

PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: August 11, 2020

Agenda Item: PC Docket No. 20-008

Hearing: PUBLIC HEARING

Summary: BCORE Corridor Chicago LLC represented by Kimley-Horn requesting approval of

a development plan to expand the driveway, alter a parking lot, and install landscaping and screening at the GE Appliance Distribution Center at 475

Superior Avenue.

Applicant: BCORE Corridor Chicago LLC represented by Kimley-Horn

Property Address: 475 Superior Avenue

Current Zoning: CD-4.B General Urban B Character District

Adjacent Zoning: North: CD-4.B

South: CD-4.B East: SD-PUD

West: CZ – Civic Zone

Action Requested: Approve Development Plan

Additional Actions Required: Approve findings of fact

Staff Recommendation: Approval

Attachments: GE Driveway Improvement plan set prepared by Kimley-Horn dated

10.07.2020

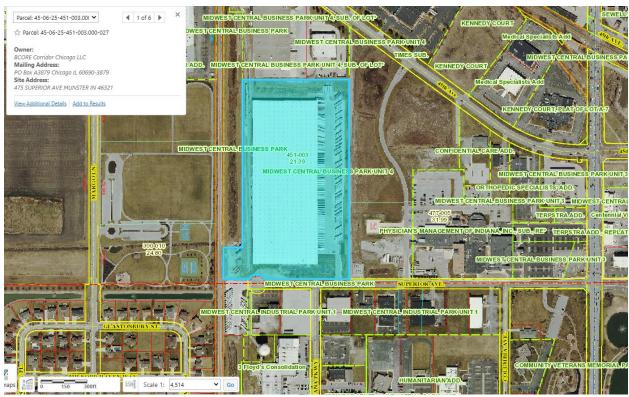


Figure 1: Subject property highlighted in blue.

BACKGROUND

Kimley-Horn, on behalf of BCORE Corridor Chicago LLC and its tenant GE Appliances, has submitted plans to expand the driveway at the GE Appliance distribution center at 475 Superior Avenue. The project will expand the driveway from 41 feet to 60 feet wide, with a 75-foot-wide apron at the front property line. The widened driveway will serve as additional truck queuing area to prevent the stacking of semi-trucks on Superior Avenue. To make room for the widened driveway, two parking spaces will be eliminated on the east side of the employee parking lot that is located south of the building. The employee parking lot will be expanded to the west to replace the parking spaces.

Modifications to the parking lot and loading area require the installation of screening. The parking lot will be screened with a fence, hedge, and shade trees in compliance with code standards. The loading area to the east of the building, currently screened with a chain link fence, will be screened with a solid wood fence along the frontage.

The proposed widening of the driveway will create space for a total of six trucks to be parked off-street as they wait to enter the loading area. The owners and operators of the GE Appliance Distribution Center are seeking to solve the problem of trucks stacking on Superior Ave. The lack of space within the yard leads trucks to idle in the west bound lane of Superior Ave., blocking westbound movements, reducing Superior to a single lane roadway, and preventing access into and out of adjacent businesses.

The problem has been well documented and the subject of complaints from neighbors including the Franciscan Hospital Campus. The problem is particularly serious because Superior Avenue serves as

ambulance and emergency access to the hospital as well as an access route for the School Town of Munster bus barn.

In 2017, GE Appliances applied for and received a variance to use the lot at 406 Superior Avenue as additional truck trailer storage. The lot was developed and is routinely full.

The applicant is requesting variances from Table 26-6.405.A-7 of the Munster zoning ordinance to expand a driveway beyond the maximum permitted width, to permit off-street parking in the first lot layer, to permit off-street loading in the first lot layer, and to waive the required screening for loading areas and from Table 26-6.405.O-3 to waive the minimum dimensions for a parking area. A public hearing will be held before the Board of Zoning Appeals on November 10, 2020.

DISCUSSION

The proposed width of the driveway far exceeds the standard of the Munster zoning code which limit driveway width to 24', but the applicant is seeking a variance from that standard. Under normal circumstances, staff would not recommend such a large curb cut, driveway apron, or driveway, but because this is an existing business seeking to address a known issue, staff is supporting the driveway expansion.

Table 26-6.405.A-7 of the Munster zoning ordinance states Loading Areas are to be screened from frontage by a 6 foot wall, hedge, or fence. The applicant is providing a 6' wooden board-on-board fence to screen the loading area from the frontage.

Section 26-6.405.P.1 of the Munster zoning ordinance states that minimal parking area expansions require screening of the parking area. For parking in the first lot layer, the required screening is a 7-foot perimeter planting strip that includes a hedge screen, a wall or fence screen, and shade trees planted at 30 feet intervals. The applicant has provided a landscaping plan meeting those requirements.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 20-008, approving a development plan to expand the driveway, alter a parking lot, and install landscaping and screening at the GE Appliance Distribution Center at 475 Superior Avenue.

FINAL ENGINEERING PLANS GE DRIVEWAY IMPROVEMENTS



475 SUPERIOR AVENUE MUNSTER, IN 46321

ER, IN 46321

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
SEH OF INDIANA, LLC
9200 CALUMET AVENUE, SUITE N300

MUNSTER, IN 46321 TEL: (219) 688-0497 CONTACT: JILL E. DITOMMASO, P.E.

