COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5

TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

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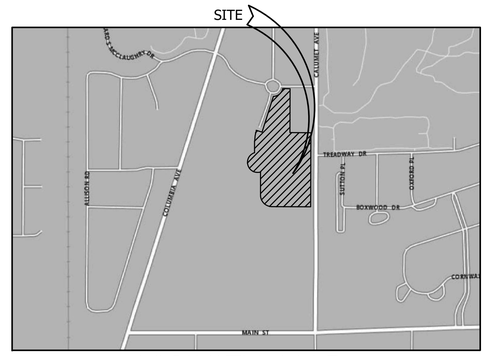
Community Foundation Inc. Addition, Block 5

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.



VICINITY MAP NORTH

NOT TO SCALE

NOTES:
1. TOTAL SITE AREA = 12.912± ACRES (562,447± S.F.)
2. 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.
3. DEVELOPER:
COMMUNITY FOUNDATION OF NORTHWEST INDIANA
10010 DONALD S. POWERS DRIVE
MUNSTER, INDIANA 46321
4. ALL VERTICAL DATUM IS BASED ON NAVD88.
5. HYDROLOGIC UNIT CODES: 07120003030030 HART DITCH (PLUM CREEK) – DYER DITCH.
6. LOCATION:
LATITUDE – 41°31'38" N
LONGITUDE – 87°30'35" W
7. CURRENT ZONING: CD-4.B GENERAL URBAN – B DISTRICT
8. 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.
9. 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.
10. 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.

Indiana 811
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 IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

Date and Revisions:

NO.	DATE	DESCRIPTION	BY
3	06-28-2022	THIRD SUBMITTAL - ENGINEERING REVIEW	DCT
2	06-17-2022	SECOND SUBMITTAL - ENGINEERING REVIEW	DCT/EMRT
1	05-27-2022	PRIMARY SUBMITTAL	DCT/EM

DRAWING SET PROGRESS:
- [x] ENGINEERING PLAN - FOR REVIEW / APPROVAL
- [ ] FINAL ENGINEERING - FOR CONSTRUCTION

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

DONALD C. TORRENGA REGISTERED No. 19868 STATE OF INDIANA PROFESSIONAL ENGINEER

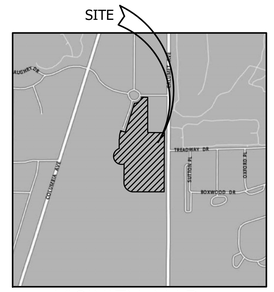
Donald C. Torrenga

Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 (60-row).dwg 6/28/2022 11:51:12 AM CDT

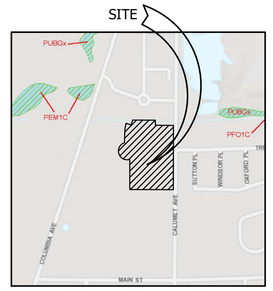
Community Foundation Inc. Addition, Block 5

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:

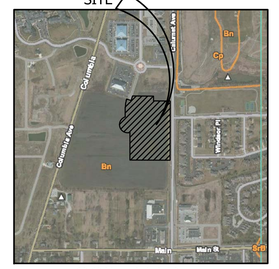
Commencing at the Southeast corner of said Southeast Quarter of Fractional Section 36; thence North 01°51'17" East, along the Easterly line of said Southeast Quarter, a distance of 1199.42 feet; thence North 88°08'43" West, a distance of 50.00 feet, to the Westerly right of way line of Calumet Avenue (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 60.00 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 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 Northeasterly 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 Northeasterly 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 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 12.897 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.nrcs.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

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10010 DONALD S. POWERS DRIVE
MUNSTER, INDIANA 46321
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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
- CONTOUR

NORTH
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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
EXISTING TOPOGRAPHY & UTILITIES

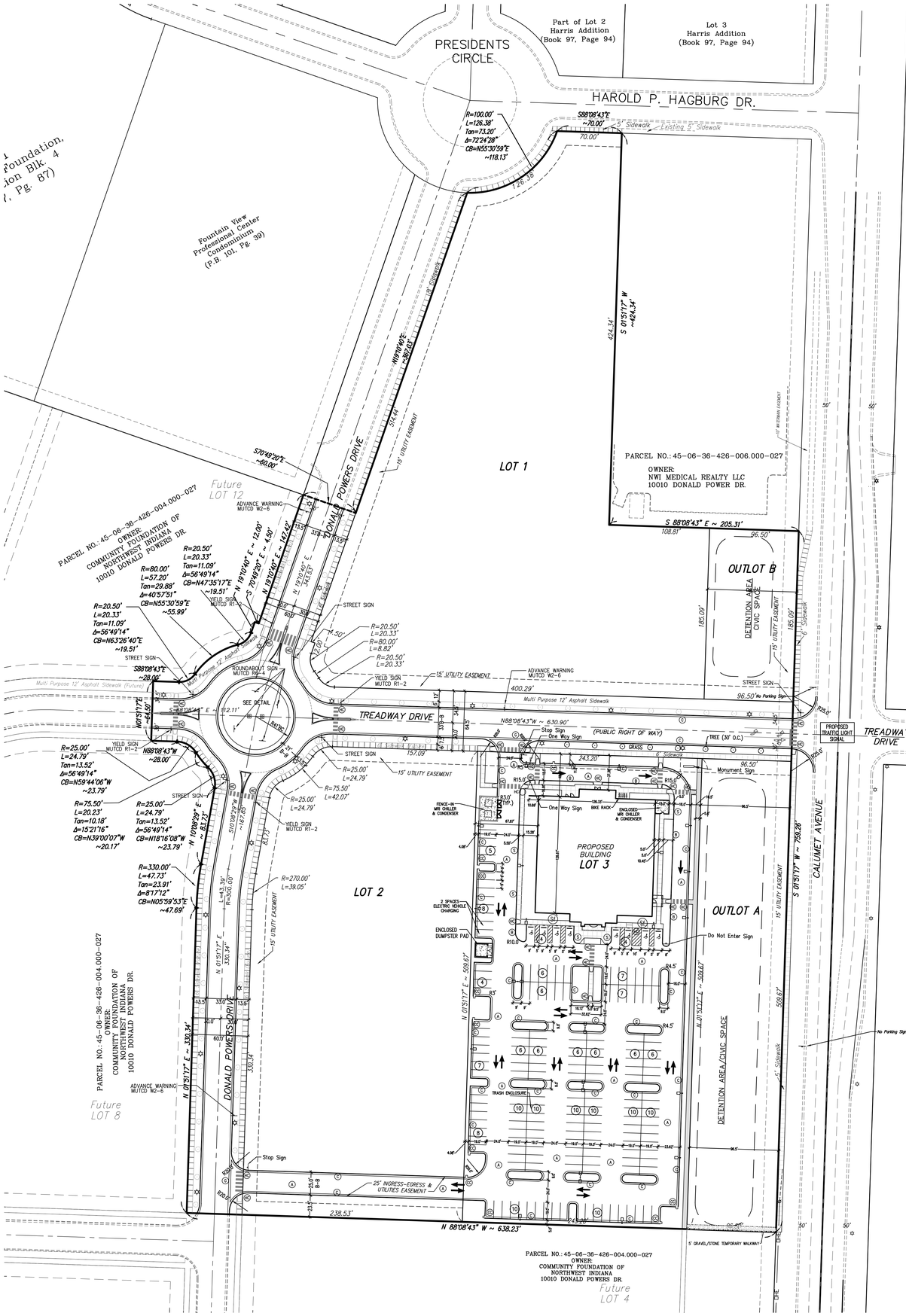
06-17-2022
REVISIONS:
DATE: 05-27-2022

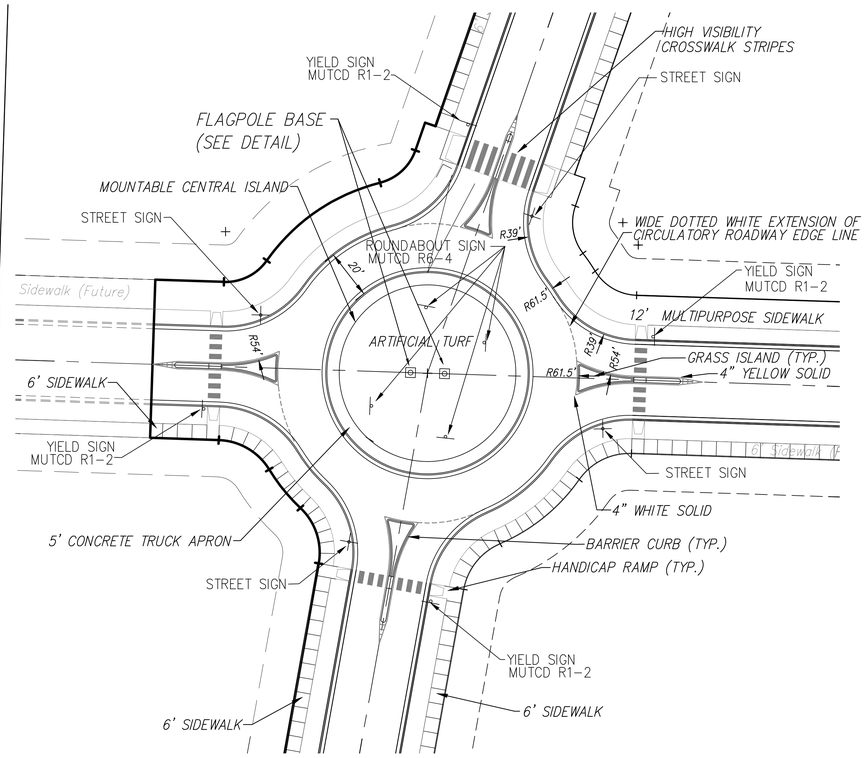
CLIENT:
Community Foundation of
Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2022-5016
SCALE: 1" = 50'

SHEET
C-1.0

FILE NO: Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 (60row).dwg 6/16/2022 2:34:57 PM CDT





ROUNDABOUT DETAIL
SCALE: 1"=30'

LEGEND
PROPOSED

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

NOTES:
1. CURRENT ZONING CLASSIFICATION CD-4.B (GENERAL URBAN – B DISTRICT.)
2. PROPOSED BUILDING ON LOT 3 (CLINIC BUILDING) = 31,845 SQ.-FT.
   (SEE ARCHITECTURAL PLAN FOR ACTUAL BUILDING DETAILS & DIMENSIONS)
3. TOTAL SITE AREA OF LOT 3 = 123,951 SF
4. 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
5. ALL CURB DIMENSIONS ARE MEASURED TO THE FRONT FACE OF THE CURB.

DONALD C. TORRENGA
REGISTERED
No. 19868
STATE OF INDIANA
PROFESSIONAL ENGINEER

NORTH
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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
SITE PLAN

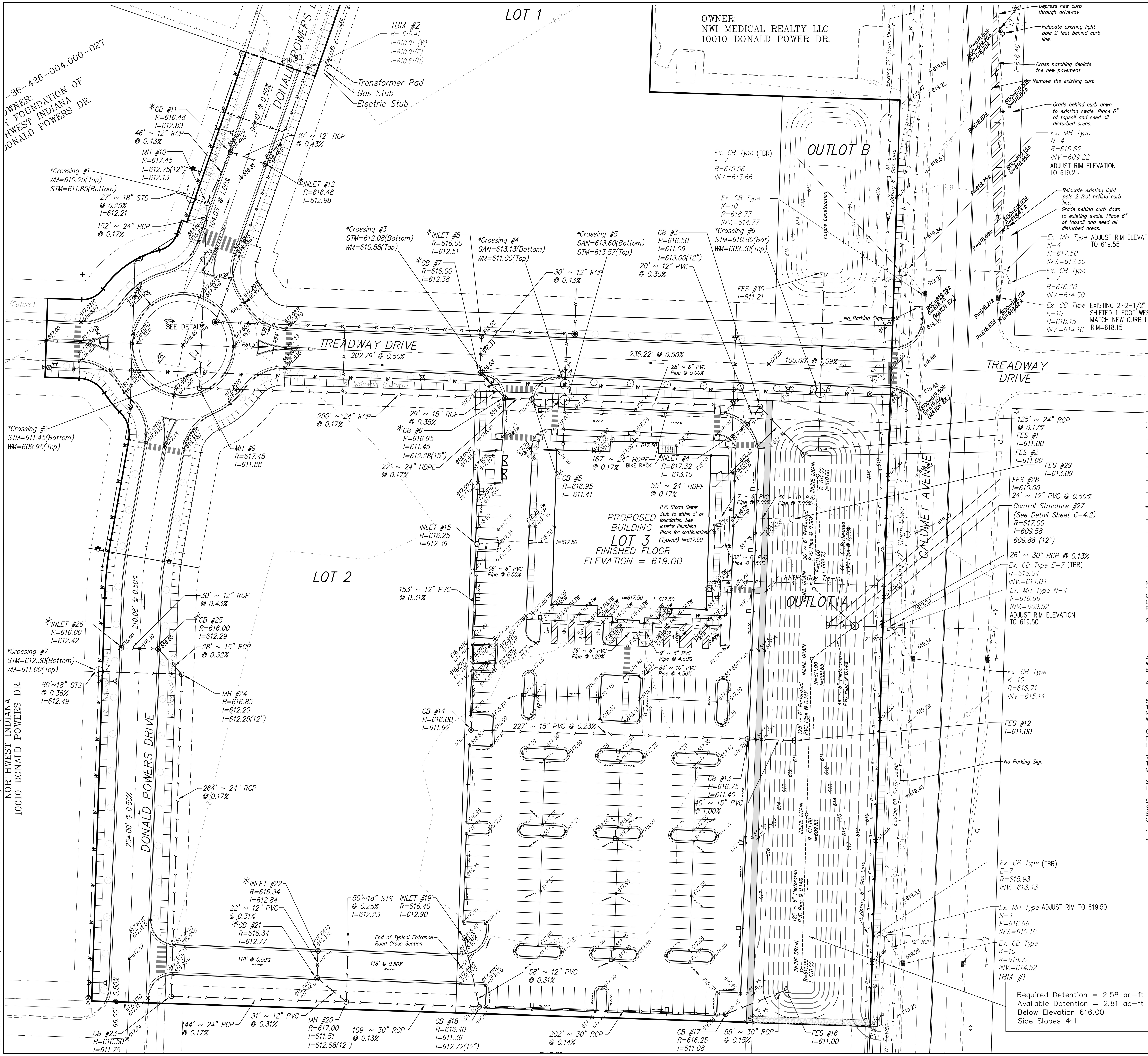
06-28-2022
06-17-2022
REVISIONS:
DATE: 05-27-2022

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

JOB NO: 2022-5016
SCALE: 1" = 50'

SHEET
C-2.1

FILE NO:Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 (60-row).dwg 6/28/2022 11:11:12 AM CDT



LEGEND:

PROPOSED

STORM SEWER	
SANITARY SEWER	
WATER MAIN	
FIRE HYDRANT	
VALVE	
CONTOUR	
000.00	GRADE
	DRAINAGE FLOW
FF=000.00	FINISH FLOOR ELEVATION
000.00	GUTTER/PAVEMENT ELEVATION
P=000.00	PAVEMENT ELEVATION
BOC=000.00	BACK OF CURB ELEVATION
000.00 TW	TOP OF WALK ELEVATION

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
- +000.00 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:
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 MINUMUM 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 EAST JORDAN IRON WORKS 7000M1 GRATES WITH A T4 BACK.

