

LANDSCAPE PLAN FOR:

BMW of ORLAND PARK

PARKING LOT EXPANSION

Site Location Map



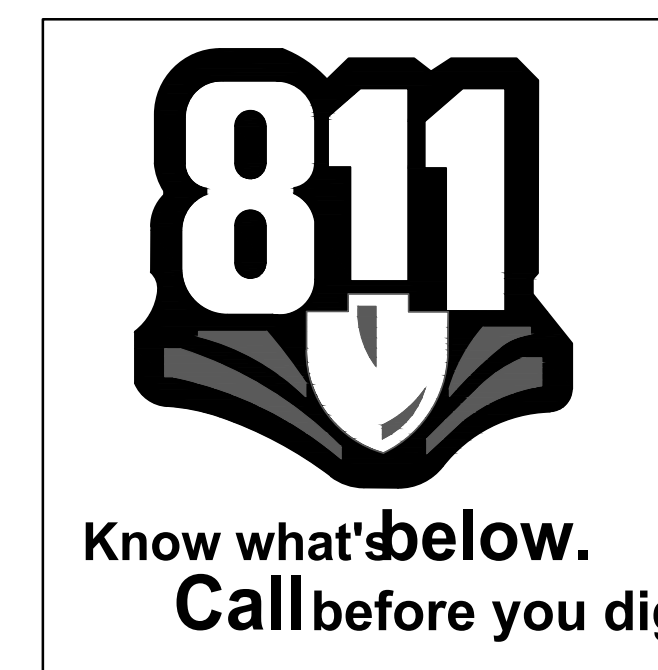
Owner:
Zeigler Auto Group

Engineer:
Joseph A. Schudt & Associates
9455 Enterprise Dr.
Mokena, IL 60448
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Landscape Architect:
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826 E. Maple Street
Lombard, IL 60148
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826 East Maple Street
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LANDSCAPE ARCHITECTURE/SITE PLANNING

no. 157-090422

STATE OF ILLINOIS

RANDY F. METZ

SEAL:

LANDSCAPE ARCHITECT

11-03-2020

1"=30'

PROJECT NO.: 20-145

DATE:

SCALE:

TITLE

COVER SHEET

SHEET

CS

ZEIGLER AUTO GROUP

BMW PARKING LOT EXPANSION

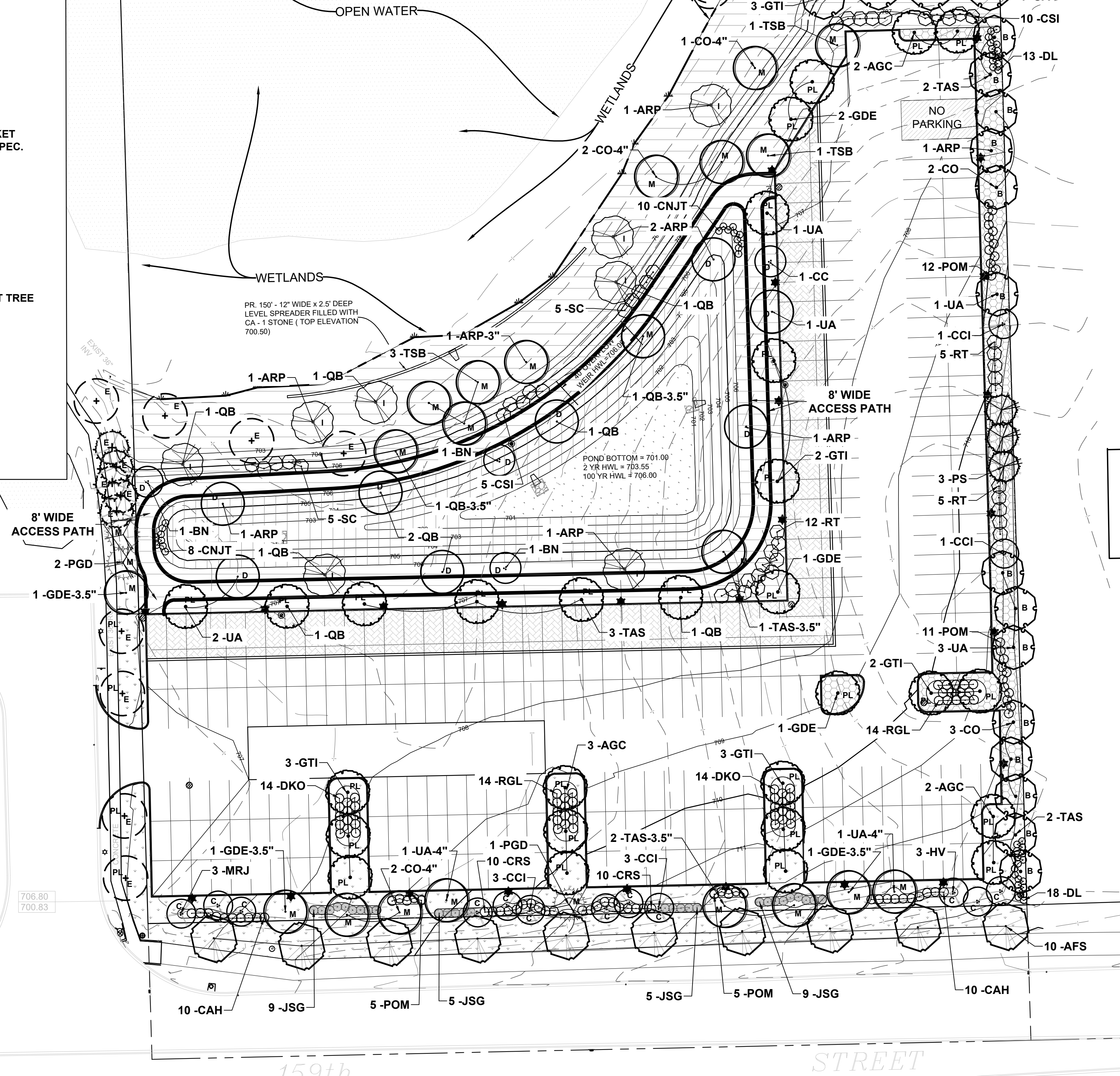
10929 W. 159th Street

ORLAND PARK, ILLINOIS

LEGEND

- EMERGENT AQUATIC PLUG MIX
- NATURALIZED LANDSCAPE ZONE STORMWATER MANAGEMENT AREA SEE CROSS SECTION FOR SEED MIXES
- ECONOMY PRAIRIE SEED MIX w/ STRAW BLANKET
- NO-MOW FESCUE SEED MIX w/ STRAW BLANKET
- TURF SEED w/ STRAW BLANKET SEED MIX OR PER VILLAGE SPEC.
- PARKWAY TREE
- PERIMETER TREE
- PARKING LOT TREE
- STORMWATER MANAGEMENT TREE
- INTERIOR LOT TREE
- MITIGATION TREES
- CORRIDOR TREE
- EXISTING TREE

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



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 machine. 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 l. 'Impole'	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. 'Mckelson'	Shawnee Brave Bald Cypress	2.5" BB
TAS	7	Tilia a. 'MokSentry'	American Sentry Linden	2.5" BB
TAS	3	Tilia a. 'MokSentry'	American Sentry Linden	3.5" BB
UA	9	Ulmus 'Morton'	Accolade Elm	2.5" BB
UA	2	Ulmus 'Morton'	Accolade 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 v. 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
CNJT	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 l. 'G2X88544'	Orange Kodiak Diervilla	18" #3
POM	33	Physocarpus o. 'Mndia'	Copperina 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 l. '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	S75 by North American Green (or equal)
560 SY	Native Seed w/ Straw Blanket	Economy/Prairie Seed Mix
1,645 SY	Seed w/ Straw Blanket	S75 by North American Green (or equal)
58 CY	Mulch	Kentucky Bluegrass Blend w/ Perennial Rye
3 YR	Native Area Maintenance	S75 by North American Green (or equal)
		Shredded Hardwood Bark
		Monitoring & Reporting Program

LANDSCAPE CALCULATIONS

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'

