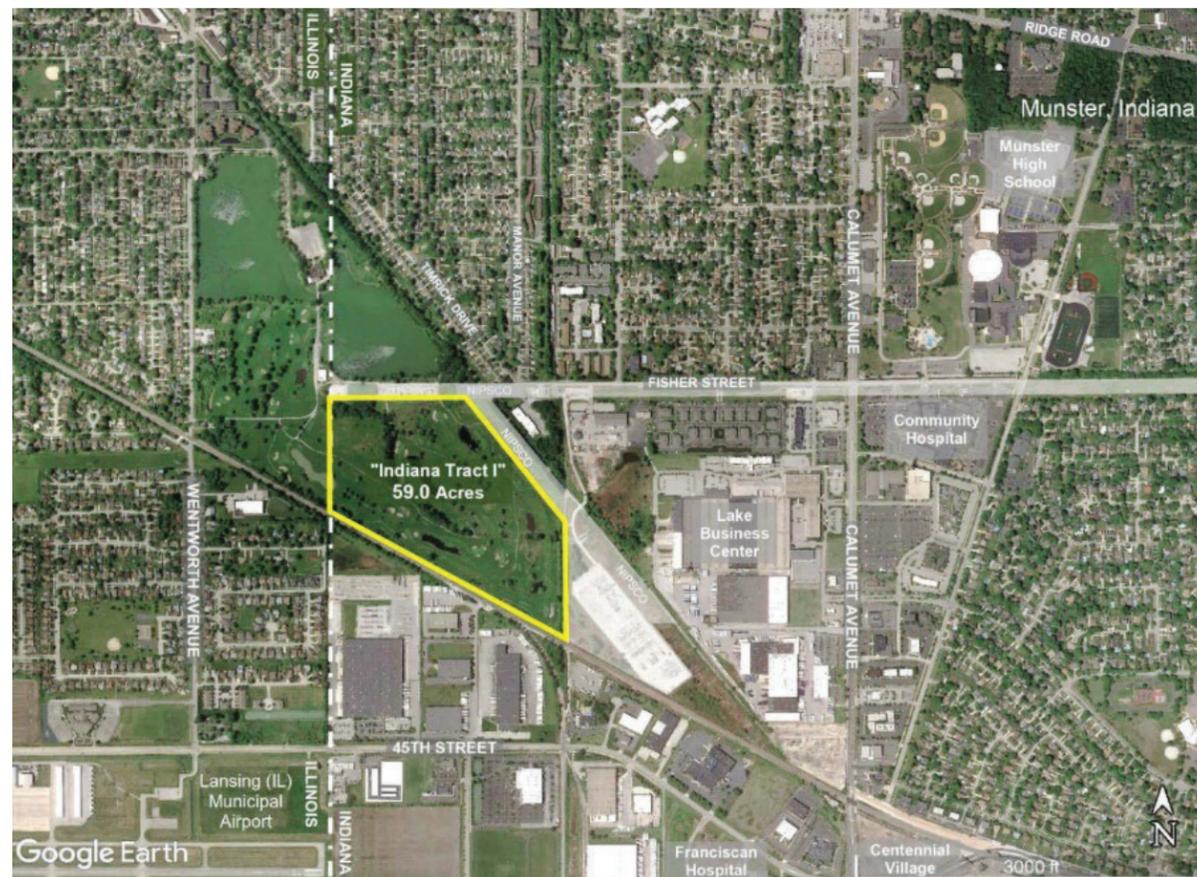


Development Plan Narrative

Figures and Illustrations

KENMARA

Saxon Indiana Tract I – 59.0 Acres
Munster, Indiana



List of Figures

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- 1B Project Site
- 2A Ridge Road/Calumet Avenue EDA
- 2B Transit Development District Map
- 3A Area Land Use and Development Map
- 4A Town of Munster Zoning
- 4B Conceptual Master Plan
- 4C Illustrative Phased Site Plan
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- 5E ROW and Easement Location Plan
- 5F ROW Detail for NIPSCO and NICTD (Maple Leaf Blvd)
- 5G Town of Munster Right-of-Way Vacation to NIPSCO
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- 5K NICTD – Town of Munster Pennsy Greenway ROW
- 10A Omitted
- 10B Kenmara Allocation Area

Appendix (Separate Documents)

- A1 Plan Development Application – Town of Munster
- A2 Preliminary Subdivision Plat Application – Town of Munster
- B Indiana Tract I ALTA Survey
- C Preliminary Subdivision Plan
- D Plans and Specifications
- E Future Consideration
- F Wetland Delineation Report
- G Stormwater Management Report
- H Traffic Impact Study
- J Draft Right-of-Way and Easement Agreements
NIPSCO – NICTD – PepsiCo – Town of Munster
- K Draft Development Agreement

