

LANDSCAPE PLAN FOR:

BMW of ORLAND PARK

PARKING LOT EXPANSION

Site Location Map



SHEET INDEX

SHEET	DESCRIPTION
CS	COVER SHEET
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
TP-1	TREE PRESERVATION PLAN

Owner:
Zeigler Auto Group

Engineer:
Joseph A. Schudt & Associates
9455 Enterprise Dr.
Mokena, IL 60448
708.720.1000

Landscape Architect:
Metz & Company
826 E. Maple Street
Lombard, IL 60148
630.561.3903

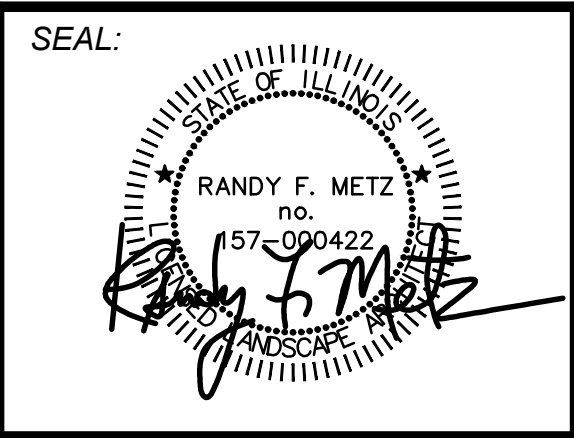


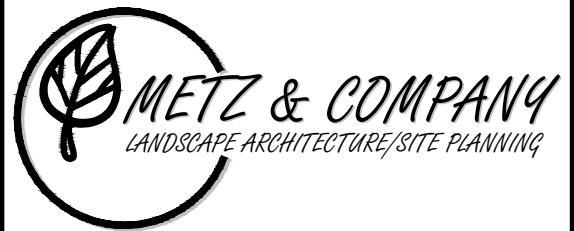
REVISIONS	
5. Village Review #3	11-12-21
4. Submit for Permit	10-08-21
3. Maintenance Path	8-16-21
2. Village Review #2	7-2-21
1. Village Review #1	5-10-21

ZEIGLER AUTO GROUP

BMW PARKING LOT EXPANSION

10929 W. 159th Street
ORLAND PARK, ILLINOIS





METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com

TITLE

COVER SHEET

PROJECT NO.:
20-145

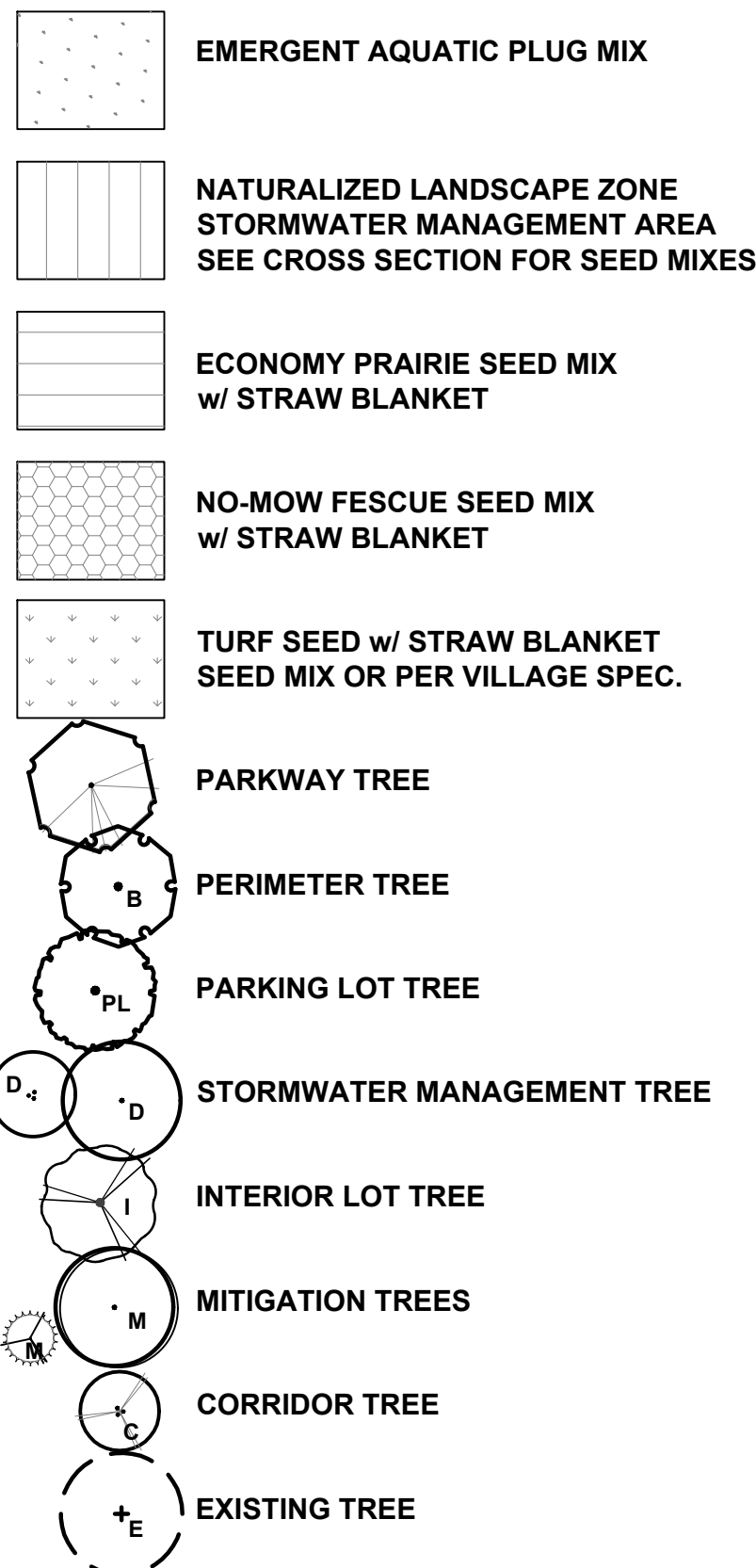
DATE: 11-03-2020

SCALE: 1"=30'

SHEET

CS

LEGEND



WETLAND LIMITS PER WETLAND DELINEATION
PERFORMED BY
GARY R. WEBER ASSOCIATES, INC.
ON SEPTEMBER 1 - SEPTEMBER 3, 2020
(SEE REPORT DATED SEPTEMBER 23, 2020)

OPEN WATER

WETLANDS

PR. 150' - 12" WIDE X 2.5' DEEP
LEVEL SPREADER FILLED WITH
CA-1 STONE (TOP ELEVATION
700.50)

POND BOTTOM = 701.00
2 YR HWL = 703.55
100 YR HWL = 706.00

EXISTING
BMW / MINI
AUTO DEALERSHIP

LANDSCAPE CALCULATIONS

LANDSCAPE CORRIDOR - Auto-Road

159th Street = 378'
378 divided by 100 = 3.8
Landscape Screening Required 75% (378 x .75 = 284') Provided 296'

