

Multi-Tenant Building with Tropical Smoothie Cafe

3020 Sachem Court

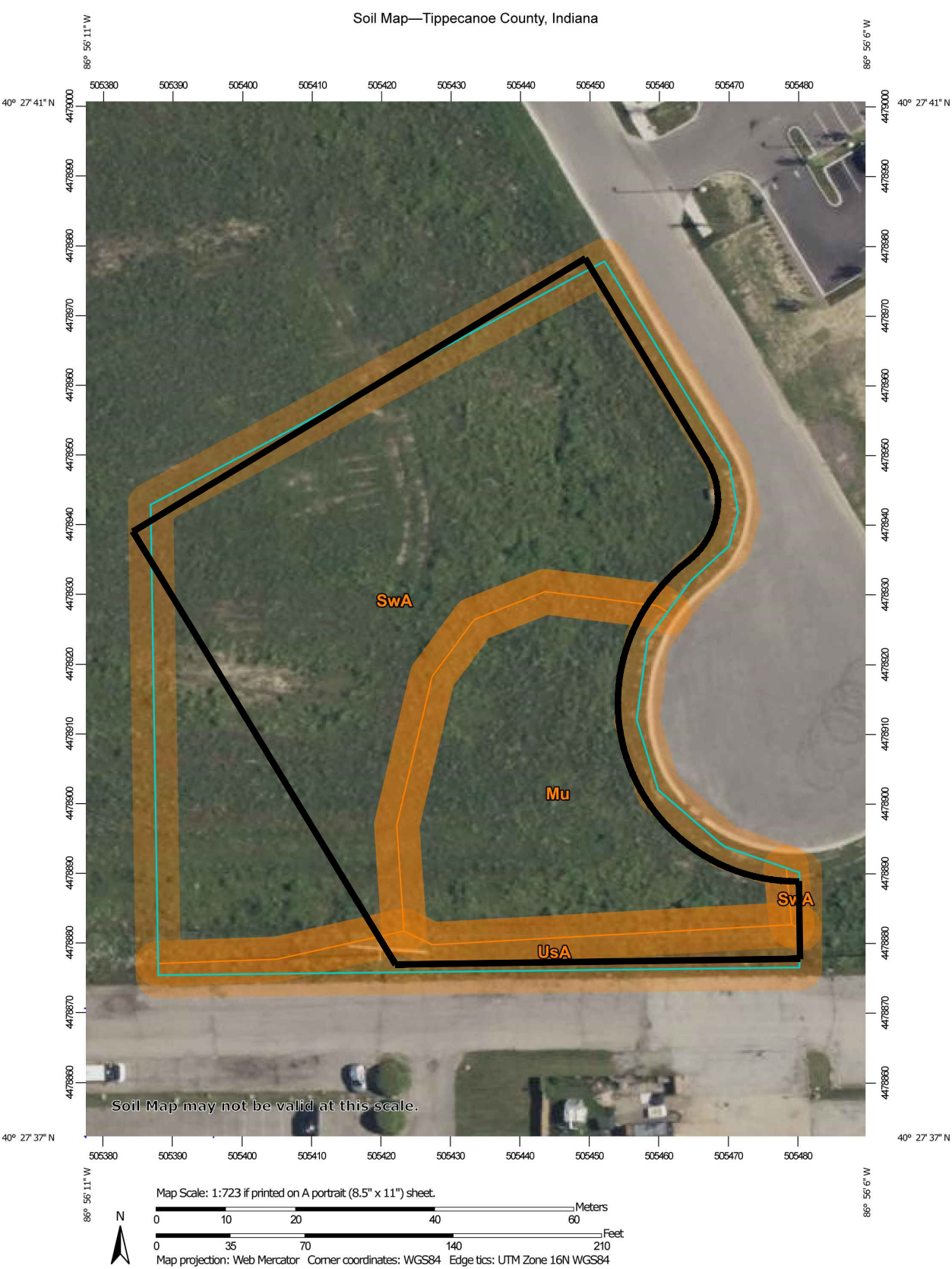
West Lafayette, Indiana 47906



VICINITY MAP

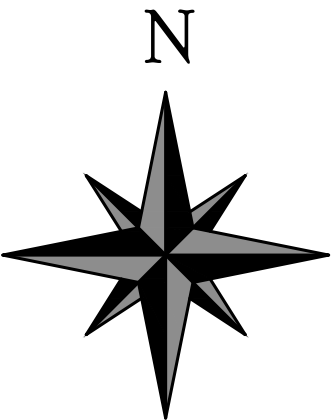


LOCATION MAP



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Mu	Milford silty clay loam, pothole	0.5	27.3%
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	1.1	66.9%
UsA	Urban land-Starks-Fincastle complex, 0 to 2 percent slopes	0.1	5.7%
Totals for Area of Interest		1.7	100.0%



UTILITY COMPANIES

GAS – Vectren

1250 S. Creasy Lane
Lafayette, IN 47905
PH: (765) 449-5607

WATER – Indiana–American Water Co. Inc.

1007 Happy Hollow Road
West Lafayette, IN 47906
PH: (765) 743-7973 (Ext. 2)

STORM SEWER– City of West Lafayette

222 N. Chauncey Ave.
West Lafayette, IN 47906
PH: (765) 775-5130

SANITARY SEWER – City of West Lafayette

222 N. Chauncey Ave.
West Lafayette, IN 47906
PH: (765) 775-5130

ELECTRIC – Duke Energy

601 N. 3rd Street
Lafayette, IN 47901
PH: (765) 446-4010

TELEPHONE – Frontier

3216 Imperial Rarkway
Lafayette, IN 47909
PH: (765) 423-3531

CABLE – Comcast Communications

325 S. Creasy Lane
Lafayette, IN 47905
PH: (574) 930-0735

FIBER OPTIC – Wintek

427 N. 6th Street, Suite C
Lafayette, IN 47901
PH: (765) 742-8428

FIRE DEPT. – West Lafayette Fire Dept.

300 N. Street
West Lafayette, IN 47906
PH: (765) 775-5178

West Lafayette City Hall

222 N Chauncey Ave,
West Lafayette, IN 47906
PH: (765) 775-5100

OWNER INFORMATION

Amy Pohlod
1360 Edgewood Road
Birmingham, MI 48009
Tel: (248) 219-5042
Email: amypohlod@hotmail.com

PROPOSED PROJECTS ADDRESS

Multi-Tenant Building with
Tropical Smoothie Cafe
3020 Sachem Court
West Lafayette, Indiana 47906

BUILDING INFORMATION:

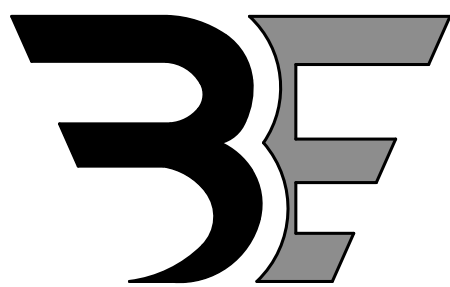
MISCELLANEOUS BUILDING INFORMATION:
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-B (non-sprinklered)
TOTAL SQUARE FOOTAGE: 5,297.39 sq.ft.
BUILDING DESIGN TO MEET EARTHQUAKE ZONE ONE
BUILDING TO MEET ADA (AMERICAN DISABILITY ACT)

ENGINEERING AND CERTIFICATION:



VERSATILE
CONSTRUCTION
GROUP, LLC.

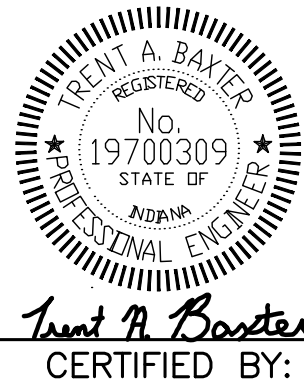
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581



BAXTER ENGINEERING LLC

570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringllc@gmail.com

PLANS CERTIFIED BY:
TRENT A. BAXTER P.E.
REGISTERED P.E. No. 19700309
DATE: JUNE 18, 2026



CERTIFIED BY:

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
T100	TITLE SHEET
CIVIL PLANS	
C100	EXISTING SITE CONDITIONS PLAN
C200	SITE LAYOUT PLAN
C210	SITE LANDSCAPING PLAN
C300	SITE UTILITY PLAN
C310	SITE PHOTOMETRIC PLAN
C400	SITE GRADING PLAN
C410	SITE STORMWATER PIPING PLAN
C420	SITE 100yr. OVERFLOW PATH PLAN
C430	STORM SEWER PROFILE PLAN
C440	STORM SEWER PROFILE PLAN
C500	SITE EROSION CONTROL PLAN
C510	EROSION CONTROL DETAILS
C520	EROSION CONTROL DETAILS
C530	EROSION CONTROL DETAILS, IMPLEMENTATION AND MAINTENANCE GUIDELINES
C540	STORMWATER POLLUTION PREVENTION ASSESSMENT SHEET
C600	GENERAL SITEWORK DETAILS
C610	GENERAL SITEWORK DETAILS
C700	GENERAL SITEWORK NOTES

REVISION

07/13/2026 added per storm water review comments

The following land description was prepared as part of an Original Survey by Christopher M. Cooper, Professional Surveyor #218000010, of Coar Consulting & Land Services Corporation, per Job Number 2025-166, certified January 15, 2026, being a part of the Southwest Quarter of Section 1, Township 23 North, Range 5 West, in Wabash Township, Tippecanoe County, Indiana, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter Section; thence South 89 degrees 11 minutes 22 seconds West along the South line thereof a distance of 416.54 feet, to the POINT OF BEGINNING of this description; thence North 07 degrees 06 minutes 51 seconds East a distance of 35.00 feet to the intersection of the said section line with the east side of the highway known as Highway No. 10; thence South 53 degrees 15 minutes 53 seconds West along the Southwesterly right-of-way of said Highway No. 10 a distance of 50.00 feet, said point being on the Southwesterly right-of-way) 1) thence Northwesterly along said curve to the right an arc distance of 206.46 feet, said curve being subtended by a long chord having a bearing of North 19 degrees 07 minutes 7 seconds West and a length of 156.65 feet to a point on a reverse curve having a radius of 35.00 feet; 2) thence Easterly along said curve to the intersection of the said curve with the north side of the highway known as Highway No. 10 having a bearing of North 10 degrees 44 minutes 09 seconds East and a length of 47.36 feet; 3) thence North 31 degrees 06 minutes 06 seconds West a distance of 108.87 feet; 4) thence South 58 degrees 53 minutes 54 seconds West a distance of 244.05 feet; thence South 33 degrees 15 minutes 06 seconds East a distance of 233.96 feet to the South line thereof; 5) thence South 20 degrees 18 minutes 58 seconds West along the said South line thereof a distance of 186.95 feet to the POINT OF BEGINNING. Containing 1.287 acres, more or less.

ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY
OPERATING REFERENCE STATION INWL (WEST LAFAYETTE CORS ARP
AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT
ELEVATION: 617.068 (NAVD88)

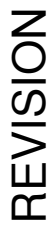
TOP OF WEST BOLT OF THE EXISTING FIRE HYDRANT TO THE EAST
OF THE SACHEM COURT SOUTH CUL-DE-SAC.
ELEVATION= 690.51 (NAVD88)

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS
SCALED FROM THE F.E.M.A NATIONAL FLOOD INSURANCE RATE
MAPS FOR TIPPECANOE COUNTY, INDIANA, MAP NUMBER
18157C0133D, DATED SEPTEMBER 25, 2009.

SEE SITE EROSION CONTROL PLAN FOR LOCATIONS AND
INSTALLATION OF ALL EROSION CONTROL MEASURES
REQUIRED ON THIS SITE.



EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



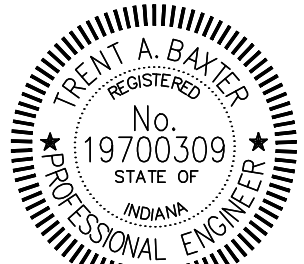
VERSATILE
CONSTRUCTION
GROUP, LLC.

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com



BAXTER ENGINEERING LLC

570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringllc@gmail.com



Trent A. Baxter
CERTIFIED BY:

Multi-Tenant Building with Tropical Smoothie Cafe

3020 Sachem Court
West Lafayette, Indiana 47906

Existing Site Conditions Plan

Job No.	Date Stamped
26002	06/18/2026

Drawn By caw	Checked By tab	Scale: 1" = 20.0'
-----------------	-------------------	----------------------

CAD FILE:
G:\26002\c100 existing site conditions plan.dwg

THIS DRAWING IS THE PROPERTY OF
VERSITILE CONSTRUCTION GROUP, LLC.
ANY ALTERATION TO THIS DRAWING IS
STRICTLY PROHIBITED WITHOUT THE
PRIOR WRITTEN CONSENT AND UNDER
THE DIRECTION OF THE PROFESSIONAL
LICENSOR WHOSE SEAL IS AFFIXED TO
THIS DRAWING.

SHEET TITLE:

C100

PAVEMENT INFORMATION:

NO HATCH INDICATES:
NORMAL DUTY PAVEMENT OF
1 1/2" HOT ASPHALT SURFACE OVER
2" BITUMINOUS BASE ON
6" COMPACTED No.53 STONE BASE ON
COMPACTED SUB-GRADE
TOTAL AREA: 13,150.0 sq.ft.
(SEE SITEWORK DETAILS)

HATCH INDICATES:
HEAVY DUTY PAVEMENT OF
1 1/2" HOT ASPHALT SURFACE OVER
4" BITUMINOUS BASE ON
8" COMPACTED No.53 STONE BASE ON
COMPACTED SUB-GRADE
TOTAL AREA: 8,300.0 sq.ft.
(SEE SITEWORK DETAILS)

HATCH INDICATES:
RIGHT-OF-WAY PAVEMENT OF
1 1/2" HOT ASPHALT SURFACE OVER
4 1/2" BITUMINOUS BASE ON
12" COMPACTED No.53 STONE BASE ON
COMPACTED SUB-GRADE
TOTAL AREA: 700.0 sq.ft.
(SEE SITEWORK DETAILS)

HATCH INDICATES:
6" CONCRETE SLAB WITH
6-6-6 W.W.F. OVER
6" COMPACTED GRANULAR FILL ON
COMPACTED SUB-GRADE
TOTAL AREA: 2,000.0 sq.ft.
(SEE SITEWORK DETAILS)

HATCH INDICATES:
7" CONCRETE SLAB WITH
6-6-6 W.W.F. OVER
6" COMPACTED GRANULAR FILL ON
COMPACTED SUB-GRADE
TOTAL AREA: 405.0 sq.ft.
(SEE SITEWORK DETAILS)

HATCH INDICATES:
4" CONCRETE SIDEWALK WITH
6-6-6 W.W.F. OVER
4" COMPACTED GRANULAR FILL ON
COMPACTED SUB-GRADE
TOTAL AREA: 3,500.0 sq.ft.
(SEE SITEWORK DETAILS)

LAYOUT SYMBOL INFORMATION:

- 1 METAL HANDICAP PARKING SIGN
(SEE SITEWORK DETAILS)
- 2 METAL 'VAN' HANDICAP PARKING SIGN
(SEE SITEWORK DETAILS)
- 3 CONCRETE HANDICAP RAMPS
(SEE SITEWORK DETAILS)
- 4 6" (CONC. FILLED) PIPE BOLLARDS
(SEE SITEWORK DETAILS)
- 5 HALF 6'-0"dia. x 6"thick CONCRETE
APRON AROUND CURB INLET
- 6 6'-0"sq. x 6"thick CONCRETE
APRON AROUND INLET
- 7 MENU BOARD, DIRECTIONAL SIGNS,
HEIGHT BARS, AND SPEAKER POST
(EXACT PLACEMENT, SIZE, TYPE -INC.
FOUNDATION BY OTHERS) NOTE:
ALL 'TROPICAL SMOOTHIE CAFE'
SIGNS, HEIGHT BARS, MENU BOARDS,
SPEAKER POST, ETC. AND ANYTHING
ELSE CONCERNING THE DRIVE-THRU
ELECTRICAL REQUIREMENTS SHALL BE
BY OTHERS
- 8 36"sq. x 6"thick CONCRETE APRON
AROUND CLEANOUT
- 9 SYMBOL INDICATED THE NUMBER OF
PARKING SPACING SHOWN IN
A PARTICULAR ROW

GENERAL PROPOSED SITE INFORMATION:

DESCRIPTIONS: AREAS:
BUILDING AREAS:
PROPOSED BUILDING: 5,255.70 sq.ft.
TOTAL PROJECT AREA: 1.29± acres
ZONING:
PROPERTY ZONING: GB (GENERAL BUSINESS)
NORTH ZONING: GB (GENERAL BUSINESS)
SOUTH ZONING: GB (GENERAL BUSINESS)
EAST ZONING: GB (GENERAL BUSINESS)
WEST ZONING: GB (GENERAL BUSINESS)

PARKING INFORMATION:

PARKING SPACES REQUIRED FOR 3 RESTAURANTS:
1 PER 100 sq.ft. OF BUILDING
FLOOR AREA
TOTAL PARKING REQUIRED: 53 SPACES
TOTAL PARKING PROVIDED: 52 SPACES
(inc. 2 HDCP SPACE)
BICYCLE PARKING REQUIRED:
5% PER ALL AUTO PARKING PROVIDED:
TOTAL BICYCLE PARKING REQUIRED: 3
TOTAL BICYCLE PARKING PROVIDED: 4

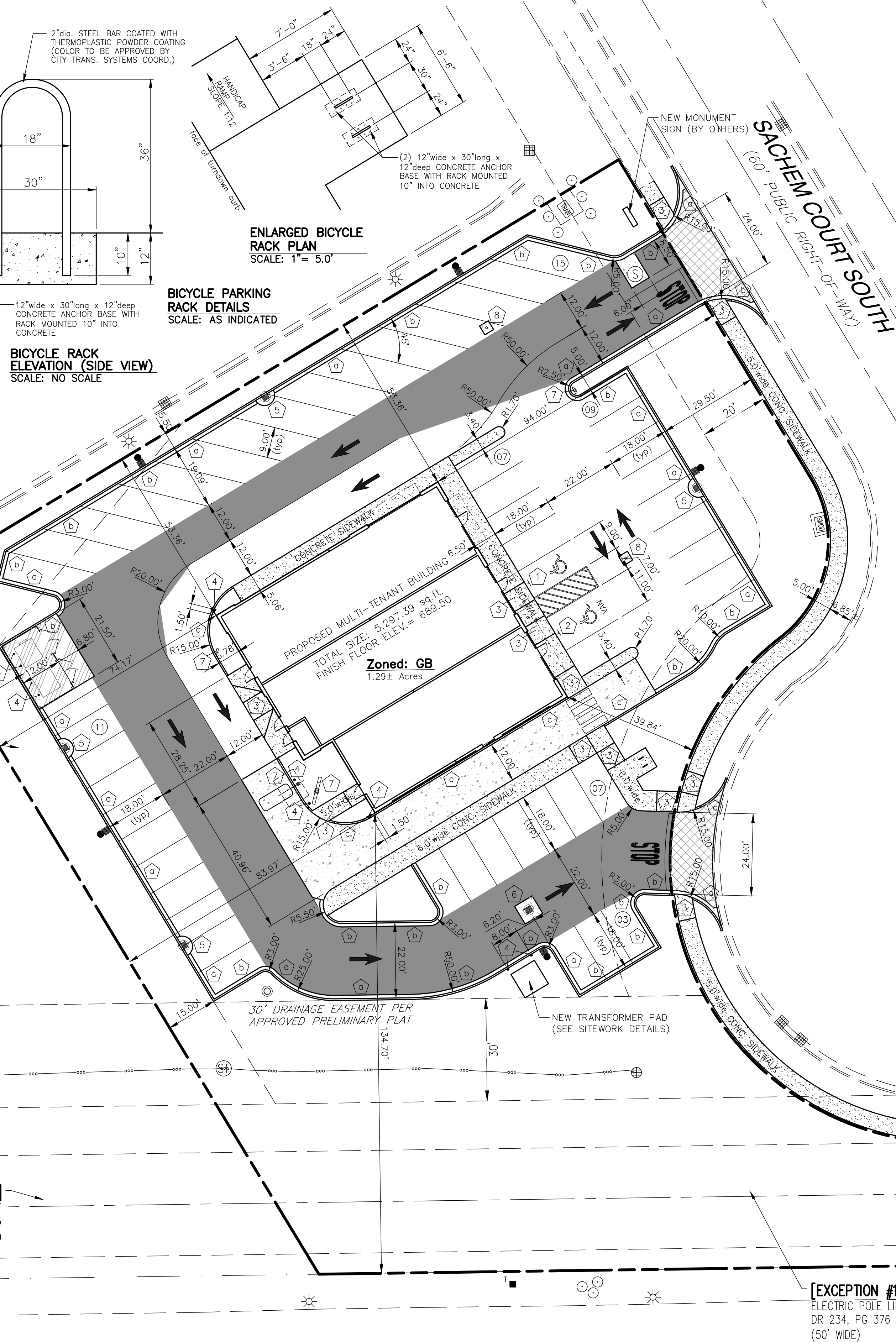
PROPERTY BUILDING SET-BACKS:

NORTH SIDE YARD: 0.0' (MINIMUM)
SOUTH SIDE YARD: 0.0' (MINIMUM)
EAST FRONT YARD: 25.0' (MINIMUM)
WEST REAR YARD: 15.0' (MINIMUM)

CURBING LAYOUT SYMBOL INFORMATION:

- a SYMBOL INDICATES:
6"tall CONCRETE CURB AND GUTTER
PER GENERAL SITEWORK DETAILS
(TOTAL LENGTH: 430.0 l.f.)
- b SYMBOL INDICATES:
6"tall CONCRETE CURB AND GUTTER
WITH REVERSE SLOPE
PER GENERAL SITEWORK DETAILS
(TOTAL LENGTH: 430.0 l.f.)
- c SYMBOL INDICATES:
6"tall STANDING CONCRETE CURB
PER GENERAL SITEWORK DETAILS
(TOTAL LENGTH: 150.0 l.f.)

[EXCEPTION #15]
GAS LINE EASEMENT
DR 301, PG. 443
(30' WIDE)



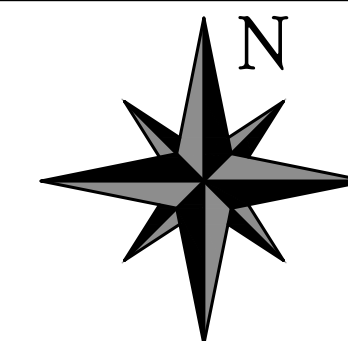
LEGAL DESCRIPTION:

The following land description was prepared as part of an Original Survey by Christopher M. Cooper, Professional Surveyor #21800010, of Coor Consulting & Land Services Corporation, per Job Number 2025-166, certified January 15, 2026, being a part of the Southwest Quarter of Section 1, Township 23 North, Range 5 West, in Wapash Township, Tippecanoe County, Indiana, being more particularly described as follows:

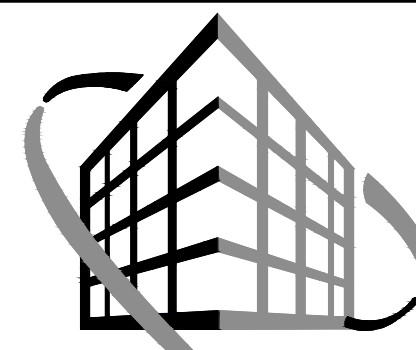
COMMENCING at the Southeast corner of said Southwest Quarter Section; thence South 89 degrees 11 minutes 22 seconds West along the South line thereof a distance of 416.54 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 48 minutes 38 seconds West a distance of 35.75 feet to a point on a curve having a radius of 82.50 feet, said point being on the Southwesterly right-of-way of Sachem Court South; (the next 3 courses being along said right-of-way) 1) thence Northwest along said curve to the right an arc distance of 206.46 feet, said curve being subtended by a long chord having a bearing of North 19 degrees 07 minutes 7 seconds West and a length of 156.65 feet to a point on a reverse curve having a radius of 35.50 feet; 2) thence Northeasterly along said curve to the left a distance of 51.84 feet, said curve being subtended by a long chord having a bearing of North 10 degrees 44 minutes 09 seconds East and a length of 47.36 feet; 3) thence North 31 degrees 06 minutes 06 seconds West a distance of 108.87 feet; thence South 58 degrees 53 minutes 54 seconds West a distance of 244.05 feet; thence South 31 degrees 13 minutes 06 seconds East a distance of 233.96 feet to the South line of said Southwest Quarter; thence North 89 degrees 11 minutes 22 seconds East along the South line thereof a distance of 186.95 feet to the POINT OF BEGINNING. Containing 1.287 acres, more or less.

