

PRELIMINARY DEVELOPMENT PLAN
LCC-SAXON INDIANA TRACT I
SW CORNER OF TIMRICK DR, MANOR AVE, & FISHER ST
MUNSTER, INDIANA 46321



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
TOWN OF MUNSTER COMMUNITY
DEVELOPMENT
1005 RIDGE RD
MUNSTER, IN 46321
TEL: (219) 836-6990

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HAMMOND SANITARY DISTRICT
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HAMMOND, IN 46327
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CONTACT: JEFF MASSEY

STORM SEWER SERVICE
TOWN OF MUNSTER PUBLIC WORKS
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CONTACT: ANTON PETRASHEVICH

WATER SERVICE
TOWN OF MUNSTER PUBLIC WORKS
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MUNSTER, IN 46321
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CONTACT: ANTON PETRASHEVICH

ROADWAY AUTHORITY
TOWN OF MUNSTER COMMUNITY
DEVELOPMENT
1005 RIDGE RD
MUNSTER, IN 46321
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POWER COMPANY
NORTHERN INDIANA PUBLIC SERVICE
COMPANY
801 E 86TH AVE
MERRILLVILLE, IN 46410
TEL: (877) 647-5990

NATURAL GAS COMPANY
NORTHERN INDIANA PUBLIC SERVICE
COMPANY
801 E 86TH AVE
MERRILLVILLE, IN 46410
TEL: (877) 647-5990

PROJECT TEAM

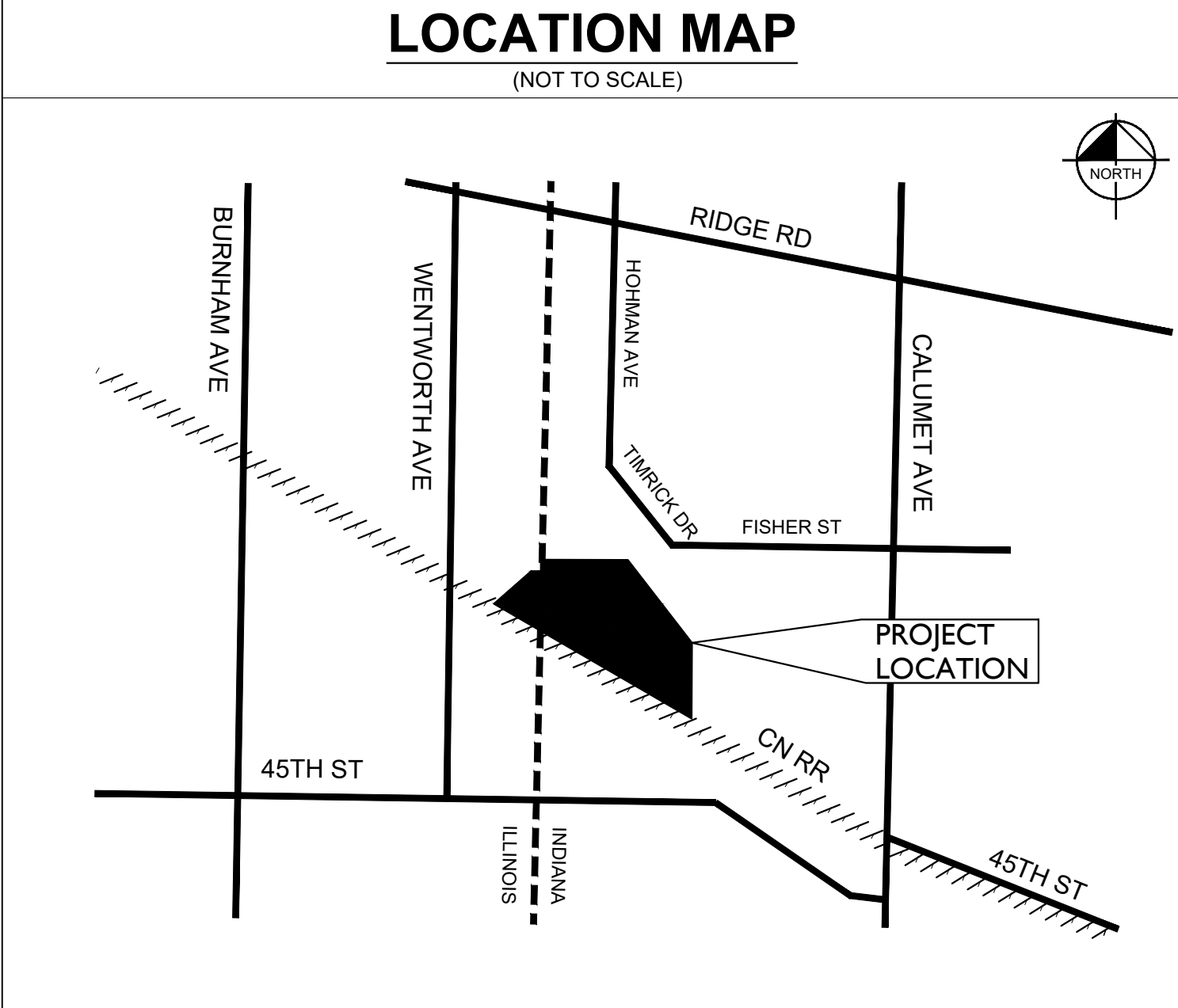
DEVELOPER
SAXON PARTNERS, LLC
25 RECREATION PARK DR
HINGHAM, MA 02043
TEL: (310) 867-4299
CONTACT: GARY WARFEL

TRAFFIC ENGINEER
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4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
CONTACT: RORY FANCLER

SURVEYOR
DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, IN 46307
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CONTACT: PATRICK H. NEJMAN

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



LEGAL DESCRIPTION

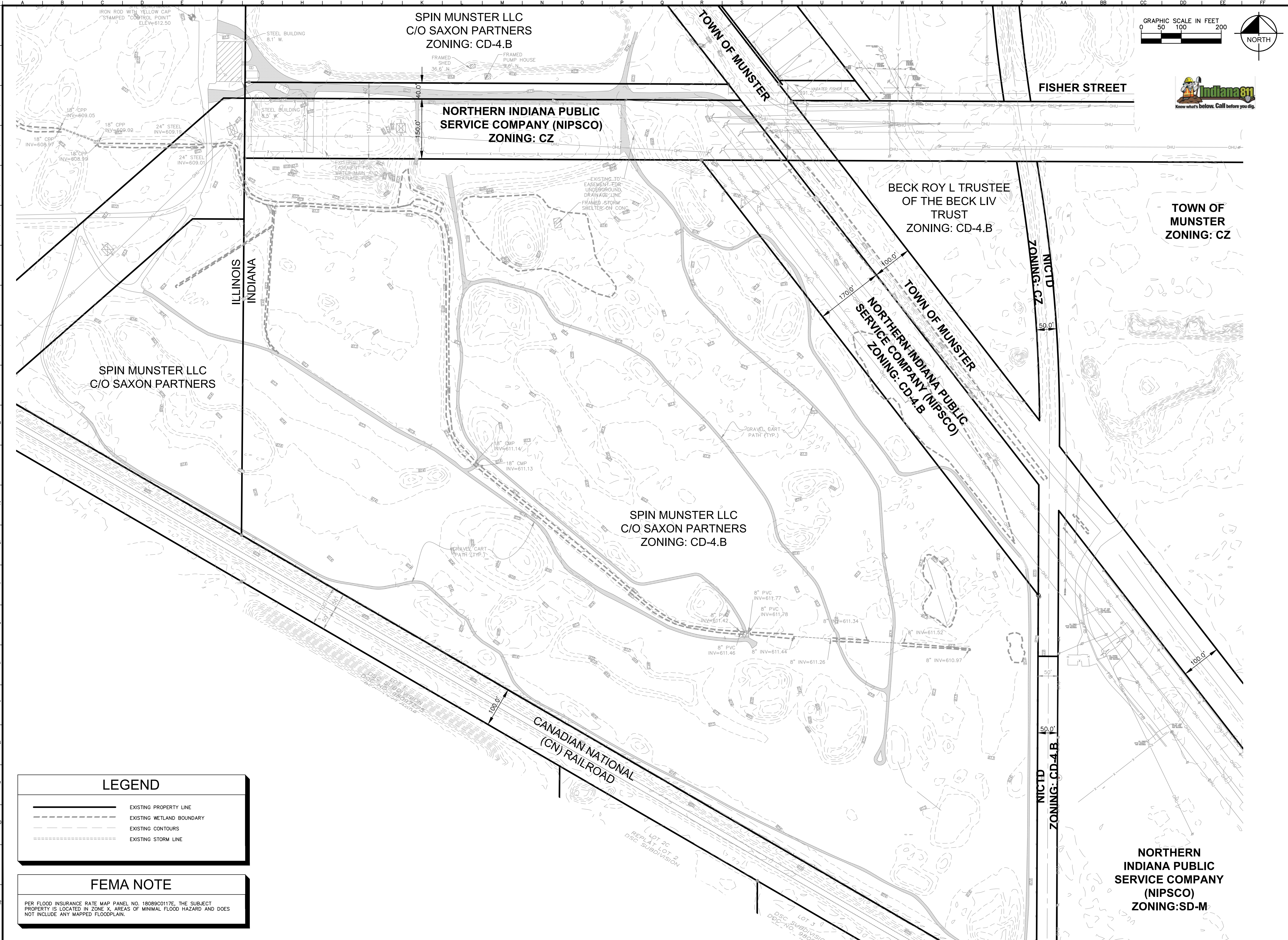
THAT PART OF THE FRACTIONAL NORTHWEST QUARTER AND THAT PART OF THE NORTH-EAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF 2ND PRINCIPAL MERIDIAN, BORDERED ON THE NORTH BY THE NORTHERN INDIANA PUBLIC SERVICE COMPANY'S RIGHTS OF WAY AS CONVEYED IN DEED RECORD 343, PAGE 497, BORDERED ON THE WEST BY THE INDIANA-ILLINOIS STATE LINE, BORDERED ON THE SOUTH BY THE GRAND TRUNK RAILROAD, BORDERED ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, FORMERLY THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, AND BORDERED ON THE NORTHEAST BY THE PENN-CENTRAL RAILROAD, ALL IN TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION BY THAT CERTAIN DEED OF CONVEYANCE RECORDED JANUARY 10, 1980 AS INSTRUMENT NO. 568251 OF THE LAKE COUNTY RECORDS.

