PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Tom Vander Woude, Planning Director
Meeting Date:	April 12, 2022
Agenda Item:	PC Docket No. 22-001
Application:	**Development Plan**
Hearing:	**CONTINUED PUBLIC HEARING**
Summary:	Jay O'Dell of Aubry Enterprises representing EYM Restaurant Group requesting approval of a Development Plan to construct a 3-unit commercial building including a Pizza Hut at 815 Ridge Road.

Applicant:	EYM Restaurant Group represented by Jay O'Dell of Aubry Enterprises
Property Address:	815 Ridge Road
Current Zoning:	CD-5 General Urban Center Character District
Adjacent Zoning:	North: CD-5 South: CD-5 East: CD-5 West: CD-5
Action Requested:	Approval of Development Plan
Additional Actions Required:	Findings of Fact
Staff Recommendation:	**<u>Approval with conditions</u>**

Attachments:

1. *Pizza Hut 815 Ridge Road, Munster, IN Development Plan 3/28/2022* with the following sheets:
    a. A1.0 FLOOR PLAN prepared by EYM Realty of IN. dated 01.21.2022
    b. A1.0a FLOOR PLAN prepared by EYM Realty of IN. dated 01.21.2022
    c. A4.0 EXTERIOR ELEVATIONS prepared by EYM Realty of IN. dated 01.21.2022
    d. A4.1 EXTERIOR ELEVATIONS prepared by EYM Realty of IN. dated 01.21.2022
    e. A4.2 EXTERIOR ELEVATIONS prepared by EYM Realty of IN. dated 01.21.2022
    f. COLOR RENDERING undated
    g. A9.0 TRASH ENCLOSURE DETAILS prepared by EYM Realty of IN. dated 01.21.2022

h. C1.0 CIVIL SITE PLAN prepared by Aubry Enterprises dated 03.28.2022
i. C2.0 GRADING PLAN prepared by Aubry Enterprises dated 03.28.2022
j. C3.0 PHOTOMETRIC PLAN prepared by Aubry Enterprises dated 03.28.2022
k. L1 LANDSCAPE PLAN prepared by Meier Landscape Architecture dated 02.21.2022

BACKGROUND

Figure 1 Subject property highlighted in blue.

EYM Restaurant Group represented by Jay O'Dell of Aubry Enterprises has presented plans to demolish the existing Pizza Hut restaurant building at 815 Ridge Road and redevelop the site with a 12,060 sf, two-story, 3-unit commercial building. The east unit will contain a Pizza Hut restaurant and the two remaining units will be marketed to retail or office uses. The entire 2nd floor of the building will be used for tenant storage. The parking lot will be reconfigured to accommodate the new building footprint and to comply with the Town's parking lot landscaping standards. 54 parking spaces are provided in the new parking lot layout. Access to the site is provided by a right-in/right-out driveway from Ridge Road as well as cross access from the properties to the north, west, and east.

Site and engineering plans have been provided with the application. A commercial project requires a public hearing and approval of the development plan by the Plan Commission.

A public hearing was held on February 8, 2022. At that hearing, the Plan Commission received public comment from the owners of the property at 805-813 Ridge Road, directly west of the subject property. The remonstrants were Pete Frankos, Jim Frankos, and Dennis Larson. They expressed concern that customers of the businesses at the subject property would park in their parking lot and suggested that the proposed landscape hedge within the planting area along the west side of the parking be located farther west. They also expressed concern that the dumpster enclosure would be too close to their property. In response to comments from the Frankos and the Plan Commission the following revisions were made

- The hedge along the west edge of the parking lot was relocated.
- Additional detail was added to the façade of the building.
- Windows were added to the west side of the building.

The Plan Commission reviewed revised plans at a continued public hearing on March 8, 2022 and suggested that the building architecture be enhanced more to distinguish the three storefronts from each other and that the front setback be increased to accommodate a wider public frontage.

ANALYSIS

REVISIONS SINCE MARCH 2022

The applicant has made the following revisions to the plans:

- The building has been relocated one foot to the north establishing a four-foot front setback. The additional foot results in an approximately 12.5-foot total sidewalk area between the edge of the street curb and the front face of the building. This sidewalk width is the minimum sidewalk width permitted by the Munster Zoning Ordinance standards for a commercial street which requires 4–6-foot tree wells or planter areas set within a 12–20-foot walkway. The excerpt from the code is below.

