



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: August 11, 2020

Agenda Item: PC Docket No. 19-004

Hearing: N/A

Summary: Request for extension of approval of Target Corporation's plan to modify façade treatments and signs at 8005 Calumet Avenue.

Applicant: Target Corporation represented by Kimley-Horn and Associates

Property Address: 8005 Calumet Avenue

Current Zoning: CD-4.A General Urban A Character District

Adjacent Zoning: North: CD-4.A
South: CD-3.R2
East: CD-4.A
West: CD-4.A

Action Requested: Approve request to extend development plan approval for 1 year

Additional Actions Required: None.

Staff Recommendation: **Approval**

Attachments: Letter of request for extension of development plan
PC 19-004 approved findings of fact
Approved development plans dated September 11, 2019
Approved landscaping plan prepared by Kimley-Horn and Associates dated November 11, 2019

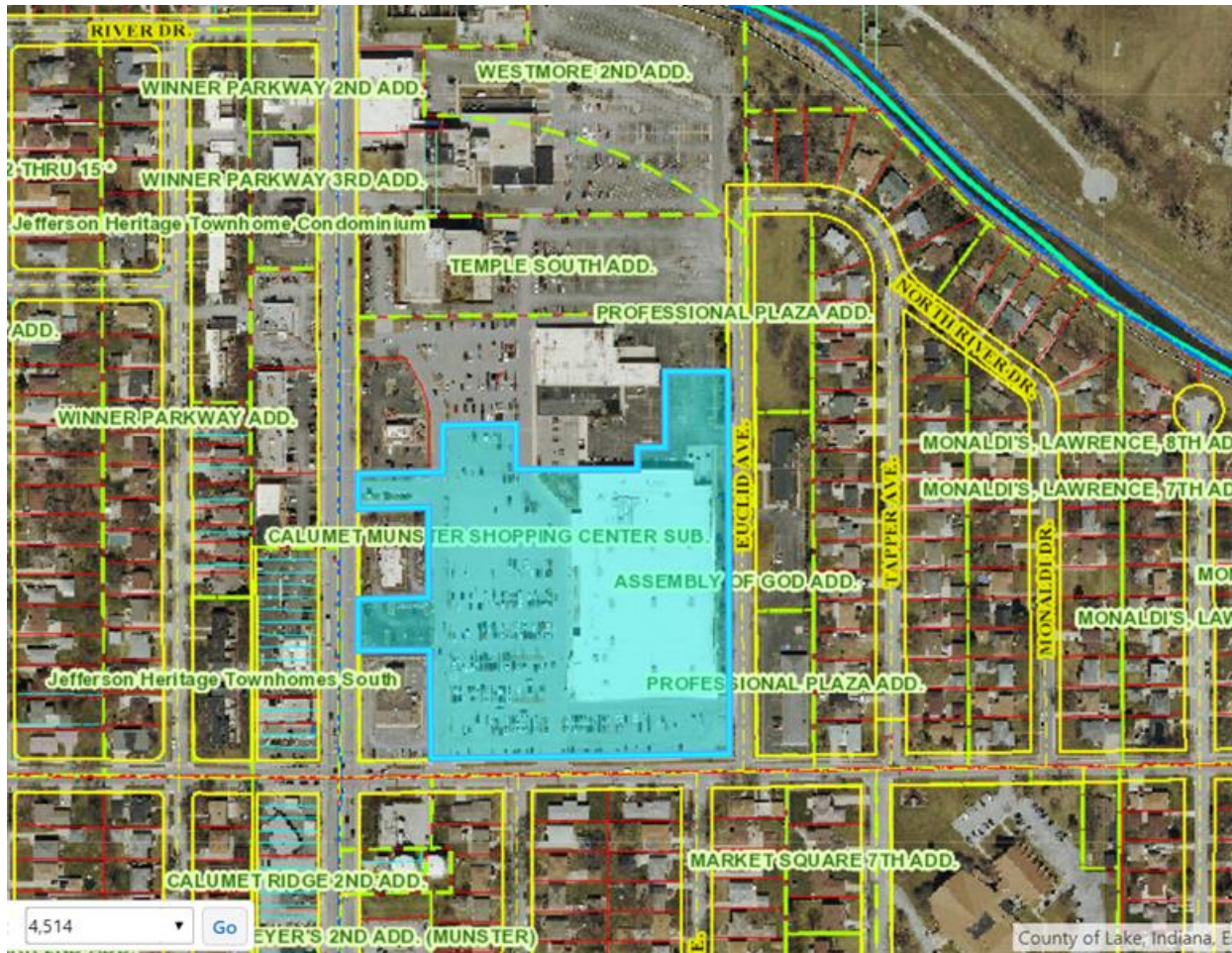


Figure 1: Subject property.