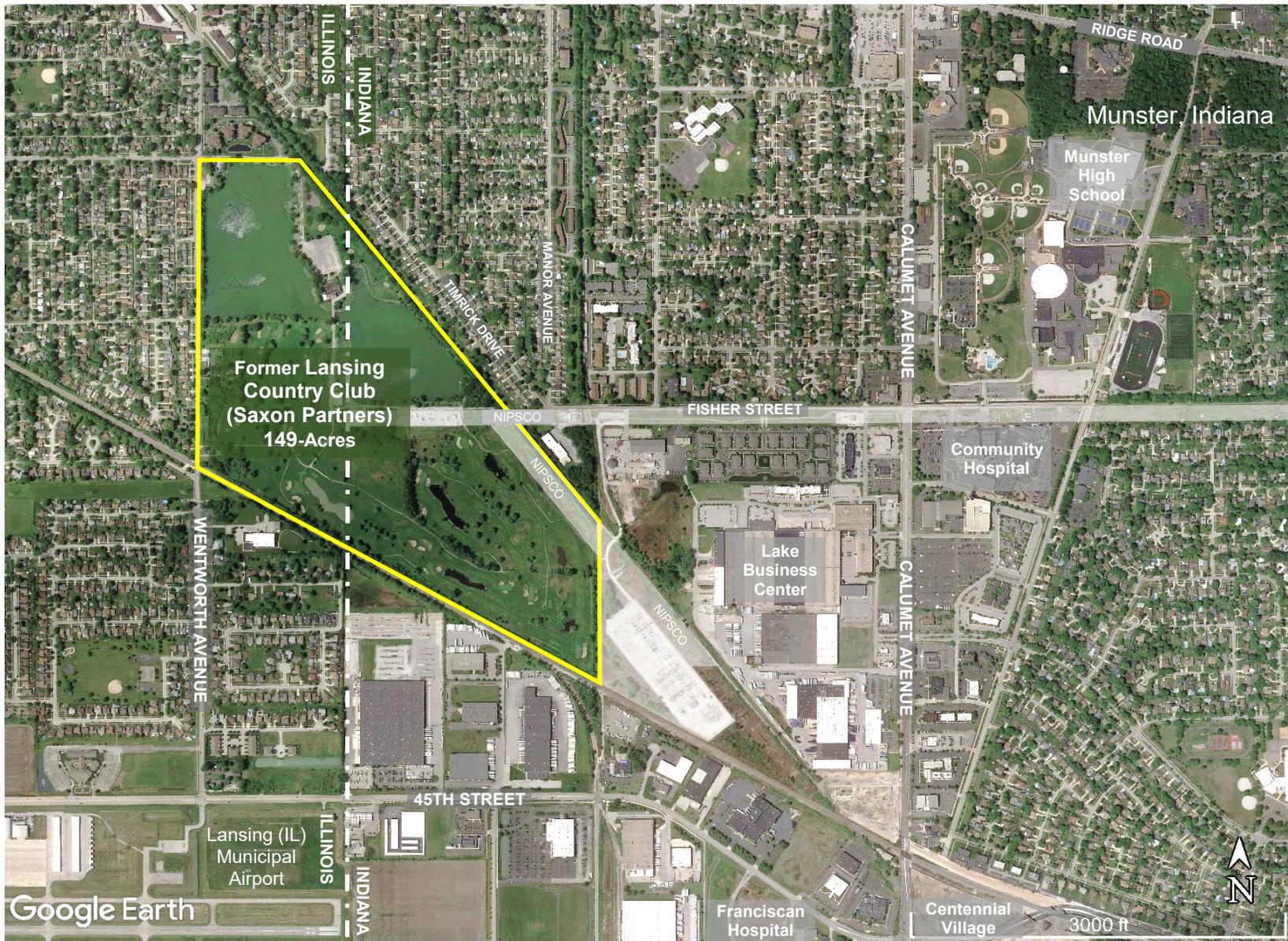


Figure 1A Site Location

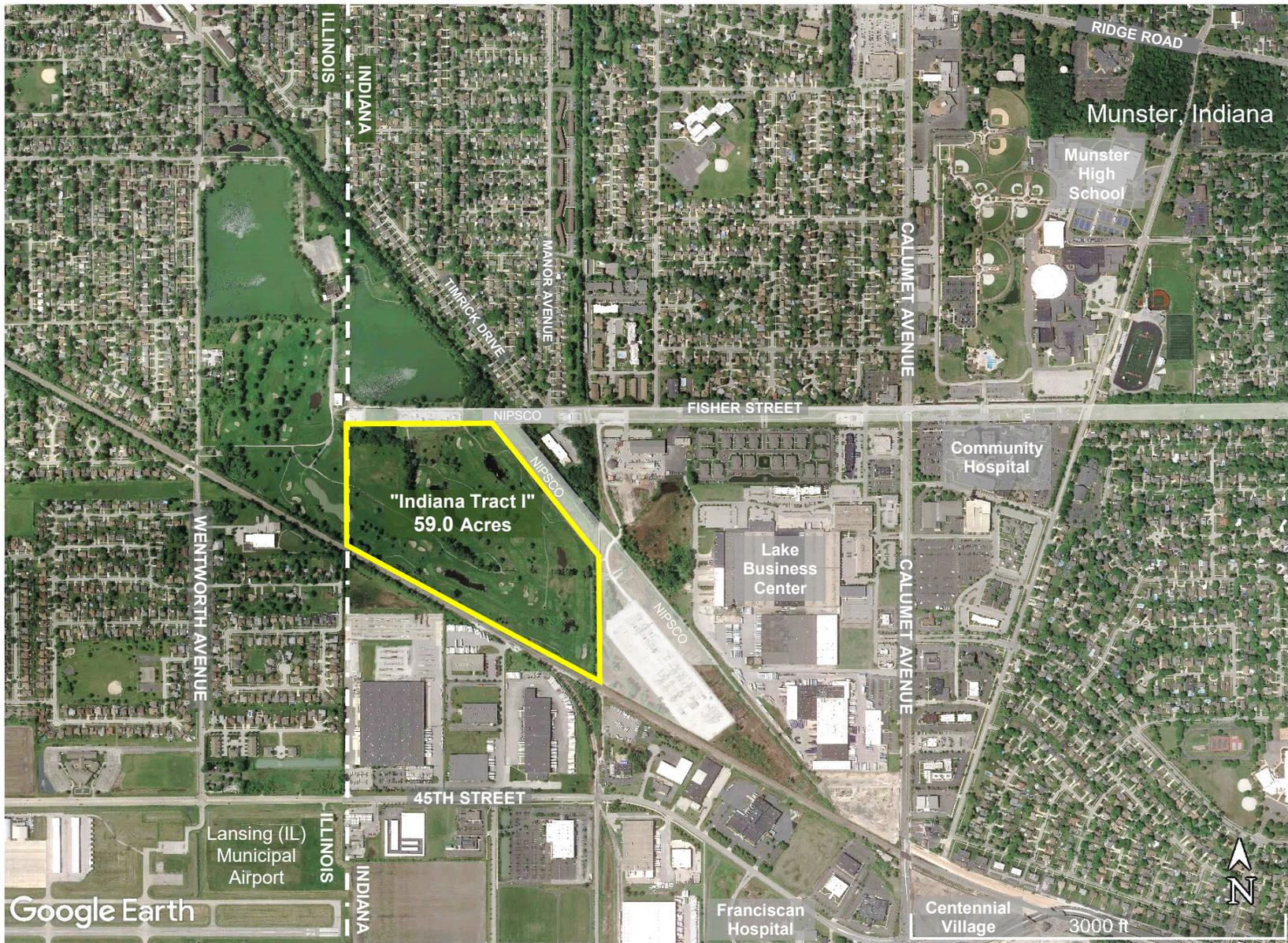


Figure 1B Project Site

Munster Ridge TDD

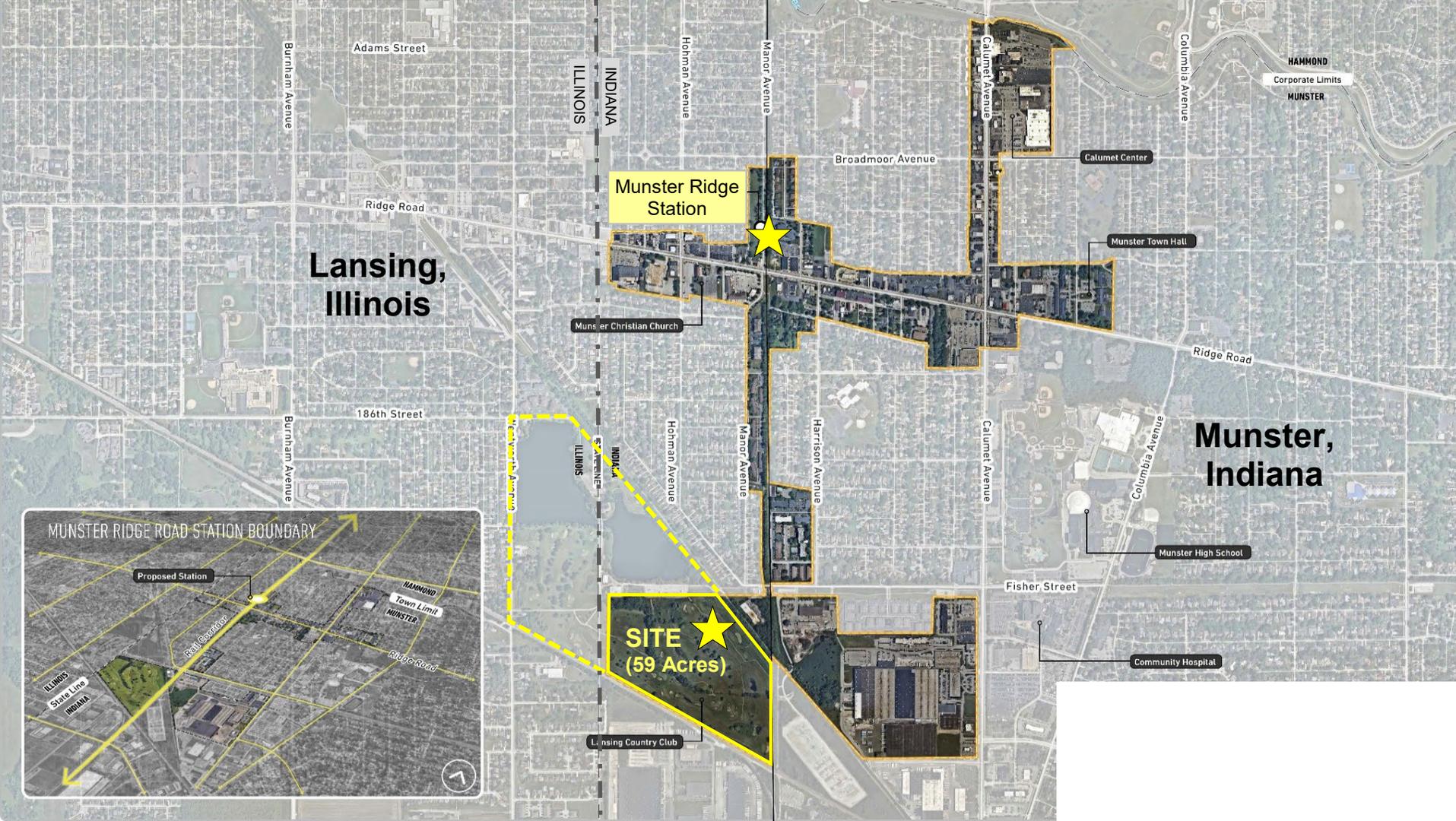
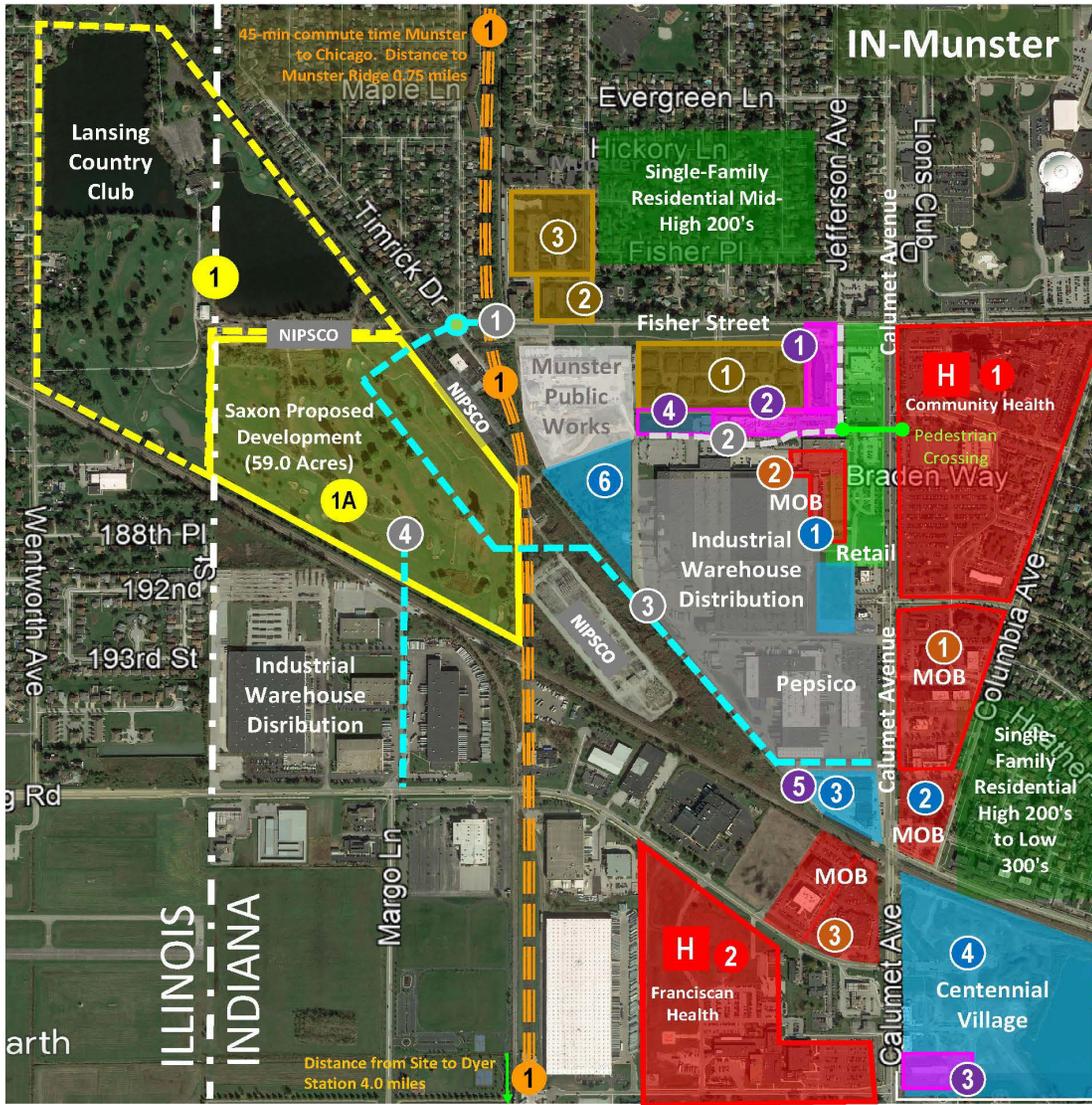


