ADDENDUM
PLAN COMMISSION STAFF REPORT
PC 25-023

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: February 10, 2026

Agenda Item: PC 25-023: DEVELOPMENT PLAN, Self-Storage Facility at The Pavillion on 45th – proposed lot 4

Subject: Addendum to January 13, 2026 Plan Commission Staff Report

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PURPOSE

This memorandum is an addendum to the January 13, 2026 staff report regarding a proposed Development Plan at The Pavilion on 45th. This addendum identifies minimum updates and offers findings and recommendations on items previously presented by the applicant and agent from its initial Plan Commission (PC) presentations at the November 18, 2025; December 9, 2025; January 13, 2026, and now for consideration at the February 10, 2026, PC meeting.

UPDATE

Since the preparation of the January 13, 2026 Staff Report, the applicant and agent has proposed a Development Plan for a self-storage facility use, which complies with previously approved use and where the proposed PUD Amendment Standards (PC25-022) regulates said use to only lot 4 of a proposed 4-lot subdivision (PC25-021). The Development Plan satisfies all applicable criteria for approval from standards referenced in the proposed PUD, including those governing structures, parking, landscape, lighting, and land use. In addition to the proposed PUD, a proposed 4-lot Subdivision recommends additional conditions for public infrastructure improvement and an on-site stormwater management system, as well as engineering review memo on parking standards, all which supports this project to be developed in a manner that is safe, orderly, and functional.

STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed Development Plan for the self-storage facility on Lot 4 is in full compliance with the standards and requirements of the proposed Planned Unit Development (PUD) and applicable Development Plan regulations of SECTIONS 26-6.804. G.8.a-b, and; 26-6.804.G. 5 of the Munster Character Based Zoning Code and that the Development Plan meets the intent of the Town Comprehensive Plan and that the project will not impose an undue burden on police, fire, or other public services.

Finally, staff has determined that as part of this Development Plan, all required right-of-way and easement dedications necessary for access and utility maintenance exist, and internal circulation and access to the site are appropriately designed, including site grading, drainage, sewage, utilities, are also existing or proposed.

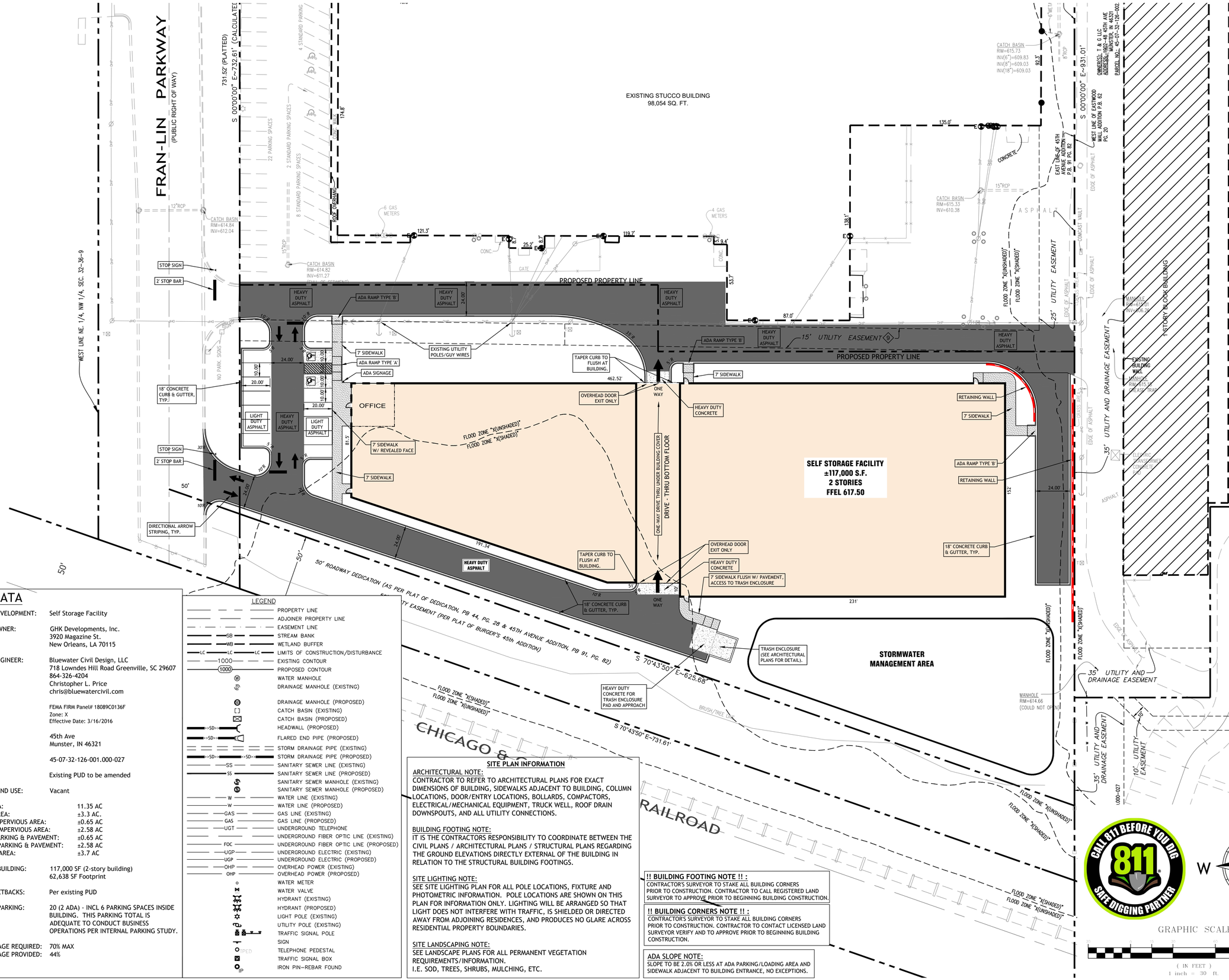
Staff requests that these findings either supplement or contribute to the analysis contained in the original staff report and should be considered part of the full record, while all other findings, analysis, and recommendations in the original staff report remain unchanged unless otherwise noted.

