

COMMUNITY FOUNDATION INC.
ADDITION, BLOCK 5
TO THE TOWN OF MUNSTER,
LAKE COUNTY, INDIANA

Community Foundation Inc. Addition, Block 5

DESCRIPTION:
Part of the Southeast Quarter of Fractional Section 36, Township 36 North, Range 10 West of the Second Principal Meridian being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Fractional Section 36; thence North 01°51'17" East, along the Easterly line of said Southeast Quarter, a distance of 1199.42 feet; thence North 88°08'43" West, a distance of 50.00 feet, to the Westerly right of way line of Calumet Avenue (100 foot wide right of way), said point being the point of beginning of this description; thence continuing North 88°08'43" West, along the last described line, a distance of 638.23 feet; thence North 01°51'17" East, a distance of 330.34 feet to a point of curve; thence Northeasterly along a curve concave to the East, having a radius of 330.00 feet, (the chord of which bears North 05°59'53" West, a chord distance of 47.69 feet), an arc distance of 47.73 feet; thence North 10°08'29" East, a distance of 83.73 feet to a point of curve; thence Northwesterly along a curve concave to the Southwest, having a radius of 25.00 feet, (the chord of which bears North 18°16'08" West, a chord distance of 23.79 feet), an arc distance of 24.79 feet to a point of reverse curve; thence Northwesterly along a curve concave to the Northeast, having a radius of 75.50 feet, (the chord of which bears North 39°00'07" West, a chord distance of 20.17 feet), an arc distance of 20.23 feet to a point of reverse curve; thence Northwesterly along a curve concave to the South, having a radius of 25.00 feet, (the chord of which bears North 59°44'06" West, a chord distance of 23.79 feet), an arc distance of 24.79 feet; thence North 88°08'43" West, a distance of 28.00 feet; thence North 01°51'17" East, a distance of 64.50 feet; thence South 88°08'43" East, a distance of 28.00 feet to a point of curve; thence Northeasterly along a curve which is concave to the Northwest, having a radius of 20.50 feet, (the chord of which bears North 63°26'40" East, a chord distance of 19.51 feet), an arc distance of 20.33 feet to a point of reverse curve; thence Northeasterly along a curve which is concave to the Southeast, having a radius of 80.00 feet, (the chord of which bears North 55°30'59" East, a chord distance of 55.99 feet), an arc distance of 52.20 feet to a point of reverse curve; thence Northeasterly along a curve which is concave to the Northwest, having a radius of 20.50 feet, (the chord of which bears North 47°35'17" East, a chord distance of 19.51 feet), an arc distance of 20.33 feet; thence North 19°10'40" East, a distance of 12.00 feet; thence South 70°49'20" East, a distance of 4.50 feet; thence North 19°10'40" East, a distance of 147.42 feet; thence South 70°49'20" East, a distance of 60.00 feet; thence North 19°10'40" East, a distance of 367.03 feet to a point on a curve; thence Northeasterly along a curve which is concave to the Northwest, having a radius of 100.00 feet, (the chord of which bears North 55°30'59" East, a chord distance of 118.13 feet), an arc distance of 126.38 feet; thence South 88°08'43" East, a distance of 70.00 feet; thence South 01°51'17" West, a distance of 424.34 feet; thence South 88°08'43" East, a distance of 205.31 feet to the Westerly right of way line of Calumet Avenue; thence South 01°51'17" West, along said Westerly right of way line of Calumet Avenue, a distance of 759.26 feet, to the point of beginning, containing 12.912 acres, more or less, all in the Town of Munster, Lake County, Indiana.

INDEX	
PAGE	DESCRIPTION
COVER	TITLE PAGE
C-1.0	EXISTING TOPOGRAPHY & UTILITIES
C-2.0	SITE PLAN
C-3.0	STORM SEWERS & GRADING PLAN
C-3.1	SANITARY SEWERS & WATER MAIN PLAN
C-3.2 TO C-3.3	PROFILE
C-4.0 TO C-4.2	DETAILS AND SPECIFICATIONS
C-6.3	CALUMET AND TREADWAY DETAIL
1 OF 1	PRIMARY PLAT
1 OF 1	FINAL PLAT
DPP-01 TO DPP-03	DEVELOPMENT PLAN
1 OF 1	LIGHTING PLAN TREADWAY AND DONALD S. POWERS DRIVE
1 OF 1	LANDSCAPING PLAN



VICINITY MAP
NOT TO SCALE

- NOTES:
- TOTAL SITE AREA = 12.912± ACRES (562,447± S.F.)
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED) AREA OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS PER FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0119E, EFFECTIVE DATE JAN. 18, 2012. NO FLOODWAYS OR FLOODPLAINS FRINGES EXIST ON THIS PROPERTY.
 - DEVELOPER:
COMMUNITY FOUNDATION OF NORTHWEST INDIANA
10010 DONALD S. POWERS DRIVE
MUNSTER, INDIANA 46321
 - ALL VERTICAL DATUM IS BASED ON NAVD88.
 - HYDROLOGIC UNIT CODES: 07120003030030 HART DITCH (PLUM CREEK) - DYER DITCH.
 - LOCATION:
LATITUDE - 41°31'38" N
LONGITUDE - 87°30'35" W
 - CURRENT ZONING: CD-4.B GENERAL URBAN - B DISTRICT
 - THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS IN THE CONSTRUCTION DRAWINGS.
 - THE CONTRACTOR SHALL DEVELOP A STORM WATER POLLUTION PREVENTION PLAN SPECIFIC TO THIS PLAN SET AND SUBMIT TO THE TOWN OF MUNSTER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - A PRECONSTRUCTION CONFERENCE SHALL TAKE PLACE PRIOR TO ANY CONSTRUCTION WITH THE TOWN OF MUNSTER, CONTRACTOR AND REPRESENTATIVES OF COMMUNITY FOUNDATION OF NORTHWEST INDIANA PRESENT.

CLIENT/DEVELOPER:
Community Foundation
of Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

ENGINEER:
Torrenga Engineering, Inc.
907 Ridge Road
Munster, Indiana 46321
(219) 836-8918

CERTIFIED BY: DONALD C. TORRENGA
P.E. # 19868



Donald C. Torrenga



Know what's below.
Call before you dig.

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811 or 1-800-382-5544
CALL TOLL FREE
PER INDIANA STATE LAW 108-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

Date and Revisions:

NO.	DATE	DESCRIPTION	BY
2	06-17-2022	SECOND SUBMITTAL - ENGINEERING REVIEW	DCT/EMRT
1	05-27-2022	PRIMARY SUBMITTAL	DCT/EM

DRAWING SET PROGRESS:

- ☒ ENGINEERING PLAN
- FOR REVIEW / APPROVAL
- ☐ FINAL ENGINEERING
- FOR CONSTRUCTION

Lot 1
mity Foundation.
Addition Blk. 4
(P.B.97, Pg. 87)

Fountain View
Professional Center
Condominium
(P.B. 101, Pg. 39)

PRESIDENTS
CIRCLE

Part of Lot 2
Harris Addition
(Book 97, Page 94)

Lot 3
Harris Addition
(Book 97, Page 94)

HAROLD P. HAGBURG DR

PARCEL NO.: 45-06-36-426-004.000-027
OWNER:
NWI MEDICAL REALTY LLC
10010 DONALD POWERS DR.

Transformer Pad
Gas Stub
Electric Stub

PARCEL NO.: 45-06-36-426-004.000-027
OWNER:
COMMUNITY FOUNDATION OF
NORTHWEST INDIANA
10010 DONALD POWERS DR.

R=25.00'
L=24.79'
Tan=13.52'
Δ=56°49'14"
CB=N59°44'06"W
~23.79'

PARCEL NO.: 45-06-36-426-004.000-027
OWNER:
COMMUNITY FOUNDATION OF
NORTHWEST INDIANA
10010 DONALD POWERS DR.

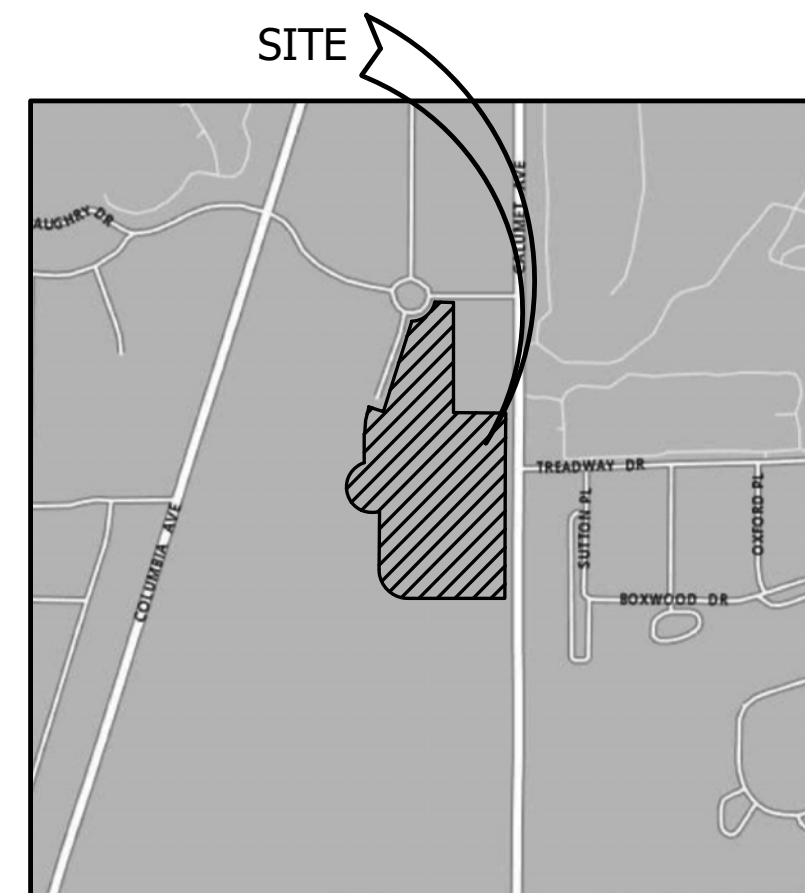
TOTAL SITE AREA = 12.897± ACRES (561,817± S.F.)

PARCEL NO.: 45-06-36-426-004.000-027

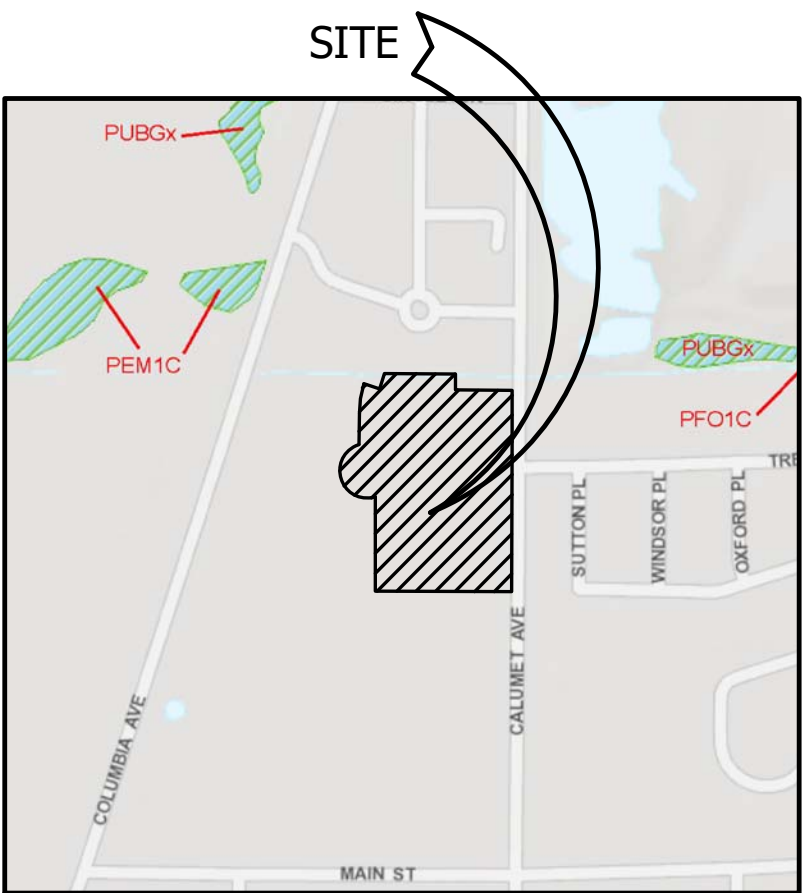
Community Foundation Inc. Addition, Block 5

DESCRIPTION:
Part of the Southeast Quarter of Fractional Section 36, Township 36 North, Range 10 West of the Second Principal Meridian being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Fractional Section 36; thence North 01°51'17" East, along the Easterly line of said Southeast Quarter, a distance of 1199.42 feet; thence North 88°08'43" West, a distance of 50.00 feet, to the Westerly right of way line of Calumet Avenue (100 foot wide right of way), said point being the point of beginning of this description; thence continuing North 88°08'43" West, along the last described line, a distance of 638.23 feet; thence North 01°51'17" East, a distance of 330.34 feet to a point of curve; thence Northeastly along a curve concave to the East, having a radius of 330.00 feet, (the chord of which bears North 05°59'53" West, a chord distance of 47.69 feet), an arc distance of 47.73 feet; thence North 10°08'29" East, a distance of 83.73 feet to a point of curve; thence Northwestly along a curve concave to the Southwest, having a radius of 25.00 feet, (the chord of which bears North 18°16'08" West, a chord distance of 23.79 feet), an arc distance of 24.79 feet to a point of reverse curve; thence Northwestly along a curve concave to the West, having a radius of 75.50 feet, (the chord of which bears North 39°00'07" West, a chord distance of 20.17 feet), an arc distance of 20.23 feet to a point of reverse curve; thence Northwestly along a curve concave to the South, having a radius of 25.00 feet, (the chord of which bears North 59°44'06" West, a chord distance of 23.79 feet), an arc distance of 24.79 feet; thence North 88°08'43" West, a distance of 28.00 feet; thence North 01°51'17" East, a distance of 60.00 feet; thence South 88°08'43" East, a distance of 28.00 feet to a point of curve; thence Northeastly along a curve which is concave to the Northwest, having a radius of 25.00 feet, (the chord of which bears North 63°26'40" East, a chord distance of 23.79 feet), an arc distance of 24.79 feet to a point of reverse curve; thence Northeastly along a curve which is concave to the Southeast, having a radius of 75.50 feet, (the chord of which bears North 55°30'59" East, a chord distance of 52.84 feet), an arc distance of 53.98 feet to a point of reverse curve; thence Northeastly along a curve which is concave to the Northwest, having a radius of 25.00 feet, (the chord of which bears North 47°35'17" East, a chord distance of 23.79 feet), an arc distance of 24.79 feet; thence North 19°10'40" East, a distance of 159.42 feet; thence South 70°49'20" East, a distance of 60.00 feet; thence North 19°10'40" East, a distance of 367.03 feet to a point on a curve; thence Northeastly along a curve which is concave to the Northwest, having a radius of 100.00 feet, (the chord of which bears North 55°30'59" East, a chord distance of 118.13 feet), an arc distance of 126.38 feet; thence South 88°08'43" East, a distance of 70.00 feet; thence South 01°51'17" West, a distance of 424.34 feet; thence South 88°08'43" East, a distance of 205.31 feet to the Westerly right of way line of Calumet Avenue; thence South 01°51'17" West, along said Westerly right of way line of Calumet Avenue, a distance of 759.26 feet, to the point of beginning, containing 12.897 acres, more or less, all in the Town of Munster, Lake County, Indiana.



VICINITY MAP
NOT TO SCALE



WETLAND MAP
NOT TO SCALE
Source: National Wetlands Inventory



SOIL MAP
NOT TO SCALE

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.sc.egov.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Soil Survey Area: Lake County, Indiana
Survey Area Data: Version 18, Sep. 10, 2015
Date aerial images were photographed: Mar. 13, 2012
- Mar. 28, 2012

SOIL TYPE LEGEND
Bn - Bono silty clay

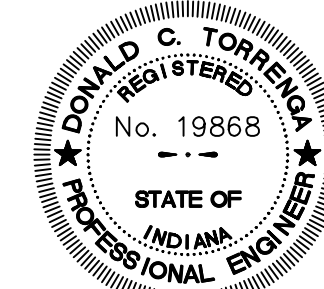
LEGEND:

EXISTING:

- WATER MAIN SHUT OFF
- MANHOLE/CATCH BASIN
- POWER POLE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- TELEPHONE PAD
- TELEPHONE VAULT (AT&T)
- NO PARKING SIGN
- ELEVATION
- BARRIER CURB
- CURB & GUTTER
- GAS LINE
- OVERHEAD ELECTRIC LINE
- BUILDING LINE
- EASEMENT LINE
- ADJACENT R.O.W./PROPERTY LINE
- BOUNDARY PROPERTY LINE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- CONTOUR

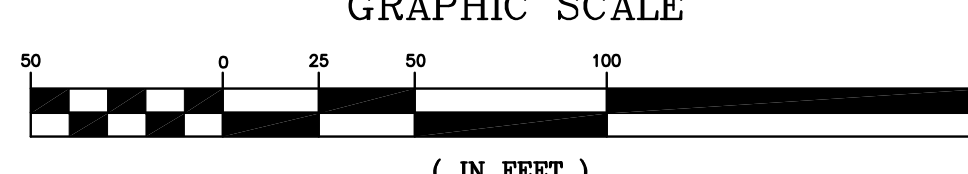
NOTES:

- TOTAL SITE AREA = 12.912± ACRES (562,447± S.F.)
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED) AREA OF 0.28 ANNUAL CHANCE FLOOD. AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE. AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS PER FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA. MAP NUMBER 180802C01E, EFFECTIVE DATE JAN. 18, 2012. NO FLOODWAYS OR FLOODPLAINS FRINGES EXIST ON THIS PROPERTY.
- DEVELOPER: COMMUNITY FOUNDATION OF NORTHWEST INDIANA 10010 DONALD S. POWERS DRIVE MUNSTER, INDIANA 46321
- ALL VERTICAL DATUM IS BASED ON NAVD88.
- HYDROLOGIC UNIT CODES: 07120003030030 HART DITCH (PLUM CREEK) - DYER DITCH.
- LOCATION: LATITUDE - 41°31'38" N LONGITUDE - 87°00'39" W
- CURRENT ZONING: CD-4.B GENERAL URBAN - B DISTRICT
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS IN THE CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL DEVELOP A STORM WATER POLLUTION PREVENTION PLAN SPECIFIC TO THIS PLAN SET AND SUBMIT TO THE TOWN OF MUNSTER FOR APPROVAL PRIOR TO CONSTRUCTION.
- A PRECONSTRUCTION CONFERENCE SHALL TAKE PLACE PRIOR TO ANY CONSTRUCTION WITH THE TOWN OF MUNSTER, CONTRACTOR AND REPRESENTATIVES OF COMMUNITY FOUNDATION OF NORTHWEST INDIANA PRESENT.



Donald C. Torrence

NORTH
GRAPHIC SCALE



COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

EXISTING TOPOGRAPHY & UTILITIES

CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2022-5016

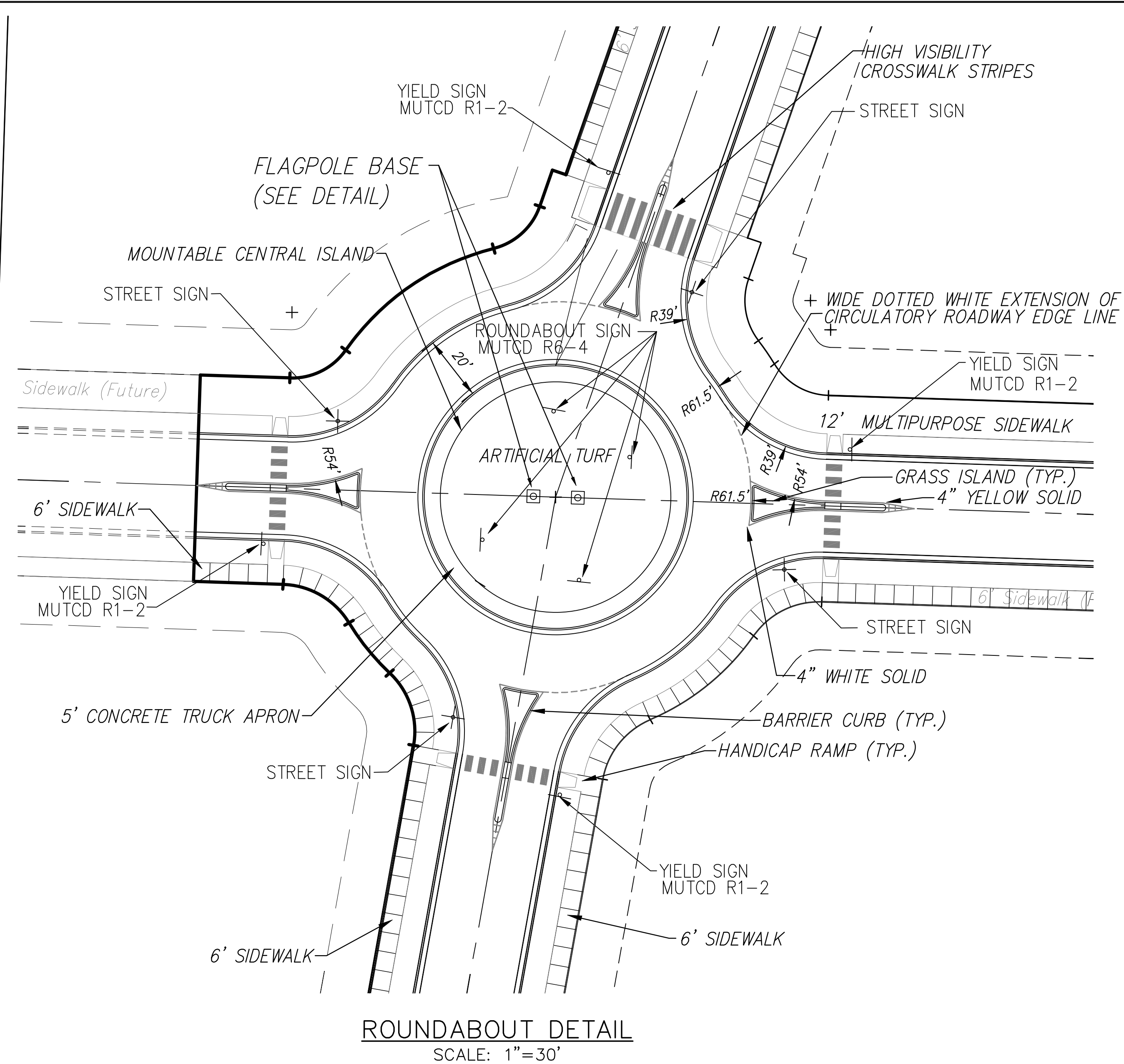
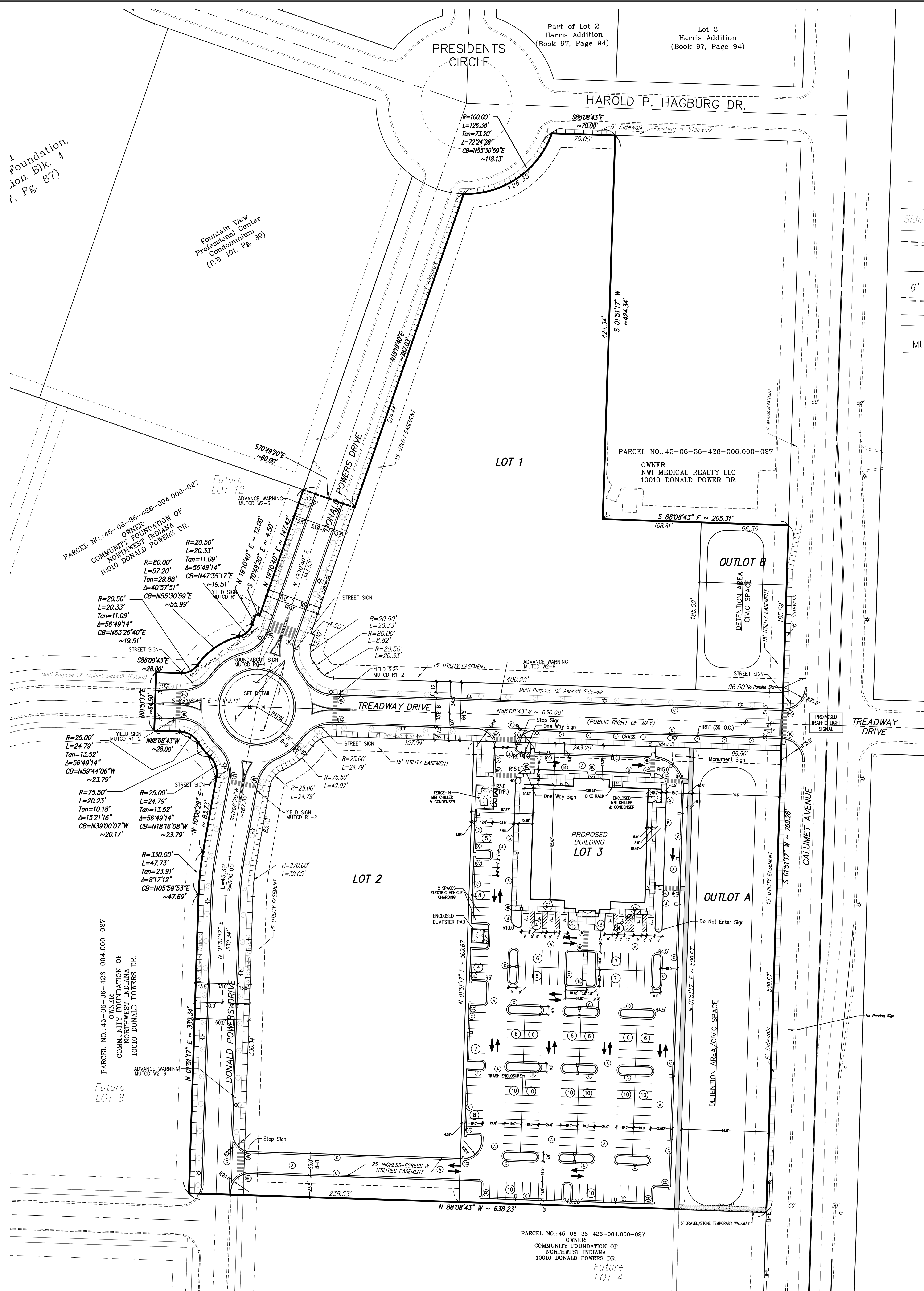
SCALE: 1" = 50'

SHEET
C-1.0

TORRENGA ENGINEERING, INC.

CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

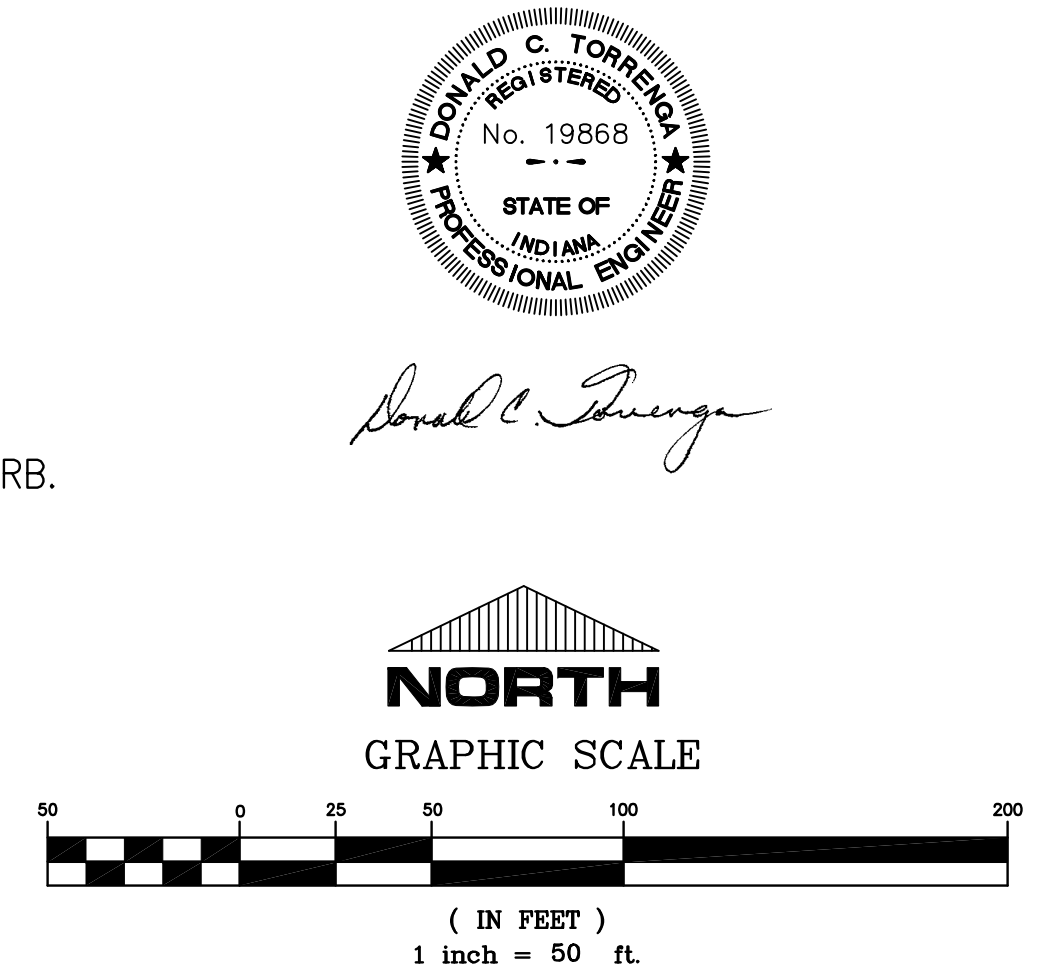
Tel. No.: (219) 836-8918
website: www.torrenge.com



LEGEND
PROPOSED

- (P) NUMBER OF PARKING SPACES
- (A) TYPICAL PAVEMENT
- (C) 18" COMBINED CONCRETE HIGH BACK CURB & GUTTER (SHEET C-4.0)
- (B) 6" BARRIER CURB (SHEET C-5.0)
- (D) 24" COMBINED CONCRETE GUTTER ONLY
- (CC) 24" CURB CUT (SHEET C-5.1)
- (HC) HANDICAP RAMP
- (S) SIDEWALK / CURB COMBINATION (SHEET C-5.0)
- (SI) SIDEWALK / CURB COMBINATION (SHEET C-5.0) POUR FLUSH WITH PAVEMENT.
- ➔ TRAFFIC FLOW ARROWS
- ☼ STREET LIGHT

- NOTES:
- CURRENT ZONING CLASSIFICATION CD-4.B (GENERAL URBAN - B DISTRICT.)
 - PROPOSED BUILDING ON LOT 3 (CLINIC BUILDING) = 31,845 SQ.-FT. (SEE ARCHITECTURAL PLAN FOR ACTUAL BUILDING DETAILS & DIMENSIONS)
 - TOTAL SITE AREA OF LOT 3 = 123,951 SF
 - PARKING: (9'X19' MINIMUM (TYPICAL) WITH 24' AISLE)
REQUIRED PARKING: 5.7 SPACES PER 1000 SQ.-FT. OF FLOOR AREA
REQUIRED PARKING BY ORDINANCE:
(31,845/1000) X 5.7 = 182 SPACES
AVAILABLE PARKING SPACES:
STANDARD PARKING = 174 SPACES
HANDICAP PARKING = 8 SPACES
TOTAL AVAILABLE PARKING (INCLUDING HC) = 182
 - ALL CURB DIMENSIONS ARE MEASURED TO THE FRONT FACE OF THE CURB.



TORRENGA ENGINEERING, INC.

CONSULTING ENGINEERS & LAND SURVEYORS

907 RIDGE ROAD, MUNSTER, INDIANA 46321

Tel. No.: (219) 836-8918

website: www.torrenge.com

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5

MUNSTER, LAKE COUNTY, INDIANA

SITE PLAN

CLIENT: Community Foundation of Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2022-5016

DATE: 05-27-2022

REVISIONS:

06-17-2022

05-27-2022

SCALE: 1" = 50'

SHEET C-2.1

Ex. CB Type
E-7
R=615.56
INV.=613.66

PROPOSED

LEGEND:

EXISTING

1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS IN THE CONSTRUCTION DRAWINGS.
2. BENCHMARKS:
TBM #1 - EXISTING GUTTER LINE OF CB, GUTTER = 618.72,
BOC = 619.25

TBM #2 - EXISTING SANITARY MANHOLE, RIM = 616.41
3. A MINIMUM 8'-ft SEPARATION MUST BE MAINTAINED BETWEEN THE WATER MAIN, HYDRANTS, AND ANY SEWER MANHOLE AND/OR CATCH BASIN STRUCTURE.
4. ALL PROPOSED GRADE SHOWN ARE GUTTER/PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
5. POTENTIAL SOURCE OF STORM SEWER WATER DISCHARGE ENTERING THE GROUNDWATER FROM THIS DEVELOPMENT WILL BE THROUGH NATURAL GROUND ABSORPTION ONLY. THERE ARE NO ABANDONED WELLS OR SINKHOLES ON THE PROPERTY.
6. STORMWATER FROM THE PROJECT SITE WILL DRAIN TO PROPOSED DETENTION / RETENTION AREA WHICH WILL ULTIMATELY DISCHARGE INTO HART DITCH (PLUM CREEK)-DYER DITCH.
7. ALL STORM SEWERS WITHIN THE RIGHT OF WAYS OF THE ROADWAYS THAT WILL ULTIMATELY BE THE RESPONSIBILITY OF THE TOWN OF MUNSTER SHALL BE REINFORCED CONCRETE PIPE.
8. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL PLANS FOR THE CONNECTION POINTS FOR ALL UTILITIES.
9. THE CONTRACTOR SHALL PAY CLOSE ATTENTION TO "GENERAL SPECIFICATIONS FOR WATER MAINS" NOTE #3 WHEN INSTALLING SERVICE STUBS AND MAIN LINES TO INSURE THAT THE MINIMUM CLEARANCE IS OBTAINED.
10. ALL STORM STRUCTURES WITH AN ASTERISK SHALL HAVE EASET JORDAN IRON WORKS 7000M1 GRATES WITH A T4 BACK.

Ronald C. Tuerge

(IN FEET)

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

STORM SEWERS & GRADING PLAN

CLIENT: Community Foundation of Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2022-5016

SCALE: 1" = 30'

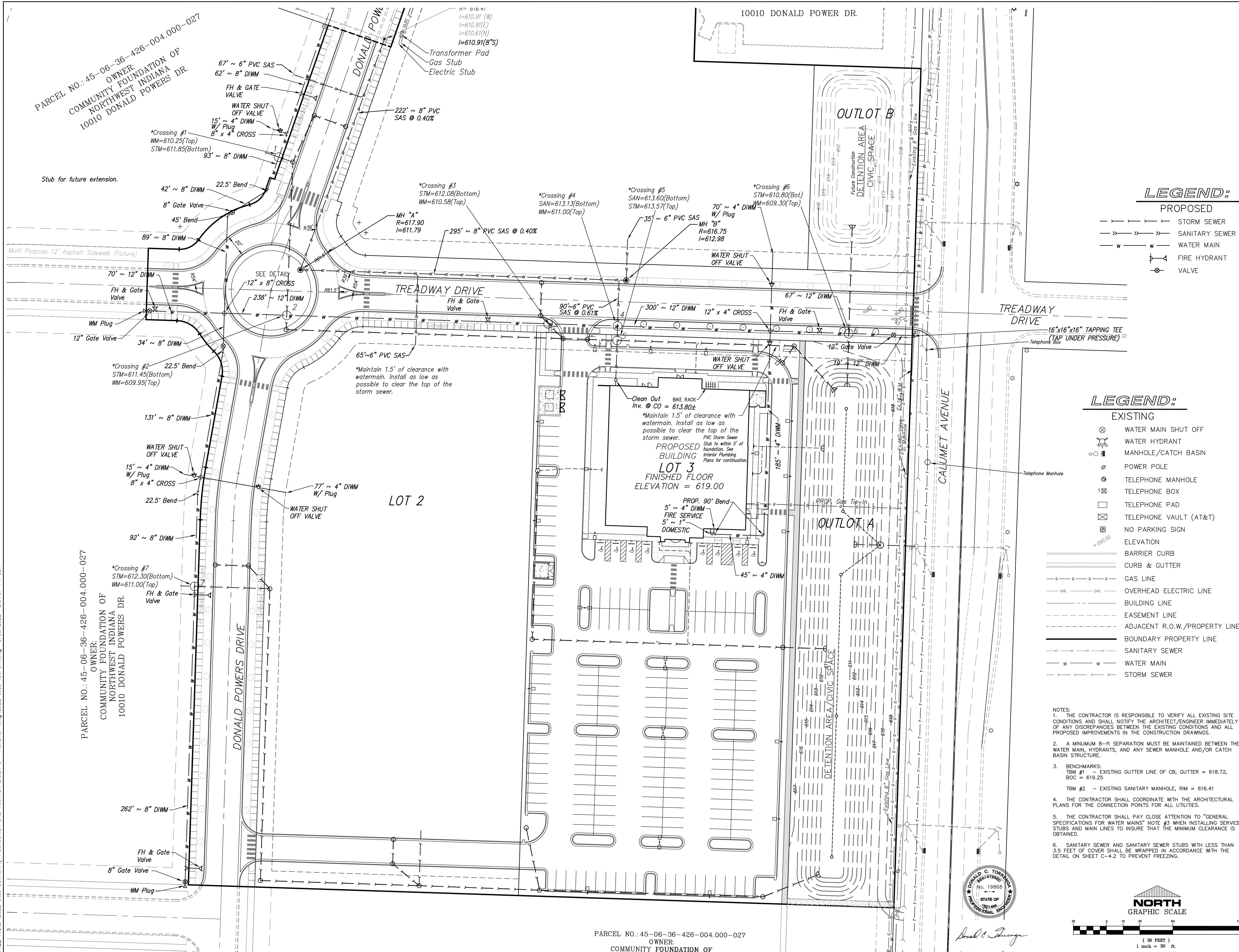
SHEET
C-3.0

FILE: NO:2A-2022-5016 Community Foundation Inc. Addition Block 5 - Munster.dwg 2022-5016 (6/16/2022 2:34:57 PM CDT

PARCEL NO.: 45-06-36-426-004.000-027
OWNER:
COMMUNITY FOUNDATION OF
NORTHWEST INDIANA
10010 DONALD POWERS DR.

PARCEL NO.: 45-06-36-426-004.000-027
OWNER:
COMMUNITY FOUNDATION OF
NORTHWEST INDIANA
10010 DONALD POWERS DR.

PARCEL NO.: 45-06-36-426-004.000-027
OWNER:
COMMUNITY FOUNDATION OF



LEGEND:

PROPOSED

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- FIRE HYDRANT
- VALVE

LEGEND:

EXISTING

- WATER MAIN SHUT OFF
- WATER HYDRANT
- MANHOLE/CATCH BASIN
- POWER POLE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- TELEPHONE PAD
- TELEPHONE VAULT (AT&T)
- NO PARKING SIGN
- ELEVATION
- BARRIER CURB
- CURB & GUTTER
- GAS LINE
- OVERHEAD ELECTRIC LINE
- BUILDING LINE
- EASEMENT LINE
- ADJACENT R.O.W./PROPERTY LINE
- BOUNDARY PROPERTY LINE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER

- NOTES:
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS IN THE CONSTRUCTION DRAWINGS.
 - A MINIMUM 8'-ft SEPARATION MUST BE MAINTAINED BETWEEN THE WATER MAIN, HYDRANTS, AND ANY SEWER MANHOLE AND/OR CATCH BASIN STRUCTURE.
 - BENCHMARKS:
TBM #1 - EXISTING GUTTER LINE OF CB, GUTTER = 618.72, BOC = 619.25
TBM #2 - EXISTING SANITARY MANHOLE, RIM = 616.41
 - THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL PLANS FOR THE CONNECTION POINTS FOR ALL UTILITIES.
 - THE CONTRACTOR SHALL PAY CLOSE ATTENTION TO "GENERAL SPECIFICATIONS FOR WATER MAINS" NOTE #3 WHEN INSTALLING SERVICE STUBS AND MAIN LINES TO INSURE THAT THE MINIMUM CLEARANCE IS OBTAINED.
 - SANITARY SEWER AND SANITARY SEWER STUBS WITH LESS THAN 3.5 FEET OF COVER SHALL BE WRAPPED IN ACCORDANCE WITH THE DETAIL ON SHEET C-4.2 TO PREVENT FREEZING.

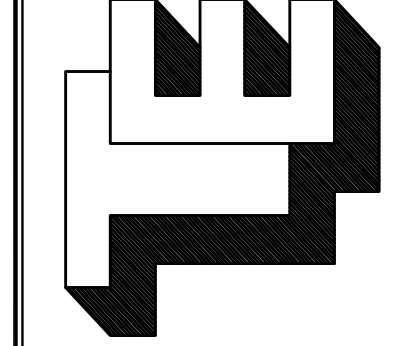


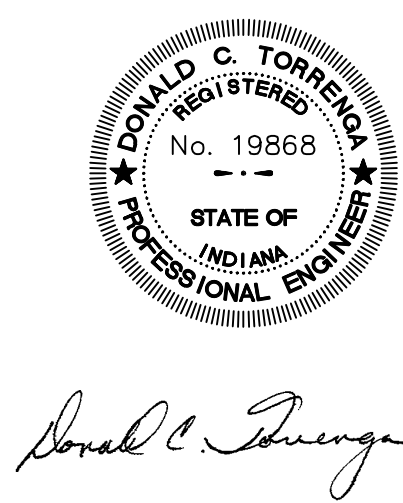
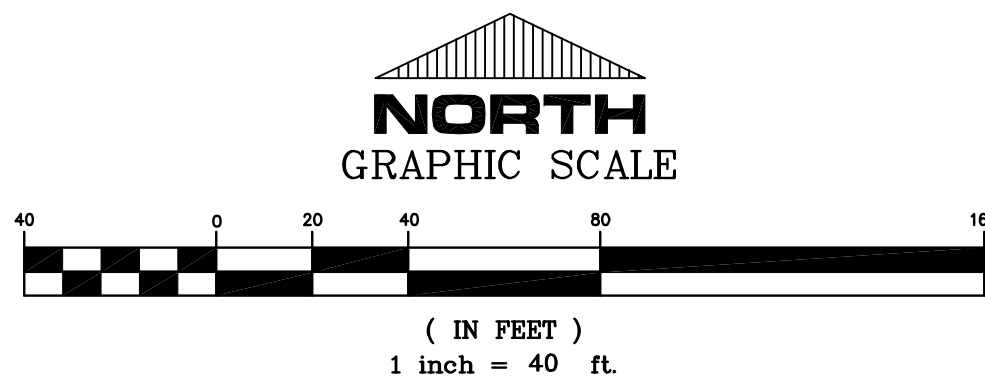
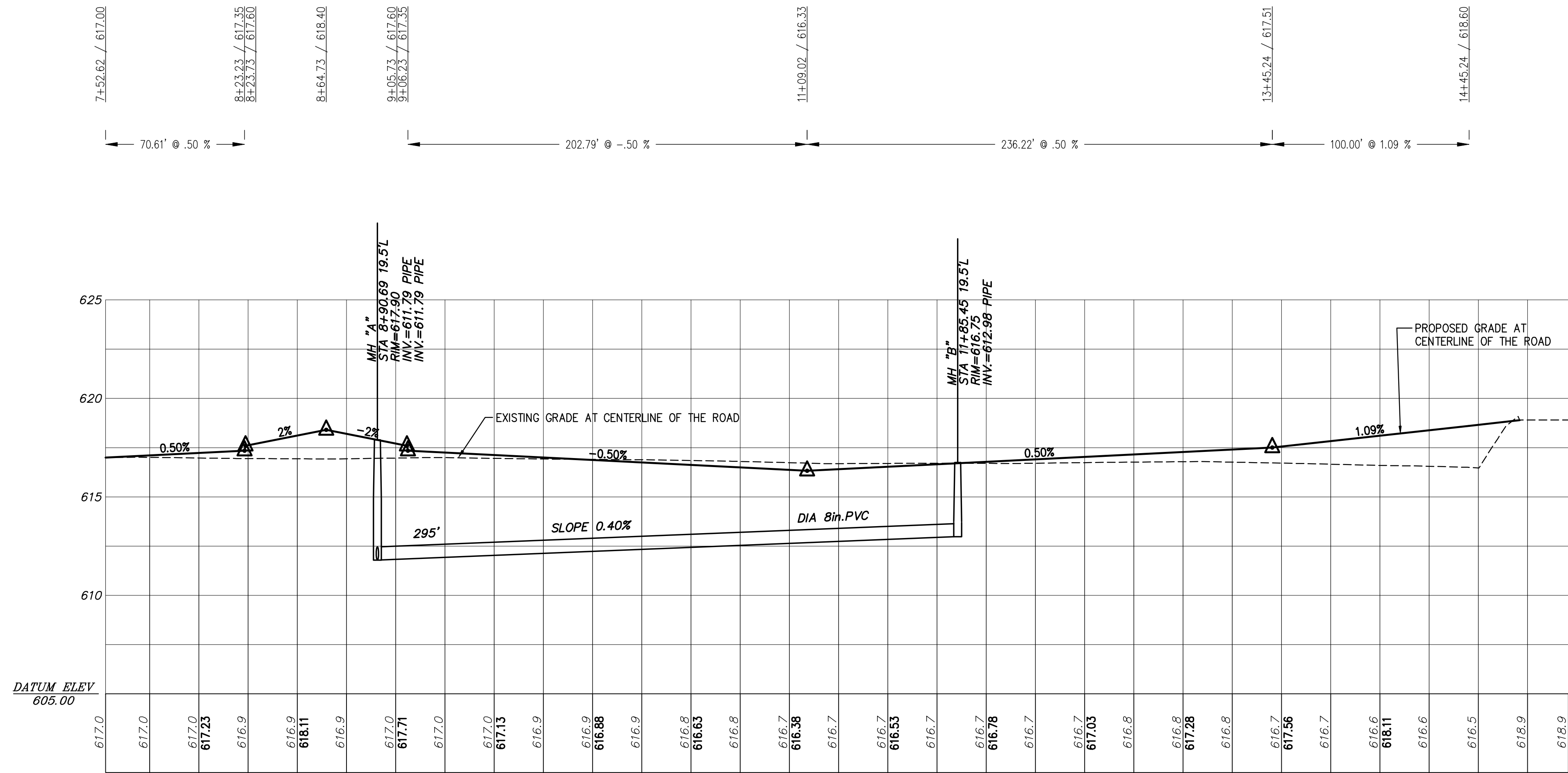
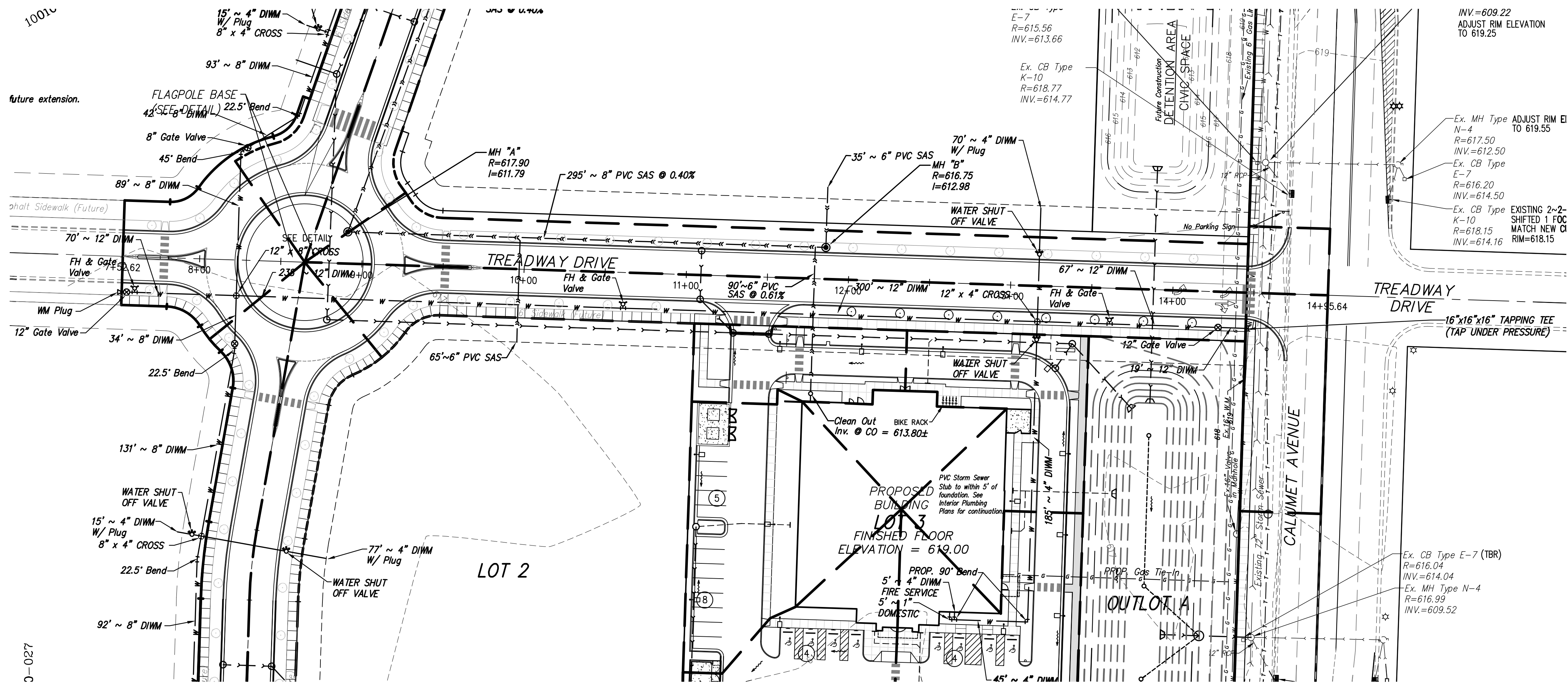
COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA
SANITARY SEWERS & WATER MAIN PLAN

CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321
JOB NO: 2022-5016
SCALE: 1" = 30'

SHEET
C-3.1

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenge.com





Donald C. Torrence

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

Tel. No.: (219) 836-8918 website: www.torrenge.com

PROFILE

CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2022-5016

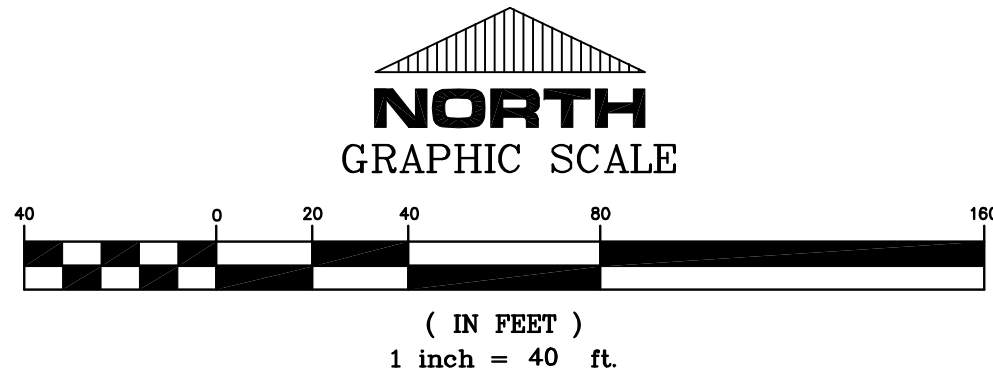
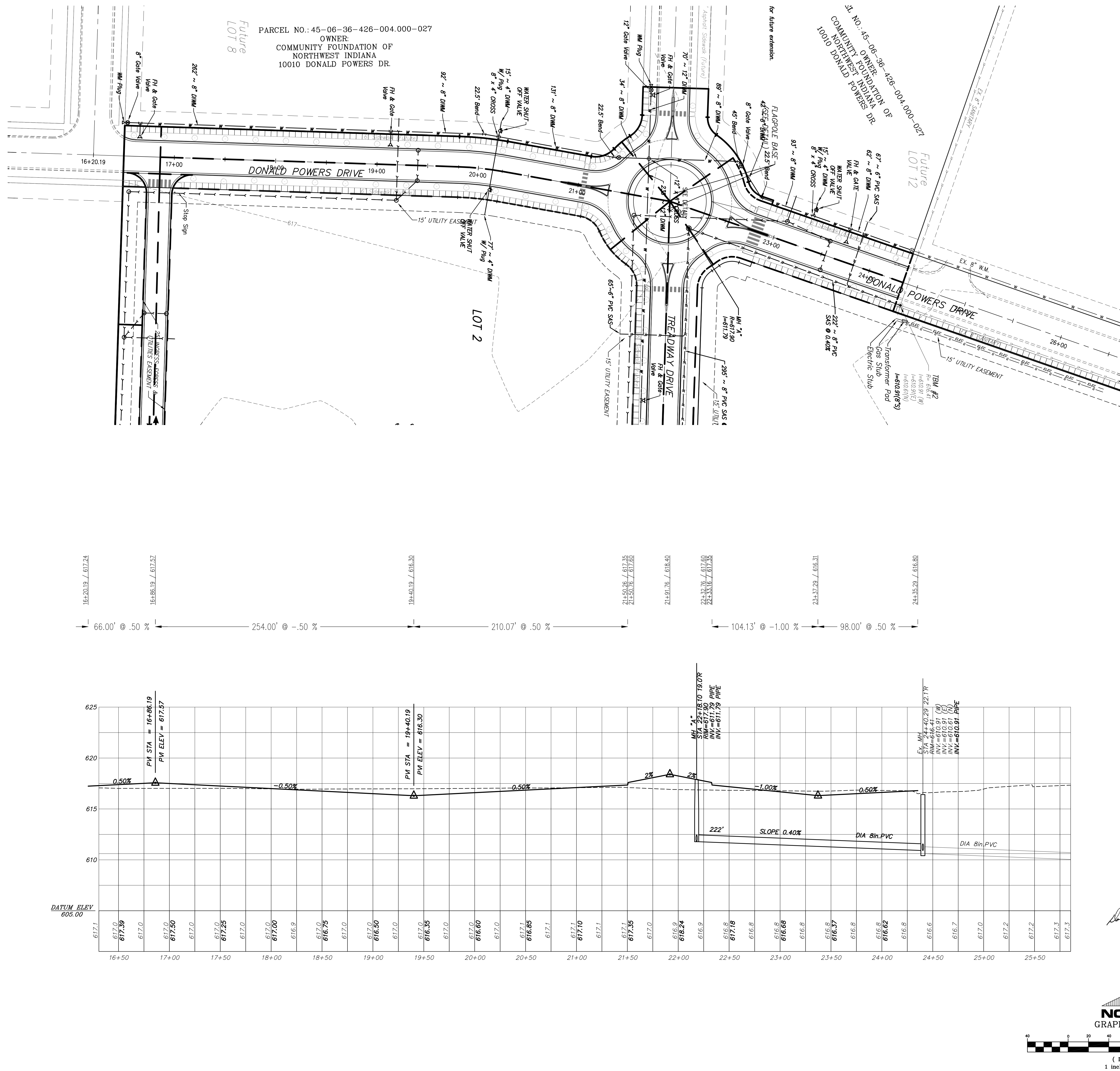
DATE: 05-27-2022

REVISIONS:

06-17-2022

SHEET
C-3.2

SCALE: 1" = 40'



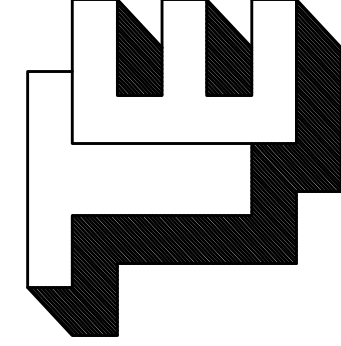
Ronald C. Torunga

CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

06-17-2022	REVISIONS:
	DATE: 05-27-2022

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrengea.com



FILE NO: 21-02-2016 Community Foundation Inc. Addition Block 5 - Munster.dwg 6/16/2022 3:00:13 PM CDT

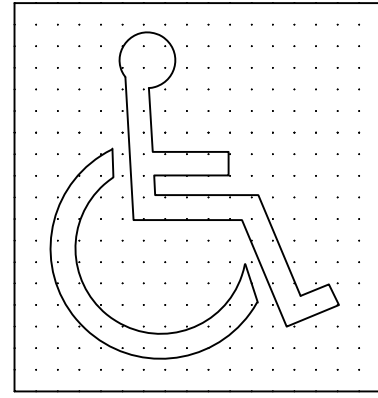
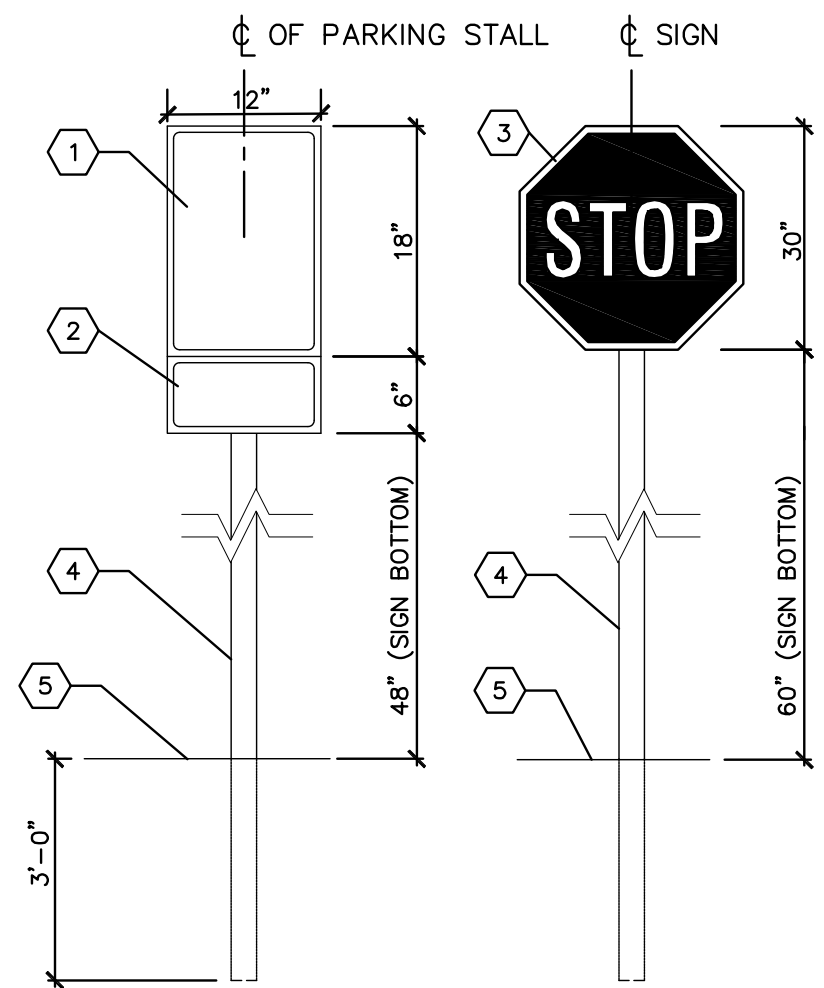


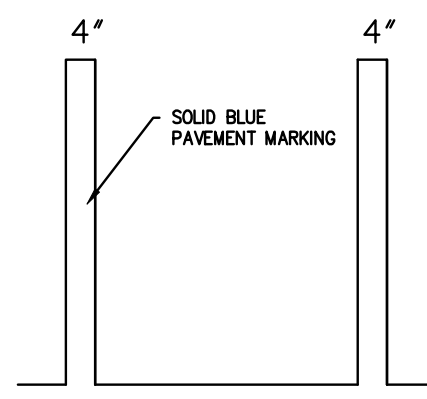
Figure 43a
INTERNATIONAL SYMBOL OF
ACCESSIBILITY PROPORTIONS
NOT TO SCALE



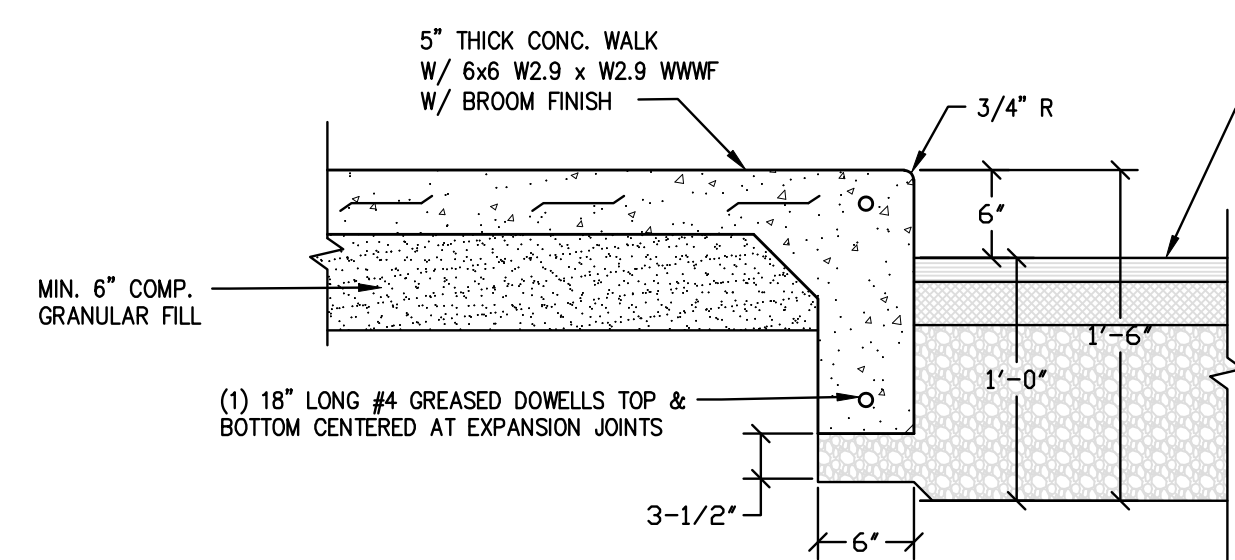
ACCESSIBILITY SIGNAGE
NOT TO SCALE



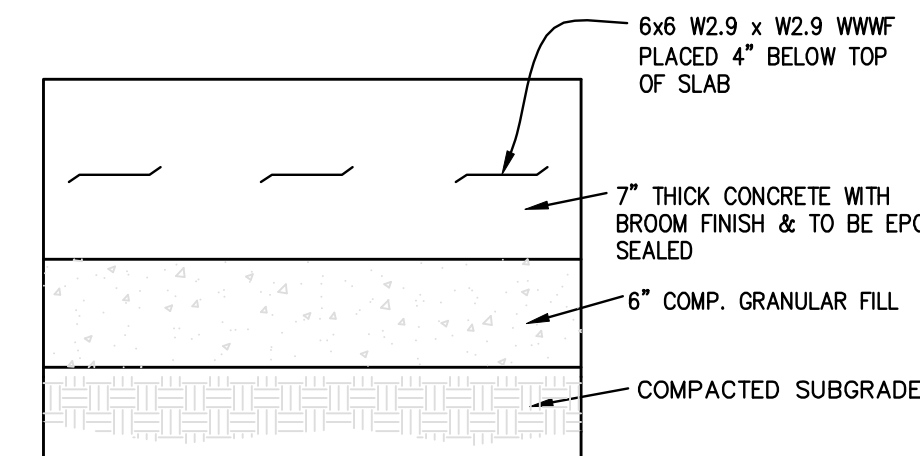
SIGN AND POST (FREE STANDING)
NOT TO SCALE



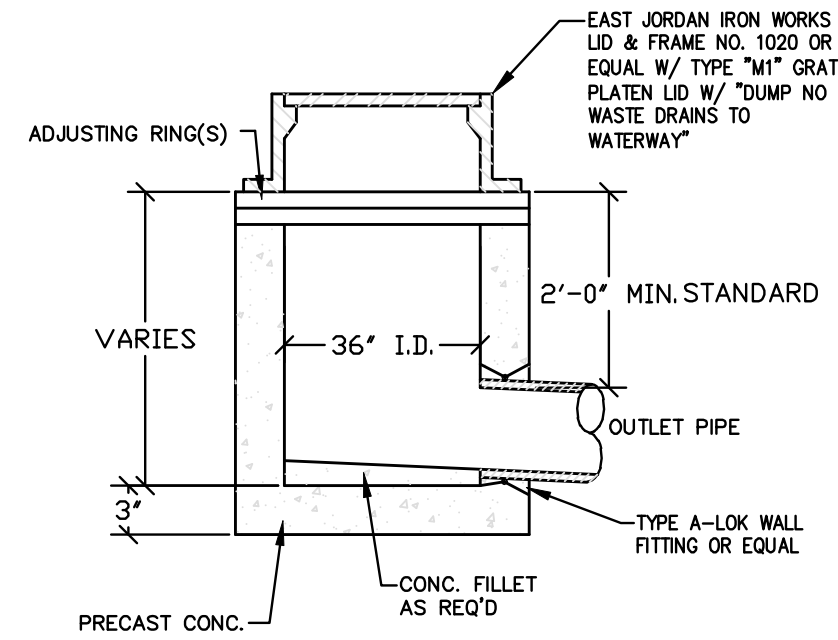
ACCESSIBILITY AND PARKING
STRIPING DETAIL
NOT TO SCALE



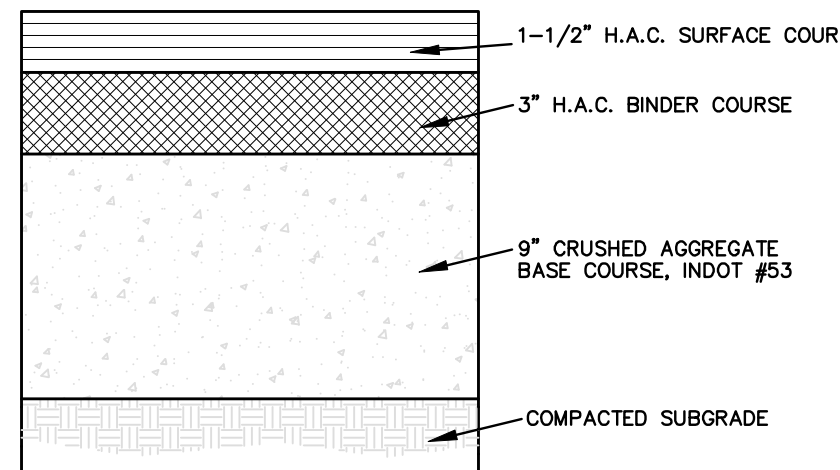
CURB-WALK SECTION
NOT TO SCALE



SECTION VIEW
NOT TO SCALE

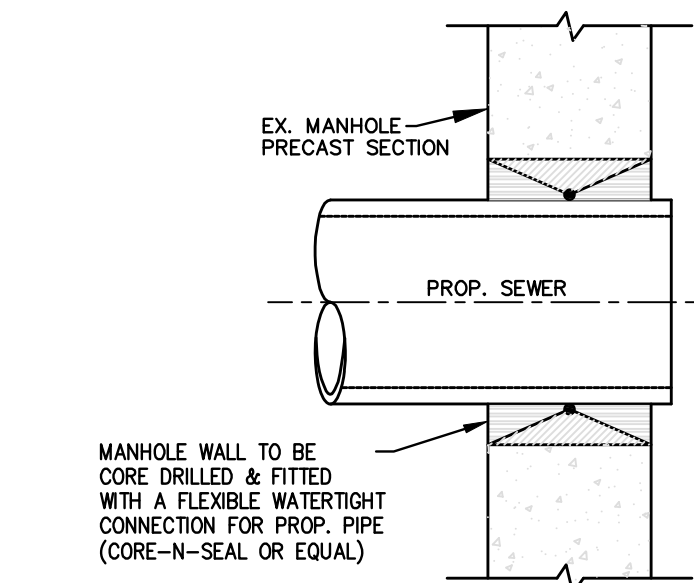


NOT TO SCALE

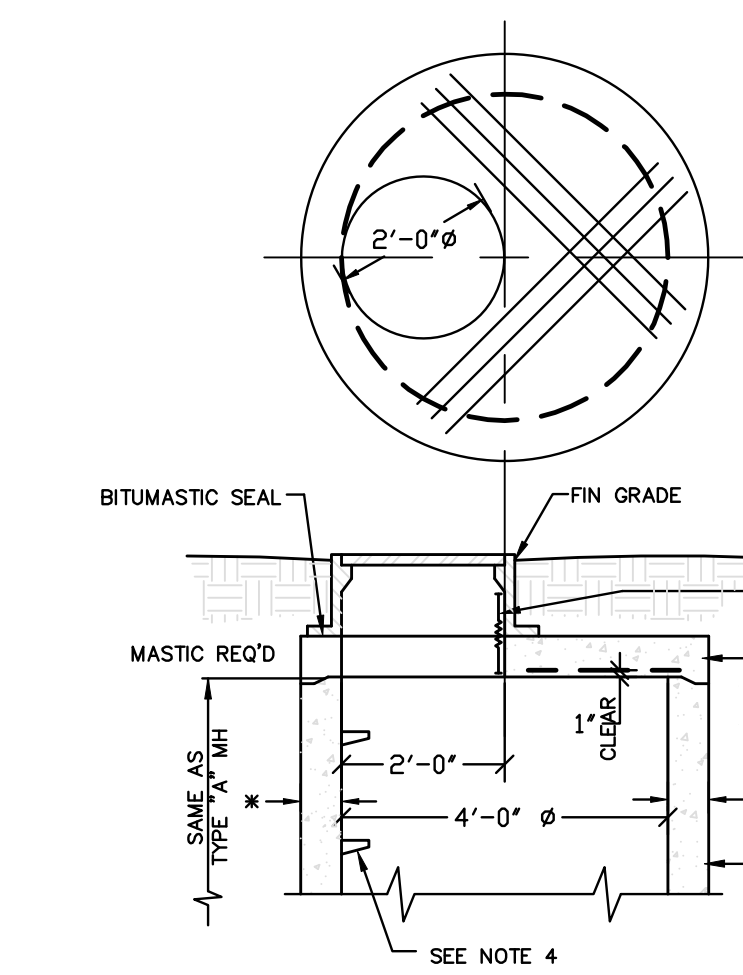


NOTES:
1. PAVEMENT & AGGREGATE THICKNESS IS BASED UPON A CBR VALUE OF 3.0.
2. WHERE FILL IS REQUIRED, SUBGRADE SHALL BE COMPACTED TO 95% OF
THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 METHOD OF
TESTING.

