

Drawing name: \\Kimley-horn.com\WW_OHS\OHS_LDEV\168879000_Saxon Res_Munster_INV2_Design\CAD\PlanSheets\Online Entitlement SD Plans\LOO COVER SHEET.dwg Pdp 0.0 COVER SHEET Mer 01, 2022 8:34pm by Joe Cogswell
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY DEVELOPMENT PLAN

LCC-SAXON INDIANA TRACT I

SW CORNER OF TIMRICK DR, MANOR AVE, & FISHER ST

MUNSTER, INDIANA 46321



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
TOWN OF MUNSTER COMMUNITY
DEVELOPMENT
1005 RIDGE RD
MUNSTER, IN 46321
TEL: (219) 836-6990

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

SANITARY SEWER SERVICE
HAMMOND SANITARY DISTRICT
5143 COLUMBIA AVE
HAMMOND, IN 46327
TEL: (219) 853-6413
CONTACT: JEFF MASSEY

POWER COMPANY
NORTHERN INDIANA PUBLIC SERVICE
COMPANY
801 E 86TH AVE
MERRILLVILLE, IN 46410
TEL: (877) 647-5990

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

NATURAL GAS COMPANY
NORTHERN INDIANA PUBLIC SERVICE
COMPANY
801 E 86TH AVE
MERRILLVILLE, IN 46410
TEL: (877) 647-5990

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

PROJECT TEAM

DEVELOPER
SAXON PARTNERS, LLC
25 RECREATION PARK DR
HINGHAM, MA 02043
TEL: (310) 867-4299
CONTACT: GARY WARFEL

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: TAYLOR.ESCHBACH@KIMLEY-HORN.COM
CONTACT: TAYLOR ESCHBACH, P.E.

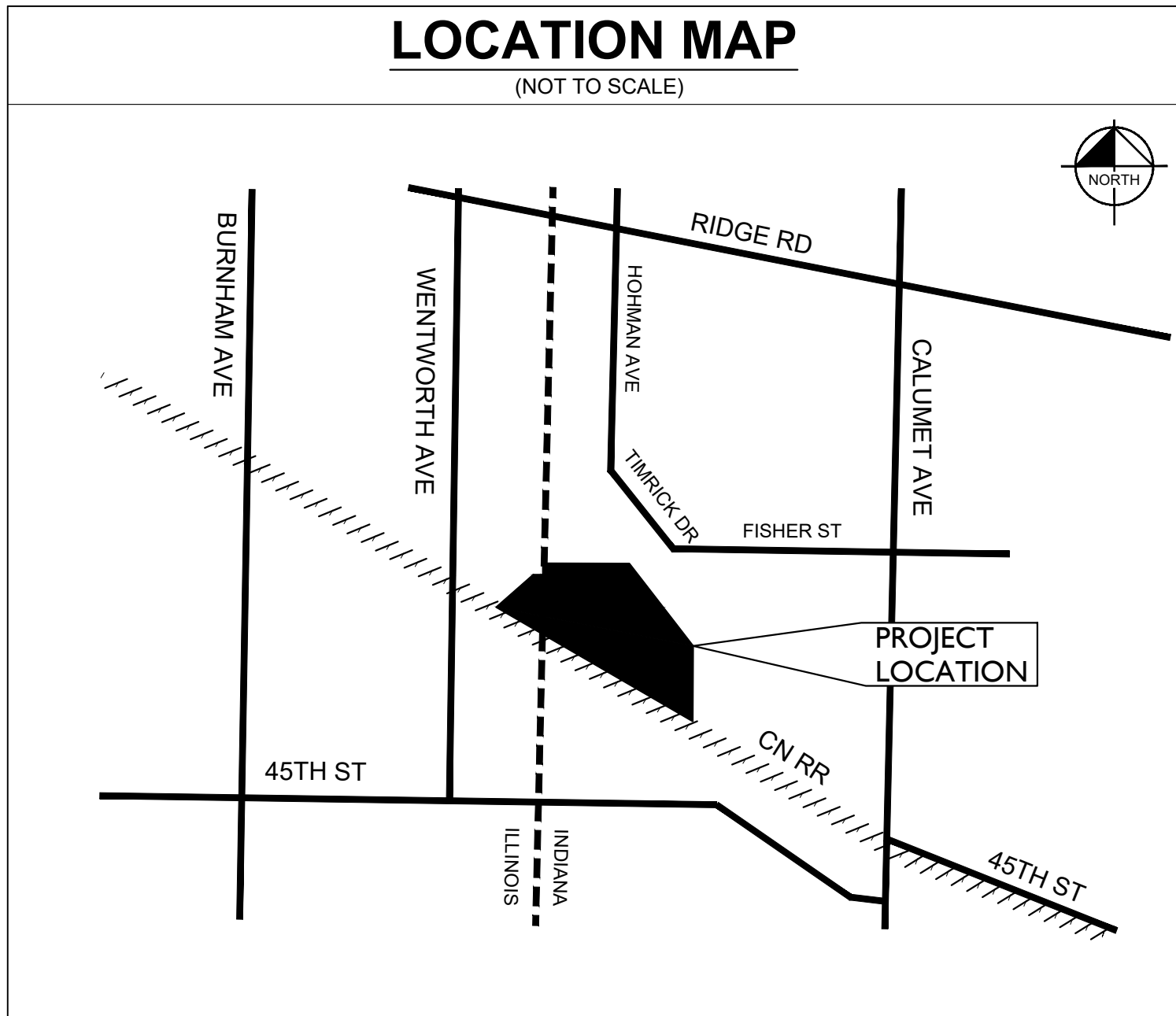
TRAFFIC ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
CONTACT: RORY FANCLER

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
CONTACT: DANIEL GROVE, PLA, LEED AP

SURVEYOR
DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, IN 46307
TEL: (219) 662-7710
CONTACT: PATRICK H. NEJMAN

LOCATION MAP

(NOT TO SCALE)



