



Petition PC \_\_\_\_\_ - \_\_\_\_\_

Date: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Sign Fee: \$ \_\_\_\_\_

## ***Town of Munster*** Plan Commission Petition Application

### **OWNER INFORMATION:**

Floyds Concern, LLC

Name of Owner

(219) 922-3565

Phone Number

9750 Indiana Parkway, Munster, IN 46321

Street address, City, ST, ZIP Code

alphaking@tutanota.com

Email address

### **APPLICANT OR PETITIONER INFORMATION (if different than above):**

Floyds Concern, LLC c/o Scott E. Yahne, Yahne Law, P.C.

Name of Applicant/Petitioner

(219) 513-9892

Phone Number

9301 Calumet Avenue, Suite 2F, Munster, IN 4632

Street address, City, ST, ZIP Code

scott@yahnelaw.com

Email address

### **PROPERTY INFORMATION:**

Three Floyds Taproom

Business or Development Name (if applicable)

CD-4.B

9750 Indiana Parkway, Munster, IN 46321

Address of Property or Legal Description

Current Zoning

### **APPLICATION INFORMATION:**

Please select what this Application is for:

☒ **Subdivision**

If yes, select one of the following:

☒ **Preliminary Plat**

☐ **Final Plat**

☐ **Development Plan Review**

☐ **Rezoning (including Planned Unit Development) – Proposed Zoning District**

### **Brief Description of Project:**

Petitioner seeks to consolidate a total of three (3) existing lots along the Western side of Indiana Parkway into one (1) contiguous 6.9885 acre lot. After consolidation, petitioner seeks to construct a 2,300 sq.ft. building addition, containing additional bathrooms, game room, kitchen support area, entry vestibule, and outdoor bar, along with a new 3,200 sq.ft. canopy to provide cover to the new outdoor Biergarten. The Biergarten will be nestled in a bermed landscape, planted with native grasses, trees, & flowering perennials.

Gabriel McKee, V Three Studios, LLC

Name of Registered Engineer, Architect or Land Surveyor

314-922-7212

Phone Number

2717 Sutton Blvd., Maplewood, MO 63143

Street address, City, ST, ZIP Code

gabriel.mckee@v3-studios.com

Email address



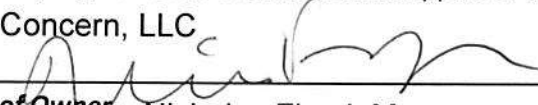
Petition PC \_\_\_\_\_ - \_\_\_\_\_

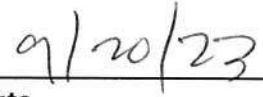
*Town of Munster Plan Commission Application Signature Page*

Scott E. Yahne & Gabriel McKee

I hereby authorize \_\_\_\_\_ to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

Floyds Concern, LLC

  
\_\_\_\_\_  
*Signature of Owner* Nicholas Floyd, Manager

  
\_\_\_\_\_  
*Date*

Scott E. Yahne

Digitally signed by Scott E. Yahne  
Date: 2023.09.19 13:09:16 -05'00'

*Signature of Applicant*

*Date*

\_\_\_\_\_  
Scott E. Yahne, Yahne.Law, P.C.,  
one of Floyd Concern, LLC's attorneys

## REQUIRED ATTACHMENTS

### Required Attachments for Plan Commission Applications

To ensure that adequate information is provided to the Plan Commission, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project	✓	
Property owner consent (Signature page)	✓	
Proof of Ownership (e.g. copy of tax bill)	✓	
Current ALTA Survey	✓	
Vicinity Plan (A dimensioned drawing to scale of the planned building(s)/improvements in the context of the surrounding properties, including existing buildings and driveways at least one block in every direction)	✓	

The following pages list the additional attachments required for specific applications. Please refer to your type of petition request and provide the additional required attachments.

SUBDIVISION - PRELIMINARY PLAT	Included	N/A
<b>Single-Family Residential Subdivision</b>		
Preliminary Plat	✓	
Engineering Plans	✓	
Storm Water Report	✓	
<b>Commercial or Multi-Family Residential Subdivision</b>	✓	
Preliminary Plat	✓	
Engineering Plans	✓	
Storm Water Reports	✓	
Preliminary Development Plan containing:	✓	
Boundary identification	✓	
Fire hydrant locations	✓	
Accessory structures	✓	
Parking lot design	✓	
Utility location	✓	
Building footprints	✓	
Proposed curb cuts	✓	
Drainage/detention plans	✓	
Traffic circulation	✓	
Ingress/egress locations	✓	
Major topographic information	✓	
Infrastructure improvements	✓	

<b>SUBDIVISION - FINAL PLAT</b>	Included	N/A
Final Plat		
Engineering Plans		
Stormwater report		
Special Studies as required – see Site Plan Review Committee minutes		

<b>REZONING (including PLANNED UNIT DEVELOPMENT amendments)</b>	Included	N/A
Preliminary Development Plan containing at a minimum:		
Boundary Identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Proposed Use table		
Stormwater report		
Special Studies as Required– see Site Plan Review Committee minutes		

