PRELIMINARY INFRASTRUCTURE DEVELOPMENT PLAN

FISHER STREET & MAPLE LEAF BOULEVARD

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

Indiana 811 — Know what's below. Call before you dig.

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING DEPARTMENT
TOWN OF MUNSTER COMMUNITY DEVELOPMENT
1005 RIDGE RD
MUNSTER, IN 46321
TEL: (219) 836–6995
CONTACT: THOMAS VANDER WOUDE, AICP

ENGINEERING DEPARTMENT
TOWN OF MUNSTER COMMUNITY DEVELOPMENT
1005 RIDGE RD
MUNSTER, IN 46321
TEL: (219) 513–2503
CONTACT: JILL E. DiTOMMASO, PE

STORM SEWER SERVICE
TOWN OF MUNSTER PUBLIC WORKS
1005 RIDGE RD
MUNSTER, IN 46321
TEL: (219) 836–6978
CONTACT: ANTON PETRASHEVICH

ROADWAY AUTHORITY
TOWN OF MUNSTER COMMUNITY DEVELOPMENT
1005 RIDGE RD
MUNSTER, IN 46321
TEL: (219) 836–6990

POWER 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
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.
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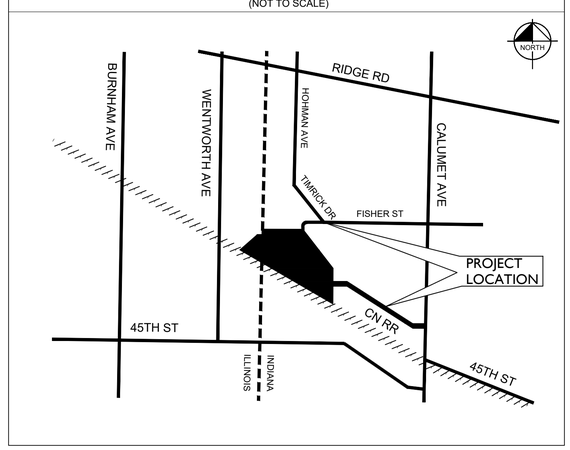
WARRENVILLE, IL 60555
TEL: (630) 487–5550
EMAIL: TAYLOR.ESCHBACH@KIMLEY–HORN.COM
CONTACT: TAYLOR ESCHBACH, P.E.

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

LOCATION MAP
(NOT TO SCALE)



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L3.0	LANDSCAPE DETAILS

No.	REVISIONS	DATE	BY
2	TOWN SUBMITTAL	05/26/22	TRE
1	FISHER STREET REVISION	01/03/22	TRE

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SAXON PARTNERS

COVER SHEET

PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
KHA PROJECT NO. 168879000
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\PH 1 OffSite Infrastructure SD Plans\C0.0 COVER SHEET-Combined Offsite.dwg C0.0 May 26, 2022 7:43pm by: Taylor.Eschbach
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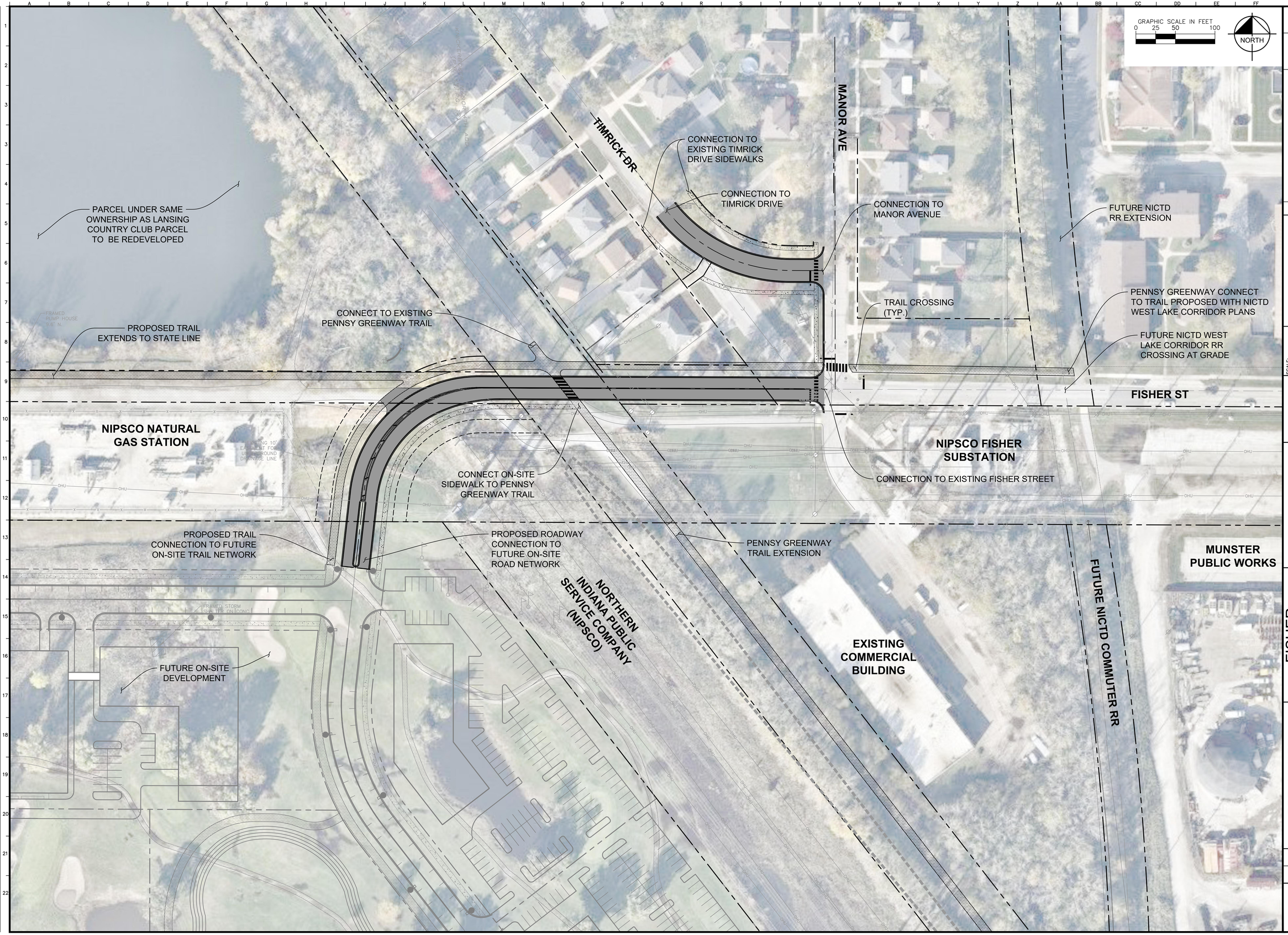

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2	FISHER STREET REVISION	01/03/22	TRE

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SAXON PARTNERS

FISHER STREET OVERALL SITE PLAN

PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
KHA PROJECT NO. 168879000
SHEET NUMBER
C1.0

Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\Ph 1 OffSite Infrastructure 3D Plans\C1.0 FISHER OVERALL SITE PLAN.dwg C1.0 May 26, 2022 7:43pm by: Taylor.Eashbach
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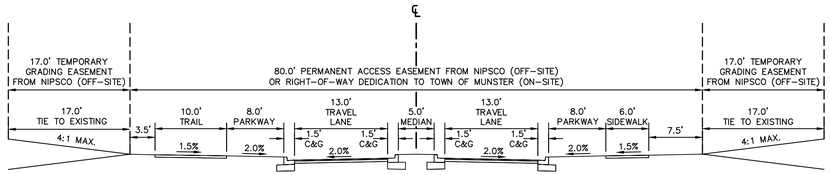

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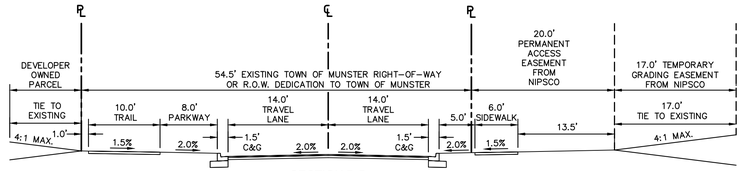

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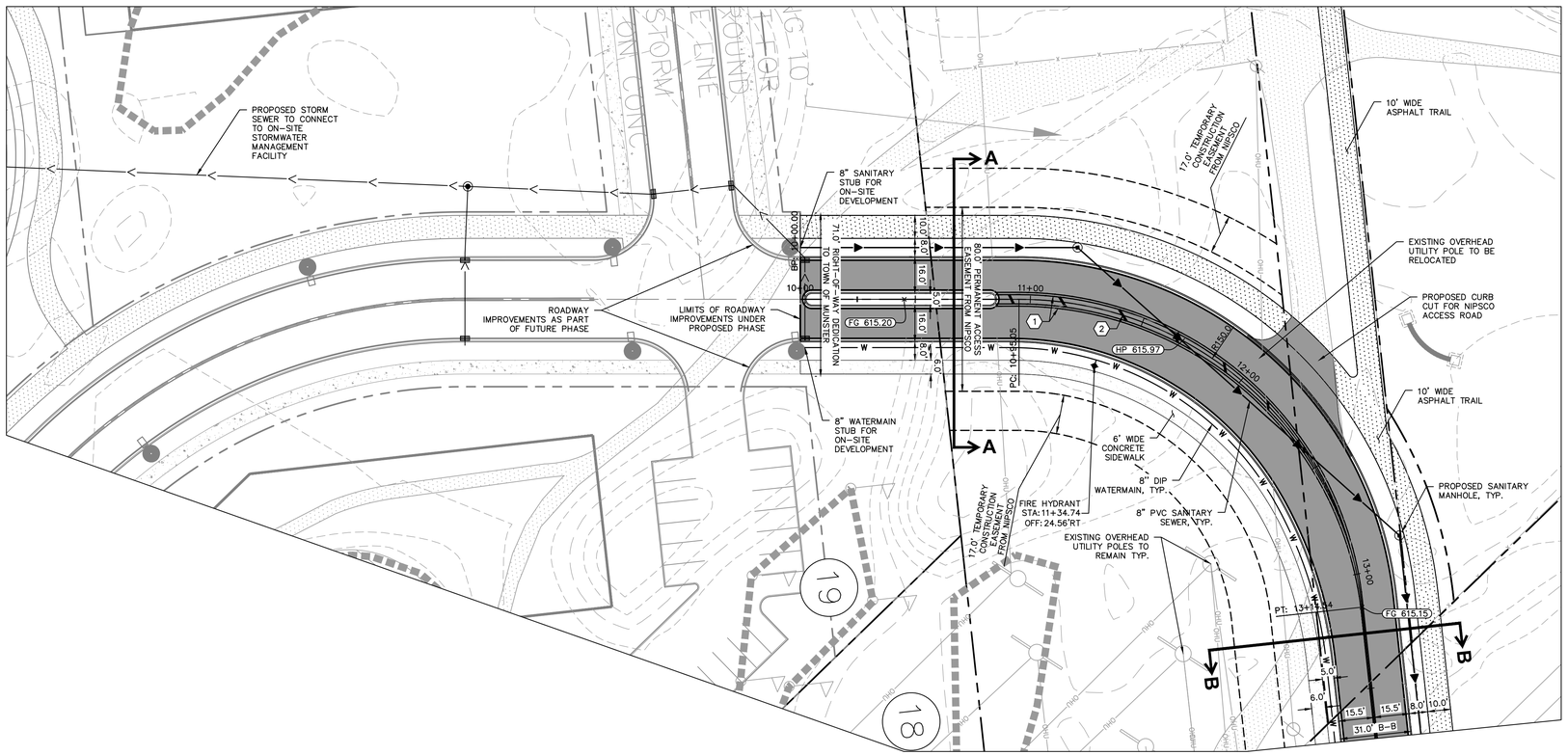