Plant Type	Qty./100'	Required	Provided
Shade Tree	0 x 3.8 =	0	7 (Mitigation Tree)
O/E Tree	3 x 3.8 =	12	12
Shrubs	20 x 3.8 =	76	78

EAST LANDSCAPE BUFFER - Type 3

Residential = 483.0'
483 divided by 100 = 4.8

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	3 x 4.8 =	14.4 or 15	15
O/E Tree	1 x 4.8 =	4.8 or 5	5
Shrubs	16 x 4.8	76.8 or 77	77

NORTH LANDSCAPE BUFFER - Type 2

Residential = 400' less 292' (wetlands) = 108'

108 divided by 100 = 1.1

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	4 x 1.1 =	4.4 or 5	5
O/E Tree	2 x 1.1 =	2.2 or 3	3
Shrubs	18 x 1.1 =	19.8 or 20	20

DETENTION LANDSCAPE

H.W.L. = 740'

Plant Type	Qty	Plants Required	Provided
Dec. Shade Tree	1 / 100'	7.4 or 8	8
O/E Tree	1 / 200'	3.7 or 4	4
Shrubs	3 / 50'	49.7 or 50	50

NORTH PARKING LOT SCREEN - 63 feet

Required landscaping: 75% of perimeter
63 x .75 = 47.2 feet
Provided: 48 feet

INTERIOR LOT LANDSCAPING - 193,104 sf

Required landscaping: Commercial @ 1 tree / 10,000 sf
193,104 divided by 10,000 = 19.3 or 20 trees
Provided: 20 (8 new shade trees, 5 new evergreen trees & 7 existing)
(Existing tree numbers: 1091, 1093, 1134, 1136, 1137, 1139 & 2447)

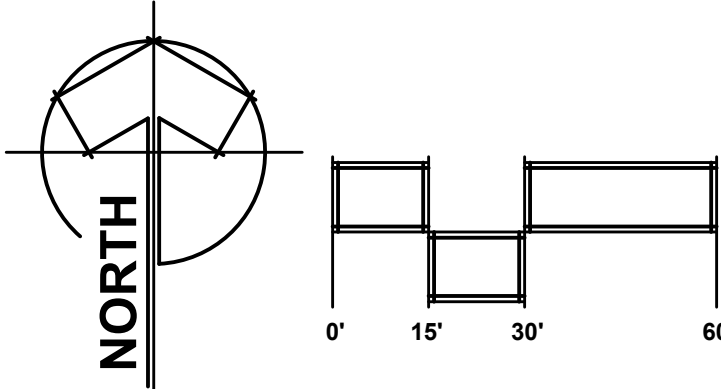
PARKWAY TREES

159TH ST. = 400' @ 1 TREE/40' = 10 TREES - 10 PROVIDED*

* Subject to IDOT approval

INTERIOR PARKING ISLAND LANDSCAPING - 320 SPACES

** Provided one (1) tree per every ten (10) spaces = 32 Trees
** Deviation from language of Code for tree location



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, 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.

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 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.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

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.

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				
AFS	10	Acer f 'Sienna'	Sienna Glen Freeman Maple	2.5" BB
AGC	7	Acer n. 'Green Column'	Green Column Black Maple	2.5" BB
ARP	10	Acer r. 'Red Point'	Red Point Red Maple	2.5" BB
ARP	1	Acer r. 'Red Point'	Red Point Red Maple	3.0" BB
CO	6	Celtis occidentalis	Hackberry	2.5" BB
CO	5	Celtis occidentalis	Hackberry	4.0" BB
GTI	13	Gleditsia t. 'Im pole'	Imperial Honeylocust	2.5" BB
GDE	4	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB
GDE	3	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	3.5" BB
QB	9	Quercus bicolor	Swamp White Oak	2.5" BB
QB	2	Quercus bicolor	Swamp White Oak	3.5" BB
TSB	5	Taxodium d. 'Mickelson'	Shawnee Brave Bald Cypress	2.5" BB
TAS	7	Tilia a. 'McKsentry'	American Sentry Linden	2.5" BB
TAS	3	Tilia a. 'McKsentry'	American Sentry Linden	3.5" BB
UA	9	Ulmus 'Morton'	Acolade Elm	2.5" BB
UA	2	Ulmus 'Morton'	Acolade Elm	4.0" BB
EVERGREEN TREES				
PGD	3	Picea g. 'Densata'	Black Hills Spruce	6" BB
JVC	4	Juniperus v. 'Canaertii'	Eastern Red Cedar	6" BB
PS	3	Pinus strobus	Eastern White Pine	6" BB
DECIDUOUS ORNAMENTAL TREES				
BN	3	Betula nigra	River Birch	6" BBcl.
CC	4	Cercis canadensis	Eastern Redbud	6" BBcl.
CCI	8	Crataegus c. inermis	Thornless Cockspur Hawthorn	6" BBcl.
HV	3	Hamamelis virginiana	Common Witch Hazel	6" BBcl.
MRJ	3	Malus 'Red Jewel'	Red Jewel Crabapple	2.0" BB
DECIDUOUS & EVERGREEN SHRUBS				
AM	14	Aronia melanocarpa	Black Chokeberry	3" BB
CNJUT	18	Ceanothus americanus	New Jersey Tea	24" #5
CRS	20	Clethra a. 'Ruby Spice'	Ruby Spice Summersweet	36"
CR	15	Cornus racemosa	Grey Dogwood	3" BB
CSI	15	Cornus s. 'Insanti'	Redosier Dogwood	36"
CAH	20	Corylus americana	American Hazelnut	36"
DL	31	Diervilla l. 'Copper'	Copper Dwarf Bush Honeysuckle	18" #3
DKO	28	Diervilla r. 'G2X88544'	Orange Kodiak Diervilla	18" #3
POM	33	Physocarpus o. 'Mndia'	Copperluna Ninebark	36"
JSG	28	Juniperus c. 'Sea Green'	Sea Green Juniper	36"
RGL	28	Rhus a. 'Gro-Low'	Gro-Low Sumac	18" #3
RT	22	Rhus t. 'Laciniata'	Cutleaf Staghorn Sumac	30" #5
SC	14	Sambucus canadensis	Elderberry	24" #5

PGD	3	Picea g. 'Densata'	Black Hills Spruce	6" BB
JVC	4	Juniperus v. 'Canaertii'	Eastern Red Cedar	6" BB
PS	3	Pinus strobus	Eastern White Pine	6" BB

BN	3	Betula nigra	River Birch	6" BBcl.
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HV	3	Hamamelis virginiana	Common Witch Hazel	6" BBcl.
MRJ	3	Malus 'Red Jewel'	Red Jewel Crabapple	2.0" BB