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PDP 2.1	REGIONAL GREENWAY PLAN
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PDP 4.0	LANDSCAPE DETAILS
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PDP 7.0	STREET LIGHTING PLAN PLAN

PDP 0.0		SHEET NUMBER		KHA PROJECT NO. 168879000		ORIGINAL ISSUE: 12/10/2021	
PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT				TOWN OF MUNSTER, IN			
COVER SHEET							
SAXON PARTNERS							
				Kimley»Horn 2000 MILLER AVENUE SUITE 200 4201 WINFIELD ROAD, SUITE 600 WASHINGTON, IN 46783 PHONE: 317-435-7550 WWW.KIMLEY-HORN.COM			
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CHECKED BY: WAW		TOWN SUBMITTAL		FISHER STREET REVISION		TOWN OF MUNSTER, IN	
NO.		BY		DATE		REVISIONS	

Drawing name: \\kimley-horn.com\WW\CHS\DEV\168879000_Saxon Res_Munster_INV2_Design\CA0\PlanSheets\Online Entitlement SD Plans\PDP 1.0 EXISTING CONDITIONS PLAN.dwg Pdp 1.0 May 26, 2022 7:43pm by: Taylor Eschbach
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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

LEGEND

—

EXISTING PROPERTY LINE

- - -

EXISTING WETLAND BOUNDARY

- - -

EXISTING CONTOURS

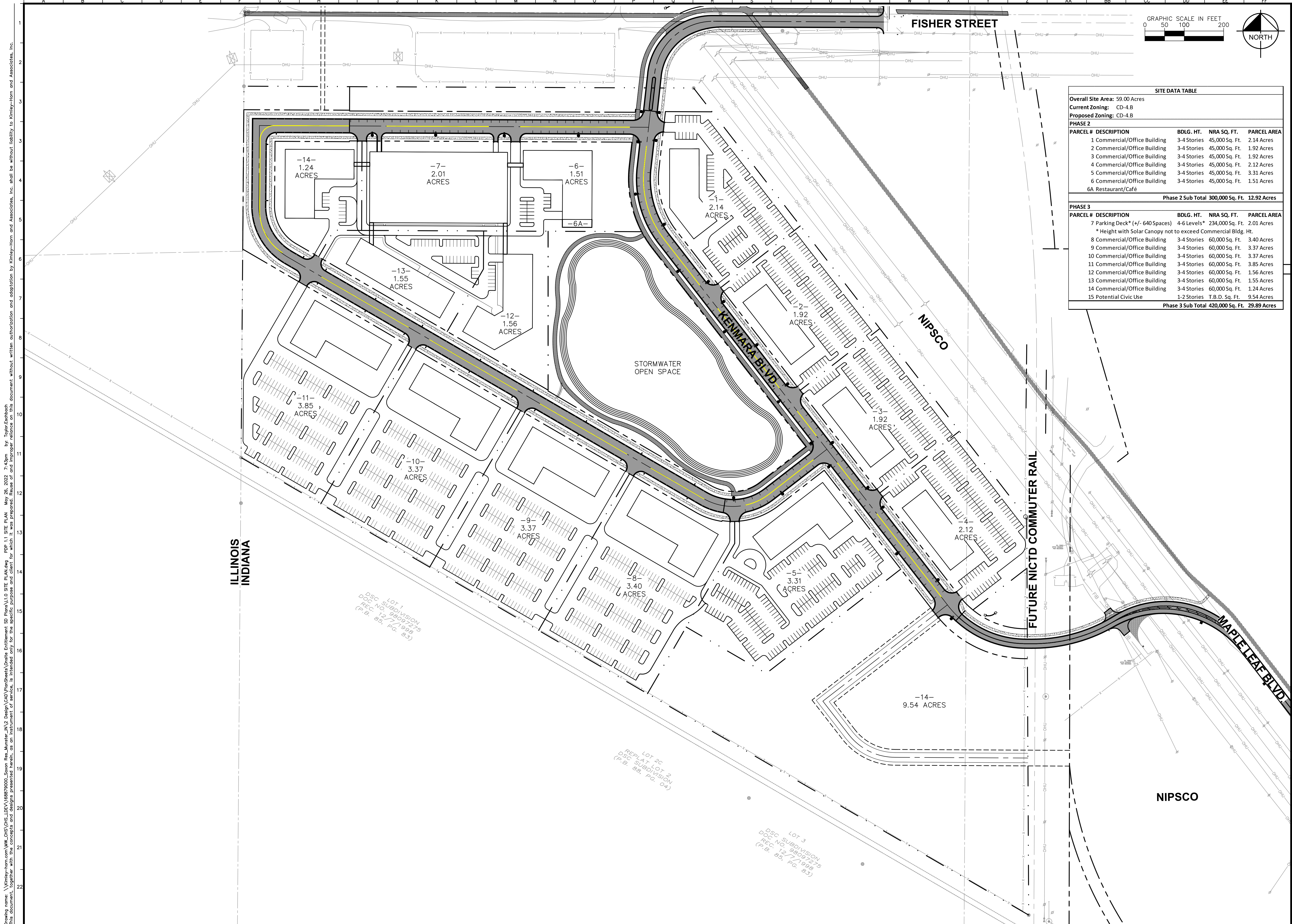
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EXISTING STORM LINE

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 18089C0117E, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AND DOES NOT INCLUDE ANY MAPPED FLOODPLAIN.