<b>DEVELOPMENT PLAN</b>	Included	N/A
Detailed Site plan including:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		
Square footage of:		
Lot or parcel		
Existing impervious surface		
Proposed total impervious (existing plus current proposal)		
Existing building		
Proposed total building (existing plus current proposal)		



Existing parking and pavement		
Proposed total parking and pavement (existing plus current proposal)		
Relevant dimensions including:		
Buildings		
Parking stalls		
Driveway widths		
Setbacks to buildings and other improvements		
Parking lot aisles, turnarounds, turning radii, etc.		
Distance from driveway to street corner if less than 200'		
Sidewalk, walkway and handicap ramp widths and locations		
Widths of abutting R.O.W.'s, roadways, and terraces.		
Full color architectural renderings of all building elevations with materials identified		
Proposed lighting for site, including:		
Photometric Plan		
Location of all light fixtures		
Pole height		
Luminaire type and manufacturer's specifications for all exterior light fixtures		
Landscaping plan drawn to scale including:		
Common and Latin plant names		
Planting specifications		
Total number of trees provided		
Total square footage of landscaped area on site and internal to the parking lot		
Identification of area used to calculate internal parking lot landscaping		
Fence detail drawing		
Dumpster enclosure detail drawing		
Sign detail drawing		
Special studies as required— see Site Plan Review Committee minutes		

**NOTE: If you checked any exhibits "N/A", please explain:**

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**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

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

TOGETHER WITH:

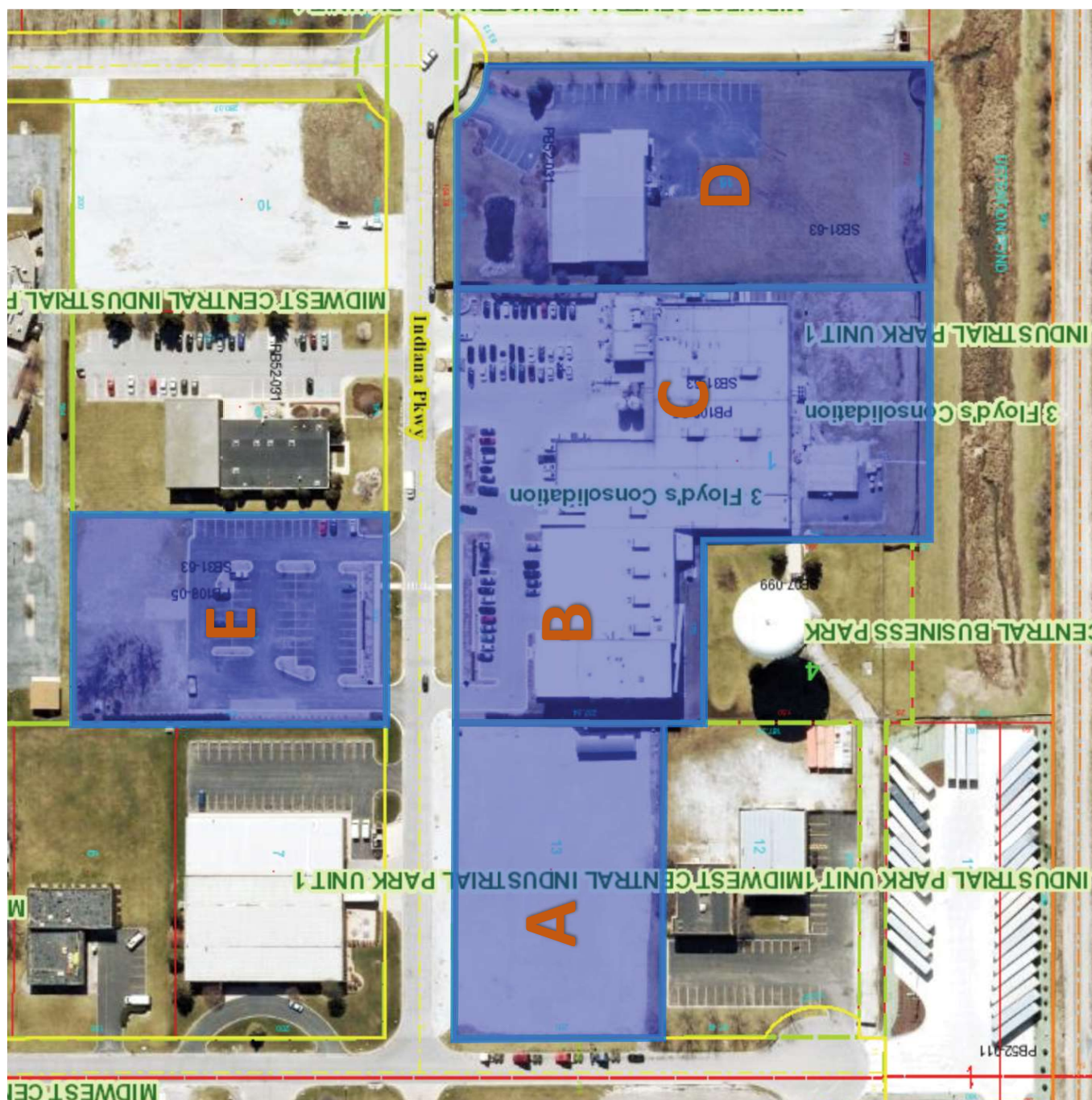
LOT 13, IN MIDWEST CENTRAL INDUSTRIAL PARK, UNIT 1, IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO,