DIVISION 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 26-6.502.B-2 THOROUGHFARE ASSEMBLIES AND STANDARDS
COMMERCIAL STREET

Permitted Districts CD-4.A CD-4.B CD-5

Thoroughfare Type	Rear Lane	
Right of Way Width	60 - 76 ft	A
Pavement Width	36 ft	B
Movement	Slow	
Assemblies		
Travel Lanes	2 Lanes	
Travel Lane Width	10 ft	C
Parking Lanes	Parallel, 2 sides	D
Parking Lane Width	8 ft, marked	
Bikeway Type	Shared Use Lane, Buffered Bicycle Lane. Protected Bicycle Lane. See Table 26-6.502.D (Bikeway Types)*	

* Bikeways are optional. If bikeways are provided, right of way and pavement width may be increased by the aggregate width of bikeways, in accordance with Table 26-6.502.D (Bikeway Types).

Walkway		
Walkway Type	Sidewalk, both sides	F
Walkway Width	12 - 20 ft	

Planter		
Planter Type	Tree Well or Planter	E
Planter Width	4 - 6 ft	
Landscape Type	Trees at 30 ft o.c. average; first tree shall be placed within 30 ft of Block corner.	
Tree Species	See Town Tree List	

Curb		
Turning Radius	25 ft min	
Curb Radius	5 - 20 ft*, except where travel lane is adjacent to the curb, the maximum curb radius shall be 25 ft.	G
Curb Type	Raised Curb (Travel Lane may not include gutter, Parking Lane may)	

*Designated truck routes may have a curb radius larger than 20 feet if required by the Division of Public Works to accommodate the design vehicle for that route.

Lighting	
Lighting Placement	Lighting shall generally be placed midway between Thoroughfare Trees where possible.
In CD-3 and SDs	Not Regulated
In CD-4.A & 4.B	Within 20 ft of each block corner and at mid-block.
In CD-5	Within 20 ft of each block corner and at 50 ft min O.C.
Lighting Type	Cobra head lighting not permitted

While the minimum standard is met, the building doors are proposed to open into the walkway area effectively reducing the walkway by three feet. Staff recommends recessing the doorways or moving the building back an additional three feet to keep a clear 12-foot public realm.

- The storefronts have been enhanced with additional limestone. Staff suggests the following additional minor revision:
    - The spacing of the storefronts within the overall façade be slightly modified to provide a break in materials between each storefront as was proposed in the February and March submittals or that the limestone be continuous. As an example, in the images below, notice that the storefronts are separated by columns of the primary building materials.

Figure 2: Belmar, Lakewood, CO https://www.google.com/maps/@39.7105574,-105.0768578,3a,75y,269.18h,89.28t/data=!3m6!1e1!3m4!1s7iOyKd5vc5UoZfn5WpdUnQ!2e0!7i16384!8i8192

Figure 3: Oak Park, IL https://www.google.com/maps/@41.8886773,-87.8019313,3a,75y,177.78h,94.35t/data=!3m6!1e1!3m4!1sQ6afi-rq8iA5X268AbqbEw!2e0!7i16384!8i8192

- The arrangement of the windows and the design of the cornices on all sides have been modified. Staff recommends that the upper floor window arrangement from the March be retained. The current proposal does not meet the requirement that windows be vertical or square in proportion. Similarly staff finds the continuous cornice proposed in the March submittal to be more consistent with the architecture of the building.
- The previously proposed thin brick has been replaced with full size brick.

For reference the building renderings submitted in February, March, and April are shown below:

FEBRUARY 2022 SUBMITTAL

MARCH 2022 SUBMITTAL

APRIL 2022 SUBMITTAL

Comprehensive Plan

The Munster 2010 Comprehensive Plan identifies the subject property as a component of future Town Hall Square, as shown in the images below.

Town Hall Square

Recommendations

1. Re-configure Tapper Avenue and existing green space to create a contiguous Town Hall Square.
2. Re-configure the strip retail building to open a view corridor between Calumet and Town Hall.
3. Consolidate the curb cuts along Ridge to create better entrances to the center.
4. Improve circulation and develop shared parking areas in the shopping center to serve all users.
5. Develop new infill buildings that work with existing stores
6. Create a walkable core centered around Town Hall

Proposed Town Hall Square

"Changing the configuration of the town hall parking lot is an excellent idea."
"High priority, I think biggest positive impact. Remove declining area and bring in new. "
Community Feedback, Public Workshop

The 2010 plan recommends that a continuous view corridor be opened up between Calumet Avenue and Town Hall. Staff recommends that the applicant provide a roadway easement along the north edge of the property to accommodate this future road connection.

Additional recommendations for the Ridge Road corridor include the following:

Plan Recommendation: Consolidate curb cuts as much as possible for all sites along the road and provide shared access points for adjacent properties.

Proposal: The subject property provides a shared access point from Ridge Road to the property at 805 Ridge Road (Old Town Hall).

Plan Recommendation: Encourage existing developments, and require new development proposals to provide cross access easements.

Proposal: The subject property has a cross-access agreement with the property at 805 Ridge Road (Old Town Hall). Staff recommends a roadway easement be dedicated along the north edge of the property for a future road connection between Calumet Avenue and the Town Hall.