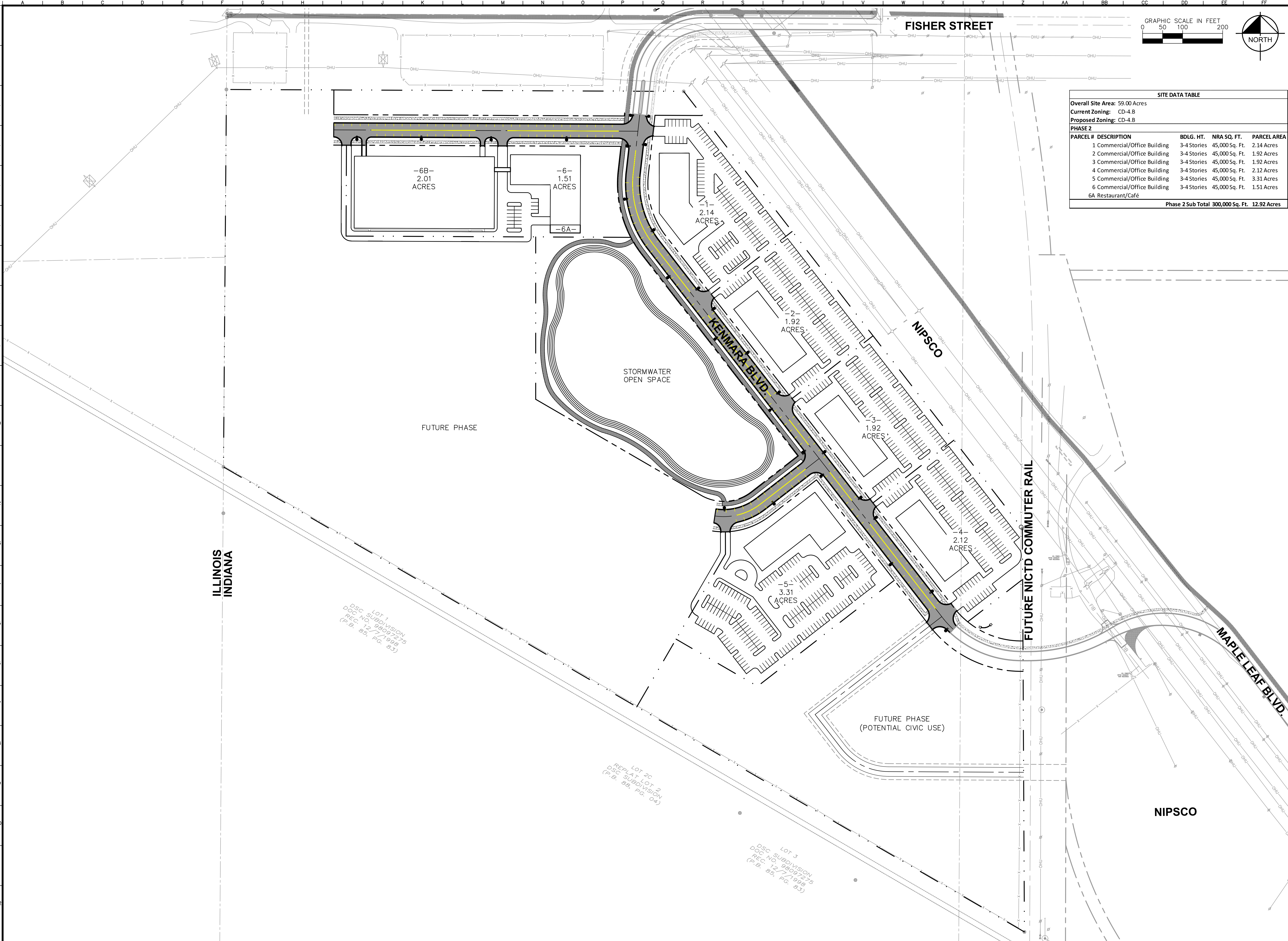
No.		REVISIONS		DATE	BY		
Kimley»Horn							
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SCALE:	AS NOTED	DESIGNED BY: TRE	DRAWN BY: AD	CHECKED BY: WAW			
SAXON PARTNERS		EXISTING CONDITIONS PLAN		LCC-SAXON INDIANA TRACT 1 TOWN OF MUNSTER, IN			
ORIGINAL ISSUE: 10/9/2020		KHA PROJECT NO. 168879000		SHEET NUMBER			
PDP 1.0							



SITE DATA TABLE				
Overall Site Area: 59.00 Acres				
Current Zoning: CD-4.B				
Proposed Zoning: CD-4.B				
PHASE 2				
PARCEL #	DESCRIPTION	BDLG. HT.	NRA SQ. FT.	PARCEL AREA
1	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	2.14 Acres
2	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	1.92 Acres
3	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	1.92 Acres
4	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	2.12 Acres
5	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	3.31 Acres
6	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	1.51 Acres
6A	Restaurant/Café			
Phase 2 Sub Total			300,000 Sq. Ft.	12.92 Acres
PHASE 3				
PARCEL #	DESCRIPTION	BDLG. HT.	NRA SQ. FT.	PARCEL AREA
7	Parking Deck* (+/- 640 Spaces)	4-6 Levels*	234,000 Sq. Ft.	2.01 Acres
* Height with Solar Canopy not to exceed Commercial Bldg. Ht.				
8	Commercial/Office Building	3-4 Stories	60,000 Sq. Ft.	3.40 Acres
9	Commercial/Office Building	3-4 Stories	60,000 Sq. Ft.	3.37 Acres
10	Commercial/Office Building	3-4 Stories	60,000 Sq. Ft.	3.37 Acres
11	Commercial/Office Building	3-4 Stories	60,000 Sq. Ft.	3.85 Acres
12	Commercial/Office Building	3-4 Stories	60,000 Sq. Ft.	1.56 Acres
13	Commercial/Office Building	3-4 Stories	60,000 Sq. Ft.	1.55 Acres
14	Commercial/Office Building	3-4 Stories	60,000 Sq. Ft.	1.24 Acres
15	Potential Civic Use	1-2 Stories	T.B.D. Sq. Ft.	9.54 Acres
Phase 3 Sub Total			420,000 Sq. Ft.	29.89 Acres

<p>LCC-SAXON INDIANA TRACT 1</p> <p>TOWN OF MUNSTER, IN</p>		<p>SAXON PARTNERS</p>		<p>SITE PLAN</p>	
<p>ORIGINAL ISSUE: 10/9/2020</p> <p>KHA PROJECT NO. 168879000</p> <p>SHEET NUMBER</p>		<p>Kimley»Horn</p> <p>2001 WINTFIELD ROAD, SUITE 600 WARRENDALE, PA 15085 TEL: 412-255-5555 WWW.KIMLEY-HORN.COM</p>			
<p>SCALE: AS NOTED</p> <p>DESIGNED BY: TRE</p> <p>DRAWN BY: AD</p> <p>CHECKED BY: WAW</p>		<p>NO. _____</p> <p>REVISIONS _____</p> <p>DATE _____</p> <p>BY _____</p>			

Drawing name: \\kimley-horn.com\\VW_OHS\\OHS\\DEV\\168879000_Saxon Res_Munster_IN\\2 Design\\CAD\\PlanSheets\\Onsite\\Entitlement SD Plans\\1.0 SITE PLAN.dwg May 26, 2022, 7:43pm by: TolyerEckbach
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SITE DATA TABLE				
Overall Site Area: 59.00 Acres				
Current Zoning: CD-4.8				
Proposed Zoning: CD-4.8				
PHASE 2				
PARCEL #	DESCRIPTION	BDLG. HT.	NRA SQ. FT.	PARCEL AREA
1	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	2.14 Acres
2	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	1.92 Acres
3	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	1.92 Acres
4	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	2.12 Acres
5	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	3.31 Acres
6	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft.	1.51 Acres
6A Restaurant/Café				
Phase 2 Sub Total			300,000 Sq. Ft.	12.92 Acres

No.		DATE		BY					
No.		REVISIONS		No.					
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SCALE: AS NOTED		DESIGNED BY: TRE		DRAWN BY: AD					
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<div>SAXON PARTNERS</div>									
SITE PLAN (PHASE 2)									
LCC-SAXON INDIANA TRACT 1 <div>TOWN OF MUNSTER, IN</div>									
ORIGINAL ISSUE: 10/9/2020									
KHA PROJECT NO. 168879000									
SHEET NUMBER									
PDP 1.2									

CHICAGO

LEGEND

- FOREST PRESERVE OF COOK COUNTY / PARK(S) & RECREATION OPEN SPACE
- PROJECT SITE
- STATE BOUNDARY LINE
- COMMUTER RAIL LINE(S)
- WEST CORRIDOR COMMUTER RAIL STATION
- BICYCLE & PEDESTRIAN TRAIL(S)
- PROPOSED BICYCLE & PEDESTRIAN TRAIL(S)

LAKE MICHIGAN

ILLINOIS INDIANA

HAMMOND GATEWAY

SOUTH SHORE TRAIN LINE

WEST LAKE CORRIDOR TRAIN LINE

MONON TRAIL

SOUTH HAMMOND STATION

MUNSTER RIDGE RD. STATION

LITTLE CALUMET RIVER LEVEE TRAIL

OAK SAVANNAH TRAIL

MUNSTER/DYER MAIN ST. STATION

PROJECT SITE

PENNSY GREENWAY

THORN CREEK TRAIL

FOREST PRESERVE OF COOK COUNTY

N
N.T.S.

<div> <div>LCC-SAXON INDIANA TRACT 1</div> <div>TOWN OF MUNSTER, IN</div> </div>	<div> <div>INTERSTATE GREENWAY PLAN</div> </div>	<div>  </div>	<div> <div>SCALE:</div> <div>AS NOTED</div> <div>DESIGNED BY: DFG</div> <div>DRAWN BY: CM</div> <div>CHECKED BY: AF</div> </div>	<div> <div>Kimley»Horn</div> <div> 6220 WILDFIELD PARKWAY AND ASSOCIATES, INC. 10000 WILDFIELD PARKWAY, SUITE 400 WARRENVILLE, IL 60059 WWW.KIMLEY-HORN.COM </div> </div>	No.	REVISIONS	DATE	BY

LEGEND

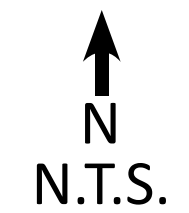
- FOREST PRESERVE OF COOK COUNTY / PARK(S) & RECREATION OPEN SPACE
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- WEST CORRIDOR COMMUTER RAIL STATION
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- PROPOSED BICYCLE & PEDESTRIAN TRAIL(S)