DONALD C. TORRENGA REGISTERED No. 19868 STATE OF INDIANA PROFESSIONAL ENGINEER

NORTH
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

STORM SEWERS & GRADING PLAN

06-28-2022
06-17-2022
REVISIONS:
DATE: 05-27-2022

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

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

10010 DONALD POWER DR.

DONALD POWER DR.

R= 610.41
l=610.91 (W)
l=610.91(E)
l=610.61(N)
l=610.91(8"S)

Transformer Pad
Gas Stub
Electric Stub

67' ~ 6" PVC SAS
62' ~ 8" DIWM
FH & GATE VALVE
WATER SHUT OFF VALVE
15' ~ 4" DIWM W/ Plug
8" x 4" CROSS
93' ~ 8" DIWM
222' ~ 8" PVC SAS @ 0.40%

*Crossing #1
WM=610.25(Top)
STM=611.85(Bottom)

Stub for future extension.

42' ~ 8" DIWM
22.5° Bend
8" Gate Valve
45° Bend
89' ~ 8" DIWM

Multi Purpose 12' Asphalt Sidewalk (Future)

SEE DETAIL
12" x 8" CROSS
238' ~ 12" DIWM

70' ~ 12" DIWM
FH & Gate Valve
WM Plug
12" Gate Valve
34' ~ 8" DIWM

*Crossing #2
STM=611.45(Bottom)
WM=609.95(Top)
22.5° Bend

131' ~ 8" DIWM
WATER SHUT OFF VALVE
15' ~ 4" DIWM W/ Plug
8" x 4" CROSS
22.5° Bend
92' ~ 8" DIWM

*Crossing #7
STM=612.30(Bottom)
WM=611.00(Top)
FH & Gate Valve

262' ~ 8" DIWM
FH & Gate Valve
8" Gate Valve
WM Plug

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

DONALD POWERS DRIVE

LOT 2

*Crossing #3
STM=612.08(Bottom)
WM=610.58(Top)
MH "A"
R=617.90
I=611.79
295' ~ 8" PVC SAS @ 0.40%
65'~6" PVC SAS

*Crossing #4
SAN=613.13(Bottom)
WM=611.00(Top)

*Crossing #5
STM=613.60(Bottom)
STM=613.57(Top)
35' ~ 6" PVC SAS
MH "B"
R=616.75
I=612.98

*Crossing #6
STM=610.80(Bot)
WM=609.30(Top)
70' ~ 4" DIWM W/ Plug

TREADWAY DRIVE

FH & Gate Valve
90'~6" PVC SAS @ 0.61%
300' ~ 12" DIWM
12" x 4" CROSS
WATER SHUT OFF VALVE
67' ~ 12" DIWM
12" Gate Valve
19' ~ 12" DIWM

*Maintain 1.5' of clearance with watermain. Install as low as possible to clear the top of the storm sewer.

Clean Out Inv. @ CO = 613.80±
BIKE RACK

*Maintain 1.5' of clearance with watermain. Install as low as possible to clear the top of the storm sewer.
PVC Storm Sewer Stub to within 5' of foundation. See Interior Plumbing Plans for continuation.

PROPOSED BUILDING
LOT 3
FINISHED FLOOR
ELEVATION = 619.00

185' ~ 4" DIWM
PROP. 90° Bend
5' ~ 4" DIWM FIRE SERVICE
5' ~ 1" DOMESTIC
45' ~ 4" DIWM
PROP. Gas Tie-In

OUTLOT A

OUTLOT B
Future Construction
DETENTION AREA
CIVIC SPACE

DETENTION AREA/CIVIC SPACE

Existing 6" Gas Line

TREADWAY DRIVE

16"x16"x16" TAPPING TEE (TAP UNDER PRESSURE)
Telephone Box

CALUMET AVENUE

Telephone Manhole

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
- +000.00 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:
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. A MINUMUM 8-ft SEPARATION MUST BE MAINTAINED BETWEEN THE WATER MAIN, HYDRANTS, AND ANY SEWER MANHOLE AND/OR CATCH BASIN STRUCTURE.

3. BENCHMARKS:
TBM #1 – EXISTING GUTTER LINE OF CB, GUTTER = 618.72, BOC = 619.25

TBM #2 – EXISTING SANITARY MANHOLE, RIM = 616.41

4. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL PLANS FOR THE CONNECTION POINTS FOR ALL UTILITIES.

5. 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.

6. 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.

DONALD C. TORRENGA REGISTERED No. 19868 STATE OF INDIANA PROFESSIONAL ENGINEER

NORTH
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
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website: www.torrenga.com

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

SANITARY SEWERS & WATER MAIN PLAN

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

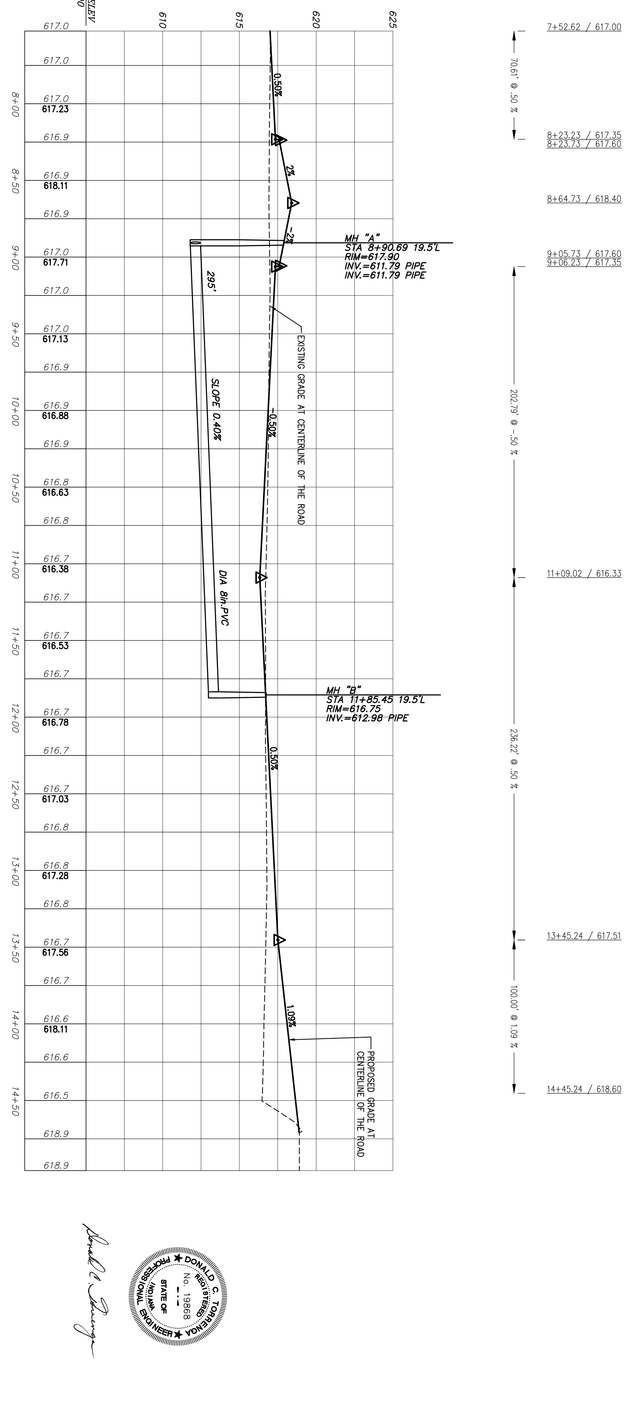
CLIENT:
Community Foundation of Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

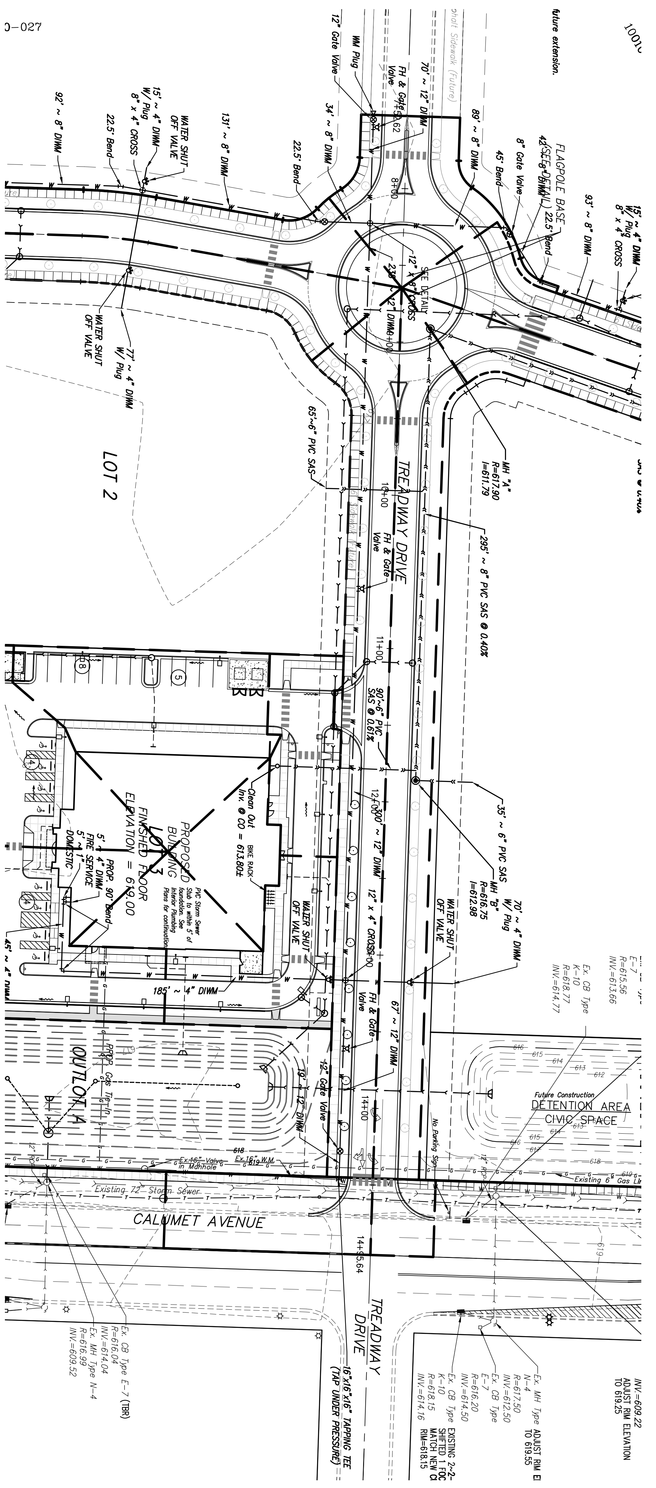
JOB NO: 2022-5016
SCALE: 1" = 30'

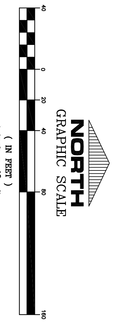
SHEET
C-3.1

FILE NO:Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 (60rcad).dwg 6/16/2022 2:34:57 PM CDT

FILE NO: Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 (60row).dwg 6/16/2022 2:34:57 PM CDT

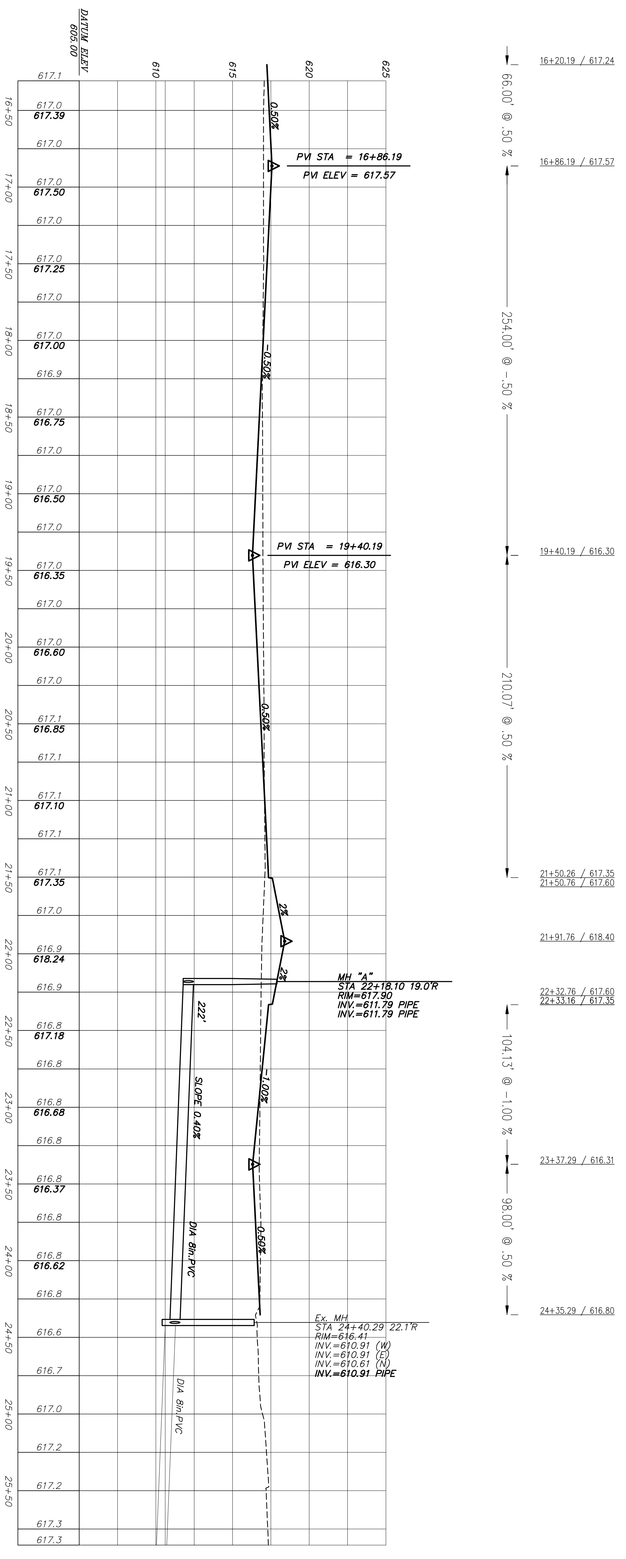


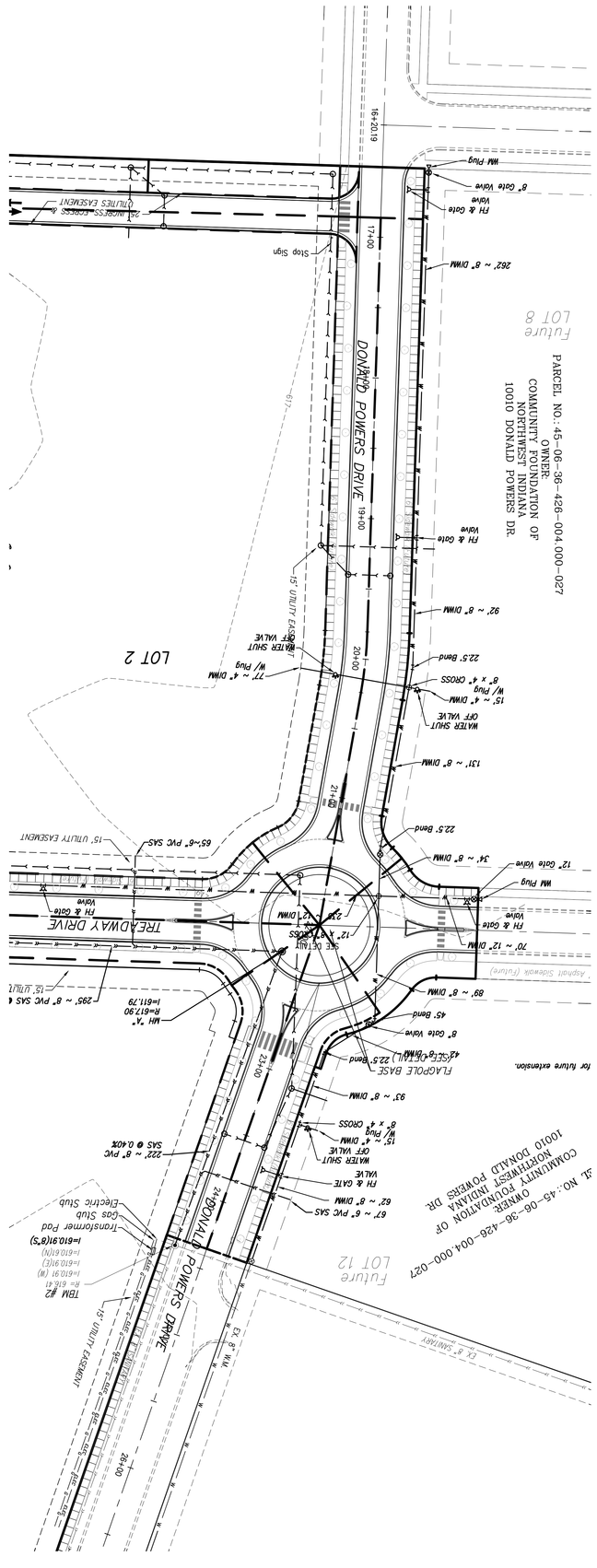


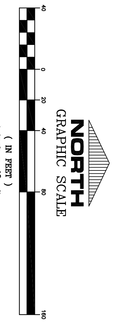


DONALD C. TORRENGA REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA No. 19868