The Plan Commission may consider the following motion:

Motion to APPROVE PC 25-023, a Development Plan for a self-storage facility on proposed lot-4 of The Pavilion on 45th, including all findings and discussions.

ATTACHMENTS:

- Site Plan (*1 pages*)
- Exterior Elevation (*1 pages*)
- Landscape Plan(*2 pages*)
- Photometrics (*1 pages*)
- Parking Memo (2 pages)



SITE DATA

NAME OF DEVELOPMENT:	Self Storage Facility
NAME OF OWNER:	GHK Developments, Inc. 3920 Magazine St. New Orleans, LA 70115
NAME OF ENGINEER:	Bluewater Civil Design, LLC 718 Lowndes Hill Road Greenville, SC 29607 864-326-4204 Christopher L. Price chris@bluewatercivil.com
FEMA INFO:	FEMA FIRM Panel# 18089C0136F Zone: X Effective Date: 3/16/2016
ADDRESS:	45th Ave Munster, IN 46321
TMS:	45-07-32-126-001.000-027
ZONING:	Existing PUD to be amended
EXISTING LAND USE:	Vacant
TOTAL AREA:	11.35 AC
PROJECT AREA:	±3.3 AC.
EXISTING IMPERVIOUS AREA:	±0.65 AC
PROPOSED IMPERVIOUS AREA:	±2.58 AC
EXISTING PARKING & PAVEMENT:	±0.65 AC
PROPOSED PARKING & PAVEMENT:	±2.58 AC
DISTURBED AREA:	±3.7 AC
PROPOSED BUILDING:	117,000 SF (2-story building) 62,638 SF Footprint
BUILDING SETBACKS:	Per existing PUD
PROPOSED PARKING:	20 (2 ADA) - INCL 6 PARKING SPACES INSIDE BUILDING. THIS PARKING TOTAL IS ADEQUATE TO CONDUCT BUSINESS OPERATIONS PER INTERNAL PARKING STUDY.
LOT COVERAGE REQUIRED:	70% MAX
LOT COVERAGE PROVIDED:	44%

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- SB — STREAM BANK
- WB — WETLAND BUFFER
- LC — LIMITS OF CONSTRUCTION/DISTURBANCE
- 1000 — EXISTING CONTOUR
- 1000 — PROPOSED CONTOUR
- W — WATER MANHOLE
- DRAINAGE MANHOLE (EXISTING)
- DRAINAGE MANHOLE (PROPOSED)
- CATCH BASIN (EXISTING)
- CATCH BASIN (PROPOSED)
- HEADWALL (PROPOSED)
- FLARED END PIPE (PROPOSED)
- SD — STORM DRAINAGE PIPE (EXISTING)
- SD — STORM DRAINAGE PIPE (PROPOSED)
- SS — SANITARY SEWER LINE (EXISTING)
- SS — SANITARY SEWER LINE (PROPOSED)
- SANITARY SEWER MANHOLE (EXISTING)
- SANITARY SEWER MANHOLE (PROPOSED)
- W — WATER LINE (EXISTING)
- W — WATER LINE (PROPOSED)
- GAS — GAS LINE (EXISTING)
- GAS — GAS LINE (PROPOSED)
- UGT — UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC LINE (EXISTING)
- FOC — UNDERGROUND FIBER OPTIC LINE (PROPOSED)
- UGP — UNDERGROUND ELECTRIC (EXISTING)
- UGP — UNDERGROUND ELECTRIC (PROPOSED)
- OHP — OVERHEAD POWER (EXISTING)
- OHP — OVERHEAD POWER (PROPOSED)
- WATER METER
- WATER VALVE
- HYDRANT (EXISTING)
- HYDRANT (PROPOSED)
- LIGHT POLE (EXISTING)
- UTILITY POLE (EXISTING)
- TRAFFIC SIGNAL POLE
- SIGN
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL BOX
- IP — IRON PIN—REBAR FOUND

SITE PLAN INFORMATION

ARCHITECTURAL NOTE:
CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING, SIDEWALKS ADJACENT TO BUILDING, COLUMN LOCATIONS, DOOR/ENTRY LOCATIONS, BOLLARDS, COMPACTORS, ELECTRICAL/MECHANICAL EQUIPMENT, TRUCK WELL, ROOF DRAIN DOWNSPOUTS, AND ALL UTILITY CONNECTIONS.

BUILDING FOOTING NOTE:
IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.

