



## CITY OF VALPARAISO

166 Lincolnway  
Valparaiso, IN 46383  
(219) 462-1161

[Valpo.us](http://Valpo.us)

### **Kyle Yelton, President**

Citizen Member  
appointed by Mayor  
also on Plan Commission

### **James Bilder**

Citizen Member  
appointed by Mayor  
not on Plan Commission

### **Paul Reed, Vice President**

Citizen Member  
appointed by Mayor  
not on Plan Commission

### **Hannah Trueblood**

Citizen Member  
appointed by City Council and not  
on Plan Commission

### **Sarah Litke**

Citizen Member  
appointed by Plan Commission  
from its membership

As a quasi-judicial board,  
board members may not be  
contacted about any petition  
on this agenda or that which  
may appear on a future  
agenda. Direct any  
comments/questions to the  
Planning Department.

### **STAFF**

**Bob Thompson,  
Executive Secretary**

**Patrick Lyp,  
Attorney**

## Valparaiso Board of Zoning Appeals Meeting Agenda

Tuesday, May 20, 2025, 5:30 p.m. CST  
City Hall, 166 Lincolnway, Valparaiso, IN 46383  
Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Declaration of a Quorum
4. Consideration of Minutes of the previous meeting(s)
  - April 15, 2025
5. Old Business and Matters Tabled

### **VAR25-005** (Public Hearing)

A petition filed by S & L Properties Thornapple LLC (Owner) c/o McCON Building Corporation and SAM. This variance request pertains to the development proposal of a Culver's Restaurant at 852 Thornapple Way. The zoning classification is CG General Commercial. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO):

- From 11.502 to reduce the required maximum horizontal dimension and offsets to that shown per plan; and
- From 11.506 to reduce the required fenestration to that shown per plan.

### 6. New Business

### **VAR25-007** (Public Hearing)

A petition filed by Gordon Bailey (Owner). The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO): Table 2.302 to allow a privacy fence in the street side yard (per plan provided) at 1013 Elmhurst Avenue. The variance request incorporates three development standards variances – 6ft height, full opacity, and location. The zoning classification is NC60 Neighborhood Conservation.

### **VAR25-008** (Public Hearing)

A petition filed by Luke Land, LLC (Petitioner). This variance request pertains to the development proposal of Luke convenience store and fuel canopy at 1058 South State Road 2. The zoning classification is CG General Commercial. The petitioner requests the following variances from the Valparaiso Unified Development Ordinance (UDO):

- 9.403(B) to reduce minimum adjacent connection spacing from 360' to 348' where the posted speed limit is 45mph;
- 11.502 to eliminate the maximum uninterrupted horizontal dimension and required offsets on the sides and back of the building;
- 11.503(A) to increase the maximum horizontal interval for architectural features on the primary façade from 12' to 18'8";
- Table 11.506 to reduce the required transparency along the primary facade from 60% to 57.8%; and

- 2.403(D)(2) / 2.552(B) to install fuel canopy fascia in “Luke Blue” to match the brand standard colors.

7. Other Business
8. Staff Items
9. Adjournment

**Next scheduled meeting: Tuesday, June 17, 2025, 5:30 p.m.**

The agenda packet will be posted on the city's website (Valpo.us) approximately one week prior to the meeting. Interested persons desiring to participate in the public hearing process for a petition on the agenda may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). For questions about a petition or about the meeting in general, contact the Planning Department at planningdepartment@valpo.us, (219) 462-1161, or visit City Hall. The meeting will be livestreamed on the city's website. A recording of the meeting will be posted on the city's website, and meeting minutes will be posted on the city's website once approved.

**PETITION TO VALPARAISO BOARD OF ZONING APPEALS:**

This application is being submitted for (Check all that apply):

- ☐ Use Variance
- ☐ Development Standards Variance
- ☐ Special Exception/Special Use
- ☐ Relief to Administrative Decision
- ☐ Conditional Use
- ☐ Wireless Communications Facility

*For Office Use Only:*

**Petition #:** \_\_\_\_\_

Application Type: \_\_\_\_\_

Application Filing Fee: \_\_\_\_\_

Date Filed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Meeting: \_\_\_\_/\_\_\_\_/\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

**TYPE OR PRINT IN INK**

Property Address:

Subject property fronts on the \_\_\_\_\_

side between (streets) \_\_\_\_\_

& \_\_\_\_\_

Zoning District: \_\_\_\_\_

**PETITIONER INFORMATION**

Applicant Name:

Phone:

Email:

Address:

**PROPERTY OWNER INFORMATION**

Applicant Name:

Phone:

Email:

Address:

**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**

Article: 11.500 Section: 11.502 Paragraph: B Item: 1

Article: 11.500 Section: 11.506 Paragraph: A Item:     

Article:      Section:      Paragraph:      Item:     

Article:      Section:      Paragraph:      Item:     

Article:      Section:      Paragraph:      Item:     

Article:      Section:      Paragraph:      Item:     

Article:      Section:      Paragraph:      Item:     

Article:      Section:      Paragraph:      Item:

**LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO.\_\_\_\_\_)**

**DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO.\_\_\_\_\_)**



**Variance from Development Standards**  
**Petitioner's Proposed Findings of Fact**  
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

***The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.***

REDEVELOPMENT OF A PARCEL FOR THE  
CONSTRUCTION OF A CULVER'S RESTAURANT

EXISTING UNDERGROUND UTILITIES SHOWN IN THESE PLANS ARE BASED ON EVIDENCE OF ABOVE GROUND FEATURES, ON LOCATIONS MARKED IN THE FIELD BY OTHERS, OR ON RECORD INFORMATION PROVIDED BY UTILITY COMPANIES. PIPE INVERT ELEVATIONS WERE MEASURED WITHOUT ENTERING CONFINED SPACES. NO EXCAVATION SHOULD OCCUR WITHOUT NOTIFICATION OF APPROPRIATE AGENCIES AND UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF PIPE INVERT ELEVATIONS AND UTILITY LOCATIONS, AND SHALL NOTIFY THE PROFESSIONAL SURVEYOR IMMEDIATELY IF CONFLICTS ARE DISCOVERED.

FOR PROTECTION OF UNDERGROUND UTILITIES, CONTRACTOR SHALL CALL 1-800-382-5544 A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL INDIANA 811 PARTICIPATING MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE INDIANA 811 ALERT SYSTEM.

IF ANY ERRORS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

THE CONTRACTOR SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, AND THE INDIANA DEPARTMENT OF TRANSPORTATION.

THE CONTRACTORS SHALL MAKE WHATEVER SOIL BORINGS NECESSARY TO FULLY ACQUAINT THEMSELVES WITH CONDITIONS AS THEY EXIST SO THAT THEY MAY FULLY UNDERSTAND THE CONDITIONS WHICH MAY AFFECT THE COST OF THE WORK. FAILURE TO MAKE SUCH BORINGS OR ANY BORINGS MADE WHICH DO NOT PROVIDE A COMPLETE UNDERSTANDING OF THE CONDITIONS ENCOUNTERED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR CARRYING OUT ALL THE WORK TO COMPLETION AS SHOWN ON THE PLANS, OR AS SPECIFIED, AT THE PRICE SPECIFIED TO BE PAID FOR THE WORK. WHERE THE RESULTS OF ANY TEST BORINGS ARE SHOWN ON THE PLANS, THE INFORMATION IS NOT GUARANTEED AND THE CONTRACTOR MUST SATISFY HIMSELF AS TO THE CHARACTER OF MATERIALS THAT MAY BE ENCOUNTERED.

THE CONTRACTOR SHALL FOLLOW THE OSHA REGULATIONS 29 C.F.R. 1926 SUBPART P, FOR TRENCH SAFETY SYSTEMS. THE COST FOR TRENCH SAFETY SYSTEMS SHALL BE MERGED INTO THE PAY ITEM OF THE PRINCIPAL WORK WITH WHICH THE SAFETY SYSTEMS ARE ASSOCIATED. THE CONTRACTOR SHALL OTHERWISE BE RESPONSIBLE FOR SAFETY IN REGARD TO THE PROJECT'S CONSTRUCTION.



PART OF VALPARAISO, INDIANA  
SECTION 26, TOWNSHIP 35 NORTH, RANGE 6 WEST,  
CENTER TOWNSHIP, PORTER COUNTY, INDIANA

THE PROPOSED CONSTRUCTION WILL BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN,  
ZONE X, PER FEMA FLOOD MAP 18127C0204D, EFFECTIVE 9/30/2015.

|       |                                      |
|-------|--------------------------------------|
| 1     | COVER SHEET                          |
| 2     | GENERAL NOTES                        |
| 3     | ALTA SURVEY                          |
| 4     | SITE DEMOLITION PLAN                 |
| 5     | SITE DIMENSIONAL PLAN                |
| 5A    | AUTOTURN SKETCH                      |
| 6     | SITE GRADING PLAN                    |
| 7     | SITE UTILITY PLAN                    |
| 8     | SITE EROSION CONTROL PLAN            |
| 9     | SITE UTILITY DETAIL SHEET            |
| A1    | BUILDING ELEVATION – 2D (BY OTHERS)  |
| A2    | BUILDING ELEVATION – 3D (BY OTHERS)  |
| A210  | TRANSPARENCY ELEVATION (BY OTHERS)   |
| FS1   | FOOD SERVICE PLAN (BY OTHERS)        |
| L1.0  | SITE LANDSCAPE PLAN (BY OTHERS)      |
| L1.1  | SITE LANDSCAPE DETAILS (BY OTHERS)   |
| SE101 | SITE PHOTOMETRIC PLAN (BY OTHERS)    |
| SE201 | SITE PHOTOMETRIC DETAILS (BY OTHERS) |

S & L PROPERTIES VALPARAISO THORNAPPLE LLC  
2651 KIRKING COURT  
PORTAGE, WI 53901

SAM  
2810 DEXTER DRIVE  
ELKHART, IN 46514

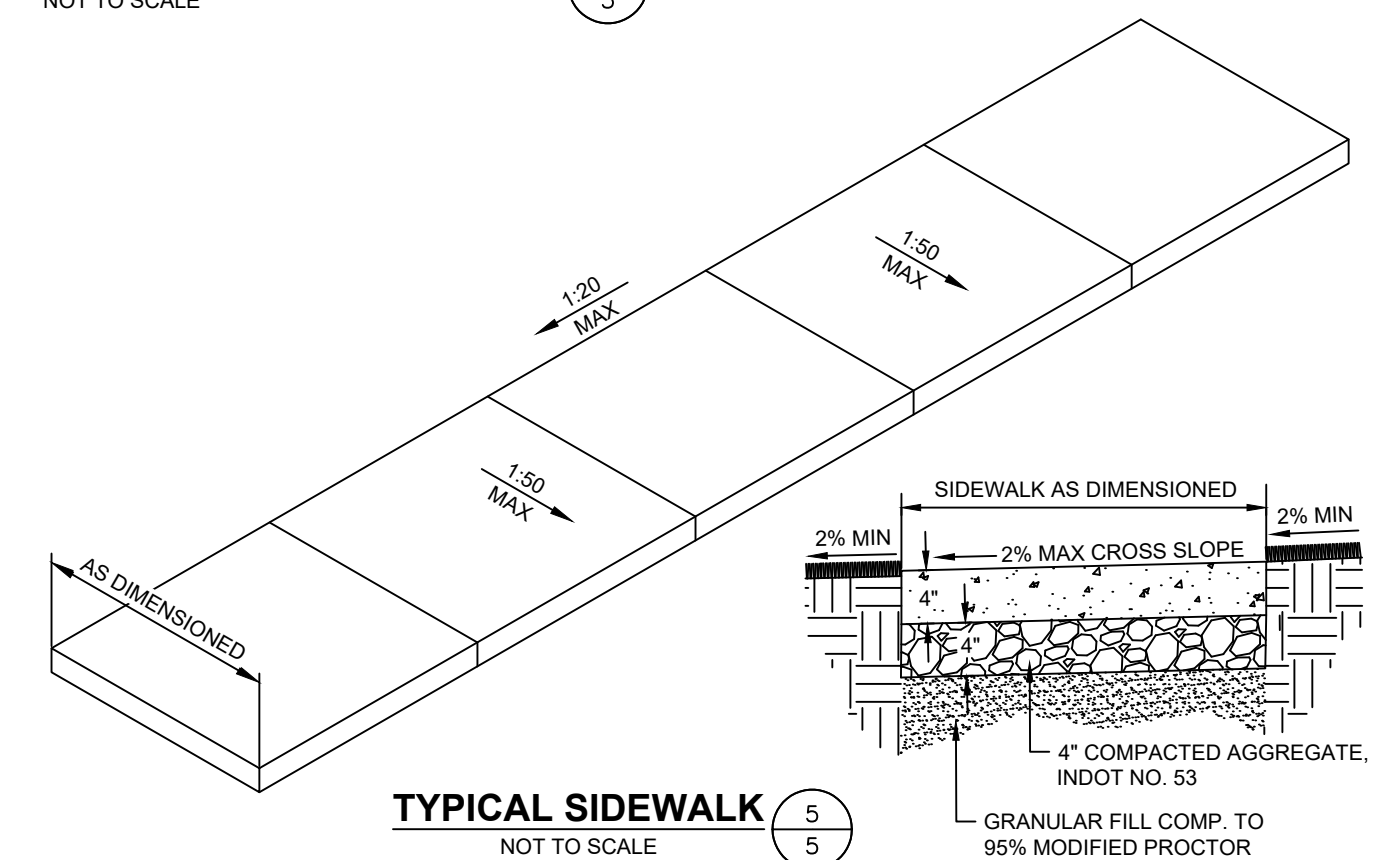
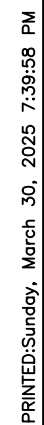
Preliminary Drawing – Not for Construction

PRINTED: Sunday, March 30, 2025 7:29:04 PM  
PATH: \\SAMINC\ELK\PROJECTS\1024092129\100\SURVEY\1 DESIGN\DWG\SHEET - SETS\1 - COVER.DWG









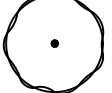
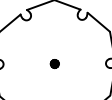
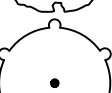
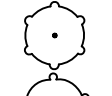
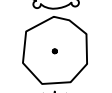
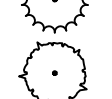
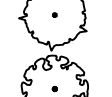
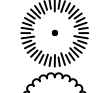
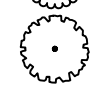
SHEET 5  
OF 18

