



BOARD OF ZONING APPEALS STAFF REPORT

To: Members of the Board of Zoning Appeals

From: Tom Vander Woude, Planning Director

Meeting Date: April 11, 2023

Agenda Item: BZA Docket No. 23-002

Hearing: **PUBLIC HEARING**

Application Type: **Developmental Standards Variances**

Summary: HP Munster Investment LLC seeking multiple variances from TABLE 26-6.701.B WALL SIGN SPECIFIC STANDARDS to permit three nonconforming signs on a Hyatt Place Hotel at 9420 Calumet Avenue.

Applicant: HP Munster Investment LLC

Property Address: 9420 Calumet Avenue

Current Zoning: SD-PUD

Adjacent Zoning: North: SD-M
South: SD-M/PUD
East: CD-4.A
West: SD-M

Action Requested: Approve variances

Additional Actions Required: Findings of Fact

Staff Recommendation: Denial

Attachments: BZA 23-002 Variance application
Hyatt Place sign renderings prepared by Transworld dated 05.17.2022
Renderings of Hyatt Place, Munster (undated)
Development Plan (engineering plans prepared by Torrenga Engineering revised 06.17.2021)
DEVELOPMENTAL STANDARDS FOR THE MAPLE LEAF CROSSING
DEVELOPMENT AT THE MUNSTER BUSINESS COMPLEX PLANNED UNIT
DEVELOPMENT AMENDED SEPTEMBER 19, 2022

BACKGROUND

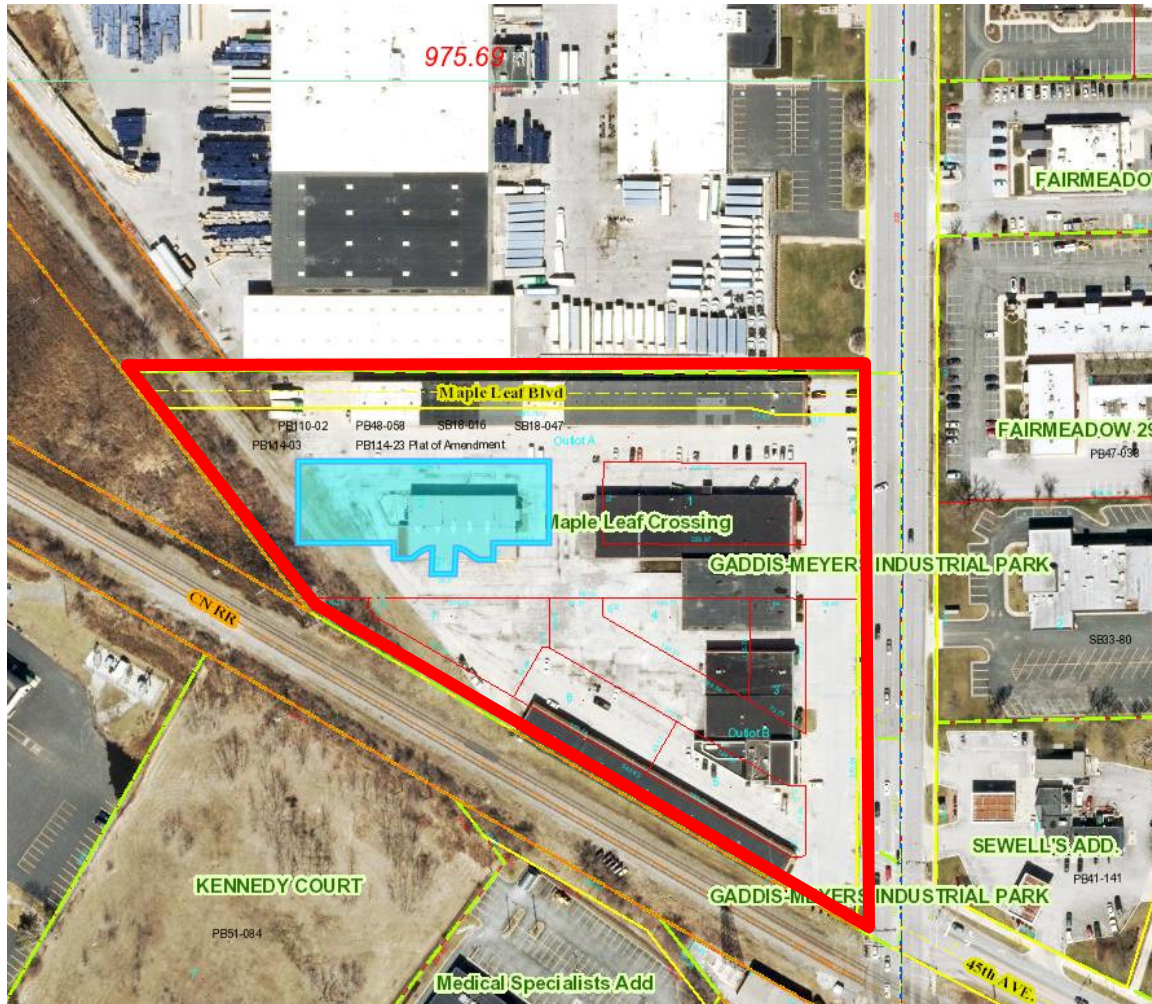


Figure 1: Maple Leaf Crossing PUD outlined in red. Subject property highlighted in blue.

Amit Shah of HP Munster Investment LLC is seeking approval of 8 variances related to signage for a Hyatt Place hotel currently under construction at 9420 Calumet Avenue in the Maple Leaf Crossing Planned Unit Development. The applicant is seeking to install internally illuminated channel letter signs on the 2nd floor of the north, south, and east sides of the hotel.

The Maple Leaf Crossing PUD is governed by the attached DEVELOPMENTAL STANDARDS FOR THE MAPLE LEAF CROSSING DEVELOPMENT AT THE MUNSTER BUSINESS COMPLEX PLANNED UNIT DEVELOPMENT AMENDED SEPTEMBER 19, 2022. There are no unique sign standards for Maple Leaf Crossing; the standards contain the following provision regarding signage:

IV. Signage Design Criteria

Signage shall be compliant with §26-6.701 unless a variance is obtained from the Board of Zoning Appeals.

DISCUSSION

The variances being requested in connection with this project are as follows.

Wall Signs

	Code Section	Standard	Permitted	Proposed
1	TABLE 26-6.701.B Sign Types – Wall Sign – Specific Standards	Quantity (max)	1 per Facade or 1 per first floor business Frontage if multi-tenant Building A single wall sign is permitted on the first floor of the north elevation and a single wall sign is permitted on the first floor of the south elevation.	The applicant proposes to install a wall sign on the east elevation.
2	TABLE 26-6.701.B Sign Types – Wall Sign – Specific Standards	Additional standards	In addition to all other applicable standards, each Wall Sign allowed under this Article: a. shall be applied to the first Story Facade and not project vertically above the roof line	The applicant proposes that the wall sign on the north side be installed on the 4 th story.
3	TABLE 26-6.701.B Sign Types – Wall Sign – Specific Standards	Quantity (max)	In addition to all other applicable standards, each Wall Sign allowed under this Article: a. shall be applied to the first Story Facade and not project vertically above the roof line	The applicant proposes that the wall sign on the south side be installed on the 4 th story.
4	TABLE 26-6.701.B Sign Types – Wall Sign – Specific Standards	Quantity (max)	In addition to all other applicable standards, each Wall Sign allowed under this Article: a. shall be applied to the first Story Facade and not project vertically above the roof line	The applicant proposes that the wall sign on the east side be installed on the 4 th story.
5	Table 26-6.701.B Sign Types – Wall Sign – Specific Standards	Area	1.5 sf per linear ft of Facade or business Frontage. If a sign were permitted on the east elevation, the maximum area is 116.78 square feet.	The applicant proposes a 129.91 square foot wall sign on the east elevation.

6	Table 26-6.701.B Sign Types – Wall Sign – Specific Standards	Sign Size	Lot with bldg. setback < 100' channel letter(s) Letter Height (max) 24"	The applicant proposes a wall sign on the north elevation with 33.75" tall letters and logo.
7	Table 26-6.701.B Sign Types – Wall Sign – Specific Standards	Sign Size	Lot with bldg. setback < 100' channel letter(s) Letter Height (max) 24"	The applicant proposes that a wall sign on the south elevation with 33.75" tall letters and logo.
8	Table 26-6.701.B Sign Types – Wall Sign – Specific Standards	Sign Size	Lot with bldg. setback < 100' channel letter(s) Letter Height (max) 24"	The applicant proposes a wall sign on the east elevation with a 40" tall logo.
9	Table 26-6.701.B Sign Types – Wall Sign – Specific Standards	Sign Size	Lot with bldg. setback < 100' channel letter(s) Overall Height (max) 36"	The applicant proposes a wall sign on the east elevation with an overall height of 74.625".

DISCUSSION

The size and location of the signs proposed for the subject property indicate that the intent is for the building to be identified from a distance, similar to tall pole signs.

To comply with the Munster zoning code, the applicant would be required to do the following:

- Eliminate the wall sign installed on the east side of the building.
- Relocate the wall signs on the north and south sides of the building to the first story. Alternatively, the applicant could remove the wall signs and replace them with a different sign type, such as a large projecting sign.
- Reduce the height of the letters and logos comprising the wall signs on the north and south sides of the building from 33.75" to 24". Alternatively, the applicant could change the sign materials from channel letters to externally illuminated solid lettering or static neon.

Examples of alternative sign types installed on existing Hyatt Place hotels are below.