SHEET C-3.2	CLIENT: Community Foundation of Northwest Indiana 10010 Donald S. Powers Drive Munster, Indiana 46321 JOB NO: 2022-5016 SCALE: 1" = 40'	06-17-2022 REVISIONS: DATE: 05-27-2022	COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5 MUNSTER, LAKE COUNTY, INDIANA PROFILE	TORRENGA ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 Tel. No.: (219) 836-8918 website: www.torrenga.com







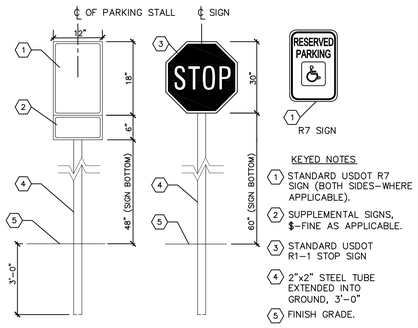
SHEET C-3.2	CLIENT: Community Foundation of Northwest Indiana, 10010 Donald S. Powers Drive, Munster, Indiana 46321 JOB NO: 2022-5016 SCALE: 1" = 40'	06-17-2022 REVISIONS: DATE: 05-27-2022	COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5 MUNSTER, LAKE COUNTY, INDIANA PROFILE	TORRENGA ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 Tel. No.: (219) 836-8918 website: www.torrenga.com	

Figure 43a
INTERNATIONAL SYMBOL OF ACCESSIBILITY PROPORTIONS

NOT TO SCALE

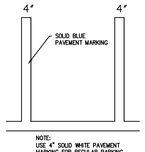
ACCESSIBILITY SIGNAGE

NOT TO SCALE



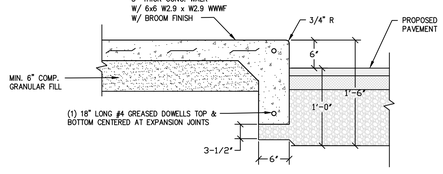
SIGN AND POST (FREE STANDING)

NOT TO SCALE



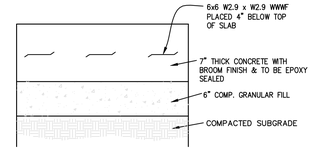
ACCESSIBILITY AND PARKING STRIPING DETAIL

NOT TO SCALE



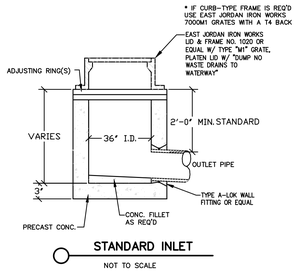
CURB-WALK SECTION

NOT TO SCALE



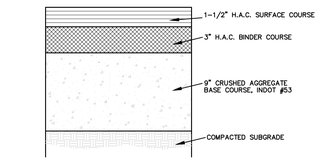
CONCRETE PAD

SECTION VIEW
NOT TO SCALE



STANDARD INLET

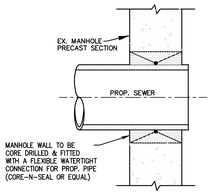
NOT TO SCALE



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

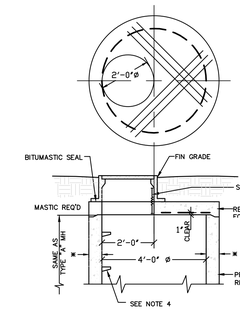
TYPICAL PAVEMENT SECTION

A NOT TO SCALE



PIPE CONNECTION DETAIL TO EXISTING MANHOLE

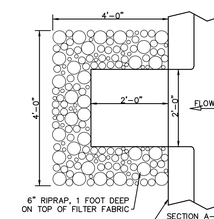
NOT TO SCALE



TYPE "C" (FLAT TOP) MANHOLE

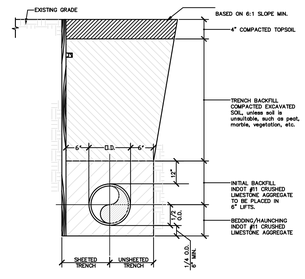
NOT TO SCALE

USED WHERE RESTRICTED HEAD ROOM WILL NOT ALLOW FOR TAPERED WALLS



2' CURB CUT

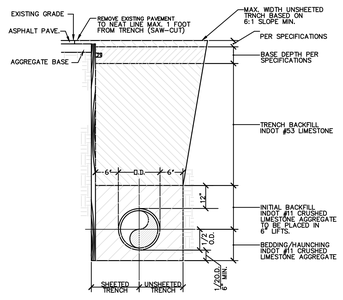
NOT TO SCALE



PIPE BEDDING DETAIL FOR TRENCH IN GRASS AREAS

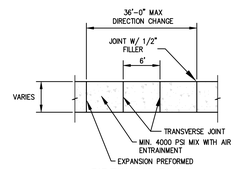
NOT TO SCALE

MAX. WIDTH UNSHEETED TRENCH

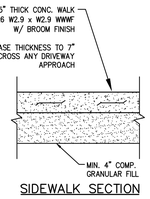


PIPE BEDDING DETAIL FOR TRENCH IN PAVED AREAS

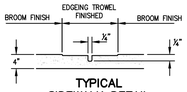
NOT TO SCALE



SIDEWALK PLAN

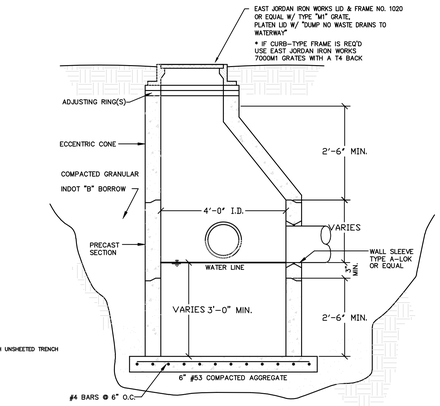


SIDEWALK SECTION



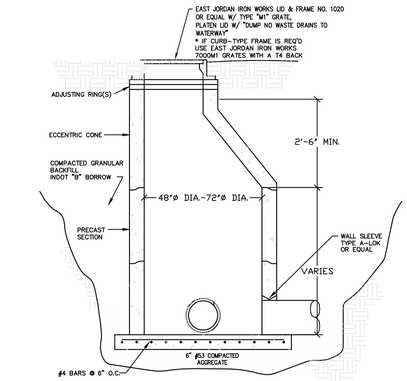
TYPICAL SIDEWALK DETAIL

NOT TO SCALE



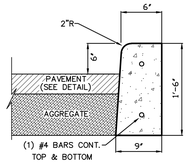
TYPE "A" CATCH BASIN

NOT TO SCALE



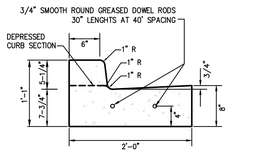
STORM MANHOLE

NOT TO SCALE



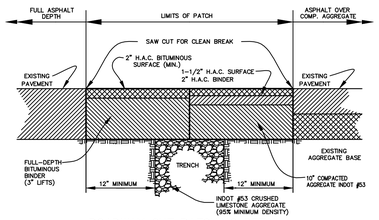
BARRIER CURB DETAIL

NOT TO SCALE



COMBINED CONCRETE HIGH-BACK CURB AND GUTTER

NOT TO SCALE



ROADWAY CUT PATCHING DETAIL

NOT TO SCALE

SPECIFICATIONS FOR STORM SEWERS

1. All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, Lake County, Indiana.

2. 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 Polyethelene Pipe with a minimum of 40 % recycled content, conforming to ASTM F2648, ADS Mega Green or Equal.

3. Gasketed joints shall be used on all storm sewers.

4. Storm sewers 18" to 27" with less than 3' cover shall be Class IV pipe.

5. All storm sewer manholes shall be standard precast concrete units (ASTM C-478) conforming to the standard detail sheet of these plans.

6. All improvements installed across paved or future paved areas shall backfilled with sand or graded stone aggregate to the subgrade.

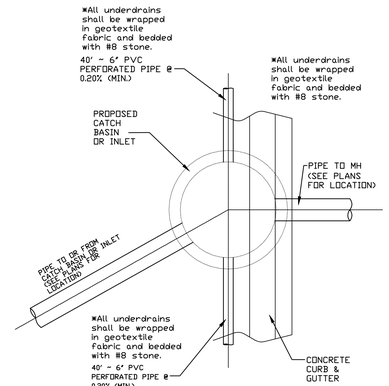
7. All sewers shall be laid at least 10 feet (3.0m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. All sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the 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.

8. 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.

9. 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.

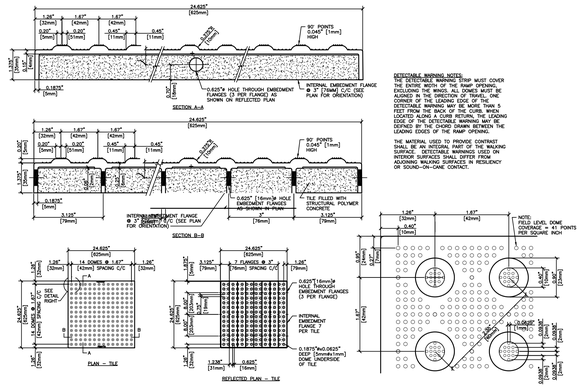
10. Dumped Rip-Rap will be provided at all end sections, to produce a surface of approximate regularity. The finished surface shall not vary by more than 9 inches and the depth of Rip-Rap shall not be less than 12 inches nor more than 24 inches.

11. 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.



ROADWAY UNDERDRAIN CONNECTION DETAIL

TO BE PLACED AT ALL SAG INLETS AND CATCH BASINS
NOT TO SCALE



TRUNCATED DOME TACTILE - WARNING STRIP

NOT TO SCALE

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

06-28-2022
06-17-2022
REVISIONS:
DATE: 05-27-2022

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

JOB NO: 2022-5016

SCALE: NTS

SHEET
C-4.0

GARY P. TORRENGA
REGISTERED
No. 18376
STATE OF INDIANA
PROFESSIONAL ENGINEER

Gary P. Torrenga

FILE NO: Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 Details.dwg 6/28/2022 11:26:00 AM CDT

GENERAL SPECIFICATIONS FOR SANITARY SEWER

1. 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.

2. 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.

3. All sanitary sewer manholes shall be standard 48" diameter precast concrete units (ASTM C-478) conforming with the Standard Detail sheet of these plans.

4. The sanitary manhole base shall be precast with a minimum of 2 foot section, trough, etc..

5. Sanitary manholes shall be provided with a watertight gasketed cover

6. All improvements installed across paved or future paved areas shall be backfilled with sand or graded stone aggregate to the subgrade.

7. All sanitary sewer manholes with rim elevations below Flood Protection Elevation shall be provided with water tight locking lids.

8. 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 appurtenances. The Town of Munster shall be notified when the system (or portion thereof) is ready for testing.

9. Deflection tests shall be performed on all flexible pipe materials placed. The contractor shall be responsible for supplying testing materials and appurtenances. 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.

10. 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.

11. 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.

12. 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.

13. 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 appurtenances. The Town of Schererville shall be notified when the manholes (or portion thereof) are ready for testing.

14. 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

1. All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, and the State of Indiana.

2. 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 CIII). 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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/mi/in 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 appurtenances. The Town of Munster shall be notified when the water main (or portion thereof) is ready for testing.

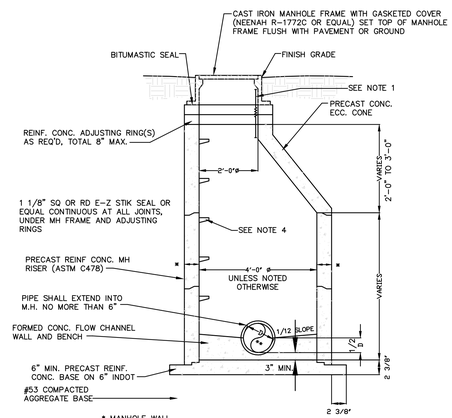
9. The contractor is responsible for the preparation of "As Built" construction drawings showing actual sizes and lengths of pipe installed (i.e. from manhole to manhole or tee to valve, etc.), location of service taps and any structures added or omitted in comparison with these engineering plans. The 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 .

10. All watermain shall be polywrapped.

11. 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:

1) THE SOIL TYPE BASED UPON THE SOIL BORING LOGS DEPICTS A SANDY SILTY LOAM FOR THE ENTIRE SITE.
2) A FACTOR OF SAFETY OF 4 IS UTILIZED IN THE RESTRAINT DESIGN.
3) 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.
4) 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.
5) THE TYPICAL MINIMUM BURY DEPTH FOR ALL WATER MAIN IS 5 FEET TO THE TOP OF THE PIPE.
6) THE TEST PRESSURE FOR ALL WATERMAIN IS 150 PSI.