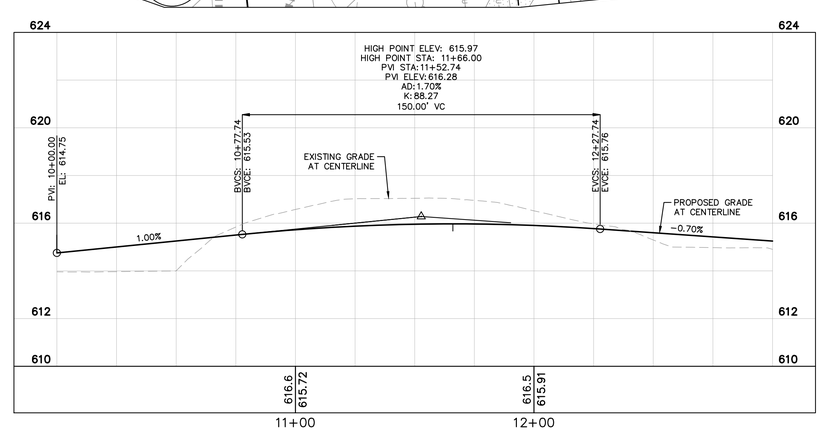

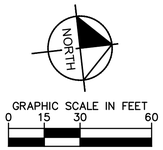

Indiana 811 Know what's below. Call before you dig.

PAVING AND CURB LEGEND

TOWN OF MUNSTER ASPHALT PAVEMENT SECTION
1.5" HMA BITUMINOUS SURFACE COURSE (9.5 MM)
2.5" HMA BITUMINOUS BINDER COURSE (INTERMEDIATE 12.5 M)
12" COMPACTED AGGREGATE BASE COURSE WITH CLASS 2, NON-WOVEN GEOTEXTILE FABIC (MIRAFI 160N OR EQUAL) BETWEEN SUBGRADE AND BASE COURSE

CONCRETE SIDEWALK
5" PC CONCRETE
4" COMPACTED GRANULAR FILL

ASPHALT TRAIL
1.5" H.A.C. BITUMINOUS SURFACE 11 MV (HMA SURFACE 9.5 MM)
2" H.A.C. BITUMINOUS BINDER 8 OR 9 MV (HMA INTERMEDIATE 12.5 MM)
4" COMPACTED AGGREGATE BASE (INDOT #53)

STANDARD PITCH CONCRETE CURB AND GUTTER

CONCRETE DEPRESSED CURB AND GUTTER

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.

No.	REVISIONS	DATE	BY
2	TOWN SUBMITTAL	05/26/22	TRE
1	FISHER STREET REVISION	01/03/22	TRE

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CHECKED BY: WAW

SAXON PARTNERS

FISHER STREET PLAN AND PROFILE SHEET

PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
KHA PROJECT NO. 168879000
SHEET NUMBER
C2.0

Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\PH 1 OffSite Infrastructure SD Plans\C2.0 FISHER PLAN AND PROFILE SHEET.dwg C2.0 May 26, 2022 7:43pm by: Taylor.Eschbach
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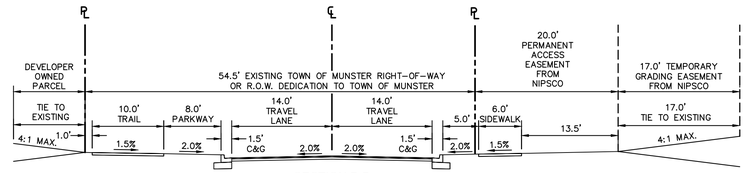

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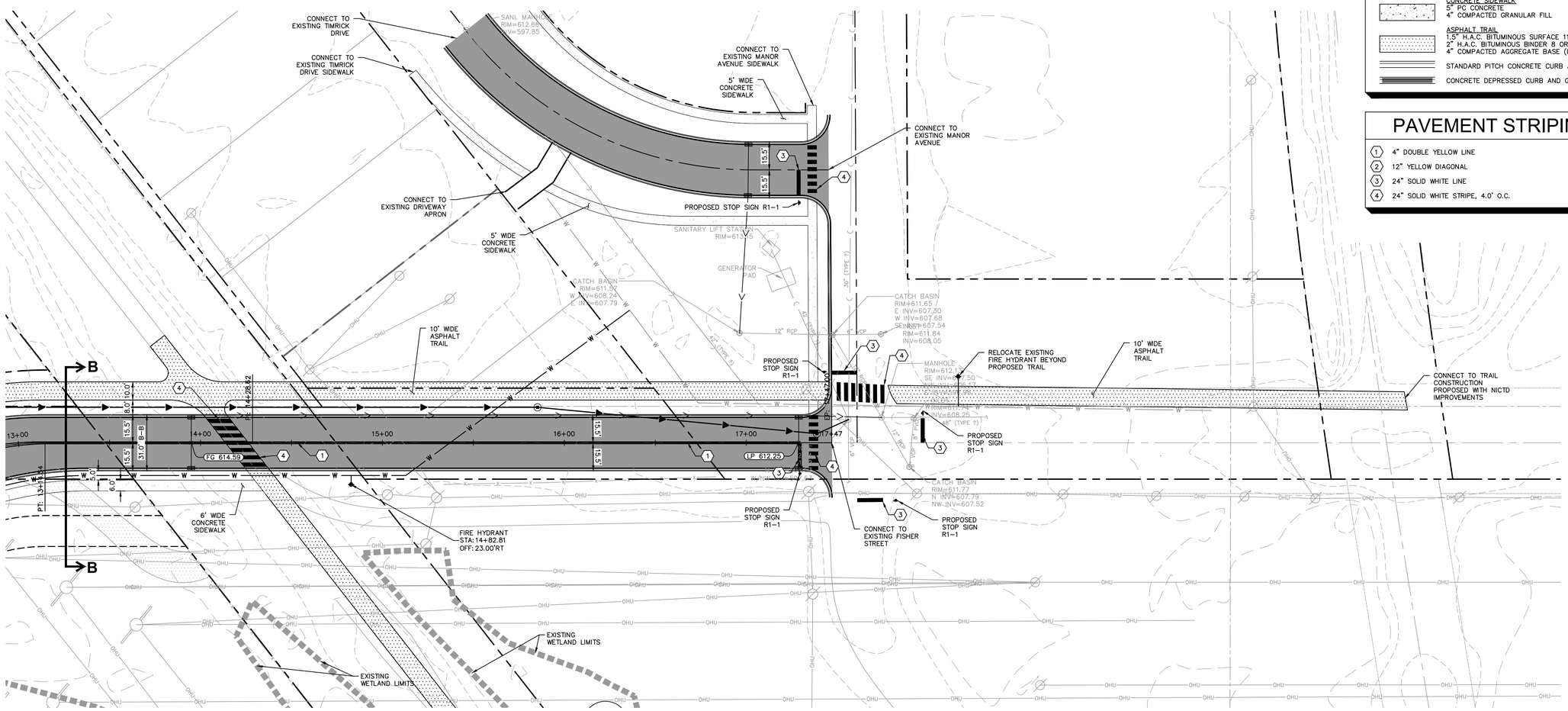

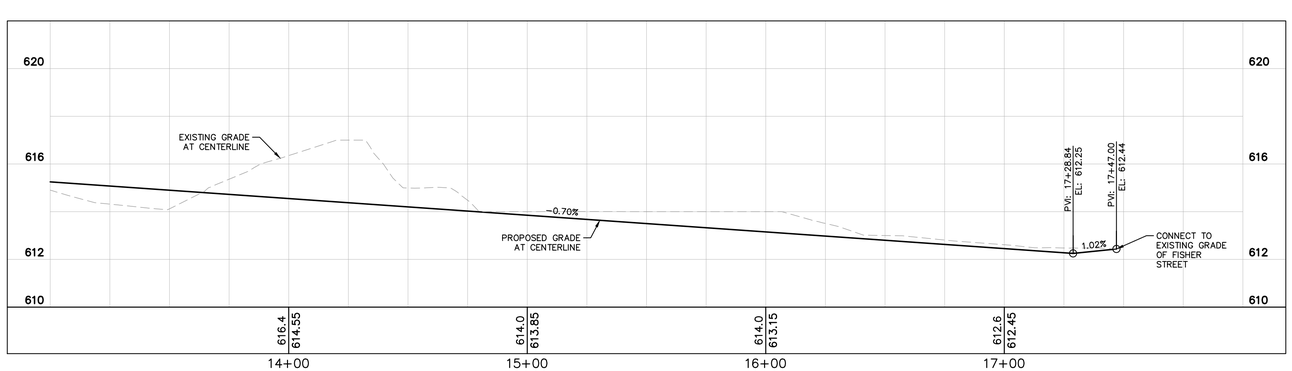

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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FISHER STREET PLAN AND PROFILE SHEET

PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
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Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\PH 1 Offsite Infrastructure SD Plans\C2.0 FISHER PLAN AND PROFILE SHEET.dwg C2.1 May 26, 2022 7:43pm by: Taylor.Eschbach
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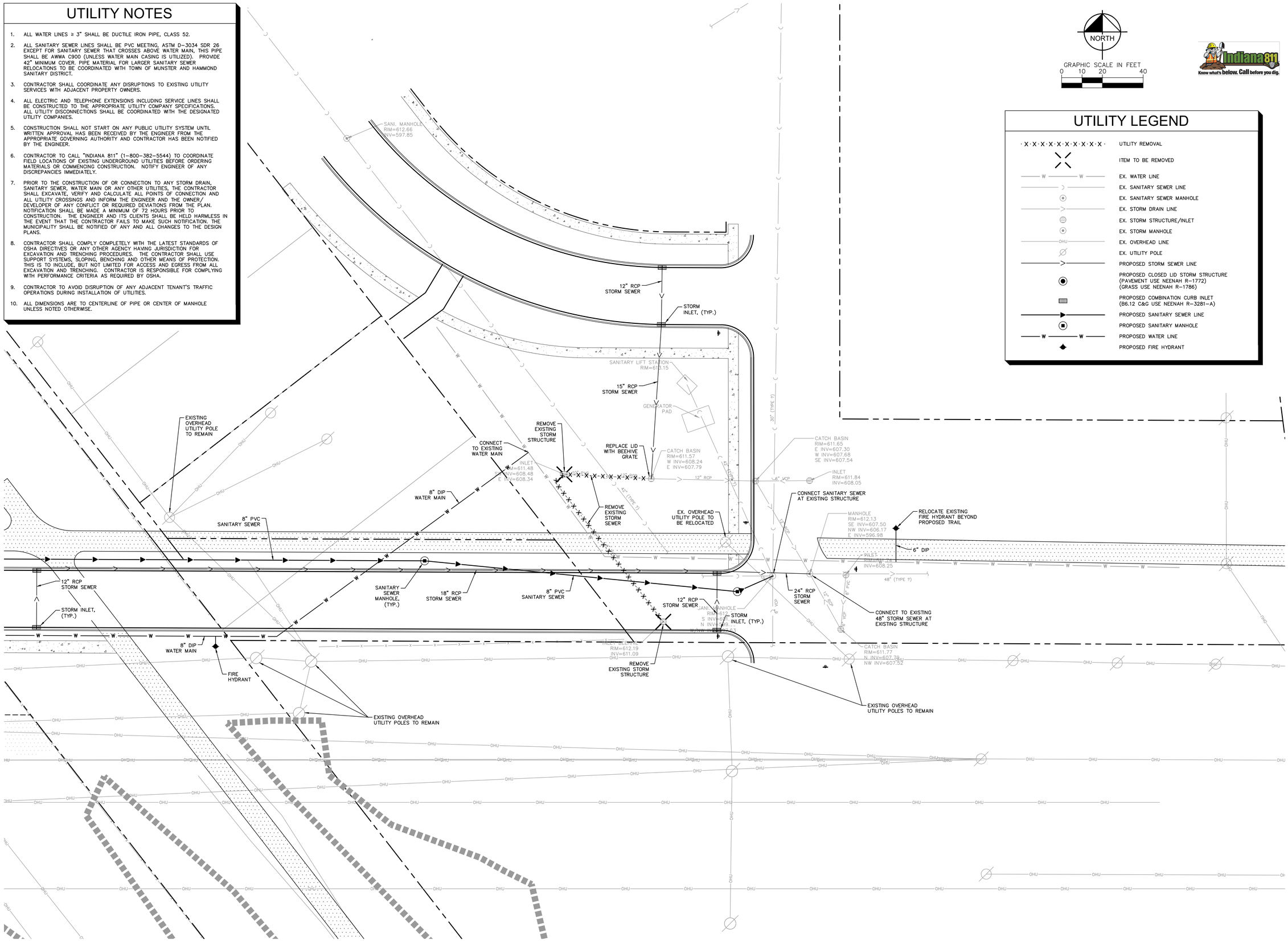
UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER. PIPE MATERIAL FOR LARGER SANITARY SEWER RELOCATIONS TO BE COORDINATED WITH TOWN OF MUNSTER AND HAMMOND SANITARY DISTRICT.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "INDIANA 811" (1-800-382-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.



UTILITY LEGEND

· X · X · X · X · X · X · X · X · X ·	UTILITY REMOVAL
X X	ITEM TO BE REMOVED
W W	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM STRUCTURE/INLET
	EX. STORM MANHOLE
OHU	EX. OVERHEAD LINE
	EX. UTILITY POLE
	PROPOSED STORM SEWER LINE
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
W W	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT

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SAXON PARTNERS

FISHER STREET DETAILED UTILITY PLAN

PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
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Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\PH 1 OffSite Infrastructure SD Plans\C3.0 FISHER DETAILED UTILITY PLAN.dwg C3.0 May 26, 2022 7:43pm by: Taylor.Eschbach
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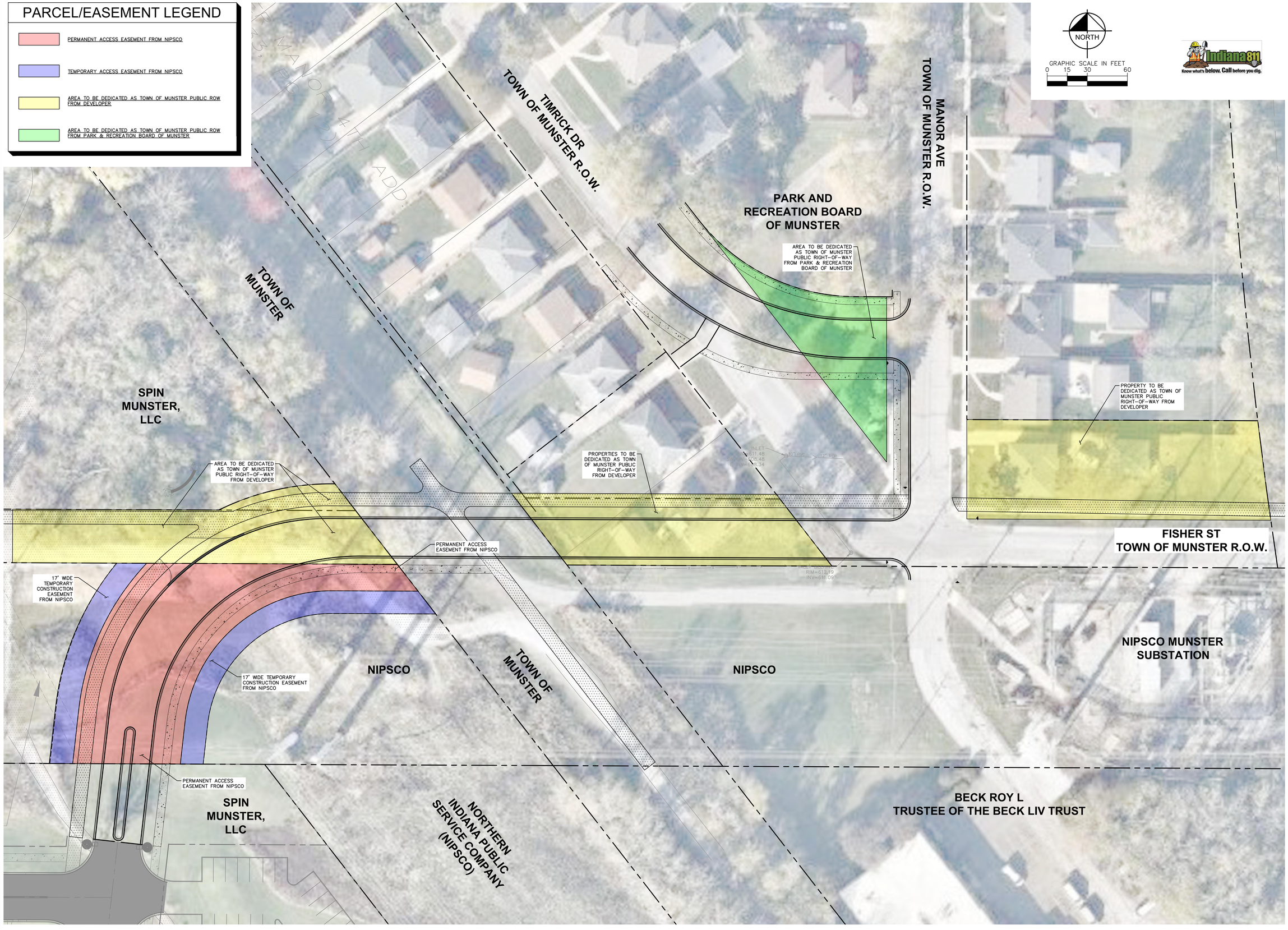

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SAXON PARTNERS

FISHER STREET EASEMENT EXHIBIT

PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

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Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\Ph 1 OffSite Infrastructure SD Plans\C4.0 FISHER EASEMENT EXHIBIT.dwg C4.0 May 26, 2022 7:43pm by: Taylor.Eastbooth
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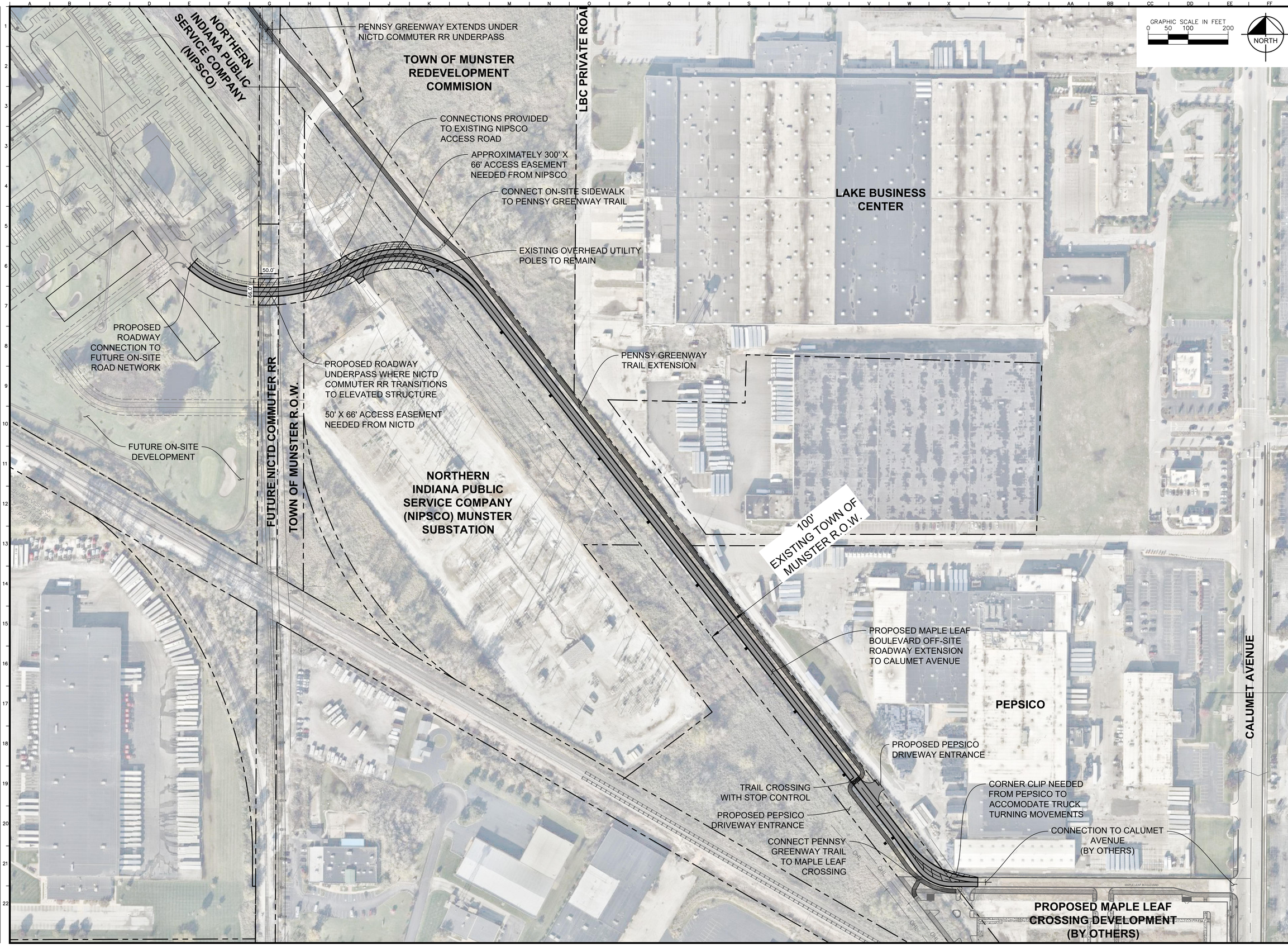

