PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Tom Vander Woude, Planning Director
Meeting Date:	December 8, 2020
Agenda Item:	PC Docket No. 20-011
Hearing:	**PRELIMINARY HEARING**
Application Type:	**SUBDIVISION – PRELIMINARY PLAT**
Summary:	Guy Costanza/GM Contracting requesting approval of a preliminary plat for a one lot commercial subdivision at 407-411 Ridge Road.

Applicant:	Guy Costanza/GM Contracting
Property Address:	407-411 Ridge Road
Current Zoning:	CD-5 Urban Center Character District
Adjacent Zoning:	North: CD-5 South: CD-5 East: CD-5 West: NICTD/Monon ROW
Action Requested:	Schedule public hearing
Additional Actions Required:	Development Plan Approval Findings of Fact Approval of Final Plat
Staff Recommendation:	**Schedule public hearing**
Attachments:	Project narrative drafted by Donald C. Torrenga dated 11.25.2020 Ridge Café Addition plan set prepared by Torrenga Engineering dated 11.25.2020. Plat of survey prepared by Torrenga Surveying LLC dated 12.08.2008 Photometric plan prepared by KSA Lighting dated 11.22.2019 Landscaping plan prepared by Hubinger Landscaping Corp. dated 11.27.2019

BACKGROUND

Guy Costanza/GM Contracting has submitted an application to consolidate the two parcels located at 407 and 411 Ridge Road into a single lot and construct an approximately 2500 sf commercial building with parking lot. The subject property is approximately 0.495 acres.

The history of this project is described below. This application PC 20-011 was submitted on November 25, 2020. Also on file is PC 20-009, a development plan application that was submitted on September 25, 2020. That application has not been docketed because it is not complete. Staff anticipates that it will be considered by the Plan Commission in January 2021.

A subdivision approval requires a preliminary hearing and a public hearing before the Plan Commission. Approval of a commercial subdivision is also subject to Plan Commission review and approval of a development plan.

PROJECT HISTORY

A previous subdivision application was submitted for this property in December 2019. A preliminary hearing was held in December 2019. The Plan Commission held a public hearing in February 2020, at which the board tabled the petition to allow Mr. Costanza to develop a more detailed proposal. The proposal was tabled again in March, April, May, and June. During these months, multiple revisions have been made to the plans; the last revisions were presented in May.

The application was formally withdrawn on July 29, 2020.

In May 2020, the Board of Zoning Appeals approved the following variances for the property:

CODE CITATION	REQUIRED	PROPOSED
OFF STREET PARKING Sec. 26-931 (13) Restaurants dispensing food and/or beverages for consumption on the premises: One space for each 2.5 seats or five spaces for each 300 square feet of floor area, whichever is greater	42 parking spaces	31 parking spaces
SETBACK Sec. 26-602 (1) a. Every front yard shall have a planting strip or green area for a minimum of 20 feet.	20’ planting strip	4.5’ – 13.5’ planting strip (approximate)

SETBACK Sec. 26-602 (1) c. In all C-1 zoning districts, the front building setback line shall be established as follows: A new building shall not be located farther forward than the nearest existing building on any adjacent properly within 400 feet of the proposed building, measured without crossing a public street or alley. Where an existing building within 400 feet has a setback less than 35 feet, all new buildings shall nevertheless have a minimum front setback of 35 feet.	35' front building setback	11.64' – 20.59' building setback

The approval was made upon the following conditions:

1. The number of seats in the building be limited to 77
2. The building must adhere to all the building standards of the current zoning code
3. The height of the building must be equivalent to two stories though it is not required to have an actual, occupiable second story.



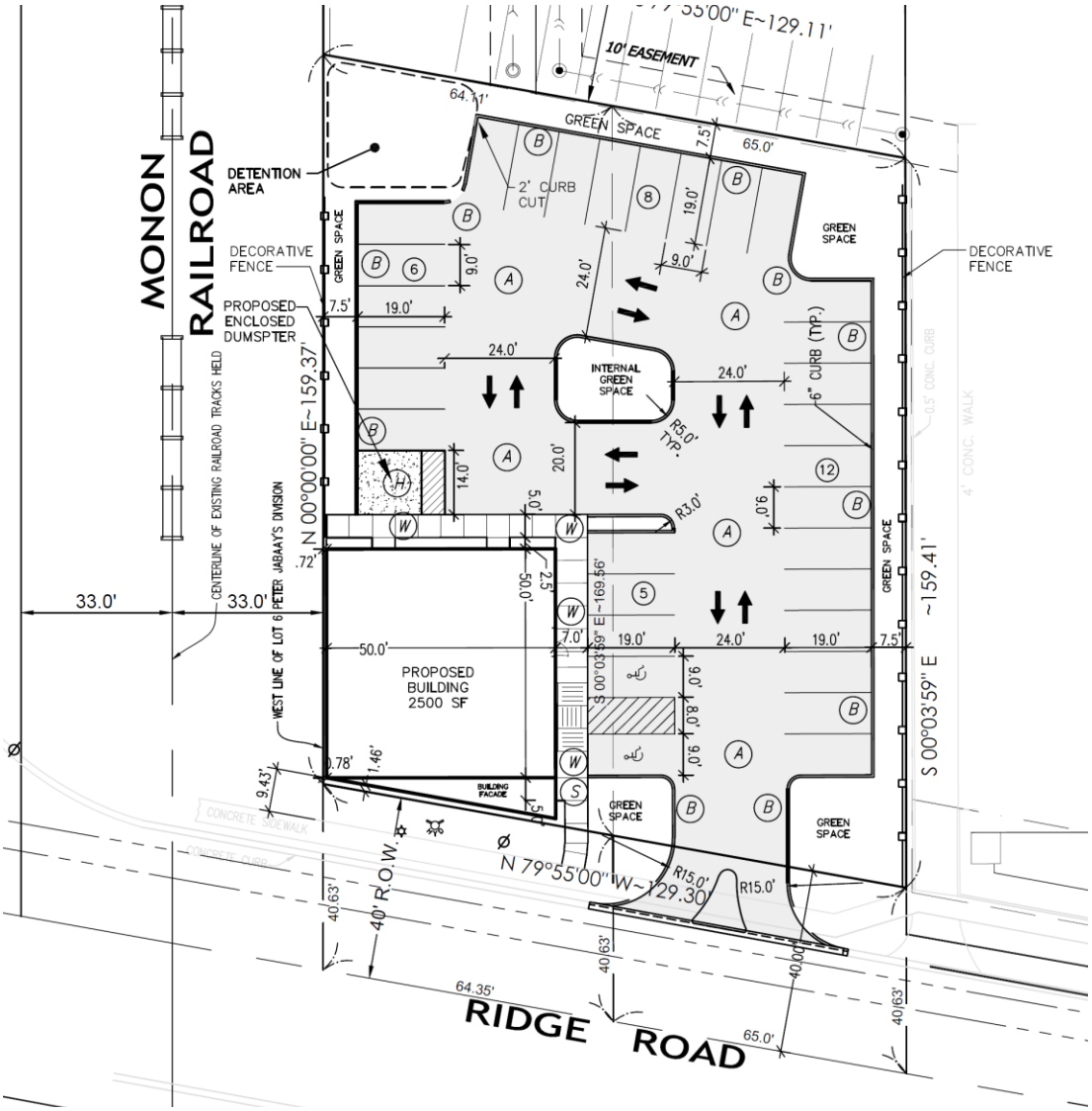
Figure 1: Subject property outlined in red.

DISCUSSION

The applicant is proposing an approximately 2500 square foot commercial building with 31 parking spaces and some internal and perimeter landscaping. Stormwater detention is provided in a small detention area in the northwest corner of the parking lot and in the northernmost parking spaces. Access to the lot is provided by a right-in/right-out drive aisle at the southeast corner of the site. Forty feet of right of way for Ridge Road is being dedicated along the south edge of the property.

The plans are substantially similar to those previously reviewed by the Plan Commission. Staff has identified the following revisions:

1. The building façade has been modified to align with Ridge Road.
2. The rain garden feature has been modified to a detention area.



Staff recommends the following revisions be made prior to the public hearing.

Plat

- Revise the plat to include the correct owner name
- Revise plat to include cross-access easements to the neighboring property

Site Plans

- Revise to show detention provided through parking storage and/or underground storage
- rather than a traditional detention pond
- Include a water quality device be provided prior to connection to the Town's storm
- sewer system.
- Receive approval of plans from the Munster Town Engineer.
- Update the information shown on the site plan, the landscaping plan, and the photometric plan to reflect the revised site plans and the standards of the zoning ordinance.
- Verify that landscaped areas are sufficient to accommodate the required tree replacement or, if
- planting on another site in town, provide documentation of the plans.
- Include required streetscape improvements: planter strip or planter well, thoroughfare trees.

RECOMMENDATION

The Plan Commission may wish to consider the following motion:

Motion to schedule a public hearing for PC Docket No. 20-011 Guy Costanza/GM Contracting requesting approval of a preliminary plat for a one lot commercial subdivision at 407-411 Ridge Road.

Torrenga Engineering, Inc.

REGISTERED PROFESSIONAL ENGINEERS
907 RIDGE ROAD
MUNSTER, INDIANA 46321

www.torrenga.com **Office (219) 836-8918** **Fax (219) 836-1138**

November 25, 2020

Mr. Thomas Vander Woude, AICP
Planning Director
Town of Munster
1005 Ridge Road
Munster, Indiana 46321

Mr. Vander Woude,

The owner of the property located at 407-411 Ridge Road, Guy Costanza, is requesting the Plan Commission to approve the construction of a single story 2,500 square foot building on the property. Construction will also include a parking lot area as well as sanitary service and water service for the building. A storm water detention area will also be constructed in order to manage runoff from the site. The purpose of the building is to house a commercial building that will service current and future residents of the area.

Sincerely,



Donald C. Torrenga, PE
Torrenga Engineering, Inc.

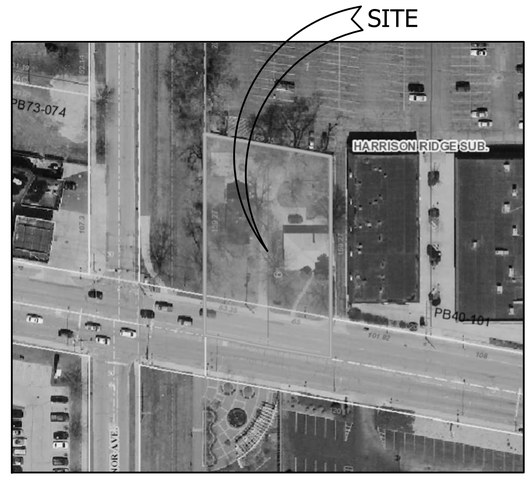
RIDGE CAFE ADDITION

TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

INDEX	
PAGE	DESCRIPTION
COVER	TITLE PAGE
C-1.0	EXISTING TOPOGRAPHY & UTILITIES
C-2.0	SITE PLAN
C-3.0	GRADING & UTILITIES PLAN
C-4.0 TO C-4.1	DETAILS & SPECIFICATIONS
C-5.0	STORM WATER POLLUTION PREVENTION PLAN
C-6.0 TO C-6.1	SWPPP DETAILS & SPECIFICATIONS

LEGAL DESCRIPTION:
PARCEL 1:
Lot 6, except all that part of said Lot 6, lying North of the South line of the North 480.5 feet, by parallel lines of said Lot 6, and also except the Easterly 65 feet, as measured along Ridge Road, of the remaining portion of said Lot 6, in Peter Jabaay's Subdivision of part of Section 13 and 24, Township 36 North, Range 10 West of the 2nd P.M. in Lake County, Indiana, as same appears of record in Plat Book 4, Page 28 in the Recorder's Office of Lake County, Indiana,

PARCEL 2:
The Easterly 65 feet as measured along Ridge Road of the Southerly 200 feet of Lot 6, as marked and laid down on the recorded plat of Peter Jabaay's Subdivision in Section 13 and 24, Township 36 North, Range 10 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, as the same appears of record in Plat Book 4, Page 28, in the Recorder's Office of Lake County, Indiana.



VICINITY MAP
NOT TO SCALE

NORTH

NOTE: THESE PLANS ARE GOVERNED BY THE MOST CURRENT INDIANA DEPARTMENT OF TRANSPORTATION SPEFICATIONS.

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.

County: Lake

NW **Qtr., Sec.** 24 , **T.** 36 **N, R** 10 **W.**

Township: NORTH

DRAWING SET PROGRESS:

- [x] ENGINEERING PLAN - FOR REVIEW / APPROVAL
- [ ] FINAL ENGINEERING - FOR CONSTRUCTION

Date and Revisions:

NO.	DATE	DESCRIPTION	BY
4	11-25-2020	DETENTION REVISIONS	RAT/DCT
3	04-10-2020	DRAINAGE REVISIONS	RAT/DCT
2	12-31-2019	DRAINAGE REVISIONS	RAT/DCT
1	11-27-2019	PRELIMINARY SUBMITTAL	RAT/DCT

CLIENT/DEVELOPER:
G.M. Contracting
1001 Perthshire Lane
Dyer, Indiana 46311
Ph: 219-682-7610

ENGINEER:
Torrenga Engineering, Inc.
907 Ridge Road
Munster, Indiana 46321
Ph.: (219) 836-8918
Fax: (219) 836-1138

Job No.: 2019-5034

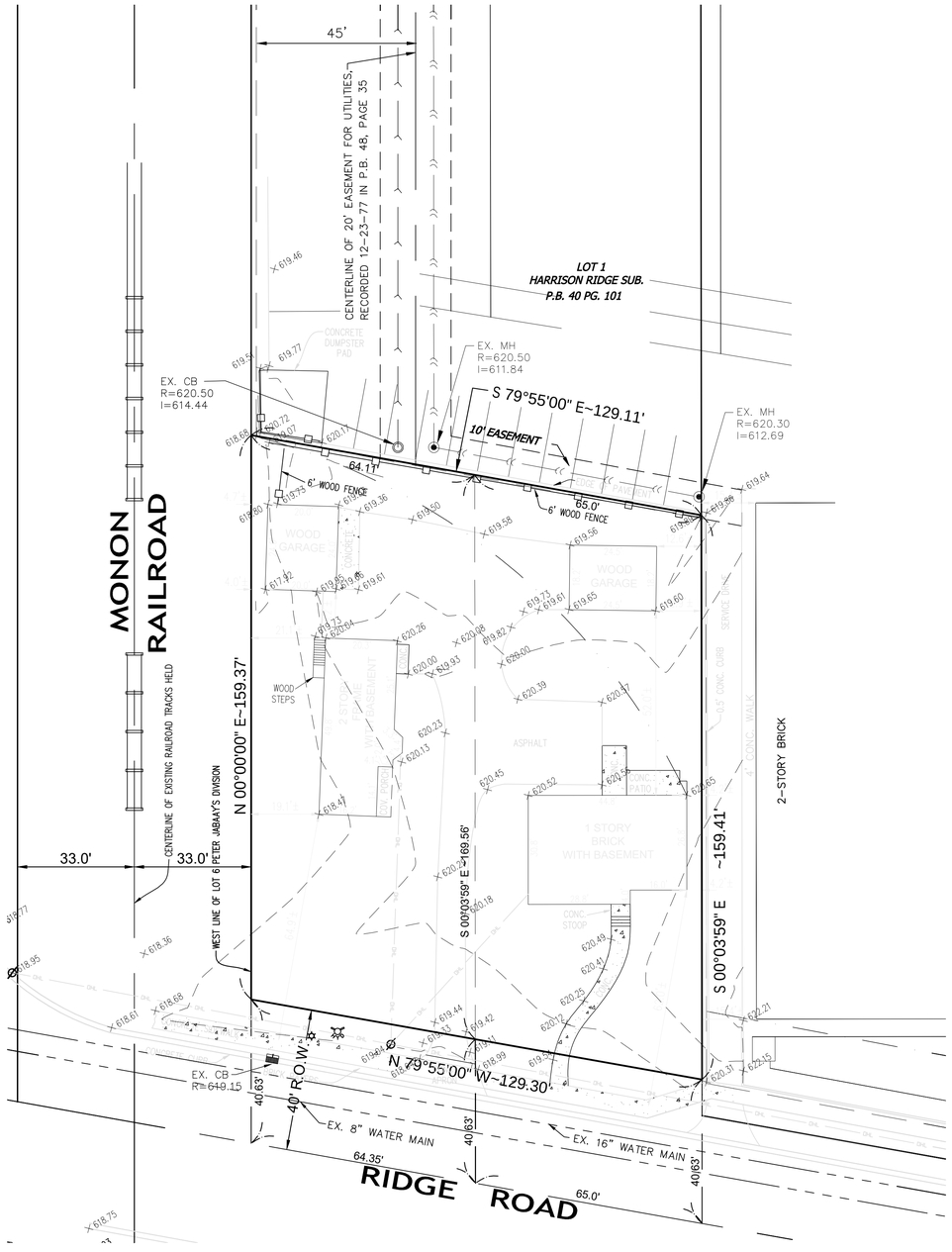
CERTIFIED BY: DONALD C. TORRENGA
P.E. # 19868

