PRELIMINARY INFRASTRUCTURE DEVELOPMENT PLAN FISHER STREET & MAPLE LEAF BOULEVARD

PROPOSED EXTENSION OF PUBLIC ROADWAYS FROM CALUMET AVENUE MUNSTER, INDIANA 46321

LOCATION MAP

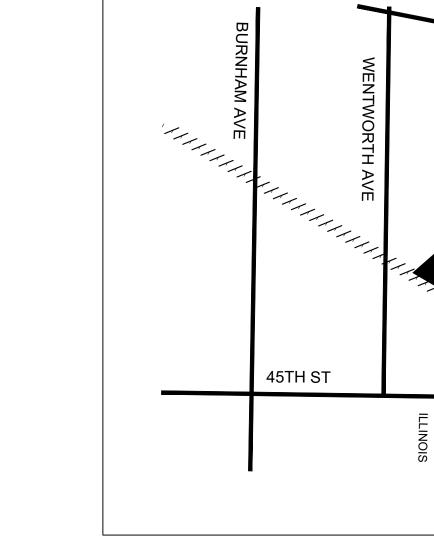
UTILITY AND GOVERNING AGENCY CONTACTS

TOWN OF MUNSTER COMMUNITY 1005 RIDGE RD MUNSTER, IN 46321

TOWN OF MUNSTER COMMUNITY DEVELOPMENT 1005 RIDGE RD CONTACT: JILL E. DITOMMASO, PE

TEL: (219) 836-6978 CONTACT: ANTON PETRASHEVICH ROADWAY AUTHORITY
TOWN OF MUNSTER COMMUNITY

NORTHERN INDIANA PUBLIC SERVICE 801 E 86TH AVE



RIDGE RD PROJECT LOCATION

PROJECT TEAM

SAXON PARTNERS, LLC 25 RECREATION PARK DR HINGHAM, MA 02043 TEL: (310) 867-4299 CONTACT: GARY WARFEL

TRAFFIC ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD RD, SUITE 600 WARRENVILLE, IL 60555 TEL: (630) 487-5550 CONTACT: RORY FANCLER, AICP, PTP

SURVEYOR DVG TEAM, INC. 1155 TROUTWINE ROAD CROWN POINT, IN 46307 TEL: (219) 662-7710 CONTACT: GLEN BOREN, PS

CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD RD, SUITE 600 WARRENVILLE, IL 60555 TEL: (630) 487-5550 EMAIL: TAYLOR.ESCHBACH@KIMLEY-HORN.COM CONTACT: TAYLOR ESCHBACH, P.E.

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD RD, SUITE 600 WARRENVILLE, IL 60555 TEL: (630) 487-5550 CONTACT: DANIEL GROVE, PLA, LEED AP

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C2.0	FISHER STREET PLAN AND PROFILE SHEET				
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PRELIMINARY
SUBMISSION FOR
DEVELOPMENT
AGREEMENT