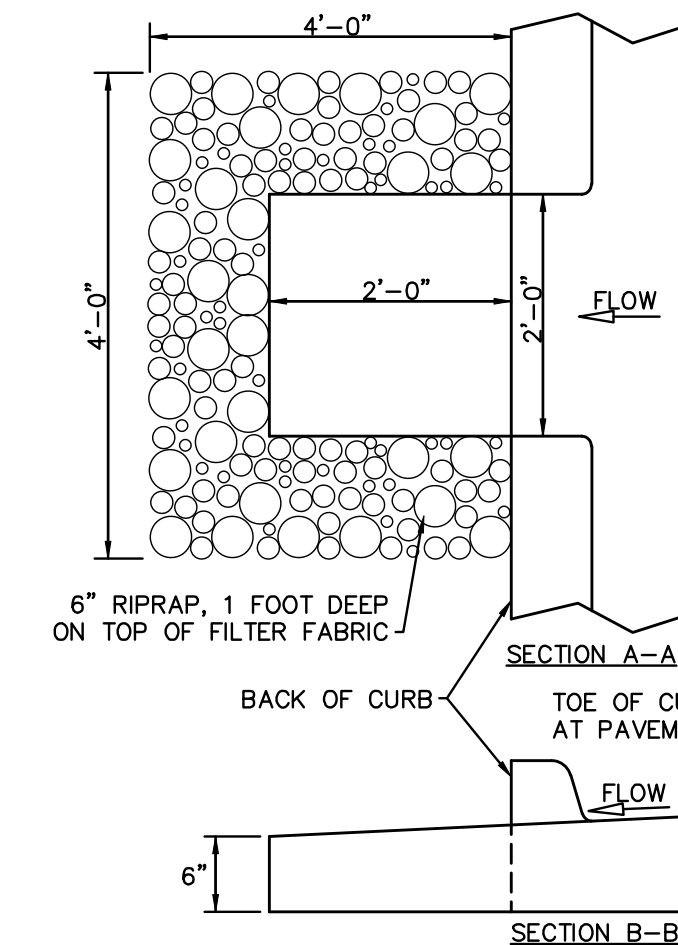
TYPICAL PAVEMENT
SECTION
NOT TO SCALE



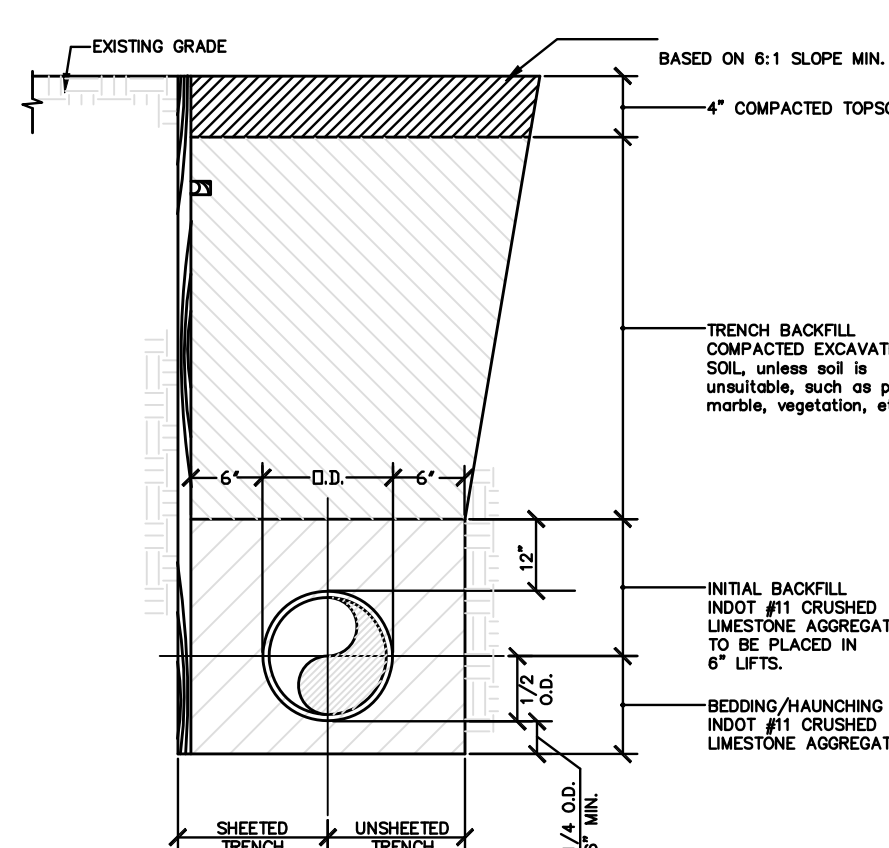
PIPE CONNECTION DETAIL
TO EXISTING MANHOLE
NOT TO SCALE



