



# BOARD OF ZONING APPEALS STAFF REPORT

**To:** Members of the Board of Zoning Appeals

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** November 10, 2020

**Agenda Item:** BZA Docket No. 20-012

**Hearing:** **PUBLIC HEARING**

**Summary:** BCORE Corridor Chicago LLC represented by Kimley-Horn requesting approval of developmental standards variances from Table 26-6.405.A-7 of the Munster zoning ordinance to expand a driveway beyond the maximum permitted width, to permit off-street parking in the first lot layer, to permit off-street loading in the first lot layer, and to waive the required screening for loading areas and from Table 26-6.405.O-3 to waive the minimum dimensions for a parking area.

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**Applicant:** BCORE Corridor Chicago LLC represented by Kimley-Horn

**Property Address:** 475 Superior Avenue

**Current Zoning:** CD-4.B General Urban B Character District

**Adjacent Zoning:** North: CD-4.B  
South: CD-4.B  
East: SD-PUD  
West: CZ – Civic Zone

**Action Requested:** Approval of Variances

**Additional Actions Required:** Approve findings of fact

**Staff Recommendation:** **Approve variances**

**Attachments:** BZA 20-012 variance application  
GE Driveway Improvement plan set prepared by Kimley-Horn dated 10.07.2020

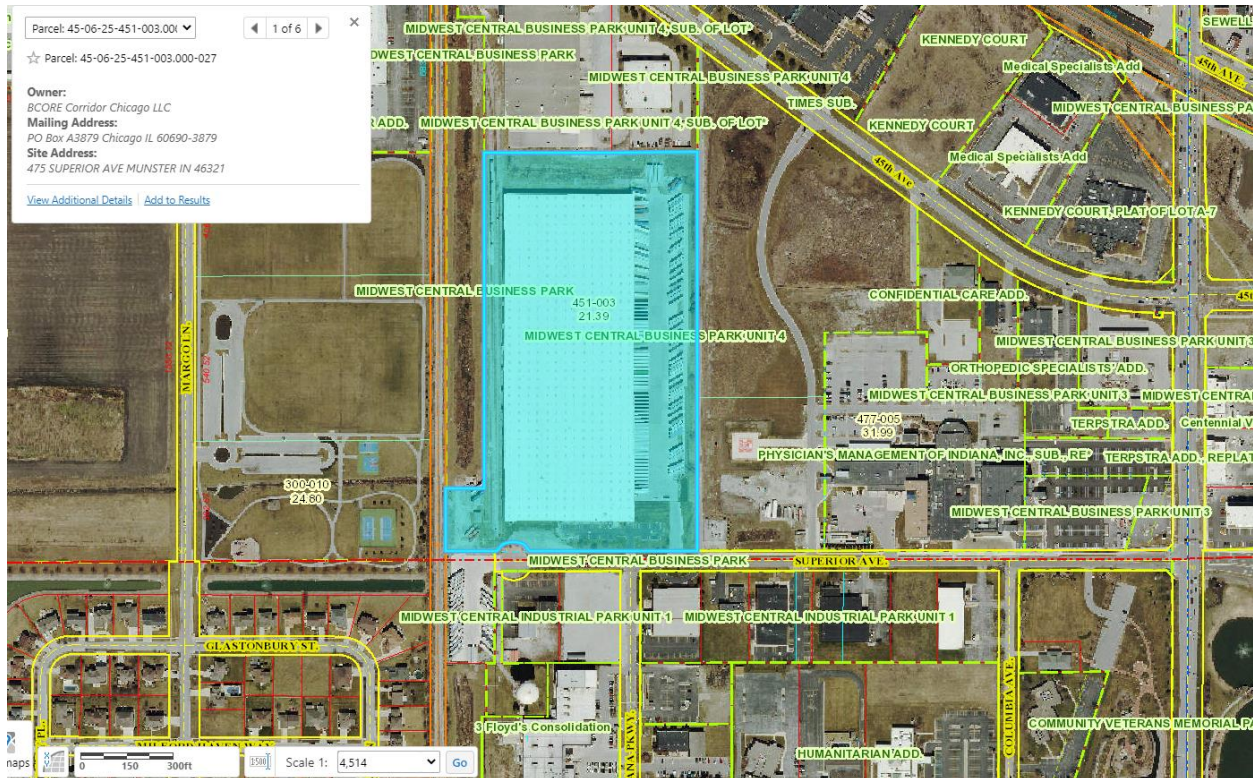


Figure 1: Subject property highlighted in blue.

## BACKGROUND

Kimley-Horn, on behalf of BCORE Corridor Chicago LLC and its tenant GE Appliances, has submitted plans to expand the driveway at the GE Appliance distribution center at 475 Superior Avenue. The project will expand the driveway from 41 feet to 60 feet wide, with a 75-foot-wide apron at the front property line. The widened driveway will serve as additional truck queuing area to prevent the stacking of semi-trucks on Superior Avenue. To make room for the widened driveway, two parking spaces will be eliminated on the east side of the employee parking lot that is located south of the building. The employee parking lot will be expanded to the west to replace the parking spaces.

Modifications to the parking lot and loading area require the installation of screening. The parking lot will be screened with a fence, hedge, and shade trees in compliance with code standards. The loading area to the east of the building, currently screened with a chain link fence, will be screened with a solid wood fence along the frontage.

The proposed widening of the driveway will create space for a total of six trucks to be parked off-street as they wait to enter the loading area. The owners and operators of the GE Appliance Distribution Center are seeking to solve the problem of trucks stacking on Superior Ave. The lack of space within the yard leads trucks to idle in the west bound lane of Superior Ave., blocking westbound movements, reducing Superior to a single lane roadway, and preventing access into and out of adjacent businesses.

The problem has been well documented and the subject of complaints from neighbors including the Franciscan Hospital Campus. The problem is particularly serious because Superior Avenue serves as ambulance and emergency access to the hospital as well as an access route for the School Town of Munster bus barn.

In 2017, GE Appliances applied for and received a variance to use the lot at 406 Superior Avenue as additional truck trailer storage. The lot was developed and is routinely full.

A preliminary hearing was held before the Board of Zoning Appeals on October 13, 2020. The plans have not been changed.

This project also will need to receive approval of the development plan from the Plan Commission.

## DISCUSSION

Multiple variances are being requested in connection with this project.

Code Section	Standard	Permitted	Proposed
Table 26-6.405.A-7	Driveway/Vehicular Entrance Maximum Width	24 ft. maximum in 1 <sup>st</sup> lot layer	60 feet wide
Table 26-6.405.A-7	Off-Street Parking Location	In 3 <sup>rd</sup> lot layer only	In 1 <sup>st</sup> lot layer
Table 26-6.405.A-7	Off-Street Loading	In 3 <sup>rd</sup> lot layer only	In 1 <sup>st</sup> lot layer
Table 26-6.405.A-7	Screens: Loading Areas	Screening shall be by Building or opaque Wall Screen, Hedge Screen, or Fence Screen	No screening of loading area within driveway
Table 26-6.405.O-3	Off-Street Vehicular Parking Space Dimensions: 90 degree	Stall Width: 9'0" Minimum Stall Length: 18'0" Aisle Width: 21'0"	Stall Width: 9'0" Minimum Stall Length: 16'0" Aisle Width: 23'0"

In general, these variances are required because the project proposes to use the driveway as an extension of the loading area. Loading areas are not permitted in the front yard/1<sup>st</sup> lot layer and commercial driveways are limited in width because they are not intended to be used for queuing and loading.

The current parking lot is only 55' from curb to curb and the stalls are only 16' in length, which does not meet current code standards. The two new spaces on the west side of the parking lot are proposed to be identical in length to the existing spaces which necessitates a variance.

### **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;
- ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;
- iii. such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and
- 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.

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

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

### **RECOMMENDATION**

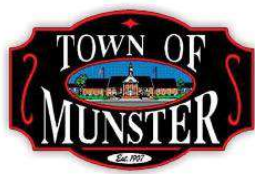
The Board of Zoning Appeals may wish to consider the following motion:



*Approve BZA Docket No. 20-012 granting developmental standards variances from Table 26-6.405.A-7 of the Munster zoning ordinance to expand a driveway beyond the maximum permitted width, to permit off-street parking in the first lot layer, to permit off-street loading in the first lot layer, and to waive the required screening for loading areas and from Table 26-6.405.O-3 to waive the minimum dimensions for a parking area for the GE Appliance Distribution Center at 475 Superior Avenue.*

With the following condition:

*Plan Commission approval of the development plan submitted under PC Docket 20-008.*



Petition BZA 20 - 012

Date: 9/24/2020

Application Fee: \$ 325

Sign Fee: \$                     

***Town of Munster Board of Zoning Appeals Petition Application***

**OWNER INFORMATION:**

Joe Conroy (CBRE)

(847) 706-4037

Name of Owner

Phone Number

700 Commerce Drive, Ste. 450, Oak Brook, IL 60523

joe.conroy@cbre.com

Street address, City, ST, ZIP Code

Email address

**APPLICANT OR PETITIONER INFORMATION (if different than above):**

Nate Groff, P.E. (Kimley-Horn and Associates, Inc.)