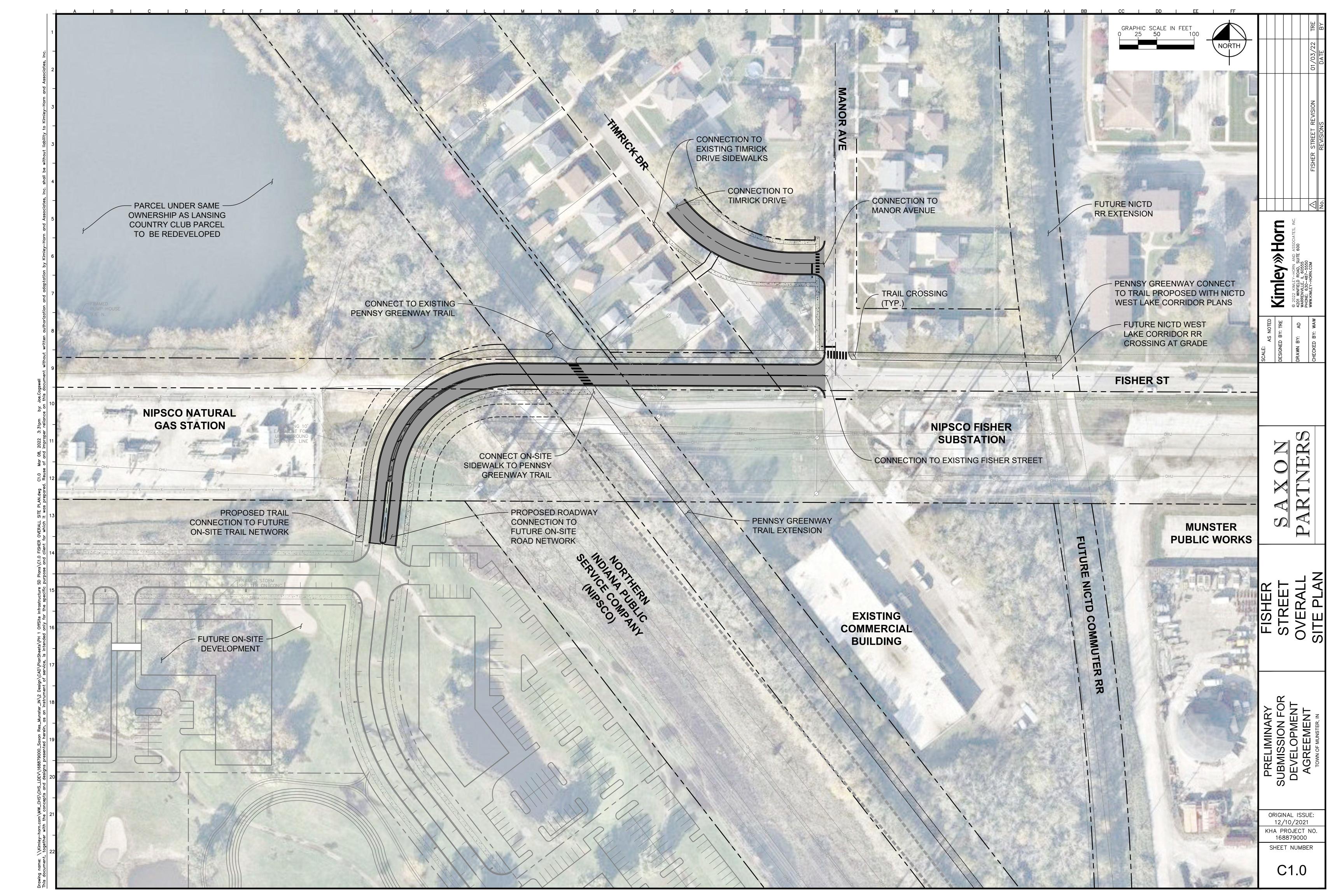
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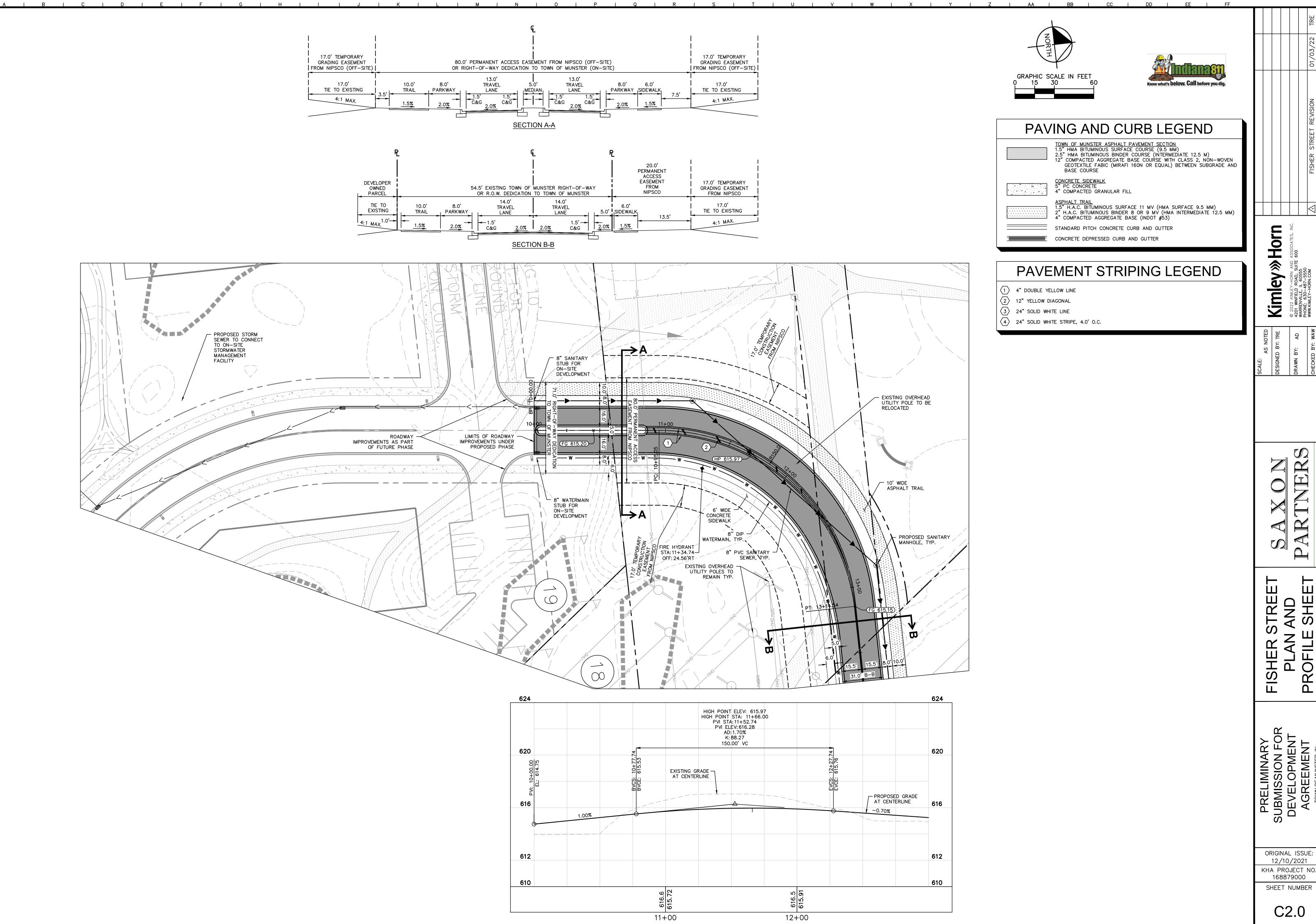
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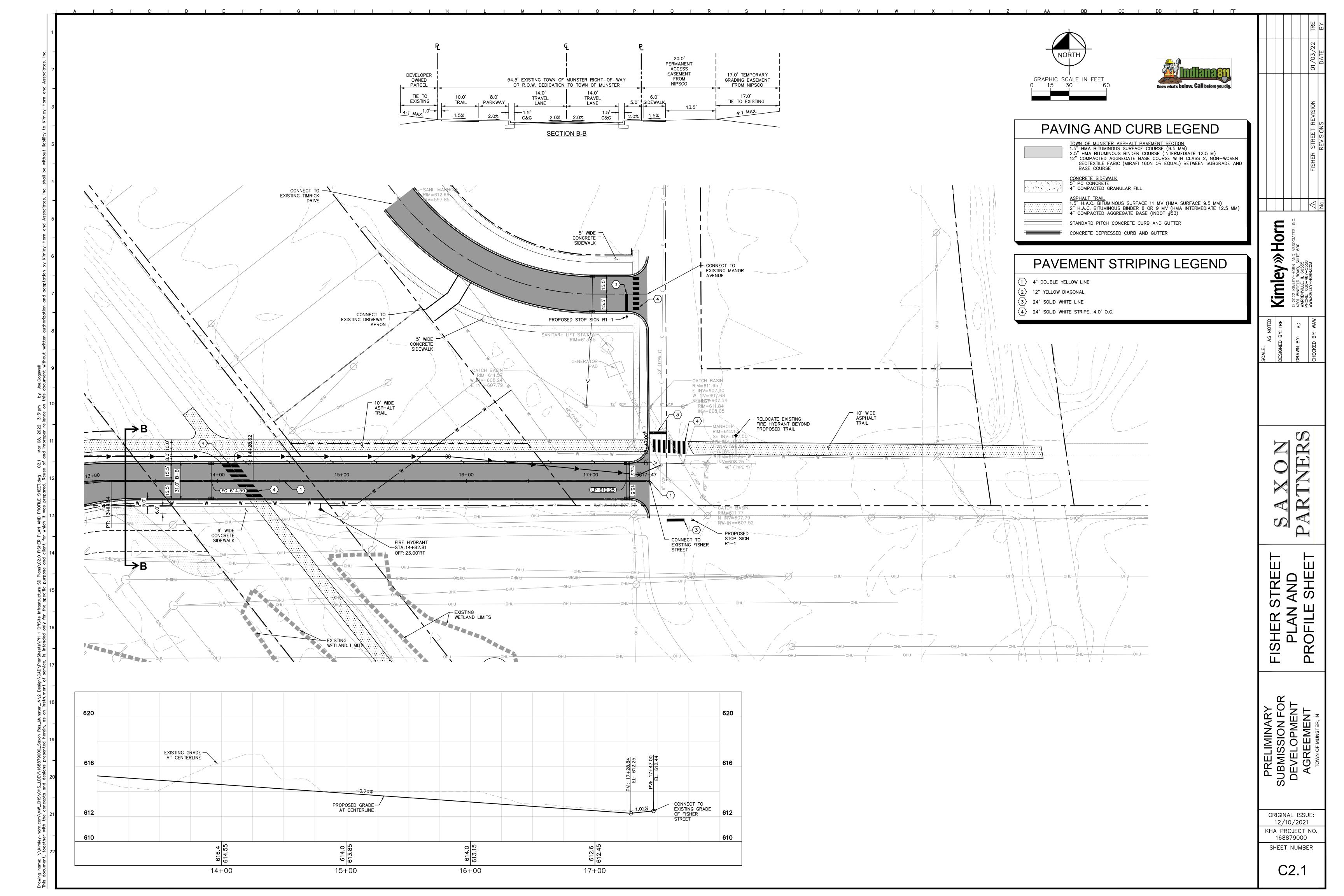
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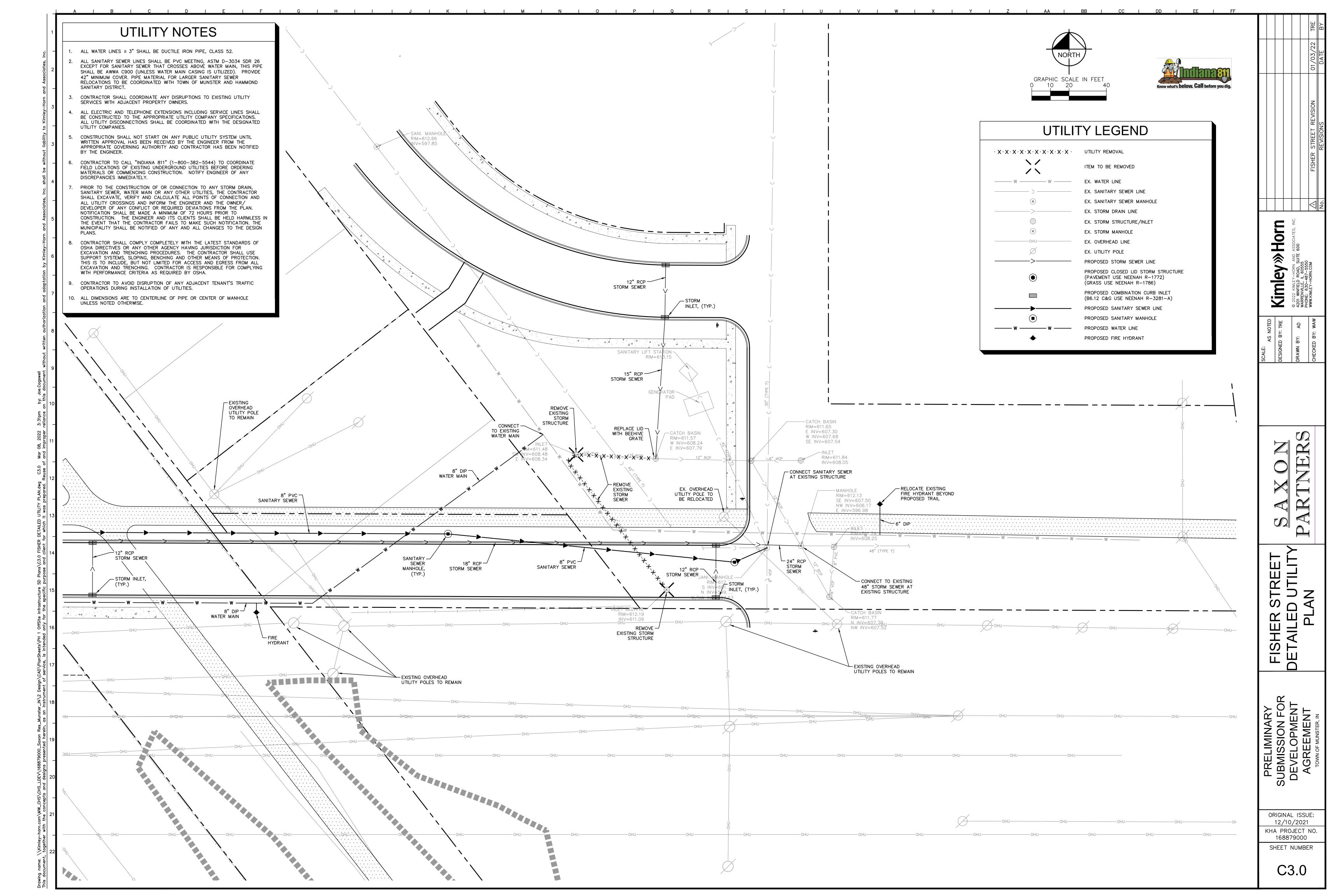