GENERAL NOTES:

- ALL LAYOUT DIMENSIONS SHALL BE TAKEN FROM THE NEW BUILDING AND SHALL BE PARALLEL WITH THE PROPERTY LINES.
- ALL DISTURBED AREAS (CONCRETE, ASPHALT PAVEMENT, DIRT, AND GRAVEL) SHALL BE PATCHED BACK TO THEIR ORIGINAL CONDITION WITH "LIKE" CONSTRUCTION.
- GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CONCRETE SIDEWALKS SHALL HAVE TOOLED SMOOTH CONTROL JOINTS AT 5.0' C-C. (MAXIMUM) WITH 1/2" EXPANSION JOINTS AT 50.0' C-C. (MAXIMUM).
- ALL PARKING LOT PARKING SPACES TO BE STRIPED WITH "WHITE" PAINT WITH THE EXCEPTION OF HANDICAP SPACES WHICH ARE TO BE PAINTED "BLUE".



REVISION



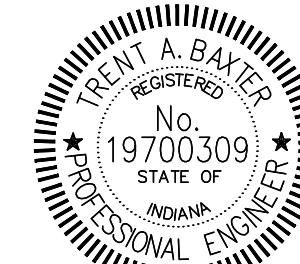
VERSATILE
CONSTRUCTION
GROUP, LLC.

570 East Tracy Road, Suite 610
New Whitland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com



BAXTER ENGINEERING LLC

570 Tracy Road, Suite 610
New Whitland, IN 46184
Office: 317-535-3579
Cell: 317-508-4142
BaxterEngineeringllc@gmail.com



Trent A. Baxter
CERTIFIED BY:

Multi-Tenant Building with
Tropical Smoothie Cafe
3020 Sachem Court
West Lafayette, Indiana 47906

Site Layout Plan

Job No. 26002 Date Stamped 06/16/2026
Drawn By cow Checked By Scale: 1"= 20.0'

CAD FILE:
C:\26002\c200 site layout plan.dwg

THIS DRAWING IS THE PROPERTY OF
VERSITILE CONSTRUCTION GROUP, LLC.
ANY ALTERATION TO THIS DRAWING IS
STRICTLY PROHIBITED WITHOUT THE
PRIOR WRITTEN CONSENT AND UNDER
THE DIRECTION OF THE PROFESSIONAL
LICENSOR WHOSE SEAL IS AFFIXED TO
THIS DRAWING.

SHEET TITLE:

C200

SERVICE UTILITY NOTE:

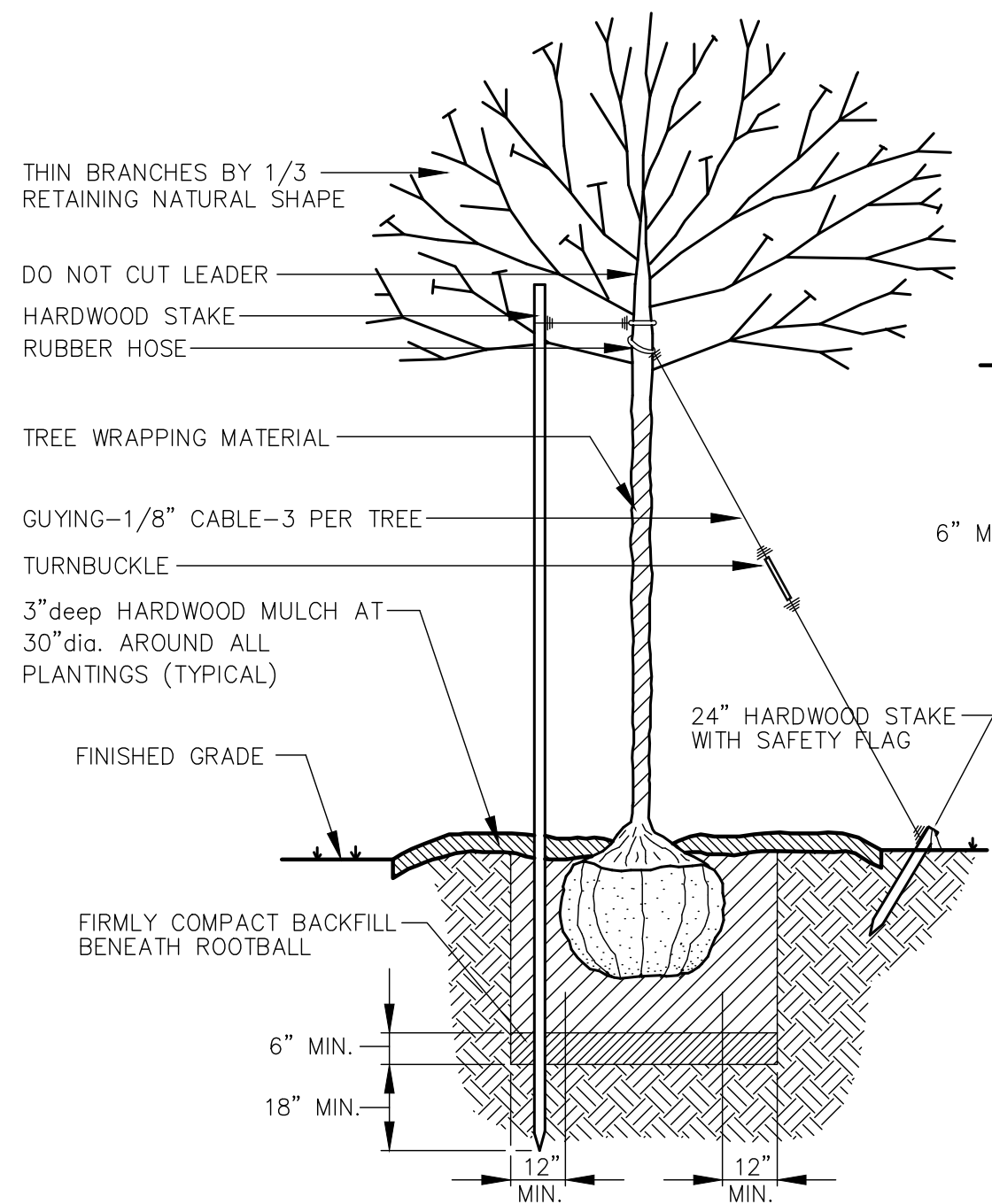
FOR ALL INFORMATION CONCERNING ANY EXISTING
AND/OR PROPOSED UTILITIES SEE THE SITE UTILITY
PLAN, SHEET No.C300.

UTILITY DISCLAIMER

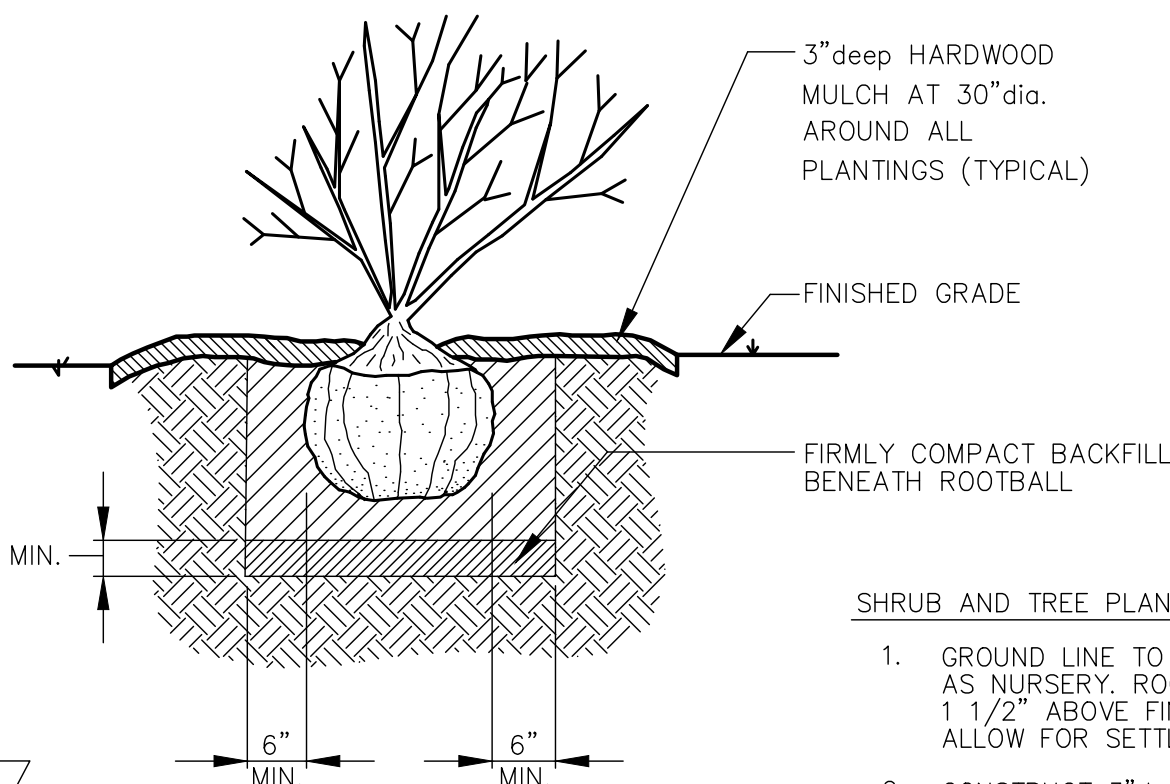
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS
MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN
THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED
ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS
BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN
PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE
ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL
RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS
EXPRESSLY DISCLAIMED.



SITE LAYOUT PLAN
SCALE: 1"= 20.0'



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

SHRUB AND TREE PLANTING NOTES:

- GROUND LINE TO BE THE SAME AS NURSERY. ROOTBALL RAISED 1 1/2" ABOVE FIN. GRADE TO ALLOW FOR SETTLING.
- CONSTRUCT 3"deep HARDWOOD MULCH RING AROUND ALL TREES & SHRUBS. FLOOD TWICE W/ IN 24 HRS.
- CUT AND REMOVE BURLAP FROM TOP OF ROOTBALL.

PLANTING SPECIFICATIONS:

- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS NURSERY STOCK OF NURSEYMEN. PLANTS SHALL BE TYPICAL OF SPECIES AND VARIETY, AND HAVE NORMAL, WELL-DEVELOPED BRANCHING STRUCTURE AND VIGOROUS FIBROUS ROOT SYSTEM.
- PLANTS SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM INSECTS AND DISEASE. TRUNK AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGUS CANKERS OR GALLS, INSECT BORERS, DIEBACK, FRONT CRACKS, OR OTHER DEFECTS.
- ALL PLANTS SHALL BE COMMERCIAL GROWN AND NO PLANTS FROM THE WILD SHALL BE ACCEPTABLE WITHOUT SPECIFIC APPROVAL FROM THE DIVISION OF BUILDING INSPECTION.
- TREES SHALL NOT BE ACCEPTABLE IF THEIR CENTRAL LEADER HAS BEEN CUT OR IS DAMAGED SO THAT CUTTING IS NECESSARY.
- PLANTS SHALL NOT BE PRUNED PRIOR TO INSTALLATION. ANY NECESSARY PRUNING SHALL BE DONE IMMEDIATELY AFTER THE TIME OF INSTALLATION.
- PLANT HEIGHT SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN A NORMAL POSITION. NO PLANT SHALL BE PRUNED BACK TO SUCH AN EXTENT THAT IT NO LONGER MEETS THE REQUIRED SIZE SPECIFICATIONS.
- ALL DECIDUOUS AND EVERGREEN TREES SHALL BE BALLED AND BURLAPPED. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
- THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETERS SHALL BE IN ACCORDANCE WITH RECOMMENDED BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS OF NURSERY STOCK.
- ALL BALLED AND BURLAPPED PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE SEALED IN AND PROTECTED WITH BURLAP OR OTHER ACCEPTED MATERIAL.
- IDEAL TREES SELECTED FOR THIS PROJECT HAVE A STRAIGHT TRUNK, ROUNDED OR OVAL FORM, AND SYMMETRICAL BRANCHING PATTERN.
- ALL TREES AND SHRUBS SHOWN ON THIS DRAWING SHALL BE PLACED IN A MANNER TO ALLOW FOR AMPLE ROOM TO DEVELOP.
- IF WORK IS REQUIRED WITHIN THE EASEMENTS CAUSING REMOVAL OR DAMAGE OF LANDSCAPE MATERIALS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPLACEMENT OF MATERIALS ACCORDING TO THE APPROVED LANDSCAPE PLAN.
- INSTALLATION OF A WEED BARRIER IS REQUIRED IN ALL MULCHED/ LANDSCAPED AREAS.
- ALL LANDSCAPING FOR THIS PROJECT SHALL MEET OR EXCEED THE TREE MANUAL AND LANDSCAPING ORDINANCE AS SET FORTH BY THE CITY OF WEST LAFAYETTE.

Landscaping Notes

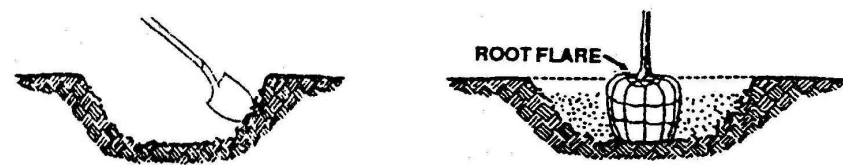
- All plant materials to meet minimum standards set by American Association of Nurserymen, latest published addition of American Standard for Nursery Stock.
- All areas disturbed by construction and not otherwise paved or landscaped and all lawn areas shall be seeded with straw as specified.
- All lawn areas to be raked smooth, fertilized and watered prior to seeding.

% of mix.	Name of grass	Application
39.86%	Falcon IV tall fescue	1.5 #/1,000 sq.ft.
29.80%	Scorpion II tall fescue	1.5 #/1,000 sq.ft.
29.60%	Six point tall fescue	1.5 #/1,000 sq.ft.
00.72%	Inert	1.5 #/1,000 sq.ft.
00.02%	Other weeds	1.5 #/1,000 sq.ft.
- Planting soil for tree and shrub pits to be backfilled with the soil that was removed from the planting pit.

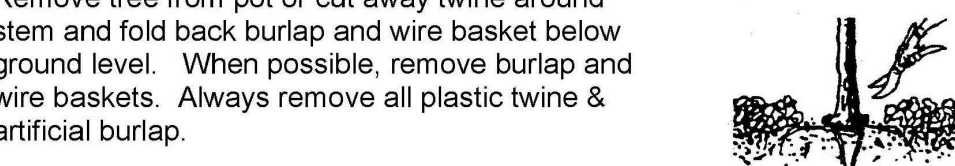
Planting Procedures:

Potted or Balled & burlapped trees

- Hole shall be dug with the width **three times** the spread of the root ball and no deeper than the root ball. Hole should have slanted sides and be roughened with the shovel.



- Trees will be planted no deeper than the **original root flare**. Do not confuse a graft union for the root flare. In clay soils trees can be planted slightly high, not to exceed 20% of root ball above ground. Set trees on native soil or thoroughly compact backfill. Special care should be taken when planting in newly developed parking lots. Excavation and soil replacement may be necessary where there is overly compacted subsoil and excessive amounts of gravel.
- Remove tree from pot or cut away twine around stem and fold back burlap and wire basket below ground level. When possible, remove burlap and wire baskets. Always remove all plastic twine & artificial burlap.

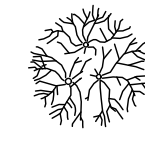


- Straighten tree and completely backfill the hole with existing soil. Avoid using excessive amounts of organic matter.
- Apply water to settle the soil and to eliminate any voids. At this time a solution of **root stimulator** (not fertilizer) can be watered in.
- Chop up any dirt clods; add soil if needed.
- Place a two to four inch layer of mulch around the tree in a **minimum** three foot radius.

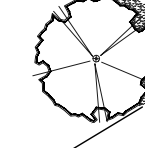
DEVELOPMENT AREAS LOT COVERAGE:

Total Project Area:
1.287± acres (56,058.05sq.ft.)
Total Project Landscaped Area:
0.545± acres (23,743.63sq.ft.) = 42% Greenspace
58% Lot Coverage

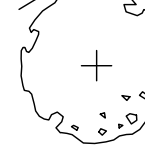
LANDSCAPE LEGEND:



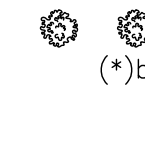
DECIDUOUS SHADE TREES:
BOTANICAL NAME: CLADRASTIS KENTUCKEA
COMMON NAME: AMERICAN YELLOWWOOD
CALIPER: 1 1/2" (single stem)
QUANTITY: 10



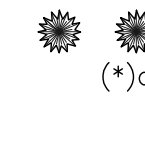
DECIDUOUS SHADE TREES:
BOTANICAL NAME: ZELKOVA SERRATA
COMMON NAME: ZELKOVA JAPANESE
CALIPER: 1 1/2" (single stem)
QUANTITY: 11



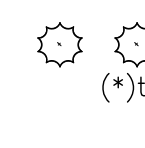
DECIDUOUS STREET TREES:
BOTANICAL NAME: ACER MIYABEI 'MORTON'
COMMON NAME: MAPLE, MIYABE STATE STREET
CALIPER: 1 1/2" (single stem)
QUANTITY: 08



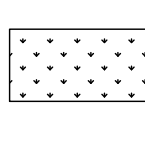
EVERGREEN SHRUB:
BOTANICAL NAME: BUXUS CALYCANTHUS
COMMON NAME: MELANOCARPA BOXWOOD
HEIGHT AT PLANTING: 24" (MIN)
QUANTITY: 52
(MATURE HT.= 24"tall)



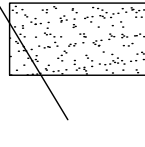
DECIDUOUS SHRUB:
BOTANICAL NAME: SYRINGA MEYERI 'PALIBIN'
COMMON NAME: DWARF LILAC
HEIGHT AT PLANTING: 24" (MIN)
QUANTITY: 24
(MATURE HT.= 36"tall)



EVERGREEN SHRUB:
BOTANICAL NAME: THUJA OCCIDENTALIS 'SMTOTM'
COMMON NAME: THIN MAN ARBORVITAE
CALIPER: 1 1/2" (single stem)
QUANTITY: 09



HATCH INDICATES:
AREAS OF LAWN (SEEDED) ON THIS PROJECT

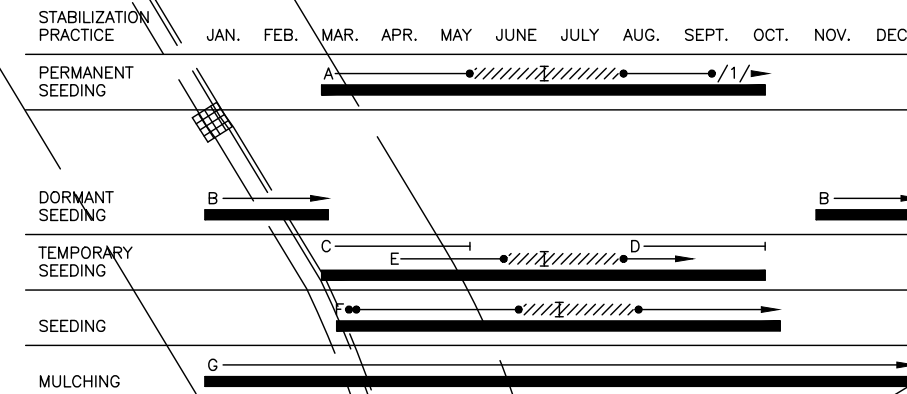


HATCH INDICATES:
AREAS OF HARDWOOD MULCH BEDDING ON TOP OF WEED BARRIER

Seasonal Soil Protection Chart

TABLE "A"

SEASONAL SOIL PROTECTION CHART



A= KENTUCKY BLUEGRASS 40 LBS/ACRE, CREEPING RED FESCUE 40 LBS/ACRE, PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 20 LBS/ACRE.
B= KENTUCKY BLUEGRASS 60 LBS/ACRE, CREEPING-RED FESCUE 60 LBS/ACRE, PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 30 LBS/ACRE.
C= SPRING OATS 3BUSHEL/ACRE.
D= WHEAT OR RYE 2 BUSHEL/ACRE.
E= ANNUAL RYEGRASS 40 LBS/ACRE. (1 LB/1,000 S.F.)
F= SOD.
G= STRAW MULCH 2 TONS/ACRE.

•1/•= IRRIGATION NEEDED DURING JUNE, JULY AND / OR SEPT.
•••= IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

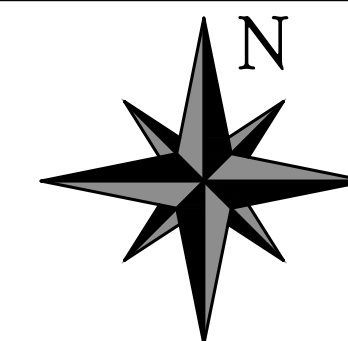
[EXCEPTION #14]
ELECTRIC POLE LINE EASEMENT
DR 234, PG 376
(50' WIDE)

SITE LANDSCAPING PLAN
SCALE: 1"= 20.0'



UTILITY DISCLAIMER

EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



REVISION
06/25/2026 revised per city comments



VERSATILE
CONSTRUCTION
GROUP, LLC.

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com



BAXTER ENGINEERING LLC

570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringLLC@gmail.com



Trent A. Baxter
CERTIFIED BY:

Multi-Tenant Building with
Tropical Smoothie Cafe

3020 Sachem Court
West Lafayette, Indiana 47906

Site Landscaping Plan

Job No. 26002 Date Stamped 06/16/2026
Drawn By caw Checked By Scale: 1"= 20.0'

CAD FILE:
C:\26002\c210 site landscaping plan.dwg

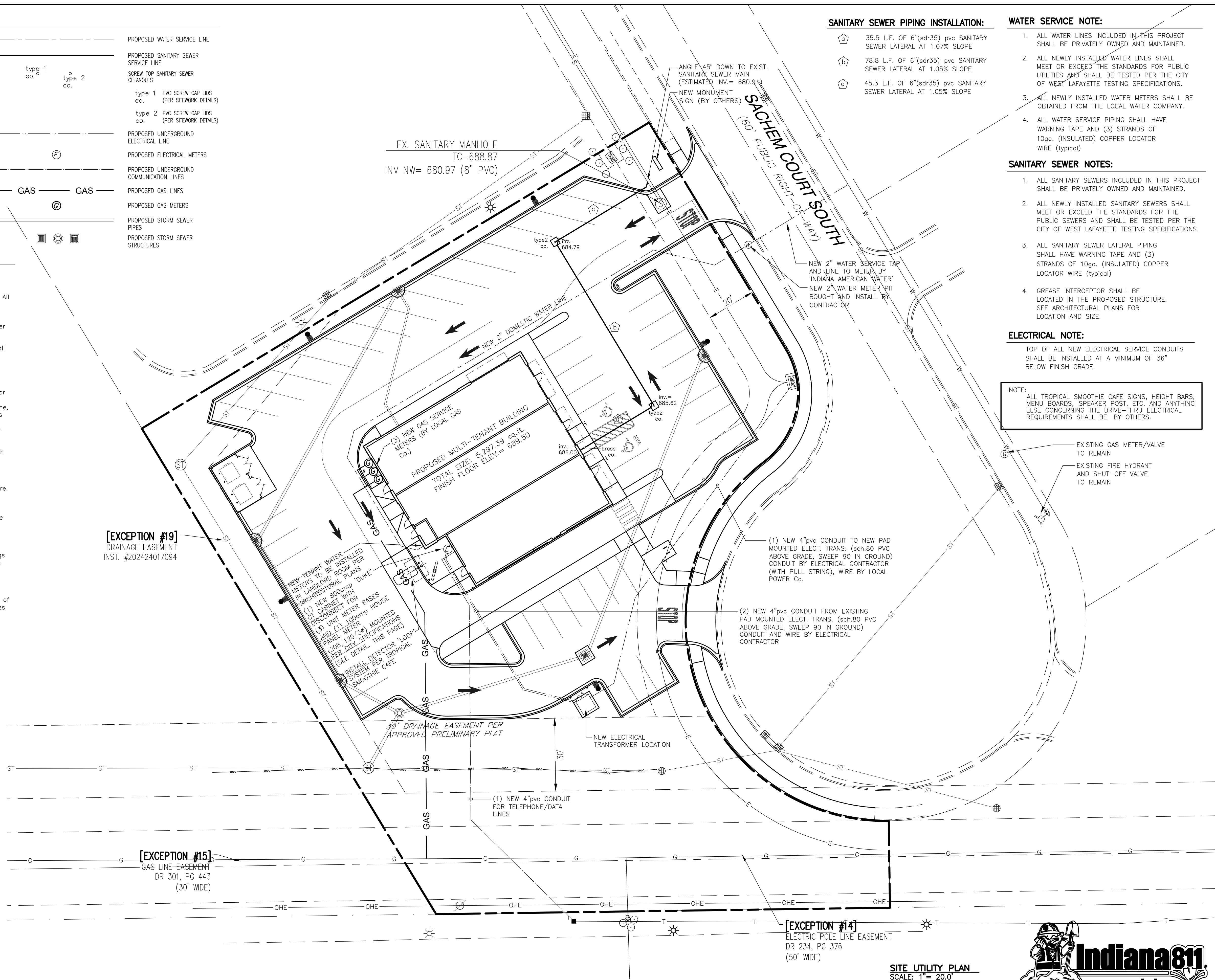
THIS DRAWING IS THE PROPERTY OF VERSATILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.

