



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: January 12, 2021

Agenda Item: PC Docket No. 20-009

Hearing: **PUBLIC HEARING**

Application Type: **DEVELOPMENT PLAN**

Summary: Guy Costanza/GM Contracting requesting approval of a development plan for a commercial development 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: Approve Development Plan

Additional Actions Required: Findings of Fact
Approval of Final Plat

Staff Recommendation: **Table**

Attachments: Project narrative drafted by Donald C. Torrenga dated 11.25.2020
Ridge Café Addition plan set prepared by Torrenga
Engineering revised 01.06.2021
Ridge Café Addition Preliminary plat revised 01.06.2021
Plat of survey prepared by Torrenga Surveying LLC dated 12.08.2008
Landscape plan prepared by Torrenga Engineering dated 01.06.2021
Photometric plan prepared by KSA Lighting and Controls dated 01.08.2021



Guy Costanza/GM Contracting has requested approval of a development plan to construct an approximately 2500 sf commercial building with parking lot at 407-411 Ridge Road. The subject property is approximately 0.495 acres. The development plan approval is the process by which the Plan Commission reviews a project to determine whether it complies with the standards of the Munster Zoning Ordinance.

A development plan requires a public hearing before the Plan Commission. No preliminary hearing is required.

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The application was formally withdrawn on July 29, 2020.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:

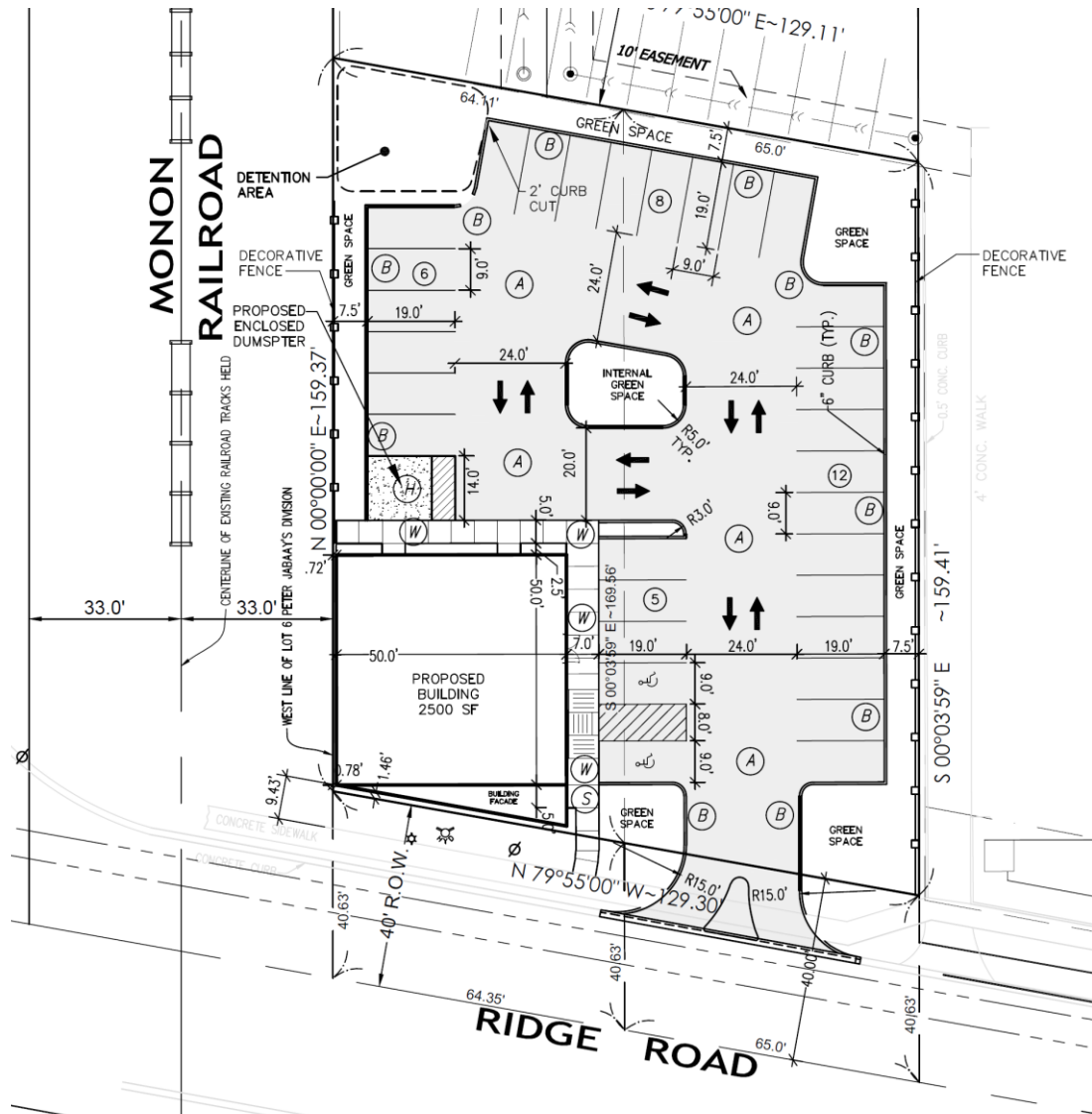
CODE CITATION	REQUIRED	PROPOSED
OFF STREET PARKING Sec. 26-931 (13) Restaurants dispensing food and/or beverages for consumption on the premises: One space for each 2.5 seats or five spaces for each 300 square feet of floor area, whichever is greater	42 parking spaces	31 parking spaces
SETBACK Sec. 26-602 (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 property 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.

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.



Staff notes that the following required exhibits had not been submitted at the time of the writing of this memo:

1. Detailed landscaping plan

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org

2. Revised architectural renderings
3. Building material samples

The following analysis is based on the exhibits that were submitted to the Town on January 7, 2021:

CD-5 District Standards

This project is in the CD-5 Urban Center Character and is subject to the following development standards of that district. Because revised architectural rendering have not been submitted, staff did not include the architectural standards, e.g. building materials, window alignment, etc. in the table below.

Standard	Requirement	Proposed	Compliant
Front setback	0'-15'	0'	Y
Side setback	0'-24'	77'	N
Rear setback minimum	3'	Approx. 98'	Y
Frontage buildout	80%	Approx. 39%	N
Entrances	Front Façade	East side of building	N
Location of building	Parallel to ROW	Parallel to ROW	Y
Off-Street parking location	3rd lot layer only	2nd lot layer	N
Off-Street parking surface	Asphalt, concrete or other hard surface	Asphalt	Y
Driveway/vehicular entrance width maximum	24'	24'	Y
Trash receptacle/Dumpster	Enclosure constructed of same building materials as building	Enclosure - no detail	Unknown
Loading, Storage, Utility Box & Service Meter	3rd lot layer only	Unknown	Unknown
HVAC Equipment, Utility, Service and Mechanical Equipment	3rd lot layer only or 2nd lot layer if screened	Unknown	Unknown
Street screen location	Coplanar with façade	Coplanar with façade	Y
Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/ Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Various screens	Various	Y/N
Rooftop Antennas and HVAC, Mechanical and other Equipment Screening	Screened from frontage by building	Unknown	Unknown

Landscape Standards

Standard	Requirement	Proposed	Compliant
Parking screen	3'-3.5' coplanar with façade	3'-3.5' coplanar with façade	Y
Landscape Islands	Interior rows terminated in islands	1 substandard island	N
Landscape Islands	1 island / 10 spaces: 3 required	4 provided	Y
Landscape Islands Design	Equal to parking spaces	3 equal, 1 substandard	N
Landscape Islands Design	1 shade tree per island	3 compliant / 1 not	N
Buffer	5' landscape buffer adjacent to alley	7.7' buffer	Y
Trees	1 per 2000 sf of parking area	Unknown	Unknown
Trees	All parking spaces within 72' of a tree	Unknown	Unknown

Lighting Standards

Standard	Requirement	Proposed	Compliant
Light level at property lines	1.0-2.0 fc	0-6.6 fc	N
Lighting fixtures	colonial, coach, or acorn head	off-road	N
Lighting standards	fiberglass, aluminum, octagonal concrete, fluted concrete	Unknown	Unknown
Lighting standards maximum height	20'	20'	Y
Illumination in parking lot	Minimum 1 fc	Avg. 1.9 fc	Y
Color temperature maximum	3000K	4000K	N
Lighting fixtures	Fully cut off or fully shielded	Fully cut off	Y

The following comments were included in the Plan Commission staff report addressing the preliminary plat and are applicable to the Development Plan:

1. Detention provided through parking storage and/or underground storage rather than a traditional detention pond.
2. Receive approval of plans from the Munster Town Engineer.
3. 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.
4. 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.
5. Include required streetscape improvements: planter strip or planter well, thoroughfare trees.

RECOMMENDATION

The Plan Commission may wish to consider the following motion:

Motion to table PC Docket No. 20-009.

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,

A handwritten signature in black ink, reading "Donald C. Torrenga". The signature is fluid and cursive, with the first name "Donald" and last name "Torrenga" clearly legible.

Donald C. Torrenga, PE
Torrenga Engineering, Inc.

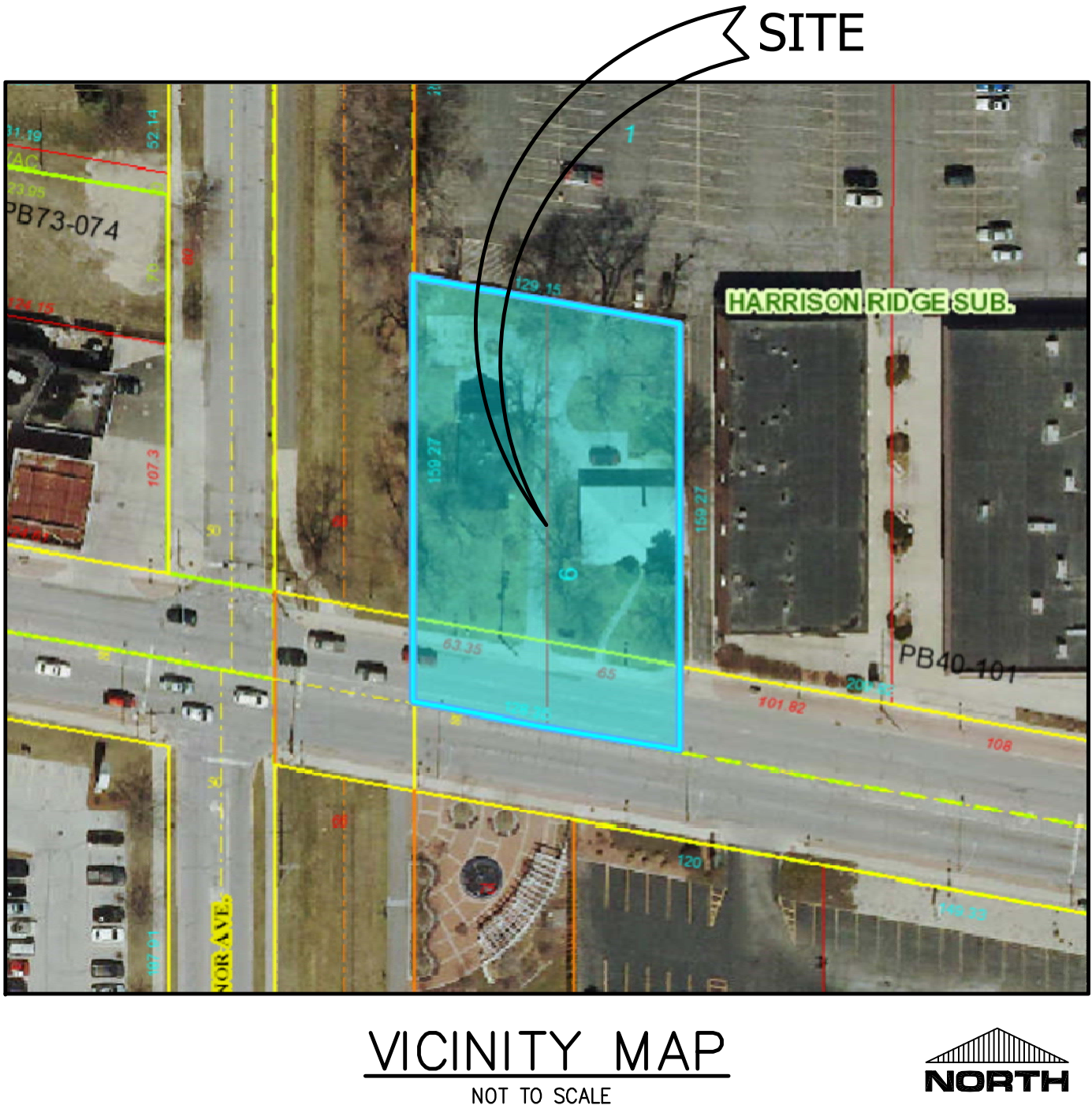
RIDGE CAFE ADDITION

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.