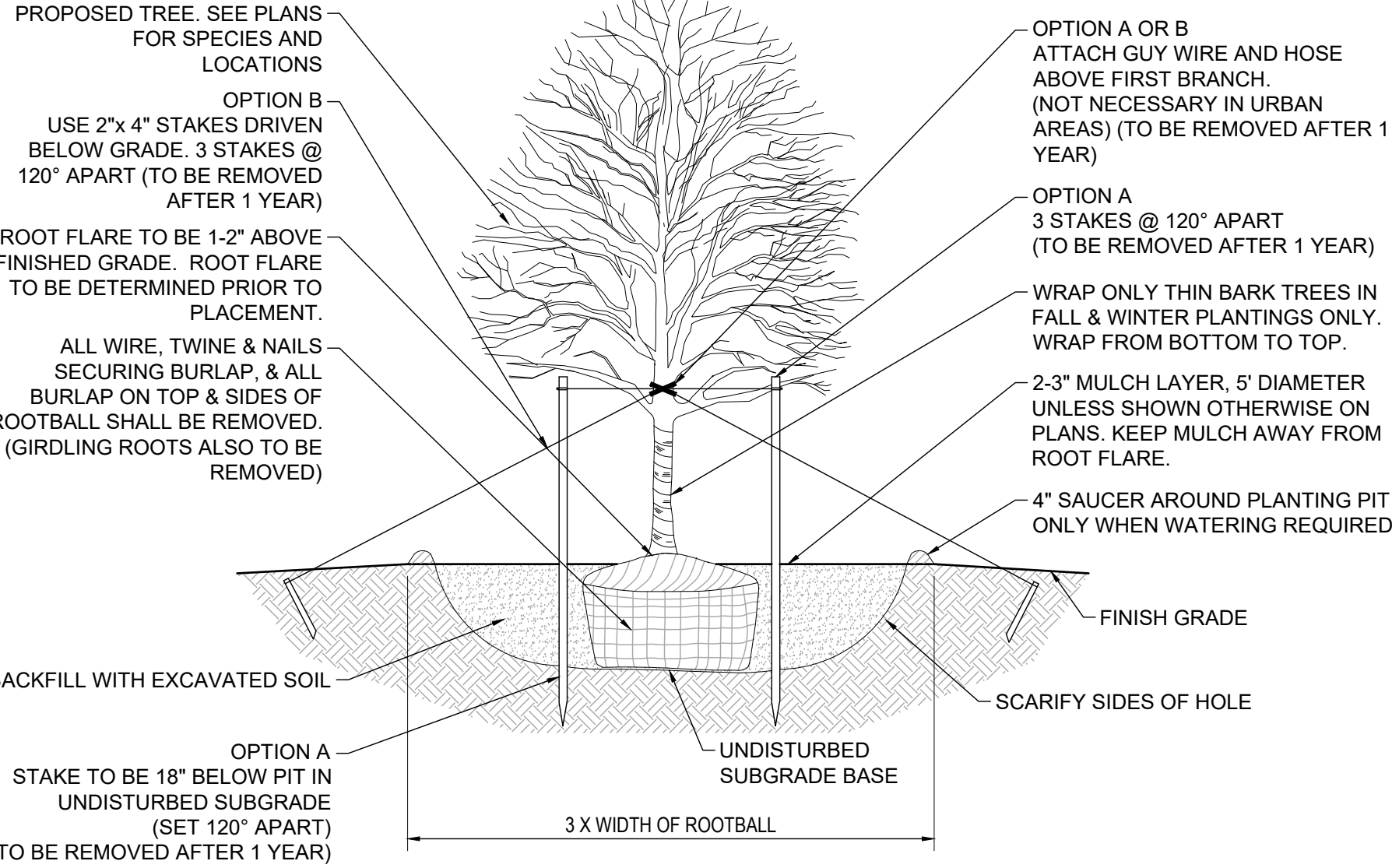






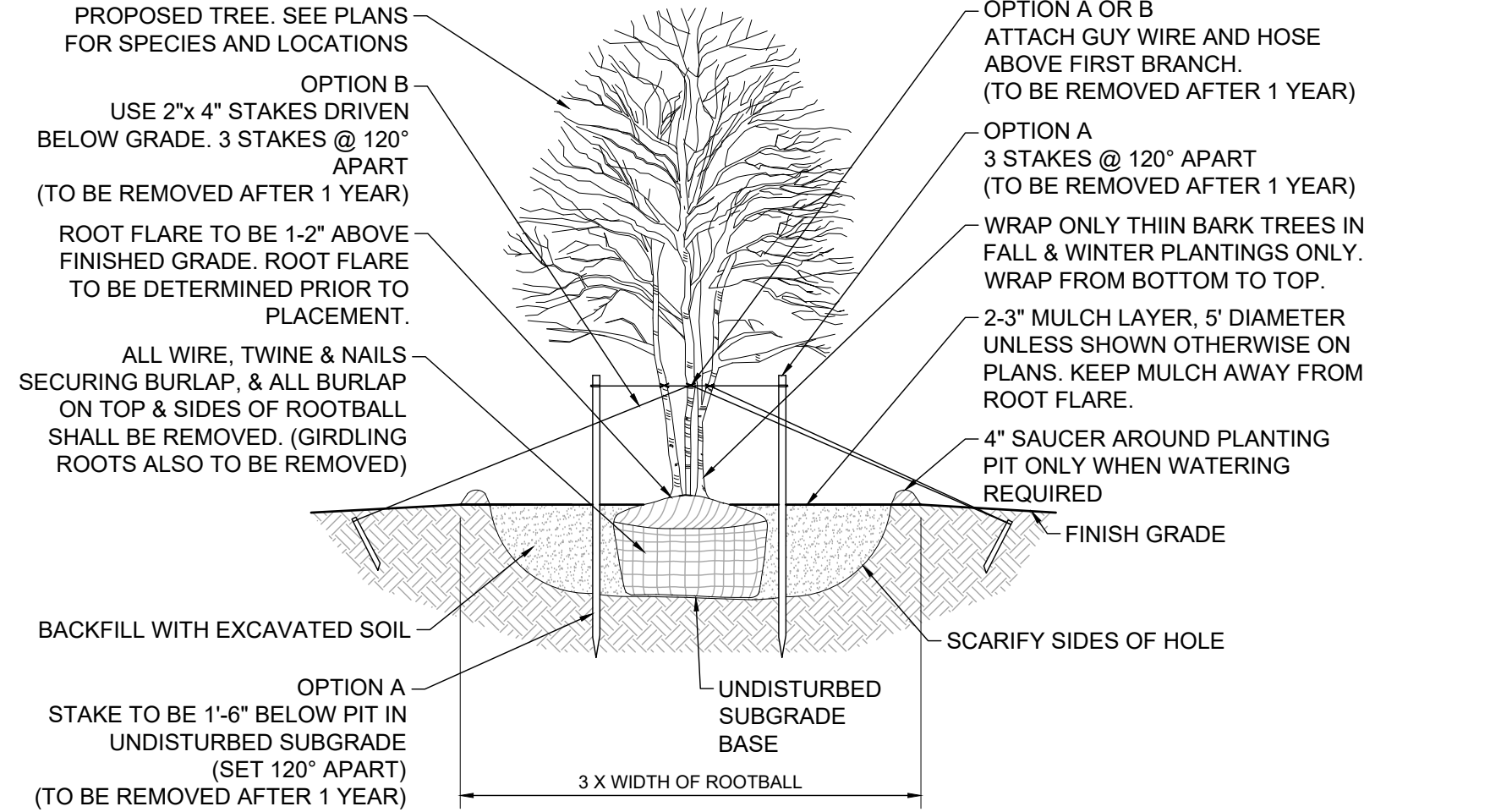
PLANT SCHEDULE

| SYMBOL                                                                              | CODE  | QTY       | BOTANICAL NAME                               | COMMON NAME                           | SIZE  | CAL       | HT       |
|-------------------------------------------------------------------------------------|-------|-----------|----------------------------------------------|---------------------------------------|-------|-----------|----------|
| LARGE MATURING - DECIDUOUS (>25')                                                   |       |           |                                              |                                       |       |           |          |
|    | AC SP | 2 (8%)    | ACER SACCHARUM 'APOLLO'                      | COLUMNAR SUGAR MAPLE                  | B & B | 2.5" MIN. |          |
|    | BE NI | 3 (12%)   | BETULA NIGRA                                 | RIVER BIRCH SINGLE TRUNK              | B & B | 2.5" MIN. |          |
|    | CE OI | 2 (8%)    | CELTIS OCCIDENTALIS                          | COMMON HACKBERRY                      | B & B | 2.5" MIN. |          |
|    | CL LU | 3 (12%)   | CLADRASTIS LUTEA                             | AMERICAN YELLOWWOOD                   | B & B | 2.5" MIN. |          |
|    | FA ST | 2 (8%)    | FAGUS SYLVATICA 'TRI-COLOR'                  | TRI-COLOR BEECH                       | B & B | 2.5" MIN. |          |
|    | GI BA | 2 (8%)    | GINKGO BILOBA 'AUTUMN GOLD'                  | AUTUMN GOLD GINKGO TREE               | B & B | 2.5" MIN. |          |
|    | GL TS | 4 (16%)   | GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' | SKYCOLE HONEY LOCUST                  | B & B | 2.5" MIN. |          |
|    | GY DE | 3 (12%)   | GYMNOCLADUS DIOICA 'ESPRESSO'                | SEEDLESS ESPRESSO KENTUCKY COFFEETREE | B & B | 2.5" MIN. |          |
|    | QU MA | 2 (8%)    | QUERCUS MACROCARPA                           | BURR OAK                              | B & B | 2.5" MIN. |          |
|    | TI CO | 2 (8%)    | TILIA CORDATA                                | LITTLELEAF LINDEN                     | B & B | 2.5" MIN. |          |
|                                                                                     | 25    | SUBTOTAL: |                                              |                                       |       |           |          |
| SMALL MATURING - DECIDUOUS (<25')                                                   |       |           |                                              |                                       |       |           |          |
|    | AM LA | 6         | AMELANCHIER LAEVIS                           | ALLEGHENY SERVICEBERRY                | B & B | 1.5" MIN. |          |
|    | CA CA | 3         | CARPINUS CAROLINIANA                         | AMERICAN HORNBEAM                     | B & B | 1.5" MIN. |          |
|   | CE CM | 7         | CERCIS CANADENSIS                            | EASTERN REDBUD                        | B & B | 1.5" MIN. |          |
|  | CO AL | 4         | CORNUS ALTERNIFOLIA                          | PAGODA DOGWOOD                        | B & B | 1.5" MIN. |          |
|  | CO FL | 8         | CORNUS FLORIDA                               | FLOWERING DOGWOOD                     | B & B | 1.5" MIN. |          |
|  | CR CI | 9         | CRATAEGUS CRUS-GALLI INERMIS                 | THORNLESS COCKSPUR HAWTHORN           | B & B | 1.5" MIN. |          |
|  | OS VI | 5         | OSTRYA VIRGINIANA                            | AMERICAN HOPHORNBEAM                  | B & B | 1.5" MIN. |          |
|                                                                                     | 42    | SUBTOTAL: |                                              |                                       |       |           |          |
| SHRUBS                                                                              |       |           |                                              |                                       |       |           |          |
|  | AR AR | 13        | ARONIA ARBUTIFOLIA                           | RED CHOKEBERRY                        | CONT. |           | 24" MIN. |
|  | AR ME | 8         | ARONIA MELANOCARPA                           | BLACK CHOKEBERRY                      | CONT. |           | 24" MIN. |
|  | HY QU | 21        | HYDRANGEA QUERCIFOLIA                        | OAKLEAF HYDRANGEA                     | CONT. |           | 24" MIN. |
|  | JU SB | 15        | JUNIPERUS SQUAMATA 'BLUE STAR'               | BLUE STAR JUNIPER                     | CONT. |           | 18" MIN. |
|  | JU VG | 31        | JUNIPERUS VIRGINIANA 'GREY OWL'              | GREY OWL JUNIPER                      | CONT. |           | 24" MIN. |
|  | JU PF | 3         | JUNIPERUS X PFITZERIANA 'SEA GREEN'          | PFITZER JUNIPER                       | CONT. |           | 30" MIN. |
|  | MY PE | 76        | MYRICA PENNSYLVANICA                         | NORTHERN BAYBERRY                     | CONT. |           | 24" MIN. |
|  | PA VS | 32        | PANICUM VIRGATUM 'SHENANDOAH'                | SHENANDOAH SWITCH GRASS               | CONT. |           | 18" MIN. |
|  | SP AL | 56        | SPIRAEA ALBA                                 | MEADOWSWEET                           | CONT. |           | 18" MIN. |
|  | VI DE | 17        | VIBURNUM DENTATUM                            | ARROWWOOD VIBURNUM                    | CONT. |           | 24" MIN. |
|                                                                                     | 272   | SUBTOTAL: |                                              |                                       |       |           |          |
| GROUND COVERS                                                                       |       |           |                                              |                                       |       |           |          |
|  | NE FW | 42        | NEPETA X FAASSENII 'WALKER'S LOW'            | WALKER'S LOW CATMINT                  | PLUG  |           | 24-30"   |



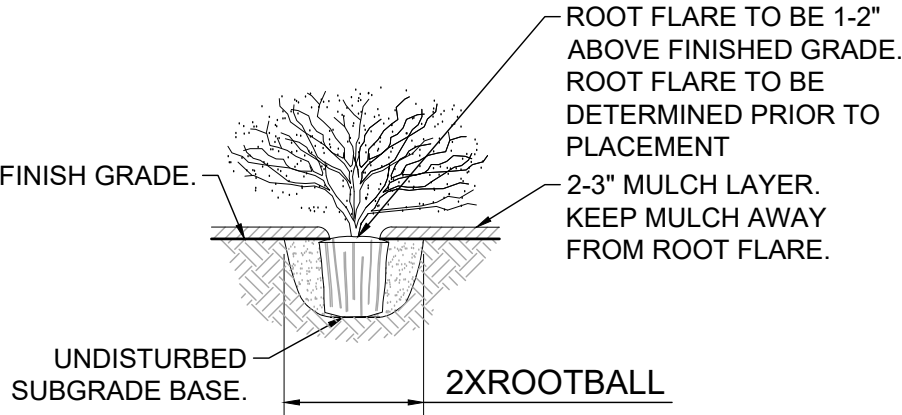
01 SHADE TREE PLANTING DETAIL

SCALE: 1/4" = 1'-0"



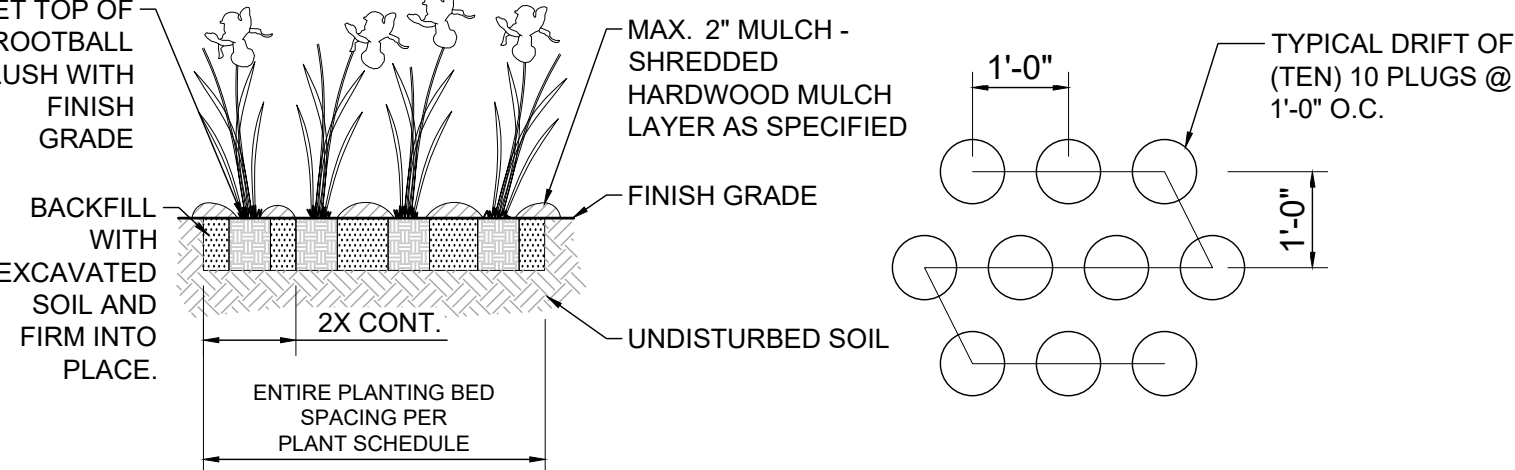
02 ORNAMENTAL TREE PLANTING DETAIL

SCALE: 1/4" = 1'-0"



03 SHRUB PLANTING DETAIL

SCALE: 1/4" = 1'-0"



04 PERENNIAL & ORNAMENTAL GRASS PLANTING DETAIL

SCALE: 1/2" = 1'-0"

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AS SET FORTH BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
- LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- BACKFILL FOR TREE PLANTING SHALL BE NATIVE SOIL FROM TREE PIT AND INCORPORATE A 5-10-5 ANALYSIS SLOW-RELEASE FERTILIZER AT APPROVED RATES.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- TREE STAKING IS NOT REQUIRED AS PART OF INITIAL PLANTING. HOWEVER, STAKING WILL BE REQUIRED TO MAINTAIN ANY TREES WHICH BECOME OUT OF PLUMB.
- ALL LAWN AREAS SHALL BE 100% KENTUCKY BLUEGRASS SOD. LAWN AREAS SHALL BE FERTILIZED WITH A 12-12-12 STARTER FERTILIZER PRIOR TO LAYING SOD
- LANDSCAPE CONTRACTOR IS TO COORDINATE ALL WORK WITH OTHER TRADES TO MINIMIZE RISK OF DAMAGE TO SITE UTILITIES.
- PRIOR TO THE INSTALLATION OF LANDSCAPING, LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AND ANY OTHER AFFECTED PARTY TO DISCUSS PROPER SEPARATIONS FROM UTILITIES.
- A MINIMUM OF TEN (10) FOOT HORIZONTAL DISTANCE FROM LATERALS OR ANY OTHER SANITARY OR STORM SEWER FACILITIES (AS MEASURED FROM THE DRIP LINE OF THE MATURE TREE TO THE CENTER OF SEWER FACILITIES) MUST BE MAINTAINED. ANY TREES OR LANDSCAPING PLACED WITHIN EASEMENTS OR RIGHTS-OF-WAY ARE AT RISK OF BEING DAMAGED OR REMOVED WITHOUT THE OBLIGATION OF REPLACEMENT.

LANDSCAPE CONSTRUCTION NOTES

|                                                                                              |                  |      |                                  |                        |      |  |  |  |  |
|----------------------------------------------------------------------------------------------|------------------|------|----------------------------------|------------------------|------|--|--|--|--|
| PROJECT NO.: 250194                                                                          | REVISIONS        |      | ORIGINAL ISSUE DATE: MAR 31 2025 | DESCRIPTION            |      |  |  |  |  |
|                                                                                              | NO.              | DATE |                                  | NO.                    | DATE |  |  |  |  |
|                                                                                              | PROJECT MANAGER: |      |                                  | DESCRIPTION            |      |  |  |  |  |
|                                                                                              | DESIGNED BY:     |      |                                  | DRAWN BY:              |      |  |  |  |  |
| LANDSCAPE DETAILS                                                                            |                  |      |                                  | INDIANA                |      |  |  |  |  |
| CULVER'S RESTAURANT                                                                          |                  |      |                                  | CONSTRUCTION DOCUMENTS |      |  |  |  |  |
| 510 Lincolnway East<br>Suite C<br>Mishawaka, IN 46544<br>Phone: 574.261.1636<br>www.v3co.com |                  |      |                                  | DRAWING NO.            |      |  |  |  |  |
|                                                                                              |                  |      |                                  | L2.0                   |      |  |  |  |  |





| REPRESENTATION | MATERIAL                           | COLOR                                |
|----------------|------------------------------------|--------------------------------------|
|                | ROOF EDGE<br>EXCEPTIONAL METALS    | "REGAL BLUE"                         |
|                | TOWER ACCENT EIFS                  | "POPULAR GRAY" SW6071                |
|                | TOWER THIN BRICK                   | "RALEIGH" SUMMITVILLE                |
|                | ALUMINUM CLADDING<br>(LONGBOARD)   | "TABLE WALNUT"                       |
|                | CANVAS AWNINGS<br>(BY OTHERS)      | "ROYAL BLUE TWEED" 4617<br>SUNBRELLA |
|                | MAIN FIELD THIN BRICK              | "SAVANNAH" SUMMITVILLE               |
|                | SCONCE FIXTURES                    | DARK BRONZE                          |
|                | WINDOW & DOOR FRAMES               | NATURAL ALUMINUM                     |
|                | MFGR'D STONE<br>w/ STONE SILL TRIM | "ECHO RIDGE"<br>WESTLAKE ROYAL STONE |

EAST / MAIN ENTRY ELEVATION



NORTH / FRONT ELEVATION

SOUTH / REAR ELEVATION



WEST / DRIVE THRU ELEVATION

©2025

NEW CULVER'S RESTAURANT  
852 Thornapple Way  
Valparaiso, IN 46385  
County of PORTER

Culver Franchising System, Inc.  
1240 Water Street  
Prairie du Sac, WI 53578  
608-643-7960

OLLMANN ASSOCIATES ARCHITECTS, P.C.  
200 South State Street  
Belvidere, Illinois 61008  
815-544-7790 Phone

2D ELEVATIONS

NOTE: THOUGH THESE IMAGES HAVE PHOTO  
REALISTIC QUALITIES, THE ACTUAL BUILDING  
MATERIALS MAY VARY IN APPEARANCE.

Date: 4-8-2025  
Revision:

2024-166

A1





REAR LEFT (SEC) VIEW



REAR RIGHT (NWC) VIEW



FRONT RIGHT (NWC) VIEW



FRONT LEFT (NEC) VIEW



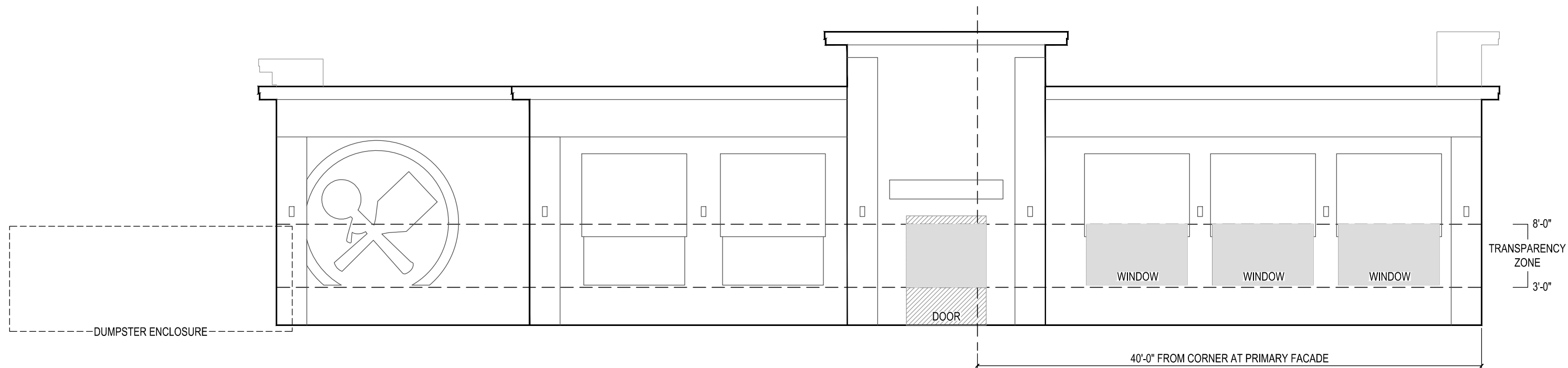
LEFT / (EAST) PERSPECTIVE

RIGHT / (WEST) PERSPECTIVE

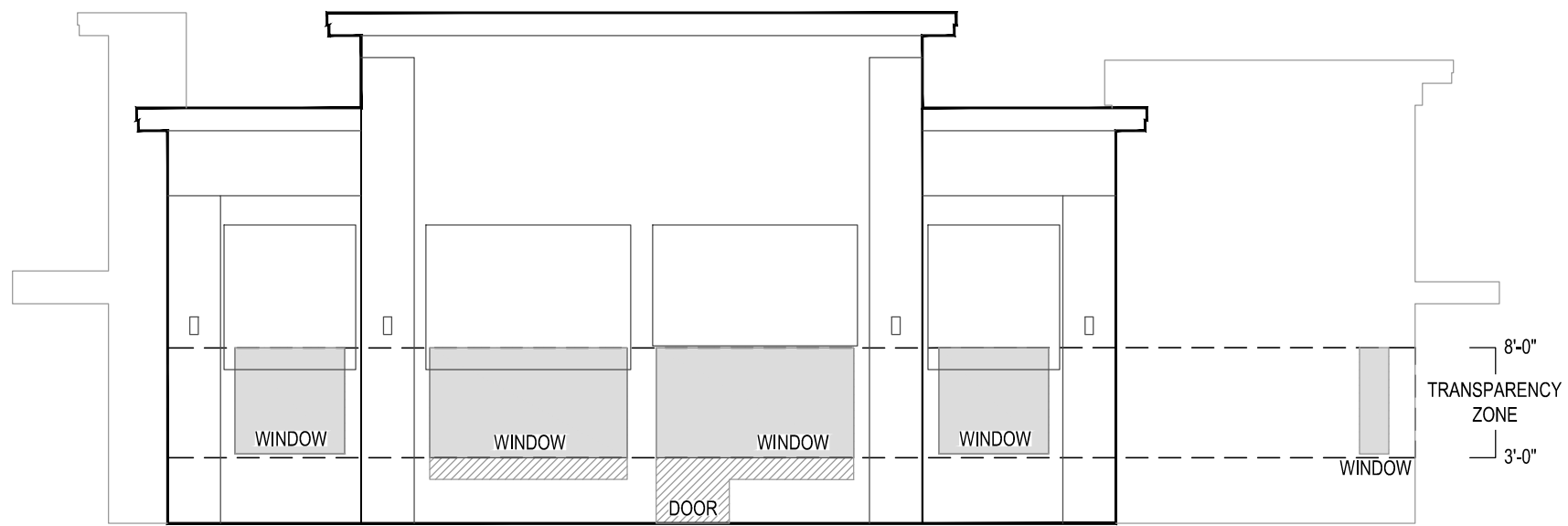


|                                                                                                                                    |                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <div>©2025</div>                                                                                                                   |                                                                                                  |
| NEW CULVER'S RESTAURANT<br>852 Thornapple Way<br>Valparaiso, IN 46385<br>County of PORTER                                          |                                                                                                  |
|                                                                                                                                    | Culver Franchising System, Inc.<br>1240 Water Street<br>Prairie du Sac, WI 53578<br>608-643-7960 |
| OLLMANN ASSOCIATES ARCHITECTS, P.C.<br>200 South State Street<br>Belvidere, Illinois 61008<br>815-544-7790 Phone                   |                                                                                                  |
| <div></div>                                                                                                                        |                                                                                                  |
| 3D IMAGES<br>NOTE: THOUGH THESE IMAGES HAVE PHOTO<br>REALISTIC QUALITIES, THE ACTUAL BUILDING<br>MATERIALS MAY VARY IN APPEARANCE. |                                                                                                  |
| Date: 4-8-2025 Revision:                                                                                                           |                                                                                                  |
| 2024-166                                                                                                                           |                                                                                                  |
| <div>A2</div>                                                                                                                      |                                                                                                  |