SHEET TITLE:

C210

— W —	EXISTING WATER MAIN LINE	—	PROPOSED WATER SERVICE LINE
— S —	EXISTING SANITARY SEWER MAIN LINE	—	PROPOSED SANITARY SEWER SERVICE LINE
(S)	EXISTING SANITARY SEWER MANHOLE	type 1 co. o	SCREW TOP SANITARY SEWER CLEANOUTS
— OHE —	EXISTING OVERHEAD ELECTRICAL LINE	type 2 co. o	type 1 PVC SCREW CAP LIDS (PER SITEWORK DETAILS)
— E —	EXISTING UNDERGROUND ELECTRICAL LINE		type 2 PVC SCREW CAP LIDS (PER SITEWORK DETAILS)
— T —	EXISTING TELEPHONE LINES	—	PROPOSED UNDERGROUND ELECTRICAL LINE
⊗	EXISTING POWER POLES	(E)	PROPOSED ELECTRICAL METERS
— ST —	EXISTING STORM SEWER LINE	—	PROPOSED UNDERGROUND COMMUNICATION LINES
⌘ (ST)	EXISTING STORM SEWER CURB INLETS AND MANHOLES	GAS — GAS	PROPOSED GAS LINES
		⊗	PROPOSED GAS METERS
		—	PROPOSED STORM SEWER PIPES
		⌘	PROPOSED STORM SEWER STRUCTURES

1. Site Contractor shall have approval of all governing agencies having jurisdiction over these systems prior to any installations.
2. The Sanitary Sewer pipe material shall be pvc unless otherwise noted. All pipes shall meet the ASTM 3034 with the wall thickness equal to SDR 35. The pipe shall be joined with rubber ring gaskets as specified in ASTM 3034 and shall be installed in accordance with ASTM 2321. Furthermore the pipe material class classification shall be 12454B as per ASTM 1784.
3. All trenching, pipe laying, and backfilling shall be in accordance with all federal OSHA regulations.
4. Site contractor shall be responsible for repairs to any existing utilities damaged during construction.
5. The contractor shall refer to the Architect's plans and specifications for the actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water services, electrical, telephone, and gas services. The contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved, as well as coordinating with the regulatory agency as to the location and scheduling of all tie-ins/connections to said services.
6. All vertical bends on the proposed water mains shall be restrained with a mechanical joint fittings supplied with retainer glands. Any joints 25 feet or less from either side of the vertical bends shall be restrained with a retainer gland.
7. All dimensions shown here are to centerline of pipe, fitting, or structure.
8. All valves shall be installed in a cast iron valve box with cover.
9. Thrust blocking shall be provided at all horizontal bends, tees, and fire hydrants.
10. The minimum cover depths of all water line/mains shall be 54" deep.
11. All pipes 3" in diameter and smaller shall be type K copper. All fittings shall be copper or cast bronze. All joints shall be solder or flare type joints.
12. The minimum horizontal separation between the closest two points of the water service and sanitary sewer service lines is to be ten feet (10'). The minimum vertical separation between the closest two points of the water service and sanitary sewer service lines is twenty-four inches (24").
13. All water mains shall be hydrostatically tested and disinfected before acceptance, as per AWWA standard specifications.



- a 35.5 L.F. OF 6"(sdr35) pvc SANITARY
SEWER LATERAL AT 1.07% SLOPE
- b 78.8 L.F. OF 6"(sdr35) pvc SANITARY
SEWER LATERAL AT 1.05% SLOPE
- c 45.3 L.F. OF 6"(sdr35) pvc SANITARY
SEWER LATERAL AT 1.05% SLOPE

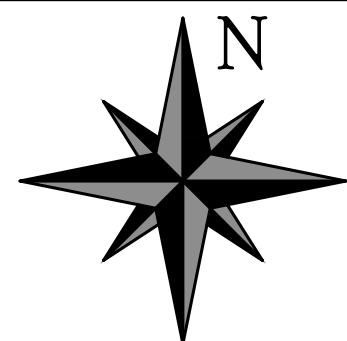
1. ALL WATER LINES INCLUDED IN THIS PROJECT SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. ALL NEWLY INSTALLED WATER LINES SHALL MEET OR EXCEED THE STANDARDS FOR PUBLIC UTILITIES AND SHALL BE TESTED PER THE CITY OF WEST LAFAYETTE TESTING SPECIFICATIONS.
3. ALL NEWLY INSTALLED WATER METERS SHALL BE OBTAINED FROM THE LOCAL WATER COMPANY.
4. ALL WATER SERVICE PIPING SHALL HAVE WARNING TAPE AND (3) STRANDS OF 10ga. (INSULATED) COPPER LOCATOR WIRE (typical)

1. ALL SANITARY SEWERS INCLUDED IN THIS PROJECT SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. ALL NEWLY INSTALLED SANITARY SEWERS SHALL MEET OR EXCEED THE STANDARDS FOR THE PUBLIC SEWERS AND SHALL BE TESTED PER THE CITY OF WEST LAFAYETTE TESTING SPECIFICATIONS.
3. ALL SANITARY SEWER LATERAL PIPING SHALL HAVE WARNING TAPE AND (3) STRANDS OF 10ga. (INSULATED) COPPER LOCATOR WIRE (typical)
4. GREASE INTERCEPTOR SHALL BE LOCATED IN THE PROPOSED STRUCTURE. SEE ARCHITECTURAL PLANS FOR LOCATION AND SIZE.

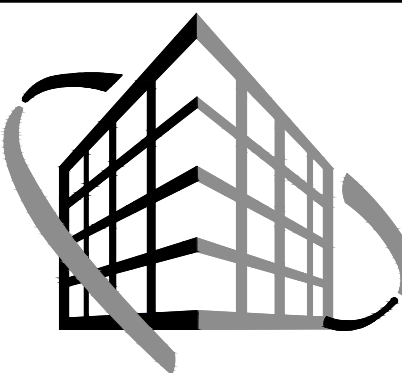
TOP OF ALL NEW ELECTRICAL SERVICE CONDUITS
SHALL BE INSTALLED AT A MINIMUM OF 36"
BELOW FINISH GRADE.

NOTE: ALL TROPICAL SMOOTHIE CAFE SIGNS, HEIGHT BARS, MENU BOARDS, SPEAKER POST, ETC. AND ANYTHING ELSE CONCERNING THE DRIVE-THRU ELECTRICAL REQUIREMENTS SHALL BE BY OTHERS.

- EXISTING GAS METER/VALVE TO REMAIN
- EXISTING FIRE HYDRANT AND SHUT-OFF VALVE TO REMAIN



REVISION



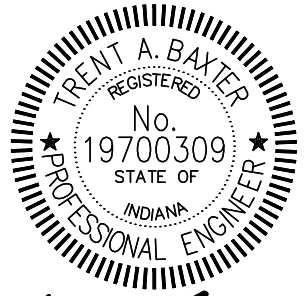
VERSATILE
CONSTRUCTION
GROUP, LLC.

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com



BAXTER ENGINEERING LLC

570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringllc@gmail.com



Trent A. Baxter
CERTIFIED BY:

Multi-Tenant Building with Tropical Smoothie Cafe

3020 Sachem Court
West Lafayette, Indiana 47906

Site Utility Plan

Job No.	Date Stamped
26002	06/18/2026

Drawn By caw	Checked By tab	Scale: 1" = 20.0'
-----------------	-------------------	----------------------

CAD FILE:
G:\26002\c300 site utility plan.dwg

THIS DRAWING IS THE PROPERTY OF
VERSITILE CONSTRUCTION GROUP, L.
ANY ALTERATION TO THIS DRAWING IS
STRICTLY PROHIBITED WITHOUT THE
PRIOR WRITTEN CONSENT AND UNDER
THE DIRECTION OF THE PROFESSIONAL
LICENSOR WHOSE SEAL IS AFFIXED TO
THIS DRAWING.

SHEET TITLE

C300

FOR ALL INFORMATION CONCERNING ANY EXISTING
AND/OR PROPOSED STORM WATER UTILITIES SEE
THE SITE GRADING PLAN, SHEET No.C410.

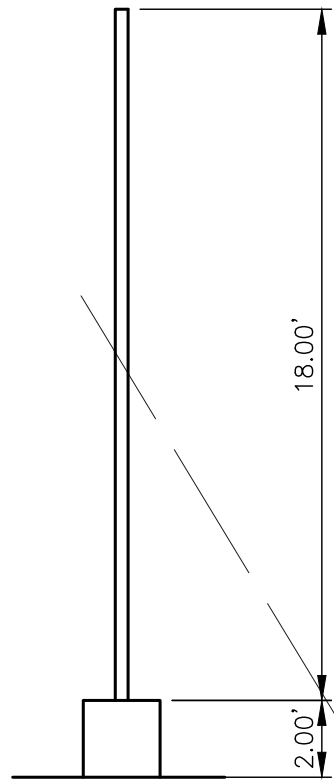
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

Lighting Schedule:								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
■	A	5	Industrial Lighting Products Inc.	SAS-9L-U-40-T2	Skyline Small, 9,000 Lumens, 4000K, Type 4 Optic	1	9711	0.9
								66.3

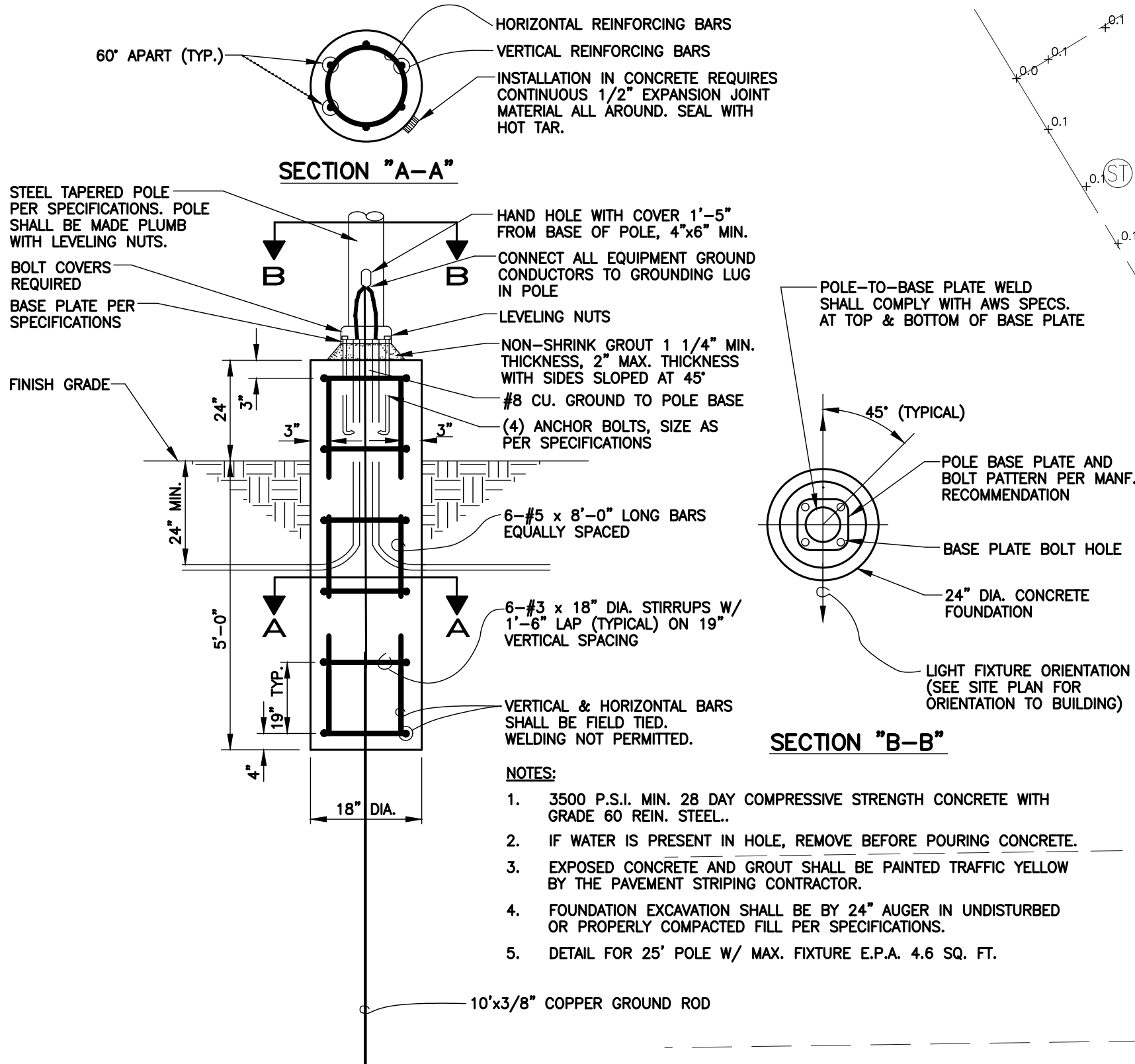
NOTE:
1. Dimensions:
2. Mounting Height: 22
3. Calc Zone: 0
4. Reflectances:

Calculations provided are estimates only.

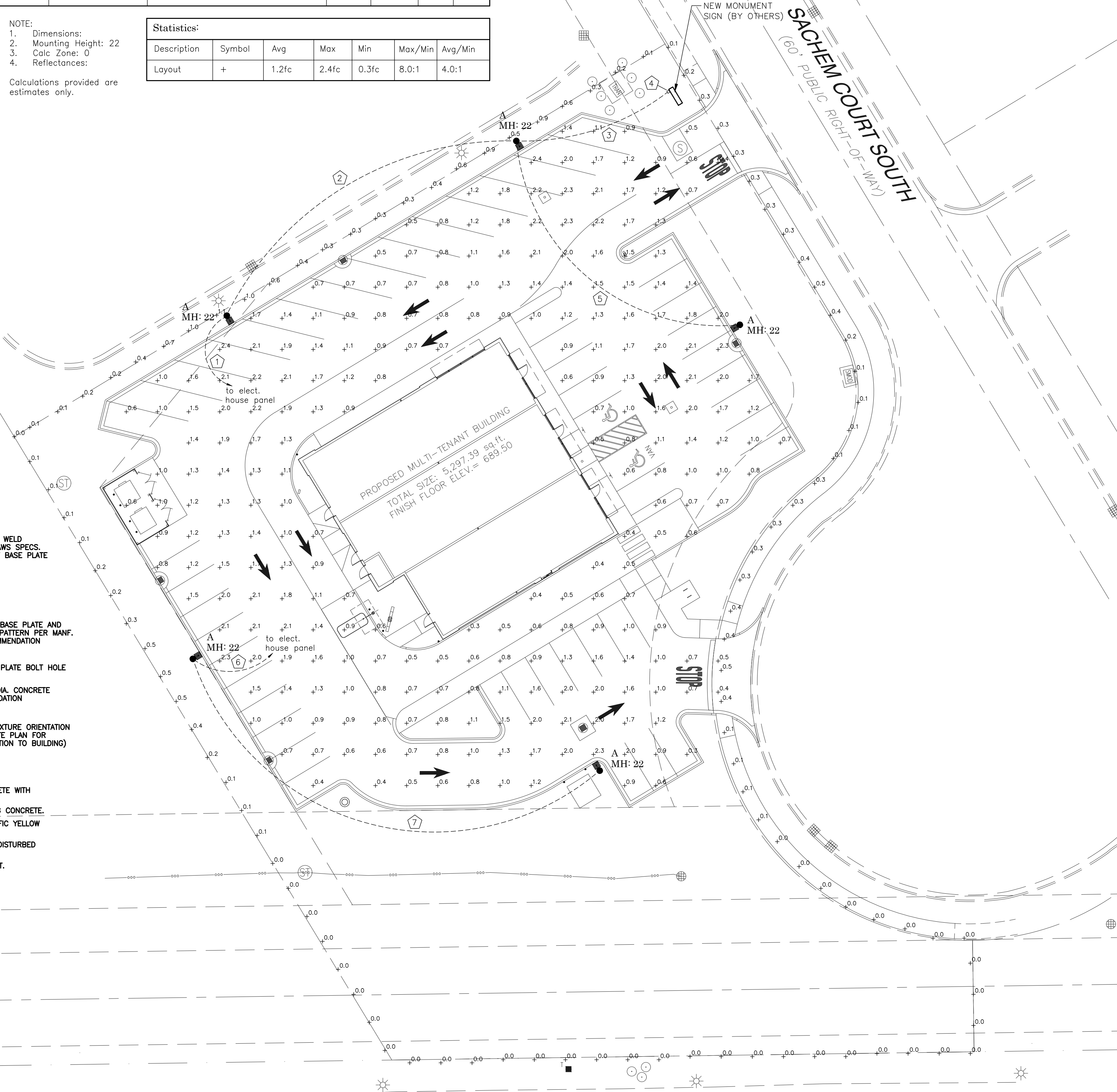
Statistics:						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Layout	+	1.2fc	2.4fc	0.3fc	8.0:1	4.0:1



TYPICAL SITE LIGHT POLES ELEVATION
NO SCALE



TYPICAL LIGHT POLE FOUNDATION DETAILS
NO SCALE



SITE LIGHTING WIRING INFORMATION:

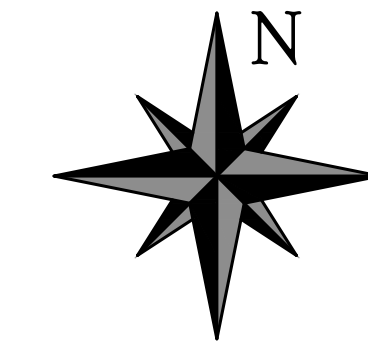
- (1) 1 1/2"pvc CONDUIT WITH
(2) No.8cu. FEEDERS (pole lights)
(2) No.8cu. FEEDERS (sign)
(1) No.8cu. NEUTRAL (sign)
(1) No.8cu. GROUND
- (1) 1 1/2"pvc CONDUIT WITH
(2) No.8cu. FEEDERS (pole lights)
(2) No.8cu. FEEDERS (sign)
(1) No.8cu. NEUTRAL (sign)
(1) No.8cu. GROUND
- (1) 1"pvc CONDUIT WITH
(2) No.10cu. FEEDERS
(1) No.10cu. NEUTRAL
(1) No.10cu. GROUND
- (1) 6"x 6"x 6"pvc JUNCTION BOX
- (1) 1"pvc CONDUIT WITH
(2) No.10cu. FEEDERS
(1) No.10cu. GROUND
- (1) 1"pvc CONDUIT WITH
(2) No.8cu. FEEDERS
(1) No.8cu. GROUND
- (1) 1"pvc CONDUIT WITH
(2) No.10cu. FEEDERS
(1) No.10cu. GROUND

SITE PHOTOMETRIC PLAN
SCALE: 1"= 20.0'

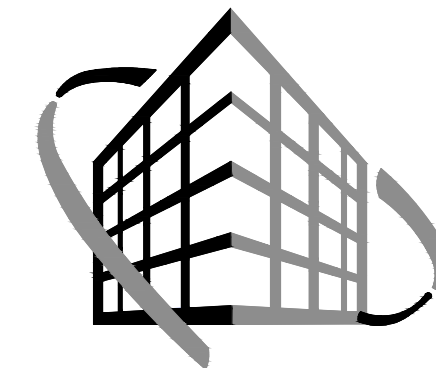
SITE LIGHTING NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT PLACEMENT OF ANY AND ALL WALL MOUNTED LIGHTING FIXTURES

UTILITY DISCLAIMER

EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



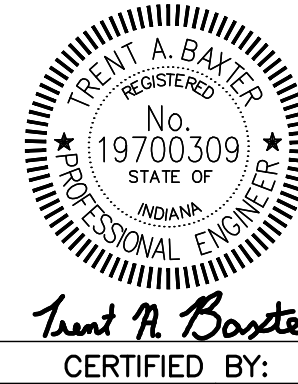
REVISION



VERSATILE
CONSTRUCTION
GROUP, LLC.
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com



570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringLLC@gmail.com



Multi-Tenant Building with
Tropical Smoothie Cafe
3020 Sachem Court
West Lafayette, Indiana 47906
Site Photometric Plan

Job No. 26002	Date Stamped 06/16/2026
Drawn By caw	Checked By Scale: tab 1"= 20.0'

CAD FILE:
C:\26002\c310 site photometric plan.dwg
THIS DRAWING IS THE PROPERTY OF
VERSATILE CONSTRUCTION GROUP, LLC.
ANY ALTERATION TO THIS DRAWING IS
STRICTLY PROHIBITED WITHOUT THE
PRIOR WRITTEN CONSENT AND UNDER
THE DIRECTION OF THE PROFESSIONAL
LICENSOR WHOSE SEAL IS AFFIXED TO
THIS DRAWING.

SHEET TITLE:

C310

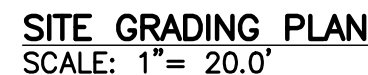
1. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
3. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
4. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OF CENTERLINE OF STRUCTURE.
5. GRADES SHOWN ARE FINISHED GRADES. FOR BUILDING SUBGRADE ELEVATIONS REFER TO ARCHITECTURAL PLANS.
6. ALL DIMENSIONS OR COORDINATES SHOWN TO BUILDING ARE TO OUTSIDE
7. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER
8. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIGH VOLTAGE ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS). SHALL BE IN-PLACE PRIOR TO THE PLACEMENT OF BASE COURSE
9. ALL FILL AREAS TO BE COMPACTED CLAY ROLLED IN WITH A SHEEPS' FOOT ROLLER IN 8" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR. VERIFICATION OF THE COMPACTION TO BE DONE BY AN INDEPENDENT SOLS TESTING COMPANY AND ALL TEST RESULTS REPORTED TO THE ENGINEER.

ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY
OPERATING REFERENCE STATION INWL (WEST LAFAYETTE CORS ARP,
AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT
ELEVATION: 617.068 (NAVD88)

TOP OF WEST BOLT OF THE EXISTING FIRE HYDRANT TO THE EAST
OF THE SACHEM COURT SOUTH CUL-DE-SAC.
ELEVATION= 690.51 (NAVD88)

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS
 SCALED FROM THE F.E.M.A NATIONAL FLOOD INSURANCE RATE
 MAPS FOR TIPPECANOE COUNTY, INDIANA, MAP NUMBER
 18157C0133D, DATED SEPTEMBER 25, 2009.

SEE SITE EROSION CONTROL PLAN FOR LOCATIONS AND
INSTALLATION OF ALL EROSION CONTROL MEASURES
REQUIRED ON THIS SITE.



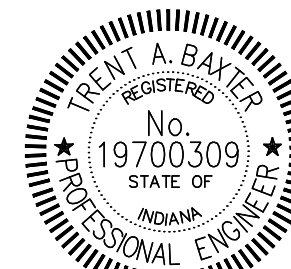
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com



570 Tracy Road, Suite 61
New Whiteland, IN 4618
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringllc@gmail.com



Trent A. Baxster
CERTIFIED BY:

Multi-Tenant Building with Tropical Smoothie Cafe

Tropical Smoothie Cafe
3020 Sachem Court
West Lafayette, Indiana 47906

Site Grading Plan

Job N

Date Stamped
06/18/2026

rown

Checked By	S
tab	

AD 5

ite grading plan.dwg

THIS DRAWING IS THE PROPERTY OF
VERSITILE CONSTRUCTION GROUP, LLC.
ANY ALTERATION TO THIS DRAWING IS
STRICTLY PROHIBITED WITHOUT THE
PRIOR WRITTEN CONSENT AND UNDER
THE DIRECTION OF THE PROFESSIONAL
LICENSOR WHOSE SEAL IS AFFIXED TO
THIS DRAWING.

