

Planning Department

166 Lincolnway Valparaiso, IN 46383 Phone: (219) 462-1161 Fax: (219) 464-4273

www.valpo.us

AGENDA

VALPARAISO PLAN COMMISSION

Tuesday - July 9th, 2019

7:00 PM - 653 Hayes-Leonard Road, Door #1, Temporary Council Chambers

- I. Pledge of Allegiance
- II. Roll Call
- III. Minutes of the June 11th, 2019 meeting
- IV. Old Business

MS19-004 A petition filed by Robyn Pappenheim of 1151 Troutwine Rd, Crown Point, IN 46307 on behalf of the owner DAHM #51 LLC, 10521 Hague Road, Indianapolis, IN 46256. The petitioner requests approval of a minor subdivision replat. The property in question is located at 2615 LaPorte Avenue

- V. New Business
- VI. Adjournment

NEXT REGULAR PLAN COMMISSION MEETING:

AUGUST 13TH 2019 - 7:00 PM - HAYES LEONARD SCHOOL, 653 HAYES LEONARD ROAD

**Requests for alternate formats please contact
Tyler Kent at tkent@valpo.us or 219-462-1161. **

VALPARAISO BOARD OF PLAN COMMISSION Regular Meeting Minutes

June 11, 2019

A regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, June 11, 2019 in the temporary Valparaiso City Hall Council Chambers, located at 653 Hayes-Leonard Road, Valparaiso. Matt Evans presided.

Members present were: Diane Worstell, Bruce Berner, Adam McAlpine, Tim Warner, Vic Ritter, Lenore Hoffman, and President Matt Evans. Also present were Attorney Scott Bozik, Tyler Kent, citizens, and representatives of the press.

MINUTES:

Bruce Berner made motion to approve the May 14, 2019 meeting minutes. Diane Worstell seconded the motion. A voice vote was taken and unanimously carried.

COMMUNICATIONS:

President Evans introduced and welcomed new member Lenore Hoffman.

OLD BUSINESS:

<u>PP19-001</u> – A second hearing on a petition filed by Ed Recktenwall of Olthof Homes, 8051 Wicker Avenue, Suite B, St. John, IN. The petitioner requests approval of primary plat for a 78 lot subdivision to be known as Hawthorne Hills East. Attorney Todd Leeth, Hoeppner Wagner & Evans, 103 Lincolnway, Valparaiso, Indiana presented. A public hearing was held last month. Site Review with the City addressed concerns. This is a 78-lot subdivision on 28 acres. The petitioner is requesting primary plat approval at this time.

Adam McAlpine advised that the petitioner has been working very well with the City on this project, especially with traffic calming, traffic counts, matching right-of-way widths, internal pathway and park, and tree line preservation. The City will continue to work with the petitioner to implement all best practices.

Tyler Kent advised a Landscape Plan was submitted and approved by the City Horticulture Division. Staff is asking the Petitioner to review lot 34 to push it back a bit as it currently appears to project out from the other lots. The petitioner has agreed to do this.

Motion: Adam McAlpine made a motion to approve PP19-001 to allow approval of primary plat for a 78-lot subdivision to be known as Hawthorne Hills East subject to review and approval of the final engineering drawings by the engineering department, approval of the engineering drawings by both the Valparaiso City Utilities board and the Board of Public Works and Safety, and continued coordination and involvement of the Porter County Stormwater Department per the terms of the annexation agreement. Tim Warner seconded the motion. A roll call vote was taken and unanimously carried 7-0.

Tyler Kent, Executive Secretary

NEW BUSIENSS: None.	
STAFF ITEMS: Where are we with The Brooks subdivision? It has not is working on engineering items now.	not gone to City Council yet. The petitioner
ADJOURNMENT: There being no further business, the June 11, 2019 P.p.m.	lan Commission meeting adjourned at 7:12
	Matt Evans, President



PETITION #: MS IG .004 (staff use only)

