



# BOARD OF ZONING APPEALS STAFF REPORT

**To:** Members of the Board of Zoning Appeals

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** June 8, 2021

**Agenda Item:** BZA Docket No. 21-002

**Hearing:** **PRELIMINARY HEARING**

**Summary:** Guy Costanza/GM Contracting representing Vincent Cryns requesting approval of multiple variances for a proposed commercial development at 407-411 Ridge Road.

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**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:** Approval of Variances  
Findings of Fact

**Staff Recommendation:** **Schedule public hearing**

**Attachments:** BZA 21-002 variance application  
Ridge Café Addition plan set prepared by Torrenga  
Engineering revised 01.26.2021

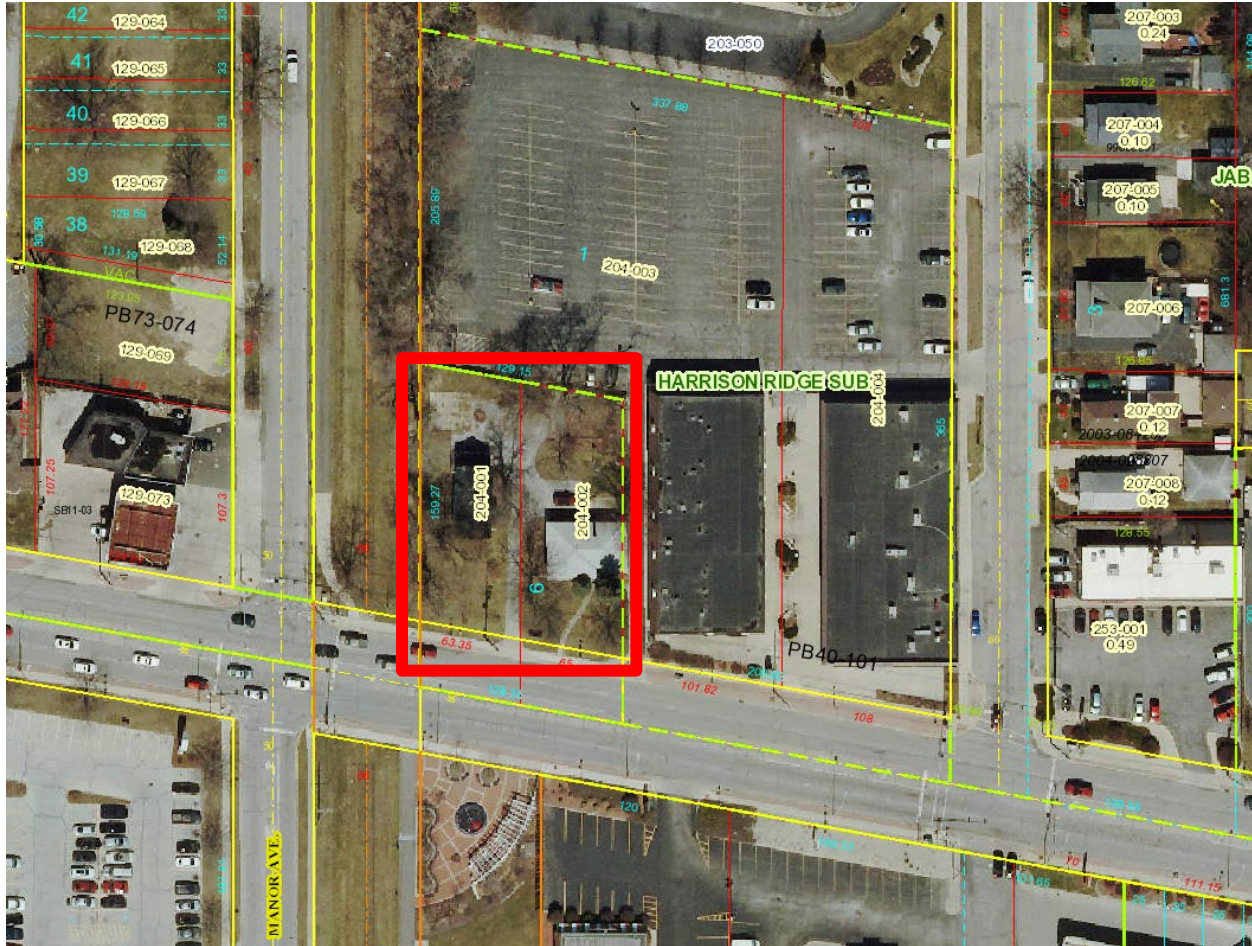


Figure 1: Subject property highlighted in blue.

## BACKGROUND

Guy Costanza/GM Contracting has requested approval of multiple variances in connection with an application 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 history of this project is described below. An application for development plan approval under PC 20-009 was submitted on September 25, 2020 and is currently pending. An additional application for subdivision, PC 20-011, was submitted on November 25, 2020 and was approved by the Plan Commission contingent upon the approval of the development plan.

## PROJECT HISTORY

A 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 were made to the plans; the last revisions were presented in May.

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

CODE CITATION	REQUIRED	PROPOSED
<b>OFF STREET PARKING</b>  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
<b>SETBACK</b>  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)
<b>SETBACK</b>  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.

The Plan Commission application was formally withdrawn on July 29, 2020.

An application for development plan approval was submitted under PC 20-009 on September 25, 2020. An additional application for subdivision, PC 20-011, was submitted on November 25, 2020. These applications are both subject to the current zoning standards which differ from those that were in place when the withdrawn applications were submitted.

In January 2021, the Plan Commission approved the preliminary plat under PC 20-011 upon the condition of the final approval of the development plan. On that same date, the Plan Commission tabled the development plan because it was incomplete and did not conform to the zoning code.

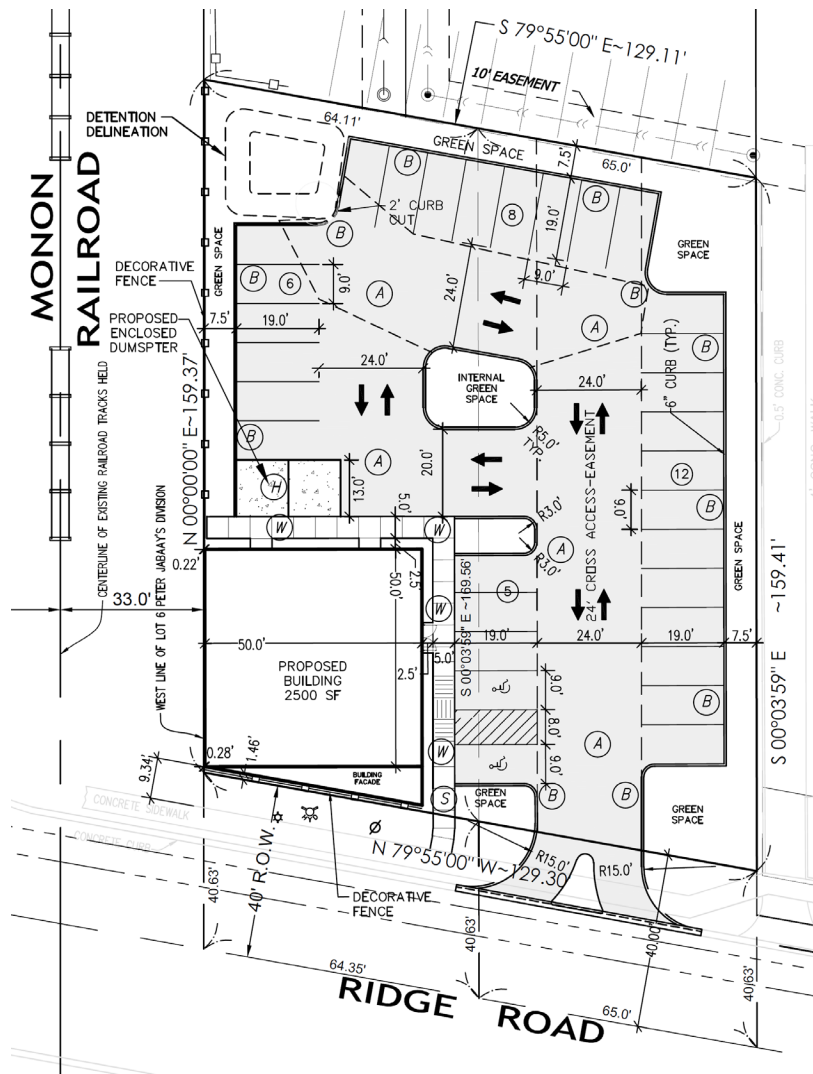
Revised plans were submitted on January 26, 2021 and tabled by the Plan Commission again in February because the plans did not meet code standards.

Rather than revise the plans again to meet the code standards, the applicant is now requesting variances.

A preliminary hearing was held in February 2021. The applicant did not appear to present the petition, which has been tabled by the BZA every month since.

## 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.



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](http://www.munster.org)

**CD-5 District Standards**

This project is in the CD-5 Urban Center Character District. The following variances are being requested:

Standard	Requirement	Proposed
Side setback	0'-24'	77'
Frontage buildout	80%	Approx. 39%
Entrances	Front Façade	East side of building
Off-Street parking location	3rd lot layer only	2nd lot layer
Street screen location	Coplanar with façade	In line with parking lot.

**VARIANCE STANDARDS**

The variance process is established to provide relief to a property owner when, due to unique circumstances, compliance with the zoning code imposes a hardship or practical difficulty on a property owner. The BZA is under no obligation to grant a variance. It is the petitioner's responsibility to prove a hardship or practical difficulty. The BZA should ask the petition to address the criteria listed below.

Sec. 26-6.804.I of the Munster Zoning Code states that the basis for a variance is as follows:

**g. General Standards.**

A Variance may be granted only if the Decision-Making Authority has made the following determinations for such Variance:

- i. the practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;
- ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;
- iii. such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and
- iv. such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.

**h. Specific to Development standards Variances:**

A Variance from Development Standards may be approved or approved with conditions only if:

- i. it will not be injurious to the public health, safety, morals, and general welfare of the community;
- ii. the use and value of the area Adjacent to the property included in the Variance will not be affected in a substantially adverse manner; and

- iii. the strict application of the Development standards will result in practical difficulties in the use of the property.