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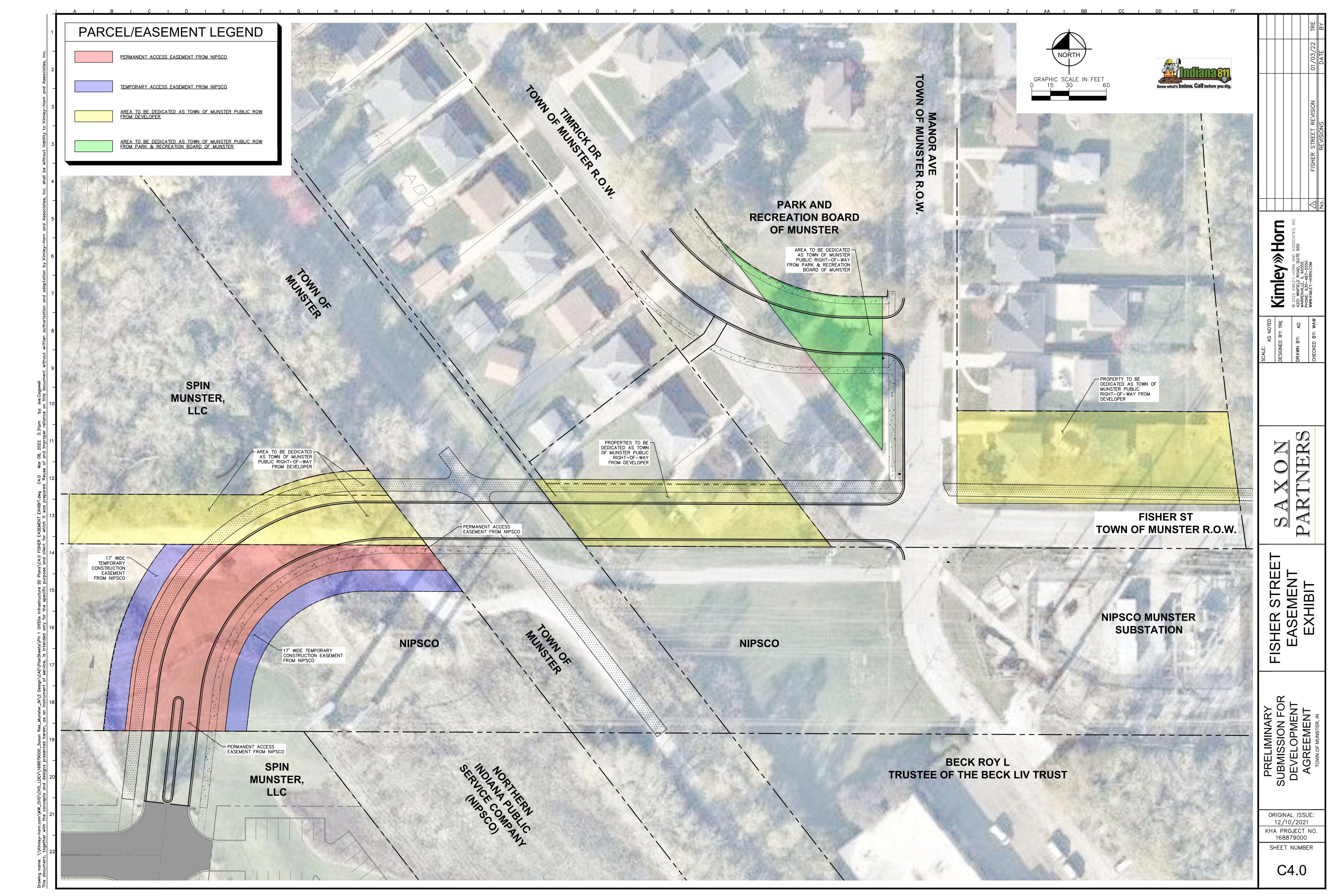
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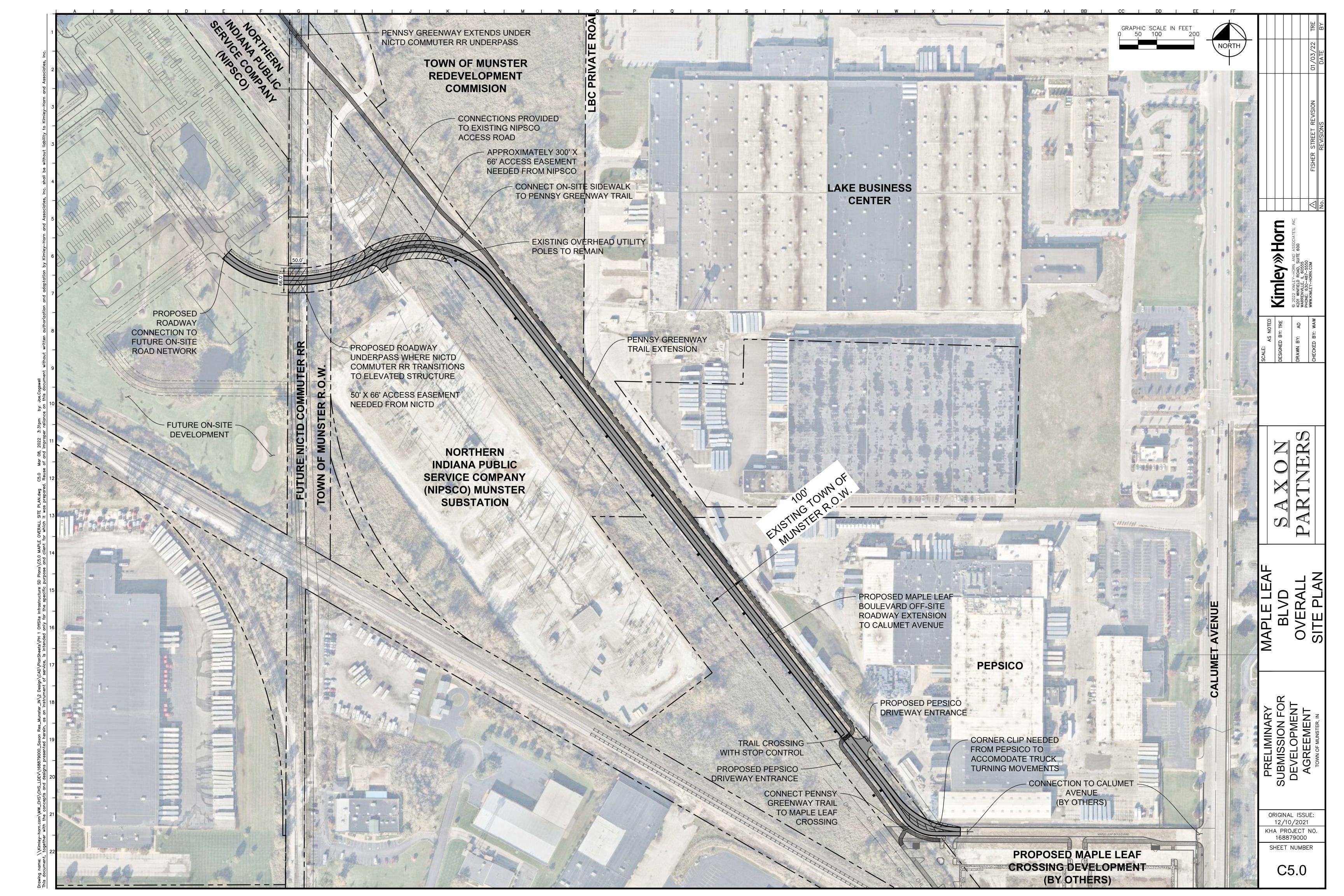
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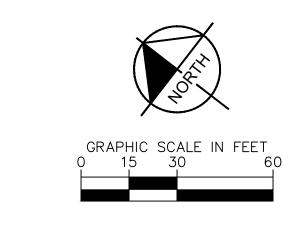
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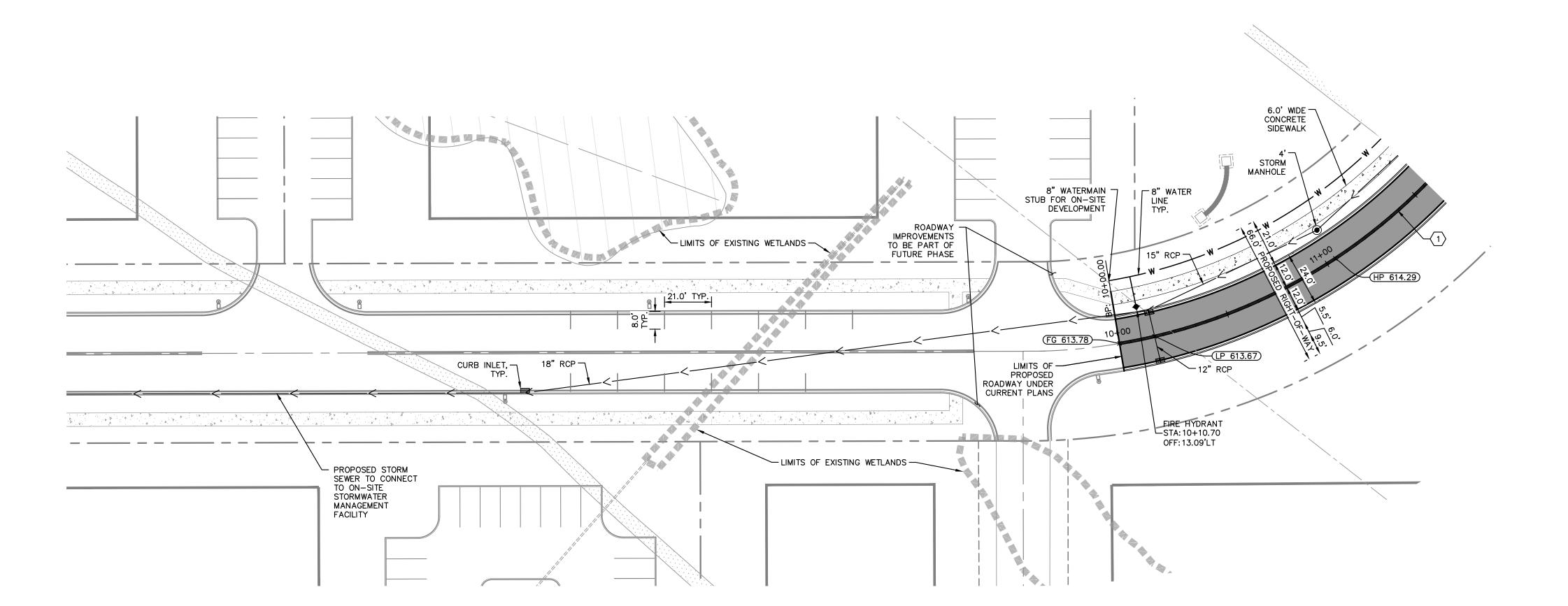