630-487-5557

Name of Applicant/Petitioner

Phone Number

4201 Winfield Road, Suite 600, Warrenville, IL 60555

nate.groff@kimley-horn.com

Street address, City, ST, ZIP Code

Email address

**PROPERTY INFORMATION:**

GE Chicago Distribution Center

Business or Development Name (if applicable)

475 Superior St, Munster, IN, 46321

CD-4.B

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):**

Proposed improvements consist of widening the existing truck entrance drive on Superior

Street to accommodate trucking staging area not in conflict with inbound/outbound traffic,

as well as modifications to the entrance gate and relocation of several trees. Impacted

parking will be replaced within the west portion of the employee lot. Variances requested

are 1) for screening of the trucks that will be parked and staging on the driveway entrance,

and 2) for increasing the driveway width beyond the 24 ft code standard.

Nate Groff, P.E.

630-487-5557

Name of Registered Engineer, Architect or Land Surveyor

Phone Number

4201 Winfield Road, Suite 600, Warrenville, IL 60555

nate.groff@kimley-horn.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:

The driveway expansion will provide additional truck staging space for the facility. This  
will help alleviate the concern from neighbors with trucks parking on Superior Street.

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:

The proposed improvements will take trucks from staging on Superior Street, helping  
to alleviate a traffic concern of the neighbors. The buildings use will not change and  
operations will actually be more efficient, with no adverse affects.

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:

The strict application of the zoning ordinance does not allow for a driveway larger than  
24 ft in width, which is essential for large truck traffic at a distribution facility. Additionally,  
the ordinance would not allow staging of trucks on the driveway, which is desirable not  
only for the tenant, but also for the neighbors and Town to keep those trucks off of  
Superior Street.

***Attach additional pages if necessary***



Drawing name: K:\GIS\DEVELOPMENT\GIS\_Munster\IN2\_Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg  
Layout1 Oct 07, 2020 4:00pm by: Christina Morelli  
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# FINAL ENGINEERING PLANS

# GE DRIVEWAY IMPROVEMENTS

## 475 SUPERIOR AVENUE

## MUNSTER, IN 46321



### UTILITY AND GOVERNING AGENCY CONTACTS

**ENGINEERING DEPARTMENT**  
SEH OF INDIANA, LLC  
9200 CALUMET AVENUE, SUITE N300  
MUNSTER, IN 46321  
TEL: (219) 688-0497  
CONTACT: JILL E. DITOMMASO, P.E.

**PLANNING DEPARTMENT**  
TOWN OF MUNSTER  
1005 RIDGE ROAD  
MUNSTER, IN 46321  
TEL: (219) 836-6995  
CONTACT: THOMAS VANDER WOUDE, AICP

**STORM SEWER SERVICE**  
MUNSTER PUBLIC WORKS DEPARTMENT  
1005 RIDGE ROAD  
MUNSTER, IN 46321  
TEL: (219) 836-6900  
CONTACT: TONY PETRASHEVICH

**POWER COMPANY**  
NORTHERN INDIANA PUBLIC SERVICE  
COMPANY  
801 E. 86TH AVE  
MERRILLVILLE, IN 46410  
TEL: (800) 426-6619

**SANITARY SEWER SERVICE**  
MUNSTER PUBLIC WORKS DEPARTMENT  
1005 RIDGE ROAD  
MUNSTER, IN 46321  
TEL: (219) 836-6900  
CONTACT: TONY PETRASHEVICH

**NATURAL GAS COMPANY**  
NORTHERN INDIANA PUBLIC SERVICE  
COMPANY  
801 E. 86TH AVE  
MERRILLVILLE, IN 46410  
TEL: (800) 426-6619

**WATER SERVICE**  
MUNSTER PUBLIC WORKS DEPARTMENT  
1005 RIDGE ROAD  
MUNSTER, IN 46321  
TEL: (219) 836-6900  
CONTACT: TONY PETRASHEVICH

**TELEPHONE**  
COMCAST  
844 169TH STREET  
HAMMOND, IN 46324  
TEL: (219) 852-4700

### PROJECT TEAM

**OWNER**  
GE APPLIANCES, A HAIER COMPANY  
475 SUPERIOR STREET  
MUNSTER, IN 46321  
TEL: (XXX) XXX-XXXX  
CONTACT: JONATHAN GOCKE

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1001 WARRENVILLE RD, SUITE 350  
LISLE, IL 60532  
TEL: (630) 487-5550  
EMAIL: NATE.GROFF@KIMLEY-HORN.COM  
CONTACT: NATHAN GROFF, PE

**GEOTECH**  
COMPANY NAME  
STREET ADDRESS  
CITY, STATE ZIP-CODE  
TEL: (XXX) XXX-XXXX  
CONTACT: FIRST LAST NAME

**LANDSCAPE ARCHITECT**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1001 WARRENVILLE RD, SUITE 350  
LISLE, IL 60532  
TEL: (630) 487-5550  
EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM  
CONTACT: DANIEL GROVE, PLA

**SURVEYOR**  
TORRENGA SURVEYING, LLC  
907 RIDGE ROAD  
MUNSTER, IN 46321  
TEL: (219) 836-8918  
CONTACT: JOHN STUART ALLEN

### LEGAL DESCRIPTION

LOT 1 IN MIDWEST CENTRAL BUSINESS PARK, UNIT 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 06, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

### LOCATION MAP

(NOT TO SCALE)



### Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	TOPOGRAPHIC SURVEY (BY OTHERS)
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL
C5.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

### PROFESSIONAL ENGINEER'S CERTIFICATION

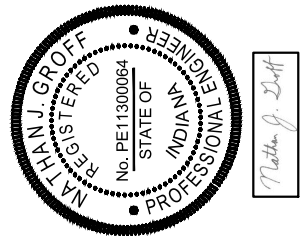
I, NATHAN GROFF, A LICENSED PROFESSIONAL ENGINEER OF INDIANA, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF GE APPLIANCES, A HAIER COMPANY BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 7 DAY OF OCTOBER , A.D., 2020.

*Nathan J. Groff*  
INDIANA LICENSED PROFESSIONAL ENGINEER 11300064  
MY LICENSE EXPIRES ON JULY 31, 2022  
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

**Kimley»Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
4021 WINFIELD ROAD, SUITE 600  
PHONE: 630-487-5550  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: JPB  
DRAWN BY: JPB  
CHECKED BY: NAG



COVER SHEET

GE DRIVEWAY  
IMPROVEMENTS

475 SUPERIOR AVENUE  
MUNSTER, IN 46321

ORIGINAL ISSUE:  
9/24/2020  
KHA PROJECT NO.  
168919000  
SHEET NUMBER

C0.0

REVISIONS  
No. DATE BY

1 10/7/2020 NAG

REVISED PER TOWN COMMENTS



LEGEND:

- CATCH BASIN/INLET
- FIRE HYDRANT
- MANHOLE
- LIGHT POLE
- END SECTION
- EXST. GRADE/SPOT ELEVATION
- ELEVATION OF UNDERGROUND UTILITY
- POWER POLE
- STEEL BOLLARD
- DRAIN
- IRRIGATION CONTROL VALVE
- FIBER OPTIC MANHOLE
- EXISTING CONTOURS
- 7' CHAINLINK FENCE
- OVERHEAD LINES
- ELECTRIC LINE
- COMMUNICATIONS LINE
- WATER LINE
- SANITARY LINE
- STORM SEWER LINE

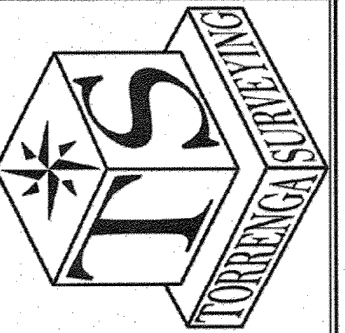
TOPOGRAPHICAL SURVEY

CAUTION: THIS REPORT IS INTENDED FOR USE ONLY BY TITLE INSURANCE COMPANIES AND LENDERS, OR OTHER PARTIES SPECIFICALLY NAMED HEREON. THIS REPORT IS NOT A PROPERTY SURVEY AND NO PROPERTY CORNER MARKERS WERE SET. NO LIABILITY WILL BE ASSUMED FOR THE USE OF ANY DATA HEREON FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. NOTE: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE. MEASUREMENTS UPON THIS REPORT IN ACCORDANCE WITH 865 IAC 1-12 SECTION 27A, THIS SURVEYOR LOCATION REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH LOAN POLICIES ON SMALL TRACTS CONTAINING A ONE (1) TO FOUR (4) FAMILY HOUSES EVEN IF NOW USED FOR COMMERCIAL PURPOSES. A SURVEYOR LOCATION REPORT SHALL NOT BE USED FOR NONRESIDENTIAL TRACTS GREATER THAN TWO (2) ACRES. THEREFORE, THE ABOVE NAMED CLIENT IS HEREBY NOTIFIED OF THE INTENDED DESIGN AND PURPOSE OF THIS SURVEYOR LOCATION REPORT.

