

Lot 3 Harris Addition

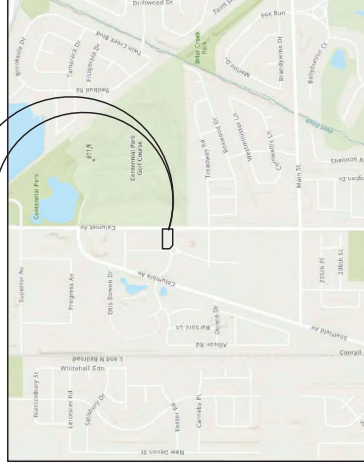
10020 Calumet Avenue

Town of Munster, Lake County, Indiana

Legal Description: Lots 3, HARRIS ADDITION, a Resubdivision of Lake Commercial Center, an Addition to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded in Plat Book 97, page 94, in the Office of the Recorder of Lake County, Indiana

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PAGE	DESCRIPTION
COVER	TITLE PAGE
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C-1.1	DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	UTILITY & GRADING PLAN
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1 OF 1	PLAT OF SURVEY

SUBJECT AREA



VICINITY MAP

NOT TO SCALE

- NOTES:
- TOTAL SITE AREA = 1.784 ACRES (77,560± S.F.)
 - HYDROLOGIC UNIT CODES: 071000030033 - NORTH CREEK
 - CURRENT ZONING: CD-4B - GENERAL URBAN - B DISTRICT
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE LOWLAND FLATLANDS FLOOD HAZARD STUDY CONDUCTED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES IN 2003. TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS OF 1 TO 3 FEET; AREAS OF 5% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE FOOT, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 - AVAILABLE UTILITIES:
 - AT&T
 - COMCAST
 - NIPSCO
 - PLAN CONNECTION OF UTILITIES ABOVE WILL BE PROVIDED BY THE ABOVE PROVIDERS IF REQUIRED.
 - LOCAL TIME:
 - LONGITUDE = 41° 31' 47" N
 - LATITUDE = 87° 30' 38" W
 - 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.
 - ALL VERTICAL DATUM IS BASED ON UNITED STATES GEOLOGICAL SURVEY (USGS).

OWNER/DEVELOPER:

Devarshi Patel
1009 Cambridge LN
Schererville, IN 46375

ENGINEER:

Torrennga Engineering, Inc.
907 Ridge Road
Munster, Indiana 46321
(219) 836-8918



Know what's below.
Call before you dig.

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811 OR 1-800-4-A-DIG

IT'S THE LAW!
IF YOU DON'T CALL 811 OR 1-800-4-A-DIG
BEFORE YOU DIG, YOU MAY BE RESPONSIBLE
FOR ANY DAMAGE TO UNDERGROUND
UTILITIES OR OTHER PROPERTY.

County: Lake
S.E. Quarter, Sec. 36, T. 36 N. R. 10 W.
Township: North

Date and Revisions:

NO.	DATE	DESCRIPTION	BY
1	11-02-2004	THIRD SUBMITTAL	DTWT
2	10-11-2004	SECOND SUBMITTAL	DTWT
1	8-17-2004	FIRST SUBMITTAL	DTWT

DRAWING SET PROGRESS:

ENGINEERING PLAN
 FOR PERMIT / APPROVAL
 FINAL ENGINEERING
 FOR CONSTRUCTION

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



Donald C. Torrenge



TORRENGE ENGINEERS & LAND SURVEYORS, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 TEL. NO. (219) 896-8918
 WEBSITE: WWW.TORRENGE.COM

Lot 3 Harris Addition
 10020 Calumet Avenue Munster, IN
 Existing Topography and Utilities

DATE: 09-17-2024
 11-07-2024
 10-11-2024
 REVISIONS:

CLIENT:
 1009 Cambridge LN
 Sherrills, IN 46375
 JOB NO: 2024-5022
 SCALE: 1" = 20'

SHEET
 C-1.0

LEGEND:

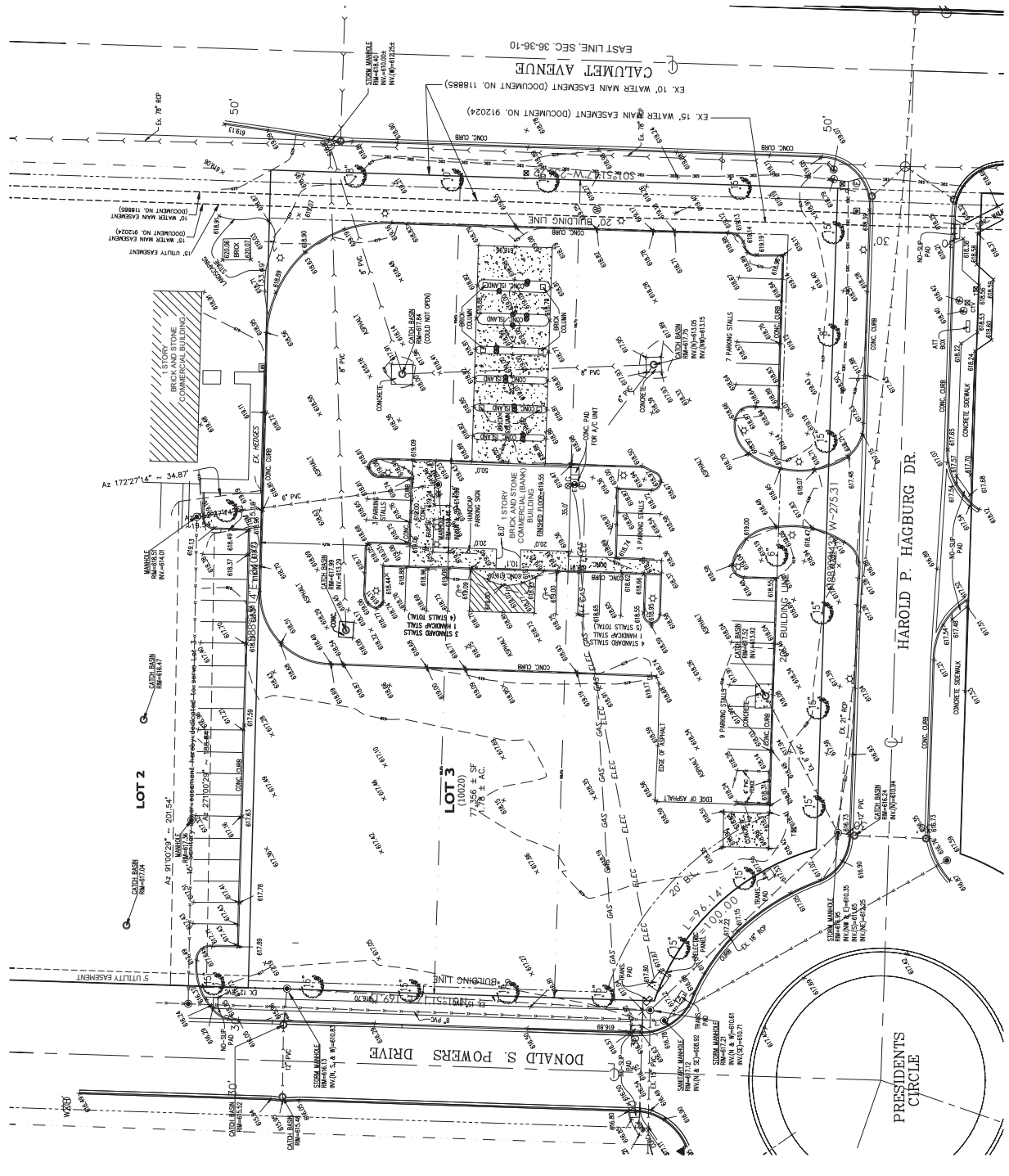
- ☆ LIGHT POLE
- MANHOLE
- CATCH BASIN/INLET
- CURB DRAIN
- FIBER OPTIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- TELEPHONE PEDestal
- CABLE TV PEDestal
- ELECTRIC JUNCTION BOX
- GAS LINE-FLAGGED
- CABLE TV-FLAGGED
- ELECTRIC LINE-FLAGGED
- SIGN/STREET SIGN
- STEEL BOLLARD
- PIPELINE MARKER
- ▲ EXISTING SPOT ELEVATION
- STORM SEWER LINE
- SANITARY SEWER LINE
- BURIED CABLE LINE
- TREE W/ TRUNK DIAMETER