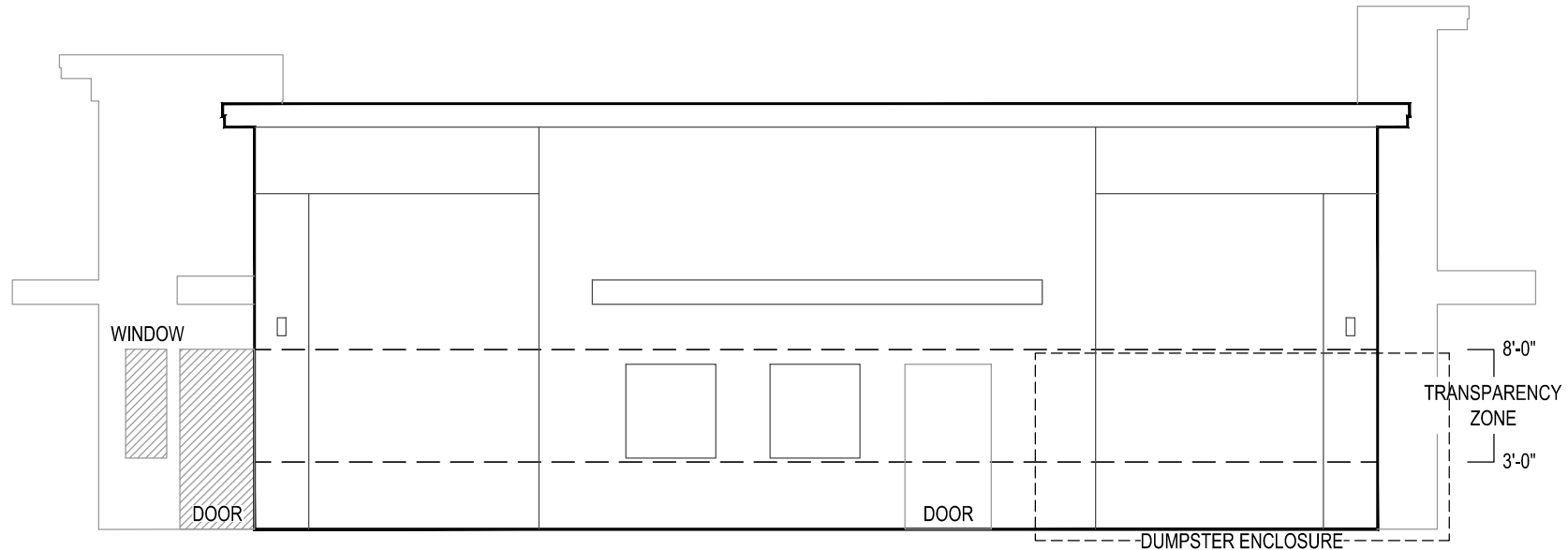
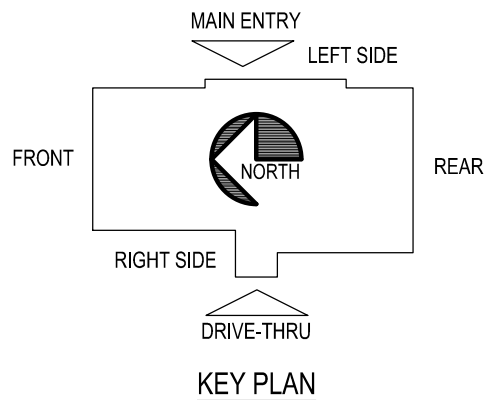
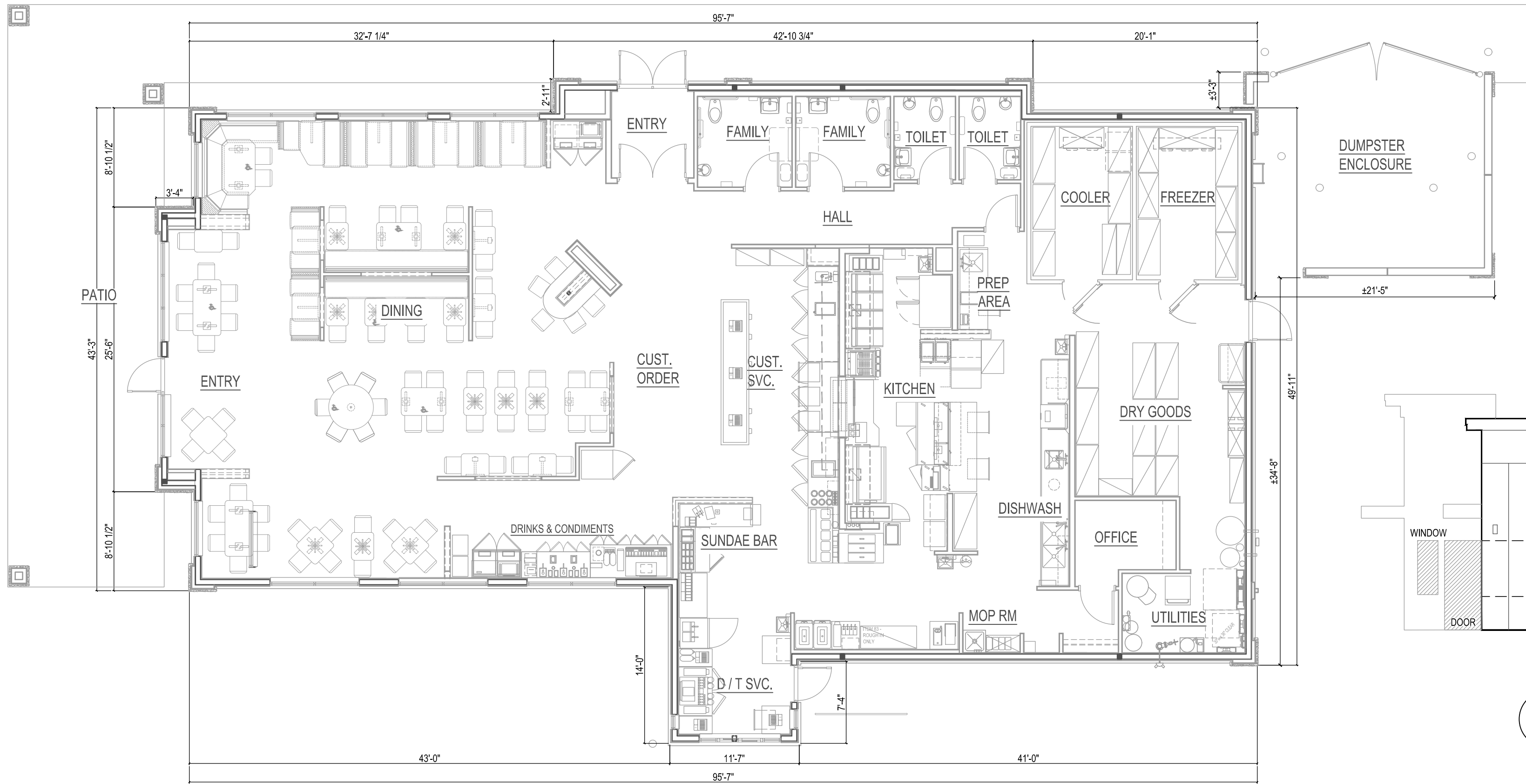




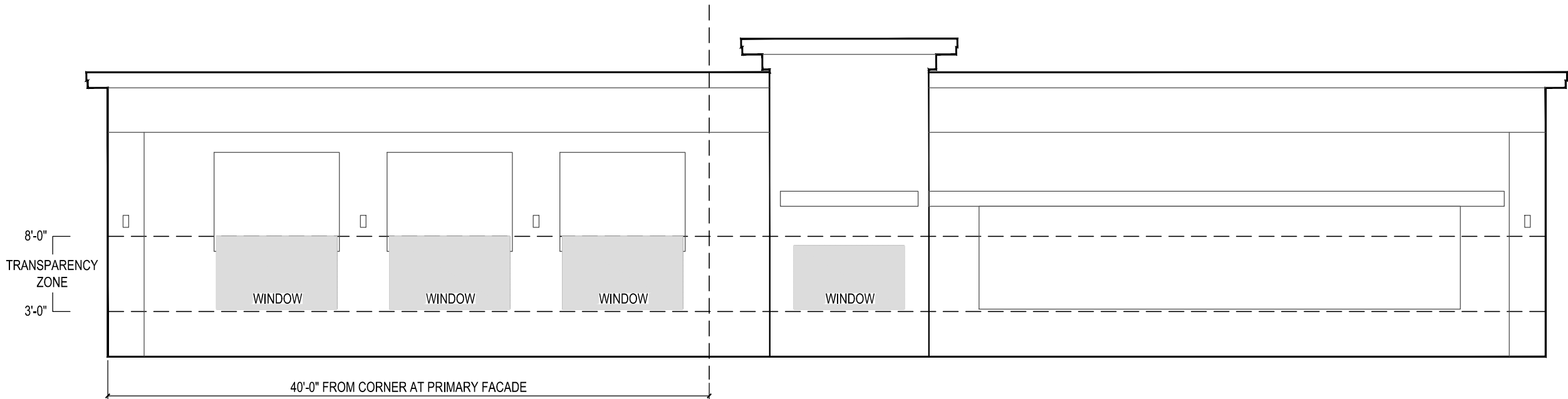
EAST  
C7 MAIN ENTRY ELEVATION  
SCALE : 1/8" = 1'-0"



NORTH  
B4 FRONT ELEVATION  
SCALE : 1/8" = 1'-0"



SOUTH  
B7 REAR ELEVATION  
SCALE : 1/8" = 1'-0"



WEST  
A7 DRIVE THROUGH ELEVATION  
SCALE : 1/8" = 1'-0"

11.502 BUILDING DIMENSIONS

|           | Facade     | Compass | Length    |        | 40%       |            | 20%       | Minimum Offset |
|-----------|------------|---------|-----------|--------|-----------|------------|-----------|----------------|
| Primary   | Front      | North   | 43.3 feet | Can't  | 17.3 feet | without    | 8.65 feet | 2'             |
| Secondary | Main Entry | East    | 95.5 feet | go     | 38.2 feet | projection | 19.1 feet | 6'             |
| Secondary | Rear       | South   | 50 feet   | longer | 20 feet   | or recess  | 10 feet   | 2'             |
| Secondary | Drive Thru | West    | 95.5 feet | than   | 38.2 feet | at least   | 19.1 feet | 6'             |

11.506 TRANSPARENCY

|           | Facade     | Trans. Zone | 60%      | 30%      | Proposed |
|-----------|------------|-------------|----------|----------|----------|
| Primary   | Front*     | 284 sf      | 170.4 sf |          | 145 sf   |
| Secondary | Main Entry | 478 sf      |          | 143.4 sf | 148 sf   |
| Secondary | Rear       | 284 sf      |          | 85.2 sf  | 84 sf    |
| Secondary | Drive Thru | 478 sf      |          | 143.4 sf | 147 sf   |

\*includes recessed D/T face

|                               |          |
|-------------------------------|----------|
| Total Required Transparency   | 542.4 sf |
| Total Proposed Transparency * | 522 sf   |

\* includes glazing outside of transparency zones

- PROPOSED GLAZING WITHIN TRANSPARENCY ZONES
- PROPOSED GLAZING OUTSIDE OF TRANSPARENCY ZONES

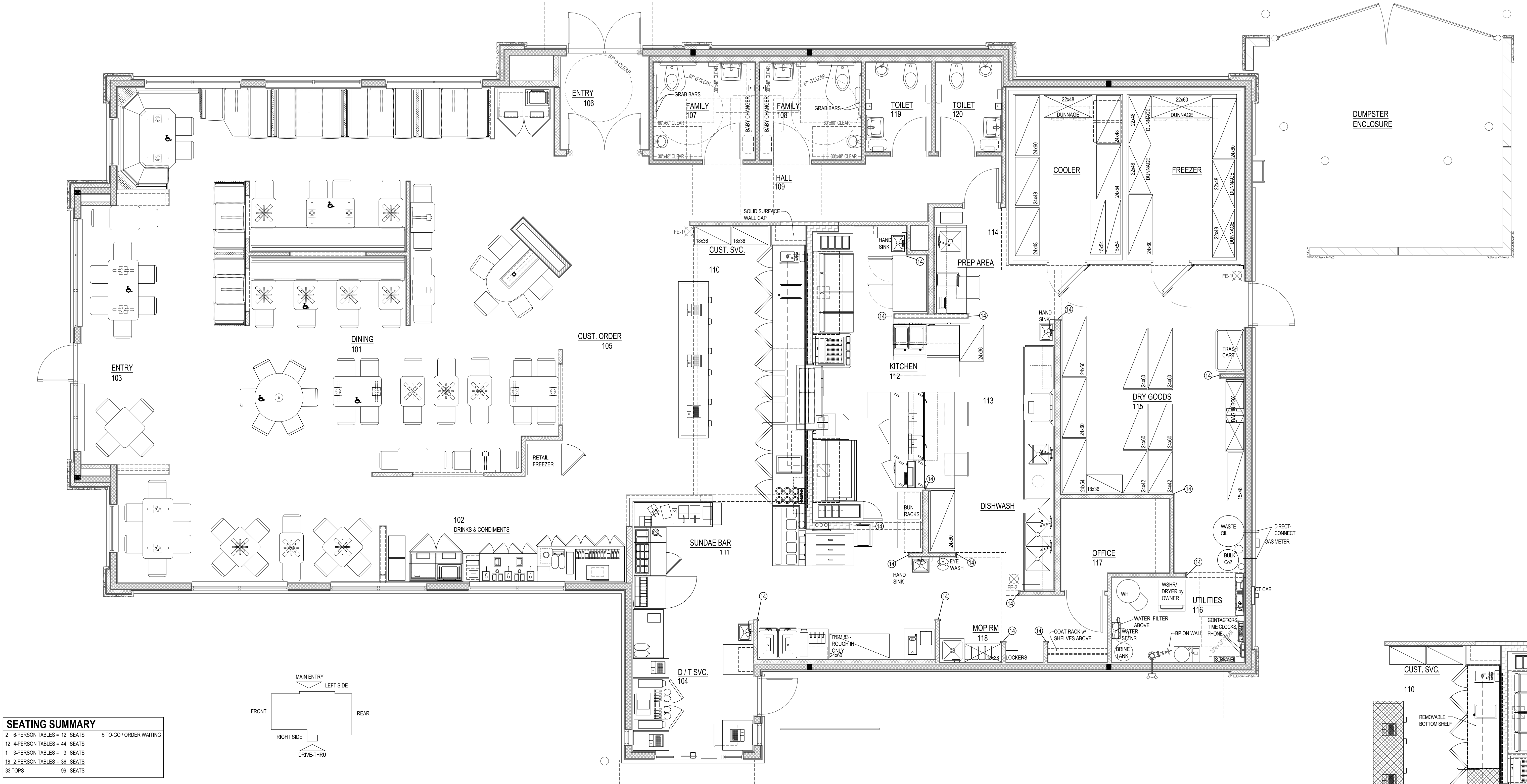
NEW CULVER'S RESTAURANT  
852 Thornapple Way  
Valparaiso, IN 46385  
County of PORTER

OWNER:  
S & L Properties Valparaiso Thornapple LLC  
2651 Kirling Court  
Portage, WI 53901  
Jeff Liegel, Realty Manager / Member  
608-742-2893

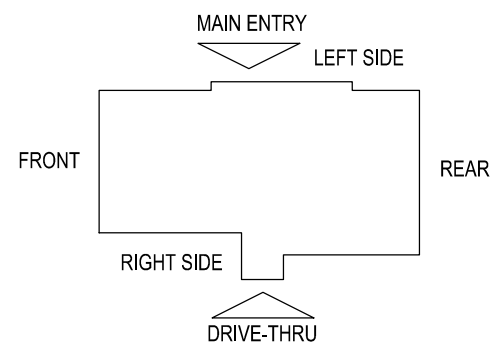
OLLMANN ASSOCIATES ARCHITECTS, P.C.  
200 South State Street  
Belvidere, Illinois 61008  
815-544-7790 Phone  
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TRANSPARENCY ELEVATIONS &  
CALCULATIONS  
Date: 4-8-2025  
Revision:





| SEATING SUMMARY               |                         |
|-------------------------------|-------------------------|
| 2 6-PERSON TABLES = 12 SEATS  | 5 TO-GO / ORDER WAITING |
| 12 4-PERSON TABLES = 48 SEATS |                         |
| 1 3-PERSON TABLES = 3 SEATS   |                         |
| 18 2-PERSON TABLES = 36 SEATS |                         |
| 33 TOPS                       | 99 SEATS                |

