLS requirements will be augmented with additional quantities in order to compensate for lack of viability and achieve specified amounts of PLS.

5. Installation of Wetland Seed Mix, Emergent Wetland Seed Mix and/or Stormwater Seed Mix (if specified) shall be performed with a tractor-mounted or ATV mounted broadcast spreader to ensure seed is placed on top of the ground surface (i.e. surface seeding). If the seeding area is too small or wet for a tractor (ATV), seed installation shall be hand-seeded or hydro-seeded using a hydraulic seeder. For hydro-seeding, the seed shall be installed with water only. Hydromulch shall not be mixed with the seed during the seed installation. APPROVAL from the Owner and/or the Owner's Agent is required prior to any hydraulic seeding.

6. The Contractor shall furnish seeds of specified local origin, hardy under the climate conditions at the project site, free of insects and diseases, and having the appearance of health, vigor, and habit normal for the species. Comply with applicable state and federal laws regarding inspections. All regulations applicable to the seed mix and landscape materials shall be followed.

7. The Contractor shall examine the grade, verify the elevations and water levels, observe the conditions under which work is to be performed, and notify the Owner and/or the Owner's Agent of unsatisfactory conditions. Proceeding with the work constitutes acceptance of existing conditions, including current water levels and soil conditions.

8. Seed shall not be sown during high winds or when the seedbed is not in the proper condition for seeding. Prior to starting work, calibrate all seeding equipment and adjust sow seed at the proper seeding rate. Operate equipment to ensure complete coverage of the entire area to be seeded.

9. Prior to installation, the Owner and/or Owner's Agent shall review any species substitutions and reserves the authority to deny use of any species if deemed inappropriate for the site.

10. All seed material shall be subject to inspection by the Owner and/or Owner's Agent prior to installation.

11. Contractor shall provide the Owner and/or Owner's Agent copies of all seed labels.

12. Seeding shall only occur in areas that will received the specified erosion control measures within 48 hours of seeding provided rain is not imminent. If rain is imminent, erosion control measures shall occur on the same day as seeding.

Erosion Control

1. Following seeding erosion control measures shall be completed within all newly seeded areas as shown on the Landscape Plan. If blankets are specified they shall be installed with staples following the manufacturer's specifications.

THREE-YEAR MANAGEMENT PERIOD ACTIVITIES

1. The work consists of the Contractor conducting routine ecological management activities during the three-year management and monitoring period in the naturalized planting areas as shown on the landscape plan to assist the Contractor in meeting required performance standards.

2. During the first two (2) growing seasons of the three-year period the Contractor shall high-mow the vegetation in the Prairie and/or Wet/Mesic Prairie areas several times during the growing season to ensure the vegetation does not exceed eighteen inches (18") in height. A rotary or flail type mower shall be used. During high-mowing, the vegetation shall be cut no lower than 6 to 9 inches so the native seeding are unharmed. Selective weed whipping can also be used if conditions are unfit (i.e., too wet) for a tractor, or if only small isolated areas of vegetation required cutting. In addition, cutting the inflorescence prior to seed set of many biennial species including teasel and sweet clover is an effective control method that can be utilized.

3. The Contractor shall conduct chemical and/or mechanical weed control activities in all of the naturalized seeded areas for a three-year period following planting/seeding. The Contractor shall conduct four annual weed control application periods (total of twelve (12) for the three-year period). The Contractor is responsible to achieve a 95% kill of reed canary grass, purple loosestrife, thistle and common reed and 80% kill of other problematic, nuisance species to successfully complete each of the application periods specified below.

   a. Application Period One (early spring): problematic species such as, but not limited to, reed canary grass, red/white cover, cattails.

   b. Application Period Two (late spring to mid-summer): problematic species such as, but not limited to, reed canary grass, while/yellow sweet cover, cattails, wild carrot, purple loosestrife and common reed.

   c. Application Period Three (mid to late summer): problematic species such as, but not limited to, reed canary grass, ragweed, cattails, purple loosestrife and common reed.

   d. Application Period Four (late summer to early fall): problematic species such as, but not limited to, reed canary grass, red/white cover, common reed.