BACKGROUND

Target Corporation received approval for a development plan in August 2019, with plans to construct in spring of 2020. As the COVID-19 pandemic spread, creating a high level of uncertainty this spring, Target informed staff that the project would be postponed to 2021. Section 26-6.804.G.11 of the Munster Zoning Code states that development plan approvals expire after one year if construction is not commenced. The Plan Commission can grant a one-year extension of the approval at the request of the applicant. Target is seeking such an extension.

A detailed history of the original project approval is described below.

In 2019, Target Corporation presented plans to modify the façade and the signage at the Target store located at 8005 Calumet Avenue. The plans were part of a national rebranding initiative which includes adding façade treatments, eliminating the word “Target” in most of their signs, and changing the color of signs from red to white.

In July 2019, the Plan Commission approved the façade treatments under PC Docket No. 19-004 contingent upon BZA approval of the sign variances. Findings of fact were adopted on August 13, 2019.

In August 2019, the BZA approved the following sign variances:

1. From Sec. 26-1012. - Exempt signs to permit a 10-inch-tall, white channel letter “order pickup” sign on the west elevation.
2. From Sec. 26-1021 Sign design and maintenance (a)(2) to permit a 154 sf bullseye logo sign with no text on the west (front) elevation of the building that comprises 77% of the permitted sign area.
3. From Sec. 26-1023. Table 1 to permit a bullseye logo sign with total area of 154 sf, which is 54 sf greater than the maximum permitted, with a total height of 14 feet, which is 6 ft greater than the maximum.
4. From Sec. 26-1023. - Permanent signs by land use classification/development. (3) to exceed the maximum square feet of total sign area for the site.

The following conditions were included in the approval, which affected the development plan:

1. The faux wood treatment will be applied to both sides of the entrance area.
2. The faux wood treatment will be applied to the one-story building projection on the north side of the west elevation (the pharmacy).
3. Wood trellises and living walls will be installed in the area between the entrance area and the pharmacy to break up the expanse of blank wall.

Plans dated September 11, 2019 were certified by staff as being compliant with both the Plan Commission and BZA approvals. This plan is included as an attachment.

In November 2019, the BZA approved variances to waive the requirement to install and maintain landscaping on the condition that landscaping be installed in accordance with the “Focused Landscaping Plan” prepared by Kimley-Horn and Associates dated 11.11.2019, The landscaping plan is attached to this memo.

DISCUSSION

Section 26-6.804.G.11.d of the Munster zoning ordinance states:

In considering such an extension request, the Plan Commission may consider any changes in this Article, the Zoning Map, the Comprehensive Plan, or circumstances or conditions affecting the approval of the Site Plan application that have occurred since the initial approval.

This project was approved under the previous version of the zoning ordinance, which was replaced in December 2019. However, the specific elements that were approved as part of the development plan – faux stone cladding on the façade, a new exterior color palette, ornamental trellises, and landscaping – are still permitted under the current zoning.

The final design of this project was not based solely on zoning standards but was the result of a 6-month series of negotiations and compromises related to signage and variance requests. It is staff's opinion that Target Corporation acted in good faith throughout and incorporated all the Town's requests.

Staff does not find that any circumstances or conditions have changed with respect to this development plan, which is limited to the building and landscaping and did not include any changes to the layout of the site.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to grant a one-year extension of the approval of PC Docket No. 19-004, Target Corporation developmental plan approval to add façade treatments and modify signs at 8005 Calumet Avenue.



July 31, 2020

Town of Munster
Planning Commission
1005 Ridge Road
Munster, IN 46321

Re: ***Target Munster (T1913) Remodel
Site/Development Plan Approval Extension
Original PC Docket No. 19-004***

Dear Mr. Vander Woude,

Kimley-Horn is requesting a Site/Development Plan Approval Extension on behalf of Target Corporation for the Target store located at 8005 Calumet Av., Munster, IN 46321. The site/development plan was originally approved by the Planning Commission at their regular meeting on August 13, 2019 (Docket No. 19-004). Target remodel was originally scheduled to commence in May of 2020 but due to the COVID-19 Virus impact it has been rescheduled for the summer of 2021.

Thank you for your consideration of our request and we look forward to your decision. If you have any more questions or require any additional information, please feel free to contact me at 317-218-9463 or alen.fetahagic@kimley-horn.com

Regards,

A handwritten signature in black ink that reads "Alen Fetahagic".

Alen Fetahagic

Kimley-Horn and Associates, Inc.

Phone: 317-218-9463 Email: alen.fetahagic@kimley-horn.com

MUNSTER PLAN COMMISSION

Alen Fetahagig of Kimley-Horn and Associates
Target Corporation, Minneapolis, MN
8005 Calumet Avenue
Munster, IN 46321

PC Docket No. 19-004

FINDINGS OF FACT

Applicant, Target Corporation, has requested approval of a Development Plan to add façade treatments at its location of 8005 Calumet Avenue, Munster, Indiana.