MEET TI

C400

SITE INFRASTRUCTURE SUMMARY INFORMATION:

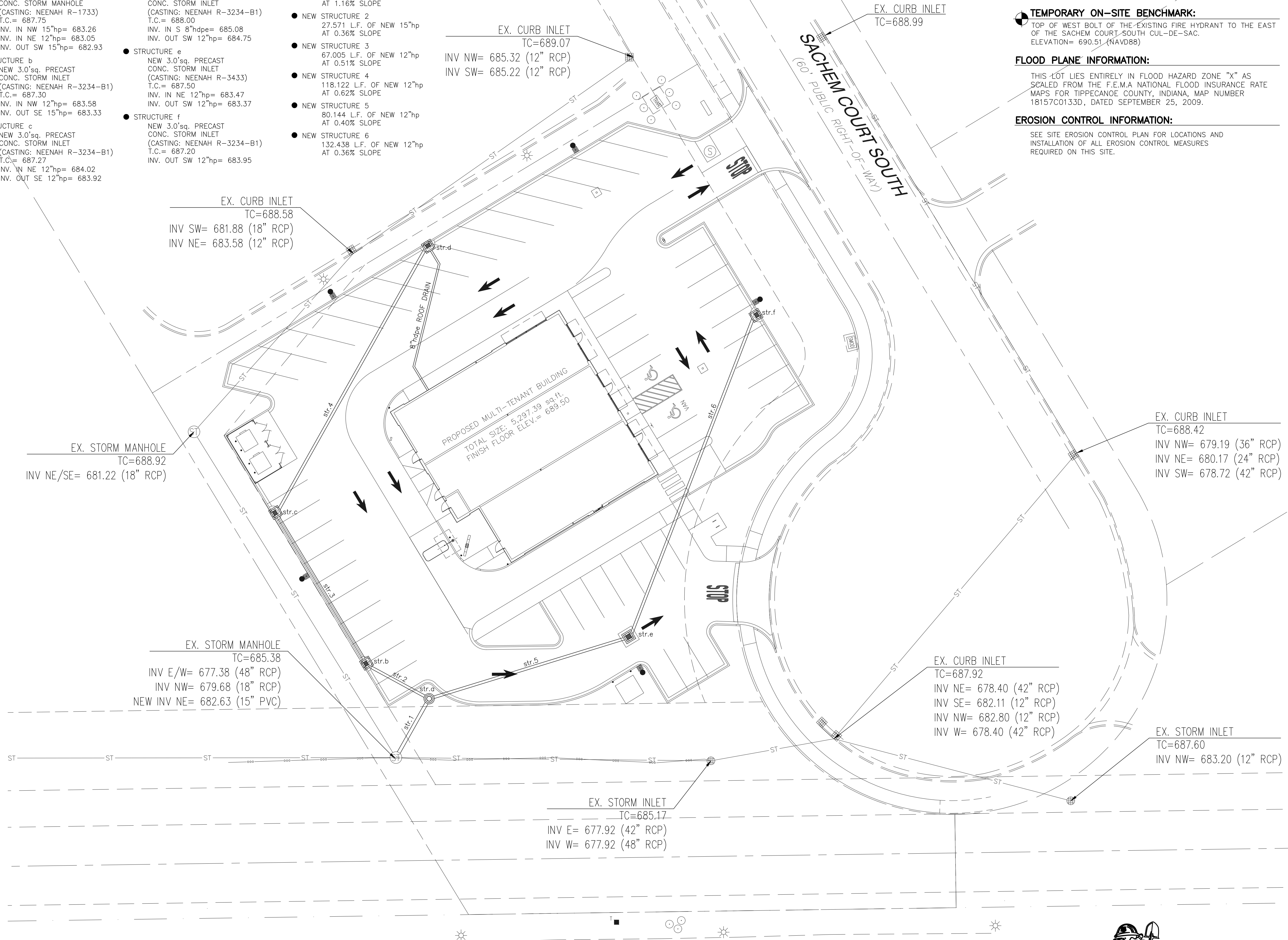
INLET/MANHOLE STRUCTURE

- STRUCTURE a
NEW 3.0'dia. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-1733) T.C.= 687.75
INV. IN NW 15"hp= 683.26
INV. IN NE 12"hp= 683.05
INV. OUT SW 15"hp= 682.93
- STRUCTURE b
NEW 3.0'sq. PRECAST CONC. STORM INLET (CASTING: NEENAH R-3234-B1) T.C.= 687.30
INV. IN NW 12"hp= 683.58
INV. OUT SE 15"hp= 683.33
- STRUCTURE c
NEW 3.0'sq. PRECAST CONC. STORM INLET (CASTING: NEENAH R-3234-B1) T.C.= 687.27
INV. IN NE 12"hp= 684.02
INV. OUT SE 12"hp= 683.92

- STRUCTURE d
NEW 3.0'sq. PRECAST CONC. STORM INLET (CASTING: NEENAH R-3234-B1) T.C.= 688.00
INV. IN S 8"hdpe= 685.08
INV. OUT SW 12"hp= 684.75
- STRUCTURE e
NEW 3.0'sq. PRECAST CONC. STORM INLET (CASTING: NEENAH R-3433) T.C.= 687.50
INV. IN NE 12"hp= 683.47
INV. OUT SW 12"hp= 683.37
- STRUCTURE f
NEW 3.0'sq. PRECAST CONC. STORM INLET (CASTING: NEENAH R-3234-B1) T.C.= 687.20
INV. OUT SW 12"hp= 683.95

PIPE STRUCTURES

- NEW STRUCTURE 1
25,914 L.F. OF NEW 15"hp AT 1.16% SLOPE
- NEW STRUCTURE 2
27,571 L.F. OF NEW 15"hp AT 0.36% SLOPE
- NEW STRUCTURE 3
67,005 L.F. OF NEW 12"hp AT 0.51% SLOPE
- NEW STRUCTURE 4
118,122 L.F. OF NEW 12"hp AT 0.62% SLOPE
- NEW STRUCTURE 5
80,144 L.F. OF NEW 12"hp AT 0.40% SLOPE
- NEW STRUCTURE 6
132,438 L.F. OF NEW 12"hp AT 0.36% SLOPE



BENCHMARK:

ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY OPERATING REFERENCE STATION INWL (WEST LAFAYETTE CORS ARP) AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT ELEVATION: 617.068 (NAVD88)

TEMPORARY ON-SITE BENCHMARK:

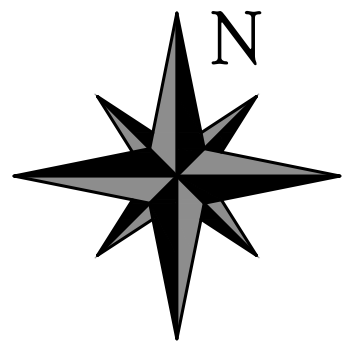
TOP OF WEST BOLT OF THE EXISTING FIRE HYDRANT TO THE EAST OF THE SACHEM COURT-SOUTH CUL-DE-SAC. ELEVATION= 690.51 (NAVD88)

FLOOD PLANE INFORMATION:

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE F.E.M.A. NATIONAL FLOOD INSURANCE RATE MAPS FOR TIPPECANOE COUNTY, INDIANA. MAP NUMBER 18157C0133D, DATED SEPTEMBER 25, 2009.

EROSION CONTROL INFORMATION:

SEE SITE EROSION CONTROL PLAN FOR LOCATIONS AND INSTALLATION OF ALL EROSION CONTROL MEASURES REQUIRED ON THIS SITE.



REVISION



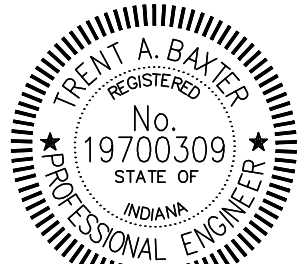
VERSATILE
CONSTRUCTION
GROUP, LLC.

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com



BAXTER ENGINEERING LLC

570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringllc@gmail.com



Brent A. Baxter
CERTIFIED BY:

Multi-Tenant Building with
Tropical Smoothie Cafe

3020 Sachem Court
West Lafayette, Indiana 47906

Site Storm Sewer Piping Plan

Job No. 26002 Date Stamped 06/16/2026

Drawn By caw Checked By Scale: 1"= 20.0'

CAD FILE: C:\26002\c400 site storm sewer plan.dwg

THIS DRAWING IS THE PROPERTY OF VERSATILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.

SHEET TITLE:

C410

SITE STORM SEWER PIPING PLAN
SCALE: 1"= 20.0'

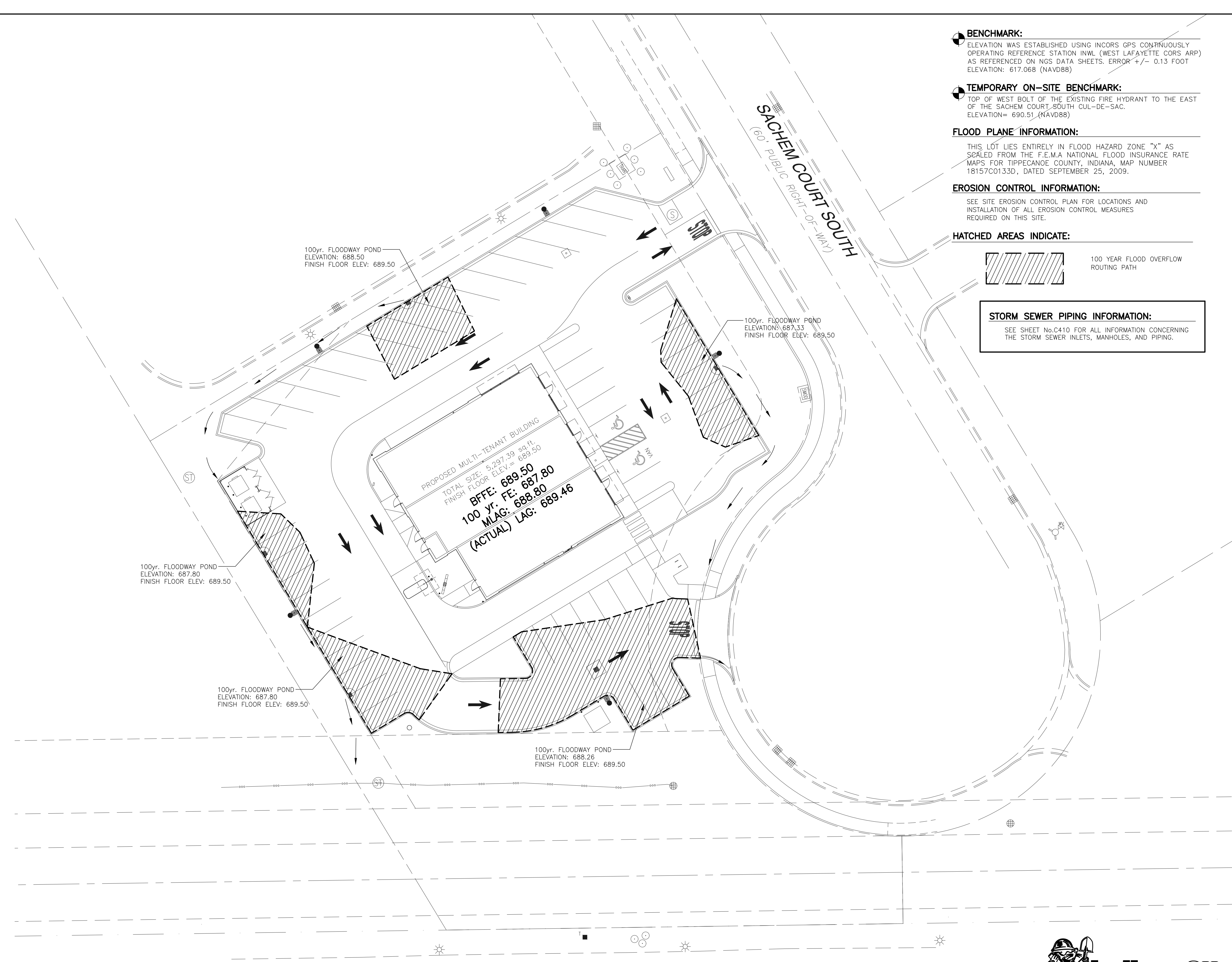
STORM SEWER NOTES:

1. ALL STORM SEWERS INCLUDED IN THIS PROJECT SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. ALL NEWLY INSTALLED STORM SEWERS SHALL MEET OR EXCEED THE COUNTY STANDARDS FOR PUBLIC SEWERS AND SHALL BE TESTED PER THE CITY OF WEST LAFAYETTE TESTING SPECIFICATIONS.

UTILITY DISCLAIMER

EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.





BENCHMARK:
ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY OPERATING REFERENCE STATION INWL (WEST LAFAYETTE CORS ARP) AS REFERENCED ON NGS DATA SHEETS, ERROR +/- 0.13 FOOT ELEVATION: 617.068 (NAVD88)

TEMPORARY ON-SITE BENCHMARK:
TOP OF WEST BOLT OF THE EXISTING FIRE HYDRANT TO THE EAST OF THE SACHEM COURT SOUTH CUL-DE-SAC, ELEVATION= 690.51 (NAVD88)

FLOOD PLANE INFORMATION:
THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE F.E.M.A NATIONAL FLOOD INSURANCE RATE MAPS FOR TIPPECANOE COUNTY, INDIANA, MAP NUMBER 18157C0133D, DATED SEPTEMBER 25, 2009.

EROSION CONTROL INFORMATION:
SEE SITE EROSION CONTROL PLAN FOR LOCATIONS AND INSTALLATION OF ALL EROSION CONTROL MEASURES REQUIRED ON THIS SITE.

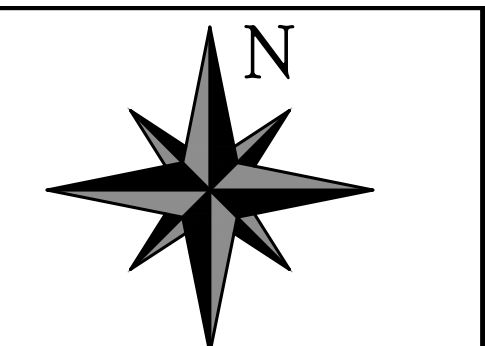
HATCHED AREAS INDICATE:
100 YEAR FLOOD OVERFLOW ROUTING PATH

STORM SEWER PIPING INFORMATION:
SEE SHEET No.C410 FOR ALL INFORMATION CONCERNING THE STORM SEWER INLETS, MANHOLES, AND PIPING.

SITE 100 YEAR OVERFLOW PATH PLAN
SCALE: 1"= 20.0'



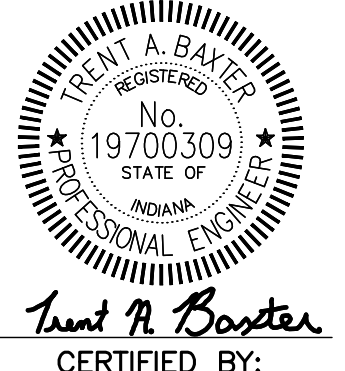
UTILITY DISCLAIMER
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



REVISION	07/13/2026	revised per storm water review comments

VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com

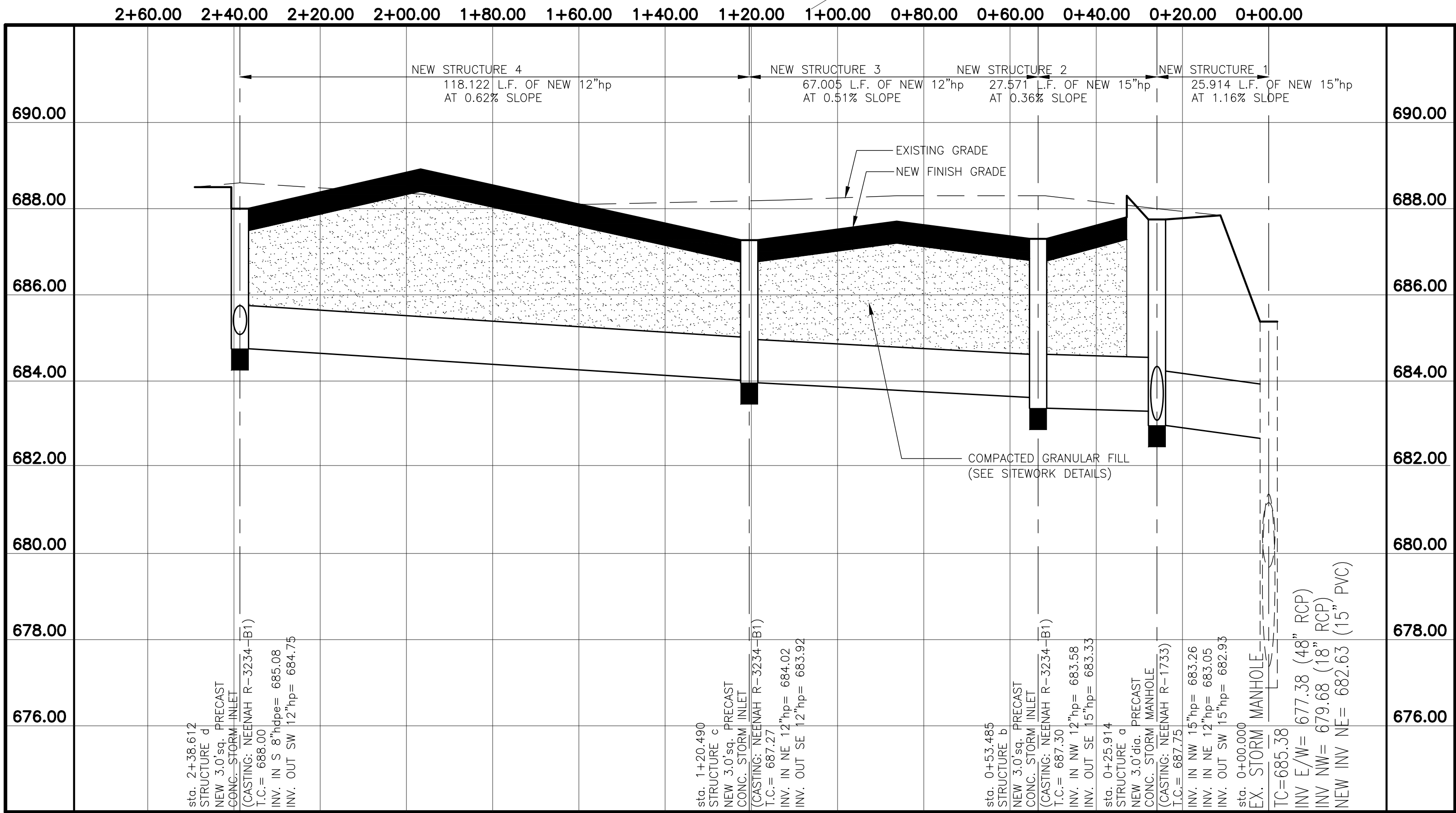
BAXTER ENGINEERING LLC
570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-508-4142
BaxterEngineeringllc@gmail.com



Multi-Tenant Building with
Tropical Smoothie Cafe
3020 SACHEM COURT
West Lafayette, Indiana 47906

Site 100 year Overflow Path Plan

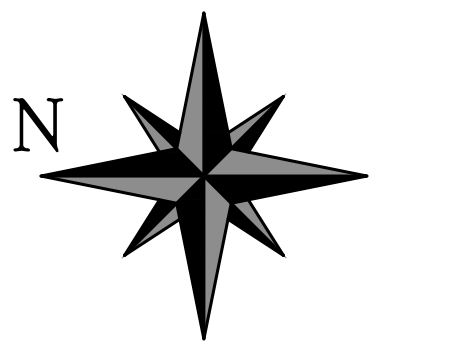
Job No. 26002	Date Stamped 06/16/2026
Drawn By caw	Checked By tab
Scale: 1"= 20.0'	
CAD FILE: C:\26002\c400 site 100yr overflow path plan.dwg	
THIS DRAWING IS THE PROPERTY OF VERSATILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.	
SHEET TITLE: C420	



STORM SEWER PROFILE EXIST.
STRUCTURE thru No.10
SCALE: 1"= 20.0' (HORIZ.)
SCALE: 1"= 2.0' (VERTICAL)

UTILITY DISCLAIMER

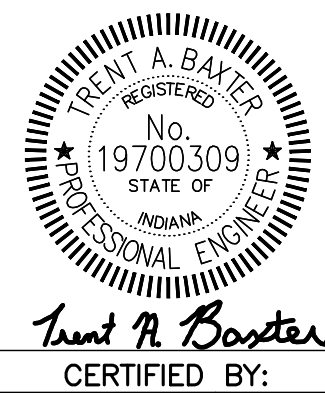
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



