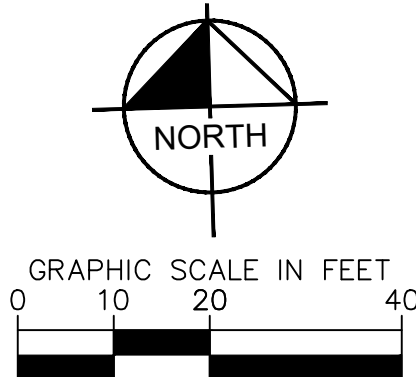
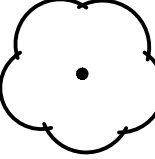
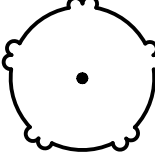
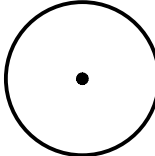
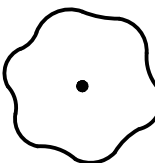
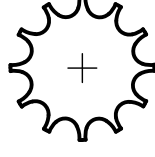
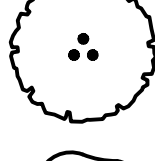
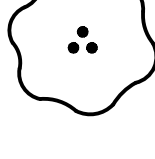
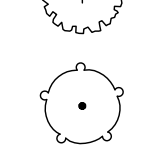
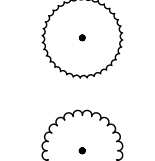
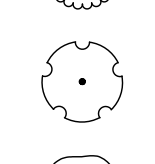
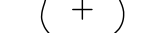
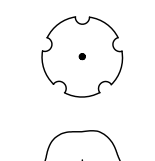






MUNSTER, IN LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
INTERNAL PARKING LOT LANDSCAPING IS REQUIRED AT A RATE OF 10% OF THE VEHICULAR USE AREA.	PARKING LOT VUA: 63,347 63,347 SF * 0.10 = 6,334 SF 6,335 SF INTERIOR LANDSCAPE REQUIRED	5,825 SQFT OF LANDSCAPE PROVIDED INTERIOR TO PARKING LOT
INTERNAL PARKING LOT TREES ARE REQUIRED AT A RATE OF ONE PER EVERY 125 SQFT OF LANDSCAPE AREA.	5,825 SQFT / 125 SQFT = 46.6 47 TREES REQUIRED INTERIOR TO PARKING LOT	37 TREES PROVIDED INTERIOR TO PARKING LOT AREA




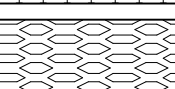
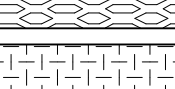
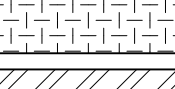

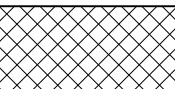

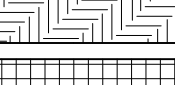
## PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
<u>TREES</u>		
	GI	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	TM	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
	UP	ULMUS X 'MORTON GLOSSY' / TRIUMPH™ ELM
<u>EVERGREEN TREES</u>		
	JN	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN' / EMERALD FEATHER™ EASTERN REDCEDAR
<u>ORNAMENTAL TREES</u>		
	AA	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY
	SI	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC
<u>SHRUBS</u>		
	CG	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP THREADLEAF SAWARA CYPRESS
	DL	DIERVILLA SESSILIFOLIA 'LPDC PODARAS' / COOL SPLASH® DWARF BUSH HONEYSUCKLE
	HI	HEUCHERA X 'WILD ROSE' / PRIMO® WILD ROSE CORAL BELLS
	HW	HOSTA X 'WHEEE!' / SHADOWLAND® WHEE! HOSTA
	PD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'™ / LITTLE DEVIL DWARF NINEBARK
	MP	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE

## ORNAMENTAL GRASSES

	FF	FESTUCA X 'COOL AS ICE' / COOL AS ICE BLUE FESCUE
	PS	PANICUM VIRGATUM 'APACHE ROSE' / APACHE ROSE PRAIRIE WINDS® SWITCH GRASS
	SC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM