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

Donald C. Torrenga

Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 407-411 Ridge Rd Munster.dwg 11/18/2019 10:04:27 AM CST

JOB NO. 2018-5071 NEW SUPPLIES COMPANY



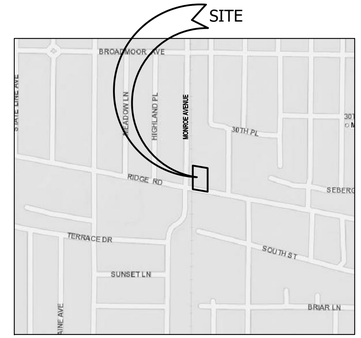
NOTES:

1. TOTAL SITE AREA = 0.495± ACRES (21,579± S.F.)
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR MUNSTER, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0109E, EFFECTIVE DATE JANUARY 18, 2012.
3. DEVELOPER:
   G.M. CONTRACTING
   1001 PERTHSHIRE LANE
   DYER, IN 46311
4. ALL VERTICAL DATUM IS BASED ON NAVD88.
5. HYDROLOGIC UNIT CODES: 07120003030060 – LITTLE CALUMET RIVER – INDIANA/ILLINOIS LINE
6. LOCATION:
   LATITUDE – 41°33'46" N
   LONGITUDE – 87°31'05" W
7. CURRENT ZONING: CD-5 URBAN CENTER

LEGEND:

EXISTING

- WATER MAIN SHUT OFF
- WATER HYDRANT
- CATCH BASIN
- MANHOLE
- 600.00 EXISTING ELEVATION
- BARRIER CURB
- BUILDING LINE
- EASEMENT LINE
- BOUNDARY PROPERTY LINE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- XXX CONTOUR

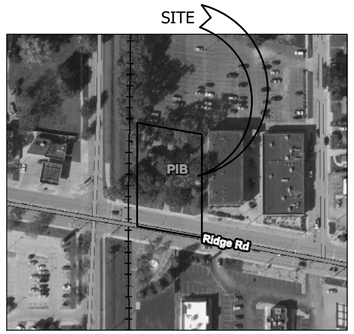


WETLAND MAP

NOT TO SCALE

Source: National Wetlands Inventory

NORTH



SOIL MAP

NOT TO SCALE

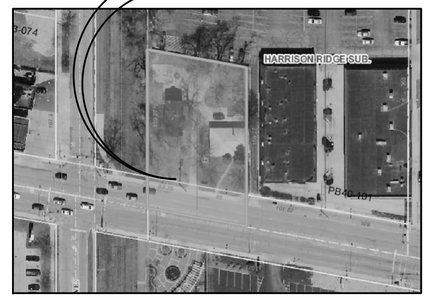
NORTH

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 22, Sep. 16, 2019

Date aerial images were photographed: Aug 28, 2019 -Oct 9, 2019

SOIL TYPE LEGEND
PIB – Plainfield fine sand, 0 to 6 percent slopes



VICINITY MAP

NOT TO SCALE

NORTH

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

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

RIDGE CAFE ADDITION
MUNSTER, INDIANA

EXISTING TOPOGRAPHY AND UTILITIES

11-25-2020

REVISIONS:
DATE: 11-27-2019

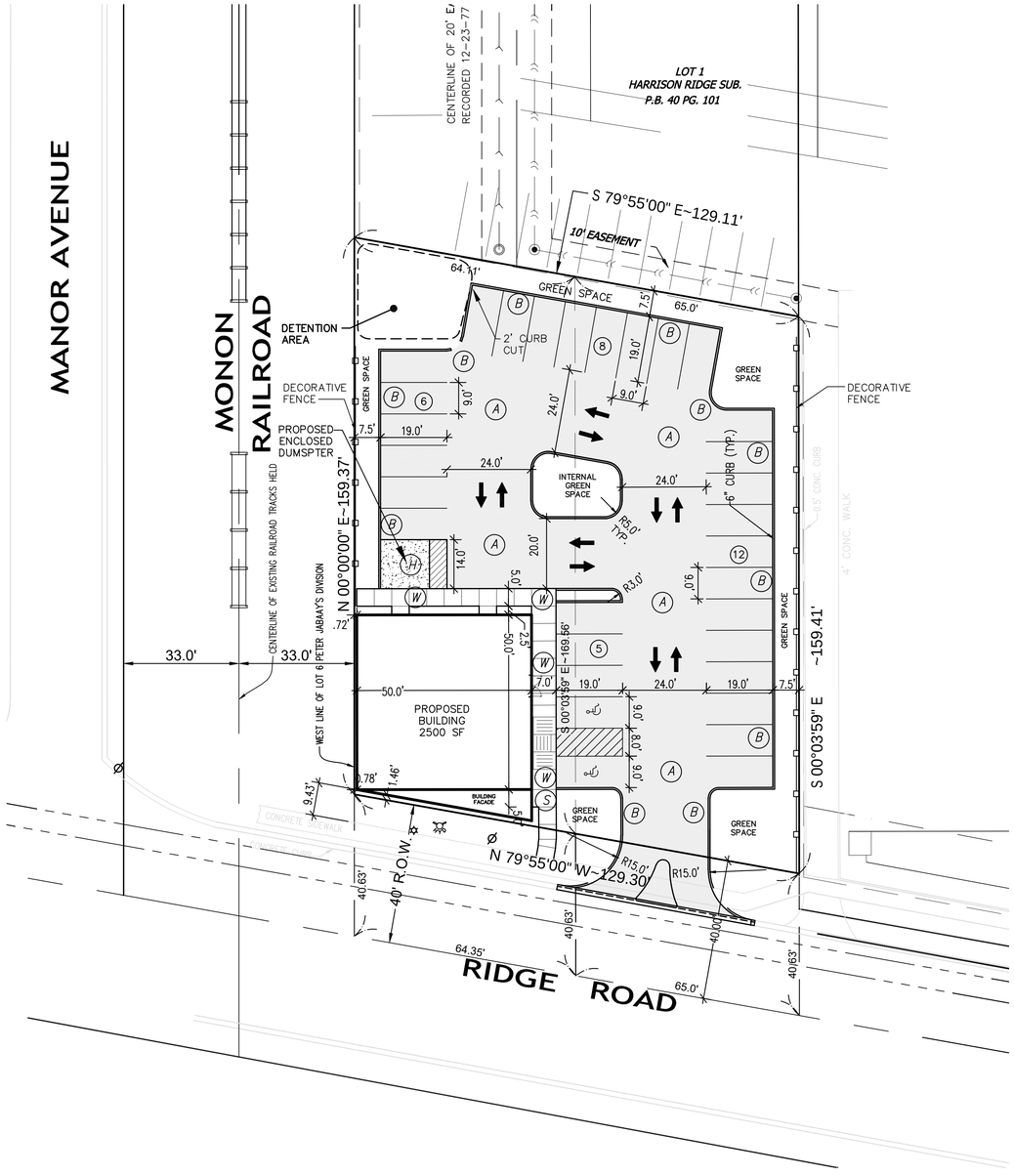
CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

JOB NO: 2019-5034

SCALE: 1=20'

SHEET
C-1.0

FILE NO:Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 407-411 Ridge Rd Munster.dwg 11/18/2019 10:04:27 AM CST



LEGEND:

PROPOSED

- (#) NUMBER OF PARKING SPACES
- (A) ASPHALT PAVEMENT
- (B) BARRIER CURB
- (H) HEAVY DUTY CONCRETE
- (S) TYPICAL CONC. SIDEWALK (See Details)
- (W) CURB–WALK (See Details)
- TRAFFIC FLOW ARROWS

NOTES:

1. TOTAL SITE AREA = 0.495± ACRES (21,579± S.F.)
2. CURRENT ZONING: CD-5 URBAN CENTER
3. PARKING

PARKING REQUIRED = 5 SPACES PER 300 SF
2500 SF / 300 SF = 8.3
8.3 * 5 = 41.5 SPACES = 42 SPACES

PARKING SPACES PROVIDED = 31 SPACES*

* VARIANCE HAS BEEN AQUIRED

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

Donald C. Torrenga

NORTH
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

RIDGE CAFE ADDITION
MUNSTER, INDIANA

SITE PLAN

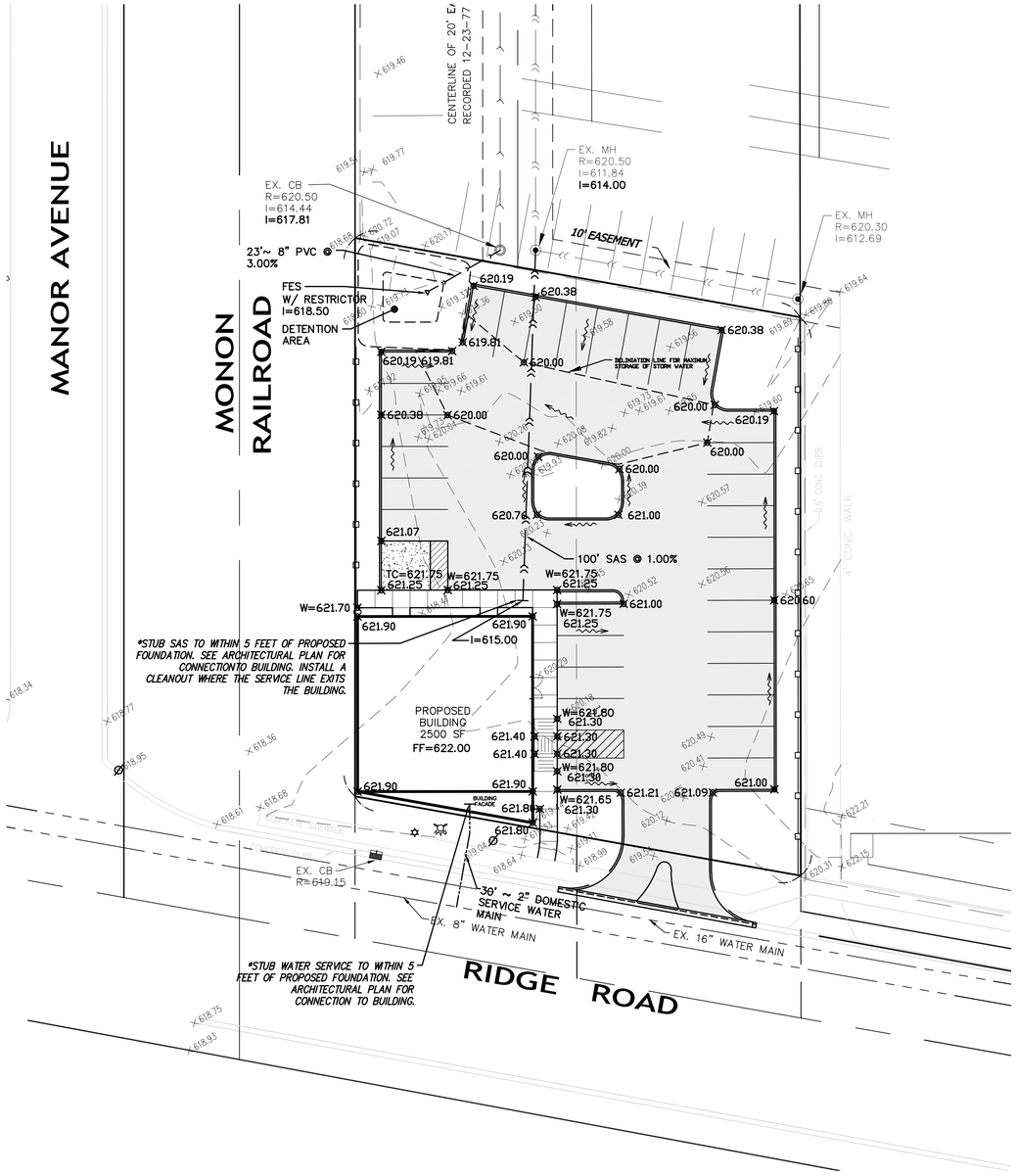
11-25-2020
04-10-2020
03-17-2020
REVISIONS:
DATE: 02-18-2020

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

JOB NO: 2019-5034
SCALE: 1"=20'

SHEET
C-2.0

FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster (Alternate)\dwg\2019-5034 407-411 Ridge Rd Munster (Alternate) 2.dwg 3/17/2020 1:41:38 PM CDT



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. ALL PROPOSED ELEVATIONS REPRESENT THE ASPHALT PAVEMENT OR GROUND ELEVATION GRADE UNLESS OTHERWISE NOTED AS W FOR SIDEWALK.