NOTE:
 1. THE EXISTING TOPOGRAPHY WAS CREATED FROM POINT ELEVATION SHOTS BY TORRENGE SURVEYING, LLC.
 2. ALL VERTICAL DATUM IS BASED ON NAVD 88.

BENCHMARK NUMBER	DESCRIPTION AND LOCATION	ELEVATION
1	NORTHWEST CORNER OF EXISTING SANITARY MANHOLE AT THE EXISTING BUILDING	619.46
2	TOP OF THE EXISTING CURB IN THE SOUTHEAST CORNER OF THE PARKING LOT TO THE NORTH	618.86



GRAPHIC SCALE
 1 inch = 20 ft.





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

Demolition Plan
 Lot 3 Harris Addition
 10020 Calumet Avenue Munster, IN

DATE: 09-17-2024
 RVS: JMS
 11-07-2024
 10-11-2024

CLIENT:
 1009 Central Ex
 Sherrills, IN 46375
 JOB NO: 2024-5022
 SCALE: 1" = 20'

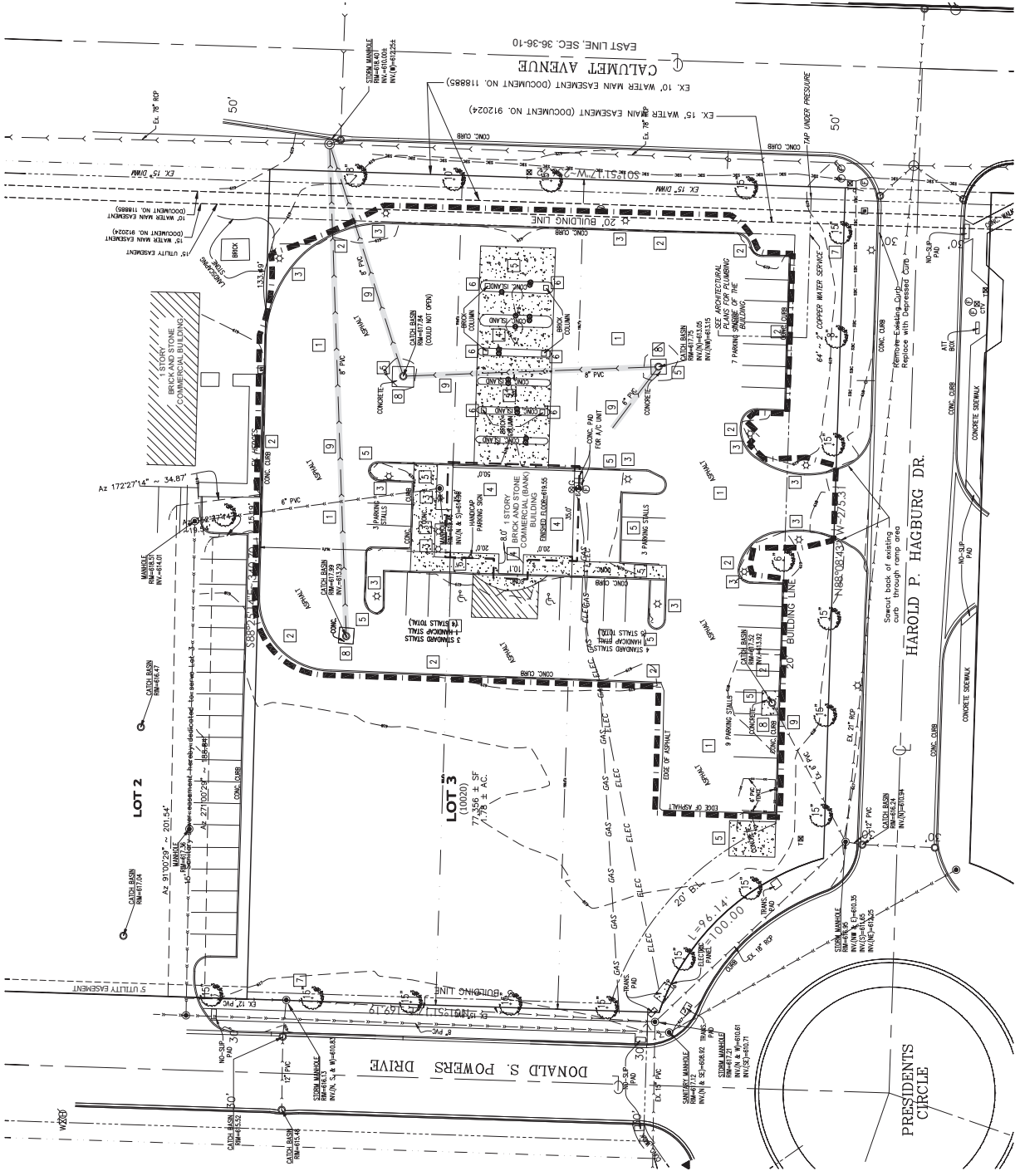
SHEET
 C-1.1

DEMOLITION NOTES

- 1 REMOVE ASPHALT PAVEMENT AND STRIPING
- 2 REMOVE CONCRETE CURB AND GUTTER
- 3 REMOVE LIGHTPOLE
- 4 REMOVE BUILDING AND/OR CANOPY
- 5 REMOVE CONCRETE PAVEMENT/SIDEWALK/CURB/BOLLARDS
- 6 REMOVE BRICK COLUMN
- 7 REMOVE TREE
- 8 REMOVE STORM MH/CB