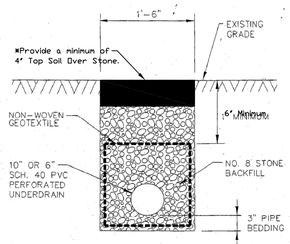
* MANHOLE WALL THICKNESS TABLE

MH I.D.	WALL THICKNESS
48"	5"
60"	6"
72"	7"

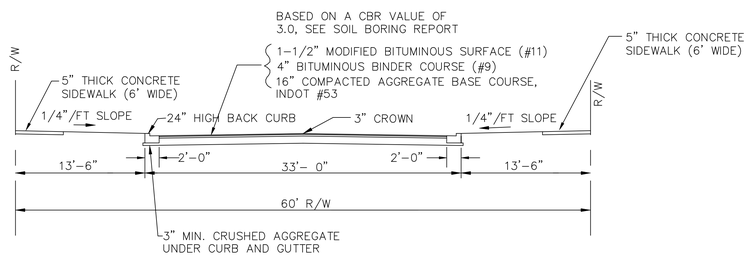
NOTES:
1. USE CANUSA WRAP ON ALL MANHOLES.
2. WHERE DEPTH FROM TOP OF CASTING TO INVERT IS LESS THAN 5'-0", USE FLAT TOP MANHOLE TYPE "C" IN LIEU OF ECCENTRIC CONE
3. WATERTIGHT SEAL IS REQ'D BETWEEN PRECAST RISER AND SEWER PIPE, TYPE A-LOK OR EQUAL.
4. COPOLYMER/STEEL MH STEPS AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR EQUAL, AT 16" O.C.

** FOR PIPE SIZES RANGING FROM 8" TO 30" IN DIAMETER.

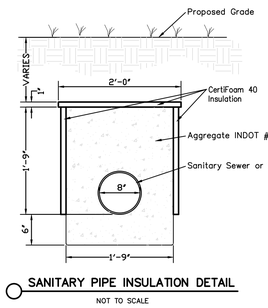
SANITARY
TYPE "A" MANHOLE
NOT TO SCALE



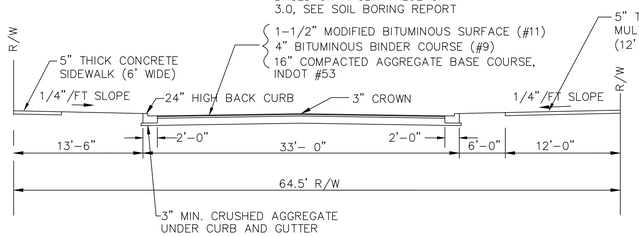
PERFORATED PIPE TRENCH DETAIL
NOT TO SCALE



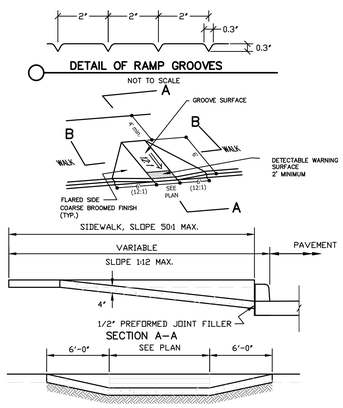
TYPICAL STREET CROSS SECTION DONALD S. POWERS DRIVE
(NO SCALE)



SANITARY PIPE INSULATION DETAIL
NOT TO SCALE
NOTE: TO BE INSTALLED WHEN THE DEPTH FROM THE PROPOSED GRADE IS LESS THAN 42".

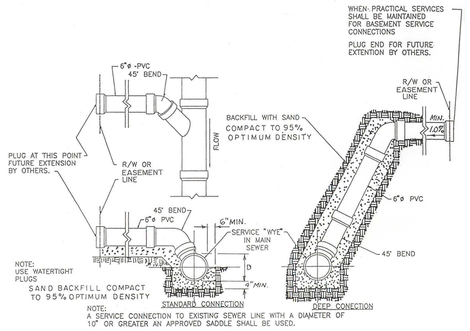


TYPICAL STREET CROSS SECTION TREADWAY DRIVE
(NO SCALE)



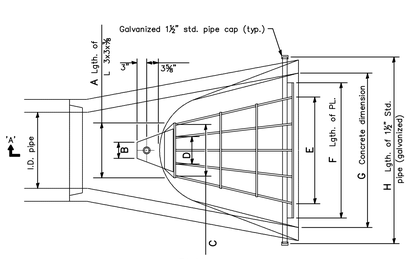
SECTION B-B
HANDICAP RAMP TYPE A
NOT TO SCALE

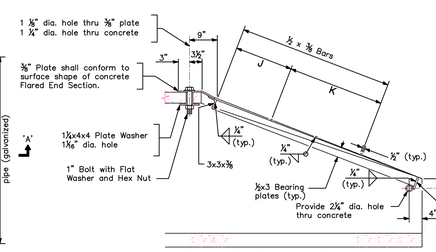
DETAIL OF RAMP GROOVES
NOT TO SCALE



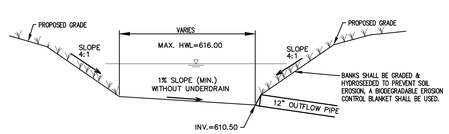
SERVICE CONNECTION DETAILS
NOT TO SCALE

DIMENSIONS										
Pipe Diameter	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"

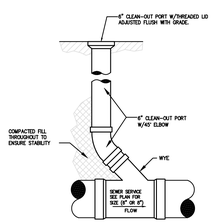




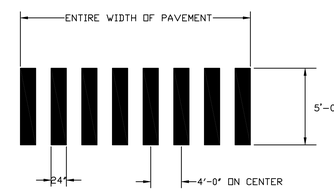
GRATING DETAIL
NOT TO SCALE



DETENTION AREA
CROSS-SECTION
NOT TO SCALE

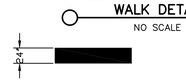


CLEAN-OUT
NOT TO SCALE



NOTE:
1. ALL PAVEMENT MARKINGS SHALL BE WHITE REFLECTIVE PAINT.

CONTINENTAL CROSS WALK DETAIL
NO SCALE



NOTE:
1. ALL PAVEMENT MARKINGS SHALL BE WHITE REFLECTIVE PAINT.

STOP BAR DETAIL
NO SCALE

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

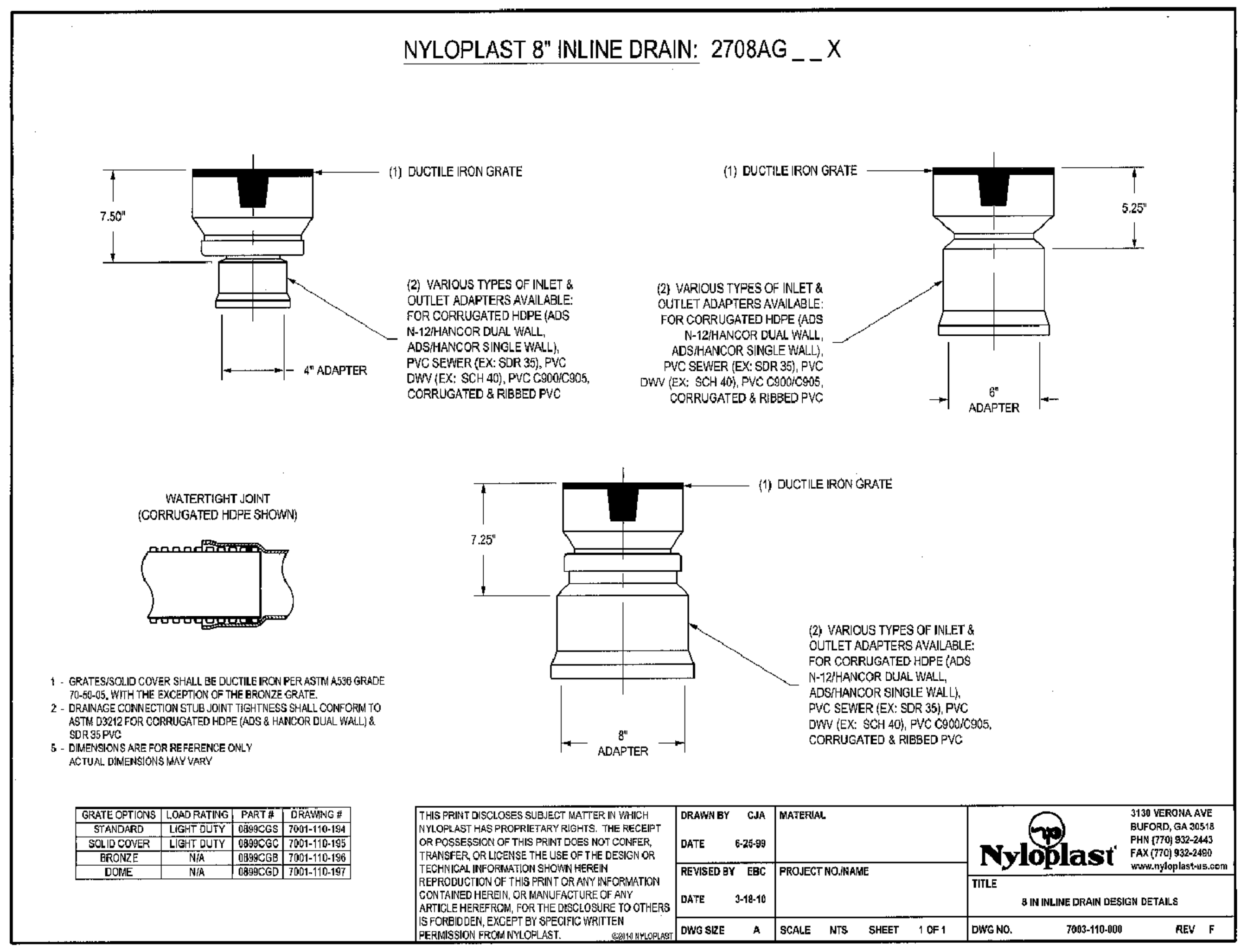
06-28-2022
06-17-2022
REVISIONS:
DATE: 05-27-2022

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

JOB NO: 2022-5016
SCALE: NTS

SHEET
C-4.1

FILE NO: Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 Details.dwg 6/28/2022 11:26:00 AM CDT


NYLOPLAST 8" INLINE DRAIN: 2708AG _ _ X
(1) DUCTILE IRON GRATE
7.50"
4" ADAPTER
(2) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC
5.25"
6" ADAPTER
WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)
7.25"
8" ADAPTER
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5 - DIMENSIONS ARE FOR REFERENCE ONLY ACTUAL DIMENSIONS MAY VARY

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197

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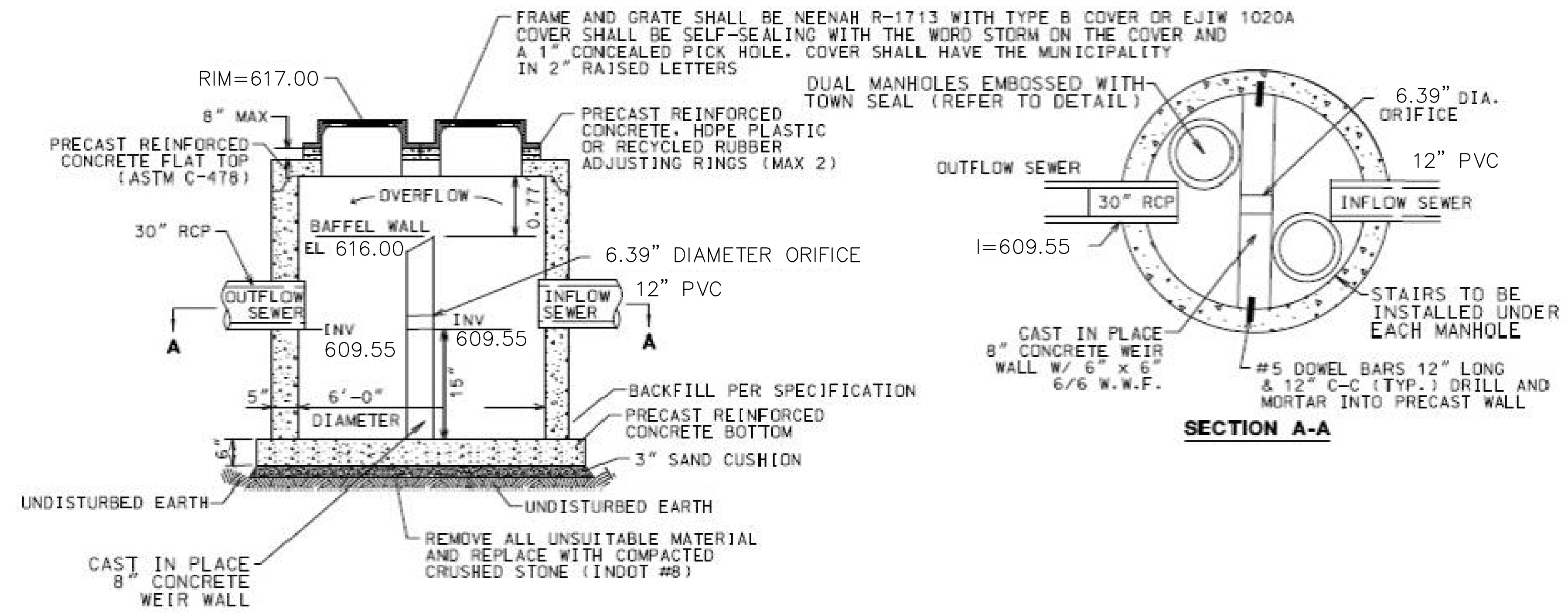
DRAWN BY CJA | DATE 6-25-99 | REVISED BY EBC | DATE 3-18-10 | DWG SIZE A | SCALE NTS | SHEET 1 OF 1 | MATERIAL | PROJECT NO./NAME