LEGEND:

PROPOSED

- XXX.XX — GRADE
- DRAINAGE FLOW
- B-BOX
- SANITARY SEWER
- W — WATER MAIN
- STORM SEWER
- W — TOP OF SIDEWALK

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

Donald C. Torrenga

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

RIDGE CAFE ADDITION
MUNSTER, INDIANA

GRADING AND UTILITIES

11-25-2020
04-10-2020
03-17-2020
REVISIONS:
DATE: 02-18-2020

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

JOB NO: 2019-5034
SCALE: 1"=20'

SHEET
C-3.0

FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster (Alternate)\dwg\2019-5034 407-411 Ridge Rd Munster (Alternate) 2.dwg 3/17/2020 1:41:38 PM CDT



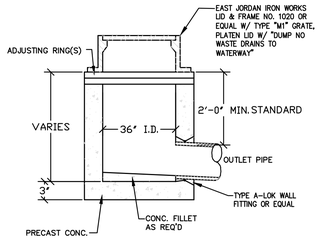
Figure 43a
INTERNATIONAL SYMBOL OF ACCESSIBILITY PROPORTIONS

NOT TO SCALE



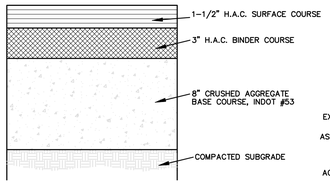
ACCESSIBILITY SIGNAGE

NOT TO SCALE



STANDARD INLET

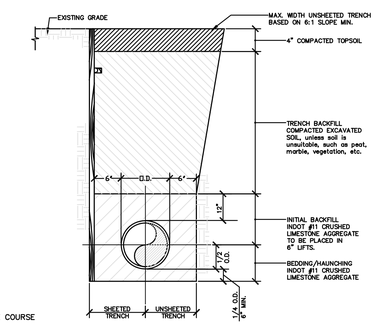
NOT TO SCALE



NOTES:
1. PAVEMENT & AGGREGATE THICKNESS MAY VARY DEPENDING ON CBR SOIL TESTING RESULTS.
2. WHERE FILL IS REQUIRED, SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 METHOD OF TESTING.

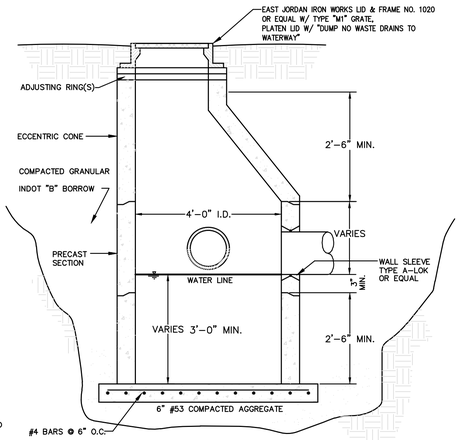
TYPICAL PAVEMENT SECTION

NOT TO SCALE



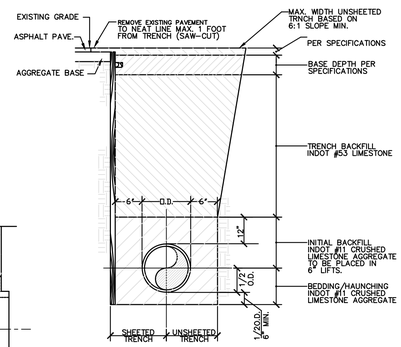
PIPE BEDDING DETAIL FOR TRENCH IN GRASS AREAS

NOT TO SCALE



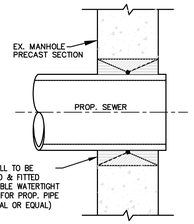
TYPE "A" CATCH BASIN

NOT TO SCALE



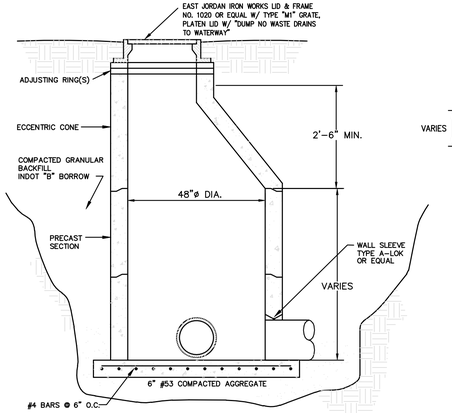
PIPE BEDDING DETAIL FOR TRENCH IN PAVED AREAS

NOT TO SCALE



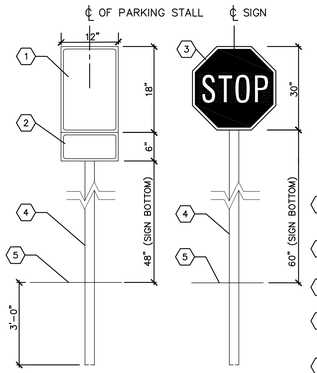
PIPE CONNECTION DETAIL TO EXISTING MANHOLE

NOT TO SCALE



STORM TYPE "B" MANHOLE

NOT TO SCALE

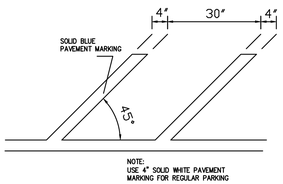


KEYED NOTES

1. STANDARD USDOT R7 SIGN (BOTH SIDES–WHERE APPLICABLE).
2. SUPPLEMENTAL SIGNS, $–FINE AS APPLICABLE.
3. STANDARD USDOT R1–1 STOP SIGN
4. 2"x2" STEEL TUBE EXTENDED INTO GROUND, 3'–0"
5. FINISH GRADE.

SIGN AND POST (FREE STANDING)

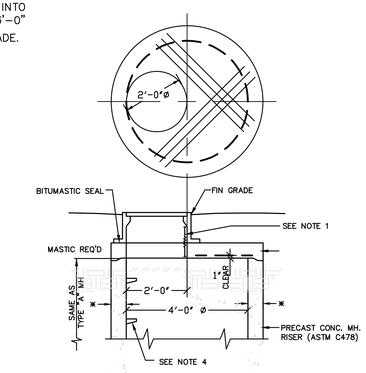
NOT TO SCALE



NOTE:
USE 4" SOLID WHITE PAVEMENT MARKING FOR REGULAR PARKING

ACCESSIBILITY AND PARKING STRIPING DETAIL

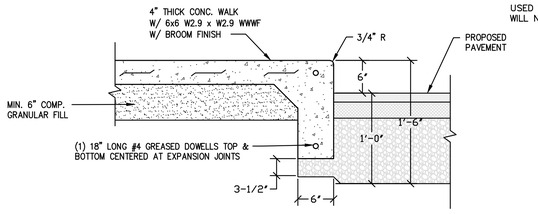
NOT TO SCALE



TYPE "C" (FLAT TOP) MANHOLE

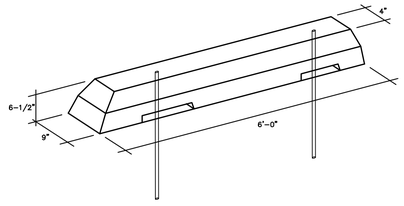
NOT TO SCALE

USED WHERE RESTRICTED HEAD ROOM WILL NOT ALLOW FOR TAPERED WALLS



CURB–WALK SECTION

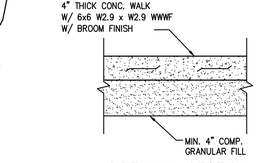
NOT TO SCALE



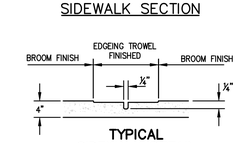
PRECAST CONCRETE PARKING CHOCKS/WHEEL STOPS

NOT TO SCALE

ALL PARKING STOPS SHALL BE PINNED TO THE ASPHALT WITH #4 REBAR ANCHORED 18" INTO THE GROUND. PARKING STOPS PLACED OVER THE PAVERS SHALL BE UNPINNED.



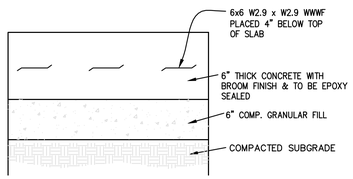
SIDEWALK PLAN



SIDEWALK SECTION

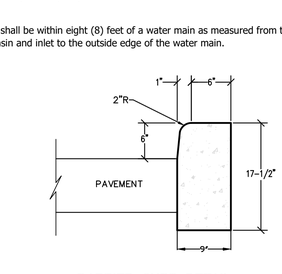
TYPICAL SIDEWALK DETAIL

NOT TO SCALE



HEAVY DUTY CONCRETE DUMPSTER PAD

SECTION VIEW
NOT TO SCALE



BARRIER CURB 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) Poly-vinyl chloride SDR 35 (ASTM D-3034) with push on rubber gasket joints (ASTM C-3212 for pipe 15" in diameter or under or: (B) Extra strength vitrified clay pipe (ASTM C-700) with bell and spigot push-on rubber gasket joints (ASTM C-425) or: (C) 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" diameter or under and Class III shall be used for lines 18" and over.

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.

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

RIDGE CAFE ADDITION
MUNSTER, LAKE COUNTY, INDIANA

DETAILS AND SPECIFICATIONS

11-25-2020 REVISIONS:
DATE: 11-27-2019

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

JOB NO: 2019-5034

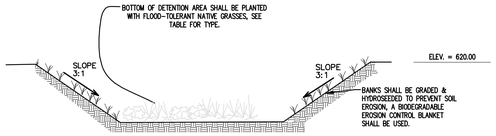
SCALE: NONE

SHEET
C-4.0

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

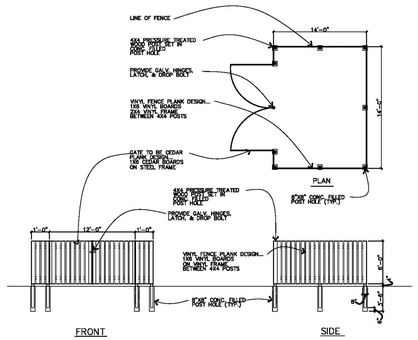
FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 Details.dwg 11/27/2019 2:31:10 PM CST

Low Profile Native Grass	NWL to Limits of Seeding	
Botanical Name	**Common Name**	**lbs/acre**
Andropogon scoparius	Little Blue Stem	20
Bouteloua curtipendula	Side Oat Grama	15
Elymus canadensis	Canada Wild Rye	3
Sporobolus heterolepsis	Prairie Dropseed	1
Agrostis alba	Redtop	5
Perennial Ryegrass		35
Alta Fescue		45
Ky. Bluegrass		20
Creeping Red fescue		10
Slender Wheat Grass		5
Cover Crop		
Annual Ryegrass	Annual Rye	50
Avena sativa	Common Oat	40



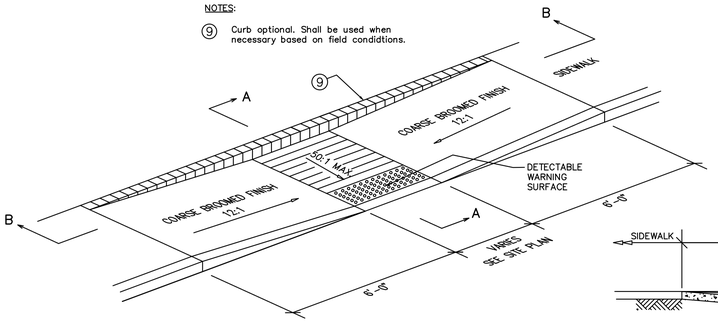
NATIVE PLANTINGS FOR DETENTION AREA

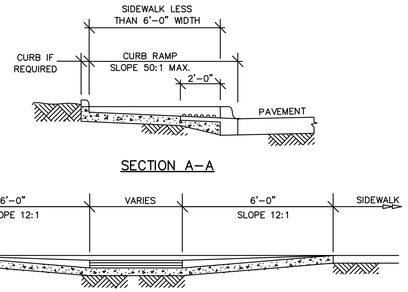
NOT TO SCALE



DUMPSTER ENCLOSURE

NOT TO SCALE



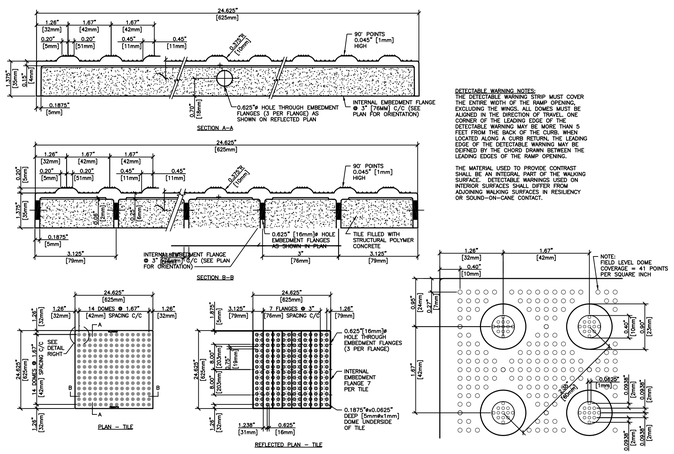


SECTION A–A

SECTION B–B

HANDICAP RAMP

NOT TO SCALE

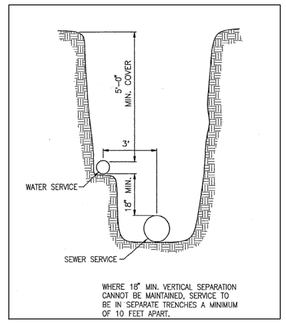


DETECTABLE WARNING NOTES:
THE DETECTABLE WARNING STRIP MUST COVER THE ENTIRE WIDTH OF THE RAMP OPENING, EXCLUDING THE WINGS. ALL DOMES MUST BE ALIGNED IN THE DIRECTION OF TRAVEL. ONE CORNER OF THE LEADING EDGE OF THE DETECTABLE WARNING MAY BE LOCATED NO MORE THAN 5 FEET FROM THE BACK OF THE CURB. WHEN LOCATED ALONG A CURB RETURN, THE LEADING EDGE OF THE DETECTABLE WARNING MAY BE DEFINED BY THE CHORD DRAWN BETWEEN THE LEADING EDGES OF THE RAMP OPENING.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

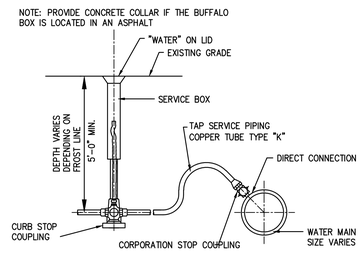
TRUNCATED DOME TACTILE – WARNING STRIP

NOT TO SCALE



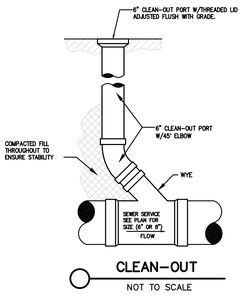
BUILDING SERVICE CONNECTION (COMMON TRENCH SECTION)

NOT TO SCALE



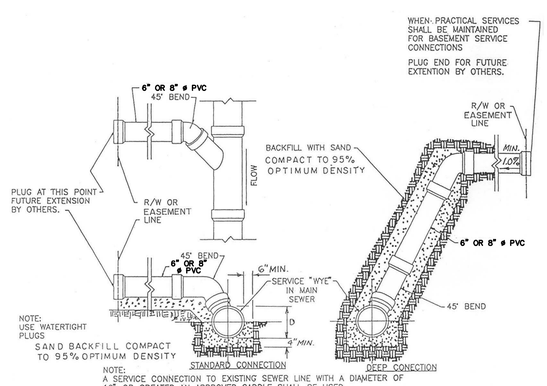
TYPICAL WATER TAP SERVICE PIPING

NOT TO SCALE



CLEAN–OUT

NOT TO SCALE



NOTE: A SERVICE CONNECTION TO EXISTING SEWER LINE WITH A DIAMETER OF 10" OR GREATER AN APPROVED SADDLE SHALL BE USED.

SERVICE CONNECTION DETAILS

NOT TO SCALE

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.

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

4. 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.

5. 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.

6. 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.

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" Plans and shall supply the Town of Munster with 2 copies thereof prior to and as a condition of the final acceptance.