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CHECKED BY: WAW

SAXON PARTNERS

MAPLE LEAF BLVD OVERALL SITE PLAN

PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
KHA PROJECT NO. 168879000
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\PH 1 OffSite Infrastructure SD Plans\C5.0 MAPLE OVERALL SITE PLAN.dwg C5.0 May 26, 2022 7:43pm by: Taylor.Eschbach
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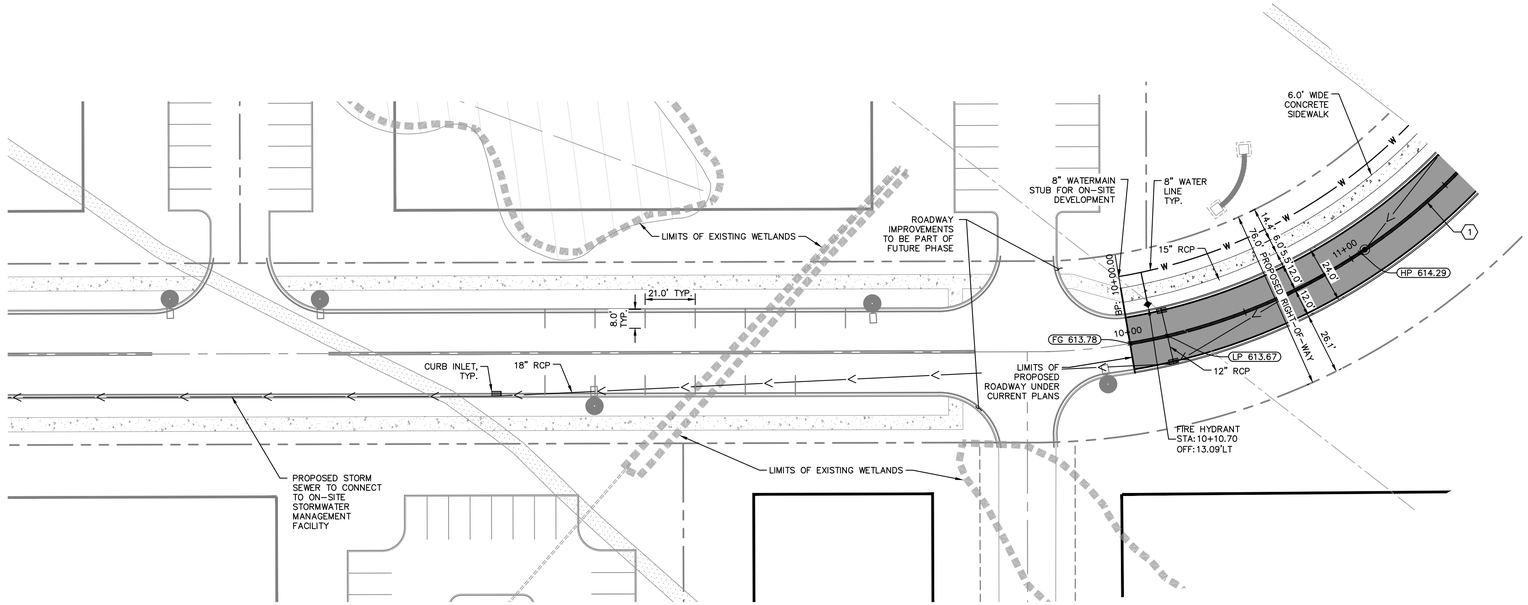

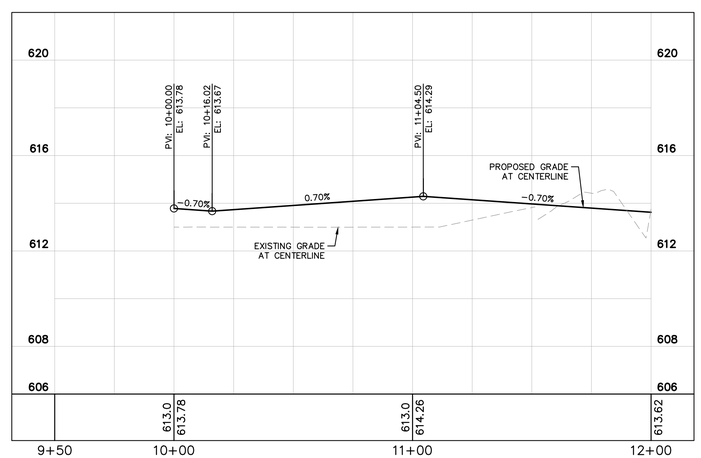

GRAPHIC SCALE IN FEET
0 15 30 60

PAVING AND CURB LEGEND

TOWN OF MUNSTER ASPHALT PAVEMENT SECTION
1.5" HMA BITUMINOUS SURFACE COURSE (9.5 MM)
2.5" HMA BITUMINOUS BINDER COURSE (INTERMEDIATE 12.5 M)
12" COMPACTED AGGREGATE BASE COURSE WITH CLASS 2, NON-WOVEN GEOTEXTILE FABIC (MIRAFI 160N OR EQUAL) BETWEEN SUBGRADE AND BASE COURSE

CONCRETE SIDEWALK
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STANDARD PITCH CONCRETE CURB AND GUTTER

CONCRETE DEPRESSED CURB AND GUTTER

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.

No.	REVISIONS	DATE	BY
2	TOWN SUBMITTAL	05/26/22	TRE
1	FISHER STREET REVISION	01/03/22	TRE

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DRAWN BY: AD
CHECKED BY: WAW

SAXON PARTNERS

MAPLE LEAF BLVD PLAN AND PROFILE SHEET

PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
KHA PROJECT NO. 168879000
SHEET NUMBER
C6.0

Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_JN\2 Design\CAD\PlanSheets\PH 1 OffSite Infrastructure SD Plans\C6.0 MAPLE PLAN AND PROFILE SHEET.dwg C6.0 May 26, 2022 7:43pm by: Taylor.Eschbach
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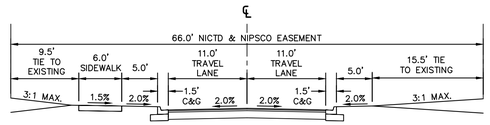

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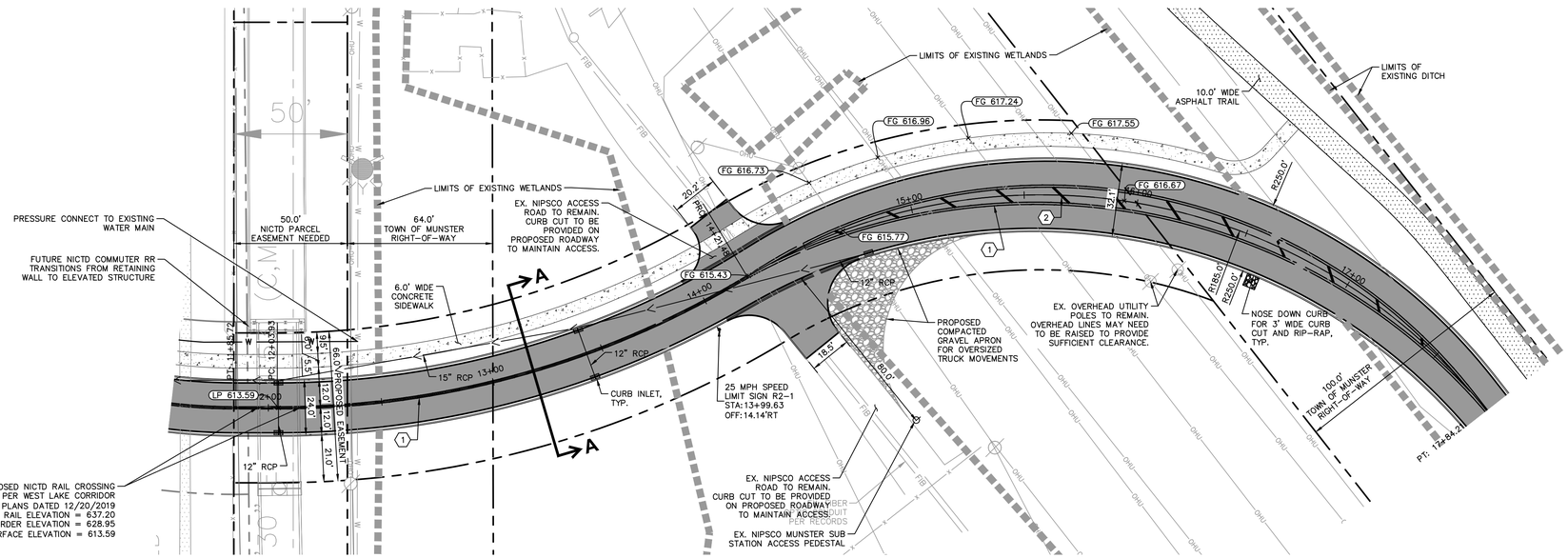

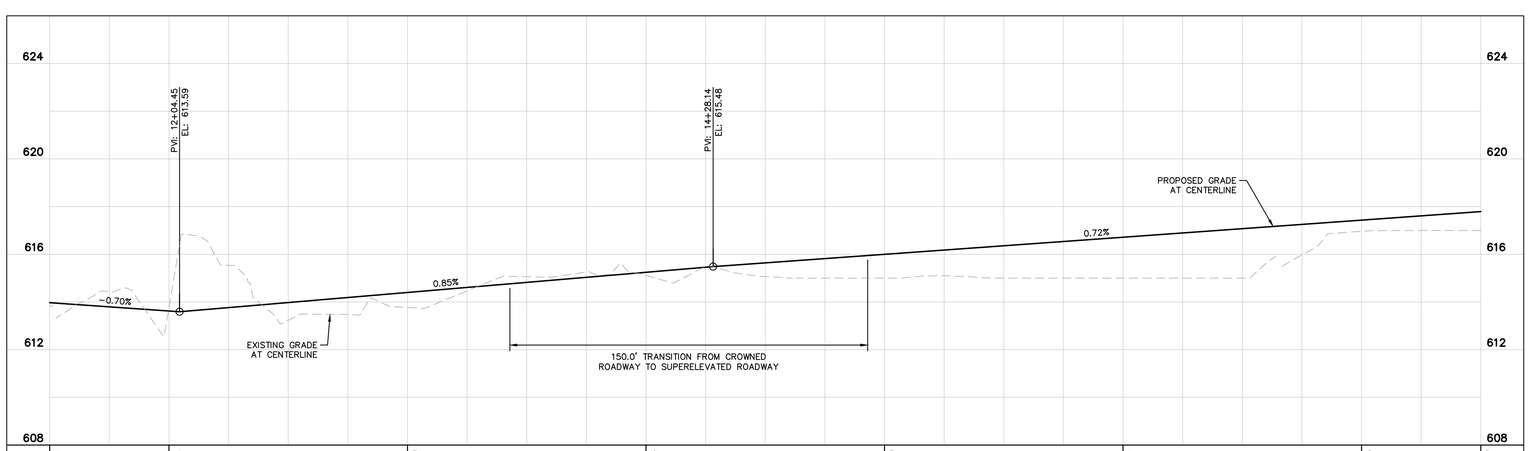

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Indiana 811 Know what's below. Call before you dig.

