

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.

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 consist 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 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.

Turf grass 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.

PARKWAY TREES SHALL NOT BE PLANTED WITHIN 15' OF ANY TRAFFIC SIGN; 12' FROM A STREET LIGHT; 10' OF A FIRE HYDRANT; OR 10' OF A DRIVEWAY. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED DURING INSTALLATION.

LEGEND

EMERGENT WETLAND
PLUG MIX @ 36"o.c.

WETLAND EDGE SEED MIX
w/ STRAW/COCONUT BLANKET

WET-MESIC PRAIRIE SEED MIX
w/ STRAW BLANKET

SITE LANDSCAPE PLAN
1"=30'

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
DECIDUOUS SHADE TREES				
AFJ	10	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
AFM	3	Acer f. 'Marmo'	Marmo Freeman Maple	2.5" BB
AMM	8	Acer m. 'Morton'	State Street Maple	2.5" BB
CS	1	Catalpa speciosa	Northern Catalpa	2.5" BB
CO	15	Celtis occidentalis	Hackberry	2.5" BB
GPS	2	Ginkgo b. 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" BB
GTS	13	Gleditsia l. 'Skyline'	Skyline Honeylocust	2.5" BB
GD	8	Gymnocladus dioica	Kentucky Coffeetree	2.5" BB
NS	1	Nyssa sylvatica	Black Gum	2.5" BB
PMC	4	Platanus x a. 'Morton Circle'	Exclamation London Planetree	2.5" BB
PBC	5	Quercus bicolor	Swamp White Oak	2.5" BB
QI	2	Quercus imbricaria	Shingle Oak	2.5" BB
QE	3	Quercus ellipsoidalis	Hills Oak	2.5" BB
QRP	7	Quercus r. 'Long'	Regal Prince English Oak	2.5" BB
TSB	4	Taxodium d. 'Mickelson'	Shawnee Brave Bald Cypress	10" BB
TAM	6	Tilia a. 'McSentry'	American Sentry Linden	2.5" BB
TCG	5	Tilia c. 'Glenleven'	Glenleven Littleleaf Linden	2.5" BB
UF	6	Ulmus 'Frontier'	Frontier Elm	2.5" BB
UM	5	Ulmus 'Morton'	Accolade Elm	2.5" BB

EVERGREEN TREES

PGD	3	Picea g. 'Densata'	Black Hills Spruce	6" BB
PP	4	Picea pungens	Colorado Green Spruce	6" BB
PM	4	Pseudotsuga menziesii	Douglas Fir	6" BB

DECIDUOUS ORNAMENTAL TREES

AC	2	Amelanchier canadensis	Shadblow Serviceberry	6" BBcl.
AAB	7	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6" BBcl.
BN	3	Betula nigra	River Birch	6" BBcl.
CA	3	Cornus alternifolia	Pagoda Dogwood	6" BBcl.
CCI	4	Crataegus c. inermis	Thornless Cockspur Hawthorn	6" BBcl.

DECIDUOUS SHRUBS & SHRUB ROSES

AAB	22	Aronia a. 'Brillantissima'	Red Chokeberry	3" BB
CR	14	Cornus racemosa	Grey Dogwood	3" BB
CSB	18	Cornus s. 'Bailey'	Red Twig Dogwood	3" BB
CAP	30	Cotoneaster acutifolia	Peking Cotoneaster	3" BB
FM	23	Forsythia 'Meadowlark'	Meadowlark Forsythia	#5/24"
SC	10	Sambucus canadensis	Elderberry	#3
VBM	10	Viburnum d. 'Christom'	Blue Muffin Arrowwood Viburnum	30"/#5
VD	27	Viburnum dentatum	Arrowwood Viburnum	3" BB
VLM	3	Viburnum l. 'Mohican'	Mohican Viburnum	3" BB

EVERGREEN SHRUBS

JKC	3	Juniperus c. 'Kalleys'	Kalleys Compact Juniper	24"/#5
JSG	14	Juniperus c. 'Sea Green'	Sea Green Juniper	24"/#5
TOS	25	Thuja o. 'Smaragd'	Emerald Green Arborvitae	4" BB

ORNAMENTAL GRASSES & PERENNIALS

CKF	6	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	#1
HGB	9	Hemocalis 'Going Bananas'	Going Bananas Daylily	#1
HSW	9	Hemocalis 'Summer Wine'	Summer Wine Daylily	#1

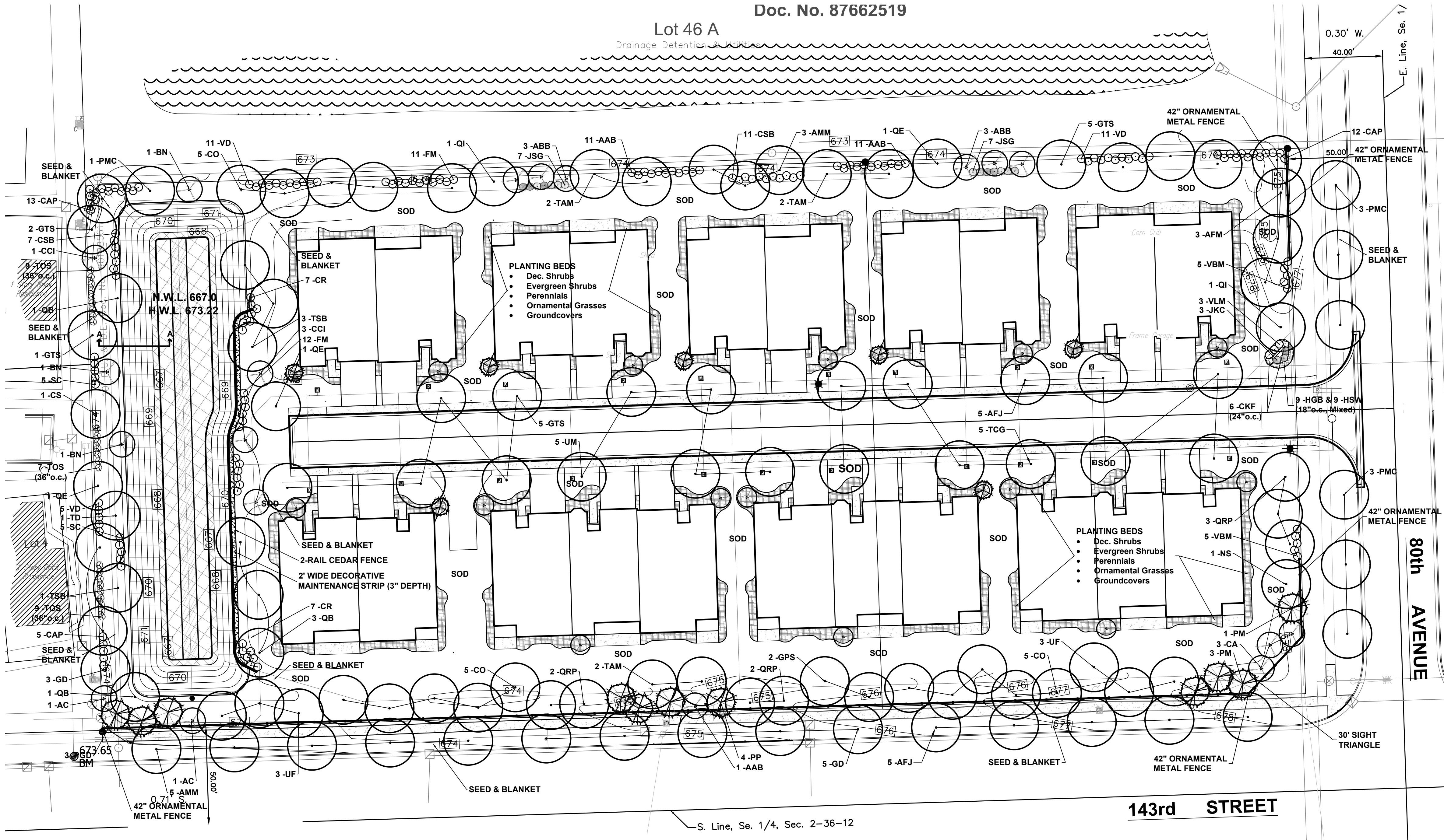
MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
172 SY	Native Seed w/ Straw/Coconut Blanket	Wetland Edge Seed Mix
832 SY	Native Seed w/ Straw Blanket	AEC Straw/Coconut Premier (equal) Wet/Mesic Prairie Seed Mix AEC Straw Premier (equal)
2,240 SY	Turf Grass	DOT Class A1 - Salt Tolerant Lawn Mix AEC Straw Premier (equal)
6370 SY	Sod	KBG Blend w. Mineral Base
47 CY	Mulch	Shredded Hardwood Bark
1 CY	Mulch	Compost (Mushroom or Yard Waste)
570 Each	Plugs	Aquatic Wetland Plug Mix
320 CY	Soil Mix	Bio-Retention Soil Mix
724 LF	Fence	42" Ornamental Metal Fence
180 LF	Fence	2-Rail Cedar Fence
355 SF	Decorative Stone	1-1/2" to 2" Heritage Stone over fabric

Doc. No. 87662519

Lot 46 A

Drainage Detention Pond



LANDSCAPE CALCULATIONS

LANDSCAPE CORRIDOR - Arterial

143rd Street = 617.69
617.69 divided by 100 = 6.2

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	4 x 6.2 =	24.8 or 25	25
O/E Tree	2 x 6.2 =	12.4 or 13	13

WEST LANDSCAPE BUFFER - Type 1

Residential = 280.0'
280.0 divided by 100 = 2.8

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	3 x 2.8 =	8.4 or 9	9
O/E Tree	1 x 2.8 =	2.8 or 3	3
Shrubs	16 x 2.8 =	44.8 or 45	45

NORTH LANDSCAPE BUFFER - Type 1

Residential = 617.4'
617.4 divided by 100 = 6.2

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	3 x 6.2 =	18.6 or 19	19
O/E Tree	1 x 6.2 =	6.2 or 7	7
Shrubs	16 x 6.2 =	99.2 or 100	100

LANDSCAPE CORRIDOR - Typical

80th Avenue = 280.0'
280.0 divided by 100 = 2.8

Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	3 x 2.8 =	8.4 or 9	9
O/E Tree	1 x 2.8 =	2.8 or 3	3
Shrubs	None Required		10

DETENTION LANDSCAPE

H.W.L. = 616'
616 divided by 100 = 6.2

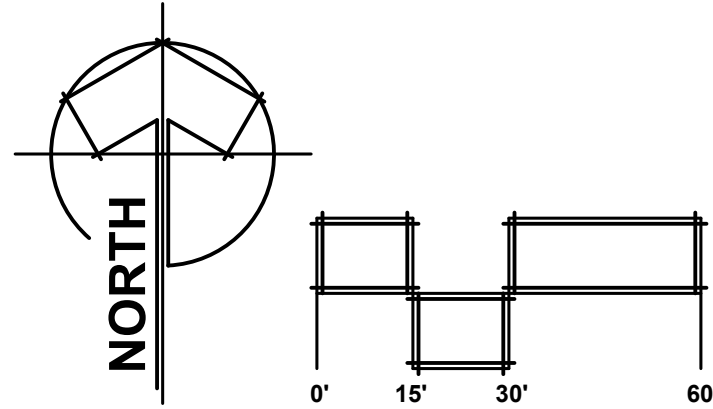
Plant Type	Qty./100'	Plants Required	Provided
Dec. Shade Tree	1 x 6.2 =	6.2 or 7	7
O/E Tree	.5 x 6.2 =	3.1 or 4	4
Shrubs	6 x 6.2 =	37.2 or 38	38

PARKWAY TREES

143rd ST. = 617.7' @ 1 TREE/40' = 15.4 TREES - 15 PROVIDED
80th AVE. = 280.0' @ 1 TREE/40' = 7.0 TREES - 6 PROVIDED

INTERIOR LOT LANDSCAPE

21 TOTAL UNITS - 21 DEC. SHADE TREES PROVIDED



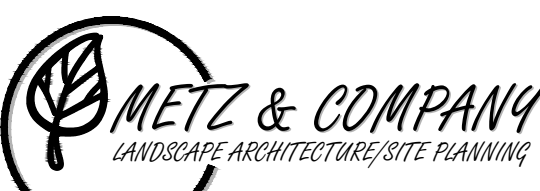
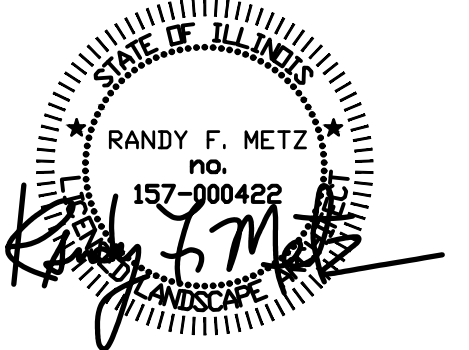
REVISIONS

1	Village Review/New Site Plan	2/6/18
2	Village Review/New Site Plan	4/26/18

COBBLESTONE
SUBDIVISION
Orland Park, Illinois

McNaughton
Development Inc.