Figure 2B Transit Development District Map



H Area Hospitals

	Beds	Annual \$/Bed
1 Community Hospital - Munster	464	\$4,068M
2 Franciscan Hospital - Munster	63*	\$5,768M
3 Franciscan Hospital - Dyer	170	\$3,637M
* Expansion Under Construction		
	634	

Area Hotels

	Rooms	Year
1 Hampton Inn	91	2004/ 2017
2 Homewood Suites	99	2017
3 Springhill Suites	99	2018
4 Home2 Suites (Coming)		

Area Development (Current)

1 Adaptive Re-Use to MOB	Former Warehouse/Distribution to South Suburban Surgical Suites
2 North Point Orthopedics	\$10M 25,000 sq.ft. new facility under construction, 2020
3 Maple Leaf Crossing	120,000 sq.ft. of Office/Retail under development (Opens Fall 2020). Hyatt Place hotel. http://www.mapleleafcrossing.com/
4 Centennial Village	30-acres of mixed-use hotel, retail, MF condominium. Began 2018, completion 2021
5 Hyatt Place	In Negotiation with Maple Leaf Crossing
6 Town of Munster	Development Site Under Consideration

Area Multi-Family Projects

1 Cambridge Village (Condominium)
2 Fisher Street Condominiums
3 Harrison Avenue Condominiums

Medical Office Building (MOB)

1 Community Network MOB
2 New Adaptive Re-Use MOB
3 Franciscan Network MOB

Infrastructure Development

1 South Shore Commuter Rail Extension to Chicago (2025)

Retail

- Walgreen's
- True Whiskey BBQ
- Starbucks
- Noodles & Co
- Potbelly
- Two Outparcels TBD

Saxon Development Site

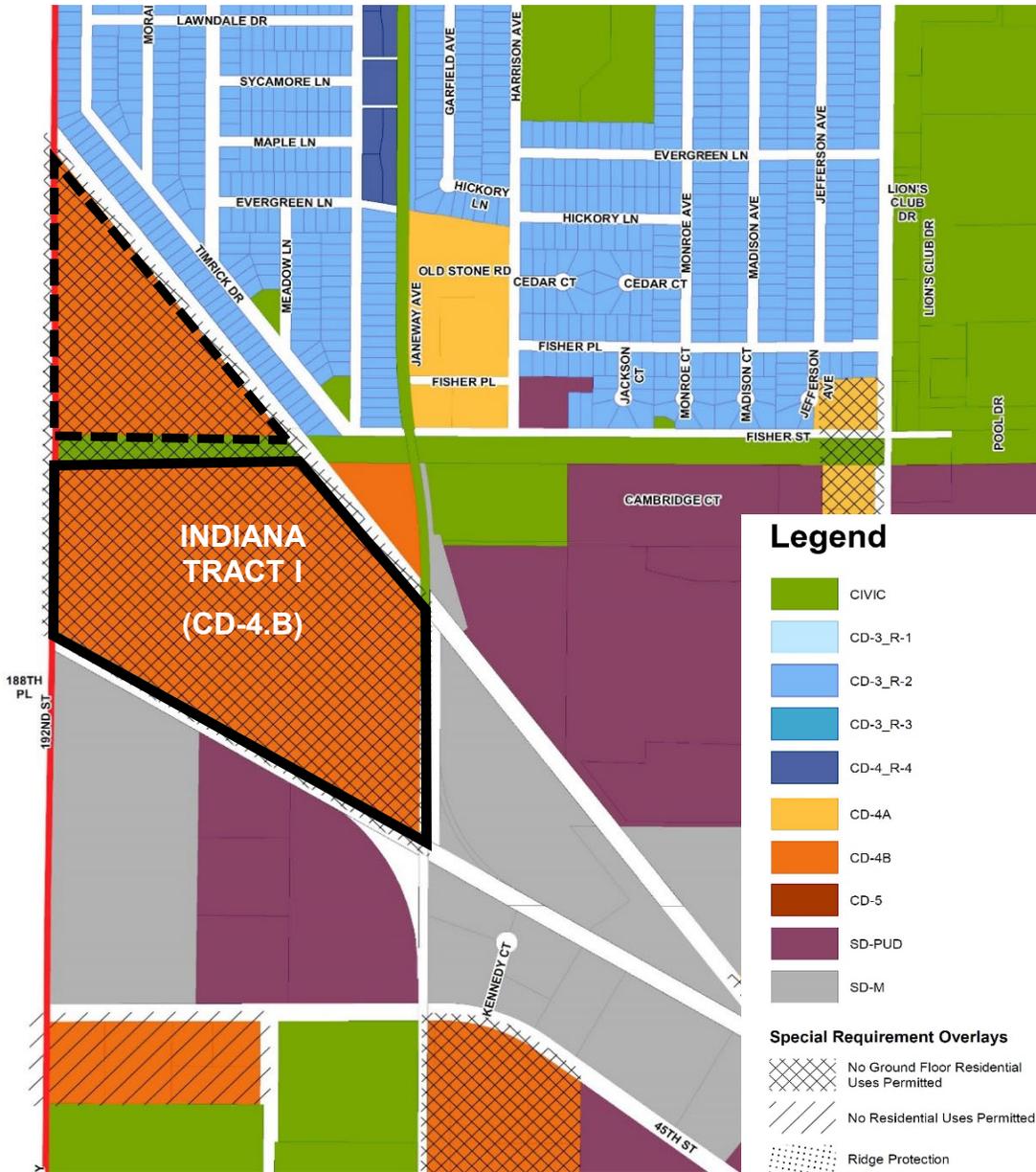
- 1 Lansing Country Club (148.9 Acres)
- 1A Saxon Munster Development Site (59.0 Acres)

Roadway Improvements

- 1 Fisher Street Extension and Turnabout
- 2 Roadway Improvement thru LBC (Not Shown)
- 3 Proposed Connector To S. Calumet Ave
- 4 Possible Extension of Margo Lane

New Proposed Roadways

Figure 3A Area Land Use and Development Map



CD-4.B | **TABLE 26-6.405.A-7 DISTRICT STANDARDS: GENERAL URBAN B CHARACTER DISTRICT B**

General Description

The CD-4.B General Urban - B Character District consists of a medium density area that has a mix of Building Types and primarily Residential, Retail, Personal Service, Office, and Light Industrial Uses; Setbacks vary as compared to the CD-4.A General Urban - A Character District; it has variable private and public Open Spaces and Landscaping; Thoroughfares typically have Curbs, Sidewalks and trees. Blocks may vary in size to accommodate a variety of uses.

Figure 4A Town of Munster Zoning



<p>LCC-SAXON INDIANA TRACT 1 TOWN OF MUNSTER, IN</p>	
<p>ILLUSTRATIVE SITE PLAN (PHASE 1)</p>	
<p>SAXON PARTNERS</p>	
<p>Kimley-Horn</p>	
<p>DATE: 05/20/2020</p>	<p>BY: [Signature]</p>
<p>DESIGNED BY: [Signature]</p>	<p>CHECKED BY: [Signature]</p>
<p>DRAWN BY: [Signature]</p>	<p>DATE: [Blank]</p>
<p>PROJECT NO. 1658/20000</p>	<p>REVISIONS</p>
<p>SHEET NUMBER</p>	<p>DATE</p>
<p>ORIGINAL ISSUE: 10/23/2000</p>	<p>DATE</p>