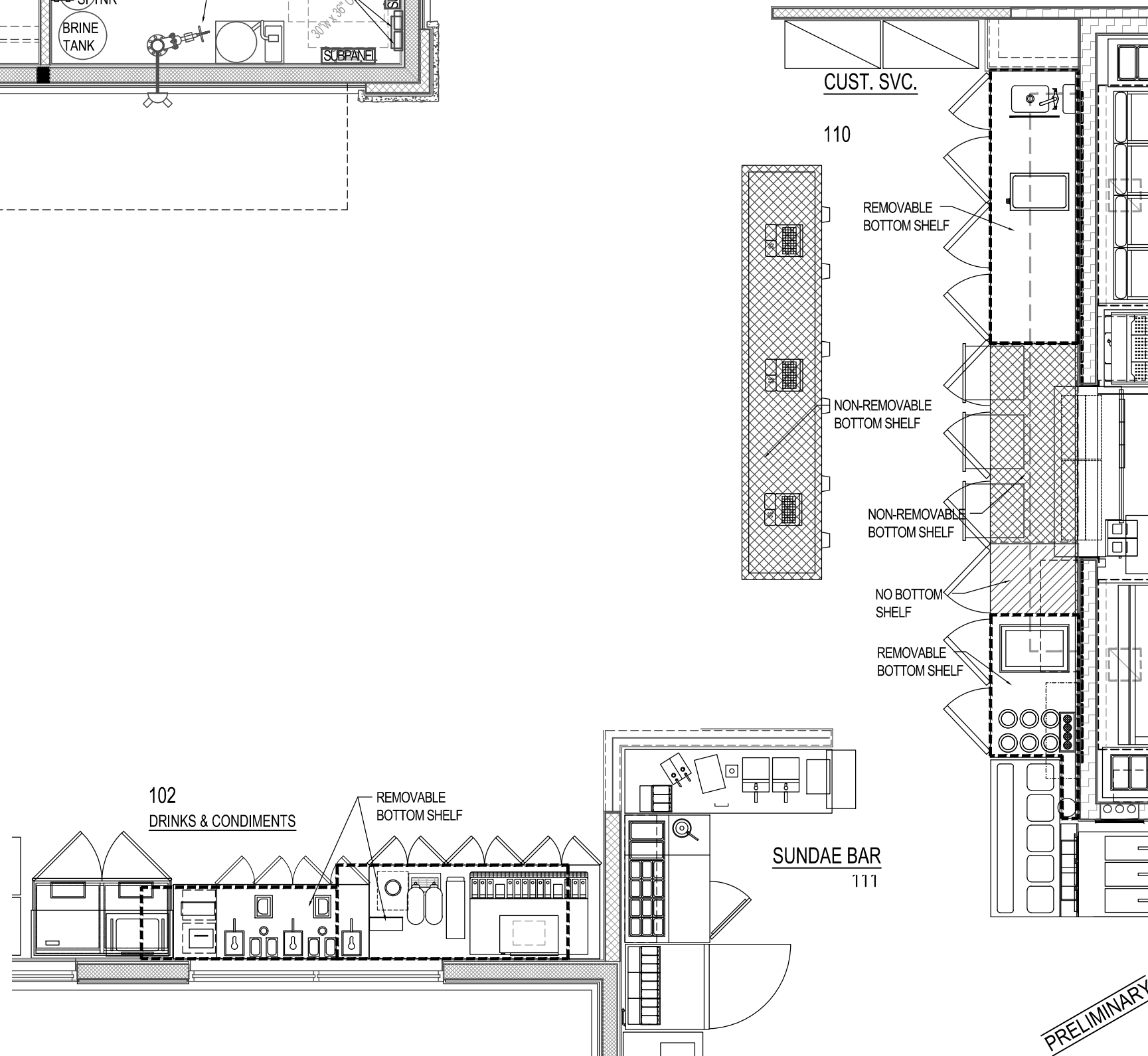


| OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED |                                                      |      |                                              |
|---------------------------------------------------------------------|------------------------------------------------------|------|----------------------------------------------|
| ITEM                                                                | EQUIPMENT SCHEDULE                                   | ITEM | EQUIPMENT SCHEDULE                           |
| 1                                                                   | WALK IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)  | 46   | HEATED FRY BIN                               |
| 2                                                                   | WALK IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES) | 47   | FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM |
| 3                                                                   | WALK-IN COOLER RACKS                                 | 48   | REFRIGERATED MEAT CART                       |
| 3A                                                                  | THAWING RACKS - OPTIONAL                             | 50   | MOBILE WORKTABLE                             |
| 4                                                                   | WALK-IN COOLER DUNNAGE RACKS                         | 51   | GRILL AND STAND                              |
| 4A                                                                  | MOBILE CUSTARD MIX RACKS                             | 52   | TRANSFER STATION - ROUGH-IN ONLY             |
| 5                                                                   | WALK-IN FREEZER SHELVING                             | 53A  | SANDWICH WRAP STATION LEFT                   |
| 6                                                                   | WALK-IN FREEZER DUNNAGE RACKS                        | 53B  | SANDWICH WRAP STATION RIGHT                  |
| 7                                                                   | WORKTABLE / SINK                                     | 53C  | WALL SHELF                                   |
| 8                                                                   | WALL SHELF                                           | 54   | ORDER BARS                                   |
| 11                                                                  | LOCKERS                                              | 57   | STAINLESS STEEL REFRIGERATION CHASE COVER    |
| 14                                                                  | STAINLESS STEEL WALL CORNER GUARDS, SHOWN            | 58   | FRY STATION HEAT LAMP - ROUGH-IN ONLY        |
| 16                                                                  | WIRE SHELVING                                        | 60   | FRYERS                                       |
| 20                                                                  | DISHABLES AND UTENSIL SINKS                          | 61   | CUSTOM FISH REFRIGERATOR                     |
| 21                                                                  | WALL SHELF                                           | 62   | OPEN NUMBER                                  |
| 24                                                                  | OPEN NUMBER                                          | 65   | MOBILE STAINLESS STEEL WORKTABLE             |
| 27                                                                  | SLANTING WALL SHELF                                  | 66   | ICE MACHINE WITH BIN - ROUGH-IN ONLY         |
| 29                                                                  | CLEAN PAN SHELVING                                   | 66A  | REMOTE ICE MAKER                             |
| 31                                                                  | JANITORS SHELVING                                    | 67   | WORK TABLE                                   |
| 34                                                                  | REACH-IN FREEZER                                     | 68   | WALL SHELF                                   |
| 35                                                                  | NOT USED                                             | 71   | OPEN NUMBER                                  |
| 37                                                                  | REFRIGERATED DRAWER BASE                             | 74   | REFRIGERATED TOPPING TABLE                   |
| 38                                                                  | DUAL FRY DISPENSER - OPTIONAL                        | 75   | CUSTARD DIPPING CABINET                      |
| 39                                                                  | WALL MOUNTED BREAD SHELF                             | 76   | CAKE CONE DISPENSER                          |
| 40                                                                  | OPEN NUMBER                                          | 77A  | SUNDAE TOPPING DISPENSER                     |
| 41                                                                  | REFRIGERATED WORKTABLES                              | 77B  | SUNDAE TOPPING WALL SHELF                    |
| 42                                                                  | MOBILE WORKTABLE / OVERSHELF                         | 78   | DISH / CUP DISPENSERS                        |
| 44                                                                  | GRILL SIDE WARMER CART                               | 79   | WALL SHELVES                                 |
| 45                                                                  | STAINLESS STEEL WALLCAP / ELEC CHASE COVER           | 80   | REFRIGERATED S/S BACKCOUNTER                 |

| OWNER FURNISHED, VENDOR INSTALLED |                              |      |                             |
|-----------------------------------|------------------------------|------|-----------------------------|
| ITEM                              | EQUIPMENT SCHEDULE           | ITEM | EQUIPMENT SCHEDULE          |
| 9                                 | COOKER / WARMERS             | 88   | ICED TEA BREWER / DISPENSER |
| 12                                | WASTE OIL RECOVERY SYSTEM    | 103  | ICE AND SODA DISPENSER      |
| 15                                | BAG-IN-BOX SYSTEM            | 104  | CARBONATOR                  |
| 17                                | TRASH CANS / CART            | 105  | SELF SERVICE LID DISPENSER  |
| 18                                | BUN RACKS                    | 111  | STRAW DISPENSERS            |
| 33                                | CHEMICAL DISPENSING SYSTEM   | 112  | CONDIMENT PANS              |
| 36                                | MICROWAVE OVEN               | 118  | MONITOR BRACKETS            |
| 43                                | BUN TOASTER                  |      |                             |
| 55                                | WRAP PAPER HOLDERS           |      |                             |
| 56                                | HEATED BUN WARMER            |      |                             |
| 63                                | TRIPLE CUSTARD MACHINE       |      |                             |
| 69                                | ASTRO BLENDERS               |      |                             |
| 70                                | MILKSHAKE MACHINE            |      |                             |
| 72                                | HEATED SYRUP DISPENSERS      |      |                             |
| 73                                | LIQUID TOPPING DISPENSERS    |      |                             |
| 84                                | COFFEE MAKER                 |      |                             |
| 85                                | POWER WASHER - NOT INCLUDED  |      |                             |
| 87                                | MENU BOARD / SIGNAGE PACKAGE |      |                             |
| 89                                | WAFFLE CONE DISPENSER        |      |                             |
| 90                                | FOOD LABEL MARKER            |      |                             |
| 91                                | CASH REGISTER / POS SYSTEM   |      |                             |
| 96                                | ICE AND SODA DISPENSER       |      |                             |
| 97                                | CARBONATOR                   |      |                             |

NOTE: SOME ITEMS INSTALLED BY OTHERS REQUIRE ROUGH-IN AND/OR WIRING BY CONTRACTOR AS NOTED IN PLUMBING AND ELECTRICAL SCHEDULES.

| OWNER FURNISHED, CONTRACTOR INSTALLED |                                                                             |
|---------------------------------------|-----------------------------------------------------------------------------|
| ITEM                                  | EQUIPMENT SCHEDULE                                                          |
| 10                                    | KETCHUP VOL PAK DISPENSER                                                   |
| 13                                    | WASHER / DRYER                                                              |
| 19                                    | HAND SINK                                                                   |
| 22                                    | PRE-RINSE SPRAY ASSEMBLY                                                    |
| 23                                    | PRE-RINSE SPRAY ASSEMBLY                                                    |
| 25                                    | DISHWASHER                                                                  |
| 26                                    | BOOSTER HEATER                                                              |
| 30                                    | EYE WASH STATION (CONTRACTOR TO PROVIDE MIXING VALVE PER PLUMBING SCHEDULE) |
| 64                                    | WATER FILTER                                                                |
| 116                                   | HAND TOWEL DISPENSERS                                                       |
| 117                                   | TOILET PAPER DISPENSERS                                                     |
| 300                                   | TRIM PACKAGE (SEE H2 / A103)                                                |
|                                       | FOOD SERVICE EQUIP. COUNTER BASES (SEE FINISH PLAN)                         |
|                                       | SHARPS CONTAINERS                                                           |
|                                       | AED OPTIONAL - CONFIRM WITH OWNER                                           |
|                                       | MOP HANGER                                                                  |
|                                       | ARTWORK (SEE SHEET A103.1)                                                  |



C3 CABINET BASE DETAIL  
SCALE: 1/4" = 1'-0"



R 34120  
\$50.00 - CC  
4-17-25 OK

**PETITION TO VALPARAISO BOARD OF ZONING APPEALS:**

This application is being submitted for (Check all that apply):

- ☐ Use Variance  
☒ Development Standards Variance \$50.00  
☐ Special Exception/Special Use  
☐ Relief to Administrative Decision  
☐ Conditional Use  
☐ Wireless Communications Facility

**FILED**

APR 17 2025

For Office Use Only:

Petition #: VAR25-007

Application Type: DEV. STANDARDS VAR

Application Filing Fee: \$50.00

Date Filed: 4 / 17 / 2025

Meeting: 5 / 20 / 2025

**SUBJECT PROPERTY INFORMATION**

TYPE OR PRINT IN INK

Property Address:

1013 Elmhurst Ave  
Valparaiso Indiana 46385

Subject property fronts on the East & North

side between (streets) Elmhurst

& Hope

Zoning District: NC 60

**PETITIONER INFORMATION**

Applicant Name:

Gordon Bailey

Phone:

219-241-6670

Email:

gordon.bailey@comcast.net

Address:

1013 Elmhurst Ave  
Valparaiso Indiana 46385

**PROPERTY OWNER INFORMATION**

Applicant Name:

Gordon Bailey

Phone:

219-241-6670

Email:

gordon.bailey@comcast.net

Address:

1013 Elmhurst Ave  
Valparaiso Indiana 46385

**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**

Article: 2 Section: 302 Paragraph: \_\_\_\_\_ Item: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Paragraph: \_\_\_\_\_ Item: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Paragraph: \_\_\_\_\_ Item: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Paragraph: \_\_\_\_\_ Item: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Paragraph: \_\_\_\_\_ Item: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Paragraph: \_\_\_\_\_ Item: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Paragraph: \_\_\_\_\_ Item: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_ Paragraph: \_\_\_\_\_ Item: \_\_\_\_\_



**LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. \_\_\_\_\_)**

Chautaugua Park Lot 1 Block 6

6

**DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. \_\_\_\_\_)**

Replace existing fence on North side of property which was damaged during construction of ADA compliant addition. Existing fence is chain link with slats and would be replaced with pvc/vinyl.



**Variance from Development Standards**  
**Petitioner's Proposed Findings of Fact**  
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

Please see attached

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

Please see attached

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

Please see attached

***The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.***



**A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:**

1. **Traffic and Line of Sight:** The proposed fence will not impede traffic flow or obstruct sightlines for drivers, pedestrians, or cyclists. The placement and height of the fence, although different from the previous fencing, have been designed to ensure that it does not interfere with visibility, preserving safe driving and pedestrian conditions on Hope Street for all.
2. **Beautification and Low Maintenance:** The new fence has been selected with an emphasis on enhancing the aesthetics of the area. Its design and materials are intended to improve the visual appeal of the surrounding environment, contributing positively to the neighborhood's overall appearance and character. Furthermore, a fencing of this type requires little to no upkeep and maintenance which is critical given our limited ability to physically maintain something that needs manual labor in order to maintain.
3. **Preservation of Useable Space:** The installation of the new fence does not reduce or interfere with the usable space available for the community. We only wish to replace the new fence material in the exact location of the current fence and can ensure that it does not obstruct common areas or limit access to any public spaces.

**B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:**

- The adjacent property is characterized by a sloped hill, which reduces the impact of the proposed fence on the neighboring area.
- The area surrounding the property lacks sidewalks, and as such, there is minimal to no foot traffic in the immediate vicinity. With no regular pedestrian activity or pathways around the neighborhood, the fence will not interfere with the movement of residents or visitors of any neighbors or adjacent property.
- Other properties in the neighborhood that have fences facing the road feature similar fence heights. The proposed fence will align with the established character of the area, ensuring that it does not create an inconsistency that would affect the aesthetic appeal or value of adjacent properties.

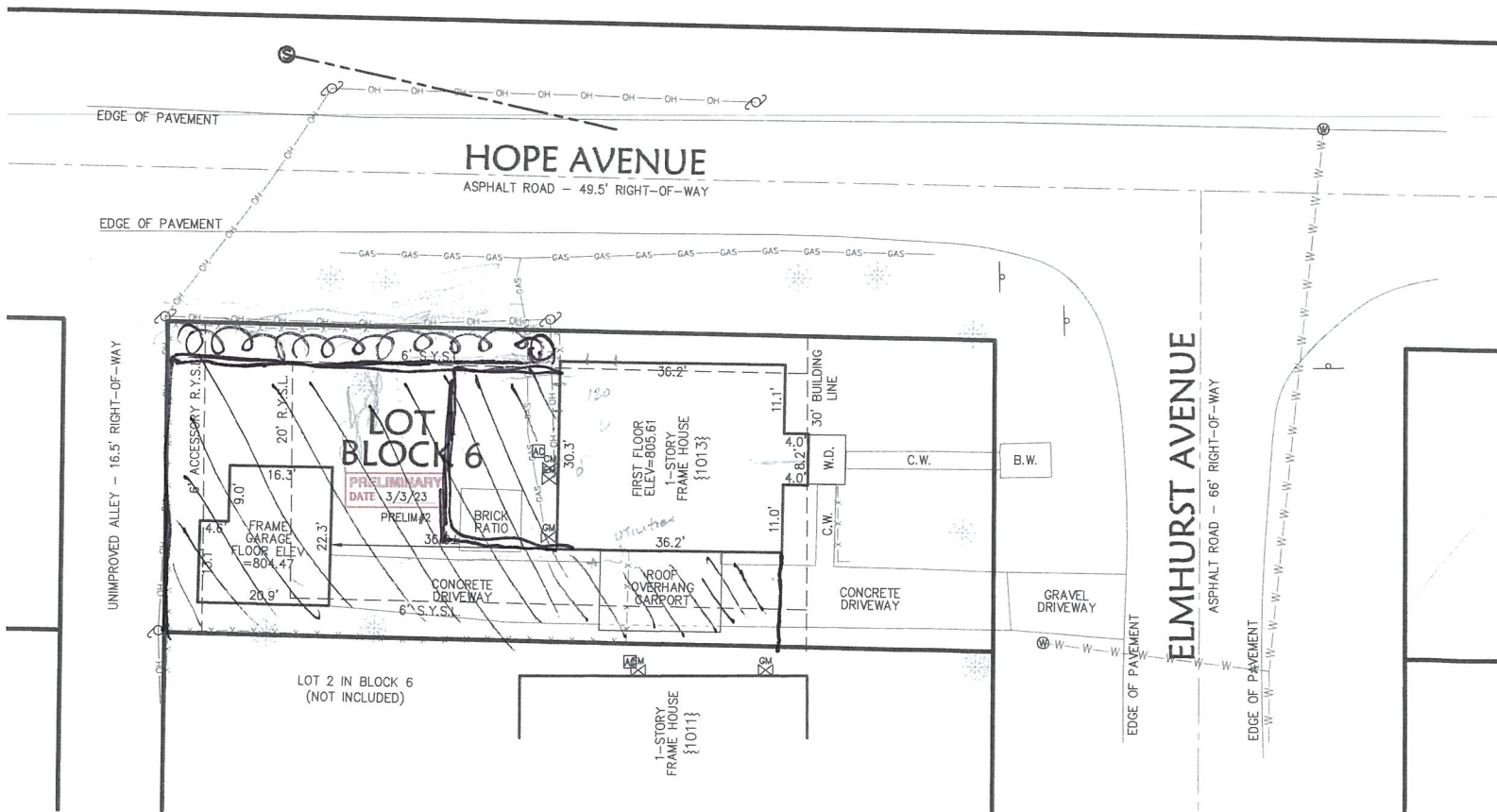


**C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:**

- Strict adherence to the zoning ordinance would require a setback that would result in the loss of approximately 200 square yards of valuable green space. This area is essential for landscaping, outdoor activities, and overall aesthetic appeal, and its reduction would significantly impact the livability and functionality of the property.
- Applying the zoning ordinance as it stands would place the fence too close to the house, making it more difficult to access and maintain. Leaving the fence in the current location would maintain extra space between the fence and the house preventing events such as vandalism which unfortunately we have experienced. A change of location would decrease the functionality of the area around the house particularly for routine activities such as maintenance, landscaping, and general use of the space.



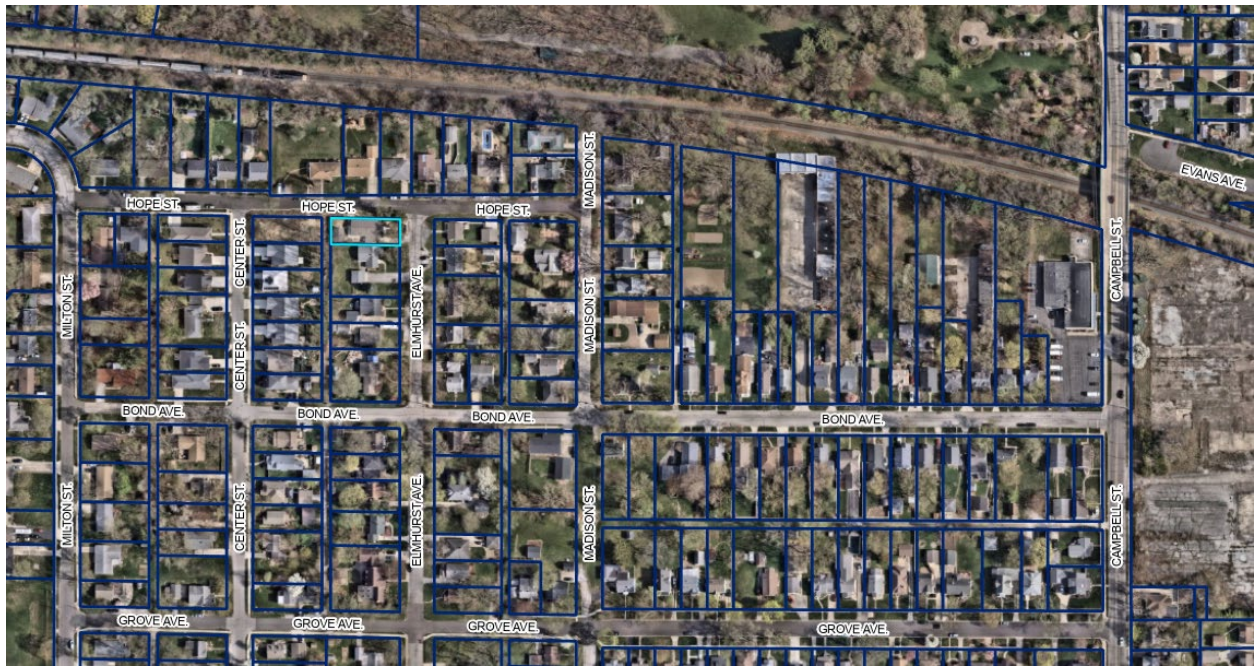
Privacy Fence  
Location  
Per  
UDO



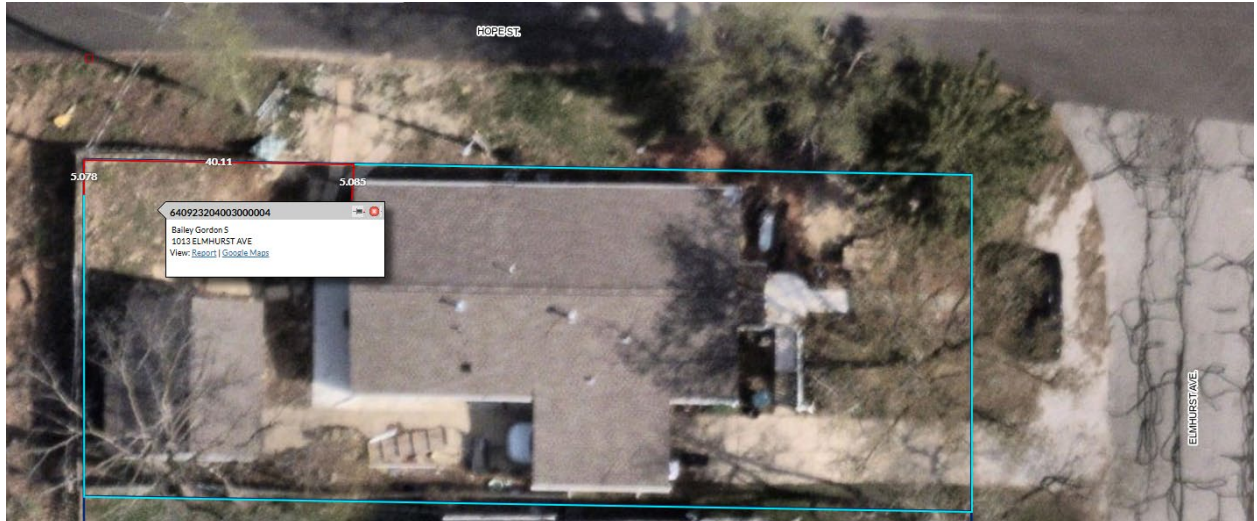
Does not include  
ADA home addition put in in 2024.