Last updated 1/09/18

JUN 14 2019

VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

Sharon Emine Suchart
Clerk-Treasurer

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission: (CHECK ALL THAT APPLY) PUBLIC HEARING REQUIRED - See Items #8 and #9 in Application Checklist To rezone said property from the ____zoning district to zoning district To approve a Primary Plat To approve a Planned Unit Development (PUD) To approve a Major Planned Unit Development Amendment _To annex property into the City of Valparaiso, Indiana – Checklist item #10 To vacate allev To appeal the decision of the Plat Committee NO PUBLIC HEARING REQUIRED $\frac{X}{X}$ To approve a Minor Subdivision (Lot Split) To approve a Final Plat To approve a Plat Amendment _Design/Architectural Approval in _____ Overlay District Please provide the following information: (print or type) DAHM #51 LLC 10251 Hague Road Indianapolis, IN 46256 317.558.7931 Owner of property Address Phone Robyn Pappenheim (DVG Team, Inc.) 219.281.3133 rpappenheim@dvgteam.com Contact person Phone Applicant is (check one): __Sole Owner __Joint Owner __Tenant _x Agent __ Other Crew Car Wash 10251 Hague Raod Indianapolis, IN 46256 317.558.7931 Petitioner Address Phone Address or description of location of property: 2615 LaPorte Ave Parcel/Tax Duplicate Number ___64-10-19-428-032.000-004 & 64-10-19-428-025.000-004 Subdivision (if Applicable) CREW #51 This property is located on the north side of LaPorte Ave Street/Road

between (streets) Harmel Dr	and Silhavy Rd
Current Zoning of Property CG	Proposed Zoning of Property CG
Zoning of Adjacent Properties:	North GR South CG
	East CG West CG Other
Other information:	
Dimensions of property: Frontage	60' Depth varies 263' - 330'
Property Area (sq. ft./acres) _total 1.	71 acres
Present use of property: commercial buildings have been ref	moved - currently vacant land
Proposed use of property:	
Automatic car wash with vacuums	
Proposed Variances or Waivers (PU	D or Subdivision Plats)
n/a	
Legal description for property: (Exhib	it # <u>1</u>)

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso — Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

PETITION FEES (CHECK ALL THAT APPLY)

Rezoning:	\$150
Subdivision Primary Plat:	\$150 + \$10 per lot Lots X \$10 =
Subdivision Amendment	\$100 + \$5 per lot Lots X \$5 =
Planned Unit Development (PUD):	\$500 + \$10 per lot Lots X \$10 =
Major PUD Amendment	\$250 + \$5 per lot Lots X \$5 =
X Minor Subdivision (Lot Split)	\$150
Subdivision Final Plat	\$100 + \$5 per lot Lots X \$5 =
Minor PUD Amendment	\$150
Annexation:	\$500 + Cost of Fiscal Plan***
Design/Architectural Approval	\$150
Overlay District	+·
Special Meeting Fee	\$1500
Text Amendment	\$250
Comprehensive Plan Amendment	\$250
Vacation	\$100
Plat Committee Appeal	\$200
	4200
TOTAL FEE \$150	
	•
***The Plan Commission requires that all fisc	cal plans be prepared by a municipal advisor
firm approved by the Planning Department.	The applicant is cololy responsible for the
cost of the preparation of the fiscal plan. The	e fiscal plan must be submitted together with
the applicant's petition for public hearing. The	se ficeal plan must semply with the
requirements of Ind. Code § 36-4-3-13(d).	ie nacai pian must compty with the
10quilonionio 01 ma. 0000 \$ 00-4-0-10(a).	
	6/12/19
Signature of owner/Petitioner	Doto
orgination of owners cardoner	Date
Justin Furr	•
Printed name	The second secon
Timed hame	
•	\mathcal{A}
Subscribed and sworn to before me this	12 day of /11/18 2019
Subscribed and sworn to before the this _	12 day of 12000 , 2011
7 Mushodh dillowell	t
e gavera granuese	
Notary Public	ELIZABETH A. RAMAGE
	Notary Public, State of Indiana
My Commission Expires:	SEAL O Merion County Commission Number 667442
,	My Commission Expires
4	June 26, 2023