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

**COMMONLY KNOWN AS:** 9812, 9750 and 9731 Indiana Parkway and 448 Superior Avenue,  
Munster, IN 46321

**Parcel Identification Nos.:** 45-06-36-201-011.000-027  
45-06-36-201-006.000-027  
45-06-36-202-008.000-027  
45-06-36-201-009.000-027

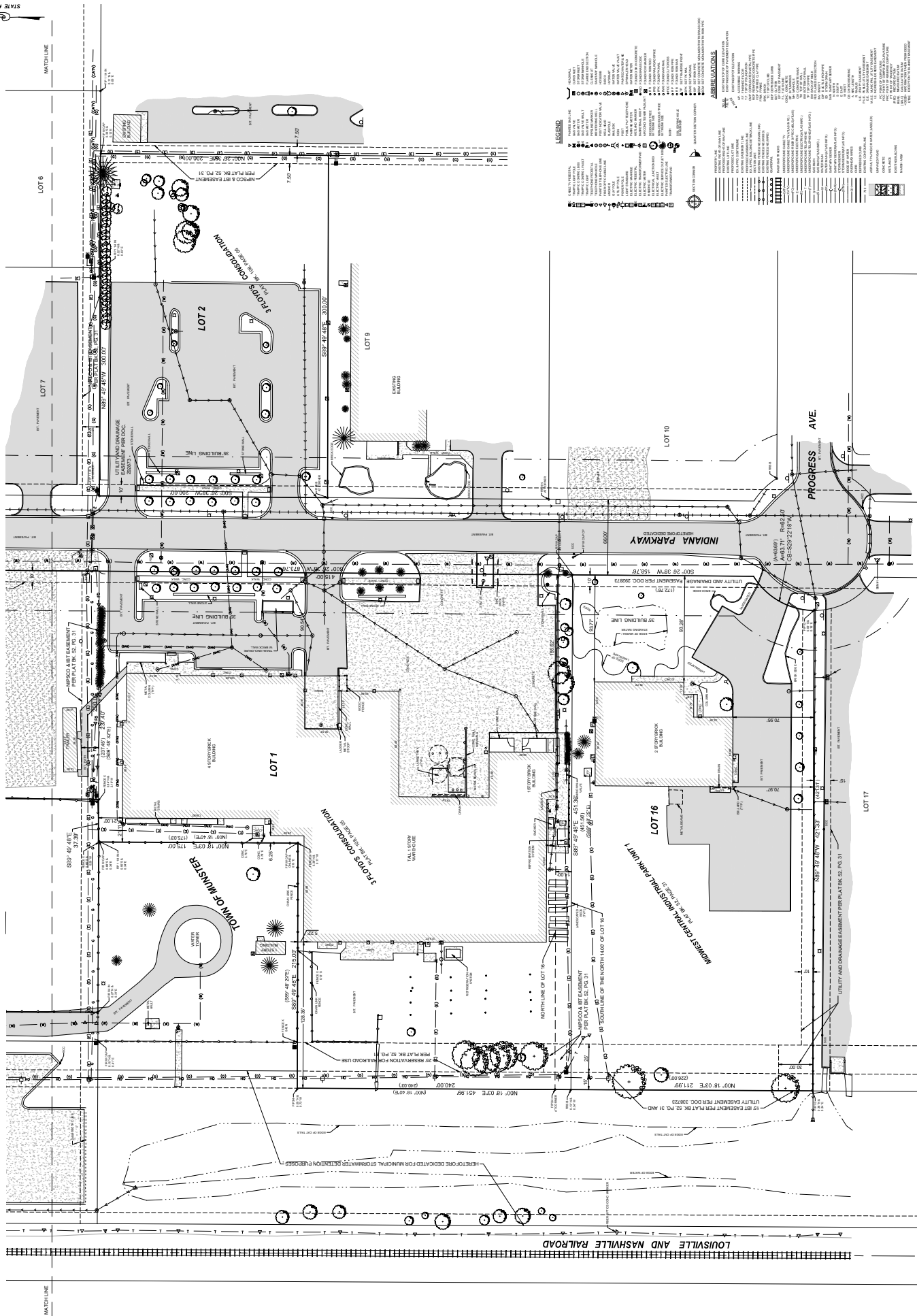


☆ Parcel: 45-06-36-201-009.000-027	>   ...
Owner: Floyds Concern LLC	
Mailing Address: 9750 Indiana Parkway Munster IN 46321	
Site Address: 9812 INDIANA PKWY MUNSTER IN 46321	
☆ Parcel: 45-06-36-201-006.000-027	>   ...
Owner: Floyds Concern LLC	
Mailing Address: 9750 Indiana PARK Munster IN 46321	
Site Address: 448 SUPERIOR AVE MUNSTER IN 46321	
☆ Parcel: 45-06-36-201-011.000-027	>   ...
Owner: Floyds Concern LLC	
Mailing Address: 9748 Indiana PKWY Munster IN 46321	
Site Address: 9750 Indiana PKWY Munster IN 46321	
☆ Parcel: 45-06-36-202-008.000-027	>   ...
Owner: Floyds Concern LLC	
Mailing Address: 9748 Indiana PKWY Munster IN 46321	
Site Address: 9731 Indiana PKWY Munster IN 46321	