REVISION			
07/13/2026	added per storm water review comments		

VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com

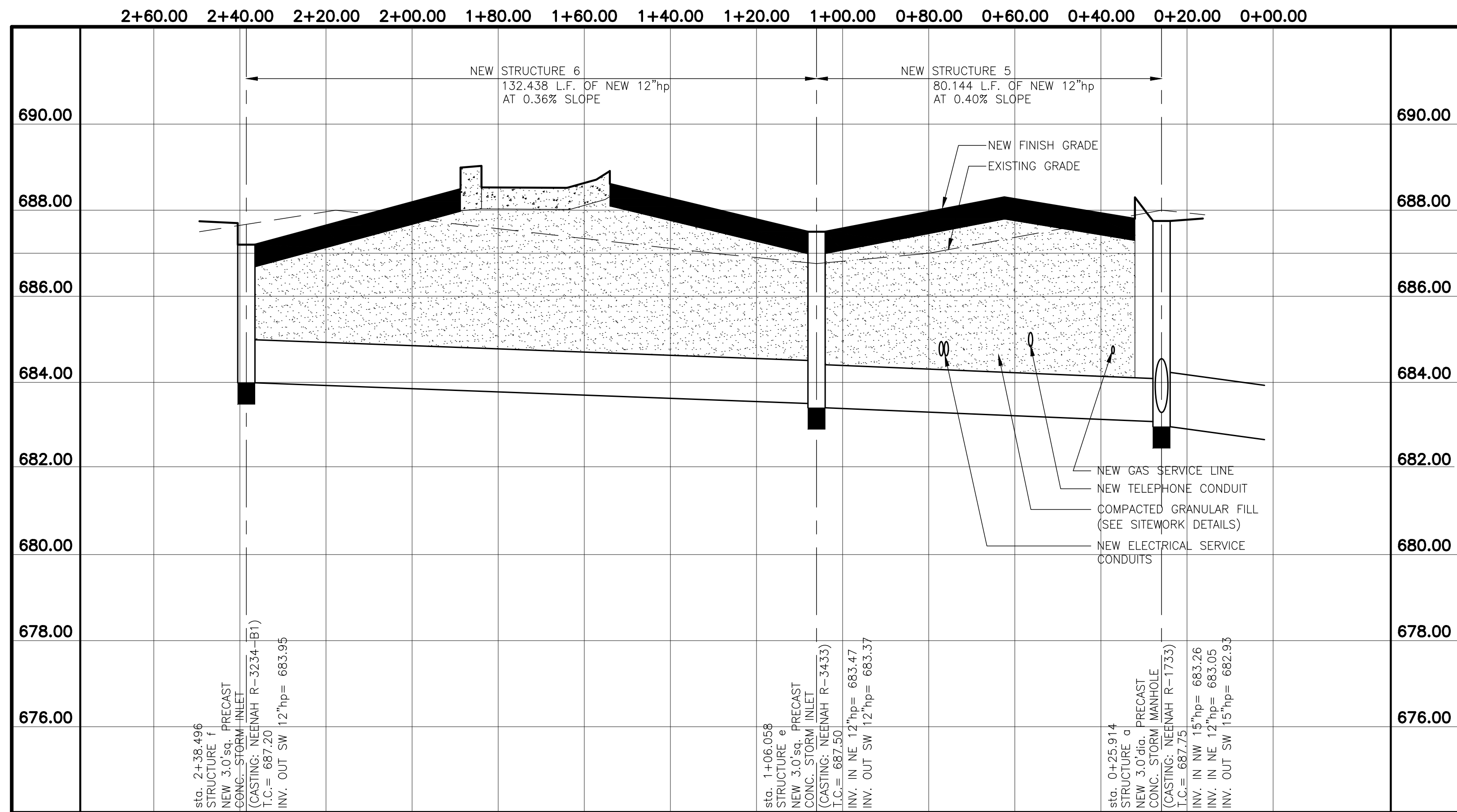
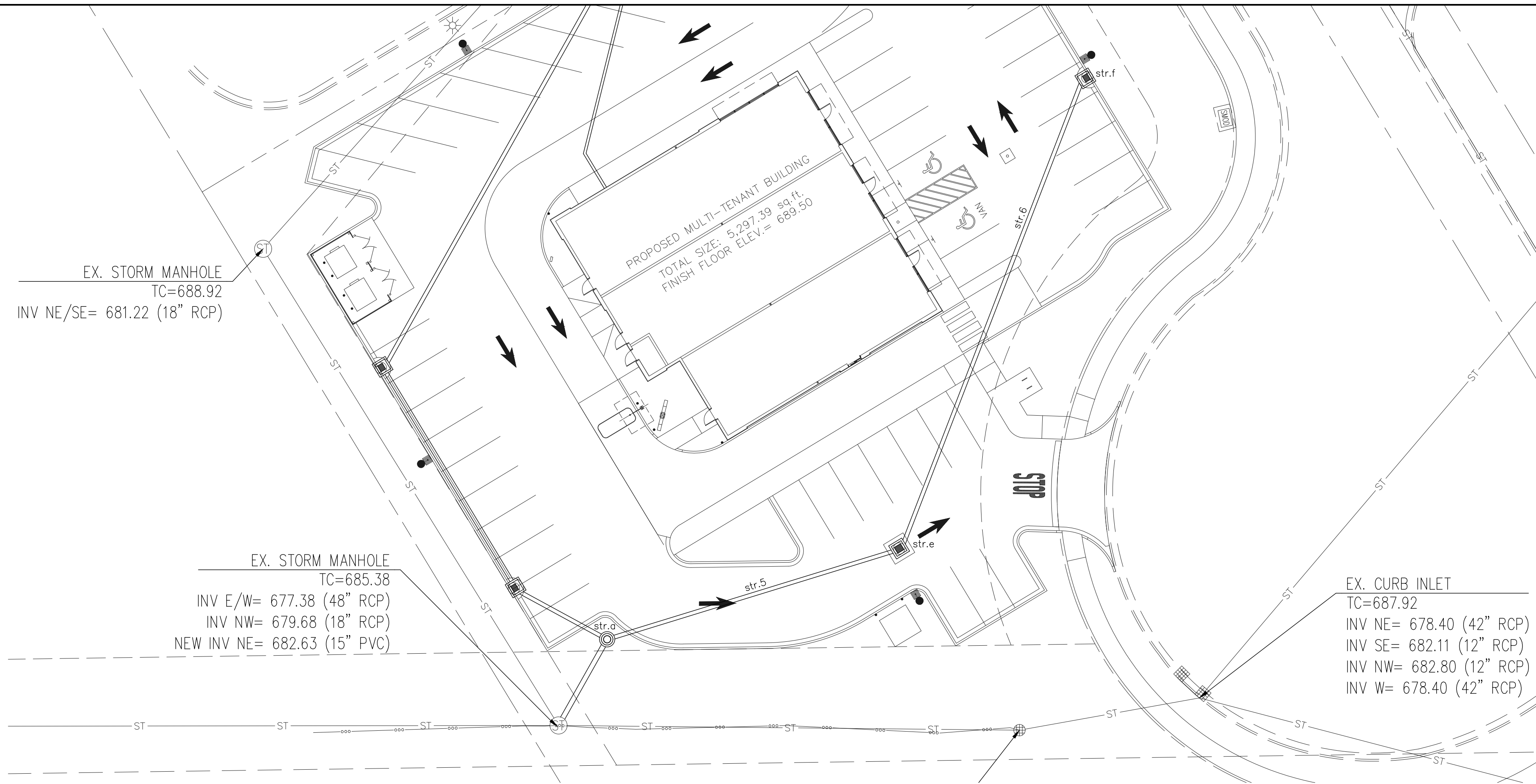
BAXTER ENGINEERING LLC
570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringllc@gmail.com



Multi-Tenant Building with
Tropical Smoothie Cafe
3020 Sagem Court
West Lafayette, Indiana 47906

Storm Sewer Piping Profile Plan

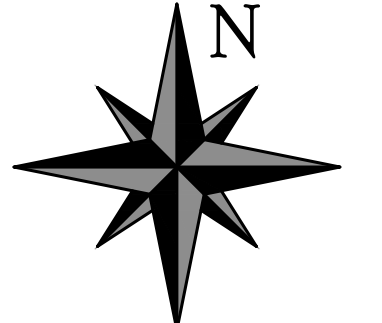
Job No. 26002	Date Stamped 06/16/2026
Drawn By caw	Checked By Scale: tab 1"= 20.0'
CAD FILE: c:\26002\c430 storm sewer profile plan.dwg	
THIS DRAWING IS THE PROPERTY OF VERSATILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.	
SHEET TITLE: C430	



STORM SEWER PROFILE
STRUCTURE No. a thru No.f
SCALE: 1"= 20.0' (HORIZ.)
SCALE: 1"= 2.0' (VERTICAL)

UTILITY DISCLAIMER

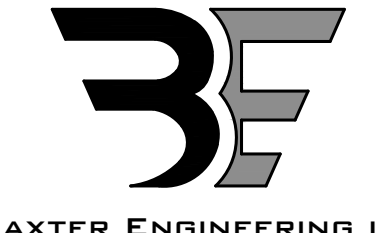
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



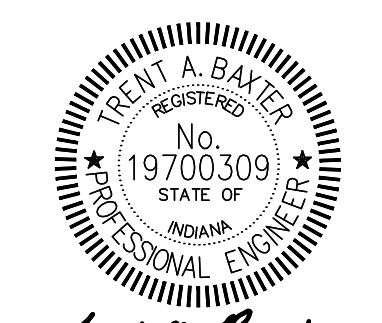
REVISION	DATE	BY	REASON
07/13/2026			added per storm water review comments



VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com



BAXTER ENGINEERING LLC
570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringllc@gmail.com



Brent A. Baxter
REGISTERED PROFESSIONAL ENGINEER
No. 19700309
STATE OF INDIANA
CERTIFIED BY:

Multi-Tenant Building with
Tropical Smoothie Cafe
3020 Sachem Court
West Lafayette, Indiana 47906

Storm Sewer Piping Profile Plan

Job No.	26002	Date Stamped	06/16/2026
Drawn By	caw	Checked By	tab
Scale:		1"= 20.0'	

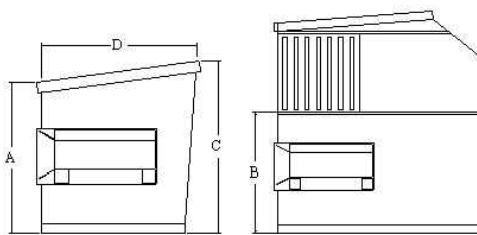
CAD FILE:
C:\26002\c440 storm sewer profile plan.dwg

THIS DRAWING IS THE PROPERTY OF VERSATILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.

SHEET TITLE:
C440

Standard Features	
Heavy duty 7 GA. fork & wheels	Debris shedding fork & wheels
7 GA. fork entry guides	7 GA. fork & wheels backup plates with integral extended bumpers
3" x 4" full length bottom reinforcement	12 GA. side walls
Rugged and light plastic lids	1-1/2" PVC drain plug
Rust resistant primer inside and out	Two coat high gloss enamel finish
Options	
10 GA. side walls	
7 GA. floor	
Clusters: 2 rigid, 2 rivet, for two through four cubic yard containers	

Dimensions



NOTE:
INTERIOR OF DUMPSTER
TO BE LINED WITH 10mil.
PLASTIC LINER.

Model	FL2	FL3	FL4	FL6-LP	FL6	FL6-SL	FL8-LP	FL8	FL8-SL	FL10	FL10-SL
Capacity (cu yd)	2	3	4	6	6	6	8	8	8	10	10
(A) Loading height	39	48	51	37	63	51	51	72	51	82	51
(B) Side loading height	-	-	-	31	-	-	44	-	-	45	-
(C) Interior height	41	51	60	45	64	60	59	76	72	80	80
(D) Interior depth	36	42	53	96	66	72	96	72	80	75	88
Interior width	72	72	72	72	72	72	72	72	72	72	72
Lid size (2 each)	36x41	36x47	36x58	36x58	36x58	36x58	36x58	36x58	36x58	36x58	36x58
Side door W x H	-	-	-	30x30*	30x30	-	30x30*	30x30	-	30x30	-

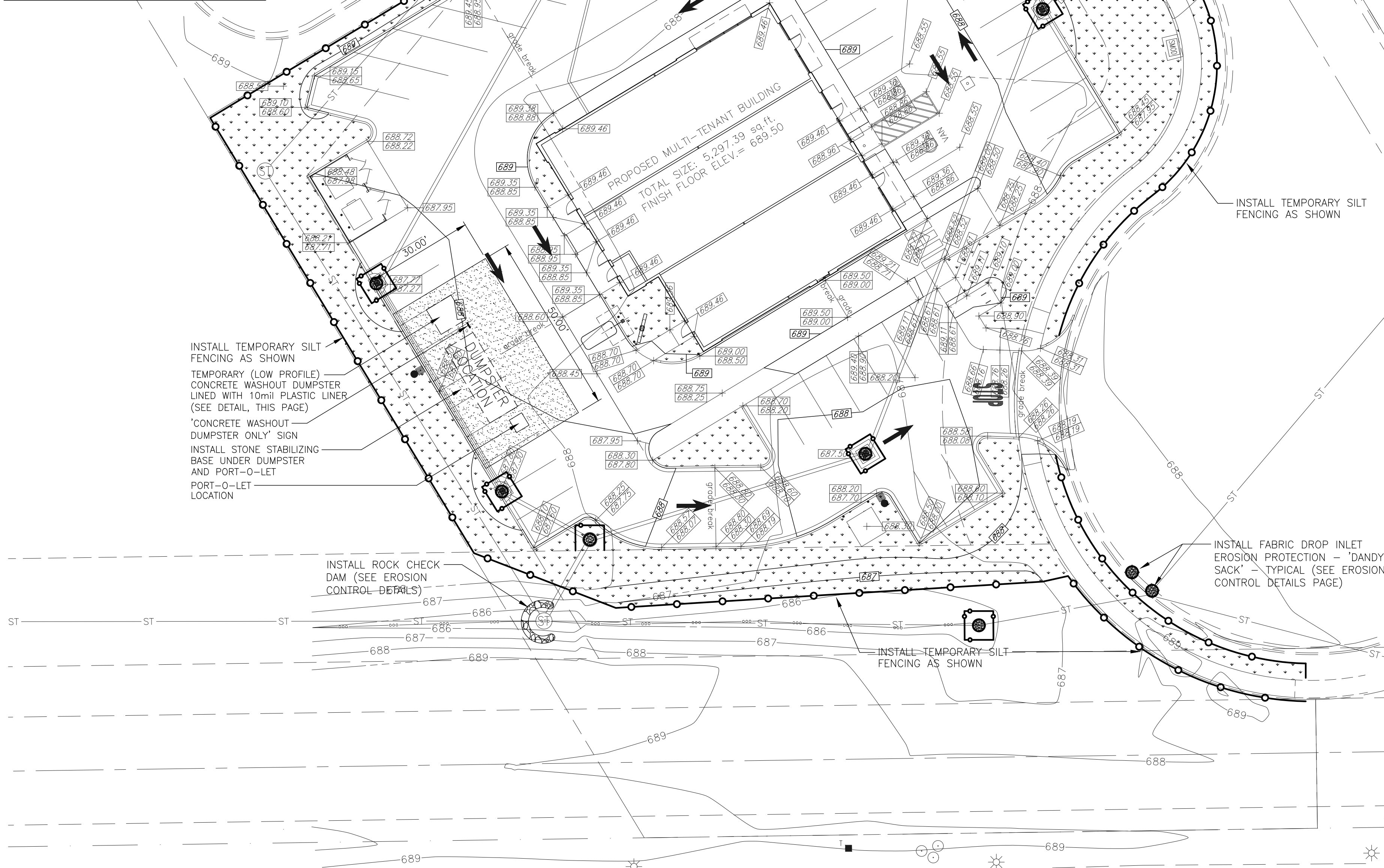
All dimensions are in inches

* Available with two side doors or two 36x47 rear lids

L.P. = low profile

S.L. = slant

CONCRETE WASHOUT DUMPSTER DETAIL



BENCHMARK:
ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY OPERATING REFERENCE STATION INWL (WEST LAFAYETTE CORS ARP) AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT ELEVATION= 617.068 (NAVD88)

TEMPORARY ON-SITE BENCHMARK:
TOP OF WEST BOLT OF THE EXISTING FIRE HYDRANT TO THE EAST OF THE SACHEM COURT SOUTH CUL-DE-SAC. ELEVATION= 690.51 (NAVD88)

FLOOD PLANE INFORMATION:
THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE F.E.M.A NATIONAL FLOOD INSURANCE RATE MAPS FOR TIPPECANOE COUNTY, INDIANA, MAP NUMBER 18157C0133D, DATED SEPTEMBER 25, 2009.

- LEGEND:**
- 688 EXISTING CONTOURS LINES
 - ST EXISTING STORM SEWER PIPES
 - EXISTING STORM SEWER STRUCTURES
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOURS LINES
 - PROPOSED STORM SEWER PIPES
 - PROPOSED STORM SEWER STRUCTURES

- EROSION CONTROL LEGEND:**
- TEMPORARY SILT FENCING (SEE EROSION CONTROL DETAILS PAGE)
 - FABRIC DROP INLET EROSION PROTECTION - "DANDY SACK" PROTECTION (SEE EROSION CONTROL DETAILS PAGE)
 - FABRIC DROP INLET EROSION PROTECTION - "DANDY SACK" (SEE EROSION CONTROL DETAILS PAGE)
 - HATCH INDICATES: AREAS OF LAWN (SEEDED), MULCH, AND LANDSCAPING ON THIS PROJECT (SEE LANDSCAPING PLAN)

SEEDING INFO:
1. ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDED PER EROSION CONTROL DETAILS. (AT NO POINT DURING CONSTRUCTION SHALL ANY PART OF THE SITE REMAIN UNDISTURBED FOR MORE THAN TWO MONTHS THEREFORE NO TEMPORARY SEEDING SHALL BE REQUIRED)

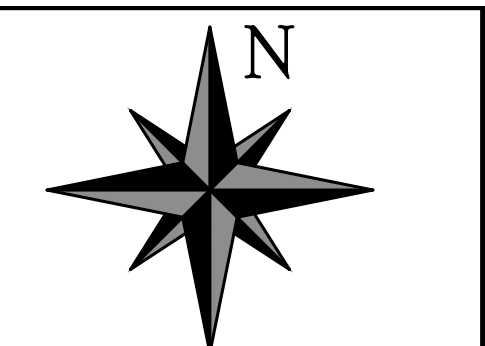
NOTE:
NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED STORM WATER PERMIT.

TEMPORARY ON-SITE BENCHMARK LOCATION

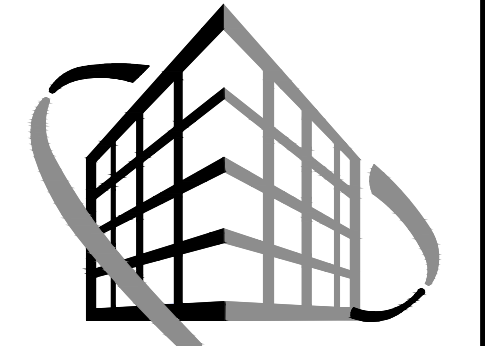
SITE EROSION CONTROL PLAN
SCALE: 1" = 20.0'

STORM SEWER PIPING INFORMATION:
SEE SHEET No.C410 FOR ALL INFORMATION CONCERNING THE STORM SEWER INLETS, MANHOLES, AND PIPING.

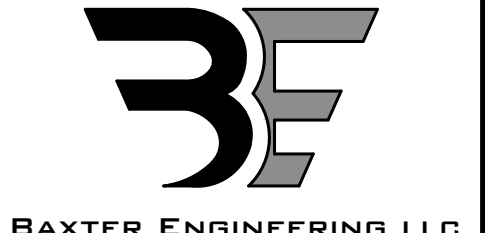
UTILITY DISCLAIMER
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



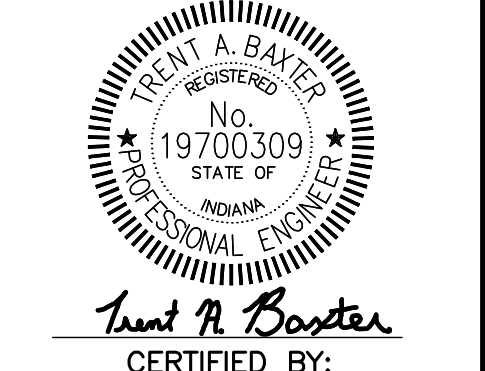
REVISION



VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whitland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringLLC@gmail.com



570 Tracy Road, Suite 610
New Whitland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringLLC@gmail.com



Multi-Tenant Building with
Tropical Smoothie Cafe
3020 Sachem Court
West Lafayette, Indiana 47906
Site Erosion Control Plan

Job No. 26002 Date Stamped 06/16/2026
Drawn By caw Checked By Scale: 1" = 20.0'

CAD FILE: C:\26002\c500 site erosion control plan.dwg
THIS DRAWING IS THE PROPERTY OF VERSATILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.

SHEET TITLE:
C500

EROSION CONTROL INSTALLATION DETAILS (CONT.)

PERMANENT SEEDING (CONT.)

Table 1. Permanent Seeding Recommendations
This table provides several seed mixture options. Additional seed mixtures are available commercially. When selecting a mixture, consider intended land use and site conditions, including soil properties (e.g., soil pH and drainage), slope aspect, and the tolerance of each species to shade and drought.

Open Low-Maintenance Areas
(remaining idle more than six months)

Seed Mixtures	Rate per Acre Pure Live Seed	Optimum Soil pH
1. Perennial ryegrass - white clover ¹	70 lbs. 2 lbs.	5.6 to 7.0
2. Perennial ryegrass - tall fescue ²	70 lbs. 50 lbs.	5.6 to 7.0
3. Tall fescue ² - white clover ¹	70 lbs. 2 lbs.	5.5 to 7.5

Steep Banks and Cuts, Low-Maintenance Areas (not mowed)

Seed Mixtures	Rate per Acre Pure Live Seed	Optimum Soil pH
1. Smooth brome grass - red clover ¹	35 lbs. 20 lbs.	5.5 to 7.0
2. Tall fescue ² - white clover ¹	50 lbs. 2 lbs.	5.5 to 7.5
3. Tall fescue ² - red clover ¹	50 lbs. 20 lbs.	5.5 to 7.5
4. Orchard grass - red clover ¹ - white clover ¹	30 lbs. 20 lbs. 2 lbs.	5.6 to 7.0
5. Crownvetch ¹ - tall fescue ²	12 lbs. 30 lbs.	5.6 to 7.0

Lawns and High-Maintenance Areas

Seed Mixtures	Rate per Acre Pure Live Seed	Optimum Soil pH
1. Bluegrass	140 lbs.	5.5 to 7.0
2. Perennial ryegrass (turf type)	60 lbs. 90 lbs.	5.6 to 7.0
3. Tall fescue (turf type) ² - bluegrass	170 lbs. 30 lbs.	5.6 to 7.5

Channels and Areas of Concentrated Flow

Seed Mixtures	Rate per Acre Pure Live Seed	Optimum Soil pH
1. Perennial ryegrass - white ¹	150 lbs. 2 lbs.	5.5 to 7.0
2. Kentucky bluegrass - smooth bromegrass - switchgrass - timothy - perennial ryegrass - white clover ²	20 lbs. 10 lbs. 3 lbs. 4 lbs. 10 lbs. 2 lbs.	5.5 to 7.5
3. Tall fescue ¹ - white clover ²	150 lbs. 2 lbs.	5.5 to 7.5
4. Tall fescue ² - perennial ryegrass - Kentucky bluegrass	150 lbs. 20 lbs. 20 lbs.	5.5 to 7.5

Notes:

1. An oat or wheat companion or nurse crop may be used with any of the above permanent seeding mixtures, at the following rates:
(a) spring oats – one-fourth to three-fourths bushel per acre
(b) wheat – no more than one-half bushel per acre
2. A high potential for fertilizer, seed, and mulch to wash exists on steep banks, cuts, and in channels and areas of concentrated flow.

PERMANENT SEEDING DATES											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Non-irrigated(1)											
Irrigated											
Dormant(2)											
IRRIGATION NEEDED THIS PERIOD. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREA USE MULCH											
(1) LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED											
(2) INCREASE SEEDING APPLICATION BY 50%											

MULCHING

MATERIALS

Table 1. Mulch Specifications

Material ¹	Rate per Acre	Comments
Straw or hay	2 tons	Should be dry, free of undesirable seeds. Spread by hand or machine. Must be crimped or anchored (see Table 2).
Wood fiber or cellulose	1 ton	Apply with a hydraulic mulch machine and use with tackling agent.

¹ Mulching is not recommended in concentrated flows. Consider erosion control blankets or other stabilization methods.

MULCHING (CONT.)

Table 2. Mulch Anchoring Methods

Anchoring Method ¹	How to Apply
Mulch anchoring tool or farm disk (dull, serrated, and blades set straight)	Crimp or punch the straw or hay two to four inches into the soil. Operate machinery on the contour of the slope.
Cleating with dozer tracks	Operate dozer up and down slope to prevent formation of rills by dozer cleats.
Wood hydromulch fibers	Apply according to manufacturer's recommendations.
Synthetic tackifiers, binders, or soil stabilizers	Apply according to manufacturer's recommendations.
Netting (synthetic or biodegradable material)	Install netting immediately after applying mulch. Anchor netting with staples. Edges of netting strips should overlap with each up-slope strip overlapping four to six inches over the adjacent down-slope strip. Best suited to slope applications. In most instances, installation details are site specific, so manufacturer's recommendations should be followed.

¹ All forms of mulch must be anchored to prevent displacement by wind and/or water.

APPLICATION

1. Apply mulch at the recommended rate shown in Table 1.
2. Spread the mulch material uniformly by hand, hayfork, mulch blower, or hydraulic mulch machine. After spreading, no more than 25 percent of the ground should be visible.
3. Anchor straw or hay mulch immediately after application. The mulch can be anchored using one of the methods listed below:
 - a. Crimp with a mulch anchoring tool, a weighted farm disk with dull serrated blades set straight, or track cleats of a bulldozer,
 - b. Apply hydraulic mulch with short cellulose fibers,
 - c. Apply a liquid tackifier, or
 - d. Cover with netting secured by staples.

EROSION CONTROL BLANKET

MATERIALS

1. Organic (straw, excelsior, woven paper, coconut fiber, etc.) or synthetic mulch incorporated with a polypropylene, natural fiber or similar netting material (The netting may be biodegradable, photodegradable or permanent.)
2. Six to 12–inch staples, pins, or stakes.

INSTALLATION

1. Select the type and weight of erosion control blanket to fit the site conditions (e.g., slope, channel, flow velocity) per the manufacturer's specifications.
2. Prepare the seedbed, add soil amendments, and permanently seed (see Permanent Seeding Sheet C510, C520) the area immediately following seedbed preparation.
3. Lay erosion control blankets on the seeded area so that they are in continuous contact with the soil with each up-slope or up-stream blanket overlapping the down-slope or down-stream blanket by at least eight inches, or folioe manufacturer's recommendations
4. Tuck the uppermost edge of the upper blankets into a check slot (slit trench), backfill with soil and tamp down. In certain applications, the manufacturer may require additional check slots at specific locations down slope from the uppermost edge of the upper blankets.
5. Anchor the blankets in place by driving staples, pins, or stakes through the blanket and into the underlying soil. Follow an anchoring pattern appropriate for the site conditions and as recommended by the manufacturer.

TURF REINFORCEMENT MAT

MATERIALS

1. Anchoring
Staples, pins, or stakes used to prevent movement or displacement of mat. (Follow manufacturer's recommendations for specific applications.)
2. Turf reinforcement mat (typically consists of a three-dimensional matrix of polypropylene, nylon, or other material).
3. Six to 12–inch staples, pins, or stakes.

INSTALLATION

1. Select a turf reinforcement mat appropriate for the site conditions (e.g., slope, channel, flow velocity) per the manufacturer's specifications.
2. Grade and prepare the soil foundation for mat installation.
3. Install the mat according to the manufacturer's instructions, including burying the edges in check slots or silt trenches.
4. Anchor the mat in place by driving staples, pins, or stakes through the mat and into the underlying soil. Follow an anchoring pattern appropriate for the site conditions and as recommended by the manufacturer.
5. Backfill the mat with topsoil, filling to the top of the mat.
6. Seed the area after the mat has been installed and backfilled with soil.
7. Install erosion control blankets over the seeded turf reinforcement mat to stabilize the surface.