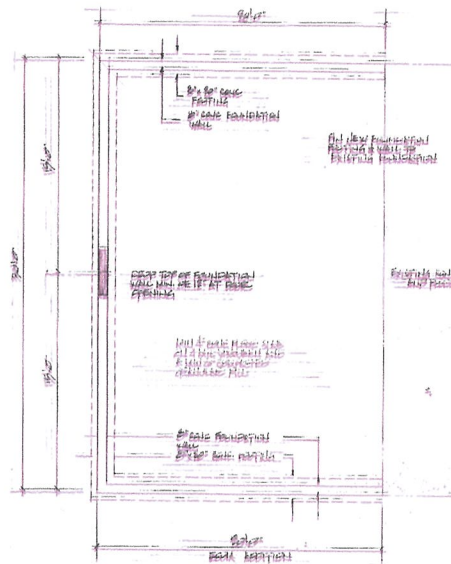
## VICINITY MAP



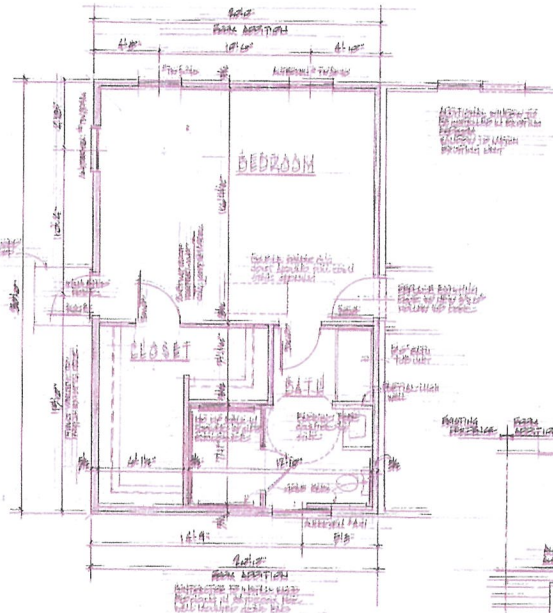
## PROPERTY, FENCE VARIANCE LOCATION SHOWN IN RED



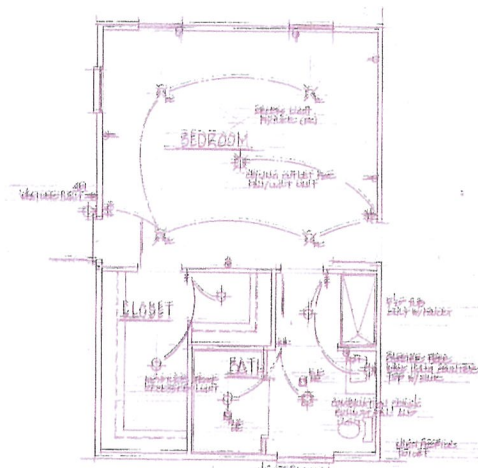




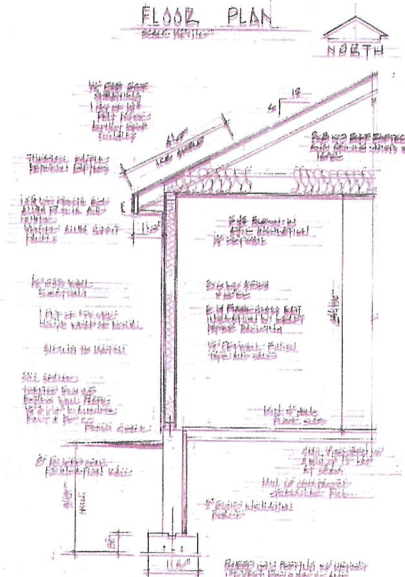
FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



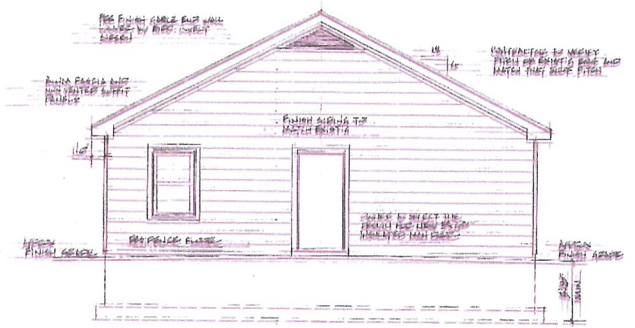
FLOOR PLAN  
SCALE: 1/8" = 1'-0"



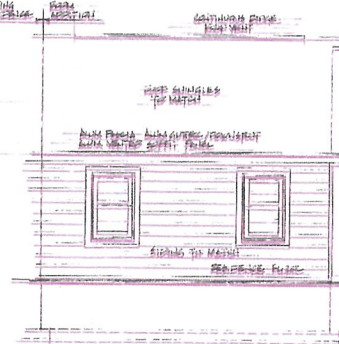
UTILITY PLAN  
SCALE: 1/8" = 1'-0"



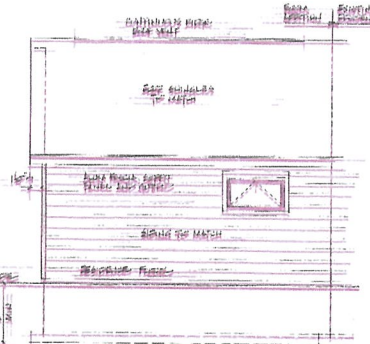
WALL CROSS SECTION 'A-A'  
SCALE: 1/8" = 1'-0"



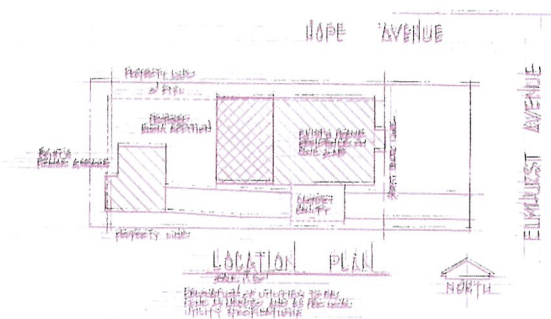
VEST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



LOCATION PLAN  
SCALE: 1/8" = 1'-0"

JAMES F. GIANNINI & ASSOCIATES  
 Architecture • Engineering • Design/Build  
 1005 South 2nd Street • Chesterton, Indiana 46304  
 219.728.7439 • www.jfassociates.com

Proposed Addition  
 1013 Elmhorst Avenue  
 Valparaiso, Indiana

SHEET  
 A.1



# Proposal

**RESIDENTIAL**

www.nwifenceco.com

**COMMERCIAL**

**GUARD RAIL**

**DAMON COLBY,**  
PRESIDENT



West U.S. 130  
1758 West Lincolnway  
Valparaiso, IN 46385  
Ph: (219) 464-4207  
Fax: (219) 465-1747

Proposal Submitted To:

Gordon Bailey

Phone:

241-6670

Date:

1-7-25

Address, City, State, Zip:

1013 Elmhurst St. Valparaiso 85

e-mail:

gordon.bailey@comcast.net

**Specifications:**

**Size:**

No. of Feet 97' Line Post 5x5 O.D.  
Height 6' End Post 5x5 O.D.  
Type PVC Corner Post 5x5 O.D.  
Coating Clay Gate Post 5x5 w/stiff O.D.  
Gauge Estate Top Rail 1 1/2" x 5 1/2" O.D.  
Style Solid Caps Pyramid (Flat)  
Width of Gate 6' x 4' & - & - & -

Wood Material - Wood Posts -

Removal of 5" Chain Link is included.  
Quote #2 - 69' of 6' Clay Estate is \$4,980

Sub Total \$6,006-

Sales Tax 302-

Total \$6,308-

Down Payment \$3,154-

Completion Balance \$3,154-

Balance due within 10 days of completion. Any variance will incur a MONTHLY 1.5% finance charge. Any lawyer and court fees incurred trying to collect an outstanding debt, will be at buyers expense.

## Contractor Responsibilities:

All work performed in a workmanlike manner and in accordance with standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. To be licensed as required by cities, towns or counties as a contractor. Workers fully covered by Workmans Compensation Insurance.

## Owners Responsibilities

1. Verify property lines and acquire necessary permits. Fees to be added if we are required to obtain permit.
2. Pending fence line needs to be cleared 3' to ground of all landscaping prior to installation.
3. Locate and mark PRIVATE utilities and sprinkler lines. Not liable for damages to unmarked utilities and lines.
4. Dirt removal. For an additional fee of \$25 per hole, we can provide this service.

Accept Dirt Service Y/N

## FOR NEW INSTALLS:

1. Owner to be present at start to verify layout with foreman. If unavailable, install will be as drawn.
2. Owner to be present at end for final inspection and payment with foreman. If unavailable, owner has 3 working days to notify NWI Fence of issues with install at which time balance would be due.

These responsibilities have been fully explained to me and I accept them.

Signature: \_\_\_\_\_

## Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. I understand that I have three(3) working day to cancel. After that 10% of the TOTAL contract amount will be retained as a cancellation fee. Special order materials are non-refundable.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

More or less material other than amount contracted for will be debited or credited at current rate.

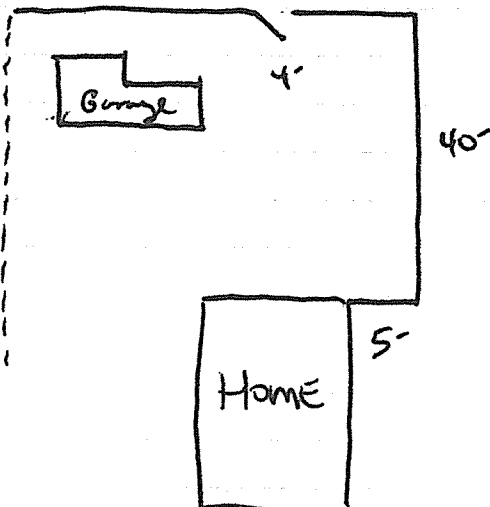
This proposal becomes a contract when accepted by both parties:

Authorized  
Signature

*R. B. M. Dong*

Proposal may be withdrawn after 30 days if not accepted.

50' T





Bailey, Gordon

## Proposal

RESIDENTIAL

www.nwifenceco.com

COMMERCIAL

GUARD RAIL

DAMON COLBY,  
PRESIDENT
 West U.S. 130  
 1758 West Lincolnway  
 Valparaiso, IN 46385  
 Ph: (219) 464-4207  
 Fax: (219) 465-1747

Proposal Submitted To: Gordon Bailey

Phone: 241-6670

Date: 5-6-25

Address, City, State, Zip:  
1013 Elmhurst St. Valparaiso 46385

e-mail: gordon.bailey@comcast.net

**Specifications:**      **Size:**

No. of Feet 21'      Line Post 5 x 5      O.D.

Height 6'      End Post 5 x 5      O.D.

Type PVC      Corner Post 5 x 5      O.D.

Coating Clay      Gate Post      O.D.

Gauge Solid      Top Rail 1 3/4" x 5 1/2"      O.D.

Style Privacy      Caps Pyramid (Flat)

Width of Gate \_\_\_\_\_ & \_\_\_\_\_ & \_\_\_\_\_

Wood Material \_\_\_\_\_ Wood Posts \_\_\_\_\_

Sub Total \$ 1,321

Sales Tax \$ 51

Total \$ 1,372

Down Payment \$ 686

Completion Balance \$ 686

Balance due within 10 days of completion. Any variance will incur a MONTHLY 1.5% finance charge. Any lawyer and court fees incurred trying to collect an outstanding debt, will be at buyers expense.

## Contractor Responsibilities:

All work performed in a workmanlike manner and in accordance with standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. To be licensed as required by cities, towns or counties as a contractor. Workers fully covered by Workmans Compensation Insurance.

## Owners Responsibilities

1. Verify property lines and acquire necessary permits. Fees to be added if we are required to obtain permit.
2. Pending fence line needs to be cleared 3' to ground of all landscaping prior to installation.
3. Locate and mark PRIVATE utilities and sprinkler lines. Not liable for damages to unmarked utilities and lines.
4. Dirt removal. For an additional fee of \$ 25 per hole, we can provide this service.

Accept Dirt Service Y/N

## FOR NEW INSTALLS:

1. Owner to be present at start to verify layout with foreman. If unavailable, install will be as drawn.
2. Owner to be present at end for final inspection and payment with foreman. If unavailable, owner has 3 working days to notify NWI Fence of issues with install at which time balance would be due.

These responsibilities have been fully explained to me and I accept them.

Signature: \_\_\_\_\_

## Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. I understand that I have three(3) working day to cancel. After that 10% of the TOTAL contract amount will be retained as a cancellation fee. Special order materials are non-refundable.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

More or less material other than amount contracted for will be debited or credited at current rate

This proposal becomes a contract when accepted by both parties:

Authorized  
Signature

Proposal may be withdrawn after 30 days if not accepted.



1013 Elmhurst  
- NORTH  
FACING -



1013 Elmhurst Ave.  
- WEST  
FACING -



1014 E. Elmhurst Ave.  
corner of Elmhurst  
and HOPE  
- NORTH  
FACING -



ence  
approved  
6-14-2018  
318-0459



705 ELMHURST  
CORNER OF GROVE  
and ELMHURST  
- SOUTH FACING -



486 Ridgeland  
CORNER OF MADISON  
and Ridgeland  
- Facing WEST -





1021 MADISON →



1021 MADISON  
CORNER OF  
MADISON and HOPE  
- SOUTH  
FACING -



1014 ELMHURST —  
CORNER OF  
HOPE and Elmhurst  
- NORTH AND  
WEST FACING -



486 Ridgeland  
Corner of Madison  
and Ridgeland  
- Facing WEST -



1021 MADISON  
CORNER OF  
MADISON and Hope  
- SOUTH Facing -





662 Lincolnway  
corner of Madison  
and Lincolnway  
- Facing WEST -



557 Chestnut  
corner of  
WESTON and  
Chestnut  
- Facing WEST -





714 Elmhurst  
corner of Bond  
and Elmhurst  
- Facing North -



201 Madison  
corner of  
Madison and  
Chicago  
- Facing South -





1021 Madison  
Corner of Madison and Bond  
Facing East and South -



955 Milton  
Corner of Milton and  
Ridgeland  
- Facing NORTH -





313 Elmhurst  
Corner of  
Prospect and  
Elmhurst  
- Facing North -





**PETITION TO VALPARAISO BOARD OF ZONING APPEALS:**

This application is being submitted for (Check all that apply):

- ☐ Use Variance  
☒ Development Standards Variance  
☐ Special Exception/Special Use  
☐ Relief to Administrative Decision  
☐ Conditional Use  
☐ Wireless Communications Facility

*For Office Use Only:***Petition #:** \_\_\_\_\_

Application Type: \_\_\_\_\_

Application Filing Fee: \_\_\_\_\_

Date Filed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Meeting: \_\_\_\_/\_\_\_\_/\_\_\_\_

**SUBJECT PROPERTY INFORMATION****TYPE OR PRINT IN INK**

Property Address:

1058 South State Road 2  
Valparaiso, IN 46383Subject property fronts on the Northwesterlyside between (streets) Morthland (Hwy 30)& Horse Prairie Ave.Zoning District: CG (Commercial General)**PETITIONER INFORMATION**

Applicant Name:

Luke Land, LLC / Daniel Tursman

Phone:

219-654-4821

Email:

dtursman@lukebrands.com

Address:

3592 N. Hobart Rd.  
Hobart, IN 46342**PROPERTY OWNER INFORMATION**

Applicant Name:

DH Retail Investments, LLC

Phone:

219-808-4075

Email:

corydetamore@gmail.com

Address:

978 Theresa Dr.  
Crown Point, IN 46307**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 11 Section: 502 Paragraph: A Item: \_\_\_\_Article: 11 Section: 502 Paragraph: B Item: 1aArticle: 11 Section: 503 Paragraph: A Item: \_\_\_\_Article: 11 Section: 503 Paragraph: B Item: \_\_\_\_Article: 11 Section: 506 Paragraph: A Item: \_\_\_\_Article: 2 Section: 552 Paragraph: B Item: 2Article: 2 Section: 403 Paragraph: D Item: 2Article: 9 Section: 403 Paragraph: B Item: \_\_\_\_



**LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. \_\_\_\_\_)**

SEE ATTACHED

**DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. \_\_\_\_\_)**

Raze existing improvements and redevelop site for new approximately 4,000 SF Convenience Store with Fuel Canopy and (6) Fuel Service Pumps.



## **Variance from Development Standards / Petitioner's Proposed Findings of Fact**

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:
  - a. 9.403(B): A traffic study has been performed to evaluate traffic impact and safety. The proposed driveway location meets the INDOT standards and allows for safe ingress and egress of the site.
  - b. 2.403(D)(2), 11.502, 11.503(A), and Table 11.506: Architectural design elements do not have an impact on the public health and safety. All state and local building codes as well as ADA requirements will be met.
- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:
  - a. 9.403(B): A traffic study has been performed to evaluate traffic impact and safety. The proposed driveway location will not have a negative impact to the adjacent property's access to the right of way.
  - b. 2.403(D)(2) / 2.552(B): The proposed color of the canopy fascia will better match the brand standard colors of the building façade. Architectural details of the building will be carried over to the canopy (masonry piers), resulting in a cohesive design aesthetic.
  - c. 11.502(A) & 11.503(A): Reduction in the allowable length of uninterrupted horizontal dimension and increase in the horizontal spacing of architectural features will not hinder the appeal of the proposed building. Architectural details and offsets have been included in the design at all elevations visible from neighboring properties.
  - d. Table 11.506: Reduction of Transparency along the front façade will obscure views from adjacent areas into undesirable areas of the building (i.e. Restrooms, storage areas, etc.)
- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:
  - a. 2.403(D)(2) / 2.552(B): The white or black fascia colors allowed for in the ordinance do not coordinate with the color scheme of the brand. Use of these colors in the fascia would result in an unfinished appearance.
  - b. 9.403(B): The adjacent property's drive entrance is located at the property line. The proposed drive entrance for this project is located at the farthest point away from the adjacent property; however, it does not meet the minimum spacing requirements. Access to the state highway will require approval and permitting from the Indiana Department of Transportation. All INDOT requirements will be met.
  - c. 11.502(A) & 11.503(A.): The functionality of certain design elements limit the placement of wall offsets and architectural features in certain areas. Adherence to the maximum uninterrupted horizontal dimension and architectural feature spacing would result in lost functionality of the space and not allow appropriate clearance for other permitted features (i.e. signage).
  - d. Table 11.506: There are no other practical areas to relocate the restrooms and unsightly storage areas necessary for the operations of the facility.

