To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Date: February 8, 2018

Re: **PRELIMINARY HEARING**

PC Docket No. 18-003 Floyds Concern LLC requesting approval to create the Three Floyds Brewing subdivision by consolidating four lots into a two lot subdivision at 9750 Indiana Parkway

PC Docket No. 18-004 Floyds Concern LLC requesting the rezoning of property at 9750 Indiana Parkway to Planned Unit Development

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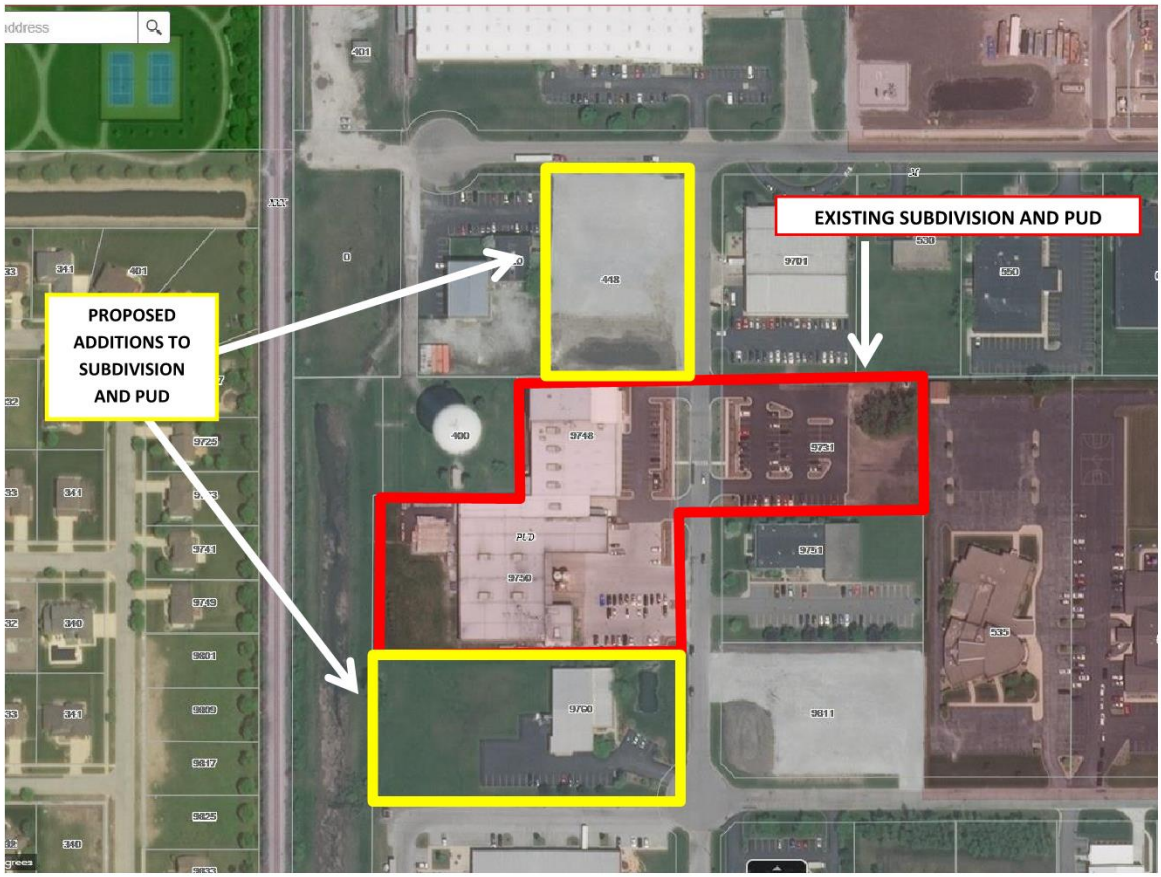
Applicant:	Floyds Concern, LLC
Property Address:	9750 Indiana Parkway
Current Zoning:	Planned Unit Development, M Manufacturing
Adjacent Zoning:	North: M South: M East: M West: M
Action Requested:	Schedule Special Plan Commission meeting for 7:00 PM on February 27, 2018 to hold a Public Hearing for PC Docket No. 18-003 and 18-004
Additional Actions Required:	Public Hearing – Preliminary Plat Approval Public Hearing – PUD Development Plan Approval and Recommendation to Town Council Final Plat Approval Approval of Findings of Fact
Attachments:	Final Plat of Subdivision of Three Floyds Brewing prepared by V3 Companies dated 02.06.2018 PUD & Site Plan approval plan set prepared by HKS dated 02.06.2018 Final Engineering Plans for Three Floyds Brewery prepared by V3 Companies dated 02.06.2018 Landscaping plan set prepared by Ted Wolff dated02.06.2018 Photometric site plan prepared by RTM Engineering Consultants dated 01.29.2018 Helios Construction Services Logistics Plans

Background
Floyds Concern, LLC, the owner and operator of the Three Floyds brewery complex located at 9750 Indiana Parkway has presented plans for a major expansion of their brewery and brew pub as well as significant improvements to their site. In summary, the plans consist of the following:

- Demolition of the existing Architectural Accents building
- Expansion of the building footprint in all directions from approximately 57,000 square feet to include:
    - 114,423 square feet of manufacturing and warehouse area
    - 7,442 square feet of retail area
    - 7,356 square feet of brewpub and restaurant space
    - 7,668 square feet of office space
- Construction of a 16,706 square foot terraced garden for outdoor dining at the southeast corner of the development, which will be fenced
- Construction of a private, one way service road west of their facility from Superior Avenue to Progress Avenue to remove truck traffic from Indiana Parkway and allow access to loading docks on the south side of the property
- Construction of an 84 space parking lot on the gravel lot on the southwest corner of Indiana Parkway and Superior Ave.
- Expansion of the parking lot on the east side of Indiana Pkwy. to 140 spaces
- Construction of angled parking along the west side of Indiana Pkwy.
- Installation of sidewalks along the public right-of-way
- Installation of extensive streetscaping



Project History

In 2014, Floyds Concern LLC consolidated multiple lots and rezoned them from Manufacturing to PUD in order to expand their brewery, construct a distillery and develop a parking lot on the east side of Indiana Pkwy. This plan was implemented. In order to expand again, Floyds Concern is now seeking to create a new subdivision that includes the footprint of the previous PUD and incorporates the undeveloped gravel lot north of their distillery and the lot south of their existing facility (formerly Architectural Accents).

The petitioner first presented conceptual plans to the Town in September of 2017. Since that time, the design team for the project has met with staff multiple times to ensure the plans are consistent with Town standards and regulations.

Along with the resubdivision, the petitioner is preparing a PUD ordinance that will replace the existing PUD and incorporate the plans for redevelopment that they are presenting here.

After holding a public hearing, two actions are required of the Plan Commission:

1. Approve or deny the subdivision
2. Forward a favorable, unfavorable, or neutral recommendation to the Town Council with respect to PUD approval

There is no separate site plan approval for this project because the site plan itself will be incorporated into the PUD ordinance.

Analysis

With a PUD, the Plan Commission is given flexibility in the application of specific zoning provisions in order to permit a cohesive development. Munster zoning ordinance Sec. 26-751 states that the purpose of a PUD is to "permit establishment of areas in which diverse uses may be brought together as a compatible and unified plan of development which shall be in the interest of the general welfare of the public."

Parking

The petitioner has provided a site plan that includes 283 parking spaces on off-street surface lots and angled street spaces. 8 ADA parking spaces are provided with 6 located nearest to the main entry. The parking space minimum has been calculated using different ratios that correspond to the different types of uses on the site. In this case, on street parking is being included in the calculation.

Pedestrian Access

The petitioner is providing sidewalks throughout the development. A pedestrian access plan is included as an attachment. The existing crosswalk between the east parking lot will be retained, along with crosswalks at all parking entrances and exits. Wayfinding signage is proposed to direct pedestrians to the public areas of the complex.

Stormwater

The site drains to a Town-owned retention pond directly west of the facility. The Town Engineer has verified that the pond has sufficient capacity to accept the Three Floyds runoff, while still allowing the continued buildout of the Midwest Central Industrial Park.

Lighting

A photometric plan and details of light fixtures have been provided. Minimum light levels in parking and pedestrian areas are met. Staff notes that the petitioner has minimized lighting on the west side of the building to prevent any light bleed to the West Lakes neighborhood.

Landscaping
A series of landscaping plans have been provided. The proposed plans exceed the minimum standards for parkway and parking lot landscaping, the calculations for which are included on the landscaping plans. In addition the outdoor beer garden area is heavily landscaped.

Signs
The petitioner is requesting 878 square feet of signage, including a building sign, signs at the top of the entryway tower, and pedestrian wayfinding signage. The sign plan presented as an attachment here includes a future signage allowance that will permit the flexibility to add wayfinding signage if that is determined to be necessary at a later date.

Security
The outdoor beer garden/dining area is completely fenced off from the public right-of-way with a 6' high security fence, the detail for which is included as an attachment. It will also be screened with trees, shrubs, and grasses to prevent access anywhere but the gate.

Traffic
The petitioner has provided an analysis of the number of vehicle trips expected to be generated by the expanded facility. The highest anticipated volumes will occur during the Saturday peak hour, during which an estimated 131 additional entering and 86 additional exiting trips will be generated. It should be noted that this will coincide with a reduced volume of traffic for the other businesses in the industrial park, which are typically closed on Saturday evenings. Since Superior Avenue is already a fully signalized intersection with dedicated left turn lanes, staff is not recommending any additional intersection improvements.

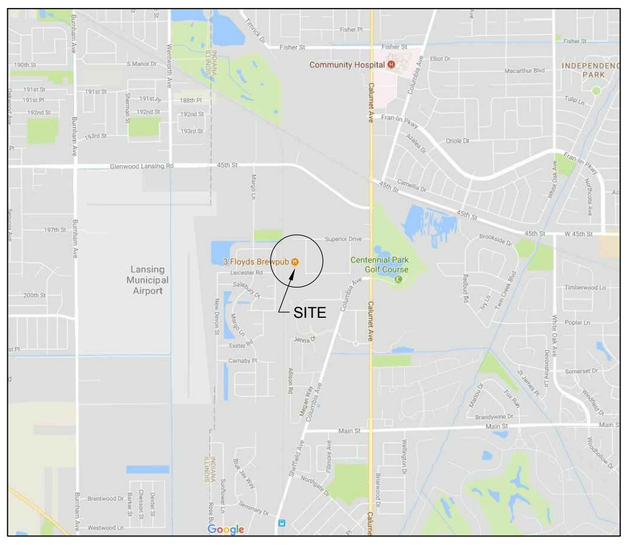
Recommendation

Vote to schedule a Public Hearing for PC Docket No. 18-003 and 18-004 for 7:00 PM on February 27, 2018.

FINAL PLAT OF SUBDIVISION
OF
THREE FLOYDS BREWING

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

P.I.N.: 45-06-36-201-006
45-06-36-201-009
45-06-36-201-011
45-06-36-202-008



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

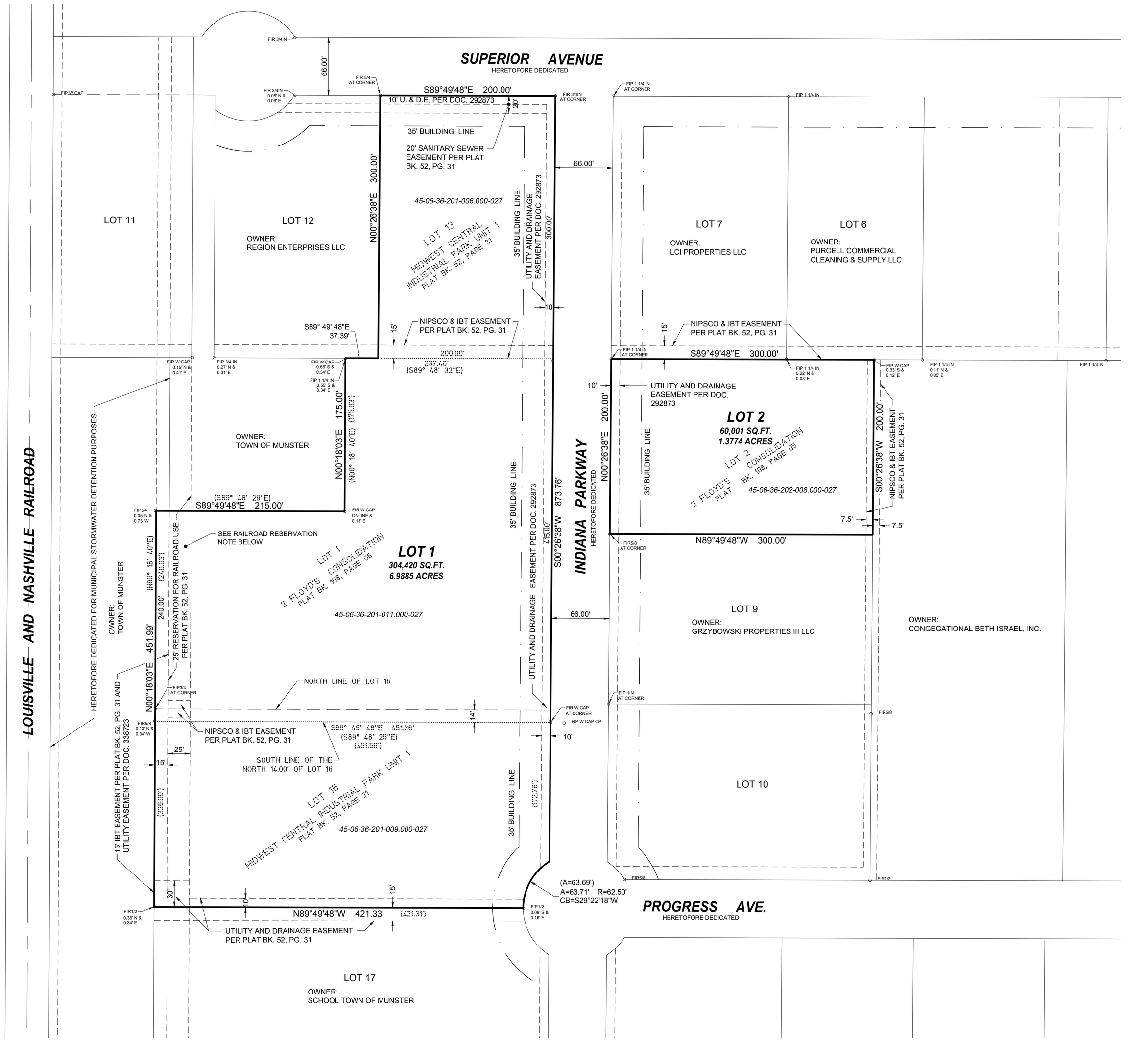
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1302 (INDIANA WEST) WITH PROJECT ORIGIN AT
LATITUDE 41-32-05.86814 N
LONGITUDE 87-30-55.12359 W
ELLIPSOIDAL HEIGHT: 511.468 SFT
GROUND SCALE FACTOR 1.0000417549
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

60' 0 30' 60' 120' 240'

1" = 60'



ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
PRO.	PROPOSED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
[CALC]	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
ETBE	EXCEPTION TO BLANKET EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT

OWNER & SUBDIVIDER

THREE FLOYDS BREWING, LLC
9750 INDIANA PARKWAY
MUNSTER, IN 46321
219-922-4425

ENGINEER/SURVEYOR

V3 COMPANIES, LTD.
7325 JANES AVENUE, SUITE 100
WOODRIDGE, ILLINOIS 60517
630.724.9200

NOTES:

1. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITH 12 MONTHS OF RECORDATION OF THE SECONDARY PLAT.

LEGEND

SECTION CORNER
QUARTER SECTION CORNER
PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE

⊡	FOUND DISK IN CONCRETE
⊕ FBD	FOUND BRASS DISC
⊠	FOUND ROW MARKER
○ FIR	FOUND IRON ROD
○ FRS	FOUND RAILROAD SPIKE
○ FPK	FOUND PK NAIL
○ FMG	FOUND MAG NAIL
+ FCC	FOUND CUT CROSS
○ FIP	FOUND IRON PIPE
○ FIB	FOUND IRON BAR
△ TP	SET TRAVERSE POINT
● SPK	SET PK NAIL
● SMG	SET MAG NAIL
● SIP	SET IRON PIPE
⊕ SBM	SET CONCRETE MONUMENT WITH BRASS DISC
⊕ SCM	SET CONCRETE MONUMENT WITH IRON PIPE

RAILWAY RESERVATION NOTE:

THE ORIGINAL PLAT OF SURVEY FILED WITH THE LAKE COUNTY, INDIANA RECORDER ON JULY 19, 1980 TO ESTABLISH THE MIDWEST CENTRAL INDUSTRIAL PARK, UNIT 1 (HEREINAFTER REFERRED TO AS "ORIGINAL PLAT"), CONTAINS A REFERENCE TO A "RESERVATION FOR RAILWAY USE" (HEREINAFTER REFERRED TO AS "RAILWAY RESERVATION") AFFECTING LOTS 15, 16, 17 AND OSTENSIBLY ALSO TO REAL ESTATE OWNED AT THE TIME BY THE TOWN OF MUNSTER. WHICH CONTINUES TO OWN THE PARCEL (HEREINAFTER REFERRED TO AS "SUBJECT REAL ESTATE"), WHICH IS SPECIFICALLY AND EXPRESSLY NOT INCLUDED WITHIN THE ORIGINAL PLAT. THE ORIGINAL GRANTOR OF THE SUBJECT REAL ESTATE TO SUBSEQUENT OWNERS OF INDIVIDUAL LOTS WITHIN THE SUBJECT REAL ESTATE WAS KAISER AETNA, A CALIFORNIA GENERAL PARTNERSHIP. THE DESIGNATION OF THE RAILWAY RESERVATION APPEARS TO BE WHOLLY INEFFECTIVE AS TO THE REAL ESTATE OWNED BY THE TOWN OF MUNSTER, AS KAISER AETNA HAD NO ABILITY TO RETAIN A RESERVATION IN LAND IT DID NOT OWN, WHICH WOULD NECESSARILY SEVER ANY ABILITY TO CONNECT TO THE RAILWAY RESERVATION DEPICTED ON THE ORIGINAL PLAT AS AFFECTING LOTS 15, 16, AND 17. AS TO THE RAILWAY RESERVATION ALLEGEDLY IMPACTING LOTS 15, 16, AND 17, THERE IS NO EXPRESS DESCRIPTION OF THE RAILWAY RESERVATION WITHIN THE CONVEYANCE DOCUMENTS FOR THE SUBJECT REAL ESTATE NOR IS THERE ANY EXPRESS DESCRIPTION OF THE RAILWAY RESERVATION WITHIN THE DECLARATION OF PROTECTIVE COVENANTS FILED BY KAISER AETNA. ACCORDINGLY, THERE IS NOT A PROPER EXPRESS DECLARATION THAT WOULD SUPPORT THE RETENTION OF THE RAILWAY RESERVATION. MOREOVER, ANY RESERVATION OF AN INTEREST TO UTILIZE THE DESIGNATED SEGMENT OF THE SUBJECT REAL ESTATE FOR RAILWAY USE WOULD INURE ONLY TO THE DIRECT BENEFIT OF KAISER AETNA (WORDS OF RESERVATION WERE NOT CONSIDERED TO BE WORDS OF "GRANT" AND SO COULD NOT CREATE AN INTEREST IN ANOTHER. OGLE V. BARKER, 224 IND. 489, 68 N.E.2D 550 [1946]), WHICH CONVEYED ALL REMAINING INTEREST IN THE MIDWEST CENTRAL INDUSTRIAL PARK TO BOTABA REALTY COMPANY NOT LATER THAN JULY 31, 1984. ACCORDINGLY, THE REFERENCED RAILWAY RESERVATION IS OF NO AFFECT AND THE REFERENCED AFFECTED PARCELS WITHIN THE SUBJECT REAL ESTATE MAY NOT BE UTILIZED BY ANY PARTY OTHER THAN THE SEIZED CURRENT OWNER OF LOTS 15, 16 AND 17.

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THREE FLOYDS BREWING, LLC
9750 INDIANA PARKWAY
MUNSTER, IN 46321
219-922-4425

REVISIONS

NO.	DATE	DESCRIPTION

FINAL PLAT OF SUBDIVISION

THREE FLOYDS BREWING

DRAFTING COMPLETED: 02-06-18	DRAWN BY: SPK	PROJECT MANAGER: AJS	
FIELD WORK COMPLETED: N/A	CHECKED BY: AJS	SCALE: 1" = 60'	

Project No: 17265
Group No: VP04.1
SHEET NO. 1 of 2

FINAL PLAT OF SUBDIVISION
OF
THREE FLOYDS BREWING

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

OWNER'S CERTIFICATE

STATE OF INDIANA)
) S.S.
COUNTY OF LAKE)

THE UNDERSIGNED, FLOYDS CONCERN, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON.

DATED THIS _____ DAY OF_____, 20 ____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF INDIANA)
) S.S.
COUNTY OF LAKE)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED _____, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ ,20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: A RESIDENT OF_____ COUNTY

_____ _____
PRINTED SIGNATURE

MORTGAGEE CERTIFICATE

STATE OF INDIANA)
) S.S.
COUNTY OF LAKE)

THE UNDERSIGNED, AS MORTGAGOR, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D., 20___ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF
DATE
_____ _____ , A.D., _____
MONTH YEAR

AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____ A.D., 20__.

MORTGAGOR NAME :_____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF INDIANA)
) S.S.
COUNTY OF LAKE)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____ , AS MORTGAGOR, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____ , A.D. 20___ .

_____
NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED IN INDIANA CODE 36-7-4-700 (SEC.700-799), AS AMENDED FROM TIME TO TIME BY THE TOWN COUNCIL OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS PLAT OF SUBDIVISION WAS GIVEN APPROVAL BY THE TOWN OF MUNSTER AS FOLLOWS:

APPROVED BY THE TOWN OF MUNSTER PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____ , 20___.

_____
PRESIDENT

_____
SECRETARY

TOWN COUNCIL BOARD CERTIFICATE

APPROVED BY THE TOWN COUNCIL BOARD OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA AT A MEETING HELD ON THE _____ DAY OF _____ , 20___.

_____
PRESIDENT - TOWN COUNCIL

_____
CLERK - TREASURER

TOWN ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE PLAT.

_____
TOWN ENGINEER

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, INDIANA AND INCORPORATED AREAS (COMMUNITY PANEL NO. 18089C0117E) MAP REVISED JANUARY 18, 2012.

LEGAL DESCRIPTION

LOT 1 AND LOT 2 IN 3 FLOYD'S CONSOLIDATION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 05, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TOGETHER WITH:

LOT 13, IN MIDWEST CENTRAL INDUSTRIAL PARK, UNIT 1, IN THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 52, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO,

LOT 16, EXCEPT THE NORTH 14 FEET THEREOF, IN MIDWEST CENTRAL INDUSTRIAL PARK, UNIT 1, IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

I, ANTHONY J. STRICKLAND, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED AND SUBDIVIDED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT SAID SURVEY CONFORMS TO THE REQUIREMENTS AS SET FORTH UNDER TITLE 865 IAC, RULE 12.

DATED THIS ____ DAY OF _____, A.D., 2018.

ANTHONY J. STRICKLAND REGISTERED LS-20800143 STATE OF INDIANA LAND SURVEYOR

_____
ANTHONY J. STRICKLAND
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20800143
MY LICENSE EXPIRES ON JULY 31, 2018

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THREE FLOYDS BREWING, LLC
9750 INDIANA PARKWAY
MUNSTER, IN 46321
219-922-4425

REVISIONS		
NO.	DATE	DESCRIPTION

FINAL PLAT OF SUBDIVISION

THREE FLOYDS BREWING

DRAFTING COMPLETED: 02-06-18	DRAWN BY: SPK	PROJECT MANAGER: AJS	
FIELD WORK COMPLETED: N/A	CHECKED BY: AJS	SCALE: 1" = N/A	

Project No: 17265
Group No: VP04.1
SHEET NO. 2 of 2

THREE FLOYDS BREWERY

9750 Indiana Parkway, Munster, Indiana 46321



HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
HKS, INC.
350 N. ST PAUL STREET, SUITE 100
DALLAS, TX 75201

INTERIOR DESIGN
HKS, INC.
125 S. CLARK STREET SUITE 1100
CHICAGO, IL 60603

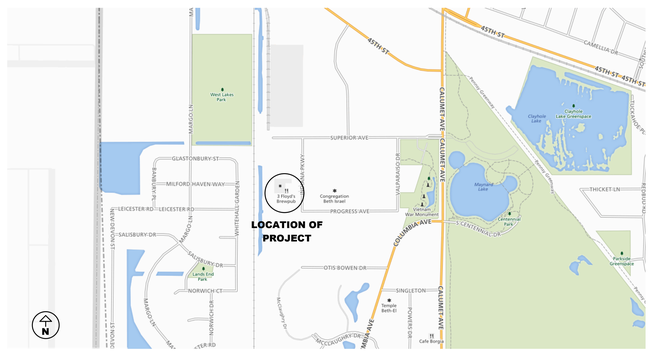
MEP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173

CIVIL ENGINEERS
V3 COMPANIES
7325 JAMES AVENUE
WOODRIDGE, IL 60571

LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
505 COLLINS STREET
ATTLEBORO, MA 02703



KYLE DAVIS
ARCHITECT

DAN GETZ
PROFESSIONAL ENGINEER

DAVID SWAIN
PROFESSIONAL ENGINEER

JOHN BROWN
PROFESSIONAL ENGINEER

PUD & SITE PLAN APPROVAL

02/06/18

PROJECT NO. 21303.000

INDEX OF DRAWINGS

	SHEET NAME
PUD0.00	PUD COVER
PUD0.01	INDEX OF DRAWINGS
PUD1.00	SITE PLAN
PUD2.01	OVERALL LEVEL 01
PUD2.02	OVERALL LEVEL 02
PUD2.03	OVERALL ROOF PLAN
PUD5.00	EXTERIOR ELEVATIONS
PUD5.01	EXTERIOR ELEVATIONS
PUD5.10	RENDERINGS
PUD5.11	RENDERINGS
PUD5.12	RENDERINGS
PUD5.13	SITE PERSPECTIVES
PUD5.20	SIGNAGE
PUD6.00	BUILDING SECTIONS

HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
HKS, INC.
350 N. ST. PAUL STREET, SUITE 100
DALLAS, TX 75201

INTERIOR DESIGN
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

MEP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173

CIVIL ENGINEERS
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601

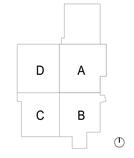
BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
505 COLLINS STREET
ATTLEBORO, MA 02703

THREE FLOYDS BREWERY
9750 Indiana Parkway
Munster, Indiana 46321

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect: XXXXXX
Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

KEY PLAN



REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21303.000
DATE
02/02/18
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
INDEX OF DRAWINGS

SHEET NO.
PUD0.01

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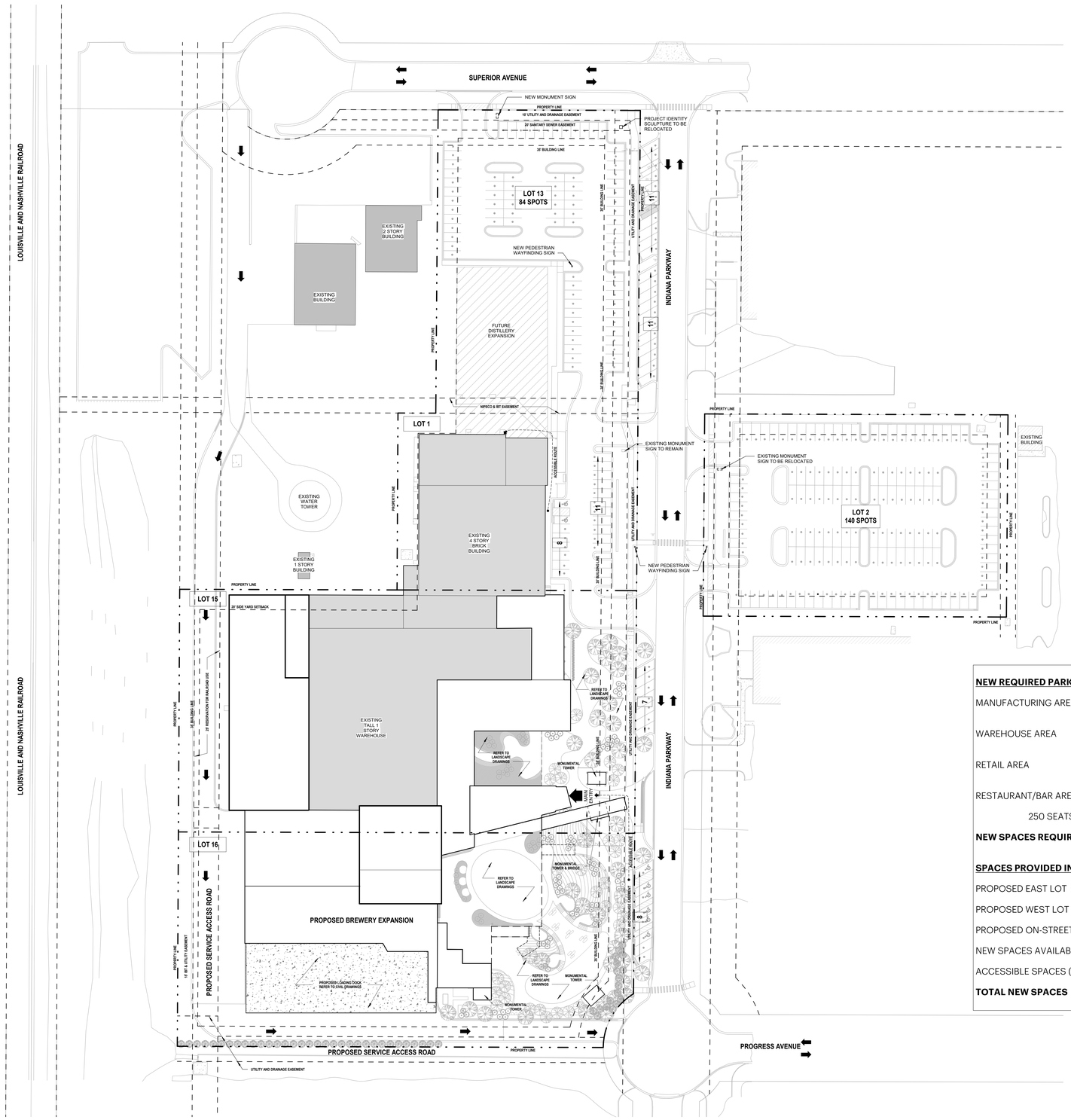
PLOT DATE: 2/6/2018 10:28:54 AM TEMPLATE VERSION: 3.0.0.20170623



NEW REQUIRED PARKING DATA

MANUFACTURING AREA	(1.25/1000 SF) @ 52,121 SF =	66 SPACES
WAREHOUSE AREA	(0.7/1000 SF) @ 62,302 SF =	46 SPACES
RETAIL AREA	(4.5/1000 SF) @ 7,442 SF =	34 SPACES
RESTAURANT/BAR AREA 250 SEATS	(1 FOR EVERY 2.5 SEATS) =	100 SPACES
NEW SPACES REQUIRED	**=**	**246 SPACES**

SPACES PROVIDED IN:

PROPOSED EAST LOT *(SEE SHEET C3.000)*	=	140 SPACES
PROPOSED WEST LOT *(SEE SHEET C3.000)*	=	104 SPACES
PROPOSED ON-STREET *(SEE SHEET C3.000)*	=	31 SPACES
NEW SPACES AVAILABLE *(SEE SHEET C3.000)*	=	275 SPACES
ACCESSIBLE SPACES (NEW) *(SEE SHEET C3.000)*	=	8 SPACES
TOTAL NEW SPACES	**=**	**283 SPACES**

01 SITE PLAN
1" = 40'-0"

0' 20' 40' 100'

HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
HKS, INC.
350 N. ST. PAUL STREET, SUITE 100
DALLAS, TX 75201

INTERIOR DESIGN
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

MEP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173

CIVIL ENGINEERS
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
505 COLLINS STREET
ATTLEBORO, MA 02703

THREE FLOYDS BREWERY
9750 Indiana Parkway
Munster, Indiana 46321

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Arch. Reg. No.: XXXX
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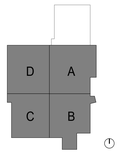
KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE APPROVAL
SHEET TITLE
SITE PLAN

SHEET NO.
PUD1.00

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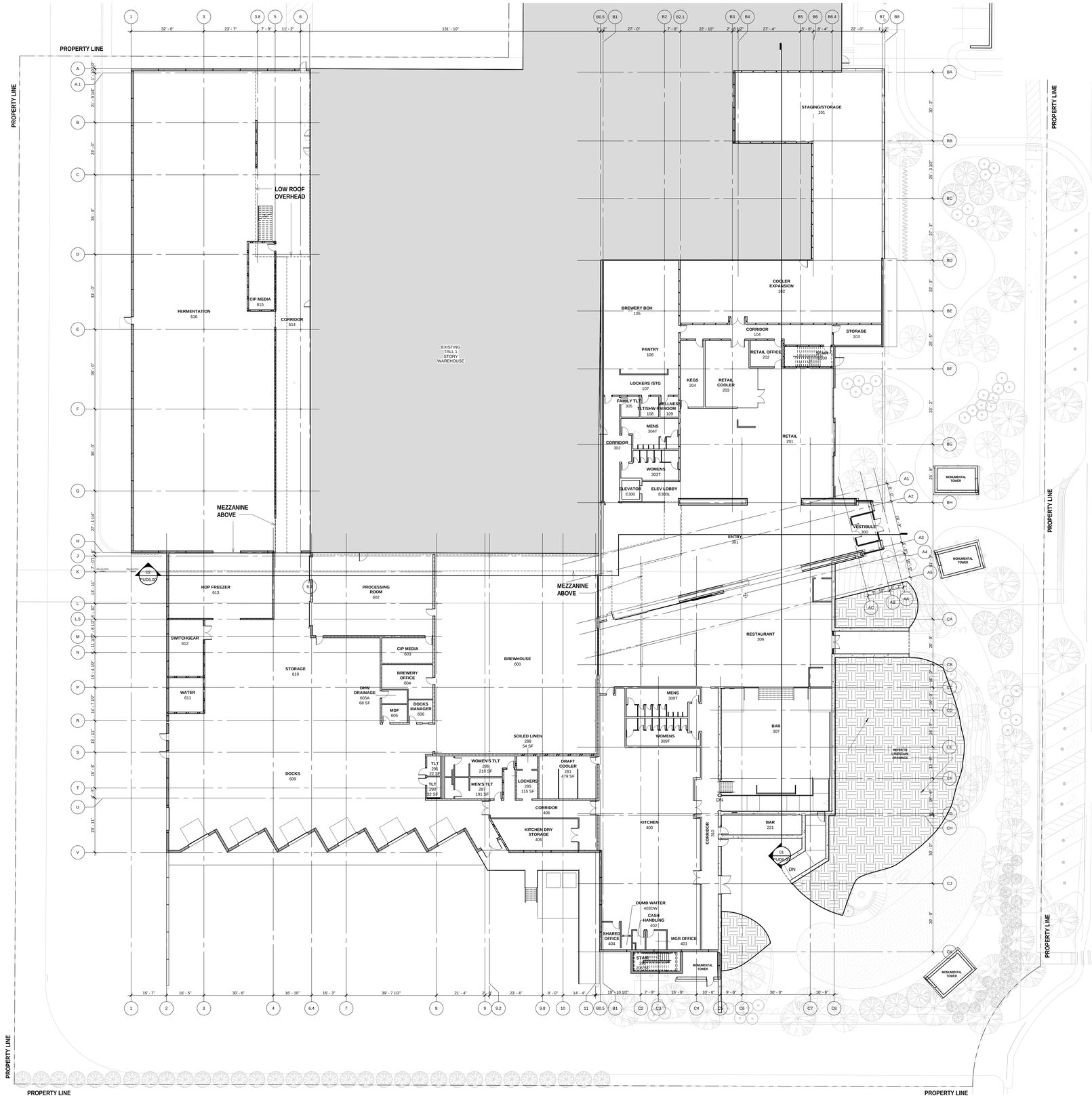

01 #PUD - OVERALL FLOOR PLAN - LEVEL 01

1/16" = 1'-0"

0' 4' 8' 16' 32'

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ARCHITECT
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125 S. CLARK STREET, SUITE 1100
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DALLAS, TX 75201

INTERIOR DESIGN
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RTM ENGINEERING CONSULTANTS
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V3 COMPANIES
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WOODRIDGE, IL 60517

LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
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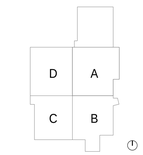
KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000