ROCK CHECK DAM

MATERIALS

1. Geotextile fabric (8 ounce or heavier; nonwoven).
2. Indiana Department of Transportation Revetment riprap for dam.
3. INDOT CA No. 5 aggregate for use as filter medium (Aggregate must be well-graded).

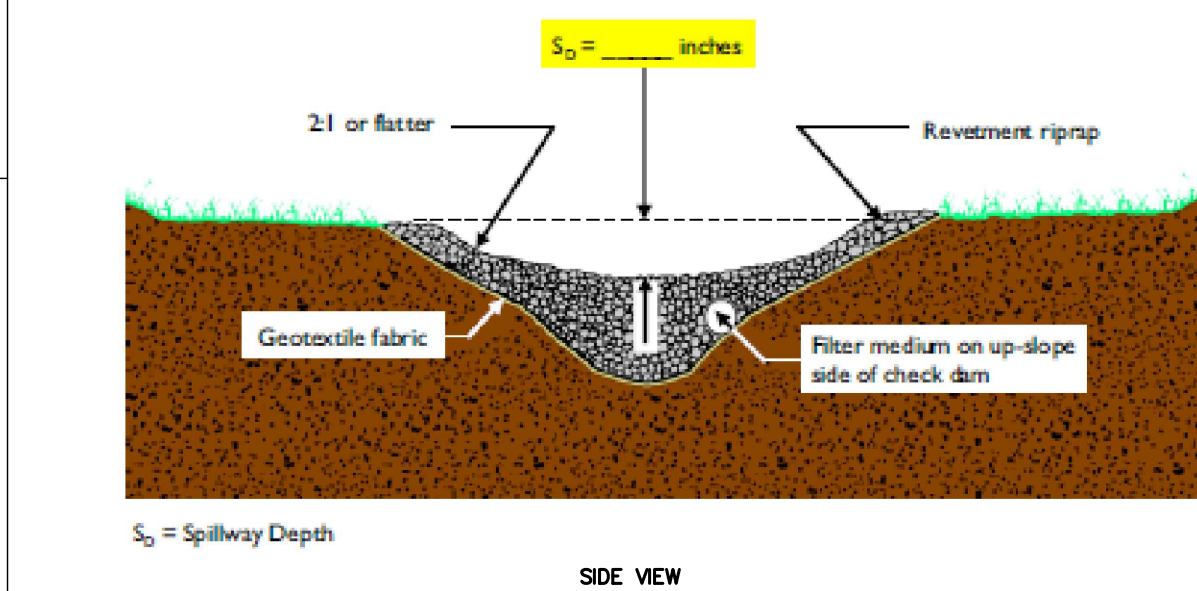
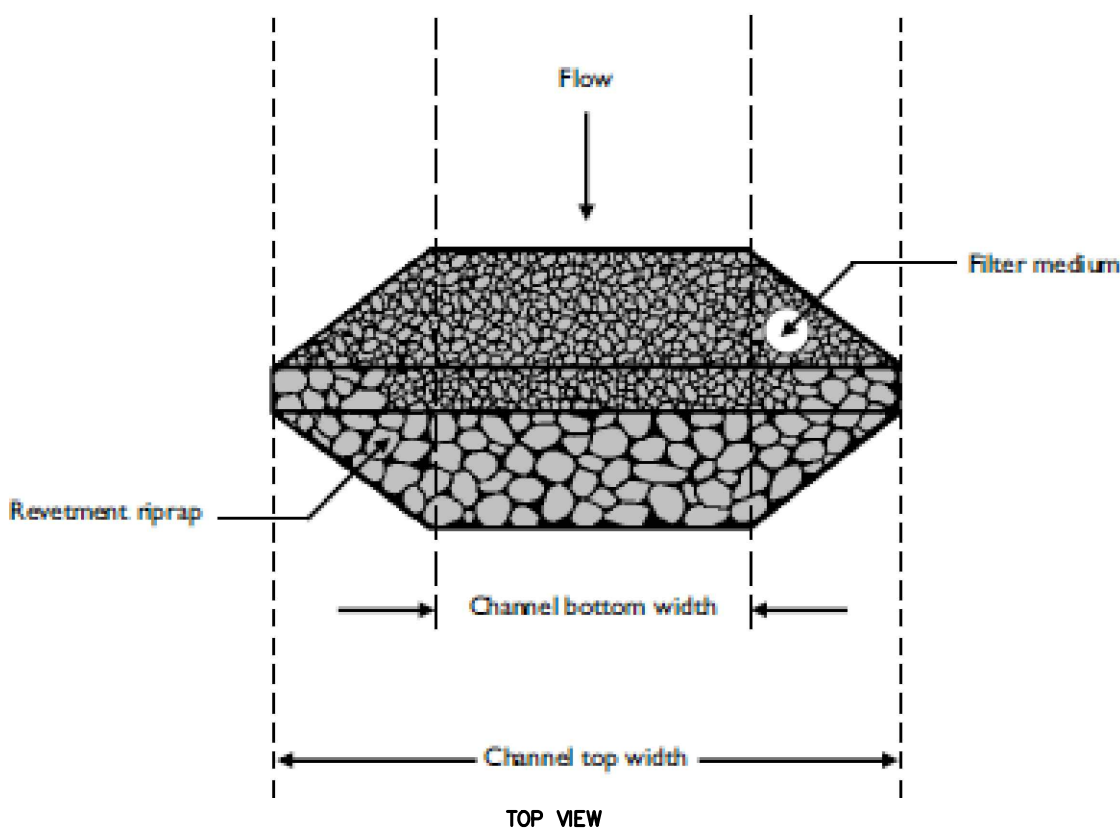
Note: INDOT CA No. 8 aggregate is acceptable if No. 5 aggregate is not available. The use of No. 8 aggregate may result in more frequent overtopping of the structure and will increase the frequency of structure maintenance.

INSTALLATION

1. Lay out the location of the check dam.
2. Excavate a cutoff trench into the channel bottom and ditch banks, extending it a minimum of 18 inches beyond the top of the ditch bank.
3. Install and anchor filter fabric in the channel and cutoff trench.
4. Place riprap in the cutoff trench and channel to the lines and dimensions shown in the construction plans. The center of each dam must be at least nine inches lower than the uppermost points of contact between the riprap dam and channel banks.
5. Extend the riprap at least 18 inches beyond the top of the channel banks to keep overflow water from eroding areas adjacent to the channel banks before it re-enters the channel.

ROCK CHECK DAM (CONT.)

6. Place filter medium (INDOT CA No. 5 aggregate) on the up-slope side of the dam. Place filter medium over the entire face of the dam up to the base of the overflow weir notch.
7. Stabilize the channel above the uppermost dam.
8. Install an erosion-resistant lining in the channel below the lowermost dam. The lining should extend a minimum distance of six feet below the dam.
9. Additional sediment storage can be provided by excavating a small sediment trap on the upstream side of the check dam.



GEOTEXTILE FABRIC DROP INLET PROTECTION

MATERIALS

1. Support posts
2. 2 x 2 inch or 2 x 4 inch hardwood posts.
3. Three feet length, minimum.
4. 1 x 2 inch or 1 x 3 inch hardwood cross bracing lumber.
5. Lathe.
6. Staples or nails.
7. Geotextile fabric

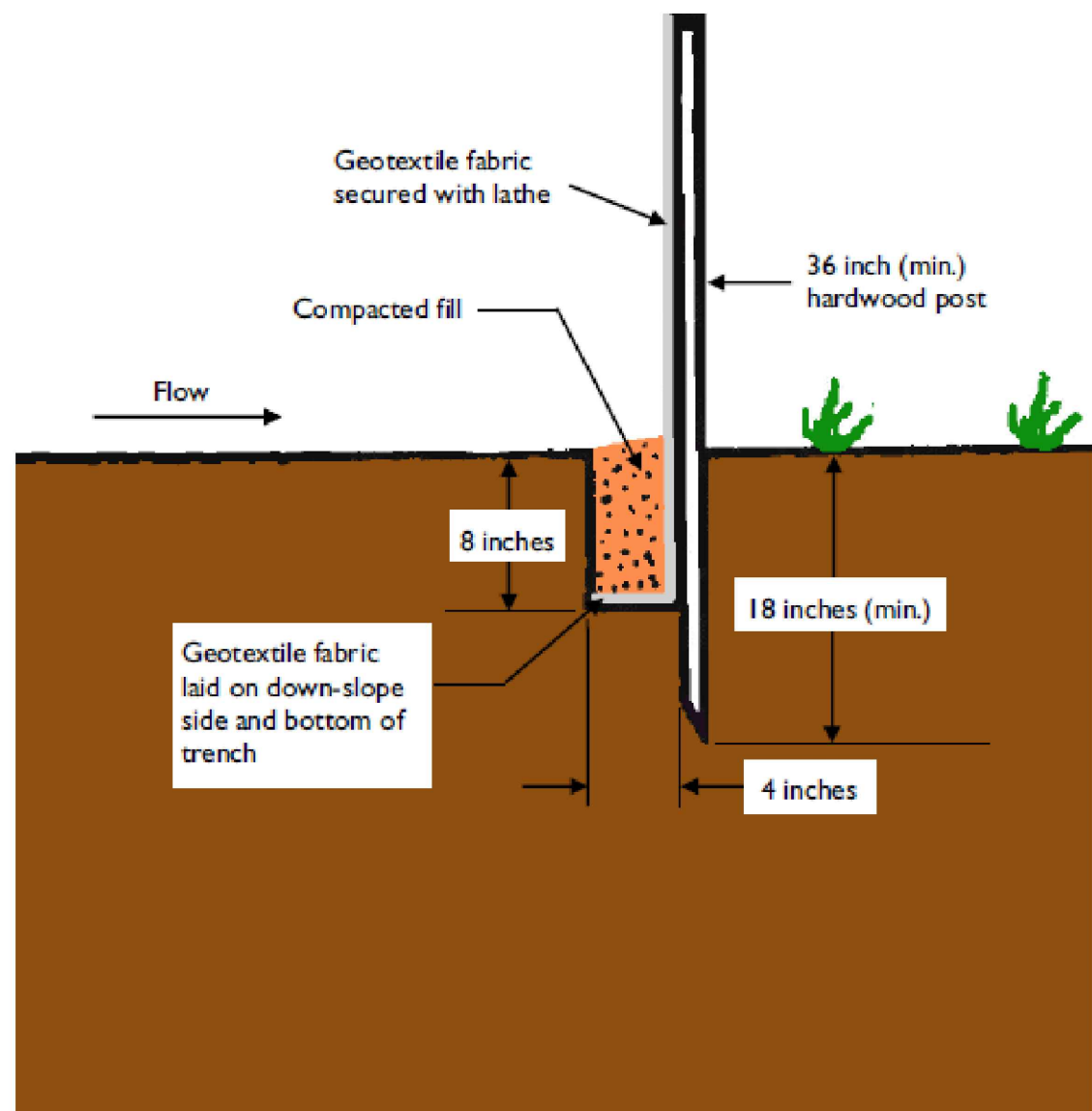
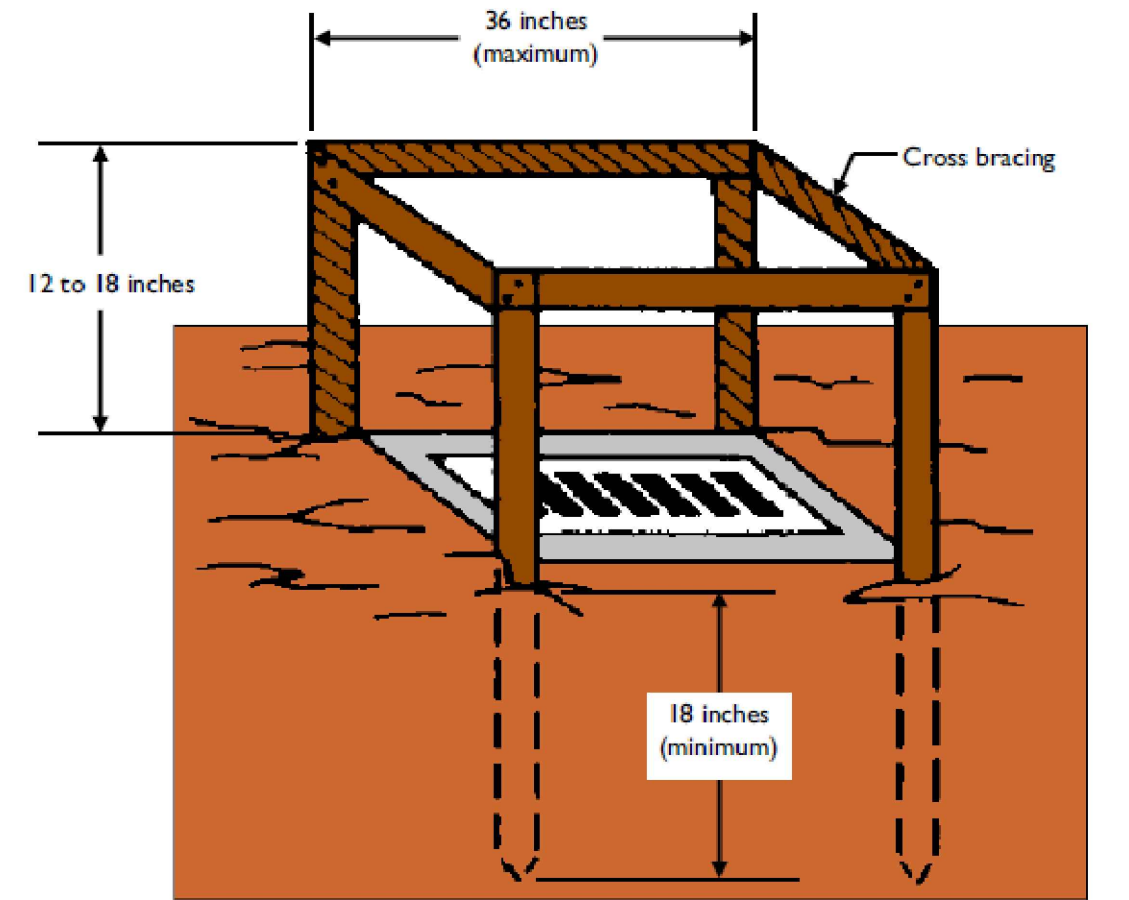
Table 1. Geotextile Fabric Specifications

Physical Property	Woven	Non-Woven
Filtering Efficiency	85%	85%
UV Resistance (Inhibitors and stabilizers to ensure six month minimum life at temperatures of 0° to 120° F)	70%	85%
Tensile Strength at 20% Elongation:		
Standard Strength	30 lbs./linear inch	50 lbs./linear inch
Extra Strength	50 lbs./linear inch	70 lbs./linear inch
Slurry Flow Rate	0.3 gal./min./sq. ft.	4.5 gal./min./sq. ft.
Water Flow Rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.

INSTALLATION

1. Dig an eight-inch deep, four-inch wide trench around the perimeter of the inlet.
2. If using pre-assembled geotextile fabric and posts, drive the posts into the soil, tightly stretching the geotextile fabric between posts as each is driven. (Posts must be placed on the inlet side of the anchor trench with the geotextile fabric on the side of the trench farthest from the inlet.)
Note: If assembling the geotextile fabric and posts on-site, drive the posts into the soil and then secure the geotextile fabric to the posts by placing a piece of lathe over the fabric and fastening it to the post (stretching the fabric between posts as it is fastened).
3. Use the wrap join method when joining posts (see Silt Fence on sheet C520, C530).
4. Place the bottom 12 inches of geotextile fabric into the eight-inch deep trench, laying the remaining four inches in the bottom of the trench and extending away from the inlet.
5. Backfill the trench with soil material and compact it in place.
6. Brace the posts by nailing braces into each corner post or utilize rigid panels to support fabric.
Note: In situations where storm water may bypass the structure, either:

1. Set the top of the geotextile fabric filter at least six inches lower than the ground elevation on the down-slope side of the storm drain inlet,
2. Build a temporary dike, compacted to six inches higher than the fabric, on the down-slope side of the storm drain inlet, AND/OR



SILT FENCE

MATERIALS

1. Fabric – woven or non-woven geotextile fabric meeting specified minimums outlined in Table 2.
 - a. Height – a minimum of 18 inches above ground level (30 inches maximum).
 - b. Reinforcement – fabric securely fastened to posts with wood lathe.
2. Support Posts
 - a. 2 x 2 inch hardwood posts. Steel fence posts may be substituted for hardwood posts (steel posts should have projections for fastening fabric).
 - b. Spacing – Eight feet maximum if fence is supported by wire mesh fencing. Six feet maximum for extra-strength fabric without wire backing.

Table 1. Slope Steepness Restrictions

Percent Slope		Maximum Distance
< 2%	< 50:1	100 feet
2% – 5%	50:1 to 20:1	75 feet
5% – 10% ¹	20:1 to 10:1	50 feet
10% – 20% ¹	10:1 to 5:1	25 feet
> 20% ¹	> 5:1	15 feet

¹ Consider other alternatives.

Note: Multiple rows of silt fence are not recommended on the same slope.

Table 2. Geotextile Fabric Specifications for Silt Fence (minimum)

Physical Property	Woven Geotextile Fabric	Non-Woven Geotextile Fabric
Filtering efficiency	85%	85%
Textile strength at 20% elongation Standard strength Extra strength	30 lbs. per linear inch 50 lbs. per linear inch	50 lbs. per linear inch 70 lbs. per linear inch
Slurry flow rate	0.3 gal./min./square feet	4.5 gal./min./square feet
Water flow rate	15 gal./min./square feet	220 gal./min./square feet
UV resistance	70%	85%
Post spacing	7 feet	5 feet

Note: Silt fences can be purchased commercially.

REVISION

VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whitland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com

BAXTER ENGINEERING LLC
570 Tracy Road, Suite 610
New Whitland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringLLC@gmail.com

REGISTERED PROFESSIONAL ENGINEER
No. 19700309
STATE OF INDIANA
CERTIFIED BY: *Isaac R. Baxter*

Multi-Tenant Building with
Tropical Smoothie Cafe
3020 Sackem Court
West Lafayette, Indiana 47906

Site Erosion Control Details

Job No. 26002 Date Stamped 06/16/2026
Drawn By caw Checked By Scale: tab
CAD FILE: C:\26002\C520 site erosion control details.dwg
THIS DRAWING IS THE PROPERTY OF VERSITILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.
SHEET TITLE:
C520

SILT FENCE (CONT.)

INSTALLATION

Prefabricated silt fence (see Exhibits 1, 2, and 3)

1. Lay out the location of the fence so that it is parallel to the contour of the slope and at least 10 feet beyond the toe of the slope to provide a sediment storage area. Turn the ends of the fence up slope such that the point of contact between the ground and the bottom of the fence end terminates at a higher elevation than the top of the fence at its lowest point (see Exhibit 1).
2. Excavate an eight-inch deep by four-inch wide trench along the entire length of the fence line (see Exhibit 2). Installation by plowing is also acceptable.
3. Install the silt fence with the filter fabric located on the up-slope side of the excavated trench and the support posts on the down-slope side of the trench.
4. Drive the support posts at least 18 inches into the ground, tightly stretching the fabric between the posts as each is driven into the soil. A minimum of 12 inches of the filter fabric should extend into the trench. (If it is necessary to join the ends of two fences, use the wrap joint method shown in Exhibit 3.)
5. Lay the lower four inches of filter fabric on the bottom of the trench and extend it toward the up-slope side of the trench.
6. Backfill the trench with soil material and compact it in place.

Note: If the silt fence is being constructed on-site, attach the filter fabric to the support posts (refer to Tables 1 and 2 for spacing and geotextile specifications) and attach wooden lathe to secure the fabric to the posts. Allow for at least 12 inches of fabric below ground level. Complete the silt fence installation, following steps 1 through 6 above.