PAVING AND CURB LEGEND

TOWN OF MUNSTER ASPHALT PAVEMENT SECTION
1.5" HMA BITUMINOUS SURFACE COURSE (9.5 MM)
2.5" HMA BITUMINOUS BINDER COURSE (INTERMEDIATE 12.5 M)
12" COMPACTED AGGREGATE BASE COURSE WITH CLASS 2, NON-WOVEN GEOTEXTILE FABIC (MIRAFI 160N OR EQUAL) BETWEEN SUBGRADE AND BASE COURSE

CONCRETE SIDEWALK
5" PC CONCRETE
4" COMPACTED GRANULAR FILL

ASPHALT TRAIL
1.5" H.A.C. BITUMINOUS SURFACE 11 MV (HMA SURFACE 9.5 MM)
2" H.A.C. BITUMINOUS BINDER 8 OR 9 MV (HMA INTERMEDIATE 12.5 MM)
4" COMPACTED AGGREGATE BASE (INDOT #53)

STANDARD PITCH CONCRETE CURB AND GUTTER

CONCRETE DEPRESSED CURB AND GUTTER

PAVEMENT STRIPING LEGEND

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Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_JN\2 Design\CAD\PlanSheets\Ph1 OffSite Infrastructure SD Plans\C6.0 MAPLE PLAN AND PROFILE SHEET.dwg C6.1 May 26, 2022 7:43pm by: Taylor.Eschbach
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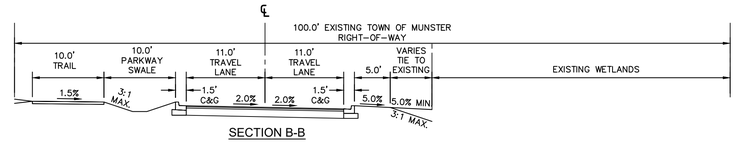

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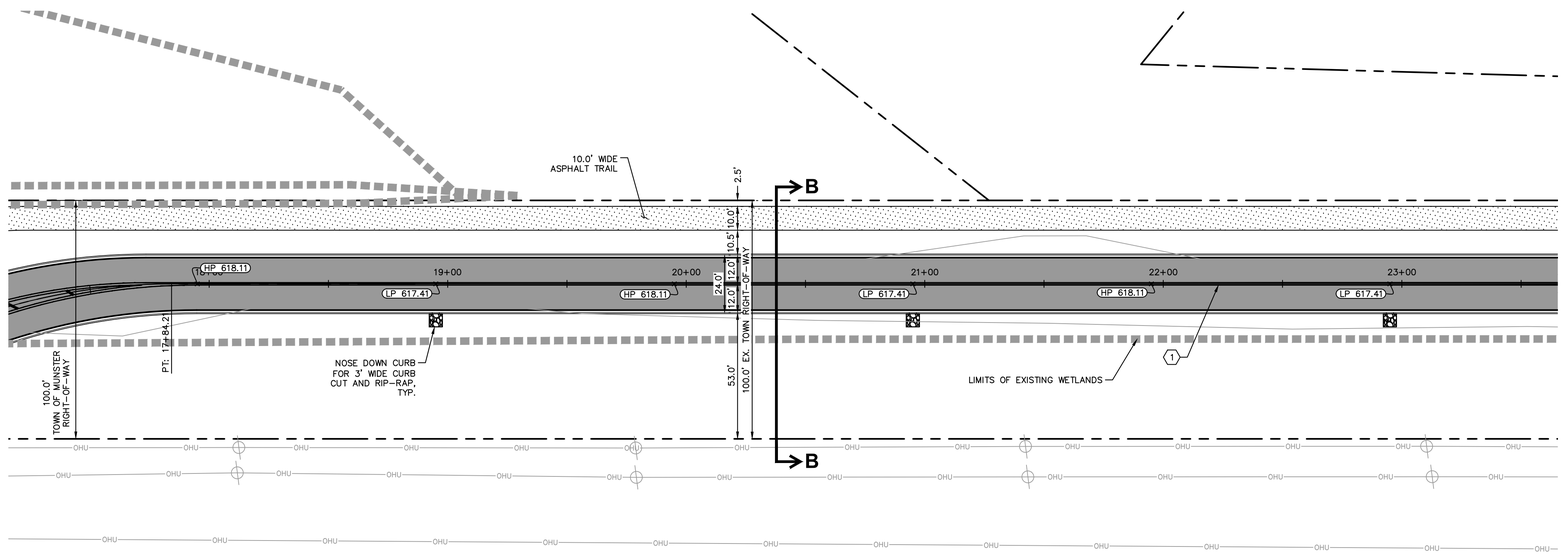

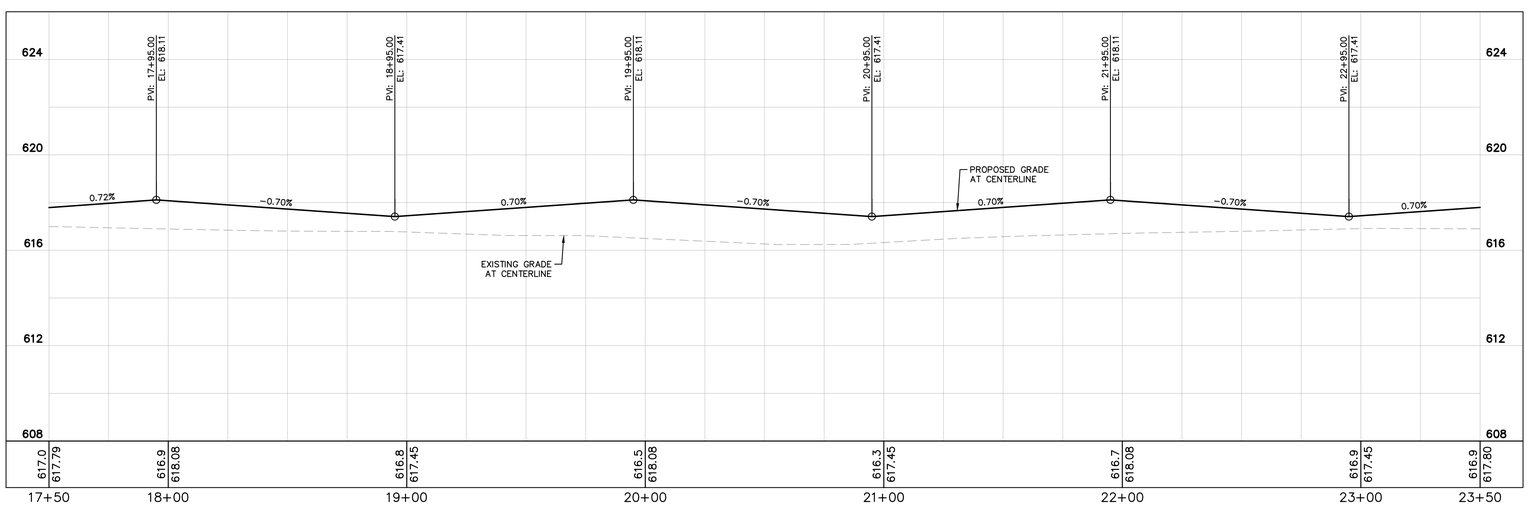

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ORIGINAL ISSUE: 12/10/2021
KHA PROJECT NO. 168879000
SHEET NUMBER
C6.2

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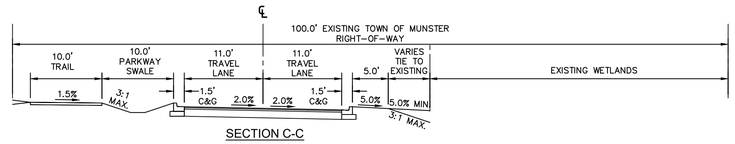
Taylor.Eschboch



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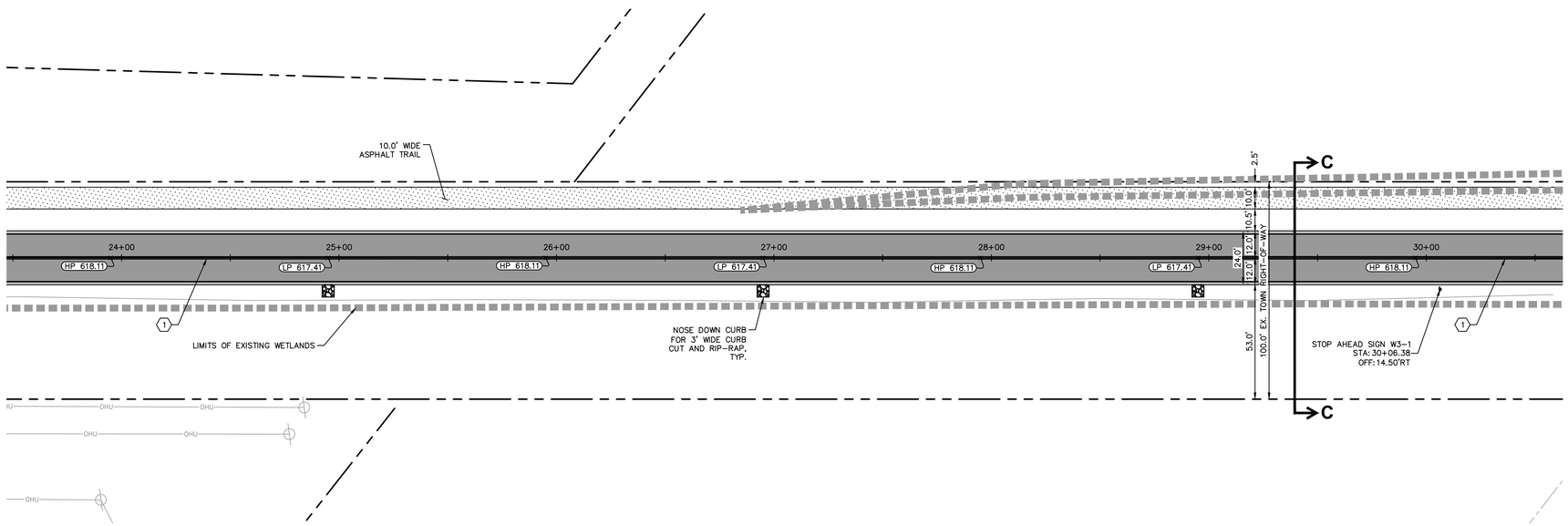