STORM SEWER SERVICE MUNSTER PUBLIC WORKS DEPARTMENT 1005 RIDGE ROAD MUNSTER, IN 46321

TEL: (219) 836-6900 CONTACT: TONY PETRASHEVICH

SANITARY SEWER SERVICE
MUNSTER PUBLIC WORKS DEPARTMENT
1005 RIDGE ROAD
MUNSTER, IN 46321

CONTÀCT: TONY PETRASHEVICH

WATER SERVICE
MUNSTER PUBLIC WORKS DEPARTMENT
1005 RIDGE ROAD
MUNSTER, IN 46321
TEL: (219) 836-6900

CONTACT: TONY PETRASHEVICH

PLANNING DEPARTMENT
TOWN OF MUNSTER
1005 RIDGE ROAD
MUNSTER, IN 46321
TEL: (219) 836-6995

CONTACT: THOMAS VANDER WOUDE, AICP

POWER COMPANY
NORTHERN INDIANA PUBLIC SERVICE
COMPANY
801 E. 86TH AVE
MERRILLVILLE, IN 46410

NATURAL GAS COMPANY
NORTHERN INDIANA PUBLIC SERVICE
COMPANY
801 E. 86TH AVE
MERRILL VILLE. IN 46410

TELEPHONE
COMCAST
844 169TH STREET
HAMMOND, IN 46324
TEL: (219) 852-4700

TEL: (800) 426-6619

TEL: (800) 426-6619

PROJECT TEAM

OWNER
GE APPLIANCES, A HAIER COMPANY
475 SUPERIOR STREET
MUNSTER, IN 46321
TEL: (XXX) XXX-XXXX
CONTACT: JONATHAN GOCKE

GEOTECH
COMPANY NAME
STREET ADDRESS
CITY, STATE ZIP-CODE
TEL: (XXX) XXX-XXXX
CONTACT: FIRST LAST NAME

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-5550
EMAIL: NATE.GROFF@KIMLEY-HORN.COM
CONTACT: NATHAN GROFF, PE

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.

1001 WARRENVILLE RD, SUITE 350

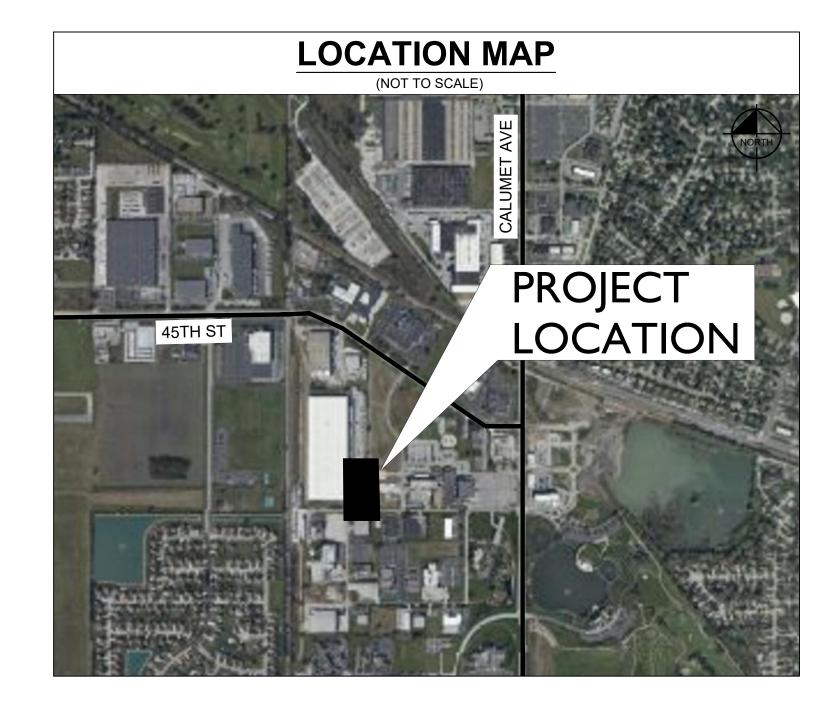
LISLE, IL 60532

TEL: (630) 487-5550

EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM

CONTACT: DANIEL GROVE, PLA

SURVEYOR
TORRENGA SURVEYING, LLC
907 RIDGE ROAD
MUNSTER, IN 46321
TEL: (219) 836-8918
CONTACT: JOHN STUART ALLEN



Sheet List Table								
Sheet Title								
COVER SHEET								
TOPOGRAPHIC SURVEY (BY OTHERS)								
GENERAL NOTES								
EXISTING CONDITIONS AND DEMOLITION PLAN								
SITE PLAN								
GRADING AND EROSION CONTROL								
CONSTRUCTION DETAILS								
LANDSCAPE PLAN								
LANDSCAPE NOTES AND DETAILS								

LEGAL DESCRIPTION

LOT 1 IN MIDWEST CENTRAL BUSINESS PARK, UNIT 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 06, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, NATHAN GROFF, A LICENSED PROFESSIONAL ENGINEER OF INDIANA, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF GE APPLIANCES, A HAIER COMPANY BY KIMLEY—HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 7 DAY OF OCTOBER, A.D., 2020.

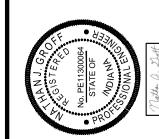
INDIANA LICENSED PROFESSIONAL ENGINEER 11300064
MY LICENSE EXPIRES ON JULY 31, 2022
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

ATES, INC.