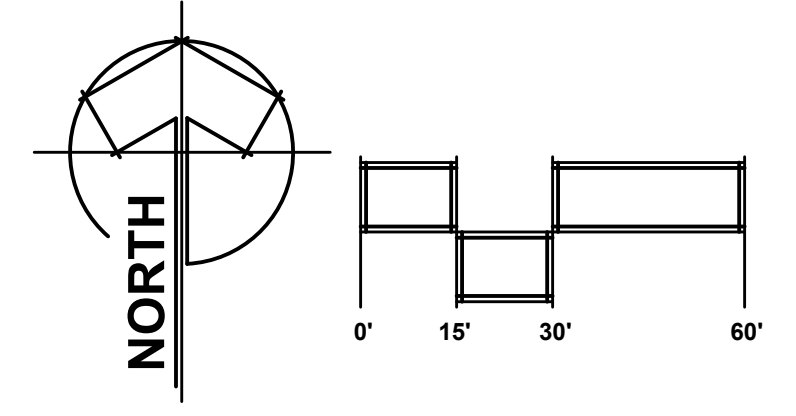
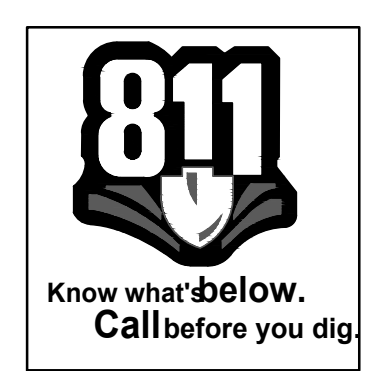
Plant Type	Qty	Plants Required	Provided
Dec. Shade Tree	1/100'	7.4 or 8	8
O/E Tree	1/200'	3.7 or 4	4
Shrubs	3/50'	49.7 or 50	50

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

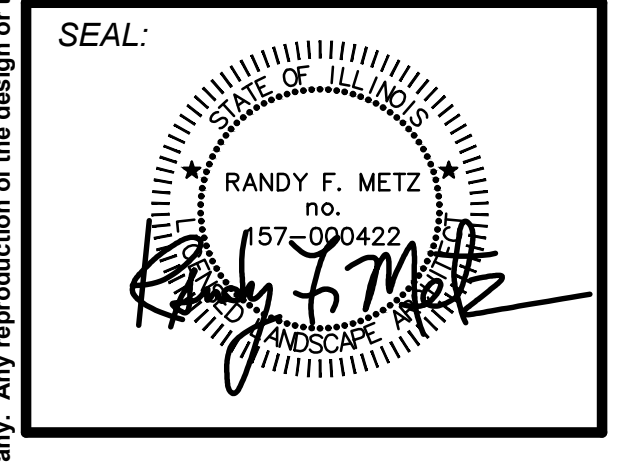
INTERIOR PARKING ISLAND LANDSCAPING - 320 SPACES
** Provided one (1) tree per every ten (10) spaces = 32 Trees
** Deviation from language of Code for tree location



REVISIONS

NO.	DESCRIPTION	DATE
5	Village Review #3	11-12-21
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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.

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.

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.

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.

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.

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.

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.

Emergent Plug Mix

Plug Spacing @ 24" o.c.

Table with 4 columns: Botanical Name, Common Name, %, Quantity. Lists various grass species like Calamagrostis canadensis, Carex comosa, etc.

Table with 4 columns: Botanical Name, Common Name, %, Quantity. Lists various plants like Acornus calamus, Alisma subcordatum, Asclepias incarnata, etc.

WET-TO-MESIC PRAIRIE SEED MIX

Cardno-JFN New

Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists species like Andropogon gerardii, Calamagrostis canadensis, etc.

TEMPORARY COVER:

Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists Avena sativa and Lolium multiflorum.

FORBS:

Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists Aster novae-angliae, Baptisia lactea, Chamaecrista fasciculata, etc.

ECONOMY PRAIRIE SEED MIX

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

Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists species like Andropogon gerardii, Bouteloua curtipendula, etc.

TEMPORARY COVER:

Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists Avena sativa and Lolium multiflorum.

FORBS:

Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists Asclepias syriaca, Asclepias tuberosa, Aster laevis, etc.

NO MOW FESCUE SEED MIX

Prairie Nursery Westfield, WI

Table with 3 columns: COMMON NAME, PERCENT, GERMINATION. Lists SR5100 Chewings Fescue, Sheep Fescue, etc.

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

Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists species like Carex comosa, Carex cristatella, Carex flaccida, etc.