- 9 REMOVE STORM SEWER LINE

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 THE CONDITIONS SHOWN IN THE CONSTRUCTION DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH INPSCO, AT&T, COMCAST AND ANY OTHER UNDERGROUND OR OVERHEAD UTILITIES FOR THE REMOVAL OF THE EXISTING AND INSTALLATION OF THE NEW UTILITIES THAT SERVICE THE BUILDINGS.





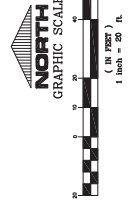
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 CONSULTING ENGINEERS & LAND SURVEYORS
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Site Plan

Lot 3 Harris Addition
 10020 Calumet Avenue Munster, IN

CLIENT: 1009 Central Ex. Dr. Schererville, IN 46375
 JOB NO: 2024-5022
 DATE: 09-17-2024
 REVISIONS:
 11-07-2024
 10-11-2024

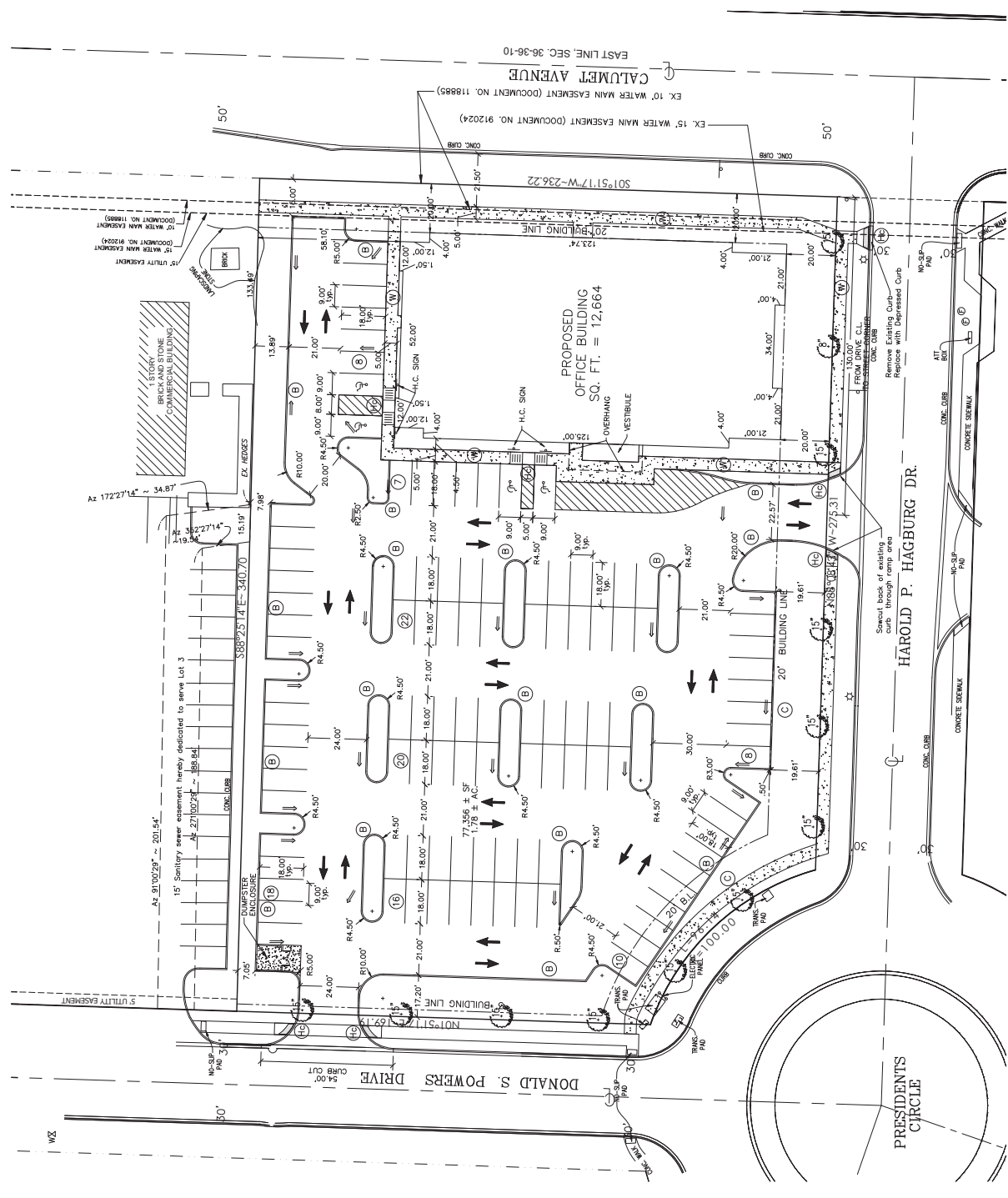
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- LEGEND:**
- (F) PROPOSED
 - (M) NUMBER OF PARKING SPACES
 - (B) NEW ASPHALT PAVEMENT
 - (C) CONCRETE SIDEWALK
 - (D) BARRIER CURB
 - (E) TRAFFIC FLOW ARROW
 - (H) MANICUP RAMP