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

RIDGE CAFE ADDITION
MUNSTER, LAKE COUNTY, INDIANA

DETAILS AND SPECIFICATIONS

11-25-2020
04-10-2020
REVISIONS:
DATE: 11-27-2019

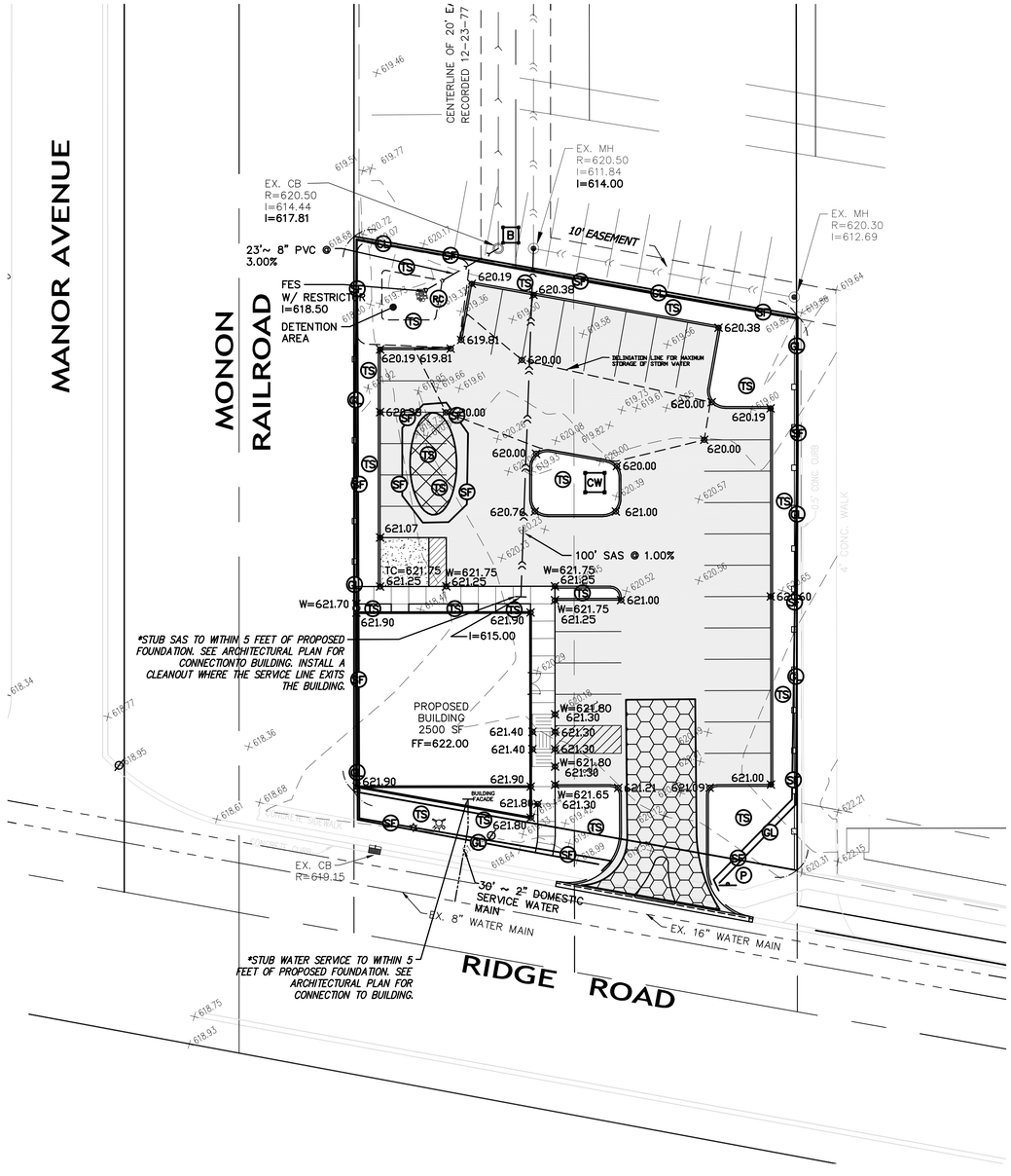
CLIENT:
C.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

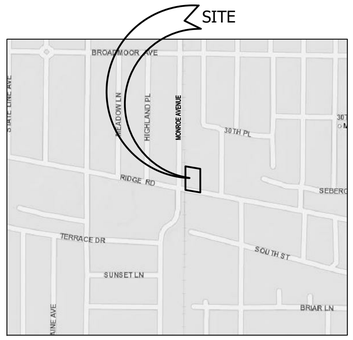
JOB NO: 2019-5034
SCALE: NONE

SHEET
C-4.1

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

FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 Details.dwg 11/27/2019 2:31:10 PM CST



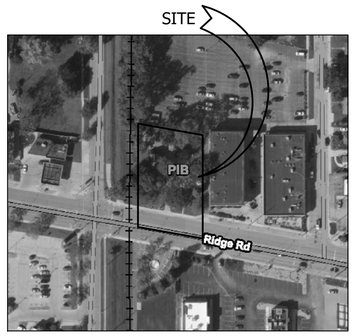


WETLAND MAP

NOT TO SCALE

Source: National Wetlands Inventory

NORTH



SOIL MAP

NOT TO SCALE

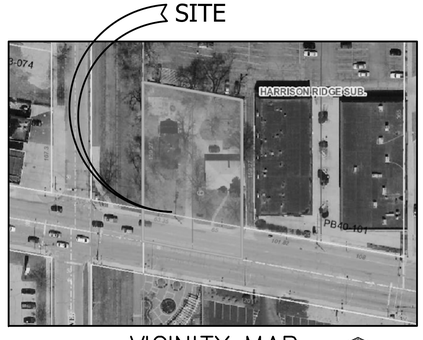
Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Soil Survey Area: Lake County, Indiana
Survey Area Data: Version 22, Sep. 16, 2019

Date aerial images were photographed: Aug 28, 2019 –Oct 9, 2019

SOIL TYPE LEGEND
PIB – Plainfield fine sand, 0 to 6 percent slopes

NORTH



VICINITY MAP

NOT TO SCALE

NORTH

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED) AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR MUNSTER, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0109E, EFFECTIVE DATE JAN. 18, 2012. NO FLOODWAYS OR FLOODPLAINS FRINGES EXIST ON THIS PROPERTY.

2. HYDROLOGIC UNIT CODES: 07120003030060 LITTLE CALUMET RIVER - INDIANA/ILLINOIS LINE

3. STATE OR FEDERAL WATER QUALITY PERMITS ARE REQUIRED FOR THE PROJECT, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) IDEM RULE 5 WATER QUALITY PERMIT IS REQUIRED.

4. THE SITE CONSISTS OF EXISTING HOUSES, PAVED DRIVEWAYS, AND TYPICAL LANDSCAPING FOR RESIDENTIAL AREAS.

5. THERE IS NO PRESENCE OF HYDRIC SOILS ON THIS PROPERTY.

6. THERE ARE NO EXISTING WETLAND AREAS ON THIS PROPERTY, OR ITS SURROUNDING AREAS AS CLASSIFIED BY THE U.S. FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY, AND THE UNITED STATES DEPARTMENT OF THE INTERIOR. THERE ARE NO LAKES, PONDS OR WATER COURSES ON THE PROJECT SITE OR ON ADJACENT PROPERTY. HART DITCH (PLUM CREEK) IS THE WATER COURSE WHICH THE STORMWATER FROM THE PROPOSED SITE WILL ULTIMATELY DISCHARGE INTO, ITS LOCATED APPROXIMATELY ½ MILE EAST OF THE PROJECT SITE, AND IS CLASSIFIED AS A WATER OF THE U.S., WITH A NWL = 608±.

7. POTENTIAL SOURCE OF STORM 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.

8. THERE ARE NO SENSITIVE AREAS ASSOCIATED WITH THIS PROPERTY, OR ITS SURROUNDING AREAS.

9. THERE ARE NO REGULATED DRAINS WITHIN THIS PROPERTY, OR ON ADJACENT PROPERTIES. THERE IS NO RECORD OR KNOWLEDGE OF EXISTING FARM DRAINS OR FIELD TILE, INLETS AND OUTFALLS LOCATED WITHIN THE EXISTING PROPERTY LIMITS.

10. SOIL STOCKPILES, BORROW AND DISPOSAL AREAS ARE LOCATED WITHIN THE PROJECT SITE. SOIL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCING AT ALL TIMES TO PREVENT EXCESSIVE EROSION, AND IF LEFT UNDISTURBED FOR A PERIOD OF MORE THAN 14 DAYS, IT SHALL BE TEMPORARY SEEDED.

11. AREA WHERE THE PROPOSED BUILDINGS, PARKING LOTS, AND DRIVES AS WELL AS AREAS WHERE PROPOSED UTILITIES ARE LOCATED WILL BE DISTURBED DURING CONSTRUCTION. IN ALL OTHER AREAS, EXISTING VEGETATIVE COVER WILL BE PRESERVED.

12. FUEL STORAGE AREA IF REQUIRED SHALL BE WITHIN THE CONSTRUCTION STAGING AREA, FUEL SHALL BE STORED IN APPROVED MOBILE REFUELING TANK LOCATED AWAY FROM DRAINAGE STRUCTURES AND CHANNELS. FIRE EXTINGUISHERS SHALL BE LOCATED NEAR FUEL STORAGE AREA AND BE OF SUITABLE TYPE, POSTED, AND BE MAINTAINED IN GOOD CONDITION.

13. TEMPORARY SEED ALL AREAS OF BARE SOIL (WITH THE ADDITION OF A BLANKET WHERE SLOPES ARE GRATER THAN 3:1) THAT WILL REMAIN UNDISTURBED FOR A PERIOD OF MORE THAN 14 DAYS. SEEDING: OPTIMUM SEEDING DATED ARE MARCH 1 - MAY 10 AND AUGUST 10 - SEPTEMBER 30. SEEDING DATES BETWEEN MAY 10 AND AUGUST 10, MAY NEED TO BE IRRIGATED. FOR SEEDING RECOMMENDATIONS SEE PRACTICE 3.12, INDIANA STORM WATER QUALITY MANUAL.

14. ALL SOIL STOCKPILES, AREAS THAT ARE DISTURBED DURING CONSTRUCTION, AND DRAINAGE SWALES WHICH ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FOURTEEN (14) CALENDAR DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY SEEDED WITH MEASURES APPROPRIATE FOR THE SEASON.

15. LOCATION OF ON-SITE POSTING, OF THE COMPLETE RULE 5 NOI AND NOS LETTERS, SHALL BE AVAILABLE AT THE ENTRANCE TO THE SITE AND VISIBLE TO THE PUBLIC.

16. SITE ELEVATIONS ARE BASED ON NAVD 88, AND HORIZONTAL DATUM IS BASED ON INDIANA STATE PLANE COORDINATES NAD 83.

Temporary stabilization plans and sequence of implementation.

a. On site posting of the complete Rule 5 NOI and NOS Letters. Location of the posting and plans shall be made available by the owner contractor.
b. Installation of all erosion/sedimentation controls including stabilized construction entrance, silt fences, etc... per the engineering plans.
c. Clearing and grubbing.
d. Topsoil stockpile surrounded with silt fencing.
e. Rough cut and fill of all proposed parking lot, Building pad, and other major grading per the engineering plans shall be done to rough grades at start of construction to prevent excessive soil erosion due to construction.
f. Construction of storm sewers, sanitary sewers, water mains, and other utility, and implementation of storm sewer inlet protection at each open-grate structure (fabric drop inlet protection, basket inlet protection, etc., as per engineering plans).
g. Regrade and construct parking lot, building pad, and sidewalks.
h. Finish grading of all disturbed areas with permanent seeded, mulched, and landscaping, when no additional disturbance is anticipated.
i. Complete permanent erosion control and restoration of site vegetation. Erosion control measures are to be removed upon permanent vegetative cover being established.

RESPONSIBLE INDIVIDUAL FOR SWPPP

NAME:	**Guy Costanza**
COMPANY:	**G.M. Contracting**
ADDRESS:	**1001 Perthshire Lane**
	Dyer, IN 46311
PHONE NO.:	**(219) 682-7610**

SWPPP LEGEND:

- TEMPORARY ENTRANCE/EXIT (GRAVEL OR MAT)
- SOIL STOCK PILE
- (B) – BASKET INLET/CATCH BASIN PROTECTION
- (GL) – GRADE LIMITS
- (SF) – SILT FENCE (SEDIMENT FENCE)
- (CW) – CONCRETE WASH OUT AREA
- (TS) – TEMPORARY SEEDING
- (P) – POSTING (RULE 5 NOI & NOS LETTER AND LOCAL SWPPP PERMIT)
- + XXX.XX – GRADES (PROPOSED)
- (RC) – ROCK CHUTE

NOTES:
1. FOR POST CONSTRUCTION STORM WATER POLLUTION PREVENTION:
   – ALL TEMPORARY SEEDED AREAS ARE TO BE PERMANANTLY SEEDED.
   – ROCK CHUTE TO REMAIN IN PLACE

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

Donald C. Torrenga

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

RIDGE CAFE ADDITION
MUNSTER, INDIANA

STORMWATER POLLUTION PREVENTION PLAN

11-25-2020
04-10-2020
03-17-2020
REVISIONS:
DATE: 02-18-2020

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

JOB NO: 2019-5034

SCALE: 1"=20'

SHEET
C-5.0

FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster (Alternate)\dwg\2019-5034 407-411 Ridge Rd Munster (Alternate) 2.dwg 3/17/2020 1:41:38 PM CDT

TEMPORARY CONSTRUCTION ENTRANCE/EXIT

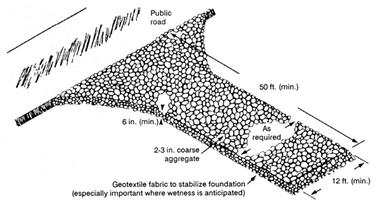
Purpose: To provide a stable entrance/exit condition from the construction site, and to keep mud and sediment off public roads.

"GRAVEL"

Requirements:
Width: 12 feet minimum or full width of entrance
Length: 50 feet minimum
Material: 2-3 inch diameter washed stone (INDOT CA No. 2), with Geotextile Fabric Underliner.
Thickness: 6 inch minimum

Installation:
1. Remove all vegetation and other objectionable material from the foundation area.
2. Install pipe under the stone if needed to provide proper public road drainage.
3. Install Geotextile fabric on the graded foundation area prior to stone placement.
4. Divert all surface runoff and drainage from the stone to sediment trap.

Maintenance:
1. Inspect entrance pad for sediment deposits weekly and after storm events or heavy use.
2. Reshape pad as needed for drainage and runoff control.
3. Topdress with clean stone as needed.
4. Remove mud and sediment tracked or washed onto public road by brushing or sweeping. No flushing of sediment off the street
5. Repair any broken road pavement immediately.



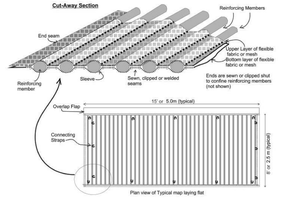
Plans of a temporary gravel construction entrance/exit pad.

"MAT"

Requirements:
Width: 12 feet minimum or full width of entrance
Length: 50 feet minimum
Material: Geotextile-Type mats, **AGES Mud Mat** or approved equal

Installation:
1. Install pipe under mat if needed to provide proper site drainage.
2. Install Geotextile-Type mat on the graded foundation area.
3. Divert all surface runoff and drainage from the mat to sediment trap.