TEMPORARY COVER:

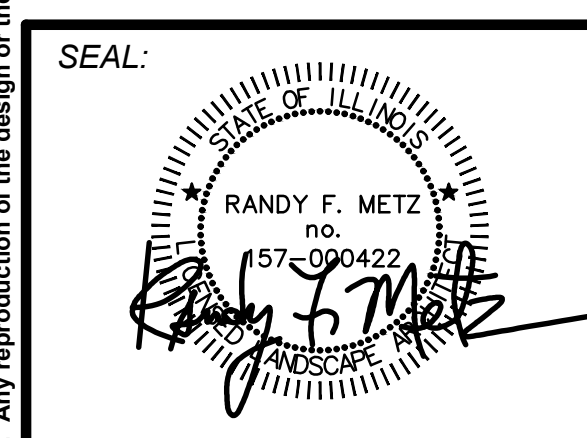
Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists Avena sativa and Lolium multiflorum.

FORBS:

Table with 2 columns: Botanical / Common Name, PLS OZ/Ac. Lists Acorus calamus, Alisma spp., Asclepias incarnata, etc.

Table with 2 columns: Revision number, Description, Date. Lists Village Review #3, Submit for Permit, etc.

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SHEET
L-2

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NOTE: STAKING OF DECIDUOUS TREES NOT REQUIRED UNLESS TREE WILL NOT REMAIN PLUMB.

TRUNK OF TREE SHALL BE PROTECTED W/ TREE WRAP. SECURE WRAP W/ TWINE @ TOP & REMOVE THE NEXT SPRING

DECIDUOUS SHADE TREE - SEE LANDSCAPE PLAN

#12 GAUGE STEEL WIRE

3 - 8" STEEL FENCE POSTS DO NOT STAKE INTO ROOT BALL

REMOVE ALL TWINE, ROPE, WIRE & BURLAP FROM TOP HALF OF ROOT BALL (IF SHIPPED W/ WIRE BASKET, CUT IN 4 PLACES & FOLD DOWN 8" INTO TREE PIT)

PREPARED BACKFILL OF 75% SOIL & 25% PEAT OR COMPOST

PLACE ROOT BALL ON UNEXCAVATED SOIL OR COMPACTED BACKFILL

3 X BALL WIDTH

n.t.s.

3" MIN. SHREDDED HARDWOOD MULCH

UNTREATED BURLAP NEED NOT BE REMOVED, HOWEVER ALL TWINE AROUND THE TRUNK SHALL BE REMOVED. TREATED BURLAP, PLASTIC WRAP SHALL BE REMOVED OR ROLLED DOWN AROUND THE ROOT BALL. PLANTS GROWN IN CONTAINER SHALL BE REMOVED OUT OF ITS POT.