The map displays the West Corridor Commuter Rail project area in Cook County, Illinois. The project site is highlighted in yellow, located near the intersection of Ridge Road and 186th Street. The map shows the Forest Preserve of Cook County to the west, with the Thorn Creek Trail and Glenwood-Lansing Rd. running through it. The West Corridor Commuter Rail Line is shown running east-west, with stations at South Hammond, Munster Ridge Rd., and Munster/Dyer Main St. The map also shows the proposed future connection between the project site and the Thorn Creek Trail. The map includes labels for major roads such as Ridge Road, 186th Street, 187th Street, 188th Street, 189th Street, 190th Street, 191st Street, 192nd Street, 193rd Street, 194th Street, 195th Street, 196th Street, 197th Street, 198th Street, 199th Street, 200th Street, 201st Street, 202nd Street, 203rd Street, 204th Street, 205th Street, 206th Street, 207th Street, 208th Street, 209th Street, 210th Street, 211th Street, 212th Street, 213th Street, 214th Street, 215th Street, 216th Street, 217th Street, 218th Street, 219th Street, 220th Street, 221st Street, 222nd Street, 223rd Street, 224th Street, 225th Street, 226th Street, 227th Street, 228th Street, 229th Street, 230th Street, 231st Street, 232nd Street, 233rd Street, 234th Street, 235th Street, 236th Street, 237th Street, 238th Street, 239th Street, 240th Street, 241st Street, 242nd Street, 243rd Street, 244th Street, 245th Street, 246th Street, 247th Street, 248th Street, 249th Street, 250th Street, 251st Street, 252nd Street, 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ROADWAY

C

PROPOSED BICYCLE & PEDESTRIAN TRAIL(S)



PDP 2.1

Drawing name: K:\GIS\LEVA\8879000_Saxon_Restoration\IN\2_Design\CAO\Exhibits\2020-1021_SaxonCommercial-Office_Concepting.dwg
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LEGEND



FOREST PRESERVE OF COOK COUNTY /
PARK(S) & RECREATION OPEN SPACE



PROJECT SITE



STATE BOUNDARY LINE



ROADWAY



COMMUTER RAIL LINE(S)



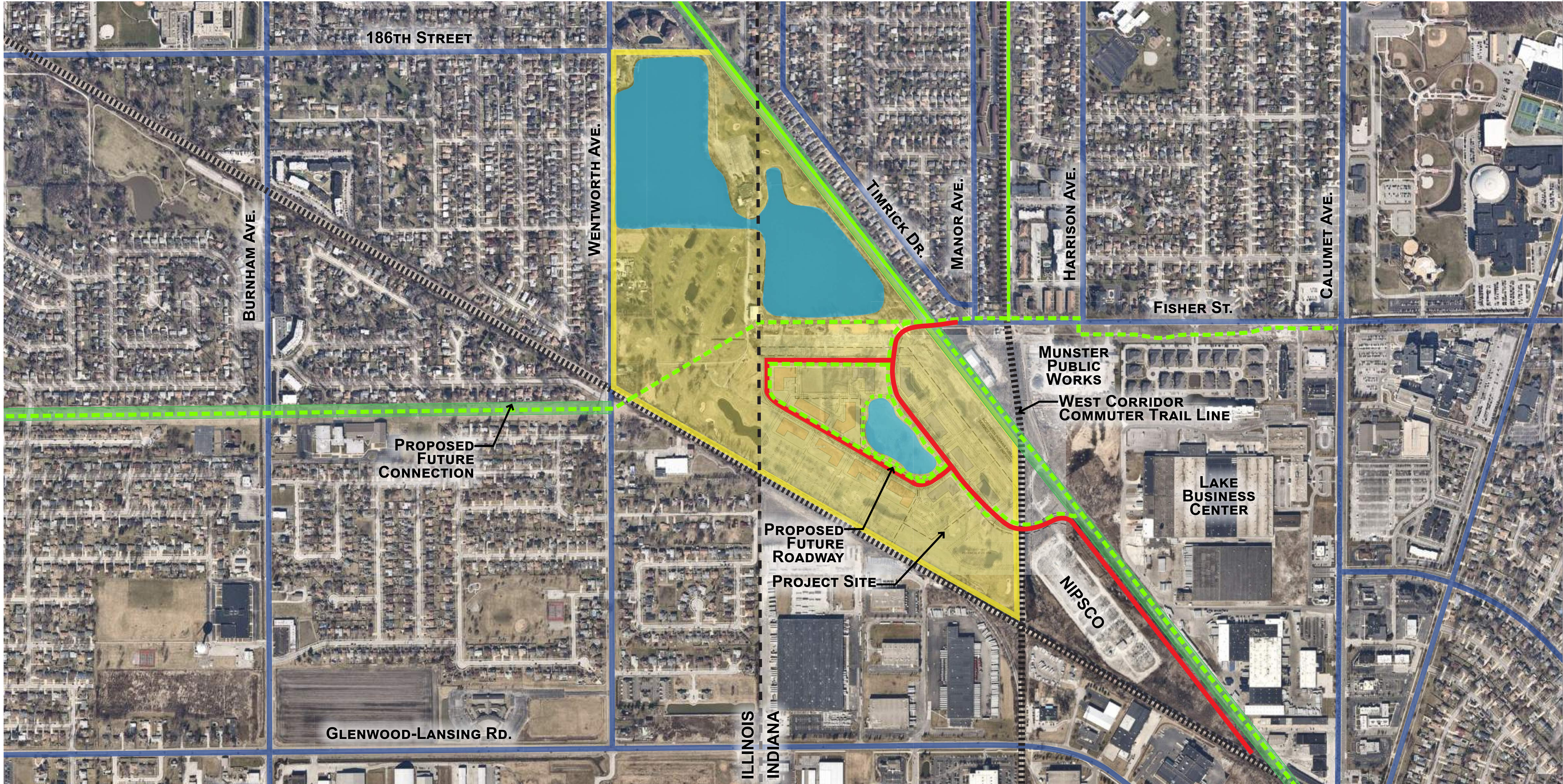
BICYCLE & PEDESTRIAN TRAIL(S)



PROPOSED BICYCLE & PEDESTRIAN TRAIL(S)