**The applicant has addressed these criteria in the attached application.**

**RECOMMENDATION**

The Board of Zoning Appeals may wish to consider the following motion:

*Motion to schedule a public hearing for BZA Docket No. 21-002.*





Petition BZA 21-002

Date: 02-22-21 <sup>con</sup>

Application Fee: \$ 450 <sup>con</sup>

Sign Fee: \$ 85 <sup>con</sup>  
475 <sup>net</sup>

**Town of Munster Board of Zoning Appeals Petition Application**

**OWNER INFORMATION:**

Vincent Cryns

Name of Owner

815-274-6939

Phone Number

9481 Golfview Dr., Frankfort, IL 60423

Street address, City, ST, ZIP Code

Acryns@yahoo.com

Email address

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

Guy M. Costanza

Name of Applicant/Petitioner

219-682-7610

Phone Number

1001 Perthshire Ln, Dyer, IN 46311

Street address, City, ST, ZIP Code

Email address

**PROPERTY INFORMATION:**

Ridge Cafe Addition

Business or Development Name (if applicable)

407-411 Ridge Road

Address of Property or Legal Description

CD-5 Urban Center

Current Zoning

**APPLICATION INFORMATION:**

Please select what this Application is for:

☒ **Variance**

If yes, select one of the following:

☐ **Use** ☒ **Developmental Standards**

☐ **Conditional Use**

☐ **Administrative Appeal**

**Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):**

The project involves the construction of one commercial building with parking lot and utilities. The variance requested is for the maximum side-yard setback to be either disregarded or increased to allow the proposed location and size of the proposed building as seen on Engineering plans.

Donald C. Torrenza

Name of Registered Engineer, Architect or Land Surveyor

219-836-8918

Phone Number

907 Ridge Rd, Munster, IN 46321

Street address, City, ST, ZIP Code

Don.Torrenza@Torrenza.com

Email address

# Torrenge Engineering, Inc.

REGISTERED PROFESSIONAL ENGINEERS

907 RIDGE ROAD  
MUNSTER, INDIANA 46321

[www.torrenge.com](http://www.torrenge.com)

Office (219) 836-8918

Fax (219) 836-1138

February 22, 2021

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, Vincent Cryns, is requesting the Board of Zoning Appeals to grant a variance on his property in regards to the maximum side-yard setback. This variance will allow for the proposed plans containing the construction of a single 2500 sq. ft. building on his 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. Torrenge". The signature is fluid and cursive, with the first name "Donald" and last name "Torrenge" clearly legible.

Donald C. Torrenge, PE  
Torrenge Engineering, Inc.



## DEVELOPMENTAL VARIANCE CONDITIONS OF APPROVAL

The Munster Board of Zoning Appeals is authorized to hear petitions for developmental standards variances and to approve or deny. The Board of Zoning Appeals may also impose reasonable conditions and restrictions. Indiana Code 36-7-4-918.5 lists the legal criteria for a developmental standards variance:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The variance requested will allow a smaller building to be constructed than what the development codes call for. This smaller building will not in any way be injurious to the public health, safety, morals, or general welfare of the community.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Explain why this statement is true in this case:

The variance will allow a smaller building to be constructed. The size of the building has no affect on surrounding area besides increasing the visibility into and through the property. Landscaping following town codes will compensate this increased visibility by creating a visual barrier.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Explain why this statement is true in this case:

To follow the current ordinance, a larger building would need to be constructed which would both increase parking requirements and decrease available parking area. This decreased parking area would cause practical difficulties in the use of the property.

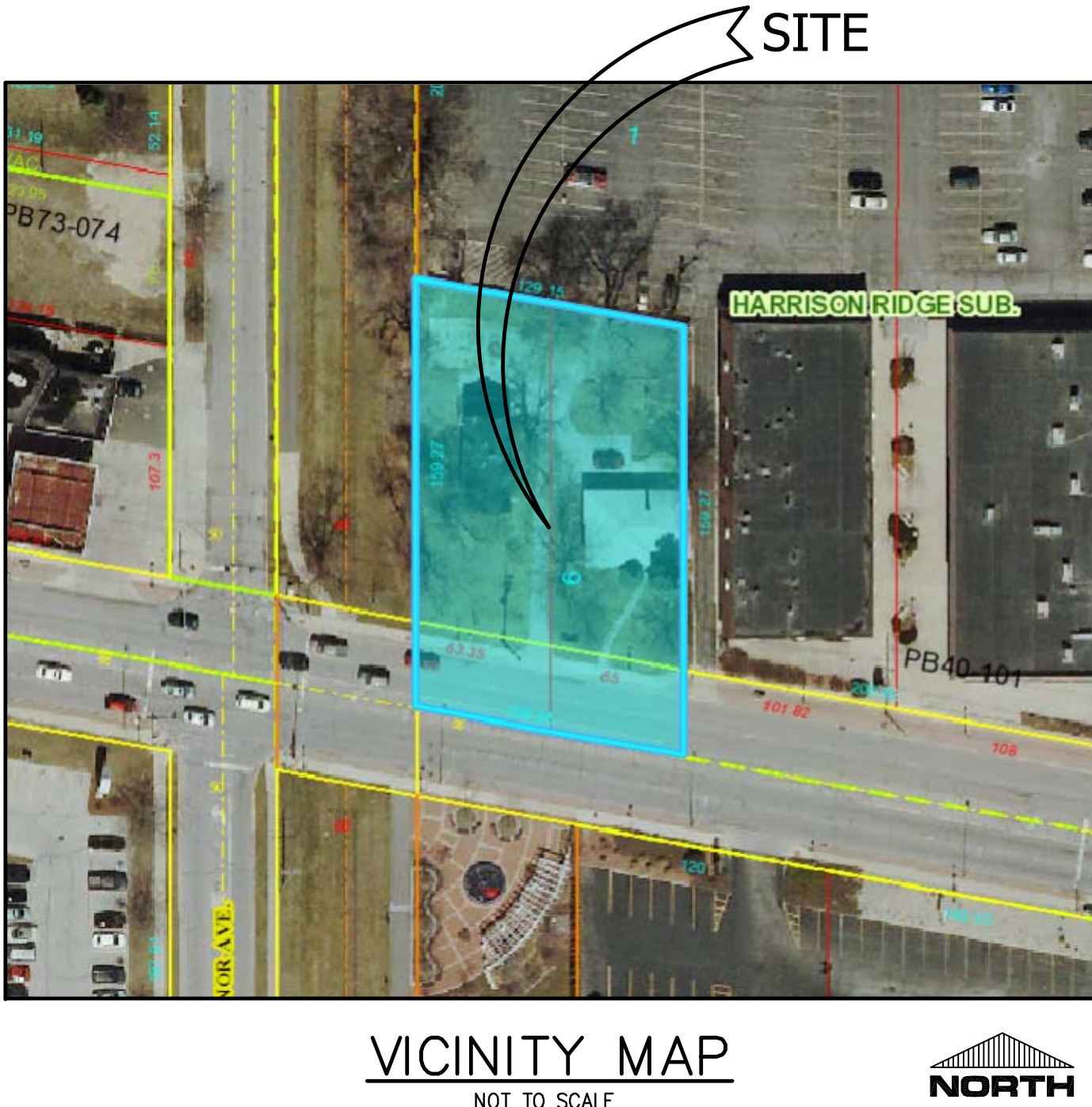
**Attach additional pages if necessary**



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.



"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 1/4, Sec. 24, T. 36 N, R. 10 W.  
Township: NORTH

Date and Revisions:

NO.	DATE	DESCRIPTION	BY
6	01-26-2021	SITE PLAN REVISIONS	RAT/DCT
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:

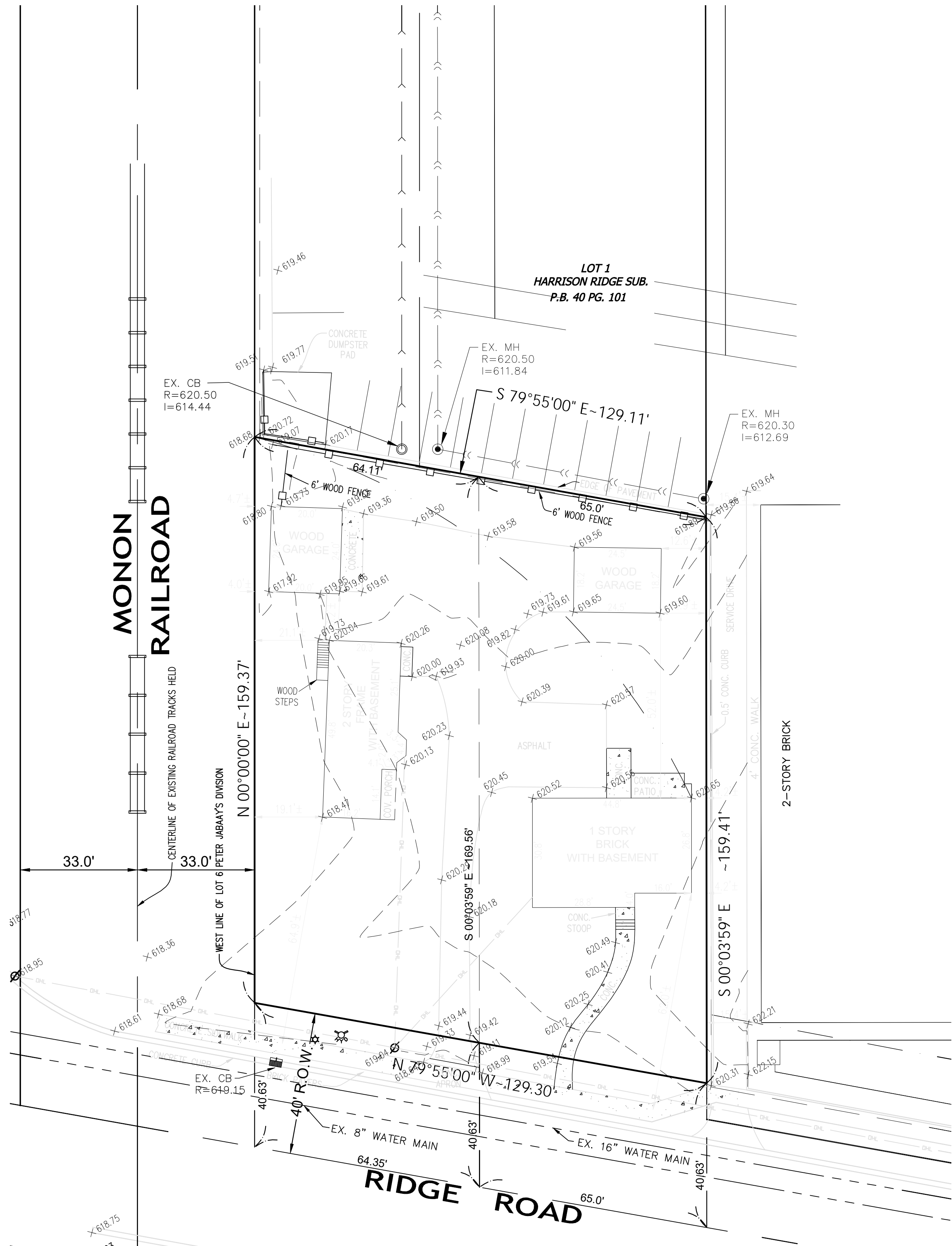
<input checked="" type="checkbox"/>	ENGINEERING PLAN - FOR REVIEW / APPROVAL
<input type="checkbox"/>	FINAL ENGINEERING - FOR CONSTRUCTION