Plan Recommendation: New buildings should be placed along the street with parking to the rear or the side. Parking, access drives or drive-through areas should not be allowed between the building and the street.

Proposal: The proposed building is placed along Ridge Road with parking to the side and rear.

Zoning Analysis

The subject property is zoned CD-5 Urban Center Character District. The relevant development standards are listed below.

Standard	Code Requirement	Proposed
Front Setback, Principal Frontage	15' max	4'
Side Setback	0 ft. or 6 ft. min per side; 30 ft. max per side. May be increased to 54 ft. max on one side where adjacent to a CD-4 District and where other side setback(s) are 0-6 ft	West: 0 / East 54'
Rear Setback	3'	approx. 175'
Building Composition	Each Principal Building must have an identifiable Base, Middle, & Cap	Storefront base, brick 2nd floor, parapet cap
Building Height	2 stories min in 2nd lot layer	2 stories
Building Materials	Primary: brick or natural stone, cast stone, wood or metal Shopfront, terra cotta, ceramic tile, similar materials approved by the Plan Commission Accent: glass, metal, wood, any primary building material, similar materials approved by the Plan Commission	Brick, stone, metal storefront
Frontage Buildout	80% min; 20% of the required buildout width (24') can be 'street screen'	80%
Entrances	Main Entrance must be in Facade of Principal Frontages. If shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner. Main Entrance must be clearly distinguishable from other parts of the Building through the use of architectural design, elements, and treatment, including its detail and relief and use of architectural elements such as lintels, pediments, pilasters, columns, and other elements appropriate to the architectural style and details of the Building.	Main entrances in front of building; distinguished with stone accents and awnings
Location of Building at Frontage	Parallel to Frontage Lines	Parallel
Façade Design Proportions	Must be based approximately either on (a) proportions that can be expressed as a fraction using whole numbers (e.g. 1:1, 2:1, 3:2, 4:3, etc) or (b) the following proportions: 1.414:1 or 1.618:1	1:3 (height to width)
Blank Walls	Not Permitted at Frontage	Storefronts at Frontage

Facade Void Areas	20-80% of total Facade area, except for fi rst Story of Shopfront Frontages, where it must be ≥ 70% min	1st floor - 70% / Total Façade - 36%
Façade Openings	Windows and/or doors spaced ≤ 20 ft. apart. Square or vertical in proportion except for transoms and sidelights. Windows in the Facade and 1st and 2nd Lot Layers shall be single- or double-sashed, casement, awning, or fi xed types. In Stories above first, Facade openings must be ≤ 50% of total Facade area.	Windows horizontal, fixed-type, façade openings 18% of 2nd story
Window Alignment	Upper floor windows and other features must be aligned with those of first floor	Aligned
Shopfront Frontages	12:-24" knee Wall required at Frontage	1'-4" knee wall
Roof Type	Flat, Hip, Shed, Gable, Pitch 8:12-14:12	Flat
Off-Street Parking Location	P in 3rd Lot Layer only. Parking must be Screened from abutting properties by Building or opaque Wall Screen, Fence Screen, or Hedge Screen. Parking Lots NP	3rd lot layer, screened by hedge
Driveway/Vehicular Entrance Maximum Width	24' max in 1st Lot and 2nd Lot Layer, regardless if shared or not	24' wide
Off-Street Trash Receptacle/Dumpster	Required and must be fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate. Enclosure must be constructed of a material that matches the Principal Building.	Brick enclosure
Landscaping	Unless paved or < 3 ft. front Setback: Required Shrubs continuous around foundation at Frontage	Continuous shrubs at foundation
Screens	Parking Lot or Parking Area at Frontage in 3rd Lot Layer: Wall, Hedge	3' wall

The proposed parking area contains 54 spaces. 52 spaces are required for the ground floor restaurant and two commercial (office or retail) units. The 2nd floor of the building has been designated as storage for the 1st floor tenants. The Town code does not include a parking calculation for storage, so staff has determined that no additional spaces are required for these uses. A parking variance will be required if the property owners or tenant wish to use the 2nd floor for any other purpose.

The requirements for parking lot landscaping including landscape islands, screening, and trees have been met.

A complete lighting and photometric plan has been submitted with the development plan. The proposed lighting meets the Town's standards for minimum, maximum, and average illumination as well as the height, style, and maximum color temperature of the light fixtures.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 22-001 approving a Development Plan to construct a 3-unit commercial building including a Pizza Hut at 815 Ridge Road.