Sheet List Table

Sheet Number	Sheet Title
PDP 0.0	COVER SHEET
CSP 1.0	COMMERCIAL SUBDIVISION PLAN
PDP 1.1	SITE PLAN
PDP 1.2	SITE PLAN (PHASE 1)
PDP 2.0	INTERSTATE GREENWAY PLAN
PDP 2.1	REGIONAL GREENWAY PLAN
PDP 2.2	SITE GREENWAY PLAN
PDP 2.3	WALK-SHED PLAN
PDP 3.0	OVERALL LANDSCAPE PLAN
PDP 3.1	PHASE 1 PUBLIC LANDSCAPE PLAN
PDP 3.2	PHASE 1 PUBLIC LANDSCAPE PLAN
PDP 4.0	LANDSCAPE DETAILS

LEGAL DESCRIPTION

THAT PART OF THE FRACTIONAL NORTHWEST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF 2ND PRINCIPAL MERIDIAN, BORDERED ON THE NORTH BY THE NORTHERN INDIANA PUBLIC SERVICE COMPANY'S RIGHTS OF WAY AS CONVEYED IN DEED RECORD 343, PAGE 497, BORDERED ON THE WEST BY THE INDIANA-ILLINOIS STATE LINE, BORDERED ON THE SOUTH BY THE GRAND TRUNK RAILROAD, BORDERED ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, FORMERLY THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, AND BORDERED ON THE NORTHEAST BY THE PENN-CENTRAL RAILROAD, ALL IN TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION BY THAT CERTAIN DEED OF CONVEYANCE RECORDED JANUARY 10, 1980 AS INSTRUMENT NO. 568251 OF THE LAKE COUNTY RECORDS.

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: TRE

DRAWN BY: AD

CHECKED BY: WAW

SAXON
PARTNERS

COVER SHEET

PRELIMINARY
SUBMISSION FOR
DEVELOPMENT
AGREEMENT
TOWN OF MUNSTER, IN

ORIGINAL ISSUE:

12/10/2021

KHA PROJECT NO.
168879000

SHEET NUMBER

PDP 0.0

REVISIONS

DATE

BY

01/03/22

TRE

FISHER STREET REVISION

01/03/22

DATE

BY

01/03/22

TRE

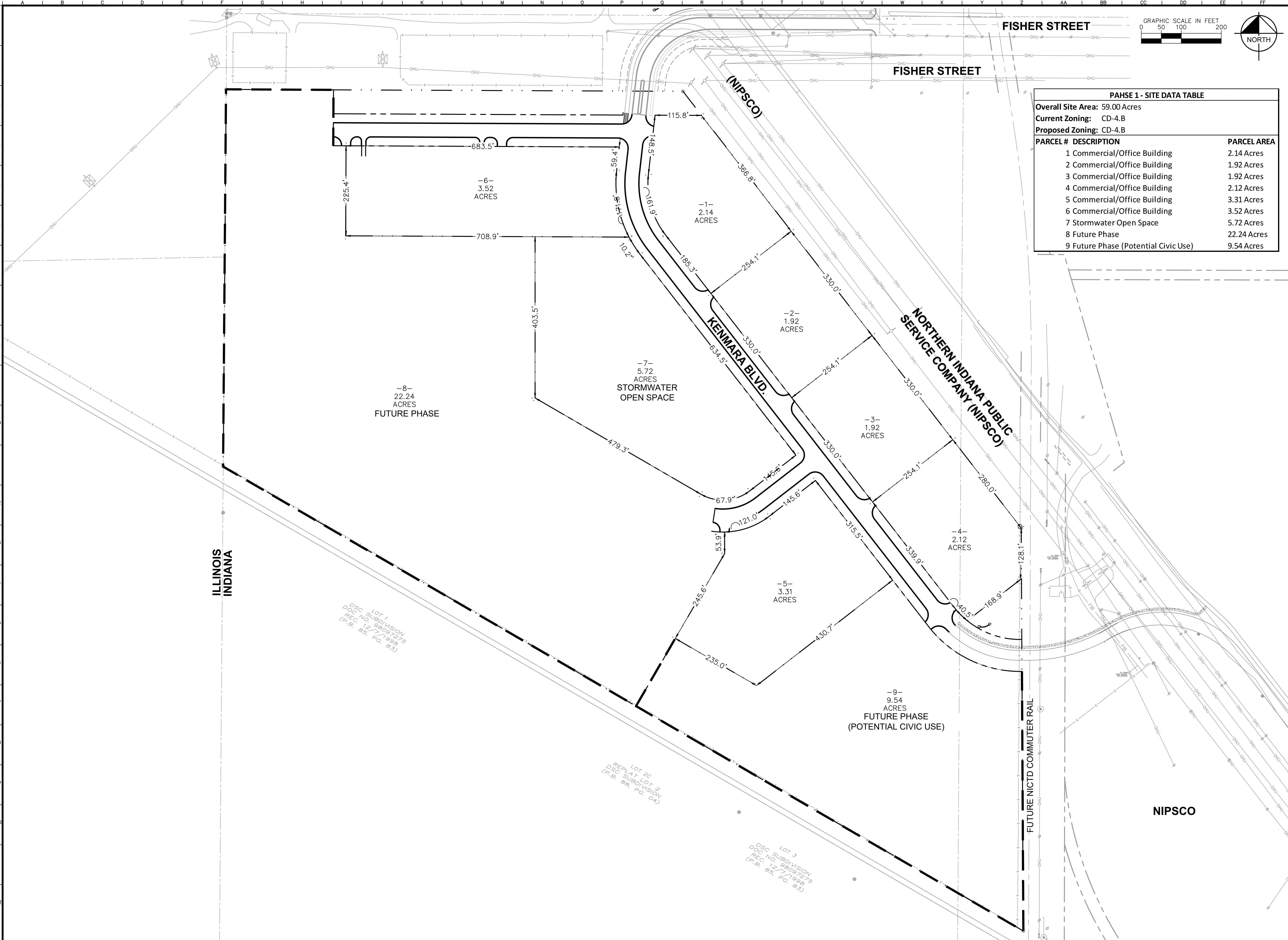
FISHER STREET REVISION

01/03/22

DATE

BY

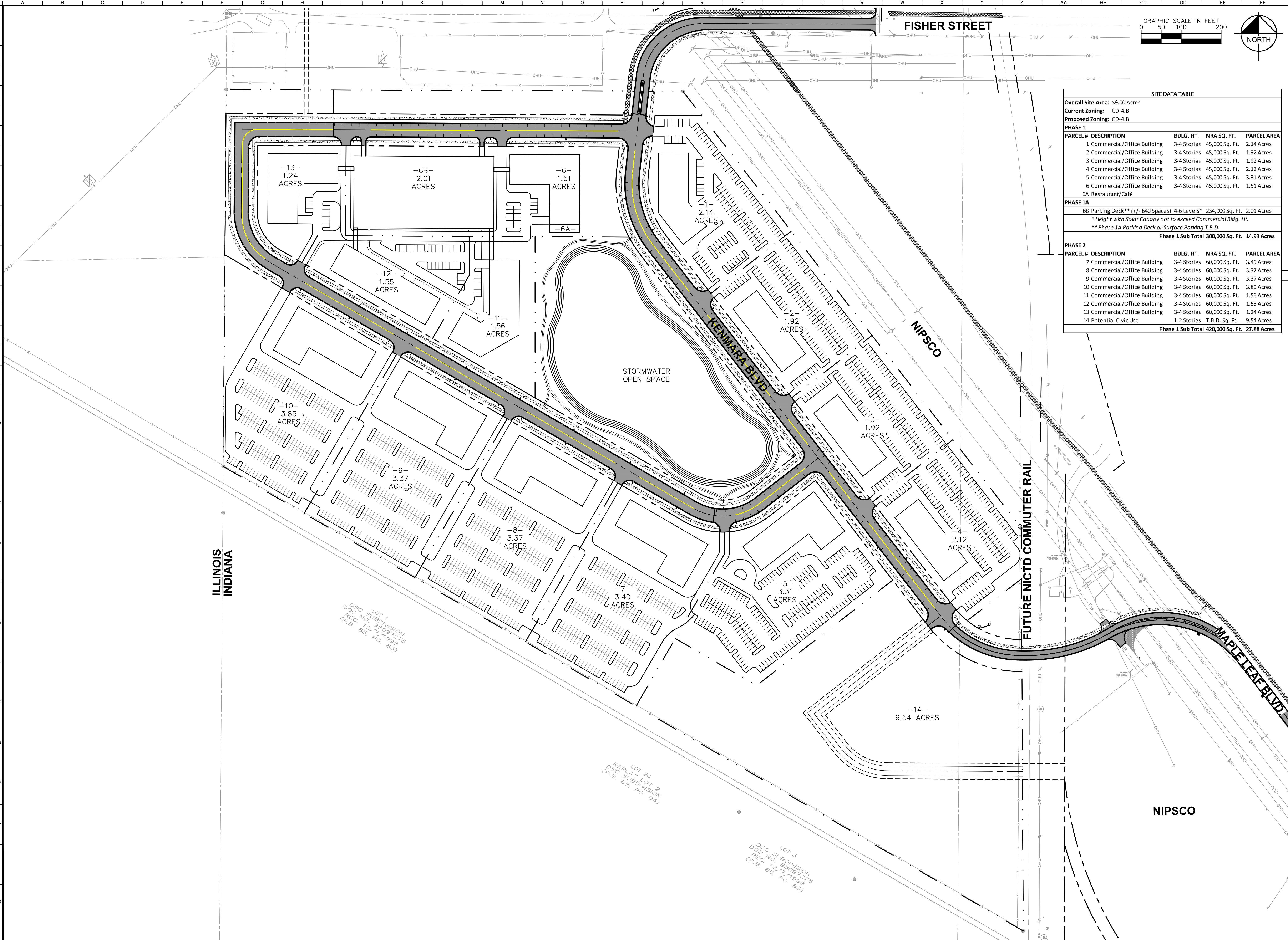
Drawing name: \\kimley-horn.com\\VW_OHS\\OHS\\DEV\\168879000_Saxon Res_Munster_IN\\2 Design\\CAD\\PlanSheets\\Online Entitlement SD Plans\\1.0 SITE PLAN.dwg CSP 1.0 COMMERCIAL SUBDIVISION PLAN Mar 01, 2022 5:34pm by Joe Cogswell
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