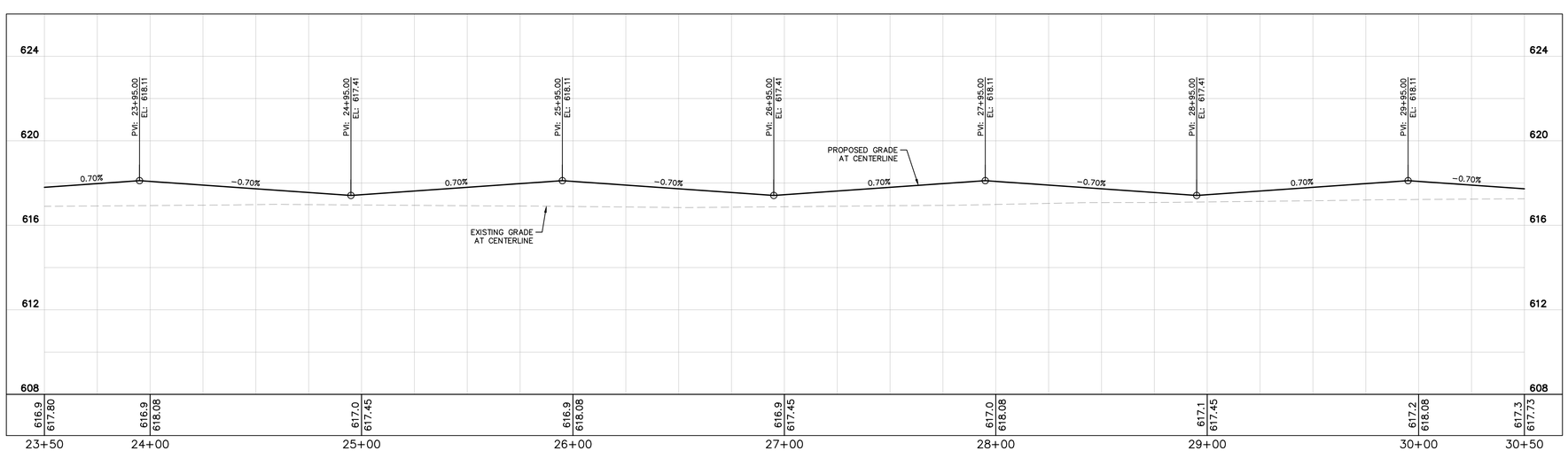

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SAXON PARTNERS

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PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
KHA PROJECT NO. 168879000
SHEET NUMBER
C6.3

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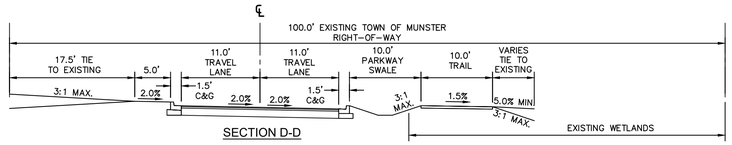

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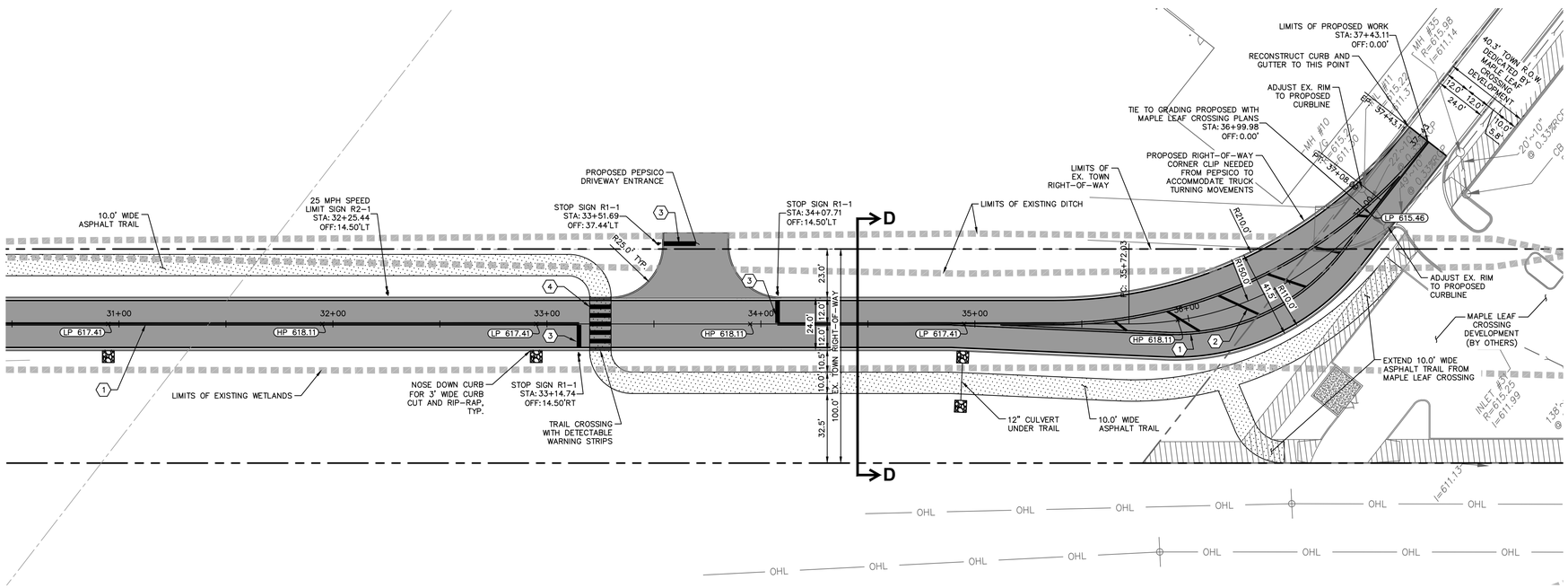

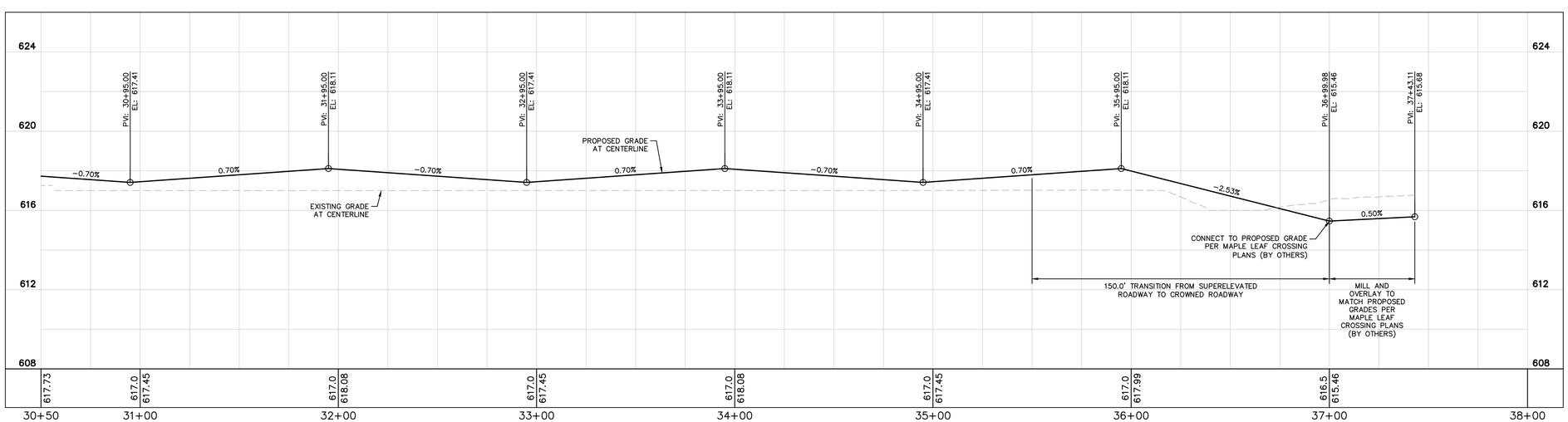

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TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
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C6.4

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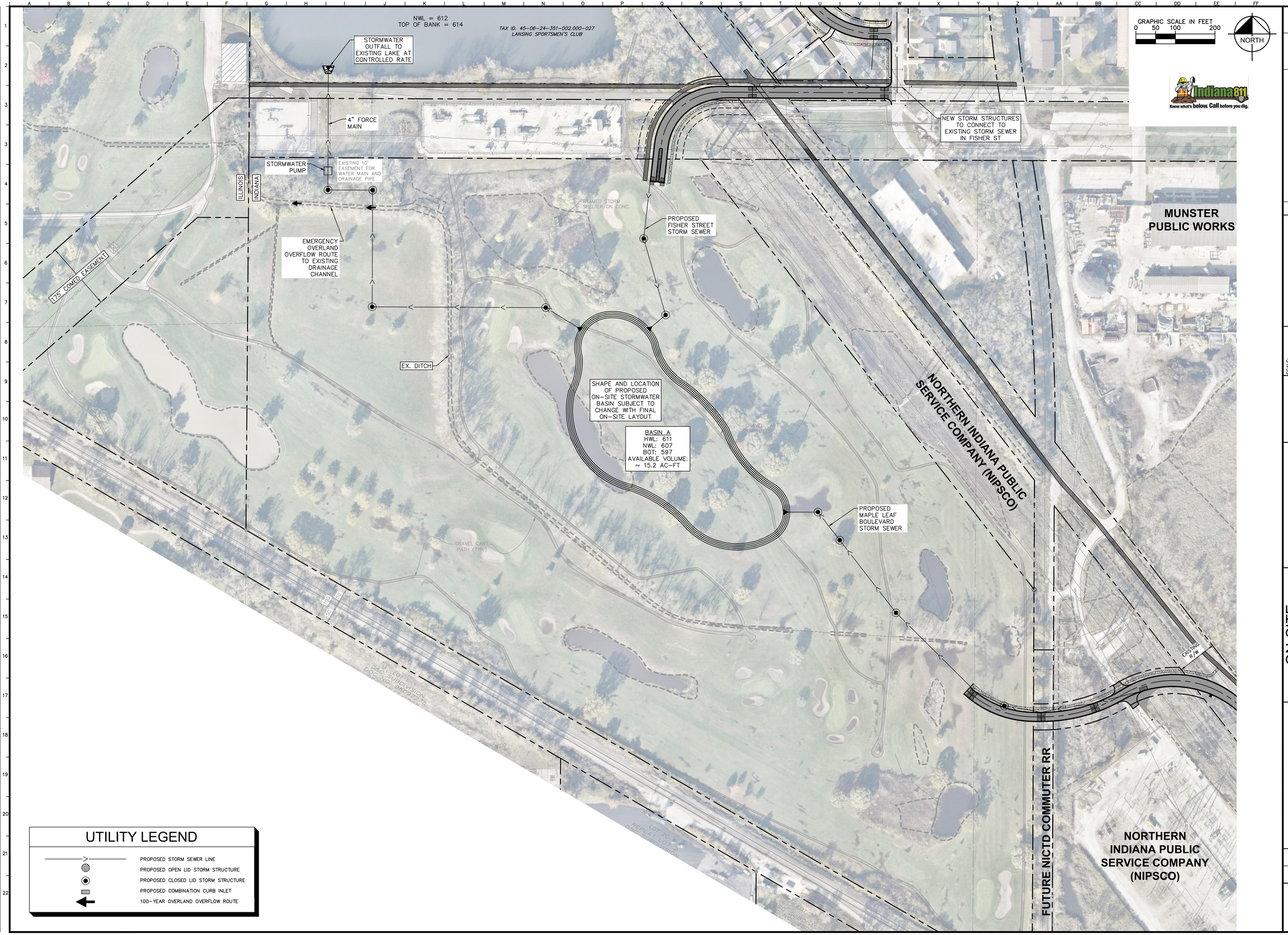