LEGAL DESCRIPTION:

Lot 1 in Midwest Central Business Park, Unit 4, as per plat thereof, recorded in Plat Book 06, Page 25, in the Office of the Recorder of Lake County, Indiana.

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18099C0117E. EFFECTIVE JANUARY 18, 2012, TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**TORRENGE SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
TEL. NO.: (219) 836-8918  
WEBSITE: WWW.TORRENCA.COM

TOPOGRAPHICAL SURVEY  
LOT 1 IN MIDWEST CENTRAL BUSINESS PARK UNIT 4  
475 SUPERIOR DRIVE  
IN THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA

DATE: SEPTEMBER 9, 2020

CLIENT: KIMLEY-HORN AND ASSOCIATES  
JOB NO: 2020-0817  
DRAWN: OP  
SCALE: 1"=30'

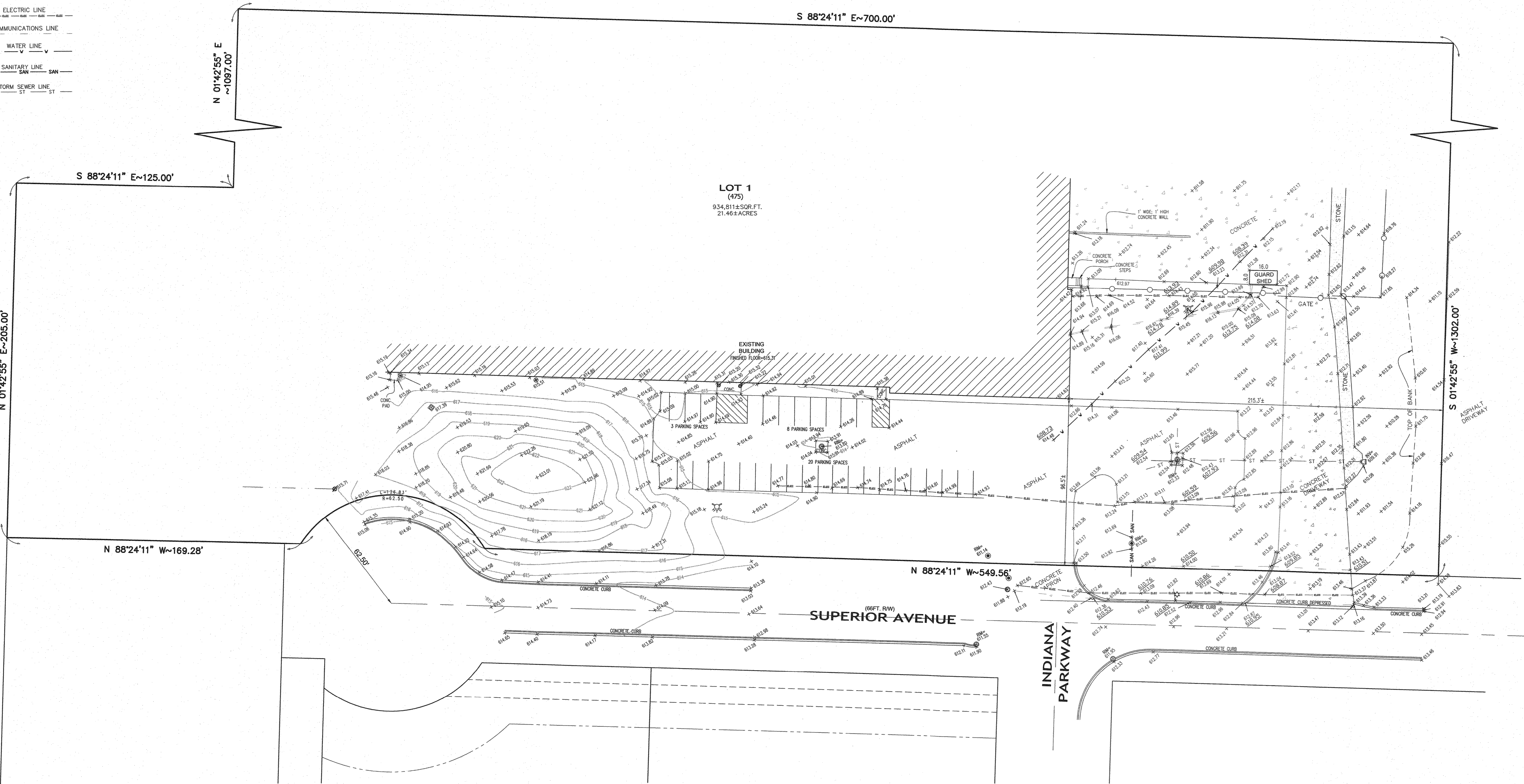
SHEET  
1 OF 1

STATE OF INDIANA  
COUNTY OF LAKE } S  
THIS IS NOT A BOUNDARY SURVEY  
This drawing is not intended to be represented as a metemorial or original boundary survey, a route survey, or a Surveyor Location Report.



STATE OF INDIANA  
COUNTY OF LAKE } S  
THIS IS NOT A BOUNDARY SURVEY  
This drawing is not intended to be represented as a metemorial or original boundary survey, a route survey, or a Surveyor Location Report.