Figure 4C Illustrative Phased Site Plan

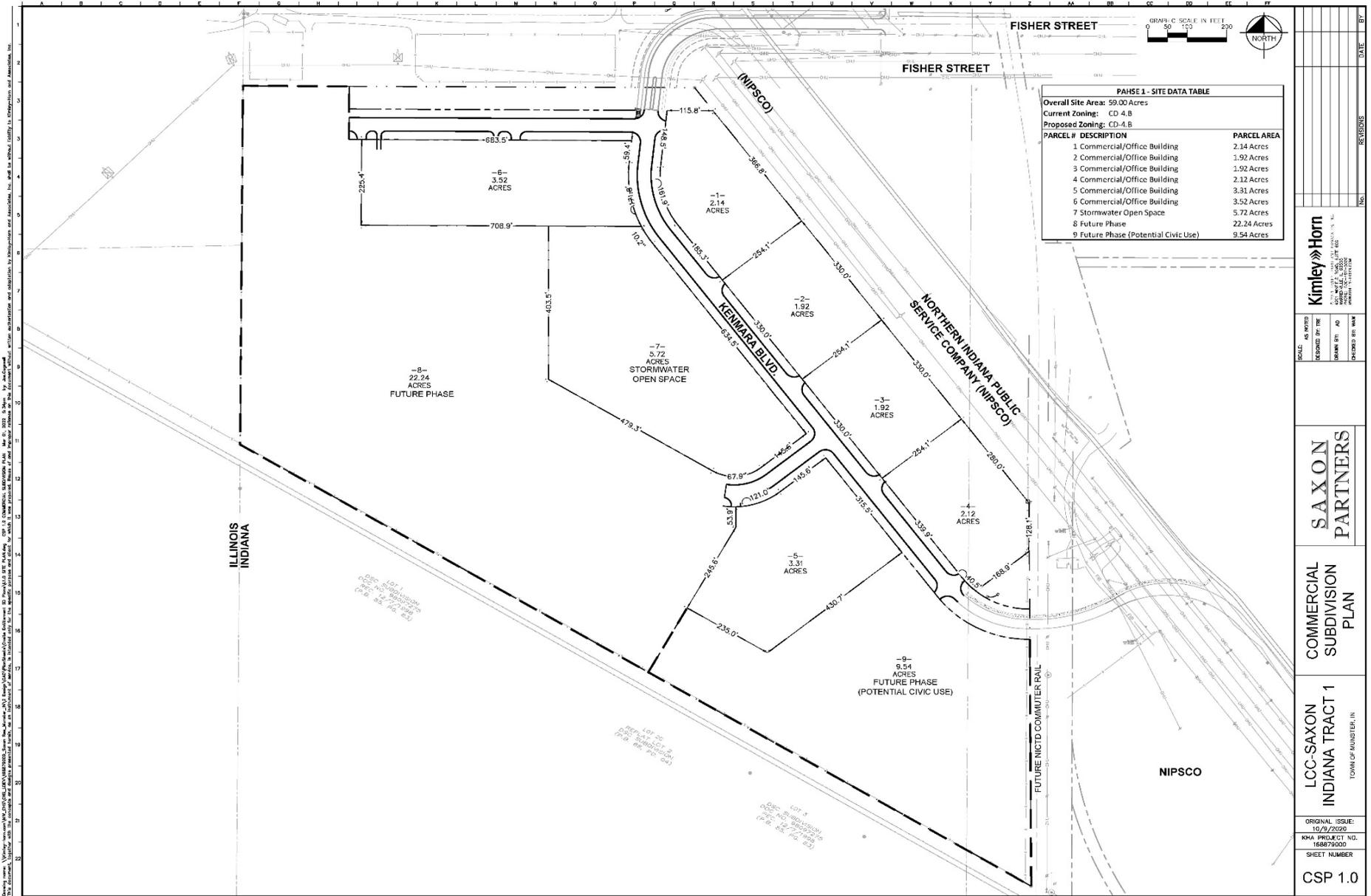


Figure 4D Proposed Subdivision Plan

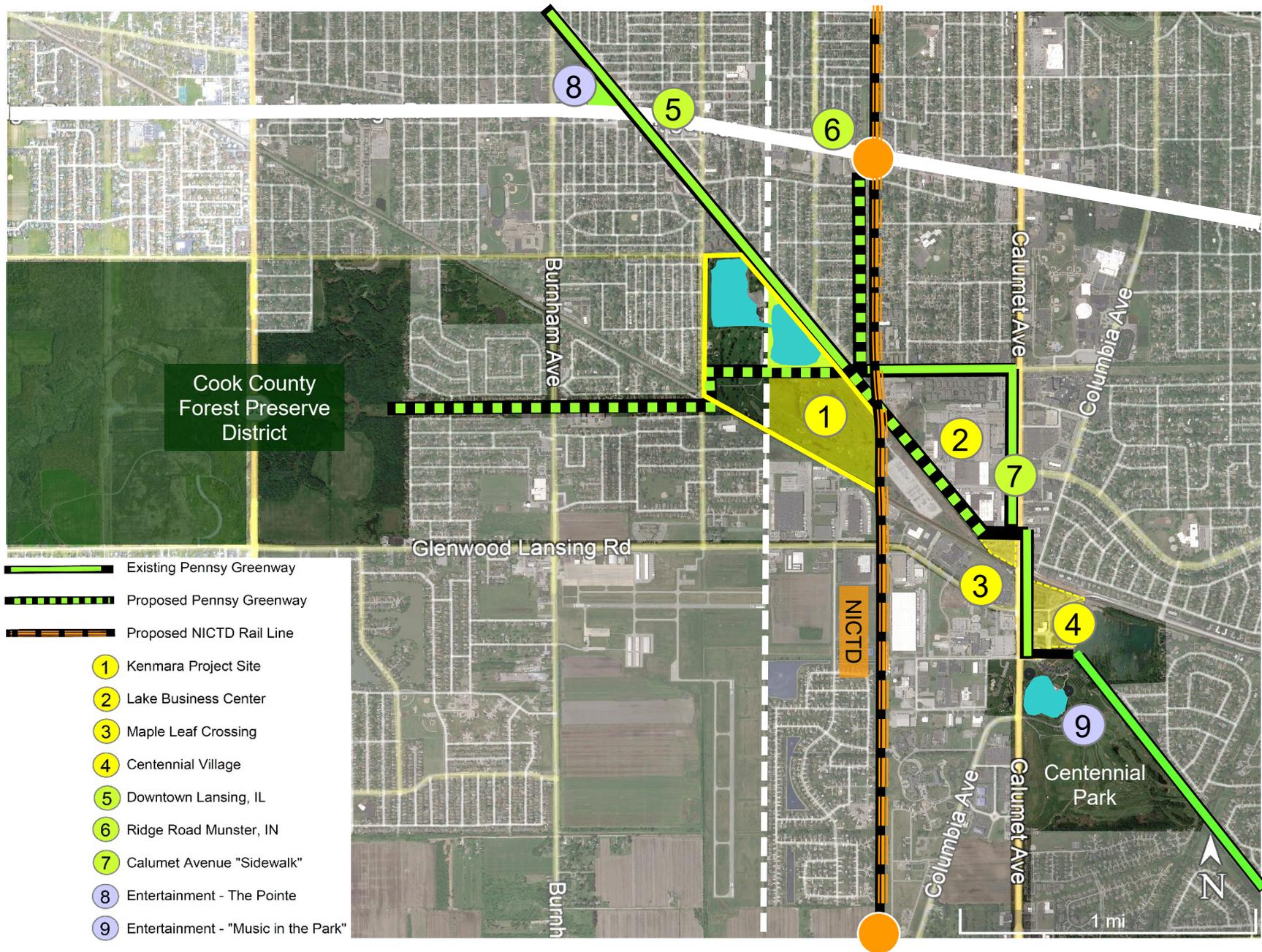


Figure 4E Greenway Plan

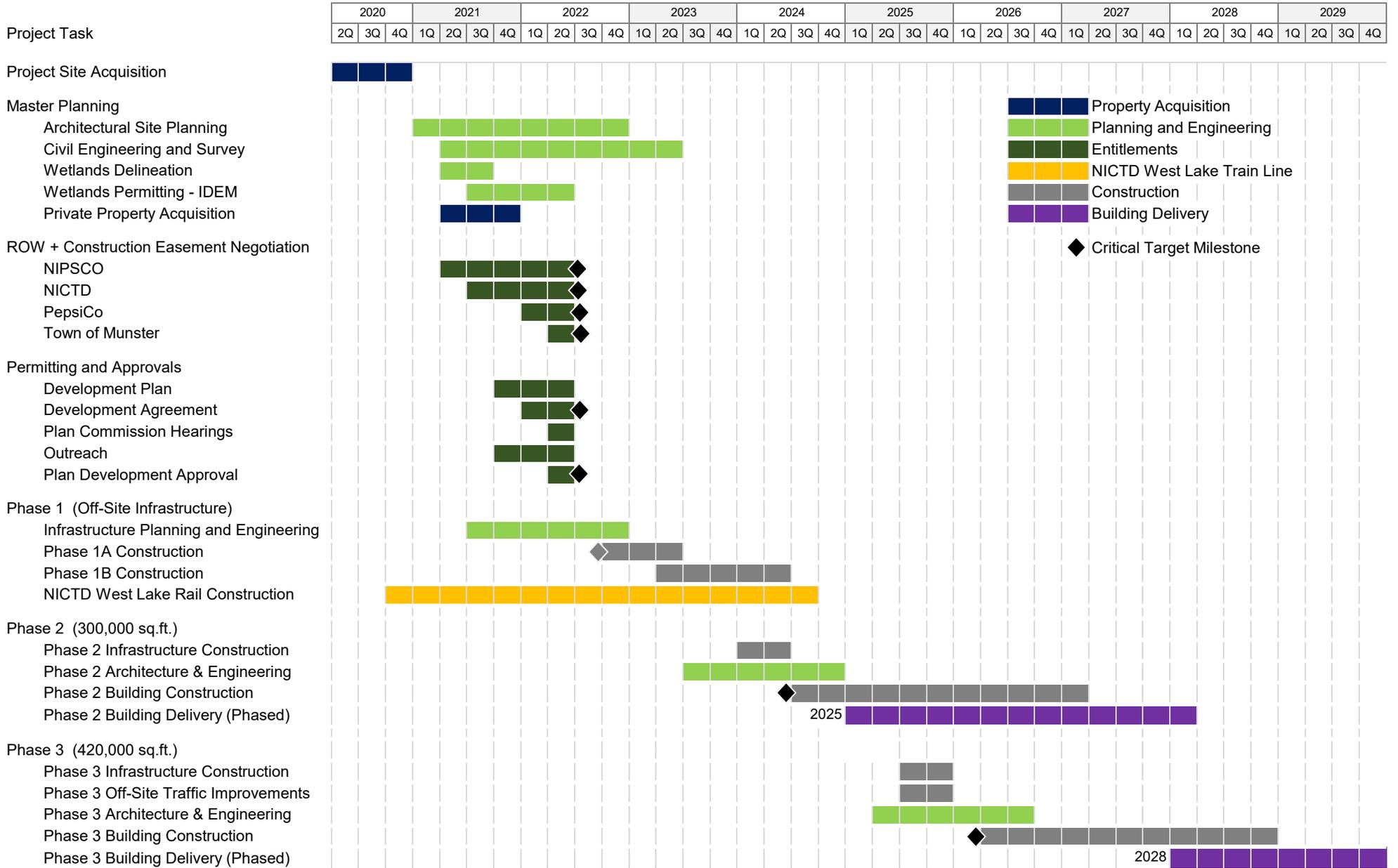


Figure 5A Project Schedule

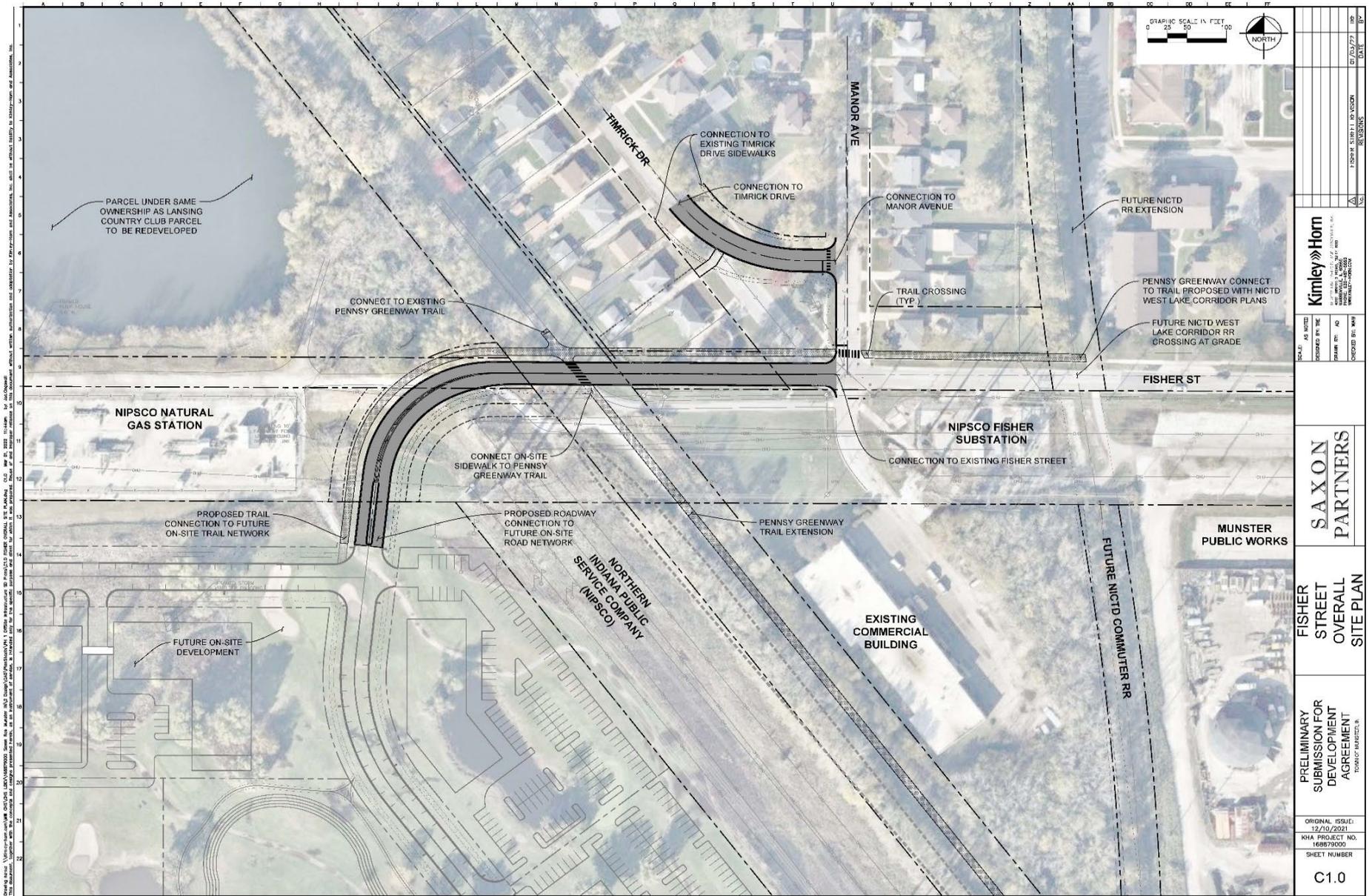


Figure 5B Phase 1A Off-Site Infrastructure - Fisher Street Extension