Target Corporation has presented plans to add façade treatments to its current building. Tom Vander Woude presented his Staff Report. The proposed plans are an aesthetic modification to the building. There is no site work being proposed.

This matter came before the Commission on July 9, 2019. Applicant presented testimony and evidence in support of the Development Plan.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission FINDS as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when considering Applicant's Development Plan for the site.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. The Commission finds that the Development Plan, as set forth in the application, as well as the plans appended to the application, should in all respects be approved.

Additional Conditions:

The proposed sign package approval is conditioned upon the granting of variances by the Munster Board of Zoning Appeals.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of six (6) in favor and zero (0) opposed, approved the Applicant's Development Plan as set forth on the drawings and attachments submitted, which are attached hereto and made a part hereof.

Findings of Fact approved the 13th day of August, 2019.

TOWN OF MUNSTER PLAN COMMISSION

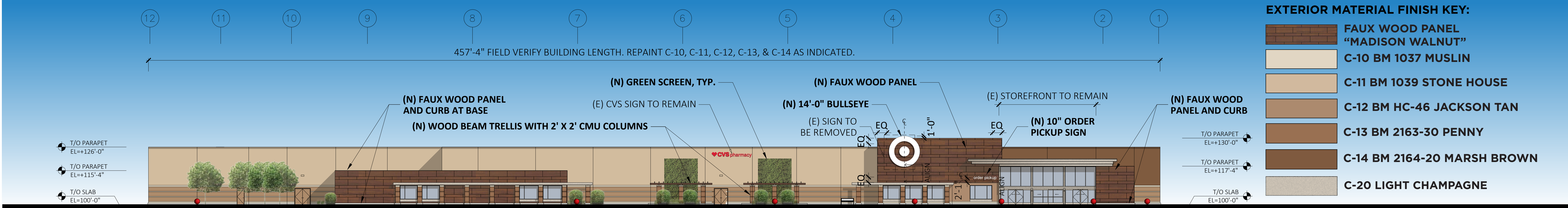


William Baker, Chairman

ATTEST:

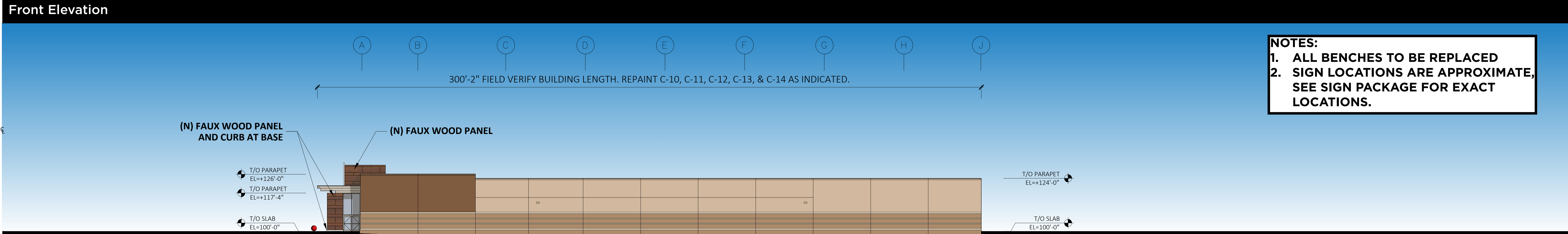


Tom Vanderwoude, Secretary



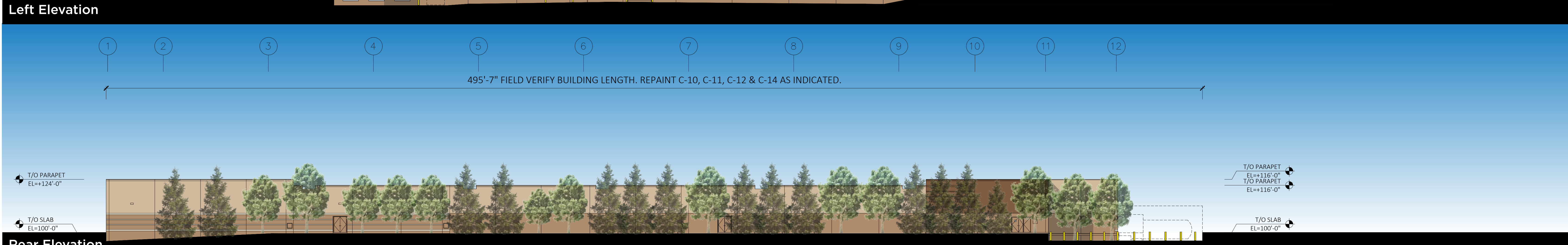
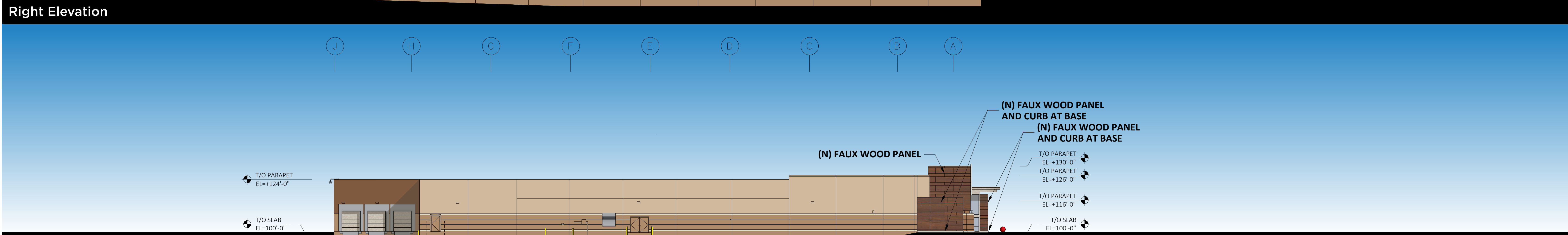
EXTERIOR MATERIAL FINISH KEY:

	FAUX WOOD PANEL "MADISON WALNUT"
	C-10 BM 1037 MUSLIN
	C-11 BM 1039 STONE HOUSE
	C-12 BM HC-46 JACKSON TAN
	C-13 BM 2163-30 PENNY
	C-14 BM 2164-20 MARSH BROWN
	C-20 LIGHT CHAMPAGNE



NOTES:

1. ALL BENCHES TO BE REPLACED
2. SIGN LOCATIONS ARE APPROXIMATE, SEE SIGN PACKAGE FOR EXACT LOCATIONS.





1000 NICOLLET MALL
MINNEAPOLIS, MN 55403



2550 UNIVERSITY AVENUE, SUITE 230N, ST. PAUL, MN 55114
PHONE: 651-644-4187
WWW.KIMLEY-HORN.COM

Date	No.	Description
10/04/19	0	LANDSCAPE VARIANCE APPLICATION
10/10/19	1	LANDSCAPE VARIANCE APPLICATION
11/11/19	2	LANDSCAPE UPDATE

TARGET
MUNSTER, IN
8005 CALUMET AVE
MUNSTER, IN, 46321

Project Number **T-1913**
Proto:P400 Version:V13A Config:RL
Drawn By **KML**
Checked By **RAH/ KED**

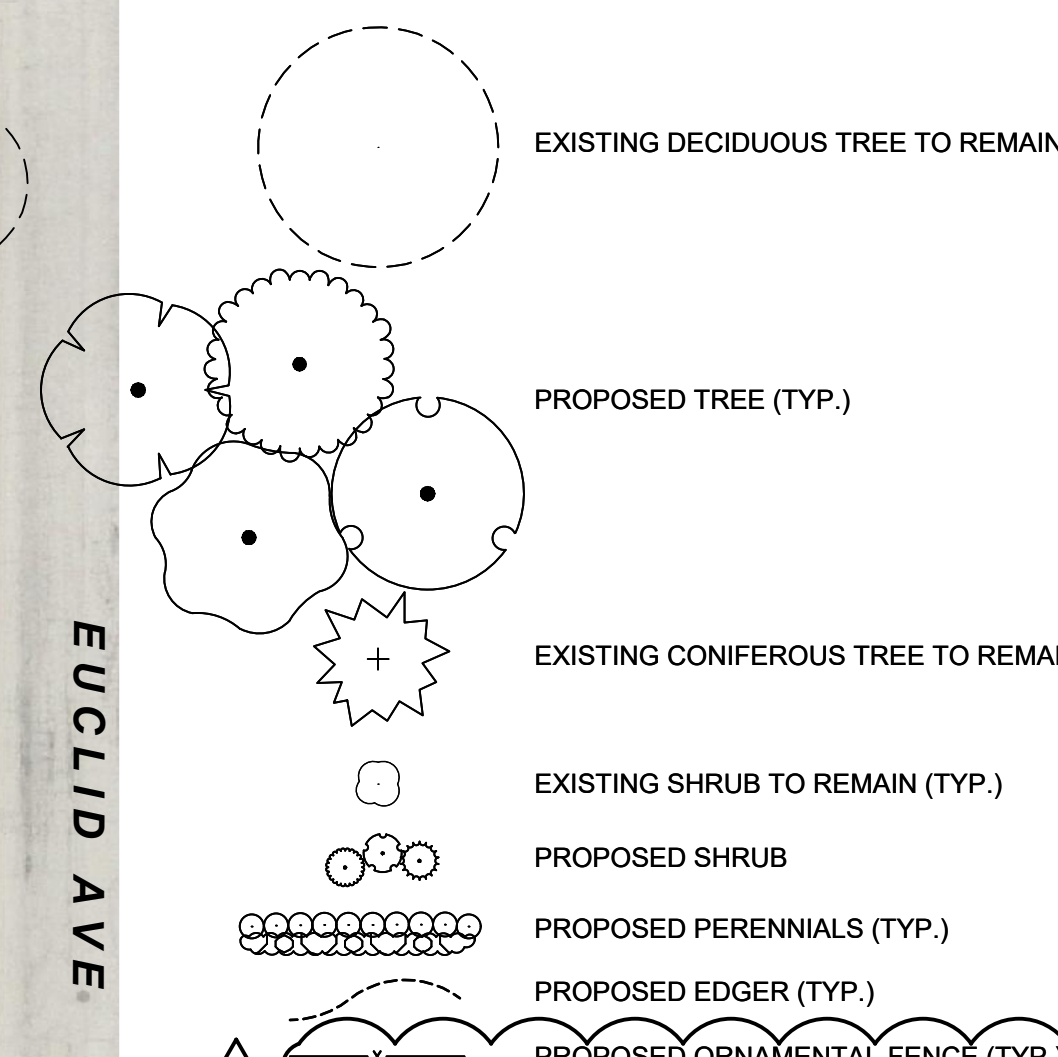
**FOCUSSED SITE/
LANDSCAPE PLAN**

L100

LANDSCAPE NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE FINAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIALLY GRADED, INDIANA-GROWN AND HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY HEALTHY BRANCHING AND LEADING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON 86 MATERIALS. REMOVE FOOT ON POTTED PLANTS. SPILT AND BREAK APART PEAT POTS.
- PLANT PLANTS AS NECESSARY. PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED. REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADEQUATE TO LOCAL FERTILE AGRICULTURAL SOIL FREE OF CLAYE, ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, LARGE WEEDS, AND OTHER IMPURITIES. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIALS AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1" TO 2" DIAMETER AT MINIMUM 4" DEPTH. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPANDE EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4" FOOT ON CENTER WITH BASE OF TOP BEAT AT GRADE. FOR POWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPANDE EDGE TO PROVIDE 1/8" SHARP EDGE AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPACED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SOODED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SOODED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOO TO BE STANDARD INDIANA GROWN AND HARDY BLUEGRASS MIX. FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEEDS AS SPECIFIED AND PER ROOT SPECIFICATIONS.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONSTRUCTION.
- REPAIR, REPLACE, OR PROVIDE SOODED SEEDS AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