AM	14	Aronia melanocarpa	Black Chokeberry	3" BB
CNJUT	18	Ceanothus americanus	New Jersey Tea	24" #5
CRS	20	Clethra a. 'Ruby Spice'	Ruby Spice Summersweet	36"
CR	15	Cornus racemosa	Grey Dogwood	3" BB
CSI	15	Cornus s. 'Insanti'	Redosier Dogwood	36"
CAH	20	Corylus americana	American Hazelnut	36"
DL	31	Diervilla l. 'Copper'	Copper Dwarf Bush Honeysuckle	18" #3
DKO	28	Diervilla r. 'G2X88544'	Orange Kodiak Diervilla	18" #3
POM	33	Physocarpus o. 'Mndia'	Copperluna Ninebark	36"
JSG	28	Juniperus c. 'Sea Green'	Sea Green Juniper	36"
RGL	28	Rhus a. 'Gro-Low'	Gro-Low Sumac	18" #3
RT	22	Rhus t. 'Laciniata'	Cutleaf Staghorn Sumac	30" #5
SC	14	Sambucus canadensis	Elderberry	24" #5

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
850 Each	Emergent Aquatic Plugs	See Plug List
1,265 SY	Native Seed w/ Straw Blanket	Naturalized Landscape Zone
4,360 SY	Native Seed w/ Straw Blanket	\$75 by North American Green (or equal)
560 SY	Native Seed w/ Straw Blanket	Economy/Prairie Seed Mix
1,645 SY	Seed w/ Straw Blanket	\$75 by North American Green (or equal)
58 CY	Mulch	Kentucky Bluegrass Blend w/ Perennial Ryegrass
3 YR	Native Area Maintenance	\$75 by North American Green (or equal)
		Shredded Hardwood Bark
		Monitoring & Reporting Program

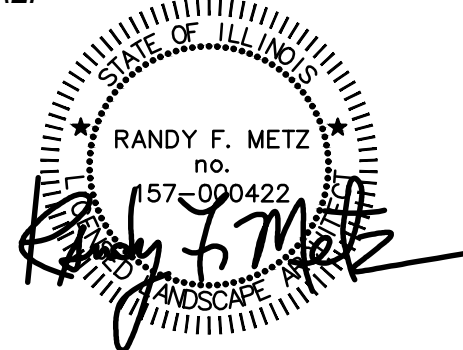
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ZEIGLER AUTO GROUP BMW PARKING LOT EXPANSION

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SEAL:



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TITLE

LANDSCAPE PLAN

PROJECT NO.:

20-145

DATE: 11-03-2020

SCALE: 1"=30'

SHEET

L-1

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"No-Mow" Maintenance Program

Mowing

"No-Mow" lawns may require occasional mowing during the first two (2) years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a height of four inches (4") in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches (4") just as they begin to flower, usually around mid-June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches (4") a second time when they re-bloom later in the season.

Once the "No-Mow" lawn is established there are four (4) basic mowing options"

- No mowing at all
- One late spring mowing, usually in early June when the seedheads appear
- Fall mowing with a mulching mower, especially in wooded areas to chop up fallen leaves
- Regular mowing, usually monthly, to maintain a more "cropped" appearance

No Mowing: This will result in a turf whose leaves grow to about six inches (6") in height that will drape over one another to create a low-growing meadow effect. Seedheads about two feet (2') tall will appear in early to mid-June, creating a nice meadow effect. The seedheads will typically fall to the ground by late summer, and the lawn will revert to its normal height of about five to six inches.

Late Spring Mowing: Mowing the "No-Mow" lawn once a year in June when the seedheads appear at a height of four (4) to five (5) inches to remove the seedheads and the turf will re-grow to its normal height.

Fall Mowing: This is a good option for seedlings under or in open woodlands. The fescue grasses usually will not form seedheads when growing in shade, so June mowing is not required to maintain a normal height. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter.

Regular Mowing: For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the total leaf material, or the turf will be damaged. Always cut grass with a sharp mower blade to minimize tearing of the leaves which will cause additional stress to the grass plant.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating dead spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to a point where dead grass is visible and grass begins to thin out, the lawn should be de-thatched.

De-thatching can be accomplished using a mechanical de-thatcher or power rack, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they lift the thatch without digging up the soil. If the thatch is particularly thick, the de-thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be raked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas should then be over-seeded with "No-Mow" lawn mix.

Timing of de-thatching is very important. Cool season fescue lawns should be de-thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.

Emergent Plug Mix

Plug Spacing @ 24" o.c.

Botanical Name	Common Name	%	Quantity
Calamagrostis canadensis	Blue Joint Grass	1.50	13
Carex comosa	Bristly Sedge	5.00	43
Carex lacustris	Common Lake Sedge	2.00	17
Carex lupulina	Common Hop Sedge	1.50	13
Carex stricta	Common Tussock Sedge	2.00	17
Carex trichocarpa	Hairy-fruited Lake Sedge	5.00	43
Carex vulpinoidea	Brown Fox Sedge	5.50	47
Juncus effusus	Common Rush	1.00	9
Leersia oryzoides	Rice Cut Grass	2.00	17
Schoenoplectus acutus	Hardstem Bulrush	1.00	9
Schoenoplectus tabernaemontani	Great Bulrush	3.00	26
Scirpus pungens	Chairmakers Rush	5.00	43
Scirpus atrovirens	Dark Green Rush	1.00	9
Scirpus cyperinus	Wool Grass Rush	2.00	17
Grass/Sedge/Rush Subtotal		37.50	319

Acornus calamus	Sweet Flag	3.00	26
Alisma subcordatum	Common Water Plantain	1.00	9
Asclepias incarnata	Swamp Milkweed	3.00	26
Eutrochium maculatum	Spotted Joe Pye Weed	2.00	17
Hibissus moscheutos	Swamp Rosemallow	3.00	26
Iris virginica shrevei	Blue Flag	12.00	102
Lobelia cardinalis	Cardinal Flower	2.00	17
Lycopus americanus	Waterhorehound	1.50	13
Lythrum alatum	Winged Loosestrife	2.00	17
Mimulus ringens	Monkey Flower	3.00	26
Pontederia cordata	Pickereelweed	2.00	17
Sagittaria latifolia	Common Arrowhead	13.00	111
Solidago patula	Swamp Goldenrod	2.00	17
Sparganium eurycarpum	Great Bur Reed	13.00	111
Wildflower Subtotal		62.50	531
SEED MIX TOTAL		100.00	850

WET-TO-MESIC PRAIRIE SEED MIX

Cardno-JFNW

BOTANICAL/ (COMMON) NAME

PLS OZ/Ac

PERMANENT MATRIX:

Andropogon gerardii (Big Bluestem)	24.00
Calamagrostis canadensis (Bluejoint Grass)	1.00
Carex spp (Prairie Sedge Mix)	4.00
Carex lunda (Bottlebrush Sedge)	2.00
Elymus virginicus (Virginia Wild Rye)	24.00
Panicum virgatum (Switch Grass)	2.00
Scirpus pendulus (Red Bulrush)	0.25
Sorghastrum nutans (Indian Grass)	6.00
Spartina pectinata (Prairie Cord Grass)	3.00
TOTAL	66.25