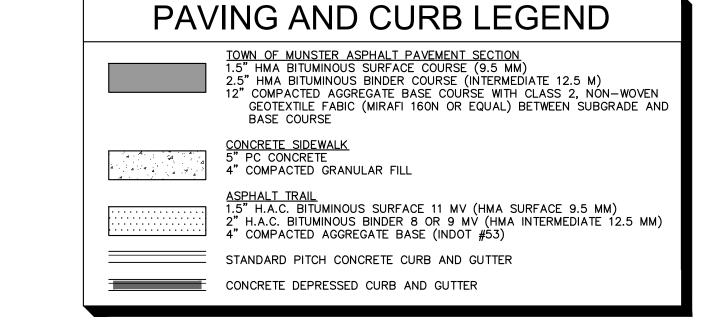












PAVEMENT STRIPING LEGEND

1 4" DOUBLE YELLOW LINE

2 12" YELLOW DIAGONAL

3 24" SOLID WHITE LINE

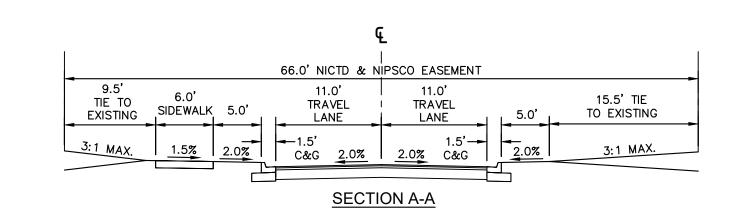
4 24" SOLID WHITE STRIPE, 4.0' O.C.

620 616 616 PROPOSED GRADE — AT CENTERLINE -0.70% 612 612 EXISTING GRADE — AT CENTERLINE 608 608 9+50 10+00 11+00 12+00

Kimley » Horn

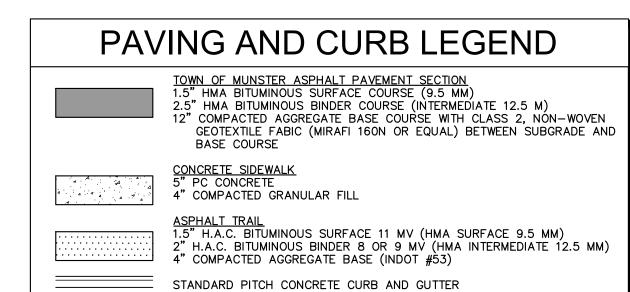
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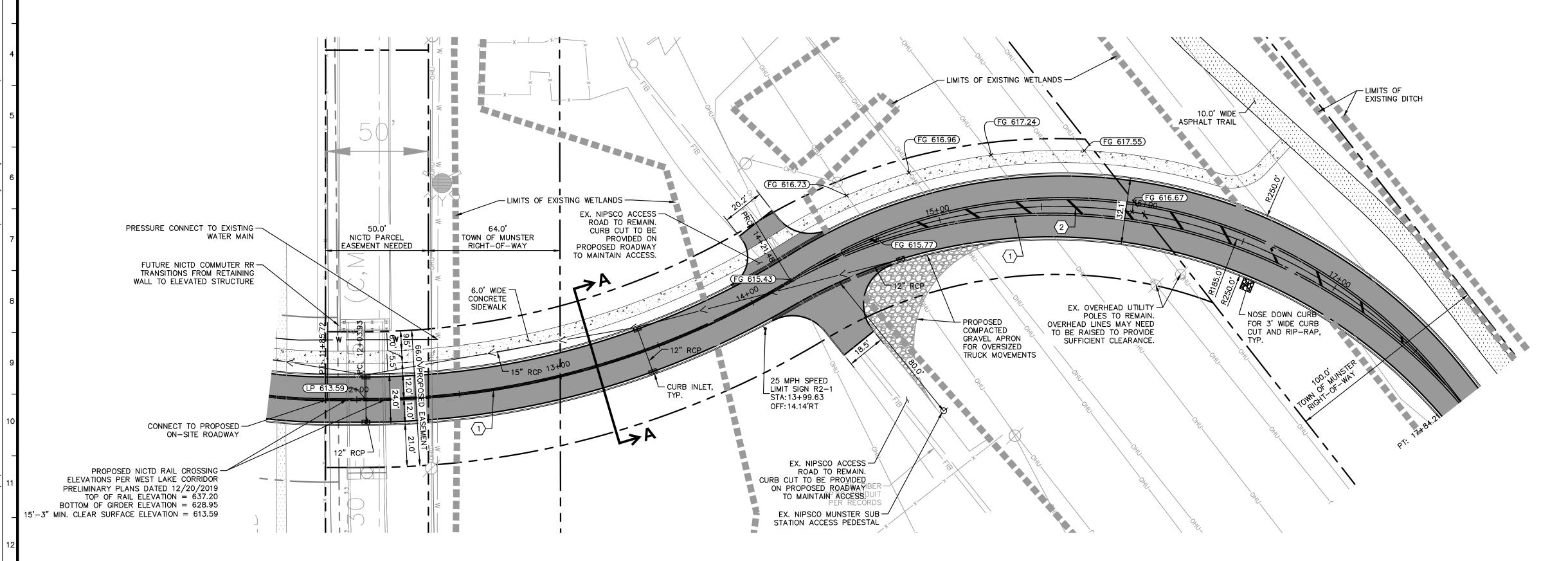
PAVEMENT STRIPING LEGEND

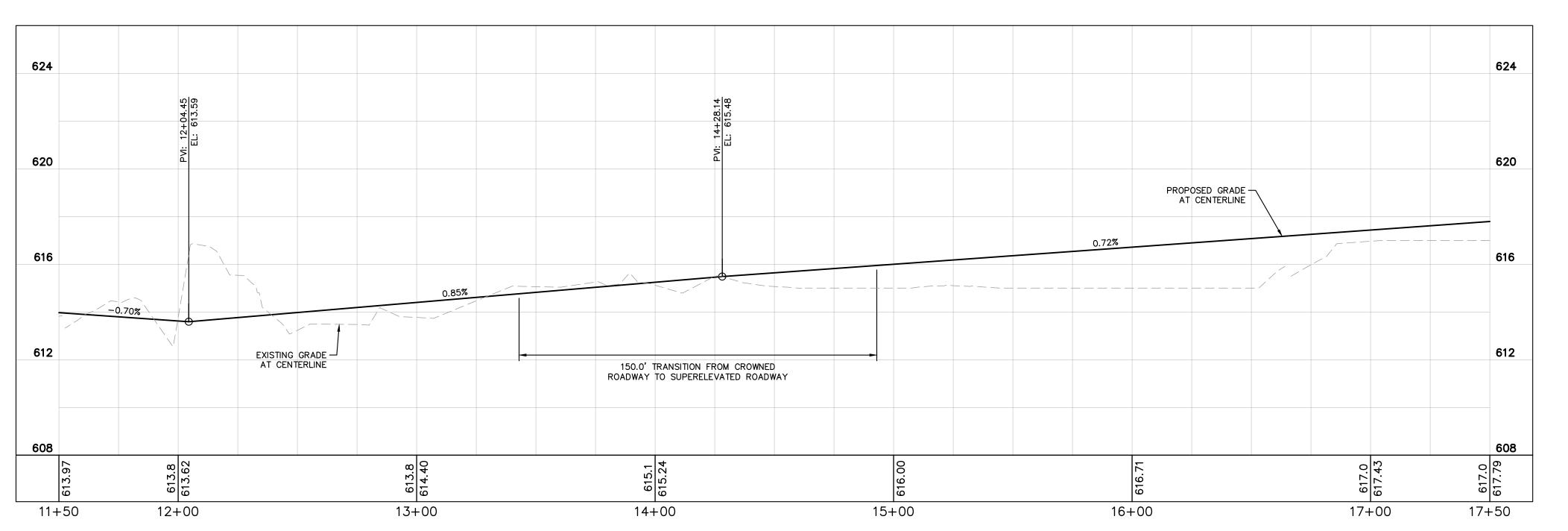
CONCRETE DEPRESSED CURB AND GUTTER

- 3 24" SOLID WHITE LINE 4 24" SOLID WHITE STRIPE, 4.0' O.C.