PREPARED BACKFILL OF 75% SOIL & 25% PEAT OR COMPOST

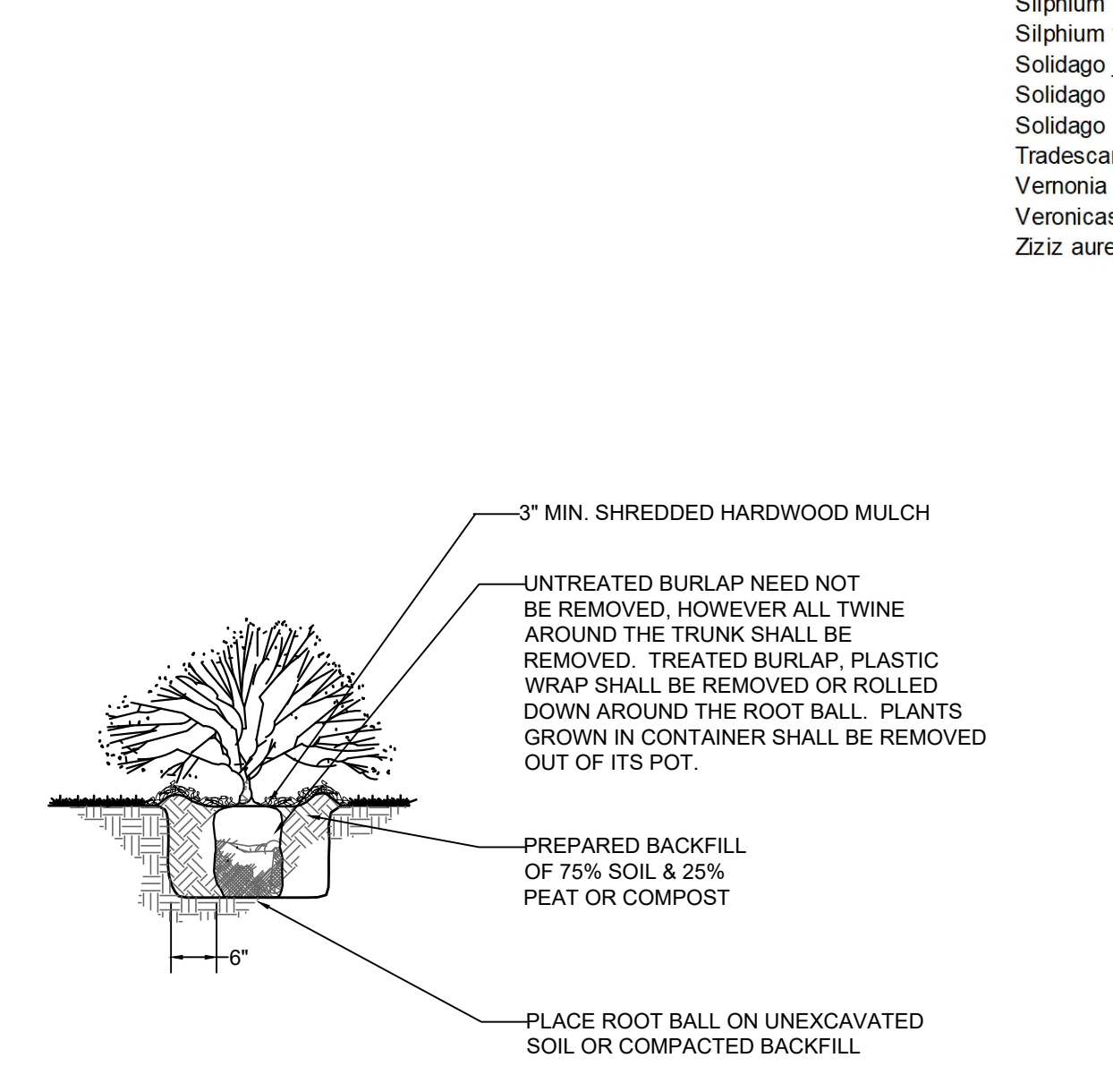