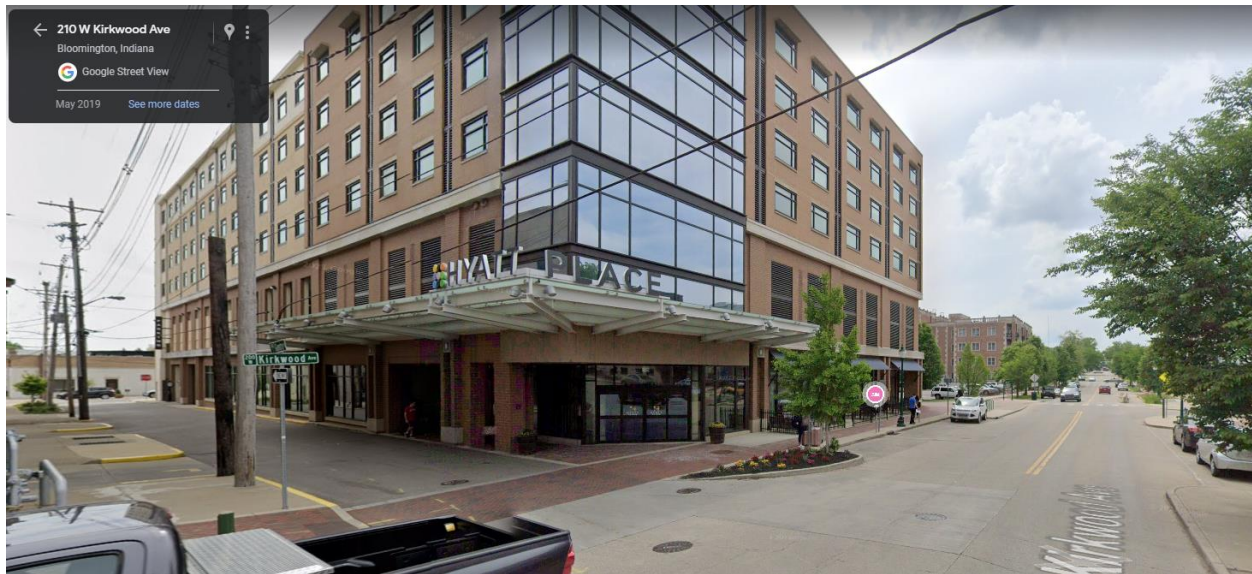


Figure 2 Hyatt Place Bloomington, IN (Google Streetview)



Figure 3 Hyatt Place Bloomington, IN (Google Streetview)

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org



Figure 4 Hyatt Place Hyde Park, Chicago, IL (Google Streetview)

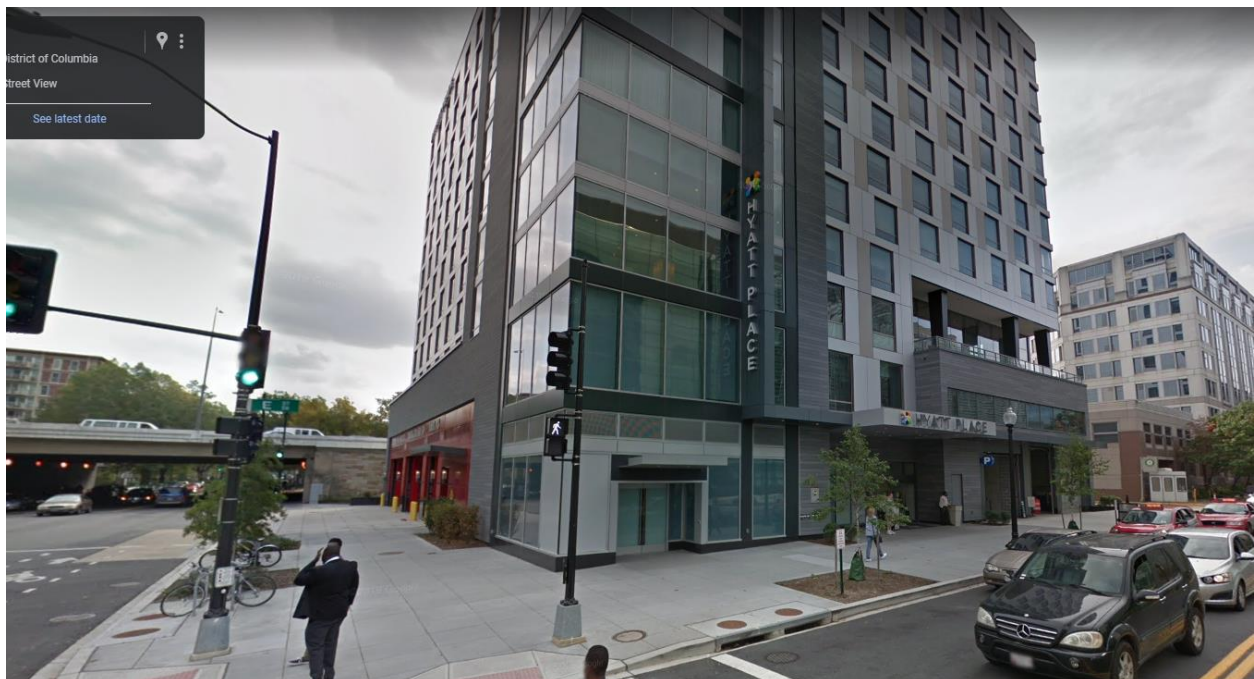


Figure 5 Hyatt Place Washington D.C. National Mall (Google Streetview)

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org



Figure 6 Hyatt Place Florence, SC (Google Streetview)

The Munster zoning ordinance states that “A Variance may be granted only if... ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;”.

The Munster zoning ordinance states that “A Variance may be granted only if... the practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;”.

VARIANCE STANDARDS

The variance process is established to provide relief to a property owner when, due to unique circumstances, compliance with the zoning code imposes a hardship or practical difficulty on a property owner. The BZA is under no obligation to grant a variance. It is the petitioner’s responsibility to prove a hardship or practical difficulty. The BZA should ask the petition to address the criteria listed below.

Sec. 26-6.804.I of the Munster Zoning Code states that the basis for a variance is as follows:

g. General Standards.

A Variance may be granted only if the Decision-Making Authority has made the following determinations for such Variance:

- i. the practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;

Staff finds that the Hyatt Place hotel is a brand-new building with multiple options for signage, which were known at the time that the development plan for the building was approved by the Munster Plan Commission, and therefore it is difficult to conclude that any difficulties with installing code compliant signage are not self-imposed., which indicates that this criterion has not been met.

- ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;

Staff finds that the petitioners are requesting 9 sign variances, which indicates that this criterion has not been met.

- iii. such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and

Staff finds that the general purpose of the zoning ordinance is to limit the amount of signage to specific sizes and types to improve the aesthetics of the Town, which indicates that this criterion has not been met.

- iv. such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.

Staff finds that the character of Maple Leaf Crossing is a pedestrian-oriented, mixed-use development, but the proposed signage is oriented to distant traffic rather than the pedestrian, which indicates that this criterion has not been met.

h. Specific to Development standards Variances:

A Variance from Development Standards may be approved or approved with conditions only if:

- i. it will not be injurious to the public health, safety, morals, and general welfare of the community;

Staff finds no evidence that the proposed signage will be injurious to the community.

- ii. the use and value of the area Adjacent to the property included in the Variance will not be affected in a substantially adverse manner; and

Staff finds no evidence that the proposed signage will adversely affect the use and value of the adjacent area.

- iii. the strict application of the Development standards will result in practical difficulties in the use of the property.

Staff finds that Hyatt Place hotels in other locations have implemented compliant sign programs, which could be applied in this case as well.

The applicant has also addressed these criteria in the attached application.

MOTION

The BZA should make a motion indicating the specific variances that are approved or denied.



Petition BZA _____ - _____

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Board of Zoning Appeals Petition Application

OWNER INFORMATION:

HP Munster Investment LLC	219 614 2676
Name of Owner	Phone Number
9420 Calumet Ave. Munster, IN 46321	amit@shahlodging.com
Street address, City, ST, ZIP Code	Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Name of Applicant/Petitioner	Phone Number
Street address, City, ST, ZIP Code	Email address

PROPERTY INFORMATION:

Maple Leaf Crossing - Lot 2	
Business or Development Name (if applicable)	
9420 Calumet Ave. Munster, IN 46321	
Address of Property or Legal Description	Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

- ☐ **Variance** If yes, select one of the following: ☐ **Use** ☒ **Developmental Standards**
- ☐ **Conditional Use**
- ☐ **Administrative Appeal**

Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):

Exterior signage for the Hyatt Place hotel under construction

Maust Architectural Services	574-537-8500
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
112 N Main St. Goshen, IN 46526	michaelmaust@maustarchitects.com
Street address, City, ST, ZIP Code	Email address

DEVELOPMENTAL VARIANCE CONDITIONS OF APPROVAL

The Munster Board of Zoning Appeals is authorized to hear petitions for developmental standards variances and to approve or deny. The Board of Zoning Appeals may also impose reasonable conditions and restrictions. Indiana Code 36-7-4-918.5 lists the legal criteria for a developmental standards variance:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

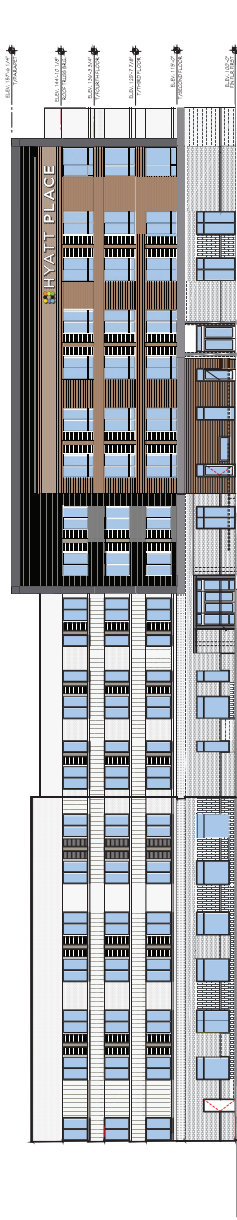
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Explain why this statement is true in this case:

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Explain why this statement is true in this case:

Attach additional pages if necessary

ELEVATIONS

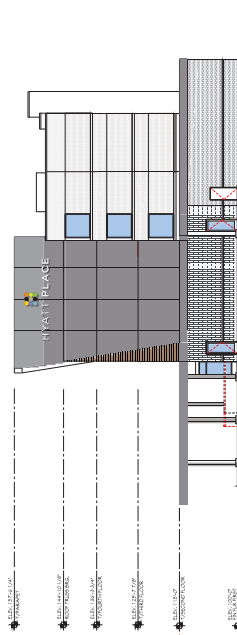
SCALE: 1/32" = 1'-0"



South Elevation

Scale: 3/32" = 1'-0"

A1



East Elevation

Scale: 3/32" = 1'-0"

A3



North Elevation

Scale: 3/32" = 1'-0"

A2



TRANSWORLD

CONTACT

9310, boul. Parkway, Montréal (Québec) H1J 1N7
T : 514.352.8038
F : 514.352.0386
info@transworldsigns.com
www.transworldsigns.com

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Client

Hyatt Place
Adr. / Add.
Munster, IN
Date
2022-05-17
Rep.
C. Gauvreau
CK
Site

REVISIONS

Desc.	Date
01	
02	
03	
04	
05	
06	

RENDERING / RENDU

A1 A2 1X each

ILLUMINATED CHANNEL LETTERS

WHITE DAY / WHITE NIGHT

MODEL 2

SCALE: 1/4" = 1'-0"

Area / Sup.	99.55 sq. ft.
Weight / Poids	
Illumination	LED
Voltage	120V
LED Temp.	6500K

Couleurs / Colours

Colours may not be exactly as shown on screen. Please refer to appropriate Pantone colour guide.
Les couleurs peuvent varier. Veuillez vous référer aux chartes appropriées pour les couleurs exactes.