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



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

Date and Revisions:

NO.	DATE	DESCRIPTION	BY
5	01-06-2021	STORM SEWER REVISIONS	RAT/DCT
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

DRAWING SET PROGRESS:

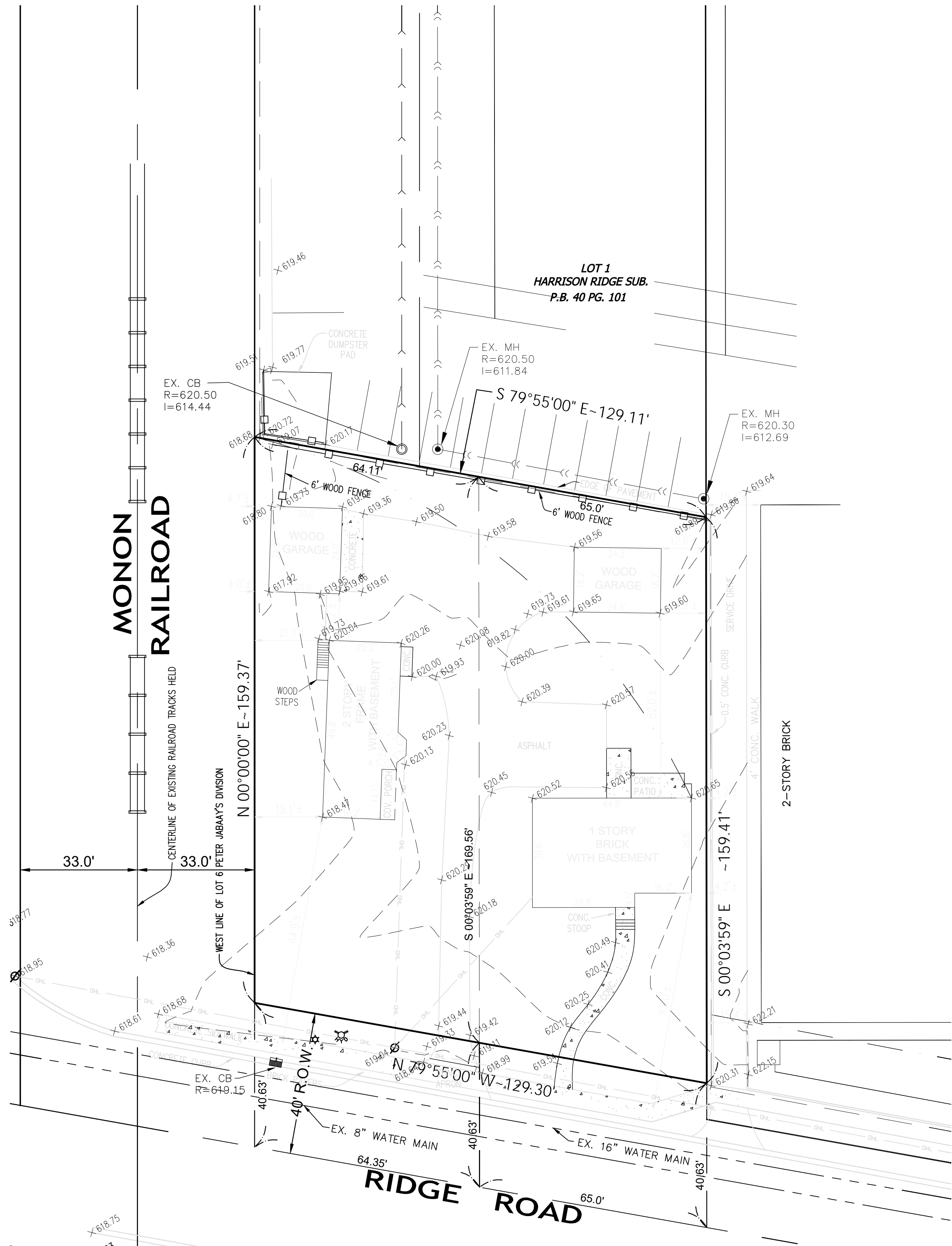
☒ ENGINEERING PLAN
- FOR REVIEW / APPROVAL

☐ FINAL ENGINEERING
- FOR CONSTRUCTION

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



Donald C. Torrenga



- NOTES:
- TOTAL SITE AREA = 0.495± ACRES (21,579± S.F.)
 - 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.
 - DEVELOPER:
G.M. CONTRACTING
1001 PERTSHIRE LANE
DYER, IN 46311
 - ALL VERTICAL DATUM IS BASED ON NAVD88.
 - HYDROLOGIC UNIT CODES: 07120003030060 - LITTLE CALUMET RIVER - INDIANA/ILLINOIS LINE
 - LOCATION:
LATITUDE - 41°33'46" N
LONGITUDE - 87°31'05" W
 - CURRENT ZONING: CD-5 URBAN CENTER

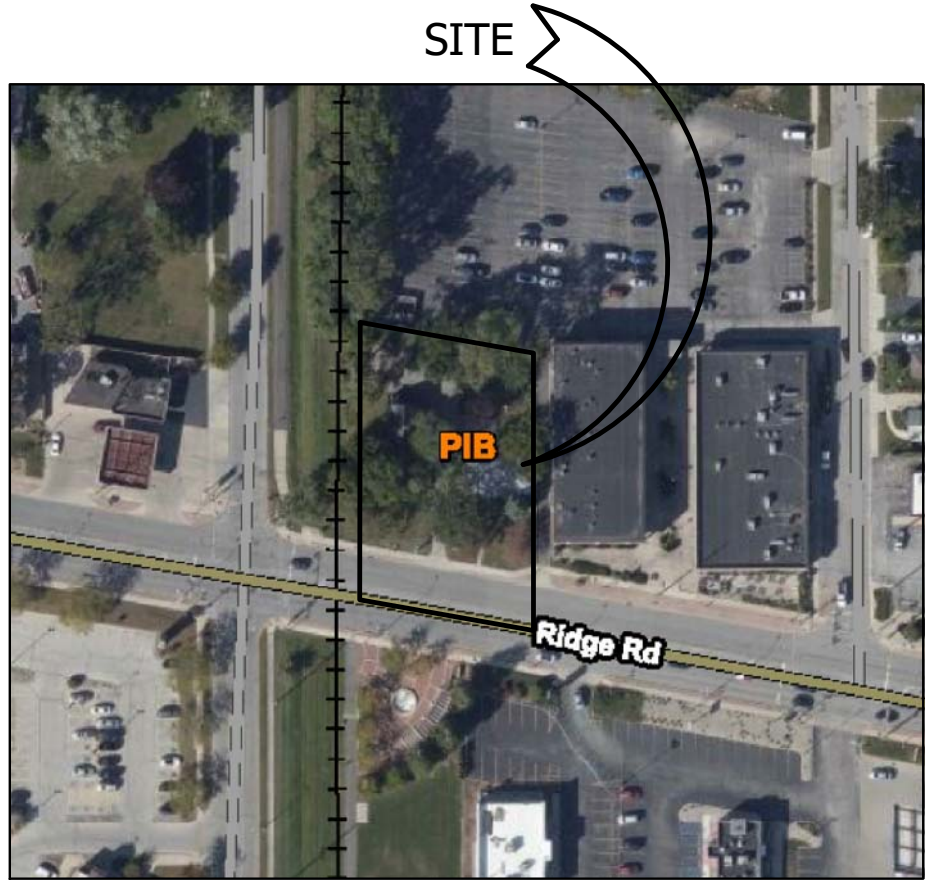
LEGEND:

- EXISTING
- ⊗ WATER MAIN SHUT OFF
 - ⊗ WATER HYDRANT
 - CATCH BASIN
 - MANHOLE
 - + 000.00 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



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)

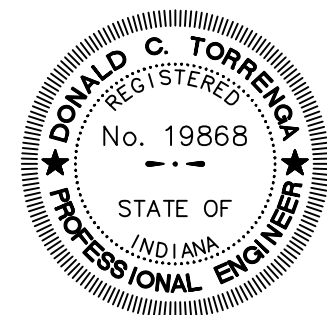
Soil Survey Area: Lake County, Indiana
Survey Area Data: Version 22, Sep. 16, 2019
Date aerial images were photographed: Aug 28, 2019
-Oct 9, 2019

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



VICINITY MAP

NOT TO SCALE



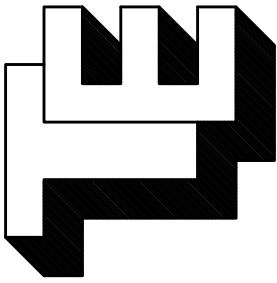
Donald C. Torrenza



NORTH



(IN FEET)
1 inch = 20 ft.



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

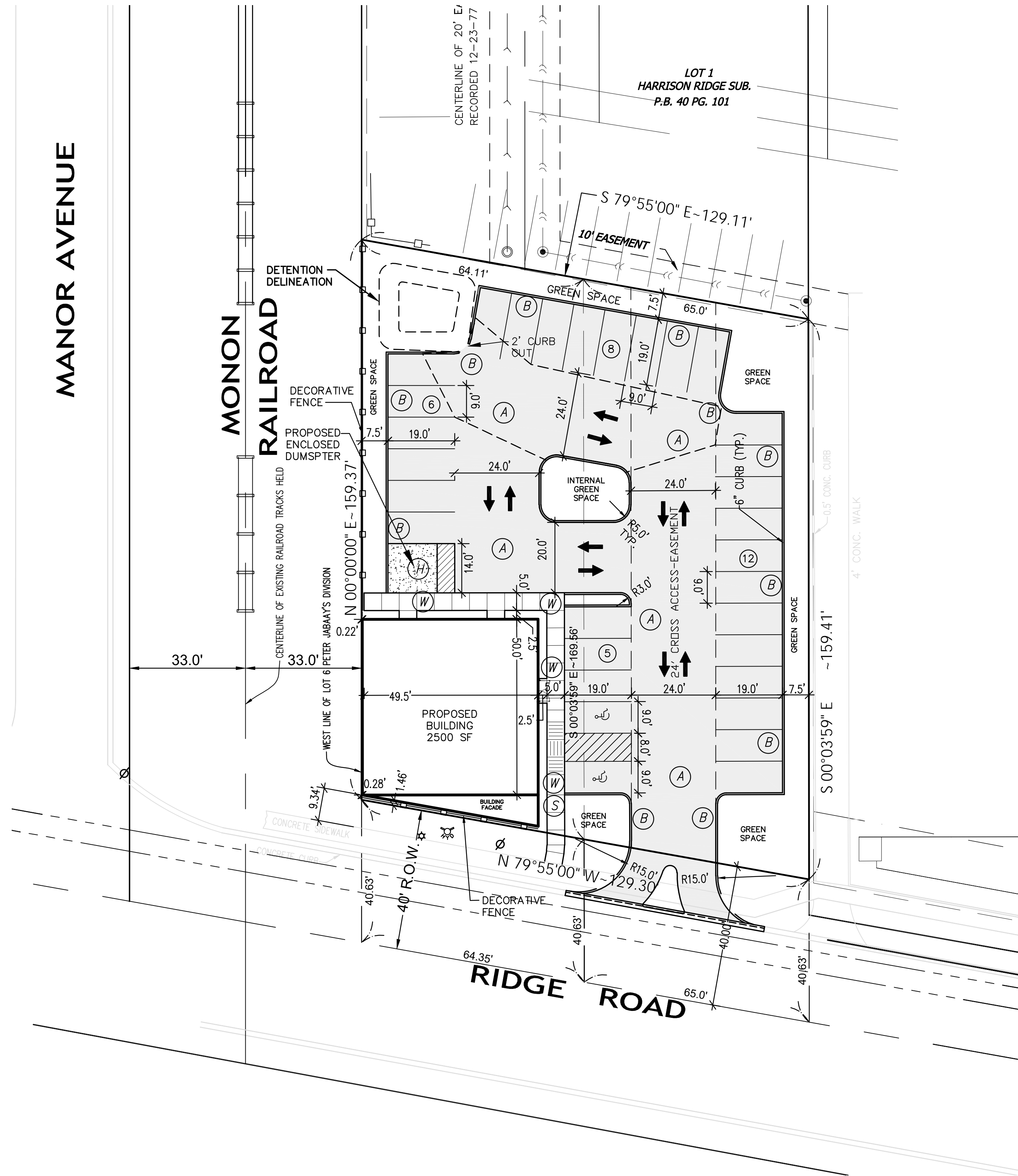
RIDGE CAFE ADDITION
MUNSTER, INDIANA

EXISTING TOPOGRAPHY AND UTILITIES

CLIENT: G.M. Contracting 1001 Perthshire Lane Dyer, IN 46311	REVISIONS: DATE: 11-27-2019
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JOB NO: 2019-5034	SCALE: 1"=20'
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SHEET
C-1.0