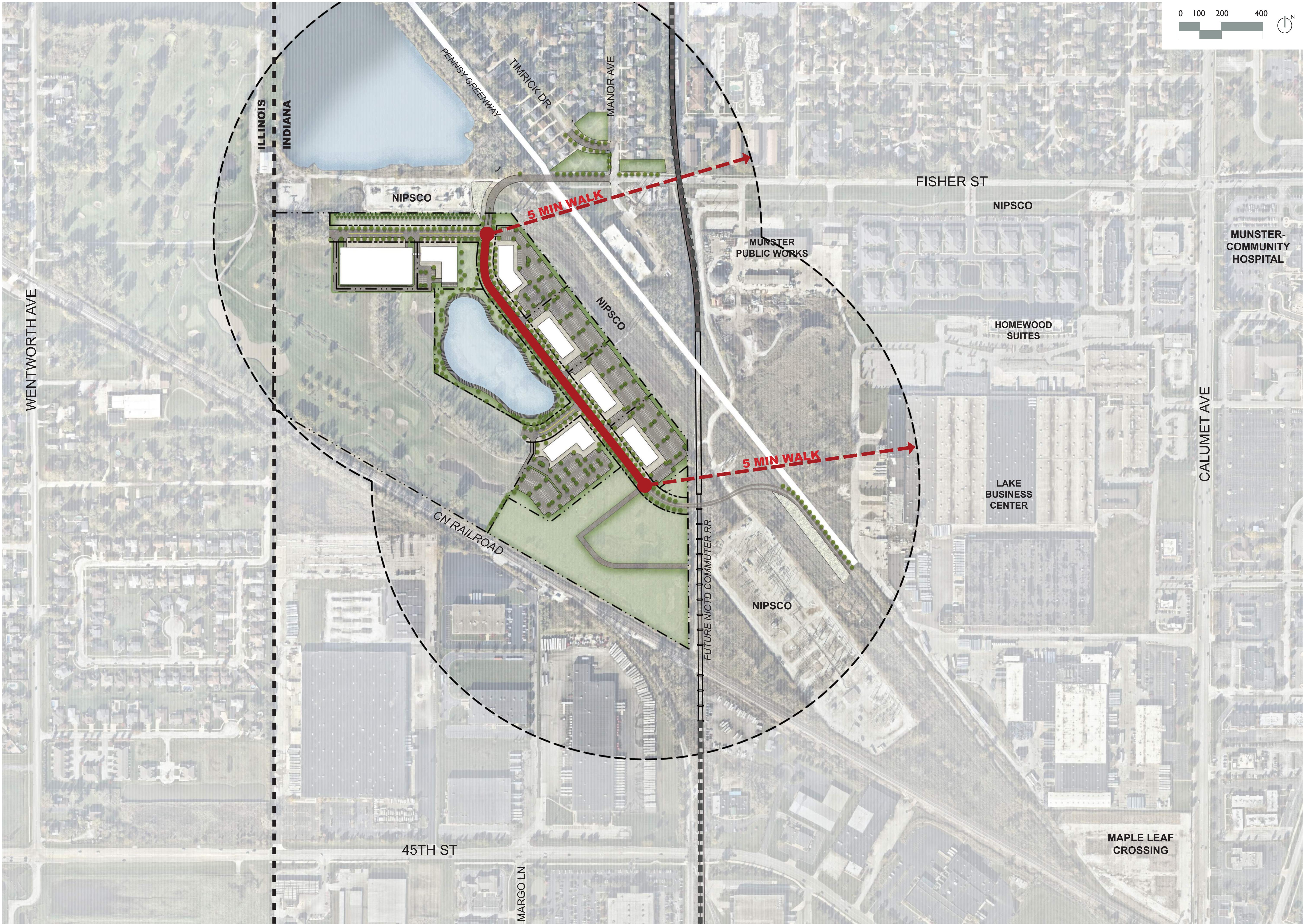


PROPOSED ROADWAY



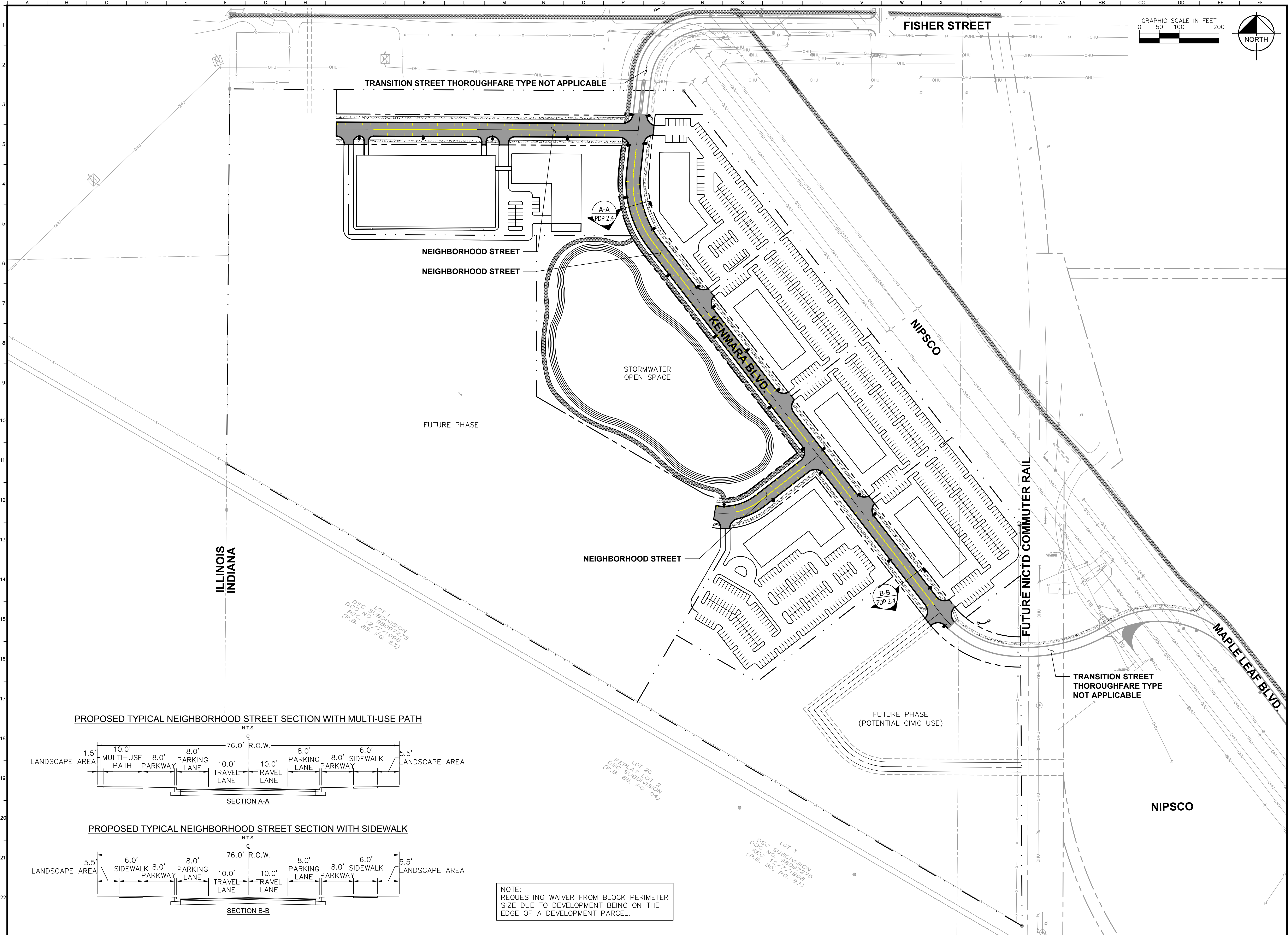
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DRAWN BY: CM	CHECKED BY: AF	
No. REVISIONS DATE BY		
SAXON PARTNERS		
SITE GREENWAY PLAN		
LCC-SAXON INDIANA TRACT 1 TOWN OF MUNSTER, IN		
ORIGINAL ISSUE: 10/23/2020 KHA PROJECT NO. 168879000 SHEET NUMBER PDP 2.2		

Drawing name: K:\GIS\LEA\168879000_Saxon_Rail_Munster\IN\2_Saxon-Commercial-Office_Concept.dwg User: jay Date: 10/23/2020 1:28pm By: Daniel Gross
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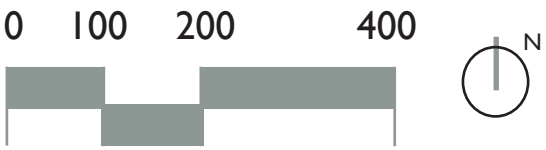
ORIGINAL ISSUE: 10/23/2020		LCC-SAXON INDIANA TRACT 1	LINEAR PEDESTRIAN SHED EXHIBIT	SAXON PARTNERS	SCALE: AS NOTED DESIGNED BY: DFG DRAWN BY: CM CHECKED BY: AF	Kimley»Horn 300 WEST WASHINGTON AVENUE, SUITE 600 4501 WINDFIELD ROAD, SUITE 600 MUNSTER, IN 46350 PHONE: 219.331.4300 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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Printing name: \\Kinley-horn.com\\www_chs\\CHS_IDEV\\168979000_Saxon Res_Munster\\IN 2 Design\\CAO\\PlanSheets\\Onsite Entitlement SD Pina\\PDP 2.4 THOROUGHFARE NETWORK.dwg
THOROUGHFARE NETWORK May 26, 2022 7:43pm by: Taylor,Elizabeth
authorization and identities by Kinley-Horn and Associates Inc shall be without liability, to Kinley-Horn and Associates



LCC-SAXON INDIANA TRACT 1	THOROUGHFARE NETWORK	SAXON PARTNERS	SCALE: AS NOTED DESIGNED BY: TRE DRAWN BY: AD CHECKED BY: WAW	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINTFIELD ROAD, SUITE 600 DALLAS, TEXAS 75244 PHONE: 630-487-7700 FAX: 630-487-5550 WWW.KIMLEY-HORN.COM	NO.		REVISIONS		DATE	BY
ORIGINAL ISSUE: 10/9/2020 KHA PROJECT NO. 168879000 SHEET NUMBER	TOWN OF MUNSTER, IN									
PDP 2.4										

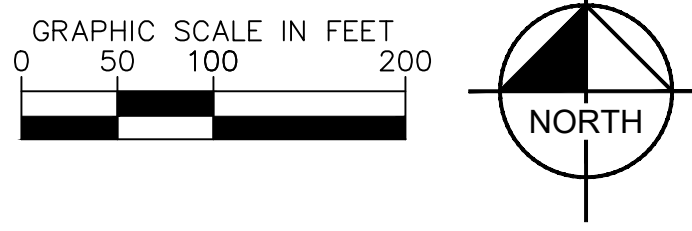
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CIVIC SPACE DATA:	
Overall Site Area:	58.82 Acres
Proposed Civic Space:	7.0 Acres 12% of Overall Site Area