John Stuart Allen  
John Stuart Allen - Registered Land Surveyor No. LS29900011

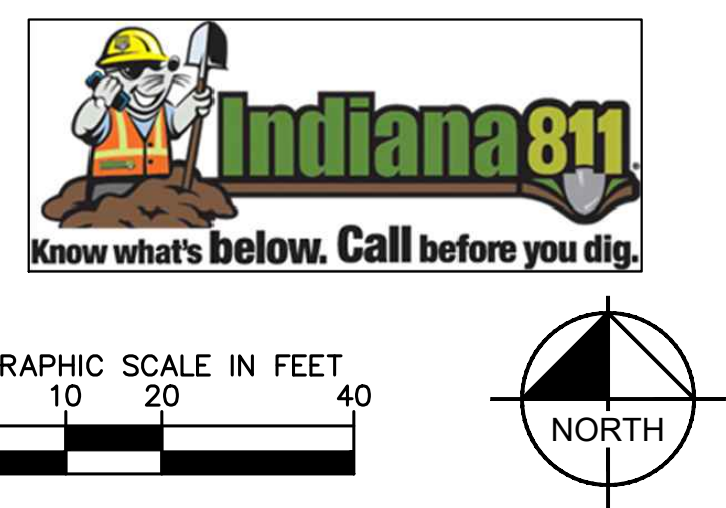
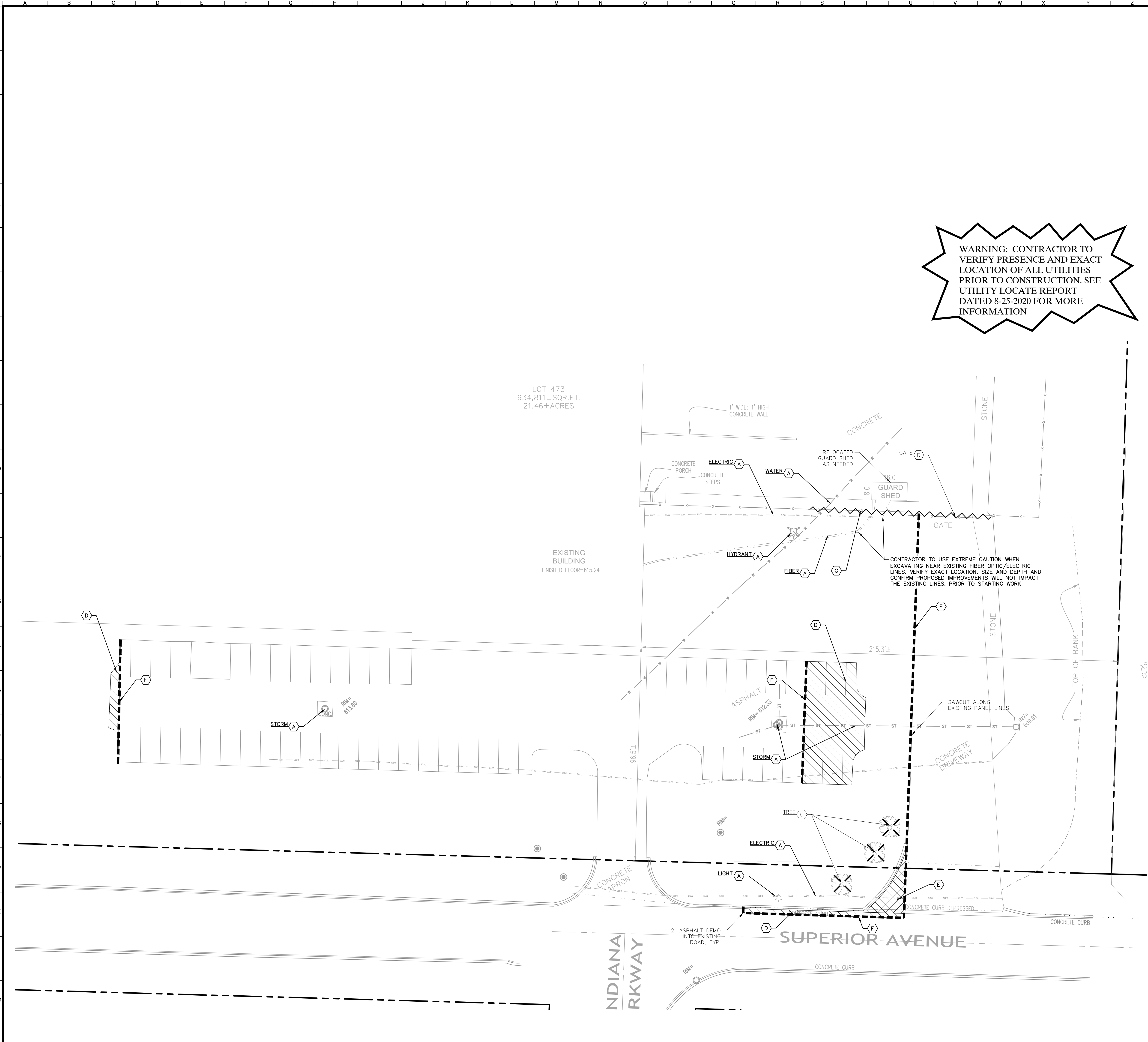




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Drawing name: K:\GIS\_LDE\168919000\_GE\_Munster\_IN\2 Design\CAD\PlanSheets\2.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg      Layout1      Oct 07, 2020, 4:01pm      by: ChristinaMorelli  
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### DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING INDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING, SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL INDIANA 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL, COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE INDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

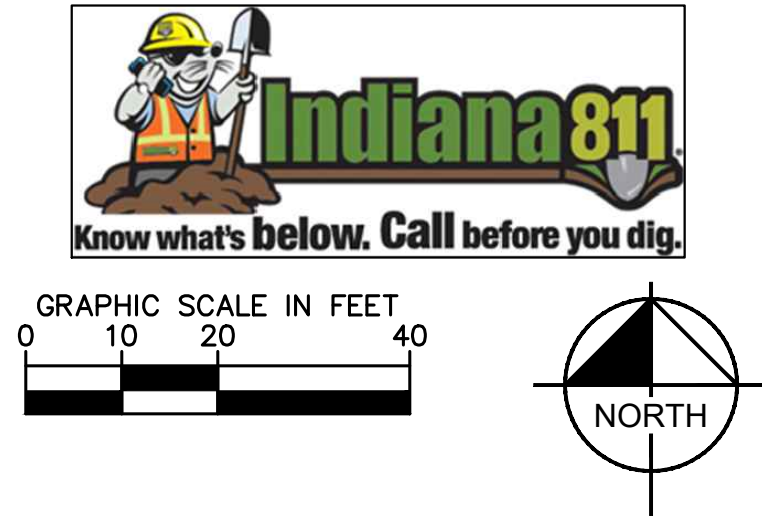
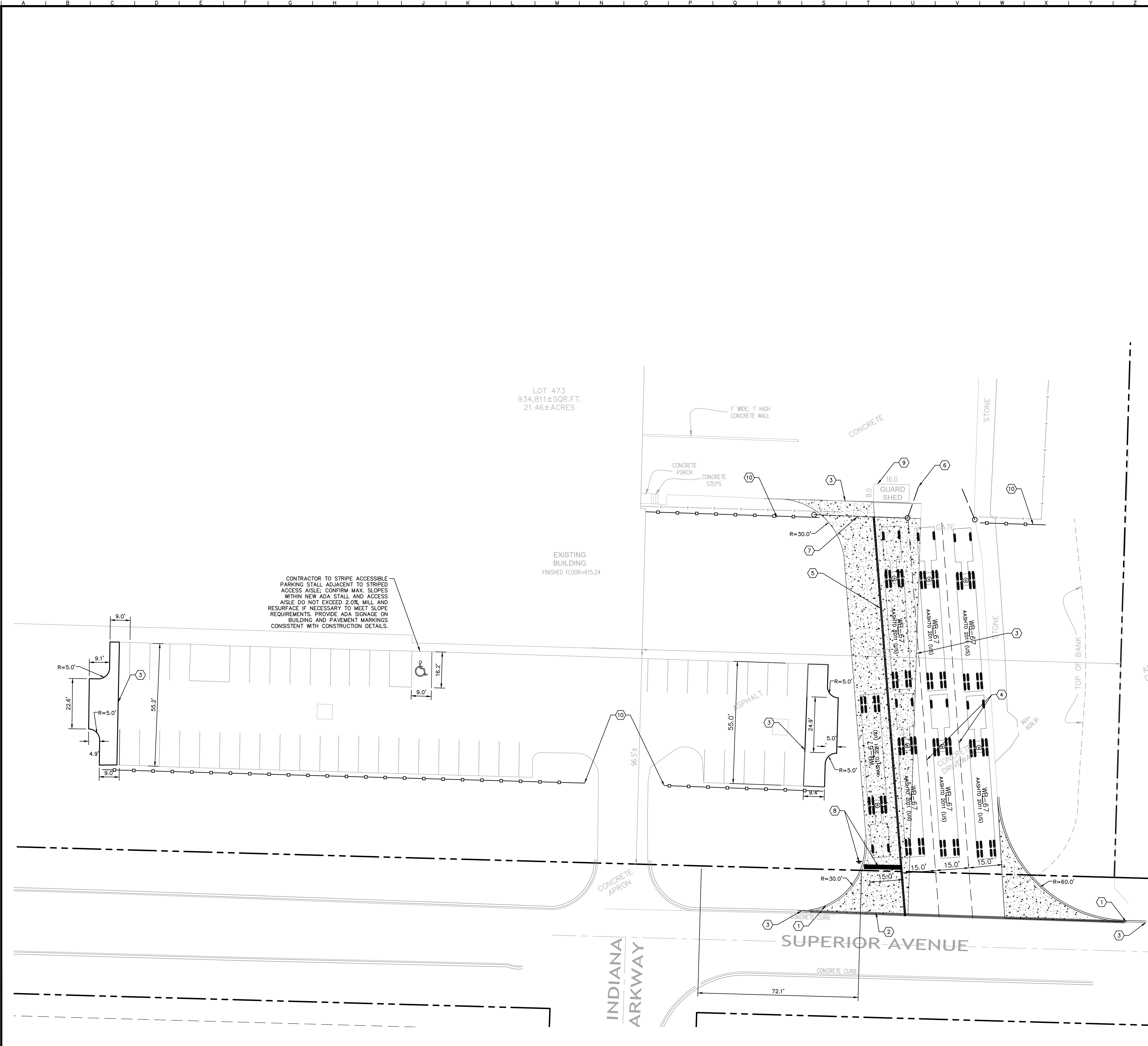
### DEMOLITION LEGEND