STAFF USE ONLY	
Date received:	
 Names and addresses of property owners within Plot Plan attached Legal Description provided Petition filled out completely 	300 feet provided
Date approved for public hearing: Date legal notice mailed: Date property owner notices mailed: Additional information:	Date of public hearing: Date to be published:

SURROUNDING PROPERTY OWNER LIST

List the name the address of all property owners who have received notification below (Use Additional Sheets if necessary):

(Please print)	
<u>Name</u>	<u>Address</u>
\$4.00 A. C.	
	,

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission Action)

JUSTIN FURR , being dully sworr	upon his/her oath, being of sound mind
and legal age deposes and states:	, , ,
attached notice which an app	Petitioner AGENT (agent, eate) of the property described in the discribination for a Plan Commission action has mmission of the City of Valparaiso,
Petitioner	6/12/19 Date
Subscribed and sworn to before me this Lyabeth Akama (Notary Public My Commission Expires:	Aday of June, 2019. Lizabeth A. Ramage Notary Public, State of Indiana Marion County Commission Number 867442 My Commission Expires June 26, 2023

NOTICE OF PUBLIC HEARING CITY OF VALPARAISO PLAN COMMISSION

Dear Property Owner:	
hearing on Petition Number pm at Valparaiso City Hall, 166 Lincolnwa	Valparaiso Plan Commission will contact a publicon the day of, 20 at 7:00 ay, City Council Chambers, to consider a request for d action here)
The Petitioner for the requested action is of (address here)	ning District. The subject parcel is located at (Address
or Location)	and includes the following tract of land
(Please type the street address a	Legal Description and legal description here or attach to the letter)
petition may be submitted in writing to the to be heard at the above-mentioned time	4273
Respectfully,	
Petitioner FOR DANN NO.51, LLC	Petitioner
Petitioner	Petitioner

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

mind and legal age dep	, being duly sworn upon hi oses and states:	s/her oath, being of sound
1. ThatDAHM No. owner(s) of real p Commission.	51 LLC ("Owr property that is the subject of	ner") (is/are) the legal a Petition before the Plan
Petitioner is further a	orizes _Justin Furr ght in the Petition filed before uthorized to commit to any re n Commission or proposed b	asonable restriction
Property Owner For DA	HM NO 51, LLC Date	/19
Property Owner	 Date	
Notary Public My Commission Expires:	SEAL A Commiss WOLLD MY COMMISS	TH A. RAMAGE olic, State of Indiana arion County ion Number 667442 minission Expires no 26, 2023
Date		



Exhibit 1

PARCEL DESCRIPTION:

PARCEL 1A: THE WEST 110 FEET OF THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT A POINT 243.7 FEET WEST AND 99.0 FEET SOUTH OF THE EAST 1/4 POST OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, AND RUNNING THENCE SOUTH 558.9 FEET TO THE CENTER LINE OF THE VALPARAISO AND LAPORTE ROAD, FORMERLY THE LINCOLN HIGHWAY, NOW STATE ROAD NO. 2; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 19; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 19 TO A POINT 99.0 FEET SOUTH OF THE EAST 1/4 POST OF SAID SECTION 19, THE SAME BEING DIRECTLY OPPOSITE THE PLACE OF BEGINNING; THENCE RUNNING WEST 243.7 FEET TO THE PLACE OF BEGINNING, EXCEPT THE NORTH 180.0 FEET THEREOF AND EXCEPTING THAT PORTION CONVEYED TO THE CITY OF VALPARAISO, INDIANA AS CONTAINED IN A WARRANTY DEED RECORDED NOVEMBER 13, 2017 AS DOCUMENT NO. 2017-027710.

PARCEL 2: PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4, 243.7 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG SAID NORTH LINE, 196.37 FEET; THENCE SOUTH 729.85 FEET TO THE CENTER LINE OF STATE ROAD NO. 2; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF STATE ROAD NO. 2, TO A POINT WHICH IS 238 FEET (258 FEET MEASURED) SOUTHWESTERLY, AS MEASURED ALONG THE CENTER LINE OF STATE ROAD NO. 2, FROM THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 657.9 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE NORTH 467.00 FEET AND EXCEPTING THAT PORTION CONVEYED TO THE CITY OF VALPARAISO, INDIANA AS CONTAINED IN WARRANTY DEED RECORDED NOVEMBER 13, 2017 AS DOCUMENT NO. 2017-027710.