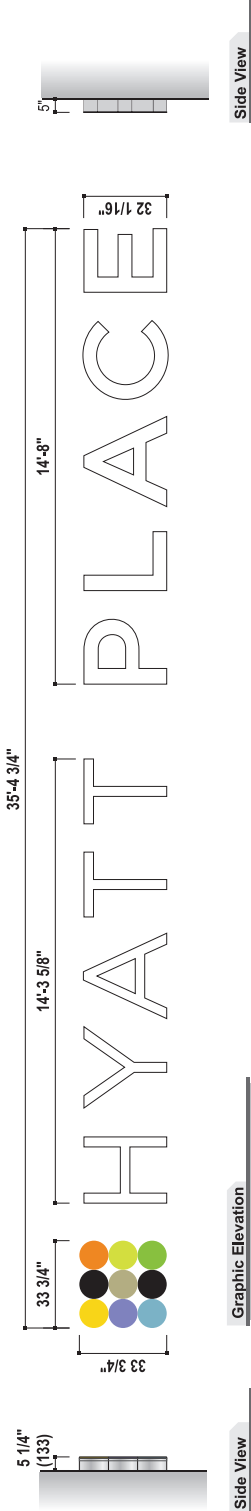
C1	Anodized alum.
C2	Black / Noir
C3	Yellow / Jaune
C4	Lavender / Lavande
C5	Blue / Bleu
C6	Pistachio / Pistache
C7	Orange
C8	Light Green / Vert clair
C9	Spring Green / Vert printemps

LETTERS

- Aluminum filler, pre-painted [C1]
- White acrylic faces with vinyl graphics applied on first surface [C10]
- Illuminated with white LEDs

HYATT PLACE LOGO

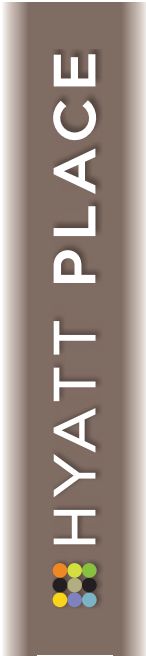
- Aluminum filler, pre-painted [C1]
- White acrylic faces with vinyl graphics applied on first surface [C2 thru C9]
- Illuminated with white LEDs



Graphic Elevation

Side View

Side View



Day View

SCALE: NTS



Night View

SCALE: NTS

Client Approval / Approbation client

Signature:

Date: / /

RENDERING / RENDU



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Client

Hyatt Place

Adr. / Add.

Munster, IN

Date

2022-05-17

Rep. C. Gauvreau

CK

2022-06094-GDWG-A1-A2-CHAN

REVISIONS

Rev.	Date
01	
02	
03	
04	
05	
06	

A3 1x

ILLUMINATED CHANNEL LETTERS

MODEL 3 SCALE: 1/4" = 1'-0"

WHITE DAY / WHITE NIGHT

LETTERS

- Aluminum filler, pre-painted [C1]
- White acrylic faces with vinyl graphics applied on first surface [C10]
- Illuminated with white LEDs

HYATT PLACE LOGO

- Aluminum filler, pre-painted [C1]
- White acrylic faces with vinyl graphics applied on first surface [C2 thru C9]
- Illuminated with white LEDs

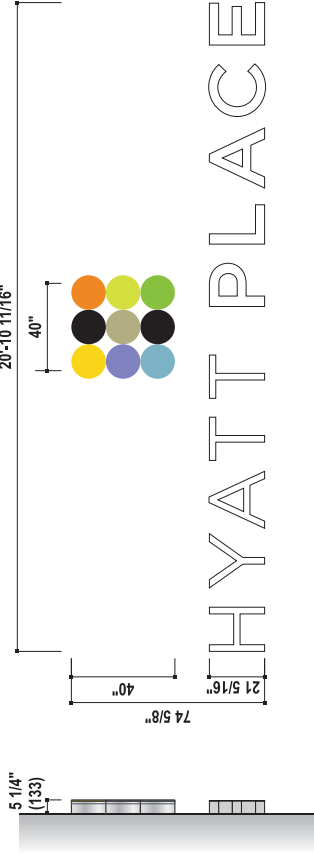
LED

- 120V
- 6500K

Couleurs / Colours

Colours may not be exactly as shown on screen. Please refer to appropriate color bar for exact colours. Les couleurs peuvent varier légèrement d'un écran à l'autre. Veuillez vous référer aux chartes appropriées pour les couleurs exactes.

C1	Anodized alum.
C2	Black / Noir
C3	Yellow / Jaune
C4	Lavender / Lavande
C5	Blue / Bleu
C6	Pistachio / Pistache
C7	Orange
C8	Light Green / Vert lime
C9	Spring Green / Vert printemps



Side View

Graphic Elevation



Day View

SCALE: NTS



Night View

SCALE: NTS

Client Approval / Approbation client

Signature:

Date: / /

RENDERING / RENDU



TRANSWORLD

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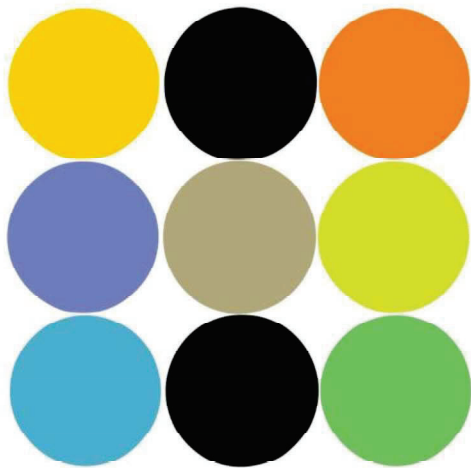
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REVISIONS

Rev.	Date
01	
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05	
06	

Client	Site
Hyatt Place	
Addr. / Add.	
Munster, IN	
Date	Des.
2022-05-17	CK
Rep.	
C. Gauvreau	
2022-06094-GDWG-A3-CHAN	



HYATT
PLACE

Maple Leaf Crossing

9420 Calumet Avenue Munster, IN 46321





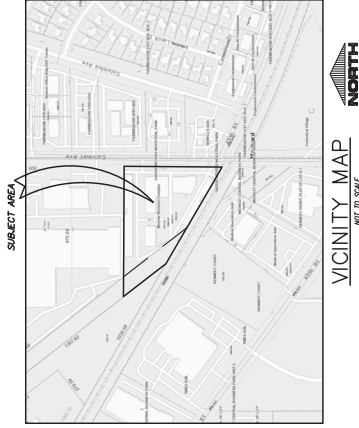
MAPLE LEAF CROSSING

A PLANNED UNIT DEVELOPMENT TO THE TOWN OF
MUNSTER, LAKE COUNTY, INDIANA

INDEX	
PAGE	DESCRIPTION
COVER	TITLE PAGE
C-1.0	EXISTING TOPOGRAPHY & UTILITIES
C-1.1	DEMOLITION PLAN
C-2.0	SITE PLAN
C-2.1	SIGNAGE PLAN
C-3.0	SANITARY SEWERS & WATERMAIN PLAN
C-4.0	STORM SEWERS & GRADING PLAN
C-5.0 TO C-5.3	DETAILS & SPECIFICATIONS
C-6.0	STORM WATER POLLUTION PREVENTION PLAN
C-7.0 TO C-7.1	STORM WATER POLLUTION PREVENTION PLAN DETAILS & SPECIFICATIONS
1 OF 1	FINAL PLAN

Parcel Description:
PARCEL 1
Lot 1 in Munster Business Complex, a Planned Unit Development, in the Town of Munster, as per plat thereof, recorded in Plat Book 110, page 62, in the Office of the Recorder, Lake County, Indiana.

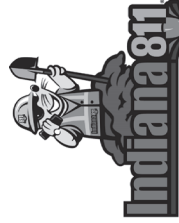
PARCEL 1 is the Southwest Quarter of Section 25, Township 18 North, Range 10 West of the Second Principal Meridian, lying West of Lot 1 in Munster Business Complex, a Planned Unit Development, in the Town of Munster, as per plat thereof, recorded in Plat Book 110, page 62, in the Office of the Recorder, Lake County, Indiana, and North of Canada National Railroad, as shown on the plat thereof, recorded in Plat Book 110, page 62, in the Office of the Recorder, Lake County, Indiana, and also being a portion of the Northeast corner of said Section 25, thence South 00° 26' 30" West, along the East line of said Section 25, a distance of 795.34 feet to the Northwest corner of said Lot 1, and also being point of beginning, thence South 37° 47' 07" East, along the West line of said Lot 1, a distance of 511.81 feet to the Southwest corner of said Lot 1, thence South 89° 43' 30" East, a distance of 265.59 feet, thence North 37° 47' 07" West, a distance of 343.63 feet, thence South 89° 43' 30" East, a distance of 327.01 feet to the point of beginning, containing 0.982 acres, more or less, all in the Town of Munster, Lake County, Indiana.



- NOTES:
1. TOTAL SITE AREA = 7.049± (ACRES) 307,066± (SQ FT). THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF FLOOD ZONE "X" ARE SHOWN ON THE FLOOD HAZARD MAP, MAP NUMBER 1889800117E, RATE MAP (RPM) FOR MUNSTER, LAKE COUNTY, INDIANA, MAP NUMBER 1889800117E, EFFECTIVE DATE JANUARY 18, 2012.
 2. BENCHMARK(S): BENCHMARK LOCATED ALONG THE WEST SIDE OF CALUMET AVENUE, 65.65 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN MUNSTER BUSINESS COMPLEX, ELEVATION 816.75.
 3. BENCHMARK(S): BENCHMARK LOCATED ALONG THE WEST SIDE OF CALUMET AVENUE, 65.65 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN MUNSTER BUSINESS COMPLEX, ELEVATION 816.75.
 4. DEVELOPER: First Metropolitan Builders, 400 Fisher Avenue, Suite 100, Munster, IN 46321
 5. ENGINEER: TORRENGA AND UTILITIES, P.A.T., ARE PROVIDED AND TAKEN FROM TORRENGA SURVEYING, LLC, JOB NO.: 2018-0676 DATED 03-25-2020
 6. ALL VERTICAL DATUM IS BASED ON NAVD83.
 7. HYDROLOGIC UNIT CODES: 07120003030303- HART DITCH (PLUM CREEK)-DYER DITCH
 8. LOCATION: 41°53'05" N, 87°30'36" W
 9. CURRENT ZONING: CD-4A WITH NO GROUND FLOOR RESIDENTIAL USES PERMIT

CLIENT / OWNER:
Maple Leaf Crossing, LLC
400 Fisher Avenue
Munster, IN 46321

PREPARED BY:
Torrenga Engineering, Inc.
907 Ridge Road
Munster, Indiana 46321
(219)836-8918



"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811 or 1-800-382-6344

PER INDIANA STATE LAW ICS-1-26,
IT IS AGAINST THE LAW TO EXCAVATE,
UNDERMINES, OR REMOVE ANY UTILITY
LOCATION SERVICE INC. (2) WORKING
DAYS BEFORE COMMENCING WORK.