ALTA/SPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY  
OF  
THREE FLOYDS BREWING  
MUNSTER, IN



LOUISVILLE AND NASHVILLE RAILROAD

MINISTERS GENERAL INDUSTRIAL PARK UNIT 1

LOT 16

LOT 17

PROGRESS AVE.

INDIANA PARKWAY

LOT 9

LOT 10

LOT 1

LOT 2

LOT 6

LOT 7

LOT 9

LOT 10

LOT 11

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VICINITY PLAN  
SCALE = 200 ft







FINAL PLAT OF SUBDIVISION  
OF  
3 FLOYDS SECOND CONSOLIDATION

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

OWNER'S CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } S.S.

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } S.S.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: A RESIDENT OF \_\_\_\_\_ COUNTY

PRINTED SIGNATURE

MORTGAGEE CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } S.S.

THE UNDERSIGNED, AS MORTGAGOR, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE  
DATED \_\_\_\_\_ A.D., 20\_\_, AND RECORDED IN THE RECORDER'S OF DEEDS  
OFFICE OF \_\_\_\_\_ COUNTY, I LUNDS ON THE \_\_\_\_ DATE \_\_\_\_ DAY OF

\_\_\_\_ MONTH, \_\_\_\_ A.D., \_\_\_\_ YEAR

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE  
SUBMISSION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

MORTGAGOR NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } S.S.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: A RESIDENT OF \_\_\_\_\_ COUNTY

PRINTED SIGNATURE

PLAN COMMISSION CERTIFICATE

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

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

PRESIDENT

SECRETARY

NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } S.S.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: A RESIDENT OF \_\_\_\_\_ COUNTY

PRINTED SIGNATURE

TOWN ENGINEER'S CERTIFICATE

MY SIGNATURE, AS TOWN ENGINEER FOR THE TOWN OF MUNSTER, CERTIFIES THAT THIS  
PLAT MEETS ALL THE REQUIREMENTS OF TOWN ORDINANCES, APPROVED THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TOWN ENGINEER

OVERLAND FLOOD ROUTE EASEMENT PROVISIONS

THERE ARE STRIPS OF GROUND DESIGNATED ON THIS PLAT AS "OVERLAND FLOOD ROUTE"  
WHICH ARE AREAS DESIGNED TO DIRECT THE SURFACE FLOW OF STORM WATER TO PASS  
THROUGH THE DEVELOPMENT WITHOUT DAMAGE TO PROPERTY. NO BUILDINGS OR  
STRUCTURES MAY BE PLACED WITHIN SAID STRIPS THAT WOULD ADVERSELY AFFECT THE  
FREE FLOW OF STORM WATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE  
EQUALLY RESPONSIBLE FOR MAINTAINING THE OVERLAND FLOOD ROUTE EASEMENT AREAS  
AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES IN ACCORDANCE WITH THE  
TOWN APPROVED INFRASTRUCTURE ENGINEERING PLANS WITHOUT FIRST HAVING  
RECEIVED PRIOR WRITTEN APPROVAL OF THE TOWN OF MUNSTER.

PLANNED UNIT DEVELOPMENT PLAN

THERE IS A DEVELOPMENT PLAN ASSOCIATED WITH THIS FINAL PLAT OF SUBDIVISION, WHICH  
IS AUTHORIZED THROUGH TOWN OF MUNSTER ORDINANCE 1738, AN ORDINANCE AMENDING  
THE THREE FLOYDS BREWING, LLC PLANNED UNIT DEVELOPMENT TO BE NOW KNOWN AS  
FIRST AMENDED THREE FLOYDS BREWING, LLC PLANNED UNIT DEVELOPMENT, COPIES OF  
WHICH ARE ON FILE WITH THE TOWN OF MUNSTER.

REFERENCE SURVEY

ALTANSPS LAND TITLE SURVEY TITLED THREE FLOYDS BREWING, LAST REVISED 12-13-2017,  
RECORDED ON FEBRUARY 28, 2018, AS DOCUMENT NUMBER 2018-010591, THERE ARE NO  
SUBSTANTIAL DIFFERENCES BETWEEN SAID SURVEY AND THIS PLAT.

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD.  
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF  
LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE  
MILE, AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE  
FLOOD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE  
COUNTY, INDIANA AND INCORPORATED AREAS (COMMUNITY PANEL  
NO. 190603117E) MAP REVISED JANUARY 18, 2012.