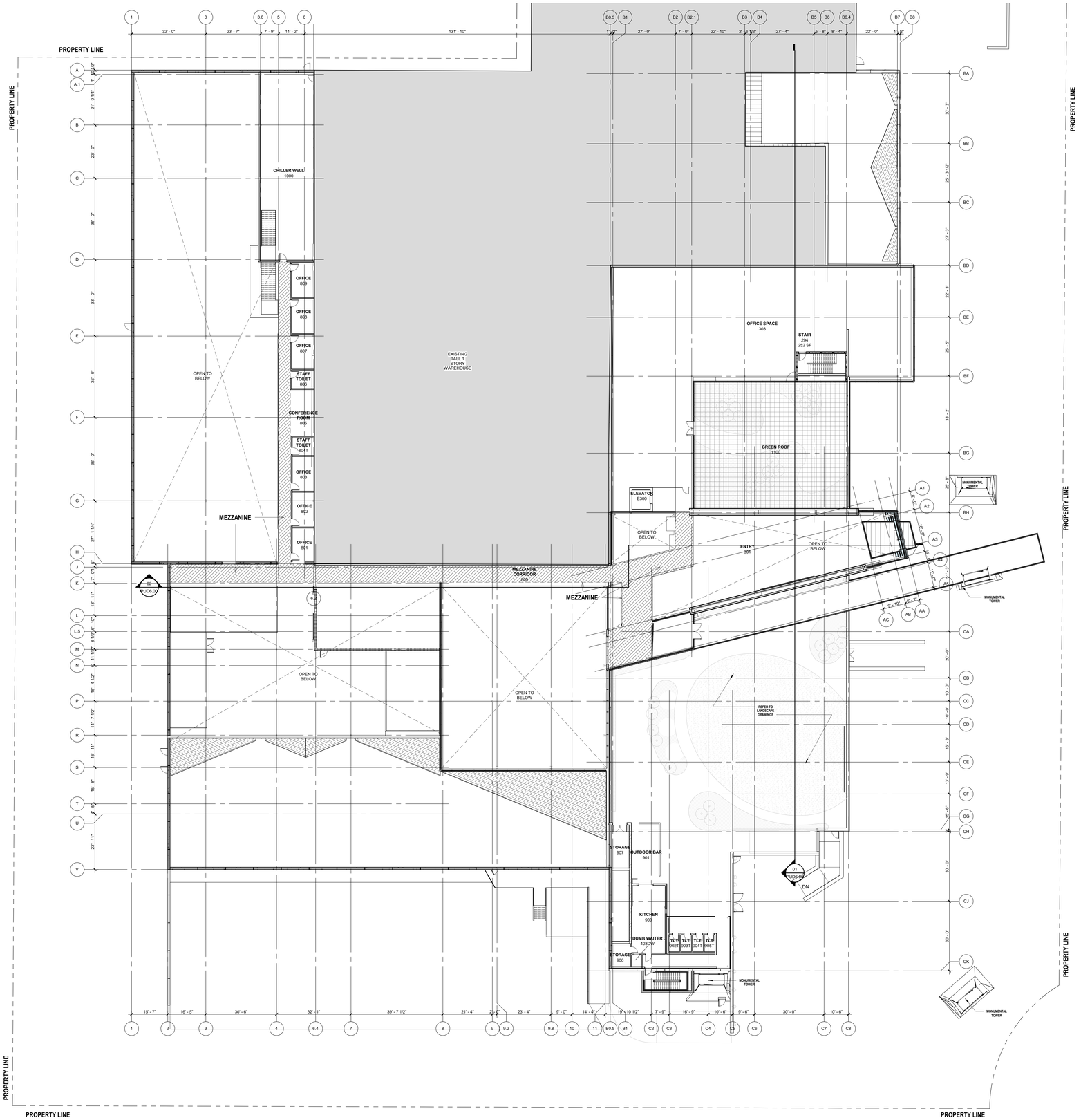
DATE
02/06/2018

ISSUE

SHEET TITLE
OVERALL LEVEL 01

SHEET NO.
PUD2.01

PLOT DATE:
2/6/2018 11:19:22 AM
TEMPLATE VERSION: 3.0.2.20170623



01 #PUD - OVERALL FLOOR PLAN - LEVEL 02

1/16" = 1'-0"

0' 4' 8' 16' 32'

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
HKS, INC.
350 N. ST. PAUL STREET, SUITE 100
DALLAS, TX 75201

INTERIOR DESIGN
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

MEP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173

CIVIL ENGINEERS
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LANDSCAPE ARCHITECTURE
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
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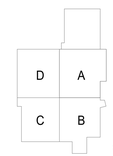
Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

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21303.000
DATE
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ISSUE

SHEET TITLE
OVERALL LEVEL 02

SHEET NO.
PUD2.02

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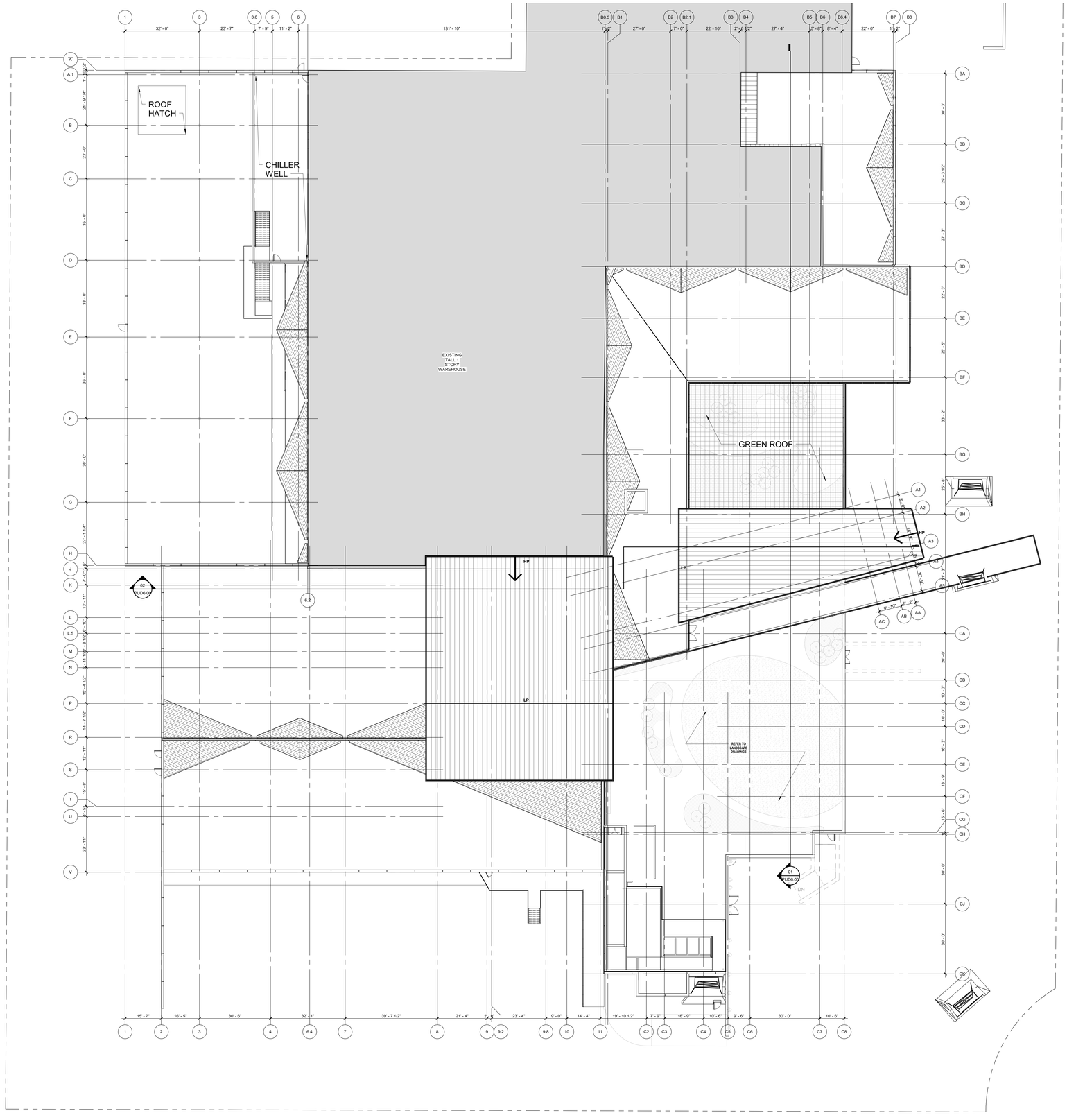

01 OVERALL ROOF PLAN

1/16" = 1'-0"

0' 4' 8' 16' 32'

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
HKS, INC.
350 N. ST. PAUL STREET, SUITE 100
DALLAS, TX 75201

INTERIOR DESIGN
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

MEP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173

CIVIL ENGINEERS
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
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ATTLEBORO, MA 02703

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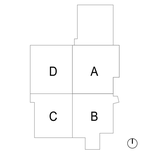
Architect: XXXXXX
Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE

SHEET TITLE
OVERALL ROOF PLAN

SHEET NO.
PUD2.03

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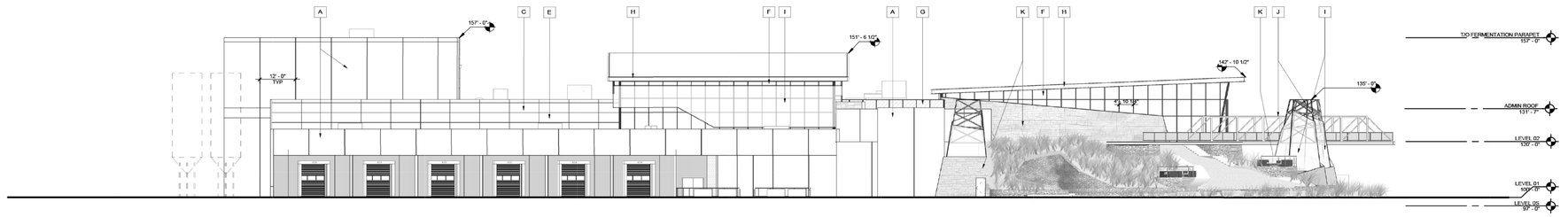
2/6/2018 10:29:01 AM TEMPLATE:1SEBSCHI_3.0.0.20170623

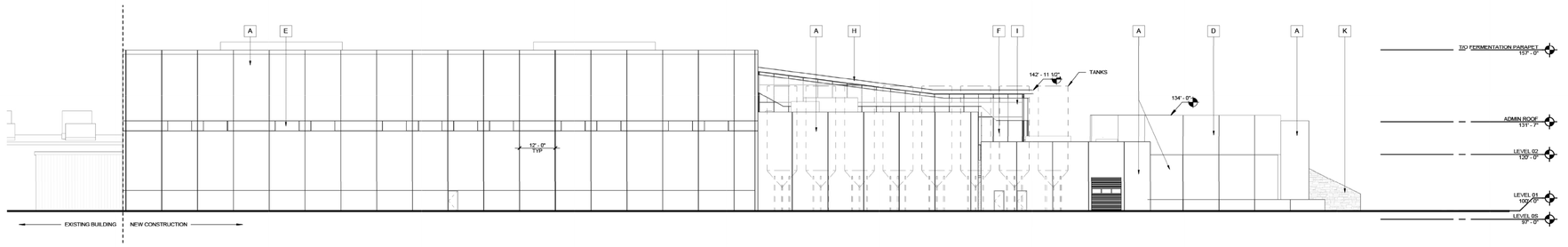
ELEVATION KEY LEGEND

A	PRECAST CONCRETE - GREY
B	PRECAST CONCRETE, CUSTOM PATTERN - GREY
C	METAL PANEL - LIGHT GREY
D	METAL PANEL - DARK GREY
E	STOREFRONT SYSTEM - DARK GREY MULLIONS
F	CURTAIN WALL SYSTEM - DARK GREY MULLION
G	CURTAIN WALL SYSTEM - DARK GREY MULLION, SPANDREL GLASS, BACK PAINTED BLACK
H	STANDING SEAM METAL ROOF - C-CHANNEL PROFILE - PTD DARK GREY
I	PERFORATED CORTEN STEEL SCREEN SYSTEM
J	PREFAB CORTEN STEEL SYSTEM
K	STACKED LIMESTONE
L	MECHANICAL SCREEN



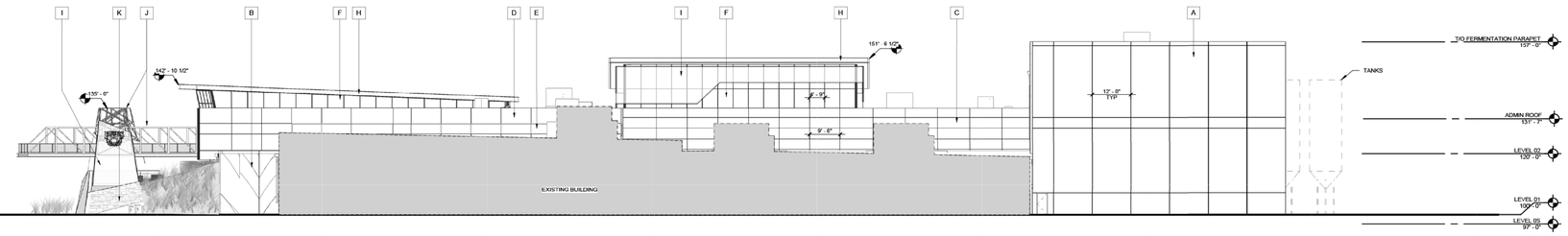
04 SOUTH ELEVATION
1/16" = 1'-0"

0' 4' 8' 16' 32'



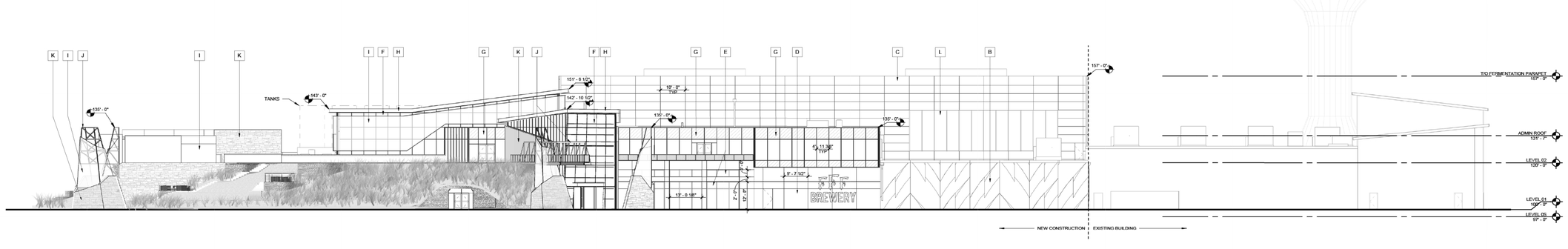
03 WEST ELEVATION
1/16" = 1'-0"

0' 4' 8' 16' 32'



02 NORTH ELEVATION
1/16" = 1'-0"

0' 4' 8' 16' 32'



01 EAST ELEVATION
1/16" = 1'-0"

0' 4' 8' 16' 32'

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HKS

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STRUCTURAL ENGINEER
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350 N. ST. PAUL STREET, SUITE 100
DALLAS, TX 75201

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MEP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
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CIVIL ENGINEERS
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
505 COLLINS STREET
ATTLEBORO, MA 02703

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Munster, Indiana 46321

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Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

REVISION
NO. DESCRIPTION DATE

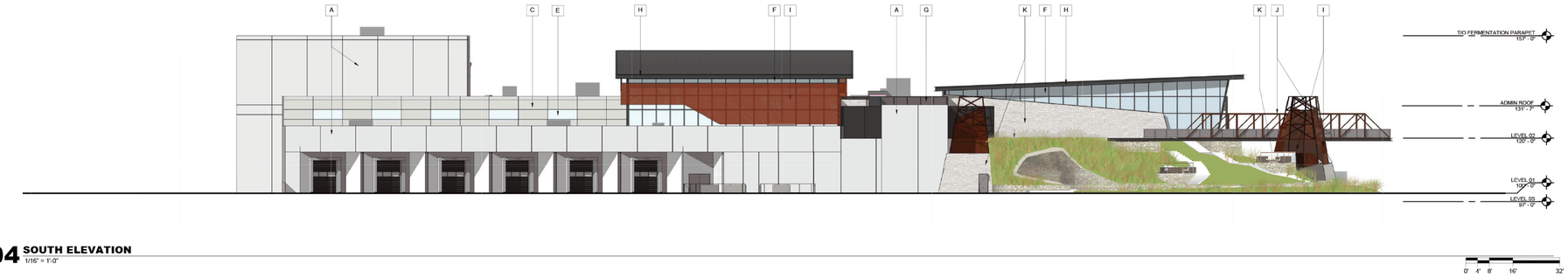
HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS

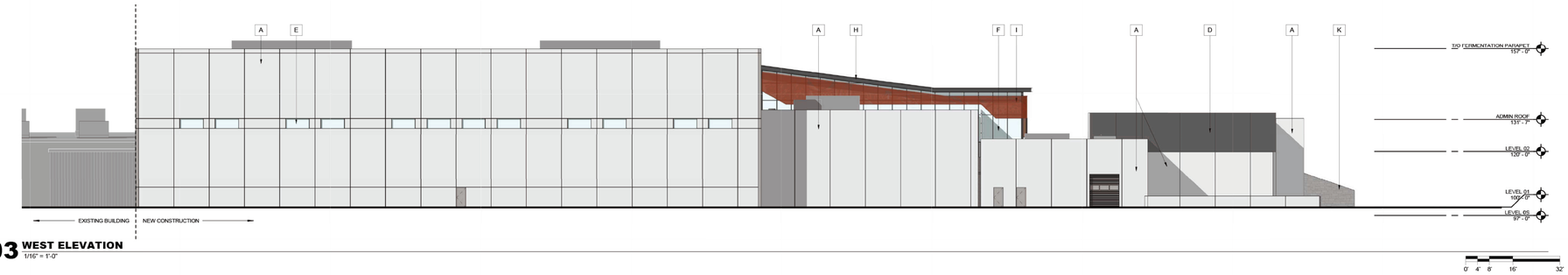
SHEET NO.
PUD5.00

ELEVATION KEY LEGEND

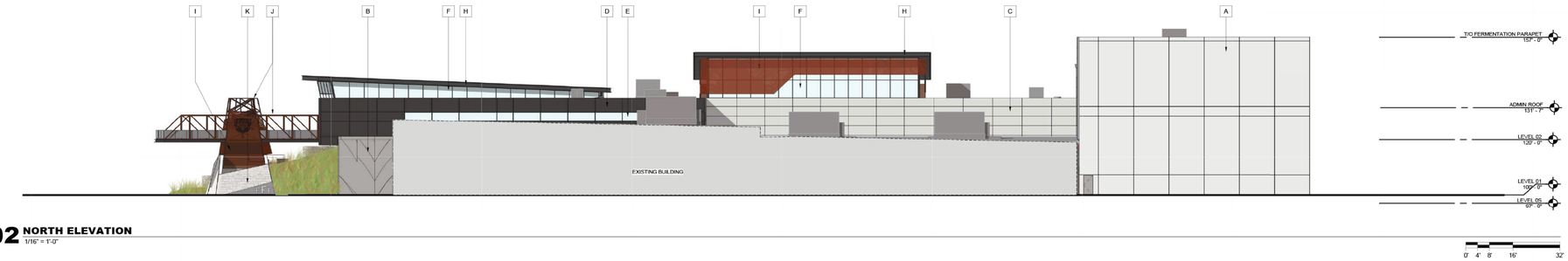
A	PRECAST CONCRETE - GREY
B	PRECAST CONCRETE, CUSTOM PATTERN - GREY
C	METAL PANEL - LIGHT GREY
D	METAL PANEL - DARK GREY
E	STOREFRONT SYSTEM - DARK GREY MULLIONS
F	CURTAIN WALL SYSTEM - DARK GREY MULLION
G	CURTAIN WALL SYSTEM - DARK GREY MULLION, SPANDREL GLASS, BACK PAINTED BLACK
H	STANDING SEAM METAL ROOF - C-CHANNEL PROFILE - PTD DARK GREY
I	PERFORATED CORTEN STEEL SCREEN SYSTEM
J	PREFAB CORTEN STEEL SYSTEM
K	STACKED LIMESTONE
L	MECHANICAL SCREEN



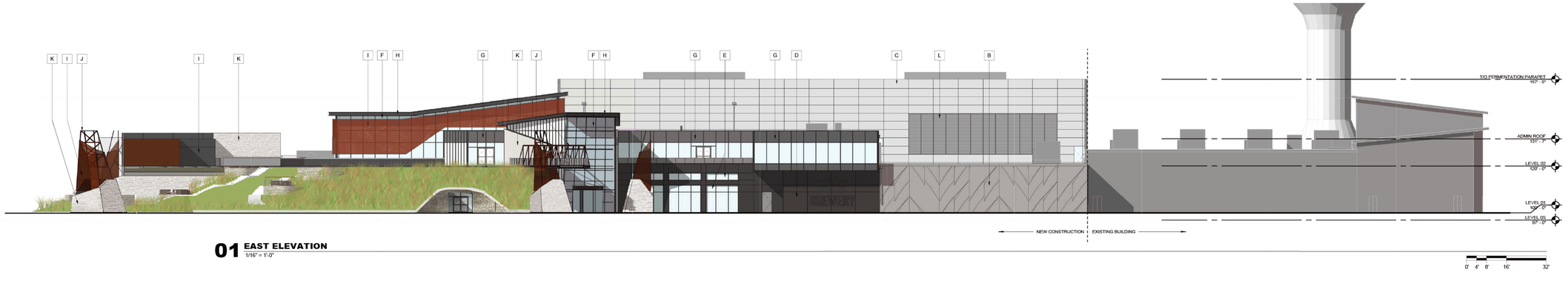
04 SOUTH ELEVATION
1/16" = 1'-0"



03 WEST ELEVATION
1/16" = 1'-0"



02 NORTH ELEVATION
1/16" = 1'-0"



01 EAST ELEVATION
1/16" = 1'-0"

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
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STRUCTURAL ENGINEER
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MEP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
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CIVIL ENGINEERS
V3 COMPANIES
7325 JAMES AVENUE
WOODRIDGE, IL 60517

LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
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Arch. Reg. No.: XXXX
Date: XXXX/XX/XX

REVISION
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HKS PROJECT NUMBER
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DATE
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ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
PUD5.01

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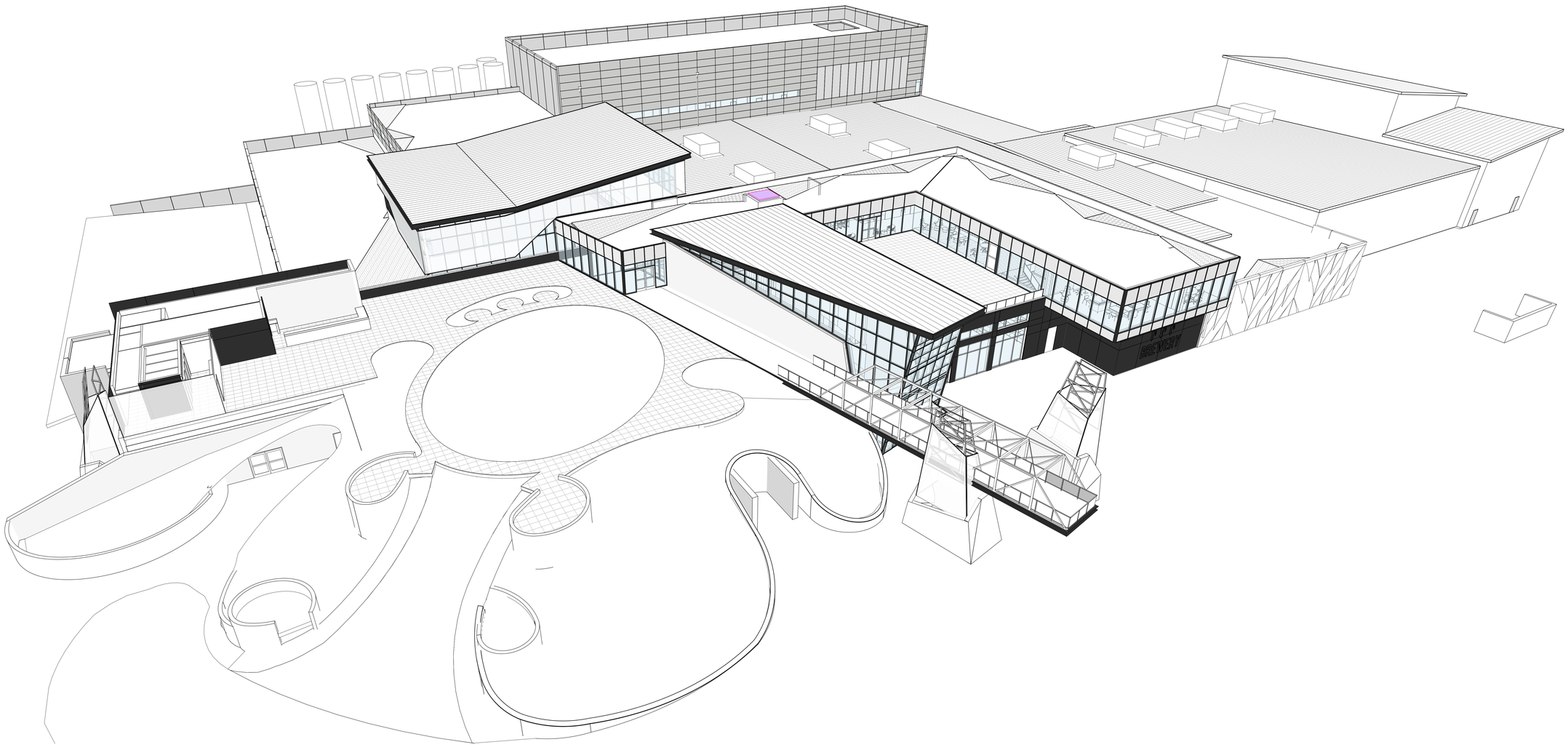

AERIAL PERSPECTIVE LOOKING NORTHWEST

HKS

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HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
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DALLAS, TX 75201

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WOLFF LANDSCAPE ARCHITECTURE
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CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
505 COLLINS STREET
ATTLEBORO, MA 02703

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Munster, Indiana 46321

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REVISION
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HKS PROJECT NUMBER
21303.000
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SHEET TITLE
RENDERINGS

SHEET NO.
PUD5.10

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PERSPECTIVE - ENTRY AND EAST FACADE FROM WALKWAY

HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
HKS, INC.
350 N. ST. PAUL STREET, SUITE 100
DALLAS, TX 75201

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SHEET TITLE
RENDERINGS

SHEET NO.
PUD5.11

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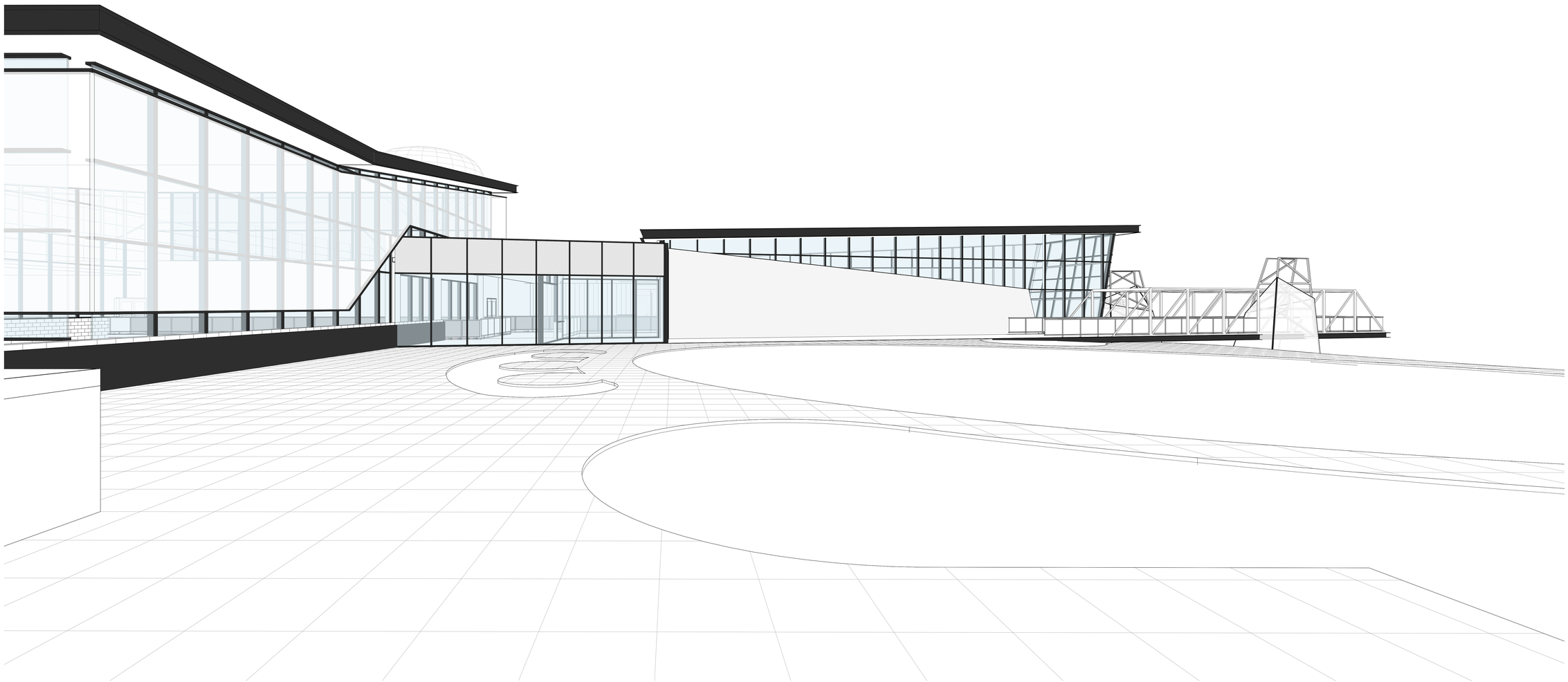

PERSPECTIVE - LEVEL 02 EXTERIOR LOOKING NORTH

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HKS, INC.
350 N. ST. PAUL STREET, SUITE 100
DALLAS, TX 75201

INTERIOR DESIGN
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V3 COMPANIES
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WOLFF LANDSCAPE ARCHITECTURE
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BREWERY EQUIPMENT
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GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
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THREE FLOYDS BREWERY

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Date: XX/XX/XXXX

REVISION
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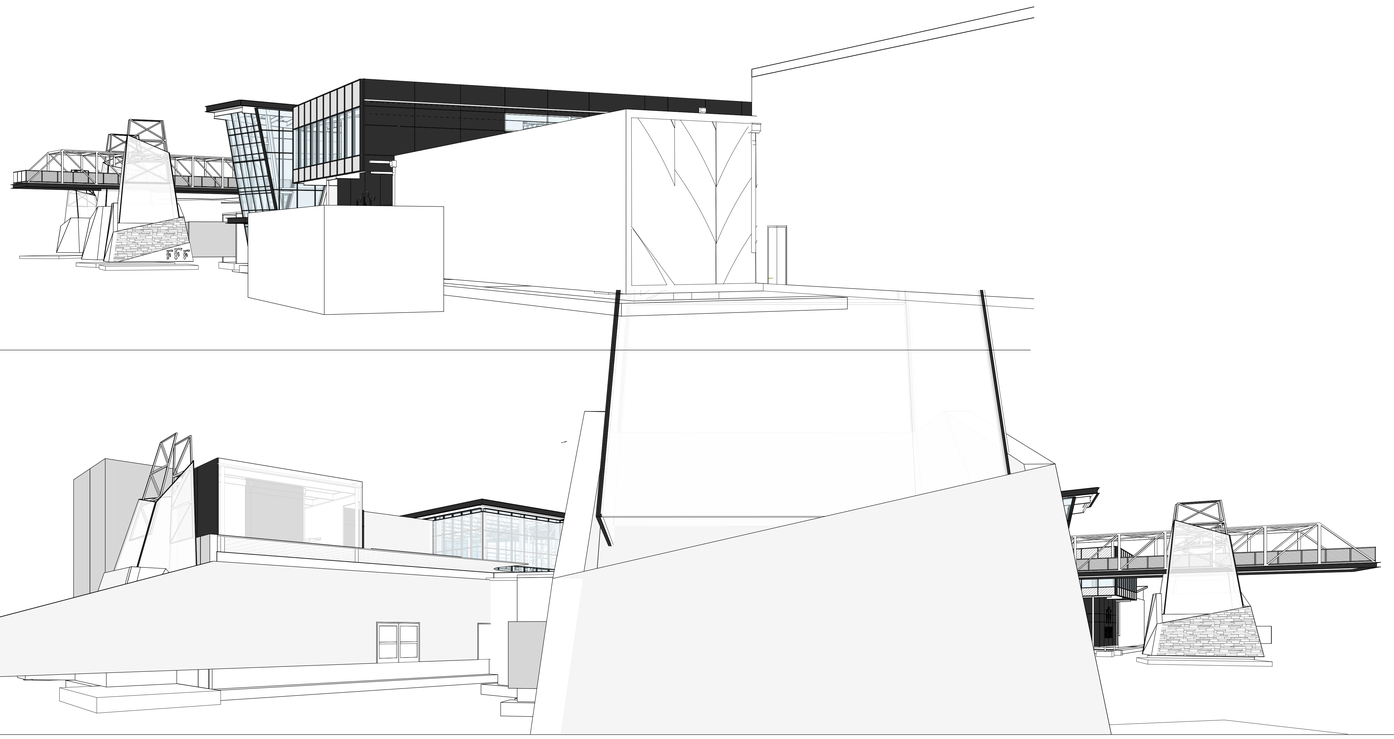
HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE

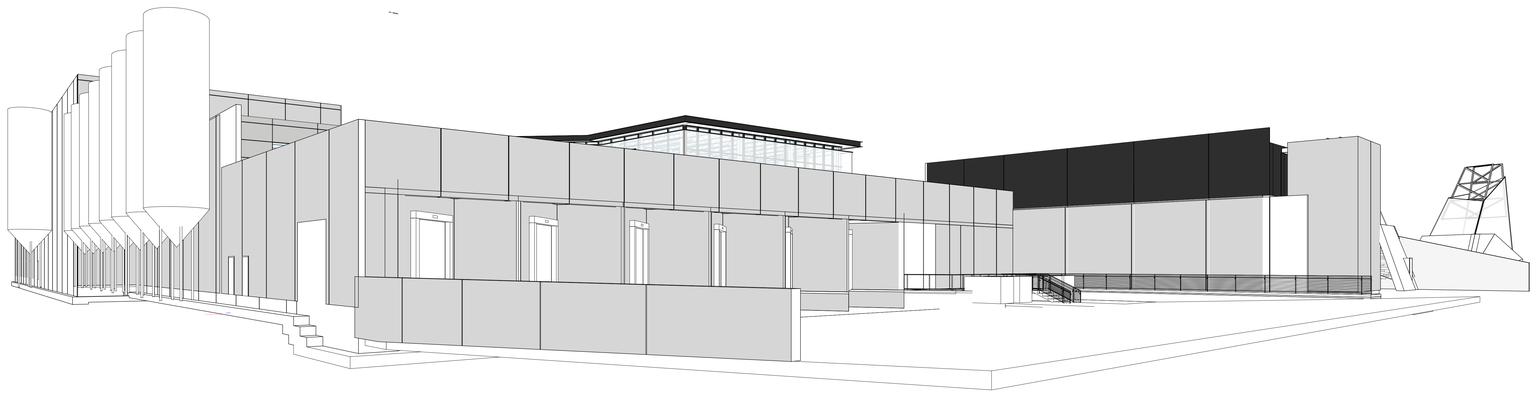
SHEET TITLE
RENDERINGS

SHEET NO.
PUD5.12

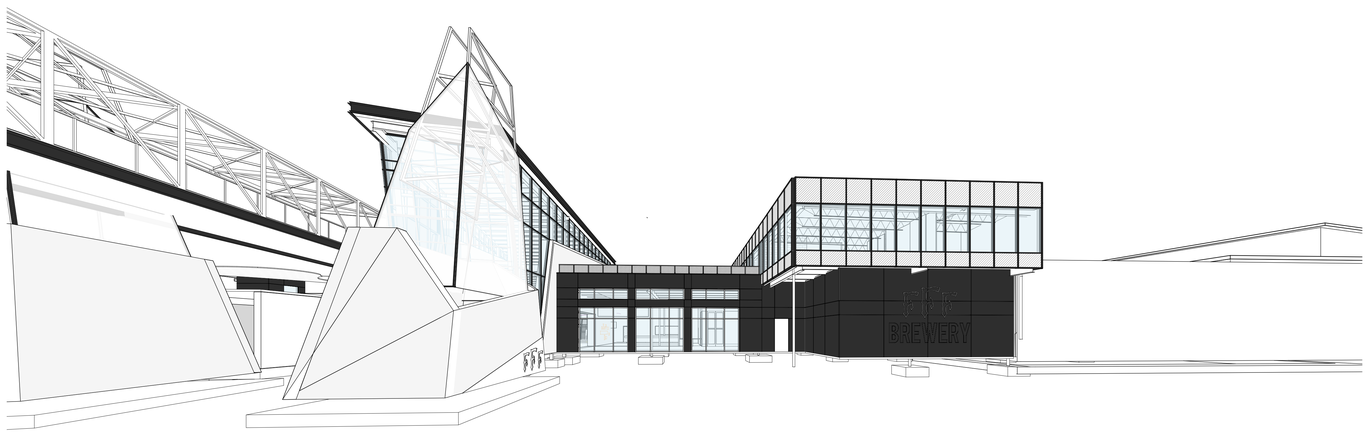


04 VIEW SW

03 VIEW NW



02 VIEW NE



01 VIEW FRONT

PLOT DATE:
2/2/2018 10:32:25 AM
TEMPLATE VERSION 3.0.0.20170623

HKS

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INTERIOR DESIGN
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RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
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CIVIL ENGINEERS
V3 COMPANIES
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WOODRIDGE, IL 60517

LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
307 N. MICHIGAN AVENUE, SUITE 601
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BREWERY EQUIPMENT
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GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
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ATTLEBORO, MA 02703

THREE FLOYDS BREWERY
9750 Indiana Parkway
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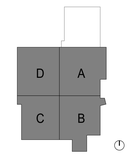
Architect: XXXXXX
Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
01/29/18
ISSUE

SHEET TITLE
SITE PERSPECTIVES

SHEET NO.
PUD5.13

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08 BREWERY BUILDING SIGN
1/2" = 1'-0"



07 BREWERY BUILDING SIGN ELEVATION (FOR REFERENCE)
1/4" = 1'-0"

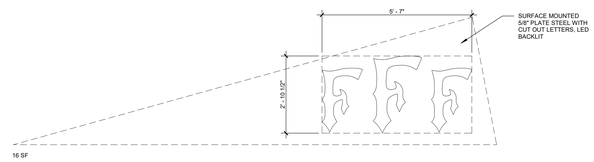
SIGNAGE - MAXIMUM ALLOWED = 200 SF (+20,000 SF AREA AND ABOVE - BASED ON ORD. NO. 1679, ART. 2 (EXH. B), 6-6-2016)	
EXISTING SIGNAGE	339 SF
EXISTING SIGNAGE TO REMAIN	256 SF