## SHRUB AREAS

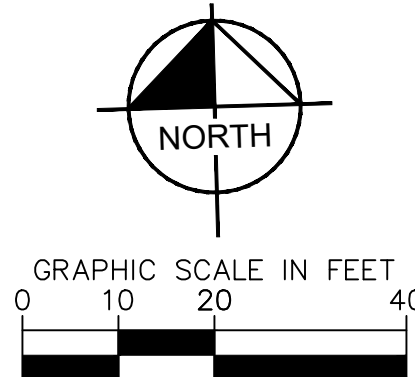
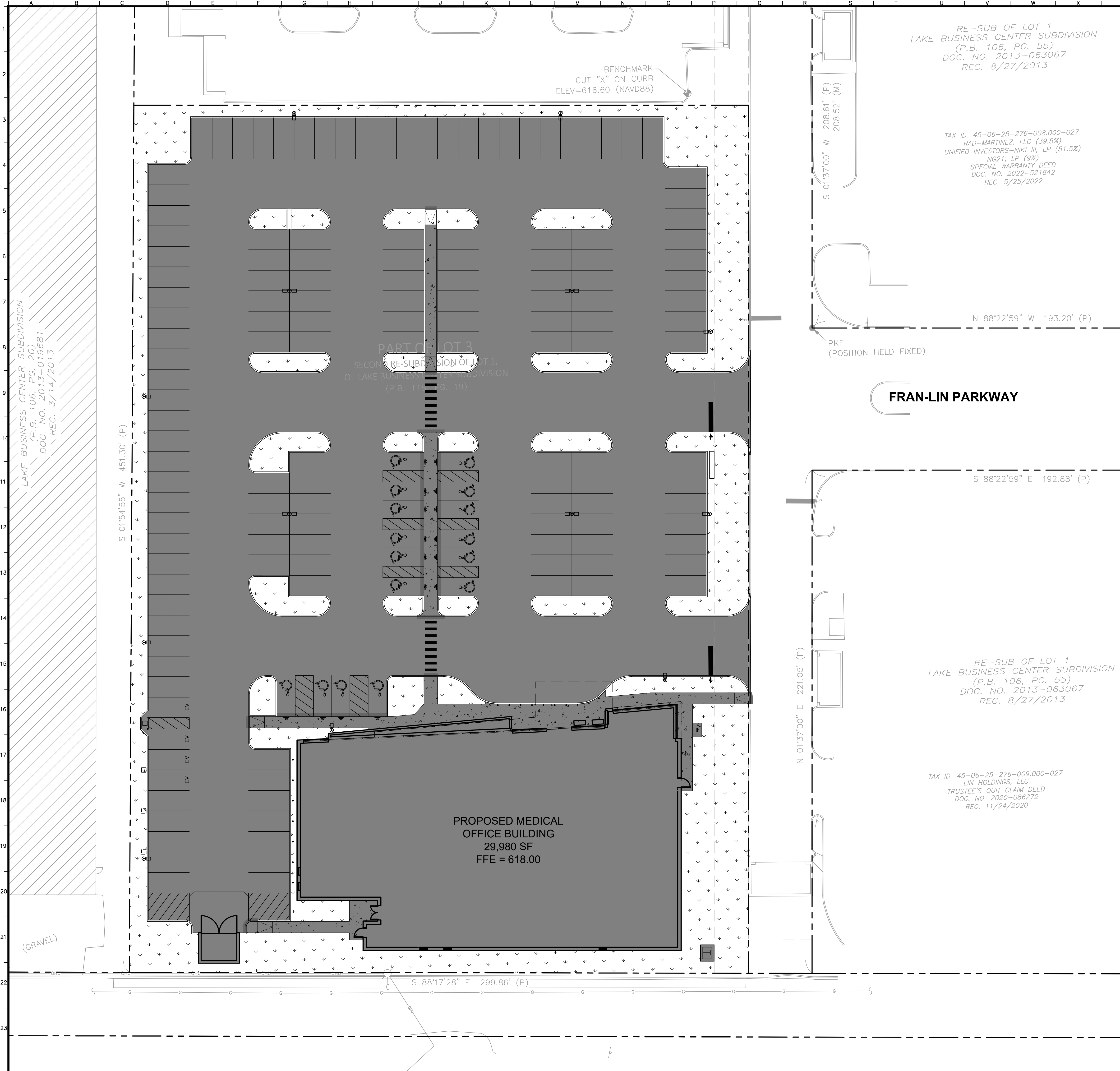
	AS	ALLIUM X 'MGSMMPKB13' / SUMMER PEEK-A-BOO® ORNAMENTAL ONION
	CM	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED
	HA	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED FOREST GRASS
	HA2	HAKONECHLOA MACRA 'ALL GOLD' / ALL GOLD JAPANESE FOREST GRASS
	HR	HELLEBORUS X HYBRIDUS 'ROYAL HERITAGE STRAIN' / ROYAL HERITAGE HELLEBORE
	HG	HEMEROCALLIS X 'LITTLE GRAPETTE' / LITTLE GRAPETTE DAYILY
	LN	LIRIOPE X 'NOMO' / NOMO LILYTURF
	NW	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT

## GROUND COVERS



[illegible]



Proving name: K:\CHS\DEV\168411004\_Canon\_RUSH-MQR 108\_Design\CAD\Exhibits\Imparvus Exhibit\wg Layout1  
 Apr 14, 2025 3:19pm by: OdrinLewis  
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### SITE DATA

	TOTAL SITE AREA = 2.37 ACRES
	IMPERVIOUS AREA = 1.91 ACRES
	PVIOUS AREA = 0.46 ACRES

[illegible]



Drawing name: K:\GIS\DEV\168411004\_Canon\_RUSH-MOB\_MOB\_Munster\_JV2\_Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.0 Apr 14, 2025 3:39pm by: OdonLewis  
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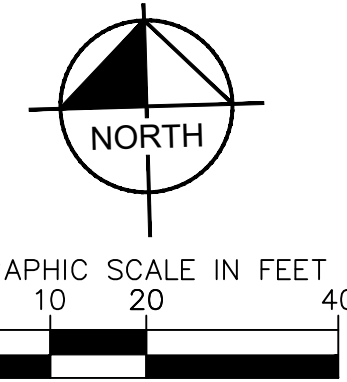
LAKE BUSINESS CENTER SUBDIVISION  
(P.B. 106, PG. 20)  
DOC. NO. 2013-019681  
REC. 3/14/2013

RE-SUB OF LOT 1  
LAKE BUSINESS CENTER SUBDIVISION  
(P.B. 106, PG. 55)  
DOC. NO. 2013-063067  
REC. 8/27/2013

TAX ID. 45-06-25-276-008,000-027  
RAD-MARTINEZ, LLC (39.5%)  
UNIFIED INVESTORS-NIKI III, LP (51.5%)  
NG21, LP (9%)  
SPECIAL WARRANTY DEED  
DOC. NO. 2022-521842  
REC. 5/25/2022

RE-SUB OF LOT 1  
LAKE BUSINESS CENTER SUBDIVISION  
(P.B. 106, PG. 55)  
DOC. NO. 2013-063067  
REC. 8/27/2013

TAX ID. 45-06-25-276-009,000-027  
LIN HOLDINGS, LLC  
TRUSTEE'S QUIT CLAIM DEED  
DOC. NO. 2020-086272  
REC. 11/24/2020



### SITE DATA TABLE

TOTAL PARKING SPACES PROVIDED	= 159 SPACES
STANDARD ADA SPACES PROVIDED	= 12 SPACES
VAN ADA SPACES PROVIDED	= 4 SPACES
BICYCLE PARKING REQUIREMENTS	= 2 SPACES
(1 SPACE PER 10 EXAM/PATIENT ROOMS)	
BICYCLE PARKING PROVIDED	= 2 SPACES
PARKING RATIO	5.3 SPACES / 1000 SF
SITE AREA	2.37 ACRES
CURRENT ZONING	SD-PUD
PROPOSED ZONING	SD-PUD (CD-5)
LOT COVERAGE REQUIRED	80% MAX.
LOT COVERAGE PROVIDED	16%
EXISTING IMPERVIOUS AREA	0 AC
PROPOSED IMPERVIOUS AREA	1.91 AC
EXISTING BUILDING AREA	0 AC
PROPOSED BUILDING FOOTPRINT AREA	0.36 AC
EXISTING PARKING AND PAVEMENT AREA	0 AC
PROPOSED PARKING AND PAVEMENT AREA	1.55 AC