LANDSCAPE LEGEND



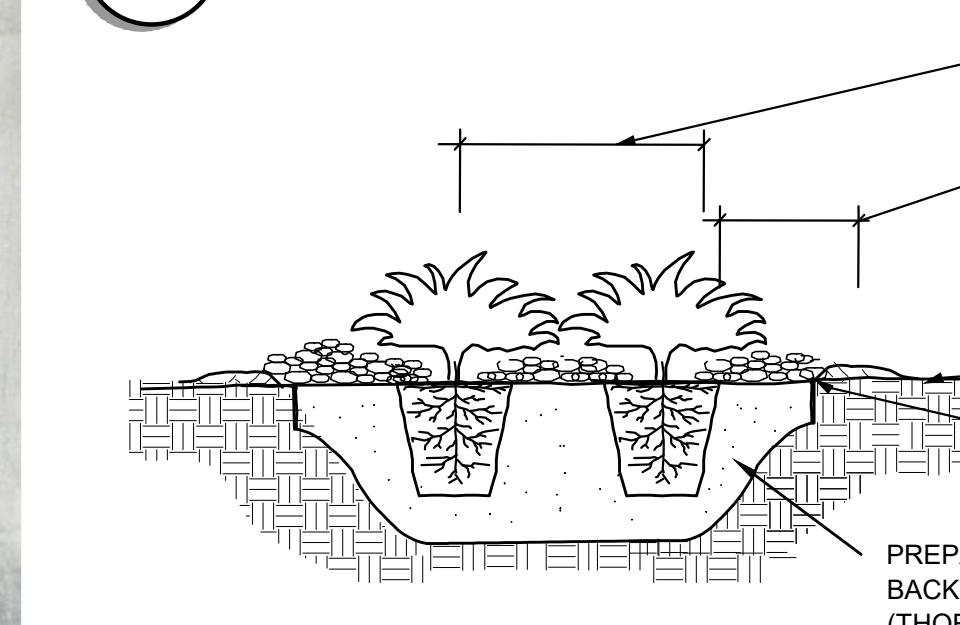
LANDSCAPE SUMMARY

PARKWAY PLANTING	
REQUIRED TREES:	1 TREE PER 30 LF PUBLIC R.O.W. FRONTAGE
CALLUMET AVE	6 TREES= (175 LF/30)
BROADMOOR AVE	20 TREES= (602 LF/30)
EUCLID AVE	26 TREES= (771 LF/30)
PROVIDED TREES:	
CALLUMET AVE	4 TREES*
BROADMOOR AVE	20 TREES (18 EXISTING, 2 PROPOSED)
EUCLID AVE	41 TREES (41 EXISTING)
PARKING LOT SCREENING PLANTING	
REQUIRED TREES:	1 TREE PER 30 LF**
PROVIDED TREES:	SEE PLAN
INTERIOR PARKING LOT AND VEHICULAR USE AREA INTERNAL PLANTING***	
REQUIRED LANDSCAPE AREA:	23,451 SF (23,451 S.F. PARKING LOT AREA * 0.1)
REQUIRED TREES:	188 TREES (23,451/125)
PROVIDED LANDSCAPE AREA:	12,976 SF