SEAL:



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TITLE

LANDSCAPE
PLAN

PROJECT NO.:

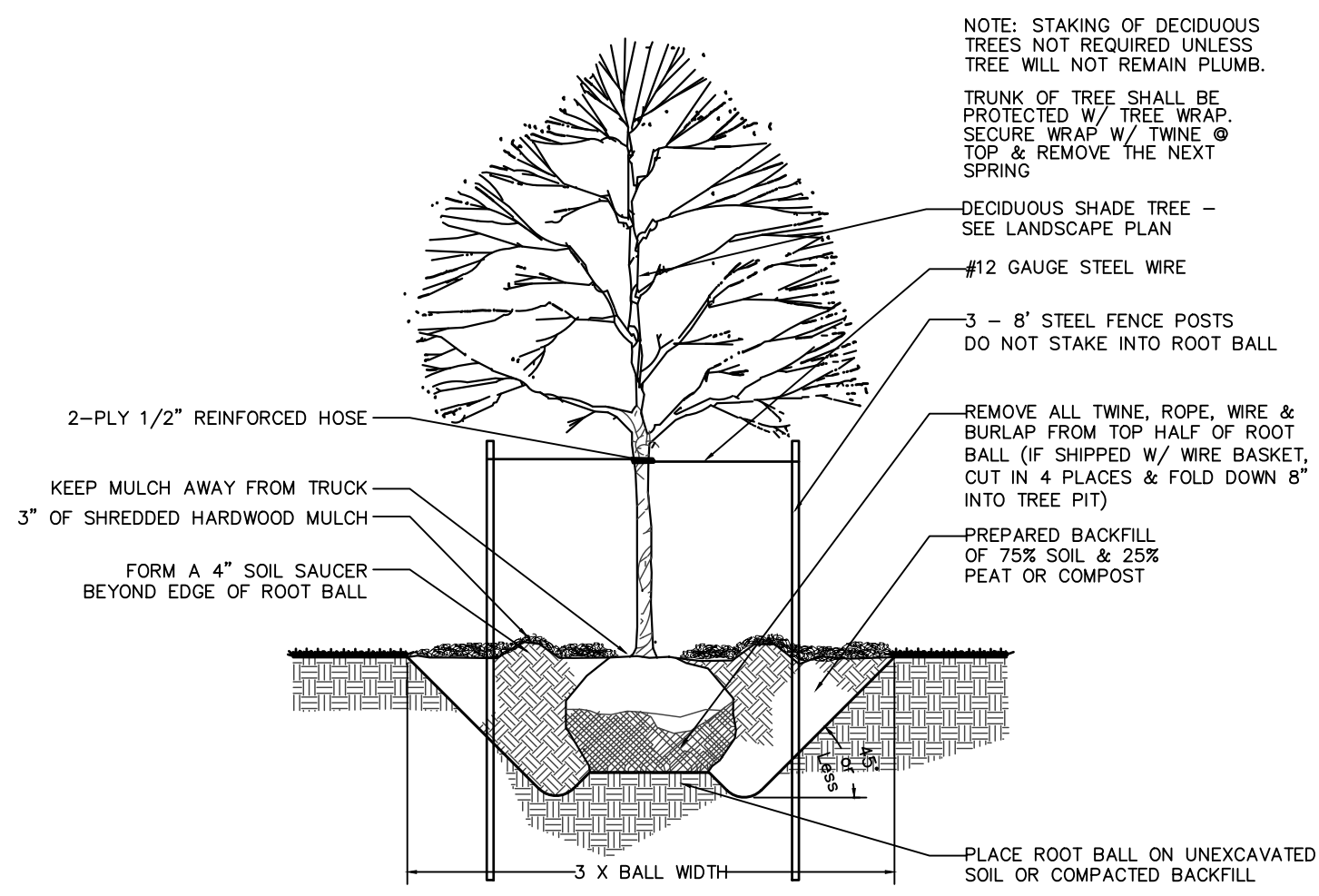
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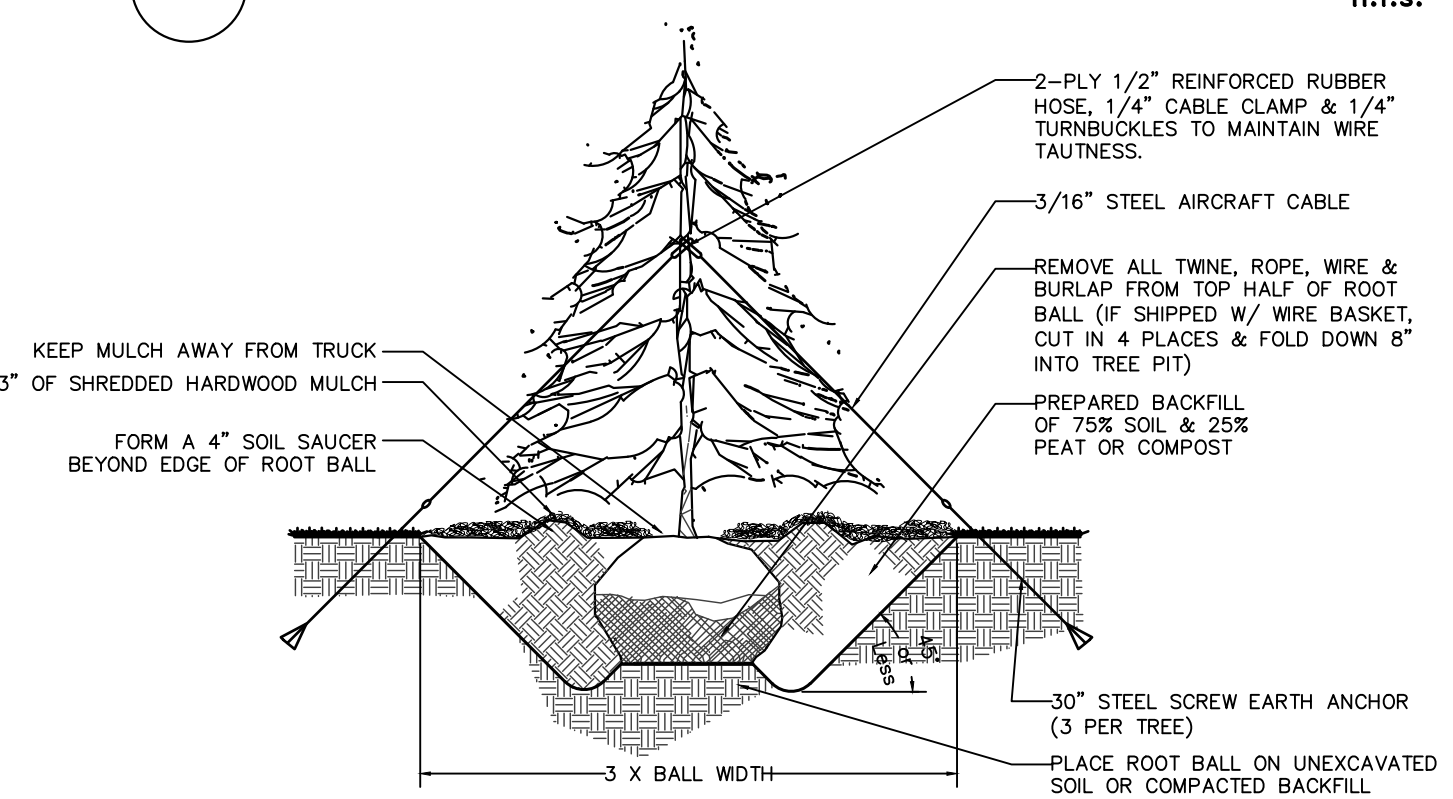
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SHEET