NOTES:

- PARKING REQUIREMENTS BY JURISDICTION:
 3.3 SPACES PER EVERY 1,000 SF OF OCCUPIED FLOOR AREA
 TOTAL FLOOR AREA = 23,726 SF
 REQUIRED NUMBER OF SPACES = 84
 TOTAL PARKING = 109 SPACES
- PROPOSED IMPERVIOUS AREAS:
 42,096 SQ. FT. ASPHALT PAVEMENT
 1,100 SQ. FT. CONCRETE CURBS/SIDEWALKS
 56,792 SQ. FT. PROP. IMPERVIOUS AREA





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 Tel. No. (219) 836-8918

Lot 3 Harris Addition
 1020 Calumet Avenue Munster, IN
 Utility & Grading Plan

DATE: 09-17-2024
 11-07-2024
 10-11-2024
 REVISIONS:

CLIENT:
 1009 Central
 Springfield, IN 46375
 JOB NO: 2024-5022
 SCALE: 1" = 20'

SHEET
 C-3.0

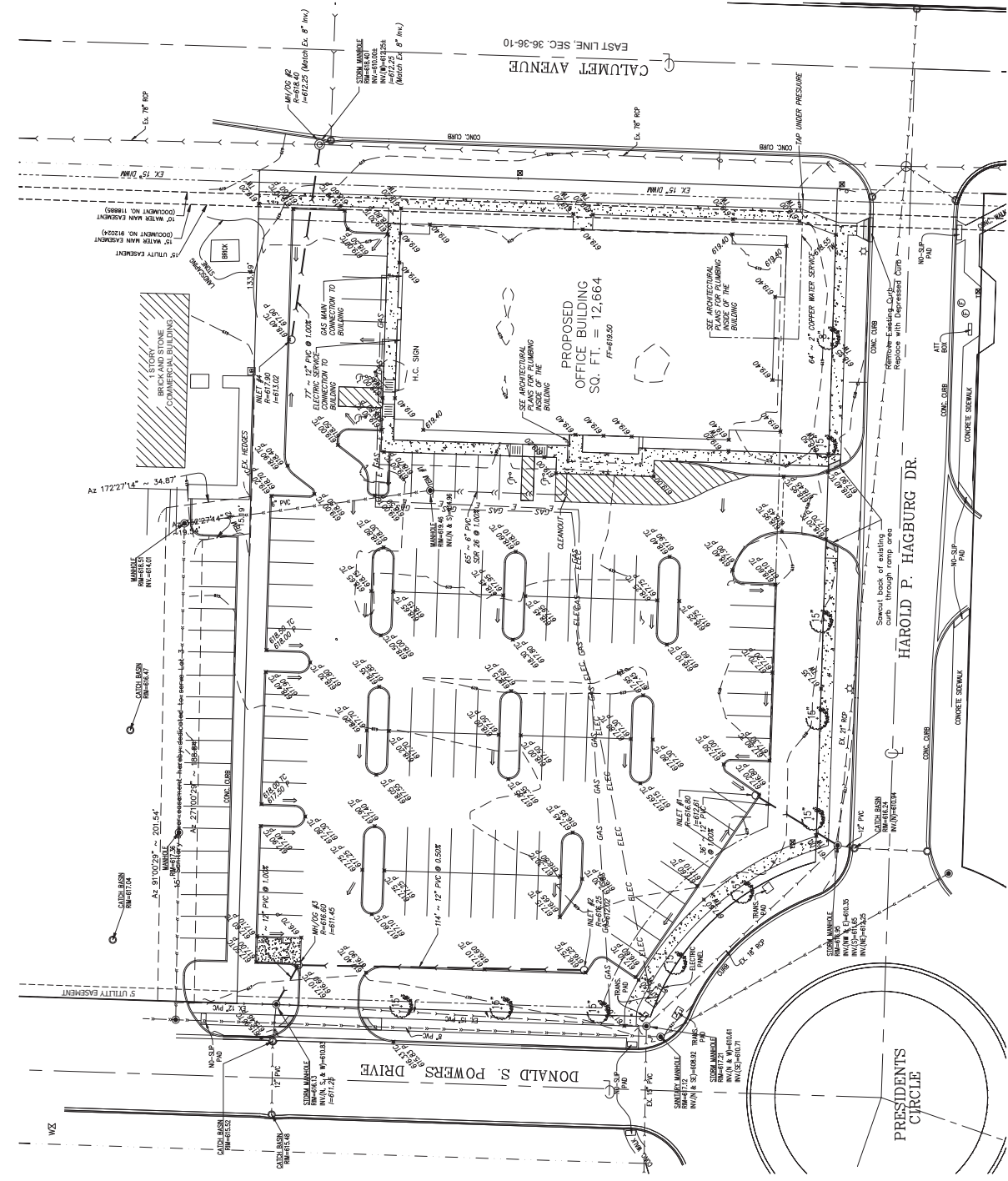
LEGEND:

- PROPOSED
- CONCRETE SIDEWALK
- GRADES
- ELECTRIC SERVICE
- WATER SERVICE
- SANITARY SEWER
- STORM SEWER
- INLET / STORM MANHOLE
- SANITARY MANHOLE
- TOP OF CURB
- TOP OF GROUND
- PAVEMENT/CONCRETE

BENCHMARK NUMBER	DESCRIPTION AND LOCATION	ELEVATION
1	NORTH RIM OF EXISTING SANITARY MANHOLE IN THE EXISTING BUILDING	618.46
2	TOP OF THE EXISTING CURB IN THE SOUTHEAST CORNER OF THE PARKING LOT TO THE NORTH	618.96

NOTES:

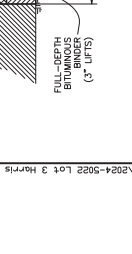
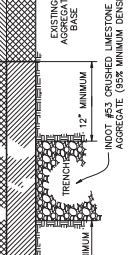
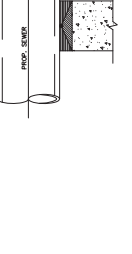
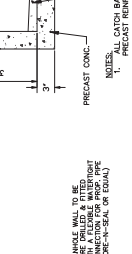
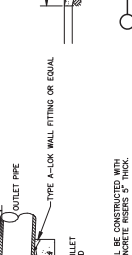
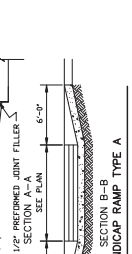
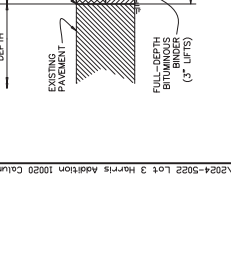
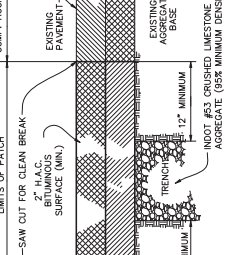
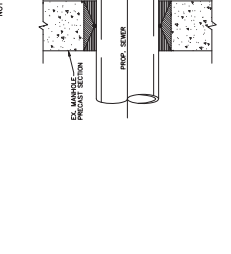
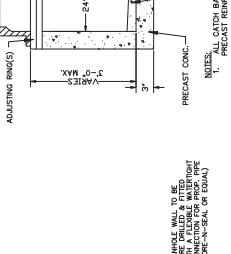
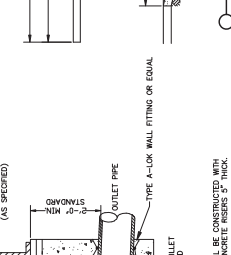
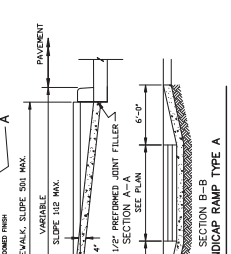
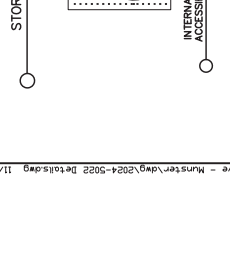
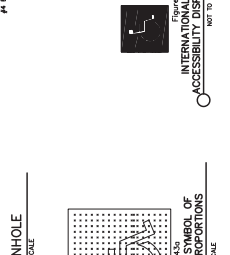
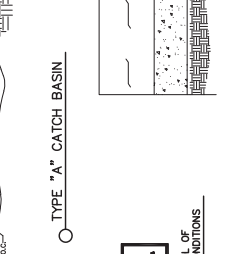
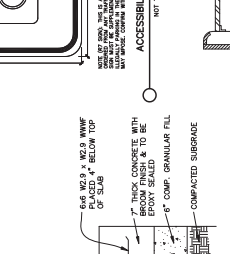
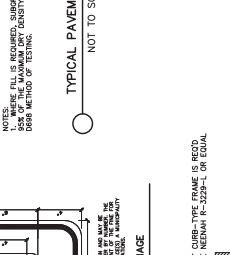
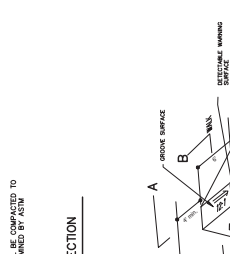
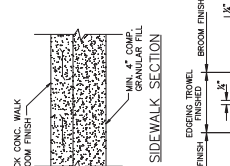
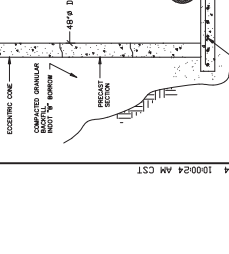
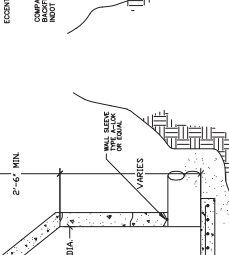
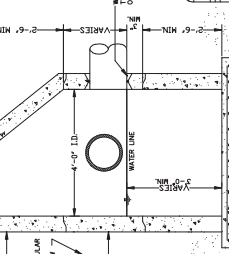
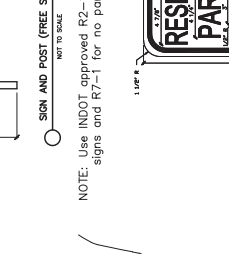
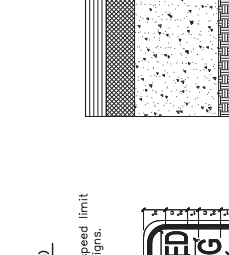
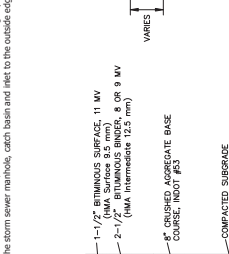
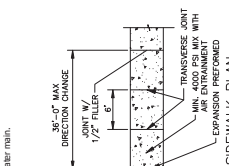
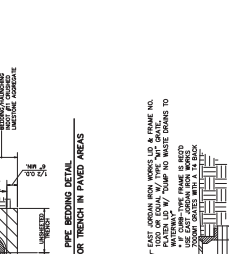
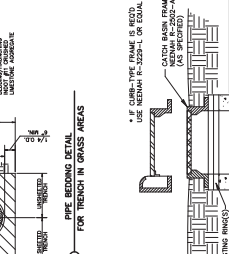
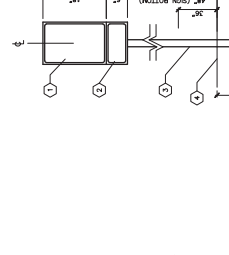
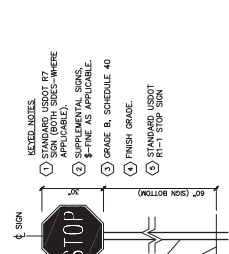
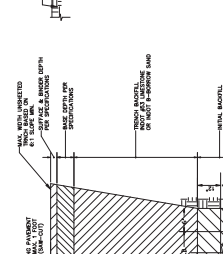
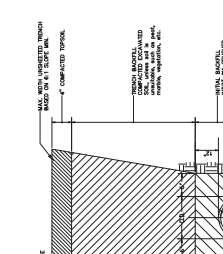
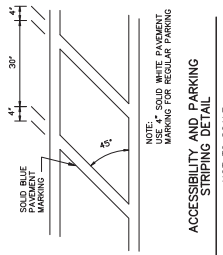
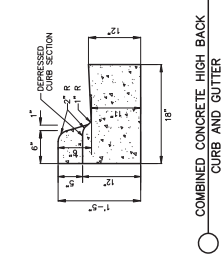
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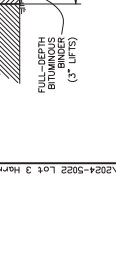
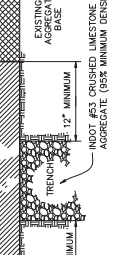
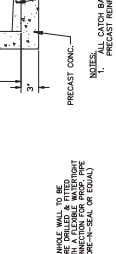
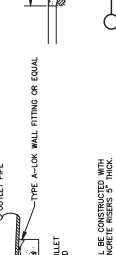