**The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.**





**Luke**  
FAMILY OF BRANDS

Luke Store #227  
1058 S. SR 2, Valparaiso, IN  
Concept Plan



# ALTA/NSPS LAND TITLE SURVEY

PARCEL DESCRIPTION (PER EXHIBIT "A" IN TITLE COMMITMENT REFERENCED HEREON):

**PARCEL 1:**  
A PARCELS OF LAND IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 WHICH IS 195.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4, 476.23 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF STATE ROAD NO. 2, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF CHORD BEARING OF SOUTH 30 DEGREES 02 MINUTES 53 SECONDS WEST A CHORD LENGTH 274.46 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 40 SECONDS WEST, 288.79 FEET TO THE POINT OF COMMENCEMENT.

**PARCEL 2:**  
A PARCELS OF LAND IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 195.00 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 40 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, 288.79 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF STATE ROAD NO. 2, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 400 FEET MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH, ALONG SAID WEST LINE AS FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT. (A PORTION OF THE PARCEL DESCRIBED ABOVE FALLS WITHIN BLOCK 44 OF COUNCIL'S ADDITION OF 1883 TO THE TOWN (NOW CITY) OF VALPARAISO.) EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY TAKEN BY THE STATE OF INDIANA UNDER CAUSE NO. 64002-1910-PL-010131, RECORDED SEPTEMBER 21, 2020 AS DOCUMENT NO. 2020-02448 AND DESCRIBED AS FOLLOWS: A PARCELS OF LAND LOCATED IN THE WEST HALF OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25 AS EVIDENCED BY A 3/4 INCH IRON PIPE, THENCE SOUTH 00° 04' 08" EAST (BASIS OF BEARINGS) ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, ALSO BEING THE WEST LINE OF THE GRANTOR'S LAND, A DISTANCE OF 65.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1166.16 FEET AND A DELTA ANGLE OF 18° 50' 32", TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 34° 14' 31" WEST, BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON SAID CURVE A DISTANCE OF 383.50 FEET TO A POINT ON THE NORTH LINE OF THE GRANTOR'S LAND; THENCE NORTH 89° 18' 58" EAST ON SAID NORTH LINE, A DISTANCE OF 40.99 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1206.16 FEET AND A DELTA ANGLE OF 21° 34' 16", TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 54° 51' 38" WEST; THENCE SOUTHWESTERLY ON SAID CURVE, BEING THE CENTERLINE OF STATE ROAD 2, A DISTANCE OF 454.10 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE NORTH 00° 04' 08" WEST ON EAST LINE A DISTANCE OF 47.98 FEET TO THE POINT OF BEGINNING.

## PARCEL INFORMATION:

**PARCEL 1:**  
TAX ID: NO. 64-09-25-152-000-000-004  
OWNER: LAKE COUNTY TRUST  
TRUST NO. 4692  
DOC. NO. 1996-06281  
BOOK 466, PAGE 173  
REC. MARCH 11, 1995

**PARCEL 2:**  
TAX ID: NO. 64-09-25-152-000-000-004  
OWNER: LAKE COUNTY TRUST  
TRUST NO. 4692  
DOC. NO. 2001-010379  
REC. APRIL 24, 2001

## ALTA/NSPS OPTIONAL TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS ITEM NOTES:

ITEM 1: MONUMENTS SET OR FOUND ARE SHOWN HEREON.

ITEM 2: ADDRESS SHOWN HEREON WAS PROVIDED FROM AUDITOR RECORDS AND OBSERVED ON THE BUILDING FOR PARCEL 1 (1058).

ITEM 3: FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE SUBJECT PARCELS DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO BE WITHIN:  
ZONE "V" UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN;  
ZONE "X" SHADED AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD;  
ZONE "AE" AREAS OF 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS PROPERTY IS 688.9;  
AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE FOR THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, COMMUNITY NUMBER 18020, MAP NUMBER 18127020M0, EFFECTIVE DATE: SEPTEMBER 30, 2015.

ITEM 4: SUBJECT PARCEL LAND AREA IS SHOWN HEREON.

ITEM 5: VERTICAL RELIEF: ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE MEASURED ON THE GROUND THIS SURVEY AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988.

ITEMS 7(A): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AND SUBSTANTIAL AREAS OF REFUSE (IF ANY) ARE SHOWN HEREON.

ITEM 9: STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS, PARKING TYPES, AND THE NUMBER OF SPACES ARE SHOWN HEREON. THE NUMBER OF VISIBLE SPACES WERE OBSERVED:  
76 REGULAR PAINTED PARKING SPACES  
3 HANDCAP PAINTED PARKING SPACES

ITEM 11(a): LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE AND EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETED AND RELIABLY DISPICTED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, PIPES OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THIS SITE. UNLESS SHOWN HEREON, A UTILITY LOCATE REQUEST WAS MADE FOR THE SITE (INDIANA 813, TICKET NO. 2405050286) AND IS SHOWN HEREON IF MARKED BY THE UTILITY COMPANIES AT THE TIME OF THIS SURVEY. SURVEYOR INCURS NO LIABILITY IF NOT ALL UTILITIES ARE MARKED. IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST BY CLIENT/OWNER MAY BE NECESSARY.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE SHOWN HEREON. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDS OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.



## TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WAS GAINED FROM A TITLE INSURANCE COMMITMENT NUMBER 10017557 ISSUED BY GREATER INDIANA TITLE COMPANY ON APRIL 11, 2024. THE FOLLOWING EASEMENTS, RIGHT OF WAYS AND SURVEY RELATED MATTERS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, PART 2 EXCEPTIONS IN SAID COMMITMENT AND ARE ADDRESSED HEREON IN THE FOLLOWING MANNER:

- ITEM 13: LEASEHOLD INTEREST OF LAMAR ADVERTISING COMPANY UNDER AND BY VIRTUE OF MEMORANDUM OF LEASE RECORDED AS DOCUMENT NO. 2000-010587 - AFFECTS SUBJECT PARCEL 2 - BLANKET IN NATURE - PHYSICAL LOCATION OF SIGN SHOWN HEREON.
- ITEM 14: LEASEHOLD INTEREST OF LAMAR ADVERTISING COMPANY UNDER AND BY VIRTUE OF MEMORANDUM OF LEASE RECORDED AS DOCUMENT NO. 2005-003044 - AFFECTS SUBJECT PARCEL 2 - BLANKET IN NATURE PHYSICAL LOCATION OF SIGN SHOWN HEREON.
- ITEM 15: LEASEHOLD INTEREST OF LAMAR ADVERTISING COMPANY UNDER AND BY VIRTUE OF MEMORANDUM OF LEASE RECORDED AS DOCUMENT NO. 2014-033303 - AFFECTS SUBJECT PARCEL 2 - BLANKET IN NATURE PHYSICAL LOCATION OF SIGN SHOWN HEREON.

## SURVEY REFERENCES:

- 1) SURVEY CORNER RECORDS FOR QUARTER SECTION CORNERS, 33075, 33073, 37075 AVAILABLE FROM THE PORTER COUNTY SURVEYOR'S OFFICE.
- 2) PLAT OF SURVEY OF SUBJECT PARCELS, PREPARED BY EMIL BEEG, LAND SURVEYOR, INC., PLAT/FILE NUMBER 1735 DATED MARCH 1, 1991, AVAILABLE FROM THE PORTER COUNTY SURVEYOR'S OFFICE.
- 3) ALTA/NSPS LAND TITLE SURVEY OF NORTH ADJOINER PREPARED BY DVG TEAM INC. AS JOB NUMBER 23-0015 DATED AUGUST 28, 2023.

## SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF LAND DESCRIBED IN DOCUMENT NUMBERS 1996-06281, 2001-010379 & 2020-02448 REFERENCED HEREON.

THEORY OF LOCATION: THIS SURVEY IS BASED ON MONUMENTS FOUND AT SUBJECT PARCEL CORNERS WHICH WERE HELD FIXED FOR POSITION AS NOTED. SAID MONUMENTS WERE USED AS THE BEST AVAILABLE EVIDENCE OF RETRACING THE SUBJECT PARCEL LINES.

A.) LOCATION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. THE MONUMENTED NORTH LINE OF THE PARCEL IS NOT PARALLEL WITH OR EXACTLY 451 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 COMPARED TO THE LINE BETWEEN FOUND AND MEASURED MONUMENTS PERTAINING TO THE PORTER COUNTY SURVEYOR'S OFFICE. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS OCCURRED UP TO 0.7 FEET IN AN EAST-WEST AND 0.8 FEET IN A NORTH-SOUTH DIRECTION.

B.) THERE ARE NO APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION EXCEPT AS FOLLOWS:

3.) THERE ARE WATER UTILITIES NEAR THE EAST LINE OF SUBJECT PARCEL 1 (SHOWN HEREON).

2.) THERE IS A LIGHT POLE WITH CONCRETE BASE ON OR NEAR THE NORTH LINE OF SUBJECT PARCEL 1 (SHOWN HEREON).

3.) THERE IS A CONCRETE DEBRIS OVER THE WEST LINE OF PARCEL 2 NEAR SOUTHWEST CORNER (SHOWN HEREON).

C.) APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS ARE AS FOLLOWS: THE RECORD SURVEY DEED AND ADJOINER DEED DESCRIPTIONS ARE IN HARMONY WITH EACH OTHER.

D.) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

TO: M-DETAILS,  
GREATER INDIANA TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 23, 2024. I FURTHER STATE THAT SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12).

DATE OF PLAT: JUNE 11, 2024  
LAST REVISION: JANUARY 7, 2025

GLEN E. BORN  
PROFESSIONAL LAND SURVEYOR - GLEN E. BORN  
INDIANA REGISTRATION NUMBER: LS20000006  
gborn@dvgteam.com



1155 Troutwine Road  
Crown Point, IN 46307  
P (219) 662-7710  
F (219) 662-2740  
www.dvgteam.com

| DATE:  | REVISIONS AND NOTES:    |
|--------|-------------------------|
| 1/7/25 | UPDATED SIGN PLACEMENTS |

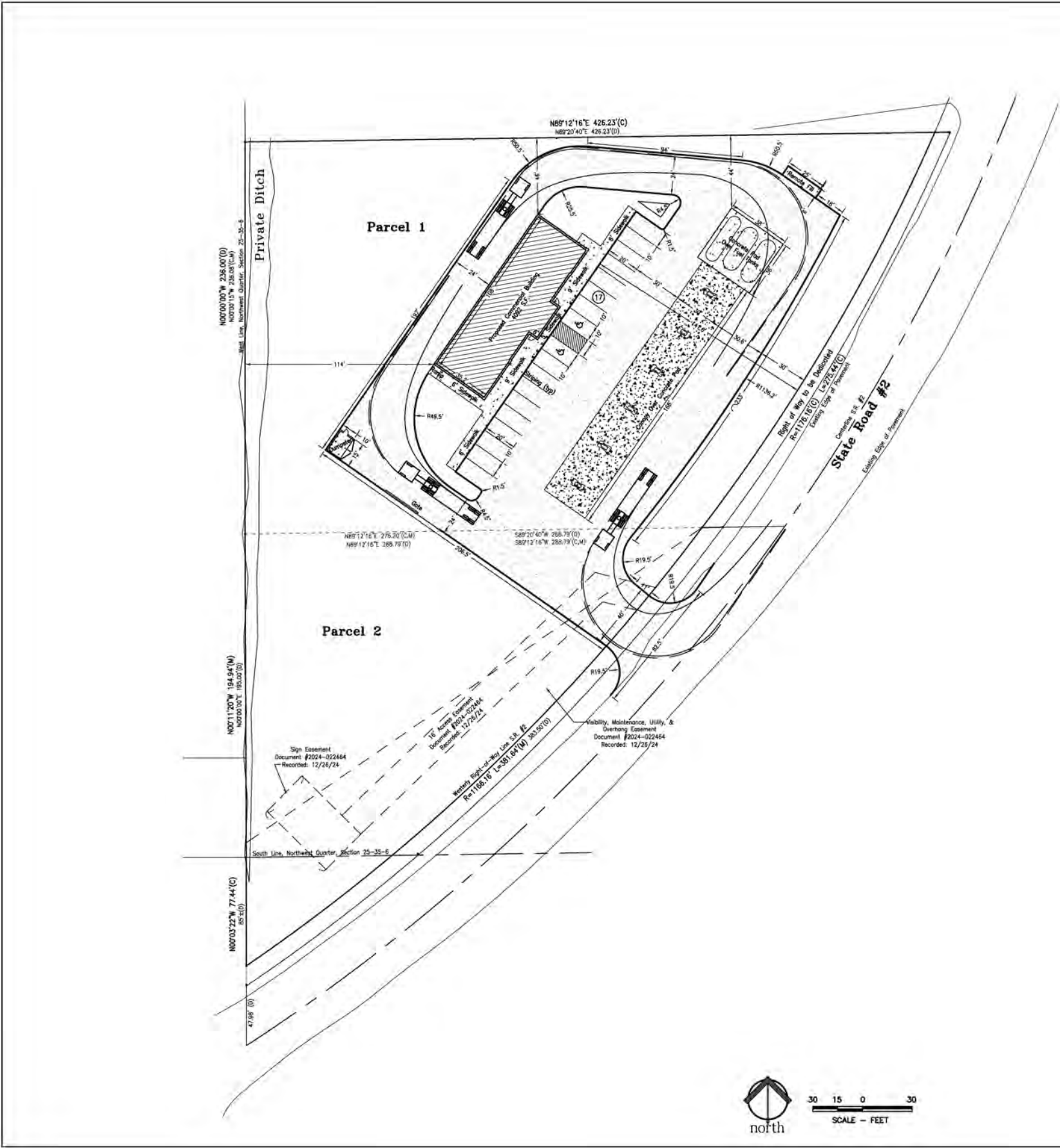
ALTA/NSPS LAND TITLE SURVEY  
1054 & 1058 SOUTH STATE ROAD 2  
VALPARAISO, IN 46383  
PART OF NW 1/4 & SW 1/4 SEC. 25-35-6



M-DETAILS LLC

|                                                |               |
|------------------------------------------------|---------------|
| © COPYRIGHT DVG TEAM, INC.<br>124-0330 R 1.dwg |               |
| FILE NO.                                       |               |
| DRAWN BY                                       | DATE          |
| CAH                                            | 6/11/24       |
| SECTION                                        | COUNTY, STATE |
| 25-35-6                                        | PORTER, IN    |
| JOB NO.                                        |               |
| 24-0330                                        |               |





Proposed Site Plan



VICINITY MAP

Address: 1058 South State Road 2, Valparaiso, Indiana.

Legal Description: (Per Title Commitment)

**Parcel 1:**  
A parcel of land in the Northwest Quarter of Section 25, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, bounded and described as follows: Commencing at a point on the West line of said Northwest Quarter which is 195 feet North of the Southwest corner of said Northwest Quarter; thence North 00 degrees 00 minutes 00 seconds East along said West line, 236 feet; thence North 89 degrees 20 minutes 40 seconds East parallel to the South line of said Northwest Quarter, 426.23 feet to the Westerly right-of-way line of State Road #2; thence Southwesterly along said right-of-way line of road bearing of South 30 degrees 02 minutes 53 seconds West a chord length 274.46 feet; thence South 89 degrees 20 minutes 40 seconds West, 288.79 feet to the Point of Commencement.

**Parcel 2:**  
A parcel of land in the Northwest Quarter and the Southwest Quarter of Section 25, Township 35 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, Bounded and described as follows: commencing at the Southwest corner of the Northwest Quarter; thence North 00 degrees 00 minutes 00 seconds East along said West line, 195 feet; thence North 89 degrees 20 minutes 40 seconds East, parallel to the South line of said Northwest Quarter, 288.79 feet to the Westerly right-of-way line of State Road #2; thence Southwesterly, along said right-of-way line, 400 feet, more or less, to an intersection with the West line of said Southwest Quarter; thence North, along said West line 85 feet, more or less; to the Point of Commencement. (A portion of the parcel described above falls within Block 44 of Council's Addition of 1883 to the town (now city) of Valparaiso.) Excepting therefrom the following described property taken by the state of Indiana under cause #64002-1910-PL-010133, Recorded September 21, 2020 as Document #2020-024448 and described as follows: a parcel of land located in the West half of Section 25, Township 35 North, Range 6 West of the Second Principal Meridian, Center Township, Porter County, Indiana, being more particularly described as follows: commencing at the Northeast corner of the Southeast Quarter of Section 26 as evidence by a 1/2 inch iron pipe; thence South 00 degrees 04 minutes 08 seconds East (Basis Of Bearings) on the East line of the Southeast Quarter of Section 26, also being the West line of the Grantor's land, a distance of 85.36 feet to the beginning of a non-tangent curve concave to the Northwest, having a radius of 1166.16 feet and a delta angle of 18 degrees 50 minutes 32 seconds, to which beginning of curve a radial bears North 34 degrees 31 minutes 58 seconds West, being the Point of Beginning; thence Northeasterly on said curve a distance of 383.50 feet to a point on the North line of the Grantor's land; thence North 89 degrees 19 minutes 58 seconds East on said North line, a distance of 49.99 feet to a point on the centerline of State Road #2 and the beginning of a non-tangent curve concave to the Northwest, having a radius of 1206.16 feet and a delta angle of 21 degrees 54 minutes 16 seconds, to which beginning of curve a radial bears North 54 degrees 31 minutes 58 seconds West; thence Southwesterly on said curve, being the centerline of State Road #2, a distance of 454.10 feet to a point on the East line of the Southeast Quarter of Section 25; thence North 00 degrees 04 minutes 08 seconds West on the East line a distance of 47.98 feet to the Point of Beginning.