Maintenance:
1. Inspect entrance mat for sediment deposits weekly and after storm of a minimum of 1/2 inch rainfall events or heavy use.
2. Reshape pad as needed for drainage and runoff control.
3. Repair or replace mats as needed.
4. Remove mud and sediment tracked or washed onto public road by brushing or sweeping. No flushing of sediment off the street.



PLANS OF TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD

TEMPORARY SEEDING

Purpose: To stabilize disturbed areas especially along both sides of the streets and courts after final grading work is completed and where additional work is not scheduled.

Requirements:
Site and seedbed preparation: Graded, and lime and fertilizer applied

Seed Selected:
Selected on the basis of quick germination, growth, and time of year, see Table for temporary seeding recommendations.

Fertilize: According to soil test or use 600 lbs/acre 12-12-12 analysis or equivalent.

Mulch: 1.5 - 2 tons/acre straw. Straw must be dry, unchopped and free of undesirable seeds.

Application:
1. Fertilize and lime as recommended by the soil test.
2. Till the soil to obtain a uniform seedbed, working the fertilizer and lime into the soil 2-4" deep with a disk or rake operated across the slope.
3. Apply seed uniformly with a drill or cultipacker-seeder, or by broadcasting, and cover to a depth as shown on Table for temporary seeding recommendations.
4. If drilling or broadcasting, firm the seedbed with a roller or cultipacker.
5. Mulch all seeded areas. (Note: If seeding is done with a hydroseeder, fertilizer and mulch can be applied with the seed in a slurry mixture.)

Maintenance:
1. Inspect periodically after planting to see that vegetative stands are adequately established; re-seed if necessary.
2. Check for erosion damage after storm events and repair; re-seed and mulch if necessary.

Notes:
1. Vegetative Filter Strip: permanent or temporary, shall be done on all disturbed areas along both sides of the streets and courts to reduce erosion where additional work is not scheduled.
2. Permanent Seeding: or sodding shall be done at the time of final landscaping.

Exhibit 3.11-B. Temporary Seeding Recommendations.

Seed species*	Rate/acre	Planting depth	Optimum dates**
Wheat or rye	150 lbs.	1 to 1½ in.	9/15 to 10/30
Spring oats	100 lbs.	1 in.	3/1 to 4/15
Annual ryegrass	40 lbs.	1/4 in.	3/1 to 5/1 8/1 to 9/1
German millet	40 lbs.	1 to 2 in.	5/1 to 6/1
Sudangrass	35 lbs.	1 to 2 in.	5/1 to 7/30

* Perennial species may be used as a temporary cover, especially if the area to be seeded will remain idle for more than a year. (PERMANENT SEEDING)
** Seeding done outside the optimum dates increases the chances of seeding failure.

PERMANENT SEEDING

Purpose: To stabilize disturbed areas especially along both sided of the streets and courts after final grading work is completed and where additional work is not scheduled.

Requirements:
Site and seedbed preparation: Graded, and lime and fertilizer applied.

Seed Selected:
Selected on the basis of Site Conditions, Soil PH, intended land use, and expected level of maintenance see Table for permanent seeding recommendations.

Fertilize: According to soil test or use 600 lbs/acre 12-12-12 analysis or equivalent.

Mulch: 1.5 - 2 tons/acre straw. Straw must be dry, unchopped and free of undesirable seeds.

Application:
1. Fertilize and line as recommended by soil test.
2. Till the soil to obtain a uniform seedbed, working the fertilizer and lime into the soil 2-4" deep with a disk or rake operated across the slope.
3. Apply seed uniformly with a drill or cultipacker-seeder, or broadcasting, and cover to a depth of ¼ to ½ inch.
4. If drilling or broadcasting, firm the seedbed with a roller or cultipacker.
5. Mulch all seeded areas. (Note: If seeding is done with a hydroseeder, fertilizer and mulch can be applied with the seed in a slurry mixture.)

Maintenance:
1. Inspect periodically, especially after storm events, until the stand is successfully established. (Characteristics of a successful stand include: vigorous dark green or bluish-green seedling; uniform density with nurse plants, legumes, and grasses well intermixed; green leaves; and the perennials remaining green throughout the summer, at least at the plant base.)
2. Plan to add fertilizer the following seasons according to soil test recommendations.
3. Repair damaged, bare or sparse areas by filling any gullies, refertilizing, over- or re-seeding, and mulching.
4. If plant cover is sparse or patchy, review the plant materials chosen, soil fertility, moisture condition, and mulching; then repair the affected area either by over-seeding or by re-seeding, and mulching.
5. If vegetation fails to grow, consider soil testing to determine acidity or nutrient deficiency problems. (Contact your SWCD or Cooperative Extension office for assistance.)
6. If additional fertilization is needed to get a satisfactory stand, do so according to soil test recommendations.

Notes:
1. Permanent seeding optimum dates are March 1 to May 10 and August 10 to September 30, seeding done between May 10 to August 10 may require irrigation. Temporary seeding may be used as an alternative until preferred date for Permanent Seeding.
2. Retention/Detention area walls and base will be seeded as soon as possible using permanent seeding when possible, mulch or erosion control blankets are to be used on seeded areas to protect the soil from wind and water impact. Install silt fences around Retention/Detention area until seed is established.

Seeding Recommendations.
This table provides several seeding options. Additional seed species and mixtures are available commercially. When selecting a mixture, consider site conditions, including soil properties (e.g., soil pH and drainage), slope aspect and the tolerance of each species to shade and droughtiness.

Seed species and mixtures	Rate per acre: Permanent	Rate per acre: Dormont or frost	Optimum soil pH
OPEN AND DISTURBED AREAS (REMAINING IDLE MORE THAN 1 YR.)			
1. Perennial ryegrass	35 to 50 lbs.	50 to 75 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	1 ½ to 3 lbs.	
2. Kentucky bluegrass	20 lbs.	30 lbs.	5.5 to 7.5
+ smooth bromegrass	10 lbs.	15 lbs.	
+ switchgrass	3 lbs.	5 lbs.	
+ timothy	4 lbs.	6 lbs.	
+ perennial ryegrass	10 lbs.	15 lbs.	
+ white or ladino clover*	1 to 2 lbs.	1 ½ to 3 lbs.	
3. Perennial ryegrass	15 to 30 lbs.	22 to 45 lbs.	5.6 to 7.0
+ tall fescue**	15 to 30 lbs.	22 to 45 lbs.	
4. Tall fescue**	35 to 50 lbs.	50 to 75 lbs.	5.5 to 7.5
+ ladino or white clover*	1 to 2 lbs.	1 ½ to 3 lbs.	
STEEP BANKS AND CUTS, LOW MAINTENANCE AREAS (NOT MOWED)			
1. Smooth bromegrass	25 to 35 lbs.	35 to 50 lbs.	5.5 to 7.5
+ red clover*	10 to 20 lbs.	15 to 30 lbs.	
2. Tall fescue**	35 to 50 lbs.	50 to 75 lbs.	5.5 to 7.5
+ white or ladino clover*	1 to 2 lbs.	1 ½ to 3 lbs.	
3. Tall fescue**	35 to 50 lbs.	50 to 75 lbs.	5.5 to 7.5
+ red clover*	10 to 20 lbs.	15 to 30 lbs.	
(Recommended north of US 40)			
4. Orchardgrass	25 to 30 lbs.	30 to 45 lbs.	5.6 to 7.0
+ red clover*	10 to 20 lbs.	15 to 30 lbs.	
+ ladino clover*	1 to 2 lbs.	1 ½ to 3 lbs.	
5. Crownvetch*	10 to 12 lbs.	15 to 18 lbs.	5.6 to 7.0
+ tall fescue**	20 to 30 lbs.	30 to 45 lbs.	
(Recommended south of US 40)			
LAWNS AND HIGH MAINTENANCE AREAS			
1. Bluegrass	105 to 140 lbs.	160 to 210 lbs.	5.5 to 7.0
2. Perennial ryegrass (turf-type)	45 to 60 lbs.	70 to 90 lbs.	5.6 to 7.0
+ bluegrass	70 to 90 lbs.	105 to 135 lbs.	
3. Tall fescue (turf-type)**	130 to 170 lbs.	195 to 250 lbs.	5.6 to 7.5
+ bluegrass	20 to 30 lbs.	30 to 45 lbs.	
CHANNELS AND AREAS OF CONCENTRATED FLOW			
1. Perennial ryegrass	30 to 150 lbs.	150 to 225 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	1 ½ to 3 lbs.	
2. Kentucky bluegrass	20 lbs.	30 lbs.	5.5 to 7.5
+ smooth bromegrass	10 lbs.	15 lbs.	
+ switchgrass	3 lbs.	5 lbs.	
+ timothy	4 lbs.	6 lbs.	
+ perennial ryegrass	10 lbs.	15 lbs.	
+ white or ladino clover*	1 to 2 lbs.	1 ½ to 3 lbs.	
3. Tall fescue**	100 to 150 lbs.	150 to 225 lbs.	5.5 to 7.5
+ ladino or white clover*	1 to 2 lbs.	1 ½ to 3 lbs.	
4. Tall fescue**	100 to 150 lbs.	150 to 225 lbs.	5.5 to 7.5
+ Perennial ryegrass	15 to 20 lbs.	22 to 30 lbs.	
+ Kentucky bluegrass	15 to 20 lbs.	22 to 30 lbs.	

* For best results: (a) legume seed should be inoculated; (b) seeding mixtures containing legumes should preferably be spring-seeded, although the grass may be fall-seeded and the legume frost-seeded; and (c) if legumes are fall-seeded, do so in early fall.
** Tall fescue provides little cover for, and may be toxic to, some species of wildlife. The IDNR recognizes the need for additional research on alternatives to tall fescue, such as buffalograss, orchardgrass, smooth bromegrass, and switch-grass. This research, in conjunction with demonstration areas, should focus on erosion control characteristics, wildlife toxicity, turf durability, and drought resistance.

DORMANT AND FROST SEEDING

Purpose:
1. To provide early germination and soil stabilization in the spring.
2. To reduce sediment runoff to downstream areas.
3. To repair previous seedings.

Requirements:
Site and seedbed preparation: Graded, lime and fertilizer applied.

Seed Selected:
Selected on the basis of Site Conditions, Soil PH, intended land use, and expected level of maintenance. See Table for dormant or frost seeding recommendations.

Fertilize: According to soil test or use 400-600 lbs/acre 12-12-12 analysis or equivalent.

Application:
Dormant seeding is a temporary or permanent seeding application at a time when soil temperatures are too low for germination to occur (less than 50 °F) Frost seeding is a temporary or permanent seeding application in early spring when soils are in the freeze-thaw stage.

For Dormant Seeding: (Seeding dates: Dec. 1-Feb. 28)
1. Site preparation and mulching can be done months ahead of actual seeding, apply mulch upon completion of grading (Practice 3.15)
2. Broadcast fertilizer as recommended by soil test.
3. Broadcast seeding on top of the mulch and/or into existing ground cover at the rate shown on table. (if site preparation occurs within the recommended dates, fertilize and lime, seed, and mulch at the time.)

For Frost Seeding: (Seeding dates: Feb. 28 - Mar. 28)
1. Broadcast fertilizer as recommended by a soil test.
2. Select an appropriate seed species or mixture from table for temporary seeding or table for permanent seeding, and broadcast on to the seedbed or into the existing ground cover at the rate shown. (Do not work the seed into the soil.)

Maintenance:
1. Apply 200-300 lbs./acre of 12-12-12 or equivalent fertilizer between Apr. 15 and May 10 or during periods of vigorous growth.
2. Re-seed and mulch any areas that have inadequate cover by mid- to late April. For best results, re-seed within the recommended dates shown for temporary seeding or for permanent seeding.

Temporary Dormant or Frost Seeding Recommendations.

Seed species*	Rate per acre
Wheat or rye	150 lbs.
Spring oats	150 lbs.
Annual ryegrass	60 lbs.

*Perennial species may be used as temporary cover, especially if the area to be seeded will remain idle for more than a year.

MULCHING

Purpose: To promote seed germination and seedling growth, a temporary surface stabilization, and protecting the soil from wind and water impact.

Requirements:
Material: Straw, hay, wood fiber or excelsior, see table for Mulch Materials, Rates, and comments.
Comments:
Coverage: 75% of the soil surface
Anchoring: Required to prevent displacement by wind or water, see table for Mulch Anchoring Methods.

Application:
1. Apply mulch at the recommended rate.
2. Spread uniformly by hand, hay fork, mulch blower, or hydromulcher with no more than 25% of the surface visible.
3. Anchor immediately if using straw or hay, using one of the folliwing methods:
- Crimp with mulch anchoring tool.
- Hydromulch with short cellulose fibers.
- Apply liquid tackifier.
- Cover with netting secured with metal staples..

Maintenance:
1. Inspect after storm events to check for movement of mulch or for erosion.
2. If washout, breakage, or erosion is present, repair the surface, then re-seed, re-mulch.
3. Continue inspections until vegetation is firmly established.

Exhibit 3.15-B. Mulch Materials, Rates, and Comments.

Material	Rate	Comments
Straw or hay	1½-2 tons/acre	Should be dry, unchopped, free of undesirable seeds. Spread by hand or machine. Must be crimped or anchored (see *Exhibit 3.15-D*).
Wood fiber or cellulose	1 ton /acre	Apply with a hydromulcher and use with tacking agent.
Long fiber wood (excelsior)	1/2-3/4 ton/acre	Anchor in areas subject to wind.

Exhibit 3.15-D. Mulch Anchoring Methods.

Anchoring method	How to apply
Mulch anchoring tool OR Farm disk (dull, serrated, and set straight)	Crimp or punch the straw or hay into the soil 2-4 in. Operate machinery on the contour of the slope.
Cleating with dozer tracks	Operate dozer up and down slope, not across, or else the tracks will form rills.
Wood hydromulch fibers	Apply 1-2 tons/acre using a hydromulcher at a rate of 750 lbs./acre with a tacking agent (or according to contractor specifications). Do not use in areas of concentrated flow.
Asphalt emulsion	Emulsified asphalt should conform to the requirements of ASTM Spec. #977. Apply with suitable equipment at a rate of 0.05 gal./sq. yd. Do not use in areas of concentrated flow.
Synthetic tackifier, binder or soil stabilizer	Apply according to manufacturer's recommendation.
Biodegradable netting (polypropylene or similar material)*	Apply over mulch and staple with 6-8 in. wire staples. Follow manufacturer's recommendations for installation. Best suited to slope application.

* Install the netting immediately after applying the mulch. In areas of concentrated water flow, lay it parallel to the direction of flow; on other slopes, lay it either parallel or perpendicular to direction of flow. Edges of adjacent netting strips should overlap 4-6 in., with the strip on the upgrade side of any lateral water flow on top. Installation details are site specific, so follow manufacturer's directions.

SELF-MONITORING PROGRAM

A self-monitoring program that includes the following must be implemented at all permitted project sites:

1. A trained individual shall perform a written evaluation of the project site a minimum of one (1) time per week and by the end of the next business day following each measurable storm event.
2. The evaluation must address the maintenance of existing storm water quality measures to ensure they are functioning properly and identify additional measures necessary to remain in compliance with all applicable statutes and rules.
3. Written evaluation reports must include:
   a. the name of individual performing the evaluation;
   b. the date of evaluation;
   c. problems identified at the project site; and
   d. details of corrective actions recommended and completed.
4. All evaluation reports for the project site must be made available to the MS4 Operator or other designated entity within forty-eight (48) hours of a request.
5. Evaluation reports must be maintained for a period of two (2) years from date of NOT.
6. All evaluation reports will be submitted to the Town of Munster when requested.