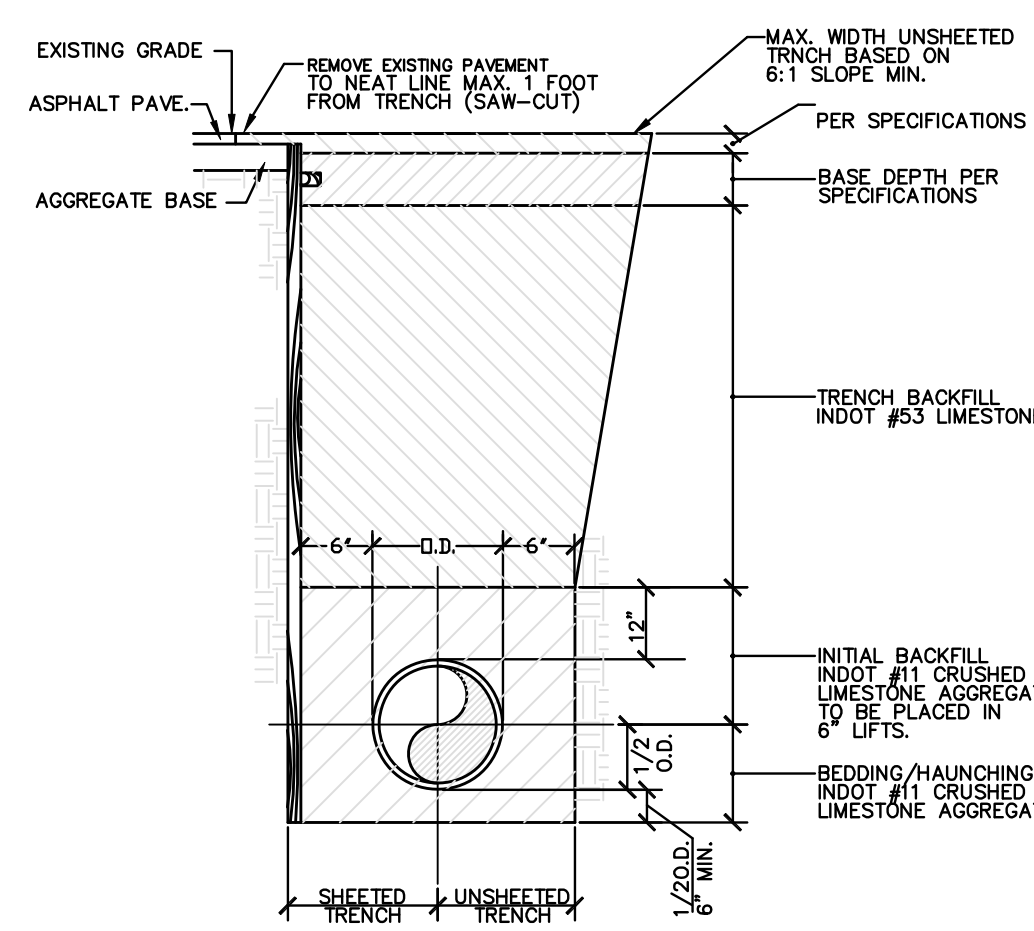
NOT TO SCALE
USED WHERE RESTRICTED HEAD ROOM
WILL NOT ALLOW FOR TAPERED WALLS



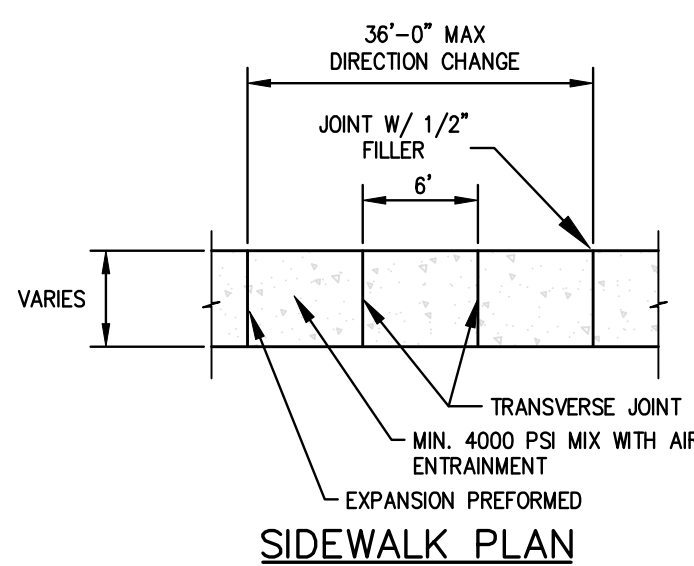
NOT TO SCALE



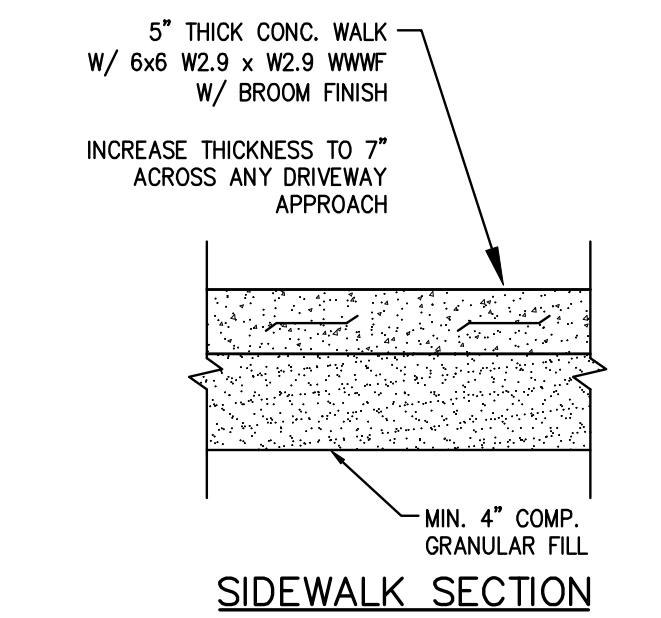
NOT TO SCALE



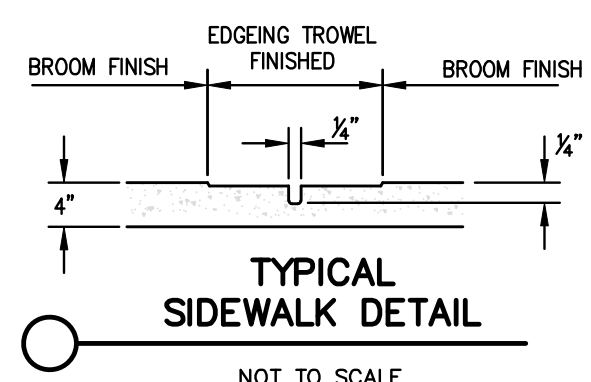
NOT TO SCALE



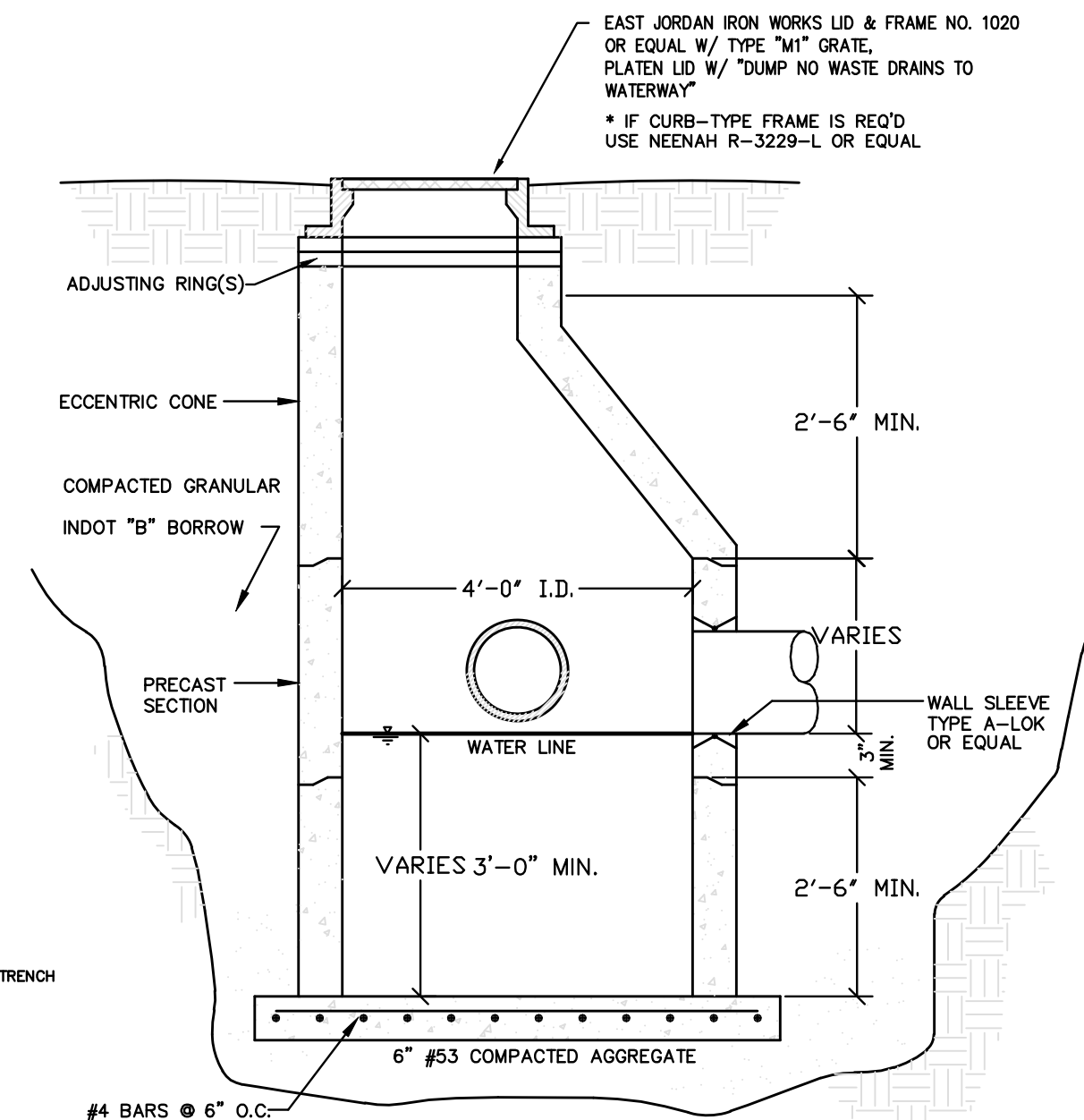
NOT TO SCALE



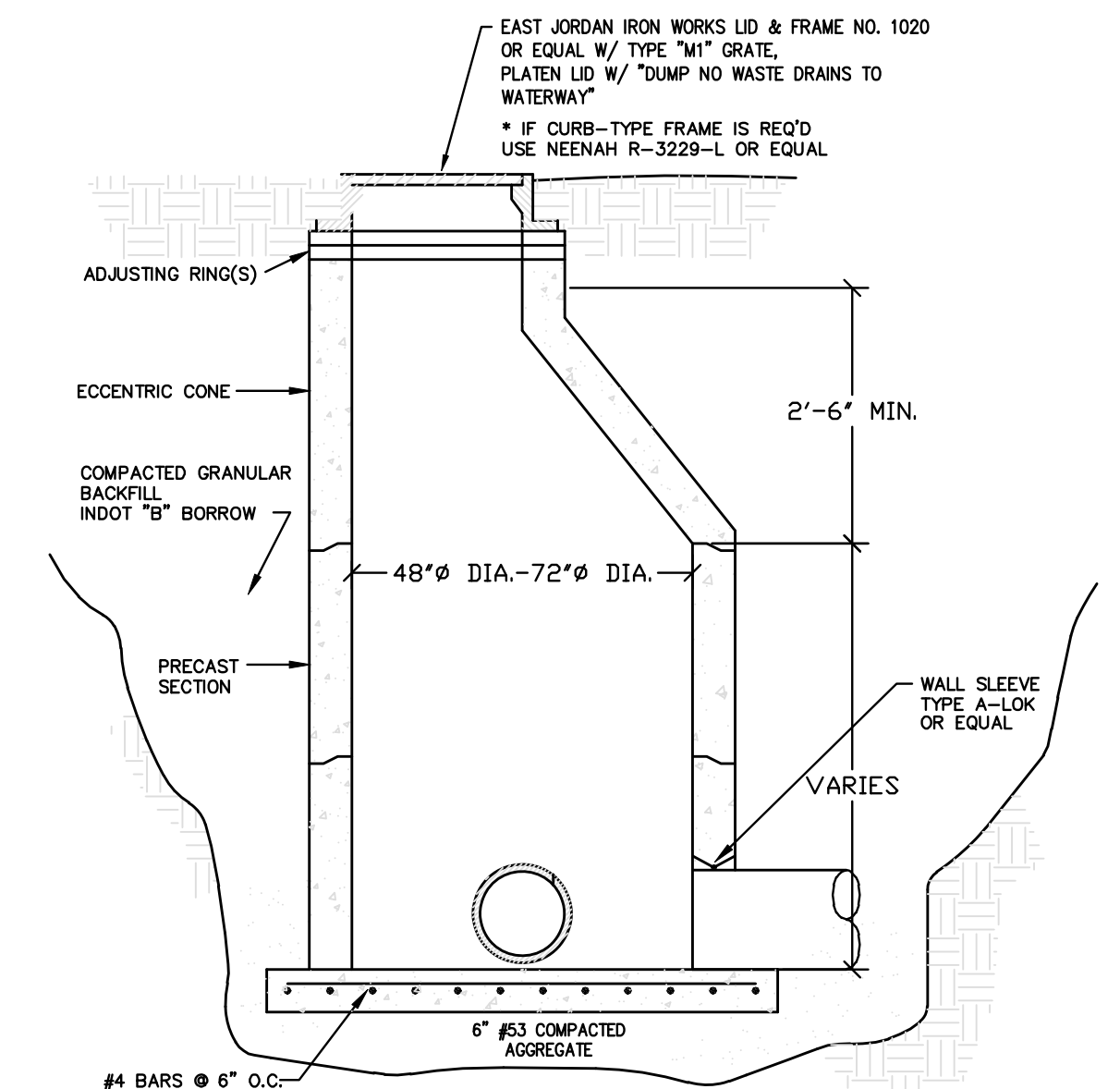
NOT TO SCALE



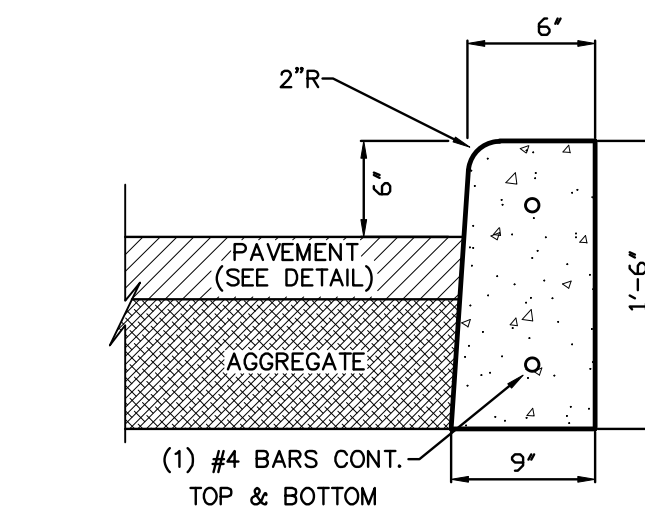
NOT TO SCALE



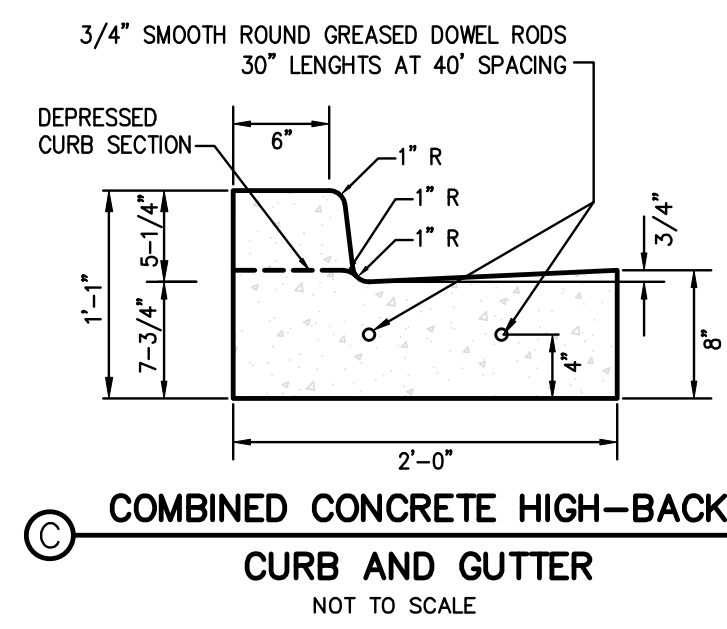
NOT TO SCALE



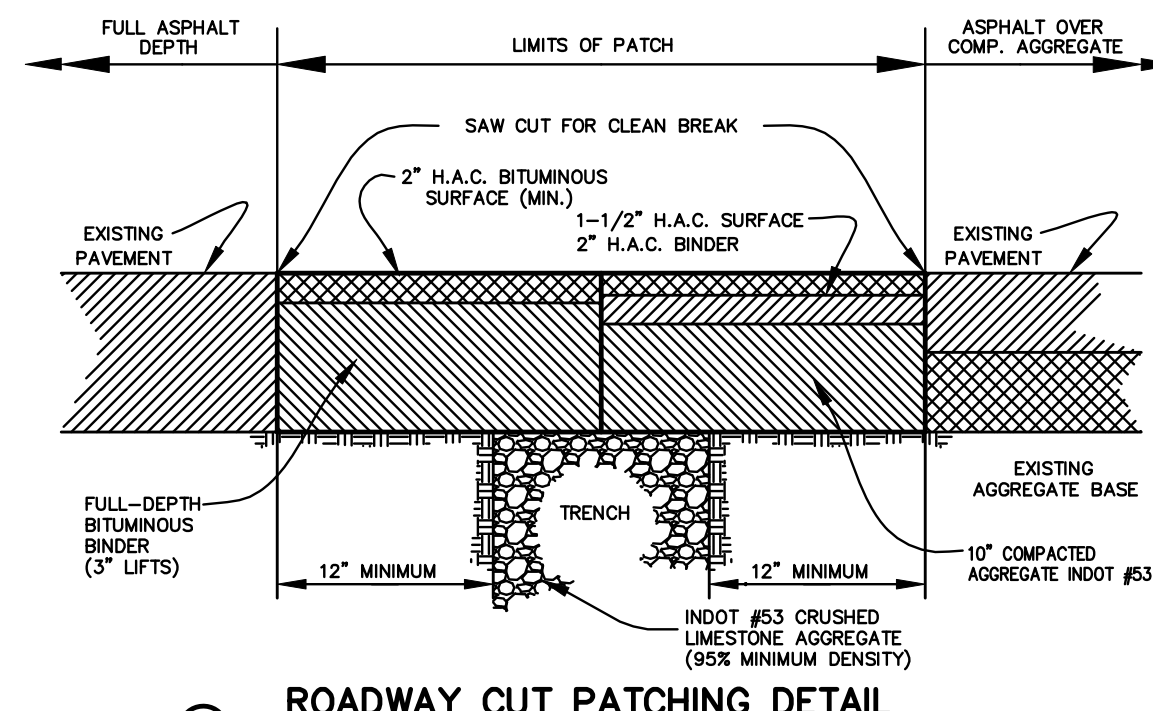
NOT TO SCALE



NOT TO SCALE

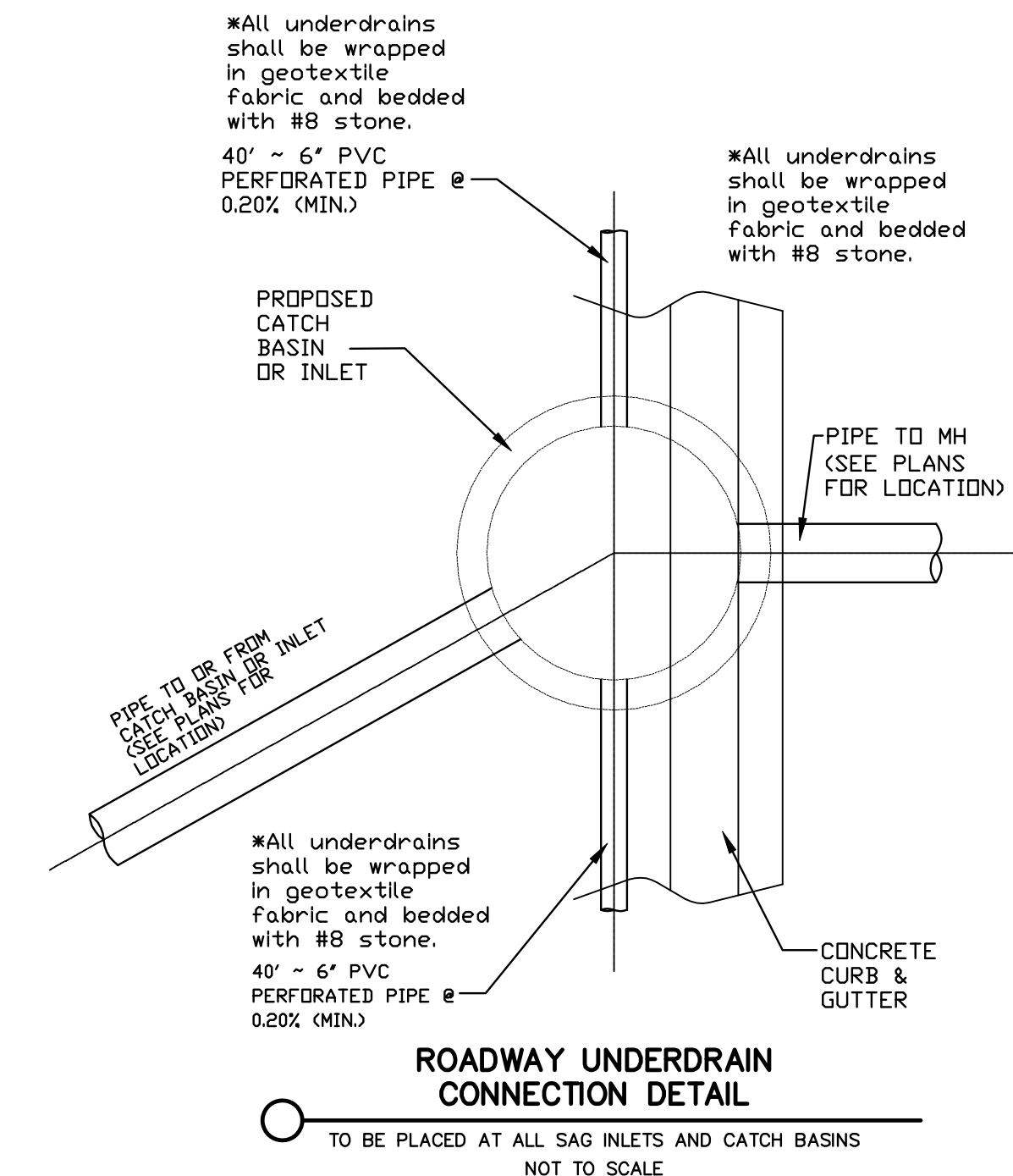


NOT TO SCALE

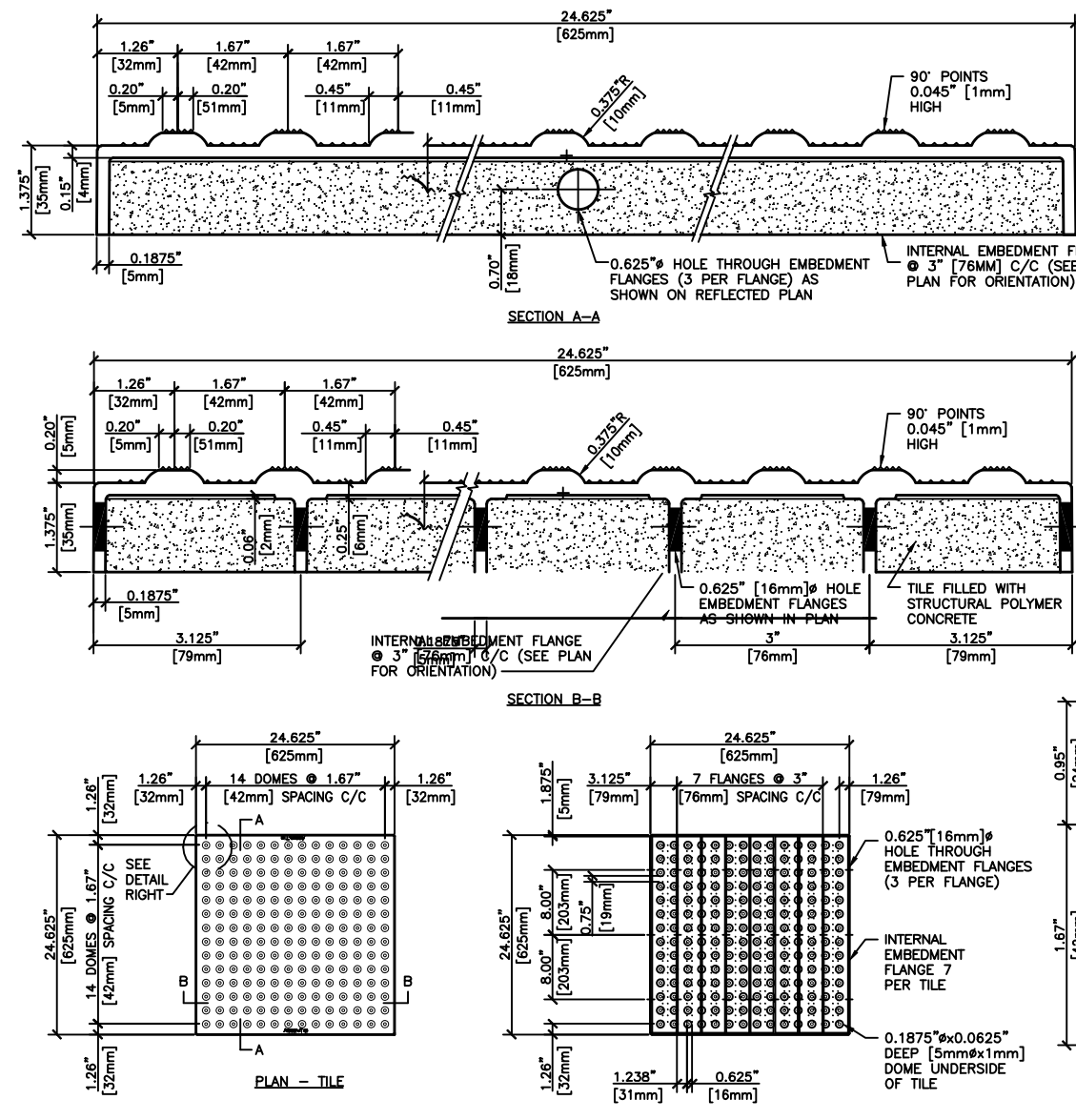


NOT TO SCALE

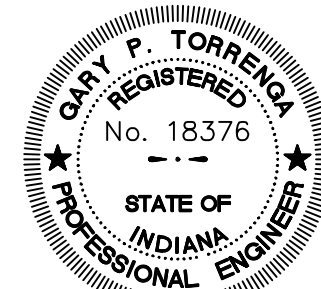
- SPECIFICATIONS FOR STORM SEWERS**
- All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, Lake County, Indiana.
 - All storm sewer pipe, branches and fittings shall conform to either of the following:
(A) Polyvinyl Chloride Pipe (PVC)
PVC sewer pipe and fittings shall conform to the latest revision of ANSI/ASTM Specification D3034, SDR 35. PSM PVC pipe shall have a minimum pipe stiffness of 46 psi at 5% deflection when tested in accordance with ASTM D2412.
or
(B) Reinforced concrete pipe (ASTM C-76 with bell and spigot or tongue and groove push on mastic joints. Class V reinforced concrete pipe shall be used for lines 15" in diameter or under and Class III shall be used for lines 18" and over.
or
(C) HDPE High Density Polyethylene Pipe with a minimum of 40 % recycled content, conforming to ASTM F2648, ADS Mega Green or Equal.
 - Gasketed joints shall be used on all storm sewers.
 - Storm sewers 18" to 27" with less than 3' cover shall be Class IV pipe.
 - All storm sewer manholes shall be standard precast concrete units (ASTM C-478) conforming to the standard detail sheet of these plans.
 - All improvements installed across paved or future paved areas shall be backfilled with sand or graded stone aggregate to the subgrade.
 - All sewers shall be laid at least 10 feet (3.0m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. All sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer shall be designed and constructed equal to water pipe.
 - The Contractor is responsible for the preparation of "As Built" construction drawings showing actual sizes and lengths of pipe installed (i.e. from manhole to manhole or tee to valve, etc.), location of service taps and any structures added or omitted in comparison with these engineering plans. The Contractor shall supply the Developer (through the Project Engineer) with one set of reproducible original "As-Built" and shall supply the Town of Munster with 2 copies thereof prior to and as a condition of final acceptance.
 - All infrastructure being constructed shall be in accordance with the Town of Munster Proposed Infrastructure Specifications. Any difference between Munster's Specification and these engineering drawings shall be brought to the attention of the Engineer immediately for review.
 - Dumped Rip-Rap will be provided at all end sections, to produce a surface of approximate regularity. The finished surface shall not vary by more than 9 inches and the depth of Rip-Rap shall not be less than 12 inches nor more than 24 inches.
 - No storm sewer manhole, catch basin and inlet shall be within eight (8) feet of a water main as measured from the outside edge of the storm sewer manhole, catch basin and inlet to the outside edge of the water main.



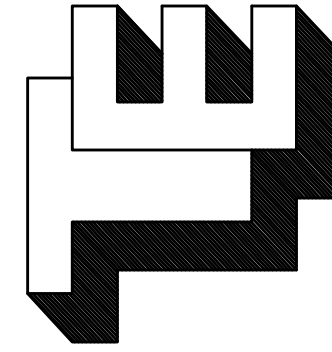
NOT TO SCALE



NOT TO SCALE



Day P. Torrenga



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenga.com

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

DETAILS & SPECIFICATIONS

CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2022-5016
SCALE: NTS

REVISIONS:
DATE: 05-27-2022

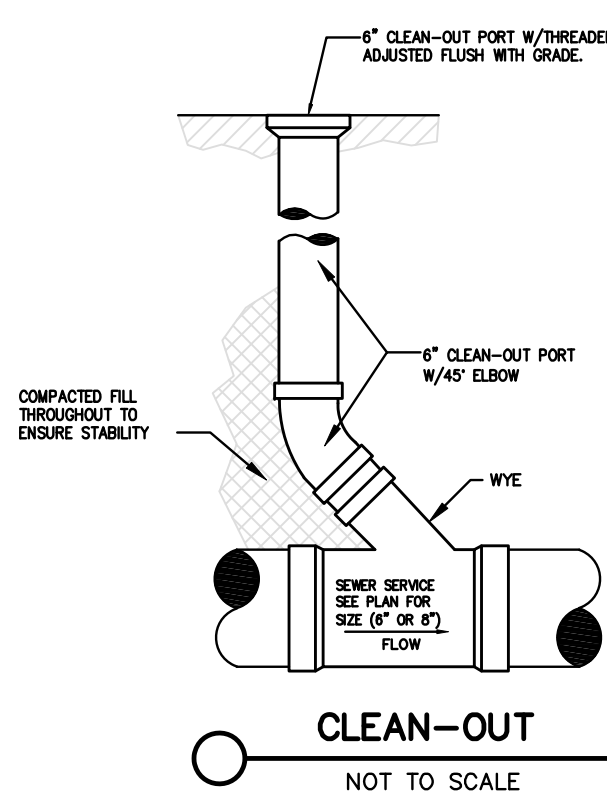
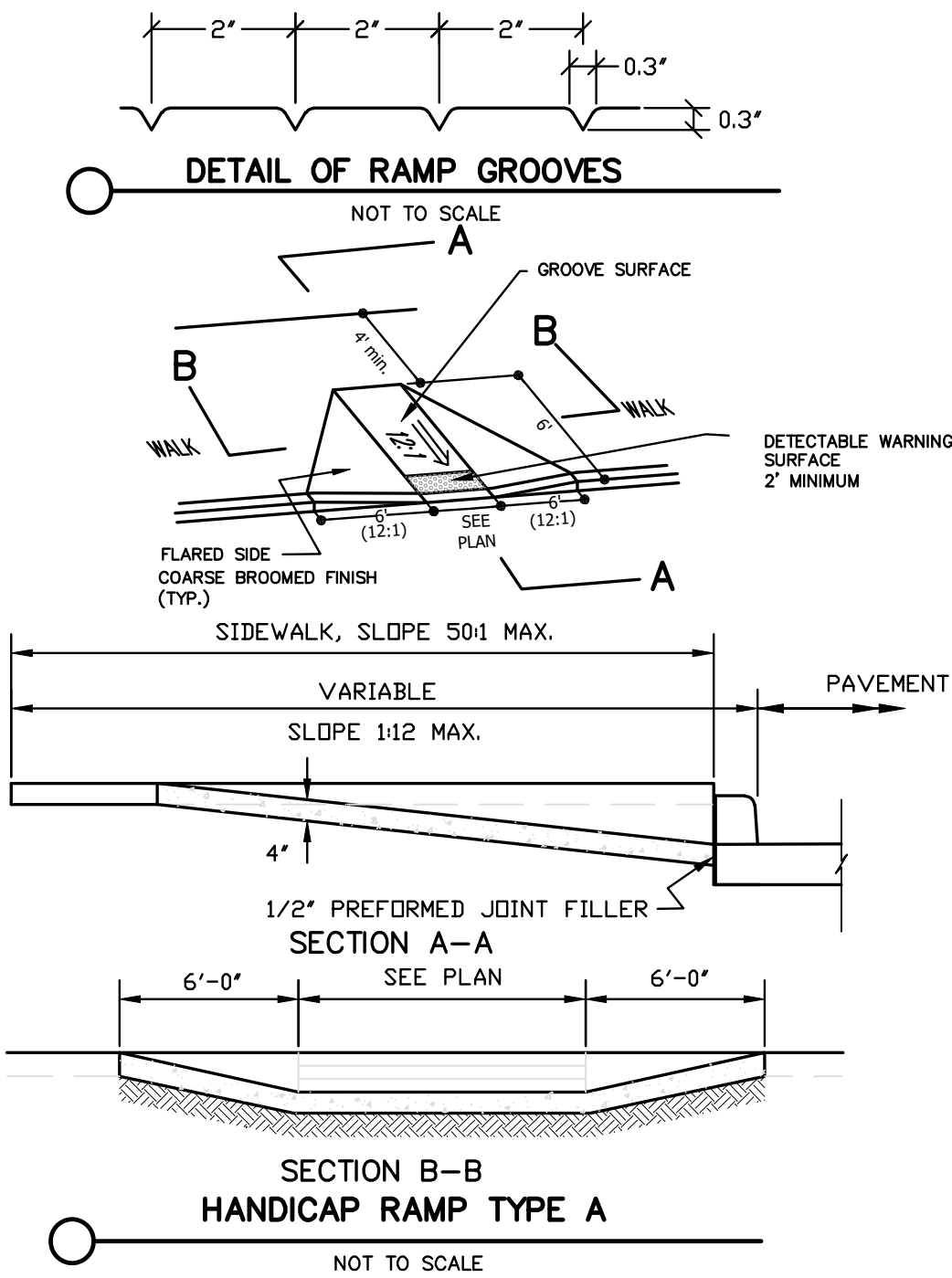
06-17-2022

SHEET
C-4.0

FILE NO: 21-0202-2016 Community Foundation Inc. Addition Block 5 - Munster.dwg 6/16/2022 3:00:13 PM CDT

GENERAL SPECIFICATIONS FOR SANITARY SEWER

- All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, Lake County, and the State of Indiana.
- All sanitary sewer pipe, branches and fittings shall conform to one of the following: (a) Extra strength vitrified clay pipe (ASTM C-700) with push on rubber gasket joints (ASTM C-425). (b) Poly-vinyl chloride (PVC), SDR 26 (ASTM D-3034), with push-on rubber gasket joints (ASTM C-3212). Six inch service pipes shall be in accordance with the infrastructure improvement codes of the Town of Munster.
- All sanitary sewer manholes shall be standard 48" diameter precast concrete units (ASTM C-478) conforming with the Standard Detail sheet of these plans.
- The sanitary manhole base shall be precast with a minimum of 2 foot section, trough, etc.,.
- Sanitary manholes shall be provided with a watertight gasketed cover
- All improvements installed across paved or future paved areas shall be backfilled with sand or graded stone aggregate to the subgrade.
- All sanitary sewer manholes with rim elevations below Flood Protection Elevation shall be provided with water tight locking lids.
- The competed sanitary sewer system shall be air tested for infiltration and shall have a maximum infiltration of 100 GPD/inch/diameter/mile of sewer pipe. The completed sanitary sewer system shall be air pressure tested for infiltration/exfiltration with 4 lbs. of pressure for 4 minutes. The testing shall conform to the procedure described in ASTM C-838-86 for clay pipe, ASTM C-924 for concrete pipe, ASTM F-1417 for poly-vinyl chloride pipe, and for other materials test procedures approved by the regulatory agency. The Contractor shall be responsible for supplying all testing materials and appearances. The Town of Munster shall be notified when the system (or portion thereof) is ready for testing.
- Deflection tests shall be performed on all flexible pipe materials placed. The contractor shall be responsible for supplying testing materials and appearances. The tests shall be conducted after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection of 5 %. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95 % of the inside diameter of the pipe. The test shall be performed without mechanical pulling devices. The Town of Munster shall be notified when the system (or portion thereof) is ready for testing.
- Care should be taken in parkway areas to assure compaction acceptable for the future stability of driveways and sidewalks. While special backfill material is not required, it shall be the responsibility of the Contractor to protect against substantial future settlement of backfilled areas. The contractor shall provide special backfill material across driveways and sidewalks in the event that a sewer or main is installed underneath.
- All sewers shall be laid at least 10 feet (3.0m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. All sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer shall be designed and constructed equal to water pipe.
- The Contractor is responsible for the preparation of "As Built" construction drawings showing actual sizes and lengths of pipe installed (i.e. from manhole to manhole or tee to valve, etc.), location of service taps and any structures added or omitted in comparison with these engineering plans. The Contractor shall supply the Developer (through the Project Engineer) with one set of reproducible original "As-Built" Plans and shall supply the Town of Munster with 2 copies thereof prior to and as a condition of the final acceptance.
- Air pressure test shall be performed on all completed Sanitary Manholes in accordance with ASTM C 1244-93, Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test. The tests shall be conducted prior to backfill to demonstrate the integrity of the installed materials. The manhole shall pass if the test time meets or exceeds the required minimum test times as specified in ASTM C 1244-93 for the vacuum reading to drop from 10 inches of mercury to 9 inches of mercury. If the manhole fails the initial test, necessary repairs shall be made, and the test shall be repeated. The contractor shall be responsible for supplying all testing materials and appearances. The Town of Schererville shall be notified when the manholes (or portion thereof) are ready for testing.
- No sanitary sewer manhole shall be within eight (8) feet of a water main as measured from the outside edge of the sanitary sewer manhole to the outside edge of the water main.