LEGAL DESCRIPTION

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

TOGETHER WITH:

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

ALSO,

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

SURVEYOR'S CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } SS

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

ANTHONY J. STRICKLAND  
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20800143  
MY LICENSE EXPIRES ON JULY 31, 2024



7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.8000 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**THREE FLOYDS BREWING, LLC**  
9750 INDIANA PARKWAY  
MUNSTER, IN 46321  
219-4622-4425

REVISIONS		
NO.	DATE	DESCRIPTION
1.	02-19-2018	REVISED SUBDIVISION NAME
2.	02-20-2018	REVISED PER COMMENTS
3.	06-21-2018	ADDED PARKING & SIDEWALK EASEMENTS
4.	08-02-2018	REVISED PER COMMENTS
5.	09-18-2023	REMOVED PARKING & SIDEWALK EASEMENTS

FINAL PLAT OF SUBDIVISION

3 FLOYDS SECOND CONSOLIDATION

DRAFTING COMPLETED: 02-05-18 DRAWN BY: SPK PROJECT MANAGER: AJS  
CHECKED BY: AJS SCALE: 1" = 1/4" FIELD WORK COMPLETED: NA

Project No: 17265

Group No: VP04.1

SHEET NO.  
2 of 2

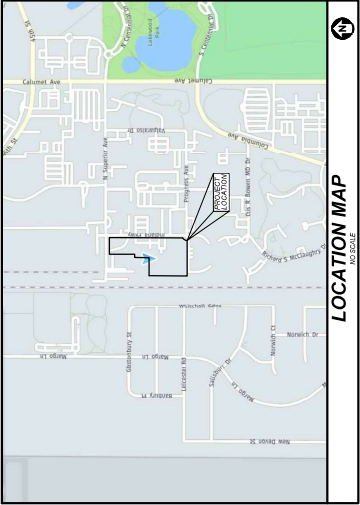
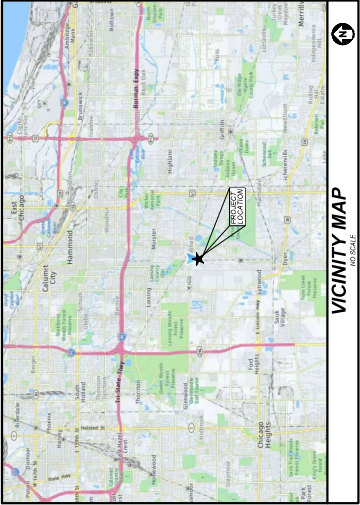
PRELIMINARY ENGINEERING PLANS

FOR

THREE FLOYDS TAPROOM

9750 INDIANA PARKWAY  
MUNSTER, INDIANA

PROJECT TEAM
<b>OWNER/DEVELOPER</b> Three Floyds Brewing, LLC 9750 Indiana Parkway Munster, Indiana 46321 630 930 7228 Contact: Gary McDraw
<b>ENGINEER</b> V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517 630 724 9200 Project Manager: Ryan Smykowski, P.E. Design Engineer: Mary Rokicki rmokicki@v3co.com mrokicki@v3co.com
<b>ARCHITECT</b> V Three Studios, LLC 2717 Sutton Blvd St Louis, Missouri 63143 314 922 7212 Contact: Gabe McKee



BENCHMARKS
SOURCE: BENCHMARKS ESTABLISHED & FIELD VIA TRIMBLE VISO MARY NETWORK PROJECT ORIGIN AT: ELEVATION: 644.80 (MEASURED) DATUM: NAVD83 LONGITUDE: 87°30'55.12559 W ELLIPSOIDAL HEIGHT: 511.466 SFT VERTICAL DATUM IS NAVD83 SITE: STATION PRESERVATION: SBM #1 ESTABLISHED BY: V3 COMPANIES DATE: 10-20-17 ELEVATION: 614.63 (MEASURED) DATUM: NAVD83 DESCRIPTION: NORTH BOLT OF FIRE HYDRANT AT SOUTHEAST CORNER OF INDIANA AND SUPERIOR AVENUE STATION DESIGNATION: SBM #1 ELEVATION: 614.63 (MEASURED) DATE: 10-20-17 DESCRIPTION: NORTH BOLT OF FIRE HYDRANT AT SOUTHEAST CORNER OF INDIANA AND SUPERIOR AVENUE

INDEX

CIVIL ENGINEERING PLANS

- C0.0 TITLE SHEET
- C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.0 PRELIMINARY LAYOUT AND PAVING PLAN
- C3.0 PRELIMINARY GRADING PLAN
- C4.0 PRELIMINARY UTILITY PLAN