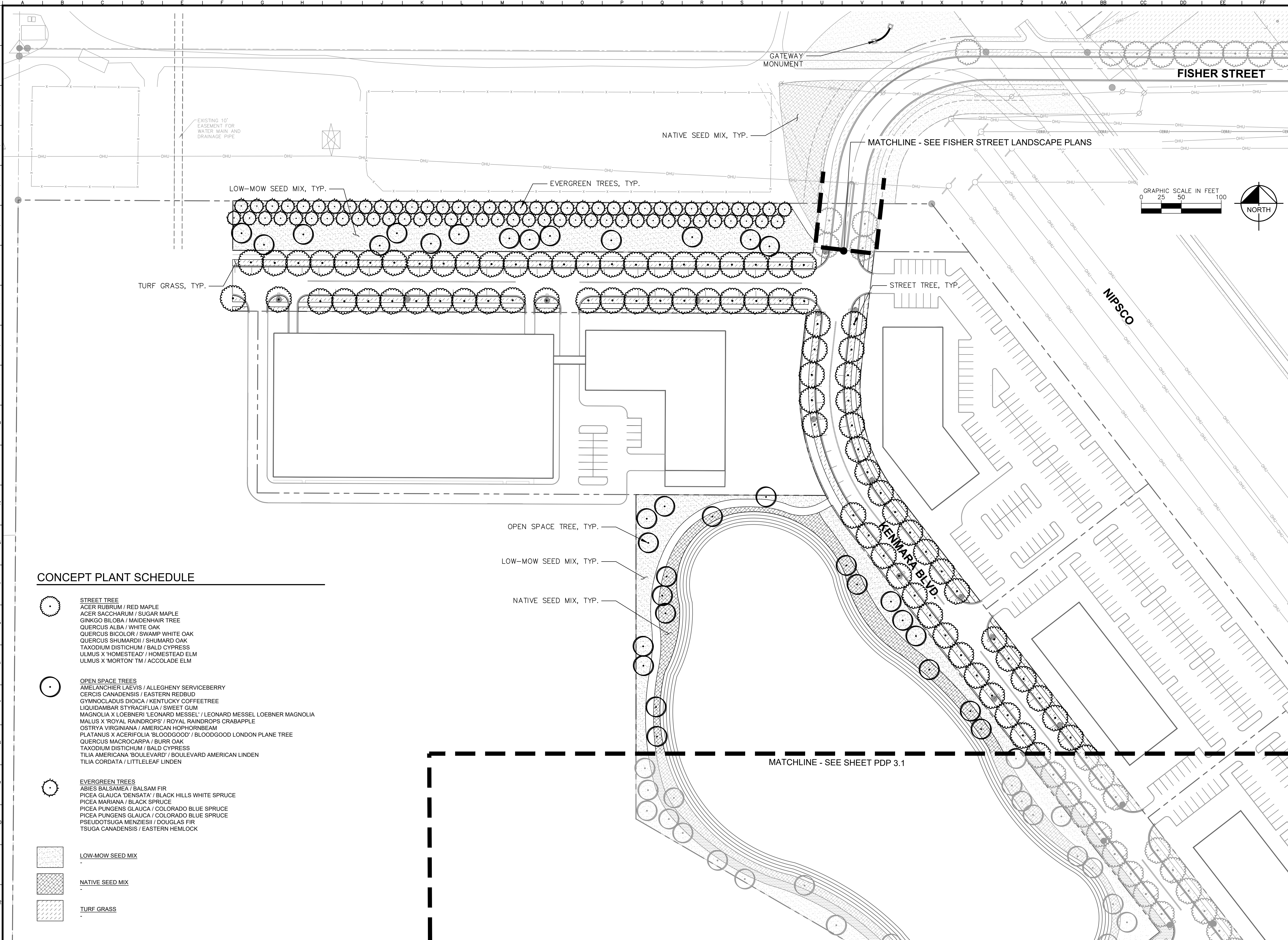
<div><div>ORIGINAL ISSUE: 10/23/2020 KHA PROJECT NO. 168879000 SHEET NUMBER</div><div>PDP 2.5</div></div>	<div>LCC-SAXON INDIANA TRACT 1</div> <div>TOWN OF MUNSTER, IN</div>	<div>CIVIC ZONE PLAN</div>	<div>SAXON PARTNERS</div>	<div>Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4501 WINDFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 PHONE: 630-487-2550 WWW.KIMLEY-HORN.COM</div>	SCALE: AS NOTED		No.	REVISIONS	DATE	BY
					DESIGNED BY: DPG					
					DRAWN BY: CM					
					CHECKED BY: AF					

and adaptation by Vineland Users and Associates Inc. shall be without liability to Vineland Users and Associates Inc.

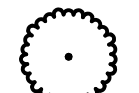

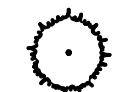
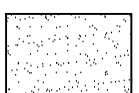
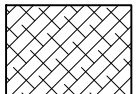



LCC-SAXON INDIANA TRACT 1 TOWN OF MUNSTER, IN	OVERALL LANDSCAPE PLAN	SAXON PARTNERS	SCALE:	AS NOTED	Kimley»Horn KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINTLE ROAD, SUITE 600 WARRENVILLE, IN 46055 JAS@KIMLEY-HORN.COM WWW.KIMLEY-HORN.COM	
			DESIGNED BY: TRE			
			DRAWN BY: AD			
			CHECKED BY: WAW			
			NO.	REVISIONS	DATE	BY

Drawing name: \\kimley-horn.com\\VW_OHS\\OHS_LDEV\\168879000_Saxon Res_Munster_IN\\2_Design\\CAD\\PlanSheets\\Online Entitlement SD Plans\\L11 LANDSCAPE PLAN.dwg May 26, 2022 7:43pm by: Taylor Eschbach
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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
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS SHUMARDII / SHUMARD OAK
TAXODIUM DISTICHUM / BALD CYPRESS
ULMUS X 'HOMESTEAD' / HOMESTEAD ELM
ULMUS X 'MORTON' TM / ACCOLADE ELM
-  **OPEN SPACE TREES**
AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY
CERCIS CANADENSIS / EASTERN REDBUD
GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
LIQUIDAMBAR STYRACIFLUA / SWEET GUM
MAGNOLIA X LOEBNERI 'LEONARD MESSEL' / LEONARD MESSEL LOEBNER MAGNOLIA
MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE
OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
QUERCUS MACROCARPA / BURR OAK
TAXODIUM DISTICHUM / BALD CYPRESS
TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN
TILIA CORDATA / LITTLELEAF LINDEN
-  **EVERGREEN TREES**
ABIES BALSAMEA / BALSAM FIR
PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE
PICEA MARIANA / BLACK SPRUCE
PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
PSEUDOTSUGA MENZIESII / DOUGLAS FIR
TSUGA CANADENSIS / EASTERN HEMLOCK
-  **LOW-MOW SEED MIX**
-  **NATIVE SEED MIX**
-  **TURF GRASS**


PDP 3.1		SHEET NUMBER		KHA PROJECT NO. 168879000		ORIGINAL ISSUE: 10/9/2020		LCC-SAXON INDIANA TRACT 1 TOWN OF MUNSTER, IN		PHASE 2 PUBLIC LANDSCAPE PLAN		SAXON PARTNERS		SCALE: AS NOTED		DESIGNED BY: TRE		DRAWN BY: AD		CHECKED BY: WAW		No.		REVISIONS		DATE		BY	

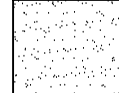
Drawing name: \\kimley-horn.com\\VW_OHS\\OHS\\DEV\\168879000_Saxon Res_Munster_IN\\2_Design\\CAD\\PlanSheets\\Graphic Entitlement SD Plans\\L1.1 LANDSCAPE PLAN.dwg PDP 2.2 PHASE 1 PUBLIC LANDSCAPE PLAN May 26, 2022 7:43pm by: Taylor Eschbach
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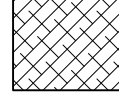
CONCEPT PLANT SCHEDULE


- 

STREET TREE
ACER RUBRUM / RED MAPLE
ACER SACCHARUM / SUGAR MAPLE
GINKGO BILOBA / MAIDENHAIR TREE
QUERCUS ALBA / WHITE OAK
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS SHUMARDII / SHUMARD OAK
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- 

EVERGREEN TREES
ABIES BALSAMEA / BALSAM FIR
PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE
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PSEUDOTSUGA MENZIESII / DOUGLAS FIR
TSUGA CANADENSIS / EASTERN HEMLOCK
- 

LOW-MOW SEED MIX
-
- 

NATIVE SEED MIX
-
- 

TURF GRASS
-

MATCHLINE - SEE SHEET PDP 1.2

NATIVE SEED MIX, TYP.
OPEN SPACE TREE, TYP.

FUTURE PHASE

FUTURE PHASE
(POTENTIAL CIVIC USE)

NIPSCO

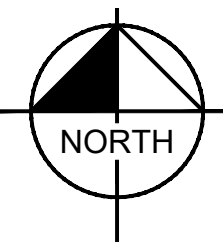
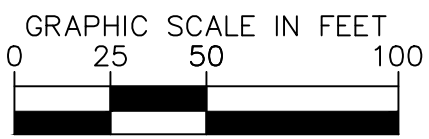
KENIMARA BLVD

FUTURE NICTD COMMUTER RAIL

LOW-MOW SEED MIX, TYP.