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

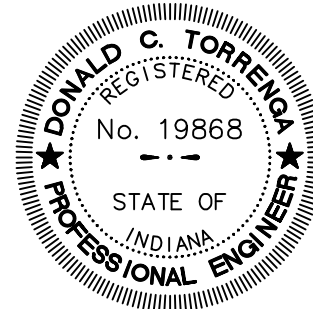
NOTES:

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

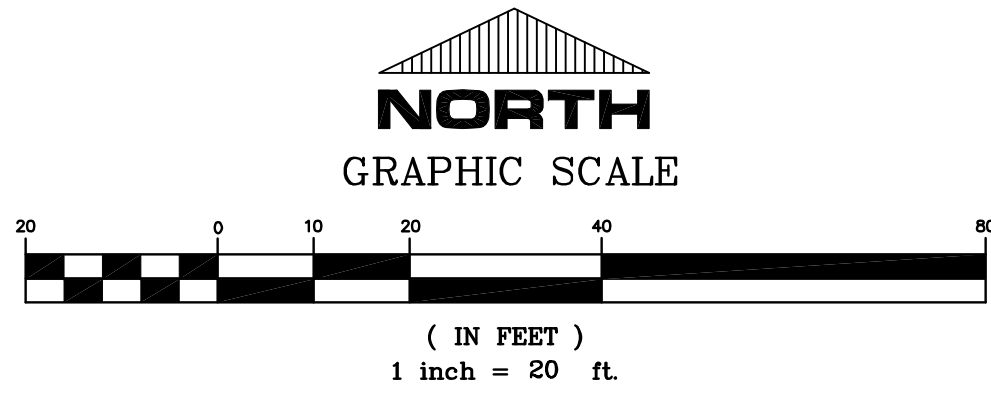
PARKING REQUIRED = 5 SPACES PER 300 SF
2500 SF / 300 SF = 8.3
8.3 * 5 = 41.5 SPACES = 42 SPACES

PARKING SPACES PROVIDED = 31 SPACES*

* VARIANCE HAS BEEN AQUIRED



Donald C. Torrenga



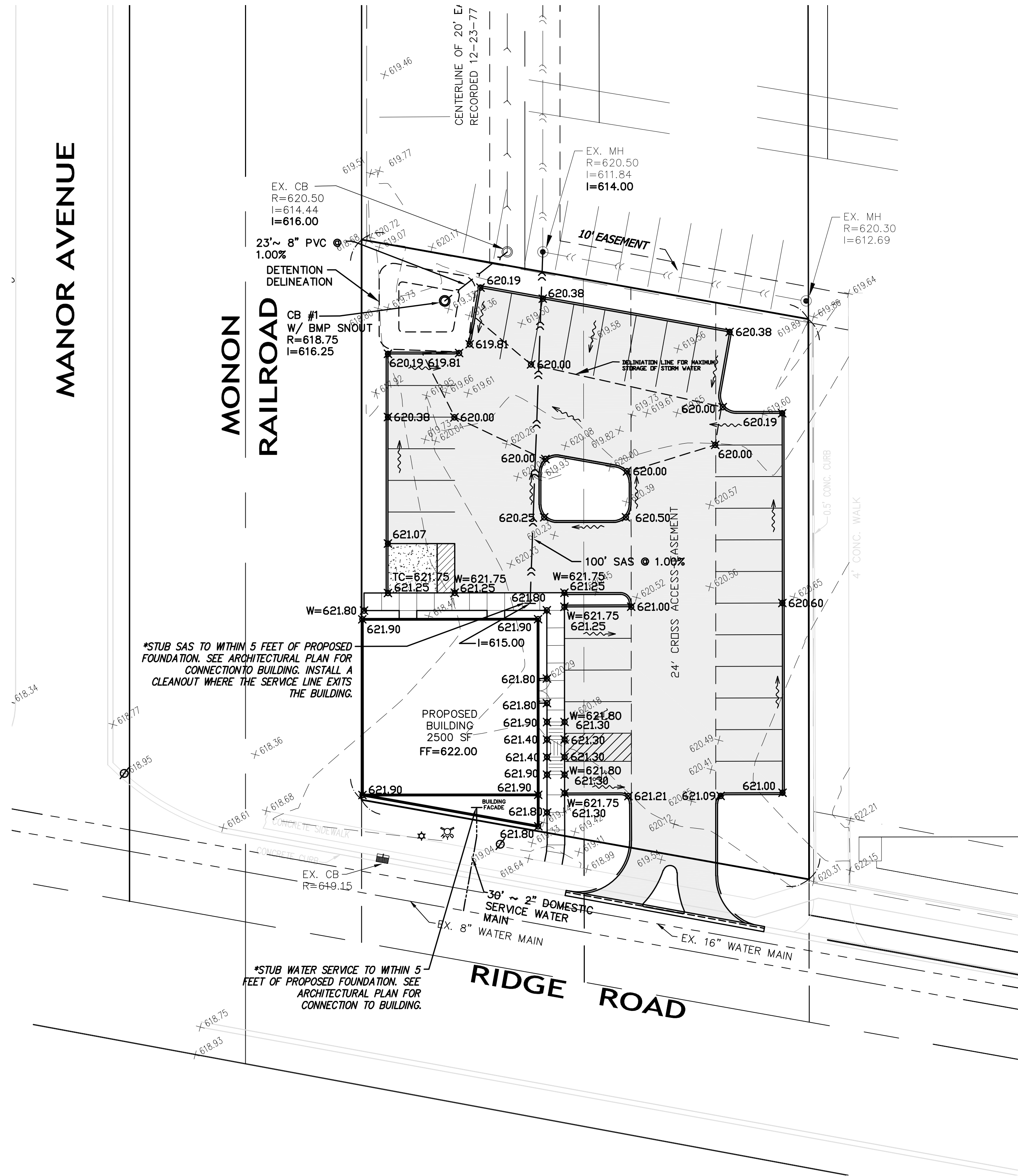
TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenga.com

RIDGE CAFE ADDITION
MUNSTER, INDIANA
SITE PLAN

CLIENT: G.M. Contracting 1001 Perthshire Lane Dyer, IN 46511	REVISIONS: 01-06-2020 11-25-2020 04-10-2020 03-17-2020	DATE: 02-18-2020
JOB NO: 2019-5034	SCALE: 1"=20'	

SHEET
C-2.0

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

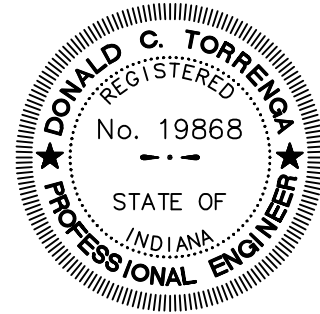


- NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS IN THE CONSTRUCTION DRAWINGS.
 2. A MINIMUM 8'-ft SEPARATION MUST BE MAINTAINED BETWEEN 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.

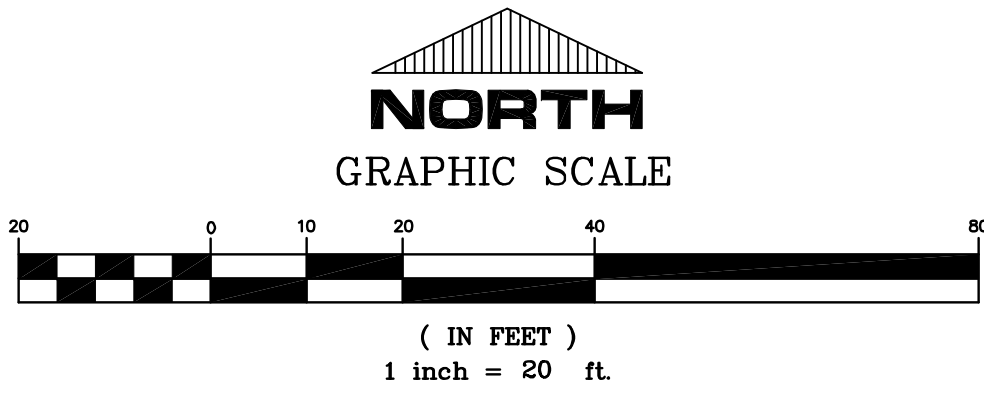
LEGEND:

PROPOSED

- GRADE
- DRAINAGE FLOW
- B-BOX
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- TOP OF SIDEWALK