PROPOSED SIGNAGE					
BUILDING SIGNAGE AREA		**MONUMENT SIGNAGE AREA**		**PEDESTRIAN WAYFINDING SIGNAGE AREA**	
BUILDING SIGN	216 SF	WAYFINDING SIGN (4'-0" X 2'-0" PER SIDE)	8 SF	PEDESTRIAN WAYFINDING SIGN 1	1.5 SF
BREWERY LOGO (TOP OF TOWER)	30 SF	FULL MONUMENT AREA (SIGN AND BASE PER SIDE)	26 SF	PEDESTRIAN WAYFINDING SIGN 2 (TWO SIGNS)	2 SF
BREWERY BRAND SIGN (BOTTOM OF TOWER, TWO SIGNS)	16 SF 16 SF				
TOTAL:	278 SF	TOTAL:	34 SF	TOTAL:	3.5 SF

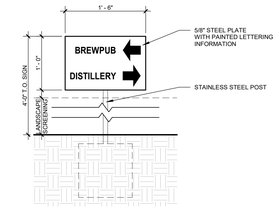
FUTURE BUILDING SIGNAGE	
SF OF EXPANSION	87,794 SF
FUTURE SIGNAGE ALLOWANCE (4X "20,000' SF BUILDING MAX BY ORDINANCE)	878 SF



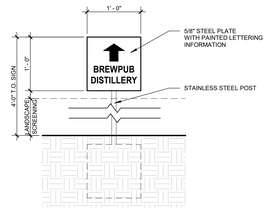
10 BREWERY LOGO SIGN
1/2" = 1'-0"



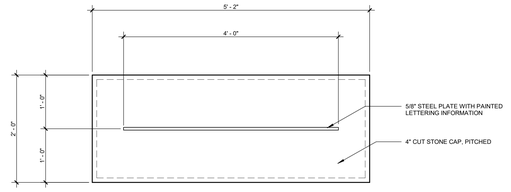
06 BREWERY BRAND SIGN
1/2" = 1'-0"



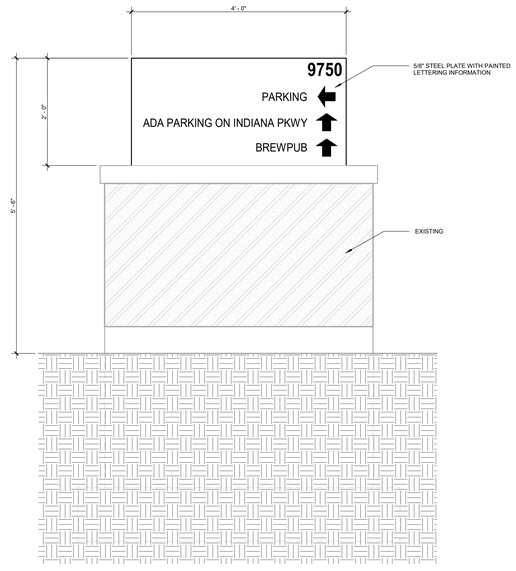
04 PEDESTRIAN WAYFINDING SIGNAGE 1
1" = 1'-0"



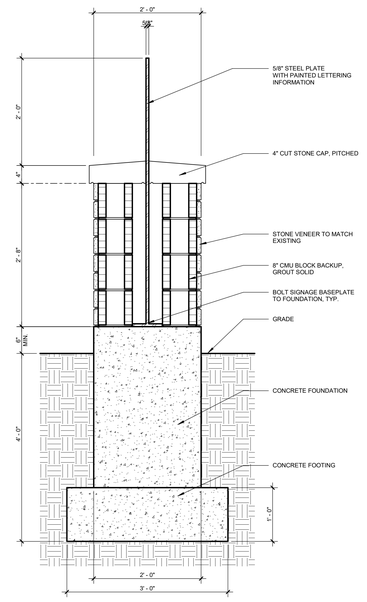
03 PEDESTRIAN WAYFINDING SIGNAGE 2
1" = 1'-0"



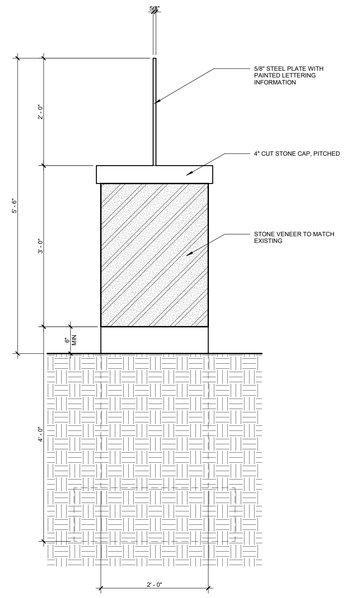
02 WAYFINDING MONUMENT SIGN PLAN VIEW
1" = 1'-0"



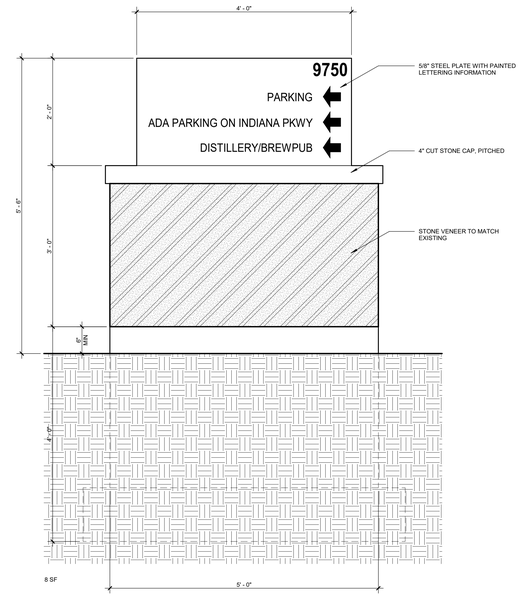
11 RELOCATED WAYFINDING MONUMENT SIGN FRONT ELEVATION - REVISED INFORMATION
1" = 1'-0"



09 WAYFINDING MONUMENT SIGN SECTION
1" = 1'-0"



05 WAYFINDING MONUMENT SIGN SIDE ELEVATION
1" = 1'-0"



01 WAYFINDING MONUMENT SIGN FRONT ELEVATION
1" = 1'-0"

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THREE FLOYDS BREWERY
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Architect: XXXXXX
Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE

SHEET TITLE
SIGNAGE

SHEET NO.
PUD5.20

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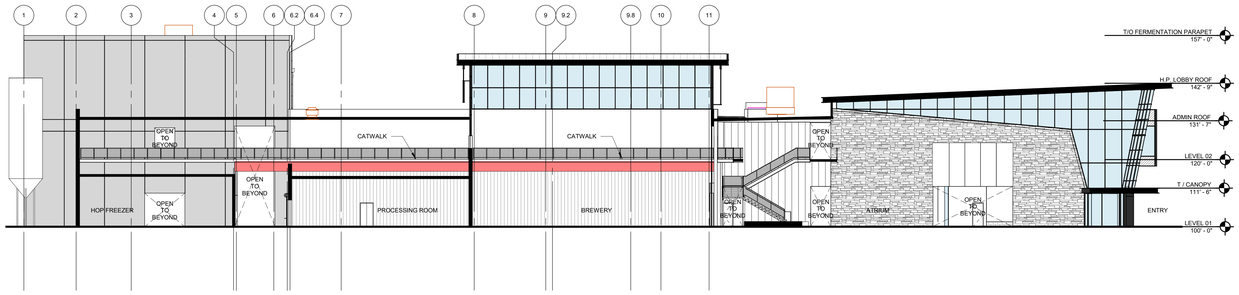
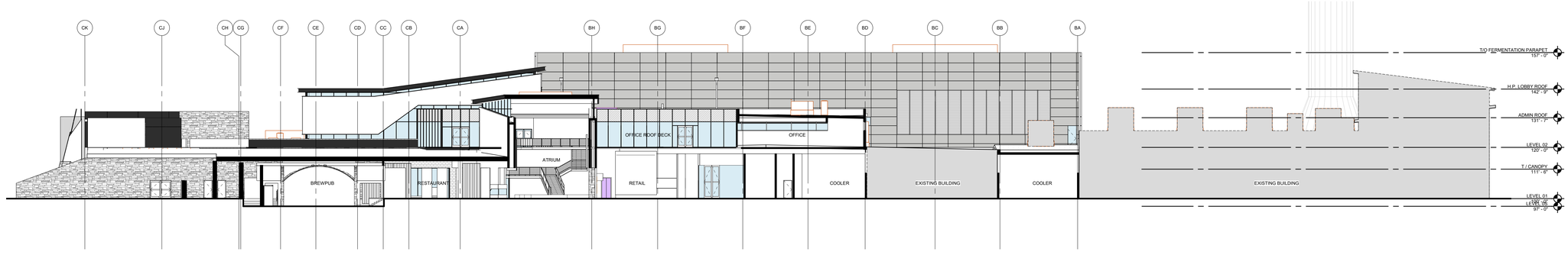


02 BUILDING SECTION E-W
1/16" = 1'-0"

0' 4' 8' 16' 32'



01 BUILDING SECTION N-S
1/16" = 1'-0"

0' 4' 8' 16' 32'

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Arch. Reg. No.: XXXX
Date: XX/XX/XXXX

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE

SHEET TITLE
BUILDING SECTIONS

SHEET NO.
PUD6.00

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PLOT DATE: 2/6/2018 10:30:37 AM TEMPLATE VERSION: 3.0.5.20170623

FINAL ENGINEERING PLANS

FOR

THREE FLOYDS BREWERY

9750 INDIANA PARKWAY, MUNSTER, INDIANA 46321

PROJECT TEAM

OWNER/DEVELOPER

Three Floyds Brewing, LLC
9750 Indiana Parkway
Munster, Indiana 46321

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: John R. Brown; P.E.
JBrown@v3co.com
Project Engineer: Ethan E. Frisch
EFrisch@v3co.com
Design Engineer: Ryan M. Smykowski
RSmykowski@v3co.com

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125 S. Clark Street, Suite 1100
Chicago, Illinois 60603
312 346 5899
Contact: Joseph Werla

LANDSCAPE ARCHITECT

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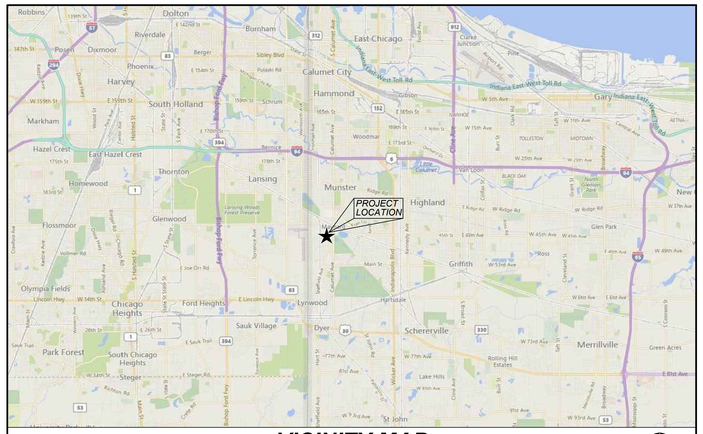
Chicago, Illinois 60601
312 663 5494
Contact: Matthew Strange

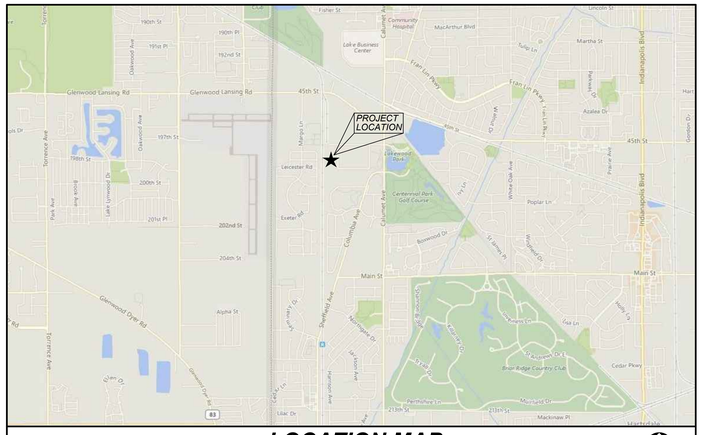
MEP

RTM Engineering Consultants, LLC.
250 S. Wacker Drive, Suite 400
Chicago, Illinois 60606
312 216 0507
Contact: David Swain



VICINITY MAP

NO SCALE



LOCATION MAP

NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.000	*TITLE SHEET*
C1.000	*GENERAL NOTES, LEGEND, ABBREVIATIONS AND SPECIFICATIONS*
C2.000	*DEMOLITION PLAN*
C3.000	*LAYOUT AND PAVING PLAN*
C4.000	*GRADING PLAN*
C4.100	*EROSION CONTROL PLAN*
C4.200	*EROSION CONTROL DETAILS*
C5.000	*UTILITY PLAN*
C6.000	*CONSTRUCTION DETAILS*
C6.100	*CONSTRUCTION DETAILS*

SUPPORTING DOCUMENTS

1 of 4	*ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY*

BENCHMARKS

SOURCE:

BENCHMARKS ESTABLISHED & HELD VIA TRIMBLE VRS HARN NETWORK.
PROJECT ORIGIN AT :
LATITUDE: 41-32-05.86814 N
LONGITUDE: 87-30-55.12359 W
ELLIPSOIDAL HEIGHT: 511.468 SFT
GROUND SCALE FACTOR 1.0000417549
VERTICAL DATUM IS NAVD88 .

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3 COMPANIES
DATE: 10-20-17 .

ELEVATION: 614.60 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTH BOLT OF FIRE HYDRANT WITH CUT CROSS ON BOLT AT SOUTH SIDE OF INDIANA AND PROGRESS AVENUE.

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3 COMPANIES
DATE: 10-20-17

ELEVATION: 614.63 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTH BOLT OF FIRE HYDRANT AT SOUTHEAST CORNER OF INDIANA AND SUPERIOR AVENUE.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

PLOT DATE: 12/18/2017 3:31:37 PM TEMPLATE VERSION 2.9.0 20170623

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505 COLLINS STREET
ATTLEBORO, MA 02703

THREE FLOYDS BREWERY
9750 Indiana Parkway
Munster, Indiana 46321

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE APPROVAL
SHEET TITLE
TITLE SHEET

SHEET NO.
C0.000

PROFESSIONAL ENGINEER'S CERTIFICATION

I, THEODORE E. FEENSTRA, A LICENSED PROFESSIONAL ENGINEER OF INDIANA, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF HKS, INC. BY V3 COMPANIES UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF, AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____DAY OF_____, A.D., 2018.

INDIANA LICENSED PROFESSIONAL ENGINEER PE10100366
MY LICENSE EXPIRES ON JULY 31, 2018

© 2018 HKS, INC.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES, LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE INDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS" AS PREPARED BY INDOT, LATEST EDITION.

   b. "RECOMMENDED STANDARDS FOR WATER WORKS (10 STATE STANDARDS)", LATEST EDITION.

   c. "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (10 STATE STANDARDS)", LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE TOWN OF MUNSTER.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITEWORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER INDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE TOWN OF MUNSTER MUNICIPAL CODE AND INDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT INDIANA 811 AT 1-800-382-5544. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR INDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND INDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE TOWN OF MUNSTER STANDARDS.

40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE PERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   a. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".

3. ALL SANITARY SEWER SHALL BE TESTED FOR ACCEPTANCE IN ACCORDANCE WITH THE STANDARD FOR WASTEWATER FACILITIES (10 STATE STANDARDS). CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:

   a. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE TOWN OF MUNSTER AND THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH INDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.

   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.

   C. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

   D. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

WATERMAIN CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:

   i. TYPICAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;

   ii. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND

   iii. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   C. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE. PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:

   i. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR

   ii. THE WATERMAIN PASSES UNDER A SEWER DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO INDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO INDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE PORTLAND CEMENT CONCRETE CONFORMING TO INDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE INDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, UNLESS OTHERWISE NOTED.

8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

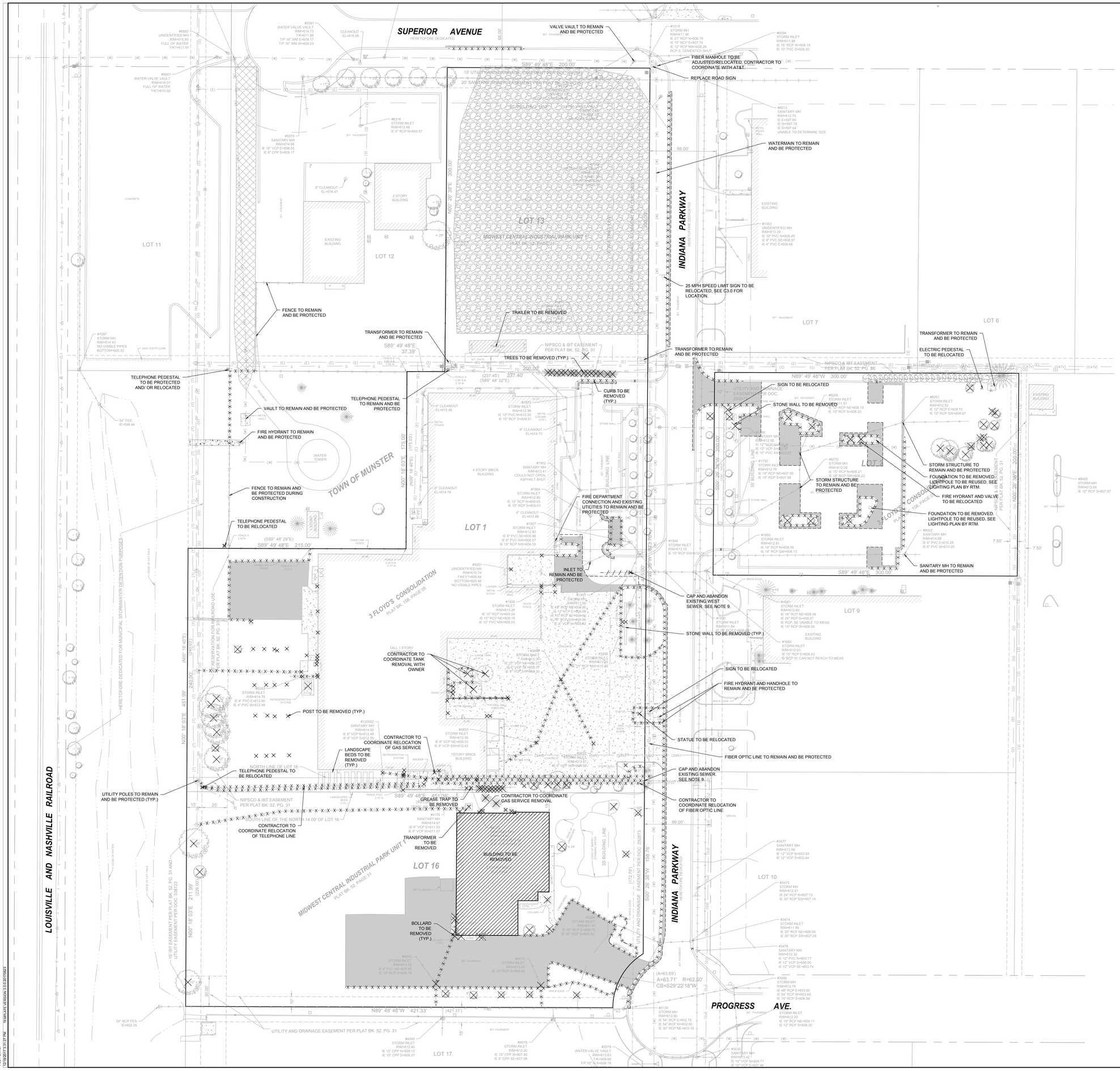
9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
x x	x x	FENCE LINE
		CENTERLINE
	□	PROPERTY CORNER
710	710	CONTOUR
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		REVERSE PITCHED CURB
× 706.00	× 706.0	SPOT ELEVATION
782.62	782.62	*TOP OF CURB ELEVATION*
782.12	782.12	*EDGE OF PAVEMENT ELEVATION*
		UTILITY STUB
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
W	W	WATER MAIN
G	G	GAS MAIN
T/E	T/E	UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK
E	E	BURIED CABLE-ELECTRIC
T	T	BURIED CABLE-TELEPHONE
		ATLAS LOCATED UTILITY
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		POST INDICATOR VALVE
		THRUST BLOCK
12" 41		TREE
		TREE LINE
		CONCRETE HEADWALL
		SUBMERGED HEADWALL
		FLARED END SECTION (F.E.S.)
		GUY WIRES
		FLOOD LIGHT
		UTILITY POLE
		LIGHT STANDARD
		TRAFFIC SIGNAL POLE
		HAND HOLE
		SOIL BORING
		IRRIGATION HEADS
		SIGN
		TELEPHONE MANHOLE
		MONITORING WELL
		TELEPHONE PEDESTAL
		TRANSFORMER PAD
12"		UTILITY TO BE ABANDONED
		FEATURE TO BE REMOVED
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE
		DITCH CHECK
		INLET FILTER BASKET
		RIP RAP
		BOLLARD
SF	SF	SILT FENCE
		WATER MAIN PROTECTION
	C01	TRENCH BACKFILL
	C01	UTILITY CROSSING LABEL
		GUARDRAIL
		RAILROAD TRACKS
		RETAINING WALL
		REVISION DELINEATION
	CLL	CONSTRUCTION LIMIT LINE
		TREE PROTECTION FENCE

ABBREVIATIONS

A	ARC LENGTH
B-B	BACK TO BACK OF CURB
B/C	BACK OF CURB
BLDG	BUILDING
BM	BENCHMARK
B/P	BOTTOM OF PIPE
BV/VV	BUTTERFLY VALVE IN VALVE VAULT
C & G	CURB AND GUTTER
CB	CATCH BASIN
C	CENTERLINE
CL	CLOSED LID
CO	CLEAN OUT
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DIWM	DUCTILE IRON WATER MAIN
DWG	DRAWING
E	EAST OR ELECTRIC OR EDGE
EJ	EXPANSION JOINT
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX.	EXISTING
F & CL	FRAME & CLOSED LID
F & G	FRAME & GRATE
F & OL	FRAME & OPEN LID
FES	FLARED END SECTION
F-F	FACE TO FACE OF CURB
FF	FINISHED FLOOR
F/G	FINISHED GRADE
FH	FIRE HYDRANT
F/L	FLOW LINE
G	GAS LINE
GV/VB	GATE VALVE IN VALVE BOX
GV/VV	GATE VALVE IN VALVE VAULT
HDCP	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HDW	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
IE	IN



DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE, HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH INDOT 904.02 GRADE 23 OR 24 AGGREGATE OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE INDOT APPROVED AGGREGATE INDOT SPEC: 904.05 (GRADE 53 AGGREGATE) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER INDIANA DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL DISPOSE OF ASPHALT OFFSITE. REMOVE STONE BASE AS NEEDED, AND REUSE ONSITE.
- CONCRETE PAVEMENT OR SIDEWALK REMOVAL DISPOSE OF CONCRETE OFFSITE, OR CRUSH AND REUSE ONSITE. REMOVE STONE BASE AS NEEDED, AND REUSE ONSITE.
- GRAVEL TO BE REMOVED REMOVAL OF CONCRETE WHEEL STOPS SHALL BE INCIDENTAL TO GRAVEL REMOVAL. POTENTIAL REUSE OF GRAVEL TO BE DETERMINED BY GEOTECHNICAL CONSULTANT
- MILL AND RESURFACE
- CONC. CURB/GUTTER, UTILITY LINE OR FENCE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED
- SAWCUT LINE

GRAPHIC SCALE
30 15 0 30
1" = 30'

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505 COLLINS STREET
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THREE FLOYDS BREWERY
9750 Indiana Parkway
Munster, Indiana 46321

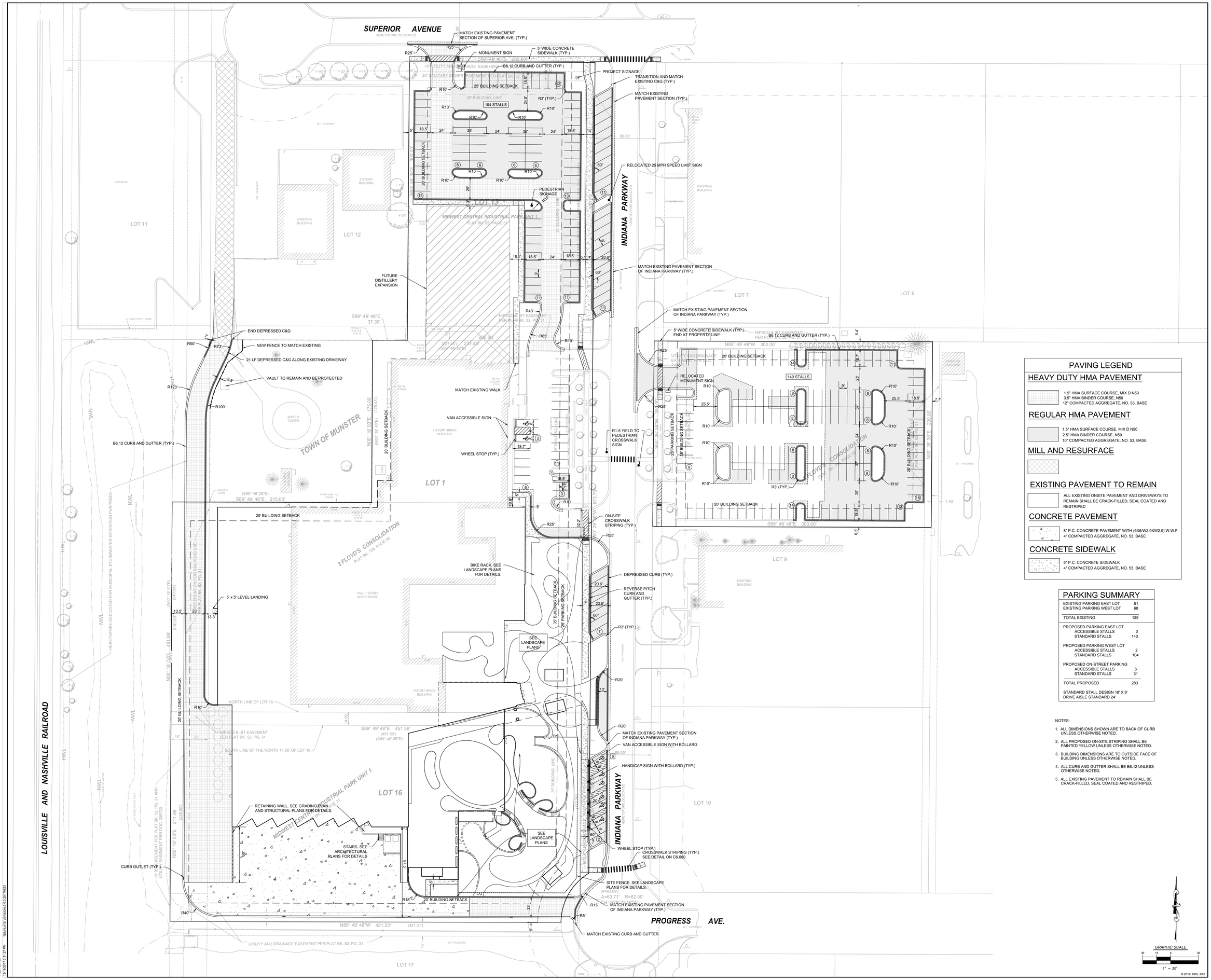
REVISION

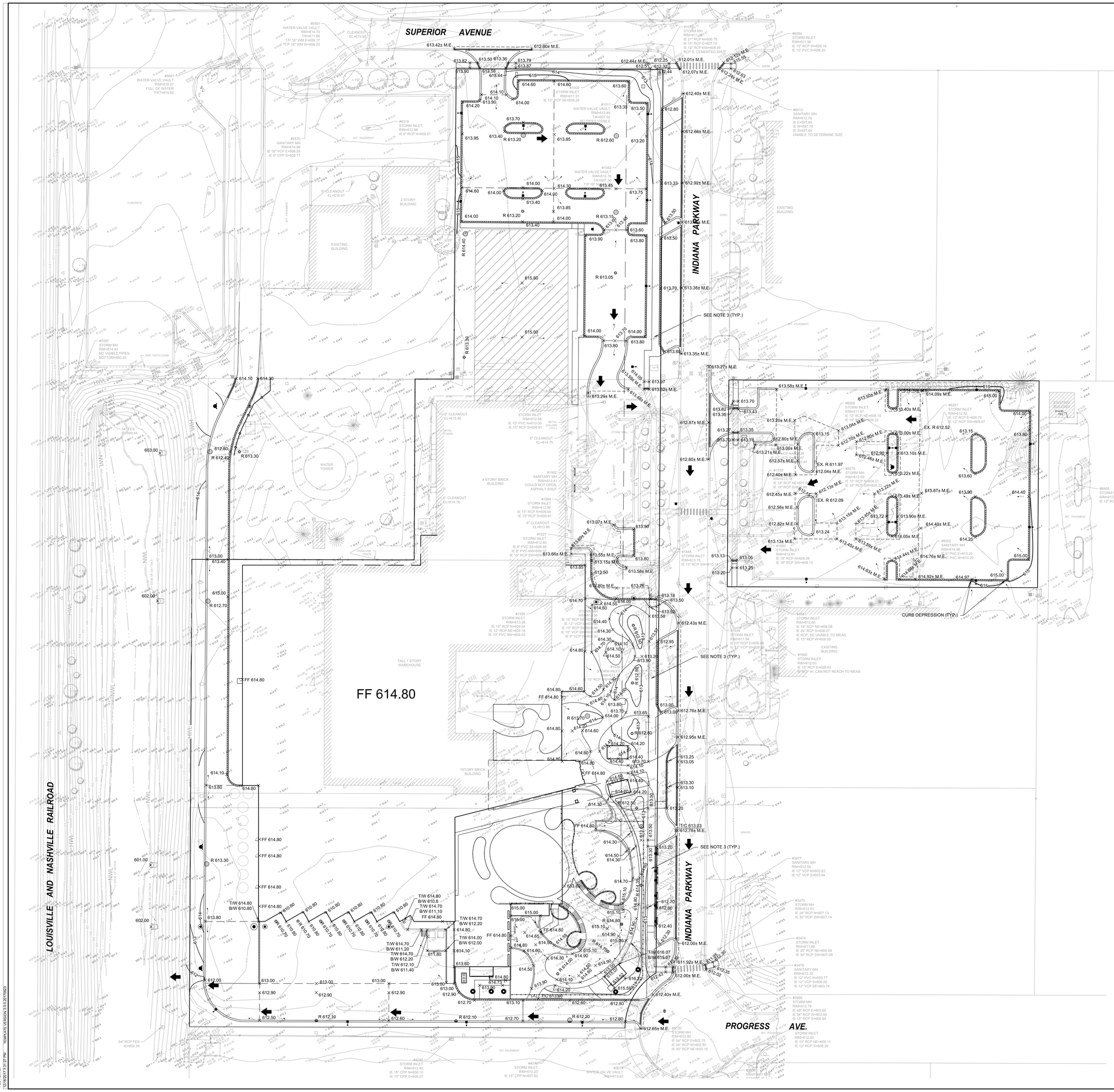
NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE APPROVAL
SHEET TITLE
DEMOLITION PLAN

SHEET NO.
C2.000

PLOT DATE: 12/18/2017 3:31:37 PM TEMPLATE VERSION 3.0 20170823


SUPERIOR AVENUE
HERETOFORE DEDICATED
MATCH EXISTING PAVEMENT SECTION OF SUPERIOR AVE. (TYP.)
R25'
MONUMENT SIGN
5' WIDE CONCRETE SIDEWALK (TYP.)
B6.12 CURB AND GUTTER (TYP.)
PROJECT SIGNAGE
TRANSITION AND MATCH EXISTING C&G (TYP.)
MATCH EXISTING PAVEMENT SECTION (TYP.)
10' UTILITY AND DRAINAGE EASEMENT
20' SANITARY SEWER EASEMENT PER PLAT BK. 52, PG. 31
25' BUILDING SETBACK
35' BUILDING LINE
104 STALLS
R3' (TYP.)
R10'
20' BUILDING SETBACK
RELOCATED 25 MPH SPEED LIMIT SIGN
INDIANA PARKWAY
PEDESTRIAN SIGNAGE
MIDWEST CENTRAL INDUSTRIAL PARK UNIT 1
PLAT BK. 52, PAGE 31
LOT 11
LOT 12
LOT 7
LOT 6
LOT 9
LOT 10
LOT 1
LOT 16
LOT 17
2 STORY BUILDING
EXISTING BUILDING
MATCH EXISTING PAVEMENT SECTION OF INDIANA PARKWAY (TYP.)
FUTURE DISTILLERY EXPANSION
S89° 49' 48"E 37.39'
NIPSCO & IBT EASEMENT PER PLAT BK. 52, PG. 31
200.00'
237.40'
(237.45')
(S89° 49' 32"E)
MATCH EXISTING WALK
5' WIDE CONCRETE SIDEWALK (TYP.) END AT PROPERTY LINE
N89° 49' 48"W 300.00'
20' BUILDING SETBACK
RELOCATED MONUMENT SIGN
140 STALLS
25' PARKING SETBACK
35' BUILDING LINE
S00° 26' 38"W 200.00'
N00° 26' 38"E 200.00'
FLOYD'S CONSOLIDATION
PLAT BK. 108, PAGE 05
S89° 49' 48"E 300.00'
END DEPRESSED C&G
NEW FENCE TO MATCH EXISTING
21 LF DEPRESSED C&G ALONG EXISTING DRIVEWAY
VAULT TO REMAIN AND BE PROTECTED
WATER TOWER
TOWN OF MUNSTER
B6.12 CURB AND GUTTER (TYP.)
VAN ACCESSIBLE SIGN
WHEEL STOP (TYP.)
4 STORY BRICK BUILDING
R1-5 YIELD TO PEDESTRIAN CROSSWALK SIGN
ON-SITE CROSSWALK STRIPING (TYP.)
BIKE RACK. SEE LANDSCAPE PLANS FOR DETAILS.
DEPRESSED CURB (TYP.)
REVERSE PITCH CURB AND GUTTER (TYP.)
5' x 5' LEVEL LANDING
TALL 1 STORY WAREHOUSE
SEE LANDSCAPE PLANS
S89° 49' 48"E 215.00'
(S89° 48' 29"E)
3 FLOYD'S CONSOLIDATION
PLAT BK. 108, PAGE 05
RESERVATION FOR RAILROAD USE PER PLAT BK. 52, PG. 31
HERETOFORE DEDICATED FOR MUNICIPAL STORMWATER DETENTION PURPOSES
LOUISVILLE AND NASHVILLE RAILROAD
NORTH LINE OF LOT 16
SOUTH LINE OF THE NORTH 14.00' OF LOT 16
S89° 49' 48"E 451.36'
(451.56')
(S89° 48' 25"E)
NIPSCO & IBT EASEMENT PER PLAT BK. 52, PG. 31
1STORY BRICK BUILDING
R20'
MATCH EXISTING PAVEMENT SECTION OF INDIANA PARKWAY (TYP.)
VAN ACCESSIBLE SIGN WITH BOLLARD
HANDICAP SIGN WITH BOLLARD (TYP.)
RETAINING WALL. SEE GRADING PLAN AND STRUCTURAL PLANS FOR DETAILS.
STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS
CURB OUTLET (TYP.)
SEE LANDSCAPE PLANS
WHEEL STOP (TYP.)
CROSSWALK STRIPING (TYP.) SEE DETAIL ON C6.000
SITE FENCE. SEE LANDSCAPE PLANS FOR DETAILS.
MATCH EXISTING PAVEMENT SECTION OF INDIANA PARKWAY (TYP.)
MATCH EXISTING CURB AND GUTTER
PROGRESS AVE.
N89° 49' 48"W 421.33'
(421.31')
UTILITY AND DRAINAGE EASEMENT PER PLAT BK. 52, PG. 31
15' UTILITY EASEMENT PER PLAT BK. 52, PG. 31 AND UTILITY EASEMENT PER DOC. 330723
N00° 18' 03"E 211.09'
(226.00')
N00° 18' 03"E 451.68'
(451.69')
N00° 18' 03"E 175.00'
(175.00')
20' BUILDING SETBACK
NWL
HWL
BIT. PAVEMENT
CONCRETE
EXISTING BUILDING
SAW TOOTH CURB
METAL STAIRS
STONE WALL
CONC. WALK
BRICK EDGE
CHAIN LINK FENCE
WOOD FENCE
EDGE OF CAT TAILS
R=62.50'
A=63.71'
(A=63.69')
R15'
R5'
R18'
R40'
R123'
R73'
R50'
R65'
R100'
R25'
R10'
66.00'
60'
80'
20.6'
23.6'
24.5'
18.5'
18.7'
32.2'
6.5'
7.50'
8.4'
7.7'
14'
15.1'
5.1'
7'
8'
10'
14.0'
13.5'
13.3'
23'
15'
25'
5'
3.5'
5.97'
(S89° 48' 29"E)
(N00° 18' 48"E)
(N00° 18' 48"W)
(N00° 18' 03"E)
(S89° 48' 25"E)
(S89° 48' 32"E)
(S89° 48' 29"E)
(S89° 48' 25"E)
(S89° 48' 29"E)
(S89° 48' 32"E)
(N89° 48' 48"W)
(N89° 48' 48"W)
(N89° 48' 48"W



NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.50% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED.