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ON-SITE STORMWATER MANAGEMENT PLAN

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TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 12/10/2021
KHA PROJECT NO. 168879000
SHEET NUMBER
C7.0

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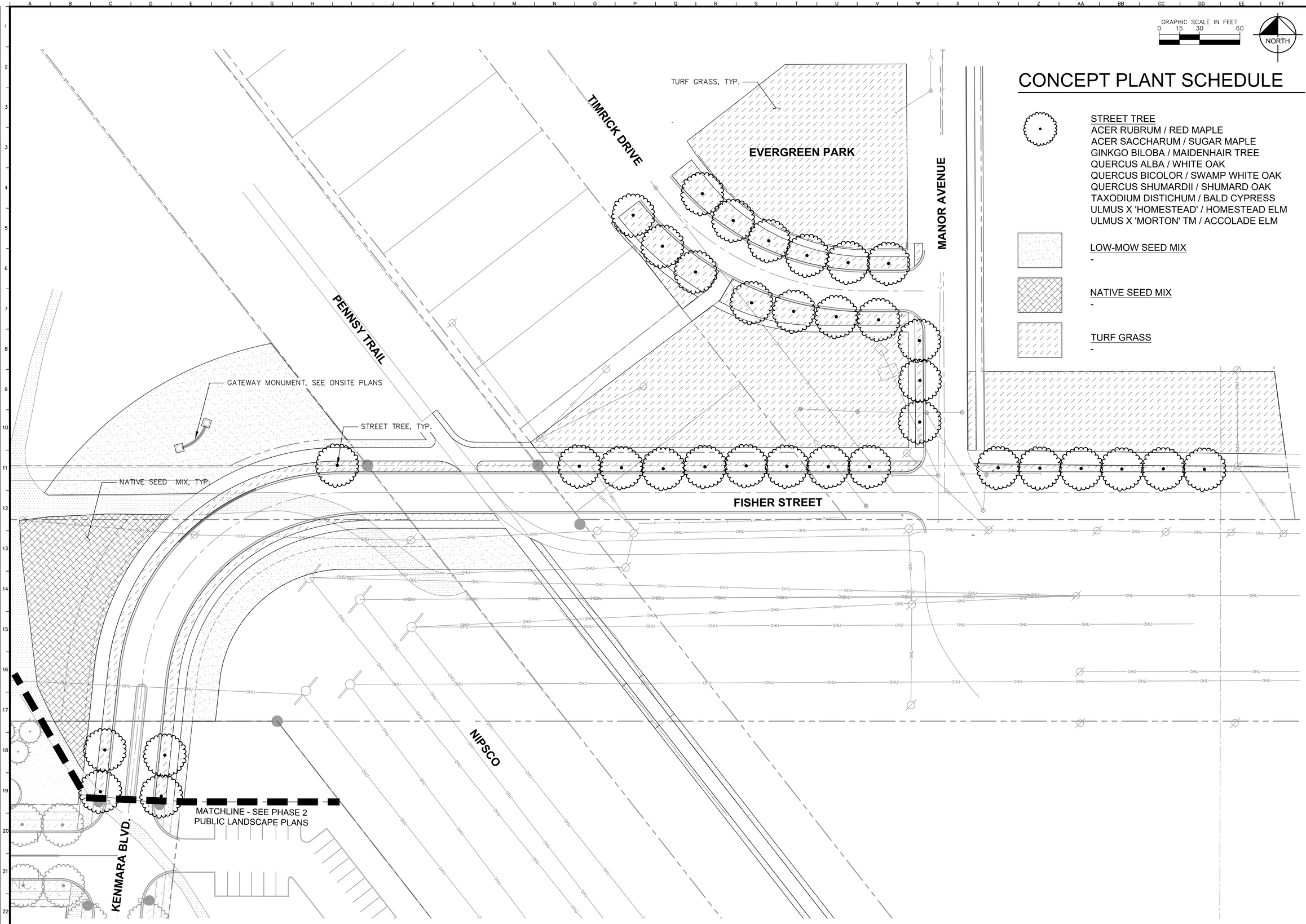

CONCEPT PLANT SCHEDULE

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

LOW-MOW SEED MIX
-

NATIVE SEED MIX
-

TURF GRASS
-

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FISHER STREET LANDSCAPE PLAN

LCC-SAXON INDIANA TRACT 1
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 10/9/2020
KHA PROJECT NO. 168879000
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\Ph1 OffSite Infrastructure SD Plans\L1.0 FISHER LANDSCAPE PLAN.dwg FISHER STREET LANDSCAPE PLAN May 26, 2022 7:43pm by: Taylor.Eschbach
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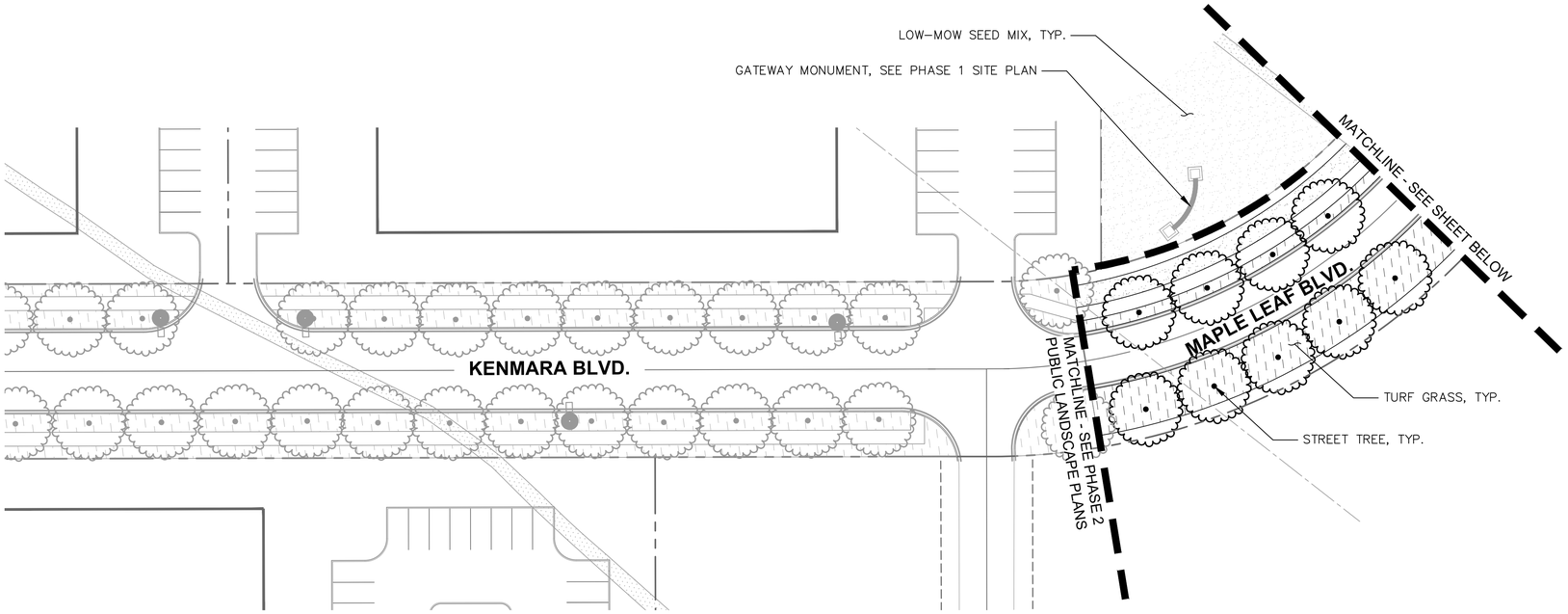

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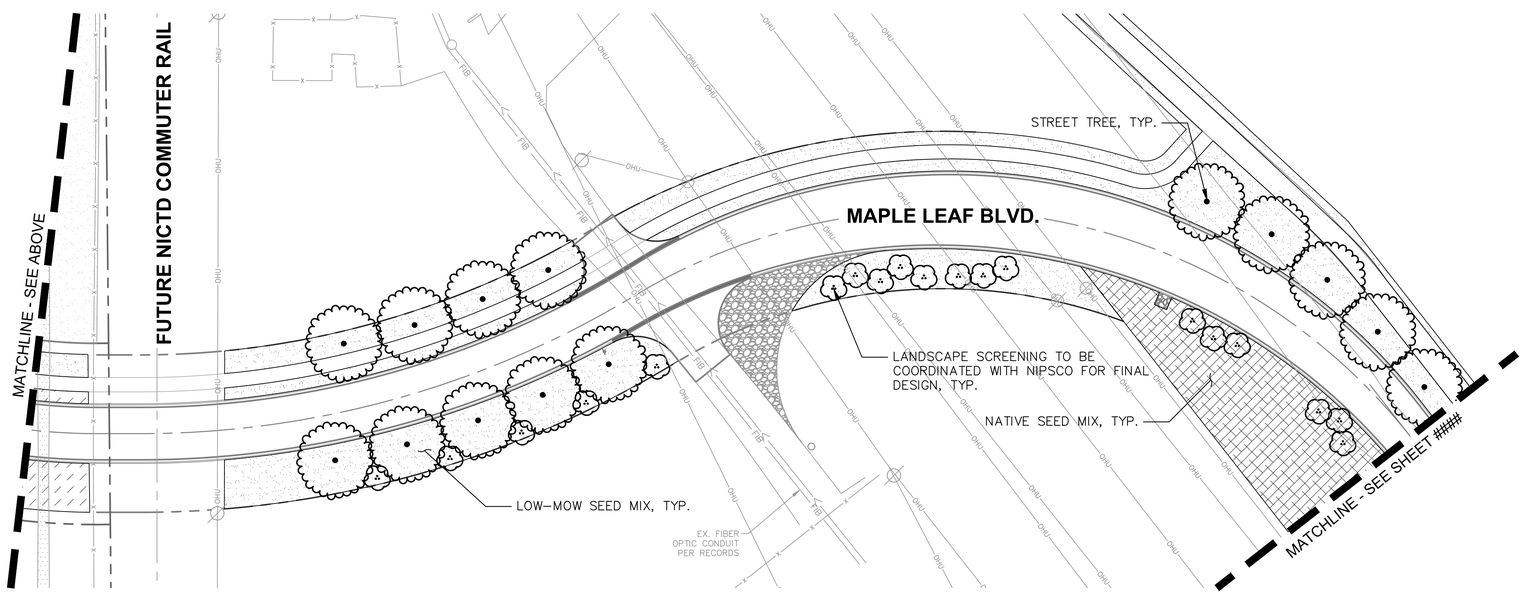