4. Natural regeneration of cattails in the stormwater management facilities will likely occur following construction. As required by these planting specifications pre-planting weed control will be conducted if any problematic species are present. As for cattails, hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Aggressive cattail control will be required after planting throughout the three-year management period to ensure plant establishment. After planting the hand-wick application method to control cattails shall be required.

5. If permitted, the Contractor shall conduct a prescribed burn in the prairie areas during the third growing season. The Contractor shall obtain all the required burn permits from the Illinois Environmental Protection Agency, City or Village, and local fire protect district and prepare all necessary documents required for the permit including a Burn Plan.

6. If planted, the Contractor shall irrigate all plant plugs as needed to achieve the survivorship requirements.

7. If installed, the Contractor shall remove and dispose of all planting enclosures during the second year of the management period.

8. Payments: The portion of the cost allocated for the three (3) year maintenance program will be released seasonally over the three (3) year period only if the Contractor provides an annual cost breakdown for the three (3) year period. Annual releases under this scenario will be as follows:

Period	*Release Date*
1st (full) growing season	45 days subsequent to receiving the required annual report
2nd growing season	45 days subsequent to receiving the required annual report
3rd growing season	45 days subsequent to performing the required burn

INSPECTION & REPORT

1. The Contractor or Subcontractor responsible for the maintenance shall conduct an annual inspection and written report at the end of each growing season for the duration of the maintenance period to the Owner. The report shall summarize the findings of the inspection with respect to the coverage and development of the permanent plantings including a list of species identified and a program for any required remedial action regarding weed control, erosion, etc. This report shall be submitted to the Owner by December 31st of each year.

2. The naturalized stormwater basins and/or other natural areas installed by the Contractor will be monitored and managed annually for three years by the Contractor to ensure successful plantings. Data collection will be conducted utilizing meander survey methodology. The meander survey will identify species encountered, dominate species within each plant community, and identify areas that require management. Success of the planted areas will be evaluated based on the following performance criteria.

PERFORMANCE CRITERIA

1. Within three (3) months of seed installation, at least 90% of the seeded area, as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be maintained throughout and at the end of the three-year maintenance period for these areas. This standard does not apply to wetland plug areas (if planted).

2. At the end of the second growing season, a minimum of 75% vegetative coverage in the wetland plug area(s) shall be achieved and maintained throughout the end of the three-year maintenance period (if planted).

3. The stormwater management facilities shall not contain any rills greater than four inches (4") deep throughout and at the end of the three-year maintenance period.

4. At the end of the second and third growing seasons, no area greater than 1.0 square meters on slope areas shall be devoid of vegetation.

5. At the end of the second growing season, 30% seed mix presence for the prairie seed mix areas shall be achieved. At the end of the third growing season 50% seed mix presence for the prairie seed mixes shall be achieved.

6. At the end of the third growing season, the top three dominate species based on aerial coverage shall NOT be non-native species, cattail or reed grass

7. Relative coverage (determined by ocular estimation) of cattail shall be less than 10% throughout, and at the end of the three-year maintenance period.

8. Relative coverage (determined by ocular estimation) of common reed, reed canary grass, and loosestrife in aggregate shall be less than 5% throughout, and at the end of the three-year maintenance period.

9. Relative coverage (determined by ocular estimation) of thistle and teasel shall be less than 5% throughout, and at the end of the three-year maintenance period.

10. Plugs (if planted) must achieve 90% survivorship one (1) year from plant installation.

The Contractor shall water plant plugs (if planted) as needed in order to meet the performance criteria. The cost to irrigate is incidental to the contract and shall be included in the Contractor's bid price. The Contractor shall also perform vegetative management for three years following planting as specified under the section "Three-year Monitoring and Reporting Activities' to assist with meeting the Contractor Performance Criteria. If performance criteria are not achieved, Contractor is responsible to conduct additional activities, which may include supplemental seeding, supplemental planting and additional years of vegetation management to rectify areas at no additional cost to the Owner to achieve performance.