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



Donald C. Torrenga

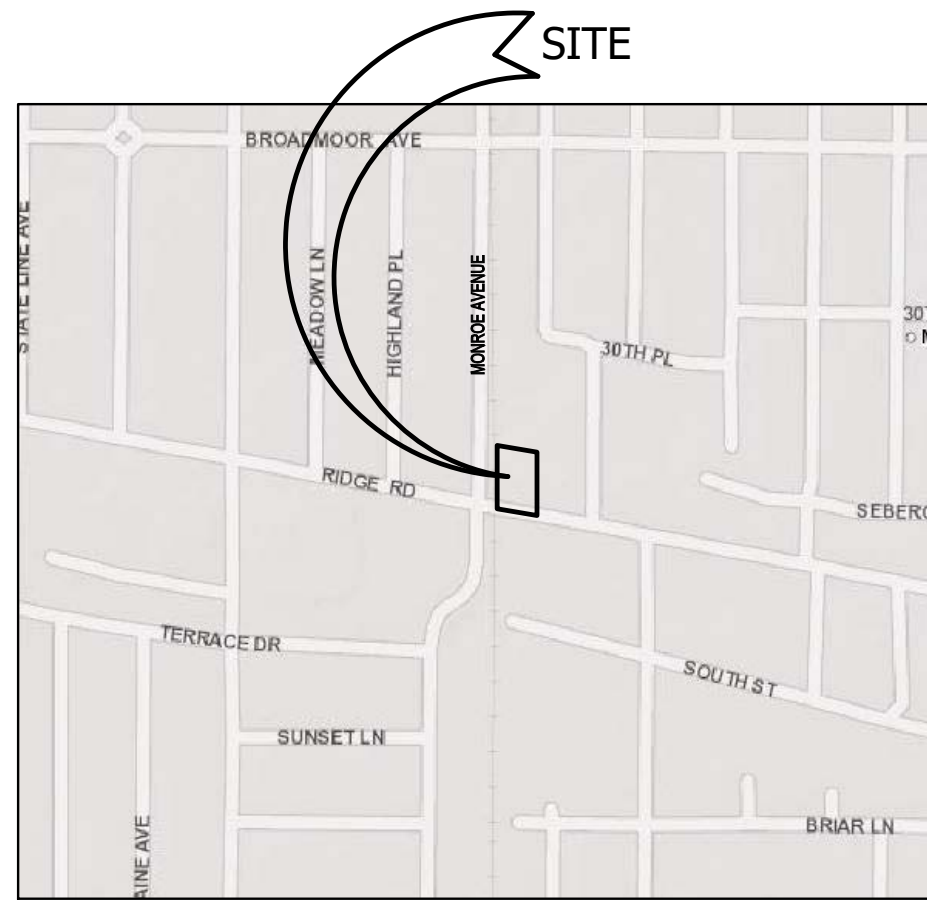




- NOTES:
- TOTAL SITE AREA = 0.495± ACRES (21,579± S.F.)
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR MUNSTER, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0109E, EFFECTIVE DATE JANUARY 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)

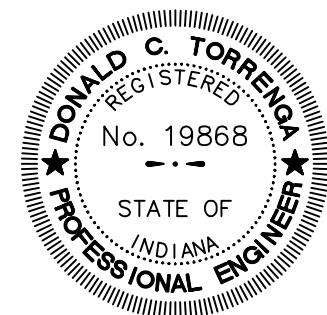
Soil Survey Area: Lake County, Indiana  
Survey Area Data: Version 22, Sep. 16, 2019  
Date aerial images were photographed: Aug 28, 2019  
-Oct 9, 2019

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



**VICINITY MAP**

NOT TO SCALE



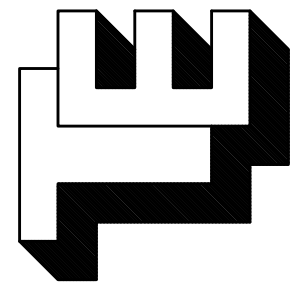
*Donald C. Torrenza*



GRAPHIC SCALE



( 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](http://www.torrenza.com)

RIDGE CAFE ADDITION  
MUNSTER, INDIANA

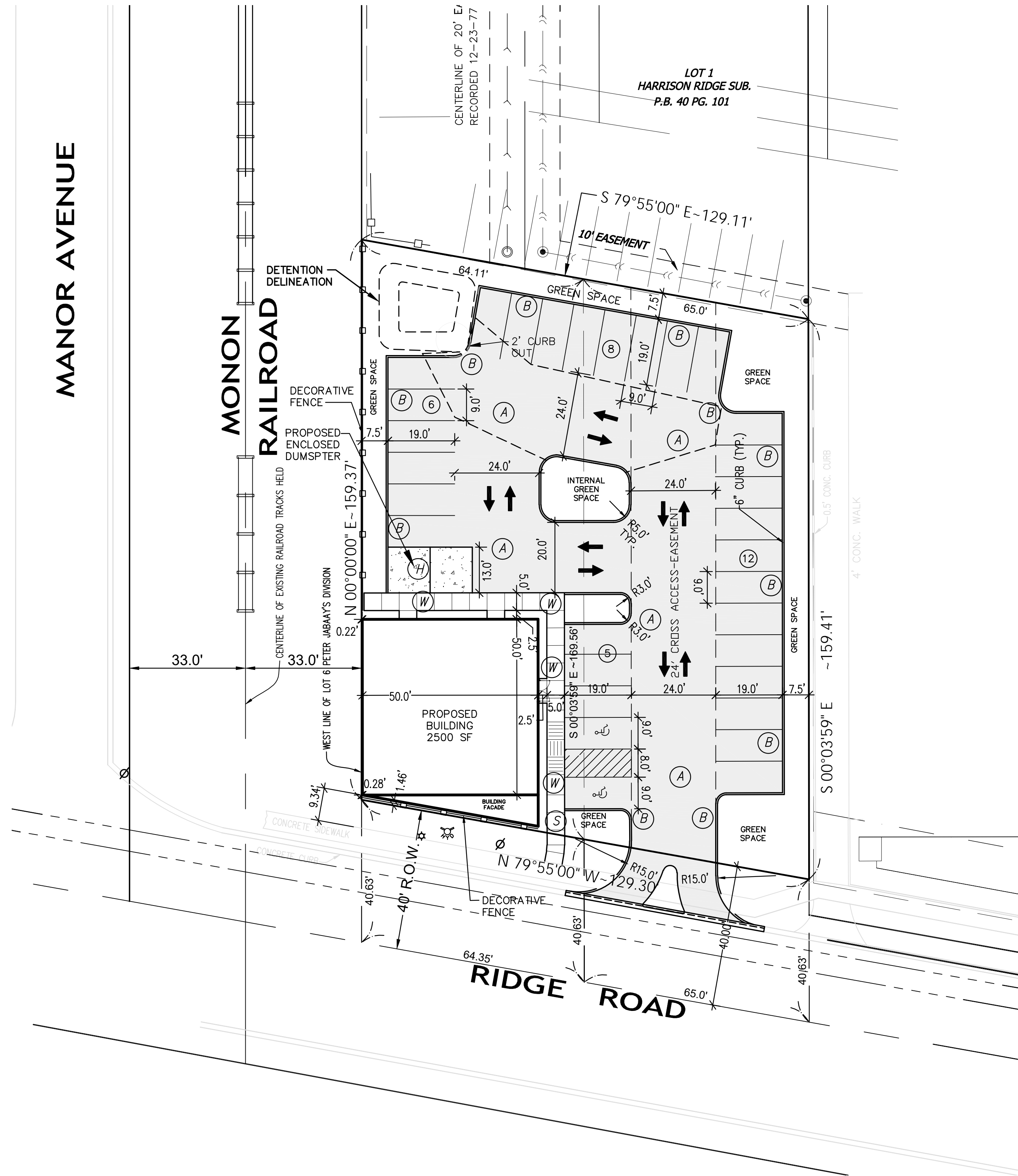
EXISTING TOPOGRAPHY AND UTILITIES

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





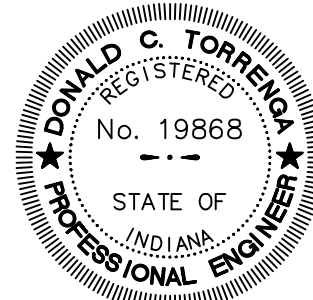
### LEGEND:

#### PROPOSED

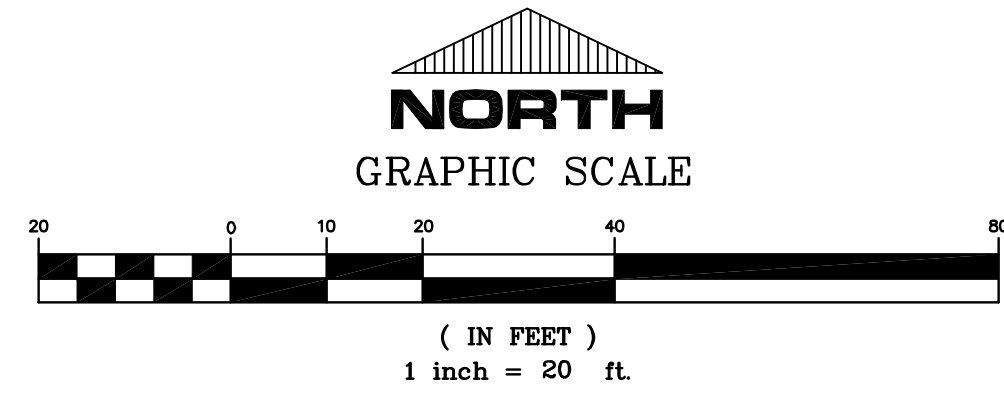
- (#) NUMBER OF PARKING SPACES
- (A) ASPHALT PAVEMENT
- (B) BARRIER CURB
- (H) HEAVY DUTY CONCRETE
- (S) TYPICAL CONC. SIDEWALK (See Details)
- (W) CURB-WALK (See Details)
- ➔ TRAFFIC FLOW ARROWS

#### 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
- PARKING LOT AREA = 12,000 SQ FT



Donald C. Torrens

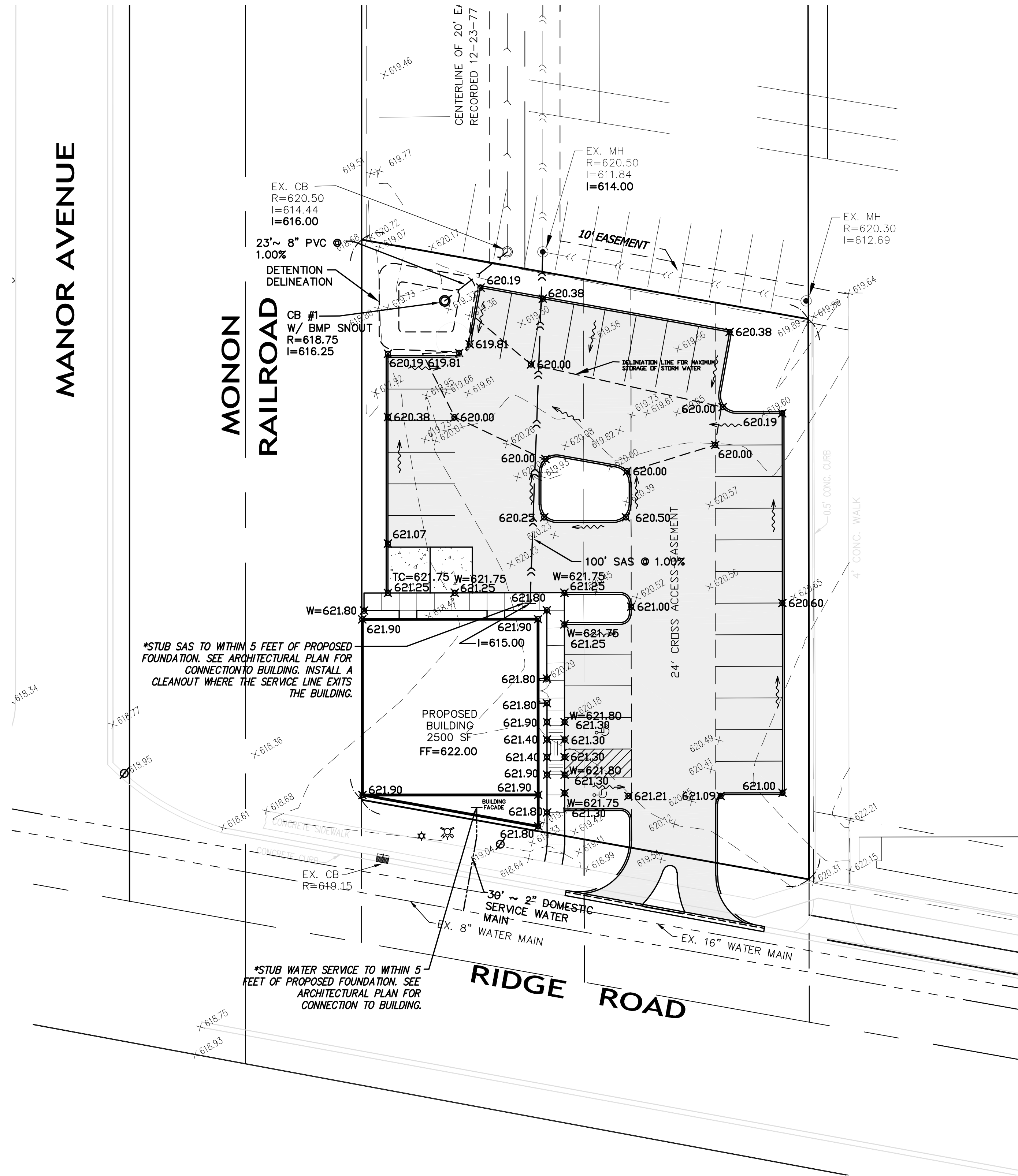


**TORRENGA ENGINEERING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
Tel. No.: (219) 836-8918  
website: www.torrengea.com

RIDGE CAFE ADDITION  
MUNSTER, INDIANA  
SITE PLAN

CLIENT: G.M. Contracting 1001 Perthshire Lane Dyer, IN 46511	REVISIONS: 01-26-2021 01-06-2021 11-25-2020 04-10-2020 03-17-2020	DATE: 02-18-2020
JOB NO: 2019-5034	SCALE: 1"=20'	

SHEET  
C-2.0



- 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.

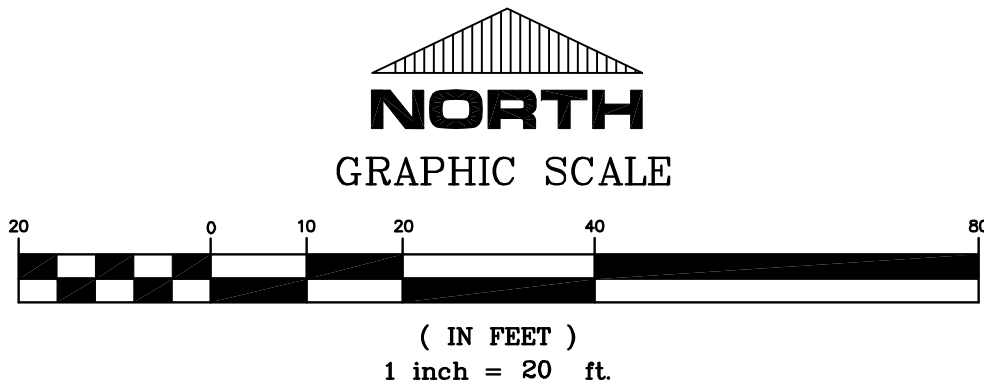
**LEGEND:**

**PROPOSED**

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



Donald C. Torrenge



CLIENT: G.M Contracting 1001 Perthshire Lane Dyer, IN 46511	01-26-2021 01-06-2020 11-25-2020 04-10-2020 03-17-2020	REVISIONS: DATE: 02-18-2020
JOB NO: 2019-5034	SCALE: 1"=20'	

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

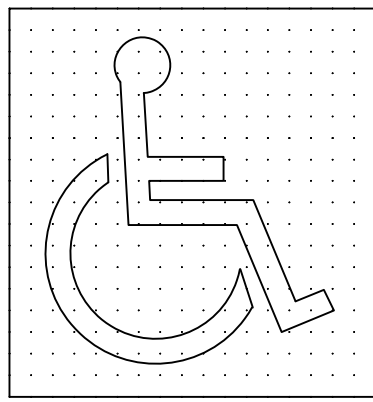


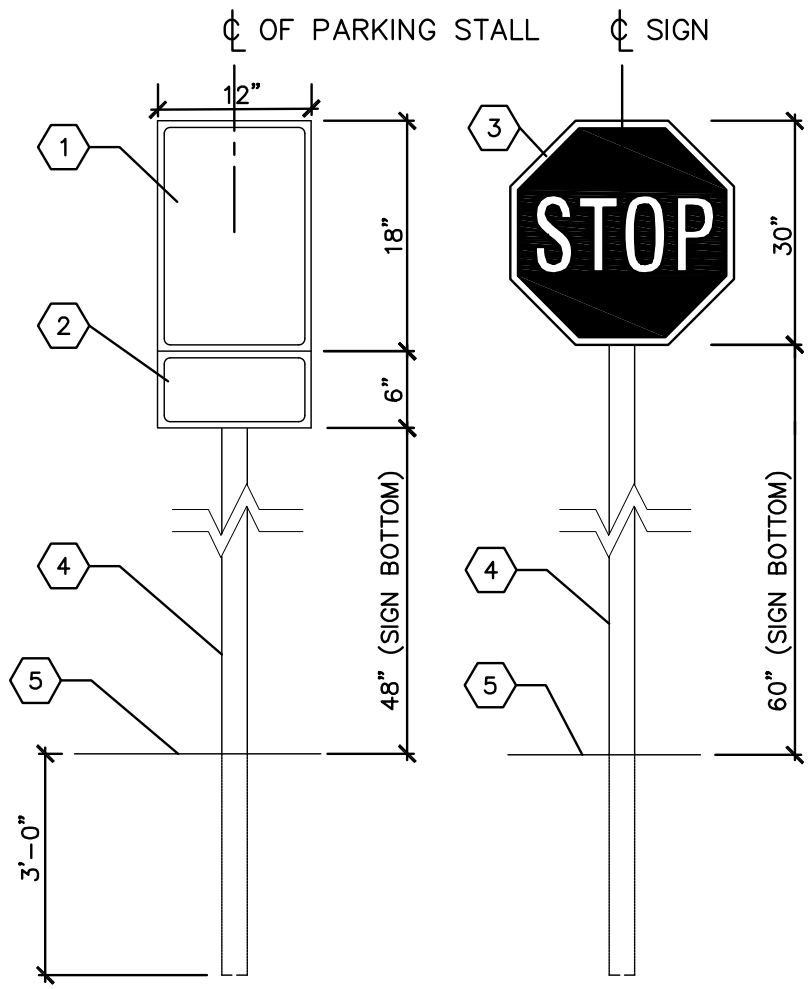
Figure 4.3a  
INTERNATIONAL SYMBOL OF  
ACCESSIBILITY PROPORTIONS