- |     |   |
|-----|---|
| (A) | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
| (B) | CURB REMOVAL                                |
| (C) | ITEM TO BE REMOVED                          |
| (D) | FULL-DEPTH ASPHALT PAVEMENT REMOVAL         |
| (E) | CONCRETE REMOVAL                            |
| (F) | SAWCUT LINE                                 |
| (G) | FENCE REMOVAL                               |

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SCALE:	AS NOTED	DESIGNED BY: JPB	DRAWN BY: JPB
KIMLEY-HORN		CHECKED BY: NAG	REVISIONS
EXISTING CONDITIONS AND DEMOLITION PLAN		REVISED PER TOWN COMMENTS 10/7/2020 NAG	
GE DRIVEWAY IMPROVEMENTS		DATE	
475 SUPERIOR AVENUE MUNSTER, IN 46321		BY	
ORIGINAL ISSUE: 9/24/2020			
KHA PROJECT NO. 168919000			
SHEET NUMBER			
C2.0			



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## GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

## KEY NOTES

- 1 VALLEY GUTTER TO MATCH EXISTING
- 2 B6.12 DEPRESSED CURB AND GUTTER
- 3 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP
- 4 6" WHITE DASHED STRIPE
- 5 6" DOUBLE YELLOW STRIPE
- 6 INSTALL SWING GATE
- 7 RELOCATED EXISTING SLIDE GATE
- 8 24" WIDE STOP BAR AND STOP SIGN, TYP. (SEE DETAILS
- 9 EXISTING GUARD SHACK TO REMAIN
- 10 PROPOSED FENCING, SEE LANDSCAPE PLAN AND DETAILS

## PAVING AND CURB LEGEND

	<b>STANDARD DUTY ASPHALT PAVEMENT</b> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<b>HEAVY DUTY CONCRETE PAVEMENT</b> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<b>STANDARD PITCH CONCRETE CURB AND GUTTER</b>
	<b>CONCRETE DEPRESSED CURB AND GUTTER</b>

## PARKING SUMMARY

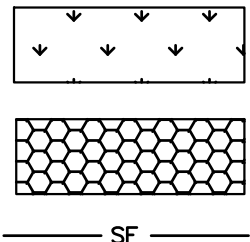
PARKING SPACES REQUIRED (CITY STANDARD)	=	46	SPACES
PARKING SPACES PROVIDED	=	53	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	3	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	3	SPACES
TOTAL PARKING SPACES PROVIDED	=	53	SPACES

 <b>GE APPLIANCES</b> <i>a higher company</i>		<b>GE DRIVEWAY IMPROVEMENTS</b>		<b>SITE PLAN</b>	
ORIGINAL ISSUE: 9/24/2020		475 SUPERIOR AVENUE MUNSTER, IN 46321			
KHA PROJECT NO. 168919000					
SHEET NUMBER				<b>C3.0</b>	

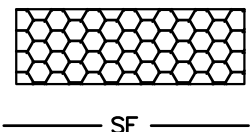


Drawing name: K:\GIS\LDE\168919000\_GE\_Munster\_IN\2 Design\CAO\PlanSheets\CAO GRADING AND EC.dwg      Layout: Oct 07, 2020    4:02pm    By: Christina Morelli  
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## EROSION CONTROL LEGEND



TS TEMPORARY SEEDING  
(SEE EROSION CONTROL DETAILS)



CE CONSTRUCTION ENTRANCE  
(SEE EROSION CONTROL DETAILS)



SF SILT FENCE  
(SEE EROSION CONTROL DETAILS)



IP INLET PROTECTION  
(SEE EROSION CONTROL DETAILS)



LD LIMITS OF DISTURBANCE



CW CONCRETE WASHOUT (SEE DETAILS)

## EROSION CONTROL SCHEDULE AND SEQUENCING:

- I. ROUGH GRADING CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
- II. UTILITY INSTALLATION ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
- III. PAVING ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
- IV. FINAL GRADING/STABILIZATION/LANDSCAPING ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

## SITE DATA TABLE

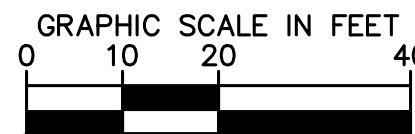
EXISTING IMPERVIOUS AREA	17.6 AC
PROPOSED IMPERVIOUS AREA	17.7 AC

## GRADING LEGEND

EP = EDGE OF PAVEMENT  
TC = TOP OF CURB  
ME = MATCH ELEVATION  
R = RIM ELEVATION  
FG = FINISHED GRADE  
PROPOSED CONTOUR  
EXISTING CONTOUR  
RIDGE LINE  
SLOPE AND FLOW DIRECTION

## GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.



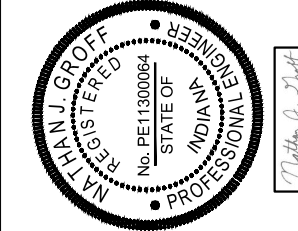
## EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RE-STABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECULATED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE. USE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
- SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
  - WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
- PROVIDE ADDITIONAL INLET PROTECTION FOR INLETS IN PARKING AREA NOT SHOWN.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED INTO GROUND OR SEWERS.