SUPPORTING DOCUMENTS

- 1 of 2 TOPOGRAPHIC SURVEY

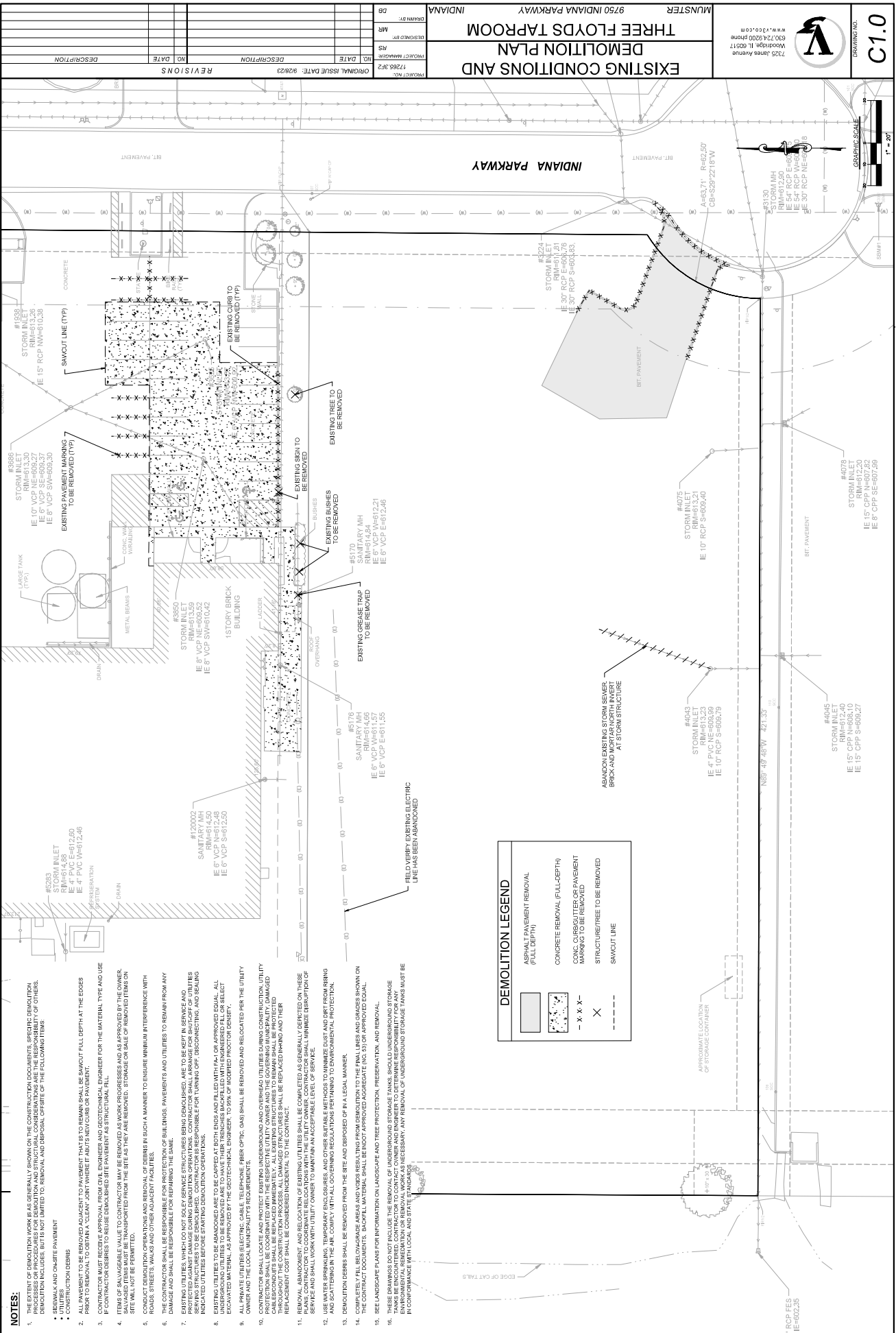


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Indiana 811

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NOTES:

- THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL, OFFSITE OF THE FOLLOWING UTILITIES:
  - UTILITIES
  - CONSTRUCTION DEBRIS
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT MEETS NEW CURB OR PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE CHAIR. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
- CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH THE ADJACENT STREETS, SIDEWALKS, AND OTHER AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
- EXISTING UTILITIES, WHICH DO NOT MEET SERVICE STANDARDS, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES PRIOR TO DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
- EXISTING UTILITIES TO BE REMOVED ARE TO BE CAPED AT BOTH ENDS AND FILLED WITH 14-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEO-TECHNICAL ENGINEER, TO 99% OF REQUIRED PROCTOR DENSITY.
- OWNER AND THE LOCAL MUNICIPALITY REQUIREMENT FOR REMOVAL OF ALL UTILITIES SHALL BE REMOVED AND RELOCATED PER THE UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED UTILITIES SHALL BE RELOCATED AND REPLACED AT THE CONTRACTOR'S EXPENSE. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- REMOVAL ABANDONMENT AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
- DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DEPOSED OF IN A LEGAL MANNER.
- COMPLETELY FILL BLOW-DOWN AREAS AND Voids RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE NOT APPROVED AGGREGATE (NO. 53) OR APPROVED EQUAL.
- SEE LANDSCAPE PLAN FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
- THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE IDENTIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DEMOLITION LEGEND