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	360.00

FORBS:

Aster novae-angliae (New England Aster)	0.25
Baptisia lactea (White Wild Indigo)	0.75
Chamaecrista fasciculata (Partridge Pea)	12.00
Coreopsis lanceolata (Sand Coreopsis)	3.50
Coreopsis tripteris (Tail Coreopsis)	3.00
Desmodium illinoense (Illinois Tick Trefoil)	0.50
Echinacea purpurea (Purple Coneflower)	3.50
Eryngium yuccifolium (Rattlesnake Master)	2.00
Helenium autumnale (Sneezeweed)	2.50
Heliathus grosseserratus (Sawtooth Sunflower)	0.50
Liatris spicata (Marsh blazing Star)	1.00
Monarda fistulosa (Wild Bergamot)	1.00
Ratibida pinnata (Yellow Coneflower)	3.50
Rudbeckia hirta (Black-Eyed Susan)	8.00
Solidago speciosa (Showy Goldenrod)	1.00
TOTAL	40.50

ECONOMY PRAIRIE SEED MIX

Cardno (or equivalent) - Apply at 37.38 PLS pounds per acre

BOTANICAL/ (COMMON) NAME

PLS OZ/Ac

PERMANENT MATRIX:

Andropogon gerardii (Big Bluestem)	16.00
Bouteloua curtipendula (Side Oats Grama)	18.00
Carex spp. (Prairie Carex Mix)	1.00
Elymus canadensis (Canada Wild Rye)	16.00
Panicum virgatum (Prairie Switch Grass)	2.50
Schizachyrium scoparium (Little Bluestem)	24.00
Sorghastrum nutans (Indian Grass)	18.00
TOTAL	95.50

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

Asclepias syriaca (Common Milk)	1.00
Asclepias tuberosa (Butterfly Weed)	1.00
Aster laevis (Smooth Blue Aster)	0.50
Aster novae-angliae (New England Aster)	0.75
Chamaecrista fasciculata (Partridge Pea)	9.00
Coreopsis lanceolata (Sand Coreopsis)	5.00
Echinacea purpurea (Purple Coneflower)	7.50
Helopsis helianthoides (False Sunflower)	0.25
Lupinus perennis (Wild Lupine)	1.00
Monarda fistulosa (Wild Bergamot)	0.50
Penstemon digitalis (Foxglove Beard Tongue)	1.00
Pyronanthemum virginianum (Common Mountain Mint)	0.50
Ratibida pinnata (Yellow Coneflower)	3.50
Rudbeckia hirta (Black-Eyed Susan)	8.00
Solidago speciosa (Showy Goldenrod)	1.00
TOTAL	40.50

NO MOW FESCUE SEED MIX

Prairie Nursery Westfield, WI

COMMON NAME

PERCENT

GERMINATION

SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scadiss Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre

WETLAND EDGE SEED MIX

Cardno - Apply @ 32.83 PLS pounds per acre

BOTANICAL/ (COMMON) NAME

PLS OZ/Ac

PERMANENT MATRIX:

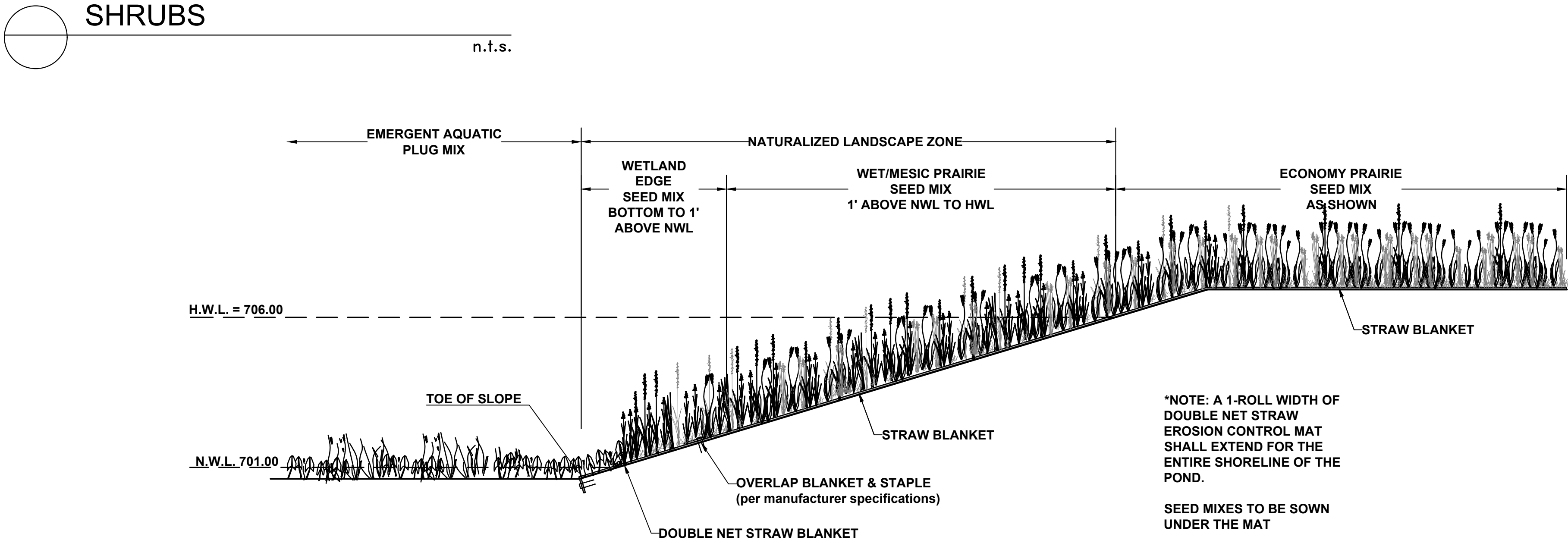
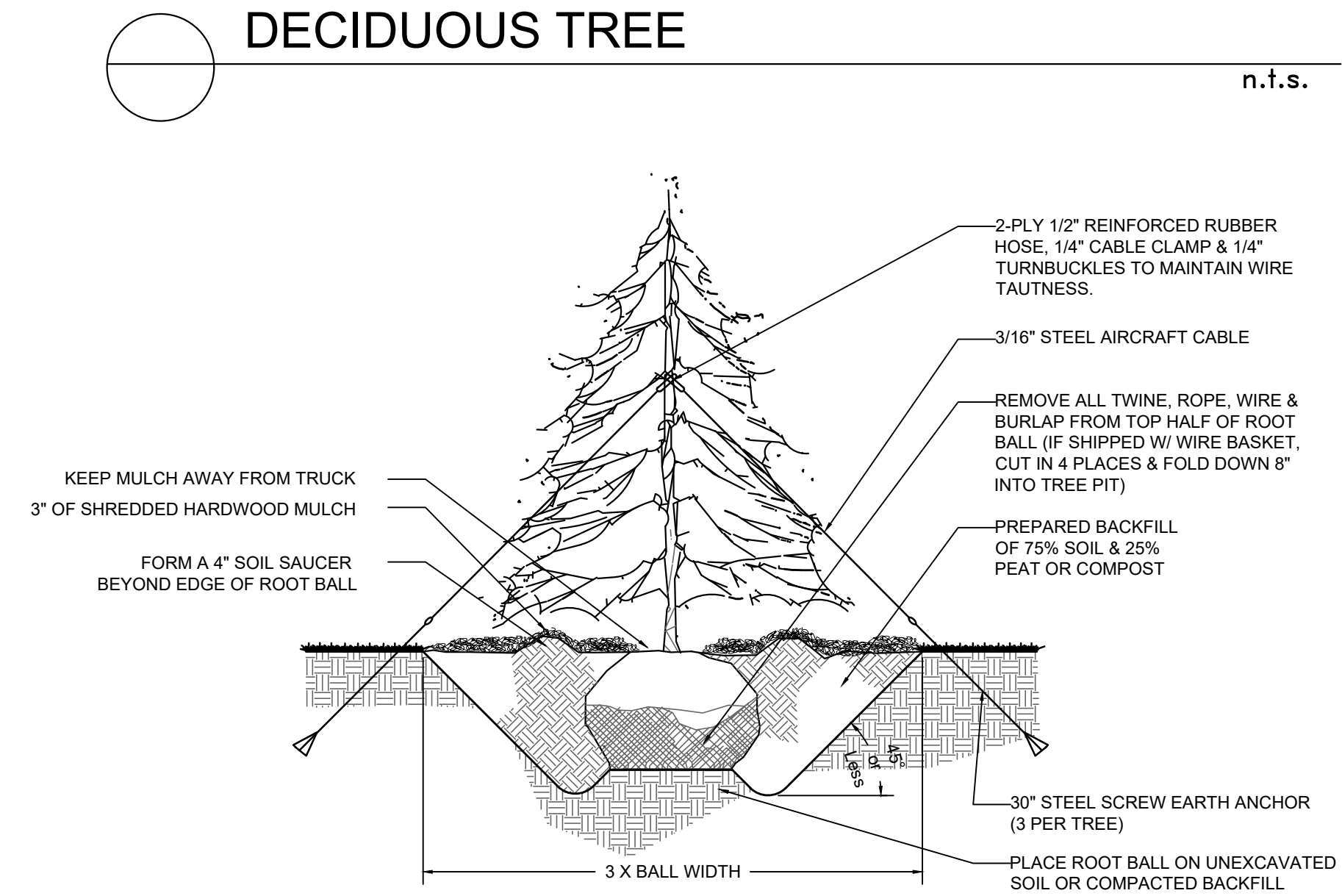
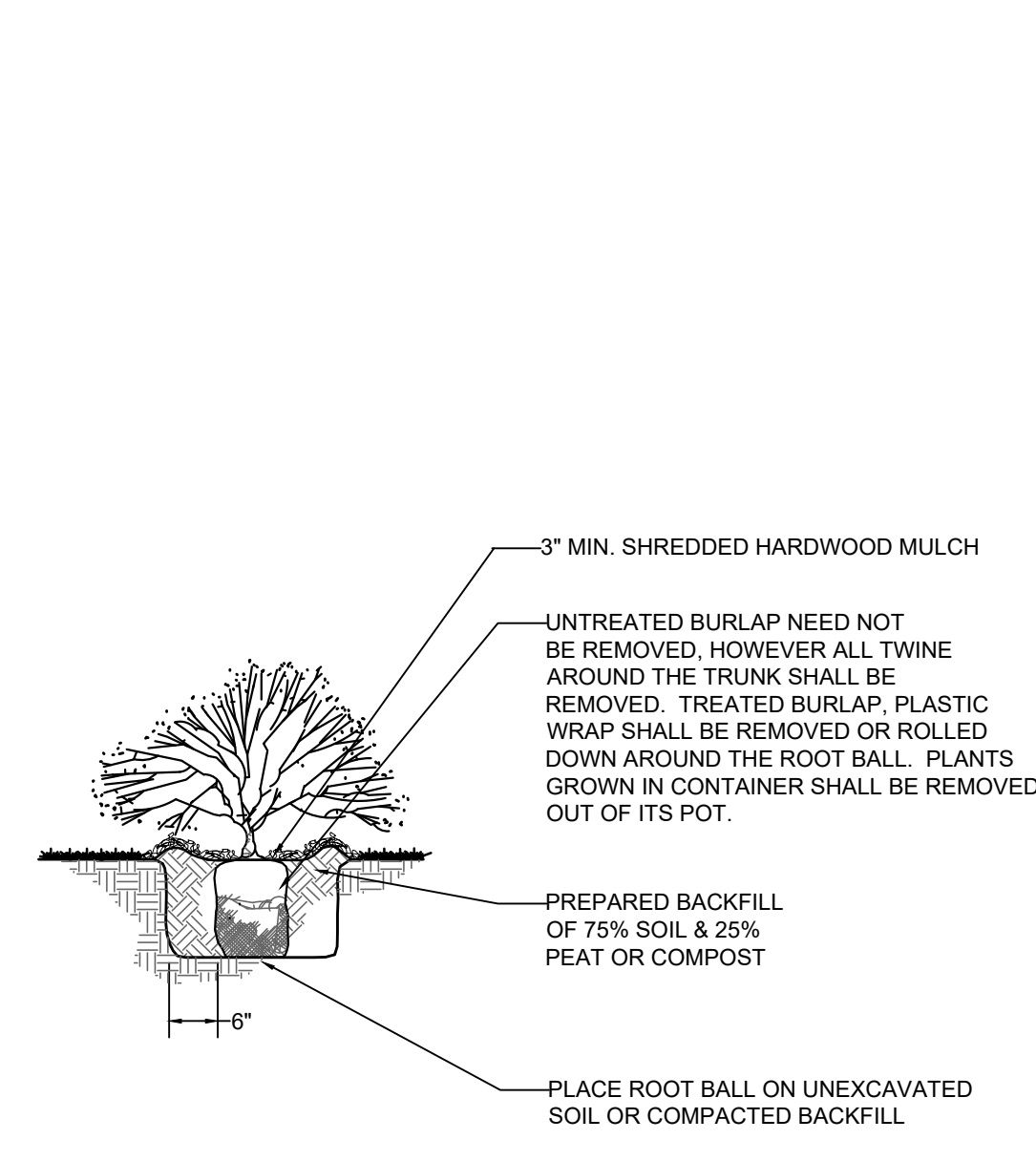
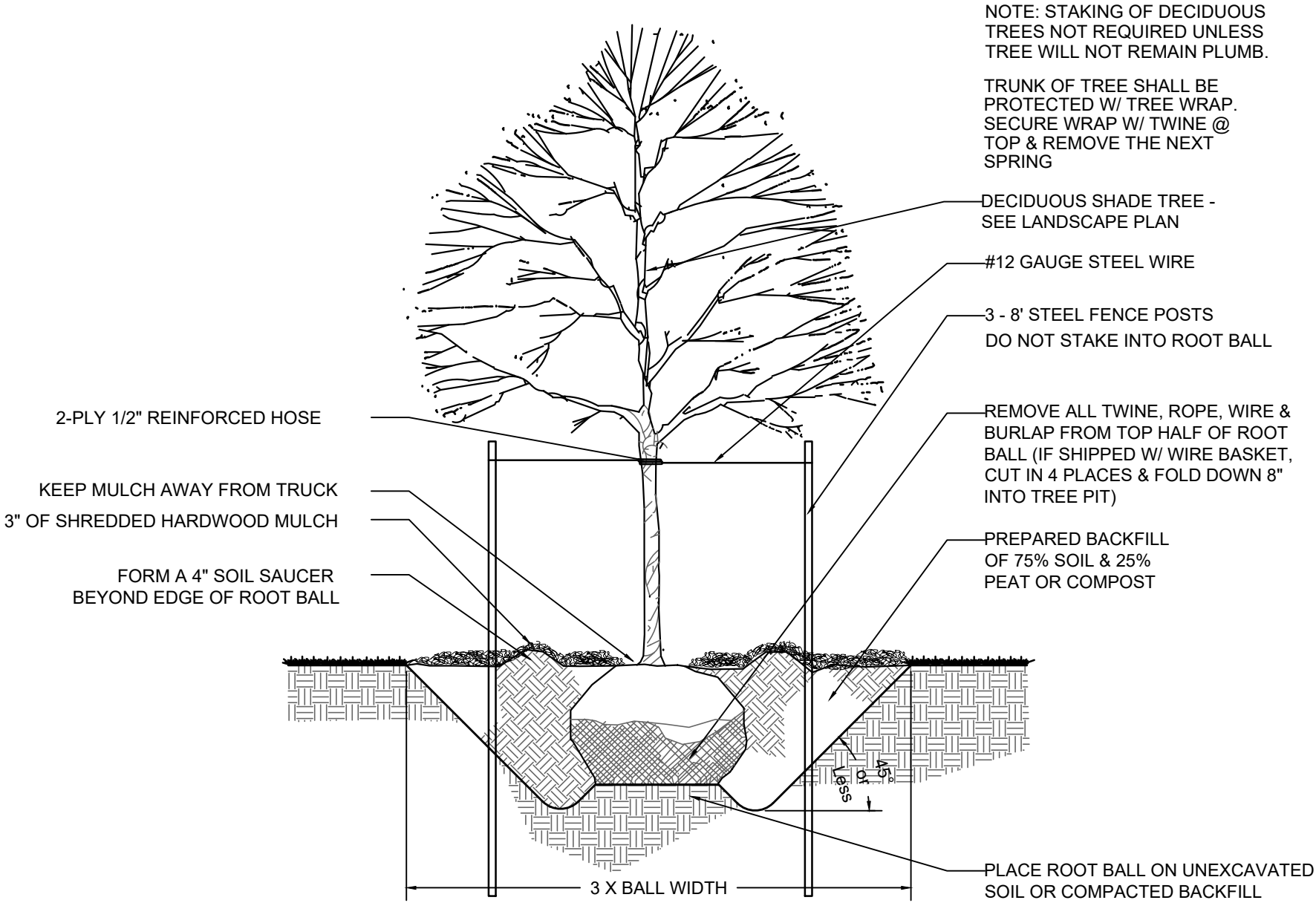
Carex comosa (Bristly Sedge)	1.00
Carex cristatella (Crested Oval Sedge)	2.00
Carex frankii (Bristly Cattail Sedge)	6.00
Carex vulpinoidea (Brown Fox Sedge)	3.00
Eleocharis palustris (Great Spike Rush)	0.50
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.00
Juncus effusus (Common Rush)	1.00
Leersia oryzoides (Rice Cut Grass)	0.50
Scirpus atrovirens (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.75
Scirpus fluvialis (River Bulrush)	0.50
Scirpus pungens (Chairmaker's Rush))	2.50
Scirpus validus (Great Bulrush)	2.00
TOTAL	32.75