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

TITLE: 8 IN INLINE DRAIN DESIGN DETAILS — DWG NO. 7003-110-800 — REV F

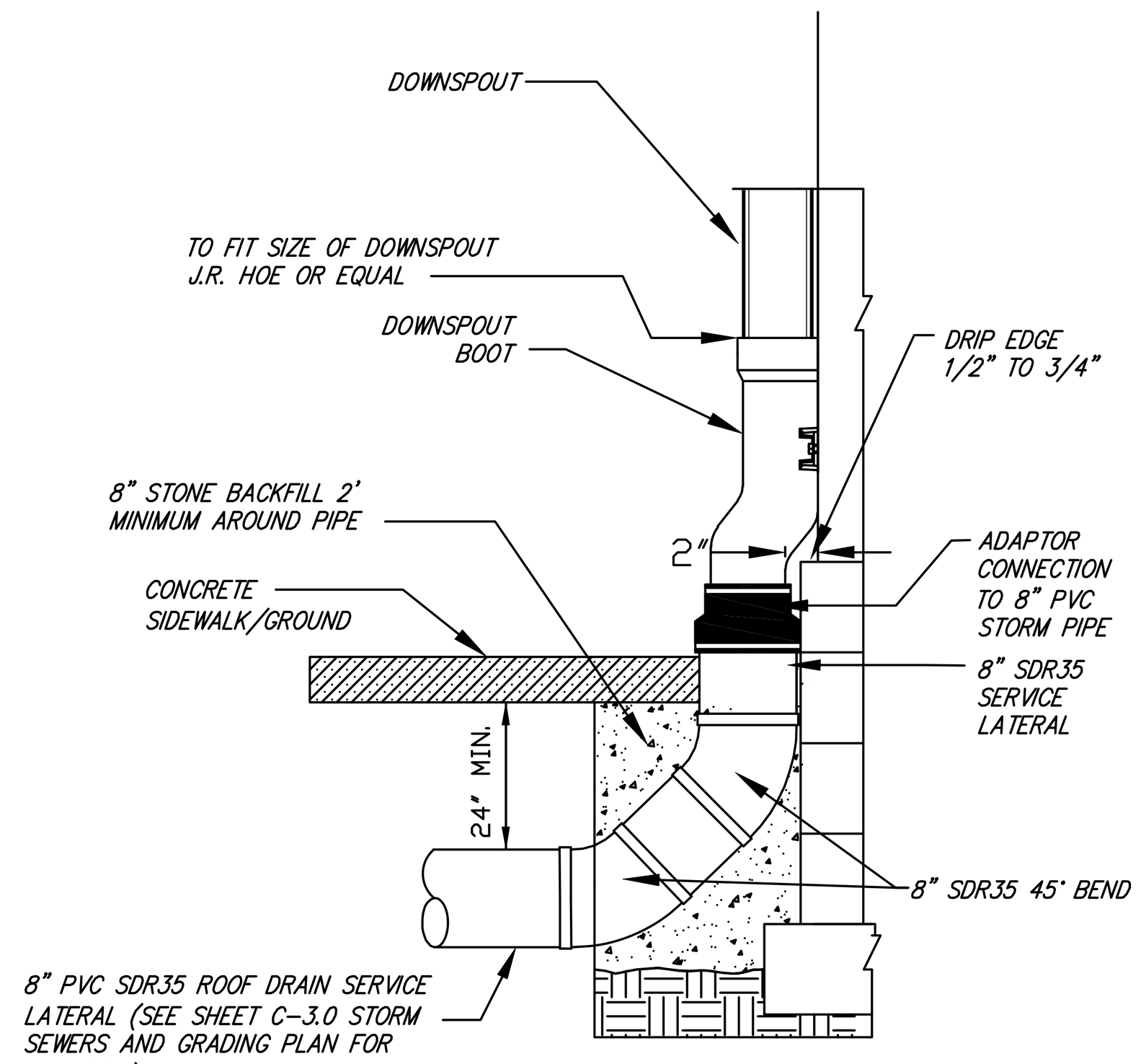

FRAME AND GRATE SHALL BE NEENAH R-1713 WITH TYPE B COVER OR EJIW 1020A COVER SHALL BE SELF-SEALING WITH THE WORD STORM ON THE COVER AND A 1" CONCEALED PICK HOLE. COVER SHALL HAVE THE MUNICIPALITY IN 2" RAISED LETTERS
RIM=617.00
8" MAX
PRECAST REINFORCED CONCRETE FLAT TOP (ASTM C-478)
PRECAST REINFORCED CONCRETE, HDPE PLASTIC OR RECYCLED RUBBER ADJUSTING RINGS (MAX 2)
OVERFLOW
0.77'
30" RCP
BAFFEL WALL EL 616.00
6.39" DIAMETER ORIFICE
12" PVC
OUTFLOW SEWER
INFLOW SEWER
INV 609.55
INV 609.55
A
15"
5"
6'-0" DIAMETER
6"
BACKFILL PER SPECIFICATION
PRECAST REINFORCED CONCRETE BOTTOM
3" SAND CUSHION
UNDISTURBED EARTH
CAST IN PLACE 8" CONCRETE WEIR WALL
REMOVE ALL UNSUITABLE MATERIAL AND REPLACE WITH COMPACTED CRUSHED STONE (INDOT #8)
DUAL MANHOLES EMBOSSED WITH TOWN SEAL (REFER TO DETAIL)
6.39" DIA. ORIFICE
OUTFLOW SEWER
30" RCP
INFLOW SEWER
I=609.55
STAIRS TO BE INSTALLED UNDER EACH MANHOLE
CAST IN PLACE 8" CONCRETE WEIR WALL W/ 6" x 6" 6/6 W.W.F.
#5 DOWEL BARS 12" LONG & 12" C-C (TYP.) DRILL AND MORTAR INTO PRECAST WALL
SECTION A-A

OUTLET CONTROL STRUCTURE W/WEIR DETAIL (EAST O.C.S.)

NOT TO SCALE

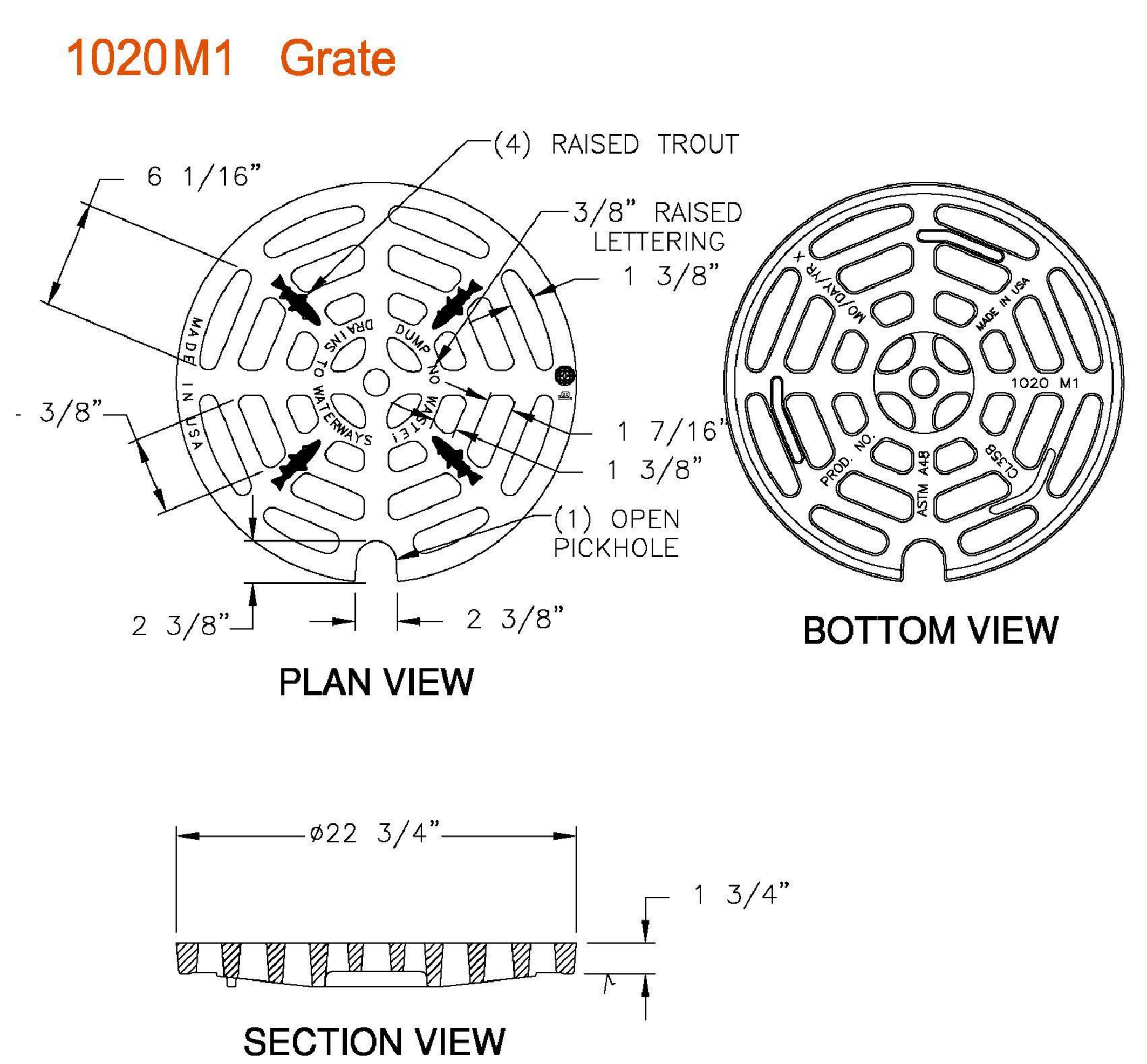
OUTLET CONTROL STRUCTURE
STRUCTURE #27

NO SCALE


DOWNSPOUT
TO FIT SIZE OF DOWNSPOUT J.R. HOE OR EQUAL
DOWNSPOUT BOOT
DRIP EDGE 1/2" TO 3/4"
8" STONE BACKFILL 2' MINIMUM AROUND PIPE
2"
ADAPTOR CONNECTION TO 8" PVC STORM PIPE
CONCRETE SIDEWALK/GROUND
8" SDR35 SERVICE LATERAL
24" MIN.
8" SDR35 45° BEND
8" PVC SDR35 ROOF DRAIN SERVICE LATERAL (SEE SHEET C-3.0 STORM SEWERS AND GRADING PLAN FOR LOCATION)

(DOWN SPOUT)
ROOF DRAIN PIPE CONNECTION

NOT TO SCALE



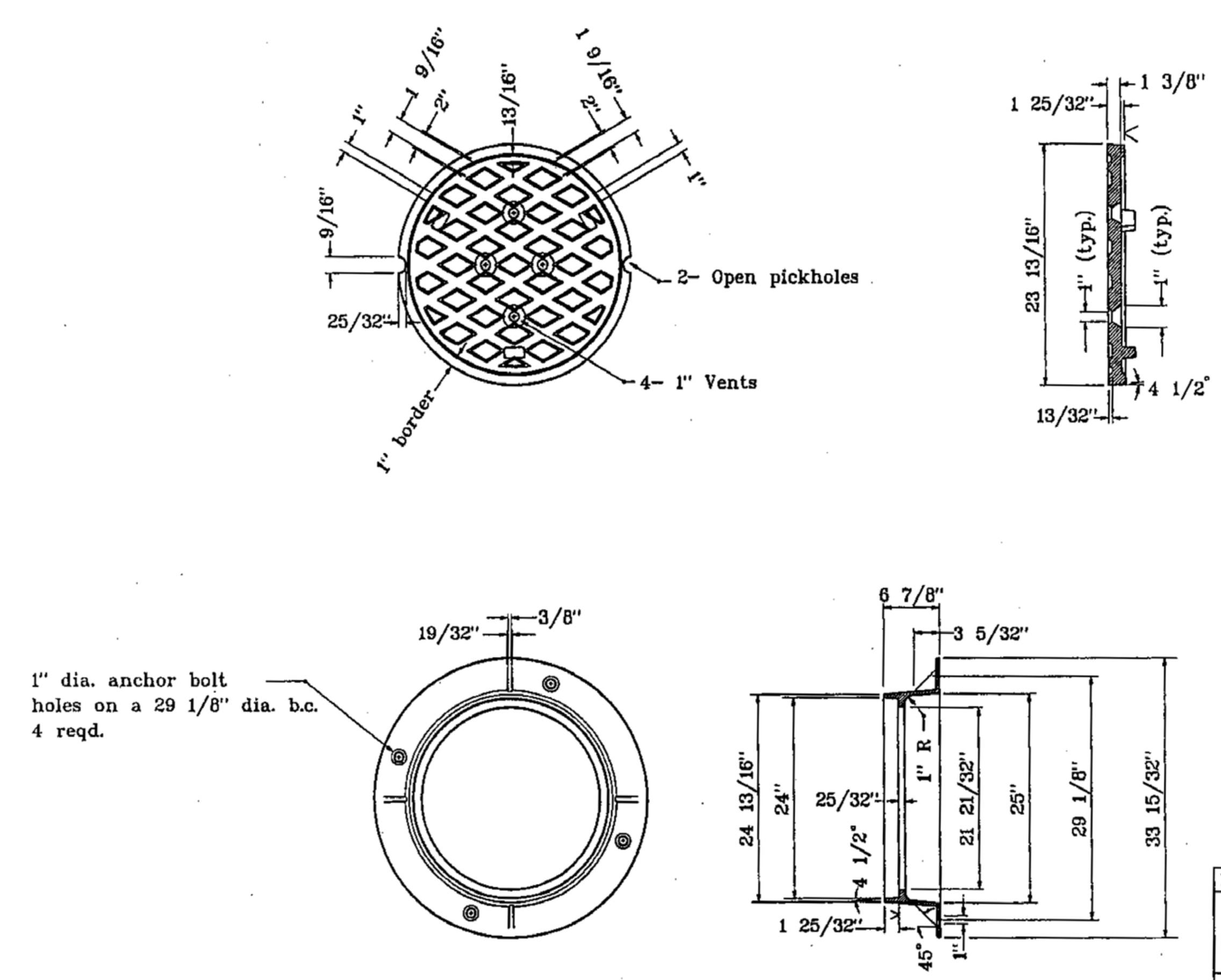
Product Number
00102031
Design Features
-Materials
Gray Iron (CL35B)
-Design Load
Heavy Duty
-Open Area
140 sq in
-Coating
Undipped
-√ Designates Machined Surface

Certification
- ASTM A48
-Country of Origin: USA

Drawing Revision
01/31/2005 Designer: TCL
06/27/2012 Revised By: DEF

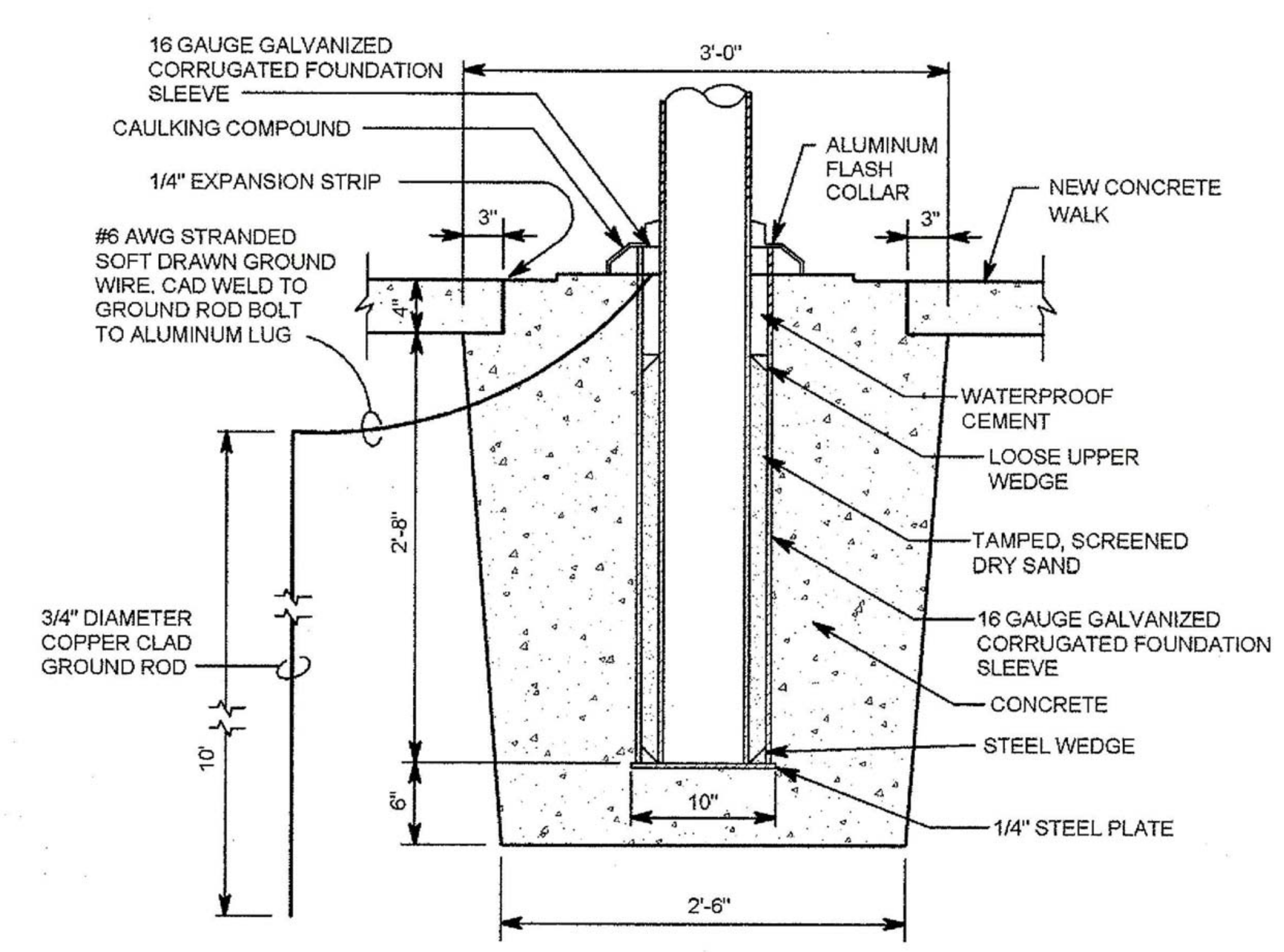
Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.
CONFIDENTIAL: This drawing is the property of EJ GROUP, Inc., and embodies confidential information, registered marks, patents, trade secret information, and/or know how that is the property of EJ GROUP, Inc. Copyright © 2012 EJ GROUP, Inc. All rights reserved.