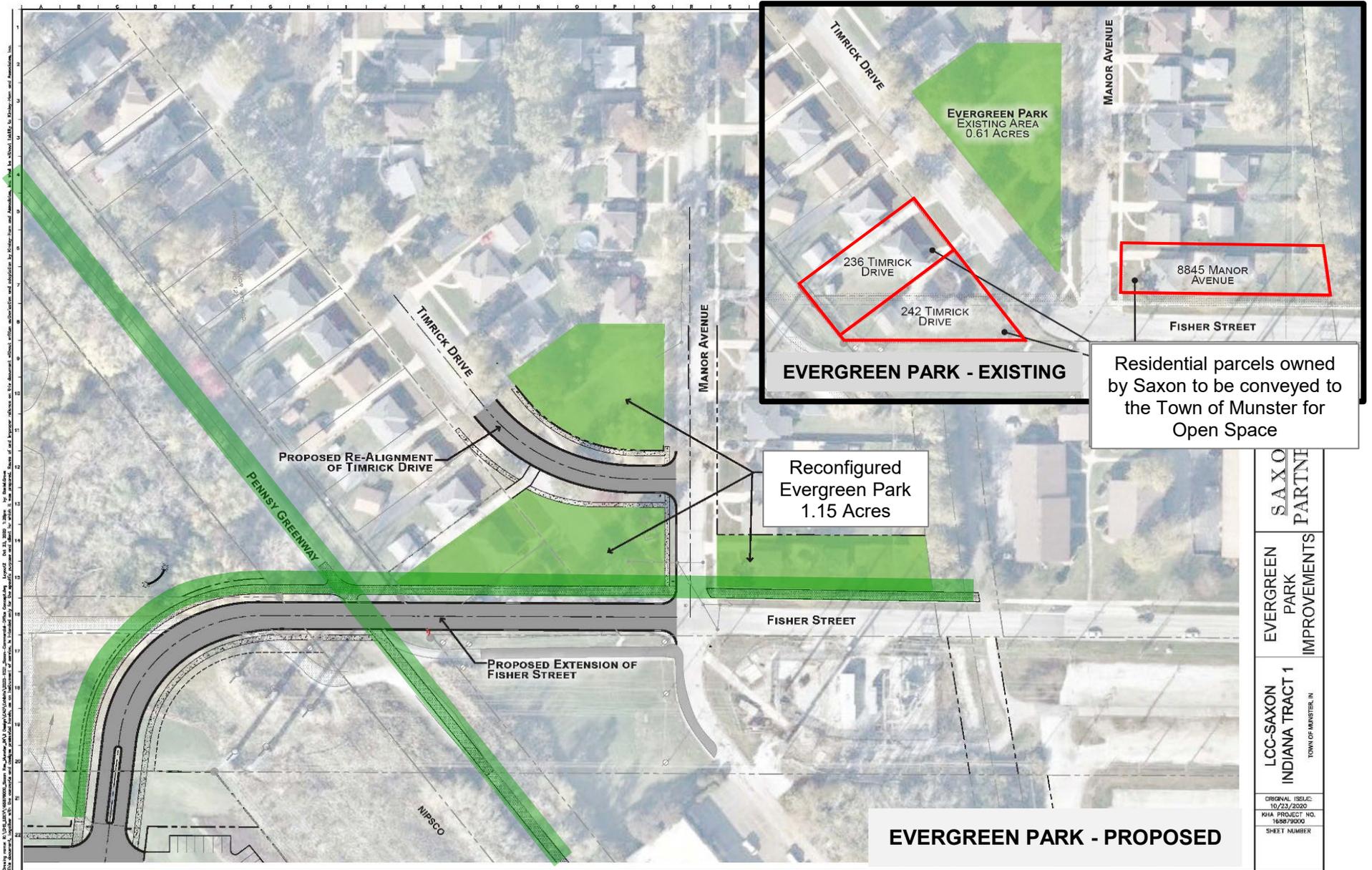


Figure 5C Phase 1A Off-Site Infrastructure - Evergreen Park

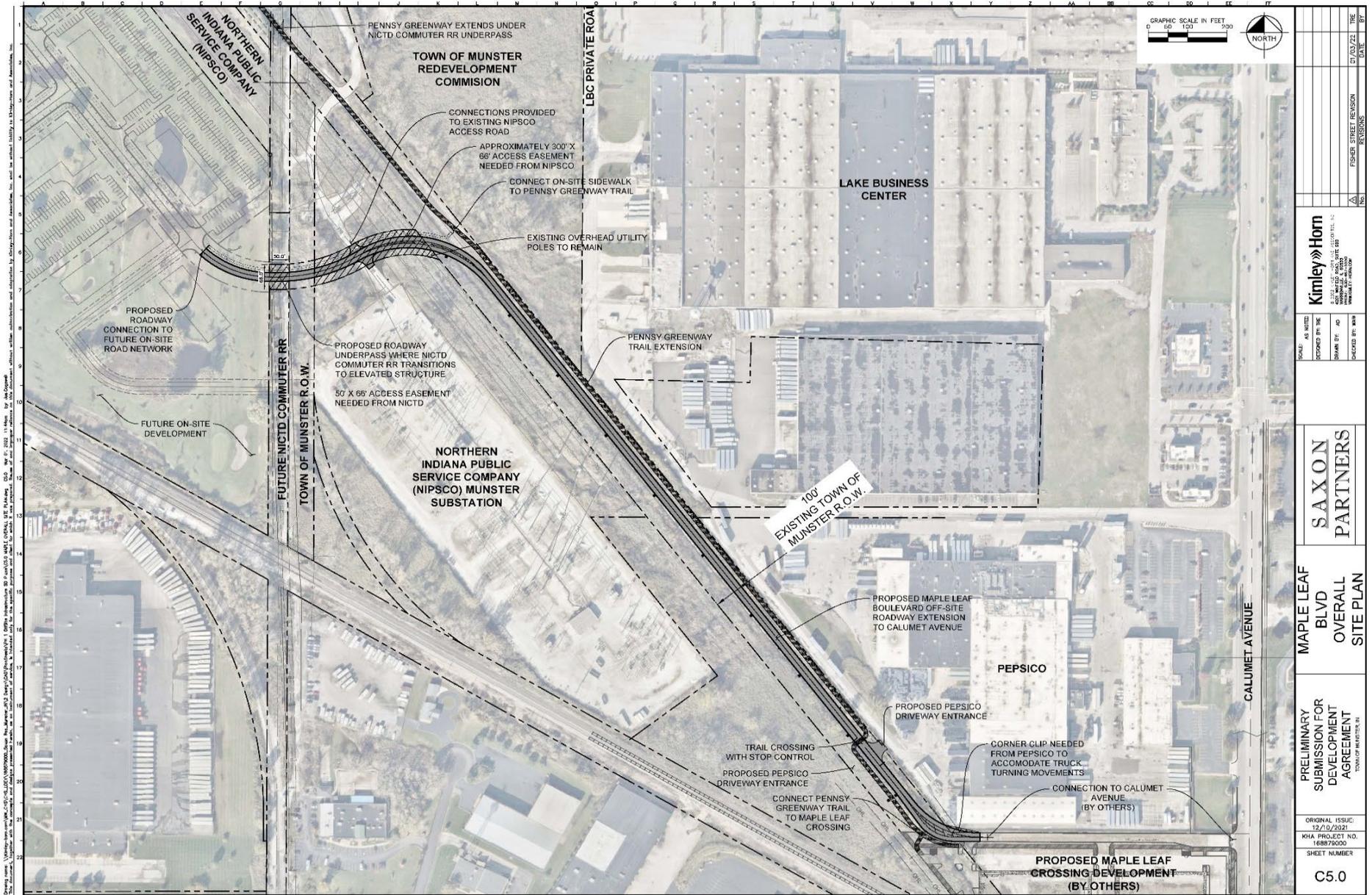


Figure 5D Phase 1B Off-Site Infrastructure - Maple Leaf Blvd

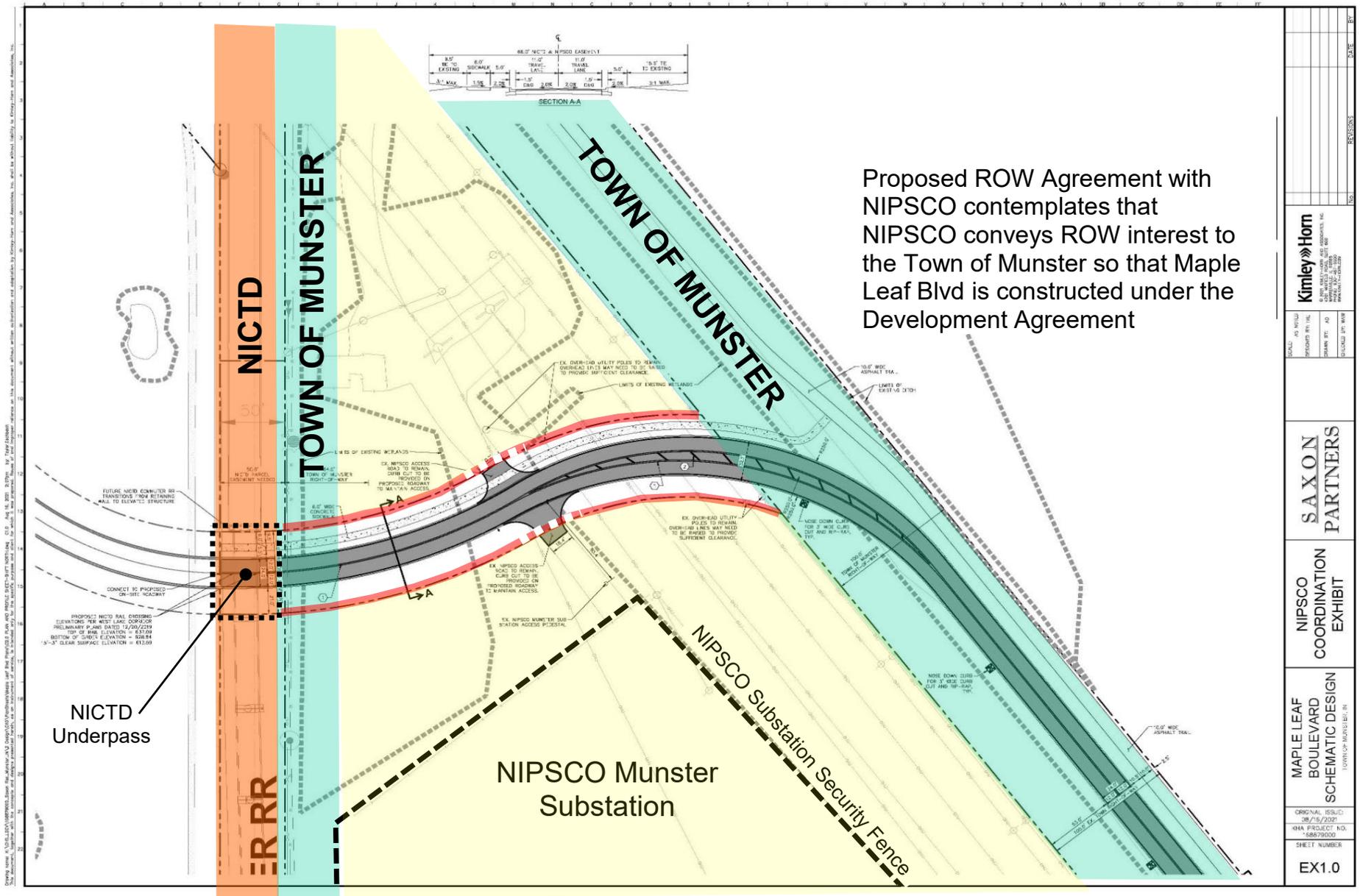


Figure 5F ROW Detail for NIPSCO and NICTD

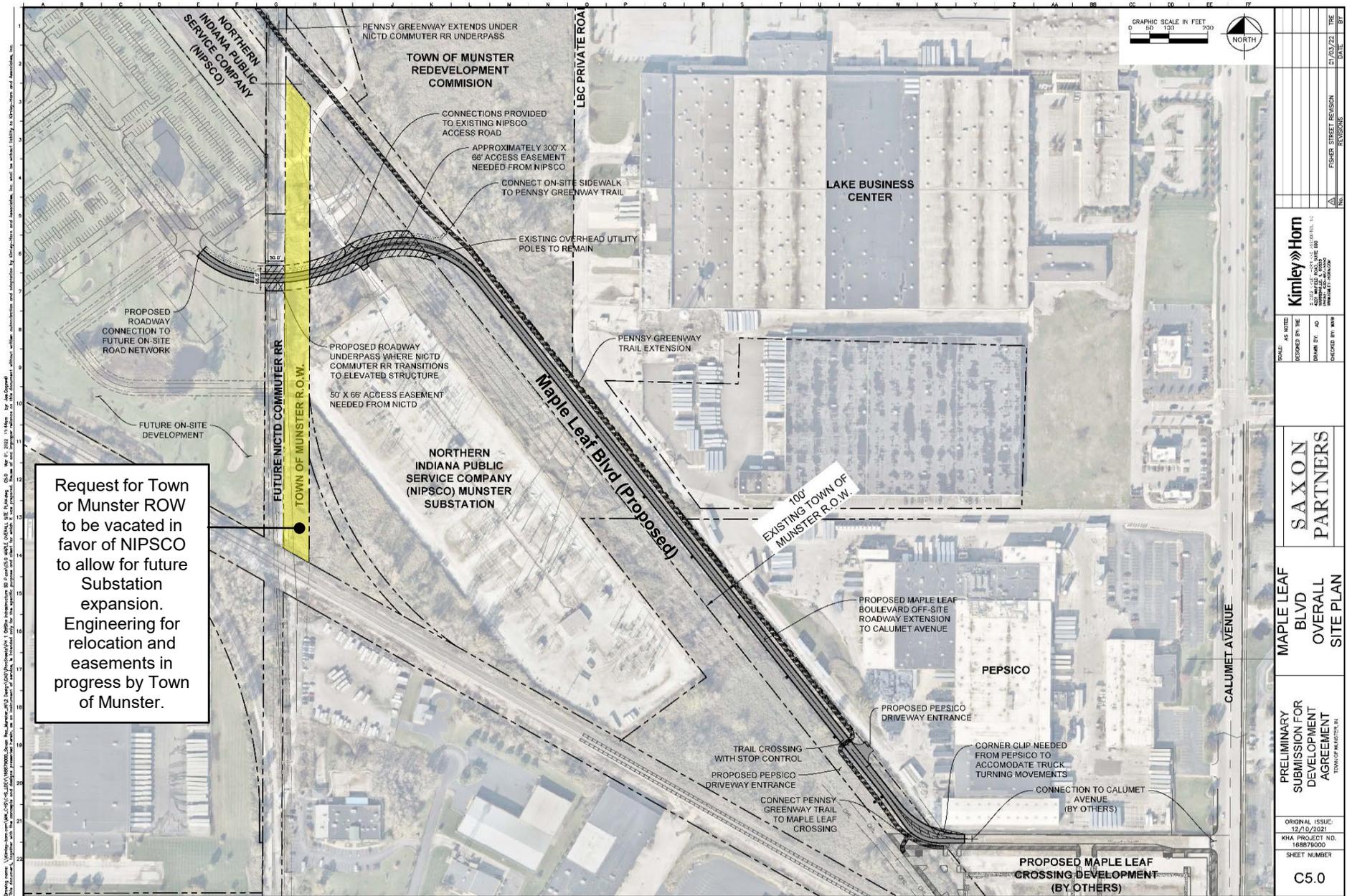
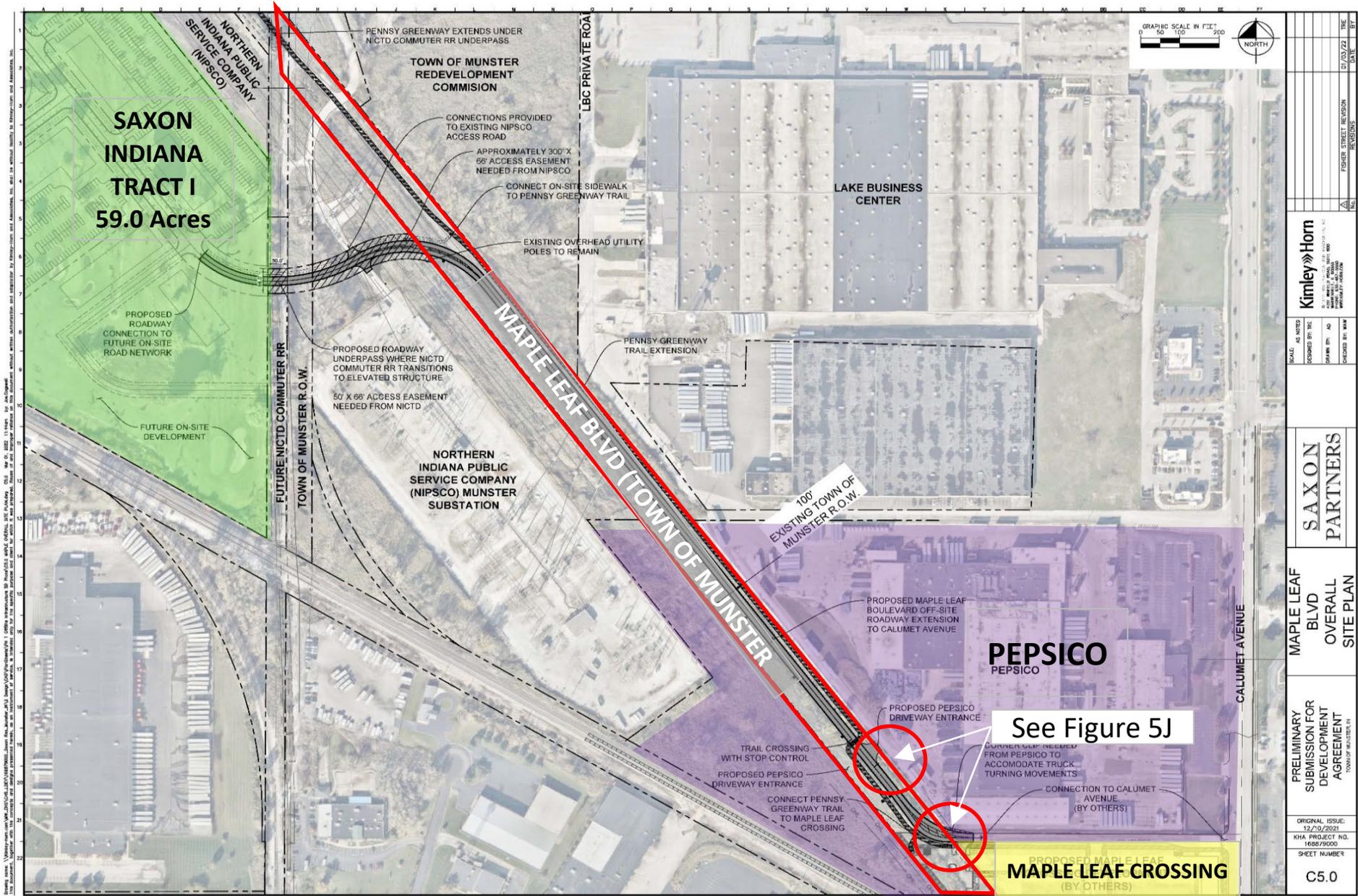
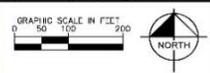