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

Acorus calamus (Sweet Flag)	0.50
Alisma spp. (Water Plantain Mix)	2.00
Asclepias incarnata (Swamp Milkweed)	2.00
Aster puniceus (Bristly Aster)	1.00
Aster umbellatus (Flat-Top Aster)	0.25
Bidens spp. (Bidens Mix)	2.00
Eupatorium perfoliatum (Common Boneset)	1.00
Helenium autumnale (Sneezeweed)	2.00
Iris virginica (Blue Flag)	4.00
Lobelia cardinalis (Cardinal Flower)	0.10
Lobelia siphilitica (Great Blue Lobelia)	0.25
Lycopus americanus (Common Water Horehound)	0.25
Mimulus ringens (Monkey Flower)	1.50
Penthorum sedoides (Ditch Stonecrop)	0.50
Polygonum spp. (Smartweed Mix)	0.50
Rudbeckia laciniata (Wild Golden Glow)	0.75
Sagittaria latifolia (Common Arrowhead)	2.00
Senna hebecarpa (Wild Senna)	2.00
Sparganium eurycarpum (Common Bur Reed)	4.00
Thalictrum dasycarpum (Purple Meadow Rue)	0.50
Verbena hastata (Blue Vervain)	1.50
Verbena alternifolia (Wingstem)	2.00
Vernonia spp. (Ironweed Mix)	2.00
TOTAL	32.60

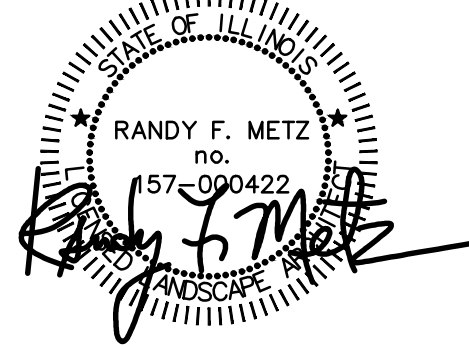


REVISIONS

5.	Village Review #3	11-12-21
4.	Submit for Permit	10-08-21
3.	Maintenance Path	8-16-21
2.	Village Review #2	7-2-21
1.	Village Review #1	5-10-21

ZEIGLER AUTO GROUP
BMW PARKING LOT EXPANSION
10929 W. 159th Street
ORLAND PARK, ILLINOIS

SEAL:



METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com

TITLE

LANDSCAPE
DETAILS

PROJECT NO.:

20-145

DATE:

11-03-2020

SCALE:

1"=30'

SHEET

L-2

INVASIVE WOODY VEGETATION REMOVAL

This section includes the selective cutting and disposal of woody brush primarily targeting non-native shrubs.

1. Work shall be supervised by a certified arborist who is competent at the identification of plant materials to be removed and native species to be preserved.