SITE LIGHTING NOTE:
SEE SITE LIGHTING PLAN FOR ALL POLE LOCATIONS, FIXTURE AND PHOTOMETRIC INFORMATION. POLE LOCATIONS ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY. LIGHTING WILL BE ARRANGED SO THAT LIGHT DOES NOT INTERFERE WITH TRAFFIC, IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES, AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY BOUNDARIES.

SITE LANDSCAPING NOTE:
SEE LANDSCAPE PLANS FOR ALL PERMANENT VEGETATION REQUIREMENTS/INFORMATION.
I.E. SOD, TREES, SHRUBS, MULCHING, ETC.

!! BUILDING FOOTING NOTE !! :
CONTRACTOR'S SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION. CONTRACTOR TO CALL REGISTERED LAND SURVEYOR TO APPROVE PRIOR TO BEGINNING BUILDING CONSTRUCTION.

!! BUILDING CORNERS NOTE !! :
CONTRACTOR'S SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT LICENSED LAND SURVEYOR VERIFY AND TO APPROVE PRIOR TO BEGINNING BUILDING CONSTRUCTION.

ADA SLOPE NOTE:
SLOPE TO BE 2.0% OR LESS AT ADA PARKING/LOADING AREA AND SIDEWALK ADJACENT TO BUILDING ENTRANCE, NO EXCEPTIONS.

CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

N W E S

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

Project Number: 2025-104
DWG Name: 2025-104 D1.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

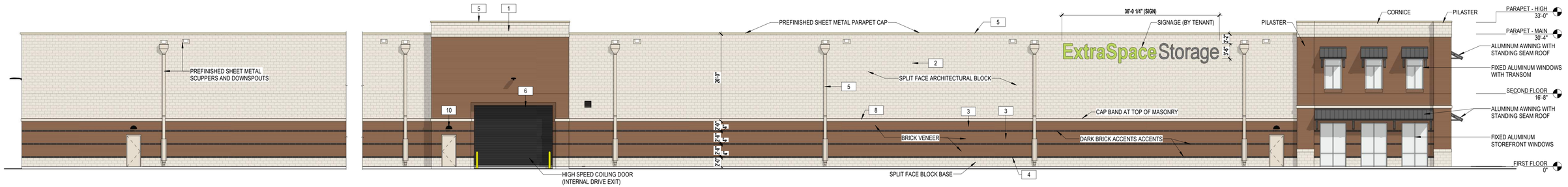
Self Storage Munster IN
45th Street
Munster, IN 46321

09/16/2025
CHRISTOPHER L. PRICE — REGISTERED — No. 12100391 — STATE OF INDIANA — PROFESSIONAL ENGINEER

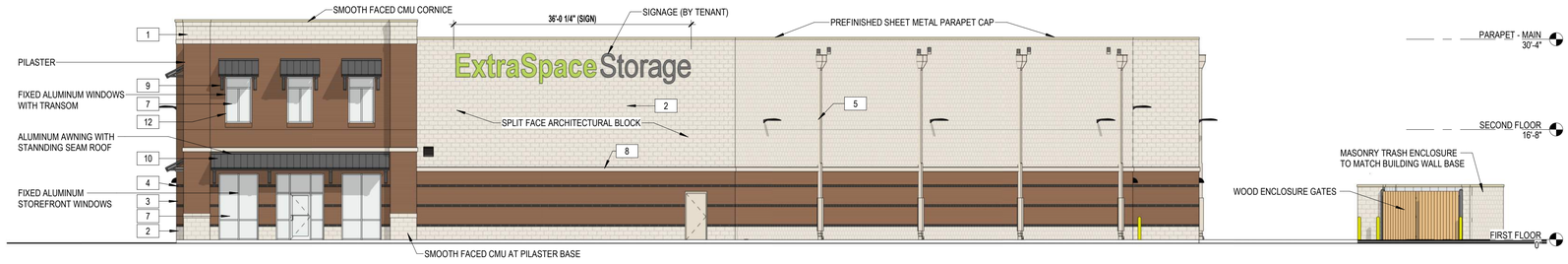
PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	8-7-2025	ISSUED FOR REVIEW
B	9-16-2025	ISSUED FOR PERMIT

CIVIL SITE PLAN

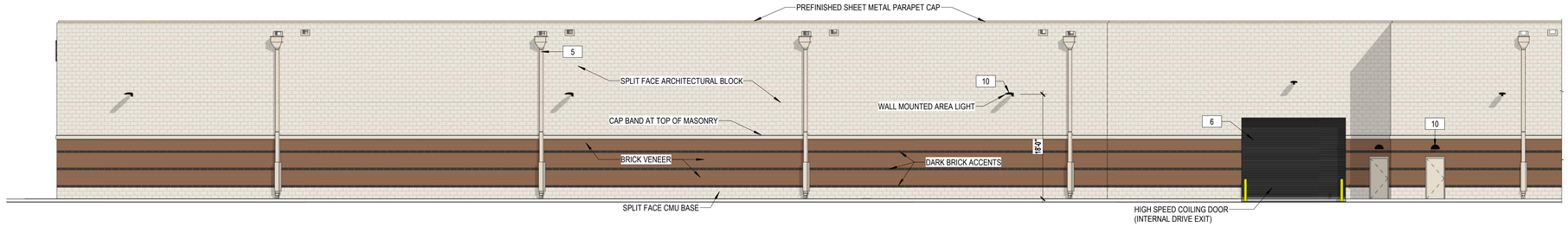
C102



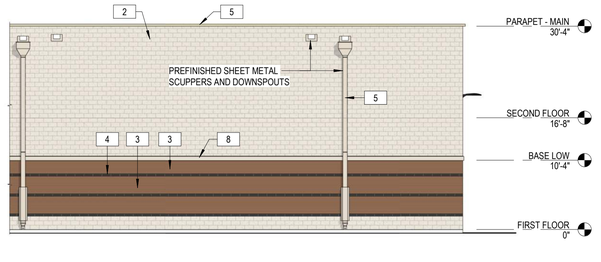
1 NORTH ELEVATION (SHOPPING CENTER REAR DRIVE)
3/32" = 1'-0"