SPECIFICATIONS FOR STORM SEWERS

- All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, Lake County, Indiana.
- All sewer pipe, branches and fittings shall conform to the following:
 (A) PVC sewer pipe and fittings shall conform to the latest revision of ANSI/ASTM Specification D3034, SDR 35, PSM PVC pipe shall have a minimum pipe stiffness of 46 psi at 5% deflection when tested in accordance with ASTM D2412.
 (B) reinforced concrete pipe (ASTM C-76) with bell and gasket or tongue and groove joint on manhole pipes. Class V reinforced concrete pipe shall be used for lines 15" in diameter or under and Class III shall be used for lines 18" and over.
 (C) HDPE High Density Polyethylene Pipe with a minimum of 40% recycled content, conforming to ASTM F2688, ADR Mega-Drive or Equal.
- Gasketed joints shall be used on all storm sewers.
- Storm sewers 18" to 27" with less than 3' cover shall be Class IV pipe.
- All storm sewer manholes shall be standard precast concrete units (ASTM C-779) conforming to the standard detail sheet of these plans.
- All improvements installed across paved or future paved areas shall be finished with sand or graded stone aggregate to the subgrade.
- All sewers shall be laid at least 16 feet (0.1m) horizontally from any existing or proposed water main. The deflection shall be measured edge to edge. All sewers crossing water mains shall be laid to provide a minimum vertical clearance 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. Where crossing water mains are arranged so that the sewer pipes will be supported above the water main, the sewer shall be supported on a minimum of 2" of sand. Where the sewer is supported below the water main, the sewer shall be supported on a minimum of 2" of sand. The sewer shall be supported on a minimum of 2" of sand. The sewer shall be supported on a minimum of 2" of sand. The sewer shall be supported on a minimum of 2" of sand.
- 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 to the valve, etc.), location of service taps and any structure added or omitted in the field. The Contractor shall submit a set of reproducible original "As Built" and shall supply the Town of Munster with 2 copies thereof prior to and as a condition of final acceptance.
- All infrastructure being constructed shall be in accordance with the Town of Munster Proposed Infrastructure Specifications. Any difference between Munster's Specification and these engineering drawings shall be brought to the attention of the Engineer immediately for review.
- Dumped Rip-Rap will be provided at all sections, to produce a surface of approximate regularity. The finished surface shall not vary by more than 9 inches and the depth of Rip-Rap shall not be less than 12 inches nor more than 24 inches.
- No storm sewer manhole, catch basin and inlet shall be within eight (8) feet of a water main as measured from the outside edge of the storm sewer manhole, catch basin and inlet to the outside edge of the water main.



Andrew J. Torrenge





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 WEBSITE: WWW.TORRENGA.COM

Lot 3 Harris Addition
 10020 Calumet Avenue Munster, IN
 DETAILS & SPECIFICATIONS
 FOR DUMPSTER CONSTRUCTION

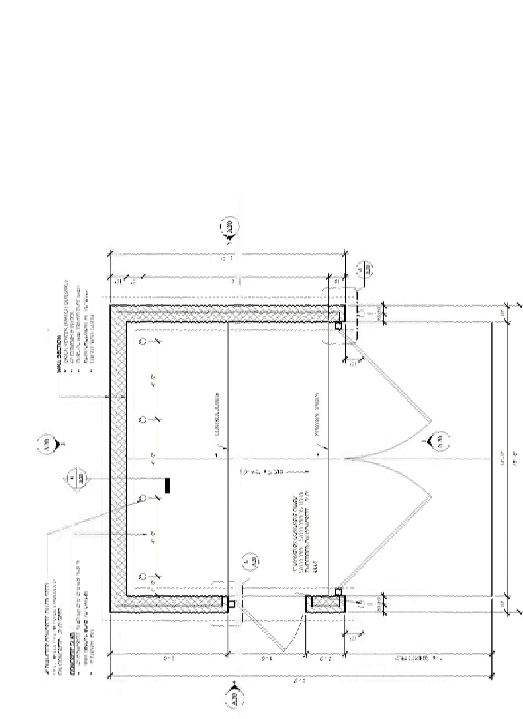
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 REVISIONS:
 11-07-2024
 10-11-2024

CLIENT:
 1009 Capital
 Cambridge, IN 46375
 SCALE: NTS
 JOB NO: 2024-5022

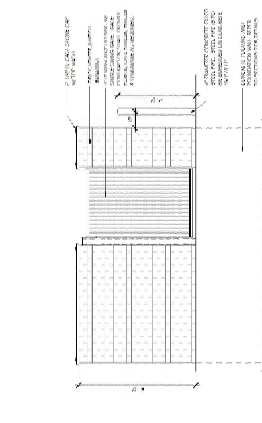
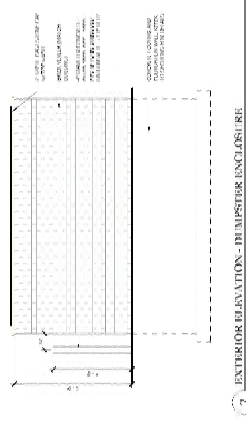
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 C-4.1