GRAPHIC SCALE
30 15 0 30
1" = 30'

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THREE FLOYDS BREWERY

9750 Indiana Parkway
Munster, Indiana 46321

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE APPROVAL
SHEET TITLE
GRADING PLAN

SHEET NO.
C4.000

PLOT DATE:
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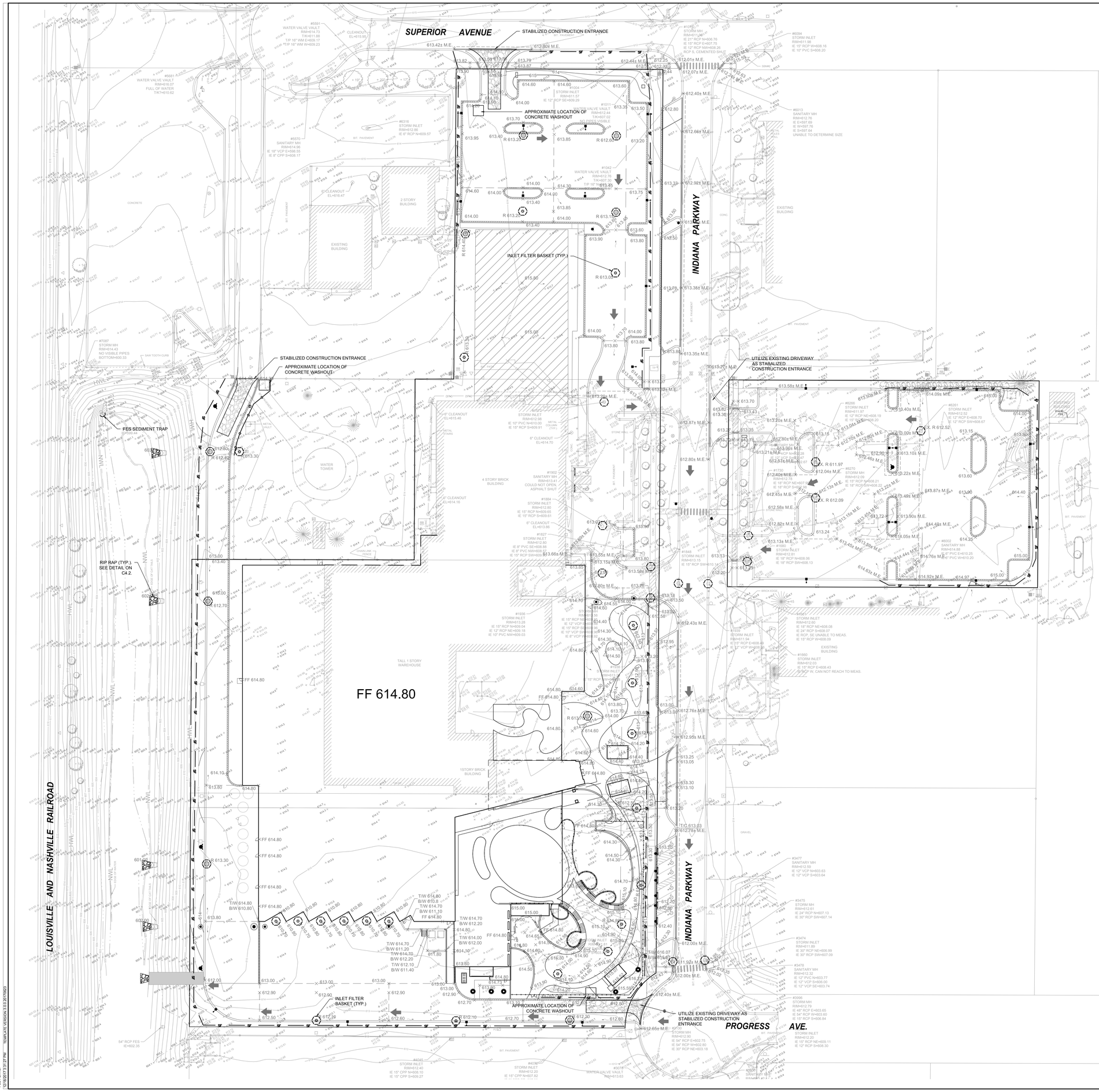
TEMPLATE VERSION 3.0.0.20170823



EROSION CONTROL PLAN:

1. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCES PRIOR TO COMMENCEMENT OF WORK IN LOCATIONS NOTED. EXISTING ASPHALT DRIVEWAYS SHALL BE USED AS STABILIZED CONSTRUCTION ENTRANCE, AND THEN REMOVED/REPLACED AS NEEDED AT COMPLETION OF THE PROJECT.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C4.2.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY AS REQUIRED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES RULE 5.

EROSION CONTROL LEGEND

⬡	INLET FILTER BASKET
⊛	RIP RAP
SF	SILT FENCE
▭	EROSION CONTROL BLANKET FOR OVERFLOW ROUTE. N.A.G. P300 OR APPROVED EQUAL.

GRAPHIC SCALE
30 15 0 30
1" = 30'

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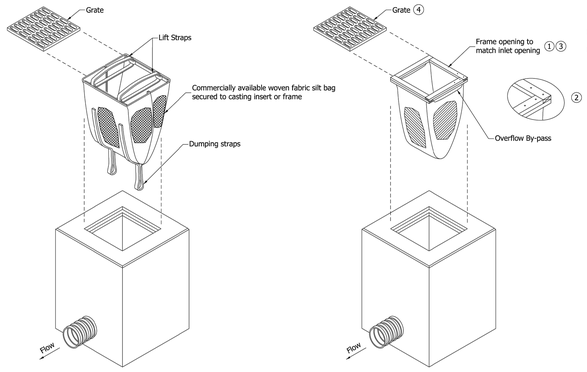
REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE APPROVAL
SHEET TITLE
EROSION CONTROL PLAN
SHEET NO.
C4.100

PLOT DATE: 12/18/2017 3:31:27 PM TEMPLATE VERSION 3.0 7/1/2023



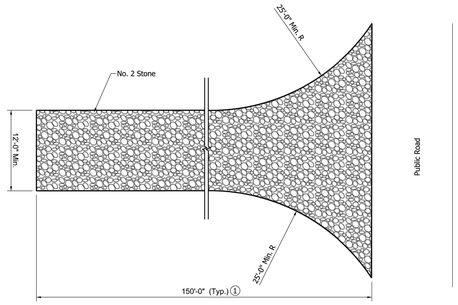
MANUFACTURED

BUILT IN FIELD

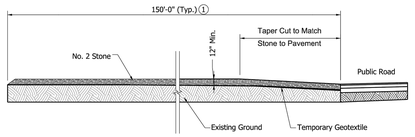
NOTES:

1. Frame opening sized to match inlet opening.
2. Geotextile bag shall be fabricated from piece of geotextile 2 times the opening size pushed through opening to form weephole. Secured by nails.
3. Frame with bag to be placed over inlet opening.
4. Bag frame shall be secured in place by weight of inlet grate. Grate may be rotated 45 degrees to the bag's frame.

INDIANA DEPARTMENT OF TRANSPORTATION	
TEMPORARY EROSION CONTROL INLET BAG PROTECTION SEPTEMBER 2012	
STANDARD DRAWING NO. E 205-TECI-04	
RICHARD L. VANCLEAVE REGISTERED No. 9750 STATE OF INDIANA PROFESSIONAL ENGINEER	/s/ Richard L. VanCleave 09/04/12 SUPERVISOR, ROADWAY STANDARDS DATE
	/s/ Mark A. Miller 09/04/12 CHIEF ENGINEER DATE



PLAN VIEW

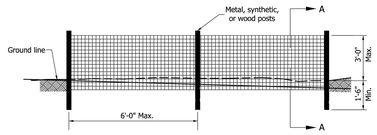


PROFILE VIEW

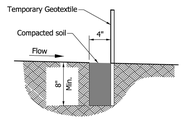
NOTE:

1. May be reduced as justified by site conditions, but shall not be less than 50 ft.

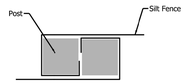
INDIANA DEPARTMENT OF TRANSPORTATION	
TEMPORARY EROSION CONTROL PERIMETER CONSTRUCTION ENTRANCE SEPTEMBER 2013	
STANDARD DRAWING NO. E 205-TECP-01	
RICHARD L. VANCLEAVE REGISTERED No. 9750 STATE OF INDIANA PROFESSIONAL ENGINEER	/s/ Richard L. VanCleave 06/12/13 DESIGN STANDARDS ENGINEER DATE
	/s/ Mark A. Miller 06/13/13 CHIEF ENGINEER DATE



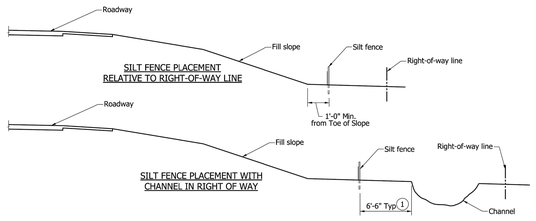
SILT FENCE ELEVATION



SECTION A-A



JOINT DETAIL
PLAN VIEW



SILT FENCE PLACEMENT
RELATIVE TO RIGHT-OF-WAY LINE

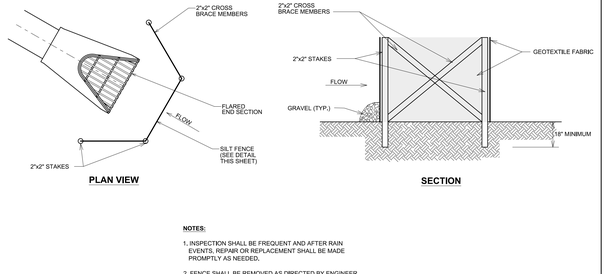


SILT FENCE PLACEMENT WITH
CHANNEL IN RIGHT OF WAY

NOTES:

1. Dimension can vary based on right of way availability. Silt fence shall be placed as close as possible to edge of construction limits.
2. Silt fence may be placed by plowing if minimum embedment of 8 in. is maintained.

INDIANA DEPARTMENT OF TRANSPORTATION	
TEMPORARY SILT FENCE SEPTEMBER 2012	
STANDARD DRAWING NO. E 205-TECP-02	
RICHARD L. VANCLEAVE REGISTERED No. 9750 STATE OF INDIANA PROFESSIONAL ENGINEER	/s/ Richard L. VanCleave 09/04/12 SUPERVISOR, ROADWAY STANDARDS DATE
	/s/ Mark A. Miller 09/04/12 CHIEF ENGINEER DATE



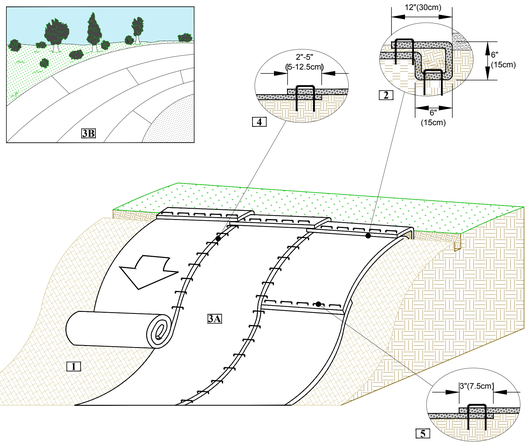
PLAN VIEW SECTION

NOTES:

1. INSPECTION SHALL BE FREQUENT AND AFTER RAIN EVENTS, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
2. FENCE SHALL BE REMOVED AS DIRECTED BY ENGINEER.

E03A

FLARED END SECTION SEDIMENT TRAP



SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

Drawing Not To Scale

Tensar. NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633
PH: 800-772-2040
www.tensarnagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 3-16-11

E08

EROSION CONTROL BLANKET

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EROSION CONTROL DETAILS
SHEET NO.
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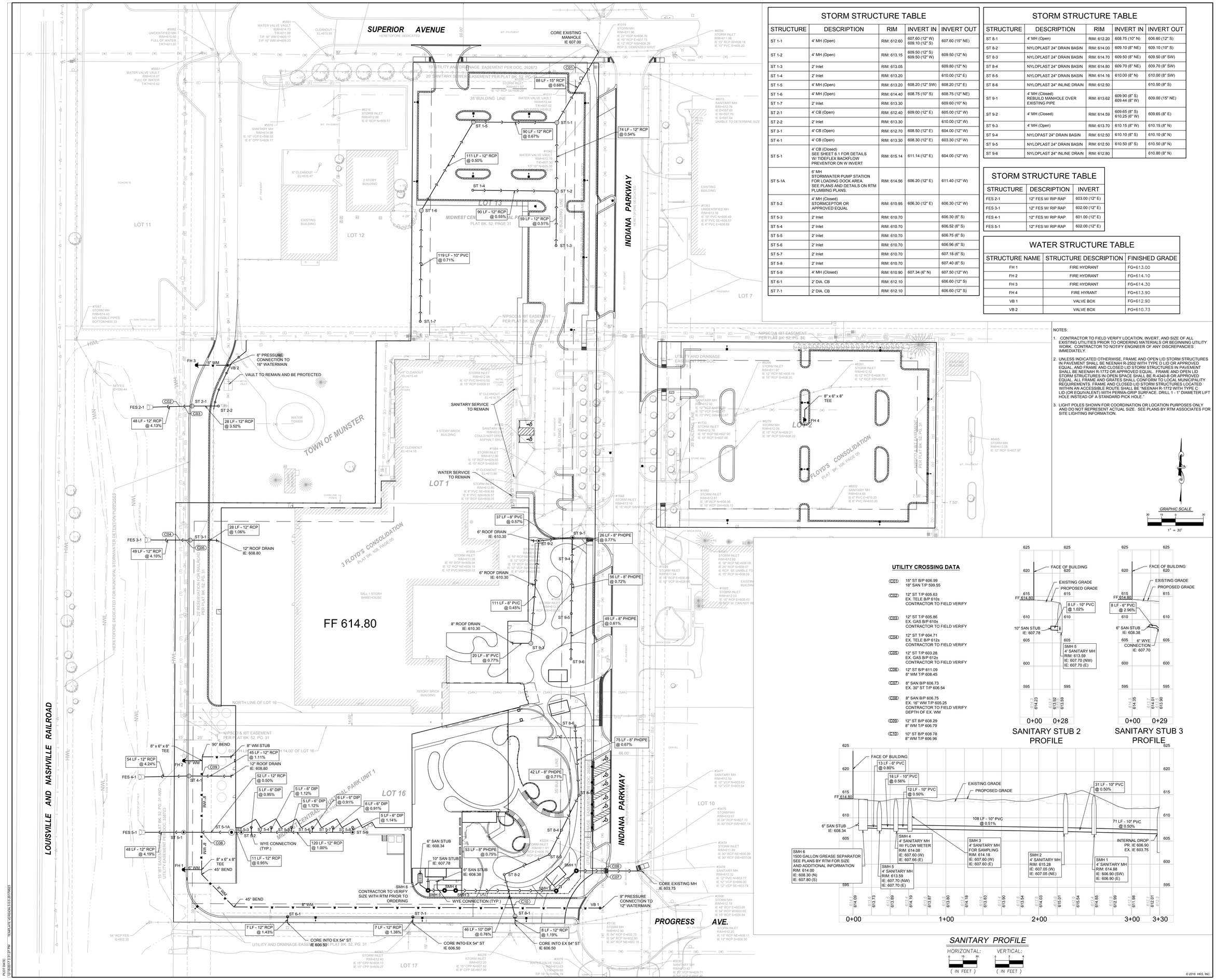
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INDIANA PARKWAY
HERETOFORE DEDICATED
LOUISVILLE AND NASHVILLE RAILROAD
PROGRESS AVE.
FLOYD'S CONSOLIDATION
PLAT BK. 108, PAGE 05
3 FLOYD'S CONSOLIDATION
PLAT BK. 108, PAGE 05
MIDWEST CENTRAL INDUSTRIAL PARK UNIT 1
PLAT BK. 52, PAGE 31
TOWN OF MUNSTER
LOT 1
LOT 2
LOT 3
LOT 7
LOT 10
LOT 11
LOT 12
LOT 16
LOT 17
FF 614.80
10' UTILITY AND DRAINAGE EASEMENT PER DOC. 292873
20' SANITARY SEWER EASEMENT PER PLAT BK. 52, PG. 31
35' BUILDING LINE
30' BUILDING LINE
NIPSCO & IBT EASEMENT PER PLAT BK. 52, PG. 31
UTILITY AND DRAINAGE EASEMENT PER DOC.
22' RESERVATION FOR RAILROAD PURPOSES PER PLAT BK. 52, PG. 31
HERETOFORE DEDICATED FOR MUNICIPAL STORMWATER DETENTION PURPOSES
CORE EXISTING MANHOLE IE 607.00
CORE EXISTING MH IE 603.75
88 LF - 15" RCP @ 0.68%
74 LF - 12" RCP @ 0.54%
90 LF - 12" RCP @ 0.67%
111 LF - 12" RCP @ 0.50%
90 LF - 12" RCP @ 0.55%
59 LF - 12" RCP @ 0.51%
119 LF - 10" PVC @ 0.71%
ST 1-1
ST 1-2
ST 1-3
ST 1-4
ST 1-5
ST 1-6
ST 1-7
48 LF - 12" RCP @ 4.13%
28 LF - 12" RCP @ 3.52%
49 LF - 12" RCP @ 4.10%
28 LF - 12" RCP @ 1.06%
12" ROOF DRAIN IE: 608.80
54 LF - 12" RCP @ 4.24%
45 LF - 12" RCP @ 1.11%
12" ROOF DRAIN IE: 608.80
52 LF - 12" RCP @ 0.50%
48 LF - 12" RCP @ 4.19%
11 LF - 12" RCP @ 0.95%
120 LF - 12" RCP @ 1.00%
37 LF - 8" PVC @ 0.57%
6" ROOF DRAIN IE: 610.30
6" ROOF DRAIN IE: 610.30
8" ROOF DRAIN IE: 610.30
20 LF - 8" PVC @ 0.77%
111 LF - 8" PVC @ 0.45%
26 LF - 8" PHDPE @ 0.77%
56 LF - 8" PHDPE @ 0.72%
49 LF - 8" PHDPE @ 0.61%
75 LF - 8" PHDPE @ 0.67%
42 LF - 8" PHDPE @ 0.71%
53 LF - 8" PHDPE @ 0.75%
46 LF - 10" DIP @ 0.76%
7 LF - 12" RCP @ 1.43%
7 LF - 12" RCP @ 1.38%
8 LF - 12" RCP @ 1.19%
CORE INTO EX 54" ST IE 606.50
CORE INTO EX 54" ST IE 606.50
CORE INTO EX 54" ST IE 606.50
SANITARY SERVICE TO REMAIN
WATER SERVICE TO REMAIN
6" PRESSURE CONNECTION TO 16" WATERMAIN
8" PRESSURE CONNECTION TO 12" WATERMAIN
VAULT TO REMAIN AND BE PROTECTED
WYE CONNECTION (TYP.)
SMH 6 CONTRACTOR TO VERIFY SIZE WITH RTM PRIOR TO ORDERING
8" x 6" x 8" TEE
45° BEND
8" x 6" x 8" TEE
90° BEND
8" WM STUB
8" x 6" x 8" TEE
45° BEND
8" x 6" x 8" TEE
FH 1
FH 2
FH 3
FH 4
VB 1
VB 2
FES 2-1
FES 3-1
FES 4-1
FES 5-1
ST 2-1
ST 2-2
ST 3-1
ST 4-1
ST 5-1
ST 5-1A
ST 5-2
ST 5-3
ST 5-4
ST 5-5
ST 5-6
ST 5-7
ST 5-8
ST 5-9
ST 6-1
ST 7-1
ST 8-1
ST 8-2
ST 8-3
ST 8-4
ST 8-5
ST 8-6
ST 9-1
ST 9-2
ST 9-4
ST 9-5
ST 9-6
ST 9-7
SMH 1
SMH 2
SMH 3
SMH 4
SMH 5
8" x 6" x 8" TEE
8" x 6" x 8" TEE
FF 614.80
#5591 WATER VALVE VAULT RIM=614.73 T/K=611.88 T/P 16" WM E=609.17 T/P 16" WM W=609.23
#5682 UNIDENTIFIED MH RIM=615.60 FULL OF WATER T/K?=611.91
#5681 WATER VALVE VAULT RIM=616.07 FULL OF WATER T/K?=610.62
#6316 STORM INLET RIM=612.86 IE 6" RCP N=609.57
#5570 SANITARY MH RIM=614.96 IE 18" VCP E=598.55 IE 8" CPP S=608.17
#7087 STORM MH RIM=614.43 NO VISIBLE PIPES BOTTOM=600.33
#1019 STORM MH RIM=611.36 IE 21" RCP NW=606.76 IE 15" RCP E=607.76 IE 12" RCP NW=608.26 RCP S, CEMENTED SHUT
#6094 STORM INLET RIM=611.98 IE 15" RCP W=608.16 IE 10" PVC S=608.20
#1011 WATER VALVE VAULT RIM=612.44 T/K=607.02 INACCESSIBLE
#1042 WATER VALVE VAULT RIM=612.76 T/P 10" N=606.35 T/K=607.01
#6013 SANITARY MH RIM=612.76 IE E=597.69 IE W=597.76 IE S=597.64 UNABLE TO DETERMINE SIZE
#1363 UNIDENTIFIED MH RIM=613.39 IE 10" PVC N=608.49 IE 8" PVC SE=608.57 IE 4" PVC E=608.68
#6206 STORM INLET RIM=611.97 IE 12" RCP NE=608.19 IE 15" RCP S=608.20
#6201 STORM INLET RIM=612.52 IE 12" RCP E=608.70 IE 12" RCP SW=608.67
#6270 STORM MH RIM=612.09 IE 15" RCP N=608.21 IE 18" RCP S=608.22
#1730 STORM INLET RIM=612.78 IE 18" RCP NE=607.90 IE 18" RCP S=607.98
#6002 SANITARY MH RIM=614.88 IE 6" PVC E=610.25 IE 6" PVC W=610.20
#1680 STORM INLET RIM=612.81 IE 18" RCP N=608.06 IE 18" RCP SW=608.13
#5405 STORM MH RIM=613.05 IE 12" RCP S=607.97
#1884 STORM INLET RIM=612.80 IE 15" RCP N=609.65 IE 15" RCP S=609.61
#1848 STORM INLET RIM=613.16 IE 15" RCP SW=610.14
#1930 STORM INLET RIM=613.28 IE 15" RCP N=609.04 IE 12" RCP NE=609.18 IE 10" PVC NW=609.03
#1939 STORM INLET RIM=612.92 IE 12" VCP E=609.15 IE 15" RCP SE=609.12 IE 8" VCP W=609.12
#1660 STORM INLET RIM=612.03 IE 15" RCP E=608.43 IE 15" RCP W, CAN NOT RE
#4065 STORM INLET RIM=612.40 IE 15" CPP N=608.15 IE 15" CPP S=609.27
#4078 STORM INLET RIM=612.20 IE 15" CPP N=607.82 IE 8" CPP SE=607.99
#3078 WATER VALVE VAULT RIM=613.63 T/K=609.88 T/P 16" N=606.19
#3030 SANITARY MH RIM=613.42 IE 15" VCP N=609.71 IE 8" VCP E=609.81
#3477 SANITARY MH RIM=612.59 IE 12" VCP N=603.63 IE 12" VCP S=603.64
#3475 STORM MH RIM=612.61 IE 24" RCP N=607.13 IE 30" RCP SW=607.14
#3474 STORM INLET RIM=611.89 IE 30" RCP NE=606.99 IE 30" RCP SW=607.59
#3476 SANITARY MH RIM=612.32 IE 12" PVC N=603.77 IE 12" VCP S=606.00 IE 12" VCP SE=603.74
#3224 STORM INLET RIM=611.81 IE 24" RCP N=604.19 IE 24" RCP S=604.20
#3996 STORM MH RIM=612.78 IE 48" RCP E=603.65 IE 54" RCP W=603.60 IE 18" RCP S=606.84
#3130 STORM MH RIM=612.90 IE 54" RCP E=602.75 IE 54" RCP W=602.80 IE 30" RCP NE=603.18
#3045 STORM INLET RIM=612.60 IE 18" RCP NE=608.08 IE 24" RCP S=608.07 IE RCP, SE UNABLE TO IE 15" RCP W=608.09
#3099 STORM INLET RIM=612.20 IE 15" RCP NE=609.11 IE 12" RCP S=608.30
#3030 SANITARY MH RIM=613.42 IE 15" VCP N=609.71 IE 8" VCP E=609.81
#3078 WATER VALVE VAULT RIM=613.63 T/K=609.88 T/P 16" N=606.19
#4078 STORM INLET RIM=612.20 IE 15" CPP N=607.82 IE 8" CPP SE=607.99
#4065 STORM INLET RIM=612.40 IE 15" CPP N=608.15 IE 15" CPP S=609.27
#1660 STORM INLET RIM=612.03 IE 15" RCP E=608.43 IE 15" RCP W, CAN NOT RE
#1930 STORM INLET RIM=613.28 IE 15" RCP N=609.04 IE 12" RCP NE=609.18 IE 10" PVC NW=609.03
#1939 STORM INLET RIM=612.92 IE 12" VCP E=609.15 IE 15" RCP SE=609.12 IE 8" VCP W=609.12
#1884 STORM INLET RIM=612.80 IE 15" RCP N=609.65 IE 15" RCP S=609.61
#1848 STORM INLET RIM=613.16 IE 15" RCP SW=610.14
#1680 STORM INLET RIM=612.81 IE 18" RCP N=608.06 IE 18" RCP SW=608.13
#6002 SANITARY MH RIM=614.88 IE 6" PVC E=610.25 IE 6" PVC W=610.20
#6270 STORM MH RIM=612.09 IE 15" RCP N=608.21 IE 18" RCP S=608.22
#1730 STORM INLET RIM=612.78 IE 18" RCP NE=607.90 IE 18" RCP S=607.98
#6206 STORM INLET RIM=611.97 IE 12" RCP NE=608.19 IE 15" RCP S=608.20
#6201 STORM INLET RIM=612.52 IE 12" RCP E=608.70 IE 12" RCP SW=608.67
#5405 STORM MH RIM=613.05 IE 12" RCP S=607.97
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#6013 SANITARY MH RIM=612.76 IE E=597.69 IE W=597.76 IE S=597.64 UNABLE TO DETERMINE SIZE
#1019 STORM MH RIM=611.36 IE 21" RCP NW=606.76 IE 15" RCP E=607.76 IE 12" RCP NW=608.26 RCP S, CEMENTED SHUT
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#5682 UNIDENTIFIED MH RIM=615.60 FULL OF WATER T/K?=611.91
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#6316 STORM INLET RIM=612.86 IE 6" RCP N=609.57
#5570 SANITARY MH RIM=614.96 IE 18" VCP E=598.55 IE 8" CPP S=608.17
#7087 STORM MH RIM=614.43 NO VISIBLE PIPES BOTTOM=600.33
#1011 WATER VALVE VAULT RIM=612.44 T/K=607.02 INACCESSIBLE
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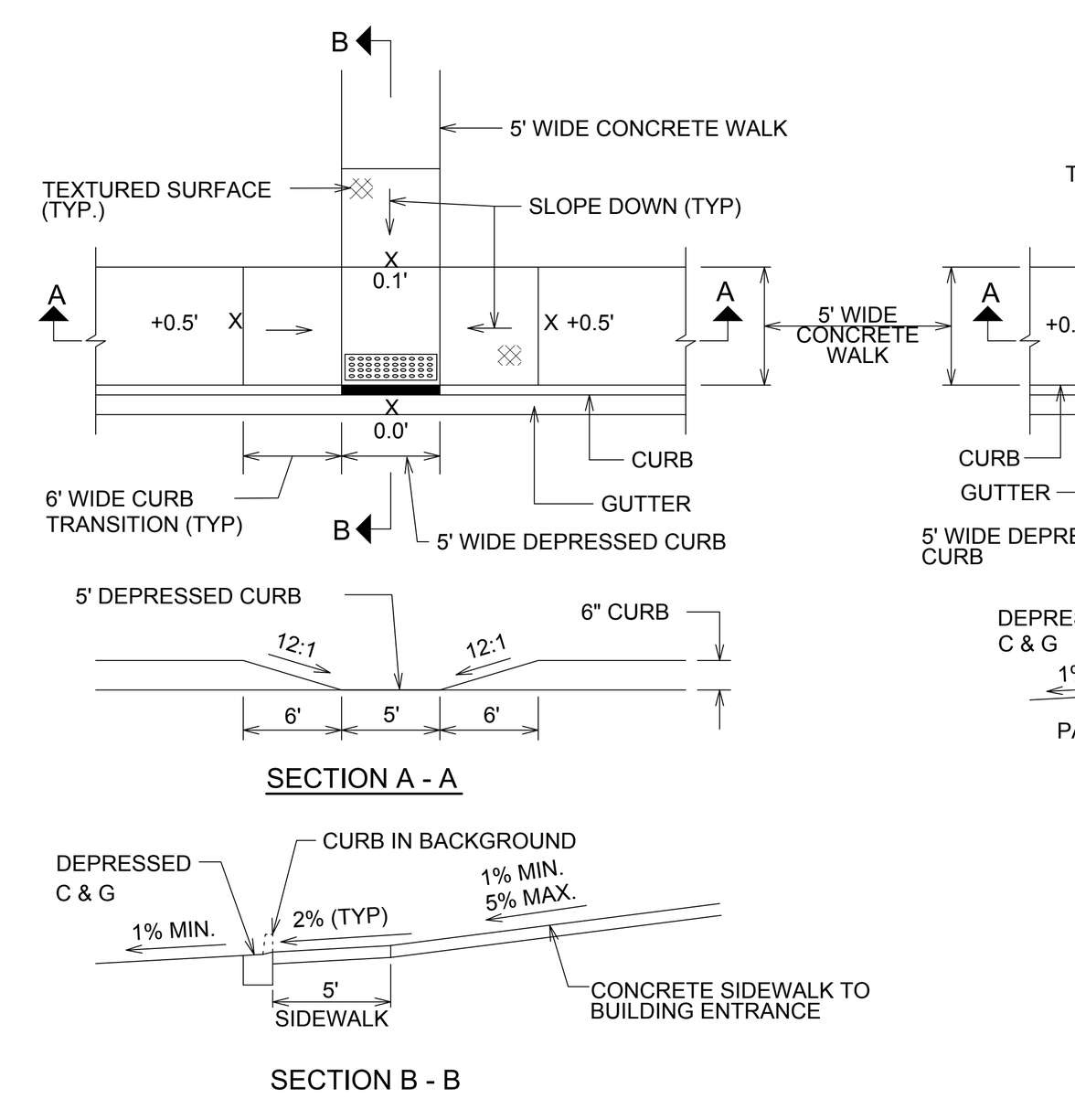
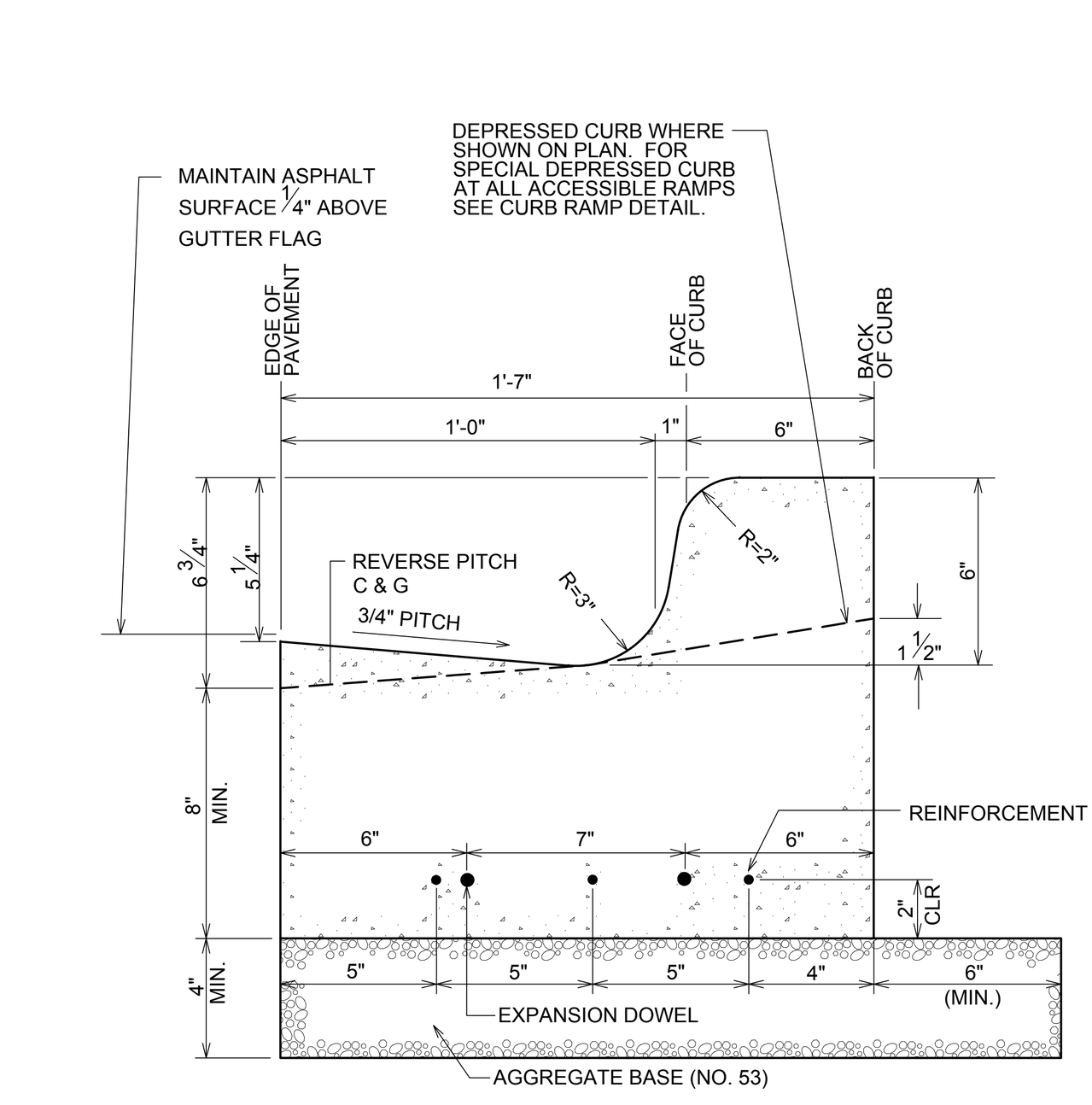
#6013 SANITARY MH RIM=612.76 IE E=597.69 IE W=597.76 IE S=597.64 UNABLE TO DETERMINE SIZE
#1363 UNIDENTIFIED MH RIM=613.39 IE 10" PVC N=608.49 IE 8" PVC SE=608.57 IE 4" PVC E=608.68
#6206 STORM INLET RIM=611.97 IE 12" RCP NE=608.19 IE 15" RCP S=608.20
#6201 STORM INLET RIM=612.52 IE 12" RCP E=608.70 IE 12" RCP SW=608.67
#6270 STORM MH RIM=612.09 IE 15" RCP N=608.21 IE 18" RCP S=608.22
#1730 STORM INLET RIM=612.78 IE 18" RCP NE=607.90 IE 18" RCP S=607.98
#6002 SANITARY MH RIM=614.88 IE 6" PVC E=610.25 IE 6" PVC W=610.20
#1680 STORM INLET RIM=612.81 IE 18" RCP N=608.06 IE 18" RCP SW=608.13
#5405 STORM MH RIM=613.05 IE 12" RCP S=607.97
#1884 STORM INLET RIM=612.80 IE 15" RCP N=609.65 IE 15" RCP S=609.61
#1848 STORM INLET RIM=613.16 IE 15" RCP SW=610.14
#1930 STORM INLET RIM=613.28 IE 15" RCP N=609.04 IE 12" RCP NE=609.18 IE 10" PVC NW=609.03
#1939 STORM INLET RIM=612.92 IE 12" VCP E=609.15 IE 15" RCP SE=609.12 IE 8" VCP W=609.12
#1660 STORM INLET RIM=612.03 IE 15" RCP E=608.43 IE 15" RCP W, CAN NOT RE
#4065 STORM INLET RIM=612.40 IE 15" CPP N=608.15 IE 15" CPP S=609.27
#4078 STORM INLET RIM=612.20 IE 15" CPP N=607.82 IE 8" CPP SE=607.99
#3078 WATER VALVE VAULT RIM=613.63 T/K=609.88 T/P 16" N=606.19
#3030 SANITARY MH RIM=613.42 IE 15" VCP N=609.71 IE 8" VCP E=609.81
#3477 SANITARY MH RIM=612.59 IE 12" VCP N=603.63 IE 12" VCP S=603.64
#3475 STORM MH RIM=612.61 IE 24" RCP N=607.13 IE 30" RCP SW=607.14
#3474 STORM INLET RIM=611.89 IE 30" RCP NE=606.99 IE 30" RCP SW=607.59
#3476 SANITARY MH RIM=612.32 IE 12" PVC N=603.77 IE 12" VCP S=606.00 IE 12" VCP SE=603.74
#3224 STORM INLET RIM=611.81 IE 24" RCP N=604.19 IE 24" RCP S=604.20
#3996 STORM MH RIM=612.78 IE 48" RCP E=603.65 IE 54" RCP W=603.60 IE 18" RCP S=606.84
#3130 STORM MH RIM=612.90 IE 54" RCP E=602.75 IE 54" RCP W=602.80 IE 30" RCP NE=603.18
#3099 STORM INLET RIM=612.20 IE 15" RCP NE=609.11 IE 12" RCP S=608.30