With the following conditions:

1. *A roadway easement along the north edge of the subject property to accommodate a future road connection between Calumet Avenue and Town Hall be dedicated to the Town of Munster.*
2. *Coordinate with staff to finalize the building architecture*
3. *Coordinate with staff on the arrangement of the doors or setback and any minor landscaping plan revisions to ensure a clear 12' walkway along Ridge Road.*

PIZZA HUT
815 RIDGE ROAD
MUNSTER, IN
DEVELOPMENT PLAN
3/28/2022

MUNICIPAL CONTACT LIST

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MUNSTER, LAKE COUNTY, IL

SHEET LIST

A1.0	FLOOR PLAN
A1.0a	FLOOR PLAN (2ND STORY)
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
	COLOR RENDERING 1
A9.0	TRASH ENCLOSURE DETAILS
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN

PROJECT CONTACTS

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APPROVED BY

NAME DATE

Know what's **below.**
Call before you dig.

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PROFESSIONAL ENGINEER

JAY D. O'DELL
STATE PE# 3/28/2022

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ENGINEERING FIRM OF RECORD
AUBRY ENTERPRISES
ENGINEERING|LOGISTICS|AGRICULTURE
Responsibly Sustainable

KANSAS OFFICE
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OVERLAND PARK, KS 66223

COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

DEVELOPMENT PLAN

3/28/2022

PIZZA HUT

815 RIDGE ROAD

COVER

FLOOR PLAN 3/16"=1'-0" | 1

1. STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (OUTSIDE FACE OF EXT. WALL STUDS)
2. DEMISING WALL. SEE WALL LEGEND
3. NOT USED.
4. PREFINISHED GALV. METAL DOWNSPOUTS, SEE SHEETS A4.1
5. STEEL COLUMN. RE:STRUCTURAL
7. ALUMINUM THRESHOLD. SEE DOOR HARDWARE SCHEDULE SHEET A1.1
11. ELECT. PANEL, SEE ELECT. DRAWINGS
13. PROVIDE HORIZONTAL DOOR SWEEPS @ ALL EXTERIOR DOORS. SEE SHEET A1.1
16. NOT USED
23. ROOF LADDER - SEE WALL SECTION 1/A5.2
24. ELECTRIC DISCONNECT & METER BANK TO BE PROVIDED AND INSTALLED BY GC.
25. PLUMBING LEAVE OUT TO BE PROVIDED
29. EXTERIOR WALL CAVITIES IN FUTURE LEASE SPACE TO BE FILLED WITH CRAFT FACED R-20 BATT INSULATION, BUT NO 5/8" TYPE "X" GYP. BD. THIS IS TO BE INSTALLED BY FUTURE TENANT

KEY NOTES | 4

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
B. DIMENSIONS NOTED AS CLEAR ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. REFER TO DWG A2.0 FOR CRITICAL "HOLD" EQUIPMENT CLEARANCES. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:
A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES:
A. PROVIDE 5/8" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
C. SEE SHTS. A8.0 AND A10.0 THRU A10.2 FOR ROOM FINISHES.
D. ALL BACK OF HOUSE WALLS SHALL HAVE 1/2" EXPOSURE 1 PLYWD U.O.N.

DECOR:
A. SEE A2.0 FOR KITCHEN EQUIPMENT AND SEATING PLAN AND DETAILS.
B. SEE A8.0 FOR FLOOR FINISHES.
C. SEE A10.0 - A10.2 FOR INTERIOR WALL FINISHES.
D. SEE A9.0 FOR CEILING FINISHES AND HEIGHTS.

FLOOR PLAN NOTES | 3

DEMISING WALL:
2X6 MTL. STUDS AT 16" OC WITH 2 LAYERS 5/8" TYPE "X" GYP BD EACH SIDE AND FULL WIDTH SOUND ATTENUATION BLANKETS. WALL TO BE CONSTRUCTED TO THE STANDARDS OF UL 2-HOUR DESIGN NO.U-301.

TYPICAL EXTERIOR WALL (SEE STRUCTURAL FOR ADDITIONAL DETAILS):
2x6 MTL STUDS AT 16" O.C., SECURED TO CONCRETE SLAB.
1/2" EXTERIOR PLYWOOD SHEATHING AS SCHEDULED (SEE STRUCTURAL DRAWINGS).
R-19 KRAFT-FACED FIBERGLASS BATT INSULATION.
1/2" GYPSUM BOARD INTERIOR FINISH (TYPICAL FOR DINING ROOM WALLS).
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1/2" GYPSUM BOARD INTERIOR FINISH (TYPICAL FOR RESTROOM WALLS AT NON-TILED WALL AREA).

HOODWALL:
6" MTL. STUDS W/ STAINLESS STL. PANEL OR WALL TILE OVER 5/8" CEMENT BD. - SEE SCOPE OF WORK FOR MORE INFO. STAINLESS STL. PANEL TO COVER ENTIRE WALL FROM 18" ABOVE TOP OF HOOD DOWN TO TOP OF BASE TILE AND EXTEND PAST ENDS OF HOOD AS REQ'D BY LOCAL JURISDICTION - MIN. 18". NO EXPOSED SCREWS OR ATTACHMENTS.