County: Lake
SE: Ch. Sec. 25, T. 36, N. R. 10, W.
Township: MUNSTER

DATE AND REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08-26-2020	RE-SUBMITTAL TO MUNSTER	STAFF
2	08-26-2020	RE-SUBMITTAL TO MUNSTER	STAFF
3	08-26-2020	FINAL PLAN	STAFF

CERTIFIED BY: DONALD C. TORRENGA
P.E. # 19868



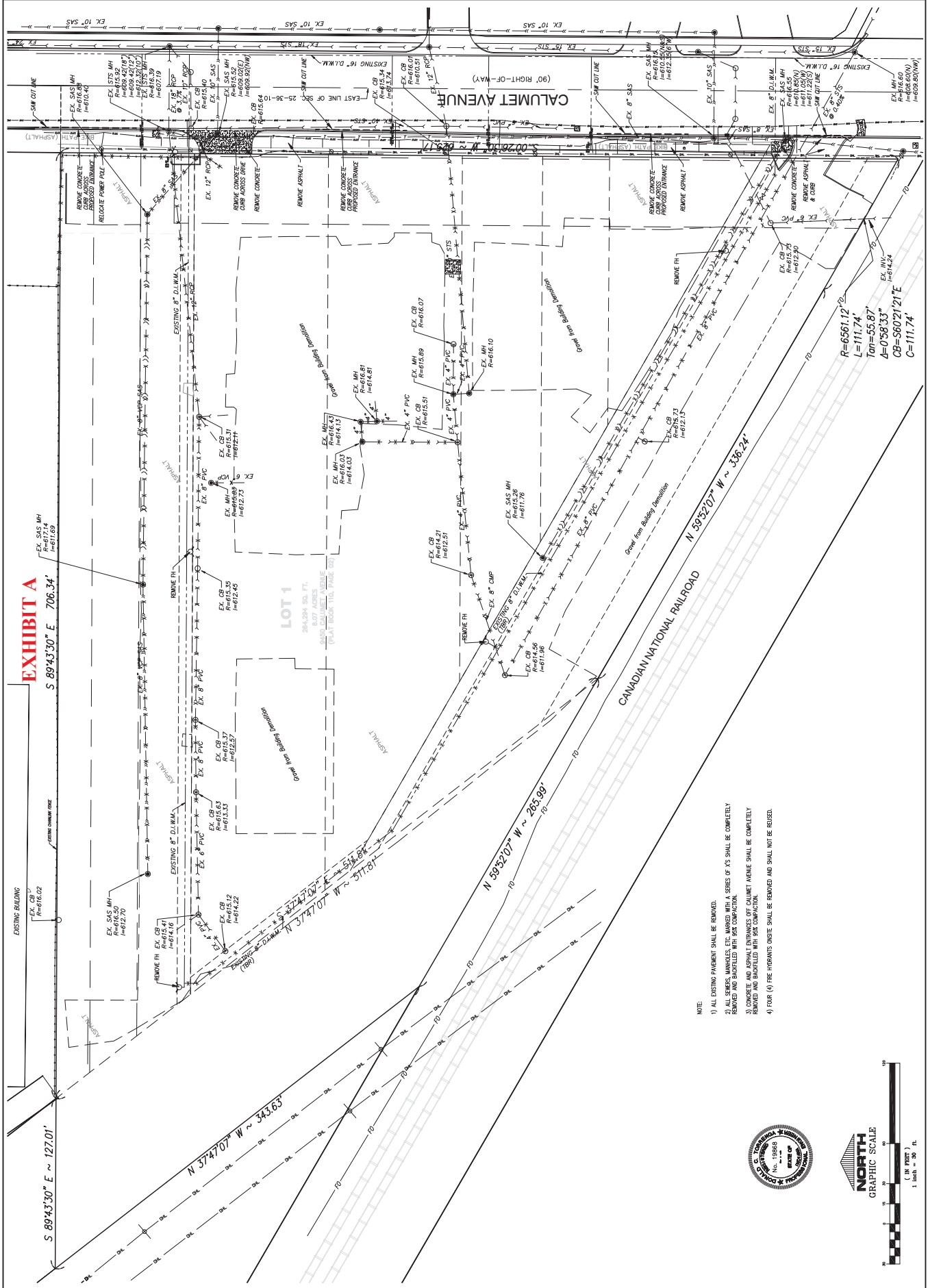


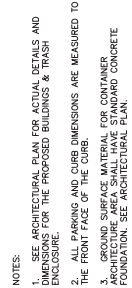
TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
web site: www.torrenga.com
Tel. No. (219) 836-8918

A PLANNED UNIT DEVELOPMENT TO THE
DEMOLITION PLAN
TOWN OF MUNSTER, LAKE CO., INDIANA

DATE: 05-11-2020
JOB NO: 2019-5052
REVISIONS:
06-26-2020
06-09-2020

CLIENT:
Maple Leaf Crossing, LLC
400 Fisher Avenue
Munster, Indiana 46321
SCALE: 1" = 30'
SHEET
C-1.1





(IN FEET)
inch = 30 ft

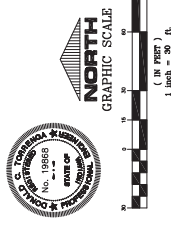
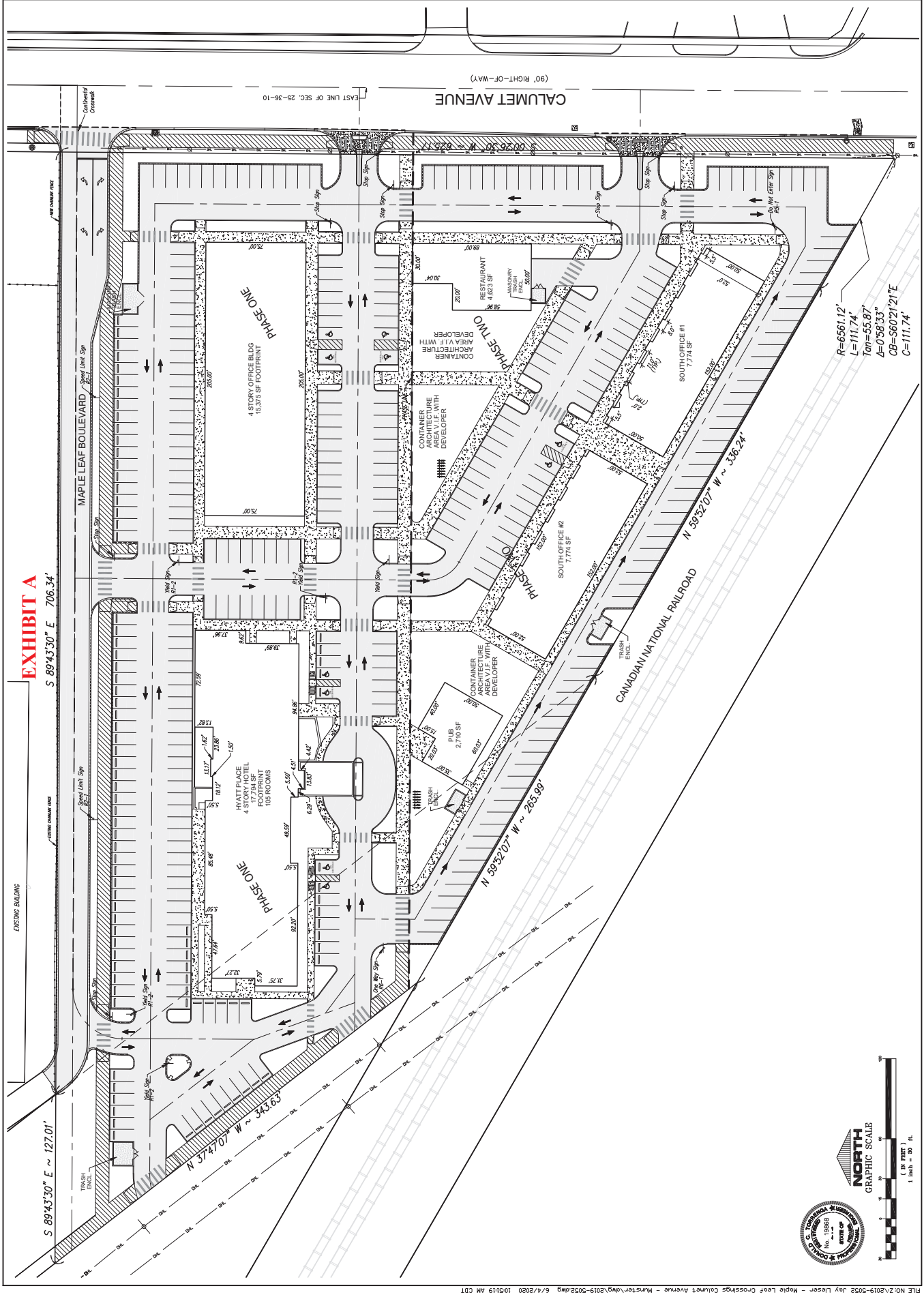


EXHIBIT A

S 89°43'30" E ~ 127.01'

S 89°43'30" E ~ 706.34'



TORRENCE ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
web site: www.torrenge.com
Tel. No. (219) 836-8918

MAPLE LEAF CROSSING
A PLANNED UNIT DEVELOPMENT TO THE
TOWN OF MUNSTER, LAKE CO., INDIANA
SANITARY SEWERS & WATERMAIN PLAN