GATEWAY MONUMENT

MATCHLINE - SEE FISHER STREET LANDSCAPE PLANS



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4201 WINFIELD ROAD, SUITE 600
INDIANAPOLIS, IN 46214
PHONE: 317-487-5550
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SCALE:
AS NOTED
DESIGNED BY: TRE
DRAWN BY: AD
CHECKED BY: WAW

SAXON PARTNERS

PHASE 2 PUBLIC LANDSCAPE PLAN

LCC-SAXON INDIANA TRACT 1
TOWN OF MUNSTER, IN

ORIGINAL ISSUE:
10/9/2020
KHA PROJECT NO.
168879000
SHEET NUMBER

PDP 3.2

NO.	REVISIONS	DATE	BY



1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
2. REMOVE ROOT BALL, 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 FEET 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 ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL. TAMPED CLAY HIGH CLAY LOESS POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
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 OWNER.

SHREDDED HARDWOOD MULCH

EXCAVATED BACKFILL

TAMPED BACKFILL

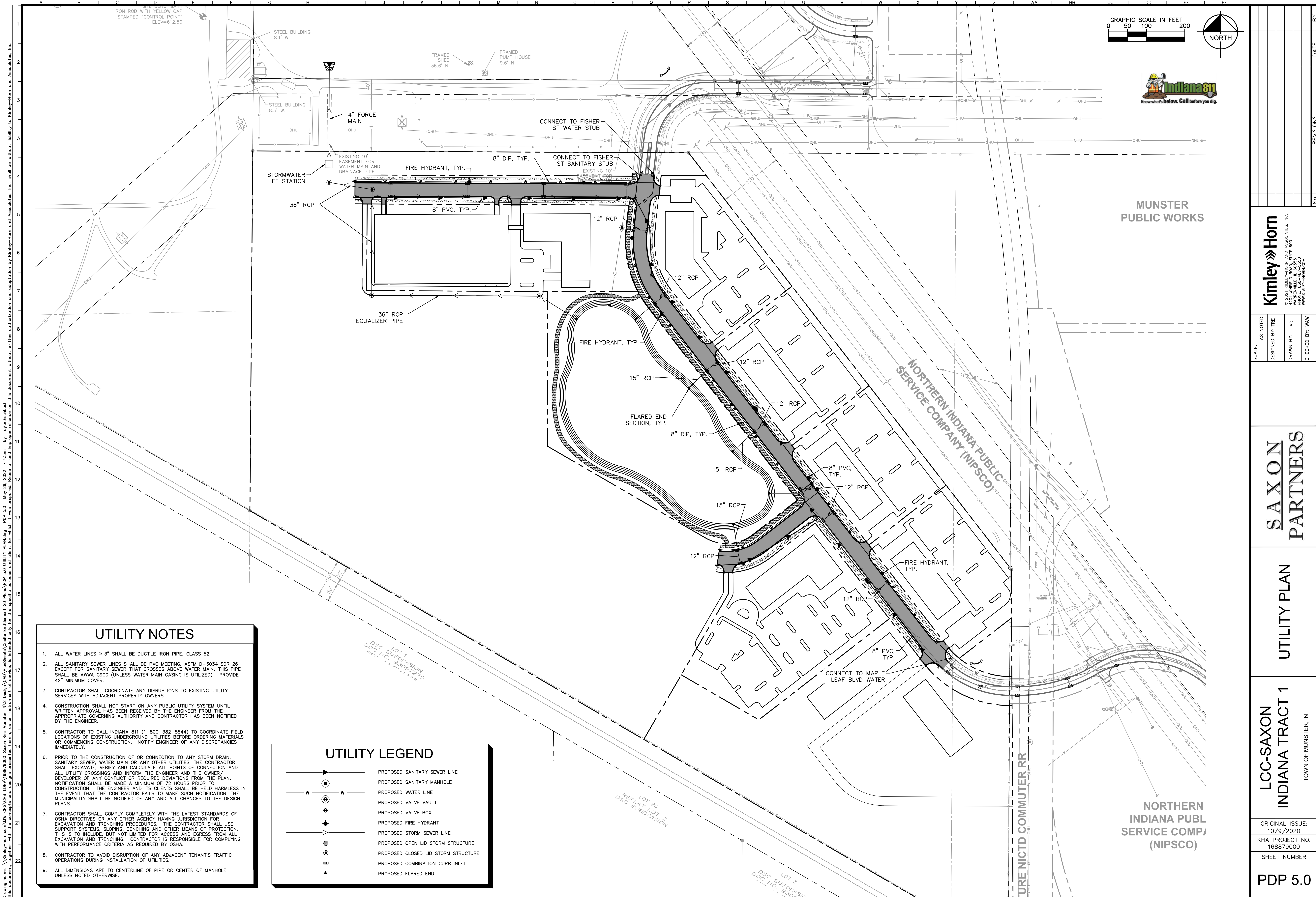
SUBGRADE

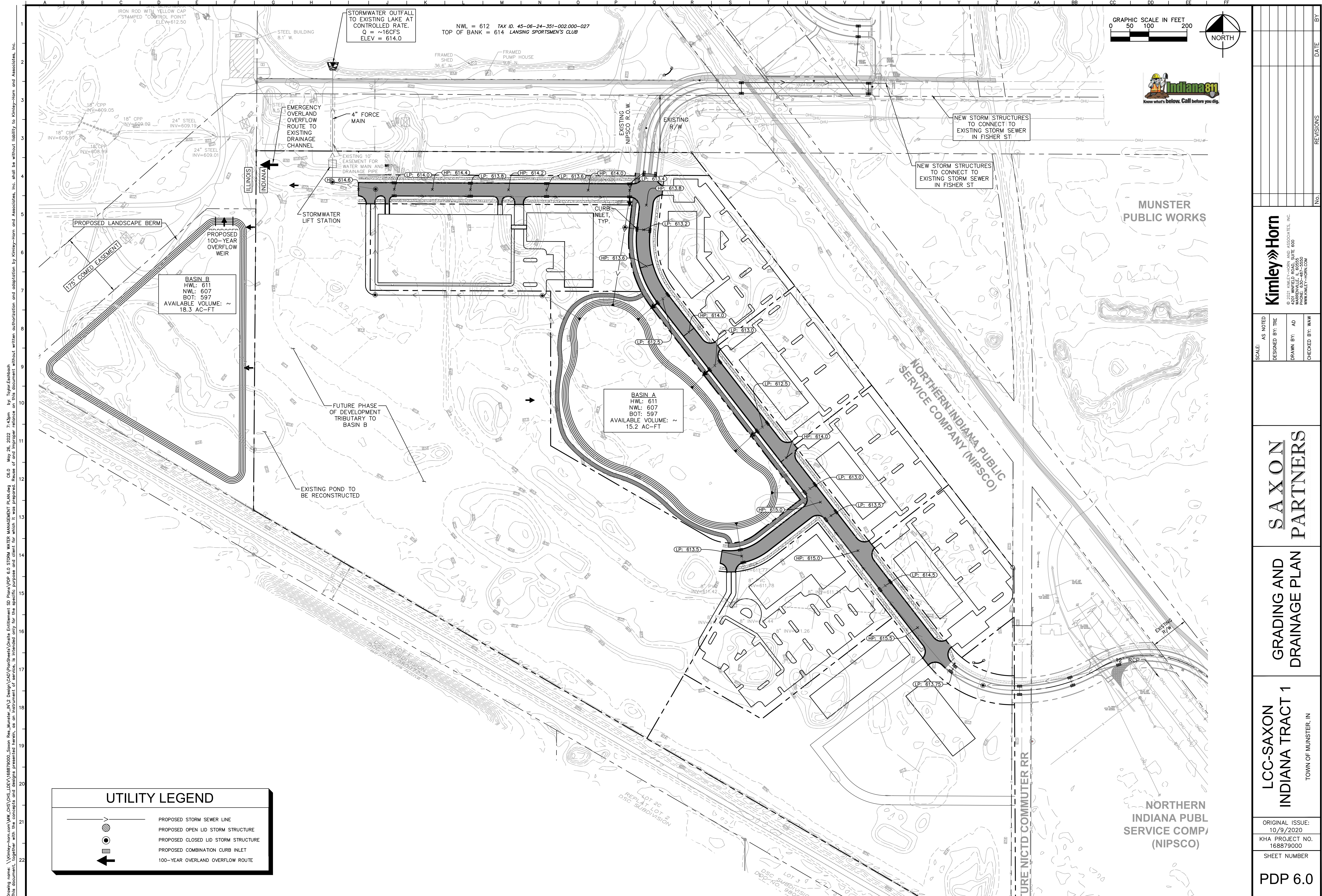
1 TREE PLANTING

NTS

3. 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 GROUND COVER 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.