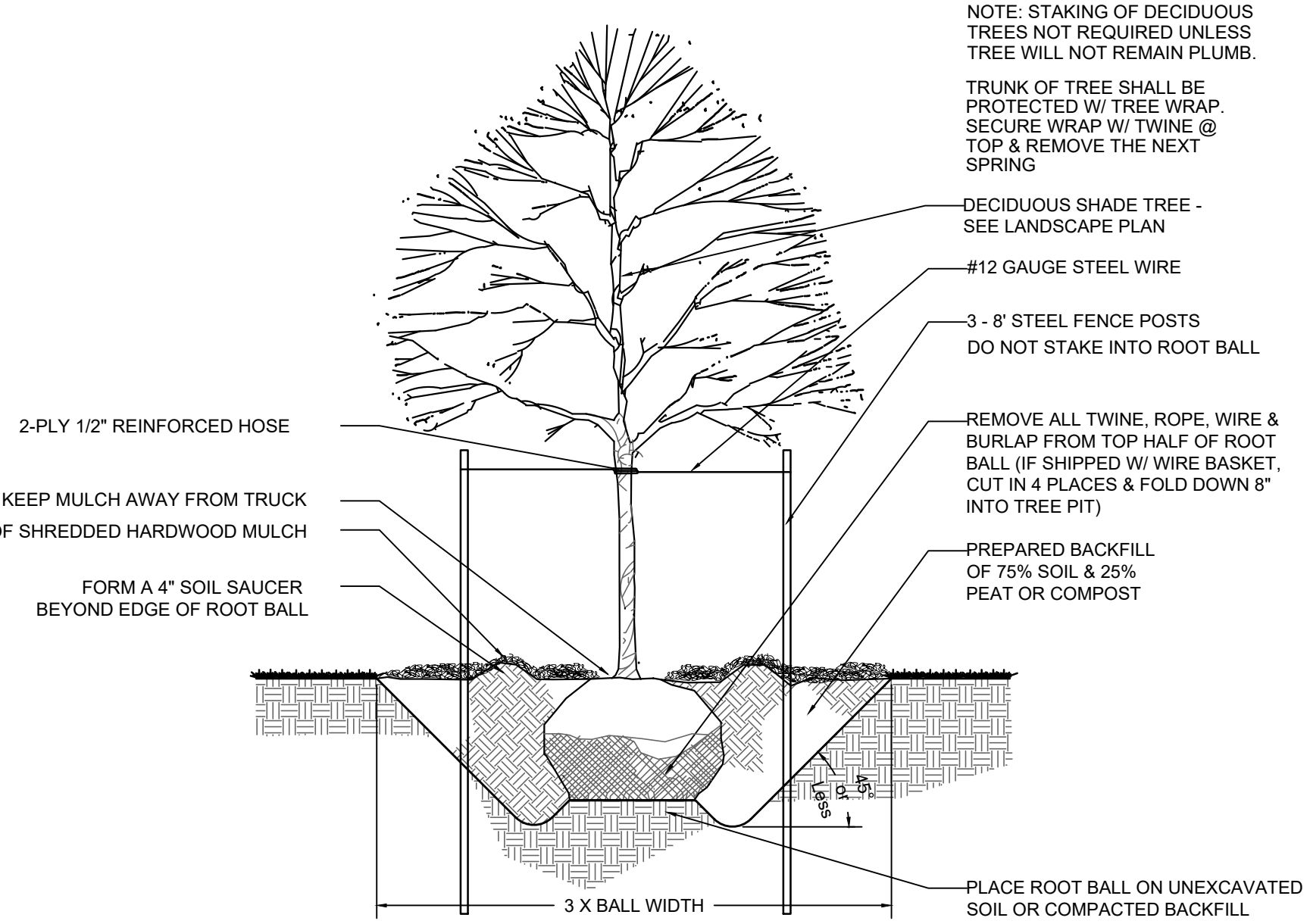
PLACE ROOT BALL ON UNEXCAVATED SOIL OR COMPACTED BACKFILL