GRAPHIC SCALE IN FEET 0 15 30 6

1 4" DOUBLE YELLOW LINE 2 12" YELLOW DIAGONAL





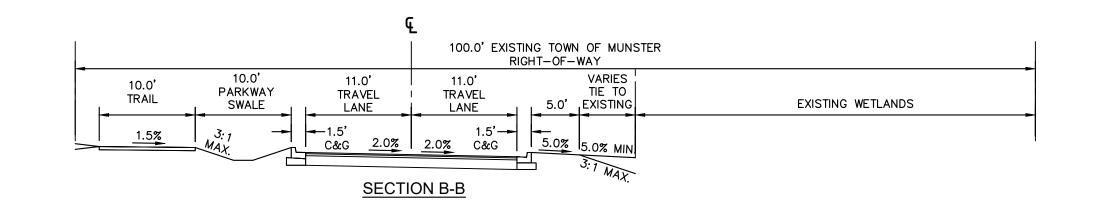
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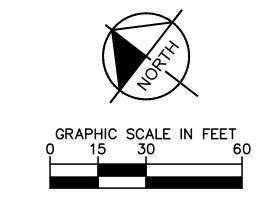
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MAPLE LI PLAN PROFILI

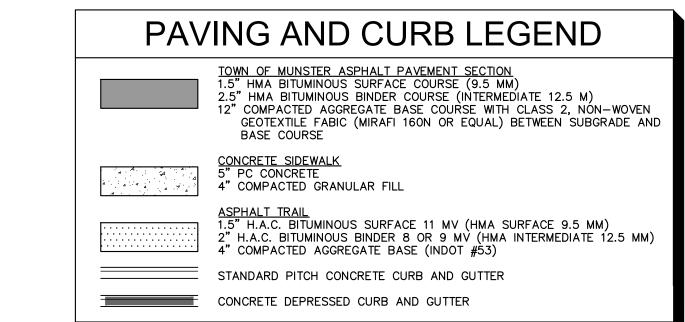
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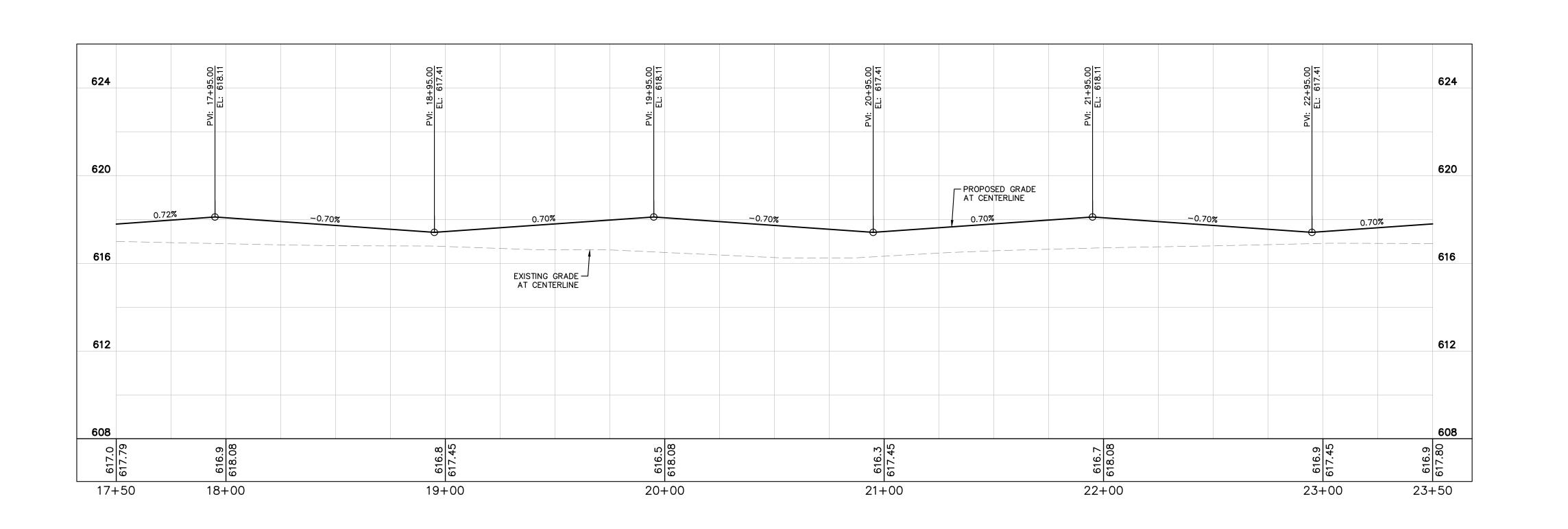


PAVEMENT STRIPING LEGEND

3 24" SOLID WHITE LINE

4 24" SOLID WHITE STRIPE, 4.0' O.C.

10.0' WIDE — ASPHALT TRAIL HP 618.11 19+00 20+00 21+00 22+00 23+00 (HP 618.11)² (LP 617.41) (HP 618.11) (LP 617.41) (LP 617.41) NOSE DOWN CURB — FOR 3' WIDE CURB CUT AND RIP—RAP, LIMITS OF EXISTING WETLANDS -



1 4" DOUBLE YELLOW LINE

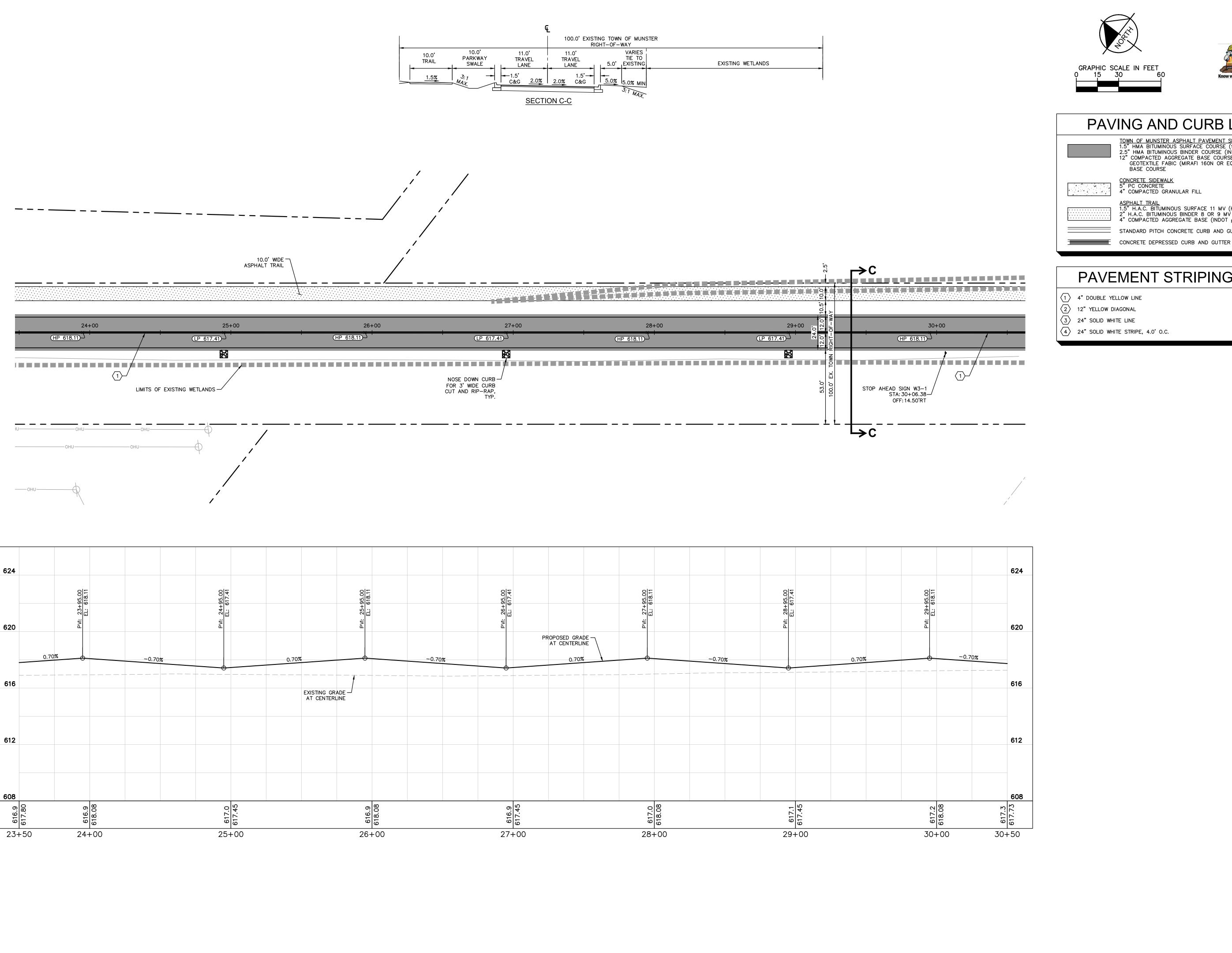
2 12" YELLOW DIAGONAL

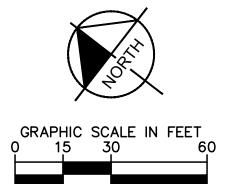
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AND SHEFT MAPLE LE/ PLAN / PROFILE