ASPHALT PAVEMENT REMOVAL (FULL DEPTH)

CONCRETE REMOVAL (FULL DEPTH)

CONC. CURB/GUTTER OR PAVEMENT MARKING TO BE REMOVED

STRUCTURE/TREE TO BE REMOVED

SAWCUT LINE

7255 James Avenue  
Mundtville, IL 62451  
630.724.0200 Phone  
www.vyc.com

DRAWING NO.  
**C1.0**

EXISTING CONDITIONS AND  
DEMOLITION PLAN

THREE FLOYDS TAPROOM

MUNSTER 9750 INDIANA PARKWAY

PROJECT NO. 17268.3F2

DATE 02/28/23

PROJECT NAME 17268.3F2

DATE 02/28/23

DESIGNED BY MR.

DATE 02/28/23

DESCRIPTION

NO. DATE

DESCRIPTION

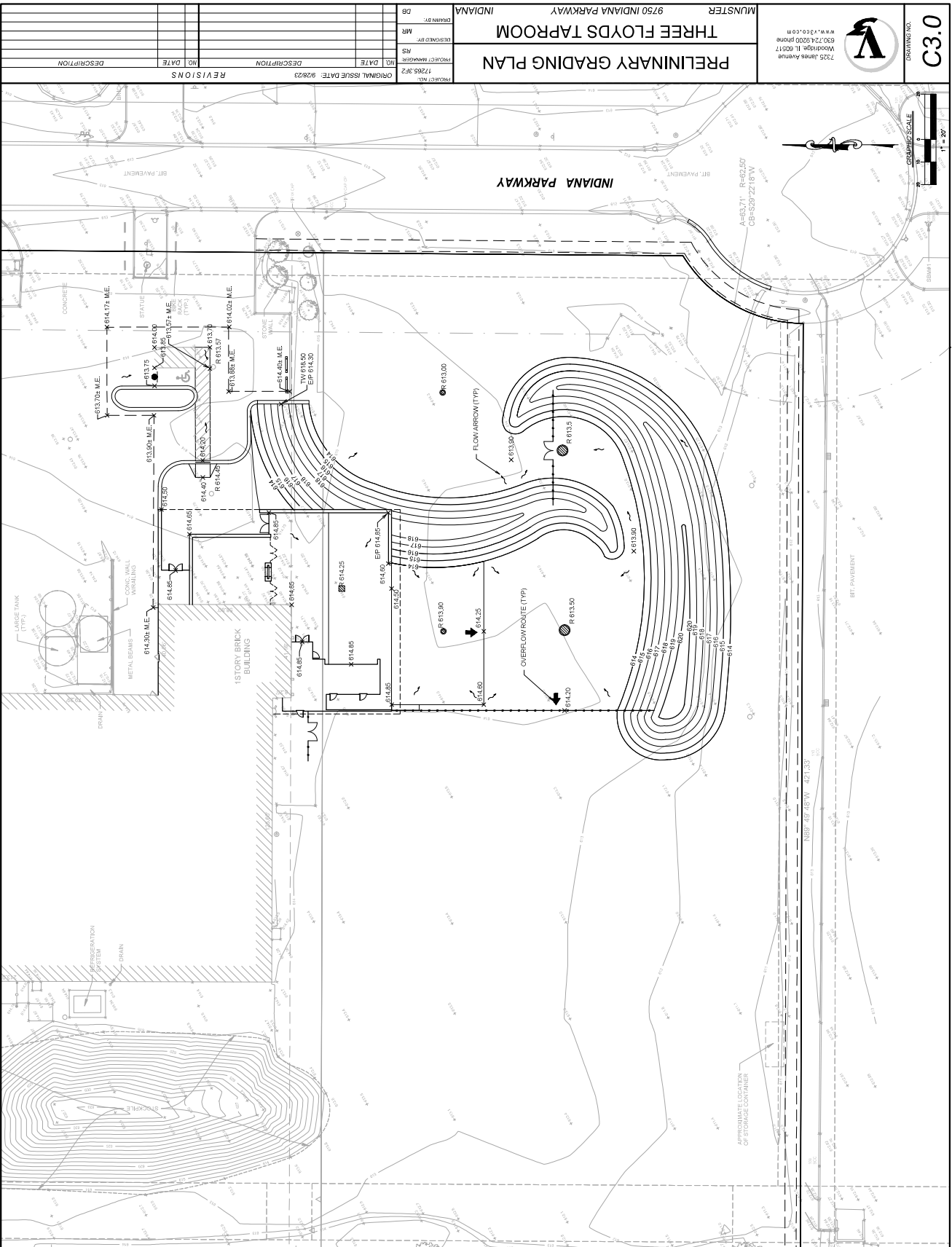
NO. DATE

REVISIONS

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- NOTES:**
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND SUBGRADE ELEVATIONS SHALL BE SHOWN TO THE CENTERLINE OF THE PAVEMENT AND GUTTER REFER TO ELEVATION OF FINISHED GRADE UNLESS OTHERWISE NOTED.
  2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GRADE UNLESS OTHERWISE NOTED. SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
  3. PROVIDE 1.5% CROSS SLOPE AND 4.0% MAXIMUM LONGITUDINAL SLOPE ON ALL PAVEMENT AND SUBGRADE UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT A MAXIMUM LONGITUDINAL SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 2.00%.