DASHED LINE INDICATES SUBSTRATE LOCATION. ALL WALLS SHALL BE AS INDICATED EXCEPT FROM TOP OF SLAB TO 12" ABOVE SLAB SHALL BE 5/8" CEMENT BOARD, U.O.N. THIS NOTE DOES NOT APPLY TO EXTERIOR FACE OF EXTERIOR WALLS OR PLYWOOD SHEAR CONDITIONS.

TYPICAL INTERIOR LOW WALL:
2X4 (OR 2X6 OR 2X8 WHERE NOTED) MTL STUDS AT 16" OC W/ 5/8" TYPE "X" GYP BD SUBSTRATE UON. USE 5/8" GLASS-MAT FACED BACKER BD. BEHIND ALL CERAMIC WALL TILE U.O.N.

INTERIOR SOUND-RATED WALL:
CONSTRUCT TYPICAL INTERIOR WALL W/ 3-5/8" OR 6" UNFACED FIBERGLASS BATT INSULATION & ACCOUST. SEALANT.

WALL LEGEND | 2

EYM Realty of IN.

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REVISION:

Mark	Date	By

PROJECT TITLE

PIZZA HUT

815 RIDGE RD
MUNSTER, IN

DATE 01/21/22
DRAWN BY EYM

SHEET TITLE

FLOOR PLAN

SHEET NO.

A1.0

EYM Group, Inc.

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PLOTTED: Friday, March 25, 2022 11:50:35 AM

MEZZANINE FLOOR PLAN 3/16"=1'-0" | 1

1 STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (OUTSIDE FACE OF EXT. WALL STUDS)

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C. SEE A10.0 - A10.2 FOR INTERIOR WALL FINISHES.
D. SEE A9.0 FOR CEILING FINISHES AND HEIGHTS.

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INTERIOR SOUND-RATED WALL:
CONSTRUCT TYPICAL INTERIOR WALL W/ 3-5/8" OR 6" UNFACED FIBERGLASS BATT INSULATION & ACCOUST. SEALANT.

WALL LEGEND | 2

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REVISION:

Mark	Date	By

PROJECT TITLE

PIZZA HUT

815 RIDGE RD
MUNSTER, IN

DATE 01/21/22
DRAWN BY EYM

SHEET TITLE

FLOOR PLAN

SHEET NO.

A1.0a

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FRONT/ SOUTH-WEST ELEVATION 3/16"=1'-0" | 1

NOTE

SIGNAGE VENDOR TO PROVIDE TRANSFORMERS TO GC PRIOR TO INTERIOR DRYWALLING. GC TO INSTALL TRANSFORMERS 12" MINIMUM ABOVE TRUSS BEARING LINE AND STUB OUT ELECTRICAL PER LOCATIONS SHOWN. ROUTE ALL CONDUIT IN THE EXTERIOR WALL.

NO CONDUIT IS TO PENETRATE THE ROOF.

SIGNAGE DETAIL NTS | 2

WALL TRANSITION DETAIL 3" = 1'-0" | 3

	QTY.	ITEM	ELEC	REMARKS
1	2	SCL-RH-30 PIZZA HUT SIGN SEE DETAIL 2	X	OWNER PROVIDED RSCS OR DIRECT MANUF & INSTALL BY PH APPROVED VENDOR.

SIGNAGE & AWNING SCHEDULE | 4

TRANSPARENCY REQUIREMENTS:

1st FLOOR TOTAL SF = 1,032sf
1st FLOOR GLASS AREA = 725sf
1st FLOOR FACADE VOID AREA = 70% (1st FLOOR)

FRONT ELEVATION TOTAL SF = 3,000sf
FRONT ELEVATION GLASS AREA = 1,092sf
FRONT ELEVATION VOID AREA = 36%

FACADE DESIGN PROPORTIONS = 3:1

BUILDING PROPORTIONS NTS | 5

SYMBOL	PRODUCT	MANUFACTURER	COLOR	ALTERNATE MFR.	REMARKS
1	MODULAR SIZE BRICK (FULL)	ACME	GOLDEN SUNSET	-	VELOUR TEXTURE
2	LIMESTONE	ACME	TO MATCH TEXAS CREAM	-	NATURAL FACE TEXTURE
3	MODULAR SIZE BRICK (FULL)	ACME	RED SUNSET	-	VELOUR TEXTURE
4	STONEBROOK NATURAL STONE	ACME	TEXAS CREAM	-	NATURAL FACE TEXTURE
7	PAINT	SHERWIN WILLIAMS	SERIOUS GRAY #SW6256	-	-

NOTE:
A. FOR UFP HILLSBORO PRODUCT JOB SITE STORAGE: THE MATERIAL SHOULD BE PLACED ON STRINGERS AND COVERED, PREFERABLE ON CONCRETE, ASPHALT, OR A SIMILAR SURFACE. FOR ALL OTHER INSTANCES, A TARP SHOULD BE PLACED OVER THE GROUND COVER UNDER THE STRINGERS, WITH THE MATERIAL STILL UNDER COVER.