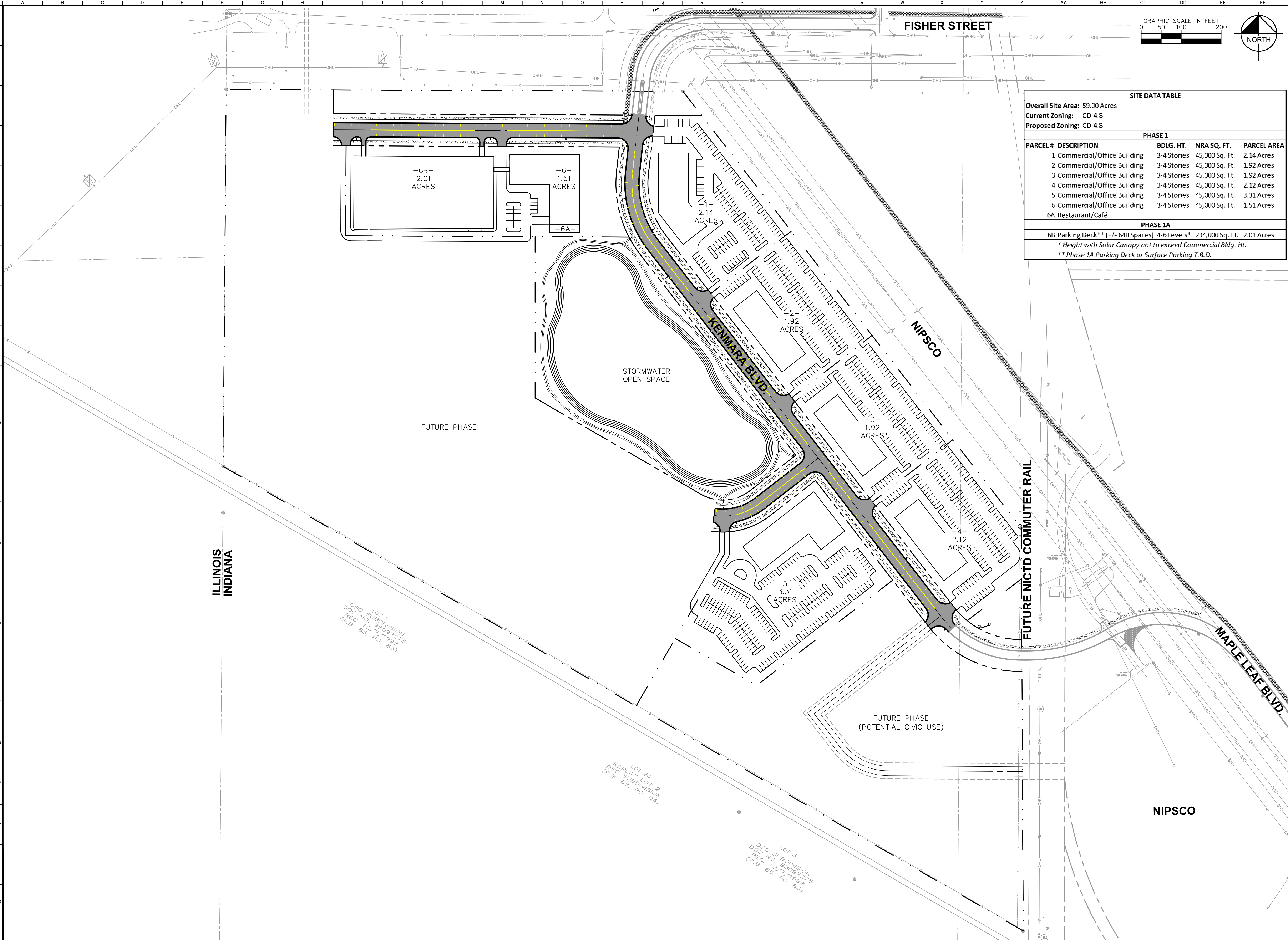
PAHSE 1 - SITE DATA TABLE	
Overall Site Area: 59.00 Acres	
Current Zoning: CD-4.B	
Proposed Zoning: CD-4.B	
PARCEL #	DESCRIPTION
1	Commercial/Office Building
2	Commercial/Office Building
3	Commercial/Office Building
4	Commercial/Office Building
5	Commercial/Office Building
6	Commercial/Office Building
7	Stormwater Open Space
8	Future Phase
9	Future Phase (Potential Civic Use)

Kimley»Horn		SAXON PARTNERS		COMMERCIAL SUBDIVISION PLAN		LCC-SAXON INDIANA TRACT 1	
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 MUNSTER, IN 46321 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		DESIGNED BY: TRE DRAWN BY: AD CHECKED BY: WAW		TOWN OF MUNSTER, IN		ORIGINAL ISSUE: 10/9/2020 KHA PROJECT NO. 168879000 SHEET NUMBER CSP 1.0	
No.		REVISIONS		DATE		BY	

Drawing name: \\kimley-horn.com\\VW_OHS\\OHS\\DEV\\168879000_Saxon Res_Munster_IN\\2_Design\\CAD\\PlanSheets\\Online Entitlement SD Plans\\1.0 SITE PLAN.dwg Pgp 1.1 SITE PLAN Mar 01, 2022 5:34pm By: Joe Cogswell
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Drawing name: \\kimley-horn.com\\VW_OHS\\OHS\\DEV\\168879000_Saxon Res_Munster_IN\\2_Design\\CAD\\PlanSheets\\Online Entitlement SD Plans\\1.0 SITE PLAN.dwg Pdp 1.2 SITE PLAN (PHASE 1) Mar 01, 2022 5:34pm by Joe Cogswell
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE			
Overall Site Area: 59.00 Acres			
Current Zoning: CD-4.8			
Proposed Zoning: CD-4.8			
PHASE 1			
PARCEL #	DESCRIPTION	BDLG. HT.	NRA SQ. FT. PARCEL AREA
1	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft. 2.14 Acres
2	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft. 1.92 Acres
3	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft. 1.92 Acres
4	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft. 2.12 Acres
5	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft. 3.31 Acres
6	Commercial/Office Building	3-4 Stories	45,000 Sq. Ft. 1.51 Acres
6A	Restaurant/Café		
PHASE 1A			
6B Parking Deck** (+/- 640 Spaces) 4-6 Levels* 234,000 Sq. Ft. 2.01 Acres			
* Height with Solar Canopy not to exceed Commercial Bldg. Ht.			
** Phase 1A Parking Deck or Surface Parking T.B.D.			

LCC-SAXON INDIANA TRACT 1		SITE PLAN (PHASE 1)		SAXON PARTNERS		Kimley»Horn		No.		REVISIONS		DATE		BY	
TOWN OF MUNSTER, IN		ORIGINAL ISSUE: 10/9/2020		DESIGNED BY: TRE		KIMLEY-HORN AND ASSOCIATES, INC.		No.		No.		No.		No.	
		KHA PROJECT NO. 168879000		DRAWN BY: AD		© 2021 KIMLEY-HORN AND ASSOCIATES, INC.		No.		No.		No.		No.	
		SHEET NUMBER		CHECKED BY: WAW		4201 WINFIELD ROAD, SUITE 600		No.		No.		No.		No.	
		PDP 1.2		SCALE: AS NOTED		PHONE: 630-487-5550		No.		No.		No.		No.	
				DESIGNED BY: TRE		WWW.KIMLEY-HORN.COM		No.		No.		No.		No.	