**Kimley»Horn**

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WWW.KIMLEY-HORN.COM

SCALE:  
AS NOTED  
DESIGNED BY: JPB  
DRAWN BY: JPB  
CHECKED BY: NAG



**GRADING AND  
EROSION  
CONTROL**

**GE DRIVEWAY  
IMPROVEMENTS**

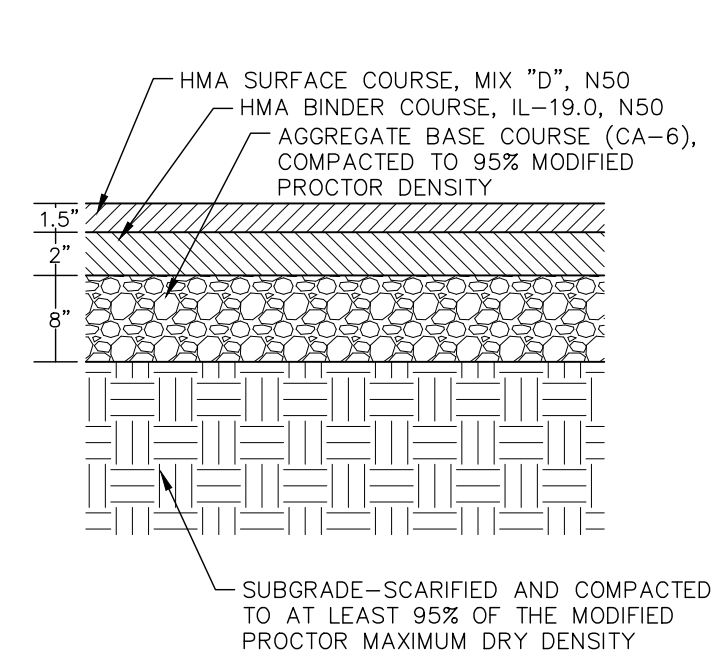
475 SUPERIOR AVENUE  
MUNSTER, IN 46321

ORIGINAL ISSUE:  
9/24/2020  
KHA PROJECT NO.  
168919000

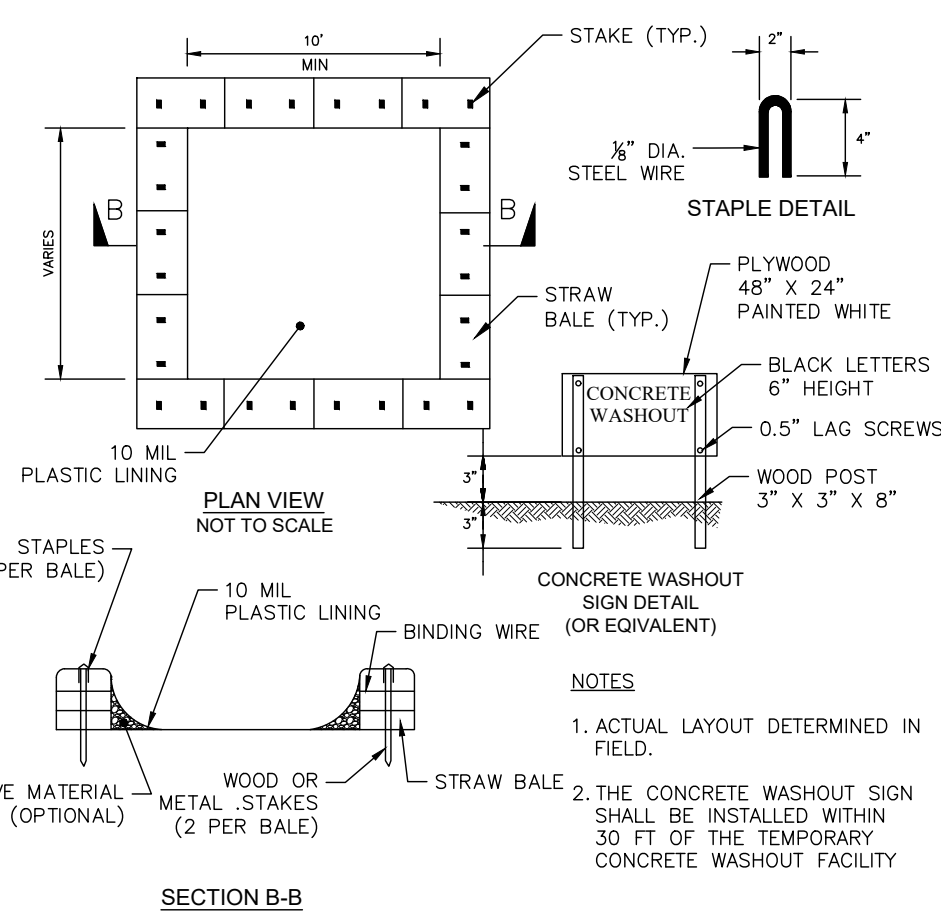
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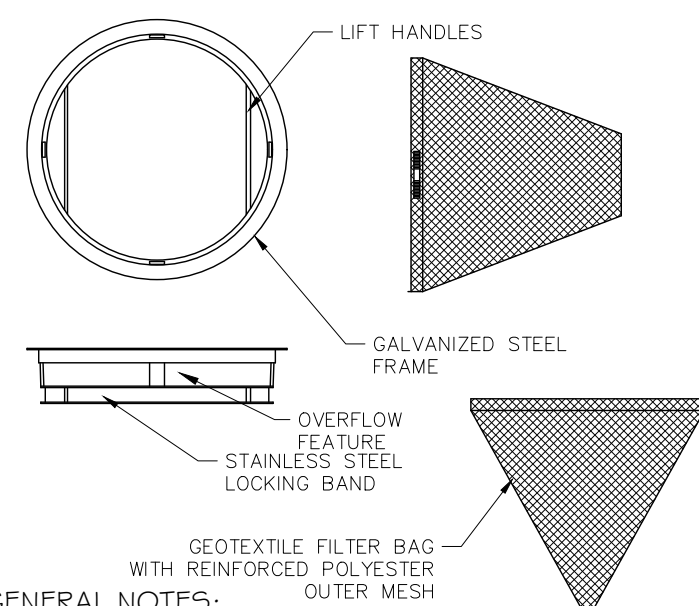


## STANDARD DUTY ASPHALTIC PAVEMENT SECTION



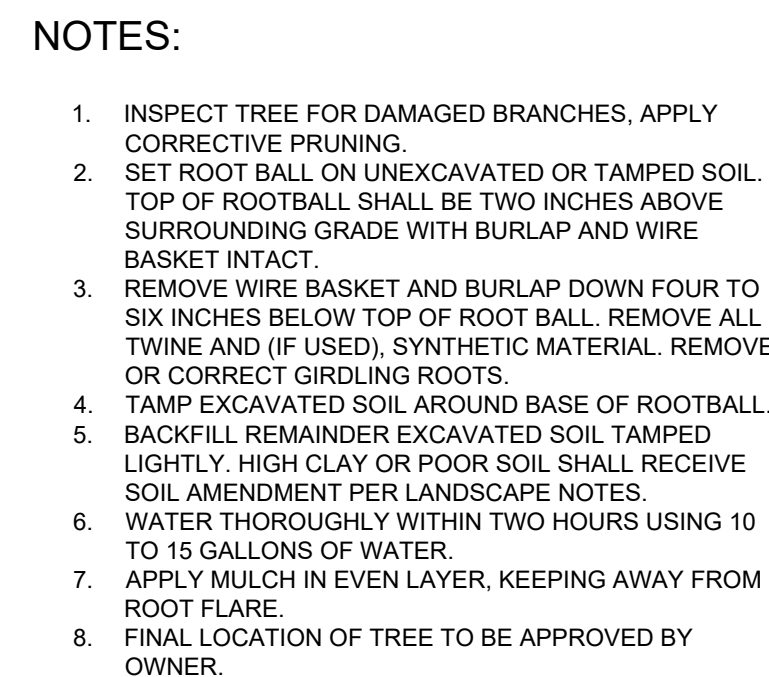
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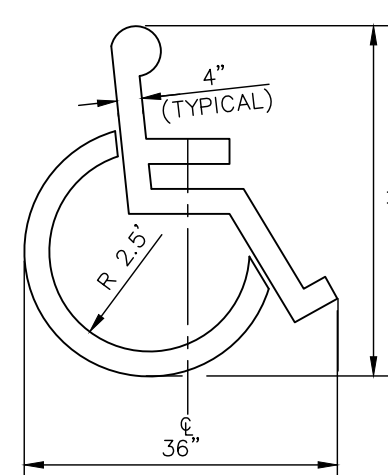


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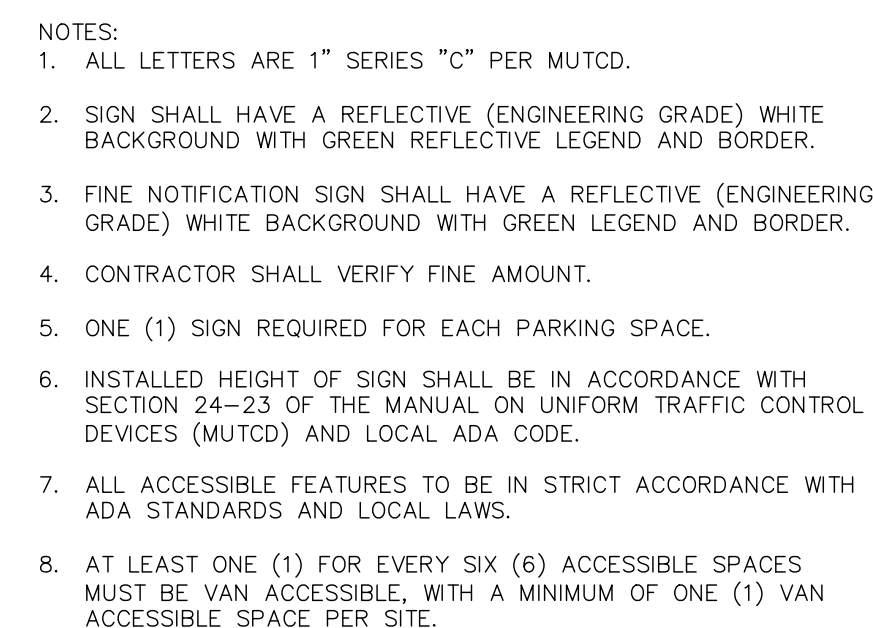
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**TREE PLANTING**  
N.T.S.



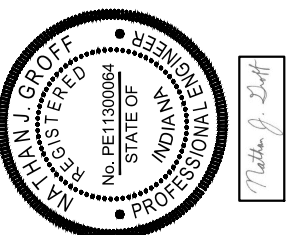
**ACCESSIBLE PARKING SYMBOL**  
N.T.S.



ACCESSIBLE PARKING SIGNAGE	
	N.T.S.