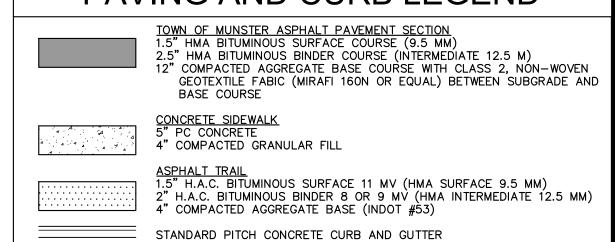
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PAVING AND CURB LEGEND



PAVEMENT STRIPING LEGEND

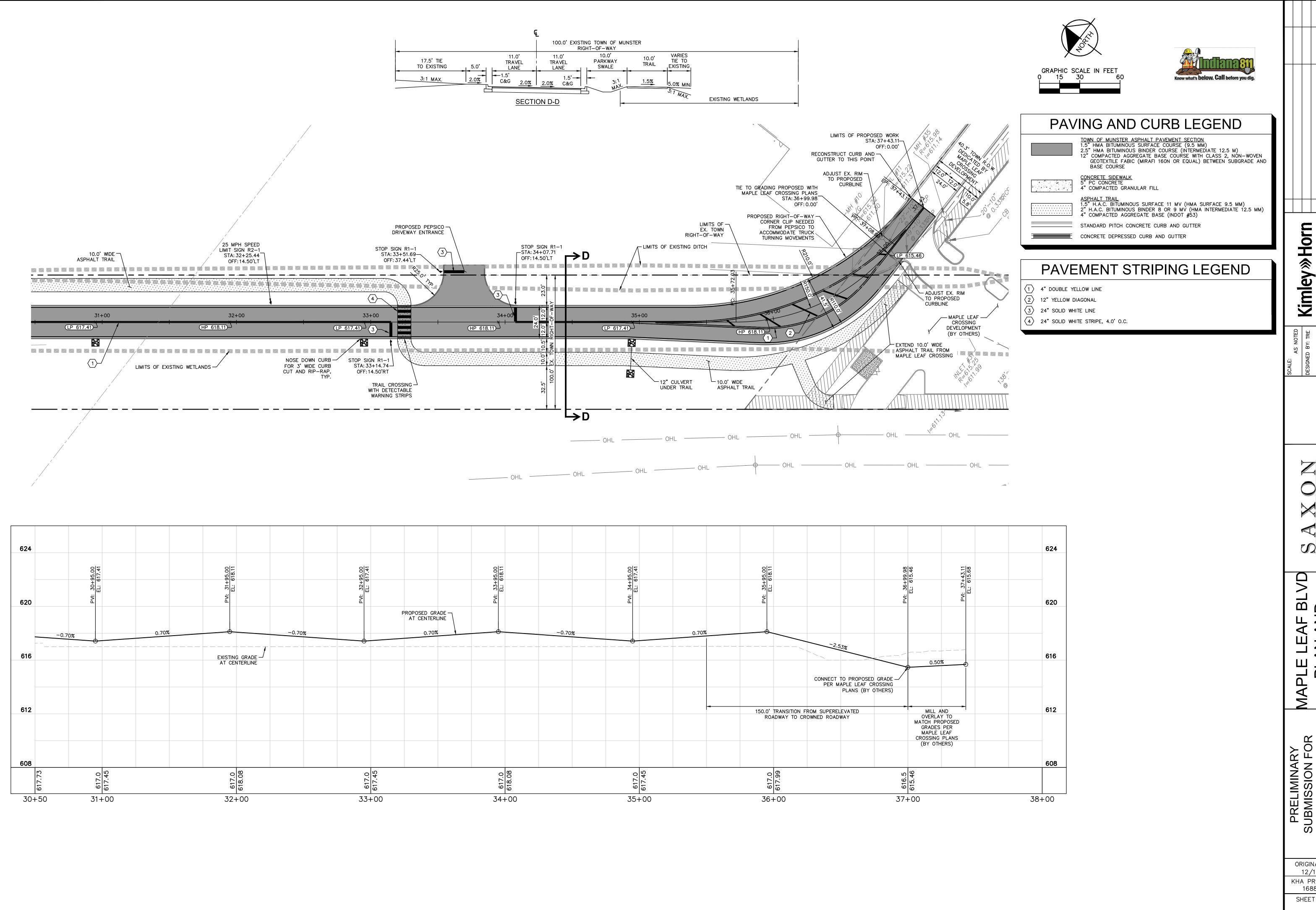
- 1 4" DOUBLE YELLOW LINE

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MAPLE LI PLAN PROFILE

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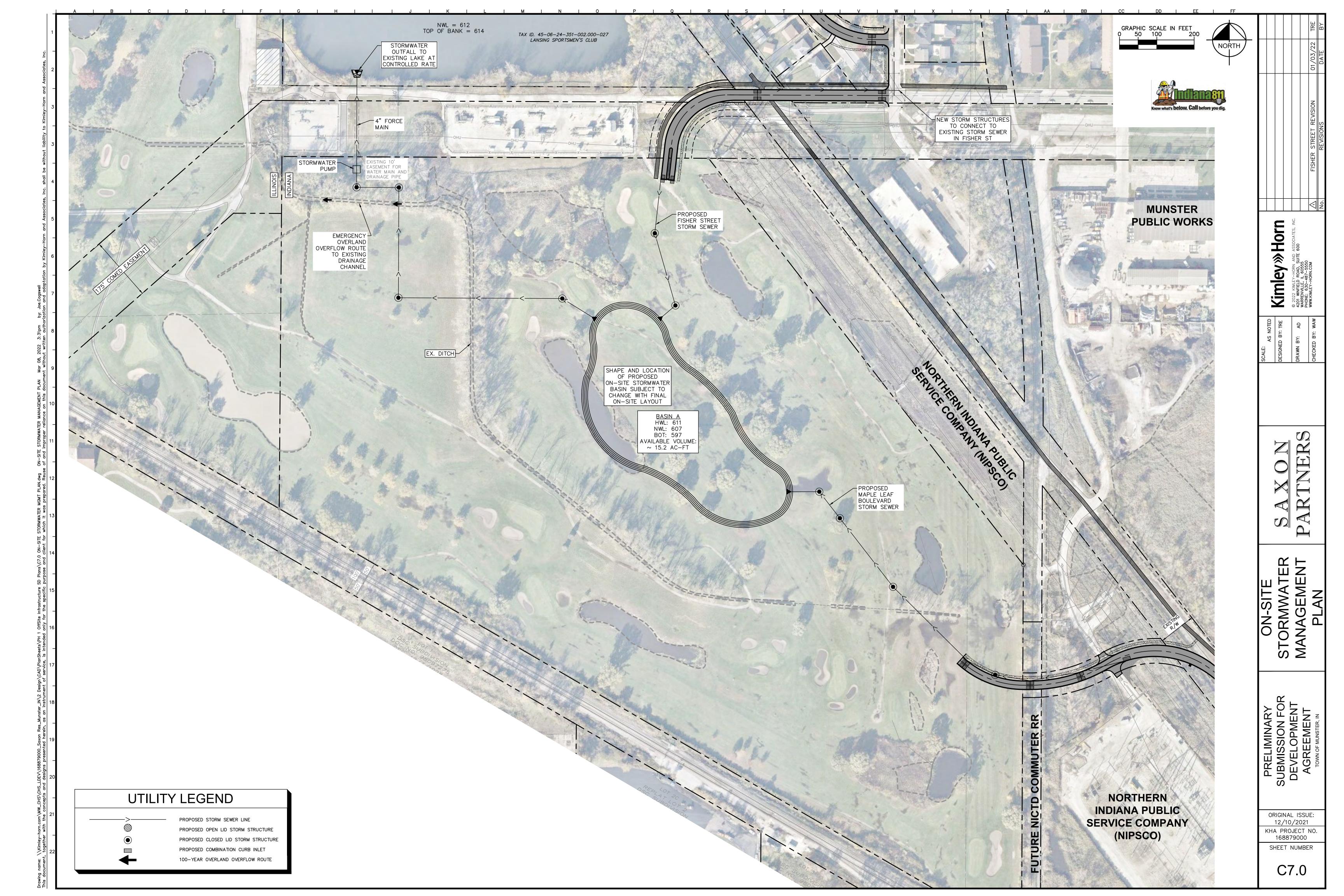


