

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/distorted leaders, bark abrasion, sunscald, 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.

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.

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.

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.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch. Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

All shrub beds shall be mulched in their entirety. Edge of shrub bed shall be a minimum of 24" from the base of the plant.

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.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFM	3	Acer f. 'Mormo'	Mormo Freeman Maple	2.5" BB
AMM	5	Acer m. 'Morton'	State Street Maple	2.5" BB
CC	2	Carpinus caroliniana	American Hornbeam	2.5" BB
GTS	5	Gleditsia t. 'Skyline'	Skyline Honeylocust	2.5" BB
PCAB	3	Pyrus c. 'Autumn Blaze'	Autumn Blaze Callery Pear	2.5" BB
PCC	6	Pyrus c. 'Glen's Form'	Chanticleer Callery Pear	2.5" BB
QI	2	Quercus imbricaria	Shingle Oak	2.5" BB
QRL	5	Quercus r. 'Long'	Regal Prince English Oak	2.5" BB
TCG	4	Tilia c. 'Glenleven'	Glenleven Littleleaf Linden	2.5" BB
UF	7	Ulmus 'Frontier'	Frontier Elm	2.5" BB
EVERGREEN TREES				
TOT	3	Thuja o. 'Techney'	Techney Arborvitae	6" BB
DECIDUOUS ORNAMENTAL TREES				
CCI	4	Crataegus c. inermis	Thornless Cockspur Hawthorn	6" BBcl.
MS	1	Magnolia l. 'Leonard Messel'	Leonard Messel Magnolia	6" BBcl.
MRJ	2	Malus 'Red Jewel'	Red Jewel Crabapple	6" BBcl.
MPF	2	Malus 'Prairie Fire'	Prairie Fire Crabapple	6" BBcl.
SBG	1	Syringa p. 'Zhing Zhiming'	Peking Gold Tree Lilac	6" BBcl.
VP	3	Viburnum prunifolium	Blackhaw Viburnum	6" BBcl.
DECIDUOUS SHRUBS & SHRUB ROSES				
CR	17	Cornus racemosa	Grey Dogwood	3" BB
DSB	28	Diervilla s. 'Butterfly'	Butterfly Bush Honeysuckle	#5
HLL	7	Hydrangea p. 'Jane'	Little Lime Hydrangea	#5
HPL	1	Hydrangea p. 'Limelight'	Limelight Hydrangea	#5
HVS	3	Hydrangea p. 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	#5
RCL	30	Rhus a 'Gro-Low'	Gro-Low Sumac	#5
RDK	12	Rosa 'Radtko'	Double Knockout Shrub Rose	#3
SBT	18	Spiraea betulifolia 'Tor'	Birchleaf Spirea	#5
VBM	2	Viburnum d. 'Christom'	Blue Muffin Arrowwood Viburnum	30"/#5
VD	15	Viburnum dentatum	Arrowwood Viburnum	3" BB
WWR	14	Weigela f. 'Alexandra'	Wine & Roses Weigela	#5
EVERGREEN SHRUBS				
JKC	47	Juniperus c. 'Kalleys's'	Kalleys Compact Juniper	24"/#5
JHH	9	Juniperus h. 'Hughes'	Hughes Juniper	24"/#5
JCSV	14	Juniperus c. sargent 'Vridis'	Green Sargent Juniper	24"/#5
TMD	6	Taxus m. 'Densiformis'	Dense Yew	24"/#5
TON	6	Thuja o. 'Nigra'	Dark Green Arborvitae	3" BB
ORNAMENTAL GRASS				
CKF	17	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
DPF	18	Deschampsia c. 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass	#1
SH	29	Sporobolus heterolepis	Prairie Dropseed	#1
PERENNIALS				
AMS	12	Achillea m. 'Saucy Seduction'	Saucy Seduction Yarrow	#1
CVZ	6	Coreopsis v. 'Zagreb'	Zagreb Coreopsis	#1
EPM	11	Echinacea x. 'CBG Cone 2'	Pixie Meadowbrite Coneflower	#1
GER	11	Geranium 'Gerwat'	Rozanne Geranium	#1
HCA	42	Hemerocallis 'Chicago Apache'	Chicago Apache Daylily	#1
HGB	42	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1
HMR	11	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	#1
HAM	3	Hosta 'August Moon'	August Moon Hosta	#1
HGS	5	Hosta 'Gold Standard'	Gold Standard Hosta	#1
HRS	9	Hosta 'Regal Splendor'	Regal Splendor Hosta	#1
NJW	47	Nepeta f. 'Novanepjun'	Junior Walker Catmint	#1
RVLS	14	Rudbeckia h. 'Vette's Little Suzy'	Little Suzy Black-eyed Susan	#1
SAJ	7	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1
GROUNDCOVERS & VINES				
SI	3	Sedum 'Immergruenchen'	Little Evergreen Sedum	24 flats

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
90 SF	3/4" American Heritage over Fabric (2.5" Depth)	
1598 SY	Sod	Kentucky Bluegrass Blend (mineral base)
46 CY	Mulch	Shredded Hardwood Bark
7 CY	Mulch	Compost (Yard Waste or Mushroom)

PLANT CALCULATIONS:

LANDSCAPE CORRIDORS

Harlem Avenue - Type 'Arterial' - Length = 270'
 Requirement: 4 Shade Trees & 2 Ornamental/Evergreen Trees per 100'
 270 divided by 100 = 2.7
 Requirement: 3 Shade Trees & 1 Ornamental/Evergreen Trees per 100'
 Shade Trees: 2.7 x 4 = 10.8 or 11 req. trees
 Trees Provided = 11 (10 new & 1 Existing)
 Ornamental/Evergreen Trees: 2.7 x 2 = 5.4 or 6 req. trees
 Trees Provided = 6