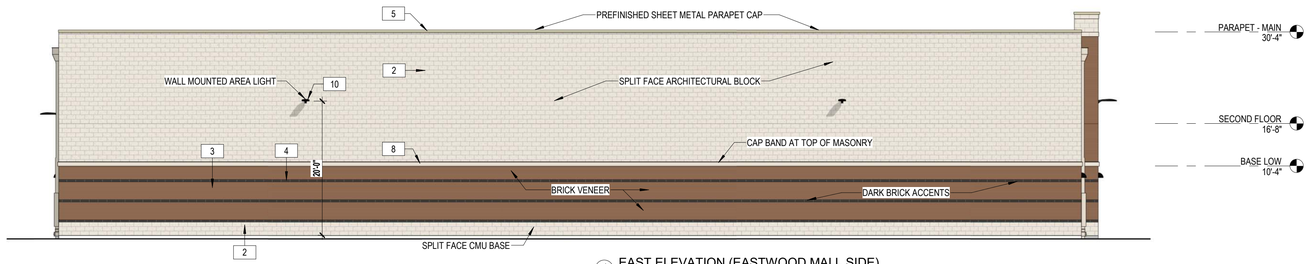


2 WEST ELEVATION - FRAN-LIN PKWY
3/32" = 1'-0"



3 SOUTH ELEVATION (RAILROAD R.O.W.)
3/32" = 1'-0"





4 EAST ELEVATION (EASTWOOD MALL SIDE)
3/32" = 1'-0"

EXTERIOR FINISHES SCHEDULE			
1	DECORATIVE SMOOTH FACED CMU - INTEGRAL COLOR	RUNNING BOND 4" VENEER	COLOR AS APPROVED BY ARCHITECT
2	DECORATIVE SPLIT FACED CMU - INTEGRAL COLOR	RUNNING BOND 4" VENEER	COLOR AS APPROVED BY ARCHITECT
3	FACE BRICK	RUNNING BOND MODULAR VENEER	"RED FLASH SANDED" BY BOWERSTON
4	FACE BRICK ACCENT	RUNNING BOND MODULAR; 3/4" BACKSET	"CHARCOAL GRAY" BY BOWERSTON
5	COPING, SCUPPERS, DOWNSPOUTS, LOUVERS AND TRIM	PREFINISHED KYNAR COATED METAL	TO MATCH SHERWIN WILLIAMS SW 6105 "DIVINE WHITE"
6	INSULATED OVERHEAD COILING DOOR	HIGH SPEED	SHERWIN WILLIAMS SW 7069 "IRON ORE"
7	GLAZING		CLEAR, INSULATED
8	SYNTHETIC STUCCO (E.I.F.S.) ACCENT	SAND FINISH	SHERWIN WILLIAMS SW 6105 "DIVINE WHITE"
9	PREFINISHED ALUMINUM AWNING	STANDING SEAM ROOF	BERRIDGE "MATTE BLACK"
10	PREFINISHED AWNING BRACKETS		TO MATCH SHERWIN WILLIAMS SW 7069 "IRON ORE"
11	WALL MOUNTED LIGHT FIXTURES		MANUFACTURERS' "BLACK" OR APPROVED EQUAL
12	STOREFRONT AND WINDOW SYSTEMS		CLEAR ANODIZED ALUMINUM OR APPROVED EQUAL

SELF STORAGE FACILITY

W 45TH STREET AT FRAN-LIN PKWY
MUNSTER, IN 46321

Jared Ducote ARCHITECT
www.ducotedesign.com

EXTERIOR ELEVATIONS - COLOR

01/06/2026

A9.03

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
TREES							
	AA	3	Acer x freemanii `Jeffersred` / Autumn Blaze® Freeman Maple	Gallon or B&B	2"-Cal.	12` to 14` ht.	
	UR	4	Ulmus x `Regal` / Regal Elm	Gallon or B&B	2"-Cal.	12` to 14` ht.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		
SHRUBS							
	TT	18	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	Gallon or B&B	3' Min. Ht.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS		SPACING
GROUND COVERS							
	ROCK	3,814 sf	Mulch Area / Gravel Mulch	River Rock Slicks	3" Deep w/Filter Fabric		
	MULCH	503 sf	Mulch Area / Hardwood Mulch	SF	Hardwood Mulch		
	SEED	16,691 sf	Poa pratensis / Kentucky Bluegrass	SF	Hydroseeding		
	SOD	45,194 sf	Poa pratensis / Kentucky Bluegrass	Squares or Mini Rolls	Class `A`		

FRAN-LIN PARKWAY
(PUBLIC RIGHT OF WAY)

