



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

Site Plan

Lot 3 Harris Addition
 10020 Calumet Avenue Munster, IN

CLIENT: 1009 Central Point
 Springfield, IN 46375
 JOB NO: 2024-5022
 DATE: 09-17-2024
 REVISIONS:
 11-07-2024
 10-11-2024

SHEET
 C-2.0

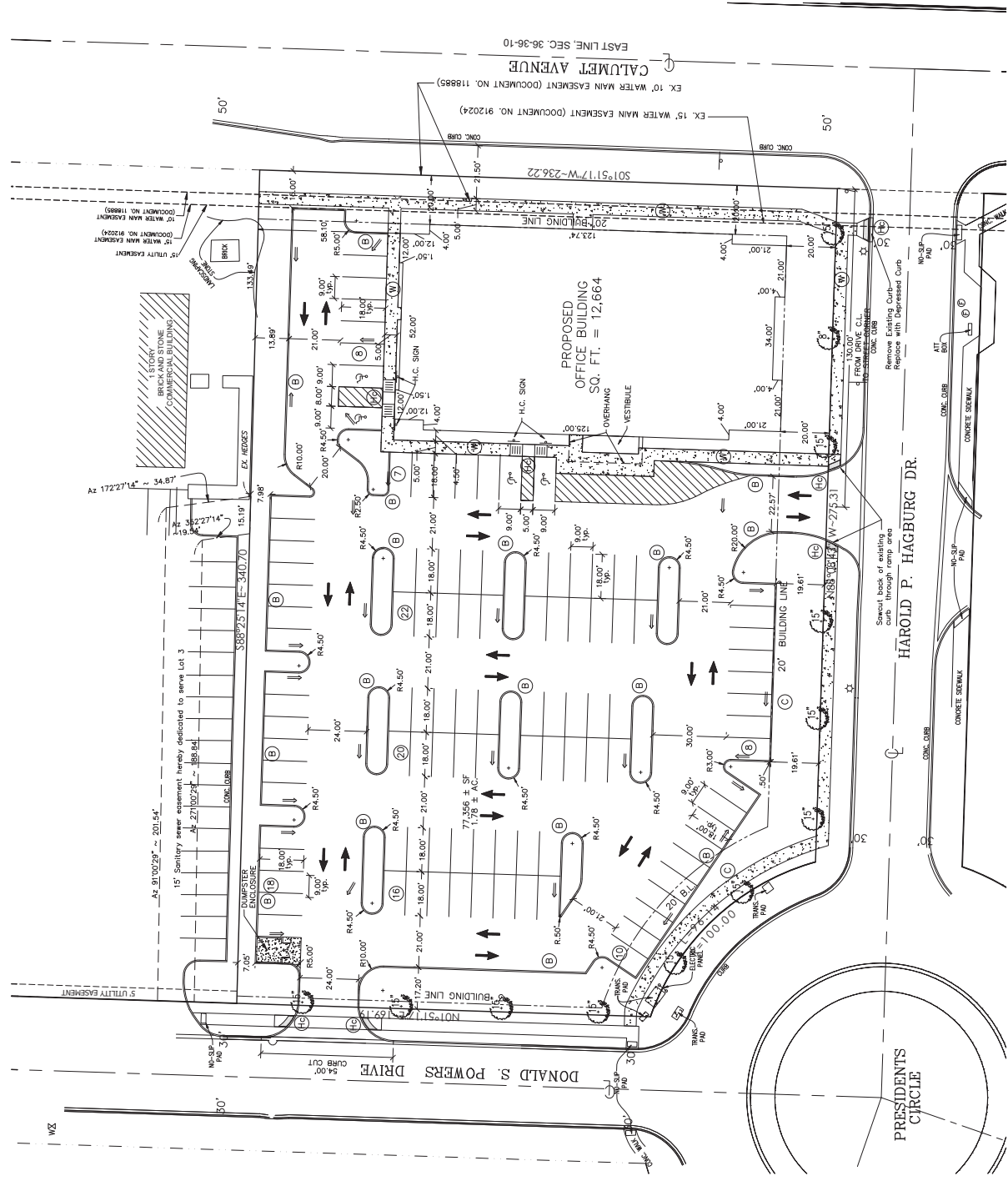


SCALE: 1" = 20'
 (IN FEET)
 1 inch = 20 ft.