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SCALE:	AS NOTED
DESIGNED BY:	JPB
DRAWN BY:	JPB
CHECKED BY:	NJG



## CONSTRUCTION DETAILS

## GE DRIVEWAY IMPROVEMENTS

175 SUPERIOR AVENUE  
MINSTER, IN 46321

ORIGINAL ISSUE:  
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168919000  
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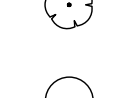

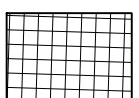


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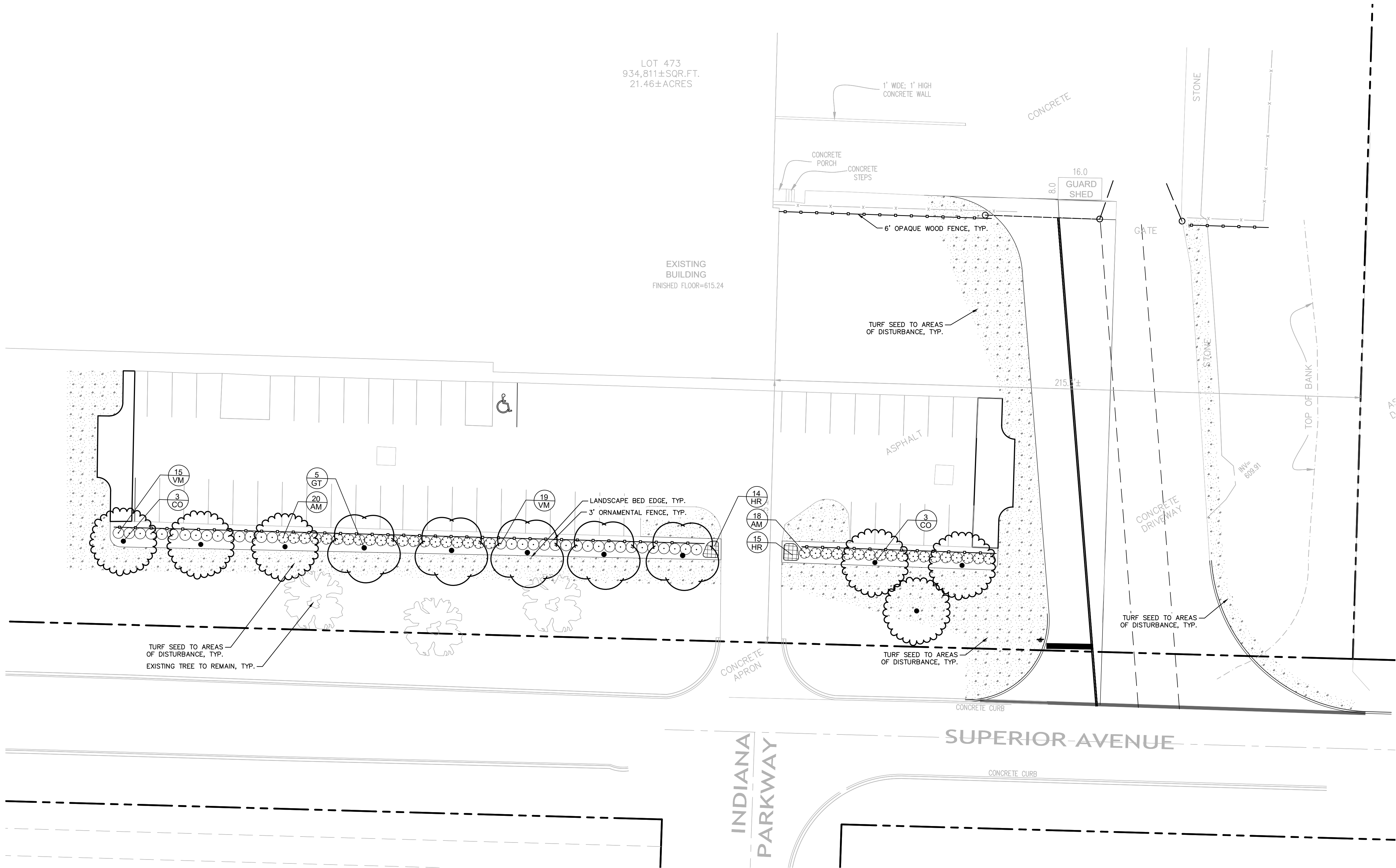
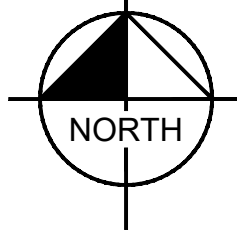
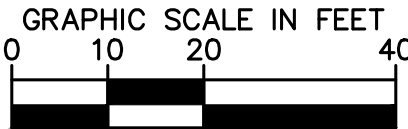


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 L1.0 LANDSCAPE PLAN  
 Oct 07, 2020 4:02pm  
 by: Christina Morelli

MUNSTER, IN LANDSCAPE CODE		
ZONING ORDINANCE	REQUIREMENT	PROVIDED
<b>DIVISION 4 - SECTION 26-6.405 BUILDING AND LOT STANDARDS - A: DISTRICT BUILDINGS AND LOTS - SCREENS</b>		
PARKING AREAS SHALL BE SCREENED FROM FRONTAGE AND CIVIC SPACE BY A STREETSCREEN. THE FENCE SCREEN OR STREETSCREEN SHALL BE CONSTRUCTED FROM WOOD.	A 6 FT. OPAQUE FENCE IS REQUIRED ALONG THE PERIMETER OF THE LOADING DOCK	A 6' OPAQUE FENCE IS PROVIDED ALONG THE PERIMETER OF THE LOADING DOCK
<b>DIVISION 4 - SECTION 26-6.405 BUILDING AND LOT STANDARDS - O.2: VEHICULAR AND BICYCLE PARKING, LOADING SPACE AND TRASH RECEPTACLES - SIGNIFICANT TREES</b>		
TREES BETWEEN 10 IN. AND 16 IN. DBH THAT ARE REMOVED FOR DEVELOPMENT SHALL BE REPLACED AT A 1 TO 1 RATIO.	3 TREES REMOVED ALONG THE SOUTH EDGE OF THE SITE	3 REPLACEMENT TREES ARE LOCATED ON THE SOUTH SIDE OF THE SITE
<b>COMMERCIAL LANDSCAPE REQUIREMENTS - SECTION 3 - PARKING AREA SCREEN</b>		
A MINIMUM 7 FT. WIDE PERIMETER PLANTING STRIP SHALL BE PLANTED ADJACENT TO THE PUBLIC RIGHT-OF-WAY. THIS PLANTING STRIP SHALL CONTAIN A CONTINUOUS HEDGE SCREEN, AN ORNAMENTAL FENCE SCREEN AND ONE SHADE TREE PLANTED FOR EVERY 30 FT. OF LINEAR FRONTAGE.	LINEAR FRONTAGE OF PARKING: 243.3 FT. 243.3 FT. / 30 FT. = 8.1 <b>8 SHADE TREES REQUIRED</b>	A 7' PLANTING STRIP, A 3' ORNAMENTAL FENCE AND 8 SHADE TREES ARE PROVIDED ADJACENT TO THE PUBLIC RIGHT-OF-WAY

## PLANT SCHEDULE

	<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
		CO	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL MIN	
		GT	5	GLEDITSIA TRIACANTHOS	HONEY LOCUST	B & B	2.5" CAL MIN	
	<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
		AM	38	ARONIA MELANOCARPA	BLACK CHOKEBERRY	-		36" HT MIN
		VM	34	VIBURNUM DENTATUM 'BLUE MUFFIN'	SOUTHERN ARROWWOOD	-		36" HT MIN
	<u>PERENNIALS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SPACING</u>		
		HR	29	HEMEROCALLIS X 'ROSY RETURNS'	DAYLILY	18" o.c.		
	<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SPACING</u>		
					TURF SEED			

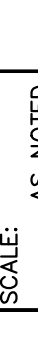
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Drawing name: K:\CHS\_DES\168910000\_05\_Munster\_INV\_2 Design\CAD\PlanSheets\1.0 LANDSCAPE PLAN.dwg  
 L2.0 LANDSCAPE NOTES AND DETAILS Oct 07, 2020 4:02pm by Christina Marelli  
 This drawing is the property of Vincent, Mark and Associates, Inc. and shall be without liability to Vincent, Mark and Associates, Inc. should be without authorization and adaptation by Vincent, Mark and Associates, Inc.