731.52' (PLATTED)
S 00°00'00" E~732.61' (CALCULATED)

WEST LINE NE 1/4, NW 1/4, SEC. 32-36-9

ASPHALT
CONCRETE
LOADING ZONE
LANDSCAPE
ROOF OVERHANG
4 STANDARD PARKING SPACES
2 STANDARD PARKING SPACES
22 PARKING SPACES
8 STANDARD PARKING SPACES
CONC. WALK
6 GAS METERS
OFFICE
PROPOSED STORAGE BUILDING
BUILDING DRIVE THRU
ROCK MULCH BORDER
ROCK MULCH
SOD
SEED
STORMWATER MANAGEMENT AREA
UR 1
TT 18
AA 3
50' ROADWAY DEDICATION (AS PER PLAT OF DEDICATION, PB 44, PG. 28 & 45TH AVENUE ADDITION, PB 91, PG. 82)
50' UTILITY EASEMENT (PER PLAT OF BURGER'S 45th ADDITION)
S 70°43'50" E~625.68'
S 70°43'50" E~731.61'
BRUSH/TREE LINE
CHICAGO & GRAND TRUNK RAILROAD
15' UTILITY EASEMENT
25' UTILITY EASEMENT
35' UTILITY AND DRAINAGE EASEMENT
95' UTILITY EASEMENT
1 STORY BLOCK BUILDING
EXISTING BUILDING WALL
ELECTRIC TRANSFORMER CONCRETE PAD
COMCAST VAULT
EAST LINE OF 45TH AVENUE ADDITION P.B. 91, PG. 82
WEST LINE OF EASTWOOD MALL ADDITION P.B. 82, PG. 20
EAST LINE OF THE WEST 698.61' OF THE NE 1/4, NW 1/4, SEC. 32
S 00°00'00" E~931.01'
OWNER(S): T & G LLC
ADDRESS: 1400 45TH AVE
MUNSTER, IN 46321
PARCEL NO.: 45-07-32-202-005.000-027
OWNER(S): Nathan, Mallory
ADDRESS: 9837 WILDWOOD CT
MUNSTER, IN 46321
PARCEL NO.: 45-07-32-302-140.000-027

"The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan(s) for the property on 45th Street, Town of Munster, Indiana has to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required by current and subsequent owners in accordance with the requirements of the Town of Munster Municipal Code, the landscaping standards of the Town of Munster Zoning Ordinance, and the Guide to the Town of Munster Landscape Ordinance."

N

PRELIMINARY LANDSCAPE PLAN

0 30 60 90 feet

SCALE: 1" = 30'

GHK DEVELOPMENTS, INC.
NEW ORLEANS

PROJECT:

Proposed Self Storage
45th Street
Munster, IN. 46321

DRAWING:

Landscape Plan

GHK DEVELOPMENT,INC.
3920 Magazine Street
New Orleans, LA. 70115
Gorden H. Kolb Jr.
(504) 866-7300

DATE: 8/6/2025

SHEET: LS-1

SECTION 02900 - LANDSCAPING

1.1 GENERAL

A. Submittals: In addition to product certificates, submit the following:

1. Certification of grass seed from seed vendor for each seed mixture.
2. Planting schedule indicating anticipated dates and locations for each type of planting.

B. Quality Assurance: Provide trees, shrubs, ground covers, and plants of quality, size, genus, species, and variety indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."

C. Special Warranty: Warrant trees, shrubs and ground covers for a period of one year after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents which are beyond Contractor's control.

1. Remove and replace unhealthy and dead trees and shrubs within the warranty period.

D. Maintain and establish lawns by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations to produce a uniformly smooth lawn for not less than the following:

1. Seeded Lawns: 60 days after date of Substantial Completion.
2. Sodded Lawns: 30 days after date of Substantial Completion.

1.2 PRODUCTS

A. Trees and Shrubs: Well-shaped, fully branched, healthy, vigorous nursery-grown stock of sizes and grades indicated, free of disease, insects, eggs, larvae, and defects, conforming to ANSI Z60.1.

1. Provide balled and burlapped trees and shrubs.
2. Provide container grown trees and shrubs.

B. Ground Covers and Plants: Established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.

C. Grass Seed: Fresh, clean, dry, new-crop seed complying with the Association of Official Seed Analysts' "Rules for Testing Seeds" for purity and germination tolerances.

1. Seed Mixture: Provide seed of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.

D. Sod: Certified turfgrass sod complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds and undesirable native grasses. Provide viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.

1. Species: Provide sod of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.

E. Topsoil: ASTM D 5268, pH range of 5.5 to 7, 4 percent organic material minimum, free of stones 1 inch (25 mm) or larger in any dimension, and other extraneous materials harmful to plant growth.

1. Topsoil Source: Amend existing surface soil to produce topsoil. Supplement with imported topsoil when required.
2. Imported topsoil: Equal parts of sharp sand, peat moss and composted bark.

F. Lime: ASTM C 602, Class T, agricultural limestone.

G. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.

H. Sawdust or Ground-Bark Humus: Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials.

I. Bonemeal: Commercial, raw, finely ground; minimum of 4 percent nitrogen and 20 percent phosphoric acid.

J. Superphosphate: Commercial, phosphate mixture, soluble; minimum of 20 percent available phosphoric acid.

K. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea-form, phosphorous, and potassium in the following composition:

1. Composition: 1 lb per 1000 sq. ft. (0.5 kg per 100 sq. m) of actual nitrogen, 4 percent phosphorous, and 2 percent potassium, by weight.