- 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 ZONING
 3.3 SPACES PER EVERY 1,000 SF OF OCCUPIED FLOOR AREA
 TOTAL FLOOR AREA = 23,726 SF
 REQUIRED NUMBER OF SPACES = 84 SPACES
 TOTAL PARKING = 109 SPACES
- PROPOSED IMPERVIOUS AREAS:
 42,096 SQ. FT. ASPHALT PAVEMENT
 1,100 SQ. FT. CONCRETE CURBS/SIDEWALKS
 56,766 SQ. FT. PROP. IMPERVIOUS AREA





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 WEBSITE: WWW.TORENGE.COM

Lot 3 Harris Addition
 1020 Colmet Avenue Munster, IN
 DETAILS & SPECIFICATIONS

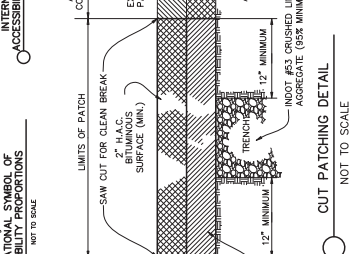
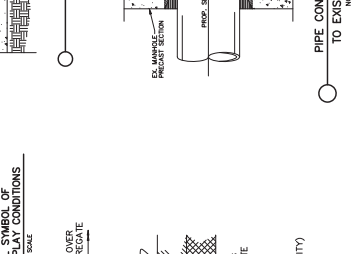
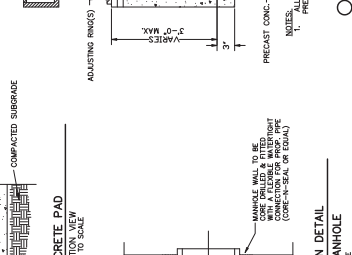
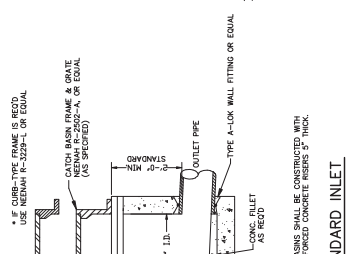
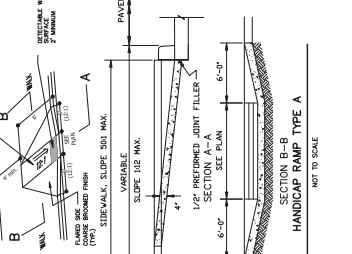
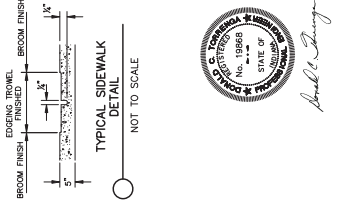
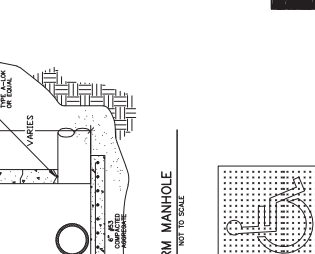
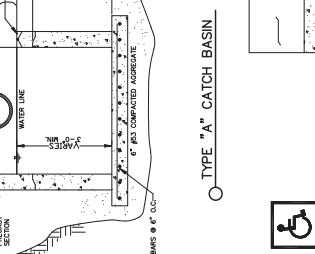
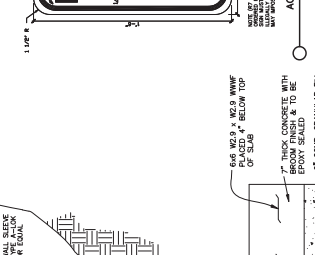
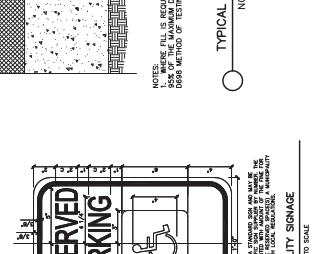
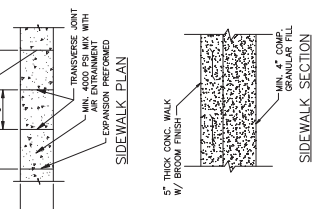
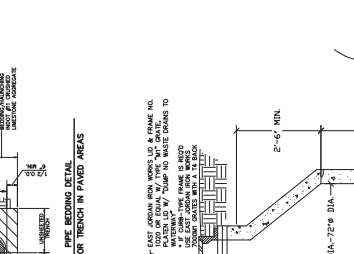
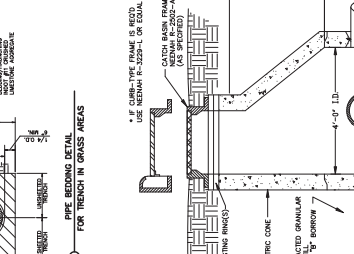
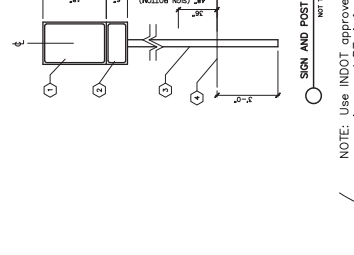
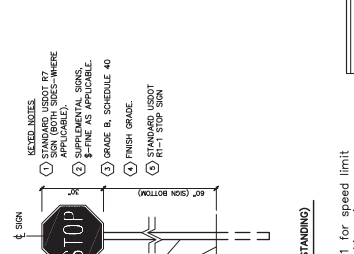
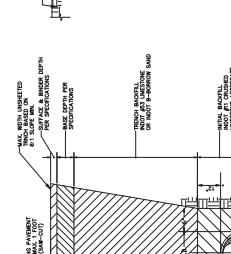
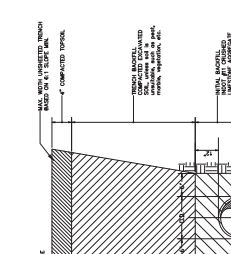
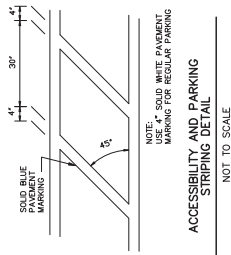
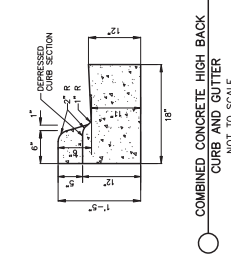
DATE: 09-17-2024
 REVISIONS:

SCALE: NTS
 JOB NO: 2024-5022
 11-07-2024
 CLIENT:
 1009 Cambridge Point
 Cambridge, IN 46375

SHEET
 C-4.0

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 push on manhole joints. Class V manhole frames 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 Green 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 sealed 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 pipes are arranged so that the sewer pipe will be supported by the water main, the sewer shall be supported by the water main 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.
- 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. 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 end sections, to produce a surface of approximate regularity. The finished surface shall not vary by more than 9 inches and the depth of Rip-Rap shall not be less than 12 inches nor more than 24 inches.
- 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 and set to the outside edge of the water main.



Andrew J. Young



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

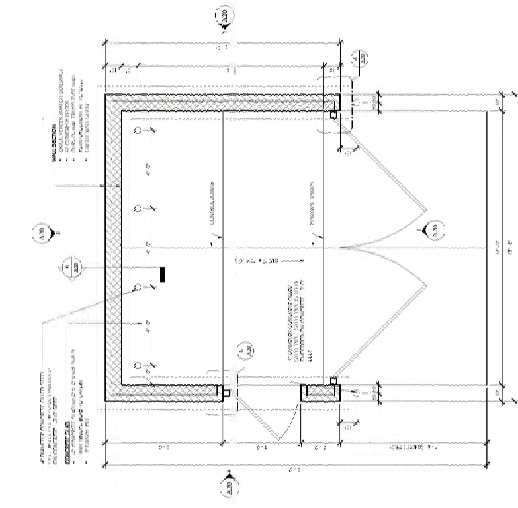
DATE: 09-17-2024
 REVISIONS:
 11-07-2024
 10-11-2024

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

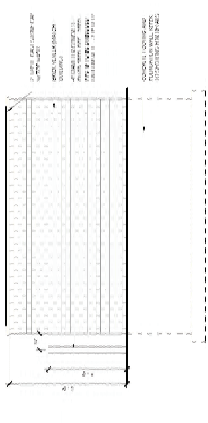
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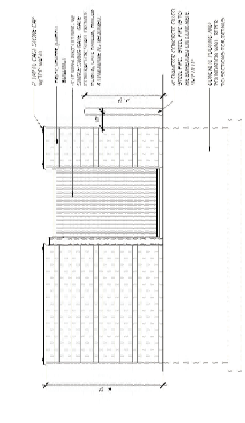
Andrew J. Long



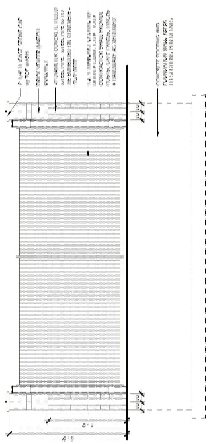
ENLARGED PLAN - DUMPSTER ENCLOSURE.
 SCALE 1/2" = 1'-0"