PROVIDED TREES:	73 TREES (64 EXISTING, 9 PROPOSED)

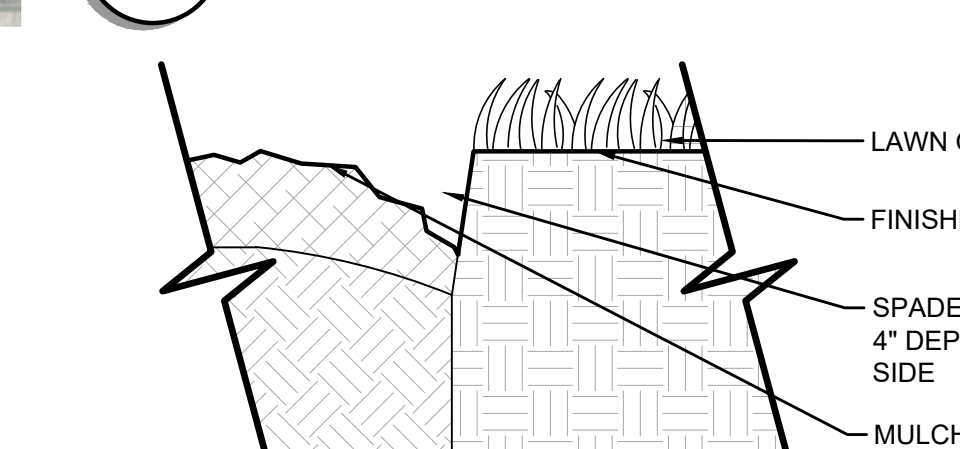
NOTES:

- SCARIFY SIDES AND BOTTOM OF HOLE.
- PROCEED WITH CORRECTIVE PRUNING.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
- SOIL REMAINING TREATED BURLAP AT 6" INTERVALS.
- BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
- PLUMB AND BACKFILL WITH PLANTING SOIL.
- WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
- BACK FILL VOIDS AND WATER SECOND TIME.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
- FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

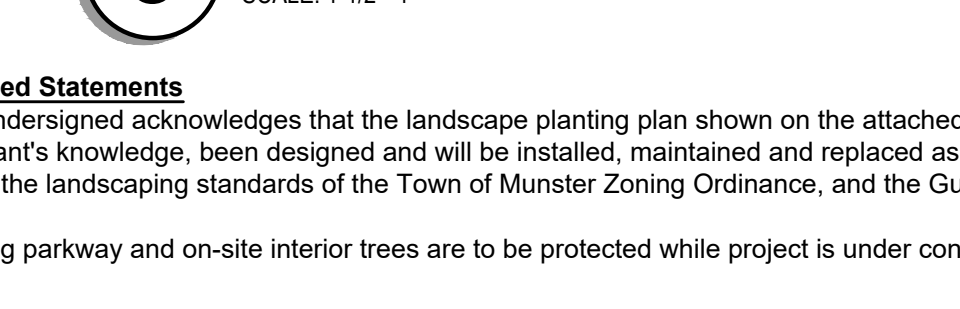
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S.