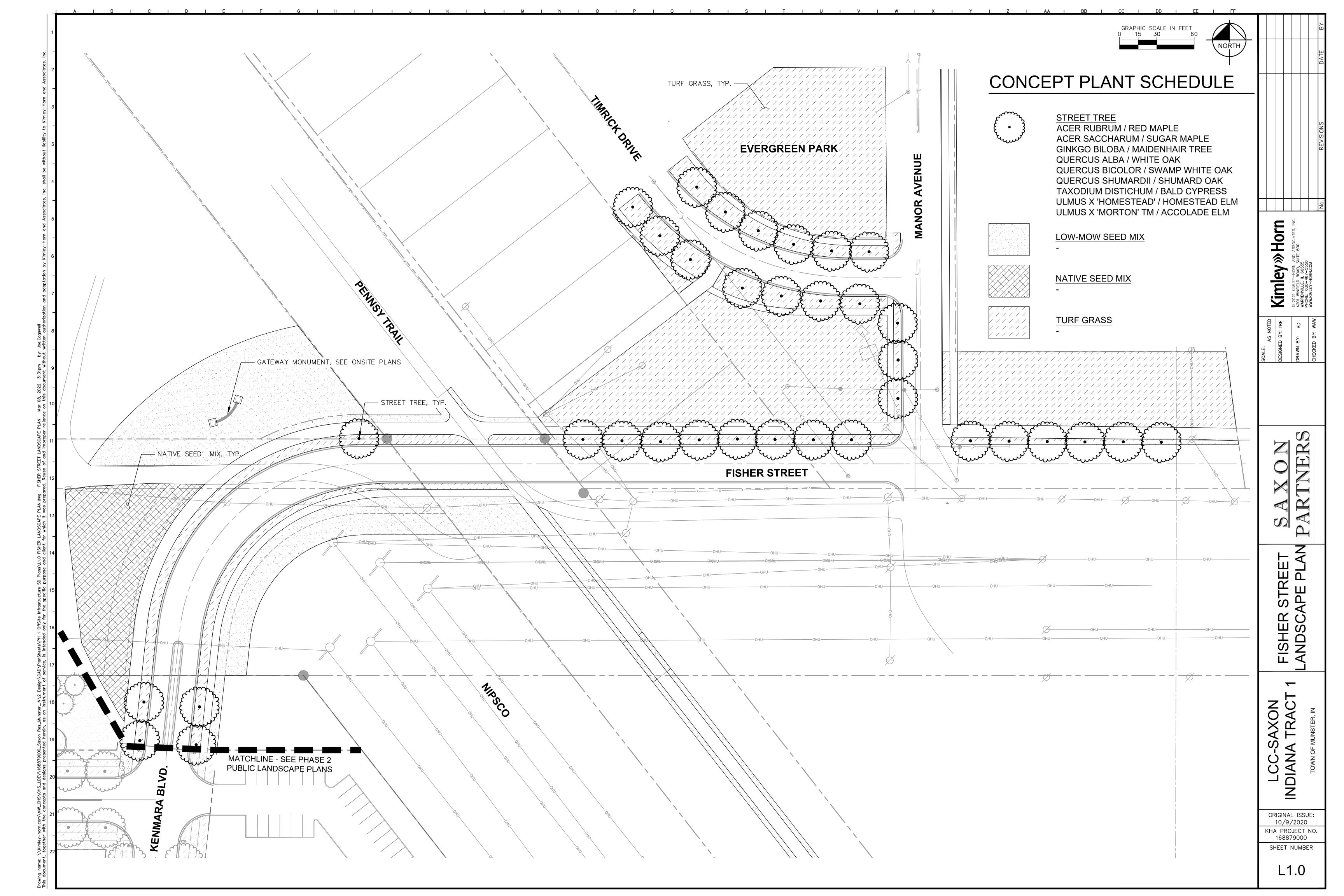
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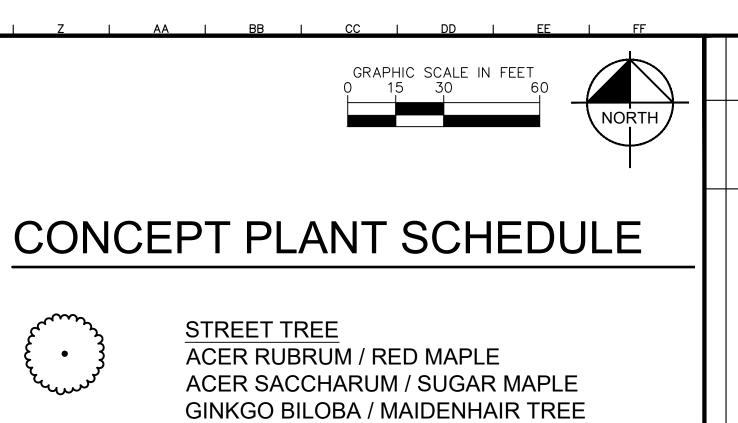
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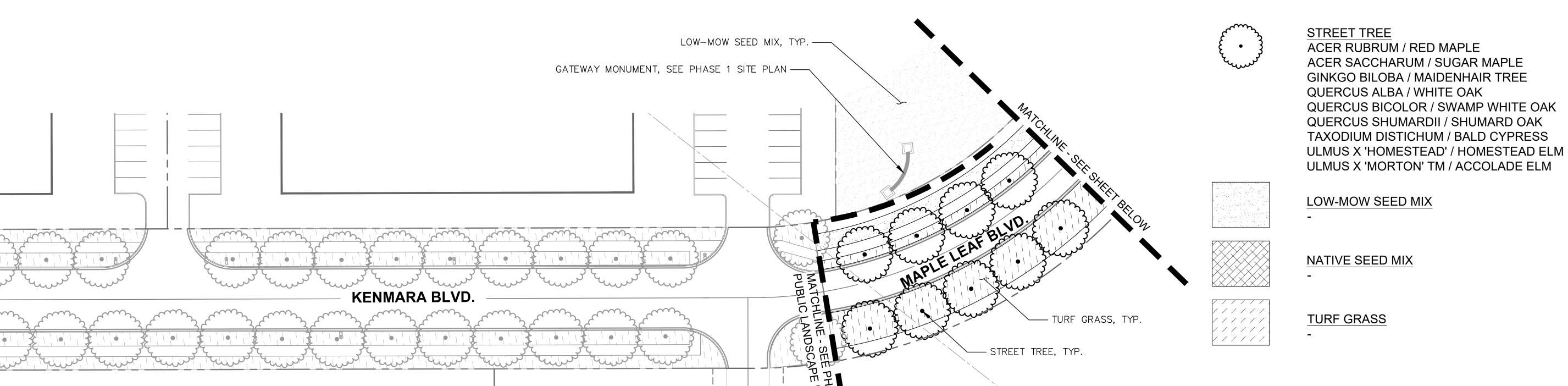
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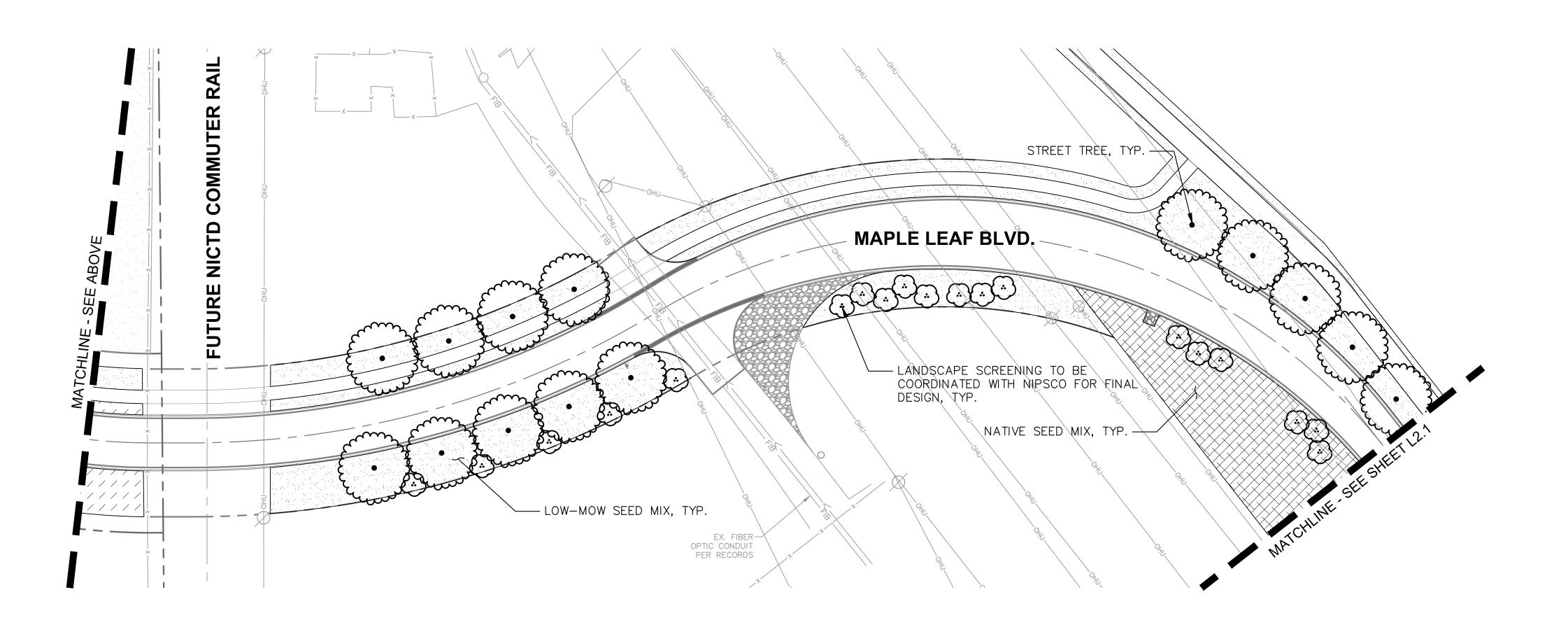
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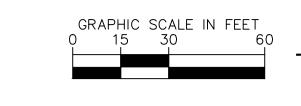