DATE: 05-11-2020
REVISIONS:
06-26-2020
06-09-2020

CLIENT:
Maple Leaf Crossing, LLC
400 Fisher Avenue
Munster, Indiana 46321

SHEET
C-3.0

EXHIBIT A

EXISTING BUILDING

EXISTING DRAINAGE DITCH

MAPLE LEAF BOULEVARD

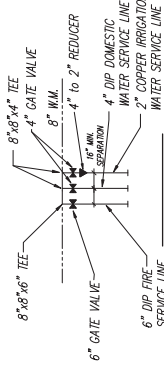
CALUMET AVENUE
(90' RIGHT-OF-WAY)

CANADIAN NATIONAL RAILROAD

LEGEND
PROPOSED

- MANHOLE
- CATCH BASIN/INLET
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPT. CONNECTION
- GRADE PROPOSED
- FINISHED GRADE
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER STUB
- WATER MAIN
- WATER MAIN STUB

FG=000.00



DETAIL NO. 1
N/S



NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

STORM/SANITARY CROSSING 1
Top of 8" Sanitary = 611.77
Bottom of 12" Storm = 611.65



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
web site: www.torrenga.com
Tel. No. (219) 836-8918

MAPLE LEAF CROSSING
A PLANNED UNIT DEVELOPMENT TO THE
TOWN OF MUNSTER, LAKE CO., INDIANA
STORM SEWERS & GRADING PLAN

CLIENT: Maple Leaf Crossing, LLC
400 Fisher Avenue
Munster, Indiana 46321
JOB NO. 2019-5052
DATE: 05-11-2020
REVISIONS:
06-26-2020
06-09-2020
05-11-2020

SHEET
C-4.0

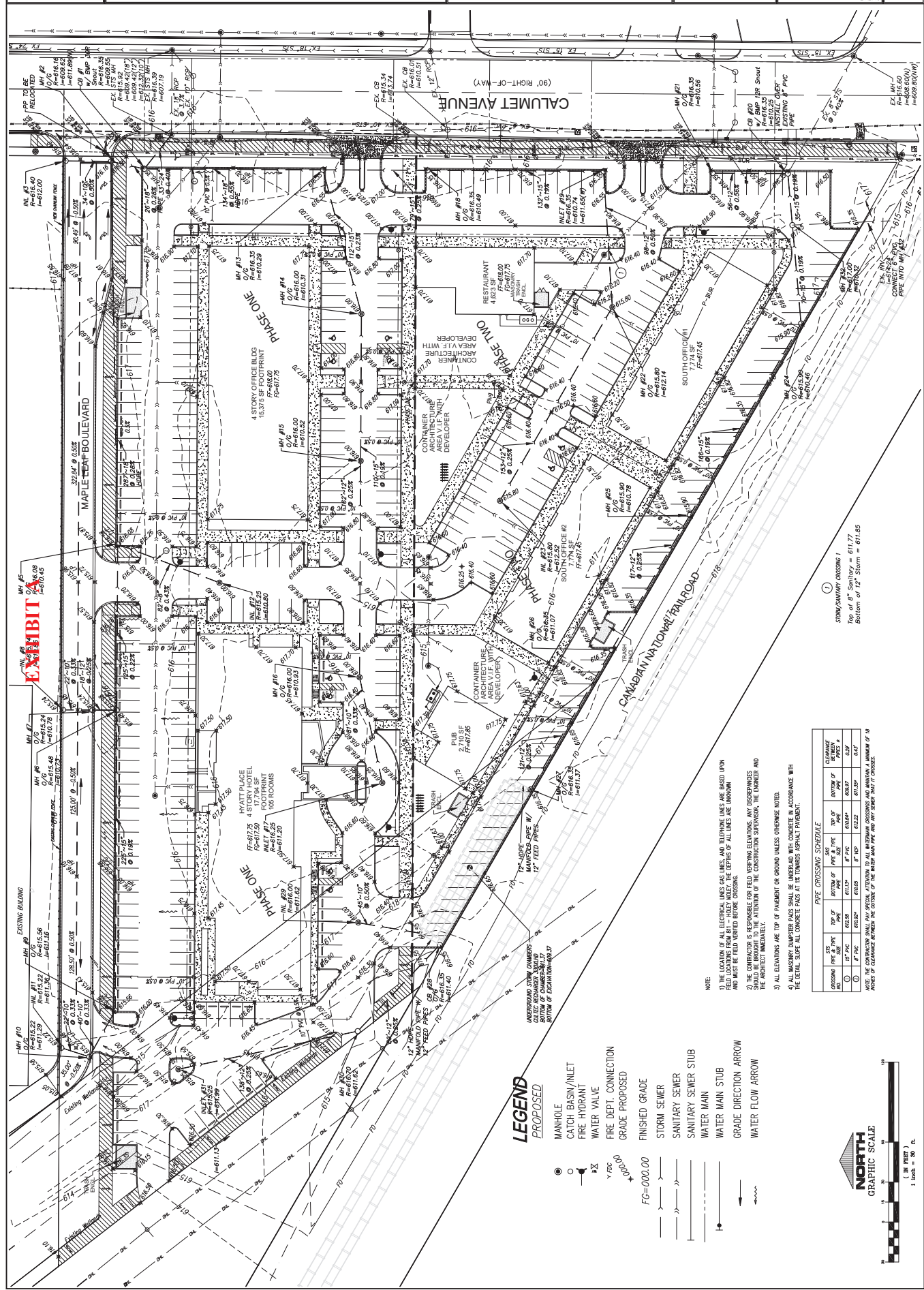


EXHIBIT A

LEGEND

- MANHOLE
- CATCH BASIN/INLET
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPT. CONNECTION
- GRADE PROPOSED
- FINISHED GRADE
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER STUB
- WATER MAIN
- WATER MAIN STUB
- GRADE DIRECTION ARROW
- WATER FLOW ARROW

NOTE:
1) THE LOCATION OF ALL ELECTRICAL LINES GAS LINES AND TELEPHONE LINES ARE BASED UPON RECORD DRAWINGS AND FIELD SURVEY. THE DEPTHS OF ALL LINES ARE UNKNOWN.
2) THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ELEVATIONS AND DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION SUPERVISOR, THE ENGINEER AND THE ARCHITECT IMMEDIATELY.
3) ALL ELEVATIONS ARE TOP OF FINISH OR GROUND UNLESS OTHERWISE NOTED.
4) ALL MANSUARY COMPARTMENT PADS SHALL BE UNDERLAIN WITH CONCRETE IN ACCORDANCE WITH THE DETAIL. SLURRY ALL CONCRETE PADS AT ITS TOWARDS UPWARD PAVEMENT.

PIPE CROSSING SCHEDULE									
CROSSING	PIPE & TYPE	TOP OF PIPE	TOP OF PIPE	TOP OF PIPE	TOP OF PIPE	TOP OF PIPE	TOP OF PIPE	TOP OF PIPE	TOP OF PIPE
AS	12" P.V.C.	611.50	611.50	611.50	611.50	611.50	611.50	611.50	611.50
CS	12" P.V.C.	611.50	611.50	611.50	611.50	611.50	611.50	611.50	611.50
MS	12" P.V.C.	611.50	611.50	611.50	611.50	611.50	611.50	611.50	611.50
WS	12" P.V.C.	611.50	611.50	611.50	611.50	611.50	611.50	611.50	611.50

NORTH
GRAPHIC SCALE

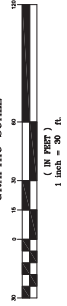
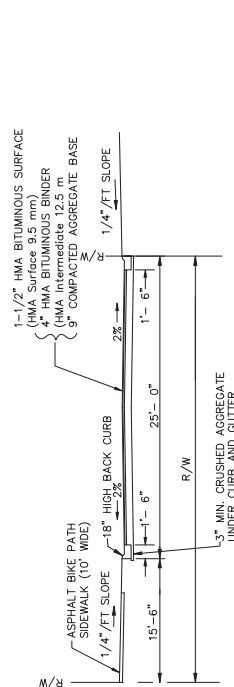
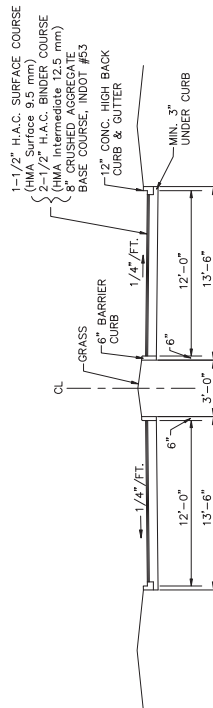


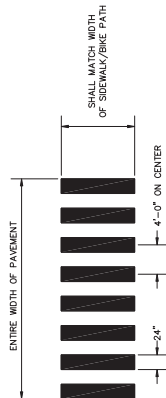
EXHIBIT A



TYPICAL PUBLIC STREET CROSS SECTION

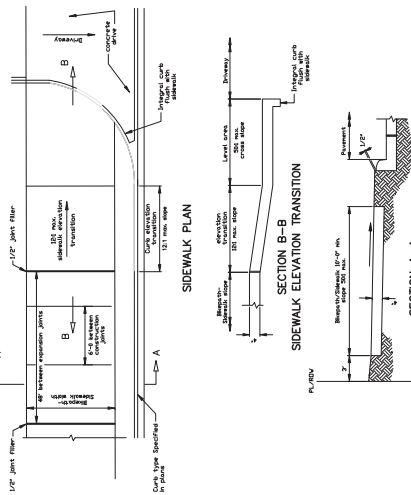


CALUMET AVENUE
RIGHT-IN/RIGHT-OUT
ENTRANCE X-SECTION

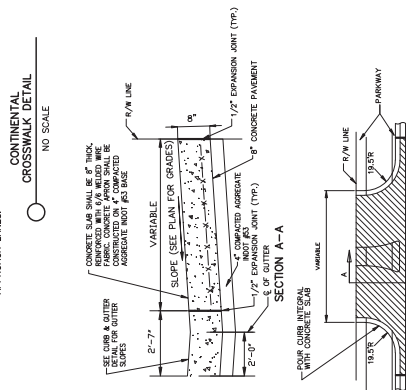


NOTE:

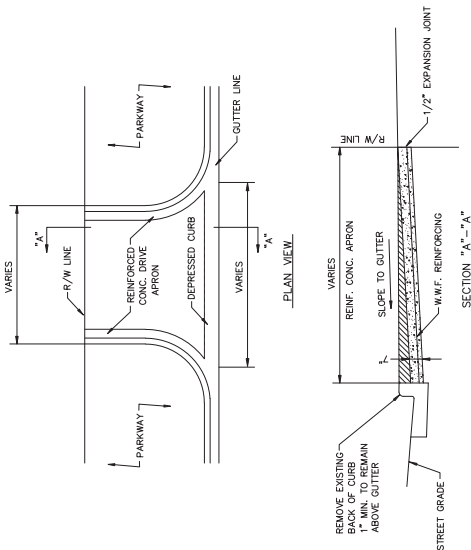
1. ALL REGULATORY SIGNS SHALL BE HIGH INTENSITY AND IN ACCORDANCE WITH THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, MOST RECENT EDITION.
2. ALL PAVEMENT MARKINGS SHALL BE WHITE THERMOPLASTIC AND SPAN ACROSS APPROACH LANES.