### PAVING AND CURB LEGEND

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT 2" BITUMINOUS SURFACE 4" BITUMINOUS BINDER 10" CA-6 BASE COURSE
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT 1.5" BITUMINOUS SURFACE 2.5" BITUMINOUS BINDER 8" AGGREGATE BASE COURSE
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT 8" P.C. CONCRETE PAVEMENT 4" CA-6 SUBBASE
	CONCRETE SIDEWALK 5" P.C. CONCRETE 4" CA-6 SUBBASE
	BARRIER CURB
	DEPRESSED CURB

CANNONDESIGN  
225 North Michigan Avenue, Suite 1100  
Chicago, IL 60601  
P: 312.332.8601  
F: 312.332.8601

MIDWEST  
ORTHOPAEDICS  
at RUSH

PRELIMINARY  
SITE PLAN

MUNSTER MOB  
9260 CALUMET AVENUE  
MUNSTER, IN 46321

ORIGINAL ISSUE:  
02/24/2025  
KHA PROJECT NO.  
268411004  
SHEET NUMBER

C1.0

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600  
MUNSTER, IN 46321  
PHONE: 630-487-5550  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: OTL  
DRAWN BY: ALG  
CHECKED BY: TRE

REVISIONS  
DATE BY

REVISIONS  
DATE BY

REVISIONS  
DATE BY

REVISIONS  
DATE BY

REVISIONS  
DATE BY



TOWN OF MUNSTER SITE LIGHTING ORDINANCES ARTICLE 26, SECTION 26-6.405Q:

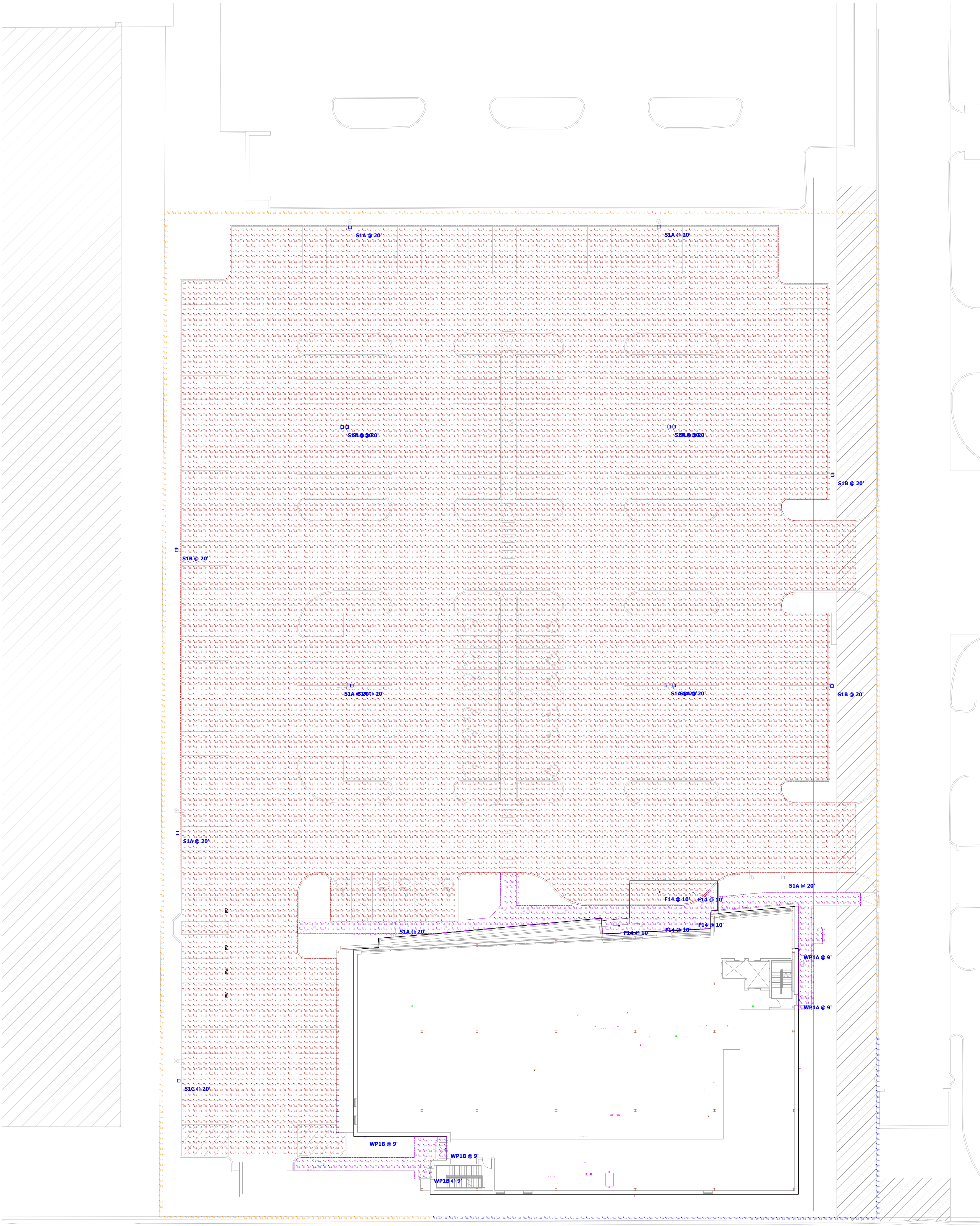
1. ILLUMINATION OF PARKING AREAS, PARKING LOTS, PARKING STRUCTURES, AND ALL PEDESTRIAN WAYS SHALL BE PROVIDED AT AN AVERAGE OF 1.0-2.5 FOOT-CANDLES AND A MINIMUM OF 0.4 FOOT-CANDLES.

- GENERAL NOTES:
1. POLE HEIGHT OF ALL NEW POLE MOUNTED LUMINAIRES SHALL BE 20'-0".
2. COLOR TEMPERATURE OF NEW EXTERIOR LUMINAIRES SHALL BE 3000K.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pedestrian Walkway	+	2.3 fc	9.6 fc	0.4 fc	24.0:1	5.8:1
Property Line	+	0.6 fc	1.9 fc	0.0 fc	N/A	N/A
Parking Area	+	2.2 fc	8.6 fc	0.4 fc	21.5:1	5.5:1
Pedestrian Walkway	+	1.8 fc	3.4 fc	0.6 fc	5.7:1	3.0:1

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	S1C		1	Lithonia Lighting	DSX1 LED P3 30K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 4 Medium	1	13403	0.81	102.17	 Max: 10722cd
	S1B		3	Lithonia Lighting	DSX1 LED P3 30K 70CRI T2M	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 2 Medium	1	13055	0.81	102.17	 Max: 11887cd
	S1A		13	Lithonia Lighting	DSX1 LED P3 30K 70CRI T3M	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 3 Medium	1	13206	0.81	102.17	 Max: 11053cd
	F14		5	Aculux	AX4SQ D 12LM 30K 80CRI WD 45QD CD	ACULUX AX4 SQUARE DOWNLIGHT, 1200 LUMEN, BATWING BEAM, CLEAR DIFFUSE REFLECTOR	1	989	0.81	9.5	 Max: 880cd
	WP1 A		2	Lithonia Lighting	WDGE1 LED P0 30K 80CRI VW	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	720	0.81	6.7947	 Max: 542cd
	WP1 B		3	Lithonia Lighting	WDGE1 LED P0 30K 80CRI VF	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	718	0.81	6.7947	 Max: 500cd



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**IMEG**  
www.imegcorp.com  
263 SHUMAN BOULEVARD  
SUITE 800  
NAPERVILLE, IL 60563  
P: 630.527.2325