Zoning Information

CG - General Commercial

PARKING ANALYSIS

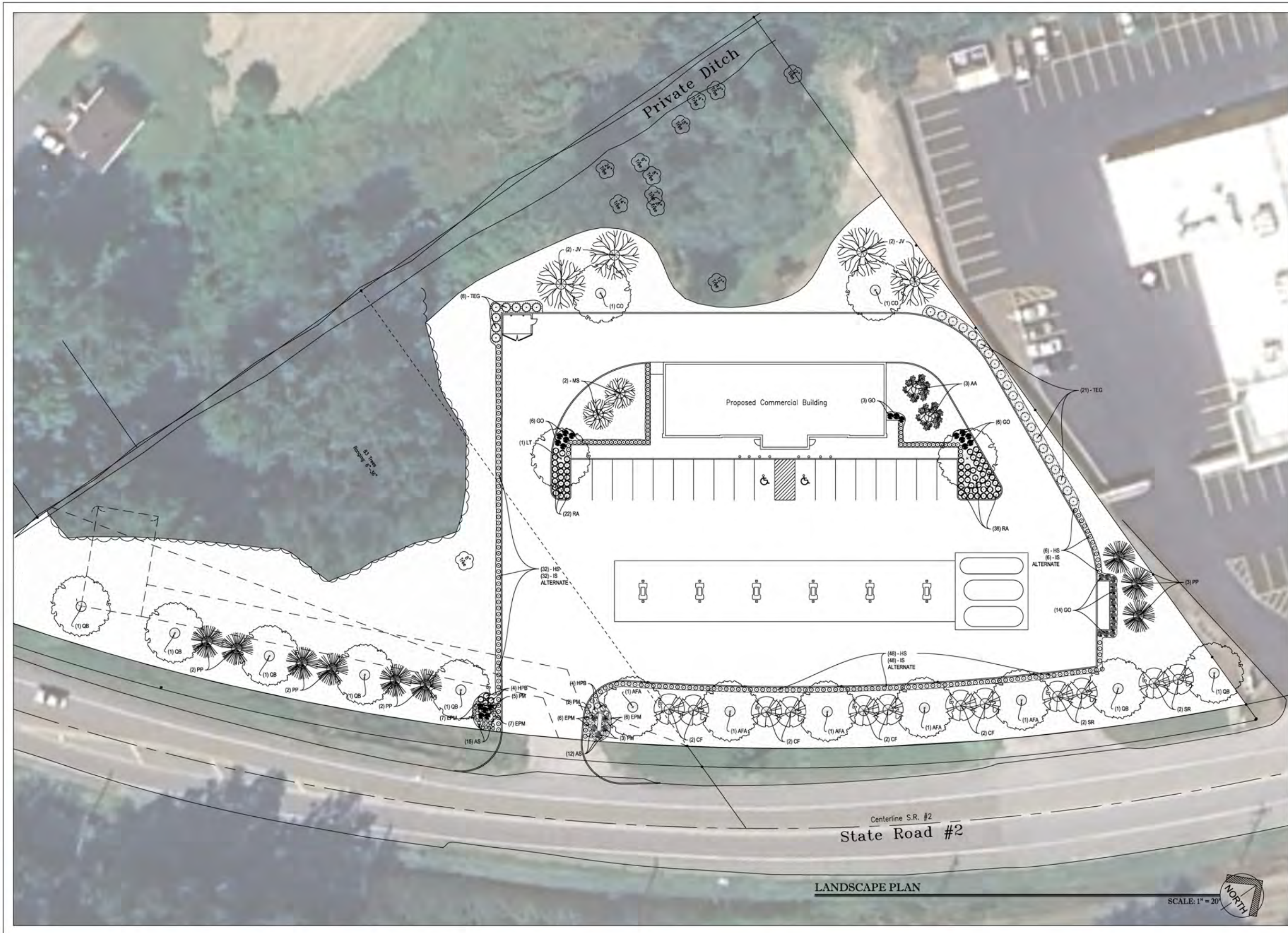
**LIGHT AUTOMOTIVE - GAS STATION**  
Parking based on 1 per 20,000 sf  
plus 1 parking space per 2 pump stations  
1 space  
6 spaces (12 stations)  
**7 TOTAL PARKING SPACES REQUIRED**  
17 PARKING SPACES  
2 HANDICAP SPACES  
**19 TOTAL SPACES PROVIDED**

- SITE NOTES:**
1. Refer to Architectural Plans for details, description, and dimensions of all improvements within the curb line around the building.
  2. Site curbs shown are 8-inch barrier curb, unless otherwise noted.
  3. See Photometric and Landscape Plan by Others.



|                                            |      |                            |      |                        |      |                     |      |
|--------------------------------------------|------|----------------------------|------|------------------------|------|---------------------|------|
| Tremens-Naga Surveying & Engineering, LLC. |      | 220 3rd Court, SE, Suite 1 |      | DeMotte, Indiana 46310 |      | Phone: 219-987-2828 |      |
| NO.                                        | DATE | NO.                        | DATE | NO.                    | DATE | NO.                 | DATE |
| SHEET NO.                                  |      | Proposed Site Plan         |      | C1                     |      | FILE NO.            |      |







**Luke Oil**  
Store #227  
1058 SR 2  
Valparaiso, IN

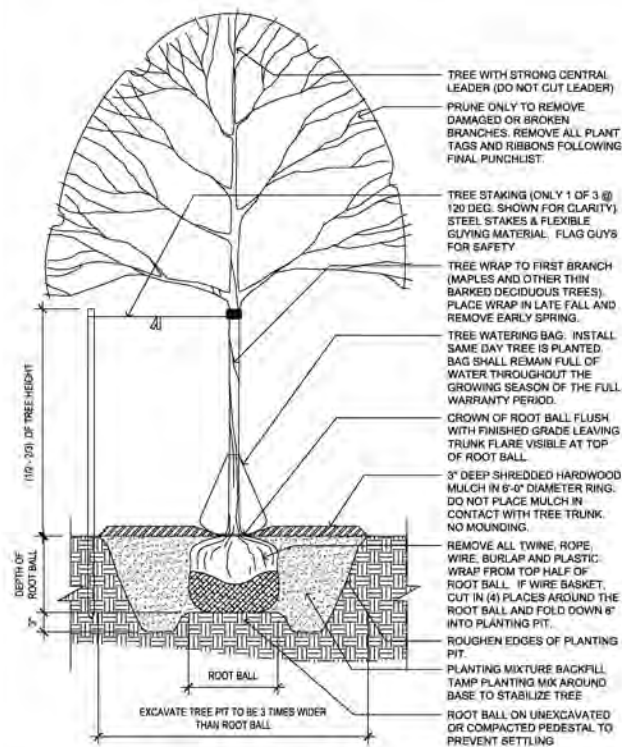
ISSUE FOR:  
4/15/25 Review

LANDSCAPE  
PLAN

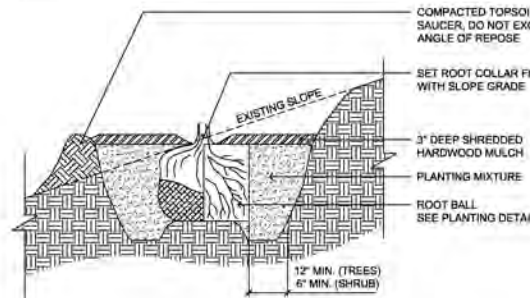
SCALE: AS NOTED  
PROJECT No.: DJT

**L100**

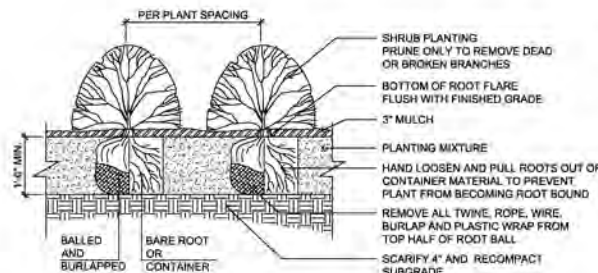




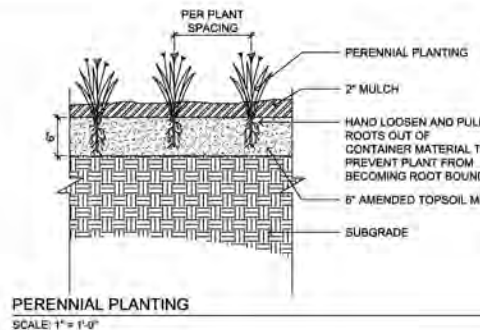
TREE PLANTING  
SCALE: 1/2" = 1'-0"



TREE PLANTING ON SLOPE  
SCALE: 1/2" = 1'-0"



SHRUB PLANTING  
SCALE: 1" = 1'-0"



PERENNIAL PLANTING  
SCALE: 1" = 1'-0"

#### LANDSCAPE NOTES:

- SEE SHEET L100 FOR LANDSCAPE PLANTING LOCATIONS.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK. ESTIMATED SCHEDULE FOR PLANTING IS FALL 2025.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
- PLANT MATERIALS:
  - ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
  - PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
  - TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAUNAGED AND UNCLUT. BRANCHING MUST BE WELL DEVELOPED.
  - ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
  - NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
  - LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SH/FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- TOPSOIL & PLANTING MIXTURES:
  - CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
  - SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
  - TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, PLANT ROOTS, STICKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEIOUS MATTER OVER 1" IN LARGEST DIMENSION. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN ORGANIC MATTER AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
  - ADJUST SOIL TO A pH OF 6.0 TO 6.5.
  - ORGANIC MATTER: 4% MIN. 10% MAX.
  - AVAILABLE PHOSPHORUS: 25 PPM. MIN.
  - EXCHANGEABLE POTASSIUM: 125 PPM. MIN.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE MILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- SEED & SOO AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
- PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
- MULCH MATERIALS:
  - ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
  - MULCH SHALL BE 3 INCH THICKNESS MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
  - MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
- LANDSCAPE BED EDGING:
  - ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-OUT SPADE EDGE BETWEEN LAWN AREAS, UNLESS OTHERWISE NOTED.
- STORAGE, INSTALLATION, MAINTENANCE & WARRANTY:
  - CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
  - PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
  - EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
  - NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 15 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
  - WHERE PROPOSED PLANTING ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2" OF BELOW PAVING SURFACE.
  - FINAL PLACEMENT OF PLANT MATERIALS, ETC., SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
  - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
  - ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 80 DAYS MIN. FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
  - ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

#### PLANTING SCHEDULE

| KEY                                | QTY. | BOTANICAL NAME                     | COMMON NAME                  | SIZE      | SPACING  | COMMENTS |
|------------------------------------|------|------------------------------------|------------------------------|-----------|----------|----------|
| DECIDUOUS TREES                    |      |                                    |                              |           |          |          |
| AFA                                | 5    | ACER FREEMANII 'JEFFERSRED'        | AUTUMN BLAZE MAPLE           | 2.5" CAL. |          |          |
| CO                                 | 2    | CELTIS OCCIDENTALIS                | HACKBERRY                    | 2.5" CAL. |          |          |
| LT                                 | 2    | LIRIODENDRON TULIPEIFERA           | TULIP TREE                   | 2.5" CAL. |          |          |
| QB                                 | 7    | QUERCUS BICOLOR                    | SWAMP WHITE OAK              | 2.5" CAL. |          |          |
| ORNAMENTAL TREES                   |      |                                    |                              |           |          |          |
| AA                                 | 2    | AMELANCHIER ARBOREA                | DOWNY SERVICEBERRY           | 8' HT.    | 15' O.C. |          |
| CF                                 | 8    | CORNUS FLORIDA                     | FLOWERING DOGWOOD            | 8' HT.    | 15' O.C. |          |
| MS                                 | 2    | MALUS x 'SARGENTII'                | SARGENT CRABAPPLE            | 8' HT.    | 15' O.C. |          |
| SR                                 | 4    | SYRINGA RETICULATA 'IVORY SILK'    | IVORY SILK TREE LILAC        | 8' HT.    | 15' O.C. |          |
| EVERGREEN TREES                    |      |                                    |                              |           |          |          |
| JV                                 | 4    | JUNPERUS VIRGINIANA                | EASTERN RED CEDAR            |           |          |          |
| PP                                 | 9    | PICEA PUNGENS                      | COLORADO SPRUCE              | 6'-8' HT. |          |          |
| DECIDUOUS SHRUBS                   |      |                                    |                              |           |          |          |
| HPB                                | 8    | HYDRANGEA PANICULATA 'BOBO'        | BOBO HYDRANGEA               | #3 CONT.  | 48" O.C. |          |
| RA                                 | 60   | RHUS AROMATIC                      | GRD-LOW SUMAC                |           |          |          |
| EVERGREEN SHRUBS                   |      |                                    |                              |           |          |          |
| TEG                                | 29   | THUJA OCCIDENTALIS 'EMERALD GREEN' | EMERALD GREEN ARBORVITAE     |           |          |          |
| GU                                 | 29   | JUNIPERUS VIRGINIANA 'GREY OWL'    | GREY OWL COMPACT JUNIPER     | #3 CONT.  | 48" O.C. |          |
| PM                                 | 10   | PINUS MUGO 'SLOWMOUND'             | SLOWMOUND MUGO PINE          | #3 CONT.  | 24" O.C. |          |
| PERENNIALS, GRASSES & GROUNDCOVERS |      |                                    |                              |           |          |          |
| AS                                 | 27   | ALLIUM SATIVUM                     | MILLENNIUM ALLIUM            | #1 CONT.  | 18" O.C. |          |
| EPM                                | 26   | ECHINACEA 'CBB CONE2'              | PIXIE MEADOWBRITE CONEFLOWER | #1 CONT.  | 24" O.C. |          |
| HS                                 | 86   | HEMEROCALLIS 'STELLA'              | STELLA DAYLILY               | #1 CONT.  | 24" O.C. |          |
| IS                                 | 86   | IRIS SIBERICA                      | CAESAR'S BROTHER IRIS        | #1 CONT.  | 24" O.C. |          |

#### LANDSCAPE ORDINANCE REVIEW: VALPARAISO, IN

| SPECIFIC                                                                            | CODE REQUIRES                                                                                                                                                                                                                                                   | CALCULATION                                                                                                                                                        | COMPLIANCE |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| SECT. 10.301: ON-LOT LANDSCAPING STANDARDS (TABLE 10.301)                           | On-lot Landscaping shall be provided as described in Table 10.301 (Commercial General / All Uses): (9) Large Trees per Acre; (18) Small Trees per Acre; (50) Shrubs per Acre                                                                                    | TOTAL LOT AREA = 1.38 AC; (12) EA Large Trees; (25) EA Small Trees; and (69) EA Shrubs Minimum                                                                     | Provided   |
| SECT. 10.304: PARKING LOT LANDSCAPING STANDARDS (TABLE 10.304)                      | Parking Lot Landscaping shall be provided as described in Table 10.304 (Commercial General): (1) Large Tree per (8) Parking Spaces; (1) Shrub, Perennial, or Ornamental Grass per (4) Parking Spaces                                                            | TOTAL PARKING SPACES = (18) EA; (2) EA Large Trees; (5) EA Shrubs                                                                                                  | Provided   |
| SECT. 11.306: DEVELOPMENT STANDARDS FOR OTHER SIGNATURE CORRIDORS (TABLE 11.306.A.) | Table 11.306.A. Landscape Requirements, per 100 linear feet frontage (Commercial Land Use): (2) Shade Trees; (1) Evergreen Tree; (2) Ornamental Trees; (3) Large Shrubs; (6) Small Shrubs. All other area must be covered with sod, perennials or ground cover. | TOTAL FRONTAGE AT SIGNATURE CORRIDOR = 600 Ft.; (12) Shade Trees; (6) Evergreen Tree; (12) Ornamental Trees; (18) Large Shrubs; (36) Small Shrubs minimum required | Provided   |
|                                                                                     | Table 11.306.A. Other Requirements (Commercial Land Use): Screen all parking areas with 5 ft. buffer of shrubs, 3 ft. height maximum                                                                                                                            | N/A                                                                                                                                                                | Provided   |

Luke  
FAMILY OF BRANDS

Luke Oil  
Store #227  
1058 SR 2  
Valparaiso, IN

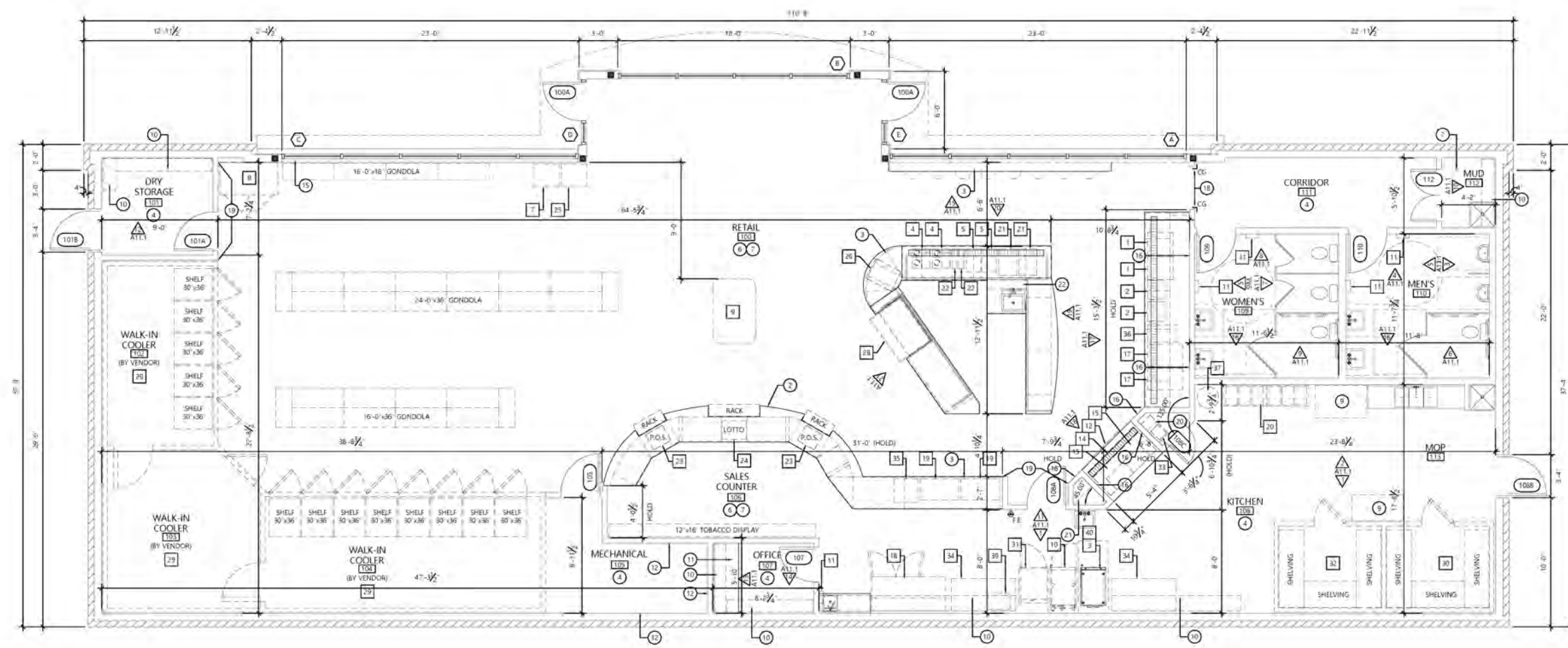
ISSUE FOR:  
4/15/25 | Review

LANDSCAPE  
DETAILS

SCALE AS NOTED  
PROJECT No. DJT

L101





1 FIRST FLOOR PLAN

M2Ke design, llc  
11008 N. Landing Rd.,  
Monticello, IN, 47960  
(312) 550-3203  
dhill@m2ke.com  
© M2Ke Design LLC 2025

LAKE EFFECT  
ENGINEERING  
CREATIVE DESIGN  
SERVICES

LAKE EFFECT ENGINEERING  
ELECTRICAL CONSULTING &  
DESIGN  
1988 N. 600 E.  
MICHIGAN CITY, IN 46355  
219-617-1448

GS  
CREATIVE DESIGN  
SERVICES  
26537 Inverness Dr.  
South Bend, IN 46629  
(574) 261-4635

**Luke**  
FAMILY OF BRANDS

NEW  
CONVENIENCE  
STORE  
BUILDING

FOR:  
LUKE OIL  
STORE #227

1058 STATE ROAD 2,  
VALPARAISO,  
INDIANA, 46383

| MARK | DATE     | DESCRIPTION  |
|------|----------|--------------|
| 1    | 04/01/25 | OWNER REVIEW |
|      |          |              |
|      |          |              |
|      |          |              |
|      |          |              |
|      |          |              |
|      |          |              |

KEYED PLAN NOTES:

1. ALIGN FINISHED SURFACES.
2. SALES COUNTER @ 36" A.F.F. MAX BY MILLWORK VENDOR.
3. NEW CASEWORK BY MILL WORK VENDOR.
4. PROVIDE FRP WALL PANELS IN THIS ROOM FROM FLOOR TO CEILING.
5. PROVIDE 1-1/4" WALL CLEAT @ 40" A.F.F. FOR DISPLAY SHELVING. PAINT TO MATCH WALL COLOR.
6. PAINT BOTTOM & EXPOSED FACES OF ALL SCOFFITS ABOVE 8'-0" A.F.F. IN THIS ROOM OWNER'S CUSTOM COLOR.
7. PROVIDE FRP WALL PANELS IN THIS ROOM FROM FLOOR TO 48" A.F.F.
8. NOT USED.
9. S.S. WIRE SHELVING RACK TYP.
10. S.S. WIRE SHELVING ON HEAVY DUTY STANDARDS TYP.
11. P. LAM. COUNTER TOP (BL-1) WITH POST-FORMED EDGE & INTEGRAL BACK SPLASH TYP.
12. PROVIDE 5/8" PLYWOOD WALL PANELS FROM FLOOR TO 8'-0" A.F.F. IN LIEU OF DRYWALL ON THIS WALL TYP.
13. NOT USED.
14. NOT USED.
15. FUR CUT PORTION OF WALL TO 6" ABOVE FINISH CEILING TO ALIGN WITH SURFACE OF ADJACENT WALL TYP.
16. CERAMIC TILE BACKSPLASH (CT-1) TYP.
17. 6" CONC. SLAB ON GRADE TYP.
18. PROVIDE S.S. CORNER GUARD ALL AROUND THIS SIDE OF OPENING.
19. PROVIDE FLOOR TO CEILING FRP (FRP-1) IN THIS AREA TYP.
20. PROVIDE 12"x24" S.S. WIRE SHELF @ 66" A.F.F.
21. PROVIDE 1/2" MIN. PLYWD. BLOCKING FOR CLIP DISPENSERS ON BOTH SIDES. SEE DETAIL 6/A11.2 TYP.
22. PROVIDE PLUMBING CHASE BEHIND CABINET TYP.