2. Herbicide to be used for basal applications of cut stumps shall be triclopyr: 3,5,6-trichloro-2-pyridinyloxyacetic acid, butoxyethyl ester, trade name Garlon 4 or equivalent.

3. Contractor will cut all woody species to be removed with hand tools including but not limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.

4. All stumps shall be cut flat with no sharp points, and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.

5. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.

6. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.

7. Removal of undesirable woody species shall preferentially occur when ground is frozen.

8. Cut brush piles shall be removed from the site and disposed of legally rather than burned.

9. Species Designated for Removal:

Scientific Name	Common Name	Disposition
Rhamnus spp.	Buckthorn species	Remove all
Lonicera spp.	Honeysuckle species	Remove all
Rosa multiflora	Multiflora Rose	Remove all
Pyrus calleryana	Callery Pear	Remove all

10. Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to lawn areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.

WETLAND LIMITS PER WETLAND DELINEATION
PERFORMED BY
GARY R. WEBER ASSOCIATES, INC.
ON SEPTEMBER 1 - SEPTEMBER 3, 2020
(SEE REPORT DATED SEPTEMBER 23, 2020)

INVASIVE WOODY PLANT
MATERIAL REMOVAL ZONE
WITHIN 50' WETLAND BUFFER

PR. 150' - 12" WIDE x 2.5' DEEP
LEVEL SPREADER FILLED WITH
CA - 1 STONE (TOP ELEVATION
700.50)

POND BOTTOM = 701.00
2 YR HWL = 703.55
100 YR HWL = 706.00

6.80
0.83

ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIMETER OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENGAGEMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

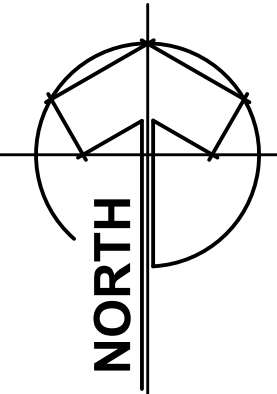
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING
PLACED AT OR BEYOND DRIP LINE

4" TALL DRIVEN STEEL POSTS @ 8' O.C. MAX.