A REVISED PER TOWN COMN

Kimley >>> HOFT © 2020 KIMLEY-HORN AND ASSOCIATES, ING 4201 WINFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

DESIGNED BY: JPB
DRAWN BY: JPB
CHECKED BY: NJG



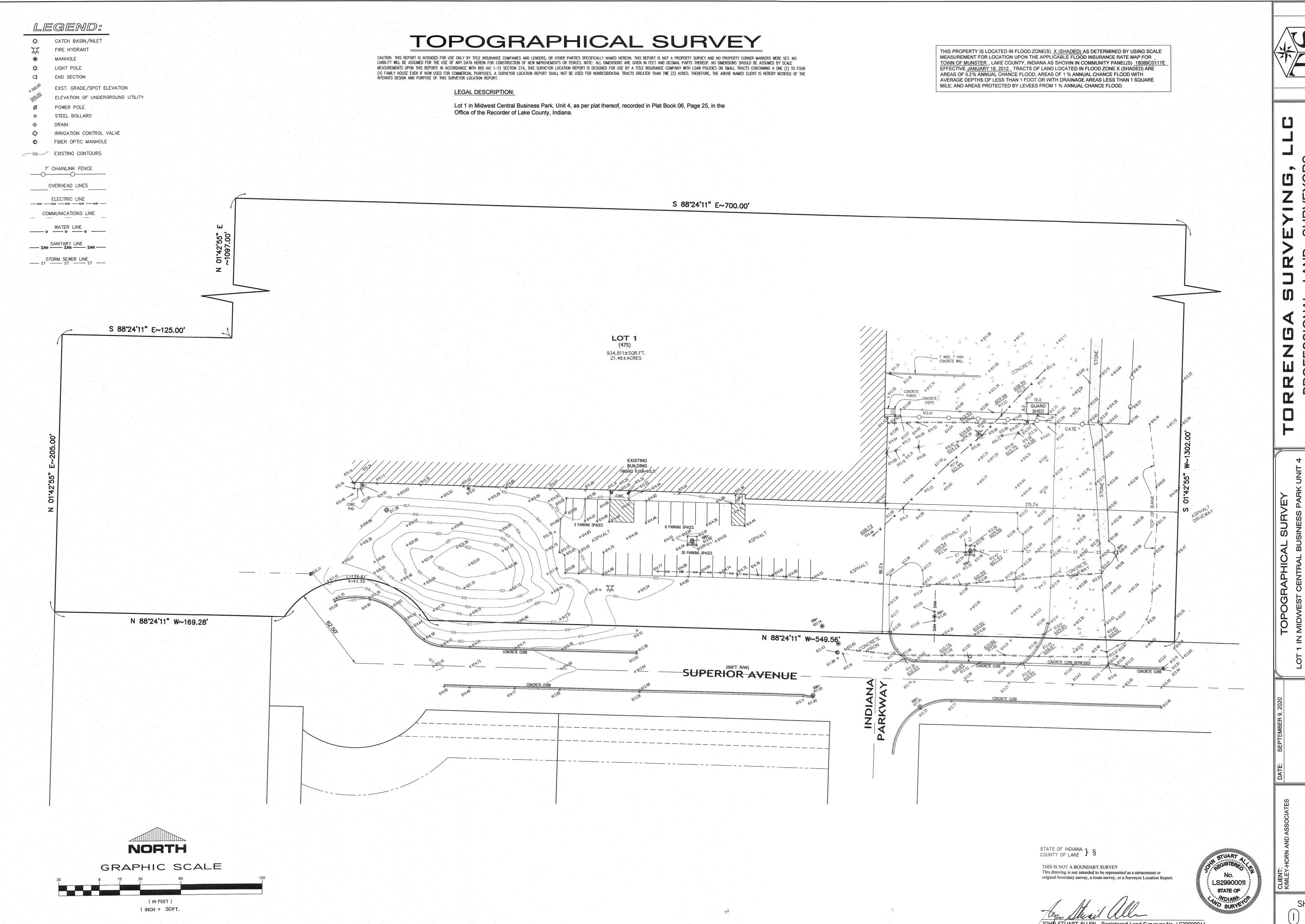


GE DRIVEWAY
IMPROVEMENTS

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29. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH OEPA REGULATIONS

BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS,

ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

AND STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED

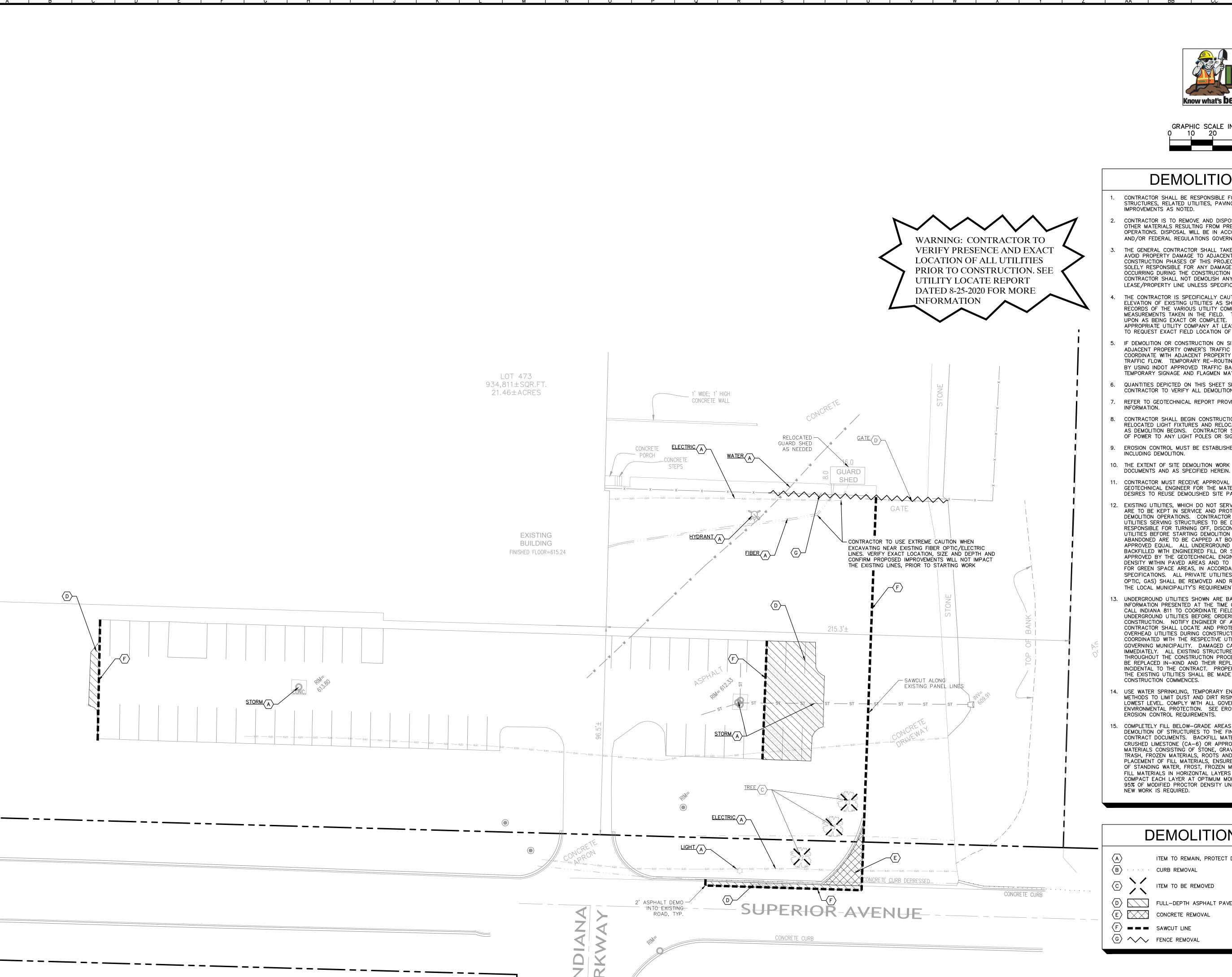


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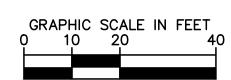
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DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- 5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING INDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- 6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- 9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- 10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT
- 11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- 12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO E ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- 13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL INDIANA 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE
- 14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO TH LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- 15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