[illegible]





Drawing name: \\kimley-horn.com\W\CHS\CHS_LDEV\168879000_Saxon Res_Munster_IL\2 Design\CAD\Shets\Onlie Entitlement_Plan_PDF\5.3 STREET LIGHTING PLAN PLAN.dwg May 26, 2022 7:43pm by: Taylor Eschbach
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



E450LED / E460LED EURO SERIES

LED

EPA	7 YEAR WARRANTY	LUMEN RANGE	LIFE SPAN	UL LISTED	CLICK FOR FACTS	RATED IP65	JOB NAME
E450LED 1.66 (ft) E460LED 2.2 (ft) WEIGHT E450LED 52 LBS E460LED 52 LBS		3,285 - 10,700	L70 UP TO 100,000 HOURS				
							FIXTURE TYPE
							MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-E450LED-R3-16L45T5-MDL10-SVI-PEC-FHD/EU/IMP/3312P5/SCC/BKT

Mounting Config.	Fixture	Filter	LED	CCT	Type	Driver	Lens	Option Photocell	Option Fuse	Option House Side Shield	Arm	Pole	Finish

Mounting Configuration

(Click here to view mounting configuration sheet)

- IW •2A •3A90 •IAM
- PT •2A90 •3APT •2AM
- IA •2APT •4A •550PB
- IAPT •3A •4APT

W - Wall Mount; PT - Post Top; A - Arm Mount; AM - Arm Mid-Mount; PB - Pier Base

Fixture

- E450LED •E460LED

Filter

- R3 •R4

LED

- 16L •21L •28L

CCT - Color Temperature (K)

- 2700 •3500 •4500

Type

- T2 •T3 •T4 •T5

Driver

- MDL10 (120V-277V, 1000mA)

- MDL14 (120V-277V, 1400mA)

- MDH10 (347V-480V, 1000mA)

- MDH14 (347V-480V, 1400mA)

- SV1 (Flat Soft Vue Light Diffuse Acrylic)

- SV2 (Flat Soft Vue Moderate Diffuse Acrylic)

- SV3 (Flat Soft Vue High Output Diffuse Acrylic)

- SV4 (Flat Soft Vue High Output Diffuse Acrylic)

- SV5 (Flat Soft Vue High Output Diffuse Acrylic)

- SV6 (Flat Soft Vue High Output Diffuse Acrylic)

- SV7 (Flat Soft Vue High Output Diffuse Acrylic)

- SV8 (Flat Soft Vue High Output Diffuse Acrylic)

- SV9 (Flat Soft Vue High Output Diffuse Acrylic)

- SV10 (Flat Soft Vue High Output Diffuse Acrylic)

- SV11 (Flat Soft Vue High Output Diffuse Acrylic)

- SV12 (Flat Soft Vue High Output Diffuse Acrylic)

- SV13 (Flat Soft Vue High Output Diffuse Acrylic)

- SV14 (Flat Soft Vue High Output Diffuse Acrylic)

- SV15 (Flat Soft Vue High Output Diffuse Acrylic)

Options

(Click here to view accessories sheet)

- PEC Electronic Photocontrol (120V-277V)

- FHD Dual Fuse and Holder

- HSS House Side Shield (external)

- Ships boxes for installation in base

Arm

(Click here to view arm specification sheet)

- HM •QL •QM •VC •VF •VL

Pole

(Click here to view pole specification sheet)

- See Pole specification sheets

Finish

(Click here to view paint finish sheet)

- Standard Finishes*

- BKT Black Textured

- WHT White Textured

- PCT Park Green Textured

- ABT Architectural Medium Bronze Textured

- DBT Dark Bronze Textured

- Smooth finishes are available upon request.

- Custom Finishes*

- CM Custom Match

- OI Old Iron

- RT Rust

- WBR Weathered Brown

- CD Cedar

- WBK Weathered Black

- TT Two Tone

- *Custom colors require upcharge.

- Sternberg Select Finishes

- VG Verde Green

- SI Swedish Iron

- OWGT Old World Gray Textured

- OWGT Old World Gray Textured

- OWGT Old World Gray Textured

Fitter

(Click here to view fitter specification sheet)

- Standard cast aluminum fitter (R3) slips a 3" OD x 3" tall tenon or pole. Optional cast aluminum fitter (R4) slips a 4" OD x 3" tall tenon or pole.

LED's

The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LED's and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4500K (3500K or 2700K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics

The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type _____ (2, 3, 4 or 5) light distribution per the IESNA classification. Testing shall be done in accordance with IESNA LM-79.

Specifications

This large scale contemporary fixture includes a cast aluminum roof, fitter and (4) sweeping support legs. The unit is provided with an acrylic tapered cylindrical molded lens matching the profile of the support legs (E450LED), or a flat acrylic lens allowing for an open body



3200 GATEWAY SERIES

ARCHITECTURAL POLE

DIMENSIONS	5 YEAR WARRANTY	UL LISTED	ETL LISTED	CLICK FOR FACTS	JOB NAME
15-24" Ø 48" TALL					
					FIXTURE TYPE
					MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 3214P4-188-BCC-GFILPIUC-SH/BKT

Base Model	Height	Shaft	Wall Thickness	Post Center Cap	Option Burial	Option Photocell	Option Ground Fault Breaker	Option Flag Pole Holder	Option Banner Arms	Option Planter Arms	Option Sign Arms	Option Sign Hub	Option Sign Bracket	Option Steel Wreath Hook	Finish

Model

- 32

Height

- 8 •10 •12 •14 •16

Shaft

- T4: 4" 3" Tapered Smooth

- P4: 4" Straight Smooth

- PP4: 4" Straight Fluted

- *Not available in 250 wall.

Wall Thickness

- 188: 3/16" Wall Thickness

- 250: 1/4" Wall Thickness

Post Center Cap (if required)

(Click here to view post cap sheet)

- BCC •FCC •SCC •TFCC

Options

(Click here to view accessories sheet)

- DB4 Direct Burial mounting style pole, with 4" direct burial section (or advise other length)

- HXB Helix Base mounting style pole

- PCD Electronic Button Photocontrol, mounted on an access door (120V-277V)

- PCD4 Electronic Button Photocontrol, mounted on an access door (480V)

- GFILUC 15 Amp duplex GFCI receptacles with a standard in-use cover

- GFILPIUC 15 Amp duplex GFCI receptacles with a low profile in-use cover

- GFB Remote Ground Fault Breaker installed in pole base (for use with NON-GFCI receptacles)

- FH Cast Aluminum flag holder mount, for use with 1" diameter flag pole

- SBA Single Banner Arm, "PM" style mount

- DBA Double Banner Arms, "PM" style mount

- SBAR Single Banner Arm and Ring, for triangle banners, "TM" style mount

- HSBA Single Banner Arm, HUB mount style mount

- HDBA Double Banner Arms, HUB mount style mount

- BDBA6 Double Banner Arms, Break-Away style, to break with 60MPH wind gust

- BDBA7 Double Banner Arms, Break-Away style, to break with 90MPH wind gust

- C4SBA Single Banner Arm, Clamp-Style mount, for 4" diameter poles

- C4DBA Double Banner Arms at 180° Clamp-Style mount, for 4" diameter poles

- DHPA Double Hooked Planter Arm

- SHPA Single Hooked Planter Arm

- DSBA Double Stepped Planter Arm

- SSPA Single Stepped Planter Arm

- PA478 Cast aluminum decorative planter arm

- SA78 Small cast aluminum decorative sign arm, with 24" long channel for blade sign by others

- SA478 Large cast aluminum decorative sign arm, with 24" long channel for blade sign by others

- SABA Banner arm style sign arm, with 24" long channel for blade sign by others

- SH Female threaded speaker hub, advise threaded size

- SB Sign Bracket, vertically mounted on pole shaft

- WHK Steel wreath hook

- ABZT Architectural Medium Bronze Textured

- DBT Dark Bronze Textured

- BKT Black Textured

- WHT White Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

Construction

The one piece base is made of a square cast aluminum shoe base with a 3/4" thick floor. The base transitions to a 6" diameter lower section made of ASTM 6063 extruded aluminum. The lower section transitions to a 4" diameter shaft at 48" above grade (contact factory for alternate transition heights). Base includes a 15 3/4" round decorative base cover and a 6" to 4" decorative transition collar.

Finishes

(Click here to view paint finish sheet)

- BKT Black Textured

- WHT White Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

- PCT Park Green Textured

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FISHER STREET

GRAPHIC SCALE IN FEET
0 50 100 200



ROADWAY LIGHT, TYP.
COLONIAL HEAD ON ALUMINUM POLE

STORMWATER
OPEN SPACE

FUTURE PHASE

KENMARA BLVD.

NIPSCO

FUTURE NICTD COMMUTER RAIL

NIPSCO

MAPELEAF BLVD.

FUTURE PHASE
(POTENTIAL CIVIC USE)

LOT 3
DSC SUBDIVISION
DOC NO. 9809275
REC. 12/7/1998
(P.B. 85, PG. 83)

Kimley»Horn

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SCALE:	AS NOTED
DESIGNED BY:	TRE
DRAWN BY:	AD
CHECKED BY:	WAW

SAXON
PARTNERS

STREET LIGHTING
PLAN PLAN

LCC-SAXON
INDIANA TRACT 1

TOWN OF MUNSTER, IN

ORIGINAL ISSUE:

10/9/2020

KHA PROJECT NO.

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