EXTERIOR FINISH SCHEDULE | 6

MISCELLANEOUS
A. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
B. CONTINUE WALL FINISHES BEHIND ALL SIGNS, LIGHT FIXTURES, LADDER, COLLECTOR HEADS, DOWNSPOUTS AND ELECTRICAL SWITCHGEAR/PANELS.
C. REFER TO A8.1 FOR NATIONAL ACCOUNT PRICING CONTACTS.

SEALERS (REFER TO SPECS)
D. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
E. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.

LEGEND

GC SCOPE INCLUDES SUPPLY AND INSTALLATION OF CANOPIES,. G.C. TO COORDINATE BLOCKING AND WORK OF ALL TRADES WITH THIS WORK.

EXTERIOR BUILDING FINISH. SEE EXTERIOR FINISH SCHEDULE

GENERAL NOTES | 7

1. NOT USED
2. FACTORY FINISH METAL PARAPET COPING ON EPS CORNICE RE: EXTERIOR FINISH SCHEDULE FOR COLOR. SEE DETAIL 2/A6.0
3. PRIMARY INTERNAL ROOF DRAIN THRU WALL DOWNSPOUT NOZZLE
4. SECONDARY INTERNAL ROOF DRAIN THRU WALL DOWNSPOUT NOZZLE
5. HM. DOOR AND FRAME. RE: DOOR SCHEDULE 1/A1.1
6. NOT USED
7. HOSE BIBB, RE: 7/A6.0
8. ALUMINUM STOREFRONT DOOR AND/ OR WINDOW. RE: WINDOW TYPES 5/A1.1
9. NOT USED
10. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR
11. METAL CANOPY BY GC, GC TO COORDINATE BLOCKING WITH CANOPY VENDOR.
12. SECURITY LIGHTING AT REAR EXIT. RE: ELECTRICAL
13. ELECTRICAL DISCONNECT & METER BANK
14. GAS METER
15. CAST STONE WINDOW SILL AND HEADER TO MATCH ACME LIMESTONE COLOR: TEXAS CREAM
16. ACME STONEBROOK STONE COLOR: TEXAS CREAM
17. STREET NUMBERS, STORE HOURS, SECURITY DECALS PROVIDED BY BIG IMAGE GRAPHICS & INSTALLED BY GC
18. EXTERIOR SIGNAGE, SEE DETAIL 2/A4.0 (UNDER SEPARATE PERMIT) GC TO COORDINATE BLOCKING WITH SIGN VENDOR.
19. ACME MODULAR thinBRICK SMOOTH TEXTURE SOLDIER BOND, BY ACME OR APPROVED EQUAL
21. ACME MODULAR thinBRICK, SMOOTH TEXTURE RUNNING BOND, BY ACME OR APPROVED EQUAL
23. ROOF LADDER EQUIPPED WITH VERTICAL FALL ARREST SYSTEM PER OSHA REQUIREMENTS. SEE WALL SECTION 1/A5.1

KEYNOTES | 8

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REVISION:

Mark	Date	By

PROJECT TITLE

PIZZA HUT

815 RIDGE RD
MUNSTER, IN

DATE	01/21/22
DRAWN BY	EYM

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A4.0

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SEE SHEET A4.0 FOR KEYNOTES.

SIDE/ WEST ELEVATION 3/16" = 1'-0" | 1

SIDE/ EAST ELEVATION 3/16" = 1'-0" | 2

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REVISION:

Mark	Date	By

PROJECT TITLE

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MUNSTER, IN

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A4.1

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REAR/ NORTH ELEVATION 1/4" = 1'-0" | 1

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PROJECT TITLE

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EXTERIOR ELEVATIONS

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A4.2

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TENANT
TENANT
Pizza Hut

TENANT
TENANT
Pizza Hut
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EXTERIOR SCREENWALL ELEVATION VARIES 8

SEE SHEET A4.0 FOR KEYNOTES.