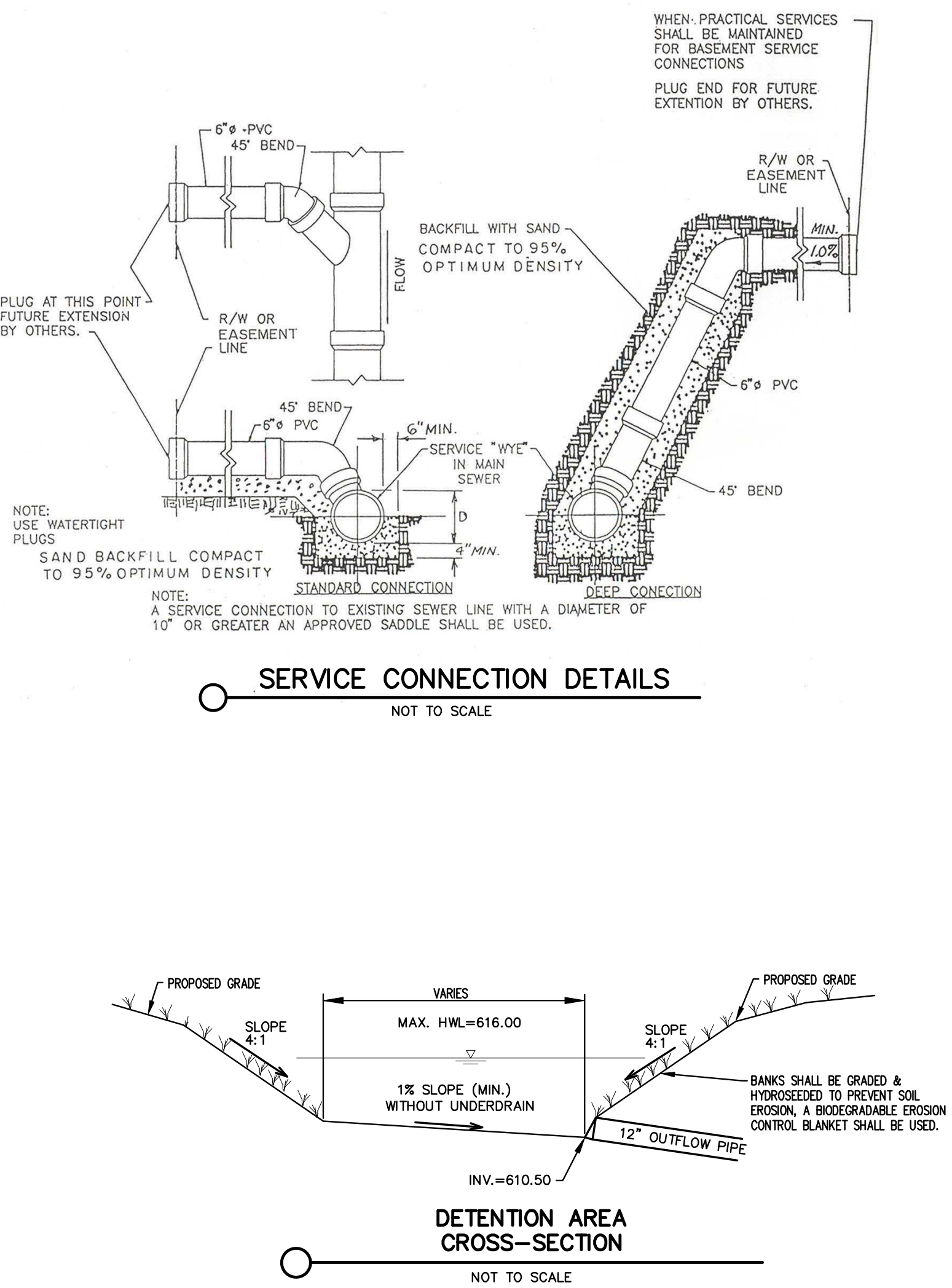


GENERAL SPECIFICATIONS FOR WATER MAINS

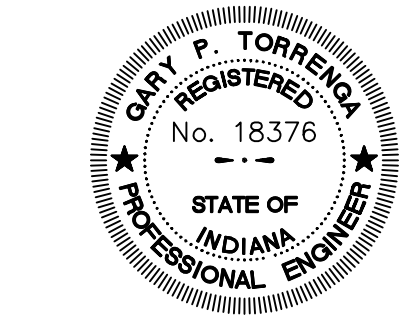
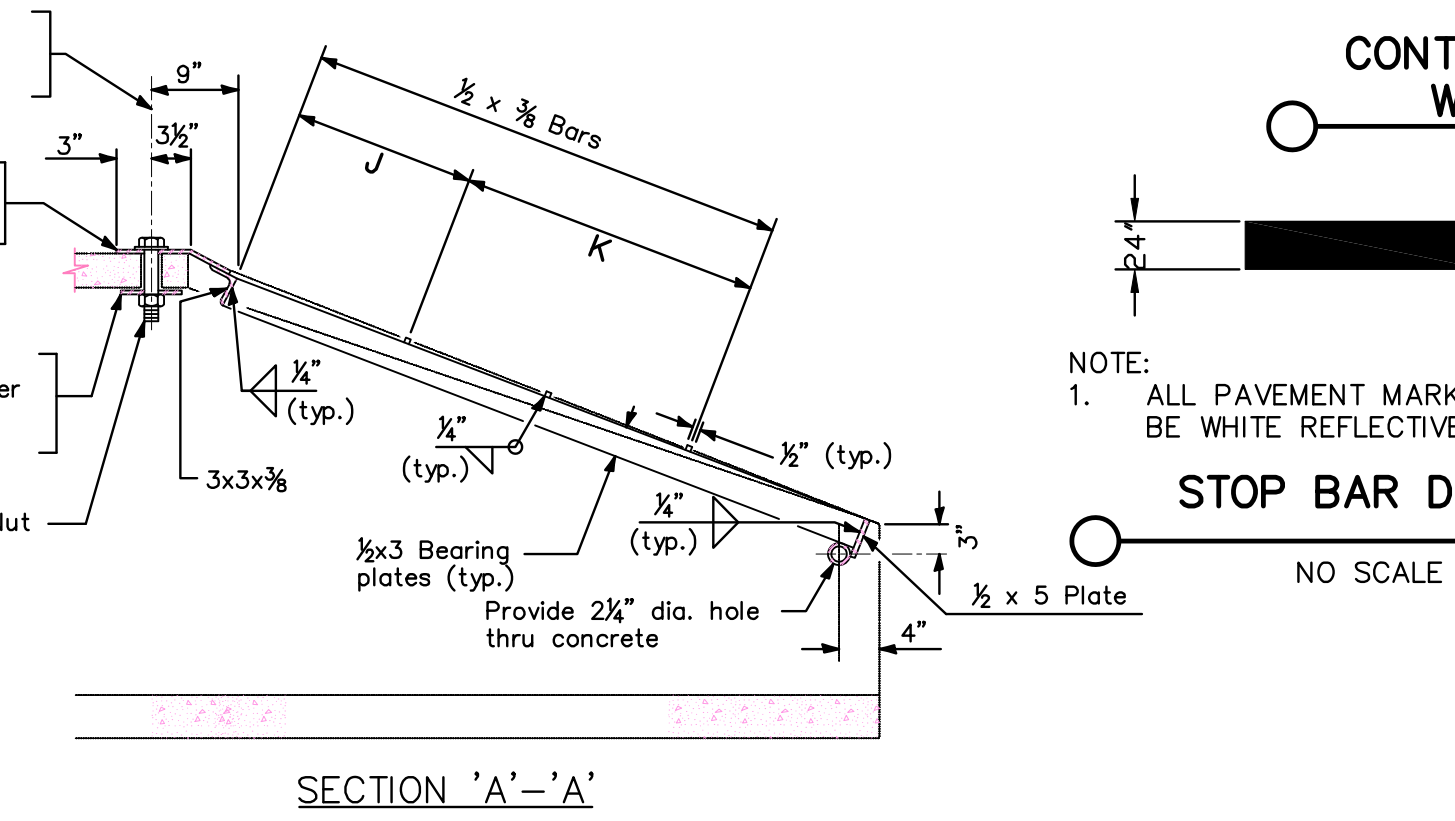
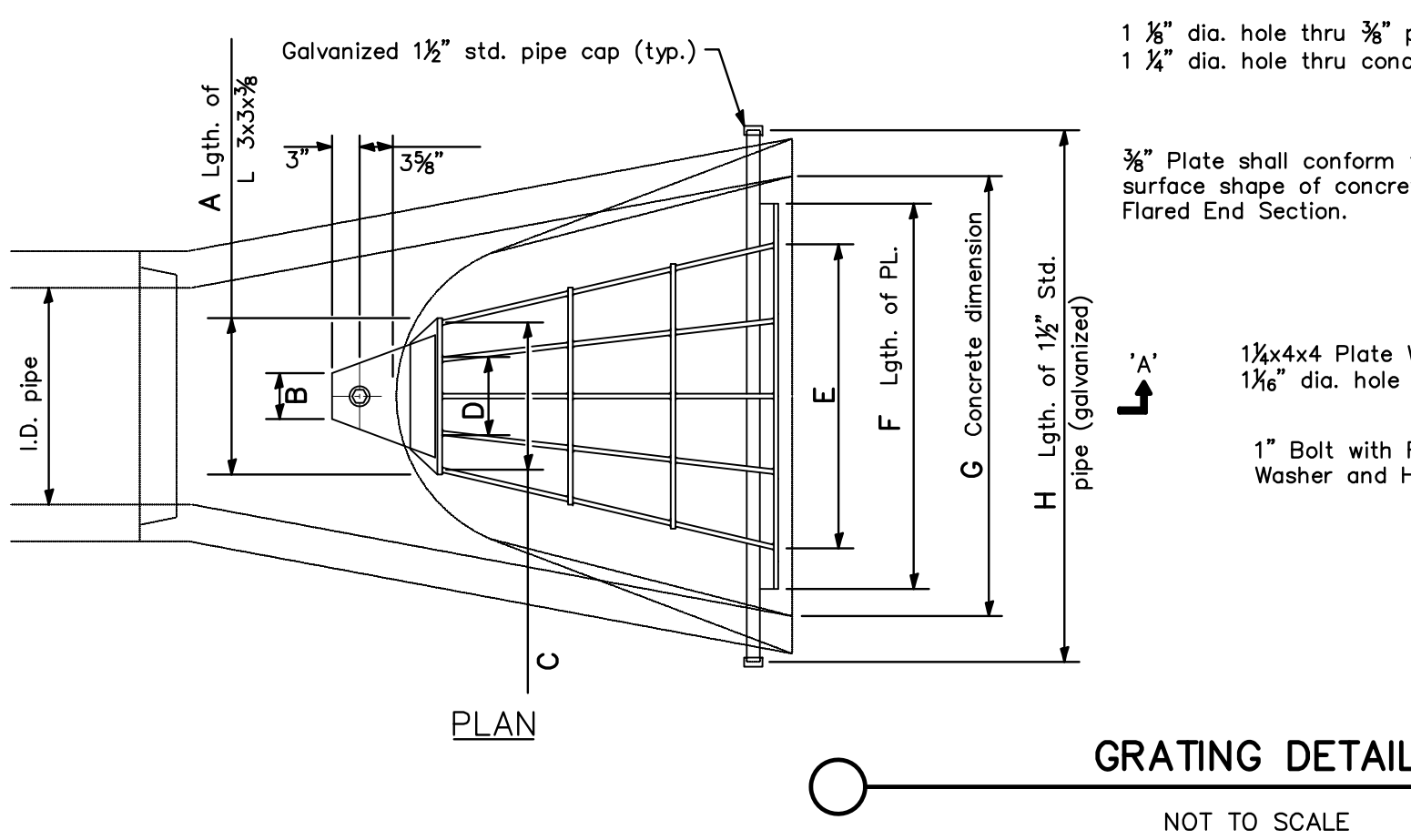
- All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, and the State of Indiana.
- All water main pipe shall be (A) Ductile Iron Pipe (ANSI A 21.51/AWWA C 151, Class 52) with bell and spigot push-on rubber gasket joints (AWWA C111). All water main shall be wrapped with Polyethylene Bags. All water main pipe shall be installed with a minimum cover of 5.0 feet from the top of the curb to the top of the pipe. All fire hydrants, tees, bends, fittings, and necessary restrained joints lengths shall be suitable harnessed with Meg-a-Lug field lock gaskets, or equal. All bolts and nuts on water main structures shall be stainless steel. Pressure test at 150 psi for 2 hours. Other materials may be used only with the express written permission of the Town of Munster.
- All water mains shall be laid at least 10 feet (3.0m) horizontally from any existing or proposed sewer. The distance shall be measured from outside of pipe to outside of pipe. All sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer shall be designed and constructed equal to water pipe.
- Care should be taken in parkway areas to assure compaction acceptable for the future stability of driveways and sidewalks. While special backfill material is not required, it shall be the responsibility of the Contractor to protect against substantial future settlement of backfilled areas. The Contractor shall provide special backfill material across driveways and sidewalks in the event that a water main is installed underneath.
- The Buffalo Boxes shall be arch pattern box style and shall be located in parkways, if possible. No Buffalo Boxes shall be located in concrete areas, and they shall have AWWA approved shut offs and corporation valves.
- All water main pipe shall be disinfected by the use of liquid chlorine. The Contractor shall notify the town of Munster when the water main system (or portion thereof) is ready for testing.
- The Contractor is responsible for water quality tests done by a State Certified Laboratory. The Town of Munster Water Department staff shall be notified and be present while tests are being performed. The approved water system shall be turned on by the Water Department Staff, only after the water quality reports have been approved.
- The newly installed water main (or portions thereof) shall be subjected to a pressure and leakage test, using hydrostatic testing. Test pressure shall not be less than 1.5 times the working pressure or exceed pipe design pressure. Pressure shall not vary by more than ± 5 PSI for a minimum of a 2 hour duration test. The exposed pipe and joints shall be examined carefully during the test and any damaged or defective pipe or joints shall be replaced, and the test shall be repeated. The allowable leakage shall not exceed 11.65 gpd/min of nominal pipe diameter at a pressure of 150 PSI. All visible leaks are to be repaired regardless of the amount of leakage. The contractor shall be responsible for supplying all testing materials and appearances. The Town of Munster shall be notified when the water main (or portion thereof) is ready for testing.
- The contractor is responsible for the preparation of "As Built" construction drawings showing actual sizes and lengths of pipe installed (i.e. from manhole to manhole or tee to valve, etc.), location of service taps and any structures added or omitted in comparison with these engineering plans. The Contractor shall supply the Developer (through the Project Engineer) with one set of reproducible original "As-Built" Plans and shall supply the Town of Munster with 2 copies thereof prior to and as a condition of the final acceptance .
- All watermain shall be polywrapped.
- Fire protection service lines and domestic use service lines shall be tapped separately from the water main to allow for shutdown of the domestic service only for non-payment.

ASSUMPTIONS FOR JOINT RESTRAINT DESIGN FOR THE WATERMAIN:

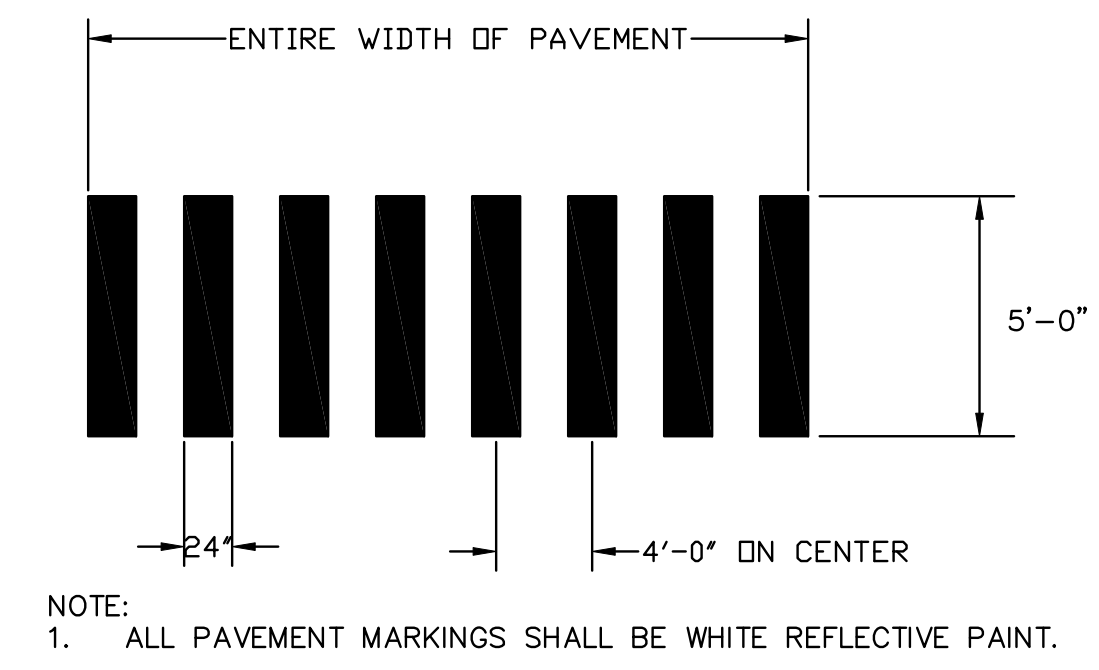
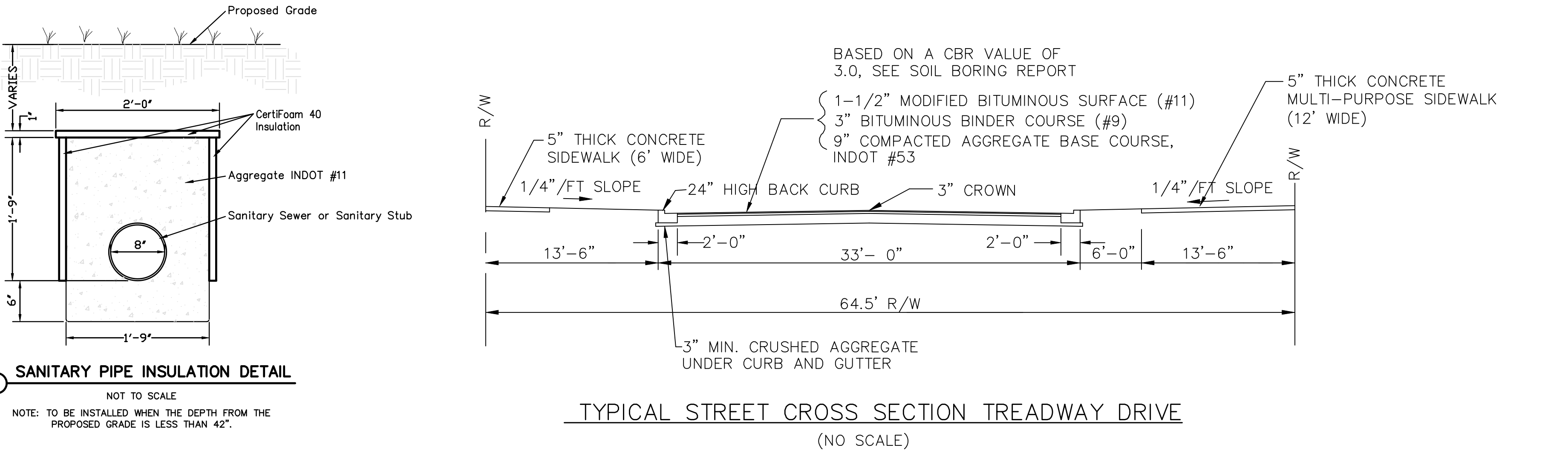
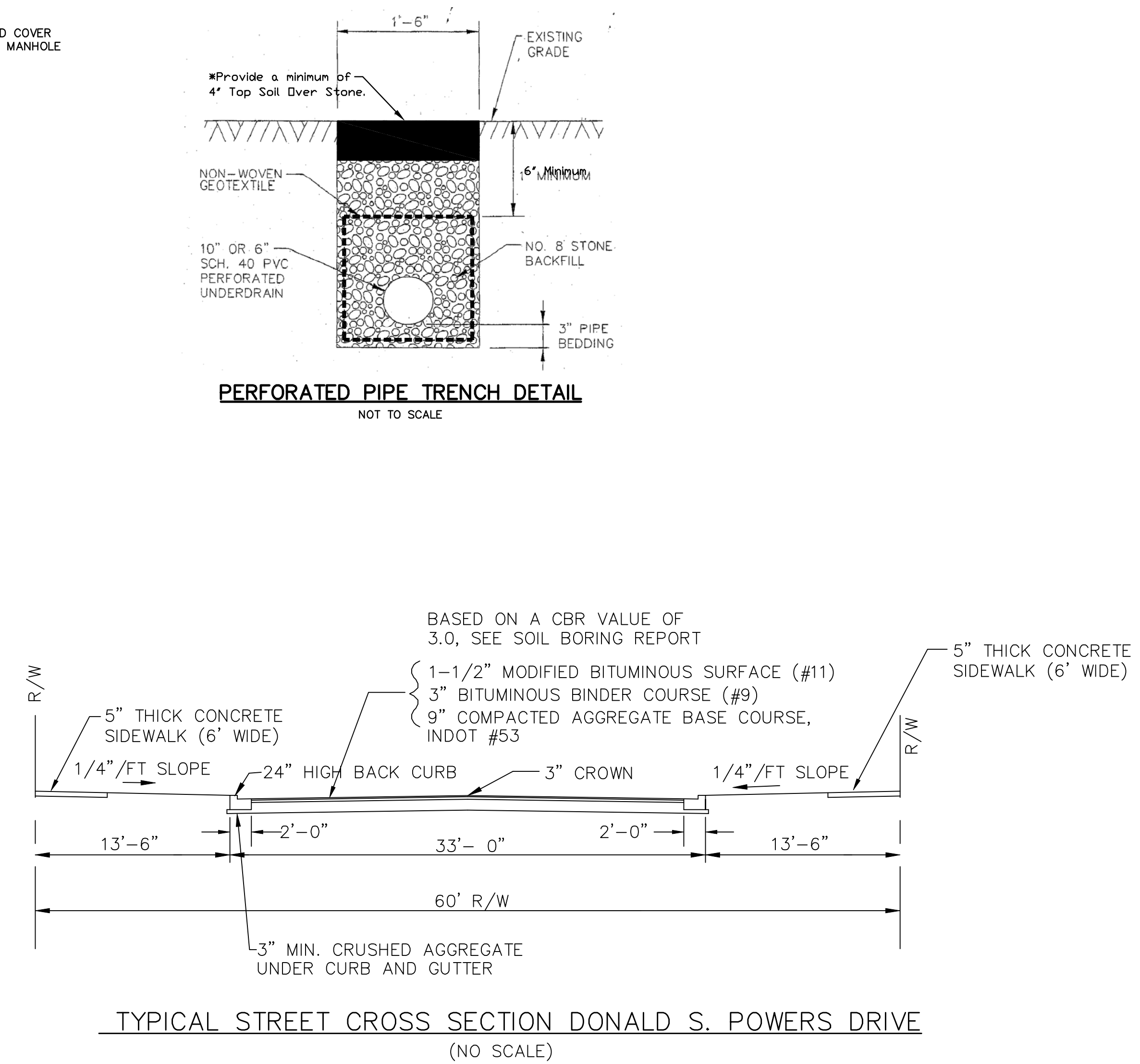
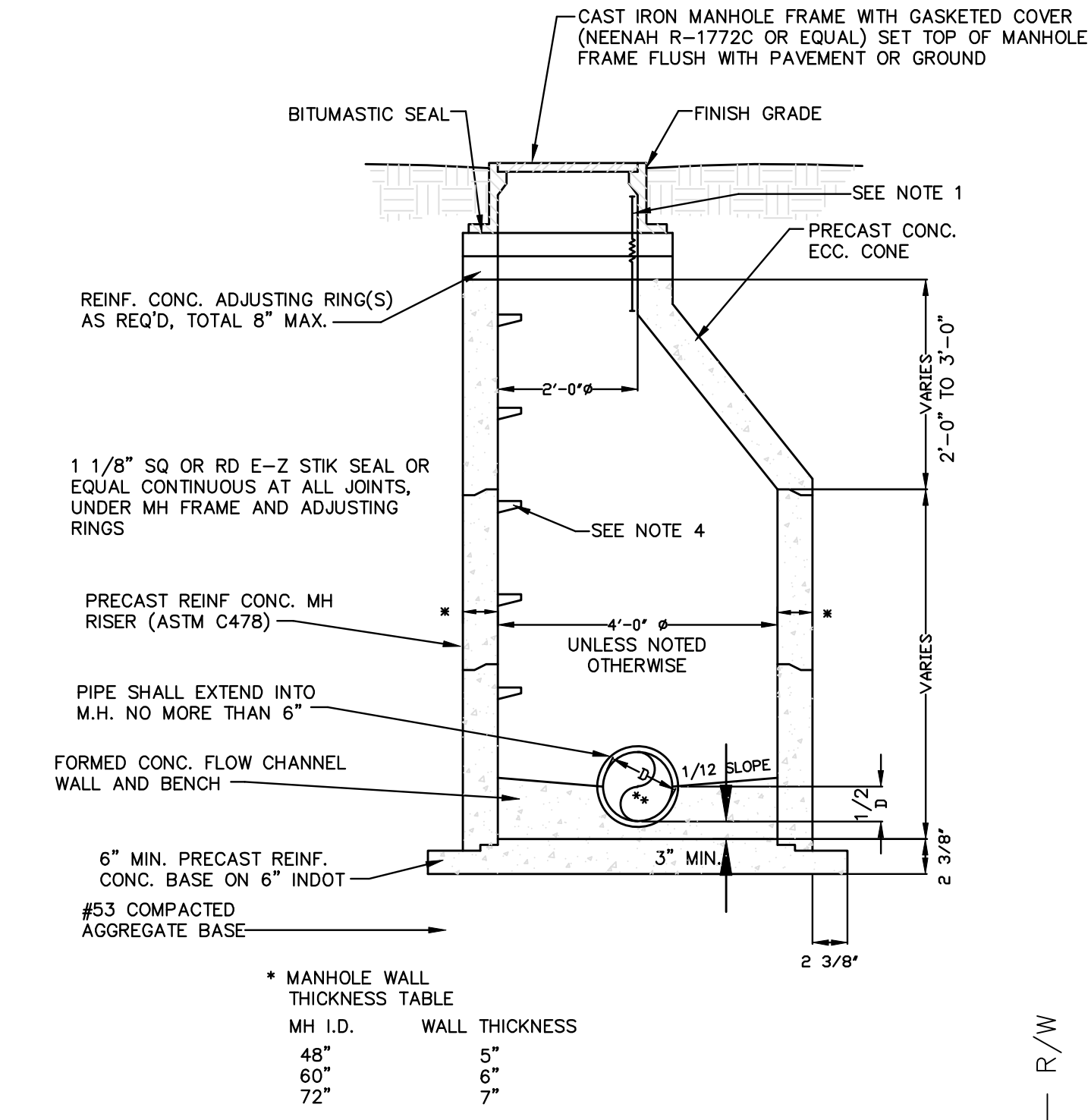
- THE SOIL TYPE BASED UPON THE SOIL BORING LOGS DEPICTS A SANDY SILTY LOAM FOR THE ENTIRE SITE.
- A FACTOR OF SAFETY OF 4 IS UTILIZED IN THE RESTRAINT DESIGN.
- THE TRENCH TYPE FOR ALL WATERMAIN CONSTRUCTION IN GRASS AREAS IS DETAILED AS PIPE BEDDING DETAIL FOR TRENCH IN GRASS AREAS ON SHEET C-4.0.
- THE TRENCH TYPE FOR ALL WATERMAIN CONSTRUCTION IN PAVED AREAS IS DETAILED AS PIPE BEDDING DETAIL FOR TRENCH IN PAVED AREAS ON SHEET C-4.0.
- THE TYPICAL MINIMUM BURY DEPTH FOR ALL WATER MAIN IS 5 FEET TO THE TOP OF THE PIPE.
- THE TEST PRESSURE FOR ALL WATERMAIN IS 150 PSI.