SECTION A-A
SIDEWALK ADJUSTMENT TO CURB

**CALUMET AVENUE
BATH/SIDEWALK DETAILS**



CALUMET AVENUE
CONCRETE DRIVE DETAIL

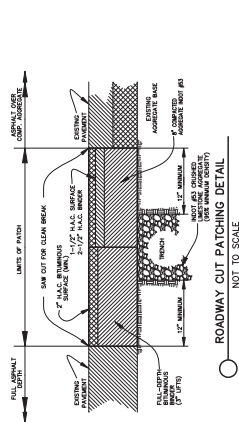


TYPICAL STREET CROSS SECTION

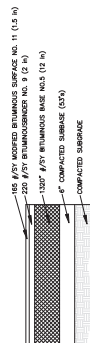


NOTE:
All concrete work for the drive aprons shall be in accordance with the codes and ordinances of the Town of Munster.

All driveway aprons extending beyond the sidewalk and into the street (parkway) shall consist of reinforced concrete at least seven inches in thickness and placed as shown on these plans and/or site plan accompanying the permit application.



CUT PATCHING DETAIL
NOT TO SCALE

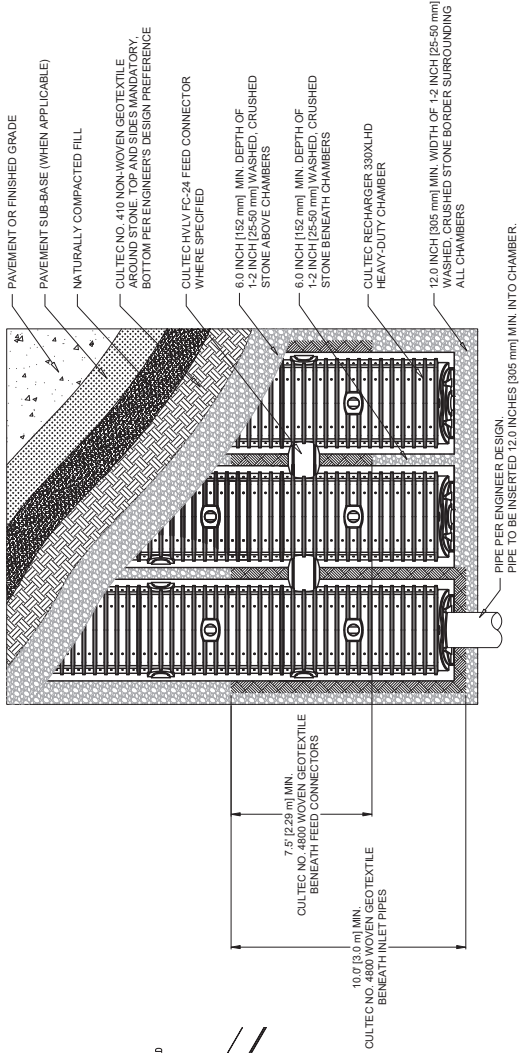
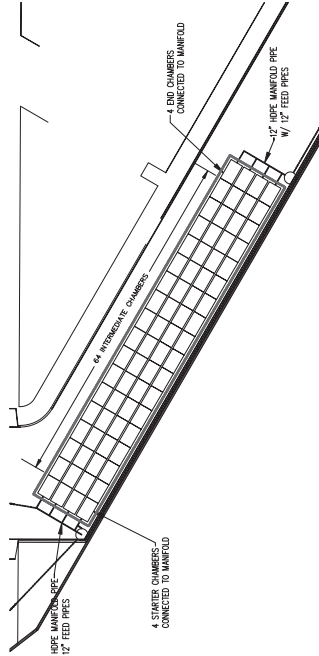


NOTES:
1. PAVEMENT & AGGREGATE THICKNESS ARE TAKEN FROM THE TYPICAL CROSS SECTION DETAIL ON THE ORIGINAL PLANS FOR CALLEMAN AVENUE STATE HIGHWAY MAINTENANCE PROJECT NO. 152 (2), DATED 12/23/86
2. WHERE FILL IS REQUIRED, SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 METHOD OF

TYPICAL PAVEMENT SECTION



EXHIBIT A



CULTEC Stormwater Design Calculator



Project Information:	
Date:	June 15, 2020
Project Name:	Maple Leaf Crossings
Project Address:	907 Ridge Road, Munster, Indiana 46321
Project Contact:	John Torrence
Project Phone:	(219) 836-8918
Project Email:	john@torrence-engineers.com

Calculations Performed By:	
John Torrence	Project Engineer
John Torrence	Project Engineer
John Torrence	Project Engineer
John Torrence	Project Engineer
John Torrence	Project Engineer
John Torrence	Project Engineer
John Torrence	Project Engineer
John Torrence	Project Engineer
John Torrence	Project Engineer
John Torrence	Project Engineer

RECHARGER 330XLHD

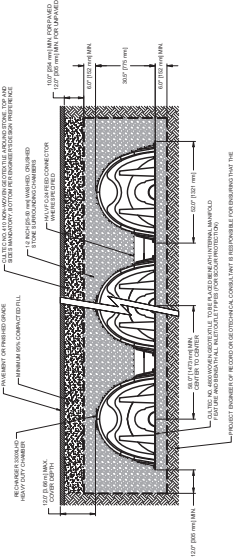


Recharger 330XLHD Chamber Specifications	
Height	30.5 inches
Length	6.50 feet
Installed Length	7.00 feet
Uninstalled Chamber Volume	99.56 cu. feet

Breakdown of Storage Provided by Recharger 330XLHD Stormwater System	
Within Chambers	3,884.09 cu. feet
Within Recharge	3,915.16 cu. feet
Within Stone	7,799.25 cu. feet
Total Storage Provided	15,598.50 cu. feet
Total Storage Required	15,598.50 cu. feet

Materials List

Recharger 330XLHD	
Total Number of Chambers Required	18 pieces
Separator Row Chambers	18 pieces
Recharge Chambers	64 pieces
Recharge Chambers	4 pieces
Recharge Chambers	4 pieces
CULTEC No. 410 Non-Woven Geotextile	960 sq. yards
CULTEC No. 410 Non-Woven Geotextile	120 feet
Stone	3953 cu. yards



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MAPLE LEAF CROSSING
A PLANNED UNIT DEVELOPMENT TO THE
TOWN OF MUNSTER, LAKE CO., INDIANA
DETAILS & SPECIFICATIONS

DATE: 05-11-2020
REVISIONS:
06-26-2020
06-09-2020

SCALE: NTS
JOB NO: 2019-5052
First Metropolitan Builders
Munster, Indiana 46321



SHEET
C-53

trained individuals) shall perform a written evaluation of the project in a minimum

- [illegible]

SPILL PREVENTION AND RESPONSE

- Waste Products**
- Asphalt Products,
 - Concrete Curing Compounds,
 - Paints,
 - Acids,
 - Solvents,
 - Stains,
 - Wood Preservatives,
 - Roofing Tar or
- Procedures and practices to prevent and control spills in a manner that minimizes the environmental impact of the spill. The spill response team estimates the discharge of spilled material to the drainage system or watercourses.
- Other Waste Products**
- Diesel fuel, oil, lubricants
 - Dust pollutants
 - Herbicides
 - Growth inhibitors
 - Fertilizers
 - Pesticides and weed-killing chemicals
 - Plank
 - Lubricants
 - Other petroleum dust/fumes

source of materials and substances to whom you must notify.

The contractor and subcontractors shall refer to the Material Safety Data Sheet (MSDS) for information on the proper storage, use, and clean-up methods for all materials anticipated being on the project site.

All required materials for spill clean up and disposal of all waste materials shall be kept on site in a project trailer with easy access for all users of associated materials. All disposals of spilled materials shall be done in accordance with Federal, State and Local waste disposal regulations. All contractor and subcontractors shall be responsible for any and all spill(s) associated with their work.

Change of ownership of materials on trucks by subcontractors shall have been transported by and not occur at or near the site or occur nearby roadways.

Intervening actions shall be taken to control and contain the spill or prevent it from entering any nearby storm sewer system or open water.

Notify the Town of Mansfield Fire Department at 911 for all combustible and flammable spills.

Notify the Massachusetts Emergency Spill Response Unit at 1-800-244-8002 within 2 hours of the spill.

Notify the Massachusetts Department of Environmental Protection (Mass DEP) of any spill above the reported allowable spill quantity.

Notify the Massachusetts Department of Transportation (MassDOT) of any nearby storm sewer structures or open water.

Notify the Massachusetts Department of Health (MDH) at 1-888-231-2714.

The spill area shall be isolated from all surrounding areas with absorbent pads, booms, and roll-downs designed for the use of spill containment and absorbent pads.

The spill kit items that are required to be on site, shall be utilized.

When the spill is contained, the spill area shall be cleaned up to meet or better than the original condition. The spill area shall be cleaned up to meet or better than the original condition beyond the containment by a suitable operator.

solid waste associated with the construction and development of the project site. The contractor shall be responsible for the removal of all waste materials from the project site. The contractor shall be responsible for the removal of all waste materials from the project site. The contractor shall be responsible for the removal of all waste materials from the project site.

For final grading, work is completed and where additional work is not scheduled.

- [illegible]

Permanent seeding operation dates are March 10 to May 10 and August 10 to September 10, seeding done between May 10 to August 10 may require irrigation. Temporary seeding may be used as an alternative until preferred date for Permanent Seeding. Seeding operation must be used as a walk-in and base will be seeded as soon as possible using permanent seeding when possible, muck or erosion control blankets are to be used on eroded areas to protect the soil from wind and water impact. Install silt fences around extension/Decontamination until seed is established.