TREE PRESERVATION DETAIL

NTS



TREE INVENTORY: 9/3/2020 (Updated 4/28/2021)							
PROJECT NAME: 10920 W. 159th St.							
CLIENT: Joseph A. Schudt & Associates							
GRWA PROJECT NUMBER: JSA2001							
1) Trees measured at 4.5' above the ground - DBH (diameter Breast Height)							
2) All trees 4" DBH and above tagged. Did not tag shrubs or Buckthorn							
3) Health Rating:							
Good - Less than 20% dead wood and sound structure							
Fair - 20-60% dead wood, unsound structure, minor signs of disease							
Poor - 60-90% dead wood, structural damage, heavy signs of disease							
Dead - Greater than 90% dead wood or dead crown with resprouts only							
TOTAL TREES REVIEWED:							
TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	SAVE	REPLACEMENT TREES	PRESERVATION CREDIT
1074	Acer saccharinum	Silver Maple	10, 14, 18	Fair	NO	N/A	
1075	Acer saccharinum	Silver Maple	22, 12, 10, 10	Fair	NO	N/A	
1076	Acer saccharinum	Silver Maple	14, 8, 12	Poor	NO	N/A	
1077	Prunus serotina	Black Cherry	8	Poor	NO	N/A	
1078	Prunus serotina	Black Cherry	8	Poor	NO	N/A	
1079	Acer saccharinum	Silver Maple	22, 14	Poor	NO	N/A	
1080	Ulmus americana	American Elm	8	Fair	NO	2	
1081	Malus prunifolia	Plum-leaved Crab Apple	11	Fair	NO	1	
1082	Ulmus americana	American Elm	10	Good	NO	2	
1083	Ulmus americana	American Elm	4	Good	NO	2	
1084	Malus prunifolia	Plum-leaved Crab Apple	4	Good	NO	1	
1085	Malus prunifolia	Plum-leaved Crab Apple	5, 5	Fair	NO	1	
1086	Morus alba	White Mulberry	4, 3	Fair	NO	N/A	
1087	Malus prunifolia	Plum-leaved Crab Apple	6, 4	Poor	NO	N/A	
1088	Malus prunifolia	Plum-leaved Crab Apple	10, 7	Fair	NO	2	
1089	Malus prunifolia	Plum-leaved Crab Apple	7, 6, 6, 5	Poor	NO	3	
1090	Morus alba	White Mulberry	18	Fair	YES	N/A	
1091	Ulmus americana	American Elm	7	Good	YES		\$ 1,050.00
1092	Pyrus calleryana	Callery Pear	6, 6	Good	NO	N/A	
1093	Ulmus americana	American Elm	9	Good	YES		\$ 1,350.00
1094	Pyrus calleryana	Callery Pear	multi, 12	Fair	NO	N/A	
1095	Pyrus calleryana	Callery Pear	10, 3	Fair	NO	N/A	
1096	Morus alba	White Mulberry	5	Fair	NO	N/A	
1097	Pyrus calleryana	Callery Pear	multi, 4, 5, 2	Fair	NO	N/A	
1098	Ulmus americana	American Elm	5	Good	NO	2	
1099	Pyrus calleryana	Callery Pear	7, 7	Fair	NO	N/A	
1100	Ulmus americana	American Elm	8, 3	Good	NO	2	
1101	Ulmus americana	American Elm	10	Good	NO	2	
1102	Ulmus pumila	Siberian Elm	4, 5	Fair	NO	N/A	
1103	Malus prunifolia	Plum-leaved Crab Apple	4, 3, 2, 2	Fair	NO	1	
1104	Ulmus americana	American Elm	6	Poor	NO	N/A	
1105	Morus alba	White Mulberry	14	Fair	NO	N/A	
1106	Ulmus pumila	Siberian Elm	20	Poor	NO	N/A	
1107	Ulmus pumila	Siberian Elm	5	Fair	YES	OFF-SITE	
1108	Malus prunifolia	Plum-leaved Crab Apple	5, 4	Fair	NO	1	
1109	Ulmus pumila	Siberian Elm	10	Poor	NO	N/A	
1110	Prunus serotina	Black Cherry	12	Poor	NO	N/A	
1111	Morus alba	White Mulberry	14, 16	Fair	NO	N/A	
1112	Pyrus calleryana	Callery Pear	multi, 5	Fair	NO	N/A	
1113	Pyrus calleryana	Callery Pear	multi, 5	Fair	NO	N/A	
1114	Pyrus calleryana	Callery Pear	multi, 4	Fair	NO	N/A	
1115	Pyrus calleryana	Callery Pear	5, 5	Fair	NO	N/A	
1116	Populus deltoides	Eastern Cottonwood	8, 7, 8	Poor	NO	N/A	
1117	Ulmus americana	American Elm	5	Poor	YES	N/A	
1118	Salix nigra	Black Willow	16, 9	Poor	YES	N/A	
1119	Populus deltoides	Eastern Cottonwood	6	Fair	YES	N/A	
1120	Populus deltoides	Eastern Cottonwood	8	Dead	YES	N/A	
1121	Populus deltoides	Eastern Cottonwood	6	Dead	YES	N/A	
1122	Populus deltoides	Eastern Cottonwood	8	Fair	YES	N/A	
1123	Salix nigra	Black Willow	14, 16, 5	Poor	YES	N/A	
1124	Salix nigra	Black Willow	6	Dead	YES	N/A	
1125	Populus deltoides	Eastern Cottonwood	18	Poor	YES	N/A	
1126	Salix nigra	Black Willow	14, 11	Poor	YES	N/A	
1127	Salix nigra	Black Willow	8	Poor	YES	N/A	
1128	Salix nigra	Black Willow	14	Poor	YES	N/A	
1129	Salix nigra	Black Willow	11	Poor	YES	N/A	
1130	Salix nigra	Black Willow	14	Poor	YES	N/A	
1131	Populus deltoides	Eastern Cottonwood	7	Poor	YES	N/A	
1132	Salix nigra	Black Willow	10, 12	Poor	YES	N/A	
1133	Salix nigra	Black Willow	10, 10, 8	Poor	YES	N/A	
1134	Ulmus americana	American Elm	7	Fair	YES		\$ 1,050.00
1135	Pyrus calleryana	Callery Pear	5, 3	Good	YES	N/A	
1136	Ulmus americana	American Elm	10	Fair	NO	2	
1137	Ulmus americana	American Elm	4	Good	NO	2	
1138	Morus alba	White Mulberry	multi 8, 6, 5	Poor	NO	N/A	
1139	Ulmus americana	American Elm	8	Good	NO	2	
1140	Ulmus pumila	Siberian Elm	6	Fair	NO	N/A	
1141	Ulmus americana	American Elm	4	Fair	NO	2	
1142	Ulmus americana	American Elm	5, 3	Fair	NO	2	
1143	Malus prunifolia	Plum-leaved Crab Apple	6, 4	Good	NO	N/A	
1144	Populus alba	White Poplar	5	Dead	NO	N/A	
1145	Populus alba	White Poplar	4	NO	NO	N/A	
1146	Ulmus americana	American Elm	6	Poor	NO	N/A	
1147	Populus alba	White Poplar	5	Dead	NO	N/A	
1148	Populus alba	White Poplar	5	Dead	NO	N/A	
1149	Populus alba	White Poplar	4	Dead	NO	N/A	
1150	Populus alba	White Poplar	4	Dead	NO	N/A	
1151	Populus alba	White Poplar	10	Poor	NO	N/A	
1152	Populus alba	White Poplar	8	Dead	NO	N/A	
1153	Ulmus americana	American Elm	4	Good	NO	2	
1154	Ulmus americana	American Elm	5	Good	NO	2	
2437	Juniperus virginiana	Eastern Red Cedar	20 ft (12")	Good	NO	6	
2438	Juniperus virginiana	Eastern Red Cedar	20 ft (12")	Good	NO	6	
2439	Juniperus virginiana	Eastern Red Cedar	8 ft (3")	Fair	NO	2	
2440	Juniperus virginiana	Eastern Red Cedar	15 ft (6.5")	Good	NO	6	
2441	Juniperus virginiana	Eastern Red Cedar	9 ft (3.5")	Good	NO	2	
2442	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2443	Juniperus virginiana	Eastern Red Cedar	6 ft (2")	Good	NO	2	
2444	Juniperus virginiana	Eastern Red Cedar	12 ft (5")	Good	NO	4	
2445	Juniperus virginiana	Eastern Red Cedar	18 ft (8")	Good	NO	6	
2446	Juniperus virginiana	Eastern Red Cedar	11 ft (4.5")	Good	NO	4	
2447	Juniperus virginiana	Eastern Red Cedar	20 ft (10")	Good	YES		\$ 1,500.00
2448	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2449	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2450	Juniperus virginiana	Eastern Red Cedar	20 ft (12")	Good	NO	6	
2451	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2452	Juniperus virginiana	Eastern Red Cedar	8 ft (3")	Good	NO	2	
2453	Juniperus virginiana	Eastern Red Cedar	15 ft (6.5")	Good	NO	6	
2454	Juniperus virginiana	Eastern Red Cedar	20 ft (10")	Good	NO	6	
2455	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Good	NO	2	
2456	Juniperus virginiana	Eastern Red Cedar	10 ft (4")	Poor	NO	N/A	
2457	Juniperus virginiana	Eastern Red Cedar	12 ft (5")	Good	NO	4	
2458	Juniperus virginiana	Eastern Red Cedar	25 ft (15.5")	Good	NO	6	
2459	Juniperus virginiana	Eastern Red Cedar	30 ft (22")	Good	NO	6	
2460	Juniperus virginiana	Eastern Red Cedar	18 ft (8")	Good	NO	6	
2461	Juniperus virginiana	Eastern Red Cedar	12 ft (5")	Good	NO	4	
1A	Celtis occidentalis	Hackberry	4	Good	YES		\$ 600.00
2A	Picea pungens	Colorado Spruce	10 ft (4")	Good	YES		
3A	Picea pungens	Colorado Spruce	10 ft (4")	Good	YES		
4A	Picea pungens	Colorado Spruce	12 ft (5")	Good	YES		
5A	Picea pungens	Colorado Spruce	12 ft (5")	Good	YES		
6A	Picea pungens	Colorado Spruce	12 ft (5")	Good	YES		
7A	Ginkgo biloba	Ginkgo	2	Fair	YES	LESS THAN 2.5"	
8A	Ginkgo biloba	Ginkgo	2	Fair	YES	LESS THAN 2.5"	
9A	Ginkgo biloba	Ginkgo	2	Fair	NO	LESS THAN 2.5"	
10A	Ginkgo biloba	Ginkgo	2	Fair	YES	LESS THAN 2.5"	
11A	Ginkgo biloba	Ginkgo	2	Fair	YES	LESS THAN 2.5"	
						TOTAL	130 \$ 5,550.00
130 trees x \$400.00			\$52,000.00				
Proposed Mitigation Inches = 55.5 x \$150 / inch			\$8,325.00				
Tree Preservation Credit			\$5,550.00				
Cash in Lieu Payment			\$38,125.00				

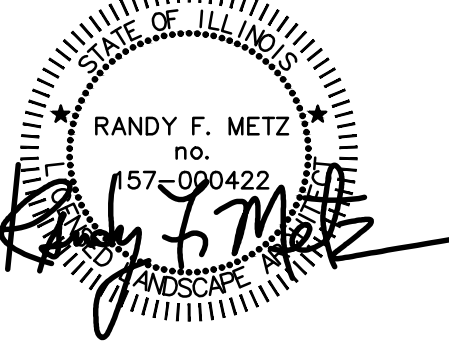
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TITLE

TREE
PRESERVATION

PROJECT NO.:

20-145

DATE:

11-03-2020

SCALE:

1"=30'

SHEET

TP-1