Donald C. Torrenge



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

**RIDGE CAFE ADDITION
MUNSTER, INDIANA**

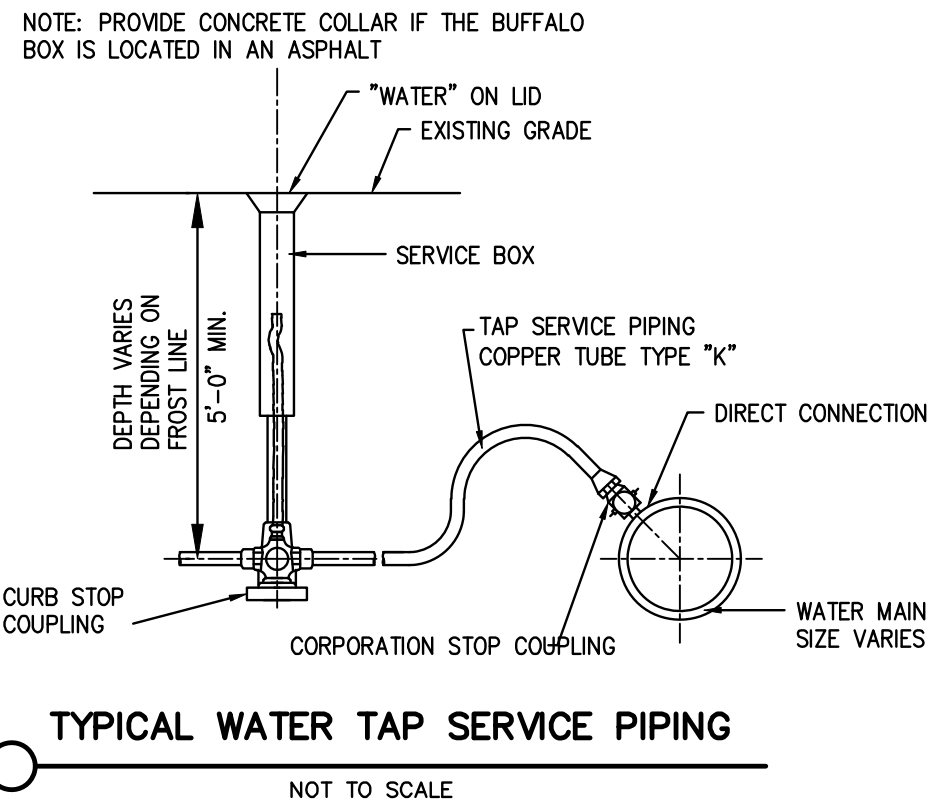
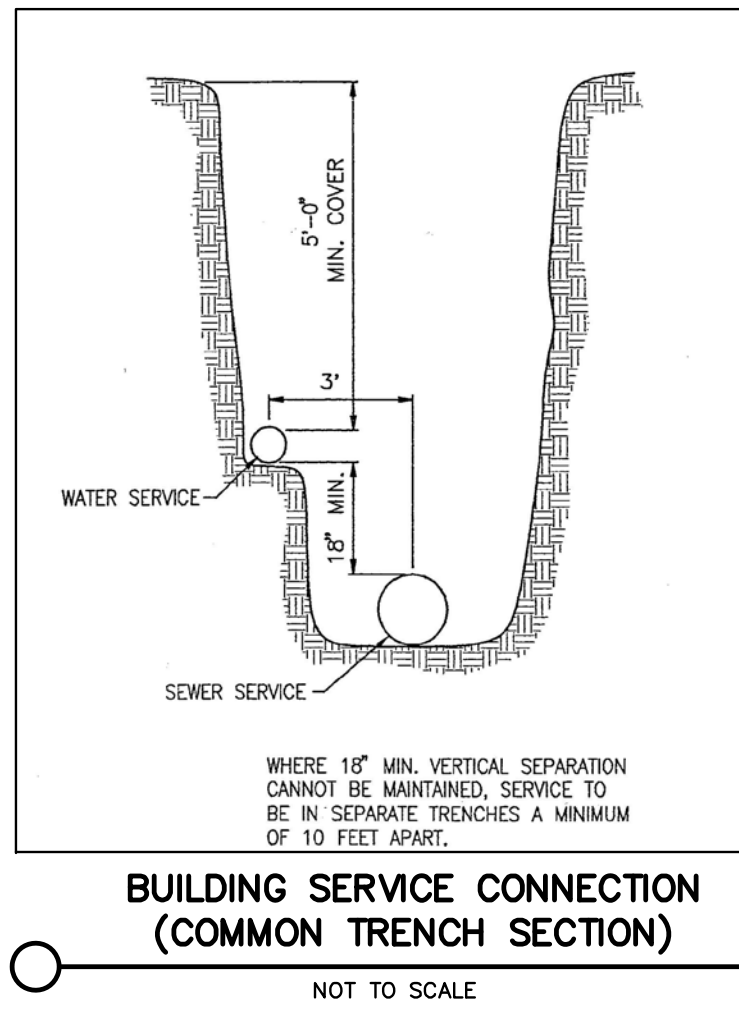
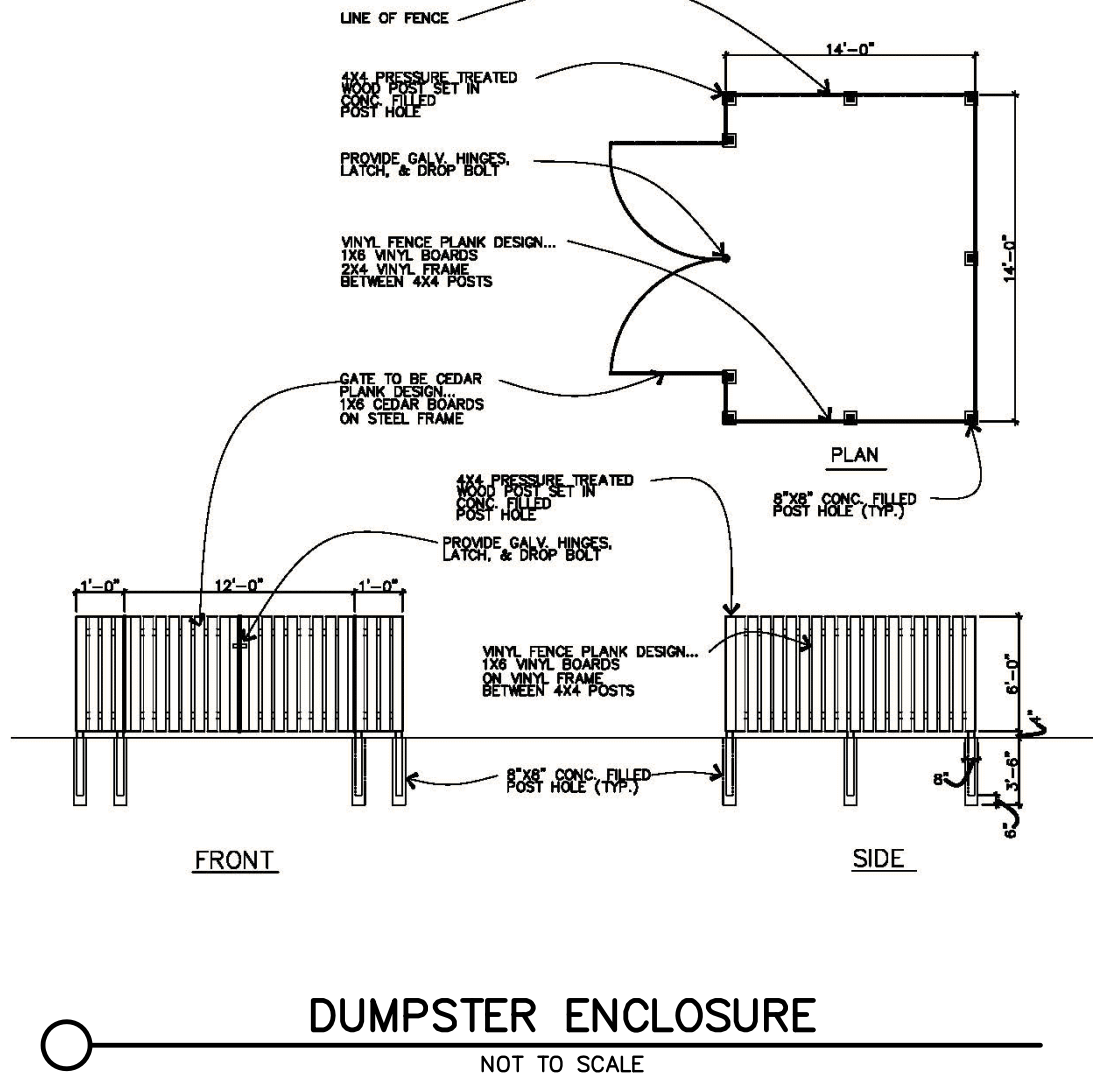
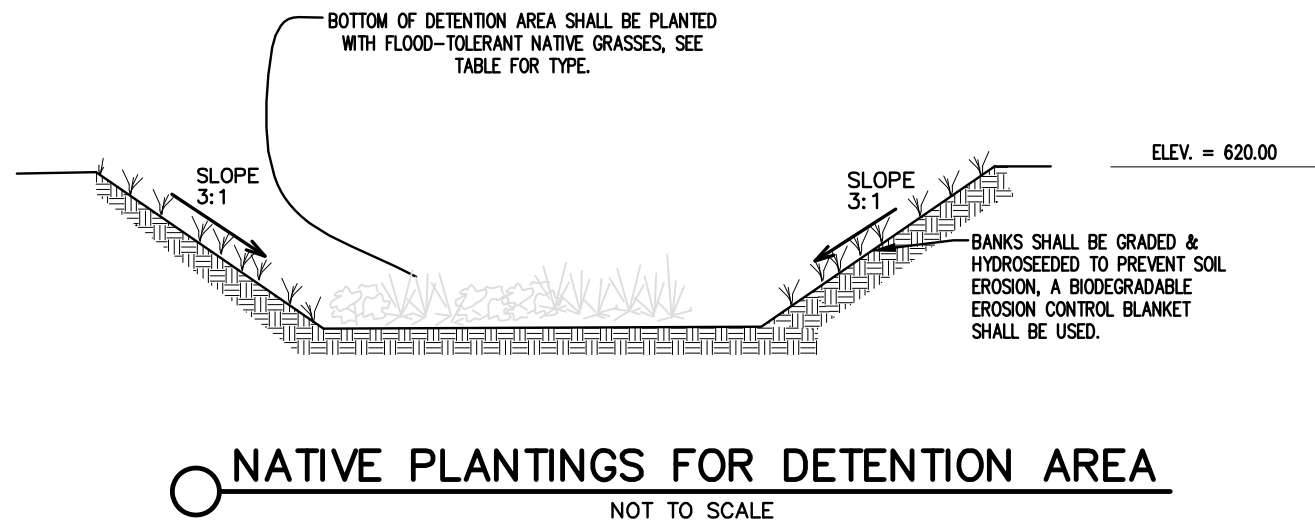
GRADING AND UTILITIES

CLIENT: G.M Contracting 1001 Perthshire Lane Dyer, IN 46511	REVISIONS: DATE: 02-18-2020
JOB NO: 2019-5034	SCALE: 1"=20'

**SHEET
C-3.0**

FILE NO: 2019-5034 407-411 Ridge Rd Munster.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 heterolepis	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		



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 C11). 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 completed 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.