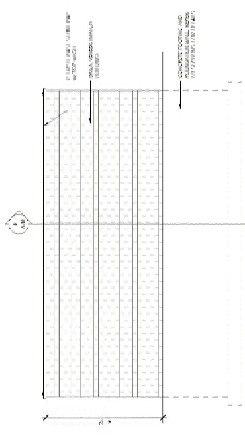
EXTERIOR ELEVATION - DUMPSTER ENCLOSURE.
 SCALE 1/2" = 1'-0"



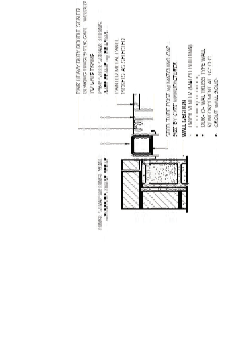
EXTERIOR ELEVATION - DUMPSTER ENCLOSURE.
 SCALE 1/2" = 1'-0"



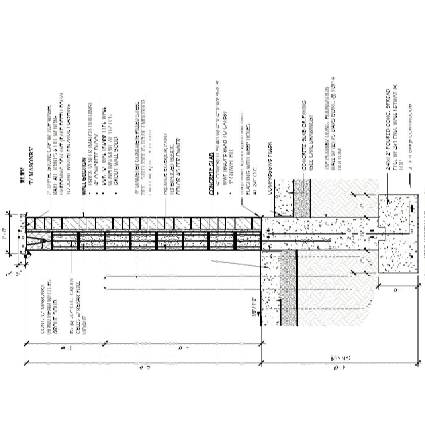
EXTERIOR ELEVATION - DUMPSTER ENCLOSURE.
 SCALE 1/2" = 1'-0"



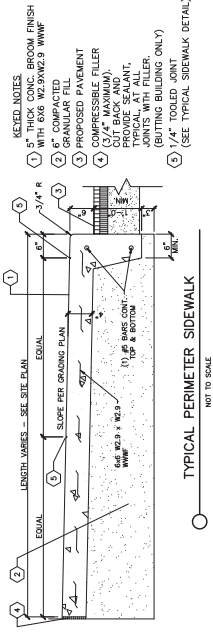
EXTERIOR ELEVATION - DUMPSTER ENCLOSURE.
 SCALE 1/2" = 1'-0"



PLAN DETAIL - LING.
 SCALE 1/2" = 1'-0"



SECTION DETAIL - DUMPSTER ENCLOSURE.
 SCALE 1/2" = 1'-0"



TYPICAL PERIMETER SIDEWALK.
 NOT TO SCALE

SEE ARCHITECTURAL PLAN SHEET A20
 FOR LATEST VERSION



TORRENGA SURVEYING, LLC
 PROFESSIONAL LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 TEL. NO.: (219) 835-8918
 WEBSITE: WWW.TORRENGA.COM

TOPOGRAPHIC SURVEY
 LOT 3, HARRIS ADDITION
 1020 CALUMET AVENUE
 THE TOWN OF MUNSTER
 LAKE COUNTY, INDIANA

DATE: AUGUST 21, 2024
 CLIENT: Integrated Construction Solutions
 DRAWN: CZF/SLD
 JOB NO: 2024-0242
 SCALE: 1"=30'

SHEET 1 OF 1



STATE OF INDIANA)
 COUNTY OF LAKE)
 THIS IS NOT A BOUNDARY SURVEY
 In accordance with IBC 1-2-2(10) this drawing is not intended to be recorded as a
 representation of legal boundary survey, a title survey, or a boundary location report.
 DATE OF SURVEY: JULY 30, 2024