ACCESSIBLE RAMP DETAIL



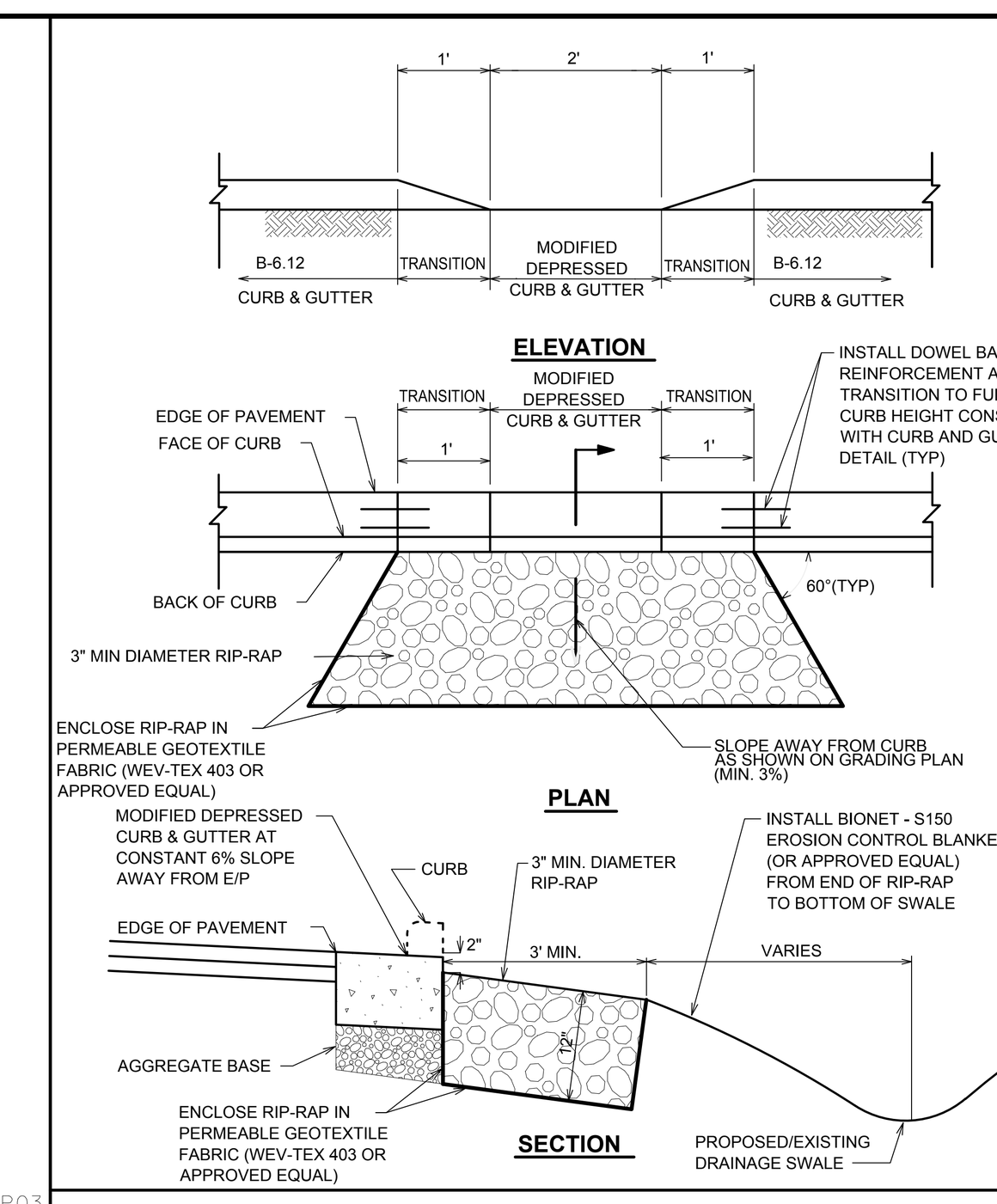
RELATIVE ELEVATIONS		
	STANDARD PITCH	REVERSE PITCH
E/P	0.00	0.00
GUTTER FLAG	-1/4" (-0.021)	+1/4" (+0.021)
FLOW LINE	-1" (-0.083)	+1" (+0.083)
T/C	+5" (+0.417)	+7" (+0.583)

NOTES:

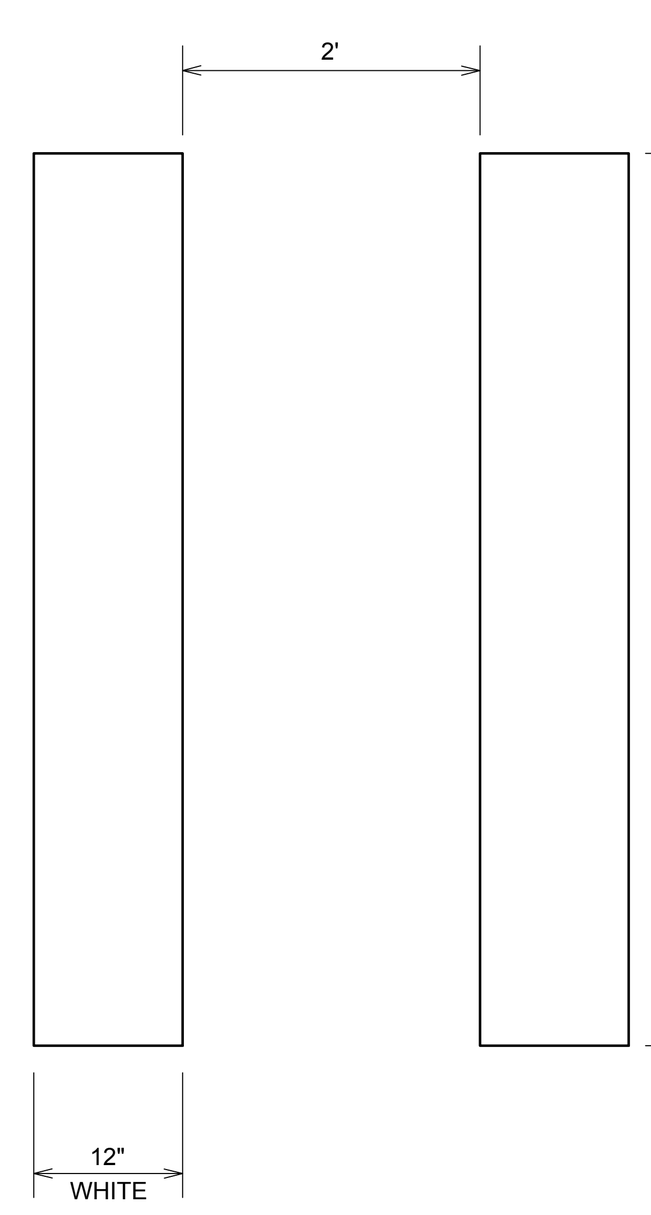
1. REINFORCEMENT: PROVIDE 3 No.5 STEEL BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
2. EXPANSION JOINT: PLACE AT ENDS OF ALL RADII, 5' ON EACH SIDE OF DRAINAGE STRUCTURES AND AT 45' MAX. INTERVALS IN STRAIGHT CURB & GUTTER. PROVIDE No. 6x18" LONG SMOOTH STEEL DOWEL BARS WITH 1" DIA. GREASE CAP THRU EXPANSION JOINTS. (3/4" THICK BITUMINOUS FILLER MATERIAL).
3. CONTRACTION JOINT: PROVIDE 2" DEEP CONTRACTION JOINTS AT 15' INTERVALS.
4. 2'-6" LONG TIE BAR ON 2'-6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
5. PROVIDE 2 NO. 6x2'-6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.

P03

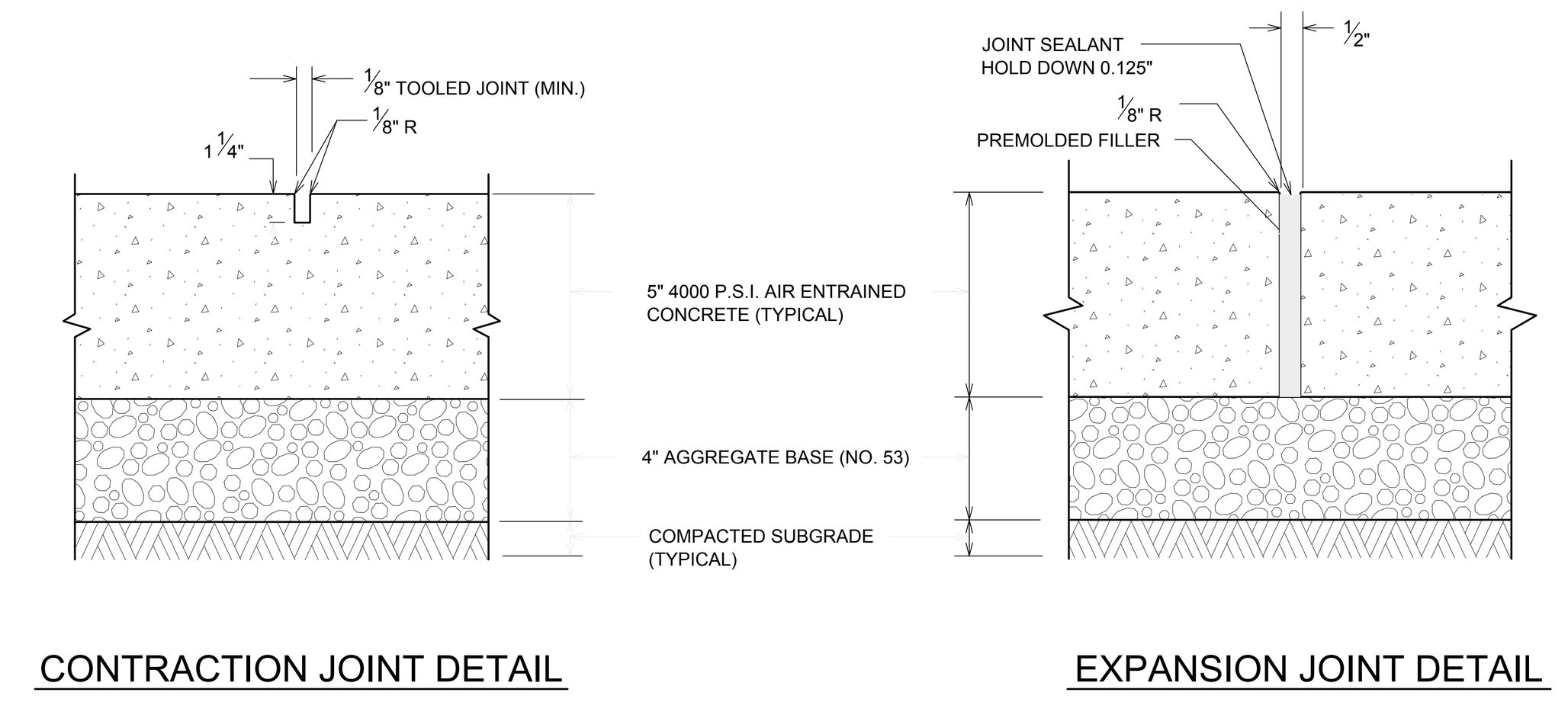
B6.12 CURB AND GUTTER



CURB OUTLET DETAIL



TYPICAL CROSSWALK MARKING

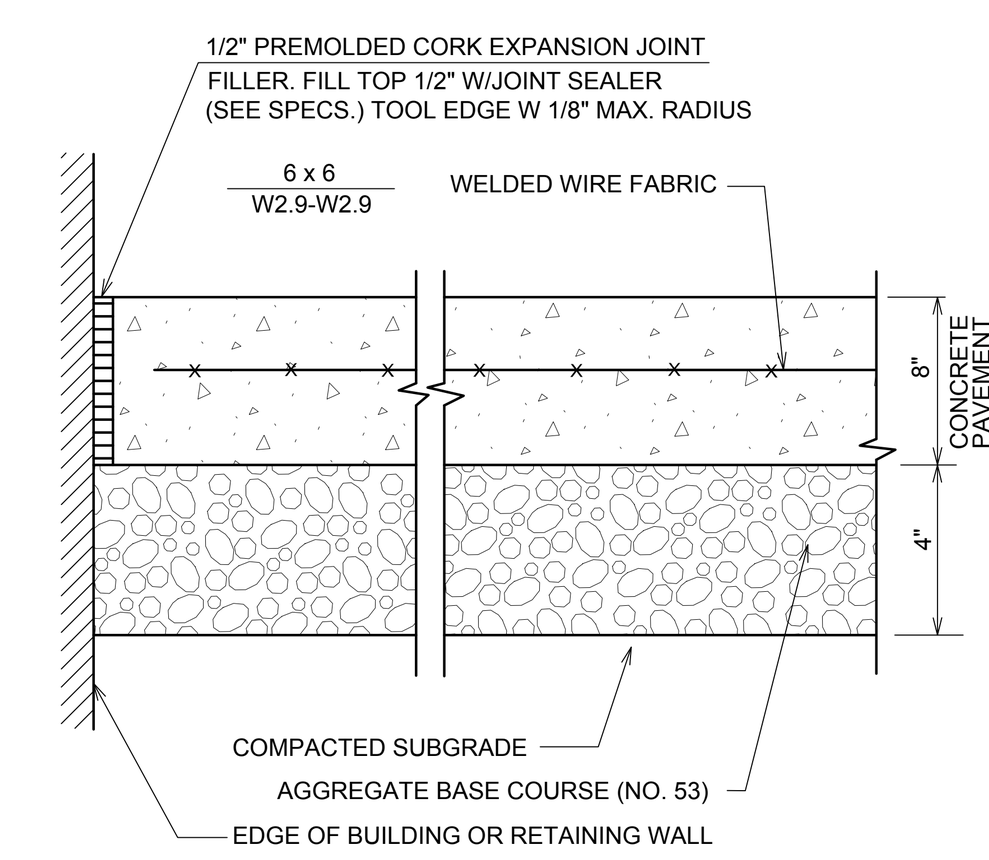


NOTE:

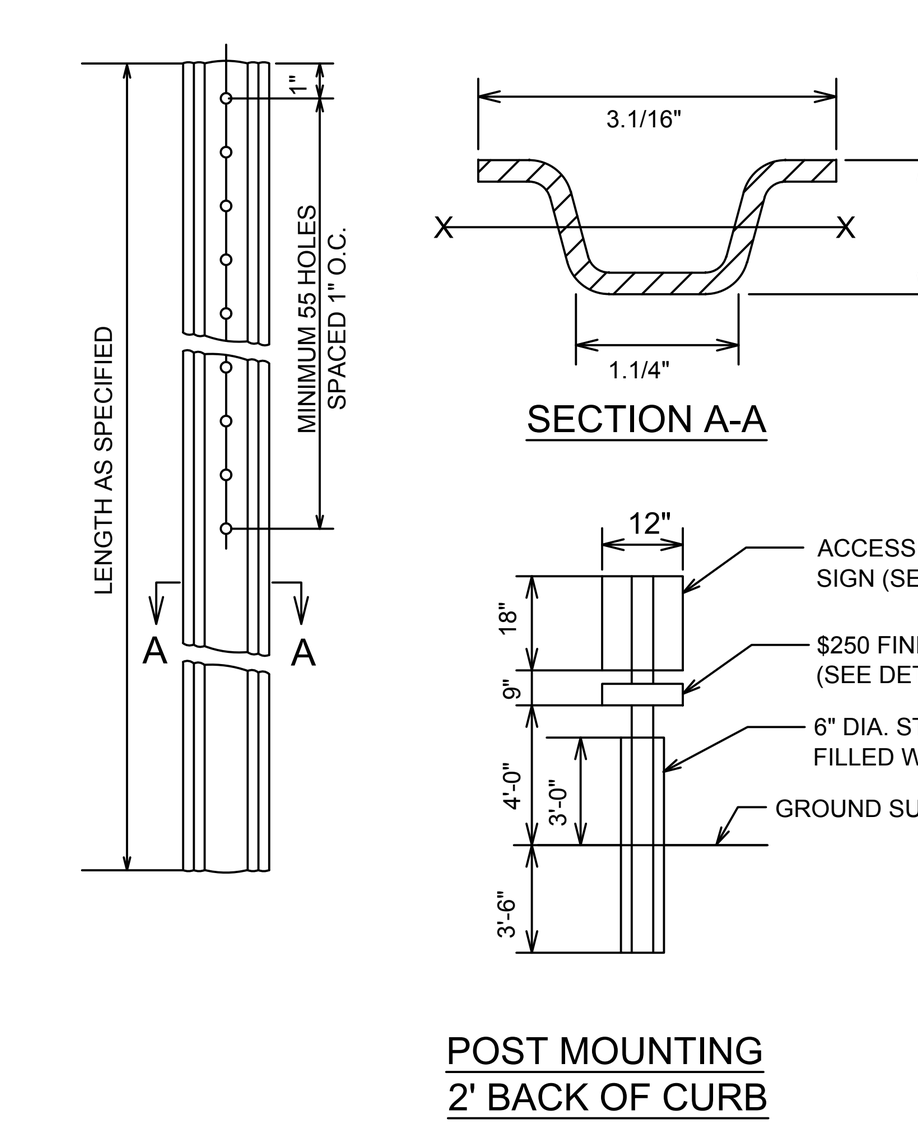
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40'-0" O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

P14

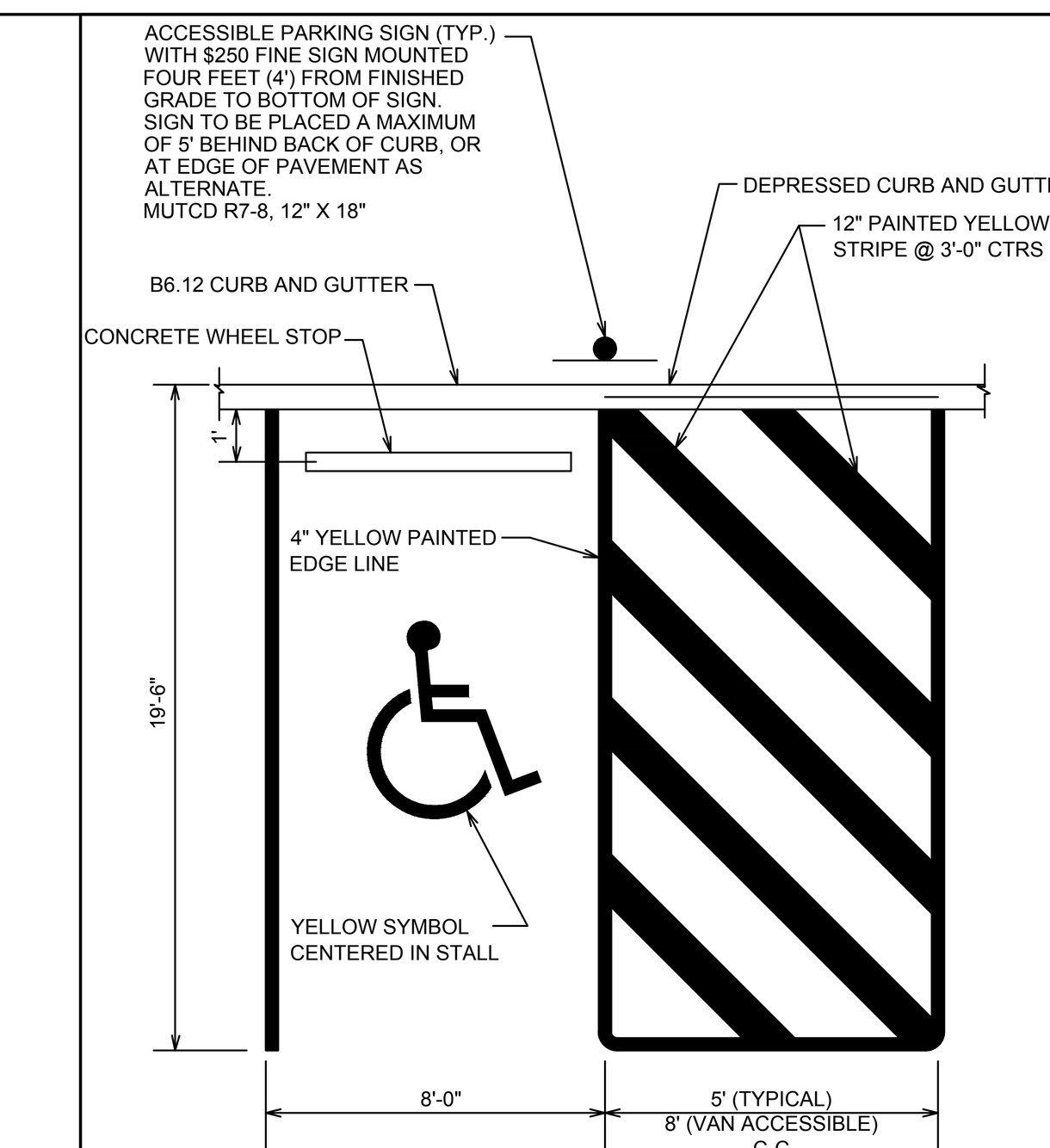
CONCRETE SIDEWALK JOINTS



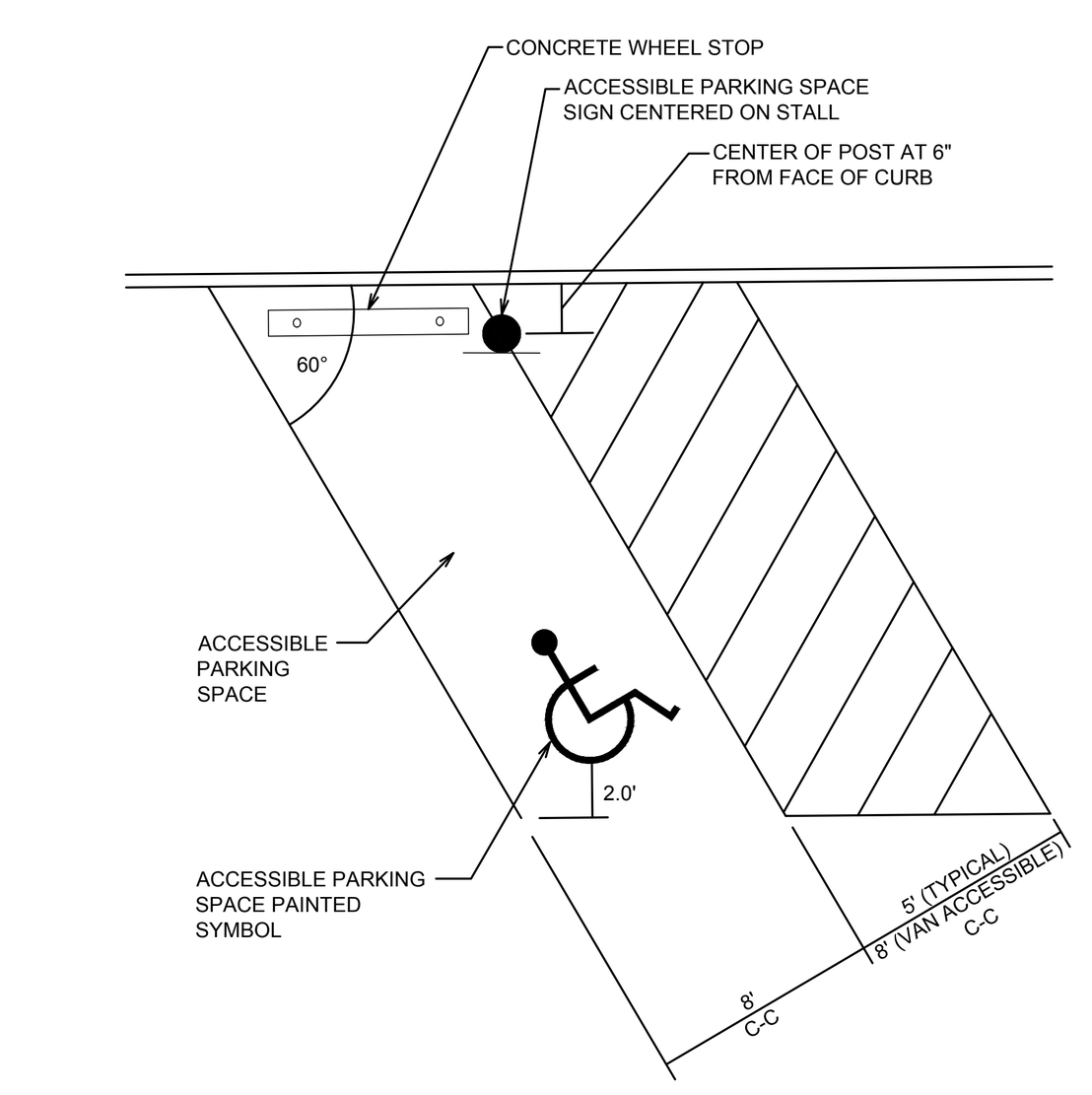
EXPANSION JOINT DETAIL



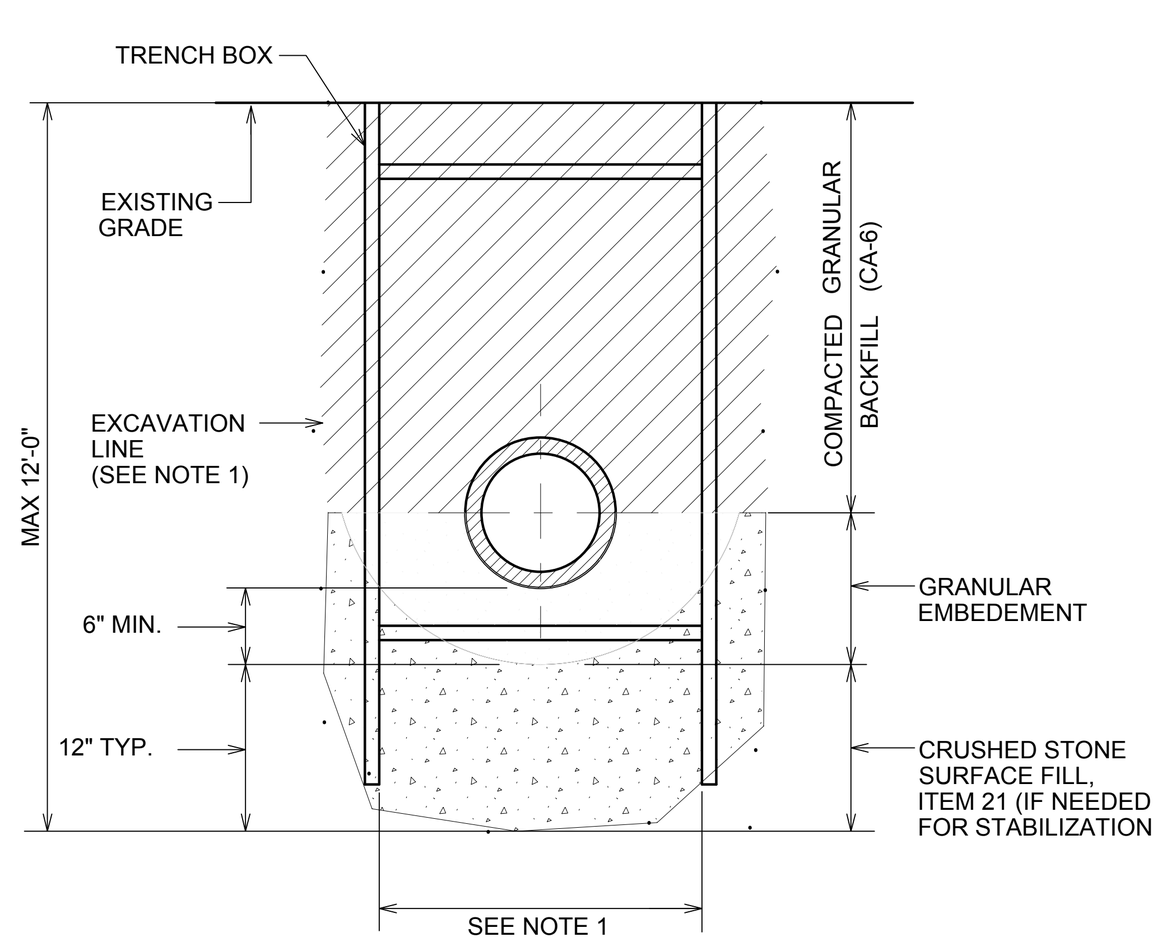
SIGN POST DETAIL



ACCESSIBLE PARKING STALL DETAIL



ACCESSIBLE PARKING STALL DETAIL (ANGLED)

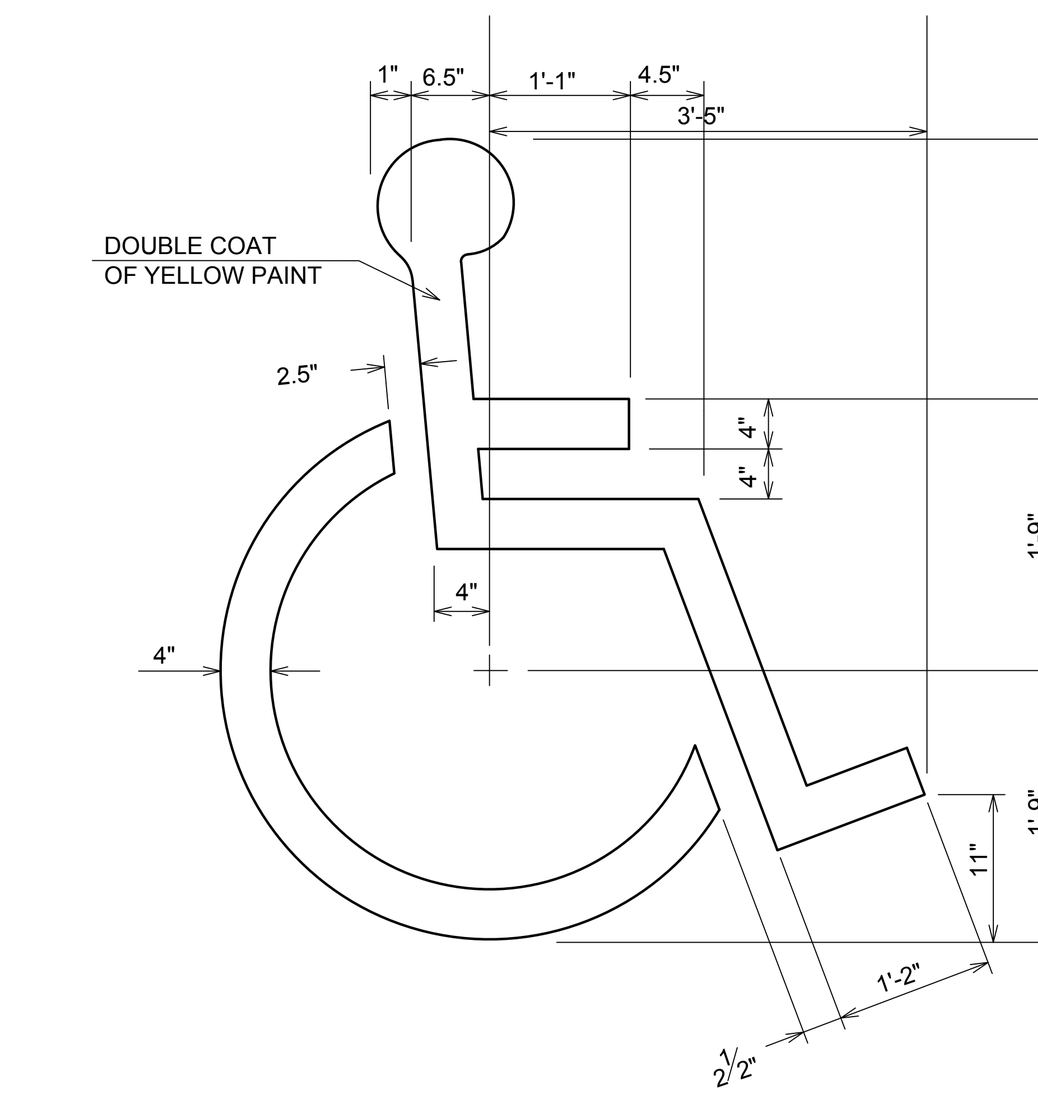


NOTES:

1. EXCAVATION LINE: PIPE SIZES UP TO 24", USE I.D. PLUS 20" OVER 24", USE O.D. PLUS 24"
2. LIMITS OF TRENCH GRANULAR BACKFILL SHALL EXTEND 2' OUTSIDE ALL PAVED AREAS.
3. AGGREGATE BASE COURSE (NO. 53) OR BITUMINOUS BASE COURSE ON AGGREGATE SUB-BASE COURSE (NO. 53)

SS16

TYPICAL CONSTRUCTION TRENCH



NOTE: SYMBOL TO BE CENTERED IN PARKING STALL.

P29

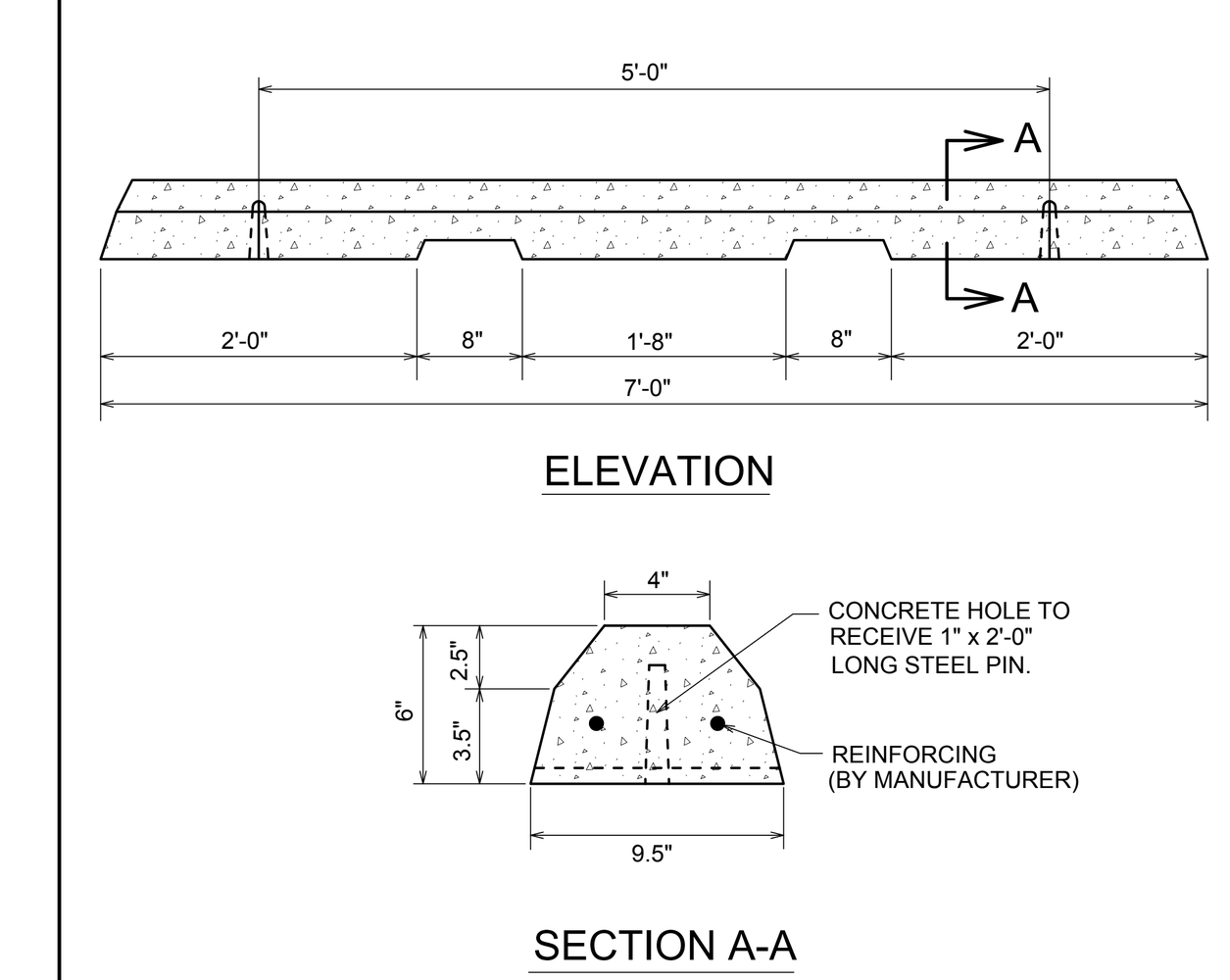
PAINTED ACCESSIBLE STALL SYMBOL



ACCESSIBLE PARKING SIGN
WITH $250 FINE SIGN
MUTCD R7-8, 12"x18".