CHICAGO

LEGEND

- FOREST PRESERVE OF COOK COUNTY PARK(S) & RECREATION OPEN SPACE
- PROJECT SITE
- STATE BOUNDARLINE
- COMMUTER RAILINE(S)
- WEST CORRIDOR COMMUTER RAIL STATION
- BICYCLE & PEDESTRIAN TRAIL(S)
- PROPOSED BICYCLE & PEDESTRIAN TRAIL

LAKE MICHIGAN

HAMMOND GATEWAY

SOUTH SHORE TRAIN LINE

WEST LAKE CORRIDOR TRAIN LINE

MONON TRAIL

SOUTH HAMMOND STATION

MUNSTER RIDGE RD. STATION

LITTLE CALUMET RIVER LEVEE TRAIL

OAK SAVANNAH TRAIL

MUNSTER/DYER MAIN ST STATION

PROJECT SITE

PENNSY GREENWAY

THORN CREEK TRAIL

FOREST PRESERVE OF COOK COUNTY

ILLINOIS

INDIANA

N

N.T.S.

LCC-SAXON INDIANA TRACT 1	INTERSTATE GREENWAY PLAN	S A X O N <u>PARTNERS</u>	(S)	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 DUNCAN, INDIANA 47615-9800 PHONE: 330-487-5550 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: DPG DRAWN BY: CM CHECKED BY: AF	No.	REVISIONS	DATE	BY
ORIGINAL ISSUE: 10/23/2020	KHA PROJECT NO. 168879000	SHEET NUMBER	PDP 2.0						

Drawing name: K:\GIS\LEVA\168879000_Saxon_Regional_Greenway\168879000-02_Saxon_Regional_Greenway_Concept.dwg
This document is the property of Kimley-Horn and Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.

LEGEND



FOREST PRESERVE OF COOK COUNTY
PARK(S) & RECREATION OPEN SPACE



PROJECT SITE



STATE BOUNDARY LINE



ROADWAY



COMMUTER RAILLINE(S)



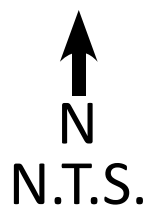
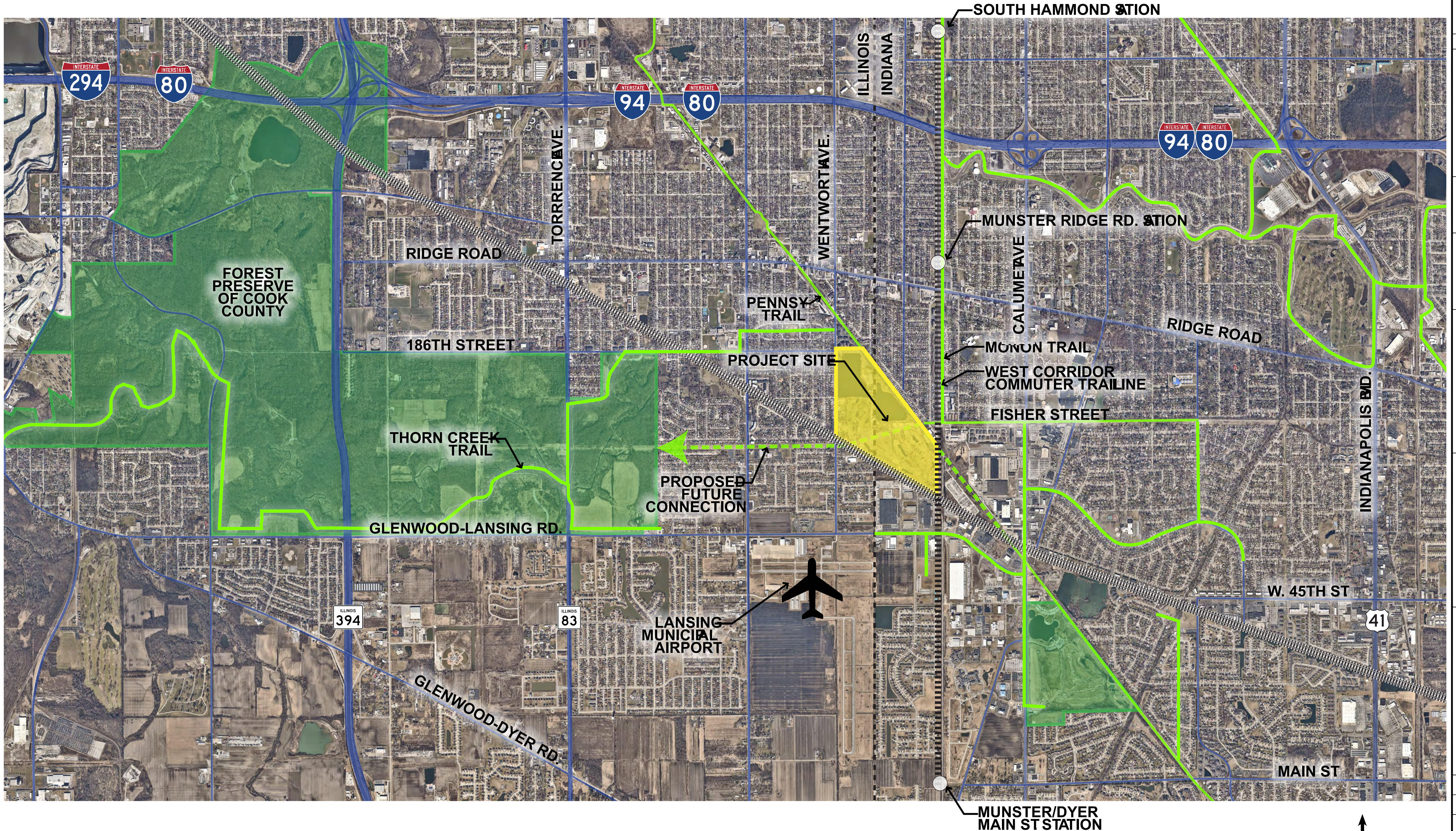
WEST CORRIDOR COMMUTER RAIL STATION



BICYCLE & PEDESTRIAN TRAIL(S)



PROPOSED BICYCLE & PEDESTRIAN TRAIL(S)