NOT TO SCALE



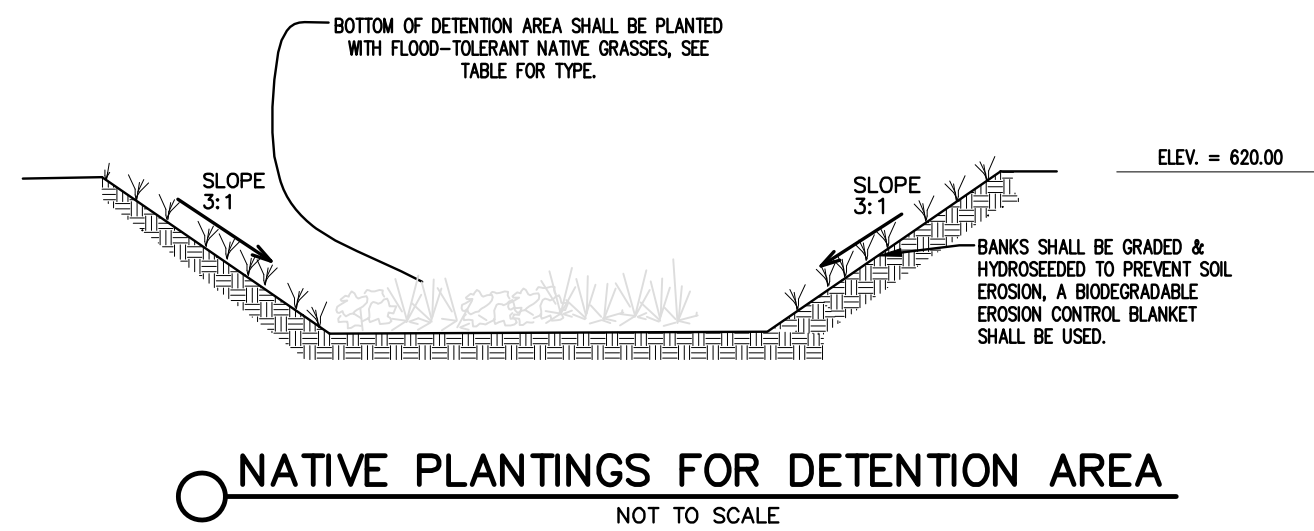
ACCESSIBILITY SIGNAGE

NOT TO SCALE



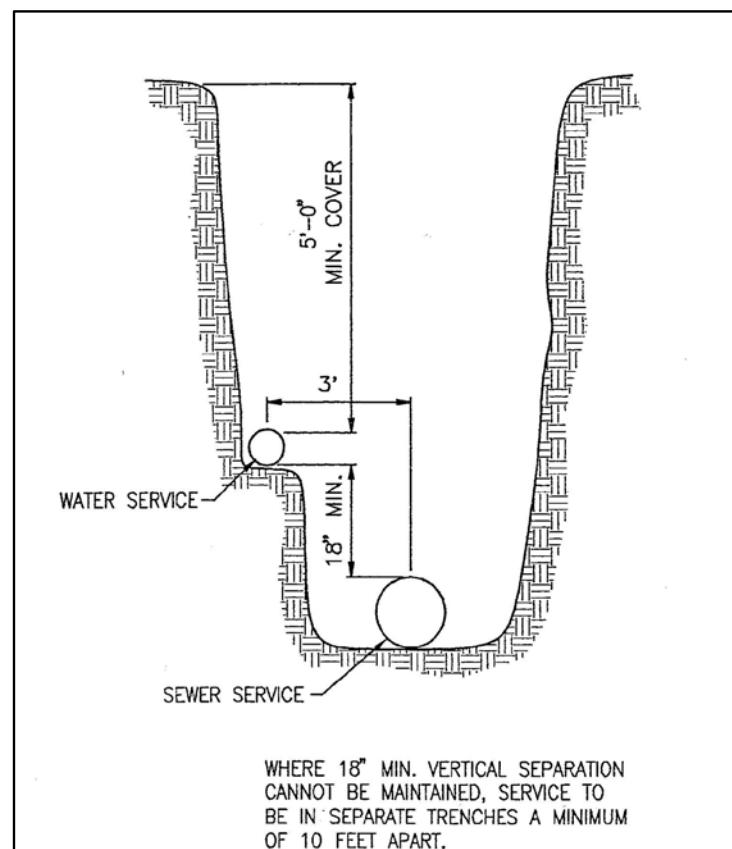
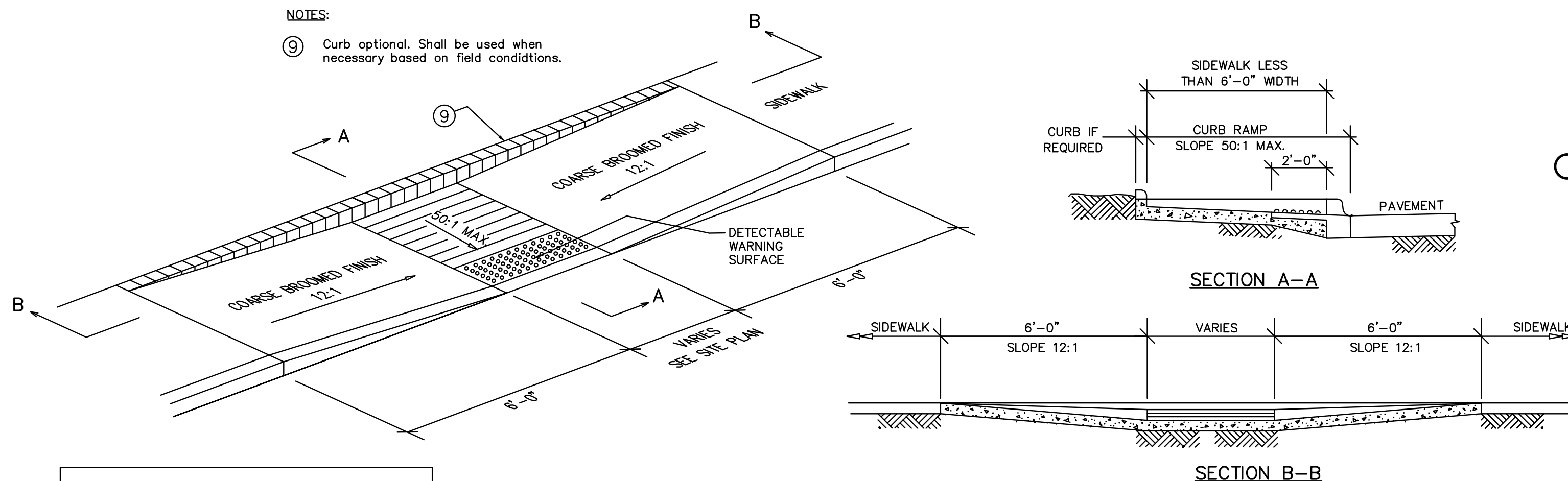


Low Profile Native Grass		
Botanical Name	Common Name	lbs/acre
Andropogon scoparius	Little Blue Stem	20
Bouteloua curtipendula	Side Oat Grama	15
Elymus canadensis	Canada Wild Rye	3
Sporobolus heterolepis	Prairie Dropseed	1
Agrostis alba	Redtop	5
Perennial Ryegrass		35
Alta Fescue		45
Ky. Bluegrass		20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



NOTES:

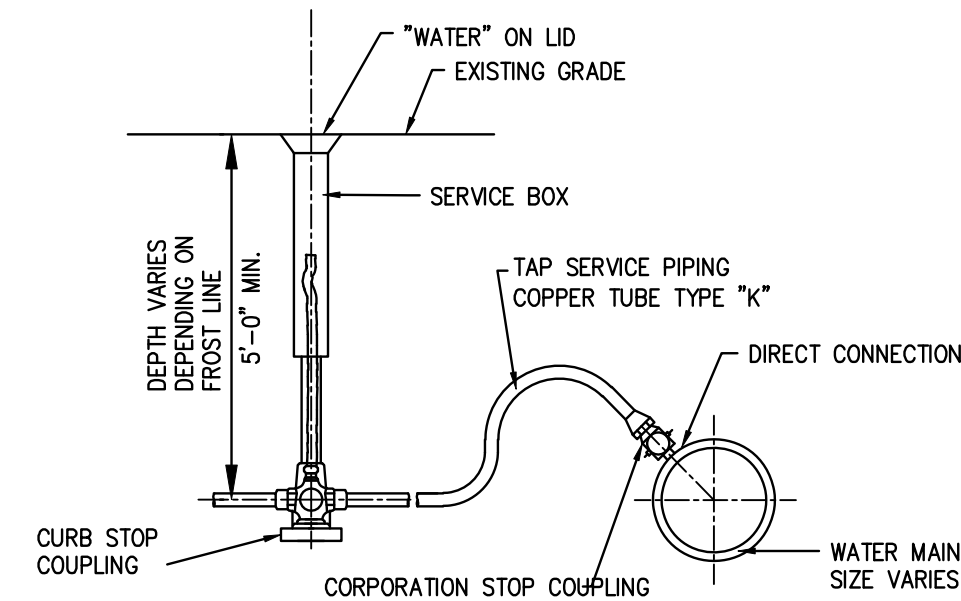
- ⑨ Curb optional. Shall be used when necessary based on field conditions.