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Brinx Design Firm Registration #180809876-0014  
PROJECT #24010486.00

0 1 2 3  
FEET  
SCALE IN INCHES



Midwest Orthopaedic at  
Rush  
Munster Ambulatory  
Building

CANNONDESIGN

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www.cannondesign.com

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111 West Jackson Blvd  
Suite 700  
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312-726-9445

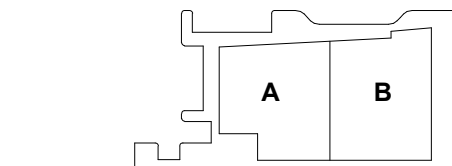
**IMEG**  
MEPT/Medical Equipment  
225 W Washington St  
Suite 2700  
Chicago, IL 60606  
312-294-0501

**Lassen Associates, Inc.**  
IT/Security/AV  
209 W Main St  
Mount Horeb, WI 53672  
608-437-8700

NOT FOR CONSTRUCTION

PLAN COMMISSION SUBMISSION 04/15/2025

Rev. Description Date



KEY PLAN

Drawing Title:

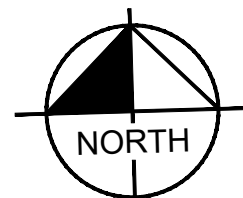
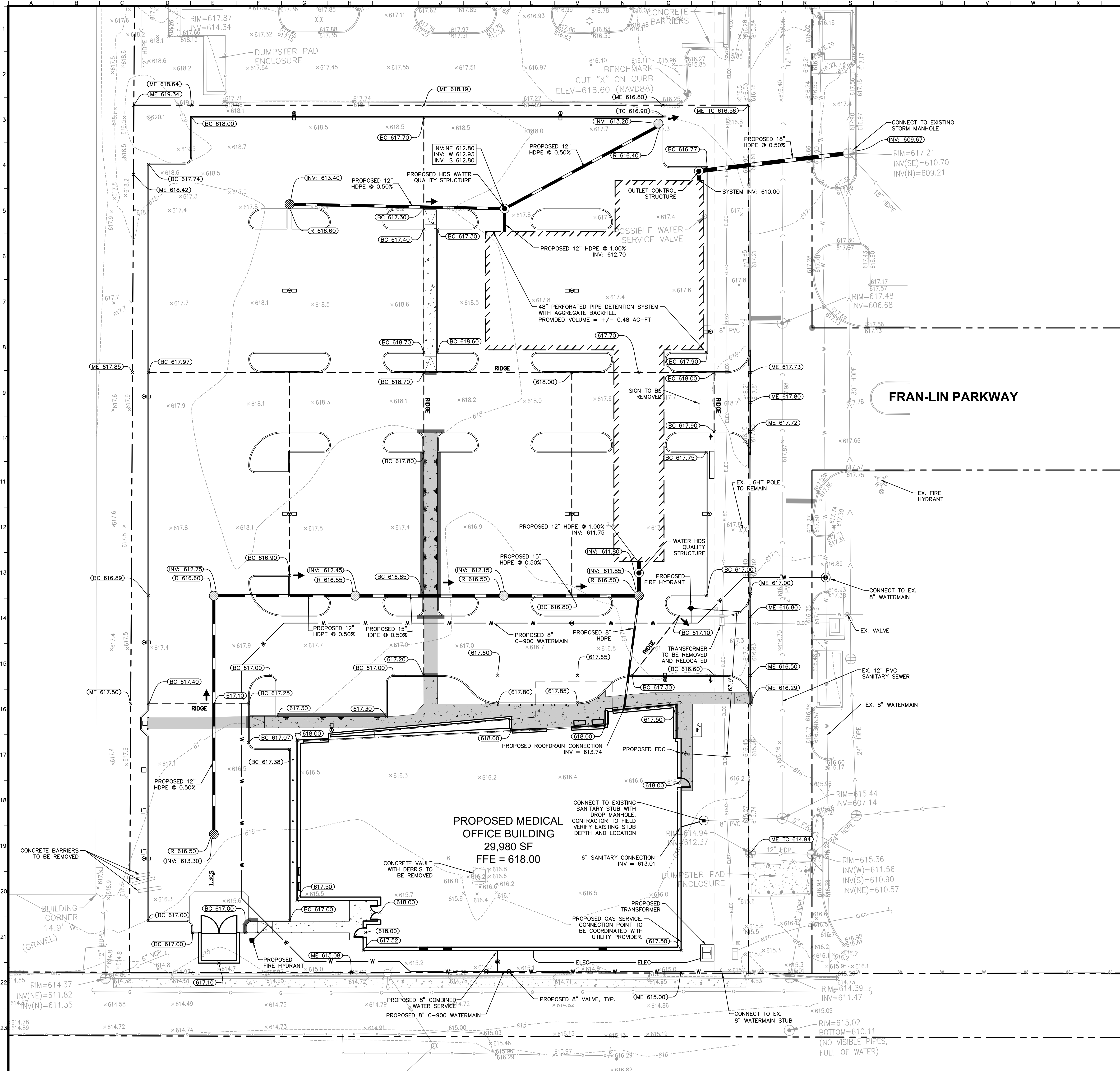
LEVEL 01 PLAN - SITE  
PHOTOMETRICS