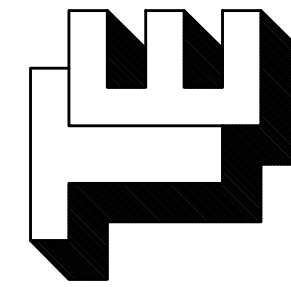
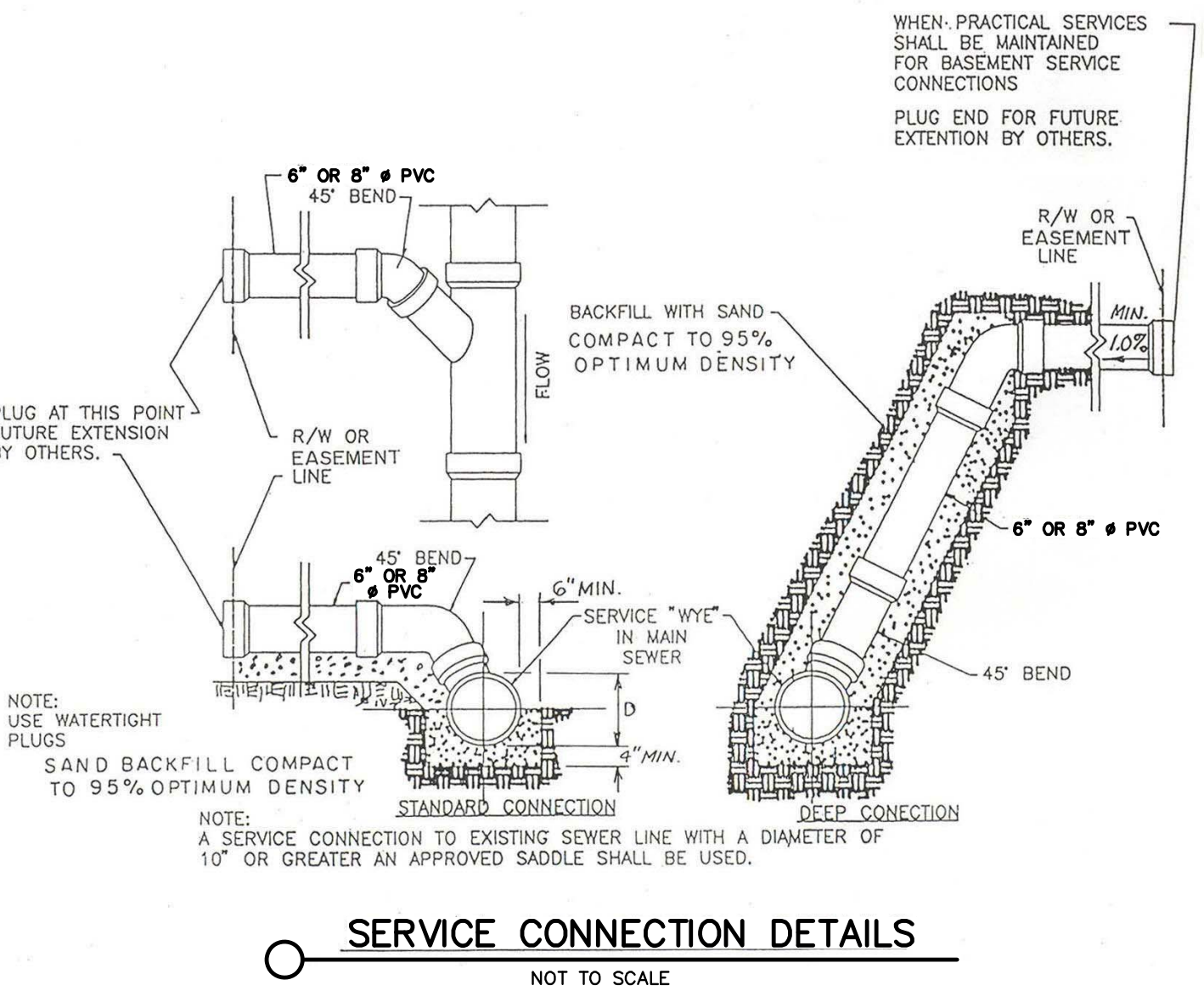
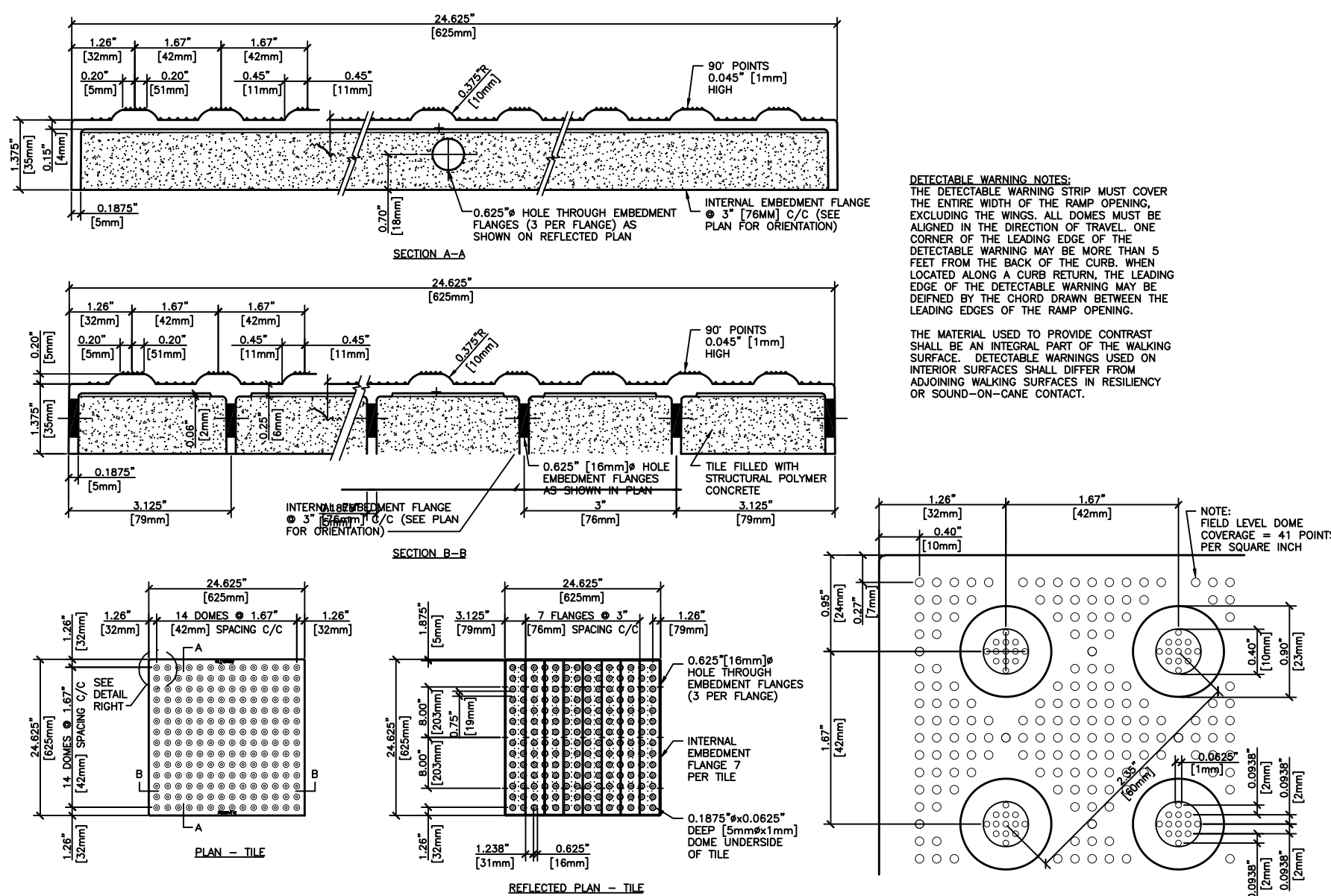
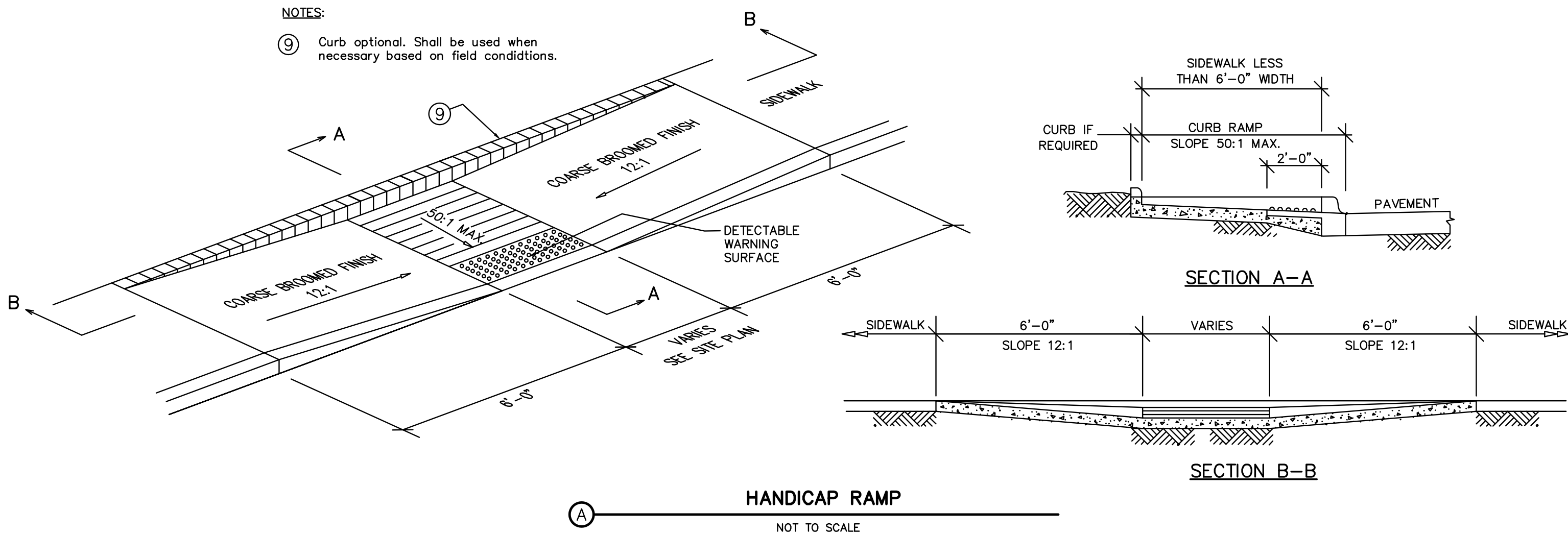
6. Care should be taken in parkway areas to assure compaction acceptable for the future stability of driveways and sidewalks. While special backfill material is not required, it shall be the responsibility of the Contractor to protect against substantial future settlement of backfilled areas. The contractor 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.

NOTES:

- ⑨ Curb optional. Shall be used when necessary based on field conditions.



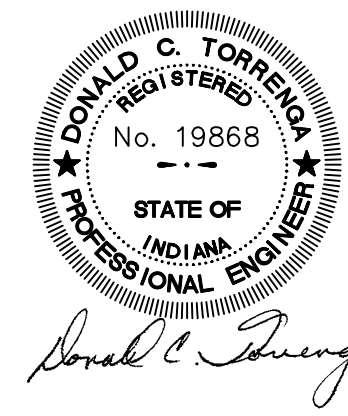
TORRENGE ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenge.com

RIDGE CAFE ADDITION
MUNSTER, LAKE COUNTY, INDIANA
DETAILS AND SPECIFICATIONS

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

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46511
JOB NO: 2019-5034
SCALE: NONE

SHEET
C-4.1



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

MANOR AVENUE

MONON RAILROAD

RIDGE ROAD

SWPPP LEGEND:

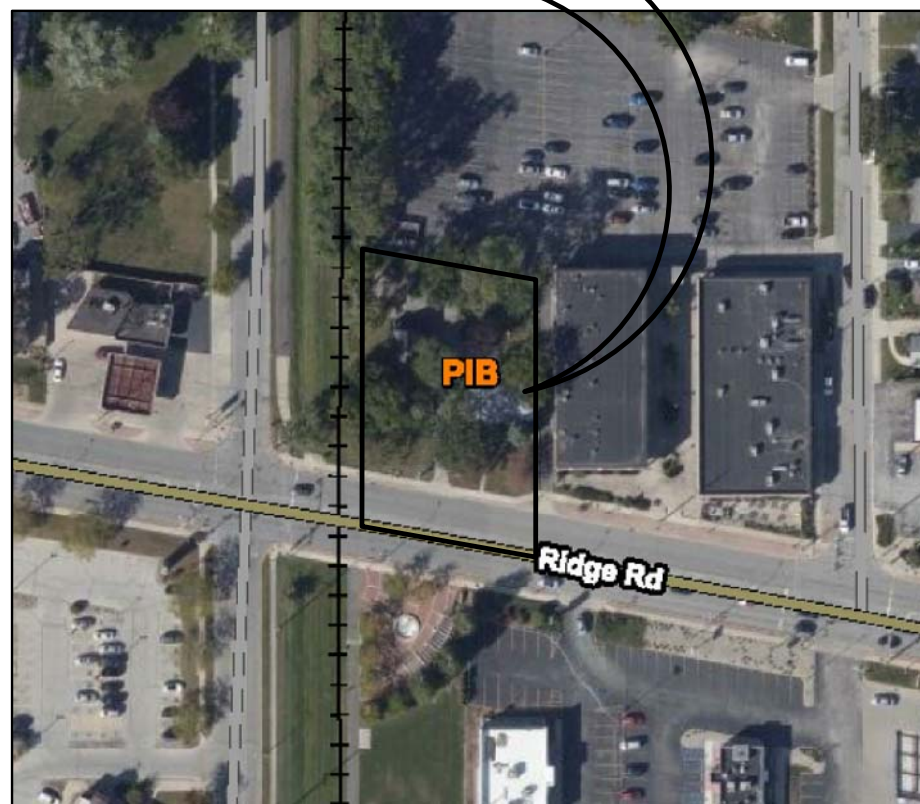
- TEMPORARY ENTRANCE/EXIT (GRAVEL OR MAT)
- SOIL STOCK PILE
- BASKET INLET/CATCH BASIN PROTECTION
- GRADE LIMITS
- SILT FENCE (SEDIMENT FENCE)
- CONCRETE WASH OUT AREA
- TEMPORARY SEEDING
- POSTING (RULE 5 NOI & NOS LETTER AND LOCAL SWPPP PERMIT)
- GRADES (PROPOSED)
- BMP SNOOT

- NOTES:
- FOR POST CONSTRUCTION STORM WATER POLLUTION PREVENTION:
 - ALL TEMPORARY SEEDDED AREAS ARE TO BE PERMANANTLY SEEDDED.