TRASH ENCLOSURE SIDE ELEVATION N.T.S. 7

GATE COLUMN FOOTING N.T.S. 6

CMU WALL SECTION N.T.S. 5

GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

GATE NOTES: (4) EQUAL WIDE x 6'-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W/ T.S. 1 X .1875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

ENCLOSURE NOTES N.T.S. 4

SYMBOL	AREA	MANUFACTURER	COLOR
1	GATE FRAME COLOR	SHERWIN WILLIAMS	MATCH THINBRICK XXX
2	PIPE BOLLARDS	SHERWIN WILLIAMS	MATCH THINBRICK XXX
11	PICKET FENCE	AZEK LANDMARK COLLECTION	AMERICAN WALNUT
3	SPLIT FACE C.M.U. W/THINBRICK		RE: EXT ELEVATION

SCHEDULE N.T.S. 3

FRONT ELEVATION N.T.S. 2

CONCRETE NOTES:
1. INSTALL 1/2" EXP. JT. MATERIAL AND SEALANT BETWEEN CONCRETE SLABS
2. INSTALL CONTROL JTS AT MAX. 10' O.C. IN SLABS

DUMPSTER PLAN N.T.S. 1

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TRASH ENCLOSURE DETAILS

SHEET NO.

A9.0

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SITE DATA

ZONING- CD-5

TOTAL PROPERTY AREA	0.958 ACRES
DISTURBED AREA	0.959 ACRES
LANDSCAPED AREA	9865 SF
	23.64%

BUILDING DATA

BUILDING GROSS SF	12,060 SQ FEET
RETAIL	4,000 SQ FEET
FAST FOOD NO DRIVE THRU	2,030 SQ FEET
STORAGE (2ND FLOOR)	6,030 SQ FT

PARKING DATA

REQUIRED	
FAST FOOD (1 SPACE PER 2.5 SEATS) OR (5 SPACES PER 300 SF GROSS AREA)	
TOTAL SEATS	40
REQUIRED PARKING	16
GROSS AREA	2,030
REQUIRED PARKING	34
RETAIL (4.5 SPACES PER 1000 SF)	
TOTAL SF	4000
REQUIRED PARKING	18
TOTAL PARKING REQUIRED	52
PROVIDED	54
ADA ACCESSIBLE REQUIRED	3
ADA ACCESSIBLE PROVIDED	3

LEGAL DESCRIPTION

LOT 1 IN THE CORRECTED PLAT OF DAUGHERTY'S RIDGE, IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 62, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA

PARCEL NUMBER

45-07-19-151-009.000-027

HATCH LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT

JAY D. O'DELL
REGISTERED
No.PE12000282
STATE OF INDIANA
PROFESSIONAL ENGINEER

NAME
NUMBER 3/28/2022

[redacted]

AUBRY ENTERPRISES
ENGINEERING|LOGISTICS|AGRICULTURE
Responsibly Sustainable

COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720

KANSAS OFFICE
6036 METCALF AVE
OVERLAND PARK, KS 66202

[redacted]

REV	DESCRIPTION	DATE

[redacted]

DEVELOPMENT PLAN

03/28/2022

[redacted]

MUNSTER MULTI-TENANT BUILDING

815 RIDGE RD

[redacted]

CIVIL SITE PLAN

C1.0

GRADING LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED HIGH POINT/ RIDGE

GRADING NOTES

1. GRADING MATERIALS AND PROCEDURES SHALL BE IN ACCORDANCE WITH CITY OF MUNSTER TECHNICAL SPECIFICATIONS. ANY REQUIREMENTS SET FORTH IN THE PLANS THAT ARE IN CONFLICT WITH CIT OF MUNSTER STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD
2. FILL MATERIALS SHALL BE PLACED IN ACCORDANCE TO KDOT STANDARDS AND AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, TOPSOIL, AGGREGATE BASES, ETC WHEN GRADING THE SITE
4. ALL EXCAVATIONS AND EMBANKMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MUNSTER
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED, NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

JAY D. O'DELL
REGISTERED
No. PE12000262
STATE OF INDIANA
PROFESSIONAL ENGINEER

NAME
NUMBER 3/28/2022

CLIENT

ENGINEERING FIRM OF RECORD
AUBRY ENTERPRISES
ENGINEERING|LOGISTICS|AGRICULTURE
Responsibly Sustainable

KANSAS OFFICE
6036 METCALF AVE
OVERLAND PARK, KS 66223

COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

DEVELOPMENT PLAN

3/28/2022

MUNSTER MULTI-TENANT BUILDING

815 RIDGE RD

GRADING PLAN

C2.0

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊙	8	A	SINGLE	SRS2-72L-400-3K7-4W-CP MOUNTED AT 20'

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
-	Fc	N.A.	N.A.	N.A.	N.A.	N.A.
PARKING LOT SURFACE	Fc	1.26	2.3	0.4	3.15	5.75

KIMLIGHING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

SRSP2
DECORATIVE AND POST TOP

solitaire

PHOTOMETRY
DELIVERED LUMENS
DIMENSIONS

FEATURES

- TiR Optics
- Patented low profile luminaire
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4W, 5QM, 5W distributions
- 0 - 10V dimming drivers standard
- IP66 optic assembly