Kimley»Horn	
© 2020 KIMLEY-HORN AND ASSOCIATES, INC. WARRENVILLE, IL 60555 PHONE: 630-487-2550 WWW.KIMLEY-HORN.COM	
SCALE: AS NOTED	DESIGNED BY: DPG
DRAWN BY: CM	CHECKED BY: AF
SAXON PARTNERS	
REGIONAL GREENWAY	
LCC-SAXON INDIANA TRACT 1	TOWN OF MUNSTER, IN
ORIGINAL ISSUE: 10/23/2020	
KHA PROJECT NO. 168879000	
SHEET NUMBER	
PDP 2.1	

LEGEND

- FOREST PRESERVE OF COOK COUNTY PARK(S) & RECREATION OPEN SPACE
- PROJECT SITE
- STATE BOUNDARY LINE
- ROADWAY
- COMMUTER RAILLINE(S)
- BICYCLE & PEDESTRIAN TRAIL(S)
- PROPOSED BICYCLE & PEDESTRIAN TRAIL(S)
- PROPOSED ROADWAY

Map Labels:

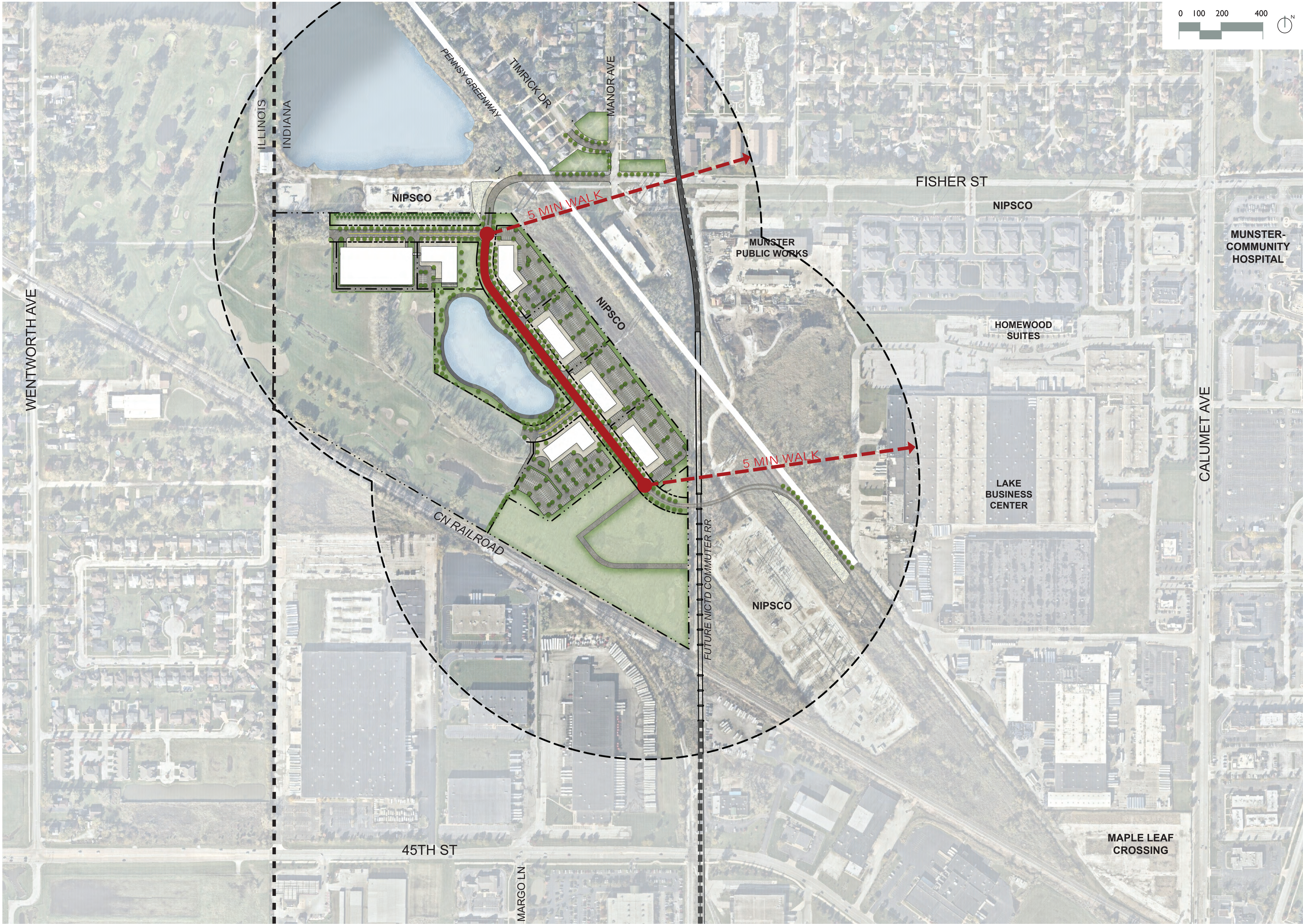
- 186TH STREET
- BURNHAM AVE.
- WENTWORTH AVE.
- TIMRICK DR.
- MANOR AVE.
- HARRISON AVE.
- CALUMET AVE.
- FISHER ST.
- MUNSTER PUBLIC WORKS
- WEST CORRIDOR COMMUTER TRAILLINE
- LAKE BUSINESS CENTER
- NIPSCO
- GLENWOOD-LANSING RD.
- ILLINOIS
- INDIANA
- PROPOSED FUTURE CONNECTION
- PROPOSED FUTURE ROADWAY
- PROJECT SITE

Scale: 0 100 200 Feet

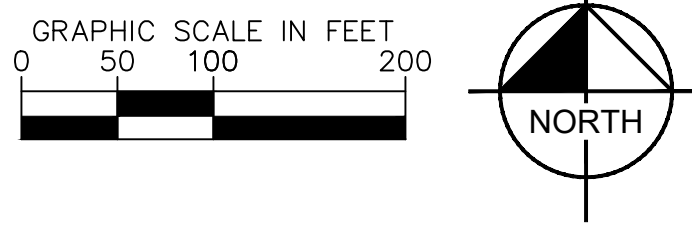
North Arrow: N
N.T.S.