P30

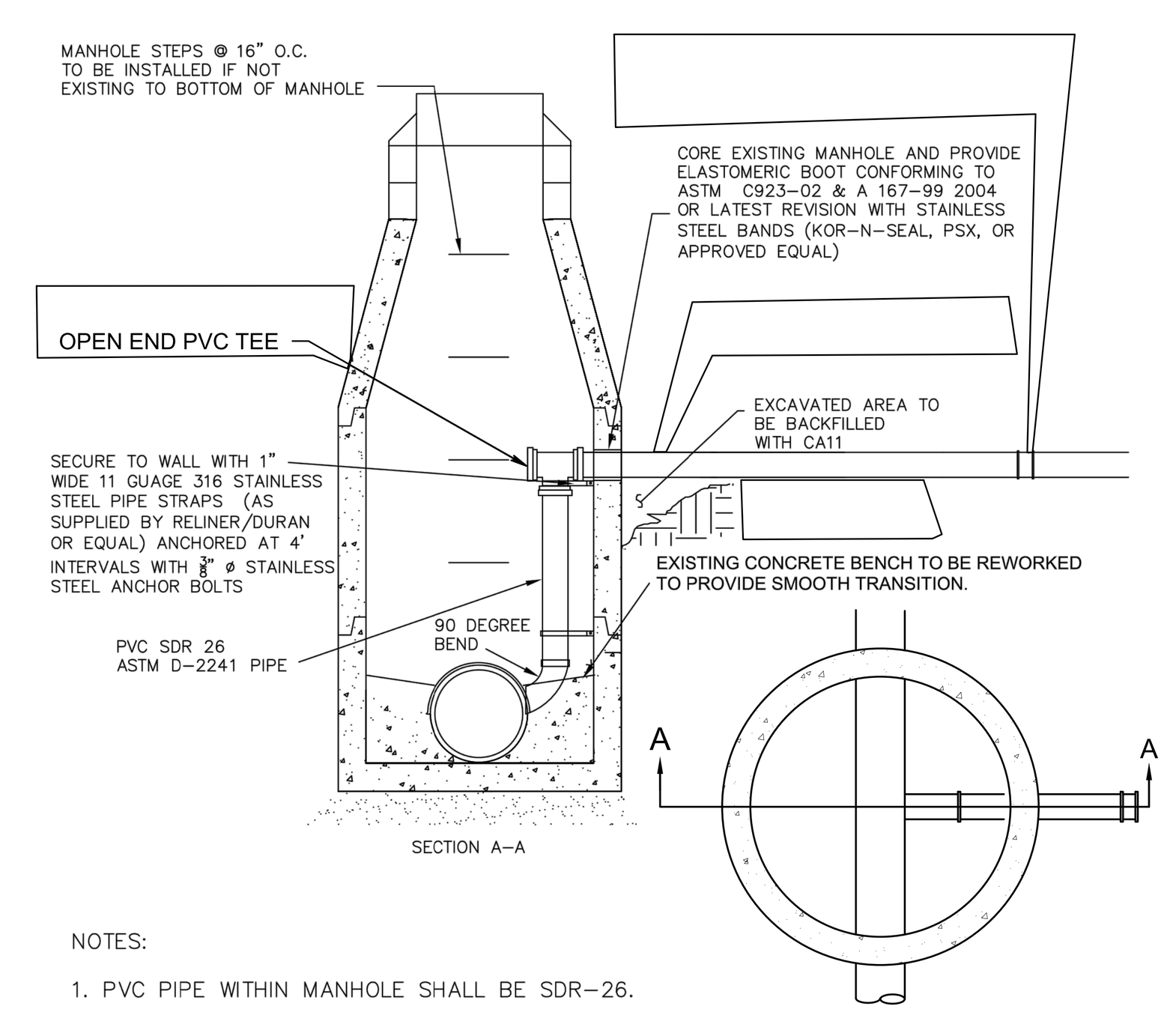
ACCESSIBLE PARKING SIGN



NOTES:

1. WHEEL STOPS TO BE CENTERED IN WIDTH OF PARKING STALLS.
2. STEEL PINS TO BE PROVIDED AS REQUIRED TO SECURE WHEEL STOPS.

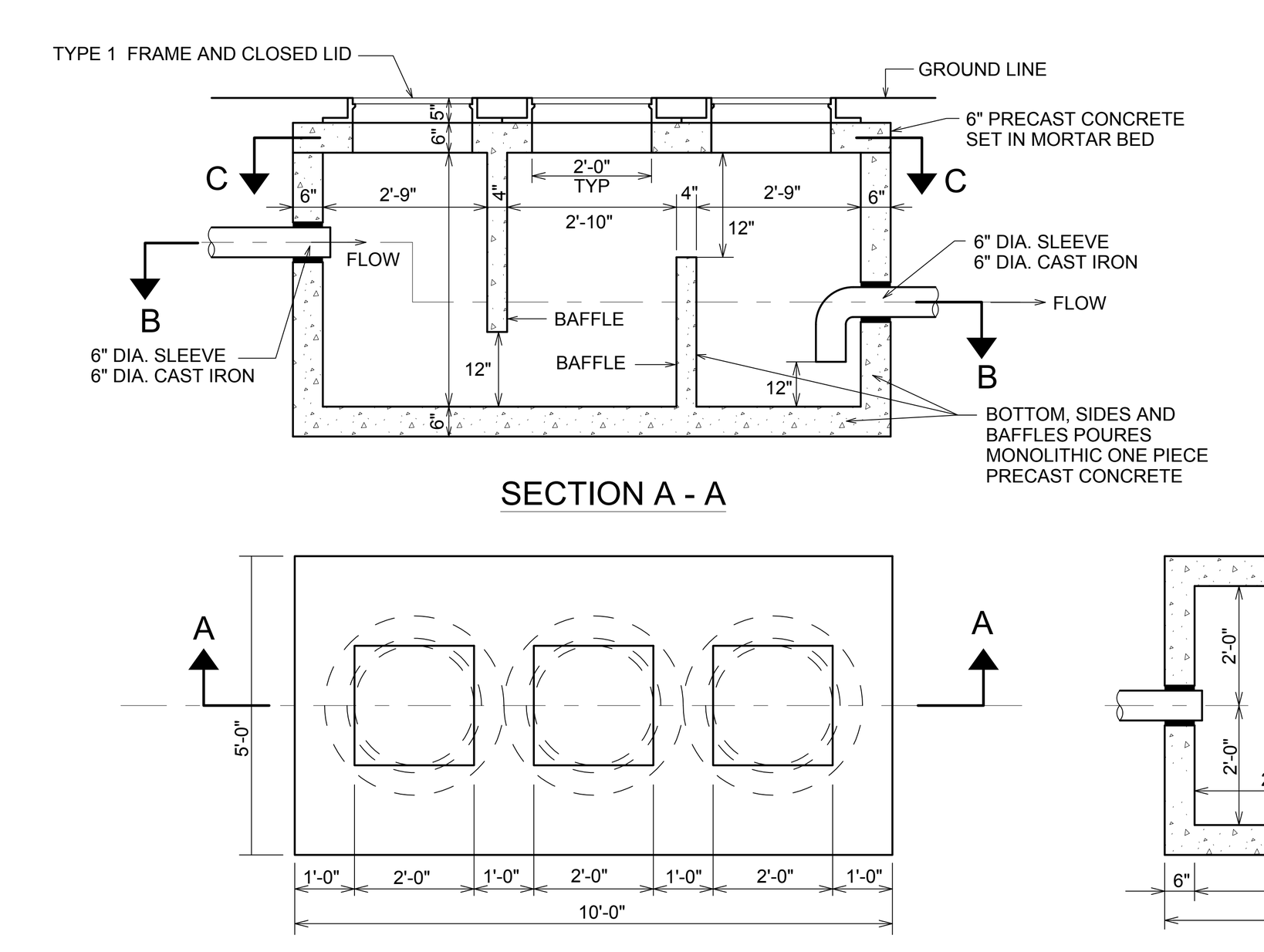
CONCRETE WHEEL STOP



NOTES:

1. PVC PIPE WITHIN MANHOLE SHALL BE SDR-26.
2. FLOWLINE OF DROP SHALL BE LOCATED BETWEEN SPRINGLINE AND TOP OF SEWER MAIN.
3. EXISTING FLOW THROUGH MANHOLE SHALL BE UNOBSTRUCTED DURING CONSTRUCTION OR BYPASS PUMPED PER CITY APPROVAL.
4. ALL HARDWARE WITHIN MANHOLE SHALL BE 316 STAINLESS STEEL
5. FLEXIBLE COUPLING CONNECTING DUCTILE IRON. PIPE TO PVC PIPE SHALL BE A SHEAR RING TYPE COUPLING AS MANUFACTURED BY FERNCO, SERIES 1056R OR APPROVED EQUAL.

SANITARY MANHOLE - INTERIOR DROP CONNECTION

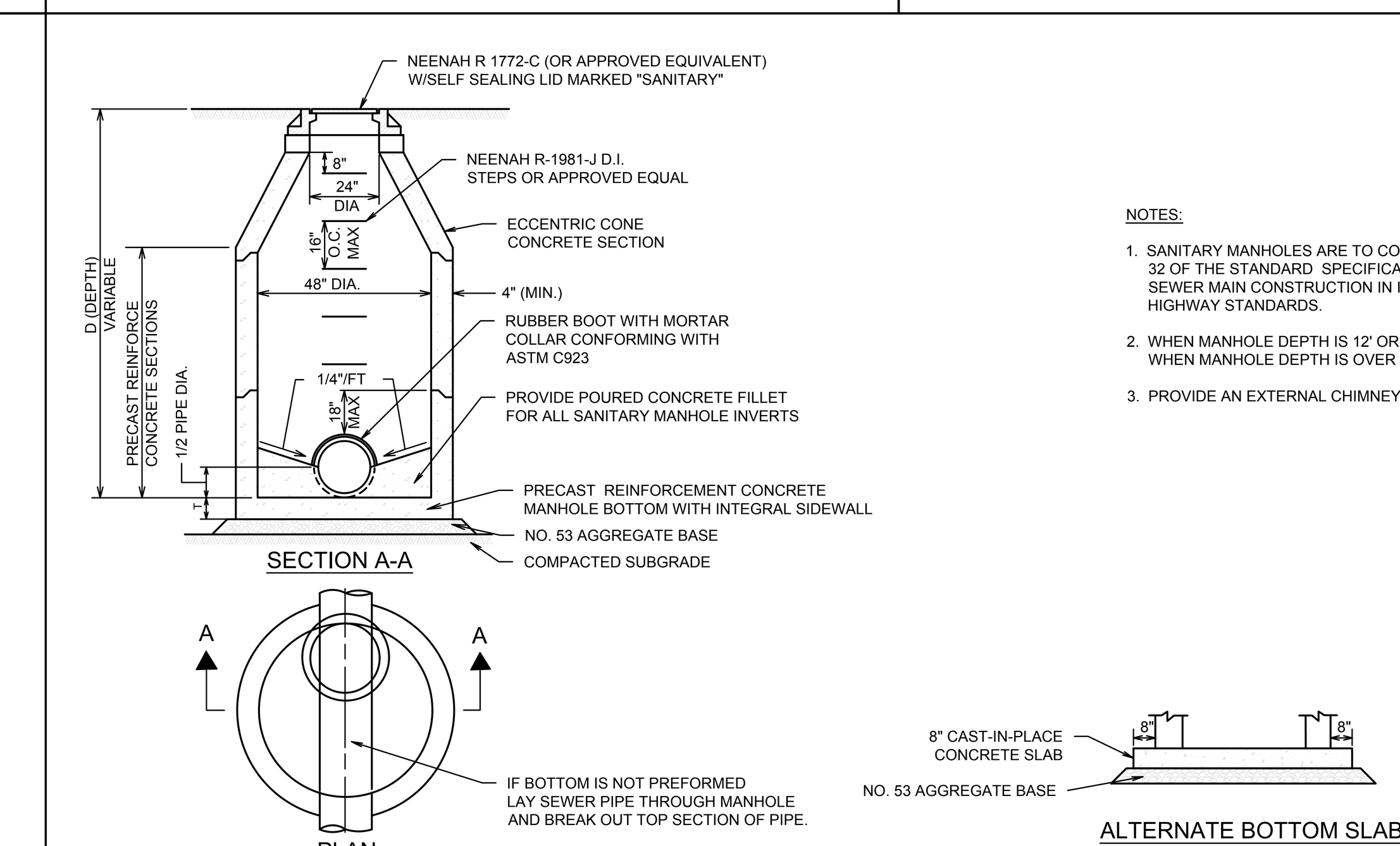


NOTE:

1. GREASE SEPARATOR MUST BE VENTED WHEN CONSTRUCTED INSIDE OF BUILDING.

SS08

GREASE SEPARATOR

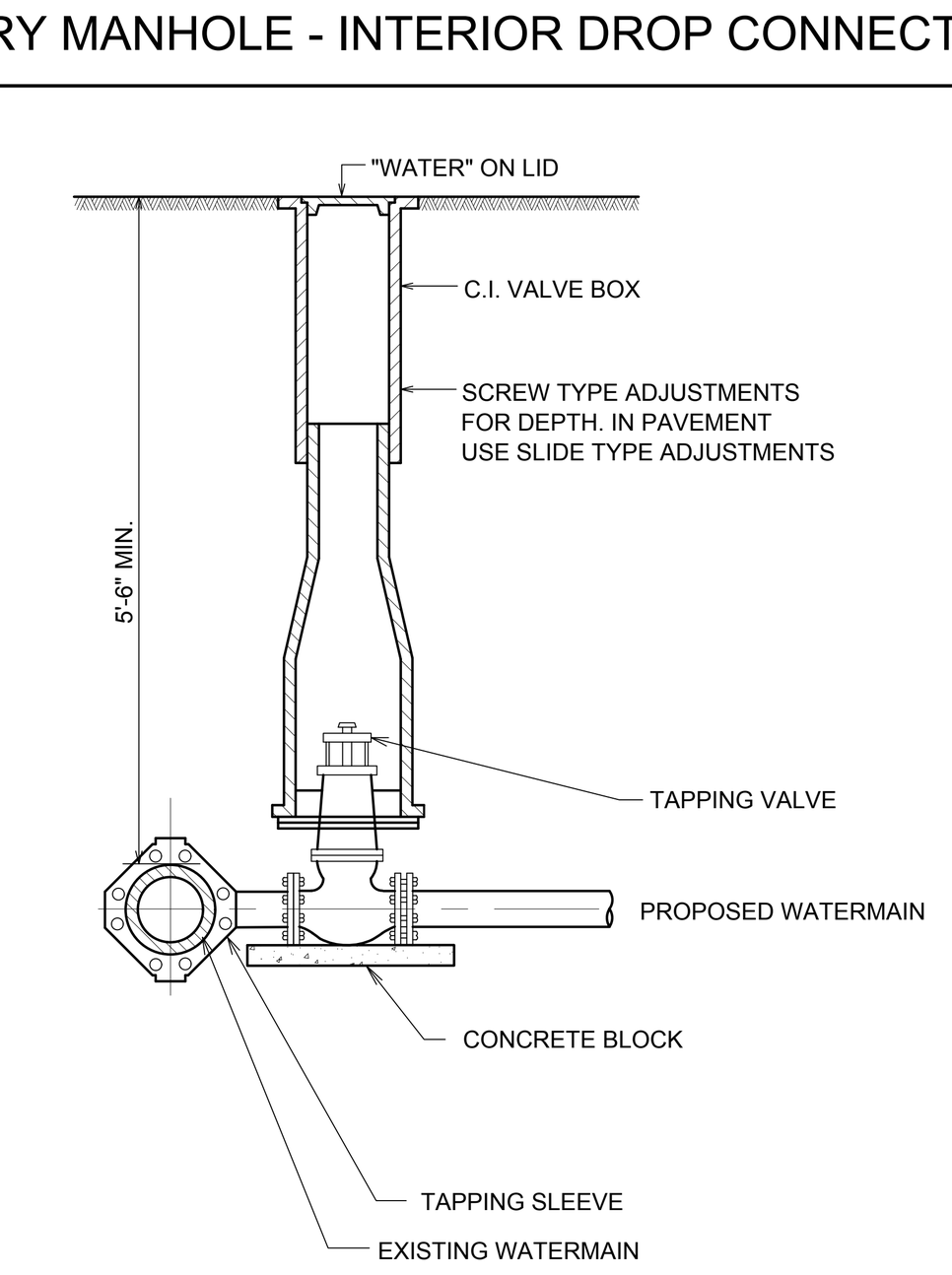


NOTES:

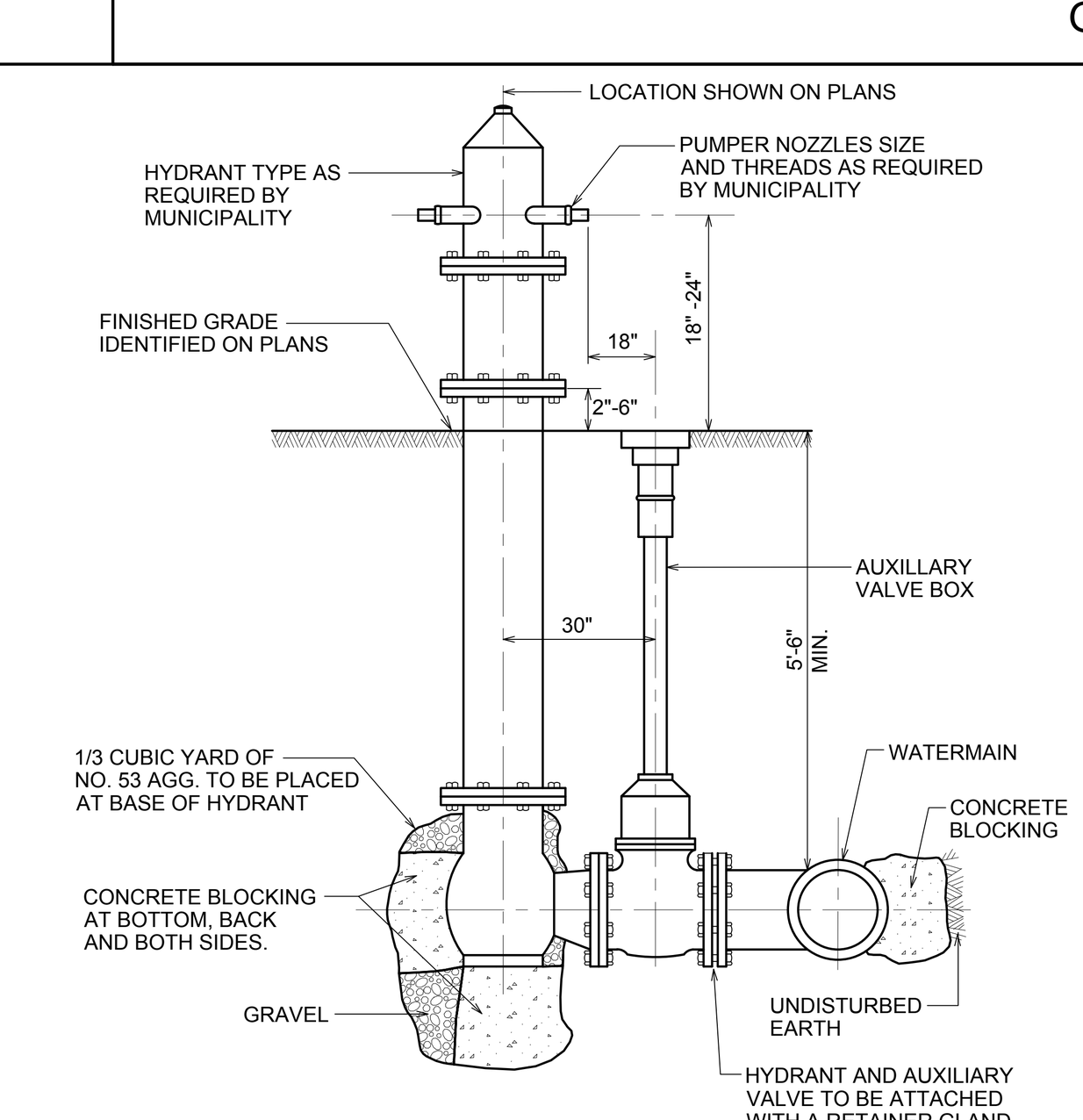
1. SANITARY MANHOLES ARE TO COMPLY WITH THE SECTION 32 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND IDOT HIGHWAY STANDARDS.
2. WHEN MANHOLE DEPTH IS 12' OR LESS, T = 8" WHEN MANHOLE DEPTH IS OVER 12', T = 10"
3. PROVIDE AN EXTERNAL CHIMNEY SEAL.

SS01

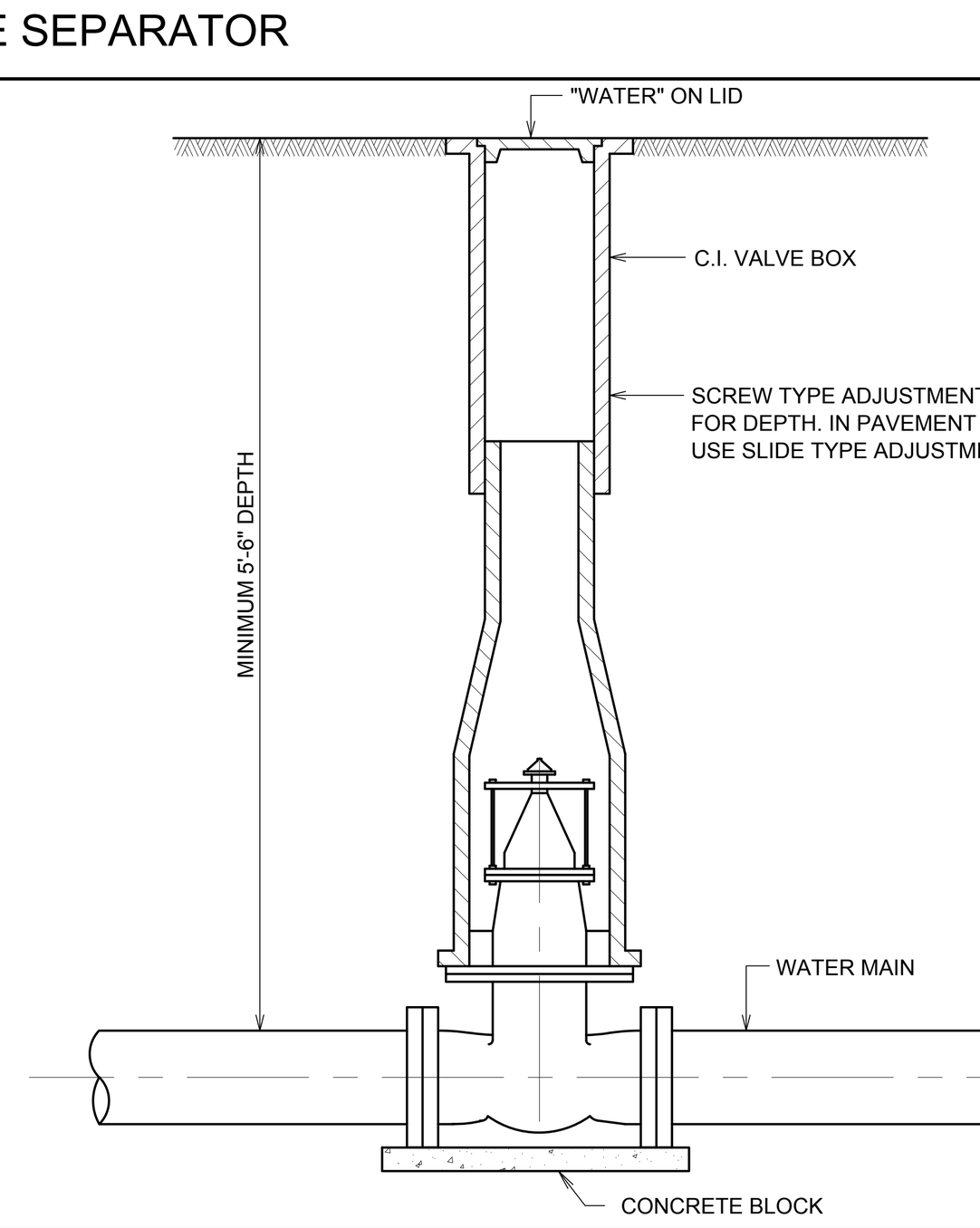
4' SANITARY SEWER MANHOLE



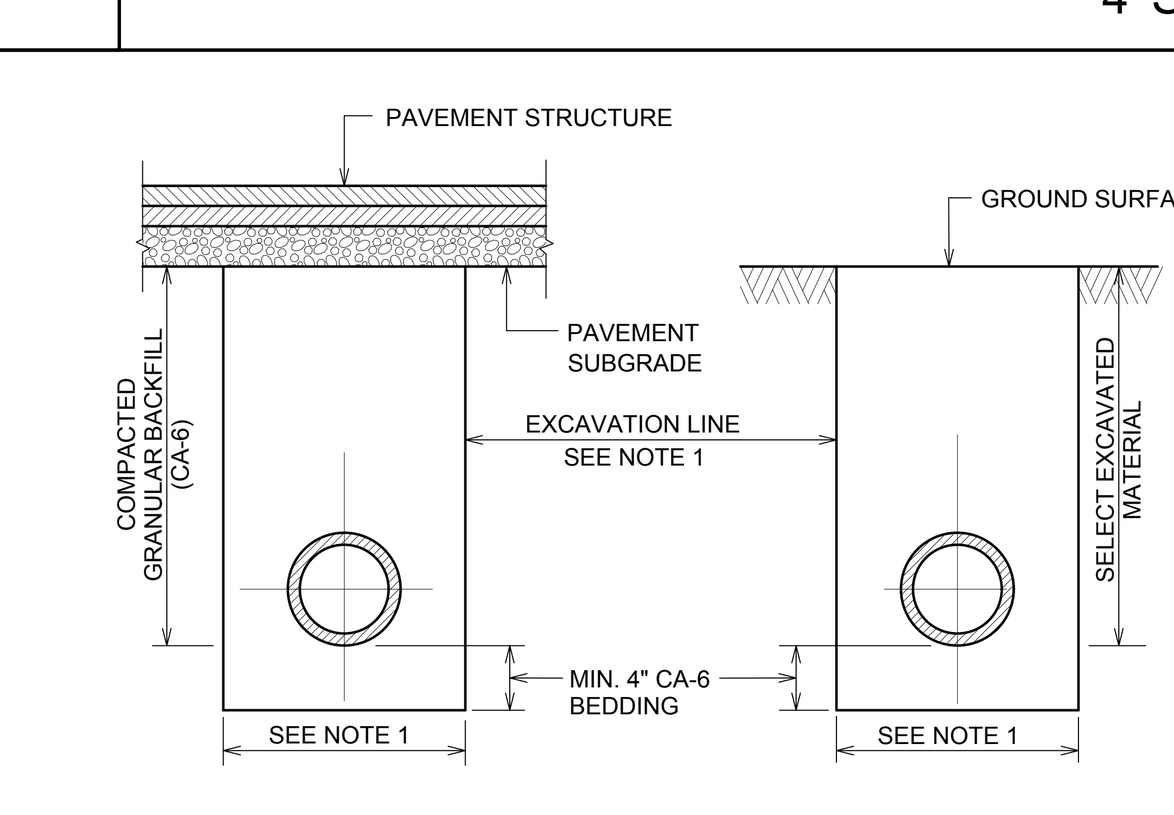
TYPICAL PRESSURE CONNECTION



STANDARD HYDRANT ASSEMBLY



VALVE BOX DETAIL

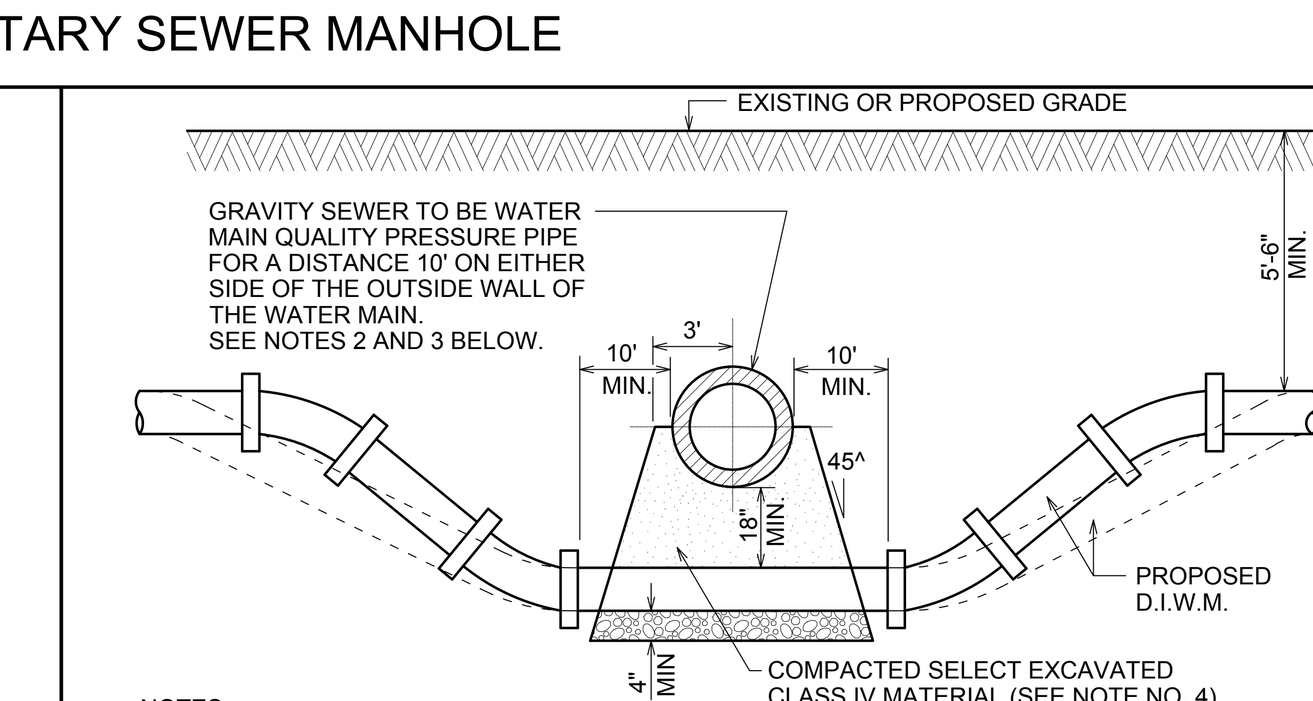


NOTES:

1. EXCAVATION LINE:
   PIPE SIZES UP TO 24", USE I.D. PLUS 20"
   PIPE SIZES OVER 24", USE O.D. PLUS 24"
2. LIMITS OF TRENCH GRANULAR BACKFILL SHALL EXTEND 2' OUTSIDE ALL PAVED AREAS.
3. PROVIDE UNIFORM PIPE SUPPORT.
   - DIG CROSS TRENCHES EXCAVATED 2" WIDER THAN BELL
   - OR SEAT PIPE IN UNIFORM GRANULAR BEDDING

WD07

TRENCH BACKFILL SECTIONS FOR WATER MAIN



NOTES:

1. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN SIZE AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN SIZE. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATER MAIN DEPTH ARE REQUIRED OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW NO. F-1058, OR APPROVED EQUAL.
2. ALL SANITARY SEWER (INCLUDING SERVICES) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" ABOVE THE SEWER VERTICALLY SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM SPECIFICATION D2241 SDR 26, (160 PSI). JOINTS SHALL CONFORM TO ASTM D 3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F 477. THE SAME PIPE AND JOINT ATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
3. ALL STORM SEWER (INCLUDING SERVICES) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" ABOVE THE SEWER VERTICALLY SHALL BE REINFORCED PRECAST CONCRETE SEWER PIPE, ASTM C76 OR C361 PIPE WITH ASTM C443 JOINTS. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. COMPACTED MATERIAL BELOW SEWER SHALL CONFORM TO THE "RECOMMENDED STANDARDS FOR WATER WORKS (10 STATE STANDARDS)", LATEST EDITION.
5. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL COMPLY WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS (10 STATE STANDARDS)", LATEST EDITION.

WATER MAIN CROSSING DETAIL

HKS

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THREE FLOYDS BREWERY
9750 Indiana Parkway
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REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE APPROVAL
SHEET TITLE
CONSTRUCTION DETAILS

SHEET NO.
C6.000

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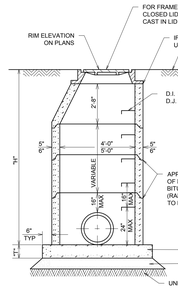
PLOT DATE: 12/18/2017 3:31:27 PM TEMPLATE VERSION:3.0.0.20170623

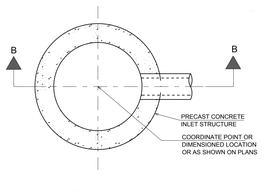


NOTES:

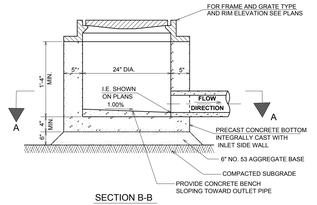
1. WHEN "H" EQUALS 12 FT., OR LESS, "T" = 8" FOR "H" OVER 12 FT. "T" = 10"
2. ADJUSTMENTS TO ELEVATION OF FRAME SHALL BE ACCOMPLISHED WITH PRECAST CONCRETE RINGS WITH A FULL MORTAR BED; MAXIMUM ADJUSTMENT - 12" USING A MAXIMUM OF 2 RINGS. NO MORE THAN ONE - 2" ADJUSTMENT RING SHALL BE USED.
3. FOR COORDINATE LOCATION SEE NOTES FOR 2' DIA. INLET DETAIL - TYPE A
4. THE FLAT SLAB TOP MAY BE USED IN LIEU OF THE TAPERED TOPS AT THE OPTION OF THE CONTRACTOR OR WHEN FIELD CONDITIONS PROHIBIT THE USE OF TAPERED TOPS.

ST04

4' AND 5' DIA. STORM MANHOLE



PLAN A-A



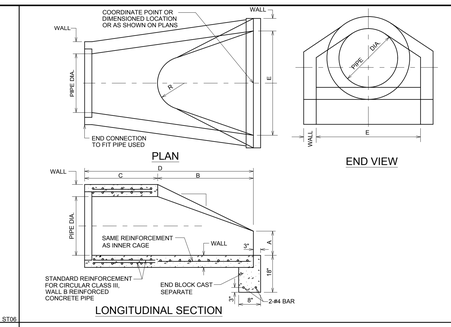
SECTION B-B

NOTE:

1. WHEN RIM ADJUSTMENTS ARE REQUIRED TO MATCH FINAL GRADE, THE ADJUSTMENT SHALL BE COMPLETED WITH A MAXIMUM OF TWO PRECAST CONCRETE RINGS SET IN A BED OF PREFORMED, NON-HARDENING MASTIC (RUB-R-NEK OR APPROVED EQUAL), MAXIMUM HEIGHT ADJUSTMENT SHALL BE TWELVE INCHES.

ST06

2' DIAMETER INLET - TYPE A



LONGITUDINAL SECTION

PIPE DIA.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	$4'-0\frac{7}{8}$"	$6'-0\frac{7}{8}$"	2'-0"	9"	3:1
15"	$2\frac{1}{4}$"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	$2\frac{1}{2}$"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	$2\frac{3}{4}$"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	$3\frac{1}{2}$"	$3'-7\frac{1}{2}$"	2'-6"	$6'-1\frac{1}{2}$"	4'-0"	14"	3:1
27"	$3\frac{1}{4}$"	$10\frac{1}{2}$"	4'-0"	$25\frac{1}{2}$"	$6'-1\frac{1}{2}$"	4'-6"	$14\frac{1}{2}$"	3:1
30"	$3\frac{1}{2}$"	12"	4'-6"	$19\frac{1}{4}$"	$6'-1\frac{1}{4}$"	5'-0"	15"	3:1
33"	$3\frac{1}{4}$"	$13\frac{1}{2}$"	$4'-10\frac{1}{2}$"	$39\frac{3}{4}$"	$6'-1\frac{1}{4}$"	5'-6"	$17\frac{1}{2}$"	3:1
36"	4"	15"	5'-3"	$34\frac{1}{4}$"	$6'-1\frac{1}{4}$"	6'-0"	20"	3:1
42"	$4\frac{1}{2}$"	21"	5'-3"	35"	8'-2"	6'-6"	22"	3:1
48"	5"	24"	6'-0"	26"	8'-2"	7'-0"	22"	3:1
54"	$5\frac{1}{2}$"	27"	5'-5"	35"	8'-4"	7'-6"	24"	2.4:1
60"	6"	35"	5'-0"	39"	8'-3"	8'-0"	*	2:1
66"	$6\frac{1}{2}$"	30"	6'-0"	27"	8'-3"	8'-6"	*	2:1
72"	7"	36"	6'-6"	21"	8'-3"	9'-0"	*	2.26:1
78"	$7\frac{1}{2}$"	36"	7'-6"	21"	9'-3"	9'-6"	*	2.12:1
84"	8"	36"	$7'-6\frac{1}{2}$"	21"	$9'-3\frac{1}{2}$"	10'-0"	*	1.94:1

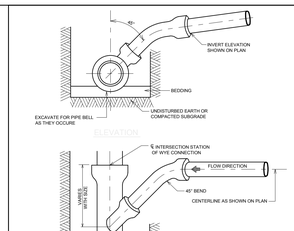
* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

1. PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.

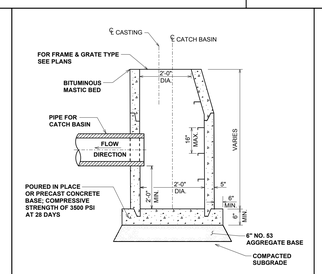
ST15

PRECAST REINFORCED CONCRETE FLARED END SECTION



NOTE:
RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 12'-0"

TYPICAL WYE CONNECTION

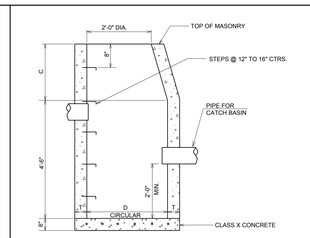


NOTES :

1. STEPS SHALL BE EMBEDDED INTO A WALL A MINIMUM OF 4". STEPS SHALL NOT BE EXTENDED TO THE OUTSIDE.

ST03

2' DIA. CATCH BASIN



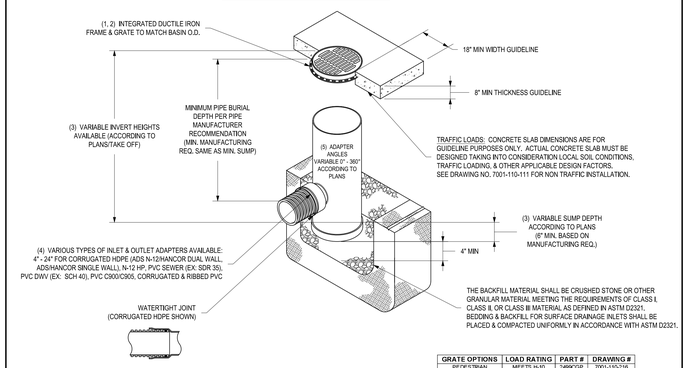
ALTERNATE MATERIAL FOR WALLS	D	C	T (MIN.)
PRECAST REINFORCED CONCRETE RISERS	4' - 0"	2' - 6"	4"
	5' - 0"	3' - 9"	5"
MONOLITHIC CONCRETE	4' - 0"	2' - 6"	6"
	5' - 0"	3' - 9"	6"

NOTES:

1. TYPE A CATCH BASIN TO BE PROVIDED WITH TYPE 1 FREME AND OPEN LID. "T" = 10".
2. ADJUSTMENTS TO ELEVATION OF FRAME SHALL BE ACCOMPLISHED WITH PRECAST CONCRETE RINGS WITH A FULL MORTAR BED; MAXIMUM ADJUSTMENT - 12" USING A MAXIMUM OF 2 RINGS.
3. THE FLAT SLAB TOP MAY BE USED IN LIEU OF THE TAPERED TOPS AT THE OPTION OF THE CONTRACTOR OR WHEN FIELD CONDITIONS PROHIBIT THE USE OF TAPERED TOPS.
4. STEPS SHALL BE EMBEDDED INTO A WALL A MINIMUM OF 4". STEPS SHALL NOT BE EXTENDED TO THE OUTSIDE.