LONG-TERM MANAGEMENT ACTIVITIES (BY OTHERS)

a. Following competition of the initial Three-year maintenance program the following Long-term maintenance shall be performed on a regular basis:

b. Prescribed burning will be performed every one to three years for established native prairie plantings and naturalized detention basins. Burning requires a permit from the Illinois EPA and notification of the local fire district and the Village of Frankfurt.

c. Late fall or early winter mowing to a height of six to twelve inches (6"-12"), with the removal of hay and debris, will be performed in alternate years where burning is not practical or conditions are not conductive to burning.

d. Applications of herbicide to control invasive will be required if burning or mowing does not control or eliminate said problematic or nuisance species. Those species shall include, but not limited to, reed canary grass, purple loosestrife, cattail, thistle and common reed. All herbicide applications shall be performed by a certified and licensed applicator. Herbicides shall be non-toxic to animals and aquatic life and will be applied in an appropriate manner to prevent the killing of desirable native species.

Lo Pro Wet Mesic Prairie with Flowers Mix *
Genesis Nursery, Inc. Tampico, IL *
Illinois Permit #3669 *
PLS where applicable *
14-Jul-2026 *

A short grass, sedge, rush, and forb mix for rich moist soils with a few taller forbs for vertical accents. Best diversity when dormant seeded. *

Species	Common Name	lb/ac	% PLS
Asclepias spp	Milkweed Species	0.125	91.21%
Boltonia asteroides	False Aster	0.031	84.20%
Carex annectens xanthocarpa	Yellow-fruited Sedge	0.063	96.95%
Carex Bicknellii	Bicknells Sedge	0.125	90.07%
Carex molesta	Field Oval Sedge	0.250	96.44%
Carex normalis	Normal Sedge	0.015	88.38%
Carex shortiana	Short's Sedge	0.125	95.91%
Carex vulpinoidea	Fox Sedge	0.250	95.57%
Chamaecrista fasciculata (Cassia f)	Partridge Pea	0.188	72.91%
Dalea purarea (Petalostemum p)	Purple Prairie Clover	0.250	86.80%
Eleocharis acicularis	Needle Spike Rush	0.125	89.75%
Elymus canadensis	Canada Rye	1.000	94.34%
Elymus virginicus	Virginia Rye	1.000	94.53%
Eupatorium perfoliatum	Thoroughwort	0.015	85.16%
Glyceria striata	Fowl Manna Grass	0.063	90.83%
Hypericum ascyron (Hypramidatum)	Great Johnswort	0.125	87.24%
Iris virginica	Blue Flag	0.125	98.38%
Juncus tenuis	Path Rush	0.031	95.61%
Juncus torreyi	Torreys Rush	0.031	90.73%
Leersia oryzoides	Rice Cut Grass	0.031	94.37%
Liatris pycnostachya	Prairie Blazingstar	0.313	87.46%
Liatris spicata	Spike Blazingstar	0.188	98.57%
Lobelia siphilitica	Great Blue Lobelia	0.031	96.29%
Mimulus ringens	Monkey Flower	0.031	93.74%
Monarda fistulosa	Bergamont	0.016	92.71%
Oligoneuron riddellii (Solidago r)	Riddells Goldenrod	0.125	82.82%
Oligoneuron rigidum (Solidago r)	Stiff Goldenrod	0.125	44.41%
Panicum virgatum	Switch Grass	0.031	97.88%
Parthenium integrifolium	Wild Quinine	0.125	83.67%
Physostegia virginiana	False Dragonhead	0.063	98.10%
Poa palustris	Marsh Bluegrass	0.063	95.10%
Pycnanthemum virginianum	Common Mt Mint	0.063	95.31%
Ratibida pinnata	Yellow Coneflower	0.250	94.89%
Rudbeckia hirta	Blackeyed Susan	0.250	97.98%
Schizachyrium scoparium (Andropogon s)	Little Bluestem	2.000	66.96%
Silphium laciniatum	Compass Plant	0.188	78.96%
Silphium perfoliatum	Cup Plant	0.125	87.60%
Spartina pectinata	Cord Grass	0.250	74.50%
Sporobolus heterolepis	Prairie Dropseed	0.500	85.57%
Symphyotrichum laeve (Aster l)	Smooth Blue Aster	0.063	98.38%
Symphyotrichum novae-angliae (Aster n)	New England Aster	0.063	94.74%
Verbena hastata	Blue Vervain	0.500	95.91%
Vernonia fasciculata	Common Ironweed	0.125	97.44%
Veronicastrum virginicum	Culvers Physic	0.031	81.77%
Zizia aurea	Golden Alexander	0.125	94.43%
v123112	*	*	*
total	*	9.610	**89.66%**
permanent matrix	*	9.610	**Average % PLS**