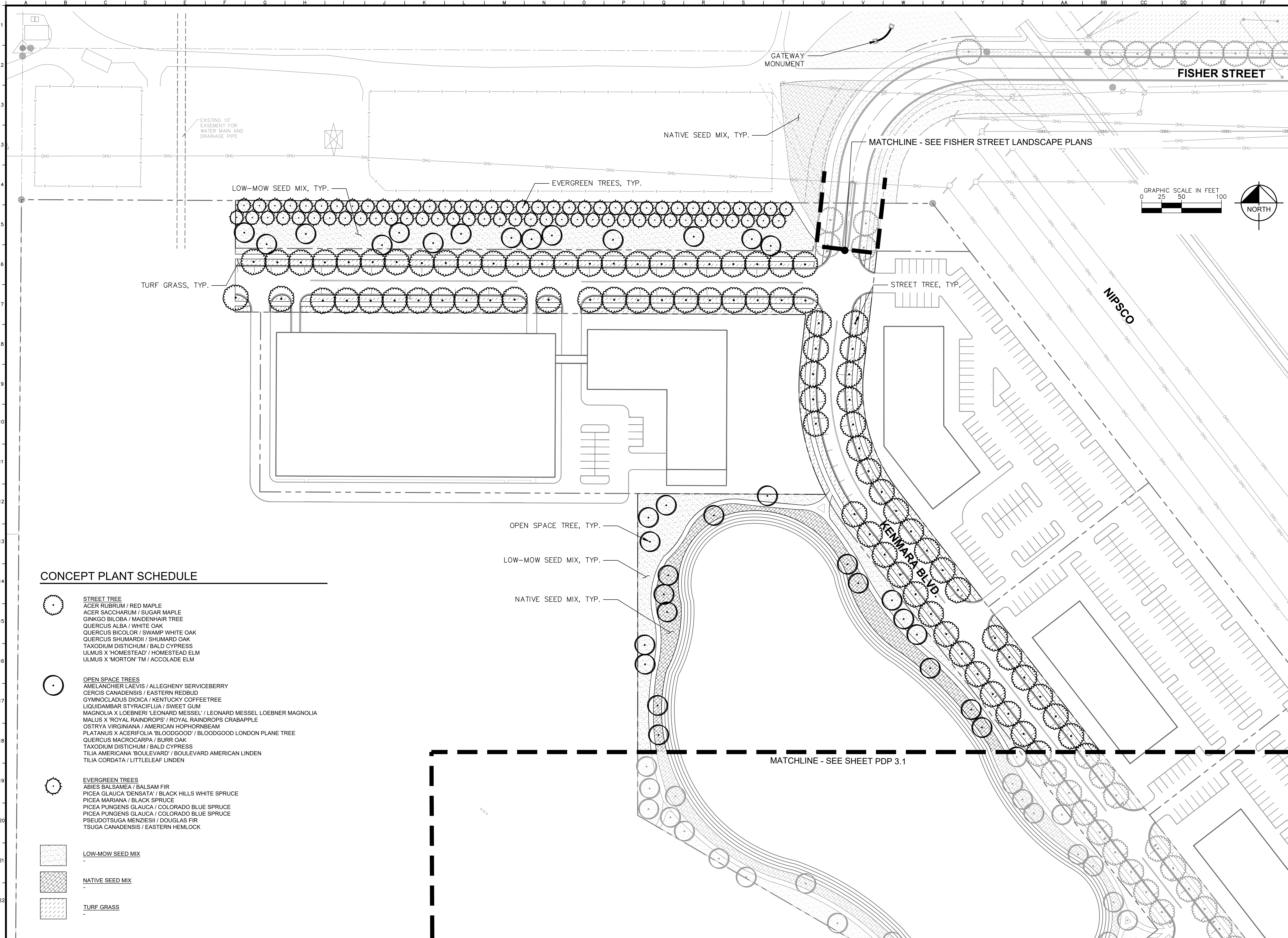
LCC-SAXON INDIANA TRACT 1	SITE GREENWAY PLAN	SAXON PARTNERS	SCALE: DESIGNED BY: DFG DRAWN BY: CM CHECKED BY: AF	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 700 WEST WASHINGTON STREET, SUITE 600 WARRENVILLE, IL 60558 WWW.KIMLEY-HORN.COM	9)
ORIGINAL ISSUE: 10/23/2020					
KHA PROJECT NO. 168879000					
SHEET NUMBER					
PDP 2.2				No.	DATE
				REVISIONS	BY

Drawing name: K:\GIS\LEVA\88879000_Saxon_Rail_Munster\IN\2_Saxon-Commercial-Office_Concept.dwg User: dpg Date: 10/23/2020 1:28pm By: Daniel Govea
This document is the property of Kimley-Horn and Associates, Inc. and is intended for the specific purpose and client for which it was prepared. Please do not reproduce or use this document for any other purpose without written authorization and adaptation by Kimley-Horn and Associates, Inc.




PDP 2.3	SHEET NUMBER	KHA PROJECT NO. 168879000	ORIGINAL ISSUE: 10/23/2020	TOWN OF MUNSTER, IN	LCC-SAXON INDIANA TRACT 1	LINEAR PEDESTRIAN SHED EXHIBIT	SAXON PARTNERS	Kimley»Horn																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
								4201 WINFIELD ROAD, SUITE 400 HARRISVILLE, IN 46030 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
								DESIGNED BY: DPG				DRAWN BY: CM				CHECKED BY: AF																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
								SCALE: AS NOTED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															


[illegible]




CONCEPT PLANT SCHEDULE

-  **TREE**


ACER RUBRUM / RED MAPLE
 ACER SACCHARUM / SUGAR MAPLE
 GINKGO BILOBA / MAIDENHAIR TREE
 QUERCUS ALBA / WHITE OAK
 QUERCUS BICOLOR / SWAMP WHITE OAK
 QUERCUS SHUMARDII / SHUMARD OAK
 TAXODIUM DISTICHUM / BALD CYPRESS
 ULMUS X 'HOMESTEAD' / HOMESTEAD ELM
 ULMUS X 'MORTON' TM / ACCOLADE ELM