Project No.: 005086.30

E100



Drawing name: K:\CHS\_DEV\168411004\_Common\_BUSH-WOR\_W08\_Muster\_JIN\_2\_Design\CAD\PlanSheets\Preliminary Engineering\C4.0 UTILITY PLAN.dwg C2.0  
 Drawing title: Design CAD Plan Sheets Preliminary Engineering  
 Date: April 14, 2025  
 By: Odat Lewis  
 Checked by: [blank]  
 Approved by: [blank]  
 This drawing shall be without authorization and alteration by Wapack, Inc. and Associates, Inc. shall be without liability to Wapack, Inc. and Associates, Inc.



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 0, 10, 20, and 40. Below the line, there are alternating black and white rectangular blocks. The first block from 0 to 10 is black. The second block from 10 to 20 is white. The third block from 20 to 40 is black.



## GRADING LEGEND























BC = BOTTOM OF CURB  
TC = TOP OF CURB  
R = RIM ELEVATION  
ME = MATCH ELEVATION

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

--- XXX ---  
RIDGE  
X.XXX  
←  
---  
---  
ACCESSIBLE ROUTE

EXISTING CONTOUR  
RIDGE LINE  
SLOPE AND FLOW DIRECTION  
100-YEAR OVERLAND OVERFLOW ROUTE  
BARRIER CURB

## UTILITY LEGEND

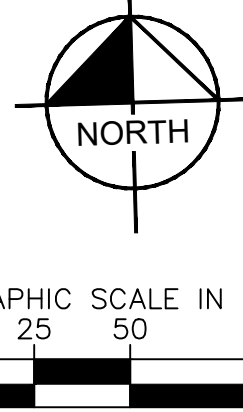
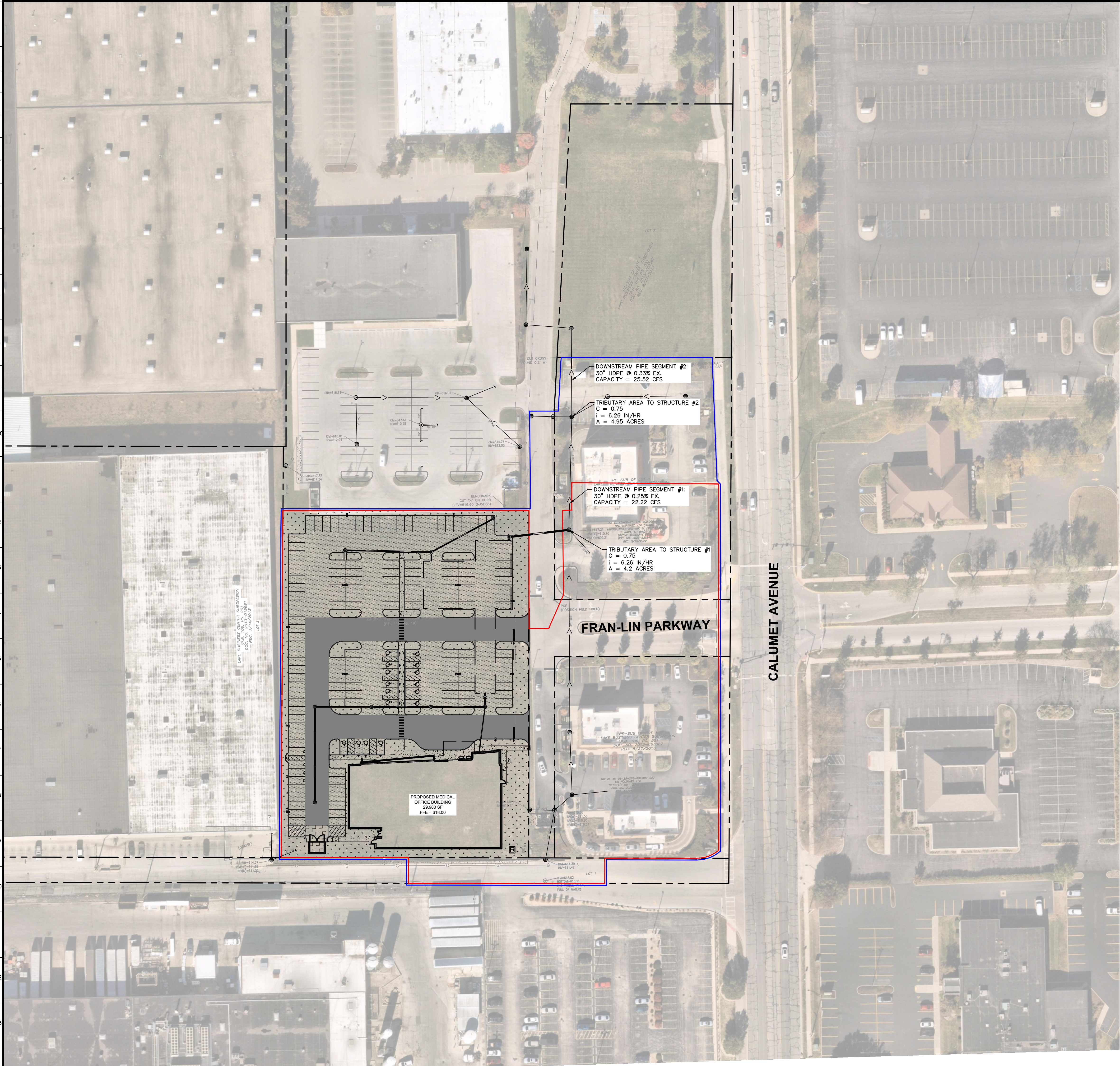
	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. LIGHT POLE/UTILITY POLE
	PROPOSED STORM SEWER LINE
	PROPOSED ROOFDRAIN
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE EAST JORDAN 1050 GRATE) (GRASS USE EAST JORDAN 6527)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE EAST JORDAN 1050 GRATE) (GRASS USE EAST JORDAN 6527)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VALVT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT

[illegible]



Drawing name: K:\GIS\DEV\168411004\_Canon\_RUSH-MOB\_Munster\_JN\2\_Design\CAD\Exhibits\Existing Storm Tria Area Map.dwg C2.0 Apr 14, 2025 3:19pm by: GdoriLewis

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MUNSTER MOB		TRIBUTARY AREA MAP		CANNONDESIGN 225 North Michigan Avenue, Suite 1100 Chicago, Illinois 60601 T: 312.332.8600 F: 312.332.8601		SCALE: AS NOTED DESIGNED BY: OTL DRAWN BY: ALG CHECKED BY: TRE		Kimley»Horn © 2025, KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 MUNSTER, IN 46321 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM															
ORIGINAL ISSUE: 02/24/2025																							
KHA PROJECT NO. 268411004																							
SHEET NUMBER																							
EX.2																							