Exhibit 1

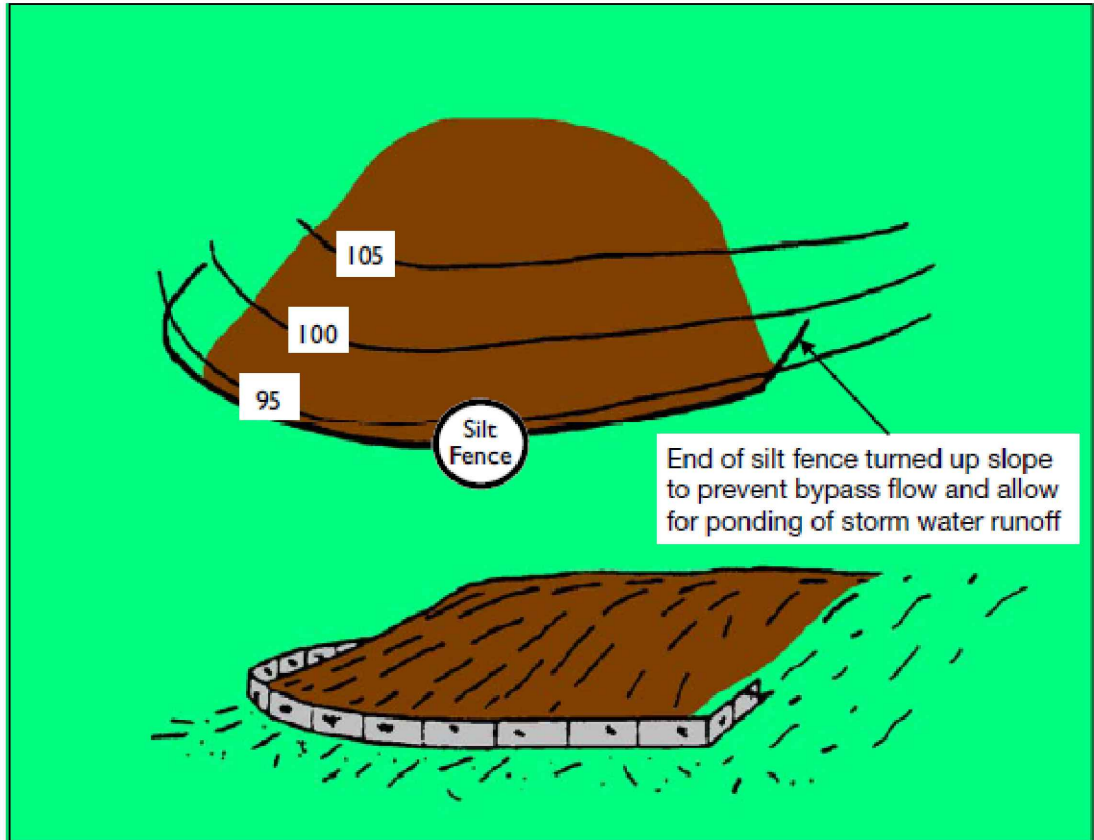


Exhibit 2

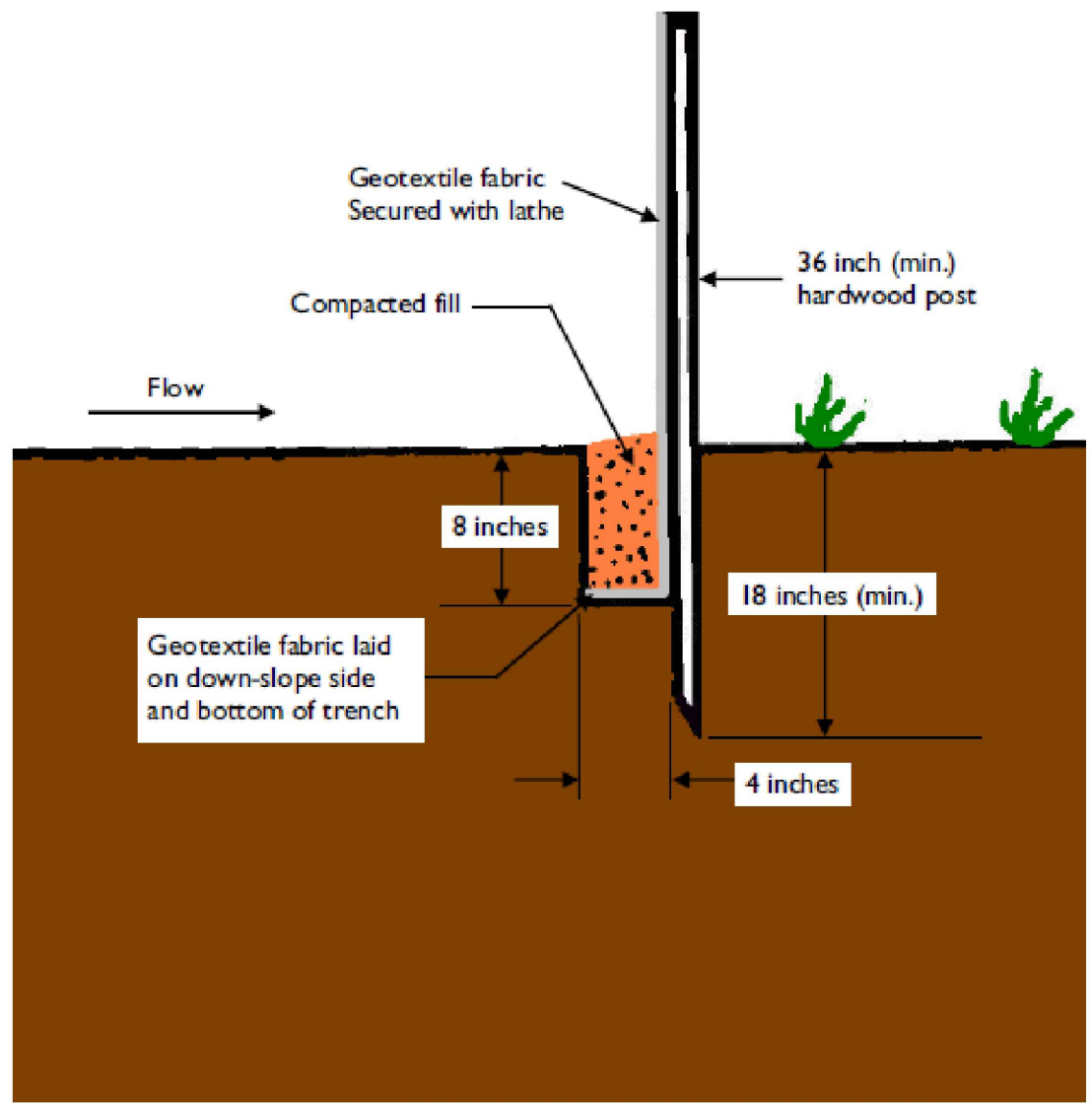
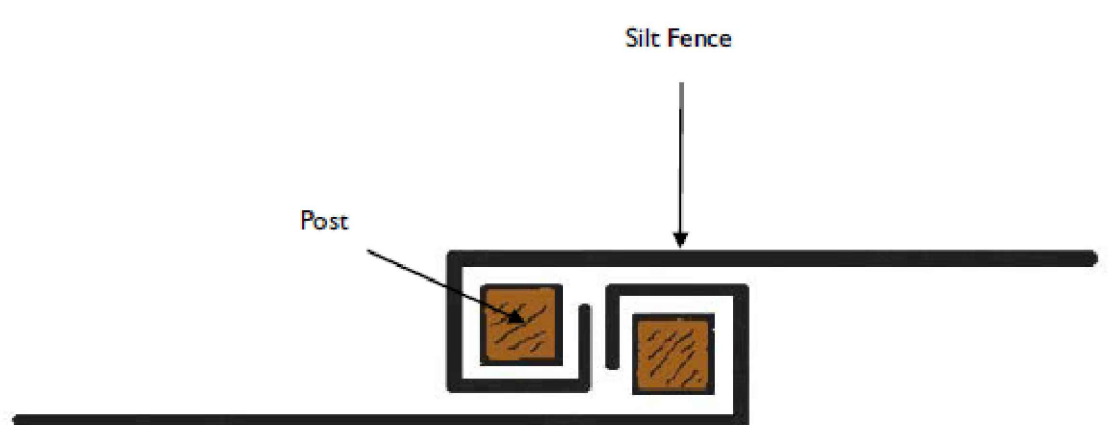
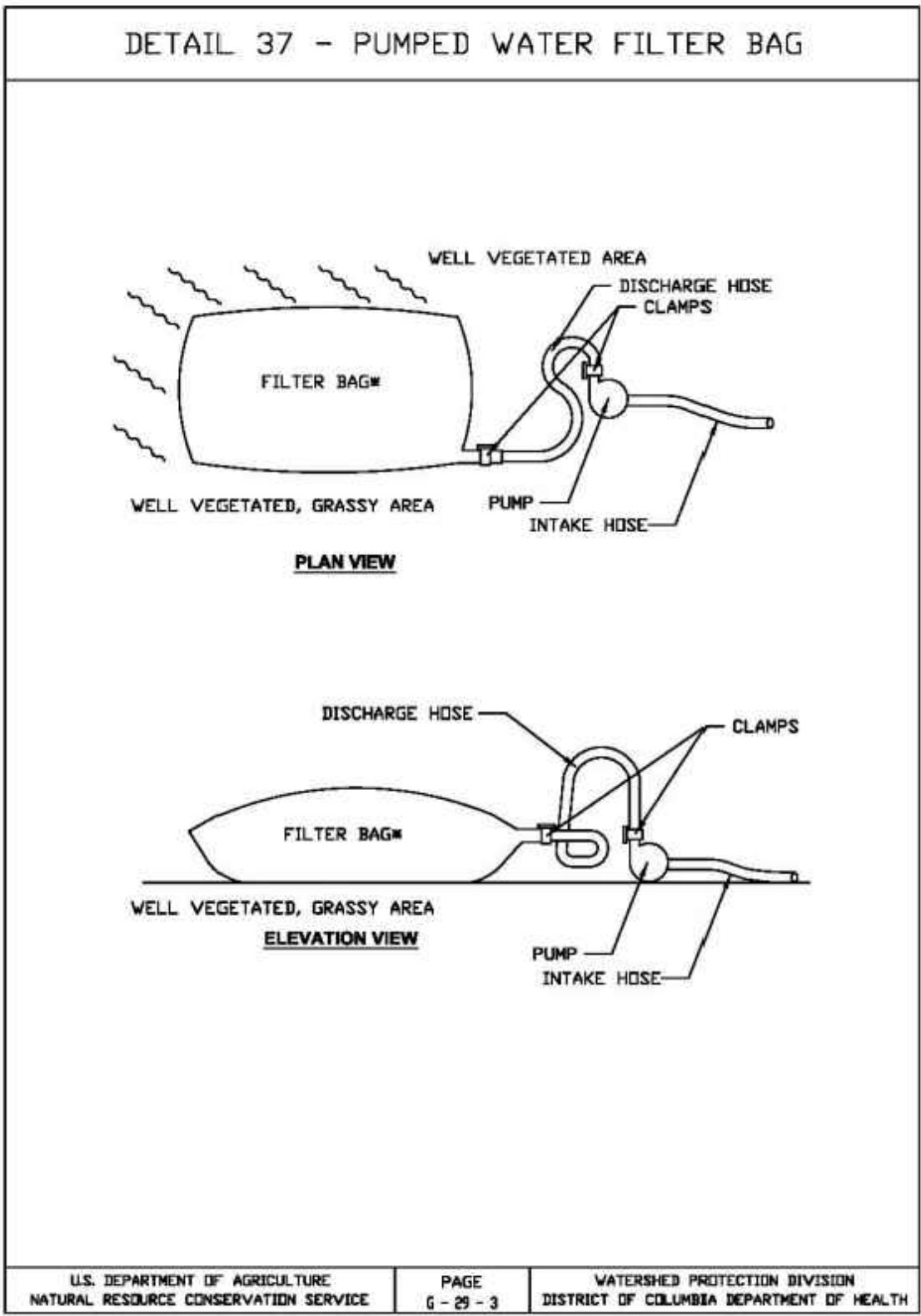


Exhibit 3



DE-WATERING SYSTEM



PREFABRICATED CONCRETE WASHOUT SYSTEM/CONTAINER

MATERIALS

1. Self-contained sturdy containment systems that are delivered to a site
2. Minimum of ten millimeter polyethylene sheeting that is free of holes, tears, and other defects. The sheeting selected should be of an appropriate size to fit the washout system without seams or overlap of the lining
3. Signage.

SURFACE ROUGHENING

Roughening Slopes (To Be Mowed)

1. Make slopes to be mowed no steeper than 3:1.
2. Use a tiller, disk, harrow, or culti-packer to roughen the slopes, creating shallow grooves no more than ten inches apart, one inch deep, and that run parallel to the slope contour.

Roughening Areas with Tracked Machinery

1. Limit roughening with tracked machinery to sandy or relatively dry, finetextured soils to avoid undue surface compaction. (This roughening method is generally not as effective as other roughening methods).
2. Operate the tracked machinery up and down the slope so as to leave horizontal depressions in the soil.

Note: Do not back-blade during the final grading operation.

Seeding, Fertilizing, and Mulching Roughened Areas

1. Immediately seed, fertilize, and mulch surface-roughened areas while soil is loose and moist to aid seed germination and vegetative growth (see Temporary Seeding Sheet C510; Permanent Seeding Sheet C510, C520; Mulching Sheet C520)
2. If roughening with tracked machinery, consider seeding, fertilizing, and mulching first, letting the cleats of the tracks incorporate the seed and fertilizer into the soil and anchor the mulch. This is especially well suited for temporary seeding when timeliness is critical and equipment is unavailable for planting operations.

DANDY SACKS (PAVED INLET DROP PROTECTION)

MATERIALS

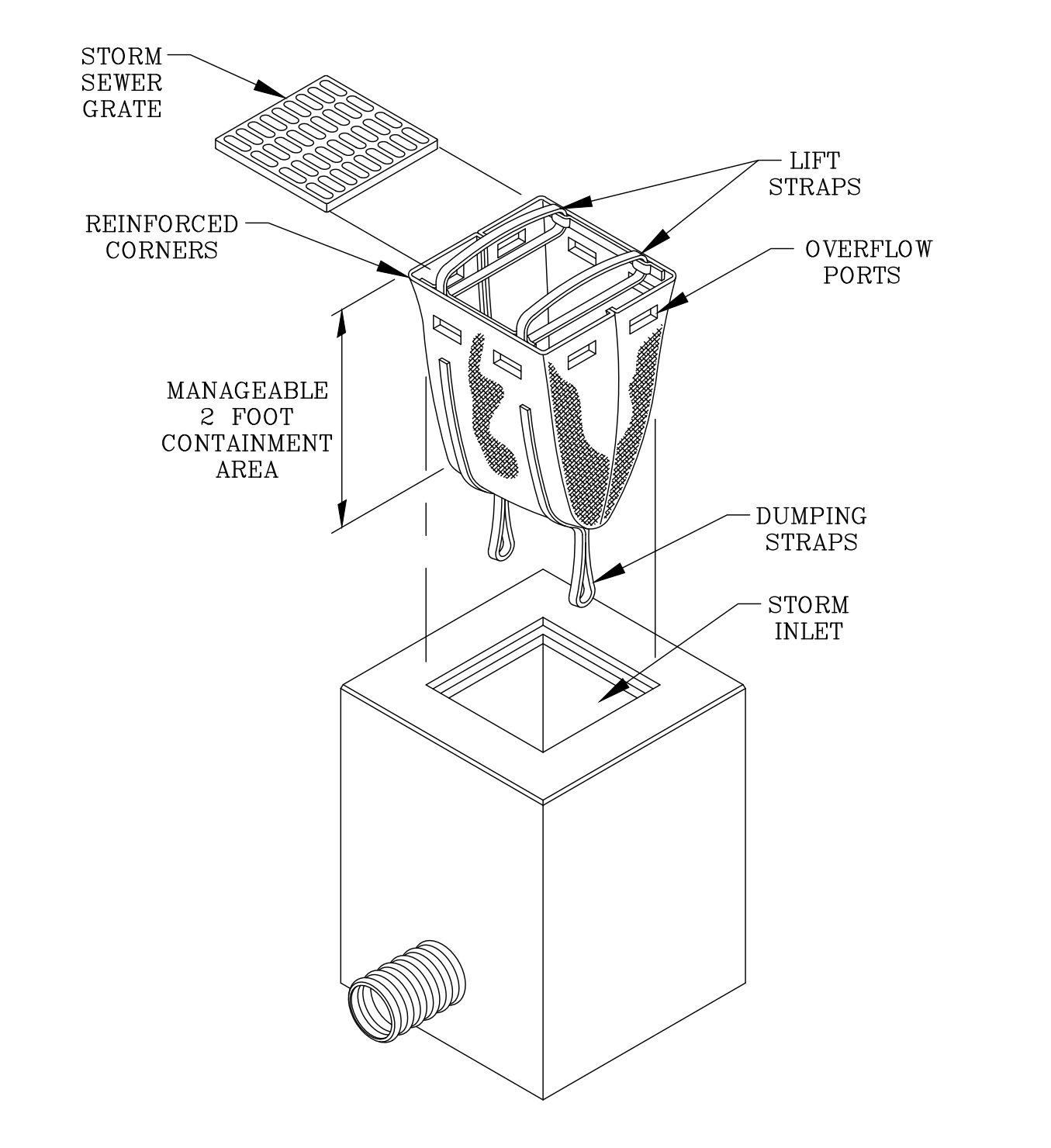
THE DANDY SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS: REGULAR FLOW DANDY SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4633	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	2852 (70)
Permittivity	ASTM D 4491	Sec⁻¹	0.90

HIGH-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4633	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

DANDY SACKS (PAVED INLET DROP PROTECTION) (CONT.)



EROSION CONTROL INSPECTION AND MAINTENANCE GUIDELINES

EROSION CONTROL INSPECTION GUIDELINES TABLE

EROSION CONTROL MEASURE	EROSION CONTROL MEASURE INSPECTION FREQUENCY			
	DAILY	WEEKLY	AFTER RAIN EVENT	AS NEEDED
TREE PRESERVATION		X		X
CONSTRUCTION ENTRANCE	X	X		X
TOP SOIL STOCKPILE	X			X
TEMPORARY SEEDING		X	X	X
PERMANENT SEEDING		X	X	X
MULCHING		X	X	X
CONTROL BLANKET		X	X	X
TURF REINFOR. MAT		X	X	X
ROCK CHECK DAM		X	X	X
FABRIC INLET	X		X	X
SILT FENCE		X	X	X
CONCRETE WASHOUT	X		X	X
SURFACE ROUGHENING			X	X
DANDY SACKS		X	X	X
DUST CONTROL				X

EROSION CONTROL MAINTENANCE GUIDELINES

TREE PRESERVATION

1. Inspect at least once every seven calendar days.
2. Repair perimeter barriers if damaged.
3. Inspect for damage from construction equipment, etc. Repair wounds simply by removing damaged bark and wood tissue. Do not use tree paint.
4. Cable and brace any trunk splits, weak forks, and large limbs.
5. Properly prune all damaged limbs. Avoid leaving stubs.
6. Aerate soil where compaction has been excessive.
7. Fertilize to improve tree growth, vigor, and appearance.
8. Water during dry periods to help offset soil compaction and root damage.

TEMPORARY CONSTRUCTION ENTRANCE

1. Inspect daily.
2. Reshape pad as needed for drainage and runoff control.
3. Top-dress with clean aggregate as needed.
4. Immediately remove mud and sediment tracked or washed onto public roads.
5. Flushing should only be used if the water from the construction drive can be conveyed into a sediment trap or basin.

TOPSOIL SALVAGE AND UTILIZATION

1. Inspect daily.
2. Check for damage to perimeter barrier; repair immediately.
3. Check for erosion or damage to newly spread topsoil; repair immediately and revegetate.

TEMPORARY SEEDING

1. Inspect within 24 hours of each rain event and at least once every seven calendar days.
2. Check for erosion or movement of mulch and repair immediately.
3. Monitor for erosion damage and adequate cover (80 percent density); reseed, fertilize, and apply mulch where necessary.
4. If nitrogen deficiency is apparent, top-dress fall seeded wheat or rye seeding with 50 pounds per acre of nitrogen in February or March.

PERMANENT SEEDING

1. Inspect within 24 hours of each rain event and at least once every seven calendar days until the vegetation is successfully established.
2. Characteristics of a successful stand include vigorous dark green or bluishgreen seedlings with a uniform vegetative cover density of 90 percent or more.
3. Check for erosion or movement of mulch.
4. Repair damaged, bare, gullied, or sparsely vegetated areas and then fertilize, reseed, and apply and anchor mulch.
5. If plant cover is sparse or patchy, evaluate the plant materials chosen, soil fertility, moisture condition, and mulch application; repair affected areas either by overseeding or preparing a new seedbed and reseeded. Apply and anchor mulch on the newly seeded areas.
6. If vegetation fails to grow, consider soil testing to determine soil pH or nutrient deficiency problems. (Contact your soil and water conservation district or cooperative extension office for assistance.)
7. If additional fertilization is needed to get a satisfactory stand, do so according to soil test recommendations.

EROSION CONTROL INSPECTION AND MAINTENANCE GUIDELINES (CONT.)

EROSION CONTROL MAINTENANCE GUIDELINES (CONT.)

PERMANENT SEEDING (CONT.)

8. Add fertilizer the following growing season. Fertilize according to soil test recommendations.
9. Fertilize turf areas annually. Apply fertilizer in a split application. For cool-season grasses, apply one-half of the fertilizer in late spring and one-half in early fall. For warm-season grasses, apply one-third in early spring, one-third in late spring, and the remaining one-third in middle summer.

MULCHING

1. Inspect within 24 hours of each rain event and at least once every seven calendar days.
2. Check for erosion or movement of mulch; repair damaged areas, reseed, apply new mulch and anchor the mulch in place.
3. Continue inspections until vegetation is firmly established.
4. If erosion is severe or recurring, use erosion control blankets or other more substantial stabilization methods to protect the area.

EROSION CONTROL BLANKET

1. Inspect within 24 hours of each rain event and at least once every seven calendar days.
2. Check for erosion or displacement of the blanket.
3. If any area shows erosion, pull back that portion of the blanket covering the eroded area, add soil and tamp, reseed the area, replace and staple the blanket.

TURF REINFORCEMENT MAT

1. Inspect within 24 hours of each rain event and at least once every seven calendar days.
2. Check for erosion or displacement/exposure of the mat.
3. If a specific area shows erosion, add soil and restabilize.

ROCK CHECK DAM

1. Inspect within 24 hours of each rain event and at least once every seven calendar days.
2. If significant erosion occurs between dams, install an erosion-resistant liner in that portion of the channel.
3. Remove accumulated sediment when it reaches one-half the height of the dam to maintain channel capacity, allow drainage through the dam, and prevent large flow from displacing sediment.
4. Add riprap and aggregate as needed to maintain design height and cross section of the dams.
5. When dams are no longer needed, remove the riprap and aggregate and stabilize the channel, using an erosion-resistant lining if necessary. (Riprap and aggregate from the dam may be removed or utilized to stabilize the channel.)

GEOTEXTILE FABRIC DROP INLET PROTECTION

1. Inspect daily.
2. Inspect geotextile fabric and make needed repairs immediately.
3. Remove sediment from pool area to provide storage for the next storm event. Avoid damaging or undercutting fabric during sediment removal.
4. When contributing drainage area has been stabilized, remove sediment, properly dispose of all construction material, grade area to the elevation of the storm drain inlet top, then stabilize immediately.

SILT FENCE

1. Inspect within 24 hours of a rain event and at least once every seven calendar days.
2. If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately. Note: All repairs should meet specifications as outlined within this measure.
3. Remove deposited sediment when it is causing the filter fabric to bulge or when it reaches one-half the height of the fence at its lowest point. When contributing drainage area has been stabilized, remove the fence and sediment deposits, grade the site to blend with the surrounding area, and stabilize.

PREFABRICATED CONCRETE WASHOUT SYSTEM/CONTAINER

1. Inspect daily and after each storm event.
2. Inspect the integrity of the overall structure including, where applicable, the containment system.
3. Inspect the system for leaks, spills, and tracking of soil by equipment.
4. Inspect the polyethylene lining for failure, including tears and punctures.
5. Once concrete wastes harden, remove and dispose of the material.
6. Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this criterion, unless the manufacturer has alternate specifications.
7. Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
8. Dispose of all concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/demolition landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
9. The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
10. Concrete washout systems are designed to promote evaporation. Prefabricated units are often pumped and the company supplying the unit provides this service.
11. Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify the violators and take appropriate action.

DUST CONTROL

Minimizing wind erosion and controlling dust will be accomplished by one or more of the following methods:

1. Covering 30% or more of the soil with a non-erodible material
2. Roughening the soil to produce ridges (at least 6 inches) perpendicular to the prevailing wind.
3. Frequent watering of excavation and fill areas
4. Providing gravel or paving at entrance/exit drives, parking areas, and transit paths

REVISION

VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whitland, Indiana 46184
Office: 317-535-3579
Cell: 317-509-4142
Fax: 317-535-3581
email: info@versatile-llc.com

BAXTER ENGINEERING LLC
570 Tracy Road, Suite 610
New Whitland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringLLC@gmail.com

Professional Engineer
No. 19700309
STATE OF INDIANA
Ivan A. Baxter
CERTIFIED BY:

Multi-Tenant Building with
Tropical Smoothie Cafe

3020 Sacem Court
West Lafayette, Indiana 47906

Site Erosion Control Details

Job No. 26002 Date Stamped 06/16/2026

Drawn By caw Checked By Scale: tab

CAD FILE: C:\26002\c530 site erosion control details.dwg

THIS DRAWING IS THE PROPERTY OF VERSITILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.

SHEET TITLE:

C530

Construction Plan –General Plan Components (Section A)

- A1 – Index of the location of required plan elements in the construction plan:
See this sheet (sheet number C540).
- A2 – A vicinity map depicting the project site location in relationship to recognizable local landmarks, towns, and major roads:
See Title sheet (T100).
- A3 – Narrative of the nature and purpose of the project:
The proposed site will consist of construction of a new 24,550 sq.ft. asphalt and concrete parking lot with all new storm drainage facilities. Also, the site will consist of construction of a new 5,297.39 sq.ft. multi-tenant building.
- A4 – Latitude and longitude to the nearest fifteen (15) seconds:
Latitude: N 40°27'39.29" – Longitude: W 86° 56' 8.45"
- A5 – Legal description of the project site:
See Site Layout Plan, sheet no. C200.
- A6 – 11 X 17-inch plat showing building lot numbers/boundaries and road layout/names:
See Plat Plan, sheet 1 of 2 and 2 of 2.
- A7 – Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways:
See Site Grading Plan, sheet C400 and C410. This site does not sit within a Floodplain, Floodway, or fringe.
THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE F.E.M.A NATIONAL FLOOD INSURANCE RATE MAPS FOR TIPPECANOE COUNTY, INDIANA, MAP NUMBER 18157C0133D, DATED SEPTEMBER 25, 2009.
- A8 – Land use of all adjacent properties:
North: GB General Business District
South: GB General Business District
East: GB General Business District
West: GB General Business District
- A9 – Identification of a U.S. EPA approved or established TMDL:
Currently the Wabash River is not under any development, or Public Notice, or Approved TMDL.
- A10 – Name(s) of the receiving water(s):
This projects final discharge location will be the Wabash River.
- A11 – Identification of discharges to a water on the current 303(d) list of impaired waters and the pollutant(s) for which it is impaired:
The Wabash River (in Tippecanoe County) is on the 303(d) list of Impaired Waters.
- A12 – Soils map of the predominate soil types:
See Title Sheet (T100) of these plans for soils map.

The site contains 66.9% Starks–Fincastles complex, 0 to 2 percent slopes, 27.3% Milford silty clay loam, pathole, 5.7% Urban land–Starks–Fincastle complex, 0 to 2 percent slopes.

Key Characteristics of Starks–Fincastles complex:
Composition: Primarily consists of Starks and Fincastle soils, which are fine–silty, mixed, superactive, mesic Aeric Epiaqualls.
Topography/Slopes: Found on 0 to 2 percent slopes, often in depressed areas.
Drainage: Described as "somewhat poorly drained," making them prone to wetness, which can severely limit residential development.
Location: Widely documented in soil surveys for Tippecanoe County, Indiana, including sites near West Lafayette.

Key Characteristics of Milford silty clay loam:
Drainage and Permeability:
Very poorly drained with slow to moderate permeability, often resulting in long–term surface ponding.
Texture: Silty clay loam surface, which tends to compact easily under heavy machinery, reducing air space.
Landscape Position: Found in depressions, swales, and kettles, representing the lowest part of the local topography.
Agricultural Use: Classified in Capability Class IIw, indicating it has moderate limitations due to wetness, requiring artificial drainage for consistent cropping.
Soil Type: A typical pedon features black silty clay loam (0–9 inches) over black silty clay (9–18 inches), often slightly acid.