### BUILDING SERVICE CONNECTION (COMMON TRENCH SECTION)

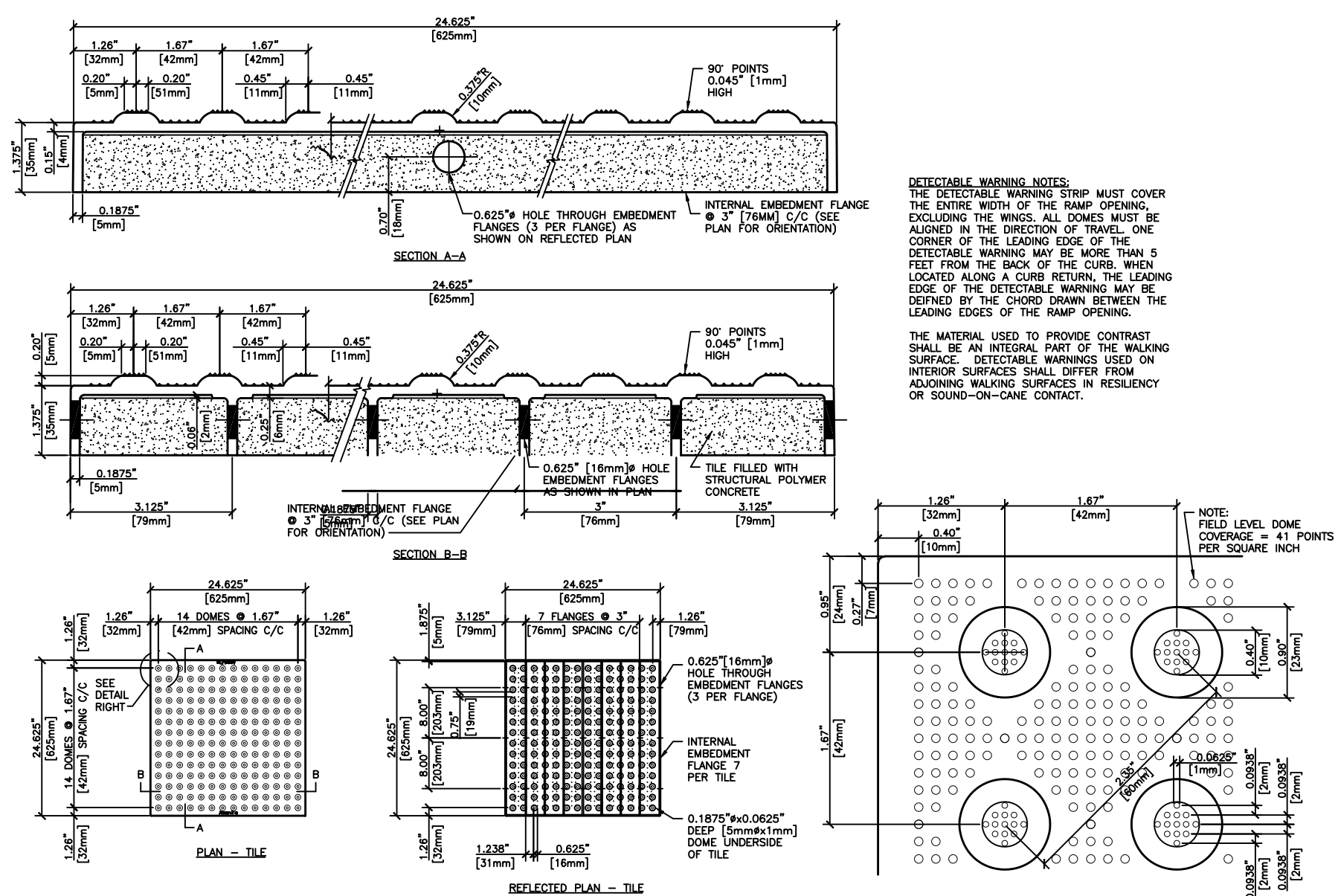
NOT TO SCALE

NOTE: PROVIDE CONCRETE COLLAR IF THE BUFFALO BOX IS LOCATED IN AN ASPHALT



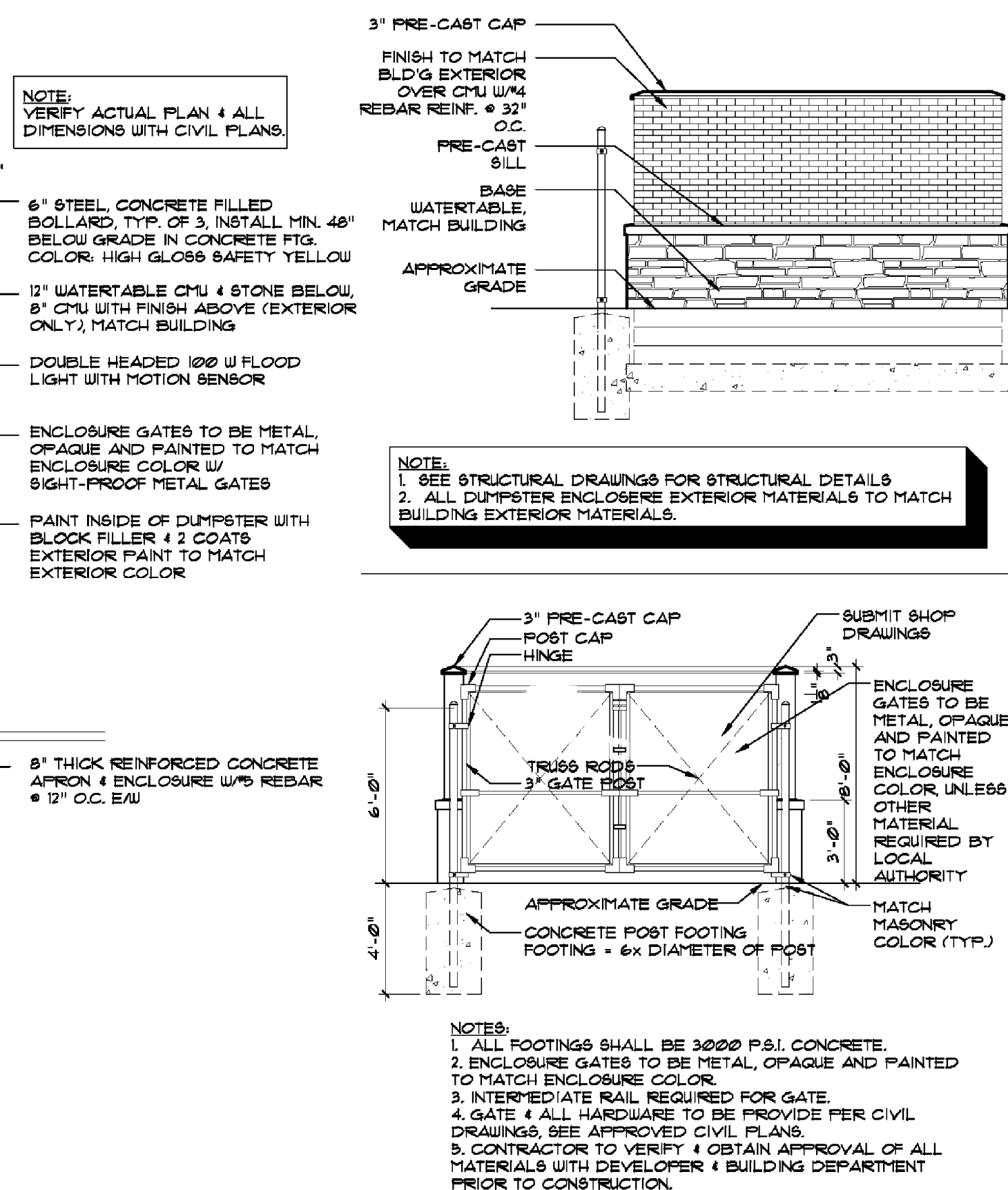
### TYPICAL WATER TAP SERVICE PIPING

NOT TO SCALE



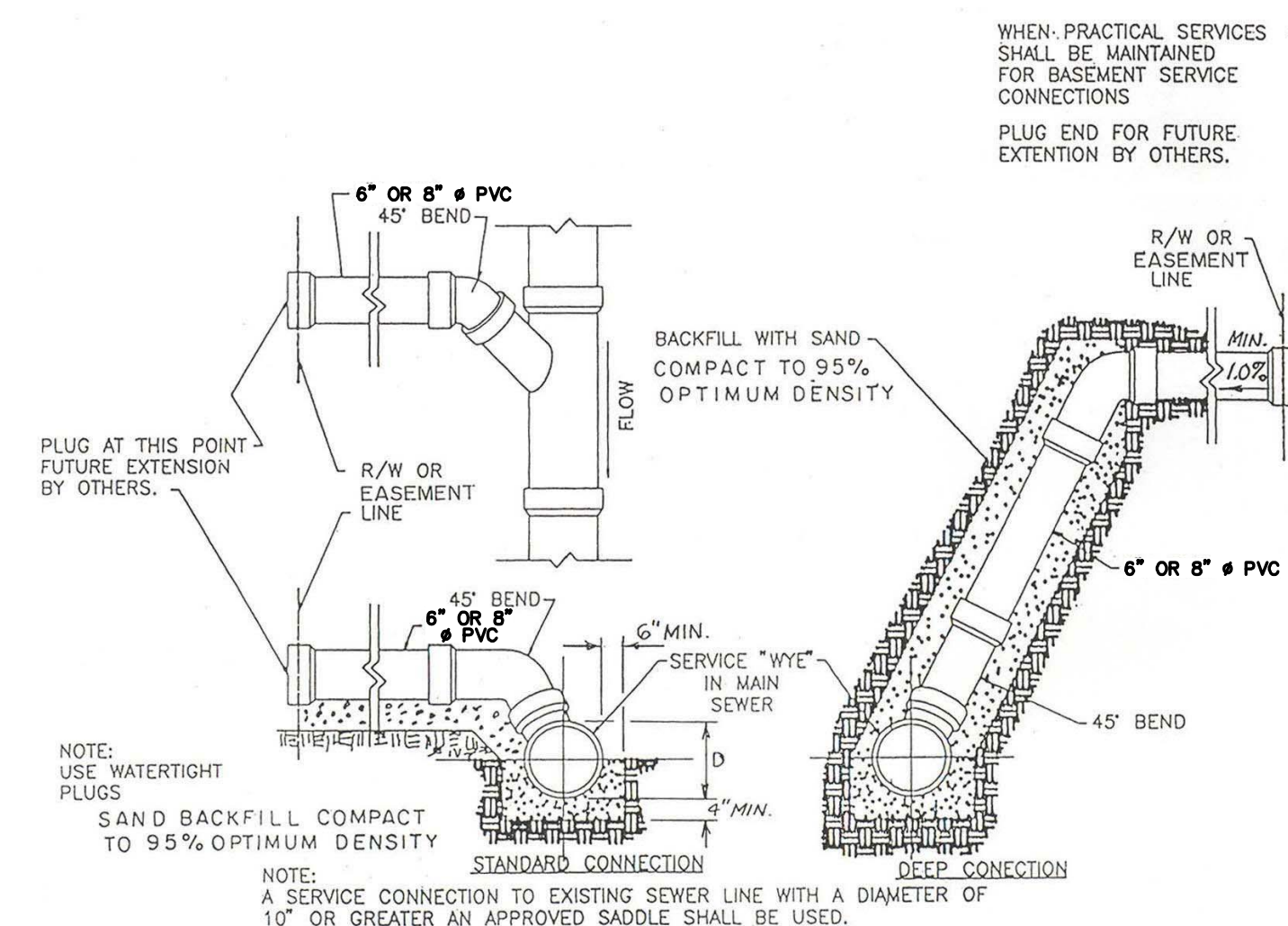
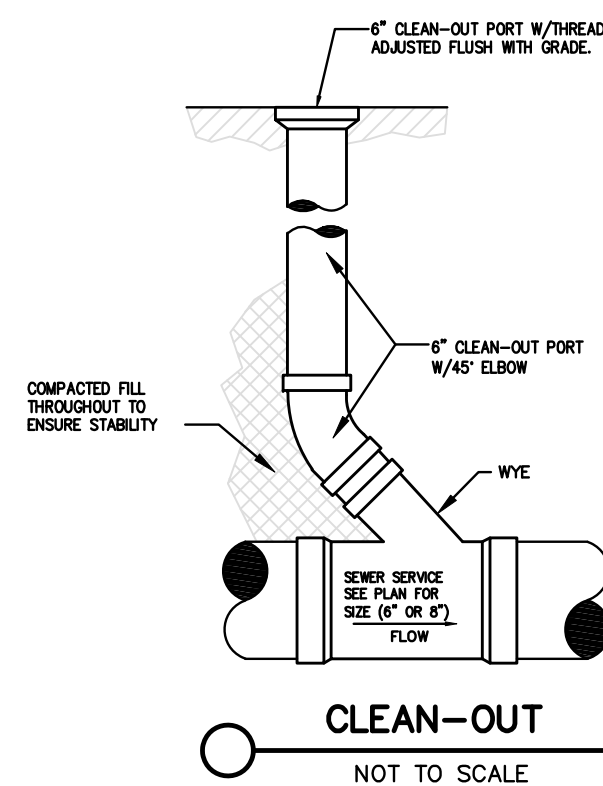
### TRUNCATED DOME TACTILE - WARNING STRIP