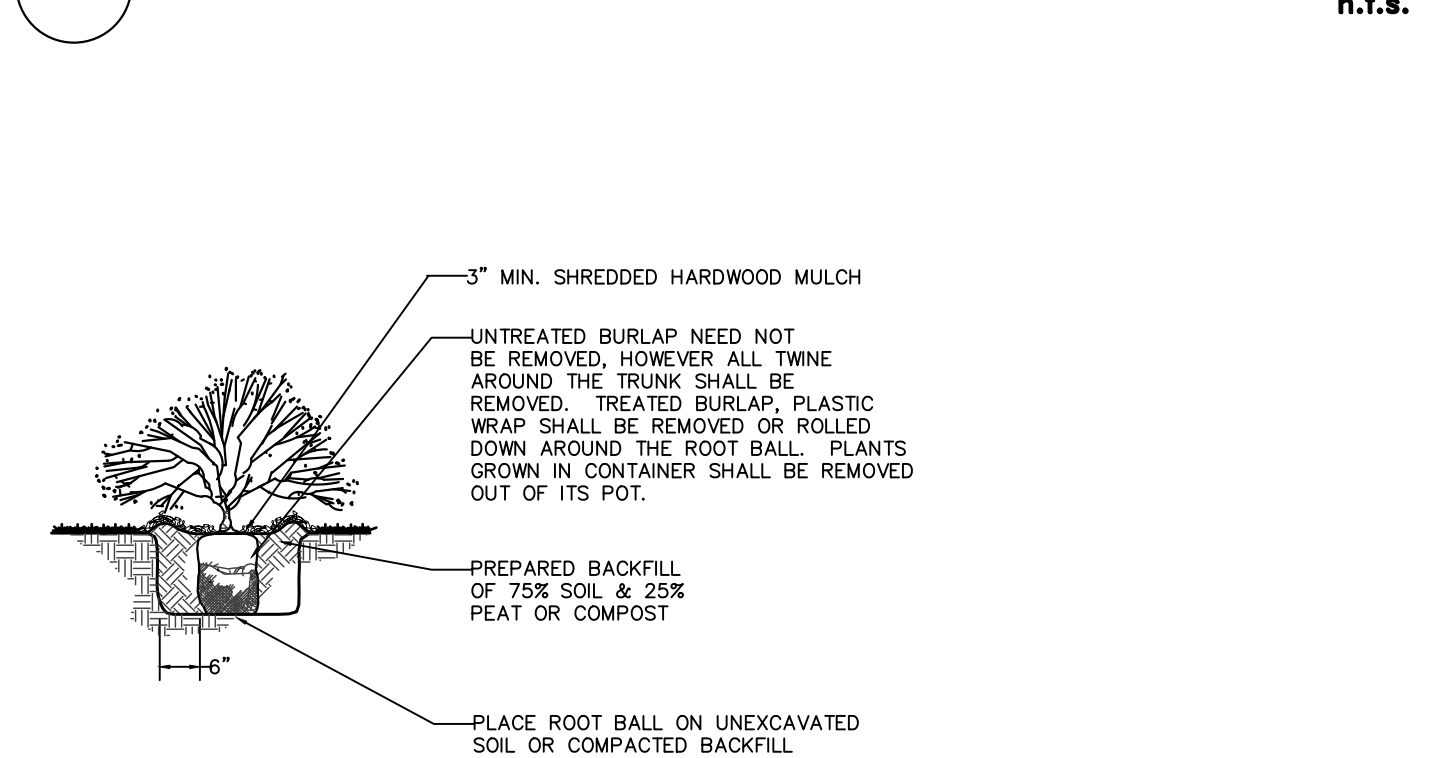
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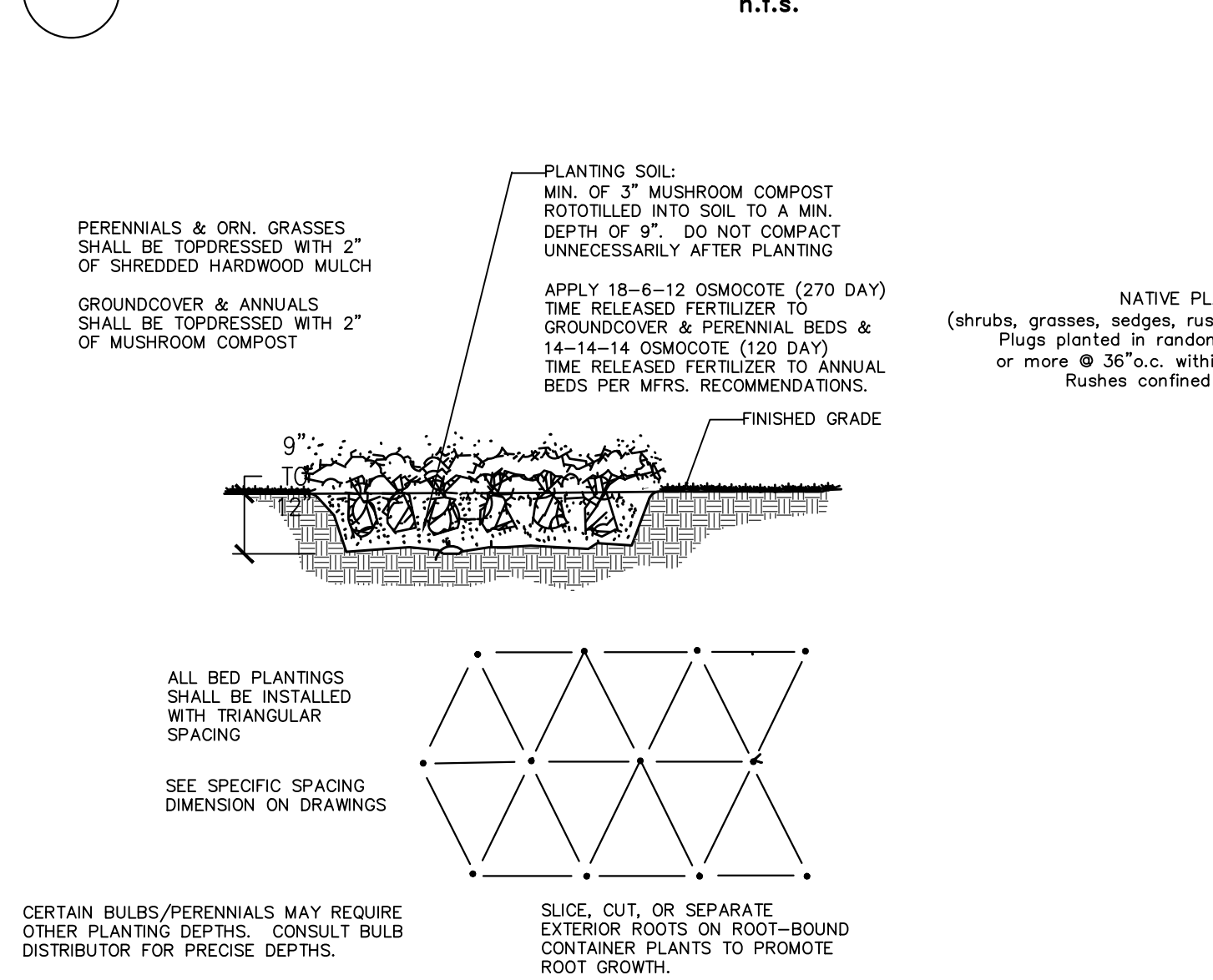
DECIDUOUS TREE



EVERGREEN TREE

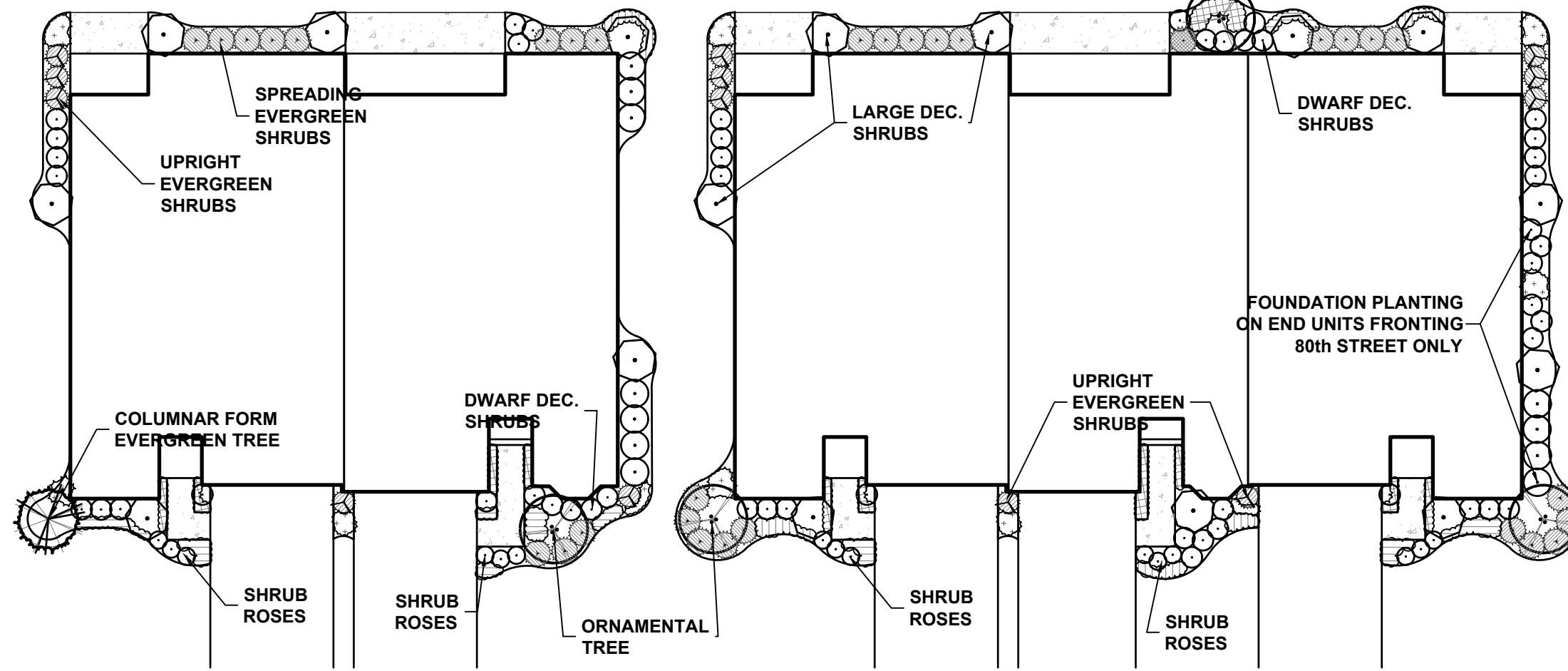


SHRUBS



BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES
VINES, GROUNDCOVER & ANNUALS)



PROTOTYPICAL FOUNDATION LANDSCAPE PLAN

1"=20'

WET-TO-MESIC PRAIRIE SEED MIX

Cardno-JFNew

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 lurida (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
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 (Tall 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
Helianthus grosseserratus (Sawtooth Sunflower)	0.50
Liatris spicata (Marsh Blazing Star)	1.00
Monarda fistulosa (Wild Bergamot)	1.00
Parthenium integrifolium (Wild Quinine)	1.00
Physostegia virginiana (Obedient Plant)	0.25
Pycnanthemum virginianum (Common Mountain Mint)	1.00
Ratibida pinnata (Yellow Coneflower)	5.00
Rudbeckia hirta (Black-Eyed Susan)	5.50
Rudbeckia laciniata (Wild Golden Glow)	1.00
Rudbeckia subtomentosa (Sweet Black-Eyed Susan)	0.50
Silphium integrifolium (Rosin Weed)	1.00
Silphium laciniatum (Compass Plant)	2.00
Silphium perfoliatum (Cup Plant)	3.00
Silphium terebinthinaceum (Prairie Dock)	6.00
Solidago juncea (Early Goldenrod)	0.25
Solidago rigida (Stiff Goldenrod)	1.00
Solidago rugosa (Rough Goldenrod)	0.25
Tradescantia ohiensis (Common Spiderwort)	1.25
Vernonia spp. (Ironweed Mix)	3.00
Veronicastrum virginicum (Culver's Root)	0.25
Zizia aurea (Golden Alexanders)	0.50
TOTAL	63.25

WETLAND EDGE SEED MIX

Cardno-JFNew

BOTANICAL/ (COMMON) NAME

PLS OZ/Ac

PERMANENT MATRIX:

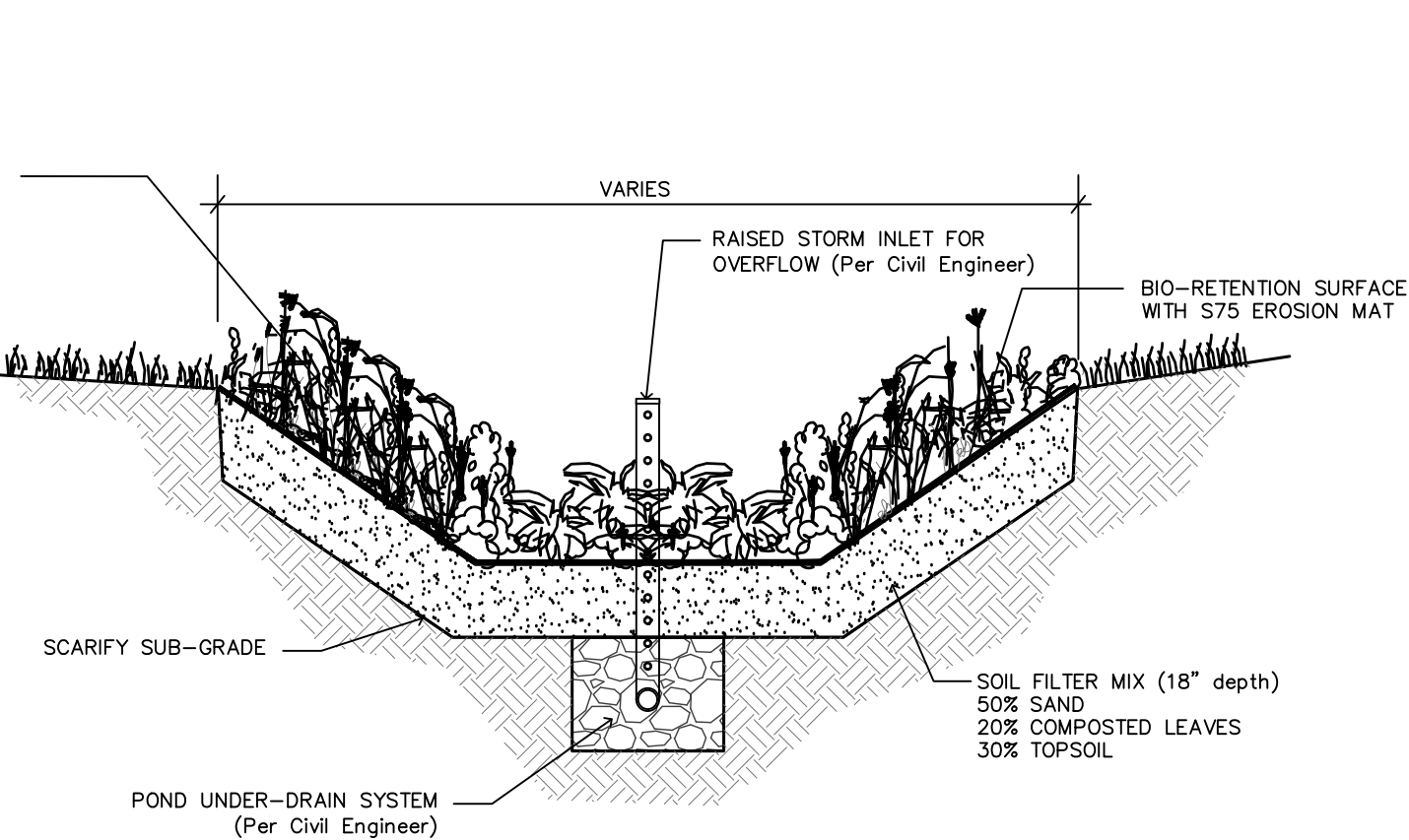
Carex comosa (Bristly Sedge)	1.00
Carex cristatella (Crested Oval Sedge)	2.00
Carex frankii (Bristly Cattail Sedge)	6.00
Carex vulpinoidea (Brown Fox Sedge)	3.00
Eleocharis palustris (Great Spike Rush)	0.50
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.00
Leersia oryzoides (Rice Cut Grass)	1.50
Scirpus atrovirens (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.75
Scirpus pungens (Chairmaker's Rush)	1.00
Scirpus validus (Great Bulrush)	2.50
TOTAL	32.25

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
TOTAL	360.00

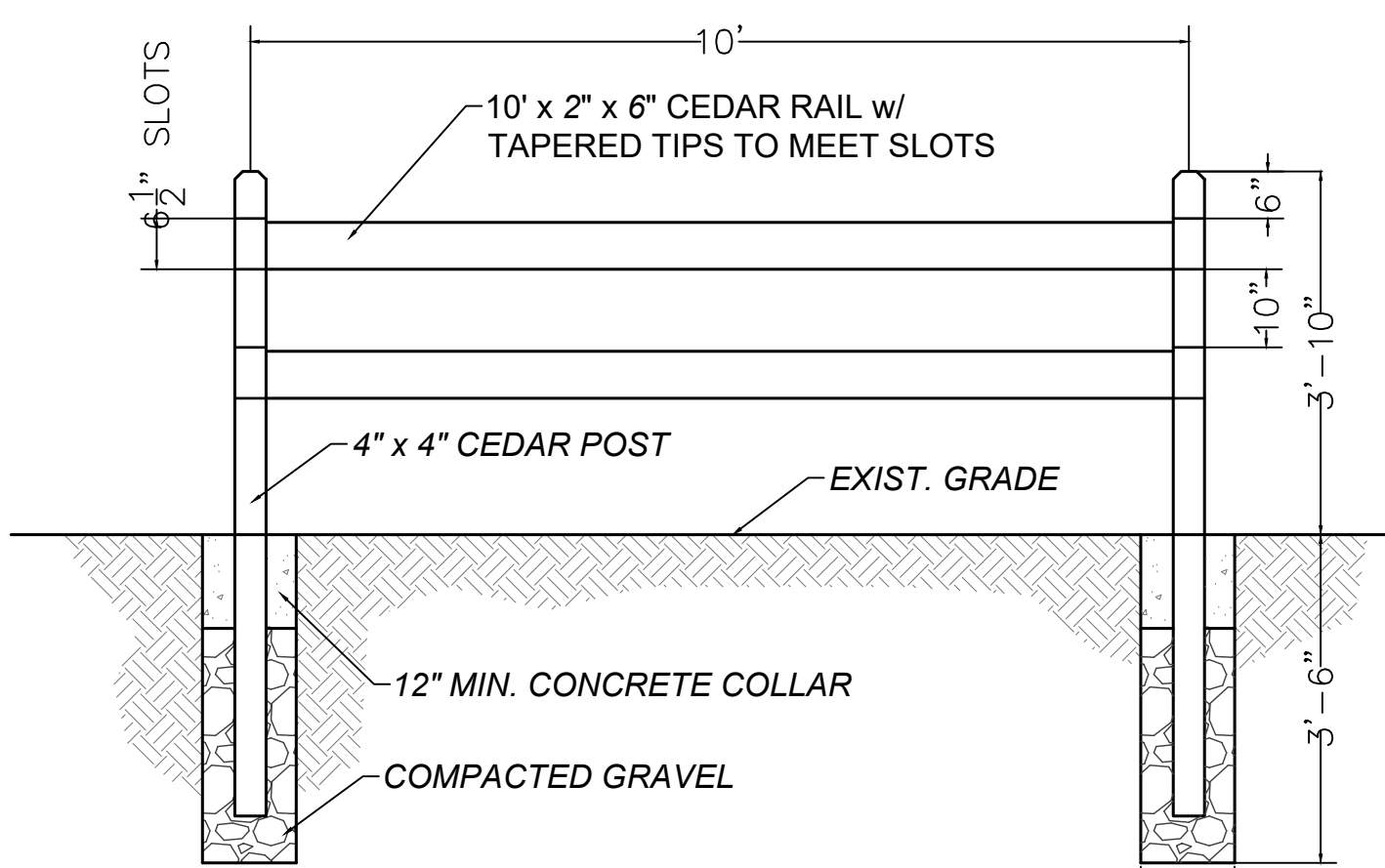
FORBS:

Acorus calamus (Sweet Flag)	0.50
Alisma spp. (Water Plantain Mix)	2.00
Asclepias incarnata (Swamp Milkweed)	1.00
Aster punicus (Bristly Aster)	1.00
Bidens spp. (Bidens Mix)	2.00
Eupatorium perfoliatum (Common Boneset)	1.00
Helenium autumnale (Sneezeweed)	2.00
Iris virginica (Blue Flag)	2.50
Lotella siphilitica (Great Blue Lobelia)	1.00
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
Vernonia spp. (Ironweed Mix)	2.00
TOTAL	28.50



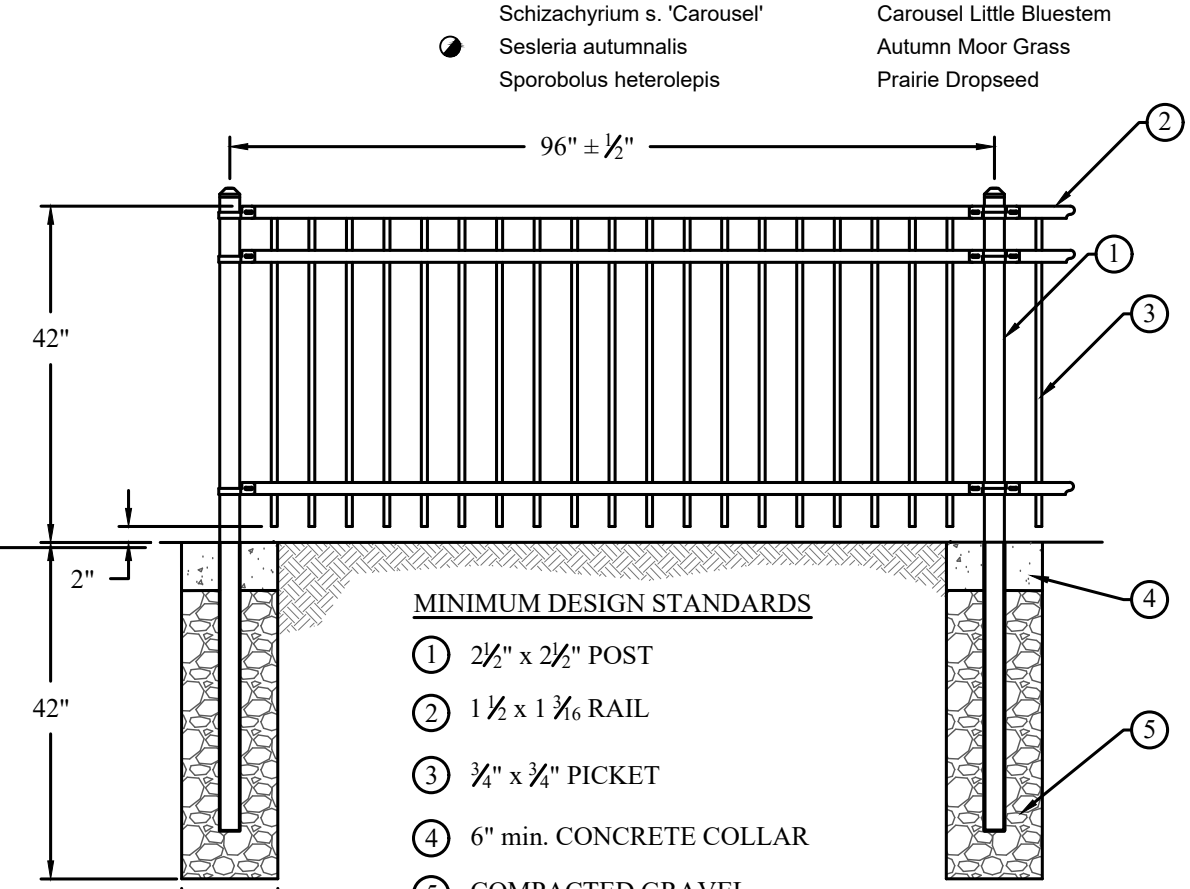
BIO-RETENTION PLANTING DETAIL

NTS



DETAIL - 2-RAIL FENCE

1/2"=1'-0"



DETAIL - ORNAMENTAL METAL FENCE

1/2"=1'-0"

PLANT LIST-FOUNDATIONS PLANTINGS

The following is a general listing of quality plant material from which final plant species assignments may be selected.