ITEM TO REMAIN, PROTECT DURING CONSTRUCTION CURB REMOVAL

ITEM TO BE REMOVED

D FULL-DEPTH ASPHALT PAVEMENT REMOVAL

F == SAWCUT LINE G > FENCE REMOVAL

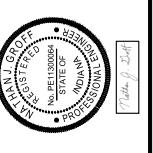
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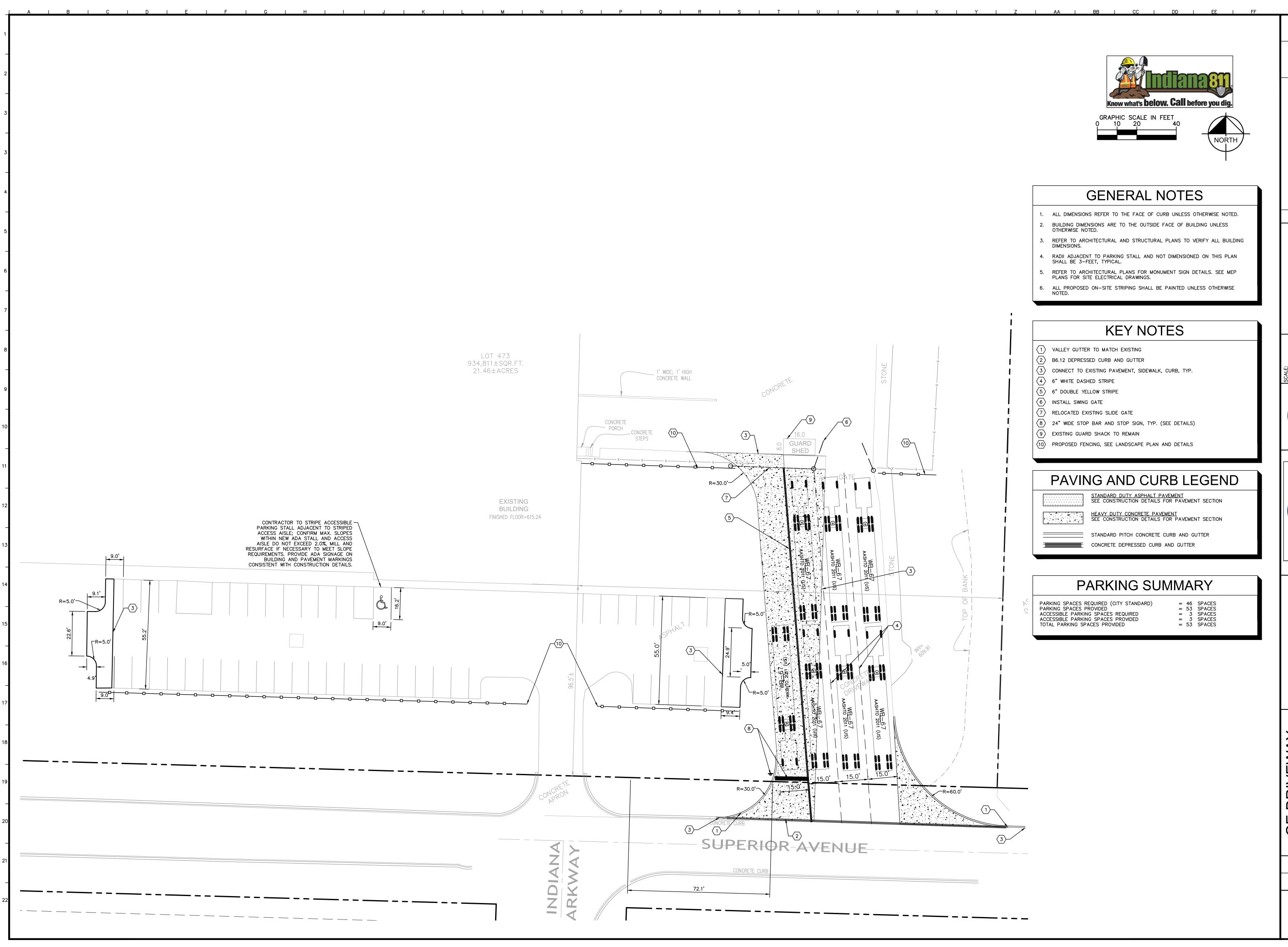
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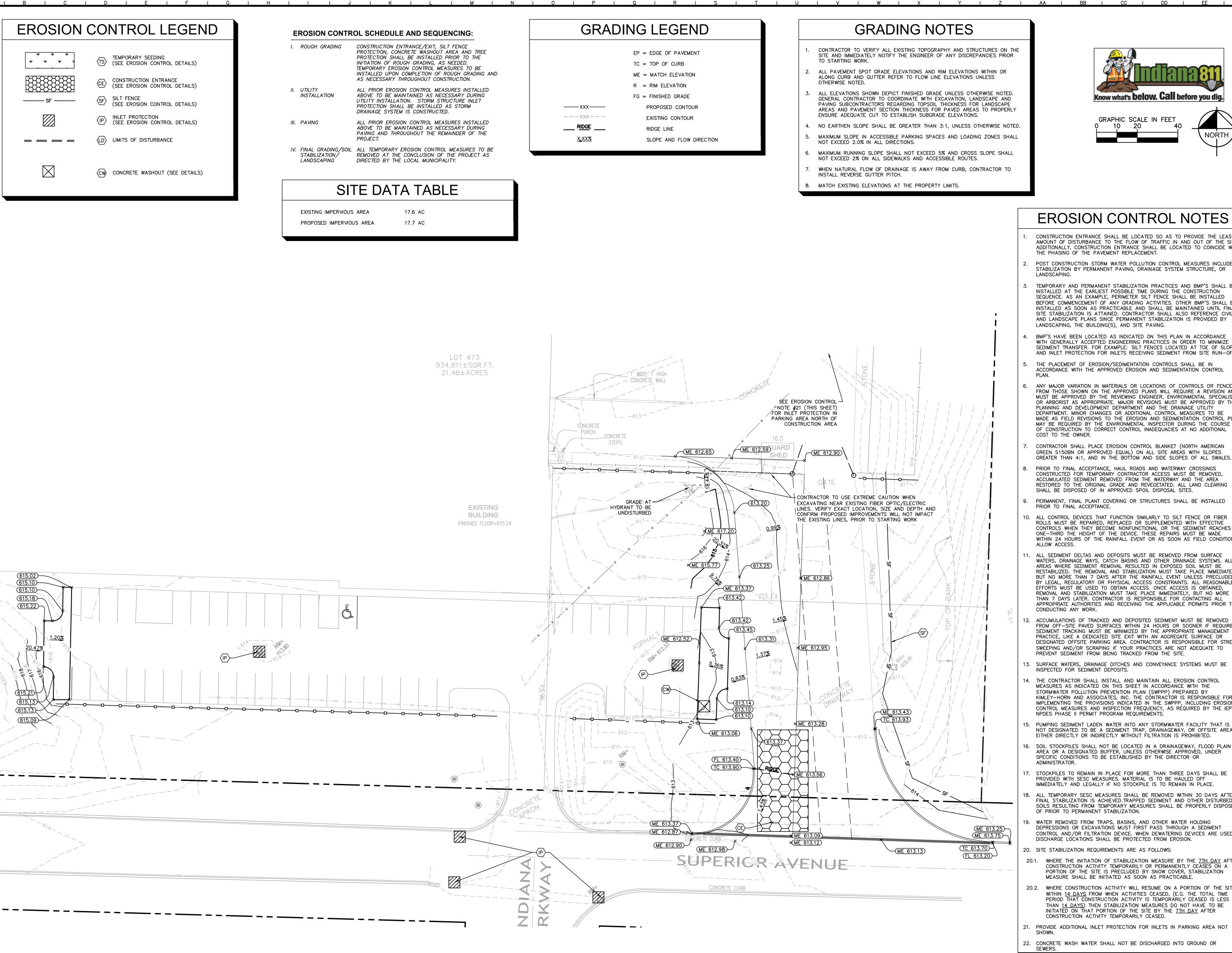
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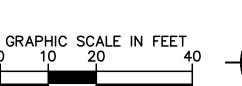
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CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.

POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR

TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY

BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF

THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL

ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.

PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING

PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED

ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS

ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS. DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO

ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO

13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.

5. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.

SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR

STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.

ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED,

DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. 20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

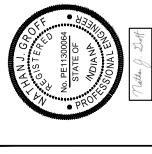
WHERE THE INITIATION OF STABILIZATION MEASURE BY THE <u>7TH DAY</u> AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER

21. PROVIDE ADDITIONAL INLET PROTECTION FOR INLETS IN PARKING AREA NOT

22. CONCRETE WASH WATER SHALL NOT BE DISCHARGED INTO GROUND OR

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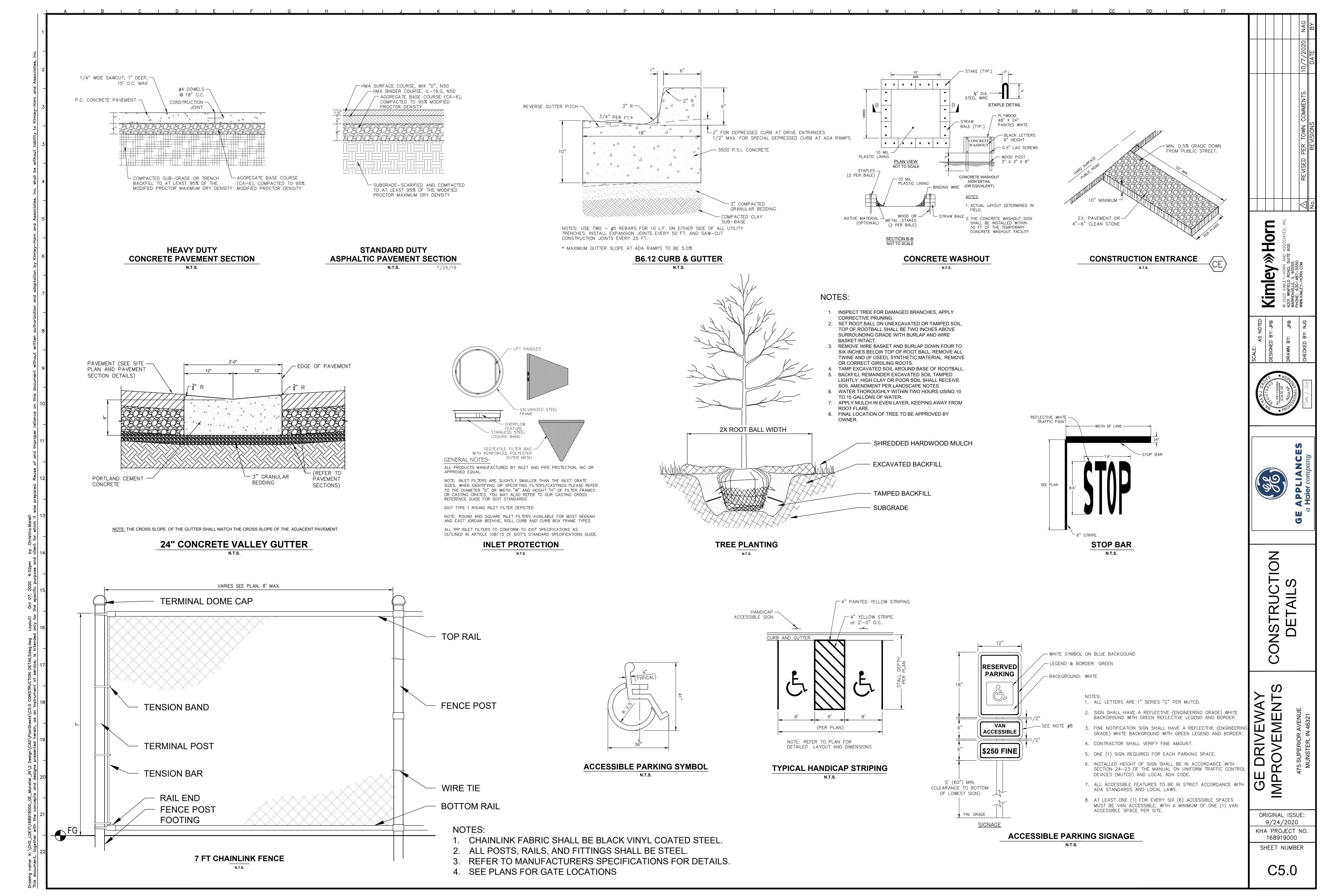
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MUNSTER, IN LANDSCAPE CODE										
ZONING ORDINANCE	REQUIREMENT	PROVIDED								
DIVISION 4 - SECTION 26-6.405 BUILDING AND LOT STANDARDS - A: DISTRICT BUILDINGS AND LOTS - SCREENS										
PARKING AREAS SHALL BE SCREENED FROM FRONTAGE AND CIVIC SPACE BY A STREETSCREEN. THE FENCE SCREEN OR STREETSCREEN SHALL BE CONSTRUCTED FROM WOOD.	A 6 FT. OPAQUE FENCE IS REQUIRED ALONG THE PERIMETER OF THE LOADING DOCK	A 6' OPAQUE FENCE IS PROVDED ALONG THE PERIMETER OF THE LOADING DOCK								
DIVISION 4 - SECTION 26-6.405 BUILDING AND LOT STANDARDS - O.2: VEHICULAR AND BICYCLE PARKING, LOADING SPACE AND TRASH RECEPTACLES - SIGNIFICANT TREES										
TREES BETWEEN 10 IN. AND 16 IN. DBH THAT ARE REMOVED FOR DEVELOPMENT SHALL BE REPLACED AT A 1 TO 1 RATIO.	3 TREES REMOVED ALONG THE SOUTH EDGE OF THE SITE	3 REPLACEMENT TREES ARE LOCATED ON THE SOUTH SIDE OF THE SITE								
COMMERCIAL LANDSCAPE REQUIREMENTS - SECTION 3 - PARKING AREA SCREEN										
A MINIMUM 7 FT. WIDE PERIMETER PLANTING STRIP SHALL BE PLANTED ADJACENT TO THE PUBLIC RIGHT-OF-WAY. THIS PLANTING STRIP SHALL CONTAIN A CONTINUOUS HEDGE SCREEN, AN ORNAMENTAL FENCE SCREEN AND ONE SHADE TREE PLANTED FOR EVERY 30 FT. OF LINEAR FRONTAGE.	LINEAR FRONTAGE OF PARKING: 243.3 FT. 243.3 FT. / 30 FT. = 8.1 8 SHADE TREES REQUIRED	A 7' PLANTING STRIP, A 3' ORNAMENTAL FENCE AND 8 SHADE TREES ARE PROVIDED ADJACENT TO THE PUBLIC RIGHT-OF-WAY								

TURF SEED TO AREAS — OF DISTURBANCE, TYP.

EXISTING TREE TO REMAIN, TYP.

LOT 473 934,811±SQR.FT.

21.46±ACRES

EXISTING

LANDSCAPE BED EDGE, TYP.

3' ORNAMENTAL FENCE, TYP.