L. Slow-Release Fertilizer: Granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: 5 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight.

M. Organic Mulch: Organic mulch, free from deleterious materials and suitable as a top dressing, consisting of ground or shredded bark, wood or bark chips, salt hay or threshed straw, or shredded hardwood.

N. Peat Mulch: Provide peat moss in natural, shredded, or granulated form, of fine texture, with a pH range of 4 to 6.

O. Mineral Mulch: Hard, durable riverbed gravel or crushed stone, washed free of loam, sand, clay, and other foreign substances.

1. Size Range: 1-1/2 inches (38 mm) maximum, 3/4 inch (19 mm) minimum.

P. Steel Edging: ASTM A 569 (ASTM A 569M), rolled edge, standard painted steel edging and accessories, fabricated in sections with loops stamped from or welded to face of sections approximately 30 inches (760 mm) apart to receive stakes.

1. Edging Size: 3/16 inch (4.8 mm) wide by 4 inches (102 mm) deep.

1.3 EXECUTION

A. Planting Soil Preparation: Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth. Mix soil amendments and fertilizers with topsoil at rates indicated.

B. Lawn Planting Preparation: Loosen subgrade to a minimum depth of 4 inches (100 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.

1. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen.
2. Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.

C. Lawn Planting Preparation: Where lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, remove and dispose of existing grass, vegetation, and turf.

1. Till surface soil to a depth of at least 6 inches (150 mm). Apply soil amendments and initial fertilizers and mix thoroughly into top 4 inches (100 mm) of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of fine texture.

D. Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Remove trash, debris, stones larger than 1-1/2 inches (38 mm) in any dimension, and other objects that may interfere with planting or maintenance operations.

E. Moisten prepared lawn areas before planting when soil is dry and allow surface to dry before planting.

F. Ground Cover and Plant Bed Preparation: Loosen subgrade of planting bed areas to a minimum depth of 6 inches (150 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.

1. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.

G. Ground Cover and Plant Bed Preparation: Till soil in beds to a minimum depth of 8 inches (200 mm) and mix with specified soil amendments and fertilizers.

H. Excavation for Trees and Shrubs: Excavate pits with vertical sides and with bottom of excavation slightly raised at center to assist drainage. Excavate approximately 1-1/2 times as wide as ball diameter and deep enough to allow placing of root ball on a setting layer of planting soil. Loosen hard subsoil in bottom of excavation.

I. Planting Trees and Shrubs: Set stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades.

1. Place a setting layer of compacted planting soil.
2. Remove burlap and wire baskets from tops of balls and partially from sides, but do not remove from under balls. Do not use planting stock if ball is cracked or broken before or during planting operation.
3. Place backfill around ball in layers, tamping to settle backfill and eliminate voids and air pockets.
4. Dish and tamp top of backfill to form a 3-inch- (75-mm-) high mound around the rim of the pit. Do not cover top of root ball with backfill.

J. Tree and Shrub Pruning: Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning.

K. Planting Ground Cover and Plants: Space 24 inches (600 mm) apart, unless otherwise indicated. Dig holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

L. Mulching: Completely cover area to be mulched. Apply mulch and finish level with adjacent finish grades. Do not place mulch against trunks or stems.

1. Mulch Type and Thickness: Brown Hardwood Mulch, 4 inches (75 mm) thick as indicated on drawings.

M. Seeding Lawns: Sow seed with a spreader or a seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph (8 km/h). Evenly distribute seed by sowing equal quantities in 2 directions at right angles to each other. Rake seed lightly into top 1/8 inch (3 mm) of topsoil, roll lightly, and water with fine spray.

1. Seeding Rate: 3 to 4 lb per 1000 sq. ft. (1.5 to 2 kg per 100 sq. m).
2. Protect seeded areas with slopes less than 1:6 against erosion by spreading straw mulch after completion of seeding operations and anchor by crimping into topsoil. Spread uniformly at a minimum rate of 2 tons per acre (45 kg per 100 sq. m).

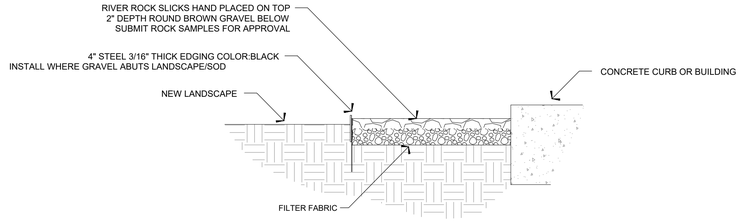
N. Sodding Lawns: Lay sod to form a solid mass with tightly fitted joints within 24 hours of stripping. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.

1. Anchor sod on slopes exceeding 1:6 with wood pegs spaced as recommended by sod manufacturer.
2. Saturate sod with fine water spray within 2 hours of planting. During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches (38 mm) below the sod.

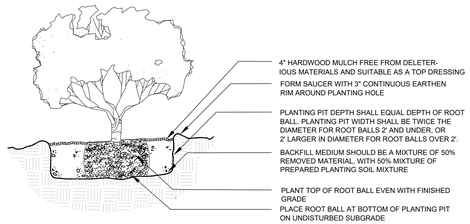
O. Edgings: Install edgings where indicated and anchor with stakes driven below top elevation of edging according to manufacturer's recommendations.

P. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the Owner's property.

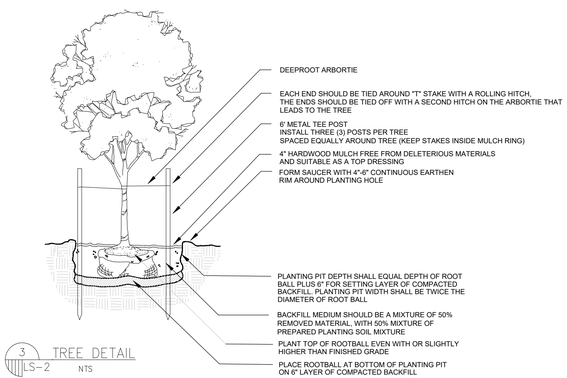
END OF SECTION 02900



1 LS-1 GRAVEL MULCH WITH STEEL EDGING NTS



2 LS-2 SHRUB DETAIL NTS



3 LS-2 TREE DETAIL NTS

DEVELOPMENTS, INC.
NEW ORLEANS

PROJECT:

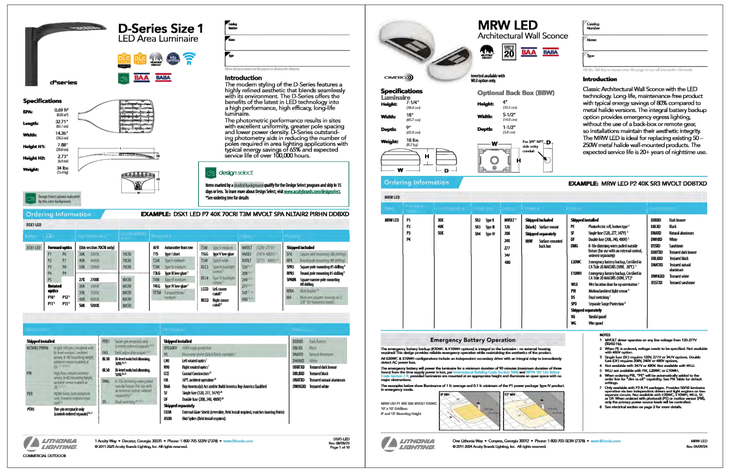
Proposed Self Storage
45th Street
Munster, IN. 46321

DRAWING:

Landscape Specs & Details

DEVELOPMENTS, INC.
NEW ORLEANS
GHK DEVELOPMENT,INC.
3920 Magazine Street
New Orleans, LA. 70115
Gorden H. Kolb Jr.
(504) 866-7300

DATE: 8/6/2025
SHEET: LS-2



GENERAL NOTES:

1. ELECTRICAL SERVICE TO ALL SITE LIGHT POLES SHALL BE UNDERGROUND.

2. FLASHING LIGHT SHALL NOT BE PERMITTED.

3. ALL FIXTURES SHALL BE LOCATED, SHIELDED AND AIMED AT THE GROUND AREA TO BE SECURED.

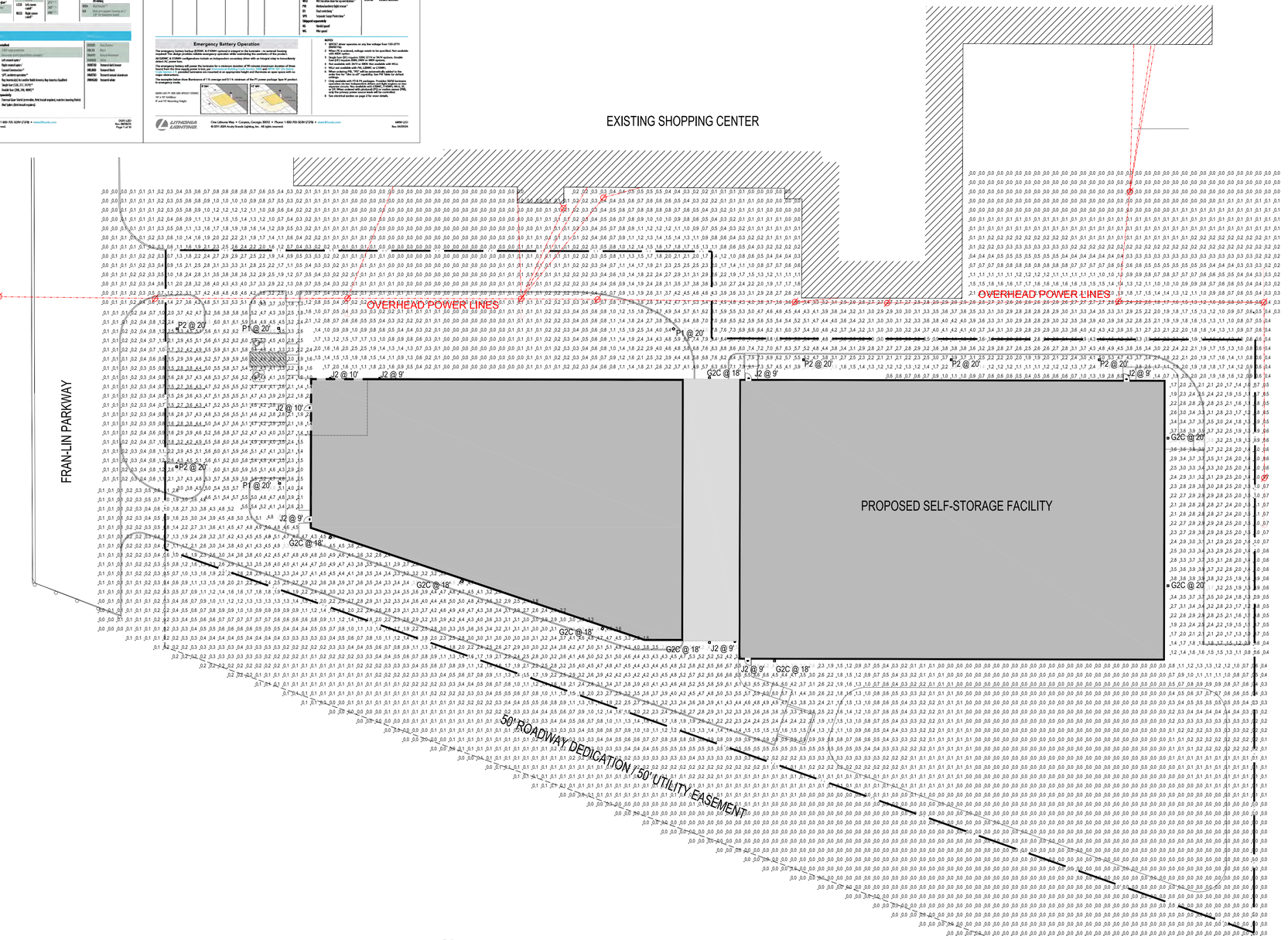
4. ALL FIXTURES SHALL BE MOUNTED AS INDICATED BUT NOT TO EXCEED 20' ABOVE THE ADJACENT GRADE.