Contact
800 626 4653
ejco.com



INDIANA DEPARTMENT OF TRANSPORTATION
MANHOLE CASTING TYPE 4 RING AND COVER SEPTEMBER 1998
STANDARD DRAWING NO E 720-MHCA-
DETAILS PLACED IN THIS FORMAT 11-15
/s/ Anthony L. Uremovich 11-15 DESIGN STANDARDS ENGINEER
/s/ Firooz Zandi 11-15 CHIEF HIGHWAY ENGINEER

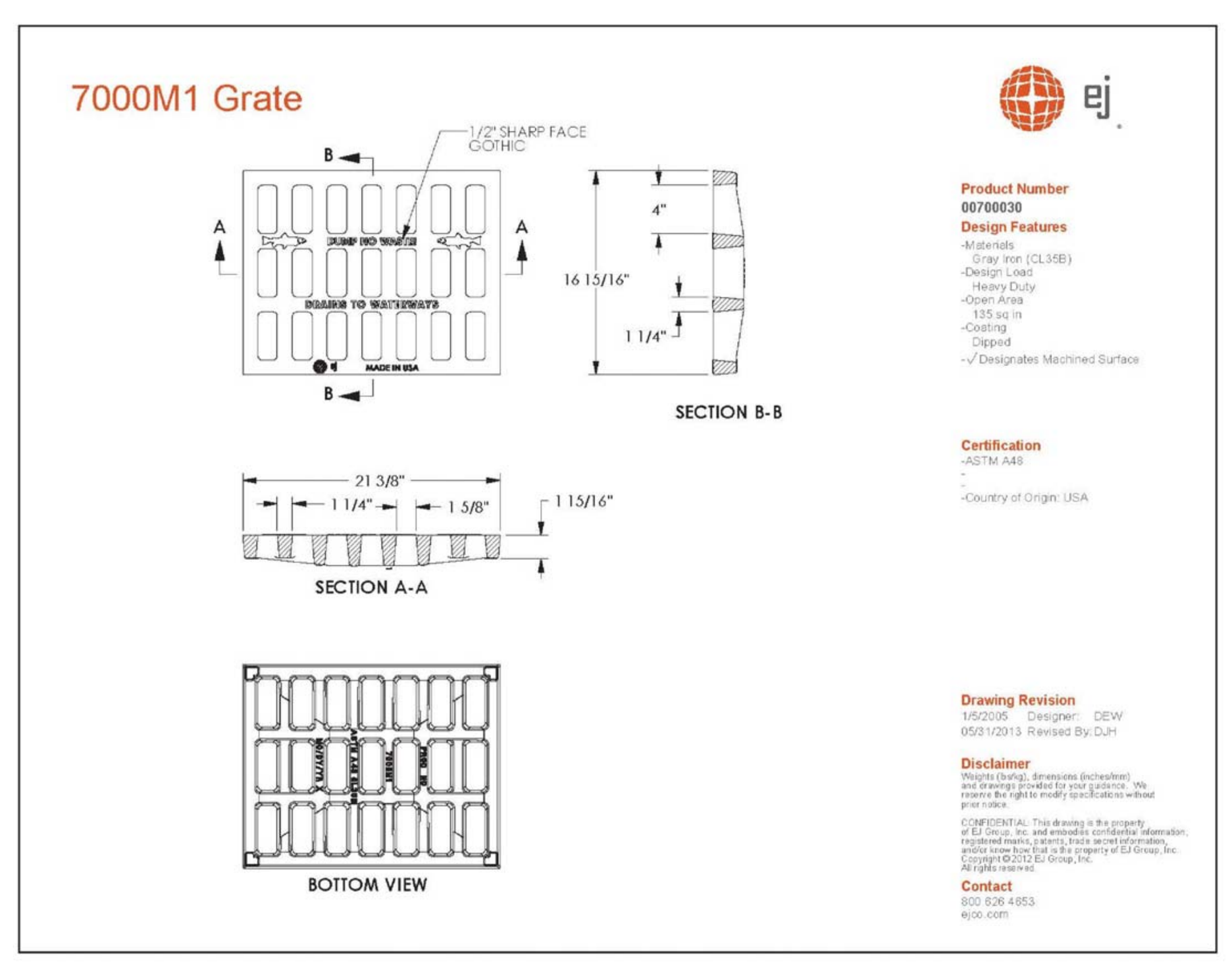
ANTHONY L. UREMOVICH REGISTERED No. 18095 STATE OF INDIANA PROFESSIONAL ENGINEER

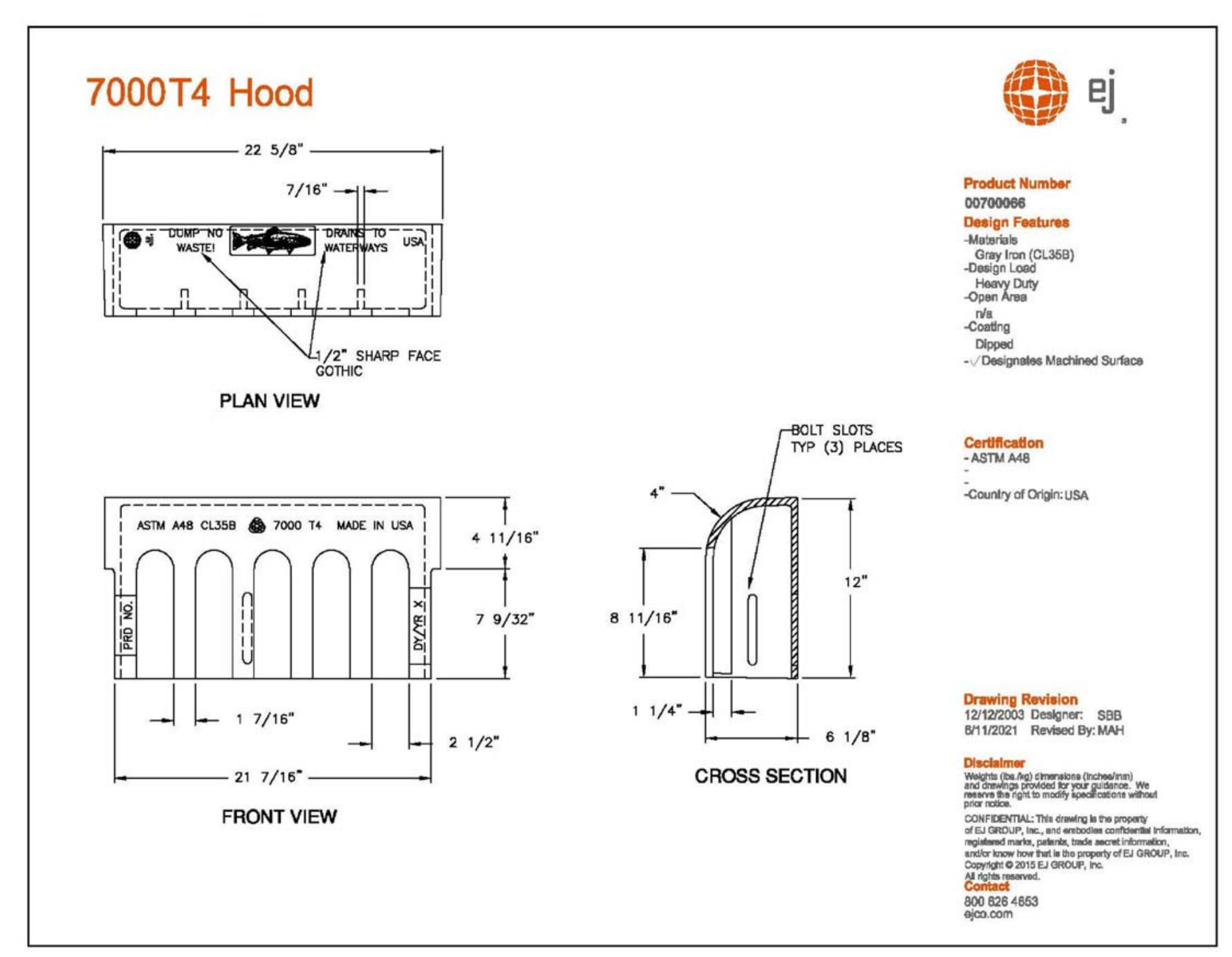

16 GAUGE GALVANIZED CORRUGATED FOUNDATION SLEEVE
CAULKING COMPOUND
1/4" EXPANSION STRIP
#6 AWG STRANDED SOFT DRAWN GROUND WIRE. CAD WELD TO GROUND ROD BOLT TO ALUMINUM LUG
3'-0"
ALUMINUM FLASH COLLAR
NEW CONCRETE WALK
3"
3"
4"
WATERPROOF CEMENT
LOOSE UPPER WEDGE
TAMPED, SCREENED DRY SAND
2'-8"
3/4" DIAMETER COPPER CLAD GROUND ROD
16 GAUGE GALVANIZED CORRUGATED FOUNDATION SLEEVE
CONCRETE
STEEL WEDGE
10'
6"
10"
1/4" STEEL PLATE
2'-6"

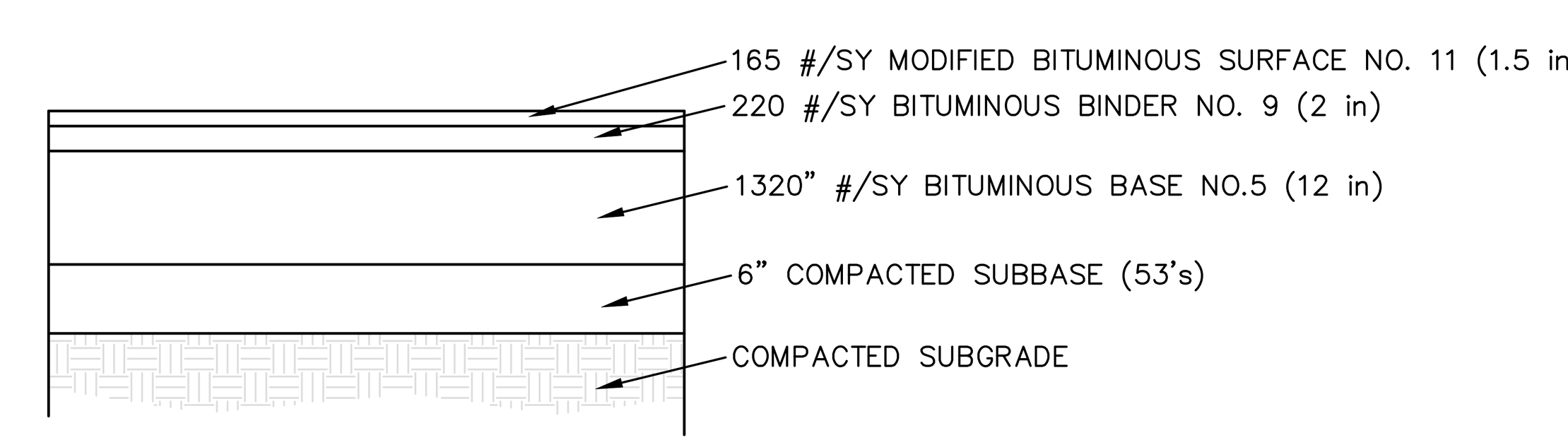
FLAG POLE FOUNDATION

NO SCALE (30' POLE)

6
C6.2


7000M1 Grate
1/2" SHARP FACE GOTHIC
DUMP NO WASTE
DRAINS TO WATERWAYS
MADE IN USA
4"
16 15/16"
1 1/4"
SECTION B-B
21 3/8"
1 1/4"
1 5/8"
1 15/16"
SECTION A-A
BOTTOM VIEW
Product Number
00700030
Design Features
-Materials
Gray Iron (CL35B)
-Design Load
Heavy Duty
-Open Area
135 sq in
-Coating
Dipped
-√ Designates Machined Surface
Certification
-ASTM A48
-Country of Origin: USA
Drawing Revision
1/5/2005 Designer: DEW
05/31/2013 Revised By: DJH
Contact
800 626 4653
ejco.com


7000T4 Hood
22 5/8"
7/16"
DUMP NO WASTE!
DRAINS TO WATERWAYS
USA
1/2" SHARP FACE GOTHIC
PLAN VIEW
ASTM A48 CL35B 7000 T4 MADE IN USA
4 11/16"
7 9/32"
1 7/16"
2 1/2"
21 7/16"
FRONT VIEW
BOLT SLOTS TYP (3) PLACES
4"
12"
8 11/16"
1 1/4"
6 1/8"
CROSS SECTION
Product Number
00700066
Design Features
-Materials
Gray Iron (CL35B)
-Design Load
Heavy Duty
-Open Area
n/a
-Coating
Dipped
-√ Designates Machined Surface
Certification
- ASTM A48
-Country of Origin: USA
Drawing Revision
12/12/2003 Designer: SBB
8/11/2021 Revised By: MAH
Contact
800 626 4653
ejco.com



NOTES:
1. PAVEMENT & AGGREGATE THICKNESS ARE TAKEN FROM THE TYPICAL CROSS SECTION DETAIL ON THE ORIGINAL PLANS FOR CALUMET AVENUE STAE HIGHWAY MAM-M-PROJECT NO. 152 (2), DATED 12/23/86