4' AND 5' DIAMETER CATCH BASIN

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2496CGP	7001-110-216
STANDARD	MEETS H-20	2496CGS	7001-110-217
SOLID COVER	MEETS H-20	2496CGC	7001-110-218
DOME	N/A	2496CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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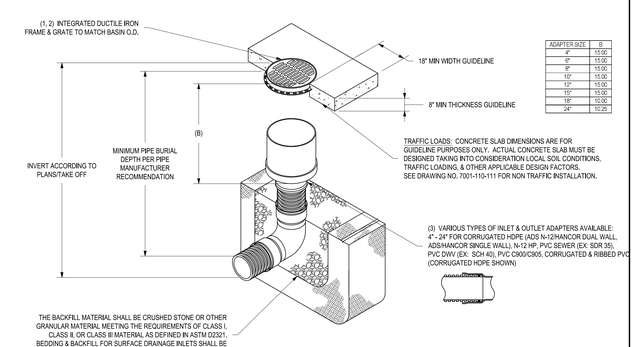
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

NYLOPLAST 24 " INLINE DRAIN: 2724AG _ _ X



ADAPTER SIZE	B
4"	15.00
6"	15.00
8"	15.00
10"	15.00
12"	15.00
15"	15.00
18"	10.00
24"	10.25

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2496CGP	7001-110-216
STANDARD	MEETS H-20	2496CGS	7001-110-217
SOLID COVER	MEETS H-20	2496CGC	7001-110-218
DOME	N/A	2496CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES
6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 HP BELL INFORMATION.

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REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 24 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

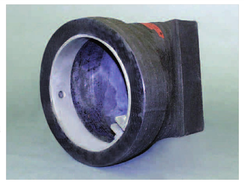
DWG NO. 7003-110-028 REV E

Series 37G

- Fits inside pipe I.D.
- Fastened with internal expansion clamp.
- Features all-elastomer, maintenance-free design.
- Is custom-built to customer specifications.
- Closes on entrapped solids.

Materials of Construction

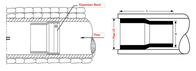
- Valves are available in pure gum rubber, neoprene, Hypalon®, buna-N, Viton® and EPDM.
- Stainless steel expansion clamps.



The Series 37G InLine Check Valve was developed specifically for installations where clearance below the invert of a pipe is insufficient to clear the flange of the standard Series 37. The 37G effectively has a zero face-to-face dimension since it can be completely slipped into an existing pipe. Piping modifications are not required to provide space for the valve. The Series 37G design uses the slip-on principle in reverse.

A special clamp that expands outward is provided to secure the valve to the inside of a pipe, enabling the valve to be installed easily on the outlet pipe from a manhole, such as in a CSO system.

The pressure drop of the Series 37G is increased because of the smaller I.D. required to fit the check valve in the line. Tideflex® Technologies recommends the valves be pinned to the pipe. Each clamp has four pre-drilled holes to allow installation of anchors/bolts. Contact our engineering staff for additional information.



Dimensions Series 37G Check Valve

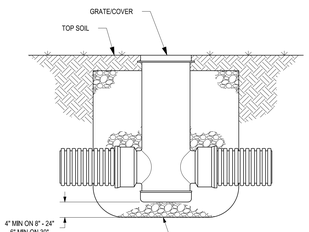
Nominal Size* (Pipe I.D.)	Length L	Height of Kit H	Max. Backpressure (psi) Standard Tideflex®	With Saddle Support
2	5	1 7/8	150	CONTACT FACTORY
3	5 1/2	2 7/8	100	
4	7	3 7/8	75	
6	11	5 7/8	75	
8	12 1/2	7 7/8	60	
10	15 1/2	9 7/8	45	
12	18 1/2	11 7/8	35	
14	22	13 3/4	25	
16	23	15 3/4	20	
18	24	17 3/4	15	
20	32	19 3/4	10	
24	37	23 3/4	10	
30	41	29 3/4	8	
36	47	35 3/4	8	
42	49	41 1/2	5	
48	52	47 1/2	5	
54	57	53 1/2	5	
60	64	59 1/2	5	
72	73	71 1/2	5	

Numbers indicate maximum dimensions in inches.
Contact engineering staff to verify overall dimensions.
** Other sizes available; consult factory. Valves are also made for non-standard pipe I.D.'s.*

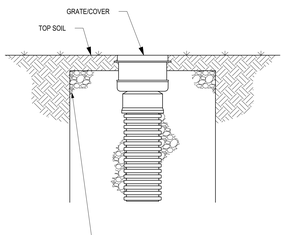
TIDEFLEX - BACKFLOW PREVENTER

NON TRAFFIC INSTALLATION

DRAIN BASIN



INLINE DRAIN



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DATE	9-30-09		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV E

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10/16/2017 3:31:27 PM
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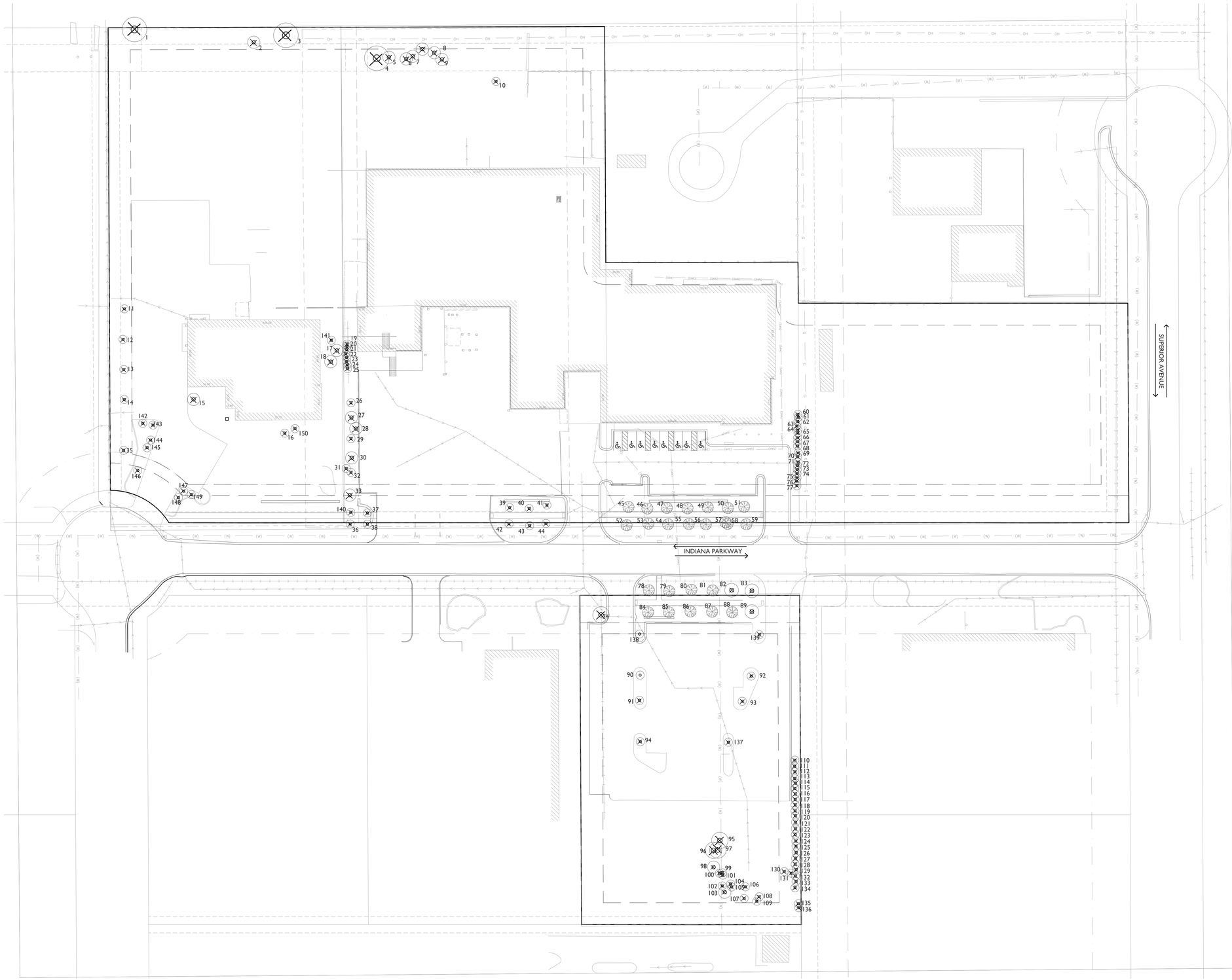
THREE FLOYDS BREWERY
9750 Indiana Parkway
Munster, Indiana 46321

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE APPROVAL
SHEET TITLE
CONSTRUCTION DETAILS
SHEET NO.
C6.100



TREE REMOVAL AND PRESERVATION PLAN

SCALE: 1/32" = 1'-0"

0 16' 32' 64'

NORTH

PLOT DATE:
TEMPLATE VERSION:

HKS

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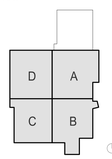
Munster, Indiana 46321

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

LandscapeArchitect: Ted Wolff
Arch. Reg. No.: 21100002
Date: 02/06/2018

KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
TREE REMOVAL AND PRESERVATION PLAN

SHEET NO.
L100-1

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EXISTING TREE KEY - PARKWAY TREES IN PUBLIC R.O.W (TREES 1-135)

NO.	SIZE	COMMON NAME	CONDITION	REMARKS
1	10"	CRABAPPLE	FAIR	TO BE REMOVED
2	13"	COTTONWOOD	FAIR	TO BE REMOVED
3	30"	COTTONWOOD	FAIR	TO BE REMOVED
4	10"	SERVICEBERRY	FAIR	TO BE REMOVED
5	4"	HONEY LOCUST	DEAD	TO BE REMOVED
6	10'	WASHINGTON HAWTHORN	FAIR	TO BE REMOVED
7	10'	WASHINGTON HAWTHORN	FAIR	TO BE REMOVED
8	10'	WASHINGTON HAWTHORN	FAIR	TO BE REMOVED
9	10'	WASHINGTON HAWTHORN	FAIR	TO BE REMOVED
10	3"	CRABAPPLE	FAIR	TO BE REMOVED
11	8"	NORWAY MAPLE	GOOD	TO BE REMOVED
12	8"	NORWAY MAPLE	GOOD	TO BE REMOVED
13	6"	NORWAY MAPLE	GOOD	TO BE REMOVED
14	6"	NORWAY MAPLE	GOOD	TO BE REMOVED
15	12"	PIN OAK	GOOD	TO BE REMOVED
16	4"	RIVER BIRCH	GOOD	TO BE REMOVED
17	10"	AUSTRIAN PINE	GOOD	TO BE REMOVED
18	12"	AUSTRIAN PINE	GOOD	TO BE REMOVED
19	2"	TECHNY ARBORVITAE	GOOD	TO BE REMOVED
20	2"	TECHNY ARBORVITAE	GOOD	TO BE REMOVED
21	2"	TECHNY ARBORVITAE	GOOD	TO BE REMOVED
22	2"	TECHNY ARBORVITAE	GOOD	TO BE REMOVED
23	2"	TECHNY ARBORVITAE	GOOD	TO BE REMOVED
24	2"	TECHNY ARBORVITAE	GOOD	TO BE REMOVED
25	2"	TECHNY ARBORVITAE	GOOD	TO BE REMOVED
26	4"	AUTUMN BLAZE MAPLE	GOOD	TO BE REMOVED
27	8'	WASHINGTON HAWTHORN	GOOD	TO BE REMOVED
28	8"	WASHINGTON HAWTHORN	GOOD	TO BE REMOVED
29	3"	HONEY LOCUST	GOOD	TO BE REMOVED
30	4"	WASHINGTON HAWTHORN	GOOD	TO BE REMOVED
31	3"	ALDER	GOOD	TO BE REMOVED
32	3"	HACKBERRY	GOOD	TO BE REMOVED
33	4"	AUTUMN BLAZE MAPLE	GOOD	TO BE REMOVED
34	2"	AUTUMN BLAZE MAPLE	GOOD	TO BE REMOVED
35	2"	NORWAY MAPLE	GOOD	TO BE REMOVED
36	2"	BALD CYPRESS	GOOD	TO BE REMOVED
37	3"	BALD CYPRESS	GOOD	TO BE REMOVED
38	3"	BALD CYPRESS	GOOD	TO BE REMOVED
39	3"	BALD CYPRESS	GOOD	TO BE REMOVED
40	3"	BALD CYPRESS	GOOD	TO BE REMOVED
41	3"	BALD CYPRESS	GOOD	TO BE REMOVED
42	3"	BALD CYPRESS	GOOD	TO BE REMOVED
43	3"	BALD CYPRESS	GOOD	TO BE REMOVED
44	3"	BALD CYPRESS	GOOD	TO BE REMOVED
45	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
46	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
47	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
48	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
49	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
50	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
51	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
52	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
53	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
54	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
55	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
56	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
57	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
58	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
59	3"	REGAL PRINCE OAK	FAIR	TO REMAIN
60	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
61	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
62	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
63	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
64	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
65	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
66	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
67	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
68	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
69	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
70	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
71	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
72	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
73	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
74	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
75	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
76	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
77	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
78	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
79	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
80	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
81	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
82	3"	REGAL PRINCE OAK	GOOD	TO BE REMOVED
83	3"	REGAL PRINCE OAK	GOOD	TO BE REMOVED
84	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
85	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
86	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
87	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
88	3"	REGAL PRINCE OAK	GOOD	TO REMAIN
89	3"	REGAL PRINCE OAK	GOOD	TO BE REMOVED
90	3"	AUTUMN BLAZE MAPLE	GOOD	TO BE REMOVED
91	3"	ULMUS SPECIES	GOOD	TO BE REMOVED
92	2"	ELM SPECIES	GOOD	TO BE REMOVED
93	2"	ELM SPECIES	GOOD	TO BE REMOVED
94	2"	KENTUCKY COFFEE TREE	GOOD	TO BE REMOVED
95	20"	COTTONWOOD	POOR	TO BE REMOVED
96	20"	COTTONWOOD	POOR	TO BE REMOVED
97	16"	COTTONWOOD	POOR	TO BE REMOVED
98	15"	COTTONWOOD	POOR	TO BE REMOVED
99	6"	COTTONWOOD	POOR	TO BE REMOVED
100	6"	COTTONWOOD	POOR	TO BE REMOVED

NO.	SIZE	COMMON NAME	CONDITION	REMARKS
101	6"	COTTONWOOD	POOR	TO BE REMOVED
102	12"	COTTONWOOD	POOR	TO BE REMOVED
103	15"	COTTONWOOD	POOR	TO BE REMOVED
104	5"	COTTONWOOD	POOR	TO BE REMOVED
105	6"	COTTONWOOD	POOR	TO BE REMOVED
106	6"	COTTONWOOD	POOR	TO BE REMOVED
107	8"	COTTONWOOD	POOR	TO BE REMOVED
108	10"	COTTONWOOD	POOR	TO BE REMOVED
109	10"	COTTONWOOD	POOR	TO BE REMOVED
110	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
111	8"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
112	8"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
113	6"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
114	6"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
115	12"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
116	4"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
117	10"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
118	12"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
119	2"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
120	2"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
121	2"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
122	2"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
123	2"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
124	2"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
125	2"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
126	4"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
127	8"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
128	8"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
129	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
130	4"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
131	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
132	3"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
133	4"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
134	2"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
135	4"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
136	4"	ARBORVITAE SPECIES	GOOD	TO BE REMOVED
137	2"	KENTUCKY COFFEE TREE	GOOD	TO BE REMOVED
138	4"	AUTUMN BLAZE MAPLE	GOOD	TO REMAIN, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
139	2"	AUTUMN BLAZE MAPLE	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
140	4"	BALD CYPRESS	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
141	4"	AUSTRIAN PINE	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
142	8"	BLUE SPRUCE	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
143	8"	BLUE SPRUCE	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
144	2"	SERVICEBERRY	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
145	2"	SERVICEBERRY	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
146	5"	CRABAPPLE	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
147	3"	SERVICEBERRY	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
148	3"	SERVICEBERRY	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
149	3"	SERVICEBERRY	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD
150	4"	RIVER BIRCH	GOOD	TO BE REMOVED, NOT INCLUDED IN SURVEY, VERIFY IN FIELD

TREE KEY
SCALE: NOT TO SCALE

PLOT DATE:
TEMPLATE VERSION

HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
HKS, INC.
350 N. ST. PAUL STREET, SUITE 100
DALLAS, TX 75201

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RTM ENGINEERING CONSULTANTS
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SCHAUMBURG, IL 60173

CIVIL ENGINEERS
V3 COMPANIES
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WOODRIDGE, IL 60517

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WOLFF LANDSCAPE ARCHITECTURE
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CHICAGO, IL 60601

BREWERY EQUIPMENT
BRAUKON
GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

KITCHEN CONSULTANT
TRI-MARK
505 COLLINS STREET
ATTLEBORO, MA 02703

THREE FLOYD'S BREWERY
9750 Indiana Parkway
Munster, Indiana 46321

INTERIM REVIEW ONLY
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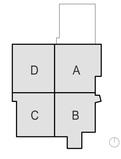
Landscape/Architect: Tied Wolff
Arch. Reg. No.: 211000021
Date: 02/06/2018

KEY PLAN



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DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
TREE KEY

SHEET NO.
L100-2

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OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 9750 INDIANA PARKWAY, TOWN OF MUNSTER, INDIANA (46321), 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(S) IF DAMAGED.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

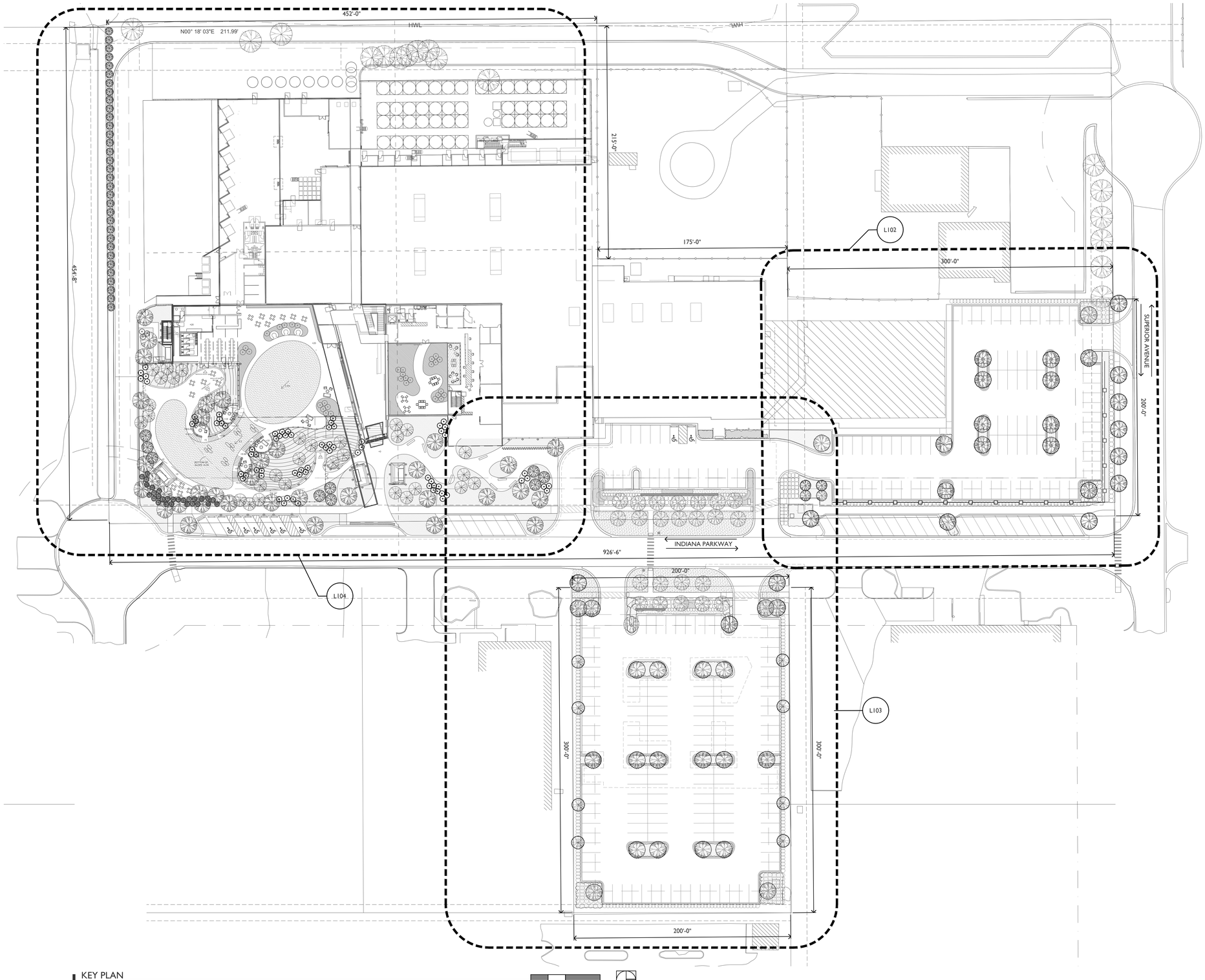
THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF INDIANA, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 9750 INDIANA PARKWAY, TOWN OF MUNSTER, INDIANA (46321), HAS BEEN DESIGNED ON ACCORDANCE WITH THE 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 ORDINANCES.

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 21100002 IN THE STATE OF INDIANA, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : DECEMBER 31, 2019.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

12/18/2017

DATE



KEY PLAN
SCALE: 1/16" = 1'-0"

0 16' 32' 64'

NORTH

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HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
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DALLAS, TX 75201

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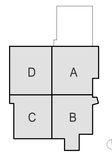

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
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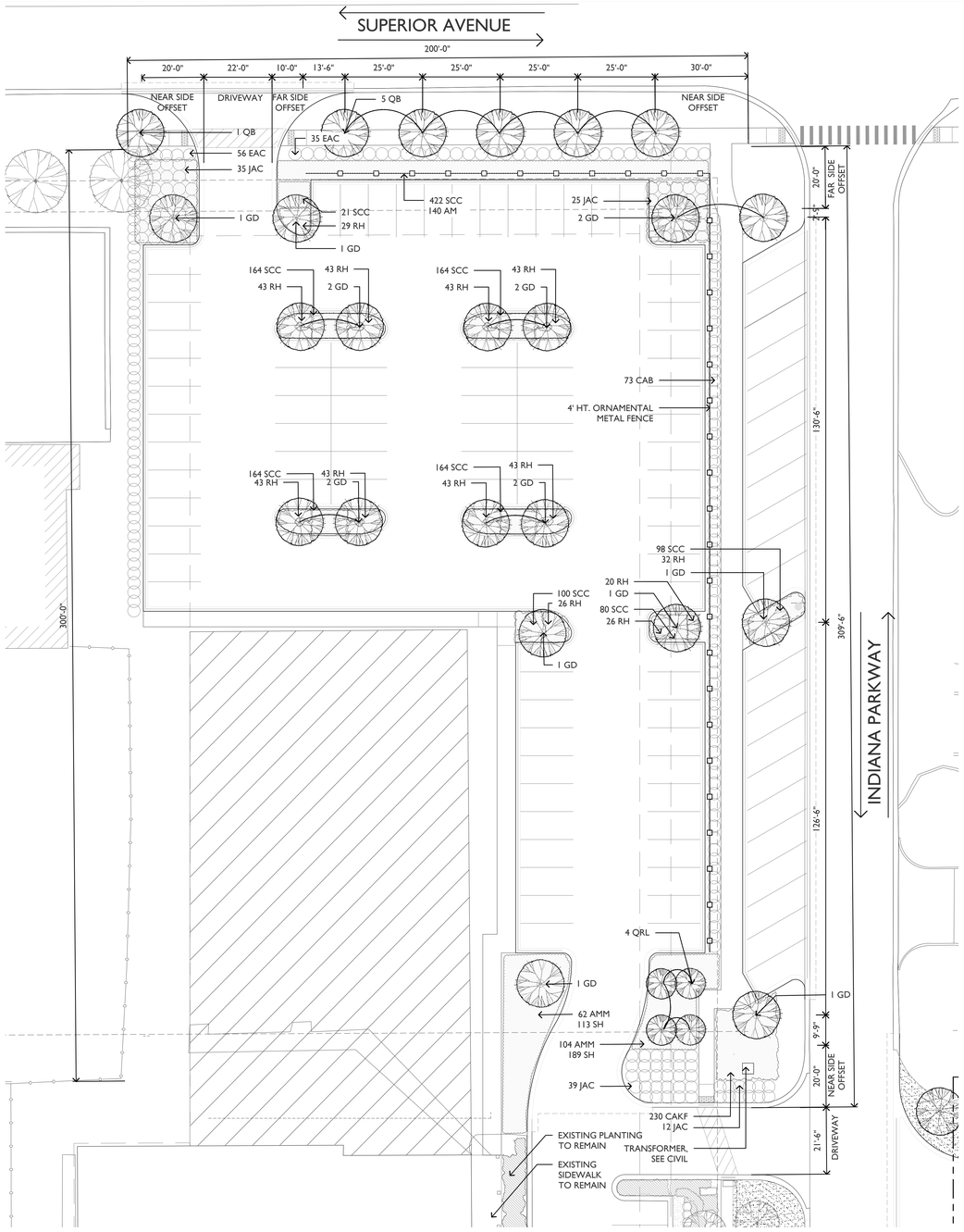
DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
KEY PLAN

SHEET NO.
L101

PLOT DATE:
TEMPLATE VERSION



1 NORTH PARKING LOT LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 9750 INDIANA PARKWAY, TOWN OF MUNSTER, INDIANA (46321), 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.

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BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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 9750 INDIANA PARKWAY, TOWN OF MUNSTER, INDIANA (46321), HAS BEEN DESIGNED ON 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 ORDINANCES.

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 21100002 IN THE STATE OF INDIANA, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : DECEMBER 31, 2019.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

12/18/2017

DATE

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

SUPERIOR AVENUE AVENUE

LENGTH (LF)	200'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	9
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	6 TREES ARE PROVIDED, ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAY OFFSET.

INDIANA AVENUE

LENGTH (LF)	309'-6"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	13
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	3 TREES ARE PROVIDED, ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAY OFFSET AND PARKING LOCATIONS.

INTERNAL PLANTING

PARKING LOT

TOTAL VEHICULAR USE AREA	29,574 SF
INTERNAL PLANTING AREA REQUIRED (7.5% OF 96,735)	2,218 SF
INTERNAL PLANTING AREA PROPOSED	3,834 SF
NUMBER OF TREES REQUIRED (4,963 / 125)	18
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	18

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
SHADE TREES	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	17	2"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QRL	QUERCUS ROBUR 'LONG'	REGAL PRINCE OAK (COLUMNAR)	4	2"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	6	2"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
SHRUBS	EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF-WINGED BURNING BUSH	91	-	-	-	B&B	3'-0" ON CENTER
	CAB	CORNUS ALBA 'BAILHALO'	VORY HALO DOGWOOD	73		3'		B&B	3'-0" ON CENTER
EVERGREEN SHRUBS	JAC	JUNIPER ANDORRA 'COMPACTA'	JUNIPER ANDORRA COMPACTA	111		3'		B&B	3'-0" ON CENTER
ORNAMENTAL GRASSES	SCC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	1377	-	-	-	#1	1'-6" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	302	-	-	-	#1	1'-6" ON CENTER
	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	230	-	-	-	#1	2'-0" ON CENTER
PERENNIALS / GROUNDCOVERS	AM	ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	140	-	-	-	#1	1'-3" ON CENTER
	AMM	ALLIUM 'MILLENIUM'	ORNAMENTAL ONION	166	-	-	-	#1	1'-3" ON CENTER
	RH	RUELLIA HUMILIS	WILD PETUNIA	477	-	-	-	#1	1'-6" ON CENTER

2 PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1180
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LANDSCAPE ARCHITECT
WOLFF LANDSCAPE ARCHITECTURE
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GERMANY

KITCHEN CONSULTANT
TRIMARK
505 COLLINS STREET
ATTLEBORO, MA 02703

THREE FLOYD'S BREWERY

9750 Indiana Parkway
Munster, Indiana 46321

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Landscape Architect: Ted Wolff
Arch. Reg. No.: 21100002
Date: 02/06/2018

KEY PLAN

D A
C B

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000

DATE
02/06/2018

ISSUE
PUD & SITE PLAN APPROVAL

SHEET TITLE
NORTH PARKING LOT LANDSCAPE PLAN

SHEET NO.
L102

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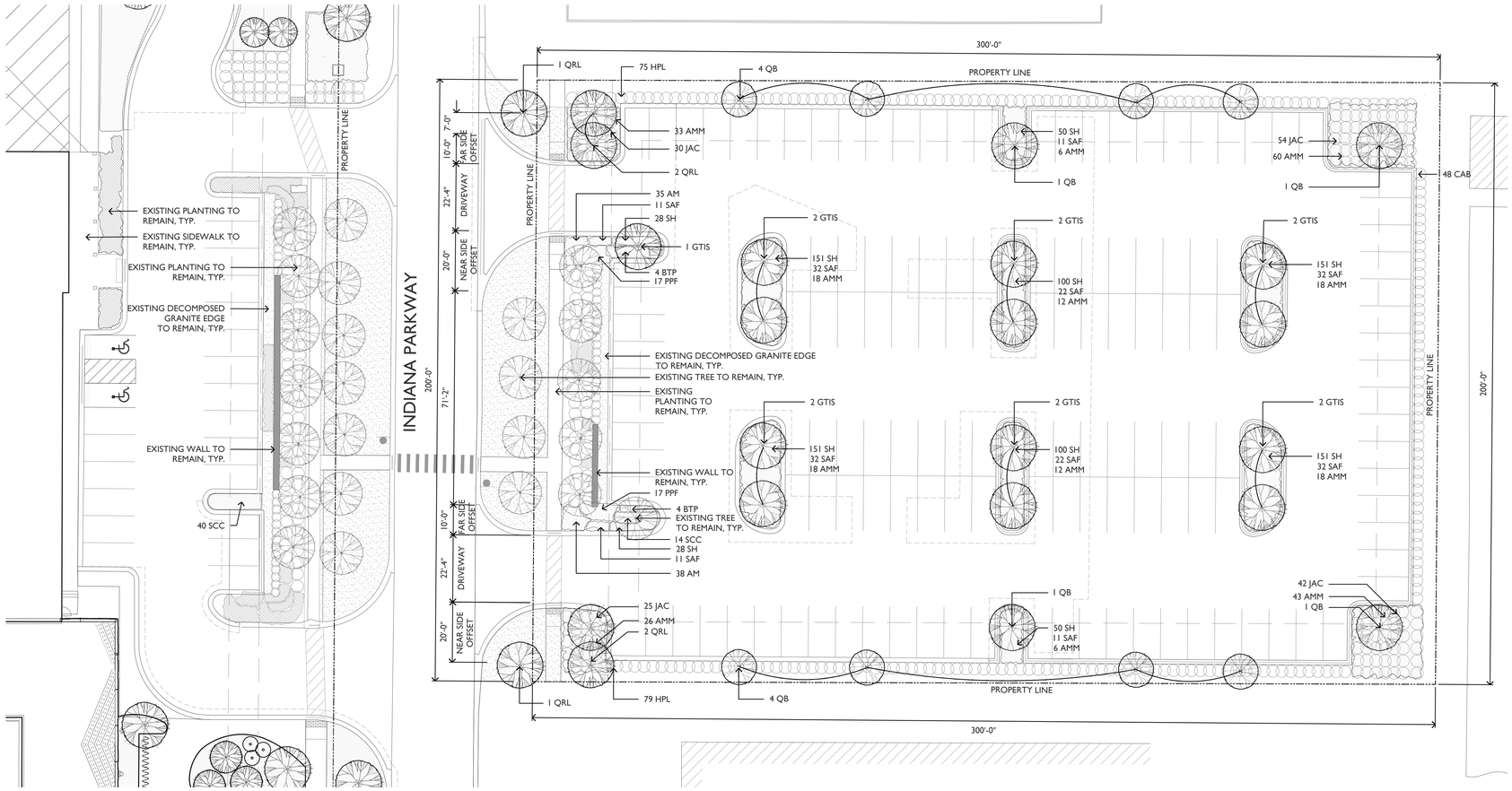
TEMPLATE VERSION:

PLOT DATE:



EAST PARKING LOT LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

NORTH

2 PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
SHADE TREES	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	14	2"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QRL	QUERCUS ROBUR 'LONG'	REGAL PRINCE OAK (COLUMNAR)	6	2"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	12	2"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
SHRUBS	HPL	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	154	-	-	-	CONT.	4'-0" ON CENTER
EVERGREEN SHRUBS	JAC	JUNIPER ANDORRA 'COMPACTA'	JUNIPER ANDORRA COMPACTA	151	-	3'	–	B&B	3'-0" ON CENTER
	CAB	CORNUS ALBA 'BAILHALO'	VORY HALO DOGWOOD	48	-	3'	–	B&B	3'-0" ON CENTER
ORNAMENTAL GRASSES	SCC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	14	-	-	-	#1	1'-6" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	960				#1	1'-6" ON CENTER
PERENNIALS / GROUNDCOVERS	AM	ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	73	-	-	-	#1	1'-3" ON CENTER
	AMM	ALLIUM 'MILLENIUM'	ORNAMENTAL ONION	270	-	-	-	#1	2'-0" ON CENTER
	BTP	BAPTISIA 'TWILITE'	TWILITE PRAIRIE BLUES FALSE INDIGO	8	-	-	-	#2	AS NOTED ON PLANS
	SAF	SEDUM 'AUTUMN FIRE'	PRAIRIE FIRE STONECROP	216	-	-	-	#1	1'-6" ON CENTER

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 9750 INDIANA PARKWAY, TOWN OF MUNSTER, INDIANA (46321), 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(S) IF DAMAGED.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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 9750 INDIANA PARKWAY, TOWN OF MUNSTER, INDIANA (46321), HAS BEEN DESIGNED ON 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 ORDINANCES.

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 21100002 IN THE STATE OF INDIANA, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : DECEMBER 31, 2019.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

12/18/2017

DATE

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

INDIANA AVENUE

LENGTH (LF)	200'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	9
NUMBER OF EXISTING TREES TO REMAIN	4
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	2 TREES ARE PROVIDED, ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAY OFFSETS.

INTERNAL PLANTING

PARKING LOT

TOTAL VEHICULAR USE AREA	44,340 SF
INTERNAL PLANTING AREA REQUIRED (10% OF 44,340)	4,434 SF
INTERNAL PLANTING AREA PROPOSED	7,347 SF
NUMBER OF TREES REQUIRED (4,434 / 125)	35
NUMBER OF EXISTING TREES TO REMAIN	5
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	30

HKS

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STRUCTURAL ENGINEER
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350 N. ST. PAUL STREET, SUITE 100
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V3 COMPANIES
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BREWERY EQUIPMENT
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GEWERBERING 3, 83370 SEEON-SEEBRUCK
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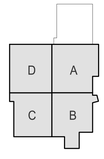
LandscapeArchitect: Ted Wolff
Arch. Reg. No.: 21100002
Date: 02/06/2018

KEY PLAN



REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
EAST PARKING LOT LANDSCAPE PLAN

SHEET NO.
L103

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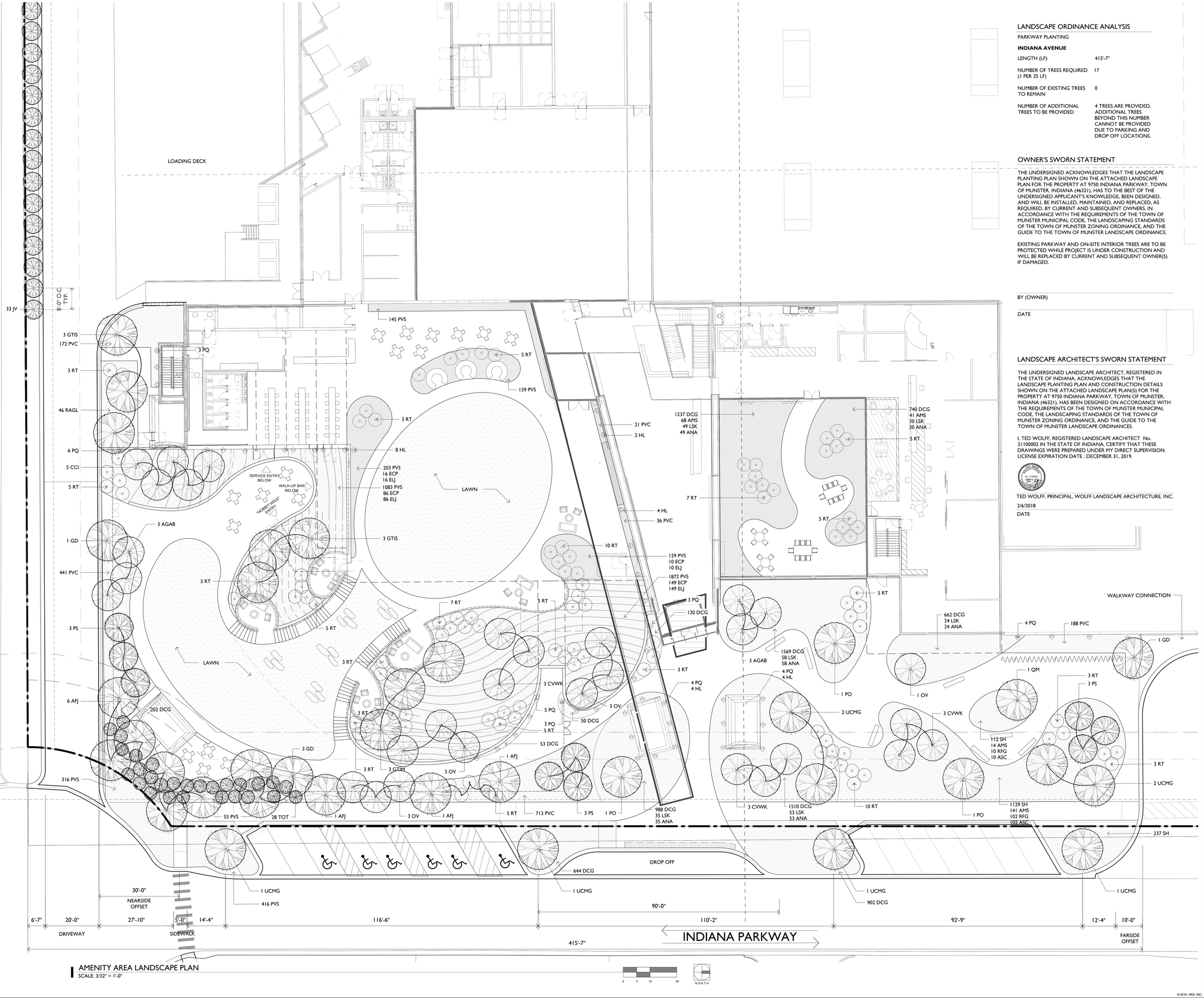
PLOT DATE:
TEMPLATE VERSION



AMENITY AREA LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

INDIANA AVENUE

LENGTH (LF)	415'-7"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	17
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4 TREES ARE PROVIDED, ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO PARKING AND DROP OFF LOCATIONS.