Date: _____
Project: _____
Inspected by: _____
Type of Inspection: Scheduled Weekly Rain Event

CONSTRUCTION SITE INSPECTION AND MAINTENANCE LOG
(To be Completed by Property Owner or Agent)

All stormwater pollution prevention BMPs shall be inspected and maintained as needed to ensure continued performance of their intended function during construction and shall continue until the entire site has been stabilized and a Notice of Termination has been issued. An inspection of the project site must be completed by the end of the next business day following each measurable storm event. If there are no measurable storm events within a given week, the site should be monitored at least once in that week. Maintenance and repair shall be conducted in accordance with the accepted site plans. This log shall be kept as a permanent record and must be made available to **the_Town of Munster Town** Engineer, in an organized fashion, within forty-eight (48) hours upon request.

Yes	No	N/A	
			1. Are all sediment control barriers, inlet protection and silt fences in place and functioning properly?
			2. Are all erodible slopes protected from erosion through the implementation of acceptable soil stabilization practices?
			3. Are all dewatering structures functioning properly?
			4. Are all discharge points free of any noticeable pollutant discharges?
			5. Are all discharge points free of any noticeable erosion or sediment transport?
			6. Are designated equipment washout areas properly sited, clearly marked, and being utilized?
			7. Are construction staging and parking areas restricted to areas designated as such on the plans?
			8. Are temporary soil stockpiles in approved areas and properly protected?
			9. Are construction entrances properly installed and being used and maintained?
			10. Are "Do Not Disturb" areas designated on plan sheets clearly marked on-site and avoided?
			11. Are public roads at intersections with site access roads being kept clear of sediment, dirt, and mud?
			12. Is spill response equipment on-site, logically located, and easily accessed in an emergency?
			13. Are emergency response procedures and contact information clearly posted?
			14. Is solid waste properly contained?
			15. Is a stable access provided to the solid waste storage and pick-up area?
			16. Are hazardous materials, waste or otherwise, being properly handled and stored?
			17. Have previously recommended corrective actions been implemented?

If you answered "no" to any of the above questions, describe any corrective action which must be taken to remedy the problem and when the corrective actions are to be completed.

REPORT SAMPLE

SPILL PREVENTION AND RESPONSE

Purpose: Procedures and practices to prevent and control spills in a manner that minimizes or eliminates the discharge of spilled material to the drainage system or watercourses.

Hazardous Waste Products:
- Petroleum Products,
- Asphalt Products,
- Concrete Curing Compounds,
- Pesticides,
- Acids,
- Paints,
- Stains,
- Solvents,
- Wood Preservatives,
- Roofing Tar, or

Other Waste Products:
- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals
- Fuels
- Lubricants
- Other petroleum distillates

Any materials deemed a hazardous waste in 40 CFR Parts 110, 117, 261, or 302

Spill Prevention Practices:
The following are management practices used for reduction of spills and other accidental exposure of materials and substances to storm water runoff.
a. The contractors and subcontractors shall refer to the Material Safety Data Sheet (MSDS) for information on the proper storage, use, and clean-up methods for all materials anticipated being on the project site.
b. All required materials for spill clean up and disposal of all onsite materials shall be kept on site in a project trailer with easy access for all users of associated materials.
c. All disposals of spilled materials shall be done in accordance with Federal, State and Local waste disposal regulations. All contractors and subcontractors shall be responsible for any and all spills associated with their work.
d. Prompt cleanup of any spills that may occur of liquid or dry materials.
e. Cleanup of sediments that have been tracked by vehicles or have been transported by wind or storm water about the site or onto nearby roadways.

Response Practices:
In the event that a large spill occurs (that which requires extensive cleanup actions, refer to MSD sheets for information), the following procedures shall be followed to minimize exposure of the material.

a. Immediate action shall be taken to control and contain the spill to prevent it from entering any nearby storm sewer structures or open waters.
b. Notify the Town of Munster Fire Department at 911 for all combustible and flammable materials.
c. Notify the Federal Emergency Spill Hotline at 1-800-424-8802 within 2 hours for spills above the reported allowable quantity, or if the material enters any nearby storm sewer structures or open waters.
d. Notify the Indiana Emergency Response Hotline at 1-888-233-7745.
e. The spill area shall be isolated from all surrounding areas with absorbent pads, booms, and pillows designed for the use of spill containment and absorption.
f. The spill kits that are required to be on site shall be utilized.
g. Emergency Response teams shall be contacted for extensive spills above and beyond the containment by available methods.

Waste Disposal Management Practices:
All solid waste associated with the construction and development of this project shall be removed and disposed of properly with in all applicable state and federal laws associated with the waste generated. Developer and/or contractor are to provide on-site dumpsters, rented from a licensed solid waste management company, to ensure waste is collected and disposed of properly. All trash and construction debris from the site will be deposited in a dumpster. No construction waste will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal.

a. Select a designated waste collection area onsite.
b. Provide an adequate number of containers with lids or covers throughout the site, and frequent pickups
c. Provide immediate cleanup of any container spills.
d. Make sure that construction waste is collected, removed, and disposed of only at authorized areas.

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

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

RIDGE CAFE ADDITION
MUNSTER, INDIANA 46321

SWPPP DETAILS & SPECIFICATIONS

11-25-2020
REVISIONS:
DATE: 11-27-2019

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

JOB NO: 2019-5034
SCALE: NA

SHEET
C-6.0

FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 SWPPP Details.dwg 11/27/2019 2:34:53 PM CST

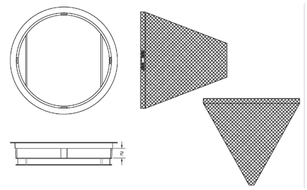
BASKET INLET / CATCH BASIN PROTECTION

Purpose: To prevent excessive sediment from entering storm sewers at inlet/catch basin, allowing full use of the storm drain system during the construction period.

Requirements: Steel Frame with top width-length dimensions such that the basket fits into the inlet and/or catch basin (circular and/or rectangular), and a replaceable Geotextile fabric bag attached with a steel band locking cap that is suspended from the frame, **Catch -all Inlet Protector Hancor Flo-Gard bt Nyloplast** or approved equal.

Installation:
1. Install protection to existing and newly installed inlet/catch basin in a new development before land disturbing activities begin in a stabilized area.
2. Remove the grate, and place the basket assembly under the grate on the lip of the structure frame.
3. Replace the inlet/catch basin grate.

Maintenance:
1. Inspect weekly during construction and after each storm event of a minimum of 1/2 inch rainfall, and remove built-up sediment.
2. Replace bag every six (6) months.
3. Replace the Geotextile fabric bag if there is a hole and/or won't pass water.
4. Replace the Geotextile fabric bag after any oil, gasoline or solvent spill.



GENERAL NOTES:
FRAME: Top flange fabricated from 1½"x1½"x⅛" angle. Base rim fabricated from 1½"x½"x⅛" channel. Handles and suspension brackets fabricated from 1¼"x⅛" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

TYPICAL INLET/CATCH BASIN PROTECTION
INSERT DETAIL

STREET AND PARKING LOT SWEEPING

Purpose: To reduce the amount of pollutants that get washed into the storm drain and ultimately transported and deposited in waterbodies.

Application:
1. Sweeping at points of egress where sediment is tracked from project site onto public or private streets and roads.

Limitations:
1. Sweeping may be ineffective if soil is wet or heavy accumulation of mud.
2. May require repeat cleanings.

Maintenance:
1. Inspect potential sediment tracking ingress and egress points locations daily, and after rain events.
2. Visible sediment observed outside the construction limits shall be swept and removed daily.
3. Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.
4. If not mixed with debris or trash, consider incorporating the removed sediment back into the project.
5. Be careful not to sweep up any unknown substance or any object that may be potentially hazardous.
6. Adjust brooms frequently; maximize efficiency of sweeping operations.
7. After sweeping is finished, properly dispose of sweeper wastes at an approved dumpsite.

SILT FENCE

Purpose: To retain sediment from small sloping disturbed areas by reducing the velocity of sheet flow.

Requirements:
Trench: 6" minimum depth, flat bottom , filled with compacted soil to bury lower portion of fence fabric.

Support : 2" x 2" hardwood stakes set at least 8-inches to 12-inches deep.

Spacing of Support: 6-foot maximum on center.

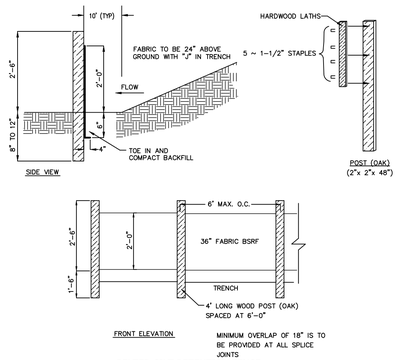
Fence height: A 2-ft. minimum or high enough so depth of impounded water does not exceed one-half the height of the fence at any point along the line.

Attachement: Hardwood laths secured to stakes with five (5) 1-1/2 inch staples.

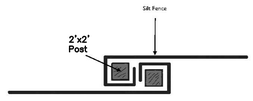
Fence Fabric: Spunbound polyester material with a fiberglass scrim or net sandwiched in between the layers, **SS-700 SiltSaver** or approved equal.

Installation:
1. Along the entire intended fence line, maintain contour as much as possible, dig a 6" deep flat bottom trench.
2. On the downslope side of the trench, drive the post 8" to 12" into the ground.
3. Run a continuous length of fence fabric along upslope side of posts.
4. Fasten fence fabric to the upslope side of the stakes, extending it into the trench, and securing it with hardwood laths secured with five (5) 1-1/2 staples. The bottom 12" of the fence fabric shall be left unsecured to allow for entrenchment.
5. If a joint is necessary, staple the overlap to the nearest post with a wood lath.
6. Place the bottom 1' of fabric in the 6" deep trench, extending the remaining 4" of fabric toward the upslope side.
7. Backfill the trench with compacted earth.

Maintenance:
1. Inspect silt fence once every seven calendar days and 24 hours after each storm event of minimum of 1/2 inch rainfall.
2. If fence fabric tears, starts to decompose, or becomes ineffective, replace the affected portion, as outlined by the manufacturer.
3. Remove deposited sediment when it reaches one-half the height of the fence at its lowest point or is causing the fabric to bulge.
4. Take care to avoid undermining the fence during clean out.
5. After watershed has been stabilized, remove fence and sediment deposits, bring the disturbed area to grade and stabilize.



BELTED SILT RETENTION FENCE



Silt Fence Wrap Joint Detail

TOPSOIL SALVAGE & UTILIZATION

Purpose: To provide a method of preserving topsoil for use in establishing vegetation to achieve final site stabilization.

Specifications:
Material
Typically the darker, friable, loamy surface layer of soil found immediately below vegetation.

Storage Area
1. Free of stumps, rock, and construction debris.
2. Stockpile covered with vegetation or a tarp.
3. Surrounded by a sediment barrier or sediment filter.
4. Stockpile outside rooting zone of trees to be protected.

Application:
Salvaging and Stockpiling Topsoil
1. Determine depth and suitability of topsoil at site.
2. Prior to stripping topsoil, install any site-specific down slope measures needed to control storm water runoff and sedimentation.
3. Remove soil material no deeper than the "surface soil".
4. Stockpile the material in accessible locations that will not interfere with other construction activities or block drainage.
5. Stockpiled soil should be temporarily seeded and surrounded by a sediment control measure.

Spreading Topsoil
1. Prior to applying topsoil, grade the subsoil and roughen the top three to four inches by disking.
2. Apply topsoil evenly to a depth of a minimum of four inches, then compact slightly to improve contact with the subsoil.
3. Do not apply topsoil when the site is wet, muddy, or frozen.
4. After spreading the topsoil, grade and stabilize the site.

Maintenance:
1. Inspect daily.
2. Check for damage to perimeter barrier; repair immediately.
3. Check for erosion or damage to newly spread topsoil; repair immediately and revegetate.

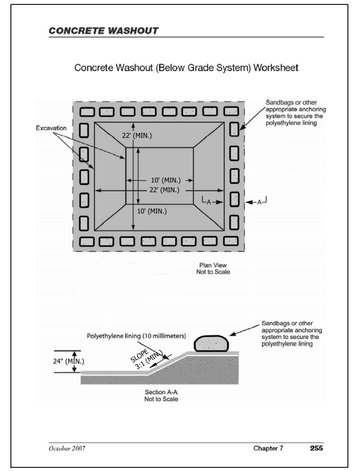
CONCRETE WASHOUT

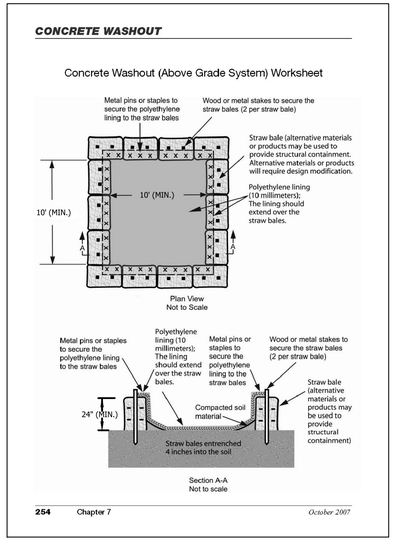
Purpose: To reduce the discharge of pollutants associated with concrete waste through consolidation of solids and retention of liquids.

Requirements:
1.) Locate concrete washout systems at least 50 feet from any creeks, wetlands, ditches, karst features, or storm drains/manmade conveyance systems.
2.) Locate concrete washout systems in relatively flat areas with established vegetative cover and do not receive runoff from adjacent land areas.
3.) Locate in areas that provide easy access for concrete trucks and other construction equipment.
4.) Locate away from other construction traffic to reduce the potential for damage to the system.
5.) Minimum of ten millimeter polyethylene sheeting that is free of holes, tears, and other defects. The sheeting selected should be of an appropriate size to fit the washout system without seams or overlap of the lining.
6.) Signage.
7.) Orange safety fencing or equivalent.
8.) Straw bales, sandbags (bags should be ultraviolet-stabilized geotextile fabric), soil material, or other appropriate materials that can be used to construct a containment system (above grade systems).

Installation:
1.) Dependent upon the type of system, either excavate the pit or install the containment system.
2.) A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
3.) Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples, or other fasteners.
4.) Place flags, safety fencing, or equivalent to provide a barrier to construction equipment and other traffic.
5.) Place a non-collapsing, non-water holding cover over the washout facility prior to a predicted rainfall event to prevent accumulation of water and possible overflow of the system (optional).
6.) Install signage that identifies concrete washout areas.
7.) Post signs directing contractors and suppliers to designated locations.