- Plants to be used in heavy shade locations (North Sides of Buildings)
- Plants to be used in part shade or sun

EVERGREEN TREES

Picea a. 'Pendula'	Weeping Norway Spruce
Picea g. 'Densata'	Black Hills Spruce
Picea p.g. 'Fat Albert'	Fat Albert Colorado Spruce
Pinus f. 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine
Pinus s. 'Fastigiata'	Upright White Pine

DECIDUOUS ORNAMENTAL TREES

Amelanchier canadensis	Shadblow Serviceberry
Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Betula p. 'Whitespire'	Whitespire Gray Birch
Crataegus crus-galli v. inermis	Thornless Cockspur Hawthorn
Hamamelis vernalis	Vernal Witchhazel
Magnolia 'Jane'	Jane Magnolia
Malus 'Red Jewel'	Red Jewel Crabapples
Pyrus c. 'Jazzam'	Jack Callery Pear
Syringa r. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
Viburnum prunifolium	Blackhaw Viburnum

LARGE DECIDUOUS SHRUBS

Cornus s. 'Isanti'	Redosier Dogwood
Cotoneaster acutifolia	Peking Cotoneaster
Hydrangea a. 'Abetwo'	Incrediball Hydrangea
Hydrangea p. 'Limelight'	Limelight Hydrangea
Hydrangea p. 'Renity'	Vanilla Strawberry Hydrangea
Physocarpus o. 'Seward'	Summer Wine Ninebark
Syringa p. 'Miss Kim'	Miss Kim Dwarf Lilac
Viburnum d. 'Christom'	Blue Mufin Viburnum
Viburnum x juddii	Judd Viburnum
Viburnum cayuga	Cayuga Viburnum
Weigela f. 'Alexandra'	Wine & Roses Weigela

DWARF DECIDUOUS SHRUBS & SHRUB ROSES

Cotoneaster apiculata	Cranberry Cotoneaster
Dwarf Forsyglia	Dwarf Forsyglia
Diervilla 'G2X85411'	Kodiak Red Bush-honeysuckle
Diervilla s. 'Butterfly'	Southern Bush-honeysuckle
Hydrangea m. 'Bailmer'	Endless Summer Hydrangea
Hydrangea p. 'ILVOBO'	Bobo Hydrangea
Hypericum kalmianum	Kalm St. John's Wort
Rhus a. 'Gro-Low'	Gro-Low Sumac
Ribes a. 'Green Mound'	Green Mound Alpine Currant
Rosa 'Meimiroto'	Apricot Drift Rose
Rosa 'Meijocoo'	Pink Drift Rose
Rosa 'Megalpio'	Red Drift Rose
Rosa 'Balmi'	Kashmi Easy Elegance Rose
Rosa 'Balgiri'	My Girl Easy Elegance Rose
Rosa 'Radtko'	Double Knock Out Rose
Sorbaria a. 'Sem'	Sem Ural Fastie Spirea
Spirea b. 'Tor'	Birchleaf Spirea
Spirea x b. 'Anthony Waterer'	Anthony Waterer Spirea
Spirea x b. 'Troebel'	Froebel's Spirea
Spirea x b. 'Gold Flame'	Gold Flame Spirea
Spirea x m. 'Darsnorm'	Snow Storm Spirea
Weigela x 'Dark Horse'	Dark Horse Weigela

EVERGREEN/BROADLEAF SHRUBS

Buxus 'Glencoe'	Chicagoland Green Boxwood
Eunonymus f. 'Emerald Gaiety'	Emerald Gaiety Eunonymus
Sarcocx Eunonymus f. 'Sarcocx'	Sarcocx Eunonymus
Juniperus c. 'Gold Lace'	Gold Lace Juniper
Juniperus c. 'Kallay's Compact'	Kally's Compact Juniper
Taxus m. 'Densiformis'	Dense Yew

PERENNIALS

Achillea millefolium sp.	Yarrow
Astilbe chinensis sp	Astilbe
Coreopsis v. 'Moonbeam'	Moonbeam Coreopsis
Echinacea sp.	Coneflower
Geranium 'Gerwat'	Rozanne Geranium
Geranium s. 'Max Frie'	Max Frie Bloody Cranellib
Hemerocallis sp.	Daylily
Heuchera sp.	Corallbells
Hosta 'Brother Stefan'	Brother Stefan Hosta
Hosta 'Frances'	Frances Hosta
Hosta 'Halcyon'	Halcyon Hosta
Hosta 'Patriot'	Patriot Hosta
Nepeta r. 'Walker's Low'	Walker's Low Catmint
Rudbeckia f. 'Viette's Little Suzy'	Little Suzy Black-eyed Susan
Sedum s. 'Autumn Joy'	Autumn Joy Sedum
Aljuga r. 'Bronze Beauty'	Bronze Beauty Bugleweed
Eunonymus f. 'Coloratus'	Purpleleaf Wintercreeper
Pachysandra l. 'Green Carpet'	Japanese Spurge
Sedum kamtschaticum	Russian Stonecrop

ORNAMENTAL GRASSES

Calamagrostis a. 'Karl Foerster'	Feather Reed Grass
Carex m. 'Ice Dance'	Ice Dance Sedge
Deschampsia c. 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass
Hakonechloa m. 'All Gold'	Japanese Forest Grass
Panicum v. 'Cheyenne Sky'	Cheyenne Sky Switch Grass
Panicum v. 'Shenandoah'	Shenandoah Red Switch Grass
Pennisetum a 'Hamel'	Hamel Fountain Grass
Schizachyrium s. 'Carousel'	Carousel Little Bluestem
Sesleria autumnalis	Autumn Moor Grass
Sporobolus heterolepis	Prairie Droopseed

MINIMUM DESIGN STANDARDS

- 2 1/2" x 2 1/2" POST
- 1 1/2 x 1 3/8 RAIL
- 3/4" x 3/4" PICKET
- 6" min. CONCRETE COLLAR
- COMPACTED GRAVEL BACKFILL

REVISIONS

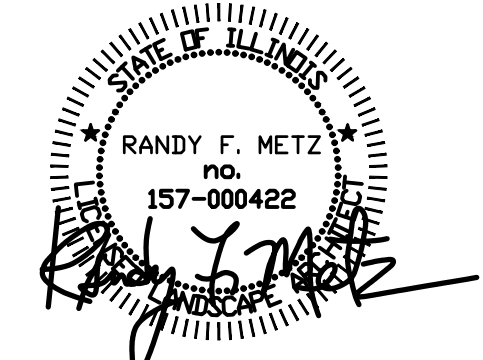
2	Village Review/New Site Plan	4/26/18
1	Village Review/New Site Plan	2/6/18

COBBLESTONE SUBDIVISION

Orland Park, Illinois

McNaughton Development Inc.

SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

LANDSCAPE PLAN

PROJECT NO.:

17-078

DATE:

11-9-17

SCALE:

1"=20'

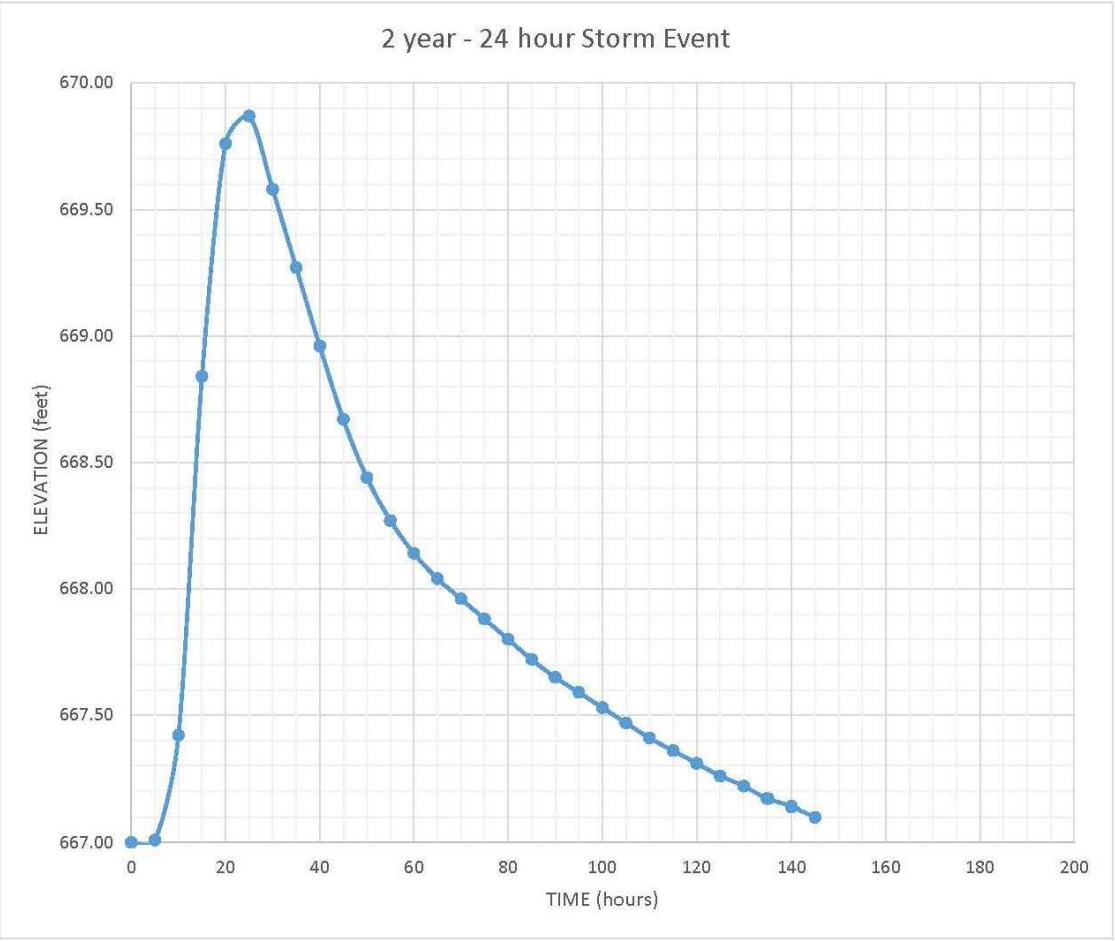
SHEET

L-2

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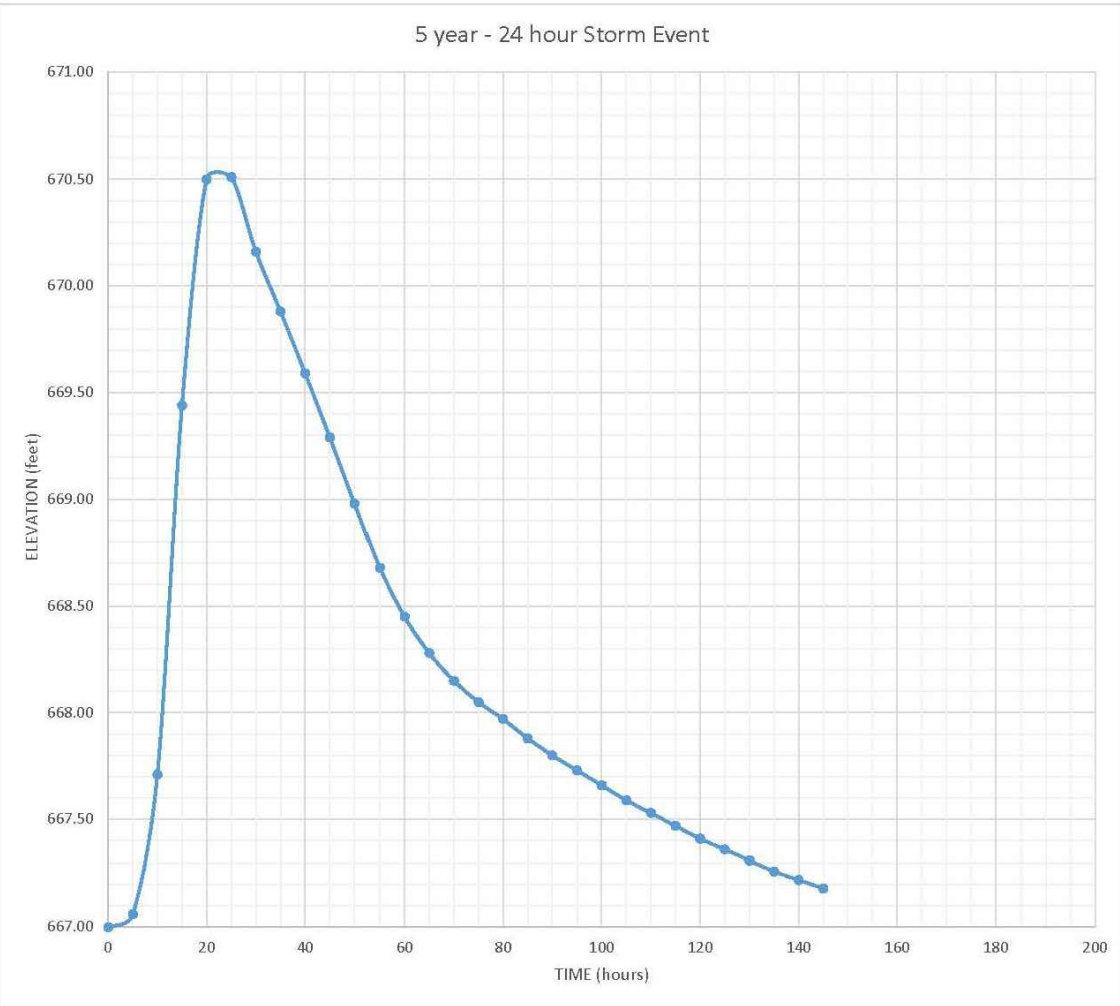
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145.0	667.10