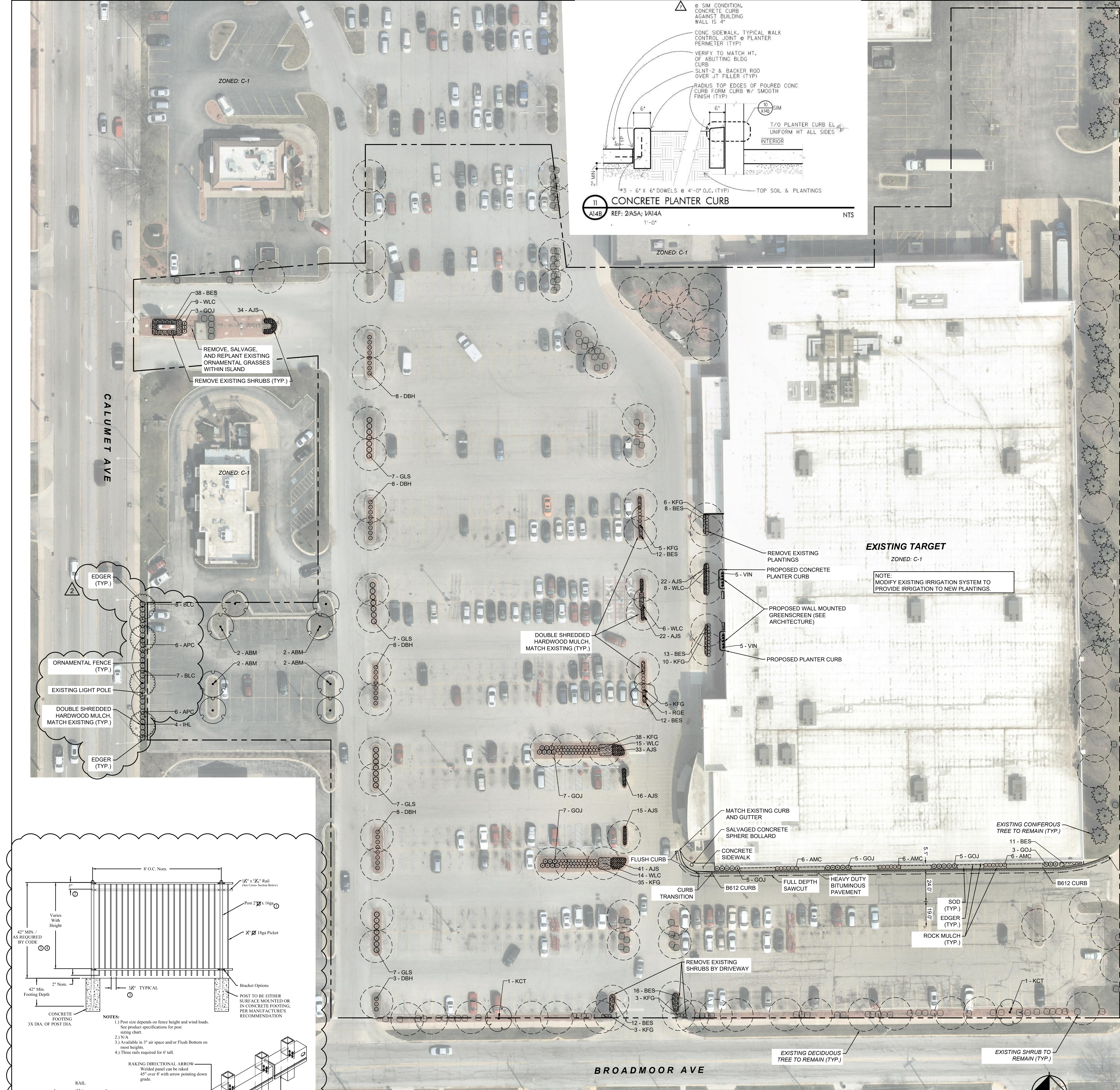


3 SPADED EDGE DETAIL
SCALE: 1/2"=1'

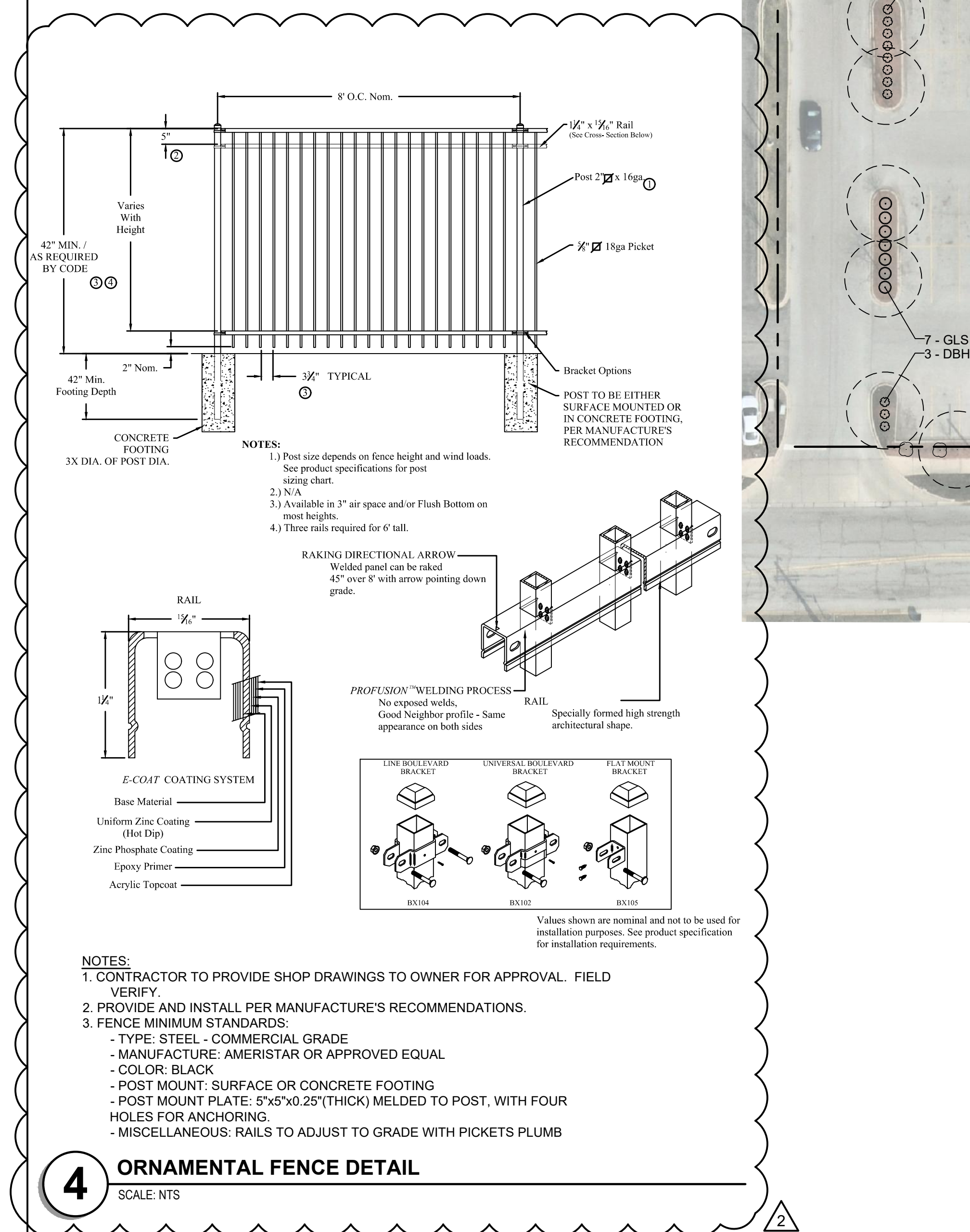


Contract Statements
The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan(s) for the property at 8005 Calumet Ave, Town of Munster, Indiana has to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required by current and subsequent owners in accordance with the requirements of the Town of Munster Municipal Code, the landscaping standards of the Town of Munster Zoning Ordinance, and the Guide to the Town of Munster Landscape Ordinance.
Existing parkway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged.

Target Corporation
Sworn statement by registered landscape architect commits to the preparation of the landscape plan in the following form:
The undersigned landscape architect, registered in the State of Indiana, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 8005 Calumet Ave, Town of Munster, Indiana has been designed in accordance with the requirements of the Town of Munster Municipal Code, the landscaping standards of the Town of Munster Zoning Ordinance, and the Guide to the Town of Munster Landscape Ordinance.
Keith Demchinski, P.L.A.



PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
AMC	4	ACER X FREEMANNI 'JEFFREY'	AUTUMN BLAZE MAPLE	B & B	2" CAL.
IHL	4	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL HONEYLOCUST	B & B	2" CAL.
KCT	2	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B & B	2" CAL.
RGE	1	ULMUS X 'REGAL'	REGAL ELM	B & B	2" CAL.
CONIFEROUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