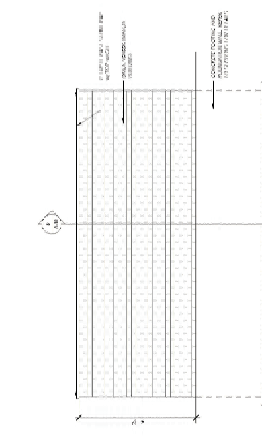
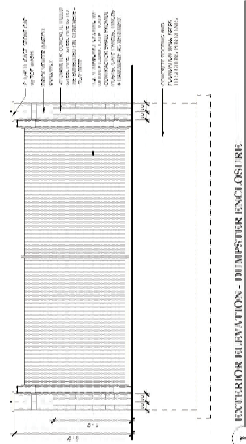
Andrew J. Long



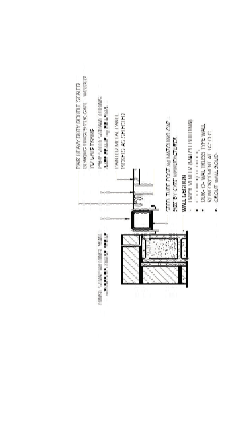
ENLARGED PLAN - DUMPSTER ENCLOSURE
 SCALE 1/4" = 1'-0"



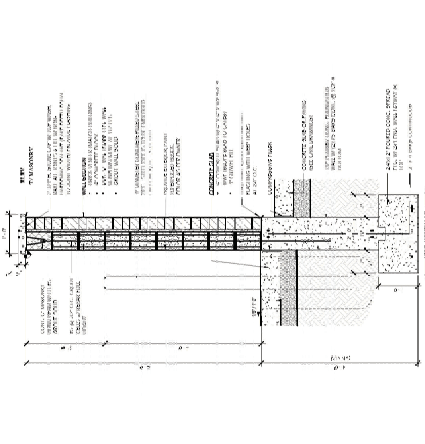
4 EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
 SCALE 1/4" = 1'-0"



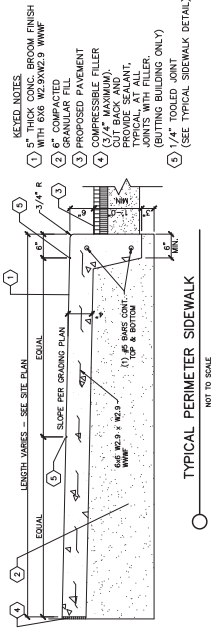
3 EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
 SCALE 1/4" = 1'-0"



6 PLAN DETAIL - HINGE
 SCALE 1/4" = 1'-0"



5 SECTION DETAIL - DUMPSTER ENCLOSURE
 SCALE 1/4" = 1'-0"



TYPICAL PERIMETER SIDEWALK
 NOT TO SCALE

SEE ARCHITECTURAL PLAN SHEET A20
 FOR LATEST VERSION



TORENTE ENGINEERS & LAND SURVEYORS, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 10020 Coluget Avenue, Munster, Indiana 46321
 Tel. No. (219) 836-8918
 Website: www.torrenge.com

Storm Water Pollution Prevention Plan
 10020 Coluget Avenue, Munster, IN
 Lot 3 Harris Addition

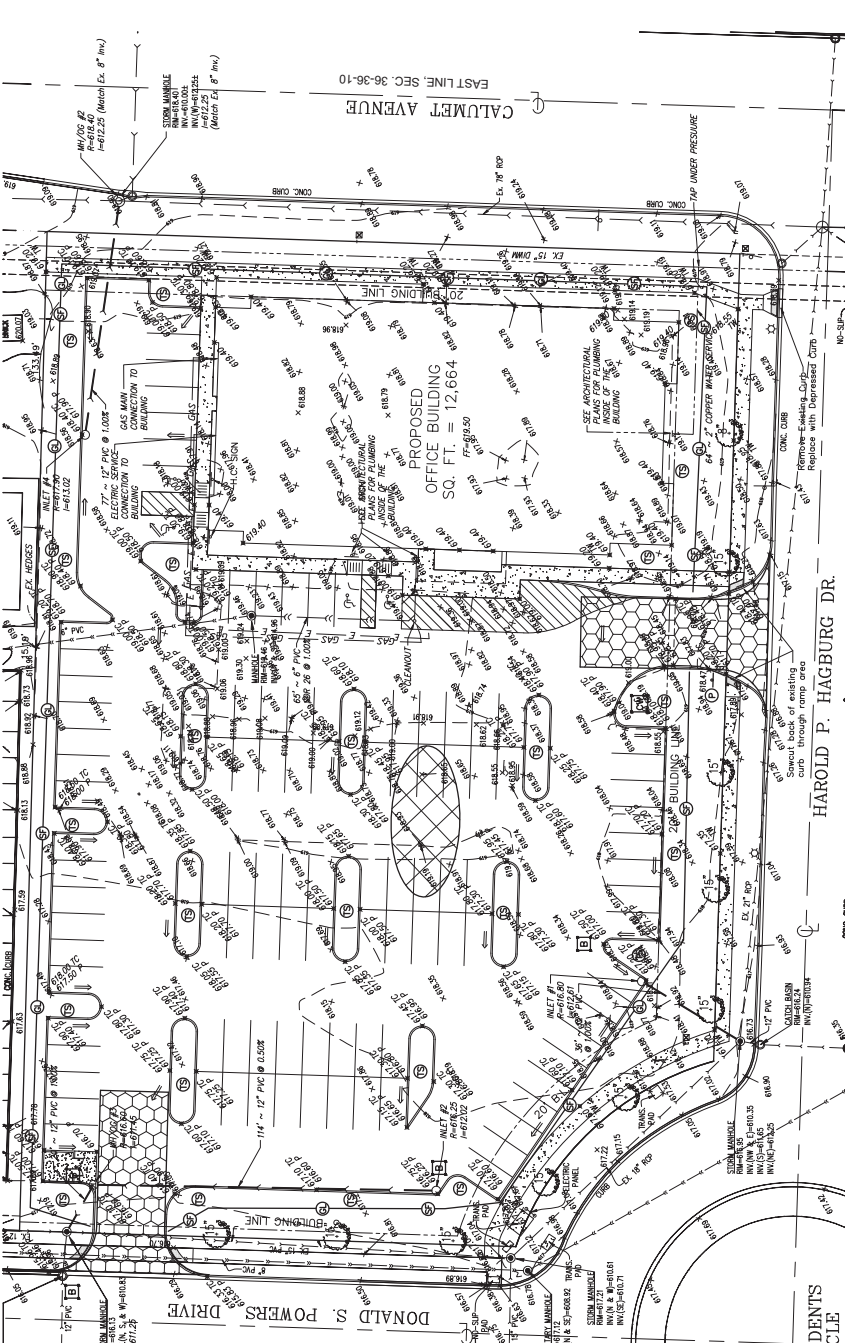
DATE: 09-17-2024
 REVISIONS:
 11-07-2024