NOT TO SCALE



### DUMPSTER ENCLOSURE

NOT TO SCALE



### 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 C111). All water main shall be wrapped with Polyethylene Bags. All water main pipe shall be installed with a minimum cover of 5.0 feet from the top of the curb to the top of the pipe. All fire hydrants, tees, bends, fittings, and necessary restrained joints lengths shall be suitable harnessed with Meg-a-Lug field lock gaskets, or equal. All bolts and nuts on water main structures shall be stainless steel. Pressure test at 150 psi for 2 hours. Other materials may be used only with the express written permission of the Town of Munster.

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  $\pm 5$  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.

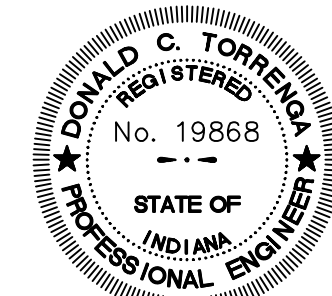
4. The competed sanitary sewer system shall be air tested for infiltration and shall have a maximum infiltration of 100 GPD/inch/diameter/mile of sewer pipe. The completed sanitary sewer system shall be air pressure tested for infiltration/exfiltration with 4 lbs. of pressure for 4 minutes. The testing 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.



RIDGE CAFE ADDITION  
MUNSTER, LAKE COUNTY, INDIANA

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

Tel. No.: (219) 836-8918

DETAILS AND SPECIFICATIONS

CLIENT:  
G.M. Contracting  
1001 Perthshire Lane  
Dyer, IN 46511

JOB NO: 2019-5034

SCALE: NONE

REVISIONS:

DATE: 11-27-2019

01-26-2021

11-25-2020

04-10-2020

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:

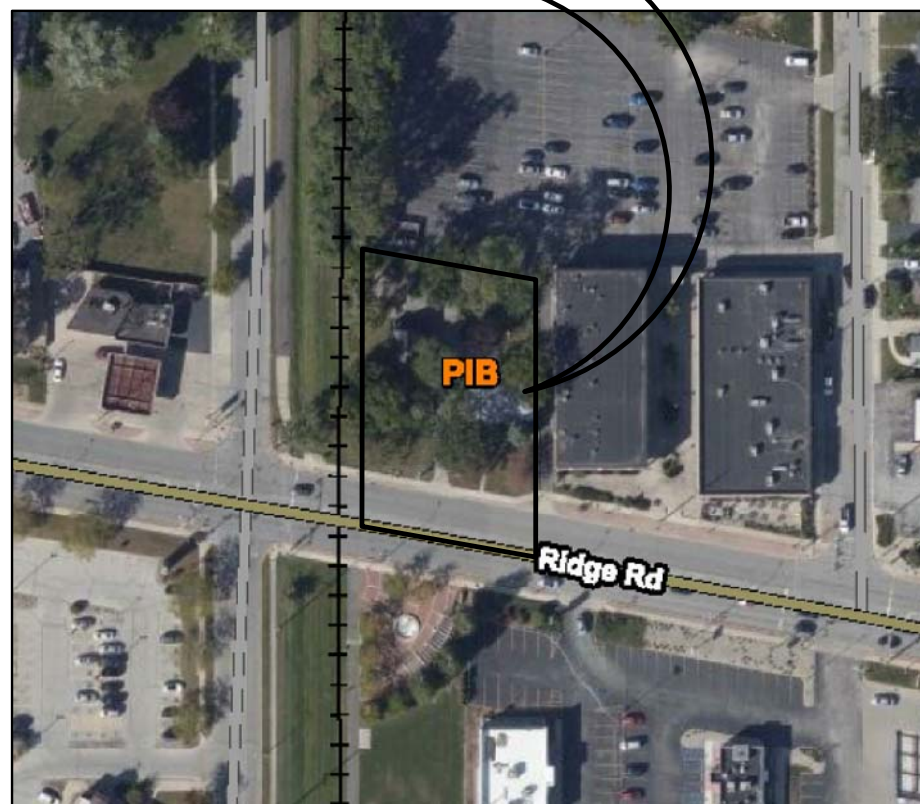
- TEMPORARY ENTRANCE/EXIT (GRAVEL OR MAT)
- SOIL STOCK PILE
- BASKET INLET/CATCH BASIN PROTECTION
- GRADE LIMITS
- SILT FENCE (SEDIMENT FENCE)
- CONCRETE WASH OUT AREA
- TEMPORARY SEEDING
- POSTING (RULE 5 NOI & NOS LETTER AND LOCAL SWPPP PERMIT)
- GRADES (PROPOSED)
- BMP SNOOT

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



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

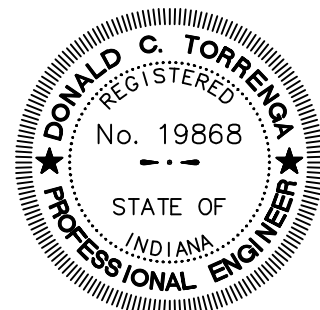
NOT TO SCALE

- 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 1808C0109E, 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 SEED.
  - 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 SEEDED 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.

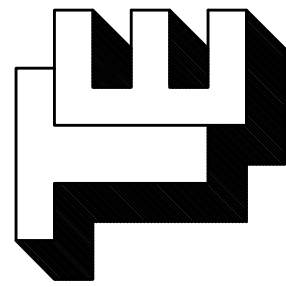
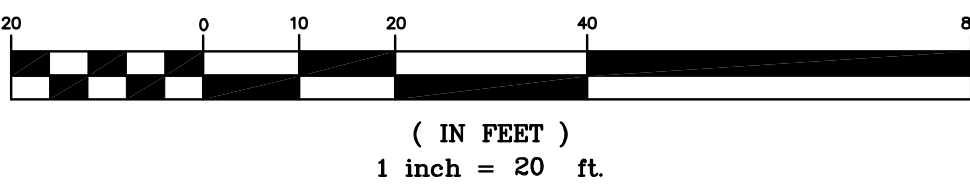
- On site posting of the complete Rule 5 NOI and NOS Letters. Location of the posting and plans shall be made available by the owner contractor.
- Installation of all erosion/sedimentation controls including stabilized construction entrance, silt fences, etc., per the engineering plans.
- Clearing and 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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website: [www.torrengea.com](http://www.torrengea.com)

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.