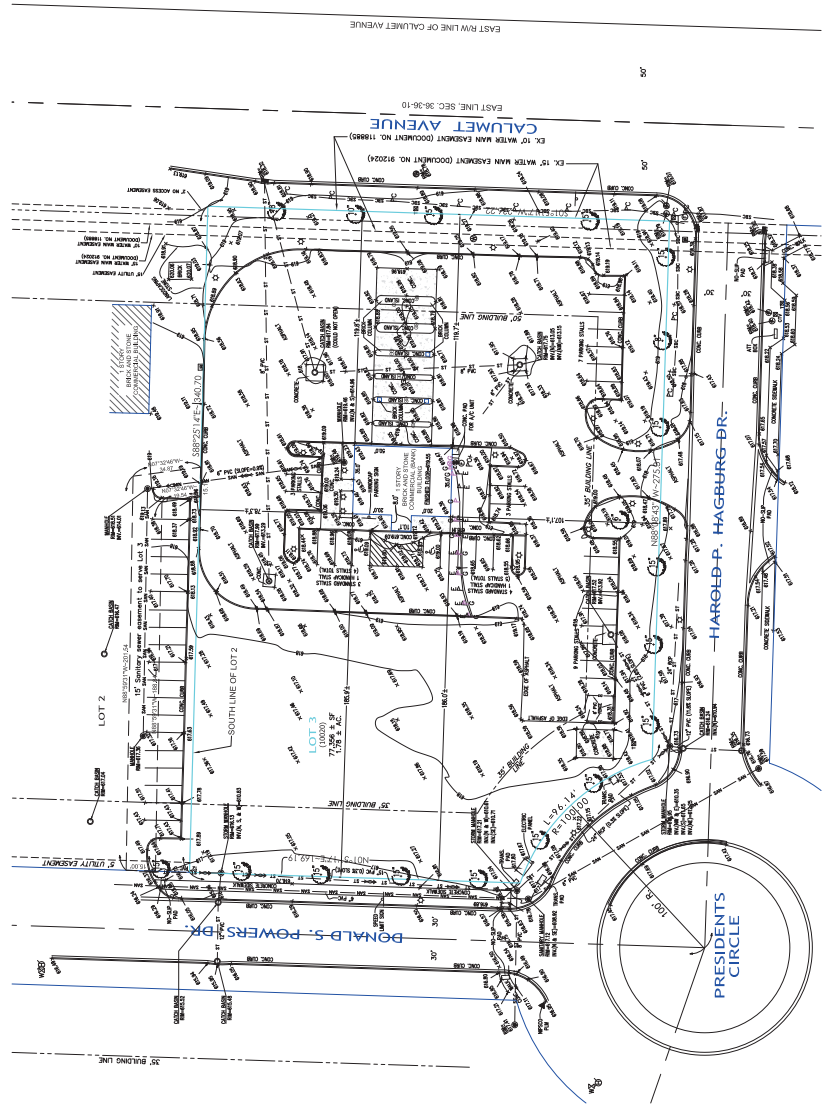
TORRENGA SURVEYING, LLC
 JOHN STUART ALLEN - Registered Land Surveyor No. LS29500011

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION: 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 34, in the Office of the Recorder of Lake County, Indiana.



THIS PROPERTY IS LOCATED IN A FLOOD ZONED AREA AS DETERMINED BY FEMA'S SPECIAL MEASUREMENT FOR LOCATING SPRAWL DEVELOPMENT. FLOOD ZONING INFORMATION IS AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AT WWW.FEMA.GOV. THIS SURVEY IS NOT INTENDED TO BE USED AS A BASIS FOR DETERMINING FLOOD RISK. PROPERTY OWNERS SHOULD CONSULT WITH AN APPROPRIATE PROFESSIONAL ENGINEER FOR FLOOD RISK ASSESSMENT AND FLOOD PROTECTION MEASURES. THIS SURVEY IS NOT INTENDED TO BE USED AS A BASIS FOR DETERMINING FLOOD RISK. PROPERTY OWNERS SHOULD CONSULT WITH AN APPROPRIATE PROFESSIONAL ENGINEER FOR FLOOD RISK ASSESSMENT AND FLOOD PROTECTION MEASURES. THIS SURVEY IS NOT INTENDED TO BE USED AS A BASIS FOR DETERMINING FLOOD RISK. PROPERTY OWNERS SHOULD CONSULT WITH AN APPROPRIATE PROFESSIONAL ENGINEER FOR FLOOD RISK ASSESSMENT AND FLOOD PROTECTION MEASURES.



- LEGEND:**
- LIGHT POLE
 - MANHOLE
 - CURB MANHOLE
 - FIBER OPTIC MANHOLE
 - TELEPHONE MANHOLE
 - TELEPHONE MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - ELECTRIC METER
 - TELEPHONE FIRESTAL
 - TELEPHONE JUNCTION BOX
 - GAS LINE-FLAGGED
 - ELECTRIC LINE-FLAGGED
 - SONOSTREET SIGN
 - STEEL BOLLARD
 - PIPE FLOW DIRECTION
 - EXISTING SPOT ELEVATION
 - EXISTING FINISH ELEVATION
 - EXISTING ELEVATION
 - TREE W/ TRUNK DIAMETER