Pipe Diameter	DIMENSIONS										
	A	B	C	D	E	F	G	H	J	K	
18"	15"	5"	3"	2 Sp. @ 4"=8"	3 Sp. @ 9"=27"	2'-6"	3'-0"	3'-10"	13"	1 Sp. @ 12"=12"	
24"	17"	5"	0"	4 Sp. @ 4"=16"	4 Sp. @ 9"=36"	3'-6"	4'-0"	4'-10"	15"	1 Sp. @ 12"=12"	
27"	18"	5"	2.5"	3 Sp. @ 4"=12"	4 Sp. @ 9"=36"	4'-0"	4'-6"	5'-4"	15"	1 Sp. @ 15"=15"	
30"	19"	5"	3"	3 Sp. @ 4"=12"	5 Sp. @ 9"=9'-9"	4'-6"	5'-0"	5'-10"	15"	2 Sp. @ 12"=24"	
36"	21"	5"	2"	4 Sp. @ 4"=16"	6 Sp. @ 9"=4'-6"	5'-6"	6'-0"	7'-0"	18"	2 Sp. @ 15"=30"	
42"	22"	6"	0"	7 Sp. @ 3"=21"	7 Sp. @ 9"=5'-3"	6'-0"	6'-6"	7'-6"	13"	3 Sp. @ 13"=39"	



Day P. Torrenga



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenga.com

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

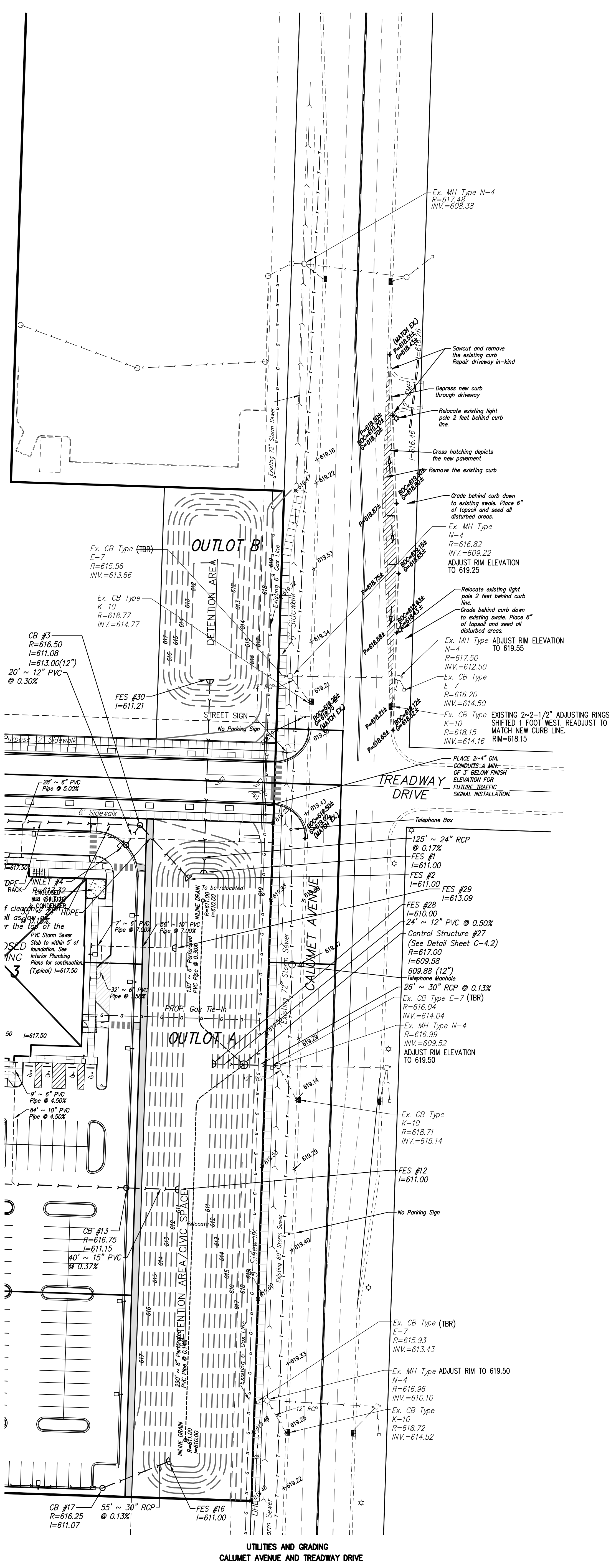
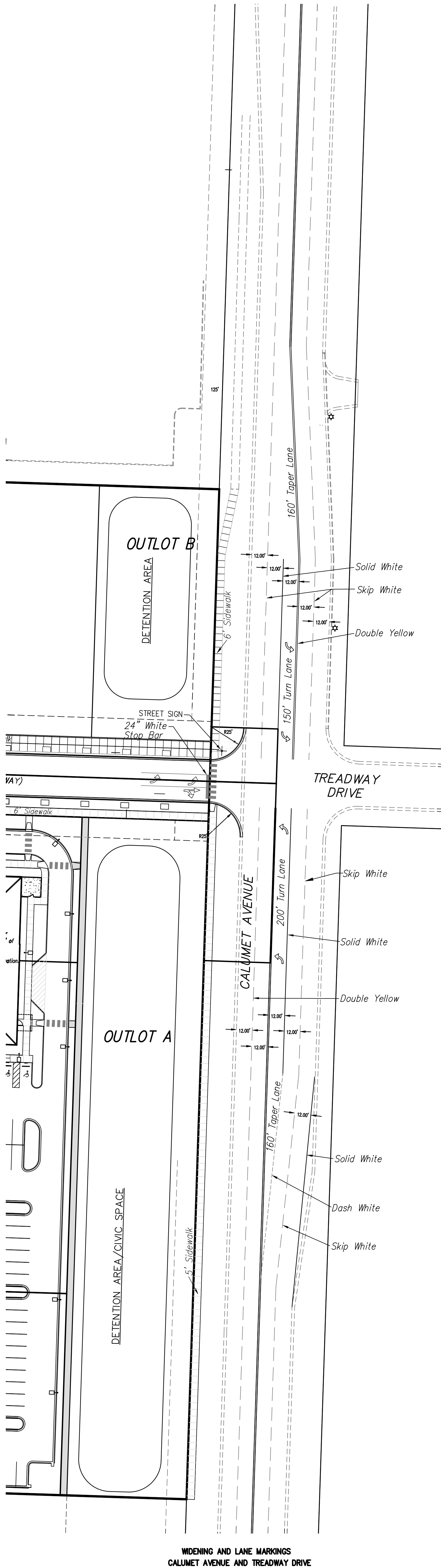
DETAILS & SPECIFICATIONS

CLIENT: Community Foundation of Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

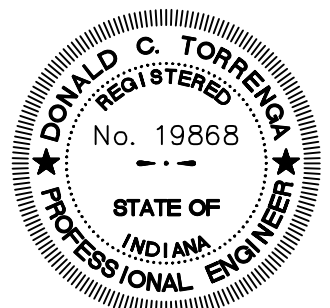
JOB NO.: 2022-5016
SCALE: NTS

REVISIONS:
DATE: 05-27-2022

SHEET
C-4.1



NOTE:
THE PROPOSED CURBS ON CALUMET AVENUE SHALL MATCH THE EXISTING CURBS IN CROSS SECTION AND SIZE AND WIDTH.



Donald C. Torrenge



SHEET
C-6.3

CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

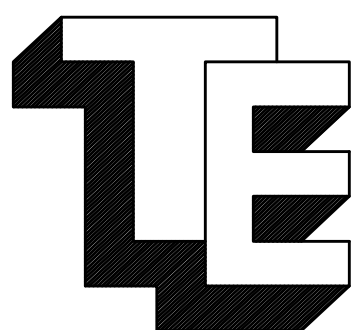
JOB NO: 2022-5016

SCALE: 1" = 40'

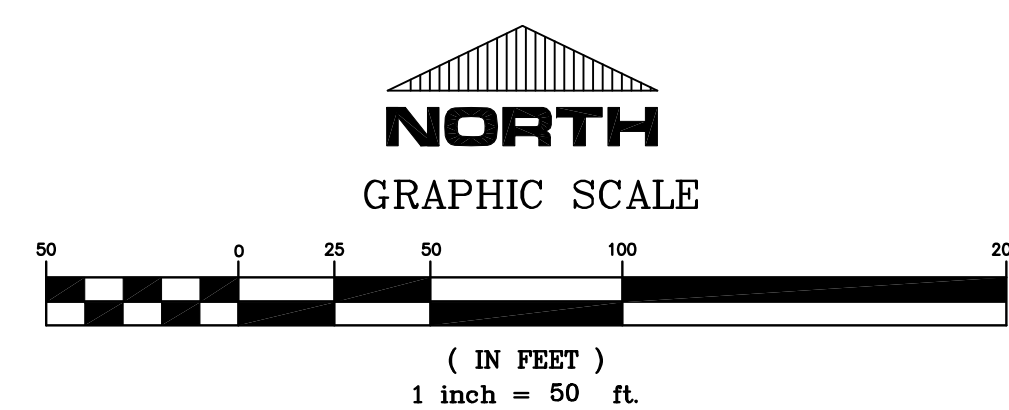
REVISIONS:
DATE: 05-27-2022

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA
CALUMET AVENUE
LANE MARKINGS & DRAINAGE

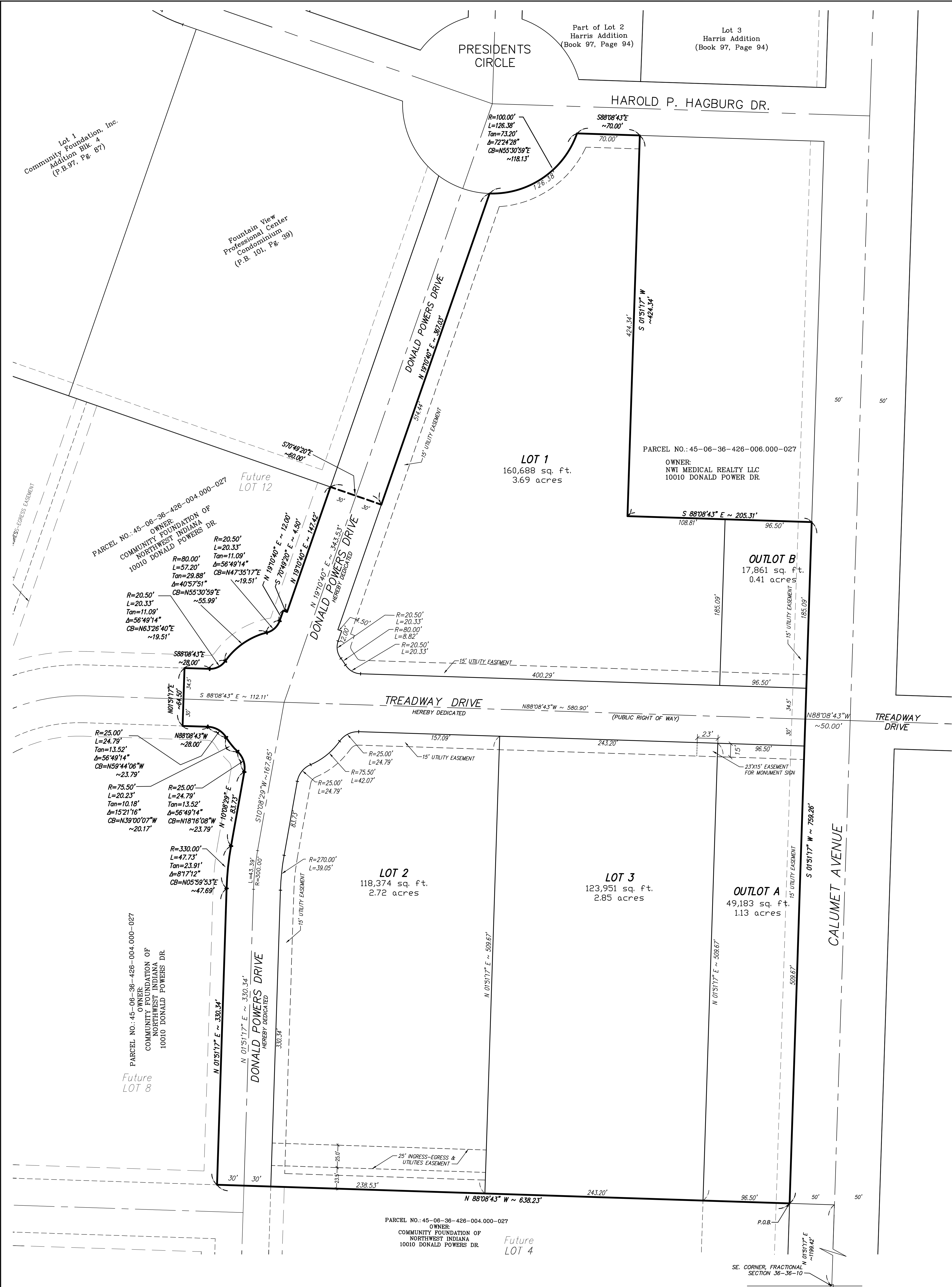
TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenge.com



UTILITY EASEMENTS:
An easement is hereby granted to the Town of Munster, Indiana, SCAG, AT&T, National Public Service Company and other companies identified by the Munster Town Board as supplying utility services to the residents of the subdivision. The easement is to be used for the purpose of renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guy, anchors and other appliances, in, over, along and under the streets and easements of the subdivision and to install, lay, erect, construct or maintain for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets where necessary with aerial service to wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for the purpose of their respective services, to trim and cut trees, shrubs, vines, weeds and saplings that interfere with any such utility equipment. Any fences, trees, black topplings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be removed and the easements shall be kept clear of any such obstructions. Any interference with the use of said easements or damage of other lots, changes of yard elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact damage of adjoining lots shall be subject to removal at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.



SHEET
1 OF 1



COMMUNITY FOUNDATION INC.
ADDITION, BLOCK 5
TO THE TOWN OF MUNSTER,
LAKE COUNTY, INDIANA

DESCRIPTION:
Part of the Southeast Quarter of Fractional Section 36, Township 36 North, Range 10 West of the Second Principal Meridian being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Fractional Section 36; thence North 01°51'17" East, along the Eastern line of said Southeast Quarter, a distance of 1199.42 feet; thence North 88°08'43" West, a distance of 50.00 feet, to the Westerly right of way line of Calumet Avenue (100 foot wide right of way), said point being the point of beginning of this description; thence South 88°08'43" East, a distance of 75.50 feet, to the point where the line of said Southeast Quarter intersects the line of said Northeast Quarter, a distance of 330.34 feet to a point of curve; thence Northerly along a curve concave to the East, having a radius of 330.00 feet, (the chord of which bears N05°59'53" West, a chord distance of 47.69 feet), an arc distance of 47.73 feet; thence North 10°08'29" East, a distance of 83.73 feet to a point of curve; thence Northerly along a curve concave to the Southwest, having a radius of 100.00 feet, (the chord of which bears N08°08'43" East, a distance of 75.50 feet), an arc distance of 28.00 feet; thence South 88°08'43" West, a distance of 75.50 feet to a point of reverse curve; thence Northerly along a curve concave to the Northeast, having a radius of 75.50 feet, (the chord of which bears North 39°00'07" West, a chord distance of 20.17 feet), an arc distance of 20.23 feet to a point of reverse curve; thence Northerly along a curve concave to the South, having a radius of 25.00 feet, (the chord of which bears North 59°44'06" West, a chord distance of 23.75 feet), an arc distance of 24.79 feet; thence North 88°08'43" East, a distance of 28.00 feet to a point of curve; thence North 10°08'29" East, a distance of 83.73 feet to a point of curve; thence Northerly along a curve concave to the Northwest, having a radius of 20.50 feet, (the chord of which bears North 63°26'40" East, a chord distance of 19.51 feet), an arc distance of 20.33 feet to a point of reverse curve; thence Northerly along a curve which is concave to the Southeast, having a radius of 80.00 feet, (the chord of which bears North 55°30'59" East, a chord distance of 75.50 feet), an arc distance of 75.50 feet; thence Northerly along a curve concave to the Northwest, having a radius of 20.50 feet, (the chord of which bears North 47°35'17" East, a chord distance of 19.51 feet), an arc distance of 20.33 feet; thence North 19°10'40" East, a distance of 12.00 feet; thence South 70°49'20" East, a distance of 4.50 feet; thence North 19°10'40" East, a distance of 147.42 feet; thence South 70°49'20" East, a distance of 60.00 feet; thence North 19°10'40" East, a distance of 100.00 feet, (the chord of which bears North 55°30'59" East, a chord distance of 118.13 feet), an arc distance of 126.38 feet; thence North 88°08'43" East, a distance of 70.00 feet; thence South 01°51'17" West, a distance of 424.34 feet; thence South 88°08'43" East, a distance of 205.31 feet to the Westerly right of way line of Calumet Avenue; thence South 01°51'17" West, along the Western line of said Southeast Quarter, a distance of 759.26 feet, to the point of beginning, containing 12,912 acres, more or less, all in the Town of Munster, Lake County, Indiana.

FLOOD STATEMENT:
This property is located in Flood Zone "X" (shaded) area of 0.2 % annual chance flood; area of 1 % annual chance flood with average depth of less than 1 foot or with drainage area less than 1 square mile; and areas protected by levees from 1 % annual chance flood, as per National Flood Insurance Rate Map (FIRM) for the Town of Munster, Lake County, Indiana, Map Number 18089C0119E, effective date Jan. 18, 2012. No floodways or floodplains fringes exist on this property.

UTILITY EASEMENTS:

An easement is hereby granted to the Town of Munster, Indiana, SC&T, AT&T, National Public Service Company and other companies identified by the Munster Town Board as supplying public utility services to the Town of Munster, Indiana, for the purpose of installing, maintaining, renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors and other appliances, in, on, along and over the strip or strips of land designated by dotted lines on the plat and marked "Easements for Utility Purposes" for the purpose of serving the public in general with water, gas, sewer, telephone, and television service, including aerial right of way as to streets where necessary with aerial service to adjacent lots, together with the right to enter upon the said easements for public utilities at all times and to use the same for the purpose of installing, maintaining, renew, operate, repair, replace and improvements that interfere with any such utility equipment. Any fences, trees, black topplings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any damage to the easement. The Town of Munster, Indiana, SC&T, AT&T, National Public Service Company and other companies shown established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to removal at the expense of the property owner. All designated utility easements are also hereby dedicated as drainage easements.

STATE OF INDIANA)
) §
COUNTY OF LAKE)

It, the undersigned, Community Foundation of Northwest Indiana, shown and described hereon, does hereby certify that it has laid out does hereby lay off, plat and subdivide said real estate in accord subdivision shall be known and designated COMMUNITY FOUNDATION 5, to the Town of Munster, Lake County, Indiana.

Dated this day of 20

By: Donald P. Fesko
Title: President & CEO

[illegible]

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Donald P. Fesko and _____, personally known to me to be the same persons who signed the certificate hereon, who acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary acts for the uses and purposes herein set forth.

County of Residence: _____ Notary Public _____

[illegible]

Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County Indiana, this day of , 20 .

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

Chairman: _____

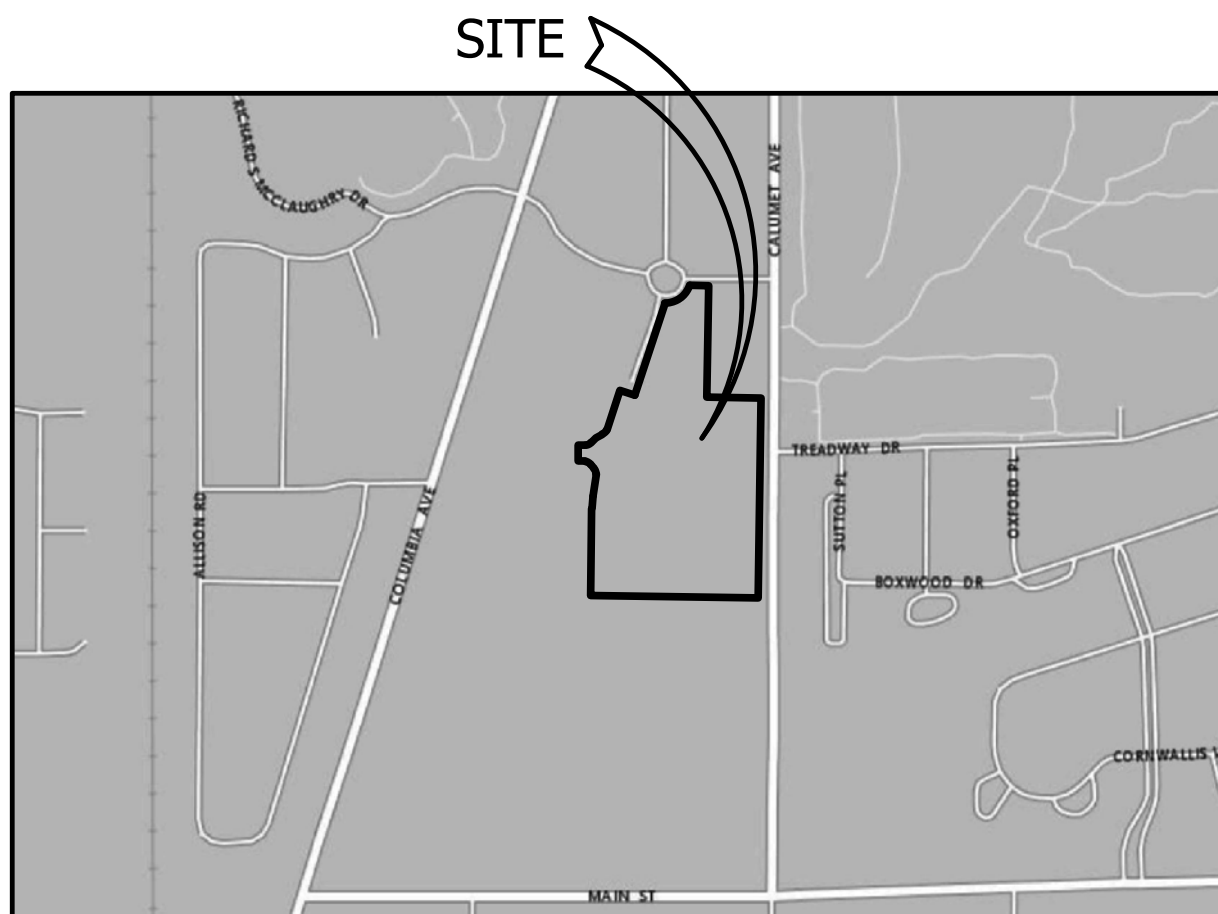
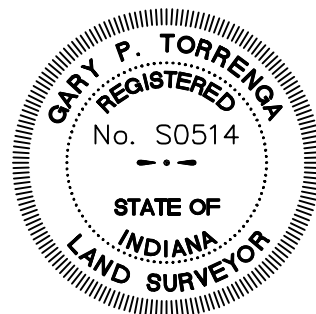
[illegible]

I, Gary P. Torrenga, hereby certify that I am a Registered Professional Land Surveyor licensed under the Laws of the State of Indiana; that I have prepared this document in accordance with a survey of the land performed by John Stuart Allen, L.S. # 20000205 and subdivided same as shown on the plat hereon drawn; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown.