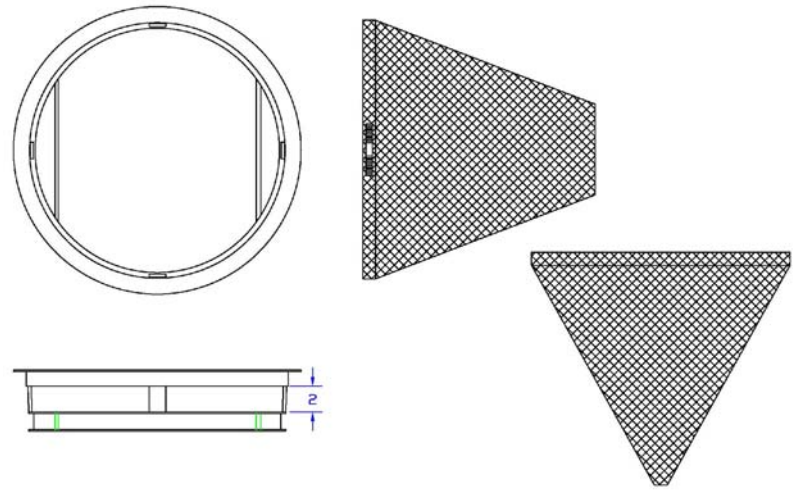
**Requirements:** Steel Frame with top width-length dimensions such that the basket fits into the inlet and/or catch basin (circular and/or rectangular), and a replaceable Geotextile fabric bag attached with a steel band locking cap that is suspended from the frame, **Catch-all Inlet Protector Hancor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

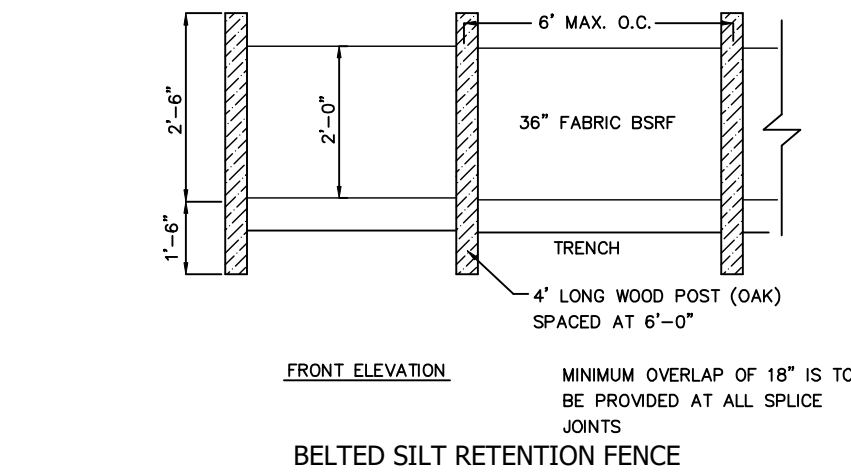
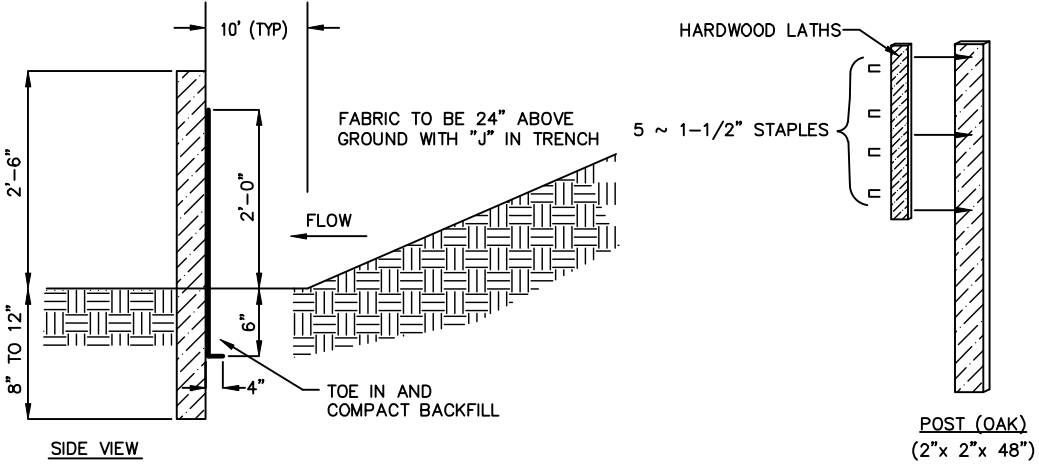
Fence Fabric: Spunbound polyester material with a fiberglass scrim or net sandwiched in between the layers, **SS-700 SiltSaver** or approved equal.

**Installation:**

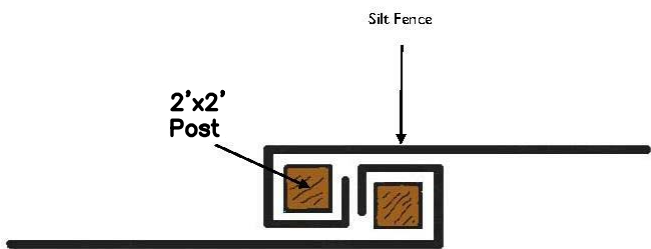
1. Along the entire intended fence line, maintain contour as much as possible, dig a 6" deep flat bottom trench.
2. On the downslope side of the trench, drive the post 8" to 12" into the ground.
3. Run a continuous length of fence fabric along upslope side of posts.
4. Fasten fence fabric to the upslope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



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:**

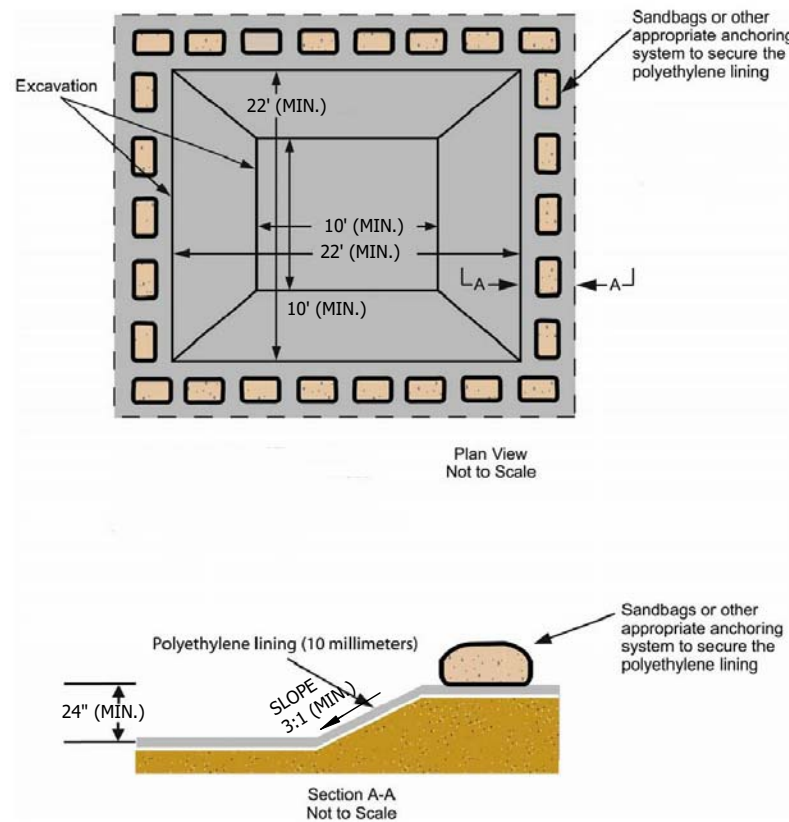
- 1.) Dependent upon the type of system, either excavate the pit or install the containment system.
- 2.) A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
- 3.) Install the polyethylene lining. For excavated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

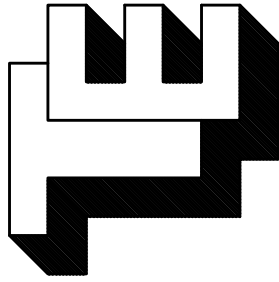
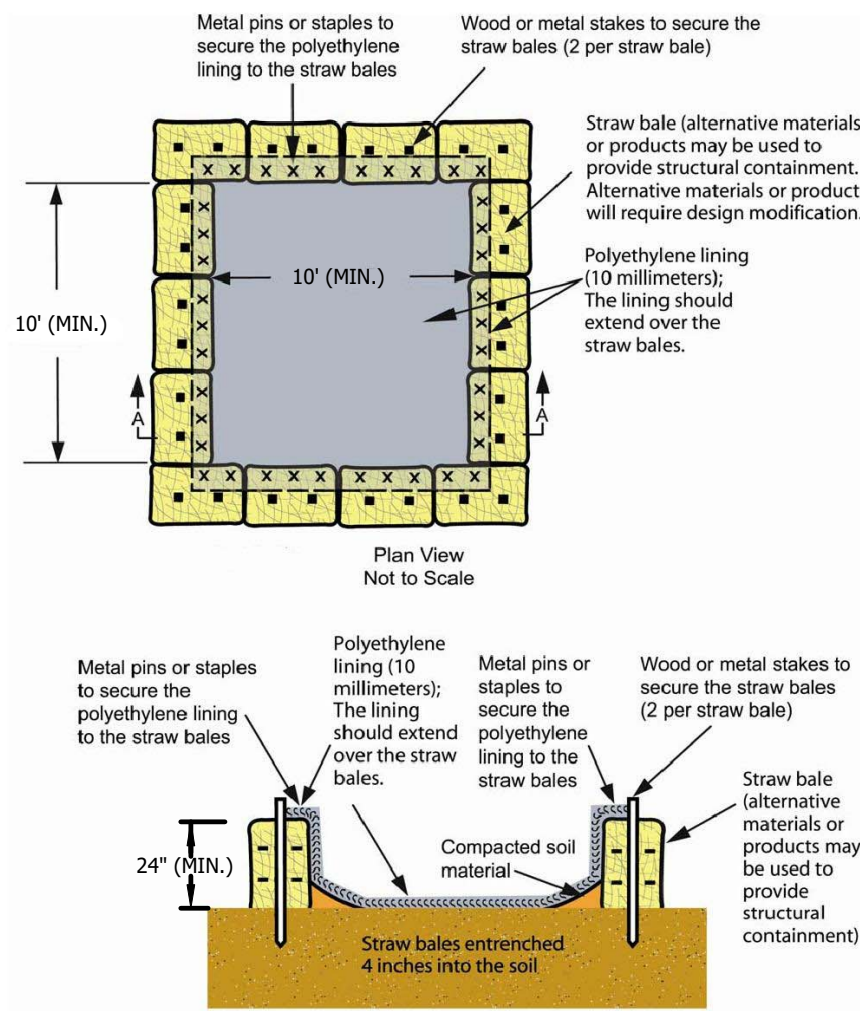
CONCRETE WASHOUT

Concrete Washout (Below Grade System) Worksheet



CONCRETE WASHOUT

Concrete Washout (Above Grade System) Worksheet



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RIDGE CAFE ADDITION  
MUNSTER, INDIANA  
SWPPP DETAILS & SPECIFICATIONS

CLIENT: G.M. Contracting  
1001 Perthshire Lane  
Dyer, IN 46311  
JOB NO: 2019-5034  
SCALE: NA  
REVISIONS:  
11-25-2020  
DATE: 11-27-2019

SHEET  
C-6.1