Figure 5G Town of Munster ROW Vacation Near NIPSCO

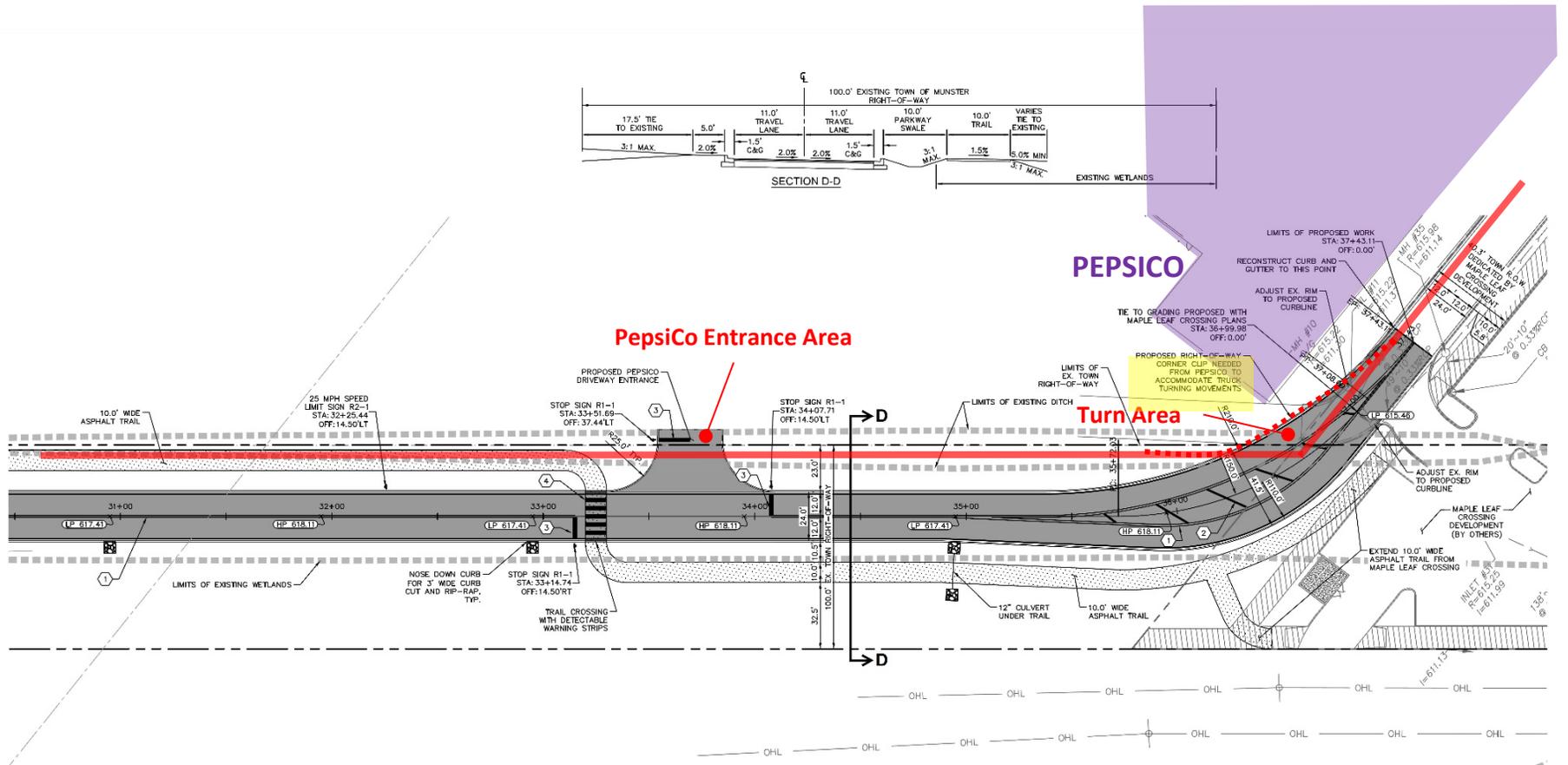


Date: 12/15/2021
 Project: Saxton Indiana Tract I
 Drawing: 5H
 Scale: 1" = 100'
 Author: J. Kimley-Horn
 Checker: J. Kimley-Horn
 Date: 12/15/2021
 Project: Saxton Indiana Tract I
 Drawing: 5H
 Scale: 1" = 100'
 Author: J. Kimley-Horn
 Checker: J. Kimley-Horn



SCALE: AS SHOWN	Kimley-Horn CIVIL ENGINEERS 1000 W. WASHINGTON ST. MUNCIE, IN 47302 PHONE: 317.281.1000 FAX: 317.281.1001 WWW.KIMLEY-HORN.COM	DATE: 12/15/22 TIME: 10:00 AM
DESIGNED BY: JHK DRAWN BY: JHK CHECKED BY: JHK		
SAXON PARTNERS		
MAPLE LEAF BLVD OVERALL SITE PLAN		
PRELIMINARY SUBMISSION FOR DEVELOPMENT AGREEMENT TOWN OF MUNSTER, IN		
ORIGINAL ISSUE: 12/15/2021 IHA PROJECT NO. 1688/3000 SHEET NUMBER: C5.0		