COBBLESTONE
STORMWATER MANAGEMENT AREA
DRAW DOWN ANALYSIS



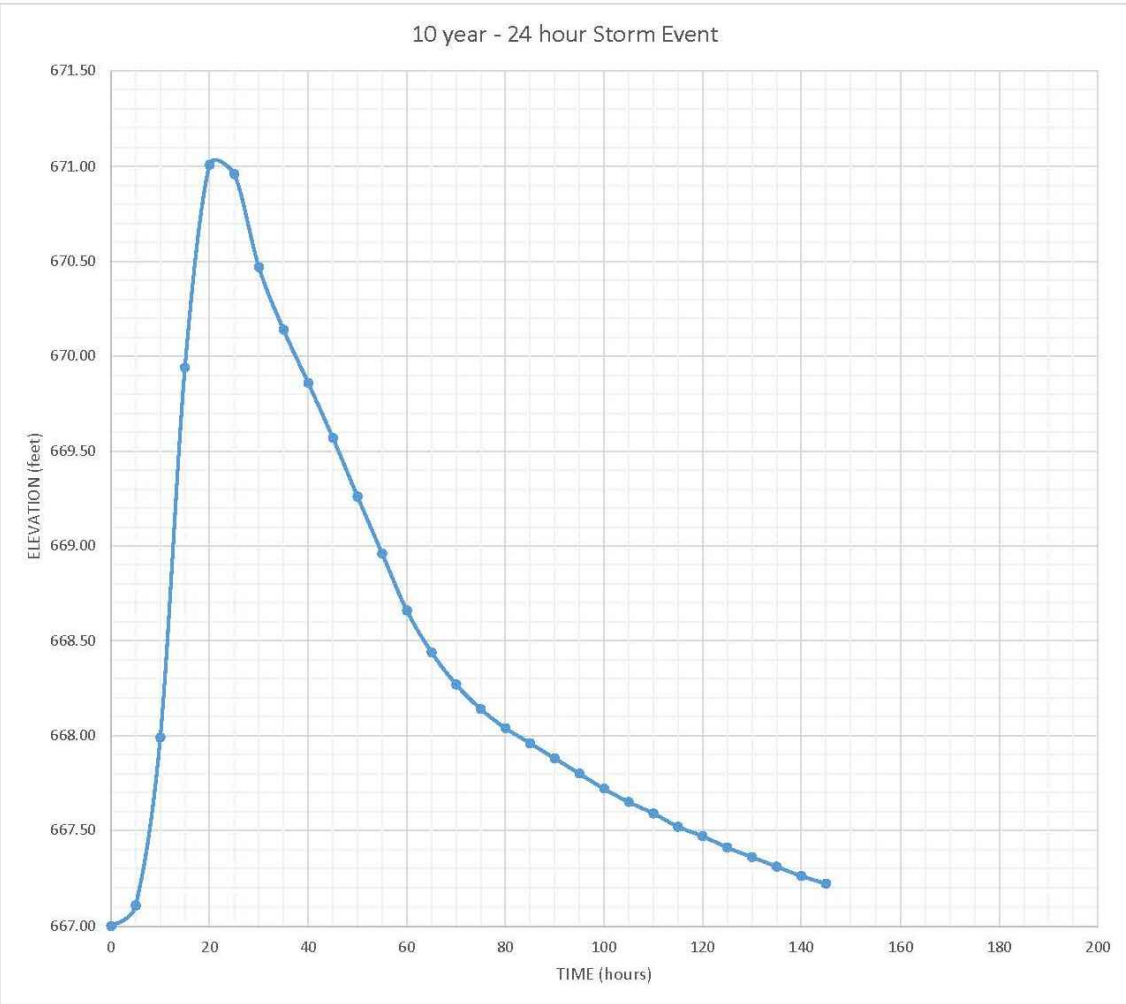
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125.0	667.36
130.0	667.31
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COBBLESTONE
STORMWATER MANAGEMENT AREA
DRAW DOWN ANALYSIS



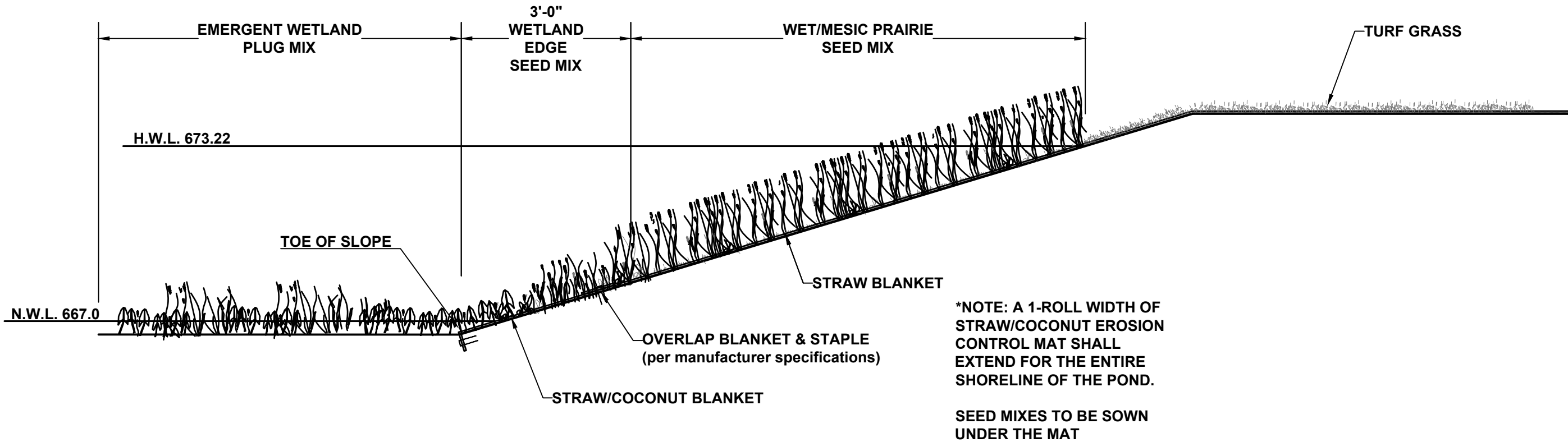
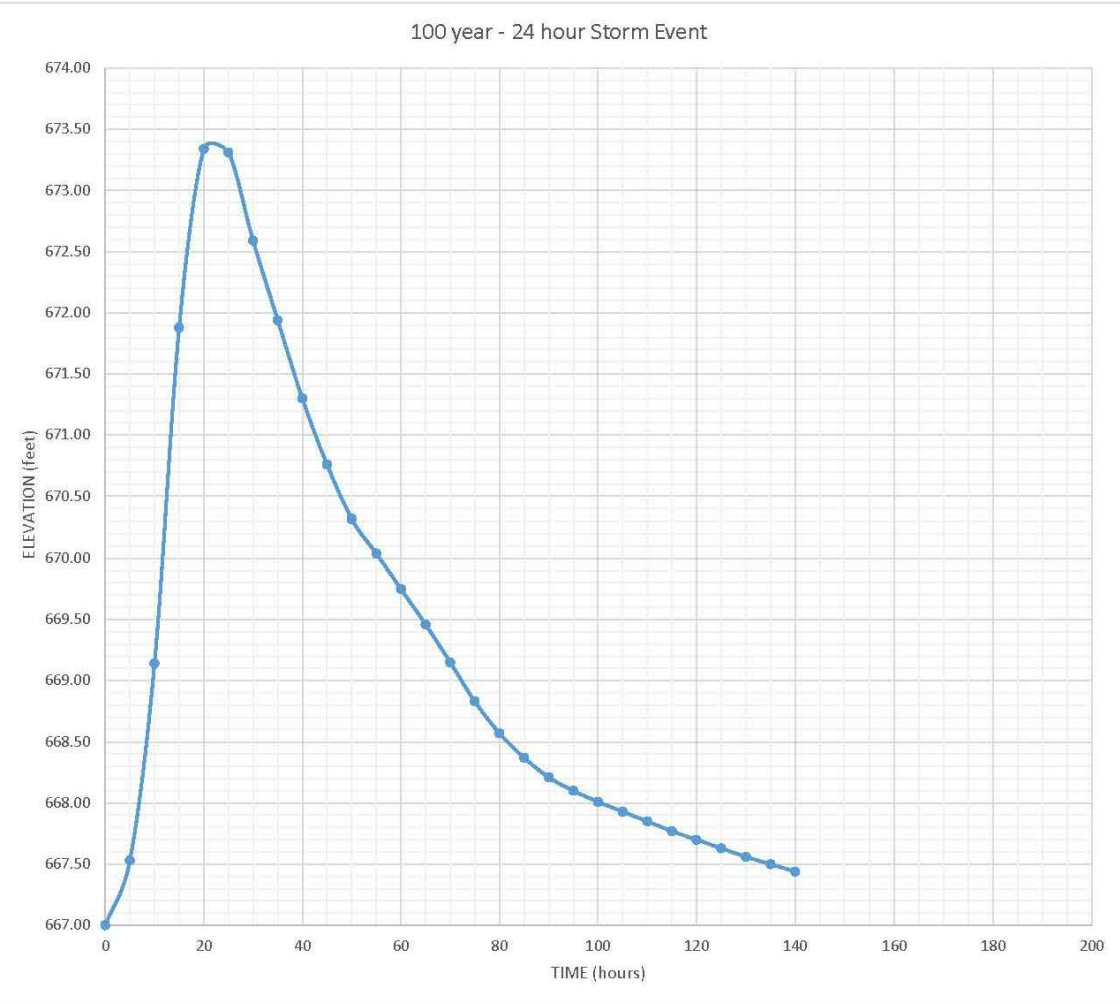
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85.0	667.96
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110.0	667.59
115.0	667.52
120.0	667.47
125.0	667.41
130.0	667.36
135.0	667.31
140.0	667.26
145.0	667.22

COBBLESTONE
STORMWATER MANAGEMENT AREA
DRAW DOWN ANALYSIS



TIME (hours)	ELEVATION (feet)
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5.0	667.33
10.0	669.14
15.0	671.88
20.0	673.34
25.0	673.31
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35.0	671.94
40.0	671.30
45.0	670.76
50.0	670.32
55.0	670.04
60.0	669.75
65.0	669.46
70.0	669.15
75.0	668.83
80.0	668.57
85.0	668.37
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100.0	668.01
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COBBLESTONE
STORMWATER MANAGEMENT AREA
DRAW DOWN ANALYSIS



SECTION A - NATURALIZED DETENTION BASIN
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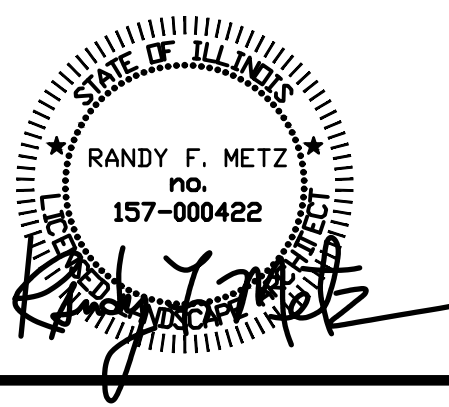
REVISIONS

2	Village Review/New Site Plan	4/26/18
1	Village Review/New Site Plan	2/6/18

COBBLESTONE
SUBDIVISION
Orland Park, Illinois

McNaughton
Development Inc.

SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE
PLAN

PROJECT NO.:

17-078

DATE: 11-9-17

SCALE: 1"=20'

SHEET

L-3

NEAR-TERM MONITORING AND REPORTING

2.1 Responsible Parties

McNaughton Development. ("Owner") will be responsible for funding and implementing a near-term monitoring and management plan (typically three years in length) and for the long-term monitoring and managements set forth in Section 4.0 for establishing a naturalized landscape area(s) associated with the proposed Cobblestone residential development. If the performance standards are not achieved after the initial three-year monitoring and management period, then annual monitoring and management activities shall continue until the minimum performance standards are met. The Owner may elect to contract management and maintenance services to a third party to ensure proper implementation in accordance with the following standards.

2.2 Monitoring Methodology

Owner will monitor areas of naturalized landscaping following methodologies as outlined herein. Owner will perform meander survey monitoring on an annual basis for a minimum of three years after planting is substantially complete, or until the naturalized landscape area(s) in question is/are accepted by the Village. Annual vegetation monitoring will occur in August, September, or early October. Meander survey methodology will involve taking five to 10 representative site photographs and performing a review of at least 20 percent of each vegetative community to identify the following:

- a. the limits of all vegetation areas by general community type and dominant species within each planting zone (e.g. wetland and prairie zones),
- b. all plant species (native and non-native) in each planting zone,
- c. the approximate percent ground cover by native species within each planting zone,
- d. the percent ground cover by non-native or invasive species in each planting zone,
- e. erosion and sedimentation problems,
- f. water level or drainage problems,
- g. areas of bare soil larger than one square-meter, and
- h. observations on specific management strategies necessary to achieve acceptance requirements.

2.3 Reporting Requirements

Upon completion of landscape installation, the Owner will notify the Village that the natural landscape area installation has been installed as per the approved landscape plan. Owner will provide nursery packing lists indicating the species and quantities of materials installed with this notice.

In addition, the Owner will submit an annual monitoring report to the Village of Orland Park by February 28th of the following year evaluating the progress of the naturalized landscape toward design goals. The report will contain a location map, a summary of annual monitoring observations, a description of management performed during the year, a tabular summary of annual progress relative to acceptance standards, and a list of proposed management activities during the upcoming year.

2.4 Performance Standards

Satisfactory landscape development associated with naturalized vegetation in the stormwater facility will be based on the following items. If these standards are met at the end of the initial near-term monitoring and management period, as determined by the Village, the Village will approve the naturalized landscape areas and return the letter of credit. If these standards are not met at the end of the initial near-term monitoring and management period, the time period will be extended until the performance standards are met and the letter of credit will be held until the performance standards are met.

- First Year:**
- First Year: Within three months of seed installation (or three months after the start of the growing season following dormant seedlings), at least 90 percent of the seeded area, as measured by aerial cover, will be vegetated or otherwise stabilized against erosion. The cover crop may be included in this measurement.
- Second Year:**
- Second Year: By the end of the second growing season, the planted areas shall have a minimum of 50 percent ground cover by species in the approved plant list and/or native species with native coefficient of conservation (C-) values of 2 or greater (per Swink and Wilhelm 1994 or more current version).
- Third Year:**
- Third Year: By the end of the third growing season, the planted areas (e.g. wetland, prairie) shall have a minimum of 75 percent ground cover and emergent areas shall have minimum of 35 percent ground cover (by species in the approved plant list and/or native species with native coefficient of conservation (C-) values of 2 or greater. The cumulative plant list, across all vegetative communities shall have a minimum native floristic quality index (FQI) of 20 and a (C-) value of 3.5 or greater.

Second and Third Year Additional Performance Standards:

- Naturalized landscapes shall not have more than one square-meter devoid of vegetation, as measured by aerial coverage.
- Seeded/planted areas (Excluding emergent zone) shall have no rills or gullies greater than four inches wide by four inches deep.
- Areas seeded to turfgrass or low-maintenance turf shall have 95 percent ground cover.
- Installed woody materials within the naturalized landscape area shall be alive, in healthy condition, and representative of the species.
- No more than 25 percent of any specific plant community shall be individually or collectively dominated by non-native or weedy species.
- None of the three-most dominant species may be non-native or weedy, including but not limited to the following:

Woody Plants

Acer negundo
Alnus glutinosa
Elaeagnus umbellata
Ononidis alba
Lonicera spp.
Rhamnus spp.
Rubus spp.
Rosa multiflora
Ulmus pumila

Box elder
Black Alder
Autumn olive
Burning bush
Honeysuckle
Buckthorn
Black locust
Multiflora rose
Siberian elm

Broadleaf Plants

Alliaria petiolata
Ambrosia spp.
Achillea spp.
Carduus nutans
Centaurea maculosa
Cirsium arvense
Conium maculatum
Coronilla varia
Daucus carota
Dipsacus spp.
Euphorbia esula
Hesperis matronalis
Lotus corniculatus
Lythrum salicaria
Melilotus spp.
Pastinaca sativa
Polygonum cuspidatum
Solidago altissima
Solidago sempervirens
Trifolium spp.
Typa spp.

Garlic mustard
Ragweed
Burdock
Mistle
Spotted knapweed
Canada thistle
Spotted hemlock
Crown vetch
Wild carrot
Teasel
Leafy spurge
Dame's rocket
Bird's-foot trefoil
Purple loosestrife
Alfalfa/medick
Sweetclover
Wild parsnip
Japanese knotweed
Tall goldenrod
Seaside goldenrod
Clover
Cattails

Grass-like Plants

Agropyron repens
Bromus tectorum
Bromus japonicus
Bromus inermis
Phalaris arundinacea
Phragmites australis
Poa pratensis

Quackgrass
Cheatgrass
Japanese brome
Smooth brome
Reed canarygrass
Common reed
Kentucky blgrass

- Common Reed (*Phragmites australis*) is an aggressive invasive species that is especially problematic in the Orland Park region and is extremely difficult to control once established. Therefore, particular attention should be made for the early detection and eradication of Common Reed across the entire project property.

Cattails (*Typha* spp.) do not count towards the 25 percent weed criterion provided they represent no more than 20 percent cover.

NEAR-TERM MANAGEMENT FOR NATURALIZED LANDSCAPES

Near-term management for naturalized landscapes associated with the Cobblestone Subdivision will involve monitoring and management to promote germination and establishment of desired plants and to prevent the establishment of invasive species. The least costly and most effective action for controlling invasive species is their early identification and eradication. The following is the near-term management plan that Owner shall follow for naturalized landscape areas associated with the Cobblestone Subdivision:

3.1 Near-term Management Tasks

For a minimum of three years after installation, Owner will manage naturalized landscapes on a regular basis to ensure successful establishment. The following management tasks provide a reasonable approach to most conditions likely to be encountered during the establishment. However, site characteristics can significantly influence how management and maintenance techniques are implemented. Therefore, vegetation management actions may differ from the tasks and frequencies indicated below based on specific recommendations from a qualified native landscape restoration specialist.

3.1.1 Undesirable Plant Control

The Owner acknowledges that it is best to perform corrective actions for vegetation management early in the revegetation effort. Owner will manage aggressive and/or non-native species such that their presence and density does not threaten the attainment of performance standards.

Depending on the type of plant being targeted, control of undesirable plant species may involve removing all above-ground and below-ground stems, roots, and flower masses prior to development of seeds. Weeding practices will avoid damaging the native plantings and be timed to prevent development of weed seeds. Therefore, the ability to differentiate between weeds and native seedlings is important and must be conducted by personnel with experience in the establishment of native vegetation.

Owner shall use various means of weed control, as appropriate, and may include mechanical control, chemical control, and/or biological control.

Mechanical Control: Mechanical control of nuisance plant species typically includes cutting, mowing and/or the digging up individual plants by hand. In many cases, cutting or mowing a plant before its seeds mature will minimize further spread. Cutting or mowing close to the ground surface with a weed-eater or hand-scythe can be an effective means of control for species such as sweet clover, various thistles, and ragweed. For general mowing of swaths of vegetation, mowers will be set to a height of 12+ inches above the ground surface or to a height that treats weedy species yet minimizes impacts on desirable plants.

For species such as common reed, purple loosestrife, Canada thistle, and reed canarygrass, mowing actually encourages the spread of underground stems. Hand digging these species and woody undesirables such as multiflora rose can result in injury if there are fewer than 100 plants throughout the entire site. Where more than 100 individual plants are present, chemical control will be the primary method of control. (Note: Pulling and digging out weeds generally is discouraged because the soil disturbance can uproot desirable plants and encourage the growth of more weeds.)

Chemical Control: When employed in conjunction with prescribed burning and mechanical control, the judicious use of herbicides can be an important component of management programs for controlling weeds. Some weeds such as purple loosestrife, buckthorn (*Rhamnus* spp.) and honeysuckle (*Lonicera* spp.), reed canarygrass, common reed, sandbar willow, and cattails are controlled more effectively by chemical treatment than by most mechanical control measures.

For aggressive weeds, an appropriate herbicide will be applied. Because of the potential for damage to native plant communities, the use of preventative herbicides will be limited to problem areas and problem species for which manual control is ineffective. Aquatic herbicides will not be used to treat algal blooms.

Glyphosate herbicide (trade names Rodeo or Roundup) is often recommended for use in naturalized landscape areas. Other herbicides such as Transline, Plateau, and Garlon are also used. The application of herbicides will be performed only by persons licensed or registered in the State of Illinois for pesticide/herbicide application. Herbicide use will be in strict compliance with all application rates, procedures, warning labels and applicable codes, standards and best management practices.

Generally, wick application will be preferred over spray application, which is less selective. Wicking applies herbicide only to individual plants, typically using hand application or pipe dispersal methods. The handwicking or "glove of death" method for specifically targeting weedy plants while protecting higher quality plants in sensitive habitats. Pipe dispersal methods are also appropriate for targeting weedy plants while avoiding desirable plants growing alongside them by using a canvas-covered, perforated, chemical filled PVC pipe. Trained personnel walk the area, swinging pipe (commonly 8-foot long) from side to side above the native plants but deliberately striking invasive species. The pipe strikes and bends the weeds, smearing them with the chemical and destroying them within a few days. If used, spray applications will not occur on gusty days because non-target species could be affected.

Biological Control: An alternative to chemical treatment, use of biological controls for purple loosestrife will be considered provided site conditions are appropriate to support and maintain the insect population. Through this method, host-specific insects (one a root infesting weevil; others are leaf-eating chrysomelid beetles) are released to feed on the roots or leaves of purple loosestrife. If purple loosestrife becomes abundant, biological control can prove a cost-effective means of management.

3.1.2 Wildlife Management

Nuisance species such as ducks, geese or muskrats often forage on young emergent wetland plants. Herbivory fencing may be installed to protect the wetland plants during establishment. Herbivory fencing typically consists of chicken wire, netting or string to deter waterfowl or other species from areas where native plants have been installed. The fencing can be removed once the vegetation is well established. Additional control of nuisance species must be performed if monitoring indicates such species are responsible for poor plant establishment and performance. The method of control will be determined by a native landscape restoration specialist.