JOB NO: 2024-5022
 CLIENT:
 1009 Cambridge Ln
 Schererville, IN 46375
 SCALE: 1" = 20'
 SHEET
 C-5.01

- GENERAL NOTES:**
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHORED AREA OF 0.2% ANNUAL CHANCE FLOOD; AREA LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM AN ANNUAL CHANCE FLOOD, AS PER FLOOD INSURANCE RATE MAP FROM THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, EFFECTIVE DATE JAN. 18, 2012. NO LEVEES OR FLOODPLAIN PRISMS EXIST ON THIS PROPERTY.
 - HYDROLOGIC UNIT CODES: 072600020 NORTH CREEK
 - STATE OF INDIANA WATER QUALITY PERMITS ARE REQUIRED FOR THE PROJECT. A CONSTRUCTION STORMWATER GENERAL PERMIT (CSWP) IS REQUIRED.
 - THE SITE CONSISTS PRIMARILY OF OPEN LAND WITH AN EXISTING BUILDING AND PARKING LOT.
 - THERE IS PRESENCE OF HYDRIC SOILS ON THIS PROPERTY (NONSLIC CLAY(1)).
 - THERE ARE NO EXISTING WETLANDS WITHIN THE PROPERTY AND ITS SURROUNDING AREAS AS UNITED STATES DEPARTMENT OF THE INTERIOR, THERE ARE NO LAKES, PONDS OR WATER COURSES ON OR ADJACENT TO THE PROPOSED SITE. THE PROPOSED SITE WILL ULTIMATELY BE PERMANENTLY LOCATED APPROXIMATELY 4000 FEET WEST OF THE PROJECT SITE, AND IS CLASSIFIED AS A WATER OF THE U.S. POTENTIAL SOURCE OF STORM WATER DISCHARGE ENTERING THE GROUNDWATER FROM THIS WELLS OR SPRINGS ON THE PROPERTY.
 - THERE ARE NO SENSITIVE AREAS ASSOCIATED WITH THIS PROPERTY AND ITS SURROUNDING AREAS. THERE ARE NO EXISTING DRAINS WITHIN THE PROPERTY OR ON ADJACENT PROPERTIES. THERE IS NO POTENTIAL FOR POLLUTION FROM THIS PROPERTY TO THE LAKES, PONDS AND STREAMS 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 SEEDING WITHIN 14 DAYS.
 - AREA WHERE THE PROPOSED BUILDING, PARKING LOT, AND DRIVE AS WELL AS AREAS WHERE PROPOSED UTILITIES ARE LOCATED WILL BE DISTURBED DURING CONSTRUCTION. IN ALL OTHER AREAS, EXISTING VEGETATION WILL BE PRESERVED.
 - ALL STOCKPILES SHALL BE COVERED WITH MULCH AND MAINTAINED IN GOOD CONDITION.
 - TEMPORARY SEEDING AREAS (WITH THE ADDITION OF A BARRIERS) SHALL BE LOCATED WHERE STOCKPILES ARE LOCATED. SEEDING SHALL BE COMPLETED BY THE END OF THE PROJECT. SEEDING OPTIMUM SEEDING DATES ARE MARCH 15 - MAY 10 AND AUGUST 10 - SEPTEMBER 30. RECOMMENDATIONS PRACTICE 12, INDIANA'S STORM WATER QUALITY MANUAL.
 - ALL SOIL STOCKPILES AREAS THAT ARE INSTALLED DURING CONSTRUCTION, AND DRAINAGE SWALES WHICH ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR SIX (6) CALENDAR DAYS OR SEASONS WITHIN FORTY-FIVE (45) DAYS.
 - LOCATION OF ON-SITE PORTING OF THE PANS AND LOCAL STORAGE PERMIT. SHALL BE AVAILABLE AT THE ENTRANCE TO THE SITE AND VISIBLE TO THE PUBLIC.
 - SEE ELEVATIONS ARE BASED ON NAVD83 AND HORIZONTAL DATUM IS BASED ON INDIANA STATE PLANE COORDINATES NAD 83.

- SWPPP LEGEND:**
 (FOR SPECIFICATIONS & DETAILS SEE SHEETS C-4.0 - C-6.1)
- SOIL STOCKPILE
 - TEMPORARY ENTRANCE/EXIT (GRAVEL OR MAT)
 - BASKET INLET/CATCH BASIN PROTECTION
 - FABRIC DROP INLET PROTECTION
 - GRADE LIMITS
 - SILT FENCE (SEDIMENT FENCE)
 - CONCRETE WASH OUT AREA
 - TEMPORARY SEEDING
 - POSTING (RULE 5 NOI & NOI'S LETTER AND LOCAL ORDINANCES (PROPOSED))
 - CONTOUR (PROPOSED)

1 inch = 20 ft
 (1 IN PRINT)



POST CONSTRUCTION NOTES:
 1. FOR POST CONSTRUCTION STORM WATER POLLUTION PREVENTION, ALL TEMPORARY SEEDING AREAS SHALL BE PERMANENTLY SEED OF LANDSCAPE.

SOIL MAP - NOT TO SCALE
 MAP UNIT EXTENDED MAP UNIT MADE BY: HINDSLEY CLAY

WETLAND MAP - NOT TO SCALE
 Source: National Wetlands Inventory

VICINITY MAP - NOT TO SCALE