WETLAND MAP

NOT TO SCALE
Source: National Wetlands Inventory



SOIL MAP

NOT TO SCALE

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

Soil Survey Area: Lake County, Indiana
Survey Area Data: Version 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

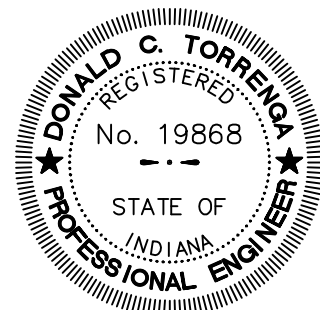
NOT TO SCALE

- GENERAL NOTES:
- 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 1808C0109P, EFFECTIVE DATE JAN. 18, 2012. NO FLOODWAYS OR FLOODPLAINS FRINGS EXIST ON THIS PROPERTY.
 - HYDROLOGIC UNIT CODES: 07120003030060 LITTLE CALUMET RIVER - INDIANA/ILLINOIS LINE
 - 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.
 - THE SITE CONSISTS OF EXISTING HOUSES, PAVED DRIVEWAYS, AND TYPICAL LANDSCAPING FOR RESIDENTIAL AREAS.
 - THERE IS NO PRESENCE OF HYDRIC SOILS ON THIS PROPERTY.
 - 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 1/2 MILE EAST OF THE PROJECT SITE, AND IS CLASSIFIED AS A WATER OF THE U.S., WITH A NWL = 608±.
 - 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.
 - THERE ARE NO SENSITIVE AREAS ASSOCIATED WITH THIS PROPERTY, OR ITS SURROUNDING AREAS.
 - 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.
 - 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 SEEDDED.
 - 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.
 - 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.
 - 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.
 - 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 SEEDDED WITH MEASURES APPROPRIATE FOR THE SEASON.
 - 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.
 - 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.

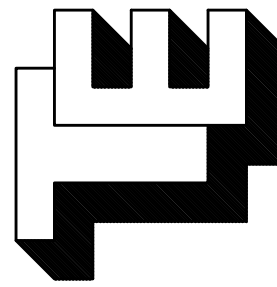
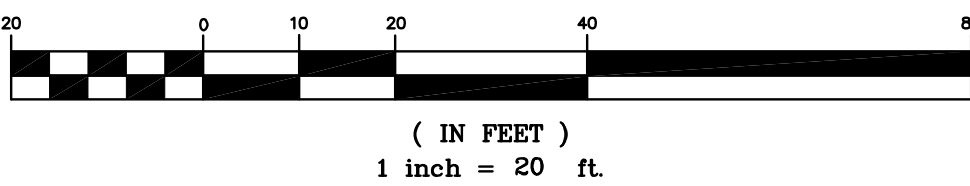
- On site posting of the complete Rule 5 NOI and NOS Letters. Location of the posting and plans shall be made available by the owner contractor.
- Installation of all erosion/sedimentation controls including stabilized construction entrance, silt fences, etc., per the engineering plans.
- Clearing and grubbing.
- Topsoil stockpile surrounded with silt fencing.
- 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.
- 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).
- Regrade and construct parking lot, building pad, and sidewalks.
- Finish grading of all disturbed areas with permanent seeded, mulched, and landscaping, when no additional disturbance is anticipated.
- 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



Donald C. Torrence

NORTH
GRAPHIC SCALE



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RIDGE CAFE ADDITION
MUNSTER, INDIANA

STORMWATER POLLUTION PREVENTION PLAN

CLIENT: G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311
JOB NO: 2019-5034
SCALE: 1"=20'
REVISIONS:
DATE: 02-18-2020

SHEET
C-5.0

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.

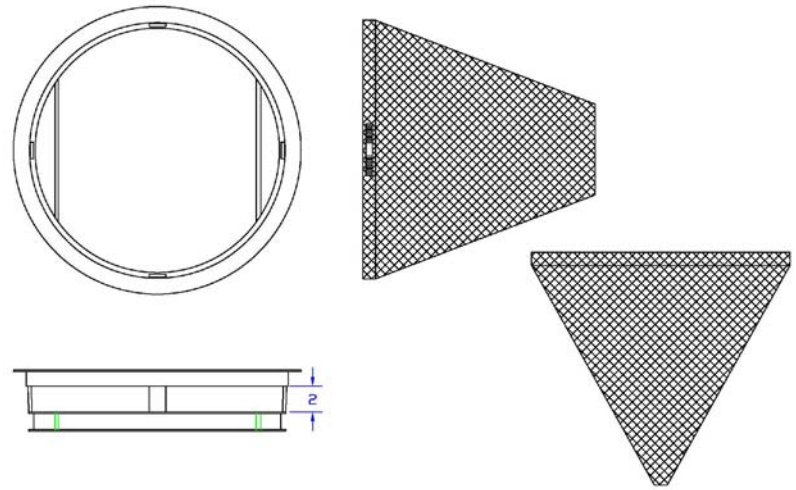
Requirements: Steel Frame with top width-length dimensions such that the basket fits into the inlet and/or catch basin (circular and/or rectangular), and a replaceable Geotextile fabric bag attached with a steel band locking cap that is suspended from the frame, **Catch-all Inlet Protector Hancor Flo-Gard ht 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 1/8"x1/8"x1/8" angle. Base rim fabricated from 1/8"x1/8"x1/8" channel. Handles and suspension brackets fabricated from 1/8"x1/8" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG: Bag fabricated from 4 oz./sqyd. 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.

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

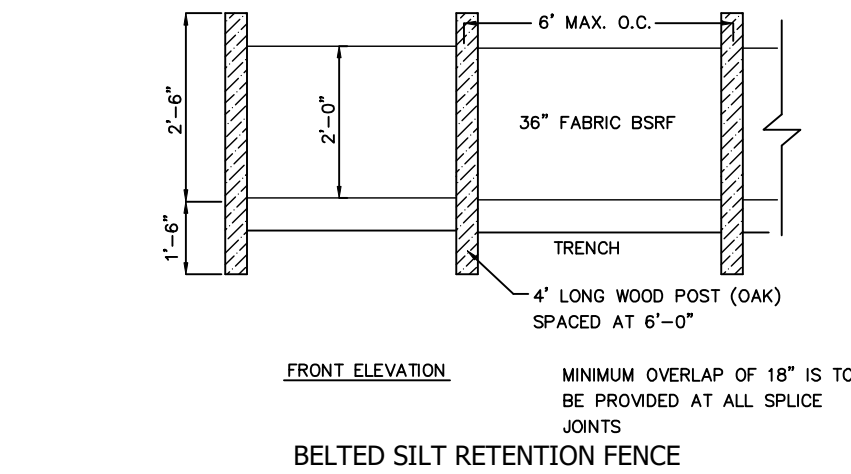
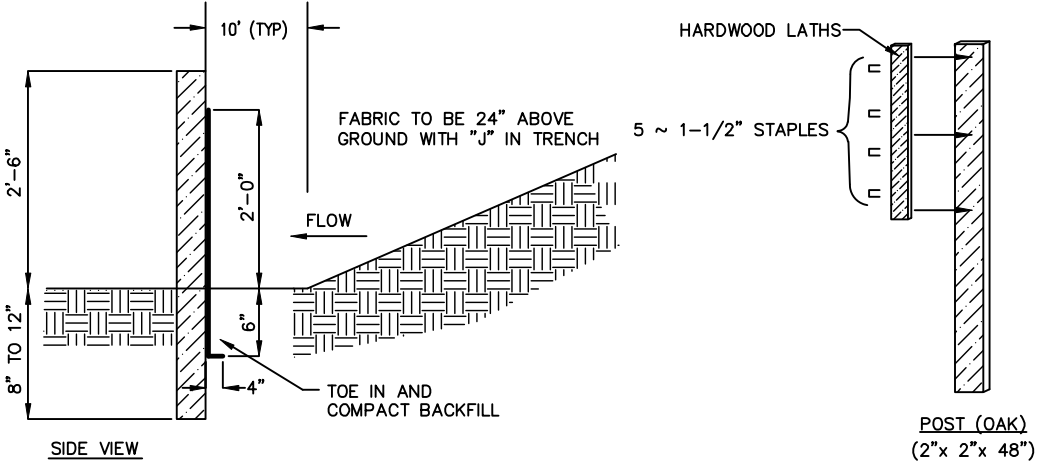
Fence Fabric: Spunbound polyester material with a fiberglass scrim or net sandwiched in between the layers, **SS-700 SiltSaver** or approved equal.

Installation:

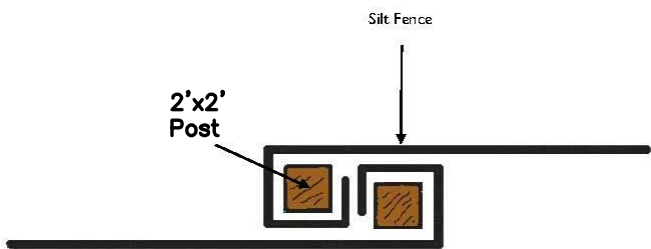
1. Along the entire intended fence line, maintain contour as much as possible, dig a 6" deep flat bottom trench.
2. On the downslope side of the trench, drive the post 8" to 12" into the ground.
3. Run a continuous length of fence fabric along upslope side of posts.
4. Fasten fence fabric to the upslope 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.



FRONT ELEVATION
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:

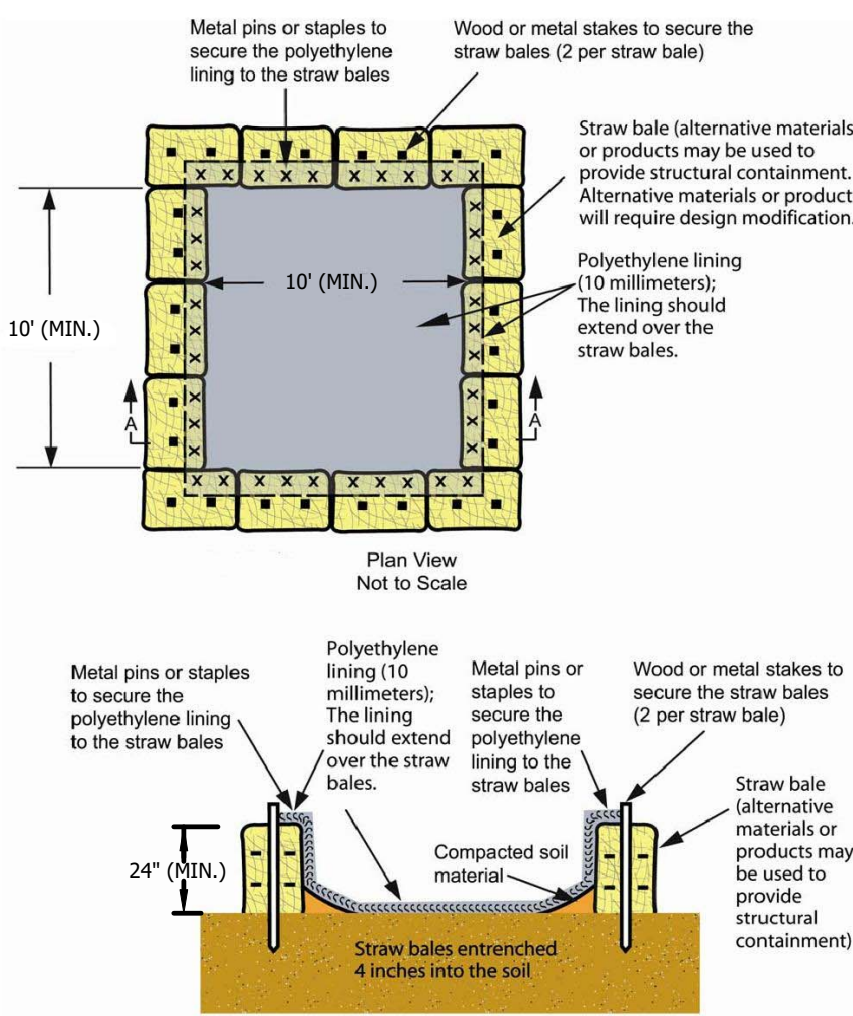
- 1.) Dependent upon the type of system, either excavate the pit or install the containment system.
- 2.) A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
- 3.) Install the polyethylene lining. For excavated 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.