Mixture	Rate per acre		Optimum soil temperature
	Permanent	Dormant or frost	
1. 100% <i>Trifolium repens</i>	100	100	50-60
2. 100% <i>Trifolium pratense</i>	100	100	50-60
3. 100% <i>Trifolium arvense</i>	100	100	50-60
4. 100% <i>Trifolium incarnatum</i>	100	100	50-60
5. 100% <i>Trifolium hybridum</i>	100	100	50-60
6. 100% <i>Trifolium alexandrinum</i>	100	100	50-60
7. 100% <i>Trifolium montanum</i>	100	100	50-60
8. 100% <i>Trifolium repens</i> + 100% <i>Trifolium pratense</i>	100	100	50-60
9. 100% <i>Trifolium repens</i> + 100% <i>Trifolium arvense</i>	100	100	50-60
10. 100% <i>Trifolium repens</i> + 100% <i>Trifolium incarnatum</i>	100	100	50-60
11. 100% <i>Trifolium repens</i> + 100% <i>Trifolium hybridum</i>	100	100	50-60
12. 100% <i>Trifolium repens</i> + 100% <i>Trifolium alexandrinum</i>	100	100	50-60
13. 100% <i>Trifolium repens</i> + 100% <i>Trifolium montanum</i>	100	100	50-60
14. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium pratense</i>	100	100	50-60
15. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium arvense</i>	100	100	50-60
16. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium incarnatum</i>	100	100	50-60
17. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium hybridum</i>	100	100	50-60
18. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium alexandrinum</i>	100	100	50-60
19. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium montanum</i>	100	100	50-60
20. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium pratense</i>	100	100	50-60
21. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium arvense</i>	100	100	50-60
22. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium incarnatum</i>	100	100	50-60
23. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium hybridum</i>	100	100	50-60
24. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium alexandrinum</i>	100	100	50-60
25. 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium repens</i> + 100% <i>Trifolium montanum</i>	100	100	50-60

[illegible][illegible]

- | | | | |
|-----------|----------------|-----------------|------------|
| lyragrass | 00 to 150 lbs. | 150 to 225 lbs. | 5.6 to 7.0 |
| lyragrass | 1 to 2 lbs. | 1.7 to 3 lbs. | 5.5 to 7.5 |
| lyragrass | 20 lbs. | 30 lbs. | |
| lyragrass | 10 lbs. | 15 lbs. | |
| lyragrass | 10 lbs. | 15 lbs. | |
| lyragrass | 4 lbs. | 6 lbs. | |
| lyragrass | 10 lbs. | 15 lbs. | |
| lyragrass | 1 to 2 lbs. | 1.7 to 3 lbs. | |
| lyragrass | 00 to 150 lbs. | 150 to 225 lbs. | 5.5 to 7.5 |
| lyragrass | 1 to 2 lbs. | 1.7 to 3 lbs. | |
| lyragrass | 1 to 2 lbs. | 1.7 to 3 lbs. | |
| lyragrass | 10 lbs. | 15 lbs. | |
| lyragrass | 15 to 20 lbs. | 22 to 30 lbs. | 5.5 to 7.5 |
| lyragrass | 15 to 20 lbs. | 22 to 30 lbs. | |

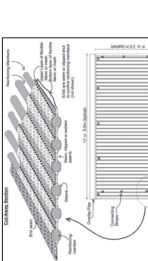
(c) legume seed should be inoculated; (d) seeding mixtures containing legume seeds should be sown at a depth of 2–3 cm; (e) grasses may be sown as fall-seeded or spring-seeded, although the grasses may be fall seeded and the legume as spring seeded.

AVEL."

-

8: Width: 12 feet minimum or full width of entrance
Length: 50 feet minimum

- Material:** Grooveable-Type mats, **AGCS Mud Mat** or approval equal
- Install pipe under mat if needed to provide proper exit drainage
- Install Grooveable-Type mats in series to prevent sediment from
- Direct all surface runoff and drainage from the mat to sediment trap
- 4: Inspect contractor mat for sediment deposits weekly and after storms of a minimum of 0.5 inches of rain
- Reshape and regrade mat as needed for drainage and runoff control.
- Repair or replace mats as needed.
- Remove mat and sediment trucked or washed onto public road by brushing or sweeping. No flushing of sediment of the street.



TEMPORARY SEEDING

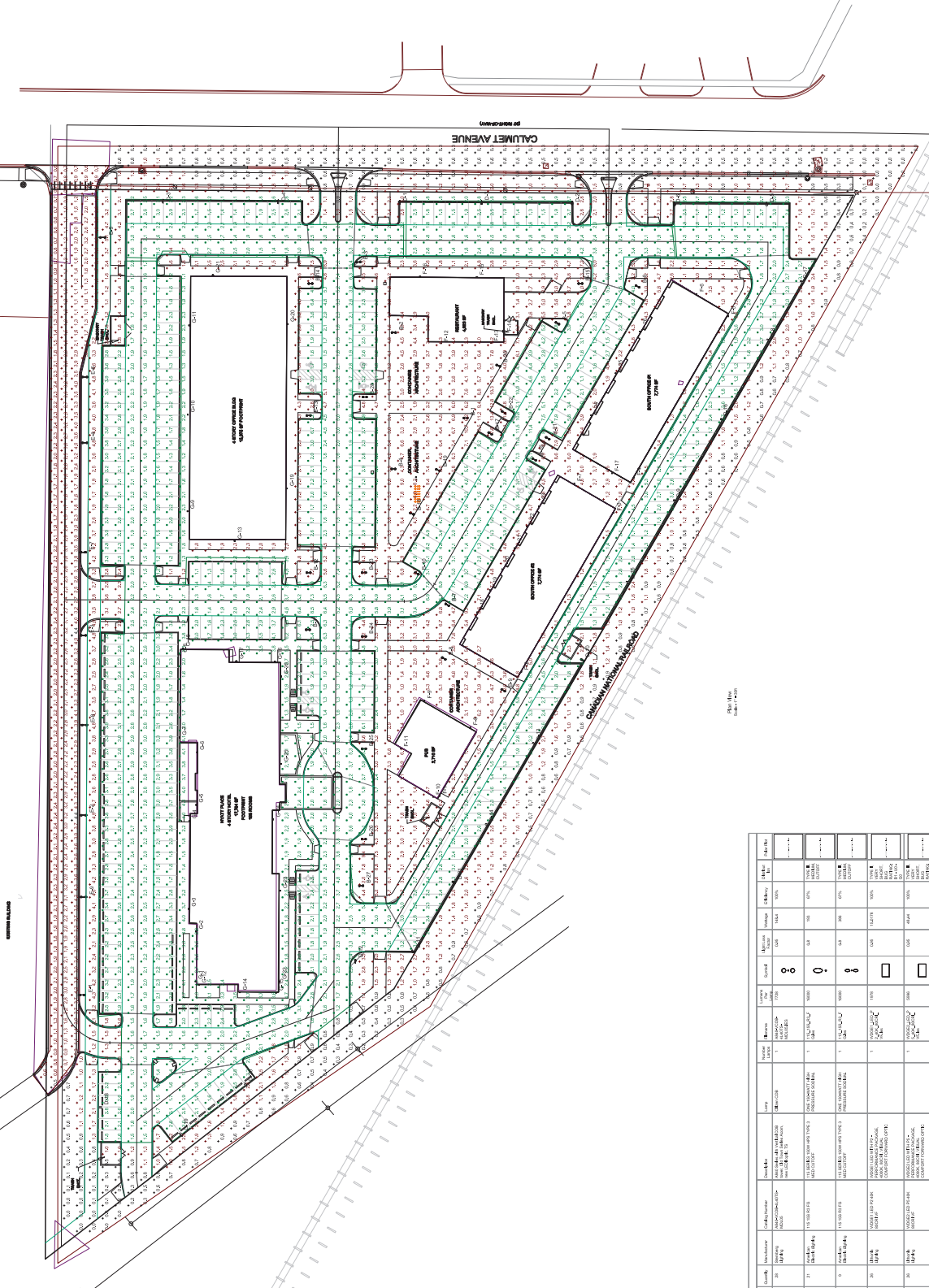
- To stabilize disturbed areas especially along both sides of the street and construct a final grading work is completed and where all road work is not scheduled.
- MS: Safe and specified preparation Graded, and lime and fertilizer applied
- MS: Established on the basis of (a) germination, growth, and time of year; see Table for temporary seedling recommendations.
- According to soil test or use MS-9000 12-2-12 analysis or equivalent.

Fertilizer and lime as recommended by the soil test.
Till the soil to obtain a firm seedbed, working the fertilizer and lime into the soil.
Deep up with a disk or disk operation across the slope.
Apply seed uniformly with a drill or cat-lifter-seeder, or by broadcast seeding, and cover with a depth as shown on Table for temporary seed-cover conditions.
If drill line or broadcast seed, firm the seedbed with a roller or cat-lifter.
If cat-lifter or disk seed, use a roller or cat-lifter.

- Check for erosion damage after storm events and repair, re-seed and mulch if necessary.

Species*	Rate/acre	Planting depth	Optimum dates**
o or ryegrass	150 lbs.	1 to 1½ in.	9/15 to 10/30
oats	100 lbs.	1 in.	3/1 to 4/15
ryegrass	40 lbs.	1/4 in.	3/1 to 5/1
millet	40 lbs.	1 to 2 in.	8/1 to 9/1
grass	35 lbs.	1 to 2 in.	5/1 to 6/1
			5/5 to 7/30

EXHIBIT A



Station	Length	Width	Height	Area	Volume	Weight	Material	Notes	Remarks
B	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
D	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
E	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
F	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
G	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00

Station	Length	Width	Height	Area	Volume	Weight	Material	Notes	Remarks
B	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
D	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
E	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
F	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
G	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00

Station	Length	Width	Height	Area	Volume	Weight	Material	Notes	Remarks
B	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
D	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
E	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
F	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00
G	10.00	10.00	10.00	100.00	1000.00	10000.00	Concrete	Foundation	10.00

EXHIBIT A

DEVELOPMENTAL STANDARDS FOR THE MAPLE LEAF CROSSING DEVELOPMENT AT THE MUNSTER BUSINESS COMPLEX PLANNED UNIT DEVELOPMENT AMENDED SEPTEMBER 19, 2022

This document sets forth the developmental standards for the Planned Unit Development known as Maple Leaf Crossing, with street addresses 9352-9482 Calumet Avenue.

I. Planned Unit Development

Maple Leaf Crossing is hereby designated as a Planned Unit Development Special District (“SD-PUD”) under Ordinance No. 1788.