 **OPEN SPACE TREES**


AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY
 CERCIS CANADENSIS / EASTERN REDBUD
 GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
 LIQUIDAMBAR STYRACIFLUA / SWEET GUM
 MAGNOLIA X LOEBNERI 'LEONARD MESSEL' / LEONARD MESSEL LOEBNER MAGNOLIA
 MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE
 OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
 PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
 QUERCUS MACROCARPA / BURR OAK
 TAXODIUM DISTICHUM / BALD CYPRESS
 TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN
 TILIA CORDATA / LITTLELEAF LINDEN

 **EVERGREEN TREES**


ABIES BALSAMEA / BALSAM FIR
 PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE
 PICEA MARIANA / BLACK SPRUCE
 PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
 PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
 PSEUDOTSUGA MENZIESII / DOUGLAS FIR
 TSUGA CANADENSIS / EASTERN HEMLOCK

 **LOW-MOW SEED MIX**

-

 **NATIVE SEED MIX**

-

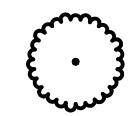
 **TURF GRASS**

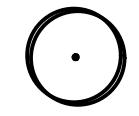
-

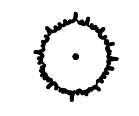
<div> <div>LCC-SAXON</div> <div>INDIANA TRACT 1</div> <div>TOWN OF MUNSTER, IN</div> </div>	<div> <div>PHASE 1 PUBLIC</div> <div>LANDSCAPE PLAN</div> </div>	<div> <div>SAXON</div> <div>PARTNERS</div> </div>	<div> <div>SCALE: AS NOTED</div> <div>DESIGNED BY: TRE</div> <div>DRAWN BY: AD</div> <div>CHECKED BY: WAW</div> </div>	<div> <div>Kimley»Horn</div> <div>© 2014 KIMLEY HORN AND ASSOCIATES, INC.</div> <div>1000 KIMLEY HORN DRIVE, SUITE 600</div> <div>WARRENVILLE, IL 60065</div> <div>TEL: 630.380.0800</div> <div>WWW.KIMLEY-HORN.COM</div> </div>	<div> <div>No.</div> <div>REVISIONS</div> <div>DATE</div> <div>BY</div> </div>
	<div> <div>ORIGINAL ISSUE: 10/9/2020</div> <div>KHA PROJECT NO. 168879000</div> <div>SHEET NUMBER</div> </div>				


Drawing name: \\kimley-horn.com\\VW_OHS\\OHS\\DEV\\168879000_Saxon Res_Munster_IN\\2_Design\\CAD\\PlanSheets\\Graphic Entitlement SD Plans\\L1.1 LANDSCAPE PLAN.dwg PDP 2.2 PHASE 1 PUBLIC LANDSCAPE PLAN Mar 01, 2022 5:34pm by: Jec.Cogwell
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

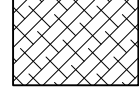
CONCEPT PLANT SCHEDULE


- 

STREET TREE
ACER RUBRUM / RED MAPLE
ACER SACCHARUM / SUGAR MAPLE
GINKGO BILOBA / MAIDENHAIR TREE
QUERCUS ALBA / WHITE OAK
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS SHUMARDII / SHUMARD OAK
TAXODIUM DISTICHUM / BALD CYPRESS
ULMUS X 'HOMESTEAD' / HOMESTEAD ELM
ULMUS X 'MORTON' TM / ACCOLADE ELM
- 

OPEN SPACE TREES
AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY
CERCIS CANADENSIS / EASTERN REDBUD
GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
LIQUIDAMBAR STYRACIFLUA / SWEET GUM
MAGNOLIA X LOEBNERI 'LEONARD MESSEL' / LEONARD MESSEL LOEBNER MAGNOLIA
MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE
OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
QUERCUS MACROCARPA / BURR OAK
TAXODIUM DISTICHUM / BALD CYPRESS
TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN
TILIA CORDATA / LITTLELEAF LINDEN
- 

EVERGREEN TREES
ABIES BALSAMEA / BALSAM FIR
PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE
PICEA MARIANA / BLACK SPRUCE
PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
PSEUDOTSUGA MENZIESII / DOUGLAS FIR
TSUGA CANADENSIS / EASTERN HEMLOCK
- 

LOW-MOW SEED MIX
-
- 

NATIVE SEED MIX
-
- 

TURF GRASS
-

MATCHLINE - SEE SHEET PDP 1.2

NATIVE SEED MIX, TYP.
OPEN SPACE TREE, TYP.

FUTURE PHASE

FUTURE PHASE
(POTENTIAL CIVIC USE)

NIPSCO

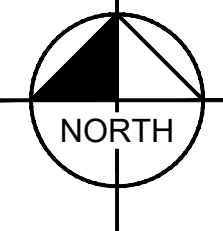
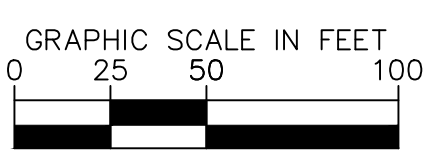
KENIMARA BLVD

FUTURE NICTD COMMUTER RAIL

LOW-MOW SEED MIX, TYP.

GATEWAY MONUMENT

MATCHLINE - SEE FISHER STREET LANDSCAPE PLANS



Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
MUNSTER, IN 46321
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

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

SAXON PARTNERS

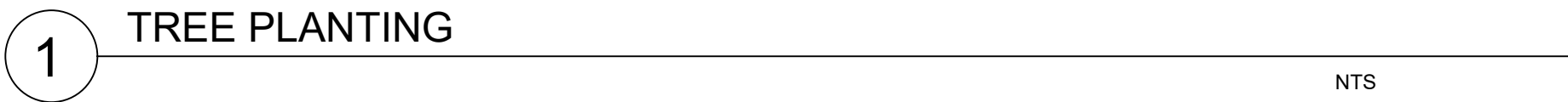
PHASE 1 PUBLIC LANDSCAPE PLAN

LCC-SAXON INDIANA TRACT 1
TOWN OF MUNSTER, IN

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

PDP 3.2

NO.	REVISIONS	DATE	BY



1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

[illegible]