GENERAL PLAN NOTES:

1. DO NOT SCALE PLANS: ENLARGED PLAN DIMENSIONS TAKE PRECEDENCE OVER SMALLER SCALE PLAN DIMENSIONS.
2. ALL DIMENSIONS ARE TAKEN FROM THE FINISHED FACE OF WALLS, FACE OF CONCRETE OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TO 81 WALLS UNLESS NOTED OTHERWISE.
4. THE HINGE SIDE FACE OF ALL INTERIOR DOOR FRAMES TO BE SET 4 1/2" FROM THE FINISHED FACE OF THE ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
5. SEE SHEET A10.1 FOR DOOR & WINDOW SCHEDULES AND DETAILS.
6. ELEVATION 100'-0" HAS BEEN ESTABLISHED AS THE BENCHMARK FINISHED FLOOR ELEVATION.

PLAN SYMBOLS:

- COLUMN LINE DESIGNATION
- SECTION CUT SYMBOL
- PLAN DETAIL SYMBOL
- ELEVATION SYMBOL
- PLAN NOTE TAG
- EQUIPMENT SCHEDULE TAG
- ACCESSORY SCHEDULE TAG
- WINDOW SCHEDULE TAG
- DOOR SCHEDULE TAG
- WALL TYPE TAG
- ELEVATION HEIGHT TAG
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION

FIRST  
FLOOR PLAN

SCALE: 1/4" = 1'-0" CLIENT: 012

DATE: 3/31/25 PROJECT: 012036

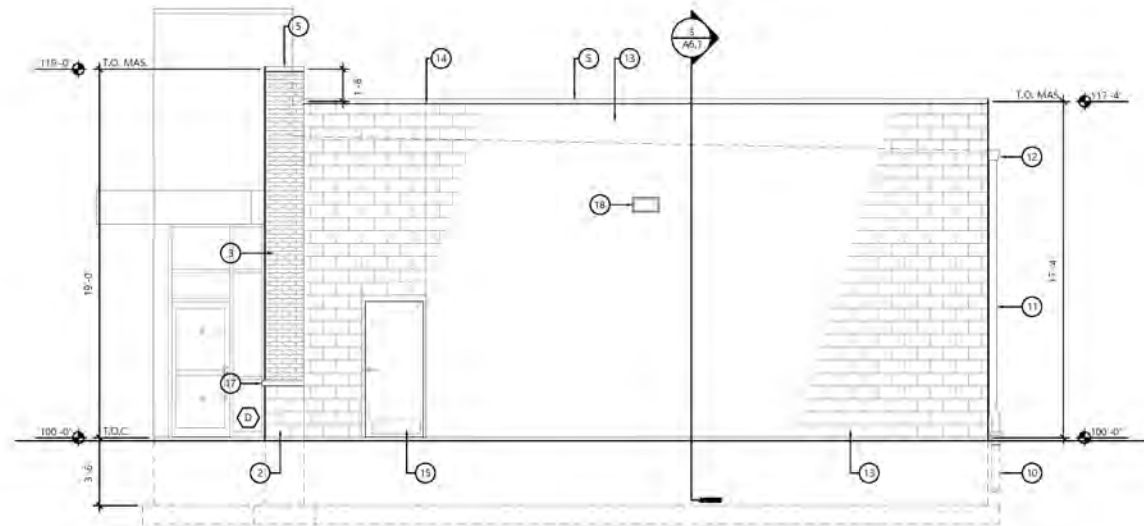
DRAWN: DRH

APPRVD: DRH

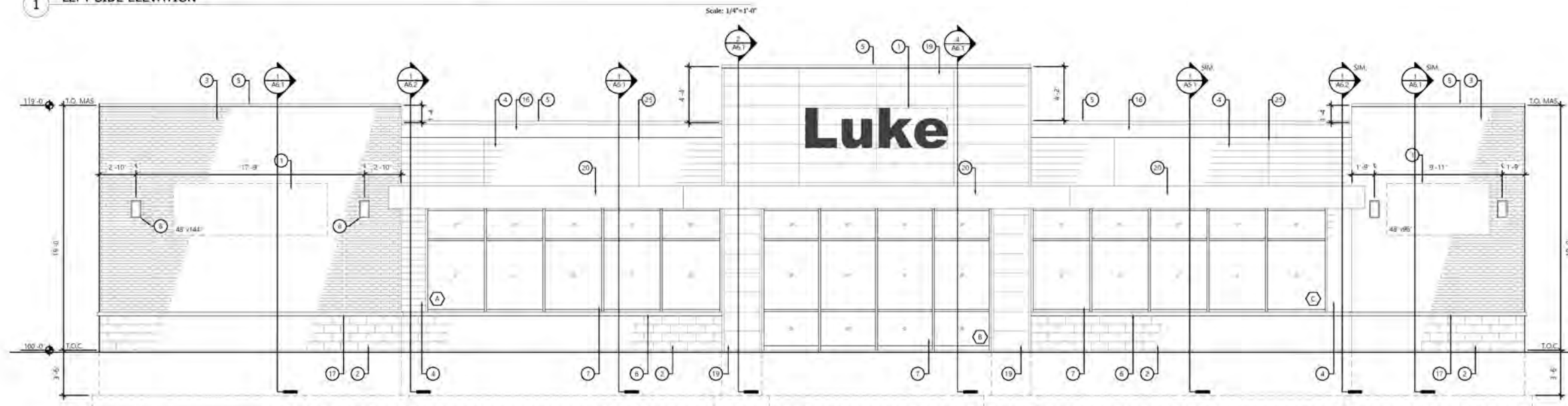
FILE: 012019A-A1.1-FP01

**A1.1**





1 LEFT SIDE ELEVATION



2 FRONT ELEVATION

#### GENERAL ELEVATION NOTES:

1. DO NOT SCALE PLANS. ENLARGED PLAN DIMENSIONS TAKE PRECEDENCE OVER SMALLER SCALE PLAN DIMENSIONS.
2. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.
3. ALL FLOOR LEVEL DIMENSIONS ARE TAKEN FROM THE FACE OF CONCRETE SLABS UNLESS NOTED OTHERWISE.
4. ALL HEAD HEIGHTS ARE TAKEN FROM THE ADJACENT FLOOR LEVEL UNLESS NOTED OTHERWISE.
5. REFER TO TYPICAL EXTERIOR WALL SECTIONS FOR ADDITIONAL DETAIL.
6. REFER TO DOOR & WINDOW SCHEDULES FOR DOOR & WINDOW TYPES AND SIZES.
7. ALUMINUM STOREFRONT TO BE KAWNEER TRIFAB 451T WITH 350 STANDARD ENTRANCE DOORS.
8. 1" INSULATED GLASS UNITS TO BE VIRAQON VEI-85 OR EQUAL WITH TEMPERED GLASS.

#### ELEVATION KEYED NOTES:

1. ILLUMINATED SIGNAGE BY OWNER, TYP.
2. CAST STONE VENEER (CS-1), TYP.
3. CONCRETE BRICK VENEER (CB-1), TYP.
4. COMPOSITE WOOD SIDING (WS-1), TYP.
5. CONTINUOUS METAL CORING WITH KYNAR FINISH, TYP.
6. CAST STONE SILL (CS-2), TYP.
7. ALUMINUM STOREFRONT WINDOW OR ENTRY SYSTEM, TYP.
8. DECORATIVE LIGHT FIXTURE, TYP. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
9. FIRE DEPARTMENT LOCK BOX.
10. STORM DRAIN CONNECTION, REFER TO CIVIL DRAWINGS FOR MORE INFORMATION, TYP.
11. 4" ALUM. DOWNSPOUT, TYP.
12. 5" ALUM. S-STYLE GUTTER, TYP.
13. 4" NOM. SPLIT FACED CMU MASONRY VENEER (CMU-1), TYP.
14. MASONRY CONTROL JOINT, TYP.
15. GALV'D H.M. DOOR & FRAME, TYP.
16. ACM. FASCIA PANEL (AC-3), TYP.
17. CAST STONE SILL (CS-1), TYP.
18. METAL HALIDE WALL PACK LIGHT FIXTURE, TYP. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION.
19. FIBER CEMENT PANEL SIDING (FS-1), TYP.
20. ACM. FASCIA PANEL (AC-1), TYP.
21. 4" ALUM. ROOF DRAIN DOWNSPOUT, TYP.
22. NOT USED.
23. NOT USED.
24. NOT USED.
25. ALUM. H-CHANNEL REVEAL, TYP.
26. NOT USED.
27. NOT USED.

#### ELEVATION SYMBOLS:

- COLUMN LINE DESIGNATION
- SECTION CUT SYMBOL
- PLAN DETAIL SYMBOL
- FUTURE CONSTRUCTION
- INTERIOR ELEVATION SYMBOL
- PLAN NOTE DESIGNATION
- EQUIPMENT DESIGNATION
- TILESET ACCESSORY DESIGNATION
- WINDOW SCHEDULE DESIGNATION
- DOOR SCHEDULE DESIGNATION
- WALL TYPE DESIGNATION
- ELEVATION HEIGHT DESIGNATION

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NEW  
CONVENIENCE  
STORE  
BUILDING

FOR:

LUKE OIL  
STORE #227

1058 STATE ROAD 2,  
VALPARAISO,  
INDIANA, 46383

| MARK | DATE     | DESCRIPTION  |
|------|----------|--------------|
| 1    | 04/01/25 | OWNER REVIEW |
|      |          |              |
|      |          |              |
|      |          |              |
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|      |          |              |
|      |          |              |

#### EXTERIOR FINISH SCHEDULE

| ITEM                      | TAG   | MANUF.                | DESCRIPTION / SIZE                                                              | FINISH / COLOR                              | REMARKS |
|---------------------------|-------|-----------------------|---------------------------------------------------------------------------------|---------------------------------------------|---------|
| CMU BLOCK                 | CMU-1 |                       | SPLIT FACE, LIGHTWEIGHT<br>(15-5/8" x 7-5/8" x 15-5/8")                         | LIGHT GREY                                  |         |
| CMU BLOCK                 | CMU-2 |                       | SPLIT FACE, LIGHTWEIGHT<br>(17-5/8" x 7-5/8" x 15-5/8")                         | LIGHT GREY                                  |         |
| BRICK                     | B-1   | COUNTY MATERIALS      | CONCRETE BRICK (HERITAGE COLLECTION)<br>(3-5/8" x 3-5/8" x 15-5/8") (HALF-HIGH) | ASH BLEND                                   |         |
| CAST STONE                | CS-1  | READING ROCK          | ROCK CAST SLABS<br>(15-5/8" x 7-5/8" x 15-5/8")                                 | BLUFFSTONE                                  |         |
| FIBER CEMENT PANEL SIDING | FS-1  | NICHHA                | AWP-1818 HORIZONTAL<br>17-7/8" x 71-9/16" (18" x 72" NOMINAL)                   | CUSTOM BLUE COLOR                           |         |
| COMPOSITE WOOD SIDING     | WS-1  | SIERRA F.P.           | SIERRA F.P. RESYSTA SIDING<br>(15/8" x 6" SIDING)                               | DARK SIAM                                   |         |
| ACM PANEL                 | AC-1  | SUPERIOR CANOPY CORP. | ACM PANEL<br>(1/4" x 36" x 120")                                                | CUSTOM BLUE COLOR<br>NON-GLOSS CHEVRON BLUE |         |
| ACM PANEL                 | AC-2  | SUPERIOR CANOPY CORP. | ACM PANEL<br>(1/4" x 36" x 120")                                                | CITYSCAPE GREY                              |         |
| CAST STONE WATER TABLE    | CS-2  | READING ROCK          | ROCK CAST SLABS<br>(3-5/8" x 6" x 47-5/8")                                      | LIGHT GREY                                  |         |
| GRAVEL STOP               |       |                       | TWO PIECE ALUM. W/ COLOR ANODIZED FINISH                                        | FLUOROFINISH (PVDF)<br>CUSTOM BLUE COLOR    |         |
| MOBILAR                   |       |                       | COLOR TO MATCH STONE OR BLOCK                                                   |                                             |         |
| CORNER                    |       | FIRESTONE             | ALUM. W/ COLOR ANODIZED FINISH                                                  | CITYSCAPE GREY                              |         |
| ROOFING                   |       | FIRESTONE             | 60 mil E.P.D.M.                                                                 | WHITE                                       |         |
| GUTTER                    |       |                       | 4" ALUM. W/ COLOR ANODIZED FINISH                                               | CITYSCAPE GREY                              |         |
| DOWNSPOUTS                |       |                       | 5" B-STYLE ALUM. W/ COLOR ANODIZED FINISH                                       | CITYSCAPE GREY                              |         |

- NOTES:
1. PAINT EXTERIOR EXPOSED STEEL P-3.
  2. SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR FINISH LOCATIONS AND MORE INFORMATION.
  3. ITEMS IN QUOTATION MARKS INDICATE MANUFACTURER'S STYLE OR COLOR NAME.

#### EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" CLIENT: 012

DATE: 3/31/25 PROJECT: 012036

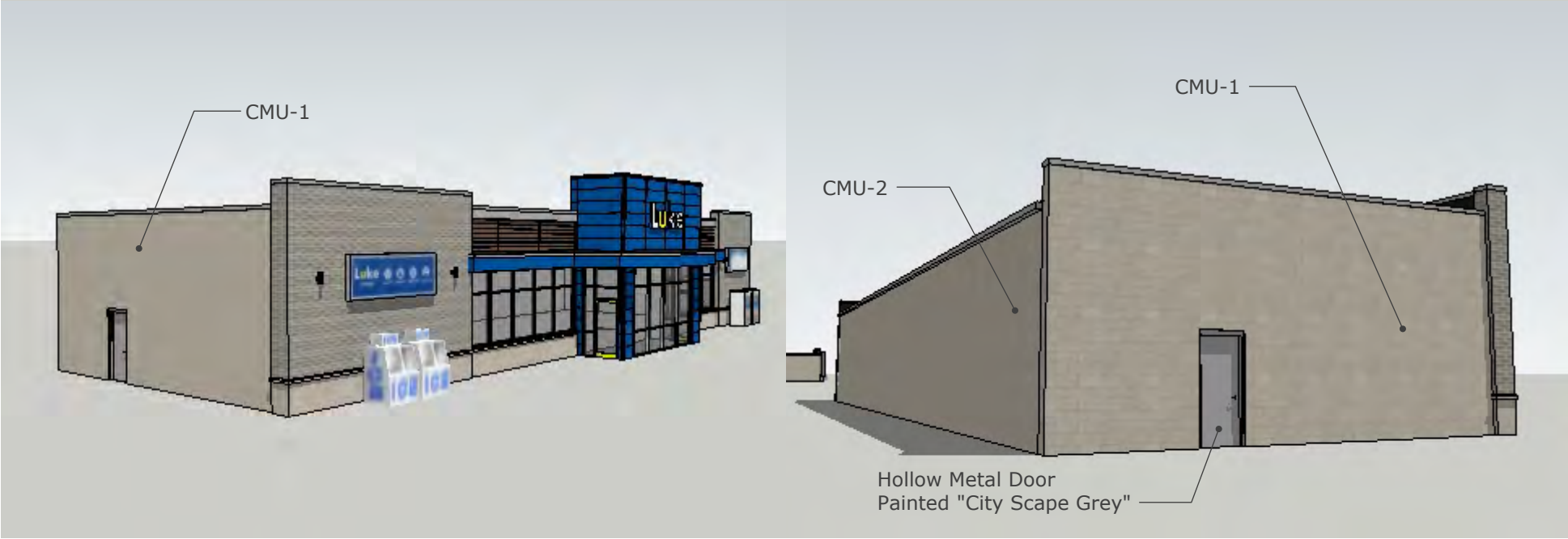
DRAWN: DRH

APPROV: DRH

A4.1

FILE: 012019A-A4.1-XELEV5





| EXTERIOR FINISH SCHEDULE                                                              |       |                       |                                                                              |                                            |             |                               |
|---------------------------------------------------------------------------------------|-------|-----------------------|------------------------------------------------------------------------------|--------------------------------------------|-------------|-------------------------------|
| ITEM                                                                                  | TAG   | MANUF.                | DESCRIPTION / SIZE                                                           | FINISH / COLOR                             | PREFINISHED | REMARKS                       |
| CMU BLOCK                                                                             | CMU-1 |                       | SPLIT FACE, LIGHTWEIGHT (3-5/8" x 7-5/8" x 15-5/8")                          | "LIGHT GREY"                               |             |                               |
| CMU BLOCK                                                                             | CMU-2 |                       | SPLIT FACE, LIGHTWEIGHT (7-5/8" x 7-5/8" x 15-5/8")                          | "LIGHT GREY"                               |             |                               |
| BRICK                                                                                 | B-1   | COUNTY MATERIALS      | CONCRETE BRICK (HERITAGE COLLECTION) (3-5/8" x 3-5/8" x 15-5/8") (HALF-HIGH) | "ASH BLEND"                                |             |                               |
| CAST STONE                                                                            | CS-1  | READING ROCK          | ROCK CAST SL350 (3-5/8" x 7-5/8" x 15-5/8")                                  | "BUFFSTONE"                                |             |                               |
| FIBER CEMENT PANEL SIDING                                                             | FS-1  | NICHHA                | AWP-1818 HORIZONTAL (17 7/8" x 71 9/16" (18"x72" NOMINAL)                    | CUSTOM BLUE COLOR                          | Y           |                               |
| EIFS, FASCIA                                                                          | EF-1  | STO                   | STO-THERM 2 COAT SYSTEM                                                      | "CITYSCAPE GREY"                           |             |                               |
| EIFS, SOFFIT                                                                          | EF-2  | STO                   | STO-THERM 2 COAT SYSTEM                                                      | "TOOLIE WHITE"                             |             |                               |
| COMPOSITE WOOD SIDING                                                                 | WS-1  | SIERRA FR. TRU-GRAIN  | 5FB006060144 RESYSTA SIDING (5/8" x 6" SIDING)                               | "DARK SIAM"                                | Y           | W/ "H" CHANNEL AT BUTT JOINTS |
| ACM PANEL                                                                             | AC-1  | SUPERIOR CANOPY CORP. | ACM PANEL (1/4" x 36" x 120")                                                | CUSTOM BLUE COLOR "NON-GLOSS CHEVRON BLUE" | Y           |                               |
| CAST STONE WATER TABLE                                                                | CS-2  | READING ROCK          | ROCK CAST SL325 (3-5/8" x 6" x 47-5/8")                                      | "LIGHT GREY"                               | Y           |                               |
| GRAVEL STOP                                                                           |       |                       | TWO PIECE ALUM. W/ COLOR ANODIZED FINISH                                     | "FLUOROPENISH" (PVD) CUSTOM BLUE COLOR     | Y           |                               |
| MORTAR                                                                                |       |                       | COLOR TO MATCH STONE OR BLOCK                                                |                                            |             |                               |
| COPING                                                                                |       | FIRESTONE             | ALUM. W/ COLOR ANODIZED FINISH                                               | "CITYSCAPE GREY"                           |             |                               |
| ROOFING                                                                               |       | FIRESTONE             | 60 mil EPDM                                                                  | "WHITE"                                    | Y           |                               |
| GUTTER                                                                                |       |                       | 4" ALUM. W/ COLOR ANODIZED FINISH                                            | "CITYSCAPE GREY"                           |             |                               |
| DOWNSPOUTS                                                                            |       |                       | 5" B-STYLE ALUM. W/ COLOR ANODIZED FINISH                                    | "CITYSCAPE GREY"                           |             |                               |
| NOTES:                                                                                |       |                       |                                                                              |                                            |             |                               |
| 1. PAINT EXTERIOR EXPOSED STEEL P.S.                                                  |       |                       |                                                                              |                                            |             |                               |
| 2. SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR FINISH LOCATIONS AND MORE INFORMATION. |       |                       |                                                                              |                                            |             |                               |
| 3. ITEMS IN QUOTATION MARKS INDICATE MANUFACTURER'S STYLE OR COLOR NAME.              |       |                       |                                                                              |                                            |             |                               |



ARCHITECTURAL SITE DETAILS