BUILDING
FINISHED FLOOR=615.24

	PLANT SCHEDULE								
	TREES	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	-{····································	СО	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL MIN		
(. }	GT	5	GLEDITSIA TRIACANTHOS	HONEY LOCUST	B & B	2.5" CAL MIN		
	<u>SHRUBS</u>	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
	\bigcirc	AM	38	ARONIA MELANOCARPA	BLACK CHOKEBERRY	-		36" HT MIN	
	\odot	VM	34	VIBURNUM DENTATUM `BLUE MUFFIN`	SOUTHERN ARROWWOOD	-		36" HT MIN	
	PERENNIALS	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SPACING			
		HR	29	HEMEROCALLIS X 'ROSY RETURNS'	DAYLILY	18" o.c.			
	GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING			
	0 0 0				TURF SEED				

GUARD SHED

TURF SEED TO AREAS — OF DISTURBANCE, TYP.

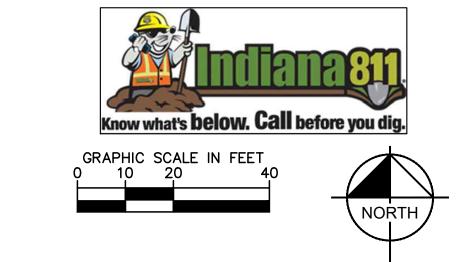
_ 1' WIDE; 1' HIGH CONCRETE WALL

- 6' OPAQUE WOOD FENCE, TYP.

TURF SEED TO AREAS OF DISTURBANCE, TYP.

0 0 0 0

CONCRETE PORCH



SCALE:
SCALE:
AS NOT

RESTANDED BY: JI

DESIGNED BY: JI

CHECKED BY: N

Kimley » Horn



LANDSCAPE PLAN

GE DRIVEWAY
IMPROVEMENTS
475 SUPERIOR AVENUE

ORIGINAL ISSUE:
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SUPERIOR-AVENUE

CONCRETE CURB

NTS

2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.

3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.

4. TAMP EXCAVATED SOIL AROUND BASE OF

BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE

6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.

7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.

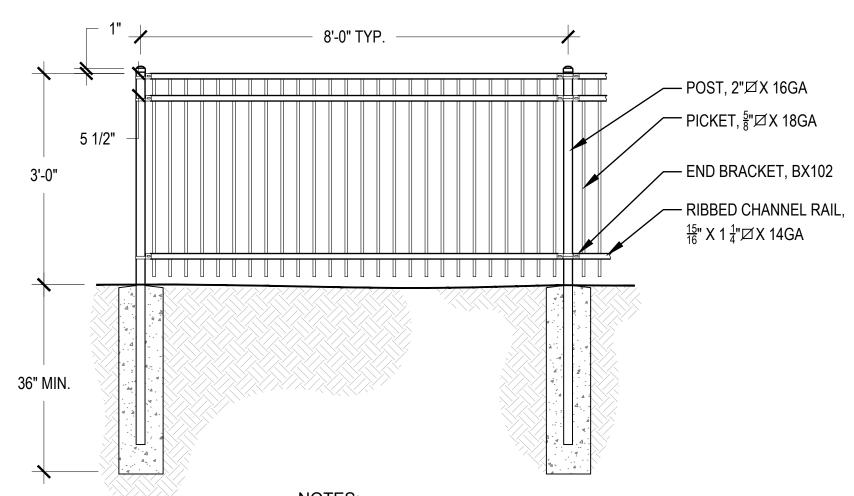
8. FINAL LOCATION OF TREE TO BE APPROVED BY

- SHREDDED HARDWOOD MULCH - EXCAVATED BACKFILL

TAMPED BACKFILL SUBGRADE

TREE PLANTING

2X ROOT BALL WIDTH



1. TYPICAL FENCE DETAIL. REFER TO MANUFACTURERS

SPECIFICATIONS.

2. POST SIZE VARIES BY FENCE HEIGHT AND WIND LOAD.

3. CONCRETE FOOTING VARIES BASED ON LOCAL SOIL CONDITIONS.

NTS

3' ORNAMENTAL METAL FENCE

6' BOARD-ON-BOARD SCREEN FENCE

MINIMUM 6" BEYOND ROOT BALL HARDWOOD MULCH - AMENDED SOIL SUBGRADE

. APPLY CORRECTIVE PRUNING. 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT

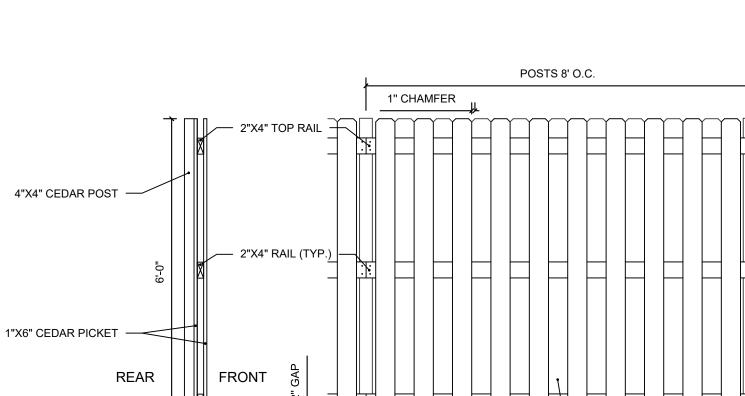
ONLY FOR THOSE SHRUBS. 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.

REMOVE OR CORRECT GIRDLING ROOTS 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES.

WATER THOROUGHLY WITHIN TWO HOURS.