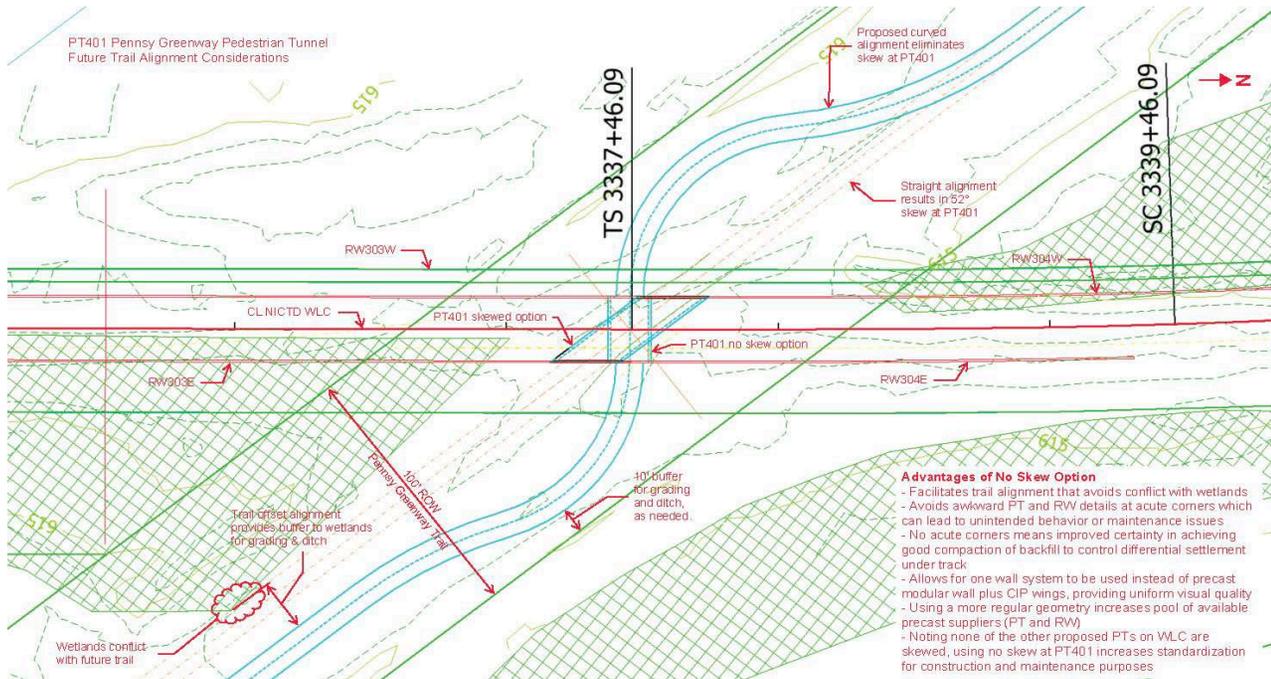
Figure 5H ROW and Easement Location Map - PepsiCo



Notes

1. PepsiCo Entrance Area would be a temporary construction easement to allow the construction of a drive isle apron for the approach to Maple Leaf Blvd. Detailed construction and exact location drawings to be approved by PepsiCo.
2. The Turn Area is proposed as a conveyance to the Town of Munster that will allow Saxon to work within a Town Right-of-Way for the construction of Maple Leaf Blvd. This would be more straight-forward than creating a separate easement that would eventually be conveyed to the Town of Munster. The roadway will be approximately 12.8' off the building corner. Formal legal and survey line work in this area is in progress
3. Legal Descriptions and detailed survey are these areas are in progress.

Figure 5J ROW and Easement Detail - PepsiCo



Note: Saxon is assisting the Town of Munster with coordination of the Penny Greenway underpass through the NICTD Rail Line as indicated in the engineering design and location show at left

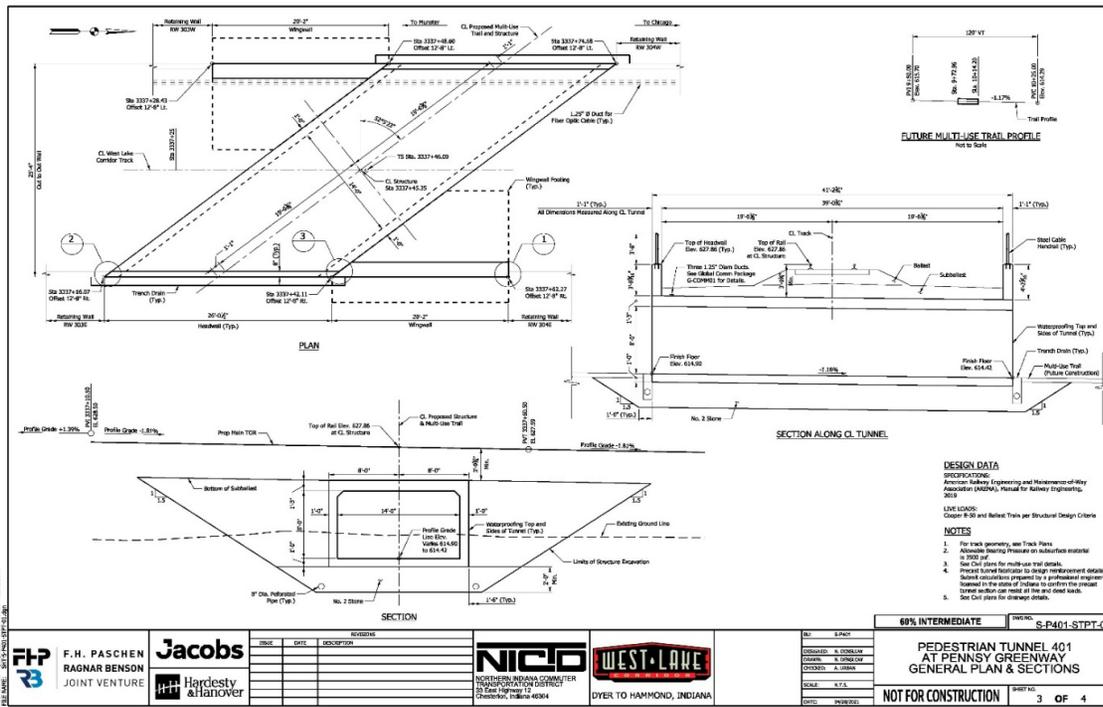


Figure 5K Penny Greenway NIPSCO ROW

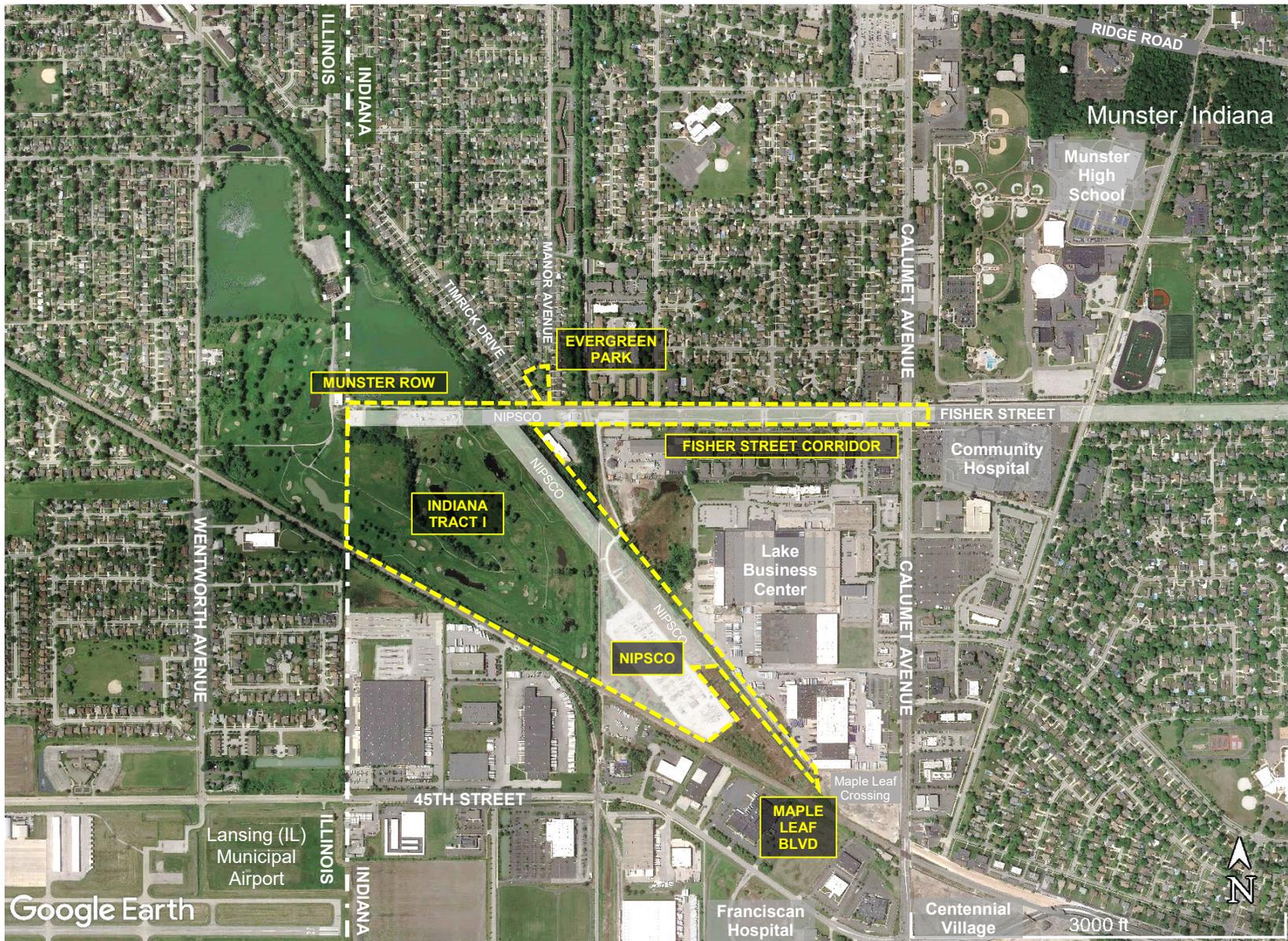


Figure 10B Kenmara Allocation Area