Maintenance:
1.) Inspect daily and after each storm event.
2.) Inspect the integrity of the overall structure including, where applicable, the containment system.
3.) Inspect the system for leaks, spills, and tracking of soil by equipment.
4.) Inspect the polyethylene lining for failure, including tears and punctures.
5.) Once concrete wastes harden, remove and dispose of the material.
6.) Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this criterion, unless the manufacturer has alternate specifications.
7.) Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
8.) Dispose of all concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/demolition landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
9.) The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
10.) The concrete washout system should be repaired or enlarged as necessary to maintain capacity for concrete waste.
11.) Concrete washout systems are designed to promote evaporation. However, if the liquids do not evaporate and the system is near capacity it may be necessary to vacuum or remove the liquids and dispose of them in an acceptable method. Disposal may be allowed at the local sanitary sewer authority provided their National Pollutant Discharge Elimination System permits allow for acceptance of this material. Another option would be to utilize a secondary containment system or basin for further dewatering.
12.) Prefabricated units are often pumped and the company supplying the unit provides this service.
13.) Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify the violators and take appropriate action.
14.) When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
15.) Holes, depressions and other land disturbances associated with the system should be backfilled, graded, and stabilized.





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

RIDGE CAFE ADDITION
MUNSTER, INDIANA

SWPPP DETAILS & SPECIFICATIONS

11-25-2020
REVISIONS:
DATE: 11-27-2019

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

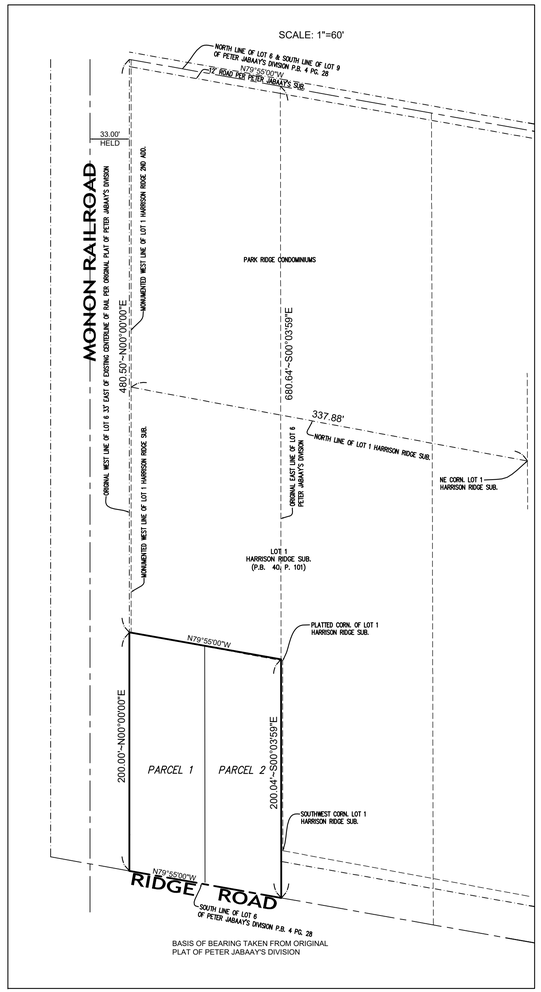
JOB NO: 2019-5034

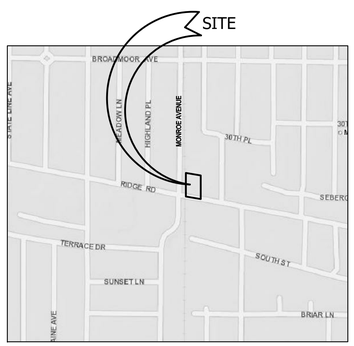
SCALE: NA

SHEET
C-6.1

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

FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 SWPPP Details.dwg 11/27/2019 2:34:53 PM CST



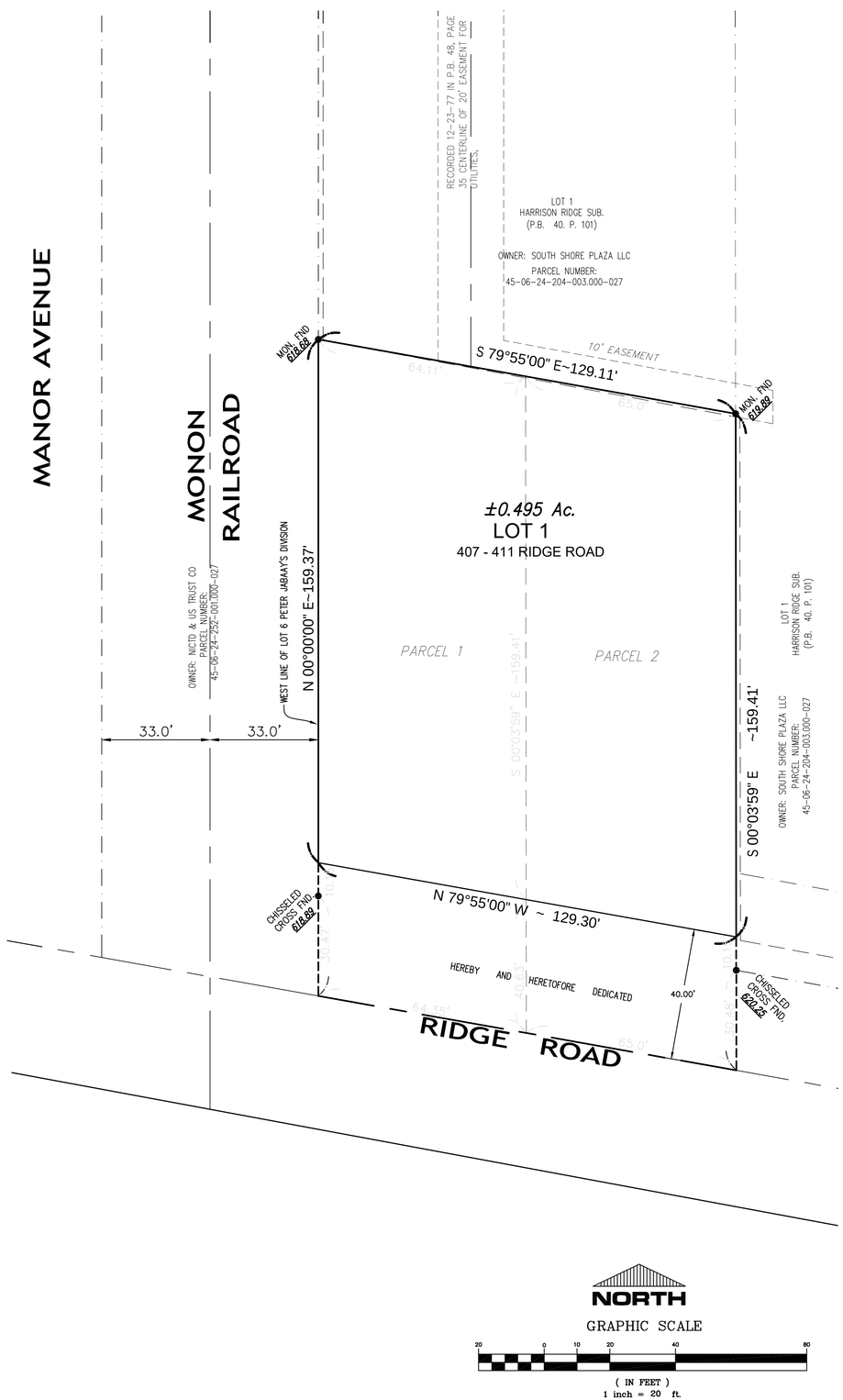


VICINITY MAP

NOT TO SCALE

NORTH

MANOR AVENUE



NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

RIDGE CAFE ADDITION

TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION:
PARCEL 1:
Lot 6, except all that part of said Lot 6, lying North of the South line of the North 480.5 feet, by parallel lines of said Lot 6, and also except the Easterly 65 feet, as measured along Ridge Road, of the remaining portion of said Lot 6, in Peter Jabaay's Subdivision of part of Section 13 and 24, Township 36 North, Range 10 West of the 2nd P.M. in Lake County, Indiana, as same appears of record in Plat Book 4, Page 28 in the Recorder's Office of Lake County, Indiana,

PARCEL 2:
The Easterly 65 feet as measured along Ridge Road of the Southerly 200 feet of Lot 6, as marked and laid down on the recorded plat of Peter Jabaay's Subdivision in Section 13 and 24, Township 36 North, Range 10 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, as the same appears of record in Plat Book 4, Page 28, in the Recorder's Office of Lake County, Indiana.

STATE OF INDIANA)
) §
COUNTY OF LAKE)

We, the undersigned, G.M. Contracting, do hereby certify that we are the owner of the property herein described and that of our own free will and accord have caused said property to be surveyed and subdivided into lots, blocks and streets as heron shown.

This subdivision shall be known and designated as RIDGE CAFE ADDITION, to the Town of Munster. All streets and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Munster.

G.M. Contracting

_____
Guy Costanza, Owner

STATE OF INDIANA)
) §
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Guy Costanza, on behalf of G.M. Contracting, personally known to me to be the same persons who signed the attached certificate and acknowledged to me that she executed the same as her own free act and deed.

Witness my hand and Notarial Seal this _____ day of _____ , 20___ A.D.

My Commission expires: _____ _____
County of Residence: _____ Notary Public

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 state that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge, information and belief, the plat within represents a survey made under my direction in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on December 8, 2008; 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. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

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

FLOOD STATEMENT:
As per the National Flood Insurance Rate Map, Community-Panel Number 18089C0109E, Effective Date January 18, 2012, shown site appears to be in Zone "X", areas determined to be outside of the 0.2 % annual chance floodplain.

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.

ZONING:
CD-5 URBAN CENTER

SUBDIVIDER:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46321

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

RIDGE CAFE ADDITION
TO THE TOWN OF MUNSTER,
LAKE COUNTY, INDIANA
FINA PLAT

REVISIONS:
DATE: 11-25-2020

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311

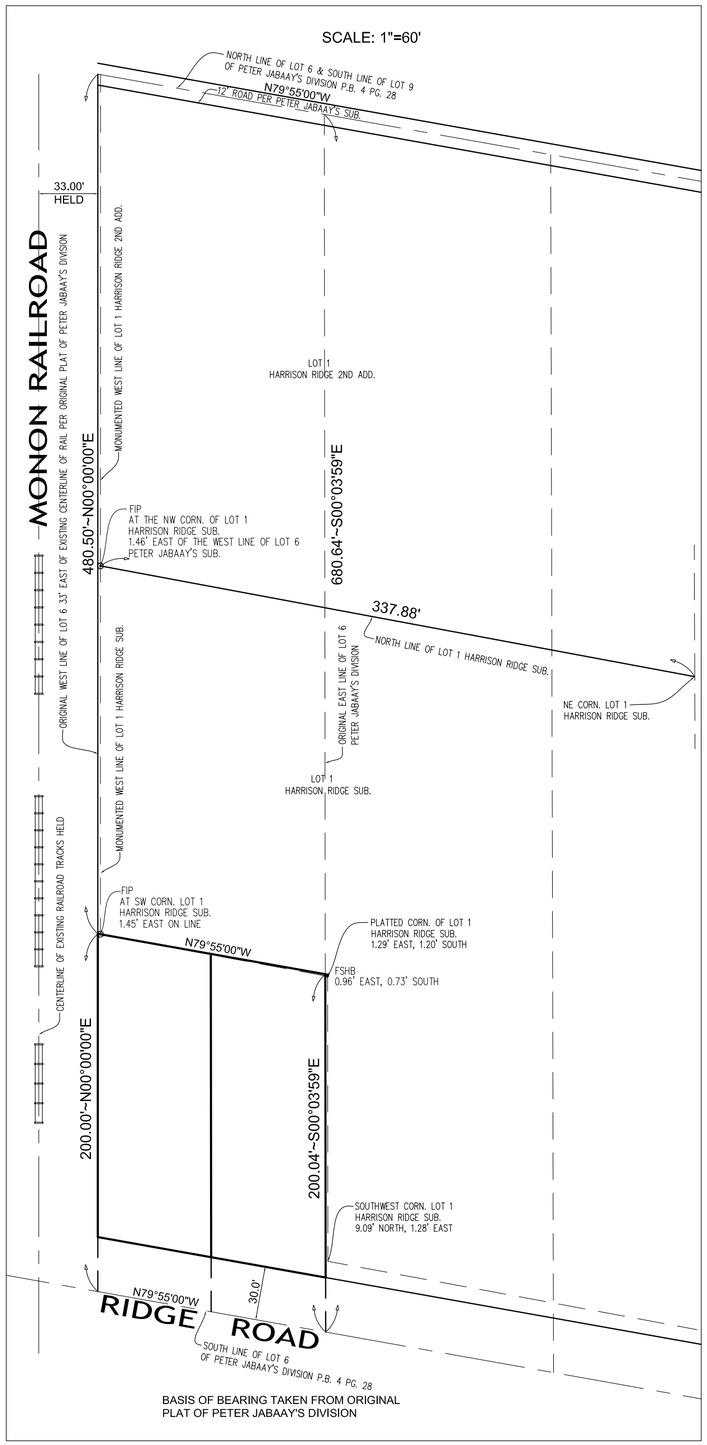
JOB NO: 2019-5034
SCALE: 1"=20'

SHEET
1 OF 1

FILE NO:Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 FP.dwg 11/27/2019 2:32:27 PM CST

PLAT OF SURVEY

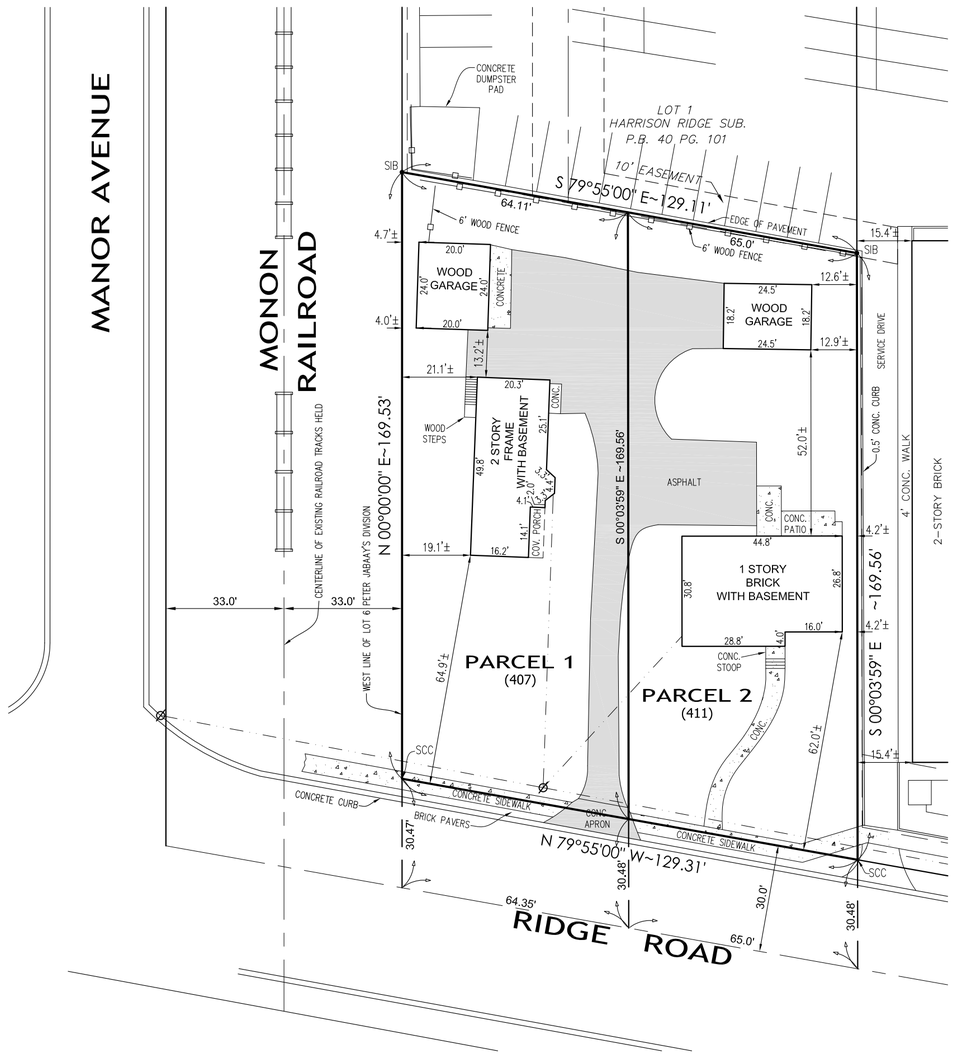
NOTE: CONTRACTORS OR BUILDERS MUST CAREFULLY COMPARE THE POINTS, MEASUREMENTS ETC., AS NOTED IN THIS SITE PLAN WITH THE STAKES, POINTS ETC., SET ON THE PROPERTY, BEFORE BUILDING, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCES BETWEEN THE TWO TO THE SURVEYOR, SO THAT ANY MISUNDERSTANDING, MISPLACEMENTS OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE. NOTE: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS SITE PLAN.