GOJ	35	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4' O.C.
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
AMC	18	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	#5 CONT.	3' O.C.
RLC	12	RIBES ALPINUM	ALPINE CURRIANT	#5 CONT.	4' O.C.
BLC	15	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5 CONT.	4' O.C.
DBT	35	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.
GLS	28	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	5' O.C.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
KFG	105	GALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	30" OC.
VINE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
VIN	10	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNI'	ENGELMANN VY	#1 CONT.	PER PLAN
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
AJS	183	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT.	18" OC.
BES	122	RUDBECKIA GOLDSTURMI	BLACK EYED SUSAN	#1 CONT.	18" O.C.
WLC	52	NEPETA X FAASSENTI 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT.	30" OC.



4 ORNAMENTAL FENCE DETAIL
SCALE: N.T.S.

- NOTES:**
- CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR APPROVAL. FIELD VERIFY.
 - PROVIDE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - FENCE MINIMUM STANDARDS:
-TYPE: STEEL - COMMERCIAL GRADE
-MANUFACTURE: AMERISTAR OR APPROVED EQUAL
-COLOR: BLACK
-POST MOUNT, SURFACE OR CONCRETE FOOTING
-POST MOUNT PLATE: 2" X 3/8" THICK, WELDED TO POST, WITH FOUR HOLES FOR ANCHORING.
-MISCELLANEOUS: RAILS TO ADJUST TO GRADE WITH PICKETS PLUMB

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.