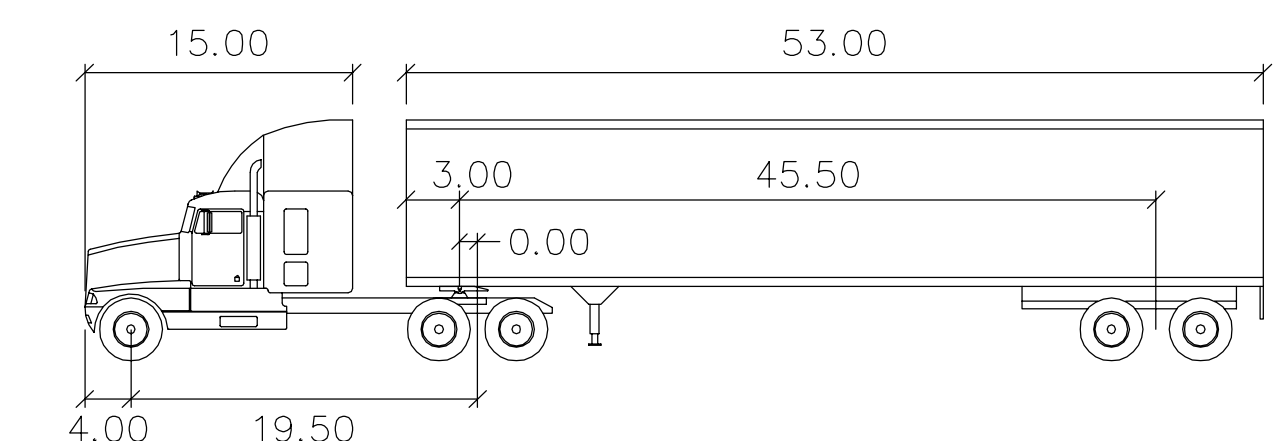
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD MIXED LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLANTED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
11. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
13. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
14. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
15. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



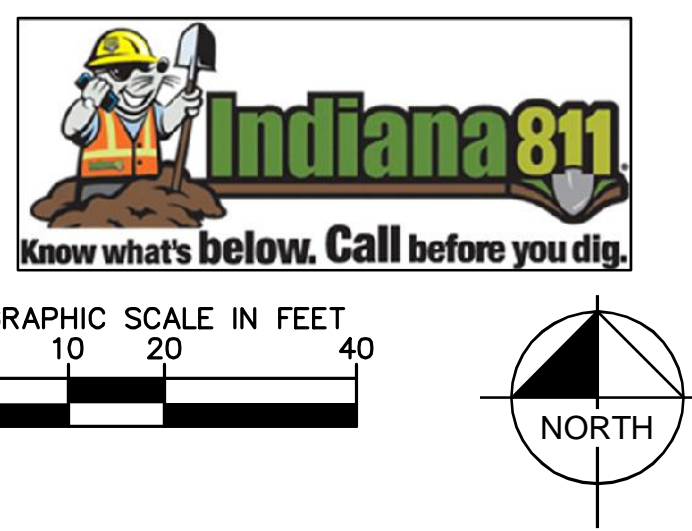
GE DRIVEWAY IMPROVEMENTS		LANDSCAPE NOTES AND DETAILS		<div><div><b>GE APPLIANCES</b> <i>a Haier company</i></div></div>		<div>  </div>	<div><b>Kimley»Horn</b> © 2009 KIMLEY-HORN AND ASSOCIATES, INC. 2209 KILLEBROWN ROAD SUITE 600 WAREHOUSES BLVD #500 WARRENTON, OR 97146 WWW.KIMLEY-HORN.COM</div>	SCALE: AS NOTED DESIGNED BY: JPB DRAWN BY: JPB CHECKED BY: NJG	<table><tr><th>NO.</th><th>REVISED PER TOWN COMMENTS</th><th>DATE</th><th>BY</th></tr><tr><td>△</td><td></td><td>10/7/2020</td><td>NAG</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	NO.	REVISED PER TOWN COMMENTS	DATE	BY	△		10/7/2020	NAG																																
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Drawing name: K:\SUS\_LISA\168919000\_GE Munster\IN2 Design\Submittals\3.0 SITE PLAN\TRUCK TURNING Exhibit 1.0.dwg, Sep 17, 2020 10:02am, by Joseph Redwood  
This document, together with the design, is intended only for the specific purpose stated on the title block. It is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc.



WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



## GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

## KEY NOTES

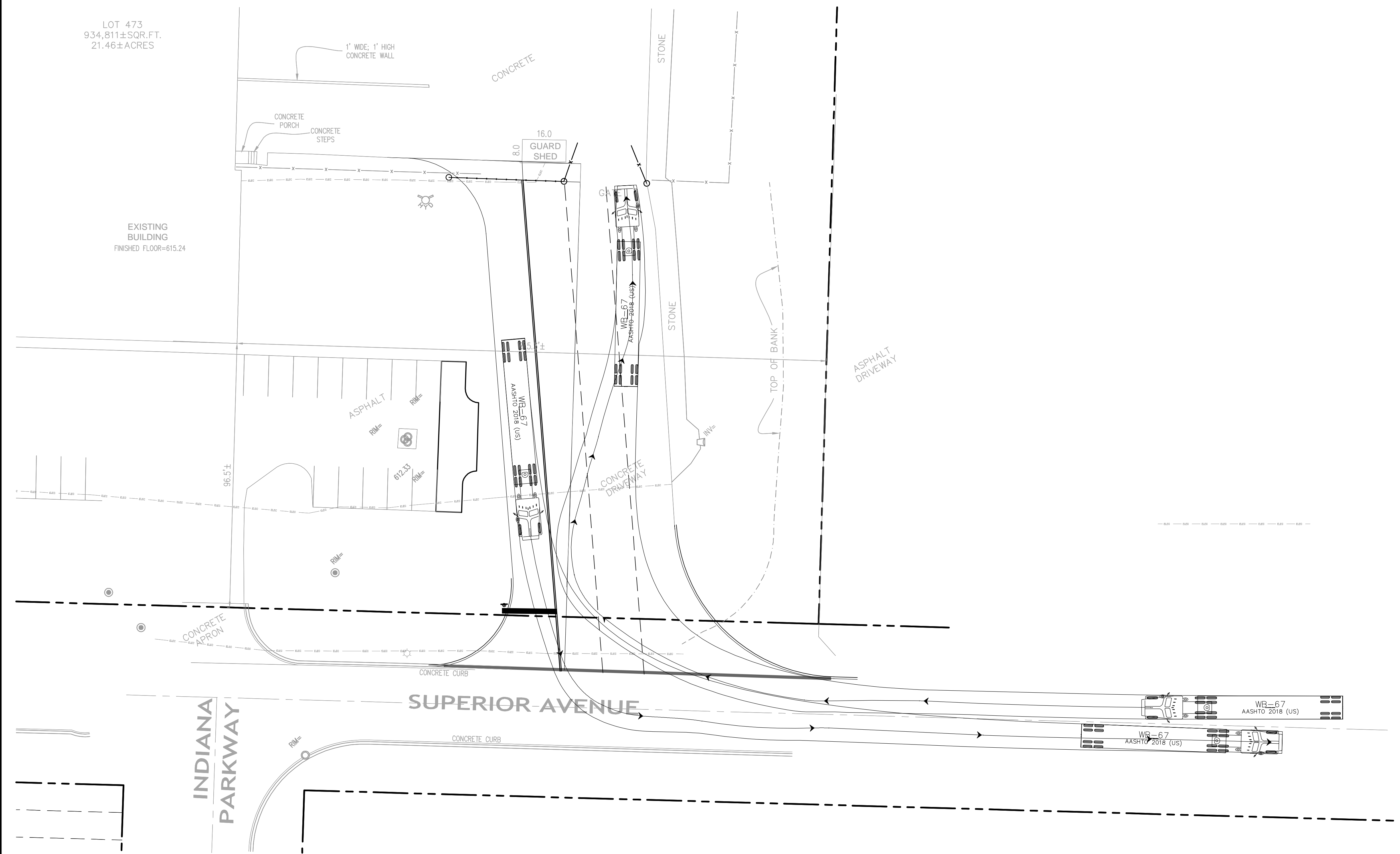
- 1 VALLEY GUTTER TO MATCH EXISTING
- 2 B6.12 DEPRESSED CURB AND GUTTER
- 3 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 4 6" WHITE DASHED STRIPE
- 5 6" DOUBLE YELLOW STRIPE
- 6 INSTALL SWING GATE
- 7 RELOCATED EXISTING SLIDE GATE
- 8 24" WIDE STOP BAR AND STOP SIGN, TYP. (SEE DETAILS)
- 9 EXISTING GUARD SHACK TO REMAIN

## PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- PROPOSED TREE

## PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	=	X SPACES
PARKING SPACES PROVIDED	=	53 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	X SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	3 SPACES
TOTAL PARKING SPACES PROVIDED	=	53 SPACES



**Kimley»Horn**  
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**GE APPLIANCES**  
a Haier company

**TRUCK TURN EXHIBIT**

**GE DRIVEWAY IMPROVEMENTS**  
475 SUPERIOR AVENUE  
MUNSTER, IN 46321

ORIGINAL ISSUE:  
9/4/2020  
KHA PROJECT NO.  
168919000  
SHEET NUMBER