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ON ERS

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L2.0





CONCEPT PLANT SCHEDULE

£. 3

STREET TREE

ACER RUBRUM / RED MAPLE

ACER SACCHARUM / SUGAR MAPLE

GINKGO BILOBA / MAIDENHAIR TREE

QUERCUS ALBA / WHITE OAK

QUERCUS BICOLOR / SWAMP WHITE OAK

QUERCUS SHUMARDII / SHUMARD OAK

TAXODIUM DISTICHUM / BALD CYPRESS

ULMUS X 'HOMESTEAD' / HOMESTEAD ELM

ULMUS X 'MORTON' TM / ACCOLADE ELM

LOW-MOW SEED MIX

NATIVE SEED MIX

TURF GRASS

MAPLE LEAF BLVD.

MAPLE LEAF BLVD.

MAPLE SED MIX, TYP.

LANGEORF SCREFFUNG TO RECOGNINATION WITH NIPSCO. COR, FINAL

DESIGN, TYP.

MAPLE LEAF BLVD.

STREET TREE. TVP.

STREET TREE. TVP.

— LANDSCAPE SCREENING TO BE

DESIGN, TYP.

COORDINATED WITH NIPSCO FOR FINAL

MATIVE SEED MIX, TYP.

LEAF
SAXON
O.
PARTNERS

Kimley » Horn

1 MAPLE LEA BLVD. LANDSCAPE P

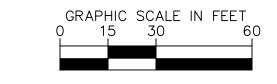
LCC-SAXON NDIANA TRACT

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10/9/2020

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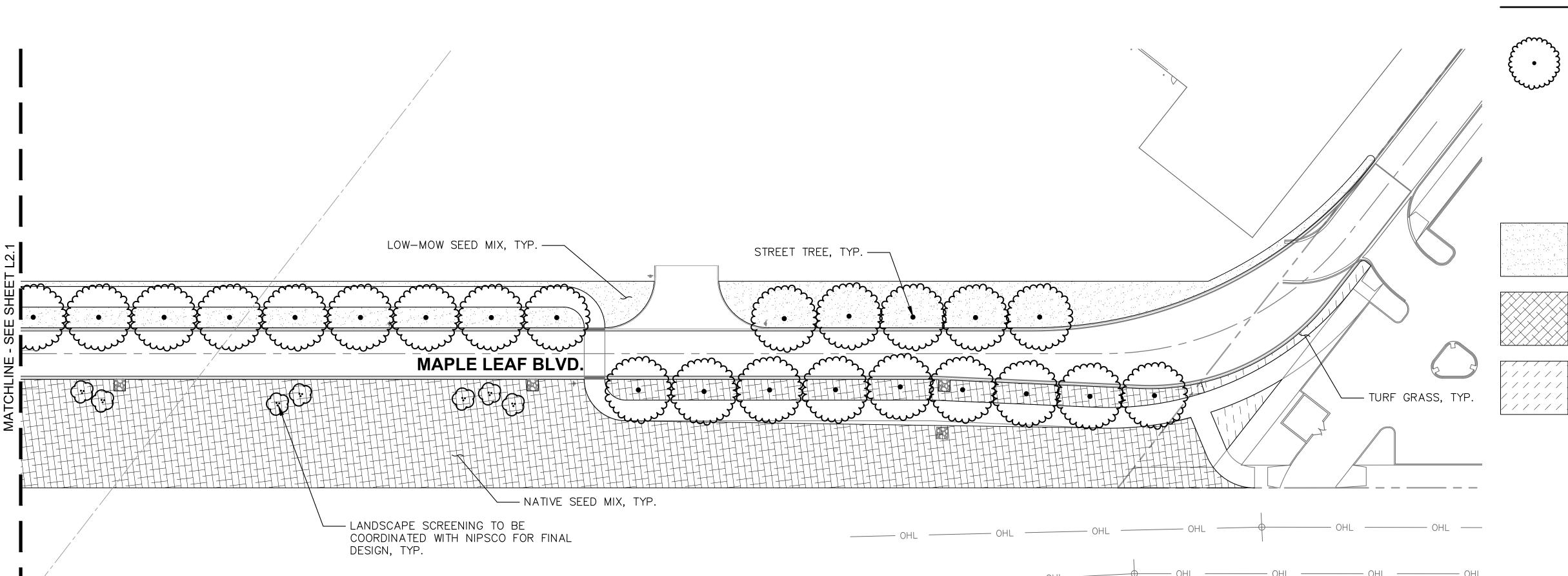
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CONCEPT PLANT SCHEDULE



STREET TREE

ACER RUBRUM / RED MAPLE

ACER SACCHARUM / SUGAR MAPLE

GINKGO BILOBA / MAIDENHAIR TREE

QUERCUS ALBA / WHITE OAK

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ULMUS X 'HOMESTEAD' / HOMESTEAD ELM

ULMUS X 'MORTON' TM / ACCOLADE ELM

LOW-MOW SEED MIX

NATIVE SEED MIX

TURF GRASS

DESIGNED BY: TRE

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A201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630—487—5550
WWW.KIMLEY-HORN.COM

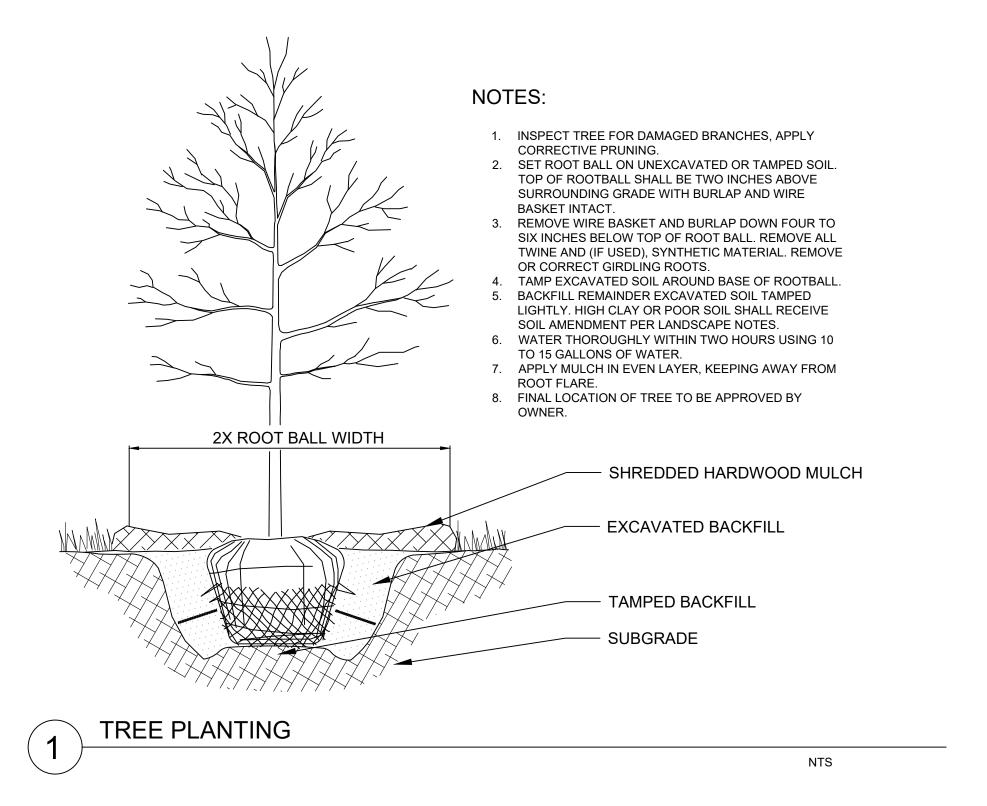
SAXON

MAPLE LEAF BLVD. ANDSCAPE PLAN

LCC-SAXON IDIANA TRACT 1

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L2.2



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 WORK.
- 3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. 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 PART OF THIS CONTRACT.
- 6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- 7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- 8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- 9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 10. TOPSOIL 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.
- 11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
- 12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- 14. 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.
- 15. 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.
- 16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
- 18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

		Z M M M M M M M M M M M M M M M M M M M		© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
SCALE:	AS NOTED	DESIGNED BY: TRE		
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ORIGINAL ISSUE:
10/9/2020

KHA PROJECT NO.
168879000

SHEET NUMBER

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