PARCEL 3: DETENTION POND IN PARKWOOD ESTATES, IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF, RECORDED IN PLAT FILE 27-C-1, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

PARCEL 1: THE WEST 110 FEET OF THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT A POINT 243.7 FEET WEST AND 99.0 FEET SOUTH OF THE EAST 1/4 POST OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, AND RUNNING THENCE SOUTH 558.9 FEET TO THE CENTER LINE OF THE VALPARAISO AND LAPORTE ROAD. FORMERLY THE LINCOLN HIGHWAY, NOW STATE ROAD NO 2: THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 19: THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 19 TO A POINT 99.0 FEET SOUTH OF THE EAST 1/4 POST OF SAID SECTION 19, THE SAME BEING DIRECTLY OPPOSITE THE PLACE OF BEGINNING; THENCE RUNNING WEST 243.7 FEET TO THE PLACE OF BEGINNING, EXCEPT THE NORTH 180.0 FEET THEREOF AND EXCEPTING THAT PORTION CONVEYED TO THE CITY OF VALPARAISO, INDIANA AS CONTAINED IN A WARRANTY DEED RECORDED NOVEMBER 13, 2017 AS DOCUMENT NO. 2017-027710.

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DEED OF DEDICATION:

IT, THE UNDERSIGNED, DAHM NO. 51, LLC, AN INDIANA LIMITED LIABILITY COMPANY. OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE ATTACHED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CREW #51 ADDITION. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. THERE ARE STRIPS OF GROUND OF VARIOUS WIDTHS SHOWN ON THIS PLAT AND LABELED AS EASEMENTS FOR VARIOUS PURPOSES. UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. DRAINAGE EASEMENTS ARE RESERVED FOR THE USE OF THE CITY, HOMEOWNERS, AND/OR THE PROPERTY OWNERS' ASSOCIATION TO PROVIDE FOR THE CONSTRUCTION. MAINTENANCE, AND OPERATION OF DRAINAGE CONDUITS, SWALES, CHANNELS, OVERFLOWS, DETENTION BASINS, OR OTHER RUNOFF MANAGEMENT FACILITIES. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION

OPERATION AND MAINTENANCE OF OPEN SPACES, COMMON AREAS, REAR OR SIDE YARD SWALES, AND DETENTION FACILITIES, SHALL BE BY THE OWNER OF LOT 1. IN THE EVENT OF AN EMERGENCY WHERE PROPERTY DAMAGE OR PERSONAL INJURY MAY RESULT FROM THE OWNER OF LOT 1'S FAILURE TO MAINTAIN OR REPAIR SAID FACILITIES, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY, MAKE ANY NECESSARY CORRECTIONS TO REMEDY THE SITUATION AND THEN RECOVER ALL ADMINISTRATIVE, LEGAL, ENGINEERING, AND CONSTRUCTION COSTS FOR SAID WORK FROM THE OWNER OF LOT 1 OR BY SPECIAL ASSESSMENT OF THE BENEFITED PROPERTY OWNER.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2019.

DAHM NO. 51, LLC, AN INDIANA LIMITED LIABILITY COMPANY

WILLIAM J. DAHM, MANAGER

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING AS HIS VOLUNTARY ACT

NOTARY PUBLIC

PRINTED NAME

MY COMMISSION EXPIRES:

PLAN COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4, ET SEQ., ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY AS FOLLOWS:

APPROVED BY THE VALPARAISO PLAN COMMISSION (OR PLAT COMMITTEE) AT A REGULAR MEETING HELD ON

VALPARAISO PLAN COMMISSION (OR PLAT COMMITTEE)

MATT EVANS, PRESIDENT

, EXECUTIVE DIRECTOR PRINTED NAME

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE:

UNDER THE AUTHORITY OF ORDINANCE 18, 1974, AS AMENDED, THE PLAT WAS EXAMINED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF VALPARAISO AND WAS APPROVED

THIS _____ DAY OF _____ 2019.