6"

n.t.s.

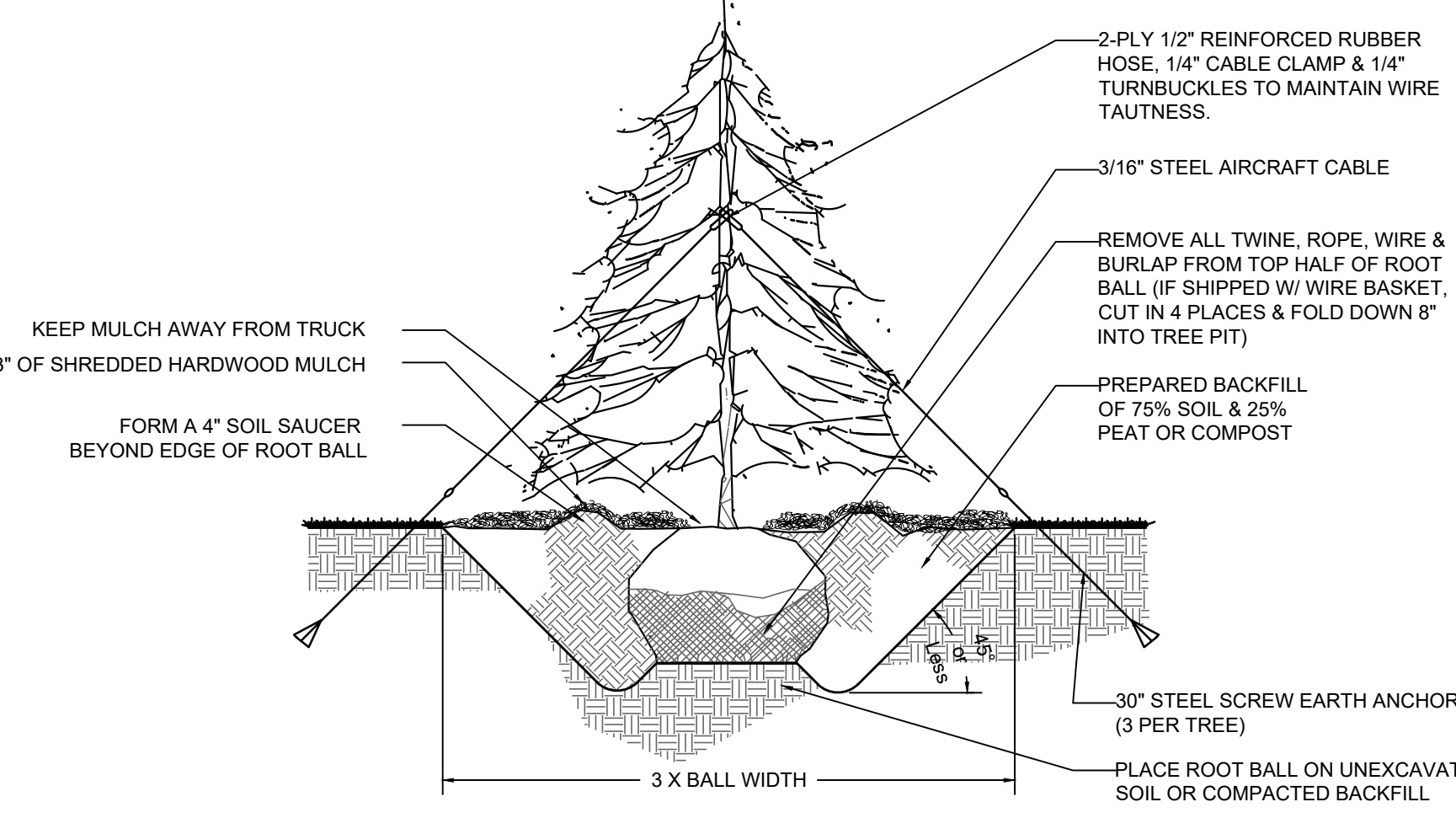
SHRUBS

n.t.s.



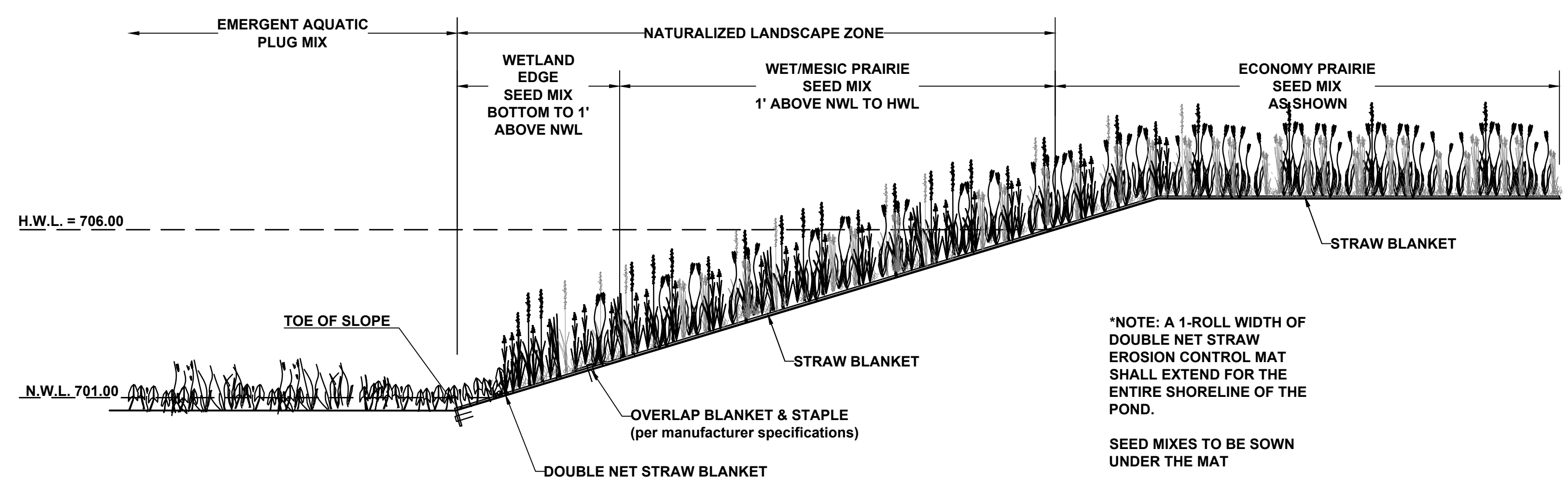
DECIDUOUS TREE

n.t.s.



EVERGREEN TREE

n.t.s.



NATURALIZED STORMWATER MANAGEMENT AREA

n.t.s.

*NOTE: A 1-ROLL WIDTH OF DOUBLE NET STRAW EROSION CONTROL MAT SHALL EXTEND FOR THE ENTIRE SHORELINE OF THE POND. SEED MIXES TO BE SOWN UNDER THE MAT