A. Permitted uses shall include:

1. Hotel
2. Professional Office
3. Medical or Dental Office or Clinic
4. Alcoholic Beverage Retail Sales
5. Alcoholic Beverage- Serving Establishment
6. Bar or Tavern
7. Brewpub
8. Craftsman Establishment
9. Dry Cleaning without drive-through
10. Entertainment Facility
11. Financial Services without Drive-through
12. Hair, skin, nail care or day spa
13. Open air market, including container shops
14. Open Front or Open Lot Retail, including container shops
15. Pharmacy
16. Restaurant, and Restaurant with outdoor dining
17. Tailor or Seamstress Shop
18. Tasting Room
19. Theater or Performing Arts Venue

EXHIBIT A

20. Ticket Office
21. Veterinary Office Clinic or Hospital
22. Warehouse/ retail
23. Civic space
24. Brewery
25. Distillery
26. Microbrewery/MicroDistillery/ Microwinery/ Nanobrewery
27. Winery
28. Food/ Refreshment Stand
29. Garden
30. Gift Shop
31. Massage Services by Indiana licensed masseuse, accessory to Spa or Salon
32. Parking Area
33. Patio
34. Such other uses as approved by the Plan Commission or Town Council

- B. Temporary buildings for construction purposes for a period not to exceed the duration of the construction.

2. Use Conditions and Restrictions

A. Hours. Maple Leaf Crossing hours of operation shall be seven days per week as allowed for any like businesses in Commercial Districts in the Town of Munster.

3. Yards

Yards, roadways, walkways, parking and greenspace shall be as set forth in the Approved Development Plan attached hereto as Exhibit A and incorporated herein.

4. Height Regulations

No building shall exceed four stories in height and a maximum of 60 feet.

5. Screening of Mechanicals

All mechanical equipment will be screened as to not be visible by those at street level on all sides of the building.

6. Off-Street Parking Facilities

Off-street parking shall include approximately 358 parking spaces as set forth in the Approved Development Plan.

EXHIBIT A

7. Lot Coverage

Green space shall exceed 7.5% of the total area as set forth in the Approved Development Plan.

8. Pedestrian and Bicycle Access

Sidewalks and bicycle paths shall be located within and upon Maple Leaf Crossing as set forth in the Approved Development Plan.

II. Formula Business Regulations

Any Formula Business that desires to located within the Planned Unit Development must obtain a Special Use permit from the Board of Zoning Appeals. A “Formula Business” is defined as a restaurant or retail establishment which is required by contractual or other arrangements to operate with standardized menus, ingredients, architecture, décor, uniforms, appearance or signage.

The following findings, at a minimum, must be made prior to the issuance of a Special Use Permit for a Formula Business:

1. The Formula Business will be compatible with existing surrounding uses, and has been designed and will be operative in a non-obtrusive manner to preserve the community’s distinctive character and ambiance;
2. The Formula Business will not result in an over-concentration of formula establishments in its immediate vicinity or the Town as a whole;
3. The Formula Business will promote diversity and variety to assure a balanced mix of commercial use available to serve both resident and visitor populations;
4. The Formula Business will contribute to an appropriate balance of local, regional or national-based businesses in the community;
5. The Formula Business will be mutually beneficial to and will enhance the economic health of surrounding uses in the district; and,
6. The Formula Business will contribute to an appropriate balance of small, medium and large-sized businesses in the community.

III. Building and Material Requirements

1. Building Design

All building designs and lot plans shall be submitted to the Plan Commission for building site plan approval in accordance with Section 26-6.804.G of the Town’s Code

EXHIBIT A

of Ordinances. The overall image should be well coordinated, fully integrating components such as entries, displays and signage. Buildings shall comply with the Approved Development Plan and the Development Standards for the Maple Leaf Crossing Planned Unit Development.

2. Materials and Details

Building materials shall consist primarily of glass, steel, brick, stone, and shipping containers for accents and small businesses as contemplated by the Development Agreement. Proposed materials and colors shall be submitted on a color material sample as a component of building site plan approval application in accordance with Section 26-6.804.G of the Town's Code of Ordinances..

3. Permitted Materials

The following is a list of permitted materials, subject to Town approval during the review process:

- a. Painted aluminum or steel;
- b. Stainless steel;
- c. Solid brass, bronze, copper or pewter;
- d. Enamel coated steel;
- e. Textured or brushed stainless steel;
- f. Galvanized, sandblasted or etched metals;
- g. Natural stone;
- h. Full size brick;
- i. Painted or stained wood in limited amounts
- j. Porcelain, ceramic or glass

4. Metals

High quality is expected for all metal applications. Metal such as shop-painted aluminum and steel, stainless steel, solid brass, bronze, copper, pewter, or enamel coated steel may be used for hardware, trim and panels when well designed and detailed.

- a. Lap joints and seams must be even and straight and concealed when possible. Outside corners are to be mitered or continuous break shaped.
- b. Fabrication must be either heavy gauge material or thinner gauge material shop laminated to solid backing. In no case are oil canning (resulting from light reflection from an uneven or buckled surface), scratches, warps, dents, occlusions, visible seams or other imperfections allowed.

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- c. Sealants on natural metals are required to prevent tarnishing.
- d. Textured or brushed stainless steel, galvanized, sandblasted and etched metals are encouraged in creative applications. Unique treatments such as patina, rusted, etched and imprinted metals will be considered for special design objectives.
- e. Polished metals should be solid, not plated and limited to accent trim.

5. Natural Stone

- a. Granite, marble, limestone, slate and other natural stone materials may be used in building applications. Stone may be polished, unpolished, sandblasted, flamed, honed, split face or caved. Careful, craftsman-like attention to detail is required at all connections and transitions to other materials.
- b. Edge details must prevent visible unfinished edges. Exposed edges must be quirk mitered, chamfered or polished to match adjacent surface finish.
- c. The transition between stone and adjoining materials must be defined by use of metal reveals.
- d. Stone use as a paving material must be flush when meeting other flooring materials.
- e. Natural stone must be protected against staining and discoloration by means of sealers appropriate to the material.

6. Wood

- a. Painted or stained wood may be used in many design applications, such as window frames, decorative trim or molding, and for solid areas, such as decorative bulkheads. In some cases, it may be used for larger architectural elements, such as columns and entablatures. Wood paneling and plank construction are not acceptable unless presented in a highly imaginative concept and approved by the Town.
 - 1. Wood used in the construction of the building must be kiln dried, mill quality, or marine grade hardwood and must meet local frame spread requirements.
 - 2. Painted wood must have a shop quality enamel finish.
 - 3. Wood without a paint finish must receive a clear, preservative sealant.
 - 4. Extensive use of natural wood finishes is discouraged.

7. Tile

- a. Tile may be used in diverse applications. Its use is encouraged to introduce light, decorative texture or graphic quality to a storefront.
 - 1. Porcelain ceramic or glass tiles in glazed or natural finishes may be used as accents and in limited field applications. Patterns used

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over large areas are expected to have a sophisticated, well executed design concept.

2. Small and intricate mosaic tile patterns may be utilized for detail and accent only.
3. All tiles must be carefully detailed at outside corners with bull nose edges or special corner trims. Lapped or butt joints are not permitted.

8. Glazing

- a. The creative use of glazing and other building front design elements is encouraged and must be carefully detailed.
 1. Large panes
 2. All glass
 3. Stained, leaded
 4. Glass block
 5. In frameless assemblies,
 6. Aluminum, metal or wood building
 7. All aluminum framing
 8. Tinted glass is permitted, however, reflective glass (including mirroring) is not permitted.

9. Lighting

- a. Lighting fixtures shall be high quality commercial grade. The fixtures shall be constructed and installed to be glare free and shall comply with all applicable code requirements.
- b. Recessed or appropriately styled surface mounted halogen incandescent, ceramic metal halide, or solid state (LED) sources are permitted. 2077 to 3000 k is the required color temperature range of these sources, with a minimum Color Rendering Index (CRI) of 80.
- c. Fluorescent fixtures are not permitted.
- d. The lighting plan shall be of the design and layout set forth in the Approved Development Plan.
- e. A detailed lighting plan for each building and lot shall be submitted for Plan Commission approval as a component of a site plan approval application in accordance with the procedure of Section 26-6.804.G of the Town's Code of Ordinances and the standards of the Development Plan and Development Standards.

10. Prohibited Materials

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1. The following is a list of prohibited materials. In rare instances, special consideration may be given for the use of a prohibited material if its application is highly original, creative and essential to the theme or design concept of the building front. Exceptions may be granted by the Plan Commission solely at its discretion as a component of a building site plan approval application in accordance with Section 26-6.804.G of the Town's Code of Ordinances.: Plastic laminates, except for high pressure laminates such as Prodema and Trespa or similar.
2. Glossy, or large expanses of acrylic or Plexiglass
3. Pegboard
4. Mirror
5. Mirrored glass (but not tinted glass)
6. Vinyl, fabric or paper
7. Plywood or particle board
8. Sheet or modular vinyl
9. Luminous ceiling, including "egg crate"
10. Shingles, shakes, rustic siding
11. Drywall
12. Stucco, exterior insulation finishing system (EIFS) or similar products

IV. Signage Design Criteria

Signage shall be compliant with §26-6.701 unless a variance is obtained from the Board of Zoning Appeals.

V. Landscape Design Criteria

Landscaping for Maple Leaf Crossing shall generally be in accordance with the Landscaping Plan attached hereto as Exhibit C and incorporated herein. Other Developmental Standards

VI. Other Development Standards

The Approved Development Plan and Development Standards shall govern the development of Maple Leaf Crossing PUD. The development standards for zoning district CD-4.A set forth in Zoning Ordinance 1788, Table 26-6.405.A-6 shall apply to matters not addressed in the Approved Development Plan and Development Standards.

VII. All construction on the building sites on lots 1 through 7 of the Approved Development Plan are subject to approval by the Munster Plan Commission in accordance with the procedure set forth in Section 26-6.804.G of the Town's Code of Ordinances according to the terms and standards of the Approved Development Plan and Development Standards for Maple Leaf Crossing PUD or section VI above, if applicable.

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VIII. In addition to the above, the development of Lot 7 will be in accordance with the attached Exhibit D which includes the following:

- a. Lot 7, Maple Leaf Crossing Master Site Plan prepared by Torrenga Engineering, Inc. dated 06.29.2022
- b. Lot 7, Maple Leaf Crossing Site Plan prepared by Torrenga Engineering, Inc. dated 06.29.2022