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 9750 INDIANA PARKWAY, TOWN OF MUNSTER, INDIANA (46321), 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.

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BY (OWNER)

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TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2/6/2018

DATE

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GEWERBERING 3, 83370 SEEON-SEEBRUCK
GERMANY

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TRI-MARK
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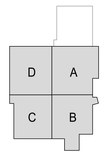
Arch. Reg. No.: 21100002
Date: 02/06/2018

KEY PLAN



REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
AMENITY AREA LANDSCAPE PLAN

SHEET NO.
L104

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PLOT DATE:
TEMPLATE VERSION

LOADING DOCK, SEE CIVIL

SHADE STRUCTURE BY ARCHITECT

EXHAUST AREA

ACCESS DOOR

PREP KITCHEN

WALK-UP BAR

TERRACE

BOOTH SEATING

EGRESS PATH

EGRESS STAIRCASE BY ARCHITECT

RESTROOM

EGRESS DOOR

BRIDGE WALKWAY BY ARCH. AND STRUC.

BENCH

GREAT LAWN

CANOPY

SERVICE ENTRY BELOW

RETAINING WALL BELOW

WALK-UP BAR BELOW

"HOBIT HOLE" ENTRY

TERRACE

GATE

WALK-UP BAR BELOW

TUNNEL ENTRY BELOW BY ARCHITECT

42" GUARDRAIL, TYP.

LEDGESTONE ACCENTS

RETAINING WALL, TYP.

FIREPIT TERRACES, TYP.

TUNNEL BELOW BY ARCHITECT

OUTDOOR SPACE ACCESS POINT

PATHWAY 5'-0" MIN. TYP.

SLOPED LAWN

ACCESSIBLE SLOPED PATH

LOWER AWN

MONUMENT BY ARCH.

GATE

RETAINING WALL,TYP.

6' FENCE, SEE DETAILS

RAISED TERRACE

PARKING, SEE CIVIL

EMPLOYEE TERRACE ENTRY

PLANTING AREA. TYP. SEE LANDSCAPE PLAN

TERRACE

GUARDRAIL BY ARCHITECT

ENTRY

BIKE PARKING (54 SPACES)

MAIN ENTRY

BRIDGE AND GUARDRAIL BY ARCHITECT

ENTRY WALKWAY

ENTRY WALKWAY

ENTRY WALKWAY

MONUMENT BY ARCHITECT

PLANTING AREA, TYP. SEE LANDSCAPE PLAN

BENCH, TYP.

PARKING, SEE CIVIL

INDIANA PARKWAY

AMENITY AREA LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

0 5' 10' 20'

NORTH

© 2016 HKS, INC.

PLOT DATE:

TEMPLATE VERSION:

HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1180
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STRUCTURAL ENGINEER
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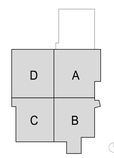

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000

DATE
02/06/2018

ISSUE
PUD & SITE PLAN APPROVAL

SHEET TITLE
AMENITY AREA HARDSCAPE PLAN

SHEET NO.
L201



NOTE: GRAPHIC FOR REFERENCE ONLY.
SEE LANDSCAPE PLANS FOR DETAILED LABELS.



PARKING LOT ILLUSTRATIVE PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' NORTH

TEMPLATE VERSION

PLOT DATE

HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1100
CHICAGO, IL 60603

STRUCTURAL ENGINEER
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WOLFF LANDSCAPE ARCHITECTURE
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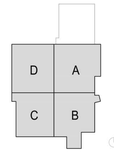

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
PARKING LOT ILLUSTRATIVE PLAN

SHEET NO.
L301

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NOTE: GRAPHIC FOR REFERENCE ONLY.
SEE LANDSCAPE PLANS FOR DETAILED LABELS.

AMENITY AREA ILLUSTRATIVE PLAN
SCALE: 3/32" = 1'-0"

0 5' 10' 20'

NORTH

PLOT DATE:
TEMPLATE VERSION:

HKS

ARCHITECT
HKS, INC.
125 S. CLARK STREET, SUITE 1180
CHICAGO, IL 60603

STRUCTURAL ENGINEER
HKS, INC.
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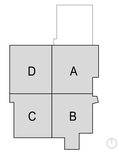

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HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
AMENITY AREA ILLUSTRATIVE PLAN

SHEET NO.
L302

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AMENITY AREA PLANT LIST

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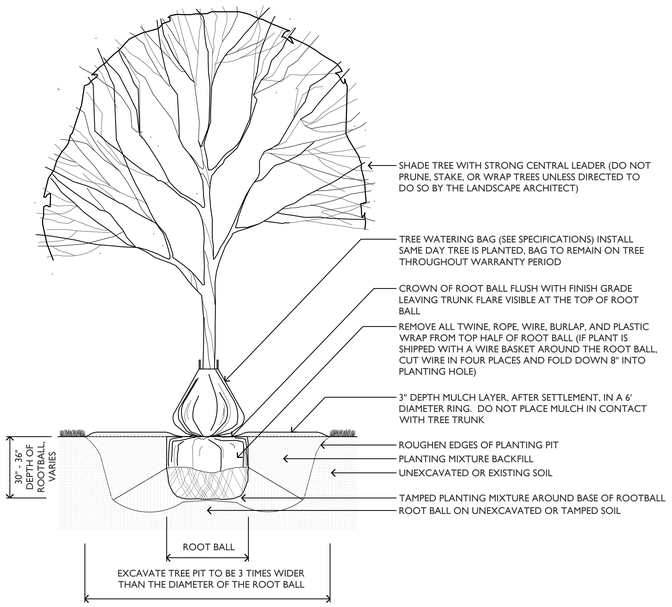
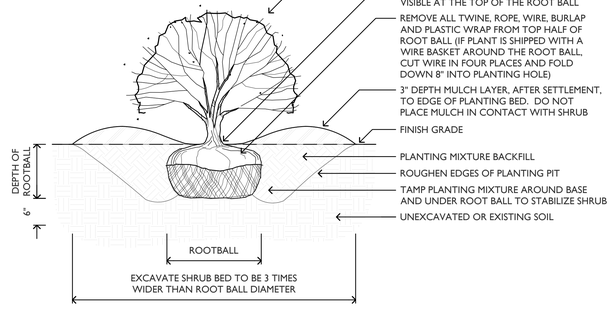
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
SHADE TREES	AFJ	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	8	-	16-18'	-	B&B	MULTISTEM, 2-5 TRUNKS, SPECIMEN QUALITY
	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	5	-	16-18'	-	B&B	MULTISTEM, 2-5 TRUNKS, SPECIMEN QUALITY
	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	3	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTIM	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	6	-	16-18'	-	B&B	MULTISTEM, 2-5 TRUNKS, SPECIMEN QUALITY
	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
	QM	QUERCUS MACROCARPA	BUR OAK	1	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
	UCMG	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	TRIUMPH ELM	8	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY, 7' BRANCH HT
EVERGREEN TREES	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	33	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PS	PINUS STROBUS	EASTERN WHITE PINE	9	-	10'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	TOT	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	28	-	8'	-	B&B	FULL, UNSHEARED
ORNAMENTAL TREES	AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	6	-	8'	-	B&B	MULTI-STEM, 4-5 STEMS MAXIMUM
	CCI	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	5	-	8'	-	B&B	MULTI-STEM, 4-5 STEMS MINIMUM, SPRING DIG ONLY
	CVWK	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING GREEN HAWTHORN	9	3"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
	OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	10	3"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	46	-	-	24"	#5	3'-0" ON CENTER
	RT	RHUS TYPHINA	STAGHORN SUMAC	103	-	5'	-	#7	SPACING PER PLAN
ORNAMENTAL GRASSES	DCG	DESCHAMPSIA CESPITOSA 'GOLDTAU'	TUFTED HAIR GRASS	8475	-	-	-	#1	1'-0" ON CENTER
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCHGRASS	4358	-	-	-	#1	1'-6" ON CENTER
	PVC	PANICUM VIRGATUM 'CLOUD 9'	CLOUD 9 SWITCHGRASS	1571	-	-	-	#1	1'-6" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1478	-	-	-	#1	1'-6" ON CENTER
PERENNIALS	AMS	AMSONIA HUBRICHTII	ARKANSAS BLUE STAR	264	-	-	-	#1	1'-6" ON CENTER
	ASC	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	112	-	-	-	#1	1'-3" ON CENTER
	ANA	SYMPHYOTRICHUM NOVA-ANGILAE 'PURPLE DOME'	NEW ENGLAND ASTER	249	-	-	-	#1	1'-3" ON CENTER
	ECP	ECHINACEA PALLIDA	CONEFLOWER	261	-	-	-	#1	1'-3" ON CENTER
	ELJ	EUPATORIUM DUBLUM 'LITTLE JOE'	DWARF JOE PYE WEED	261	-	-	-	#1	1'-3" ON CENTER
	LSK	LIATRIS SPICATA 'KOBOLD'	GAYFEATHER	249	-	-	-	#1	1'-3" ON CENTER
	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	112	-	-	-	#1	1'-3" ON CENTER
VINES	HL	HUMULUS LUPULUS	HOPS VINE	23	-	-	-	QT	SEE PLANS FOR SPACING
	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	22	-	-	-	QT	SEE PLANS FOR SPACING



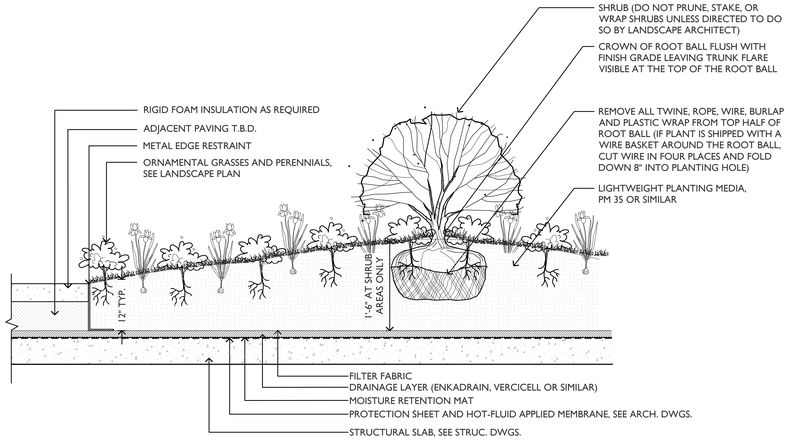
8 PERIMETER SCREENING CHARACTER
SCALE: NOT TO SCALE - FOR REFERENCE ONLY



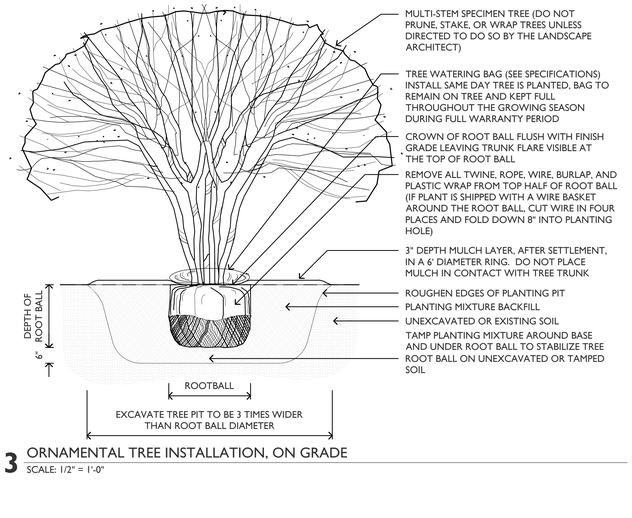
2 DECIDUOUS TREE INSTALLATION, ON GRADE
SCALE: 1/2" = 1'-0"



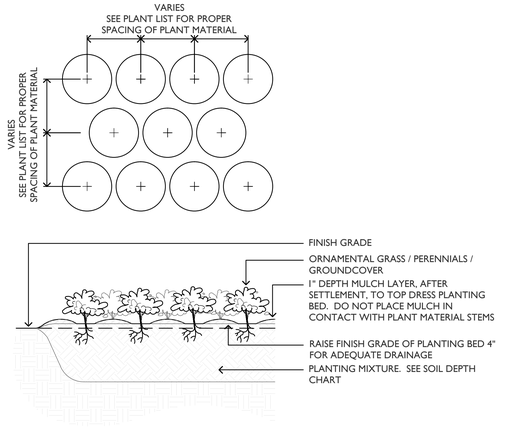
4 SHRUB INSTALLATION, ON GRADE
SCALE: 1" = 1'-0"



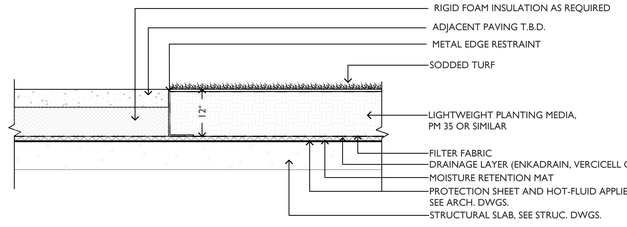
6 PLANTING ON STRUCTURE
SCALE: 1" = 1'-0"



3 ORNAMENTAL TREE INSTALLATION, ON GRADE
SCALE: 1/2" = 1'-0"



5 HERBACEOUS PLANTING INSTALLATION, ON GRADE
SCALE: 1" = 1'-0"



7 LAWN ON STRUCTURE
SCALE: 1" = 1'-0"

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GERMANY

KITCHEN CONSULTANT
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THREE FLOYD'S BREWERY

9750 Indiana Parkway
Munster, Indiana 46321

INTERIM REVIEW ONLY
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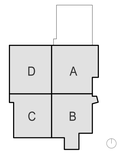
Landscape/Architect: Ted Wolff
Arch. Reg. No.: 21100002
Date: 02/06/2018

KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000

DATE
02/06/2018

ISSUE
PUD & SITE PLAN APPROVAL

SHEET TITLE
PLANT LIST AND DETAILS

SHEET NO.
L401

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PLOT DATE:
TEMPLATE VERSION:

EVERGREEN TREES



Juniperus virginiana
Eastern Red Cedar



Pinus strobus
White Pine



Thuja occidentalis Techny
Thuja occidentalis Techny - Arborvitae

DECIDUOUS TREES



Acer x freemanii Jeffersred
Autumn Blaze Maple



Amelanchier x grandiflora
Autumn Brilliance - Serviceberry



Gymnocladus dioicus
Kentucky coffee tree



Crataegus crusgalli inermis
Thornless Cockspur Hawthorn



Crataegus viridis Winter King
Winter King Hawthorn



Gleditsia triacanthos Skyline
Honeylocust



Ostrya virginiana
Hop Hornbeam



Platanus occidentalis
American Sycamore



Quercus bicolor
Swamp White Oak



Quercus macrocarpa
Burr Oak



Ulmus 'Morton Glossy'
Triumph Elm

SHRUBS



Rhus aromatica Gro Low
Fragrant Sumac - Spring



Rhus aromatica Gro Low
Fragrant Sumac - Fall

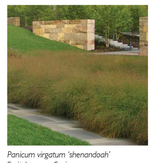


Rhus typhina
Staghorn Sumac

GRASSES



Sporobolus heterolepsis
Prairie Dropseed



Panicum virgatum 'shenandoah'
Switchgrass - Spring



Panicum virgatum 'shenandoah'
Switchgrass - Winter



Deschampsia cespitosa 'Goldtau'
Tufted hairgrass



Panicum virgatum 'Cloud Nine'
Switch Grass

PERENNIALS



Amsonia hubrichtii
Arkansas Bluestar



Amsonia hubrichtii
Arkansas Bluestar - Fall



Asclepias tuberosa
Butterfly Weed



Symphyotrichum novae-angliae 'Purple Dome'
New England aster



Echinacea pallida
Coneflower



Eupatorium dubium Little Joe
Dwarf Joe Pye Weed



Liatris spicata
Gayfeather

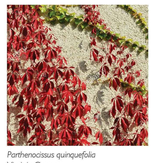


Rudbeckia Goldstum
Black Eyed Susan

VINES



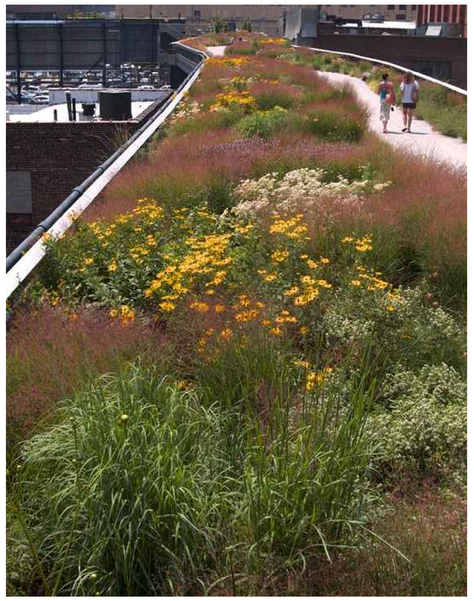
Humulus lupulus
Hops Vine



Parthenocissus quinquefolia
Virginia Creeper

1 AMENITY AREA ILLUSTRATIVE PLANT PALETTE

SCALE: NOT TO SCALE - FOR REFERENCE ONLY







3 UNDERSTORY PLANTING CHARACTER

SCALE: NOT TO SCALE - FOR REFERENCE ONLY

SHADE TREES



Gleditsia triacanthos Skyline
Honeylocust



Gymnocladus dioicus
Kentucky Coffee Tree



Quercus bicolor
Swamp White Oak



Quercus robur Long
Regal Prince Oak



Ulmus 'Morton Glossy'
Triumph Elm

GRASSES

Calamagrostis Karl Forester
Feather Reed Grass

Panicum virgatum 'Northwind'
Switch Grass - Winter

Schizachyrium scoparium Carousel
Little Bluestern

Sporobolus heterolepsis
Prairie Dropseed

SHRUBS

Cornus alba Bailhallo
Ivory Halo Dogwood - Summer

Cornus alba Bailhallo
Ivory Halo Dogwood - Winter

Euonymus alatus compacta
Dwarf Burning Bush

Hydrangea paniculata Jane
Little Lime Hydrangea

Juniperus Andora Compacta
Youngstown Andorra Juniper

Rhus aromatica 'Gro-Low'
Fragrant Sumac - Fall

Rhus aromatica 'Gro-Low'
Fragrant Sumac - Summer

PERENNIALS

Achillea millefolium Moonshine
Moonshine Yarrow

Allium 'Millenium'
Ornamental Onion

Baptisia × variicolor 'Twilite' TWILITE PRAIRIE-BLUES

Ruellia humilis
Wild Petunia

Sedum 'Autumn Fire'
Stonecrop

2 PARKING LOT ILLUSTRATIVE PLANT PALETTE

SCALE: NOT TO SCALE - FOR REFERENCE ONLY

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THREE FLOYD'S BREWERY

9750 Indiana Parkway
Munster, Indiana 46321

INTERIM REVIEW ONLY
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LandscapeArchitect: Ted Wolff
Arch. Reg. No.: 21100002
Date: 02/06/2018

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
ILLUSTRATIVE PLANT PALETTE
SHEET NO.
L402

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PLOT DATE:
TEMPLATE VERSION

1 ORNAMENTAL METAL FENCE
SCALE: 1" = 1'-0"

2 ORNAMENTAL METAL DOUBLE GATE
SCALE: 1" = 1'-0"

3 ORNAMENTAL METAL FENCE PHOTOS - FOR REFERENCE ONLY
SCALE: N.T.S.

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Munster, Indiana 46321

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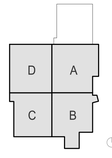

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21303.000
DATE
02/06/2018
ISSUE
PUD & SITE PLAN APPROVAL
SHEET TITLE
DETAILS

SHEET NO.
L501

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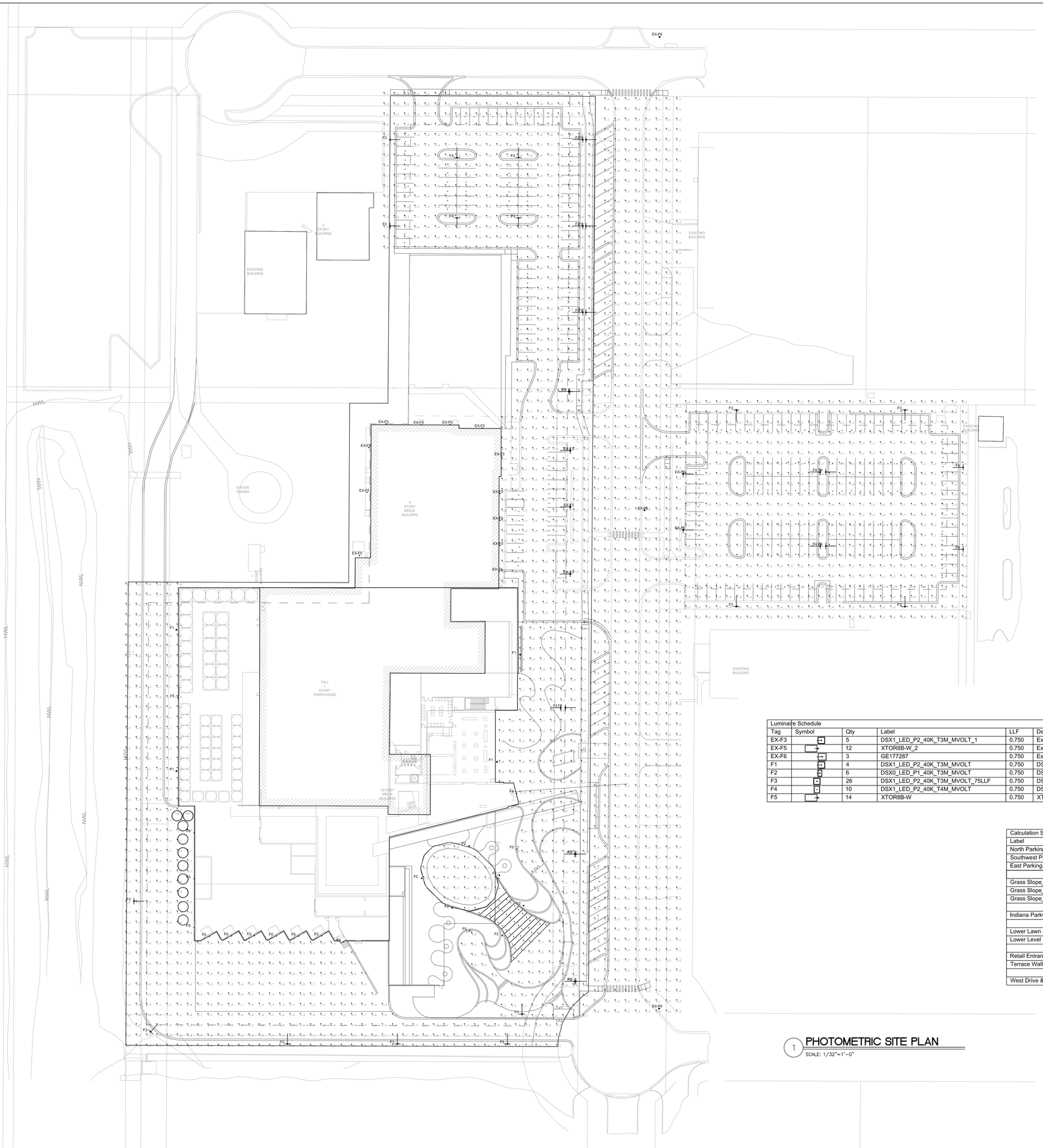
PLOT DATE:
TEMPLATE VERSION



Luminaire Schedule							
Tag	Symbol	Qty	Label	LLF	Description	Lum. Watts	[MANUFAC]
EX-F3		5	DSX1_LED_P2_40K_T3M_MVOLT_1	0.750	Existing Pole Mount - Parking	70	Lithonia Lighting
EX-F5		12	XTOR8B-W_2	0.750	Existing XTOR Forward Throw	81	EATON - LUMARK (FORMER COOPER LIGHTING)
EX-F6		3	GE177287	0.750	Existing City Street Light	183	GE LIGHTING SOLUTIONS www.gelightingsolu
F1		4	DSX1_LED_P2_40K_T3M_MVOLT	0.750	DSX1 Wall Mount Wide Throw	70	Lithonia Lighting
F2		6	DSX0_LED_P1_40K_T3M_MVOLT	0.750	DSX0 Pole Mount on Lawn & Slope	38	Lithonia Lighting
F3		26	DSX1_LED_P2_40K_T3M_MVOLT_75LLF	0.750	DSX1 Pole Mount Wide Throw	81	EATON - LUMARK (FORMER COOPER LIGHTING)
F4		10	DSX1_LED_P2_40K_T4M_MVOLT	0.750	DSX1 Pole Mount Forward Throw	70	Lithonia Lighting
F5		14	XTOR8B-W	0.750	XTOR Forward Throw	81	EATON - LUMARK (FORMER COOPER LIGHTING)

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
North Parking Lot	Fc	1.29	5.8	0.1	12.90	58.00
Southwest Parking Lot	Fc	2.65	8.1	0.2	13.25	40.50
East Parking Lot	Fc	1.07	3.1	0.1	10.70	31.00
Grass Slope_Bottom @ Sloping Berm	Fc	0.82	0.9	0.6	1.37	1.50
Grass Slope_Top @ Sloping Berm	Fc	1.70	2.0	1.4	1.21	1.43
Grass Slope_Upper Lawn	Fc	1.84	2.6	1.2	1.53	2.17
Indiana Parkway (Existing Street)	Fc	0.49	3.8	0.0	N.A.	N.A.
Lower Lawn @ Stage	Fc	1.42	2.4	0.5	2.84	4.80
Lower Level BAR Door/Service Area	Fc	3.59	6.1	1.4	2.56	4.36
Retail Entrance & Walkway	Fc	1.69	11.0	0.1	16.90	110.00
Terrace Walkway & Brewpub Entry	Fc	2.22	11.4	0.3	7.40	38.00
West Drive & Loading Dock	Fc	1.45	9.7	0.1	14.50	97.00

1 PHOTOMETRIC SITE PLAN

SCALE: 1/32"=1'-0"

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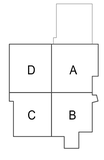
THREE FLOYD'S BREWERY

9750 Indiana Parkway
Munster, Indiana 46321

KEY PLAN



REVISION

NO.	DESCRIPTION	DATE
01	OAC - PUD Review	01.29.2018

HKS PROJECT NUMBER
21303.000

DATE
02/06/2018

ISSUE
PUD & SITE APPROVAL

SHEET TITLE
PHOTOMETRIC SITE PLAN

SHEET NO.
E0.001

THREE FLOYDS BREWERY

9750 Indiana Parkway
Munster, Indiana 46321

HELIOS CONSTRUCTION SERVICES
PHASE 1
LOGISTICS PLAN

MAIN CONSTRUCTION GATE

CONSTRUCTION TRAFFIC

HCS CONSTRUCTION SIGNAGE TYP.

CONSTRUCTION GATE TYP.

8FT SITE FENCE TYP.

STONE ACCESS ROAD

PARKING LOT WORK TO BEGIN SUMMER OF 2018

HCS TRAILER

SUPERIOR AVENUE

INDIANA PARKWAY

LOUISVILLE AND NASHVILLE RAILROAD

PROGRESS AVE.

TOWN OF MUNSTER

MIDWEST CENTRAL INDUSTRIAL PARK UNIT 1

3 FLOYD'S CONSOLIDATION

LOT 1

LOT 7

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 16

LOT 17

FFF EXISTING PARKING OPEN DURING CONSTRUCTION

FFF LOADING DOCK #2 OPEN DURING CONSTRUCTION

FFF LOADING DOCK #1OPEN DURING CONSTRUCTION

FFF PARKING OPEN DURING CONSTRUCTION

BREWPUB ENTRANCE OPEN DURING CONSTRUCTION

RETAIL ENTRANCE OPEN DURING CONSTRUCTION

TRAILER TO BE REMOVED

TREES TO BE REMOVED (TYP.)

CURB TO BE REMOVED (TYP.)

STONE WALL TO BE REMOVED

BUILDING TO BE REMOVED

BOLLARD TO BE REMOVED (TYP.)

LANDSCAPE BEDS TO BE REMOVED (TYP.)

GREASE TRAP TO BE REMOVED

TRANSFORMER TO BE REMOVED

CORE INTO EXISTING STRUCTURE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.

FIBER MANHOLE TO BE ADJUST/RELOCATE. CONTRACTOR TO COORDINATE WITH AT&T.

REPLACE ROAD SIGN

WATERMAIN TO REMAIN AND BE PROTECTED

TRANSFORMER TO REMAIN AND BE PROTECTED

ELECTRIC PEDESTAL TO BE RELOCATED

STORM STRUCTURE TO REMAIN AND BE PROTECTED

LIGHTPOLE TO REMAIN AND BE PROTECTED

FIRE HYDRANT AND VALVE TO BE RELOCATED

LIGHTPOLE TO REMAIN AND BE PROTECTED

TELEPHONE PEDESTAL TO BE PROTECTED AND/ OR RELOCATED

VAULT TO REMAIN AND BE PROTECTED

FIRE HYDRANT TO REMAIN AND BE PROTECTED

TELEPHONE PEDESTAL TO REMAIN AND BE PROTECTED

FENCE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

TELEPHONE PEDESTAL TO BE RELOCATED

FIRE DEPARTMENT CONNECTION AND EXISTING UTILITIES TO REMAIN AND BE PROTECTED

INLET TO REMAIN AND BE PROTECTED

CAP AND ABANDON EXISTING WEST SEWER. SEE NOTE 9.

STONE WALL TO BE REMOVED (TYP.)

SIGN TO BE RELOCATED

FIRE HYDRANT AND HANDHOLE TO REMAIN AND BE PROTECTED

STATUE TO BE RELOCATED

FIBER OPTIC LINE TO REMAIN AND BE PROTECTED

CAP AND ABANDON EXISTING SEWER. SEE NOTE 9.

CONTRACTOR TO COORDINATE RELOCATION OF FIBER OPTIC LINE

CORE INTO EXISTING STRUCTURE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.

TALL 1 STORY CONTRACTOR TO COORDINATE TANK REMOVAL WITH OWNER

UTILITY POLES TO REMAIN AND BE PROTECTED (TYP.)

CONTRACTOR TO COORDINATE RELOCATION OF TELEPHONE LINE

GRAPHIC SCALE
30 15 0 30
1" = 30'

PLOT DATE: 12/18/2017 7:31:27 PM
TEMPLATE VERSION 3.0 20170623

REV. 0 1.31.2018

THREE FLOYDS BREWERY

9750 Indiana Parkway
Munster, Indiana 46321

HELIOS CONSTRUCTION SERVICES
PHASE 2
LOGISTICS PLAN

SUPERIOR AVENUE
HERETOFORE DEDICATED
66.00'
BIT. PAVEMENT
S89° 49' 48"E 200.00'
10' UTILITY AND DRAINAGE EASEMENT PER DOC. 292873
20' SANITARY SEWER EASEMENT PER PLAT BK. 52
FFF ACCESS ROAD OPEN
25' BUILDING SETBACK
35' BUILDING LINE
103 STALLS
FFF NEW PARKING LOT OPEN
20' BUILDING SETBACK
35' BUILDING LINE
MATCH EXISTING PAVEMENT SECTION (TYP.)
INDIANA PARKWAY
66.00'
EXISTING BUILDING
LOT 11
LOT 12
LOT 13
MIDWEST CENTRAL INDUSTRIAL PARK UNIT 1
PLAT BK. 52, PAGE 31
2 STORY BUILDING
EXISTING BUILDING
CONCRETE
BIT. PAVEMENT
SAW TOOTH CURB
FUTURE DISTILLERY EXPANSION
HCS TRAILER
S89° 49' 48"E 37.39'
NIPSCO & IBT EASEMENT PER PLAT BK. 52, PG. 31
200.00'
237.40'
(237.35')
(S89° 49' 42"E)
LOT 7
LOT 6
NIPSCO & IBT EASEMENT PER PLAT BK. 52, PG. 31
N89° 49' 48"W 300.00'
UTILITY AND DRAINAGE EASEMENT PER PLAT BK. 52, PG. 31
20' BUILDING SETBACK
140 STALLS
PARKING LOT WORK TO BEGIN 2019
20' PARKING SETBACK
35' BUILDING SETBACK
FLOYD'S CONSOLIDATION
PLAT BK. 108, PAGE 05
20' BUILDING SETBACK
S89° 49' 48"E 300.00'
N00° 26' 38"E 200.00'
EXISTING BUILDING
BIT. PAVEMENT
LOT 9
HWL
NWL
VAULT TO REMAIN AND BE PROTECTED
MATCH EXISTING WALK
VAN ACCESSIBLE SIGN
WHEEL STOP (TYP.)
R1-5 YIELD TO PEDESTRIAN CROSSWALK SIGN
EXISTING TRASH ENCLOSURE
WATER TOWER
TOWN OF MUNSTER
N00° 18' 03"E 175.00'
(N00° 18' 40"E) (175.00')
20' BUILDING SETBACK
4 STORY BRICK BUILDING
LOT 1
(S89° 48' 29"E)
S89° 49' 48"E 215.00'
20' BUILDING SETBACK
3 FLOYD'S CONSOLIDATION
PLAT BK. 108, PAGE 05
BIKE RACK, SEE LANDSCAPE PLANS FOR DETAILS.
PUBLIC PATHWAY
GATE TYP.
8FT SITE FENCE TYP.
PORTION UNDER CONSTRUCTION
TALL 1 STORY WAREHOUSE
36' BUILDING SETBACK
25' PARKING SETBACK
SEE LANDSCAPE PLANS
5' x 5' LEVEL LANDING
HERETOFORE DEDICATED FOR RAILROAD USE
PLAT BK. 52, PG. 31
(N00° 18' 40"E)
(240.00')
240.00'
N00° 18' 03"E
451.98'
20' BUILDING SETBACK
NORTH LINE OF LOT 16
NIPSCO & IBT EASEMENT PER PLAT BK. 52, PG. 31
SOUTH LINE OF THE NORTH 14.00' OF LOT 16
S89° 49' 48"E 451.36'
(451.56')
(S89° 48' 25"E)
TEMPORARY BREWPUB ENTRANCE
VAN ACCESSIBLE SIGN WITH BOLLARD
HANDICAP SIGN WITH BOLLARD (TYP.)
LOT 10
INDIANA PARKWAY
MIDWEST CENTRAL INDUSTRIAL PARK UNIT 1
PLAT BK. 52, PAGE 31
LOT 16
RETAINING WALL. SEE GRADING PLAN AND STRUCTURAL PLANS FOR DETAILS.
LANDSCAPING TO BE COMPLETED SPRING OF 2019
SEE LANDSCAPE PLANS
FFF LOADING DOCK OPEN
SEE LANDSCAPE PLANS
4.5' x GUTTER
WHEEL STOP (TYP.)
CROSSWALK STRIPING (TYP.) SEE DETAIL ON C6.0
CURB OUTLET (TYP.)
15' INGRESS/EGRESS EASEMENT PER PLAT BK. 52, PG. 31 AND UTILITY EASEMENT PER DOC. 336723
N00° 18' 03"E 211.99'
(226.90')
SITE FENCE. SEE LANDSCAPE PLANS FOR DETAILS.
(A=63.69')
A=63.71' R=62.50'
CB=S29°22'18"W
20' BUILDING SETBACK
N89° 49' 48"W 421.33'
(421.31')
PROGRESS AVE.
BIT. PAVEMENT
MATCH EXISTING CURB AND GUTTER
UTILITY AND DRAINAGE EASEMENT PER PLAT BK. 52, PG. 31
LOT 17
LOUISVILLE AND NASHVILLE RAILROAD
HERETOFORE DEDICATED FOR MUNICIPAL STORMWATER DETENTION PURPOSES

GRAPHIC SCALE
30 15 0 30
1" = 30'

PLOT DATE: 1/31/2018 7:31:27 PM TEMPLATE VERSION 2.0 9.20.17KD3

REV. 0 1.31.2018