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
CALUMET AVENUE

NOT TO SCALE

GARY P. TORRENGA REGISTERED No. 18376 STATE OF INDIANA PROFESSIONAL ENGINEER

Gary 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

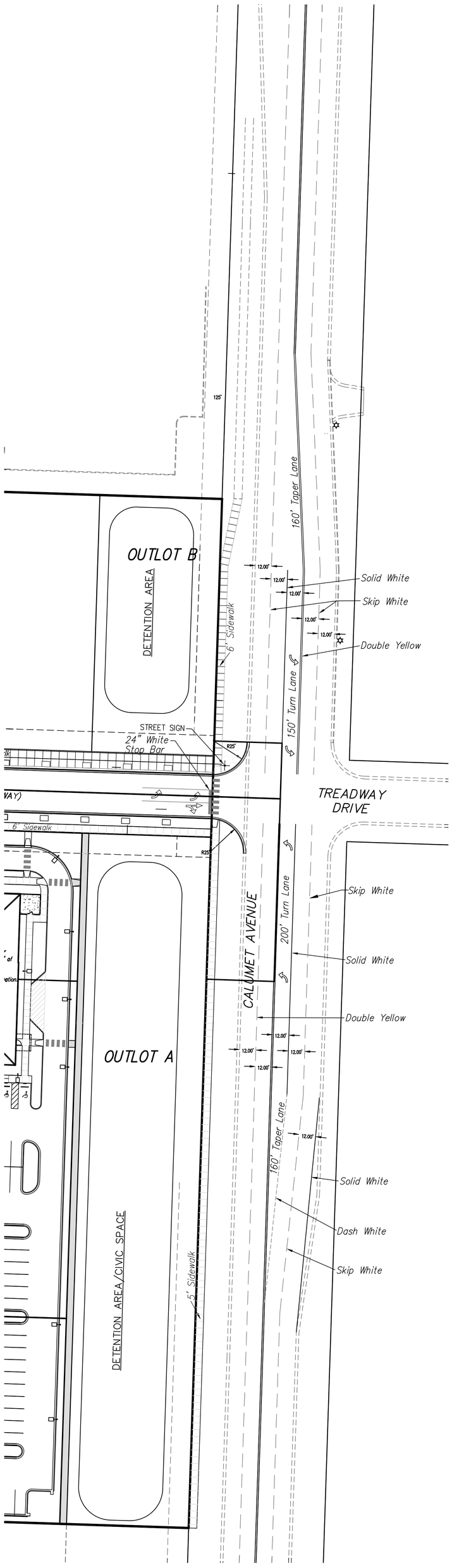
06-17-2022
REVISIONS:
DATE: 05-27-2022

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

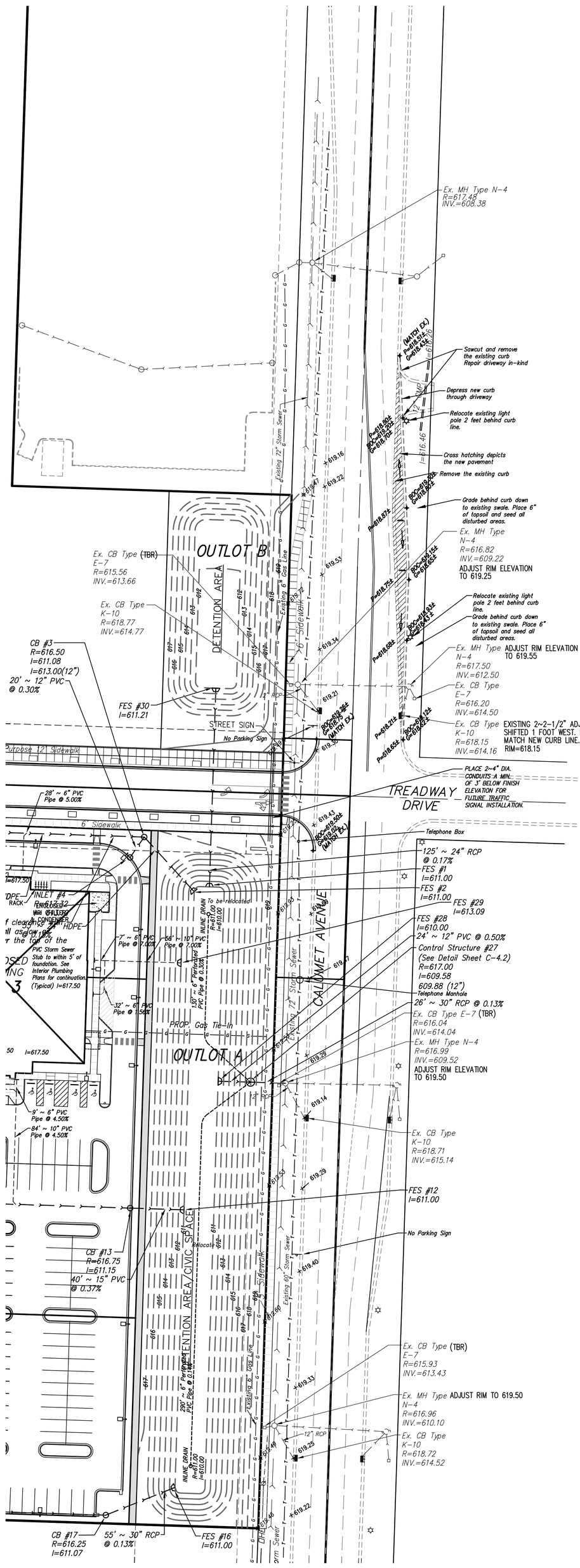
JOB NO: 2022-5016
SCALE: NTS

SHEET
C-4.2

FILE NO: Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 Details.dwg 6/16/2022 3:30:13 PM CDT



WIDENING AND LANE MARKINGS
CALUMET AVENUE AND TREADWAY DRIVE



UTILITIES AND GRADING
CALUMET AVENUE AND TREADWAY DRIVE

NOTE:

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

DONALD C. TORRENGA REGISTERED No. 19868 STATE OF INDIANA PROFESSIONAL ENGINEER

Donald C. Torrenga

NORTH
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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.torrenga.com

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5

TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

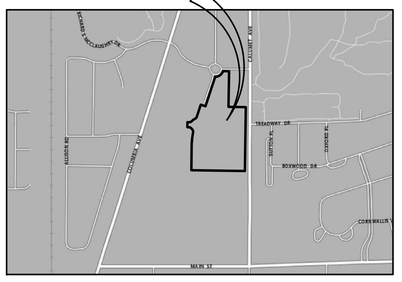
DESCRIPTION:
Part of the Southeast Quarter of Fractional Section 36, Township 36 North, Range 10 West of the Second Principal Meridian being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Fractional Section 36; thence North 01°51'17" East, along the 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

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 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, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, 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, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked " easements for public utilities" 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 wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. Any fences, trees, black toppings, 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 interference with the use of said easements or drainage 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 drainage of adjoining lots shall be subject to regrading at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

SITE



VICINITY MAP
NOT TO SCALE

NORTH
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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
PRIMARY PLAT

06-17-2022
REVISIONS:
DATE: 05-25-2022

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

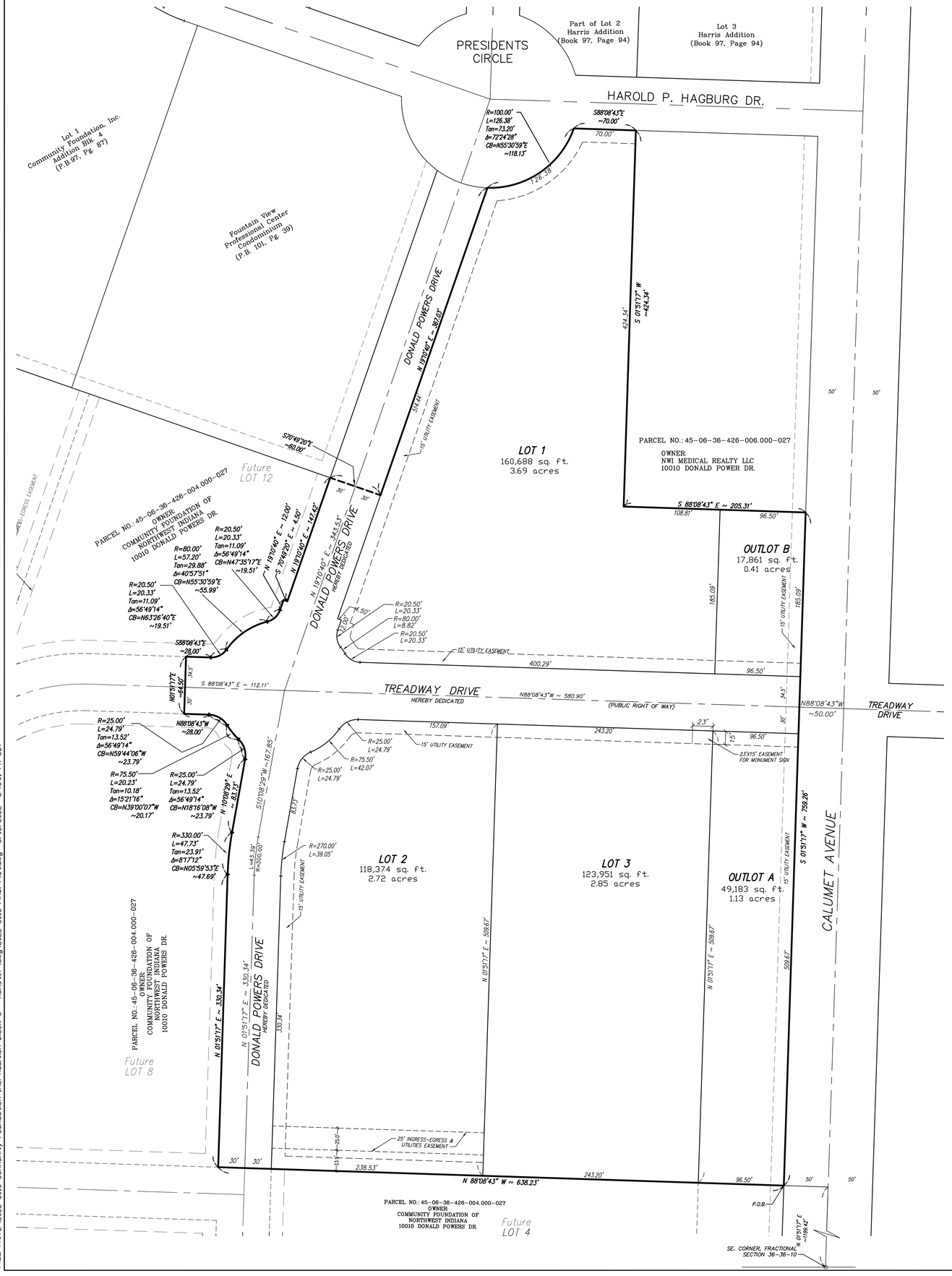
JOB NO: 2017-5038/2022-5016
SCALE: 1" = 50'

SHEET
1 OF 1

FILE NO:Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 Final Plat.dwg 6/16/2022 2:49:01 PM CDT

COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5

TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA



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STATE OF INDIANA)
) §
COUNTY OF LAKE)

I, the undersigned, Community Foundation of Northwest Indiana, Inc., owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon. This subdivision shall be known and designated COMMUNITY FOUNDATION INC. ADDITION, BLOCK 5, to the Town of Munster, Lake County, Indiana.

Dated this _____ day of _____, 20____.

By: Donald P. Fesko Attest:
Title: President & CEO

STATE OF INDIANA)
) §
COUNTY OF LAKE)

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.

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

My Commission Expires: _____

County of Residence: _____ Notary Public

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 the Town of Munster, Lake County, Indiana, Map Number 18089C0119E, effective date Jan. 18, 2012. No floodways or floodplains fringes exist on this property.

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STATE OF INDIANA)
) §
COUNTY OF LAKE)

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.

_____ ATTEST:_____
Chairman: Executive Secretary:

STATE OF INDIANA)
) §
COUNTY OF LAKE)

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.

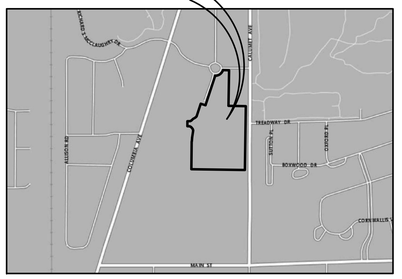
Witness my hand and Seal this _____ day of _____, 20____.

TORRENGA ENGINEERING, INC.

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

GARY P. TORRENGA REGISTERED No. S0514 STATE OF INDIANA LAND SURVEYOR

SITE



VICINITY MAP
NOT TO SCALE

NORTH
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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
FINAL PLAT

06-17-2022
REVISIONS:
DATE: 05-25-2022

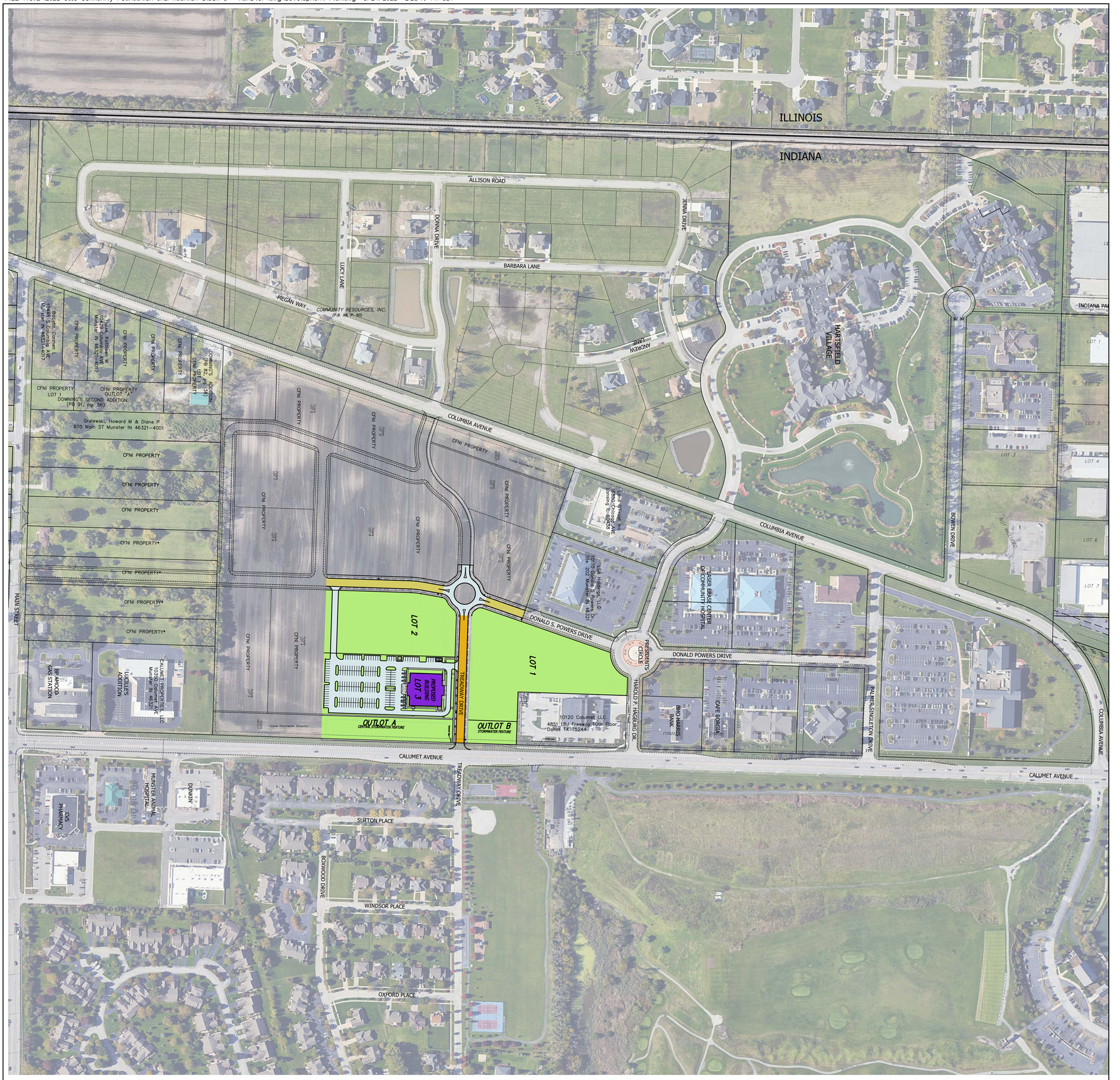
CLIENT:
Community Foundation of Northwest Indiana
10010 Donald S. Powers Drive
Munster, Indiana 46321