CONCRETE WASHOUT

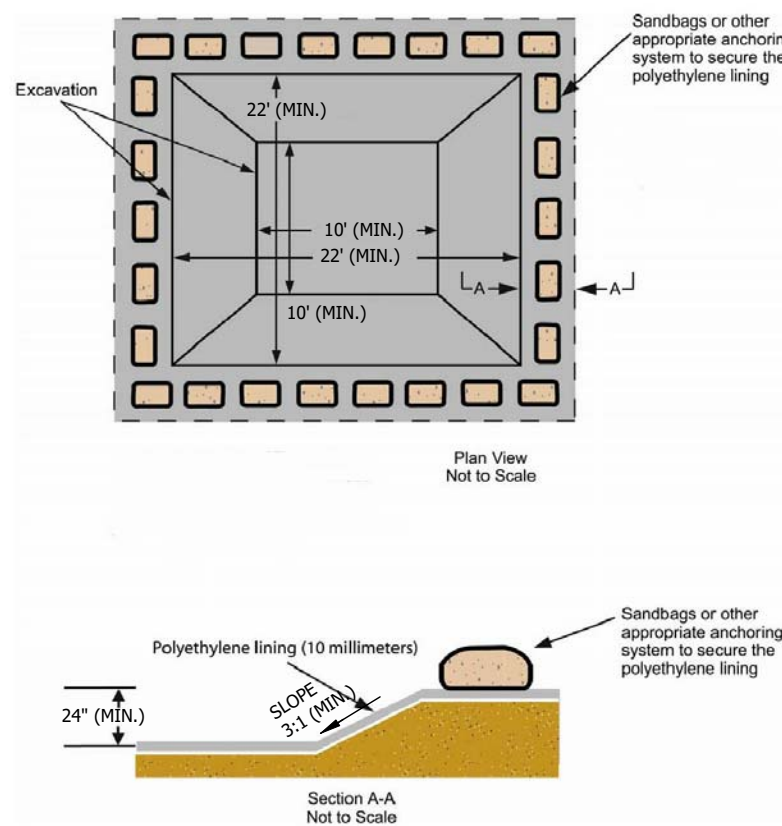
Concrete Washout (Above Grade System) Worksheet



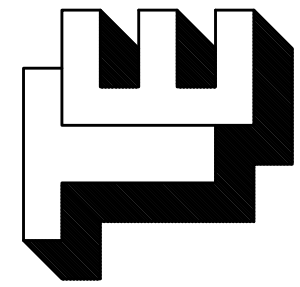
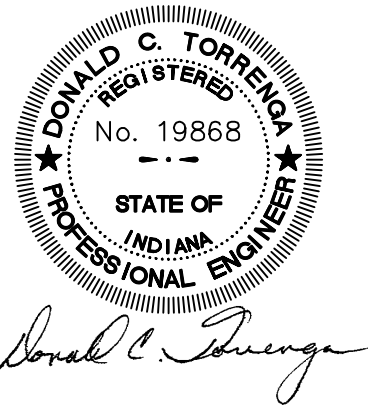
254 Chapter 7 October 2007

CONCRETE WASHOUT

Concrete Washout (Below Grade System) Worksheet



October 2007 Chapter 7 255



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

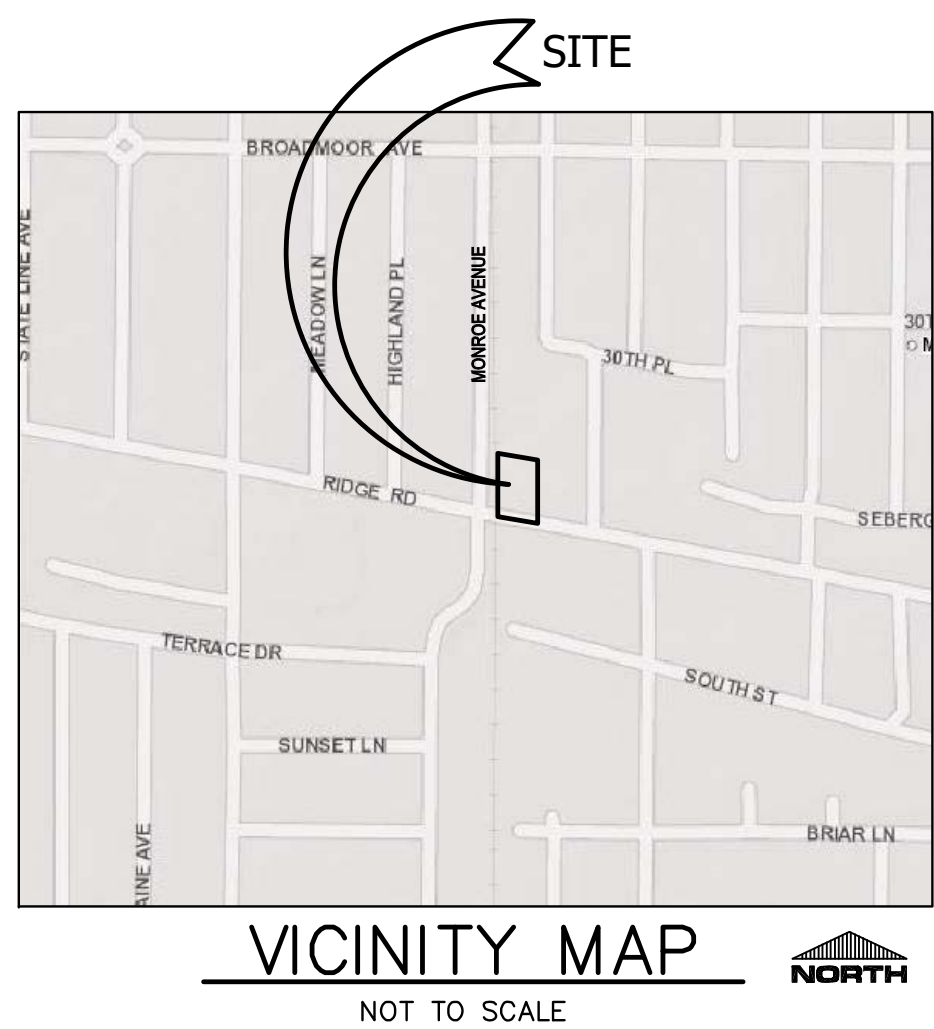
SWPPP DETAILS & SPECIFICATIONS

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

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

JOB NO: 2019-5034
SCALE: NA

SHEET
C-6.1



MANOR AVENUE

**MONON
RAILROAD**

OWNER: NICTD & US TRUST CO
PARCEL NUMBER:
45-06-24-252-001.000-027

LINE OF LOT 6 PETER JABAAY'S DIVISION
100°00'00" E ~ 159.37'

±0.495 Ac.
LOT 1
407 - 411 RIDGE ROAD

LOT 1
HARRISON RIDGE SUB.
(P.B. 40. P. 101)
OWNER: SOUTH SHORE PLAZA LLO
PARCEL NUMBER:
45-06-24-204-003.000-027

RECORDED 12-23-77 IN P.B. 48, PAGE
35 CENTERLINE OF 20' EASEMENT FOR
UTILITIES.

LOT 1
ARRISON RIDGE SUB.
(P.B. 40. P. 101)

OWNER: SOUTH SHORE PLAZA LLC
PARCEL NUMBER:
45-06-24-204-003.000-027

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

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 25

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.

[illegible]

I, the undersigned, Vincent Cryns, do hereby certify that I am the owner of the property herein described and that of my 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.

Vincent Cryns, Owner

[illegible]

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Vincent Cryns, personally known to me to be the same persons who signed the attached certificate and acknowledged to me that he executed the same as his 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

[illegible]

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

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

Chairman: _____

STATE OF INDIANA)
) §
COUNTY OF LAKE)

I, Gary P. Torrence, 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

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 bracing, 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 purposes and to make and alter and to keep in repair and to remove and replace thereon any and all such utility equipment. Any fences, trees, buildings, 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 designated as drainage easements.

ZONING:
CD-5 URBAN CENTER

SUBDIVIDER:
Vincent Cryns
9481 Golfview Drive
Frankfort, IL 60423

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

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

website: www.torrena.com

Tel. No.: (219) 836-8918

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

JOB NO: 2019-5034

SCALE: 1"=20'

SHEET
1 OF 1

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.



GRAPHIC SCALE



(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:

- Ø POWER POLE
- FIP FOUND IRON PIPE
- WOOD FENCE
- FSHB FOUND SQUARE HEAD BOLT
- SIB SET IRON BAR
- ⊥ SCC SET CHISLED 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.

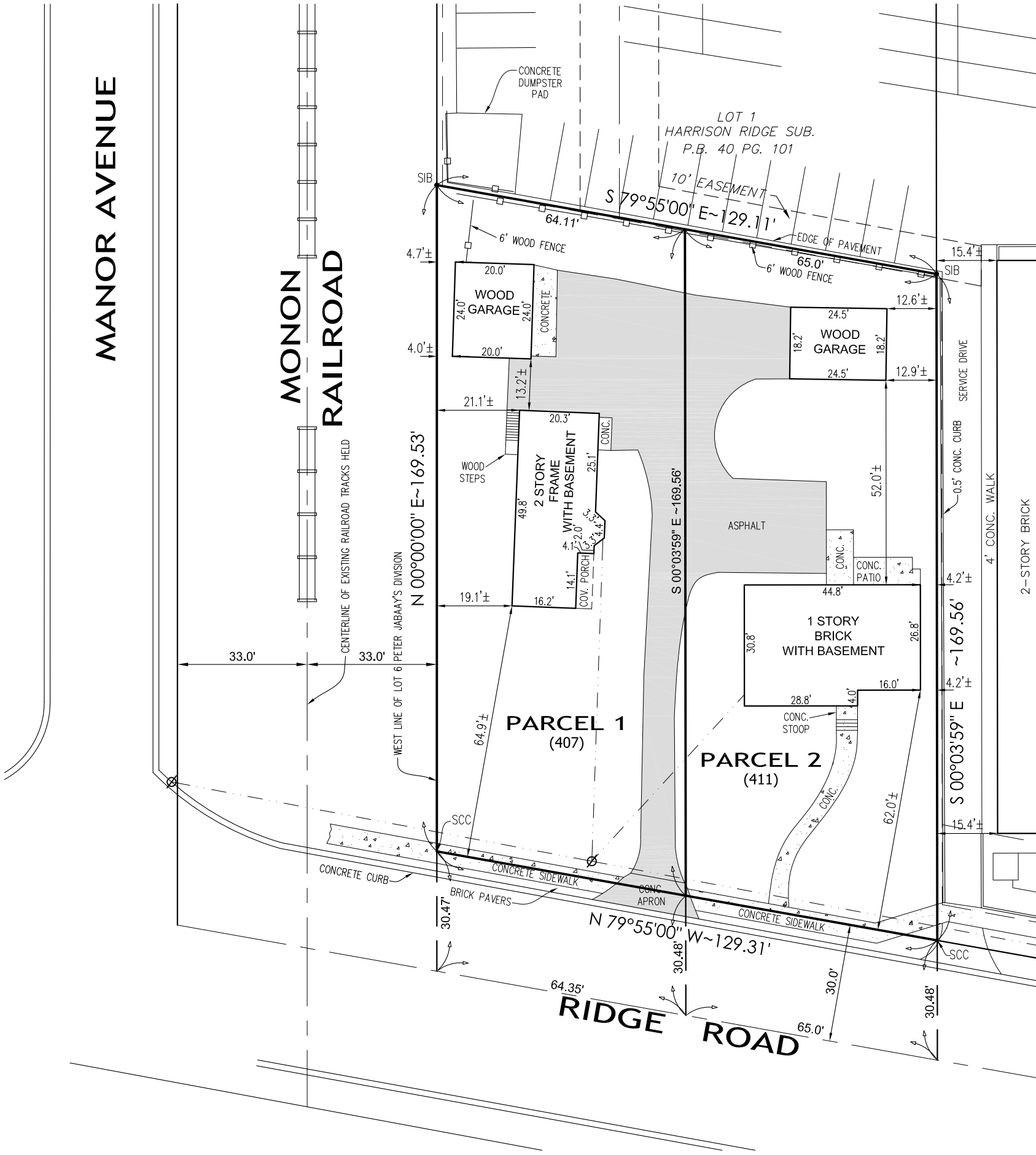
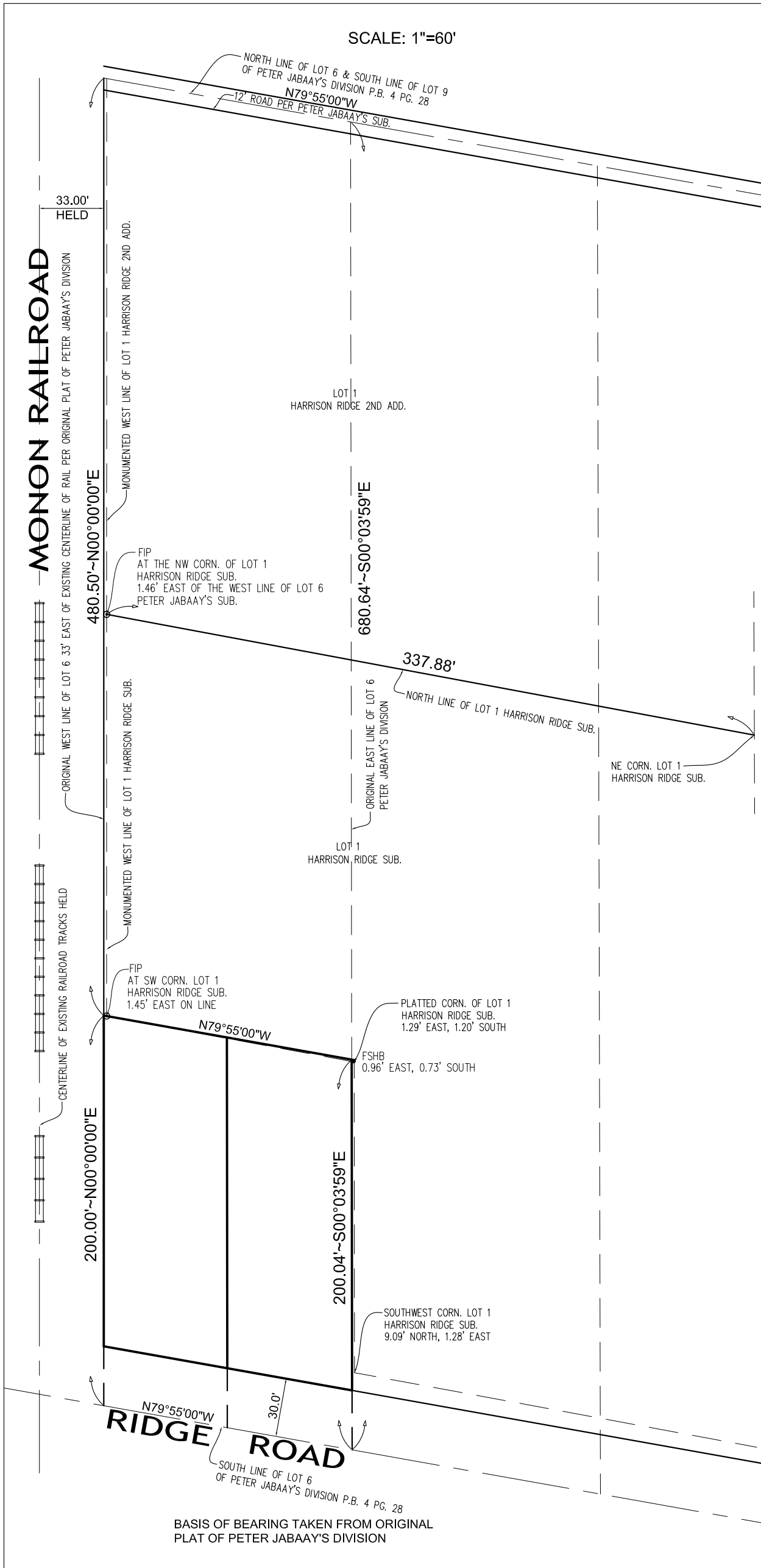
STATE OF INDIANA } §
COUNTY OF LAKE