RELATED PRODUCTS
Intent KFL LTV8

SPECIFICATIONS

CONSTRUCTION
- One piece non die-cast housing, low copper (<0.6% Cu) Aluminum Alloy with integral cooling ribs over the optical chamber and electrical compartment
- All hardware is stainless steel or electro-zinc plated steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- One-piece die-cast, low copper (<0 6% Cu) aluminum alloy lens frame.
- Silicone gaskets seal the compartments at the barrier surface.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

OPTICS
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weatherproof seal around each individual LED

OPTICS (CONTINUED)
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- Clear Acrylic lens is standard
- Optional BackLight Control for complete control of unwanted backlight
- IP66 Optical assembly
- Type 1, 2, 3, 4W, 5QM, and 5W standard distributions. Custom available
- Amber, 3000K, 4000K, 5000K standard CCT. Custom available
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum heat sink modules

ELECTRICAL
- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10kV surge suppression
- SF for 120, 277, 347 Line volts
  DF for 208, 240, 480 Line volts
- Wiring: 14GA wires rated 150°C

CONTROLS
- Optional PC 7 Pin Receptacle 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others
- Button Photocell
- Consult factory for additional sensors.

CERTIFICATIONS AND LISTINGS
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- RoHS compliant

WARRANTY
- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3155–15616
Wattage Range	58.31–135.6
Efficacy Range (LPW)	49.9–124.8
Reported Life (Hours)	L70/60,000
Weight	45 lbs / 20.41 k
EPS Front View / Side View	1-5

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.kimlighting.com

KIMLIGHING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

SRSP2
DECORATIVE AND POST TOP

DIMENSIONS

FRONT VIEW

FLUSH MOUNT
- Slips into a 3.375" Ø - 5" Ø open top pole or tenon with up to .25" profile thickness

POST TOP
- Slips on to a 2.375" Ø - pole or tenon with 4" of engagement

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JAY D. O'DELL
REGISTERED
No. PE12000262
STATE OF INDIANA
PROFESSIONAL ENGINEER

JAY D O'DELL
PE12000262 3/28/2022

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COLORADO OFFICE
48700 COUNTY RD FF
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KANSAS OFFICE
6036 METCALF AVE
OVERLAND PARK, KS 66202

REV	DESCRIPTION	DATE

DEVELOPMENT PLAN

3/28/2022

MUNSTER MULTI-TENANT BUILDING

815 RIDGE RD

PHOTOMETRIC PLAN

C3.0

1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

Street Trees: One tree per 30 feet of public or private street frontage.
(Overhead power lines along Ridge Road prevent street trees from being planted)

Parking Area Requirements:
Parking is to be screened from adjacent properties by opaque hedge screen.
One internal landscape island is required for every 10 parking spaces.
Rows of parking fronting on drive aisles including alleys shall be provided with a minimum 5' landscape buffer.
Minimum Number: 1 tree for every 2,000 sf of parking area. 25,523 total SF.
13 trees required. 13 trees provided (some existing trees to be preserved)
No parking space may be more than 72' from a tree within the lot.
On tree required per parking island.
REQUIREMENTS MET.

At least 25% of Landscaped areas shall be covered with non-deciduous shrubs, trees, or groundcover.
REQUIREMENT MET.

Inches Between Plants	Plant Quantities Per Square Foot
10"	Square Feet x 1.50
12"	Square Feet x 1.00
18"	Square Feet x .44
30"	Square Feet x .16
36"	Square Feet x .11

NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENITIES AS NOTED ON PLANS.

2 GROUNDCOVER/SHRUB DETAIL

SCALE: NTS

3 CULTIVATED EDGE DETAIL

SCALE: NTS

TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK

5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)

7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV, 12-GAUGE

2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1½" OF GROWTH

3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

4 PLANTING INSTALLATION DETAILS

SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	3	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2.5"	6' min. clear., ground to canopy
	10	Acer x freemanii "Autumn Blaze"	Autumn Blaze Maple			2.5"	6' min. clear., ground to canopy
EVERGREEN TREES							
	1	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	1	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	18	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	7	Spiraea x bumalda "Goldflame"	Goldflame spirea	3 gal.			Plant @ 3' O.C.
	9	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	47	Syringa X "Penda"	Bloomerang Purple Lilac	3 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	57	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	8	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	8	Juniperus chinensis "Spartan"	Spartan Juniper		5' ht.		Symmetrical pyramidal form

EXISTING TREES TO BE REMOVED | EXISTING TREES/SHRUBS TO BE PRESERVED

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

CLIENT
KFC

PROJECT
KFC
815 Ridge Road
Munster, IN 46321

SCALE: 1"=20'
NORTH
0 20 40 60

Date: 2.21.2022
Project #: 805
Landscape Plan

L1