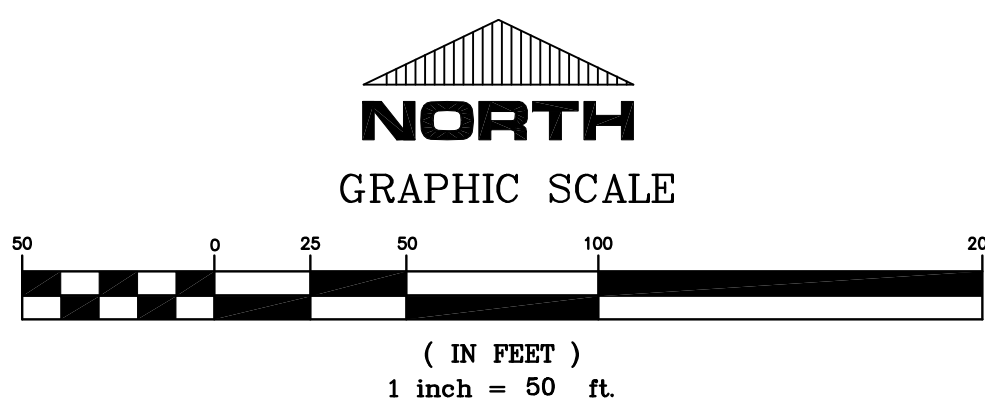
Witness my hand and Seal this _____ day of _____, 20____.

TORRENGA ENGINEERING, INC.

Gary P. Torrenga - Registered L.S. #S0514



VICINITY MAP



COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

CLIENT: Community Foundation of Northwest Indiana
10010 Donald S. Powers Drive
Westfield, IN 46084

JOB NO: 2017-5038/2022-5016

COALF. 1" FO'

SHEET
1 OF 1

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

Tel. No.: (219) 836-8918
website: www.torrenga.com

FINAL PLAT



SITE DATA TABLE:

OVERALL SITE AREA:	12.897 ACRES
CURRENT ZONING:	CD-4.B GENERAL URBAN - B DISTRICT
PROPOSED BUILDING:	TWO-STORY 31,485 SF MEDICAL CLINIC

CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2022-5016

SCALE: 1" = 150'

SHEET
DPP-01

REVISIONS:

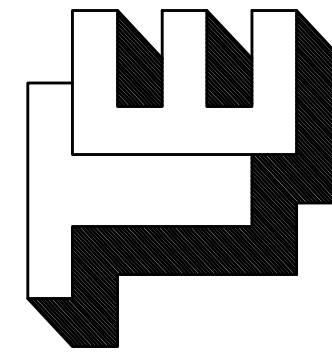
DATE: 05-24-2022

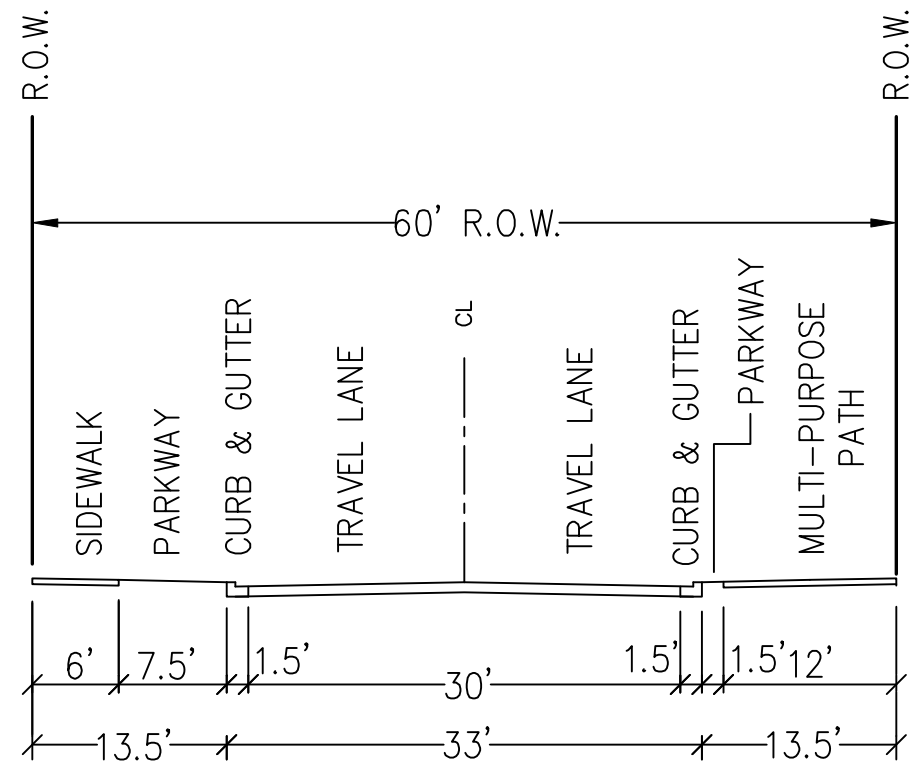
COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

CONCEPT PLAN

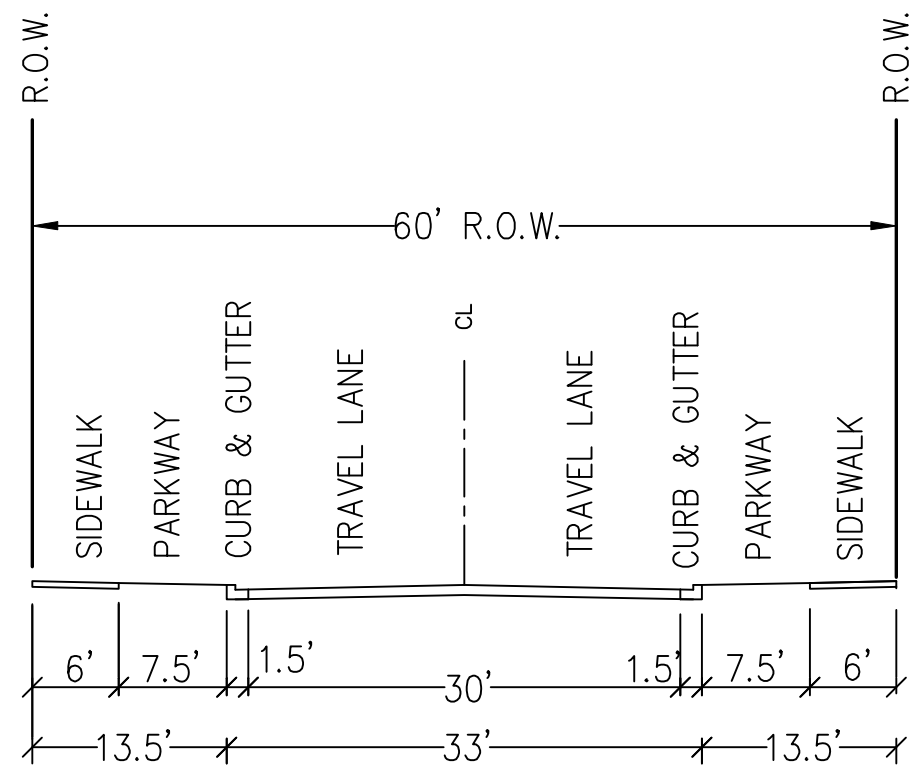
TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

Tel. No.: (219) 836-8918 website: www.torrnga.com





PROPOSED
THOROUGHFARE 1
TREADWAY DRIVE



PROPOSED
THOROUGHFARE 2
DONALD POWERS DRIVE

SITE DATA TABLE:

OVERALL SITE AREA:	12.897 ACRES
CURRENT ZONING:	CD-4.B GENERAL URBAN - B DISTRICT
PROPOSED BUILDING:	TWO-STORY 31,485 SF MEDICAL CLINIC

CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2022-5016

SCALE: 1" = 150'

REVISIONS:
DATE: 05-24-2022

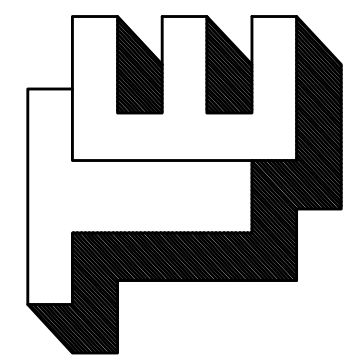
SHEET
DPP-02

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5
MUNSTER, LAKE COUNTY, INDIANA

DEVELOPMENT PARCEL PLAN

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

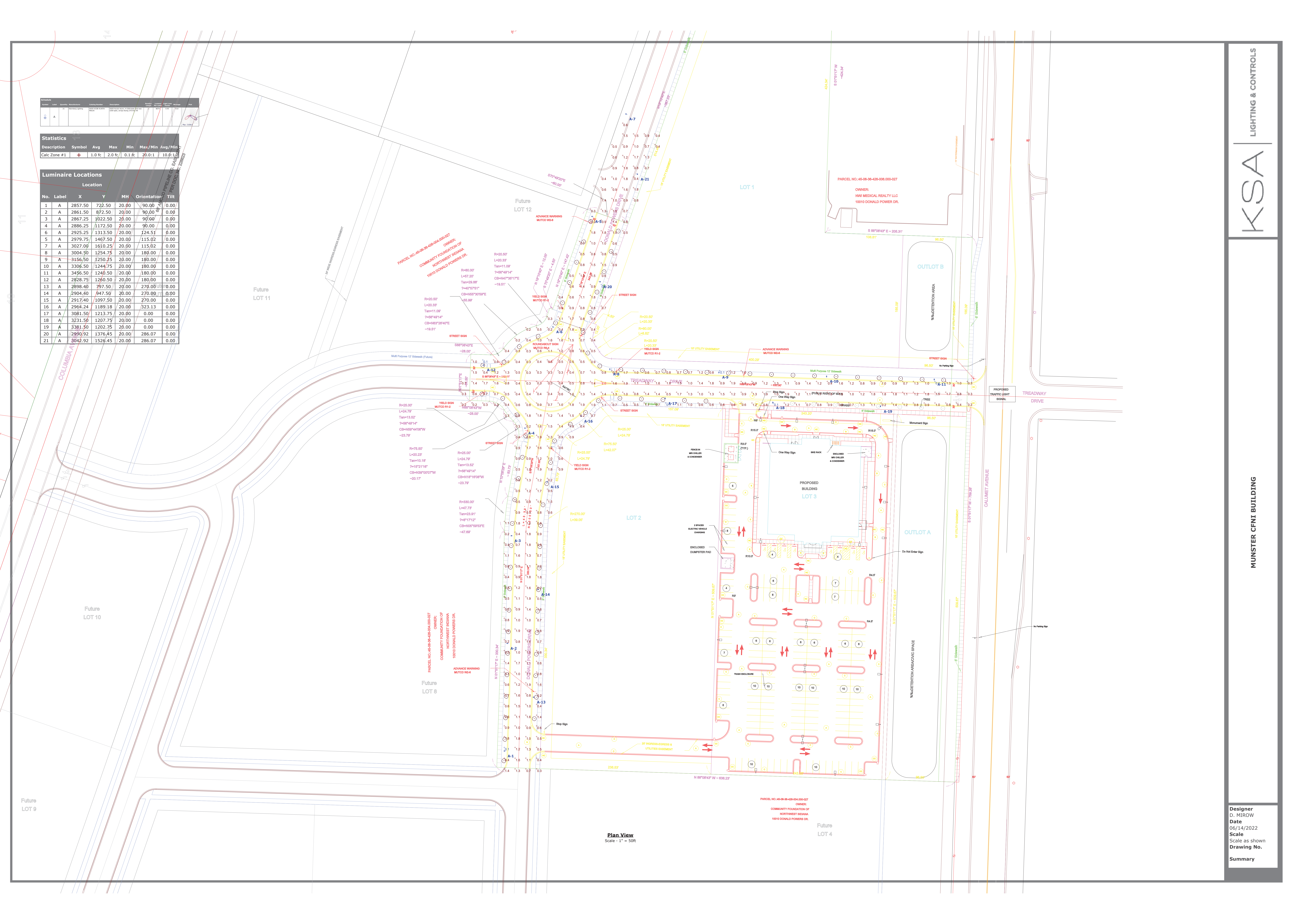
Tel. No.: (219) 836-8918 website: www.torrnga.com



Schedule	Label	Quantity	Manufacturer	Model Number	Notes	Location	Height	Beam Angle	Notes
0	A								

Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	2.0 fc	0.1 fc	20.0:1	10.0:1	

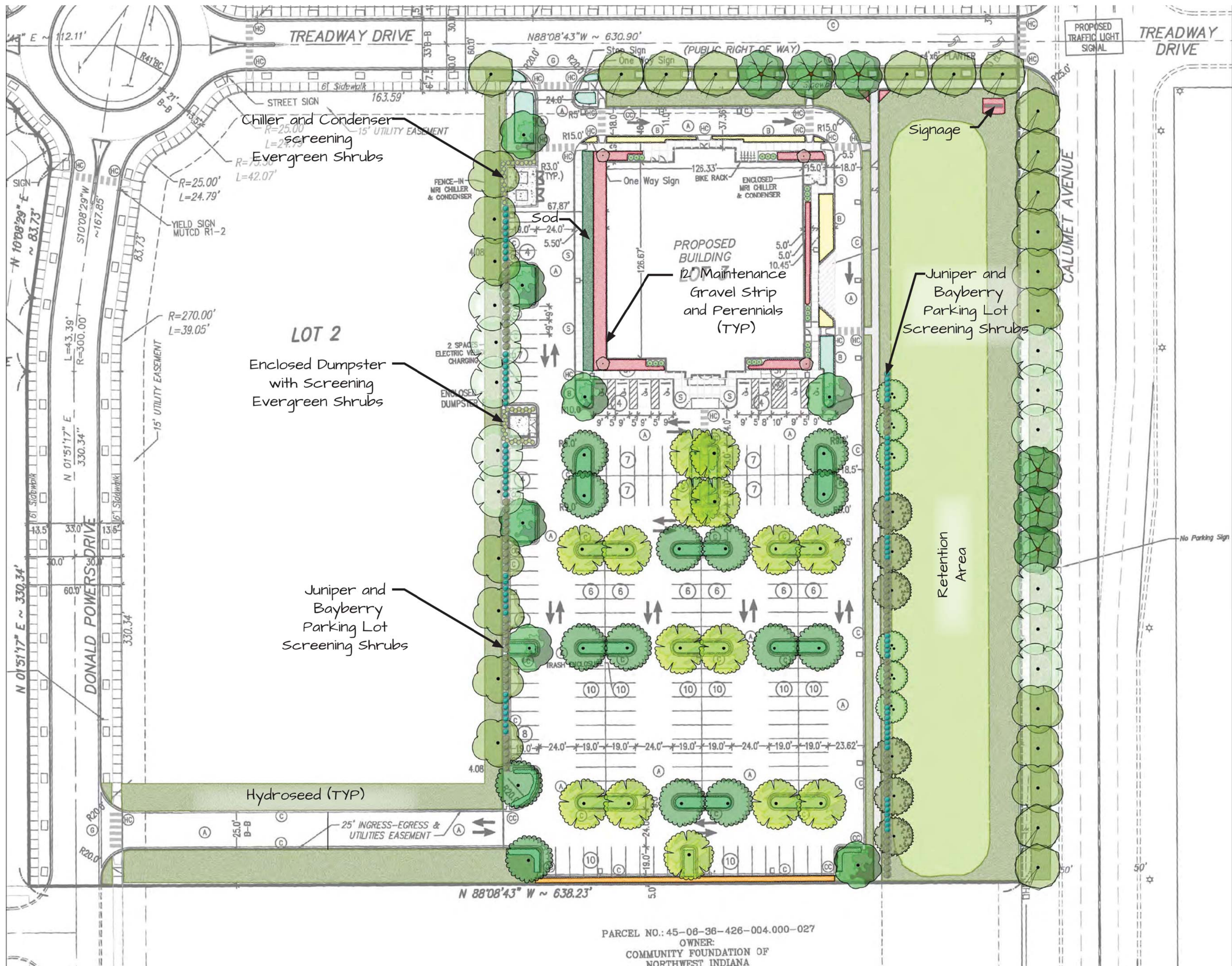
Luminaire Locations		Location					
No.	Label	X	Y	MH	Orientation	Tilt	
1	A	2857.50	722.50	20.00	90.00	0.00	
2	A	2861.50	872.50	20.00	90.00	0.00	
3	A	2867.25	1022.50	20.00	90.00	0.00	
4	A	2886.25	1172.50	20.00	90.00	0.00	
5	A	2925.25	1313.50	20.00	124.51	0.00	
6	A	2979.75	1467.50	20.00	115.02	0.00	
7	A	3027.00	1610.25	20.00	115.02	0.00	
8	A	3004.50	1254.75	20.00	180.00	0.00	
9	A	3156.50	1250.25	20.00	180.00	0.00	
10	A	3306.50	1244.75	20.00	180.00	0.00	
11	A	3456.50	1240.50	20.00	180.00	0.00	
12	A	2928.75	1260.50	20.00	180.00	0.00	
13	A	2898.40	797.50	20.00	270.00	0.00	
14	A	2904.40	847.50	20.00	270.00	0.00	
15	A	2917.40	1097.50	20.00	270.00	0.00	
16	A	2964.24	1189.18	20.00	323.13	0.00	
17	A	3081.50	1213.75	20.00	0.00	0.00	
18	A	3231.50	1207.75	20.00	0.00	0.00	
19	A	3381.50	1202.75	20.00	0.00	0.00	
20	A	2990.92	1376.45	20.00	286.07	0.00	
21	A	3042.92	1526.45	20.00	286.07	0.00	



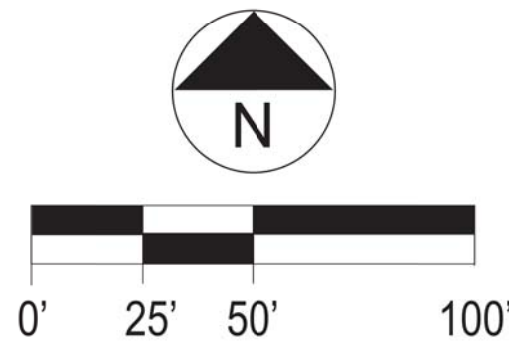
Plan View
Scale: 1" = 50'

Community Foundation Inc, Immediate Care Landscape Plan

Landscape Plan

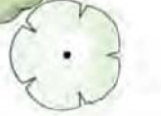
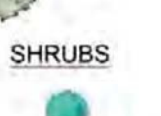


NOTE: All Trees, shrubs, and perennial beds to be mulched.



Plant Schedule

PLANT SCHEDULE

DWARF TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACE	Acer palmatum 'Fireglow'	Fireglow Japanese Maple	1" Cal.	B&B	4
STREET TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AFJ	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	2" Cal.	B&B	6
	GLE	Gleditsia triacanthos	Honey Locust	2" Cal.	B&B	15
	GYM	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2" Cal.	B&B	14
	NYSS	Nyssa sylvatica	Black Gum	2" Cal.	B&B	12
	QBC	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	7
	QCC	Quercus coccinea	Scarlet Oak	2" Cal.	B&B	13
	TIL	Tilia americana	American Linden	2" Cal.	B&B	11
WETLAND TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BET	Betula nigra	River Birch Multi-Trunk	1.5" Cal.	B&B	6
	TDS	Taxodium distichum	Bald Cypress	1.5" Cal.	B&B	6
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	JUN	Juniperus x pfitzeriana 'Kalley's Compact'	Kalley's Compact Pfitzer Juniper	3 gal.	Pot	86
	MYP	Myrica pensylvanica	Northern Bayberry	3 gal.	Pot	79
	PND	Picea abies 'Nidiformis'	Bird's Nest Spruce	3 gal.	Pot	21
	THU	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3 gal.	Pot	41
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ALM	Allium x 'Millenium'	Millenium Ornamental Onion	1 gal.	Pot	18" o.c.
	BAP	Baptisia australis	Blue Wild Indigo	1 gal.	Pot	18" o.c.
	EMD	Echinacea purpurea 'Felix Meadowbrite'	Purple Meadowbrite Coneflower	1 gal.	Pot	18" o.c.
	HER	Hemerocallis x 'Rocket City'	Rocket City Daylily	1 gal.	Pot	18" o.c.
	HGC	Hosta x 'Guacamole'	Guacamole Hosta	1 gal.	Pot	18" o.c.
	NWL	Nepeta racemosa 'Walker's Low'	Catmint	1 gal.	Pot	18" o.c.
	AOS	Asier oblongifolius 'October Skies'	October Skies Fall Aster	1 gal.	Pot	18" o.c.
	HRC	Hemerocallis x 'Rocket City'	Rocket City Daylily	1 gal.	Pot	18" o.c.
	LSB	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	1 gal.	Pot	18" o.c.
	LSK	Liatris spicata 'Kobold'	Kobold Spike Gayfeather	1 gal.	Pot	18" o.c.
	RFB	Rudbeckia fulgida 'Blow'	Vietta's Little Coneflower	1 gal.	Pot	18" o.c.
	PAN2	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal.	Pot	24" o.c.
	SHP	Sporobolus heterolopis	Prairie Dropseed	2 gal.	Pot	24" o.c.
	AMS	Amsonia x 'Blue Ice'	Blue Ice Bluestar	1 gal.	Pot	18" o.c.
	LSP	Liriope spicata 'Big Blue'	Creeping Lily Turf	1 gal.	Pot	18" o.c.
	NRW	Nepeta racemosa 'Walker's Low'	Catmint	1 gal.	Pot	18" o.c.

NOTE: Plant availability subject to nursery stock inventory. Appropriate substitution will be applied in the event that these plants are unavailable.

Ordinance

PLANTS REQUIRED			
Parkway			
		TREES	
	1 Per 30 L.F.	30	1
870	Linear Feet		
	Required	30	
	Provided	30	
Parking Lot Screening			
	1 Per 30 L.F.	30	TREES
			SHRUBS
			Continuous
720	Linear Feet		
	Required	24	185
	Provided	24	185
55571 sf	Internal Parking Lot		
	1 per every 2000 sf	2000	TREES
			1.00
55,571	Square Foot		
	Required	28	
	Provided	36	
GRAND TOTAL		TREES	SHRUBS
		82	185
		90	185



LAKESHORE
LANDSCAPING, INC.