Luminaire Schedule

Symbol	Tag	MANUFACTURER	LLF	Description	WATTAGE
⌓	J2	LITHONIA LIGHTING	0.900	MRW LED P2 SR4 30K MVOLT DBLXD	29 W
□	G2C	LITHONIA LIGHTING	0.900	DSX1 LED P5 50K T3M MVOLT HS DBLXD - WALL MOUNT	138 W
▭	P1	LITHONIA LIGHTING	0.900	DSX1 LED P5 30K T3M MVOLT DBLXD - POLE MOUNT	138 W
▭	P2	LITHONIA LIGHTING	0.900	DSX1 LED P5 30K TM3 MVOLT HS DBLXD - POLE MOUNT	138 W

Calculation Summary

Label	Avg	Max	Min	Avg/Min
PARKING ZONE	4.3	6.2	1.0	4.3 / 1
SOUTH DRIVEWAY ZONE	4.1	6.7	1.5	2.7 / 1
EAST DRIVEWAY ZONE	2.3	3.8	1.0	2.3 / 1



N

1 SITE PLAN
1"=30'-0"

0 15' 30' 60'
SCALE: 1" = 30'

Jared Ducote ARCHITECT
www.ducotedesign.com

SELF STORAGE FACILITY

W 45TH STREET AT FINLIN PKWY
MUNSTER, IN 46321

PHOTOMETRIC SITE PLAN

DEVELOPMENTS, INC. NEW ORLEANS

09/15/2025

SE-0.1

TECHNICAL MEMORANDUM

To: Gordo Knob, Jr. – GHK Developments, Inc.

From: Jonathan Guy, PE, AICP, PTOE – Kimley-Horn

Date: September 17, 2025

Subject: Public Storage Parking Generation

Since the development of parking requirements establishment in the 1940's, many communities and cities have required developments to provide a set number of parking spaces on their proposed development. Many of these thresholds or parking minimums are developed using parking statistics collected by engineers and planners, which in turn is published by planning and engineering professional organizations such as the Institute of Transportation Engineers (ITE) Parking Generation and the Urban Land Institutes (ULI) shared use parking.

ITE publishes parking generation data in *Parking Generation, 5th Edition* for available land uses. ITE Land Use Category 151: Mini Warehouses provides the following description for the land use:

A mini warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

ITE Parking Generation, 5th Edition provides guidance for the calculation of parking spaces needed for the subject land use. ITE expresses the parking generation through both a fitted curve equation and average rate. The fitted curve equation is as follows:

Ln (P) = 0.85 Ln(X) +0.59 where P and X are as follows:

P = required parking

X = number of storage units in 100-unit increments

The average rate is expressed as 1.36 spaces per 100 units.

For the proposed 117,000 storage facility, there will be approximately 800 storage units. The ITE Parking Generation 5th Edition projects the following parking space generation:

Fitted Curve Equation: 11 spaces

Average Rate: 11 spaces

The above calculations are for an average weekday (Monday-Friday) for the peak parking demand within a general urban/suburban setting.

ITE Parking Generation, 5th Edition provides guidance for the Saturday peak period as well. Based on an average rate of 0.94 spaces per 100 storage units, an 800-unit facility would need approximately 8 spaces during the peak period of demand which is projected to be between 1 pm and 5 pm on a typical Saturday.

Based on the proposed land use a minimum of 11 spaces should be provided for the proposed public storage facility.