It is generally accepted that the long-term use of even the most benign pesticides has effects on wildlife that are still only barely researched. Therefore, Owner will not use pesticides broadly or routinely in any naturalized landscape other than for mosquito abatement (should that be necessary). Owner will use pesticides only for specific and localized problem areas as determined by a native landscape restoration specialist with experience in installation and development of native plant communities, should such areas occur. Standard application procedures and precautions for chemical application in wetland areas will be followed.

3.1.3 Fertilizer Application

For ecological reasons, a conservative approach to the application of fertilizers will be taken. Turf management chemicals will not be used within areas of naturalized plantings unless specifically prescribed by and per the direction of a native landscape restoration specialist. If used, special care will be taken to not apply fertilizers when inclement weather is forecast.

3.2 Schedule Of Near-Term Management Activities

Appendix 1, titled "Near-Term Management & Management Tasks for Naturalized Landscapes", and the following text provide the schedule of management and maintenance tasks for installation and establishment of naturalized landscape areas. The actual schedule and tasks performed in any given year may differ from those indicated based on specific recommendations from a natural landscape restoration specialist.

3.2.1 Inspection Schedule - Near Term Activities

Inspections will be made as detailed in Appendix 1, which must be attached to this document prior to document approval.

3.2.2 First-Year Management Actions

To prevent weed seed development, Owner will mow to a height of 6 inches when vegetation reaches a height of 12 inches. (Note: Weekly mowing at turf lawn height will NOT be performed, as mowing too often can set-back native planting development.) Owner must use a rotary or flail-type mower to finely chop the cut material. If clippings shade the ground or smother the remaining plants, Owner will bag the clippings for off-site disposal or otherwise dispersed. The Owner must time the last mow so that vegetation can grow to a height of eight to 10 inches before winter.

Owner will avoid weeding practices that damage the native plantings and will time the practices to prevent development of weed seeds. For aggressive weeds, herbicide will be selectively applied (e.g., wick application, not spraying). Turf management chemicals will not be used on native plantings except as directed by a Village-approved landscape restoration specialist.

Debris and litter (e.g., paper, plastic, metal, concrete, grass clippings, brush, etc.) will be removed every other month between 1 March to 31 October to prevent floating materials from clogging the outlet. Debris will be disposed of at an appropriate off-site trash receptacle.

Other potential responsibilities may include, but are not limited to, access restriction enforcement, insect/pest control, erosion repairs, and wildlife management (e.g., control of carp, muskrats, geese, etc. as needed). The Owner will determine the need for other management actions on a quarterly basis when performing general maintenance visits for dam embankments and control structures.

3.2.3 Second-Year Management Actions

During the second growing season, Owner will mow the seeded area as close to the ground as possible in early spring and the cuttings raked or bagged. If annual weeds remain a problem, Owner will perform an additional mow during mid-to late June, with the mow height set to 12 inches.

Weed management will emphasize control of biennial and perennial weeds. Biennial weeds targeted for control include sweetclovers (*Melilotus* spp.) Queen Anne's lace (*Daucus carota*), and teasel (*Dipsacus* spp.). Proper weed control may require multiple treatments, and Owner will perform the treatments at times that will provide maximum treatment effectiveness.

Other management practices will include debris and litter removal, access restriction enforcement, and erosion control and repairs (as needed). Additional management tasks may include insect/pest control, reseeding/replanting in targeted areas, wildlife management as determined on a quarterly basis. If there is sufficient fuel, a prescribed burn may be attempted at the end of the second growing season, provided Owner obtains proper permits from the Illinois Environmental Protection Agency and provides notice to the Village and local authorities.3.2.4 Third-Year Management Actions

Typical management in the third growing season will involve the use of prescribed fire in combination with mechanical and chemical methods for controlling aggressive biennial and perennial weeds.

Owner will obtain a permit from the Illinois Environmental Protection Agency, Cook/Will County and Village prior to conducting a prescribed burn. Burns must be performed by a qualified contractor. All other required permits need to be in place before the Village will issue a permit. The burn will occur between mid-October and April as weather and site conditions permit. Prior to conducting a prescribed burn, Owner must provide notice to the Village and local authorities. If prescribed burning is not practical, Owner will substitute mowing in late fall or very early spring. The burn-replacement mow will be done at a height of two inches, with cut material bagged for off-site disposal.

As in the first two years, Owner will continue management of aggressive weeds. Other management practices will include debris and litter removal, access restriction enforcement, and erosion control and repairs (as needed). Additional management tasks may include insect/pest control, reseeding/replanting in targeted areas, wildlife management and the Owner will determine the need for other management actions, on a quarterly basis, when performing general maintenance visits for dam embankments and control structures.

LONG-TERM MANAGEMENT FOR NATURALIZED LANDSCAPES

Traditional turfgrass maintenance practices are not appropriate for naturalized landscapes. Owner must provide proper management which shall be performed by parties experienced in native landscape maintenance.

4.1 Long-Term Management Tasks

Long-term maintenance of naturalized landscapes involves significantly less effort and cost than for landscapes vegetated with traditional turfgrass. Routine maintenance activities for naturalized landscapes include debris management, structural inspections, vegetation maintenance, and pest species management. Non-routine maintenance and management actions are performed as site-specific conditions warrant and include sediment/pollutant removal, structure replacement, and replanting. Appendix 2, titled "Long-Term Management & Management Tasks for Naturalized Landscapes", presents the schedule for typical activities associated with long-term management of naturalized landscapes.

4.1.1 Debris and Litter Management

Owner shall remove debris and litter (e.g., paper, plastic, metal, concrete, grass clippings, brush, etc.) every other month between 1 March to 31 October and dispose of it at an appropriate off-site trash receptacle.

4.1.2 Structural Management

Owner will inspect water control structures quarterly and within 24 hours of each major rainstorm (>1 inch rainfall). Inspections will include an evaluation on the stability of the outlet, embankments, and inlets. Observations will be made on the presence and extent of erosion, lack of vegetation, or other problems such as soil cracking, the outlet/inlet structure degradation, sink holes, or wet areas on the slopes. An engineer will perform or participate in these inspections.

Capture of sediment and pollutants eventually results in a decrease in pool volume and/or water quality in a stormwater facility and sediments need to be removed. Because each facility is different, there are no set timeframes for sediment/pollutant removal. The need for sediment removal is expected when the pool volume is reduced by 15 to 20 percent of the design volume.

4.1.3Vegetation Management

Long-term management actions emphasize regular prescribed burning, accompanied by periodic herbicide treatment, mowing, or a combination of these practices. Accurate plant identification is essential. The type of vegetation management will be based on recommendations from a native landscape restoration specialist.

Prescribed Burning: If possible, established naturalized landscapes should be burned every two to three years or as directed by a landscape restoration specialist/ecologist. Large areas can be divided into management sections and burned on a rotational basis, with only a portion burned each year and the entire area burned over a three-year period. The timing of the burn should be determined based on weather conditions and management goals as recommended by the landscape restoration specialist/ecologist.

A permit must be obtained from the Illinois Environmental Protection Agency prior to conducting a prescribed burn. The burn should occur between mid-October and April as weather and site conditions permit. Burning should only be conducted by a qualified burn contractor experienced in grassland fire control and only upon receipt of a permit from the Illinois Environmental Protection Agency. Prior to conducting a prescribed burn, Owner must provide notice to the Village and local authorities. If prescribed burning is not practical, Owner will mow in late fall or very early spring to substitute for burning. The burn-replacement mow will be done at a height of two inches, with cut material bagged for off-site disposal.

Weed Management: Aggressive plants can overtake naturalized landscapes in the absence of management intervention. The "worst offenders" typically include purple loosestrife (*Lythrum salicaria*), cattails (*Typha* spp.), bush honeysuckles (*Lonicera* spp.), buckthorn (*Rhamnus* spp.), multiflora rose (*Rosa multiflora*), black locust (*Robinia pseudoacacia*), teasel (*Dipsacus* spp.), garlic mustard (*Alliaria petiolata*), wild parsnip (*Pastinaca sativa*), thistles (*Cirsium* and *Carduus* spp.), common reed (*Phragmites australis*), and reed canarygrass (*Phalaris arundinacea*).

Owner will perform mechanical, chemical, or biological control of these and other aggressive weeds as directed by the native landscape restoration specialist.

Mechanical Control – Mechanical control of nuisance plant species typically includes mowing and/or the digging up individual plants by hand.

The timing and height of the mow depends on the species being controlled but typically is between 12 to 18 inches high. Owner will use a rotary or flail mower to chop the cut material into fine pieces that will not smother native plants

Hand pulling or digging of these species and woody undesirables can provide control if there are fewer than 100 plants.

Chemical Control – Owner will limit use of preventative herbicides to selected problem areas with a dominance of plant species that do not respond well to prescribed burning and/or mechanical control measures.

Herbicide application must be performed by a licensed professional applicator in strict compliance with all warning labels and applicable codes, standards and best management practices.

Herbicides will be applied selectively (e.g., wick application rather than spraying).

Biological Control – Special attention will also be given to purple loosestrife control, should it occur on the site. Where the plant is abundant, biological control can prove a cost-effective means of management. Through this method, host-specific insects are released to feed on the roots or leaves of purple loosestrife.

Supplemental Planting/Revegetation: Remedial actions may be needed as site conditions warrant. Such actions may include spot reseeding. Installation of supplemental plugs and/or seed using species in the approved mix (or if approved by the Village, with modifications) must be performed if any of the following circumstances exist: 1) more than half of the area of emergent plantings does not establish or persist; 2) the slope has any area greater than 0.25 square-meter in size devoid of vegetation; 3) the shoreline has any area more than five feet in length devoid of vegetation; or 4) any area (regardless of size) is actively eroding.

Except for the cover crop, Owner will use seed from native species with an emphasis on establishment of the grass matrix, which will support prescribed burn management. A native landscape management specialist must determine the type and quantity of seeds based on site-specific conditions. Owner will use a cover crop when seeding bare areas, with seed costs comprising the primary cover crop species. If used, annual ryegrass will be applied at a rate not to exceed 5 lbs/ac.

4.1.4 Pesticide and Fungicide Use

Pesticides will not be used broadly or routinely. Instead, Owner will use pesticides at specific and localized problem areas. Owner will exercise particular care in the areas near or directly tributary to surface waters. Owner will follow standard application procedures and precautions. Insecticides and fungicides are generally unnecessary. If public perception or the identification of a specific mosquito problem warrants the use of insect controls, Owner will consider biological measures. This could include stocking a wet basin with fish that feed on mosquito larvae and/or the use of BTI (*Bacillus thuringiensis israelensis*) to selectively kill mosquito larvae. Habitat structures also could be installed to encourage the nesting and feeding of purple martins, bats, or other insectivorous wildlife.

4.1.5 Fertilizer Use

For ecological reasons, turf management chemicals will not be used on naturalized plantings except as directed by a native landscape restoration specialist.

4.1.6 Other Management Actions

When properly installed and established, naturalized landscapes typically require less management and maintenance than conventional landscapes. However, naturalized landscapes are not maintenance free. Therefore, a budget for long-term management activities should be established to protect the investment that has been made in the naturalized areas.

4.2 Schedule of Long-term Management Activities

Appendix 2, titled "Long-Term Management & Management Tasks for Naturalized Landscapes", provides the schedule of management and maintenance tasks for installation and establishment of naturalized landscape areas. The actual schedule and tasks performed in any given year may differ from those indicated based on specific recommendations from a natural landscape restoration specialist.

4.2.1 Inspection Schedule - Long-Term Activities

Inspections will be made as detailed in Appendix 2, which must be attached to this document prior to document approval.

REVISIONS

2	Village Review/New Site Plan	4/26/18
1	Village Review/New Site Plan	2/6/18

COBBLESTONE SUBDIVISION

Orland Park, Illinois

Orland Park, Illinois

Orland Park, Illinois

Orland Park, Illinois

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