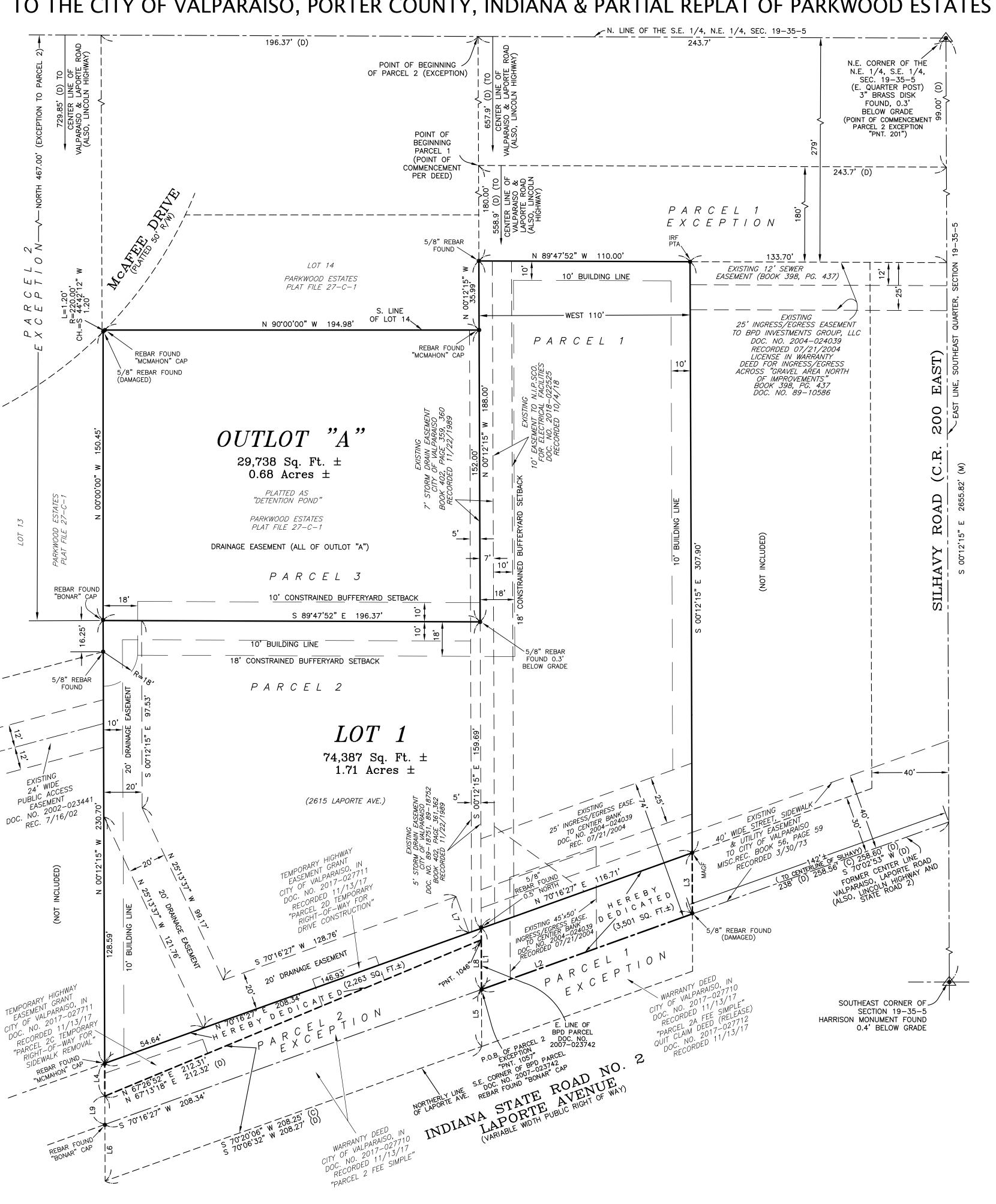
ATTEST:

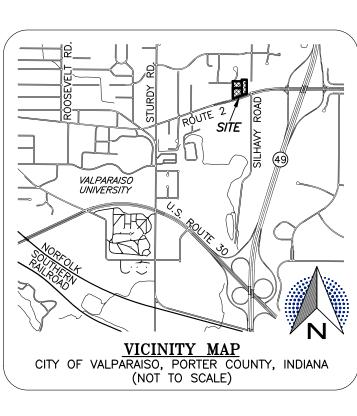
SHARON SWIHART, CLERK TREASURER

JOHN COSTAS, MAYOR

BILL OEDING, MEMBER

STEVE POULOS, MEMBER





SUBJECT PARCEL INFORMATION:

64-10-19-428-025.000-004 (PARCEL 1A) 64-10-19-428-032.000-004 (PARCEL 2) 64-10-19-428-014.000-004 (PARCEL 3) DAHM NO. 51, LLC COMPANY WARRANTY DEED

DOC. NO. 2018-002258 REC. 1/24/18

DAHM NO. 51, LLC 10251 HAGUE ROAD INDIANAPOLIS, IN 46256

ENGINEER/SURVEYOR DVG TEAM, INC. 1155 TROUTWINE ROAD CROWN POINT, INDIANA 46307 219-662-7710

SUBJECT PARCEL AREAS (LESS EXCEPTIONS):

	GRUSS	
PARCEL 1A: PARCEL 2: PARCEL 3:	39,558 sq. ft.± 40,592 sq. ft.± 29,738 sq. ft.±	0.91 acress 0.93 acress 0.68 acress
TOTAL:	109,888 sq. ft.±	2.52 acres

	LINE TABLE	
LINE	BEARING	DISTANCE
L1	S 00°12'15" E	31.83
L2	S 70°16'27" W	/ 116.71'
L3	S 00°12'15" E	31.83'
L4	S 00°12'15" E	17.08'
L5	S 00°12'15" E	29.70'
	S 00°24'32" E	
L6	N 00°12′15″ W	
	N 00°24'32" W	/ 44.22' (I
L7	N 19°43'33" W	/ 20.00 '
L8	S 00°12'15" E	25.86'
	S 00°24'32" E	25.87' ([
L9	N 00°12'15" W	/ 14.75' `

LEGEND

D- DIMENSION SHOWN ON RECORD DEED. C- DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION.

R/W-RIGHT OF WAY

REC.- RECORDED DOC.- DOCUMENT

IRF PTA- 5/8-INCH REBAR FOUND WITH PINK PLASTIC CAP STAMPED "219-736-0555 PLUMB, TUCKETT AND

ASSOCIATES ID. NO. 00-59" MAGF- "MAG" NAIL FOUND WITH METAL WASHER STAMPED "PLUMB, TUCKETT COMPANY ID. NO. 00-59" BPD- BPD INVESTMENTS GROUP, LLC

"BONAR"- BONAR GROUP SURVEYING "BENGEL" - DONALD BENGEL, P.S. "MCMAHON"- MCMAHON AND ASSOCIATES

P.O.B.- POINT OF BEGINNING

REFERENCE BOUNDARY INFORMATION TO AN ALTA/NSPS LAND TITLE SURVEY OF THE SUBJECT PARCELS BY GLEN E. BOREN, P.S. OF DVG TEAM, INC., JOB NO. S17770, LAST REVISED JANUARY 23, 2018, RECORDED AS DOCUMENT NUMBER 2019-011566 ON JUNE 14, 2019 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA. THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID SURVEY AND THIS PLAT.

SURVEYORS CERTIFICATE:

I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE, AND THE STANDARDS MANUAL; THAT THE MARKERS AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATEL'

GLEN E. BOREN INDIANA PROFESSIONAL SURVEYOR NO. LS20000006

REDACTION STATEMENT:

"I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

GLEN E. BOREN



1155 Troutwine Road

Crown Point, IN 46307

P: (219) 662-7710

F: (219) 662-2740

www.dvgteam.com

CREW CAR WASH © COPYRIGHT 2019 DVG TEAM, INC

SCALE: 1" = 30'

\19-861\19-861.DWG FILE NO. 17-1076 DRAWN BY 6/13/19 COUNTY, STATE 19-35-5 | PORTER, IN JOB NO. S19-861