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 Land Surveyor No. LS29900011



CLIENT: LAGESTEE-MULDER REALTY

DATE: DECEMBER 8, 2008

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

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

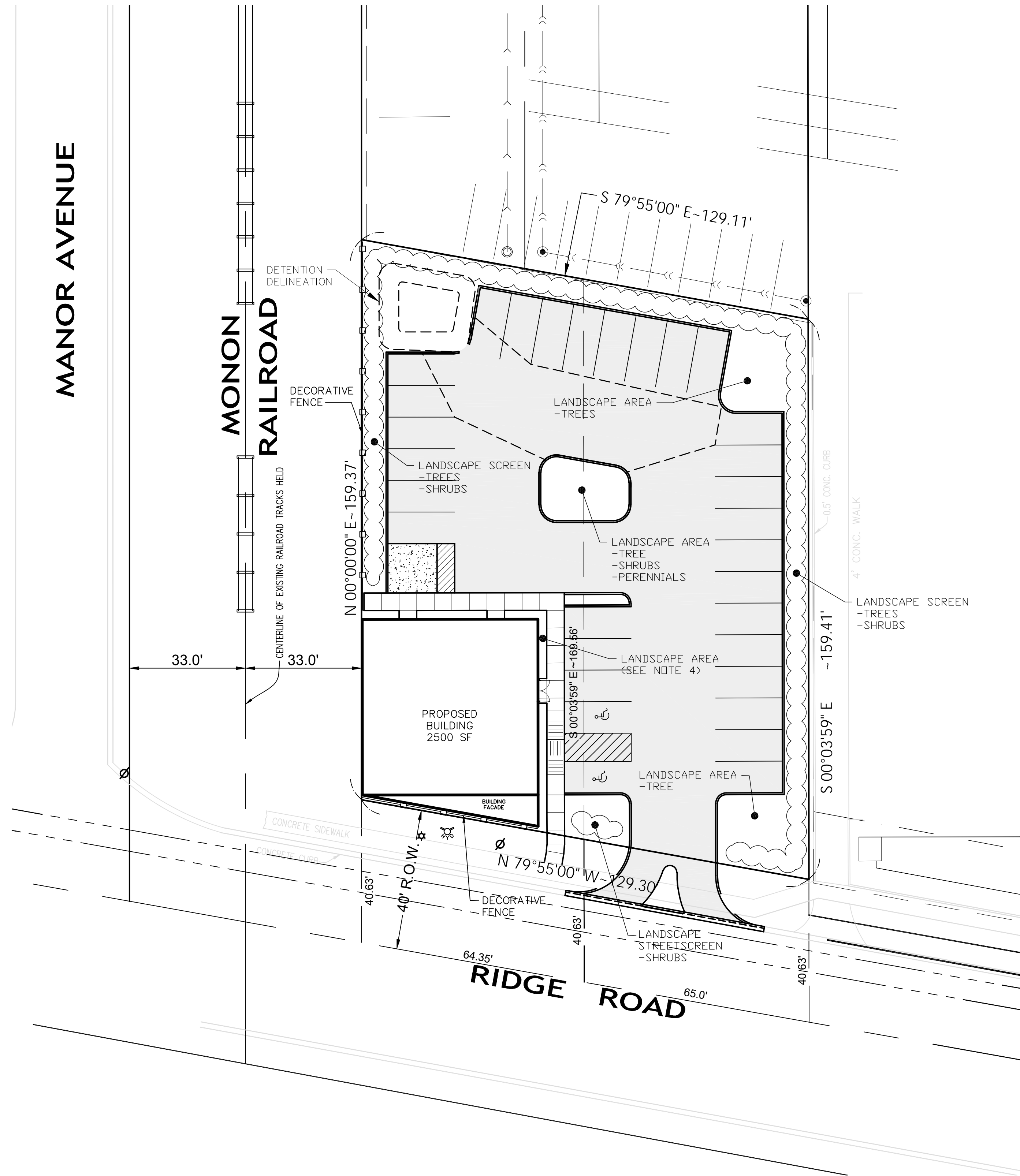
TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM

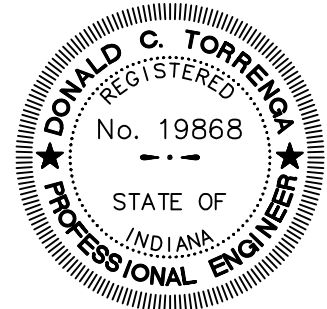


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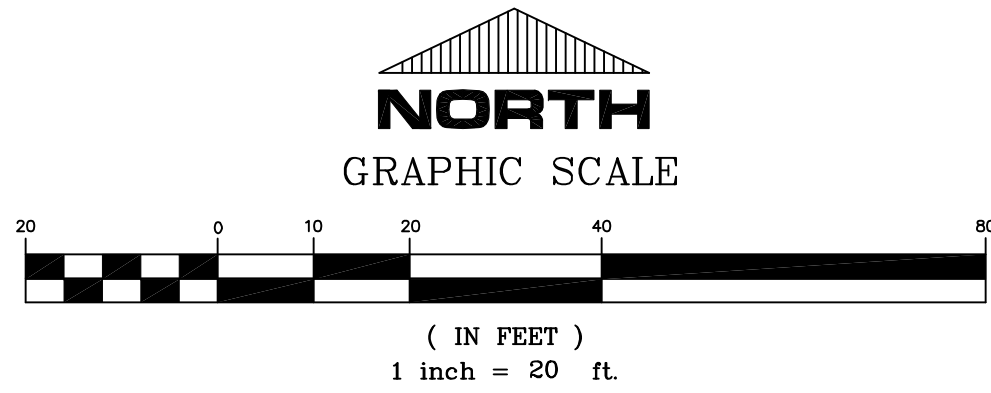
FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster (Alternate).dwg 3/17/2020 1:41:38 PM CDT



- NOTES:
1. LANDSCAPE SCREEN SHALL BE IN ACCORDANCE WITH TOWN OF MUNSTER ZONING CODE.
 2. DECORATIVE FENCE IN FRONT OF BUILDING SHALL BE IN ACCORDANCE WITH STREETSCREEN STANDARDS IN THE TOWN OF MUNSTER ZONING CODE.
 3. OWNER SHALL ENSURE TREE REPLACEMENT IS SUFFICIENT TO ACCOMMODATE THE REQUIRED TREE REPLACEMENT AS PER THE TOWN OF MUNSTER.
 4. SHRUBS SHALL BE CONTINUOUS AROUND FOUNDATION OF BUILDING'S SIDES THAT ARE FACING THE PARKING AREA.



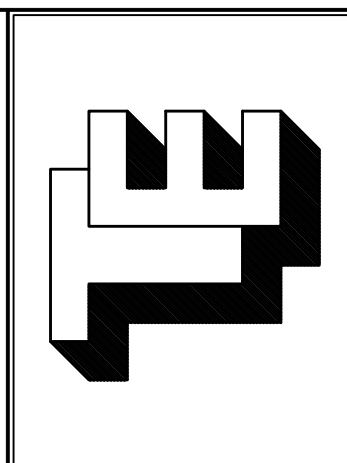
Donald C. Torrenga



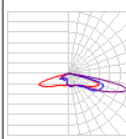


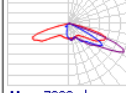


CLIENT: G.M Contracting 1001 Perthshire Lane Dyer, IN 46311	JOB NO: 2019-5034 SCALE: 1"=20'	REVISIONS:
		DATE: 01-06-2021
SHEET 1 OF 1		

RIDGE CAFE ADDITION MUNSTER, INDIANA	LANDSCAPE PLAN
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TORRENGA ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 Tel. No.: (219) 836-8918 website: www.torrenga.com
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Schedule																
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distribution	Polar Plot	Notes
	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_2 0C_1000_40K_T4M_MVOLT.ies	7420	0.95	73.2	100%	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2		
	SA		1	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT HS	DSX1 LED P3 40K T3M MVOLT with houseside shield	LED	1	DSX1_LED_P3_40K_T3M_MVOL T_HS.ies	9898	0.95	102	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G2		

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	9.4 fc	0.0 fc	N/A	N/A

Luminaire Locations						
Location						
No.	Label	X	Y	MH	Orientation	Tilt
1	SA	74.75	147.50	20.00	190.00	0.00
1	W	9.25	56.50	12.00	0.00	0.00
2	W	28.25	56.50	12.00	0.00	0.00
3	W	52.25	56.50	12.00	0.00	0.00
4	W	55.75	50.75	12.00	90.00	0.00
5	W	55.75	28.75	12.00	90.00	0.00
6	W	55.75	6.75	12.00	90.00	0.00