6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS

SHRUB PLANTING



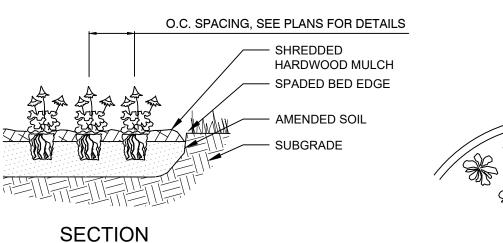
12"

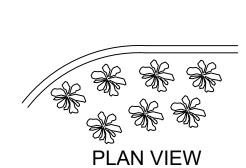
2"X4" BOTTOM RAIL -4"X4" CEDAR POST 1"x6" CEDAR PICKET — 2"x4" BOTTOM RAIL - CONCRETE FOOTING

1/2" = 1'-0"

NOTES:

- EXCAVATE PLANTING BED.
- 2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
- 3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
- 2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING
- PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES. 4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE
- PLANS FOR BED LAYOUTS. 5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.





PERENNIAL PLANTING

LANDSCAPE NOTES

- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- 2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR **EXCAVATIONS THAT SETTLE.**
- 4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- 5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- 6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
- 7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL
- 8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- 10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
- 11. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
- 12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 13. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES
- 14. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- 15. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.





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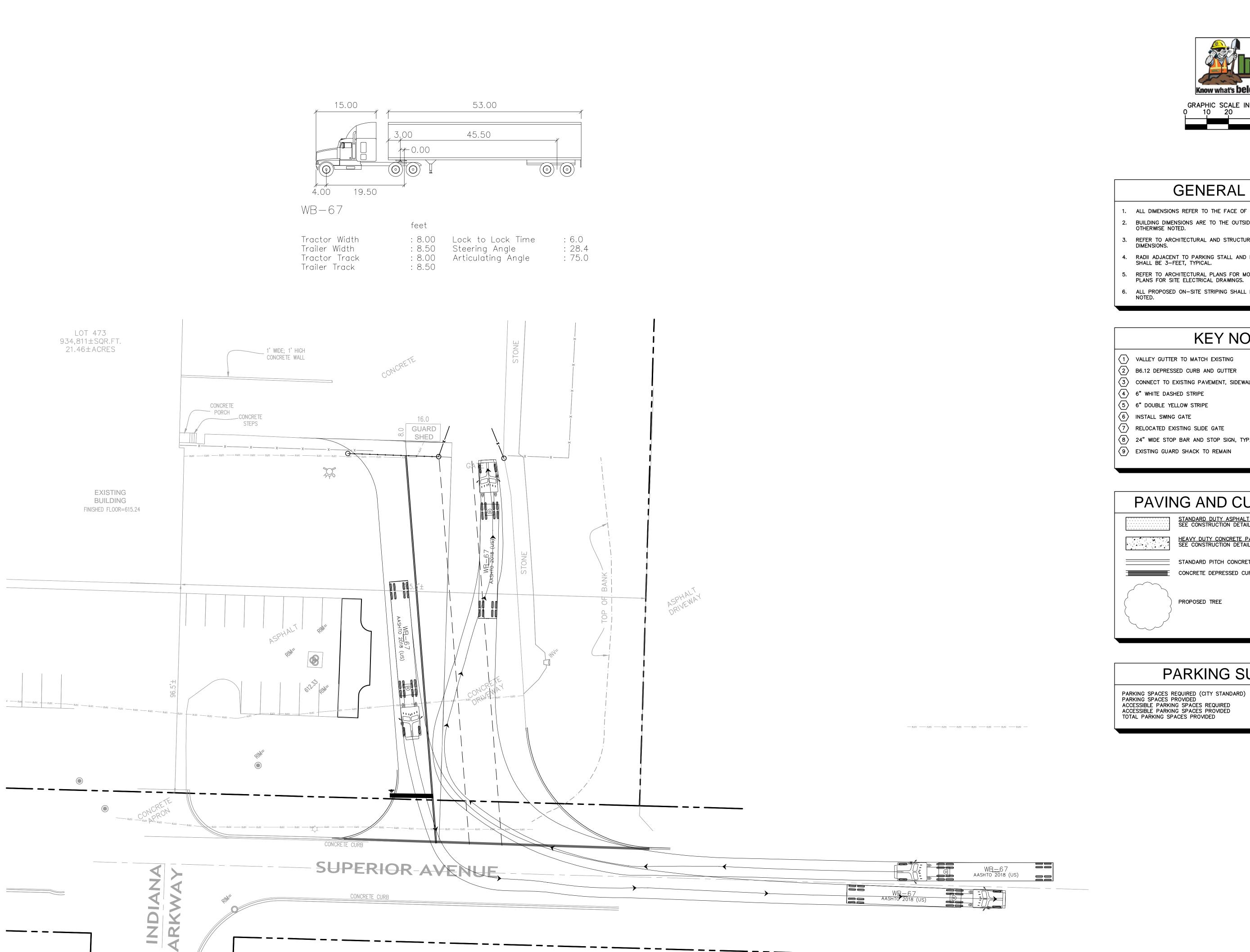
DRIVEWA' ROVEMENT

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GENERAL NOTES

- 1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- 4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3—FEET, TYPICAL.
- 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- 6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE

KEY NOTES

- 1 VALLEY GUTTER TO MATCH EXISTING
- 3 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 8 24" WIDE STOP BAR AND STOP SIGN, TYP. (SEE DETAILS)
- 9 EXISTING GUARD SHACK TO REMAIN

PAVING AND CURB LEGEND

STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

STANDARD PITCH CONCRETE CURB AND GUTTER

CONCRETE DEPRESSED CURB AND GUTTER

PROPOSED TREE

PARKING SUMMARY

= X SPACES = 53 SPACES = X SPACES = 3 SPACES = 53 SPACES

TRUCK TURN EXHIBIT

96

Kimley»Horn

GE DRIVEWAY IMPROVEMENTS

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