156th Street - Type 'Typical' - Length = 200' less 55' (curb cuts) = 145'
 Requirement: 3 Shade Trees & 1 Ornamental/Evergreen Trees per 100'
 145 divided by 100 = 1.5
 Shade Trees: 1.5 x 3 = 4.5 or 5 req. trees
 Trees Provided = 5 (4 new & 1 Existing)
 Ornamental/Evergreen Trees: 1.5 x 1 = 1.5 or 2 req. trees
 Trees Provided = 2

71st Court - Type 'Typical' - Length = 270 less 24' (curb cut) = 246'
 Requirement: 3 Shade Trees & 1 Ornamental/Evergreen Trees per 100'
 246 divided by 100 = 2.5
 Shade Trees: 2.5 x 3 = 7.5 or 8 req. trees
 Trees Provided = 8
 Ornamental/Evergreen Trees: 2.5 x 1 = 2.5 or 3 req. trees
 Trees Provided = 3 (2 Ornamental & 1 Evergreen)

LANDSCAPE BUFFERYARD

North Bufferyard: Adjoining Non-Residential - Buffer Type '1' - Length = 200'
 Requirement: 4 Shade Trees & 2 Ornamental/Evergreen Trees per 100'
 200 divided by 100 = 2.0
 Shade Trees: 2.0 x 3 = 6 req. trees
 Trees Provided = 6 (5 new & 1 Existing)
 Ornamental/Evergreen Trees: 2.0 x 1 = 2 req. trees
 Trees Provided = 2 Evergreens

FOUNDATION LANDSCAPE - Length = 344'
 Requirement: On average - 1 Ornamental Tree and 16 Shrubs or Ornamental Grasses per 100' of building face
 344 divided by 100 = 3.4
 Ornamental Tree: 3.4 x 1 = 3.4 or 4 req. trees
 Trees Provided = 3
 Shrubs or Ornamental Grasses: 3.4 x 16 = 54.4 or 55
 Provided: 50 Shrubs & 20 Ornamental Grasses

INTERIOR LOT LANDSCAPING

Requirement 1 tree per 10,000 S.F. of lot area
 Lot Area = 54,000 S.F.
 54,000 divided by 10,000 = 5.4 or 6 req. trees
 Trees Provided = 37 (34 new & 3 existing)

PARKING LOT AREA LANDSCAPE

Perimeter Screening:
 Requirement: Min. 10' wide with 75% coverage

Harlem Avenue: 193'
 193 x 75 = 144.75 or 145'
 Plant Spacing = 4' o.c.
 145 divided by 4 = 36.25 or 37 req. shrubs
 Shrubs Provided = 37

71st Court: 109'
 109 x 75 = 81.75 or 82'
 Plant Spacing = 4' o.c.
 82 divided by 4 = 20.5 or 21 req. shrubs
 Shrubs Provided = 21

Parking Lot Islands:
 Requirement: One (1) parking lot island per 10 parking spaces with one (1) shade tree per parking lot island and 60% of the island shall include plant material other than turf grass.

Total parking spaces = 58
 58 divided by 10 = 5.8 or 6 req. trees
 Trees Provided = 6

Total parking lot island area = 2,414.6 S.F.
 2,414.6 x .60 = 1,448.76 S.F. of planting area
 Planting Area Provided = 1,449 S.F.

PARKWAY TREES:

Requirement: 1 Tree per 40 LF

Harlem Avenue: 270'
 270 divided by 40 = 6.75 or 7 req. trees
 Trees Provided = 7

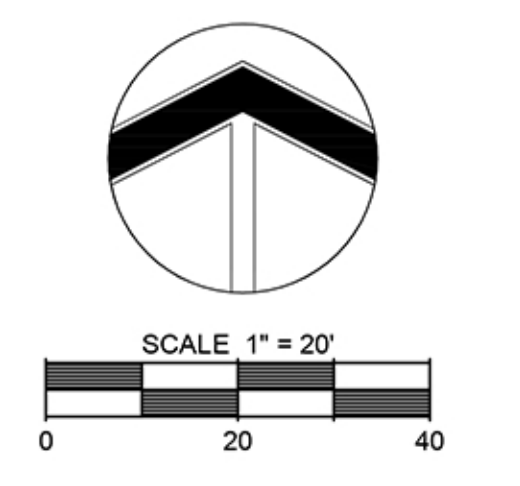
156th Street: 200'
 200 divided by 40 = 5 req. trees
 Trees Provided = 2

71st Court: 270'
 Parkway width 3.5'
 No room for parkway plantings

BOARD APPROVED

Case No: 2017-0033 (2015-0267)
 Date: 02/06/2017
 W/Conditions:
 W/Out Conditions: X

VILLAGE OF ORLAND PARK



REVISIONS

NO.	DESCRIPTION

DUNKIN' DONUTS
 15615 S. Harlem Avenue
 Orland Park, Illinois

IRG Ives/Ryan Group, Inc.
 324 EISENHOWER LANE N.
 COMBARD, IL 60148
 PHONE: 630.717.0726

Landscape Architecture
 Park & Recreation Design
 Site & Community Planning
 www.ivesryangroup.com

LANDSCAPE PLAN

PROJECT NO.: JOB NO.:
L2616 8907A

DATE: 11/22/16
 SCALE: 1"=20'
 PLANNER: RM
 DRAWN BY: RM
 CHECKED: _____

SHEET L-1