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MAPLE LEAF BLVD. LANDSCAPE PLAN

LCC-SAXON INDIANA TRACT 1
TOWN OF MUNSTER, IN

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Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\PH 1 OffSite Infrastructure SD Plans\L2.0 MAPLE LANDSCAPE PLAN.dwg L2.0 MAPLE LEAF BLVD. LANDSCAPE PLAN May 26, 2022 7:43pm by: Taylor.Eschbach
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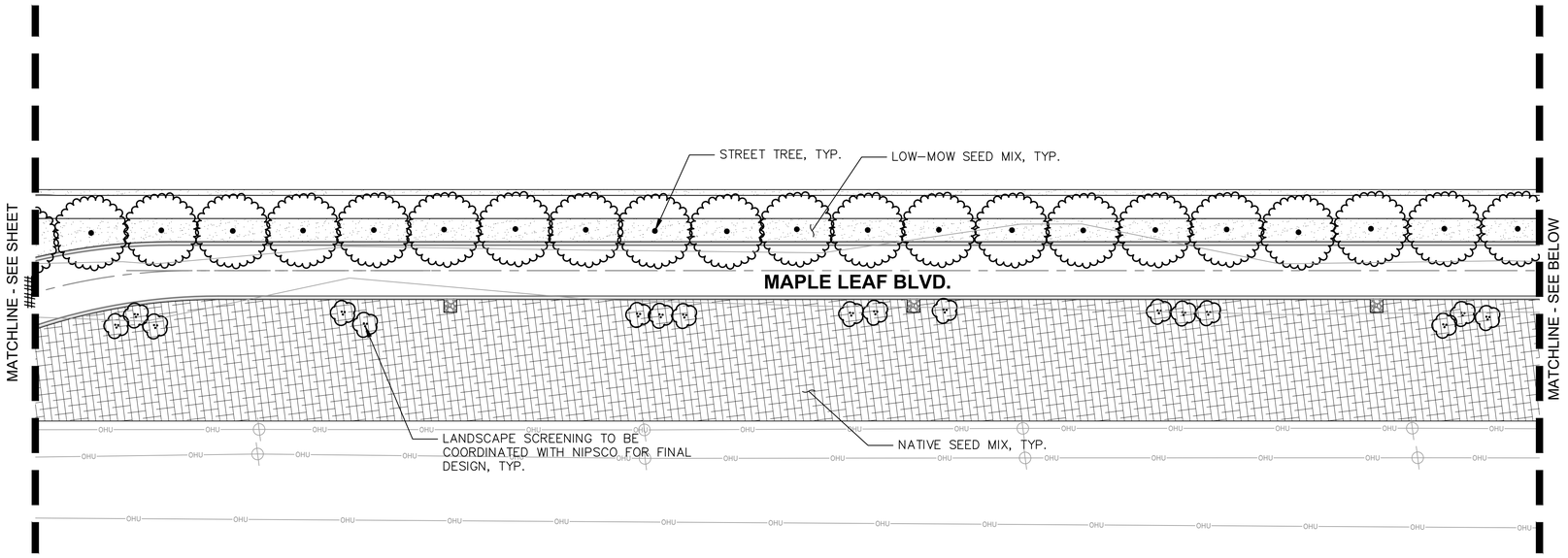

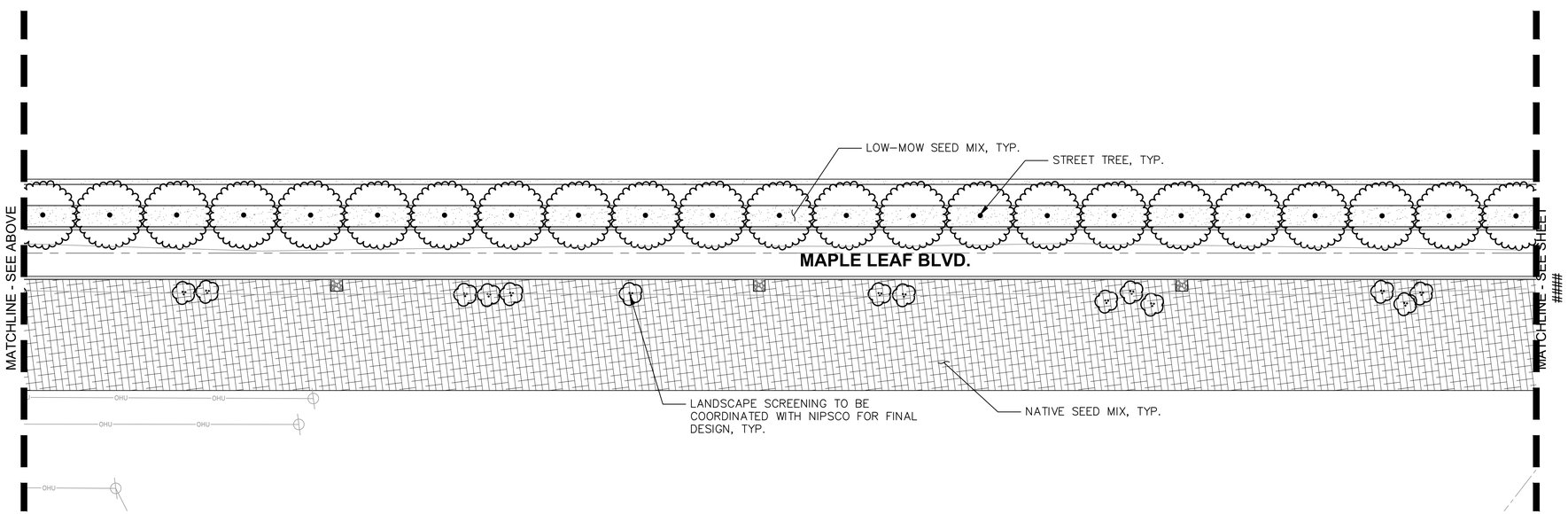

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L2.1

Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\Ph 1 OffSite Infrastructure SD Plans\L2.0 MAPLE LANDSCAPE PLAN.dwg L2.1 MAPLE LEAF BLVD. LANDSCAPE PLAN May 26, 2022 7:43pm by: Taylor.Eschbach
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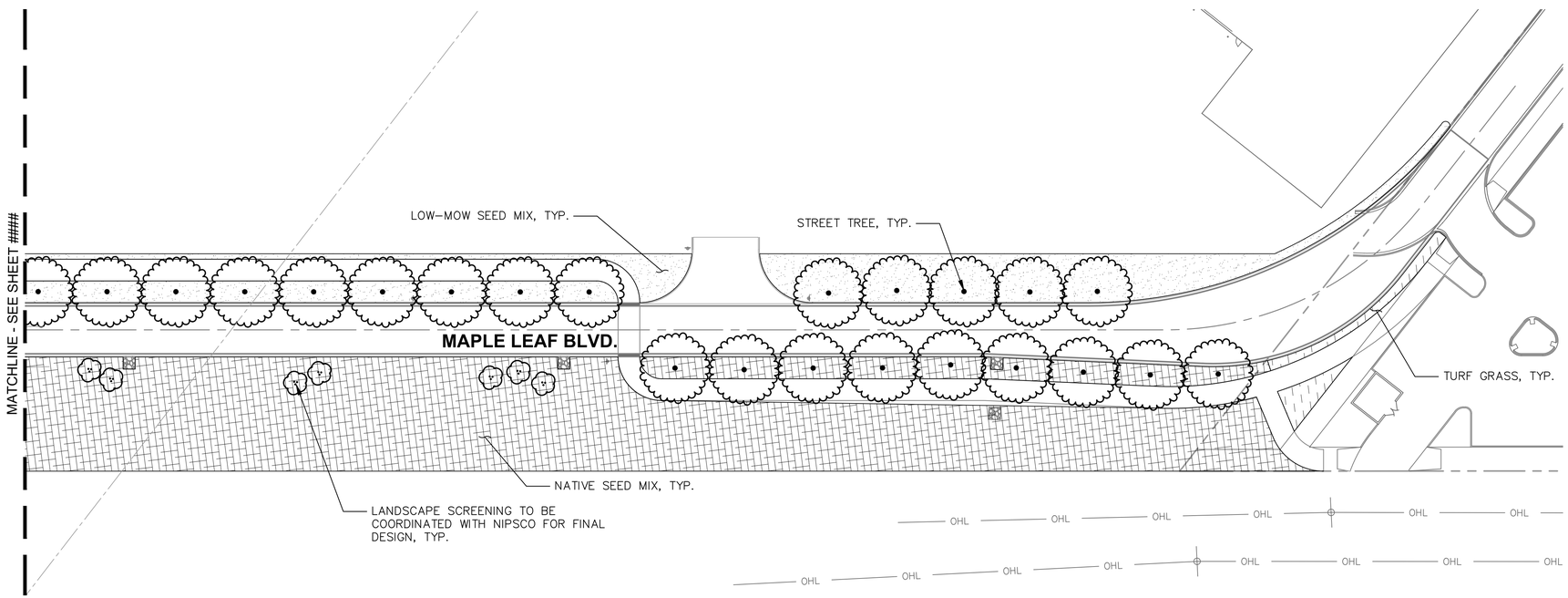

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

LOW-MOW SEED MIX
-

NATIVE SEED MIX
-

TURF GRASS
-

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

SAXON PARTNERS

MAPLE LEAF BLVD. LANDSCAPE PLAN

LCC-SAXON INDIANA TRACT 1
TOWN OF MUNSTER, IN

ORIGINAL ISSUE: 10/9/2020
KHA PROJECT NO. 168879000
SHEET NUMBER
L2.2

Drawing name: K:\CHS_LDEV\168879000_Saxon Res_Munster_IN\2 Design\CAD\PlanSheets\PH 1 OffSite Infrastructure 3D Plans\L2.0 MAPLE LANDSCAPE PLAN.dwg L2.2 MAPLE LEAF BLVD. LANDSCAPE PLAN May 26, 2022 7:43pm by: Taylor.Eschbach
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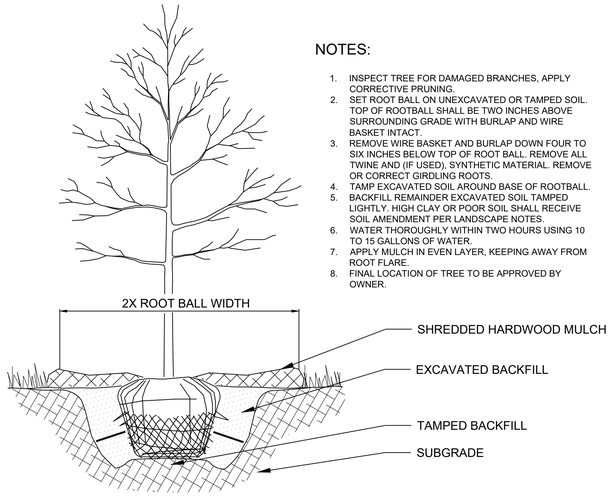

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
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 ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR 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.

1 TREE PLANTING

NTS

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.

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SAXON PARTNERS

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