Sedge Ghetto TNG *
Genesis Nursery, Inc. Tampico, IL *
Illinois Permit #3669 *
PLS where applicable *
14-Jul-2026 *

A new and improved version of the original "beater wetland", native grasses, sedges, rushes, and forbs adapted to fluctuating, dirty water urban wetland mitigations, and other urban hydrologies. Best dormant seeded, but plant as *

Species	**Common Name**	lb/ac	% PLS
Agrostis stolonifera (Aalba palustris)	Bent Grass	5.000	98.15%
Alisma subcordatum	Common Water Plantain	0.750	98.92%
Ammannia robusta	Scarlet Loosestrife	0.015	85.05%
Amorpha fruticosa	Indigo Bush	0.031	64.64%
Asclepias incarnata	Swamp Milkweed	0.250	91.21%
Bidens cernua	Nodding Burmarigold	0.094	88.92%
Bidens frondosa	Common Beggarstick	0.031	70.90%
Boltonia asteroides	False Aster	0.188	84.20%
Bulboschoenus fluviatilis (Scirpus f)	River Bulrush	0.125	98.96%
Carex Bebbii	Bebbs Sedge	0.500	91.36%
Carex lupulliformis	Knobbed Hop Sedge	0.063	97.85%
Carex scoparia	Pointed Broom Sedge	0.250	78.17%
Carex stipata	Awlfruited Sedge	0.125	94.79%
Carex vulpinoidea	Fox Sedge	1.000	95.57%
Echinochloa crusgalli	Barnyard Grass	0.500	98.93%
Eleocharis obtusa	Blunt Spikerush	0.063	94.98%
Elymus virginicus	Virginia Rye	2.000	94.53%
Eutrochium maculatum (Eupatorium m)	Spotted Joepyeweed	0.125	55.09%
Glyceria striata	Fowl Manna Grass	0.125	90.83%
Helenium autumnale	Sneezeweed	0.063	90.28%
Juncus spp	Rush Species	0.063	82.88%
Leersia oryzoides	Rice Cut Grass	0.094	94.37%
Mimulus ringens	Monkey Flower	0.031	93.74%
Pentharum sedoides	Ditch Stonecrop	0.001	66.10%
Rudbeckia triloba	Browneyed Susan	0.125	97.83%
Sagittaria latifolia	Duck Potato	0.063	91.24%
Schoenoplectus tabernaemontani (Scirpus validus)	Great Bulrush	0.125	85.85%
Scirpus atrovirens	Dark Green Rush	1.250	97.28%
Scirpus pendulus	Red Bulrush	0.031	81.42%
Silphium perfoliatum	Cup Plant	0.063	87.60%
Symphyotrichum lanceolatum (Aster simplex)	Panicled Aster	0.063	84.31%
Symphyotrichum novae-angliae (Aster n)	New England Aster	0.125	94.74%
Verbena hastata	Blue Vervain	0.500	95.91%
Vernonia fasciculata	Common Ironweed	0.063	97.44%
v120512	*	*	*
total	*	13.892	**88.65%**
			Average % PLS

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REVISIONS

3 - Per Orland Park Review	2026-07-14
2 - Per Site Plan/Engineering	2026-06-01
1 - Per Orland Park Review #1	2026-03-10

DUNKIN DONUTS

16250 S. LaGrange Road
Orland Park, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157-000117
LICENSED LANDSCAPE ARCHITECT
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

NATIVE PLANTING SPECIFICATIONS

DATE: 2025-12-23
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-4

PROJECT NO.: 3425 - 2488