JOB NO: 2017-5038/2022-5016
SCALE: 1" = 50'

SHEET
1 OF 1

FILE NO: Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\2022-5016 Final Plat.dwg 6/16/2022 2:48:01 PM CDT

FILE NO:Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\Development Plan.dwg 5/24/2022 2:28:49 PM CDT



SITE DATA TABLE:

OVERALL SITE AREA: 12.912 ACRES

CURRENT ZONING: CD-4.B GENERAL URBAN - B DISTRICT

PROPOSED BUILDING: TWO-STORY 31,485 SF MEDICAL CLINIC

SHEET DPP-01

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

JOB NO: 2022-5016

SCALE: 1" = 150'

REVISIONS:

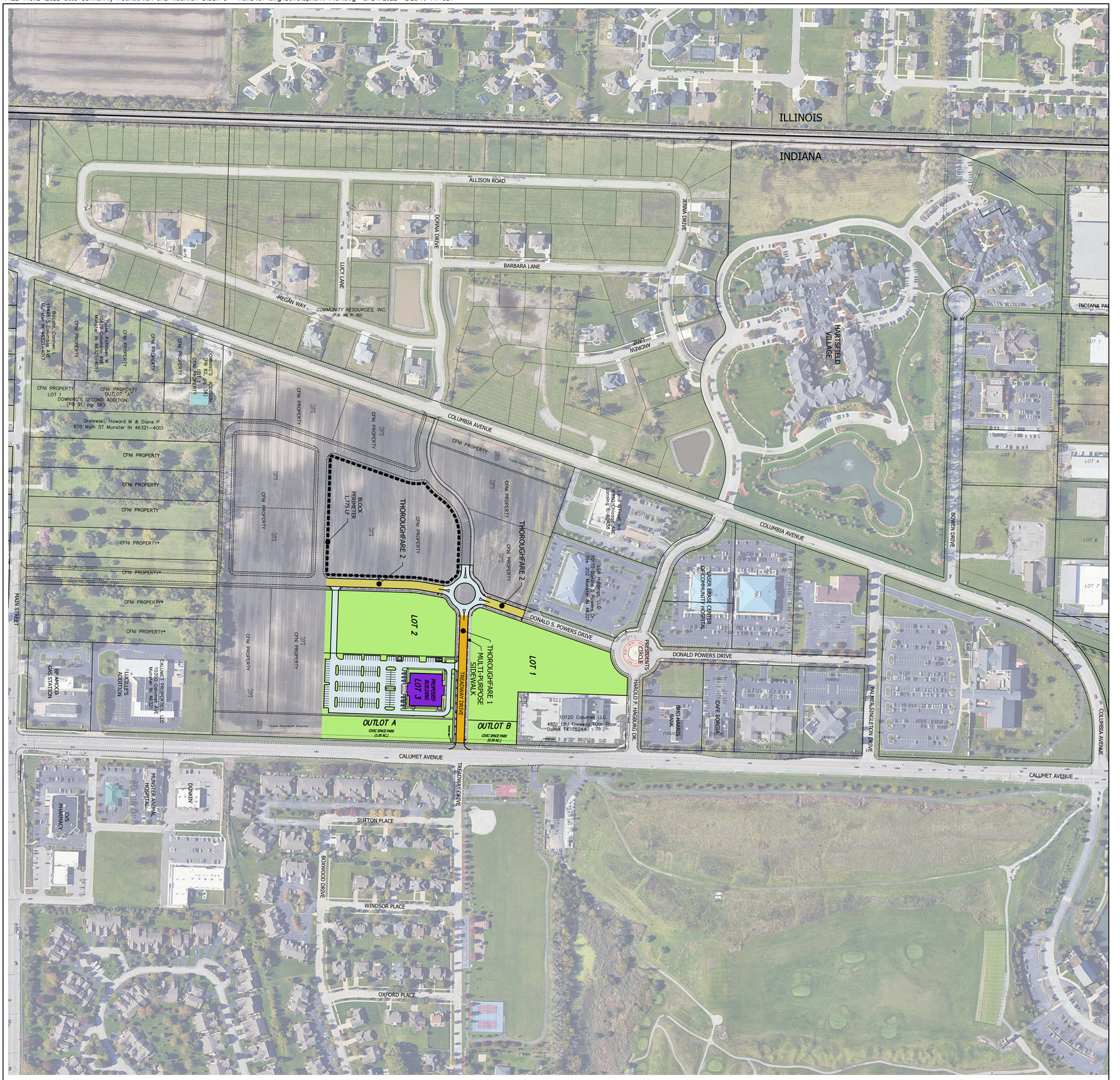
DATE: 05-24-2022

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.torrenga.com

FILE NO:Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\Development Plan.dwg 5/24/2022 2:28:49 PM CDT



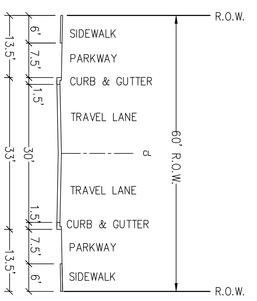
SITE DATA TABLE:

OVERALL SITE AREA: 12.912 ACRES

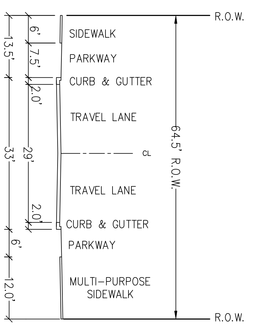
CURRENT ZONING: CD-4.B GENERAL URBAN - B DISTRICT

PROPOSED BUILDING: TWO-STORY 31,485 SF MEDICAL CLINIC

PROPOSED THOROUGHFARE 2 DONALD POWERS DRIVE



PROPOSED THOROUGHFARE 1 TREADWAY DRIVE



SHEET DPP-02	CLIENT: Community Foundation of Northwest Indiana 10010 Donald S. Powers Drive Munster, Indiana 46321 JOB NO: 2022-5016 SCALE: 1" = 150'	06-17-2022 REVISIONS: DATE: 05-24-2022	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.torrenga.com

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

LINEAR PEDESTRIAN SHED EXHIBIT

REVISIONS:
DATE: 05-24-2022

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

JOB NO: 2022-5016
SCALE: 1" = 150'

SHEET
DPP-03

FILE NO:Z:\2022-5016 Community Foundation Inc. Addition Block 5 - Munster\dwg\Development Plan.dwg 5/24/2022 2:28:49 PM CDT

Schedule

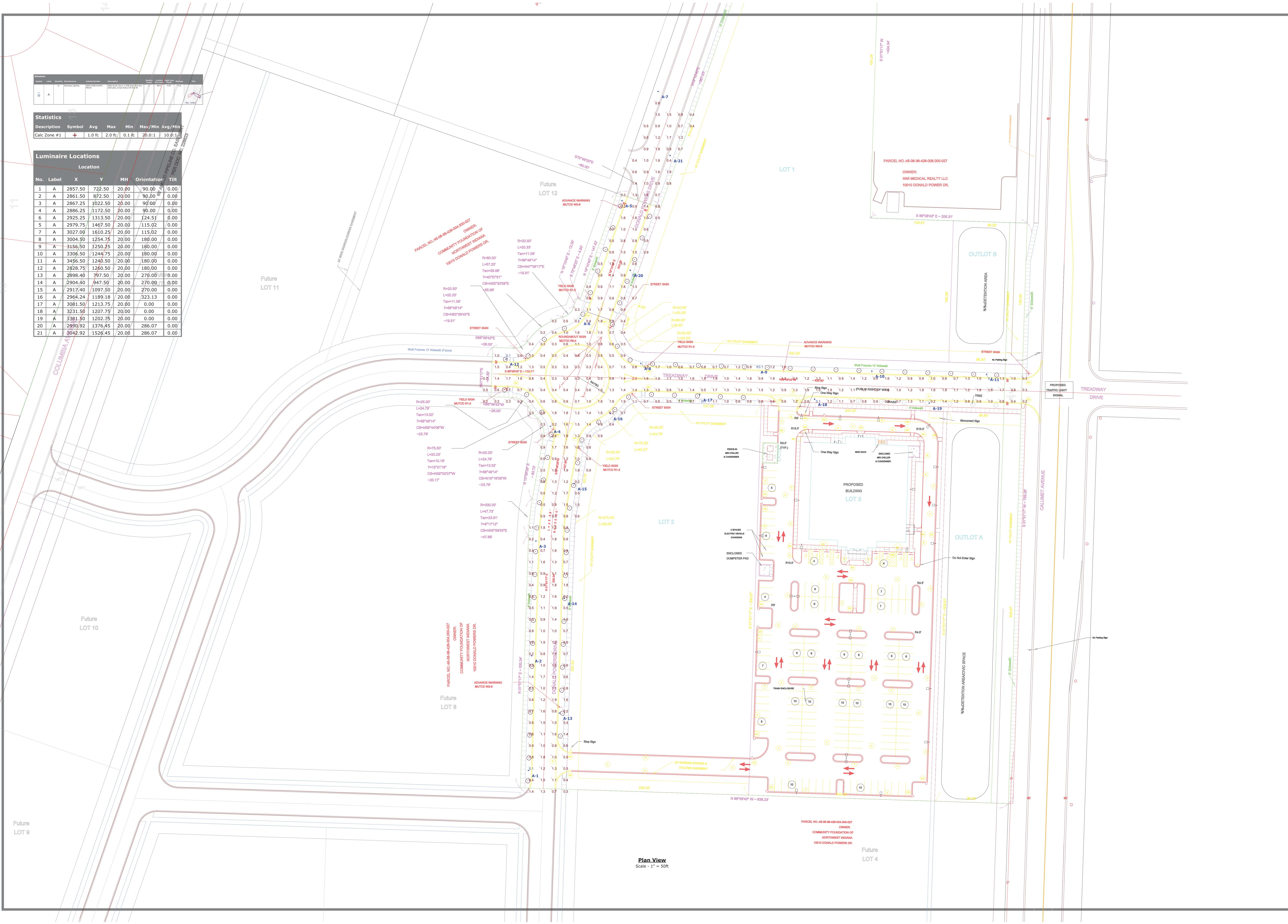
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊙	A	21	Sternberg Lighting	D650-VCOB-4L40TA-MDL05	D650 Acrylic Acorn, 4 COB tower and new LEDil optic, arrays facing 270 thru 90	1	8074	0.95	73.8	Max: 3108cd

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
6	A	2925.25	1313.50	20.00	124.51	0.00
5	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	2828.75	1260.50	20.00	180.00	0.00
13	A	2898.40	797.50	20.00	270.00	0.00
14	A	2904.40	947.50	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



MUNSTER CFNI BUILDING

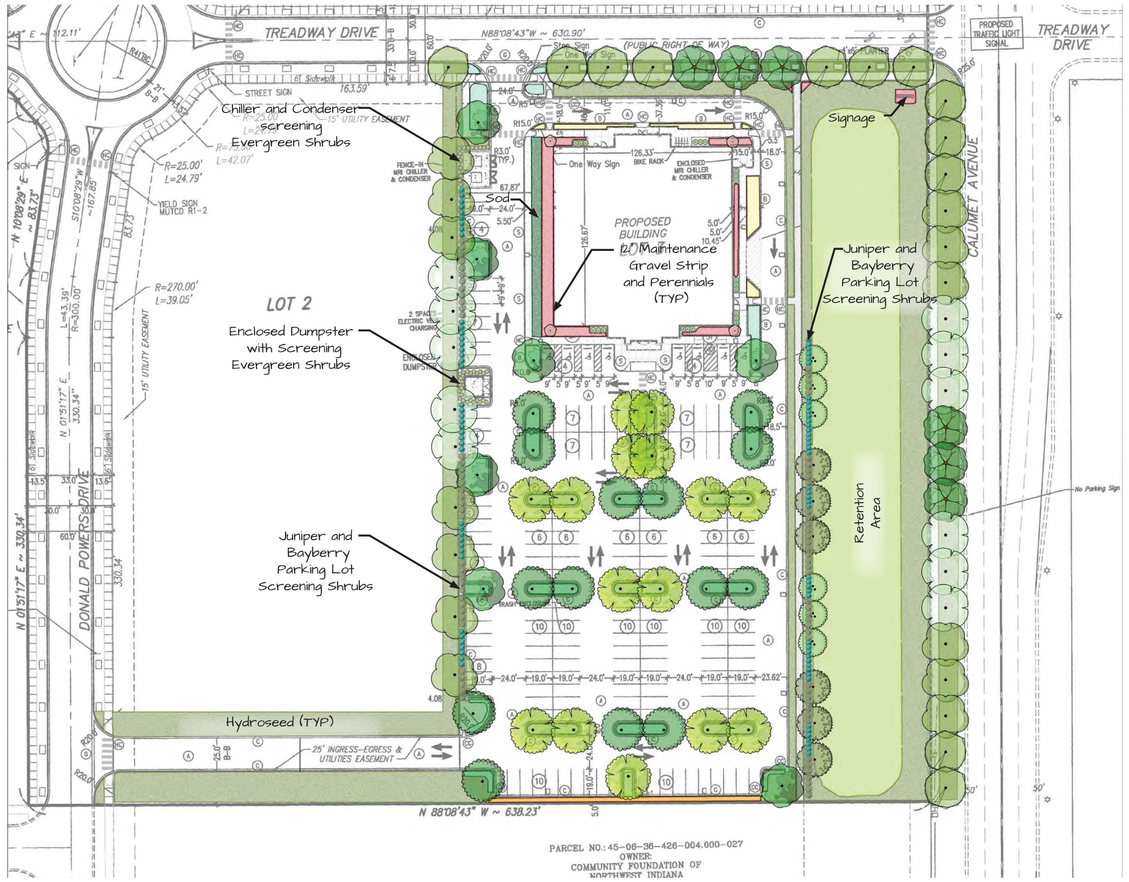
KSA | LIGHTING & CONTROLS

Designer
D. MIROW
Date
06/14/2022
Scale
Scale as shown
Drawing No.

Summary

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
	NYS	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 'Kallay's Compact'	Kallay'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
		FLOWERING PERENNIALS				
	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 'Pixie Meadowbrite'	Pixie 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.
		SALT TOLERANT PERENNIALS				
	AOS	Aster 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 'Blovi'	Viette's Little Coneflower	1 gal.	Pot	18" o.c.
		ORNAMENTAL GRASSES				
	PAN2	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal.	Pot	24" o.c.
	SHP	Sporobolus heterolepis	Prairie Dropseed	2 gal.	Pot	24" o.c.
		LOW PROFILE GROUNDCOVER AND FLOWERING PERENNIALS				
	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			
			TREES	SHRUBS
	1 Per 30 L.F.	30		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
	REQUIRED		82	185
	PROVIDED		90	185

LAKESHORE LANDSCAPING, INC.