LEGAL DESCRIPTION:

PARCEL 1: (407 Ridge Road)
Lot 6, (except all that part of said Lot 6, lying North of the South line of the North 480.5 feet, by parallel lines of said Lot 6), Peter Jabaay's subdivision of part of Section 13 and 24, Township 36 North, Range 10 West of the Second Principal Meridian in Lake County, Indiana, as same appears of record in Plat Book 4, Page 28 in the Recorder's Office of Lake County, Indiana.

PARCEL 2: (411 Ridge Road)
The Easterly 65 feet as measured along Ridge Road of the Southerly 200 feet of Lot 6, as marked and laid down on the recorded plat of Peter Jabaay's Subdivision in Section 13 and 24, Township 36 North, Range 10 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, as the same appears of record in Plat Book 4, Page 28, in the Recorder's Office of Lake County, Indiana.



NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "C" AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL 180139 0002 B EFFECTIVE 05/16/83 .

LEGEND:

- ⌀ POWER POLE
- FIP FOUND IRON PIPE
- WOOD FENCE
- FSHB FOUND SQUARE HEAD BOLT
- SIB SET IRON BAR
- SCC SET CHISSLED CROSS
- OVERHEAD LINES

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels, and on information contained on the Record Plat of PETER JABAAY'S DIVISION Plat Book 4 Page 28. HARRISON RIDGE SUBDIVISION Plat Book 40 Page 101. OLTHOF'S ADDITION BLOCK-TWO Plat Book 48 Page 21. HARKEMA'S RIDGE ROAD SUBDIVISION Plat Book 41 Page 48. HARRISON RIDGE 2ND ADDITION.
I found the original pipes from Harrison Ridge and Harrison Ridge 2nd which measured good with an ALTA/ACSM Land Title Survey dated 9-29-2004 by myself on lot 1 of said Harrison Ridge however when we measured East off the existing rails they do not agree as shown East/West although I held there position North/South. I held the bearings from the original plat of said Peter Jabaay's which matched with other monuments found along the east line of Lot 1 in said Peter Jabaay's.

SURVEYOR'S REPORT:

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

B.) OCCUPATION AND POSSESSION:

No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

apparent ambiguity in the record description of the subject parcel is shown on the North and East lines of the subject parcel on the plat do to the difference in the bearing from said Harrisons and said Peter Jabaay's.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet for set monuments.

STATE OF INDIANA } §
COUNTY OF LAKE

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IS DRAWN IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 865, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN REGISTERED No. LS29900011 STATE OF INDIANA LAND SURVEYOR

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

CLIENT: LAGESTEE-MULDER REALTY

DATE: DECEMBER 8, 2008

JOB NO: 0986-08
SCALE: 1"=30'
DRAWN: RB

Z:\S24 T36 R10 NE Peter Jabaay 4-28\dwg\0986-08.dwg 12/8/2008 11:29:17 AM CST

PLAT OF SURVEY
PART OF LOT 6 PETER JABAAY'S SUB.
407-411 RIDGE ROAD
MUNSTER, INDIANA 46321

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. No.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM

TS TORRENGA SURVEYING

Schedule

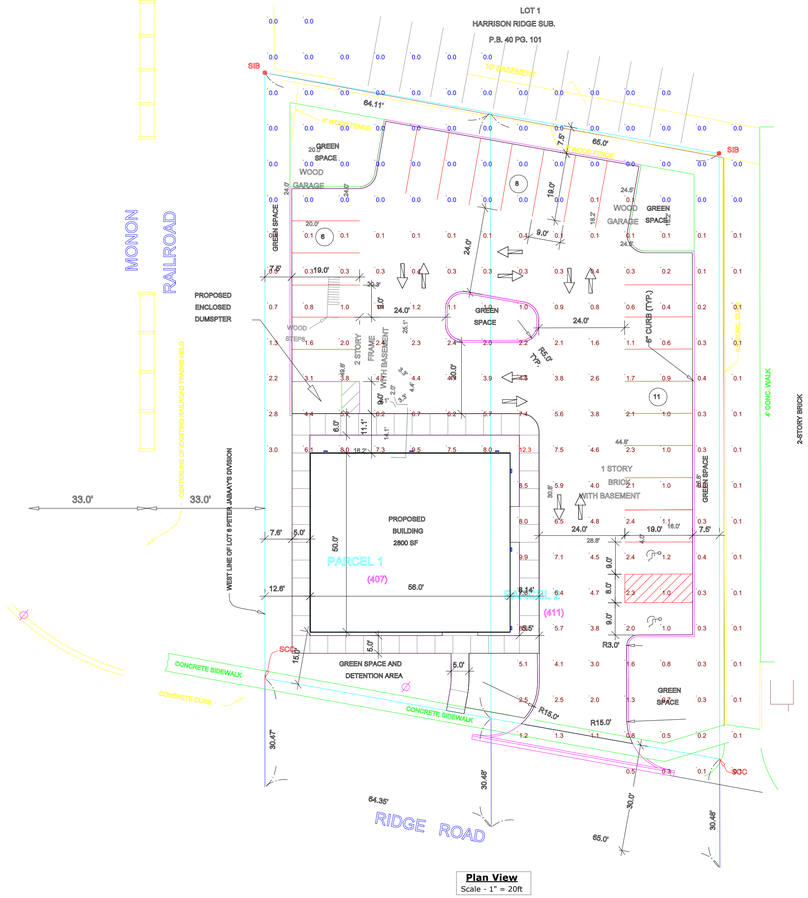
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
▭	W	6	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_20C_1000_40K_T4M_MVOLT.ies	7420	0.95	73.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	12.3 fc	0.0 fc	N/A	N/A

Luminaire Locations

	Location					
No.	Label	X	Y	MH	Orientation	Tilt
1	W	9.25	56.50	12.00	0.00	0.00
2	W	33.25	56.50	12.00	0.00	0.00
3	W	57.25	56.50	12.00	0.00	0.00
4	W	61.25	51.00	12.00	90.00	0.00
5	W	61.25	29.00	12.00	90.00	0.00
6	W	61.25	7.00	12.00	90.00	0.00

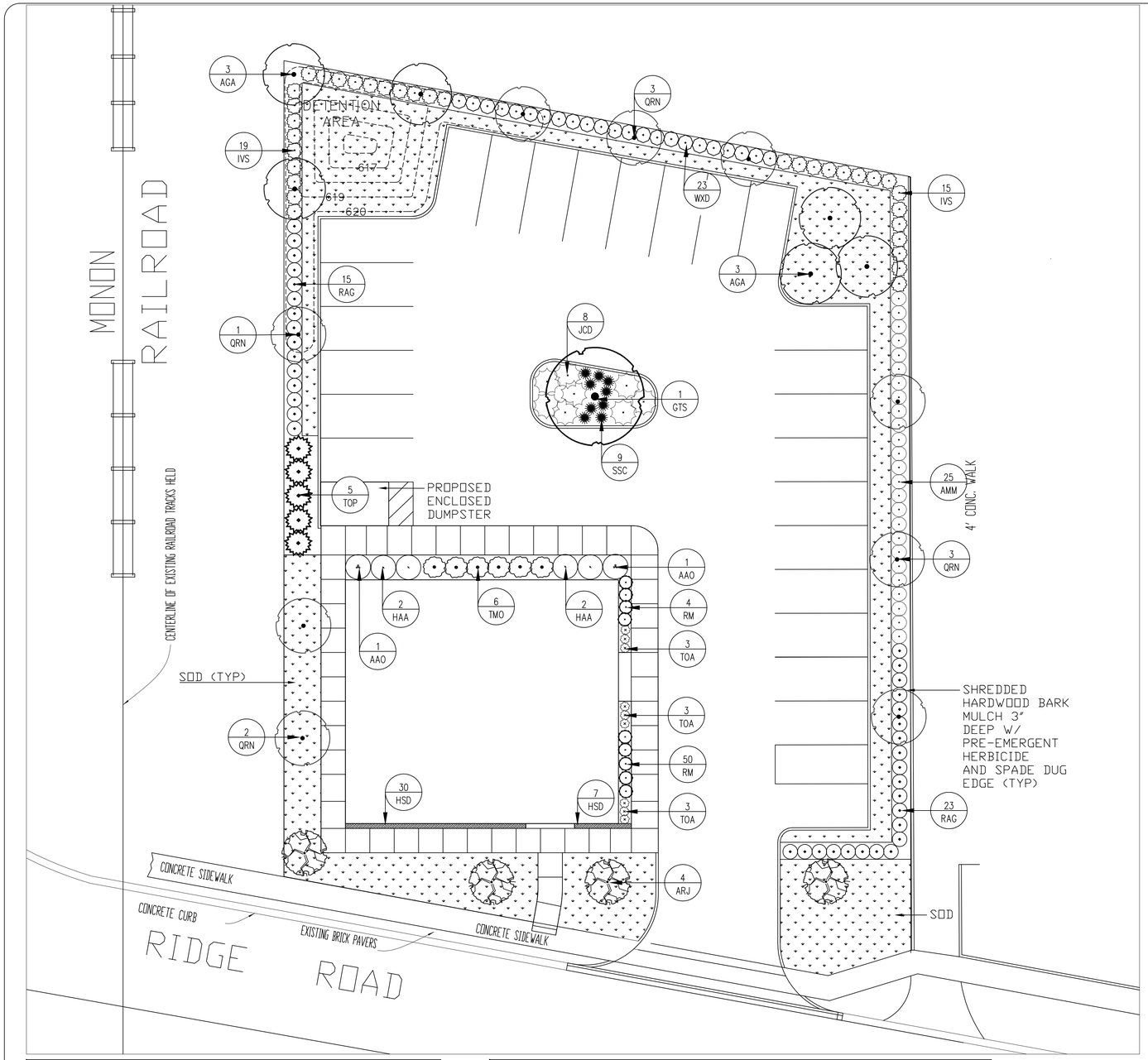


Plan View
Scale - 1" = 20ft

KSA LIGHTING & CONTROLS

407 RIDGE ROAD
MUNSTER, IN

Designer	
D. MIROW	
Date	
11/22/2019	
Scale	
Scale as shown	
Drawing No.	
Summary	



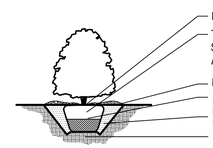
PLANT LIST

Symbol	Botanical Name	Common Name	Size
Trees			
AAO	Amelanchier alnifolia 'Obelisk'	Standing Ovation Serviceberry	#5
AGA	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5-6' MS
ARJ	Acer rubrum 'JFS-KW78'	Armstron Gold Maple	2"
GTIS	Gleditsia triacanthos 'Suncole'	Sunburst Honeylocust	2"
NSN	Nyssa sylvatica 'NSUHH'	Green Gable Blackgum	2"
TOP	Thuja occidentalis 'Pyramidal'	Pyrimidal Arborvitae	6'
QRN	Quercus x warei 'Nadler'	Kindred Spirit Oak	2"
Shrubs			
AMM	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	#3
WXD	Weigela 'Dark Horse'	Dark Horse Weigela	#3
TOA	Thuja occidentalis 'Anna Van Vloten'	Anna's Magic Ball Arborvitae	#2
RAG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	#3
IVS	Itea viginica 'Sprich'	Little Henry Sweetspire	#3
RM	Rosa 'Meidrifora'	Coral Drift Rose	#3
JCD	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	#3
TMD	Taxus x media 'Densiformis'	Dense Yew	#3
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5
Perennial			
SSC	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#1
HSD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1

Landscape Requirements

Calculations	Total Linear Feet (LF) or Square Feet (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Interior Landscaping					
1 Tree/125 SF	1,135.59 SF	16-20	20		
Parkway					
1 Tree/30 LF	129.31 LF	4	4		
Buffer Zone	N/A				
Parking Lot					
Continuous Screening Hedge Required Around Perimeter of Parking Lot- Provided					

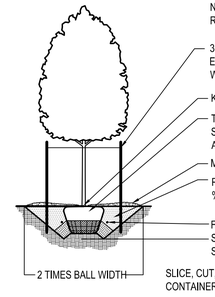
LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE TWO TIMES THE WIDTH OF THE ROOT BALL. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH OR SLIGHTLY HIGHER THAN FINISH GRADE DEPENDING ON EXISTING SOIL CONDITIONS. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING BEDS, SEE PLANS FOR BED LAYOUTS.



SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

1 SHRUB PLANTING DETAIL
NOT TO SCALE

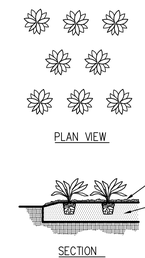
LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE Two TIMES THE WIDTH OF THE ROOT BALL. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH OR SLIGHTLYI HIGHER THAN FINISH GRADE DEPENDING ON EXISTING SOIL CONDITIONS. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.



SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

2 DECIDUOUS & EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. AMEND PLANTING BED SOIL WITH COMPOST PRIOR TO PLANT INSTALLATION. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL AND GROUNDCOVER BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS.



SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

3 PERENNIAL, GROUNDCOVER, AND ANNUAL PLANTING DETAIL
NOT TO SCALE

NORTH
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

HOLEY MOLEY SAYS
"DIG SAFELY"



"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
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.

This Drawing and Design is the Property of Hubinger Landscaping Corp. and is not to be reproduced or used without the permission of Hubinger Landscaping Corp.

Notes:

Landscape Beds, Stand alone trees and Perennial Areas to have Shredded Hardwood Bark Mulch 3" Deep w/ Pre-emergent herbicide and have spade dug edge.

All Lawn Areas to have Sod.

	Revisions:	1/7/2020

HUBINGER
Landscaping
Corp.
210 East 113th Avenue
Crown Point, Indiana
Phone: 219-662-9911
www.hubingers.com

407 RIDGE ROAD
MUNSTER, IN

Drawn By:	LBK/AVT	L1.0
Date:	11/27/19	
Scale:	1:20	