PROJECT NO. 17285.3P2		DATE 02/28/23	ORIGINAL ISSUE DATE: 02/28/23
DESIGNED BY: MRS	PROJECT MANAGER: RS	NO. DATE	DESCRIPTION
DR. BY: MRS	NO. DATE	DESCRIPTION	REVISIONS
INDIANA			

MUNSTER 9750 INDIANA PARKWAY	
THREE FLOYDS TAPROOM	
PRELIMINARY GRADING PLAN	

7255 James Avenue Munster, IN 46317 www.vyc.com	
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# SITE VIEW



INDIANA PARKWAY

COVERED  
PATIO

BEER GARDEN

FUTURE PHASE



VIEW 01





VIEW 02





VIEW 03





VIEW 04





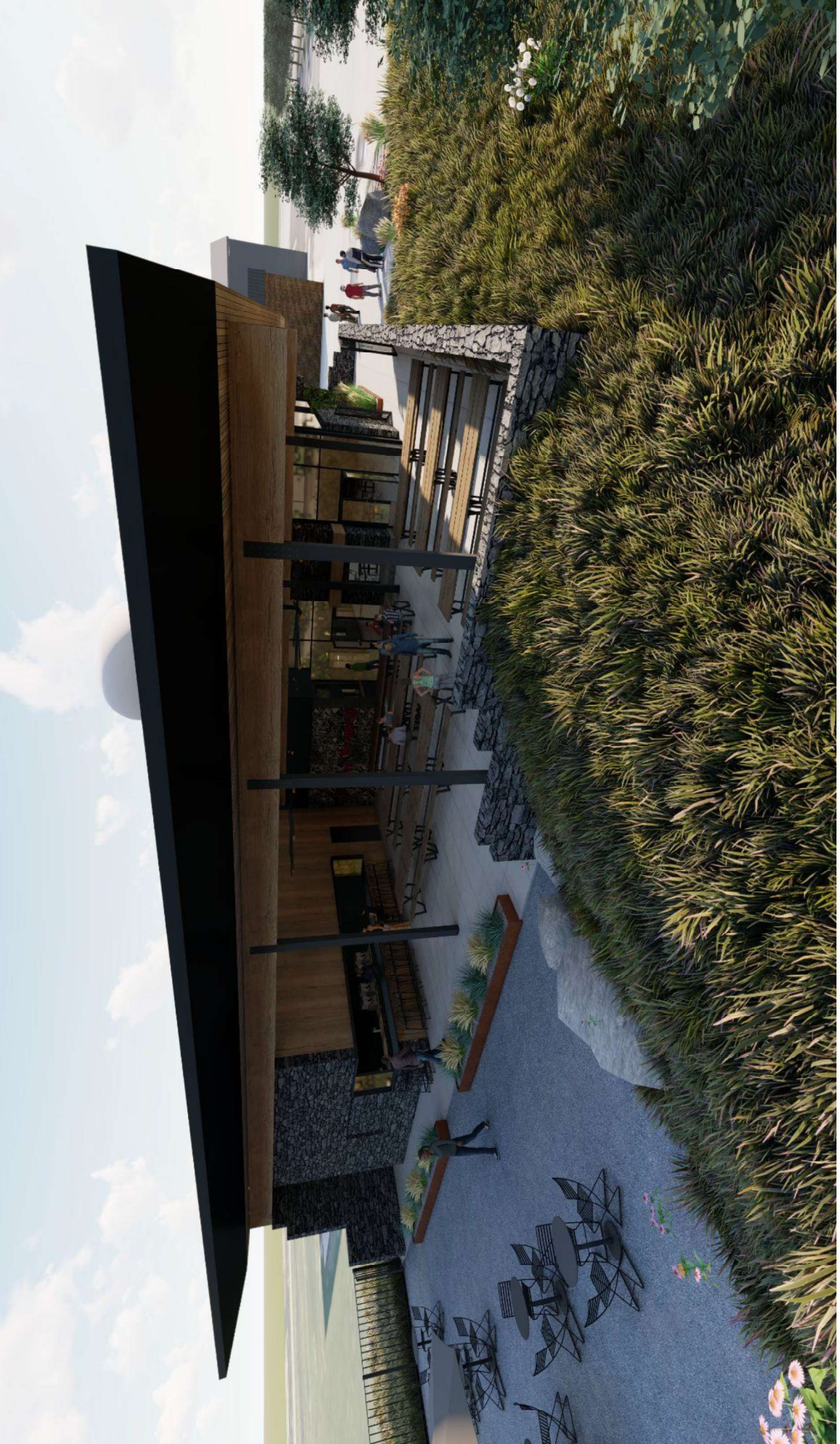
VIEW 05





VIEW 06





VIEW 07