Key Characteristics Urban land–Starks–Fincastle complex:
Composition: 45% Urban land, 25% Starks and similar soils, 15% Fincastle and similar soils, and 6% minor components.
Slope: 0 to 2 percent, considered nearly level.
Landform: Till plains or outwash uplands.
Drainage: Starks soils are somewhat poorly drained; Fincastle soils are somewhat poorly drained to deep, often in depressions.
Hydric Rating: Generally not hydric, but components may exist in low-lying, wet areas.

- A13 – Identification and location of all known wetlands, lakes, and water courses on or adjacent to the project site (construction plan, existing site layout):
There are no known wetlands, lakes, and water courses on or adjacent to the project site.
- A14 – Identification of any other state or federal water quality permits or authorizations that are required for construction activities:
NPDES CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES: Regulations promulgated by IDEM to regulate the discharge of storm water from construction activities on sites where more than ONE (1) acres of soil is disturbed. A Notice of Intent (NOI) form must be completed and mailed to IDEM at least 48 Hours prior to any earth–disturbing activities and a Storm Water Pollution Prevention Plan (SWPPP) for the site must be prepared and followed during the construction activities.

NOTICE OF INTENT: The Operator has petitioned IDEM for the storm water discharges during construction at this site to be covered by the NPDES General Permit for Construction Activity for the State of Indiana. A Notice of Intent (NOI) (using the form required by the federal, state, and/or local permitting agency) to be covered under this permit has been filed by the Operator. The SWPPP must be prepared prior to submittal of the NOI form. The signatory on the NOI must sign all documents (i.e., inspection reports) associated with the SWPPP. If the signatory chooses not to sign all documents, he/she must designate a duly authorized representative to sign all relevant documents. This designation must be made in writing and be included in the SWPPP. The duly authorized representative may be either a named individual or any individual occupying a named position.

FINAL STABILIZATION AND TERMINATION OF PERMIT COVERAGE: A site can be considered finally stabilized when all soil disturbing activities have been completed and a uniform perennial vegetative cover with a density of 85% for the unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been established and the facility no longer discharges storm water associated with construction activities and a Notice of Termination (NOT) form filed by the Operator(s) with IDEM. The Operator's Project Manager must complete the NOT. The NOT must be signed by the signatory (or equivalent position) on the NOI and subsequently submitted to the appropriate agency. This filing terminates coverage under the General Permit and terminates the Contractor's responsibility to implement the SWPPP, but the Final Stabilization requirements of the SWPPP, including periodic inspections, must be continued until the NOT is filed. Upon achieving this milestone, the Contractor shall also submit Certification/Termination Checklist (Form B-1) and State Form 51514 (NOT) to the Tippecanoe County Surveyor's Office, City of Lafayette, and IDEM. Final payment and/or the release of retainage will be withheld until all provisions of the SWPPP have been submitted, completed and accepted by the Operator.

The Contractor will obtain copies of any and all local and state regulations which are applicable to storm water management, erosion control, and pollution minimization at this job site and will comply fully with such regulations. The Contractor will submit written evidence of such compliance if requested by the Operator or any agent of a regulatory body. The Contractor will comply with all conditions of the U.S. Environmental Protection Agency and IDEM Construction General Permit, including the conditions related to maintaining the SWPPP and evidence of compliance with the SWPPP at the job site and allowing regulatory personnel access to the job site and to records in order to determine compliance. No other state or federal permit is required for this project.

- A15 – Identification and delineation of existing cover, including natural buffers:
The existing site is currently an existing commercial site with grass.
- A16 – Existing site topography at an interval appropriate to indicate drainage patterns:
The existing topography can be seen on the Existing Site Condition Plan, sheet C100.
- A17– Location(s) where run-off enters the project site:
There is no stormwater run-off from Sacem Court South. Stormwater conveyance systems currently drain through the south and west sides of the proposed property.
- A18 – Location(s) where run-off discharges from the project site prior to land disturbance:
The existing stormwater is discharged via 18" pipe into an existing drainage swale at the southwest end of the existing Sagamore Commons development. The existing stormwater run-off discharge location can be found on the Existing Site Conditions Plan (C100).
- A19 – Location of all existing structures on the project site:
See Existing Site Conditions Plan (C100).
- A20 – Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management:
There are no existing detention facilities or manmade wetlands.
- A21 – Locations where stormwater may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features:
There are no know locations where stormwater will be directly discharged into ground water.
- A22 – Size of the project area expressed in acres:
The overall project area will be approximately 1.29± acres.
- A23 – Total expected land disturbance expressed in acres:
The overall disturbed area will be approximately 1.071± acres.
- A24 – Proposed final topography:
See Site Grading Plan (C400).
- A25 – Locations and approximate boundaries of all disturbed areas:
See Site Erosion Control Plan (C500). Approx. 1.071± acres.
- A26 – Locations, size, and dimensions of all stormwater drainage system such as culverts, stormwater sewer, and conveyance channels:
See Site Storm Water Piping Plan (C410).
- A27 – Locations of specific points where stormwater and non-stormwater discharges will leave the project site:
See Site Grading Plan (C400) and Site Storm Water Piping Plan (C410).
- A28 – Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas:
See Site Layout Plan (C200), Site Utility Plan (C300), Site Grading Plan (C400), and Site Storm Water Piping Plan (C410).
- A29 – Location of all on-site and off-site soil stockpiles and borrow areas:
There will be no soil stockpiling. All excess soils shall be exported to Brookville Sand and Gravel located at 6567 N 850 W, Fairland, IN 46126.
- A30 – Construction support activities that are expected to be part of the project:
See Site Erosion Control Plan (C500).
- A31 – Location of any in-stream activities that are planned for the project including, but not limited to, stream crossings and pump arounds:
There are no in-stream activities that are planned for the project.

Stormwater Pollution Prevention – Construction Component (Section B)

- B1 – Description of the potential pollutant generating sources and pollutants, including all potential non-stormwater discharges:
The following materials or substances are expected to be present onsite during construction:
- | | |
|-------------------------------|--------------------------|
| Concrete/Additives/Wastes | Cleaning solvents |
| Detergents | Petroleum based products |
| Paints/Solvents | Pesticides |
| Acids | Fertilizers |
| Solid and construction wastes | Sanitary wastes |
| Soil stabilization additives | Exposed soils |
- B2 – Stable construction entrance locations and specifications:
A Temporary stone construction entrance will be established. See Site Erosion Control Plan (C500) and Site Erosion Control Details (C510).
- B3 – Specifications for temporary and permanent stabilization:
Temporary, Permanent seeding and rough surface grading shall be used for soil stabilization. See Site Erosion Control (C500) and all Site Erosion Control Detail Pages (C510– C530).
- B4 – Sediment control measures for concentrated flow areas:
See Site Erosion Control Plan (C500).
- B5 – Sediment control measures for sheet flow areas:
Silt Fencing will be used for sheet flow areas. See Site Erosion Control (C500) and all Site Erosion Control Detail Pages (C510– C530).
- B6 –Run-off control measures:
Not applicable.
- B7 – Stormwater outlet protection location and specifications:
Not applicable.
- B8 – Grade stabilization structure locations and specifications:
Not applicable.
- B9 – Dewatering applications and management methods:
See Site Erosion Control (C500) and all Site Erosion Control Detail Pages (C530) for location and dewatering details.
- B10 – Measures utilized for work within waterbodies:
There is no work within waterbodies on this project.
- B11 – Maintenance guidelines for each proposed stormwater quality measure:
See all Site Erosion Control Detail Pages (C510– C530).
- B12 – Planned construction sequence that describes the implementation of stormwater quality measures in relation to land disturbance:
See Site Erosion Control Details (C510).
- B13 – Provisions for erosion and sediment control on individual residential building lots regulated under the proposed project:
This is a commercial building project and will have no residential building.

B14 – Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2–6.1:

- The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The job site superintendent will be responsible for ensuring that these procedures are followed.
- A. Good Housekeeping The following good housekeeping practices will be followed onsite during the construction project.
1. An effort will be made to store only enough products required to do the job.
 2. All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers will be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.
 3. Products will be kept in their original containers with the original manufacturer's label in legible condition.
 4. Substances will not be mixed with one another unless recommended by the manufacturer.
 5. Whenever possible, all of a product will be used up before disposing of the container.
 6. Manufacturer's recommendations for proper use and disposal will be followed.
 7. The job site superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.
 8. Hazardous Products: These practices will be used to reduce the risks associated with hazardous materials. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the SWPPP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.
1. Products will be kept in original containers with the original labels in legible condition.
2. Original labels and material safety data sheets (MSDS's) will be procured and used for each material.
3. If surplus product must be disposed of, manufacturer's or local/state/federal recommended methods for proper disposal will be followed.
- C. Hazardous Waste: All hazardous waste materials will be disposed of by the Contractor in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. Site personnel will be instructed in these practices by the job site superintendent, who will also be responsible for seeing that these practices are followed.
- D. Product Specific Practices: The following product specific practices will be followed on the job site.
1. Petroleum Products All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any petroleum storage tanks stored onsite will be located within an area that is designed to prevent an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Drip pans shall be provided for all dispensers. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on the construction drawings by the contractor once the locations have been determined.
 2. Fertilizers Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to stormwater. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.
 3. Paints, Paint Solvents, and Cleaning Solvents All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or state and federal regulations.
 4. Concrete Wastes Concrete trucks will be allowed to wash out, discharge surplus concrete or drum wash water on the site, but only in the specifically designated concrete wash-out (lined dumpsters) which have diked areas to prevent contact between the concrete and/or wash out and storm water which will be discharged from the site or Concrete trucks can dump surplus concrete in locations where waste concrete can be poured into forms to make riprap or other useful concrete products. The hardened residue from the concrete wash out lined dumpsters will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. Disposal shall occur when lined dumpster is full. When not in use, lined dumpster shall be covered by a water-proof tarp or other means to prevent storm water from entering the dumpster. The job site superintendent will be responsible for seeing that these procedures are followed. The project may require the use of multiple concrete wash out areas. All concrete wash out areas will be located in an area where the likelihood of the area contributing to storm water discharges is negligible. If required, additional BMPs must be implemented to prevent concrete wastes from contributing to storm water discharges. The location of concrete wash out area(s) have been identified on the construction drawings.
 5. Solid and Construction Wastes All waste materials will be collected and stored in an appropriately covered container and/or securely lidded metal dumpster rented from a local waste management company which must be a solid waste management company licensed to do business in the State of Indiana and Tippecanoe County. The dumpster will comply with all local and state solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week or more often if necessary, and the trash will be hauled to a landfill approved by the State of Indiana and Tippecanoe County. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal. All waste dumpsters and roll-off containers will be located in an area where the likelihood of the containers contributing to storm water discharges is negligible.If required, additional BMPs must be implemented, such as sandbags around the base, to prevent wastes from contributing to storm water discharges. The location of waste dumpsters and roll-off containers have been identified on the construction drawings.
 6. Sanitary Wastes All sanitary waste will be collected from the portable units a minimum of three times per week by a licensed portable facility provider in complete compliance with local and state regulations. All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharges is negligible. If required, additional BMPs must be implemented, such as sandbags around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the construction drawings by the contractor once the locations have been determined.
 7. Contaminated Soils Any contaminated soils (resulting from spills of materials with hazardous properties) which may result from construction activities will be contained and cleaned up immediately in accordance with the procedures given in the Materials Management Plan and in accordance with applicable state and federal regulations. Exposed Soils Exposed soils shall be treated as listed in B7 Runoff Control Measures and/or B11 Temporary Surface Stabilization and/or B12 Permanent Surface Stabilization Spill Prevention and Response Procedures See SPILL RESPONSE FOR CONTRACTOR on Sheet C520 Spills of toxic or hazardous materials will be reported to the appropriate federal, state, and/or local government agency, regardless of the size of the spill. Spills of amounts that exceed Reportable Quantities of certain substances specifically mentioned in federal regulations (40 CFR 110, 40 CFR 117, and 40 CFR 302) must be immediately reported to the EPA National Response Center, telephone 1–800–424–8802, IDEM, telephone (317) 233–7745, and the city of West Lafayette City Hall 1–765–775–5100, and the West Lafayette Fire Station 3 1–765–775–5195.

B15 – Material handling and storage procedures associated with construction activity:
All appropriate measures will be implemented to manage wastes or unused building materials including, but not limited to garbage, debris, cleaning wastes, wastewater, concrete or cementitious washout water, mortar/masonry products, soil stabilizers, lime stabilization materials, and other substances. All concrete/grout materials will be handled through a concrete wash-out area, garbage will be contained in an on-site dumpster which will be emptied in a timely manner, and all other chemical materials will remain in their storage containers until being used.

Stormwater Pollution Prevention – Post-construction Component (Section C)

The post-construction stormwater pollution prevention plan must include the implementation of stormwater quality measures to address pollutants that will be associated with the final land use of the project. Post-construction stormwater quality measures should be functional upon completion of the project. Long-term functionality of the measures is critical to their performance and should be monitored and maintained.

- Post-construction is not required for:
- Land-disturbing activities where there will be no additional impervious surfaces added.
 - Single-family residential developments of four lots or less.
 - Single-family residential strip developments.
 - Individual building lots within a permitted project site.
 - Single family residences and private ponds that are not part of a larger common plan of development or sale.

Off road courses or other sites that will remain disturbed in perpetuity, must utilize post construction measures to control sediment and other pollutants that may be associated with the post-construction land use.

C1 – Description of pollutants and their sources associated with the proposed land use:
Potential pollutant Sources that may appear at the site due to proposed land use activities include, but are not limited to, vehicles, exposed soils, and trash. Potential pollutants include, but are not limited to, oil, grease, diesel fuel, gasoline, anti-freeze, auto soap, and fertilizer.

C2 – Description of proposed post-construction stormwater measures:
Post-construction stormwater detention pond shall be used as post construction stormwater measure.

C3 –Plan details for each stormwater measures:
See Site Erosion Control Plan (C500) and all Site Erosion Control Details pages (C510– C530 and Sitework Details (C600 and C610).

C4 – Sequence describing stormwater measure implementation.
The Contractor will be responsible for implementing the following erosion control and storm water management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows:

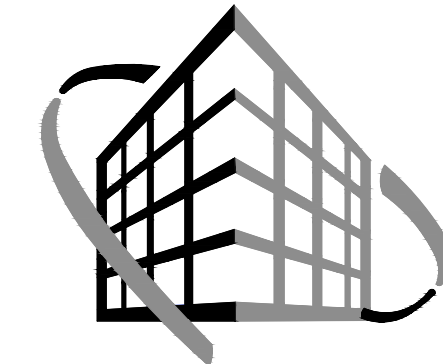
- A. Conduct an Erosion and Sediment control pre-construction meeting with the City of West Lafayette.
- B. Install temporary site construction entrance.
- C. Install silt fence perimeter control and silt existing inlet protection.
- D. Install dumpster protection and concrete wash out stone pad.
- E. Commence site grading and building pad construction.
- F. Any disturbed areas of the site where construction activity has ceased, stabilization must be initiated by the end of the seventh day the area is left idle and stabilization shall be completed within 14 days after initiation per the requirements of the Construction stormwater general permit.
- G. Install all storm sewers pipes and structures.
- H. Install protection at the locations of all new inlets and ends of exposed storm sewer pipes.
- I. Begin construction of building.
- J. Finalize pavement sub-grade preparation.
- K. Install base material as required for asphaltic pavement.
- L. Construct all curbs and sidewalks.
- M. Construct asphaltic parking pavement.
- N. Change temporary inlet protection to 'Dandy Sacks'.
- O. Carry out final seeding and planting.
- P. Remove silt fencing and 'Dandy Sacks' only after all paving is complete and exposed surfaces are stabilized.
- Q.

C5 – Maintenance guidelines for proposed post-construction stormwater measures:
An existing detention pond stormwater storage shall be used as post construction stormwater measure.
Removal of all trash and debris from the site and the storm sewers, The pavement should be swept and kept free of sediments carried by vehicles. A dry absorbent material such as 'Fior Dry' should be used to soak up liquids left by vehicles. Keep all landscaped and grass areas irrigated to promote vigorous growth. Add or replace mulch in landscaped areas as needed.

C6 – Entity that will be responsible for operation and maintenance of the post construction stormwater measures:

Amy Pohlod
1360 Edgewood Road
Birmingham, MI 48009
Tel: (248) 219–5042
Email: amypohlod@hotmail.com

REVISION



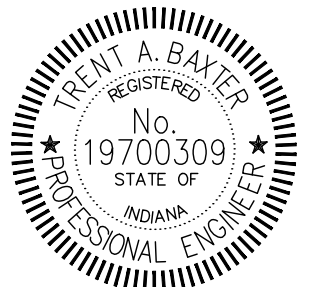
VERSATILE
CONSTRUCTION
GROUP, LLC.

570 East Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317–535–3579
Cell: 317–508–4142
BaxterEngineeringLLC@gmail.com



BAXTER ENGINEERING LLC

570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317–535–3579
Cell: 317–508–4142
BaxterEngineeringLLC@gmail.com



Amy A. Baxter
CERTIFIED BY:

Multi-Tenant Building with
Tropical Smoothie Cafe

3000 Sacem Court
West Lafayette, Indiana 47906

Stormwater Pollution Prevention
Assessment Sheet

Job No. 28002 Date Stamped 06/18/2026
Drawn By: caw Checked By: Scale: tab

CAD FILE:
G:\28002\c540 swppp.dwg

THIS DRAWING IS THE PROPERTY OF
VERSITILE CONSTRUCTION GROUP, LLC.
ANY ALTERATION TO THIS DRAWING IS
STRICTLY PROHIBITED WITHOUT THE
PRIOR WRITTEN CONSENT AND UNDER
THE DIRECTION OF THE PROFESSIONAL
LICENSOR WHOSE SEAL IS AFFIXED TO
THIS DRAWING.

SHEET TITLE:

C540



NOTE:
ALL BEDDING AND INITIAL BACKFILL
SHALL BE INSTALLED IN 6"
TO 12" BALANCED LIFTS.

A MINIMUM 9" CLEARANCE SHALL
BE PROVIDED ON EACH SIDE OF
THE INSTALLED PIPE.

GREATER THAN 5' FROM EDGE OF PAVEMENT



NOTE:
ALL BEDDING AND INITIAL BACKFILL
SHALL BE INSTALLED IN 6"
TO 12" BALANCED LIFTS.

A MINIMUM 9" CLEARANCE SHALL
BE PROVIDED ON EACH SIDE OF
THE INSTALLED PIPE.

WITHIN 5' OF EDGE OF PAVEMENT



NOTE:
ALL BEDDING AND INITIAL BACKFILL
SHALL BE INSTALLED IN 6"
TO 12" BALANCED LIFTS.

A MINIMUM 9" CLEARANCE SHALL
BE PROVIDED ON EACH SIDE OF
THE INSTALLED PIPE

GREATER THAN 5' FROM EDGE OF PAVEMENT



NOTE:
ALL BEDDING AND INITIAL BACKFILL
SHALL BE INSTALLED IN 6"
TO 12" BALANCED LIFTS.

A MINIMUM 9" CLEARANCE SHALL
BE PROVIDED ON EACH SIDE OF
THE INSTALLED PIPE

WITHIN 5' OF EDGE OF PAVEMENT



SHEET TITLE:

C600

GENERAL: WHEREVER A CONFLICT OR DEFICIENCY OCCURS BETWEEN THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THIS LATONCE PROJECT AND THE CONSTRUCTION STANDARDS AND SPECIFICATIONS ADOPTED BY THE LOCAL GOVERN AGENCIES, THE HIGHER OR MORE RESTRICTIVE STANDARD OR SPECIFICATION SHALL APPLY.

A. STANDARD CONDITIONS

1. The Contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county and state agencies prior to starting construction.
2. It shall be the responsibility of each utility, contractor and/or sub-contractor to obtain all permits and approvals to open cut any road from the appropriate department.
3. It shall be the Contractor's responsibility to determine the exact location of all existing utilities in the vicinity of the construction area prior to starting construction.
4. It shall be the Contractor's responsibility for notification and coordination of all construction with the respective utility companies.
5. It shall be the responsibility of the Developer and Contractor to maintain quality control throughout the project, failure to do so may result in removal and replacement of the defective work. It is recommended that the Developer have a qualified inspector on the job site at all times during construction.
6. It is essential that the work be done in conjunction with this project shall be installed according to these specifications. The engineer will be required to certify to certain portions of this project upon completion. Therefore, it is necessary to obtain approval and acceptance by the city, county, state or governy agency that construction was done in compliance with these plans and specifications.
7. If poor soil conditions are encountered during excavation for footings, or any other construction, the required excavation shall be underdmined and backfilled with compacted No.3-3 stone to a depth suitable to obtain a minimum soil bearing pressure of 3,000 psi at the cost of the owner.

B. CLEARING AND GRUBBING

1. Clearing and grubbing shall consist of cutting removal and satisfactory disposal of all trees, down timber, brush, projecting roots, stumps, rubbish, boulders, broken concrete, fencing (as designated) and other material on the project site and within the boundary as shown on the construction documents and/or as designed by 'construction limits'.
2. Special instructions shall be taken to insure that trees to be left remaining in the project area shall not receive limb, bark or root injuries. hen such injuries occur, all rough edges of scarred areas shall be removed in accordance with accepted horticultural practice and the scars coated thoroughly with an asphaltum base free paint.
3. All "unsuitable material" from clearing operations stated in items B-1 shall be remove to disposal area(s) off of the project site; unless a "bury pit" shall be utilized in an area where it shall not be installed. The disposal of pavement areas and shall not be located in an area where storm drainage structures shall be located or where impoundment of surface drainage may occur.
4. Material shall not be disposed of by burying unless approved by the local and state fire marshal.

C. TREE REMOVAL AND PROTECTION

1. Trees should only be cleared only where the area is to be occupied by road and surfaced areas in accordance with specifications of the city, county, state or govern agency.
2. Trees shall be removed from the project site or buried within the project os directed by the Developer and only in the areas designated.
3. Trees shall be removed from the project where they interfere directly with the placement of storm or sanitary sewers and that such excavation is or will be fatal to such adjacent trees.
4. The Contractor shall endeavor to save and protect trees of value and work which do not require construction of improvements as designated. In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measures to be taken, if any, to preserve such trees.
5. The contractor shall be responsible for determining the method for protection of tops, trunks and roots of existing trees on the project site that are to remain. Existing trees subject to construction damage shall be boxed, fenced or otherwise protected before any adjacent work is started. Earth or material or equipment shall not be stockpiled or stored within the spread of branches. Branches which need to be removed or are broken shall be neatly trimmed and shall be covered with tree paint.

D. STRIPPING OF TOPSOIL

1. The contractor shall verify that all topsoil has been removed in the areas to be occupied by roads, walks and designated building areas. Topsoil shall be removed to a depth of six (6) inches or deeper, if necessary, to remove vegetable matter where required.
2. Topsoil shall be kept separated from suitable fill materials and shall not be used to fill under pavement and/or building areas. Operations. Excess topsoil shall be spoiled on the site as directed by Owner or Engineer.
3. Topsoil placed on the lot shall be reasonably free from subsoil debris and stones.

E. GRADING

1. The contractor shall perform all grading operations to bring subgrades, after final compaction, to the required grades and sections of site improvements.
2. Subgrade shall be profforded with suitable equipment and all spongy and otherwise unsuitable material shall be removed and replaced with suitable material.
3. Subgrade shall be prepared in compliance with I.N.D.O.T. Standard Specifications, latest Edition , Section 207, as revised, with the city, state or govern agencies approving the subgrade before paving.
4. All fill materials shall be formed from soil free of deleterious material. Prior to placement of fill a sample of the proposed fill material should be submitted to the soils Engineer for his approval.
5. All fill material in areas outside of building and pavement areas shall be compacted tightly and protected from erosion by one or more of the methods of item O, areas for building and pavement construction shall not have unsuitable material placed in the location and fill shall be compacted to 95% Standard Proctor. These areas shall be determined by the Developer's representative.

F. SANITARY SEWERS

1. GENERAL
 - a. Current City of West Lafayette sanitary notes, general notes, and sewer details shall prevail as to materials and methods of construction.
 - b. The contractor shall be responsible for obtaining or verifying all permits for all of portions of this project prior to starting construction.
 - c. Sanitary sewers shall be installed in accordance with the Indiana Department of Environmental Management (Division of Water Management).
 - d. None of the sanitary sewers are to be constructed until a letter of approval from the Department of Environmental Management has been received by the Engineer. The Engineer will then contact the Developer or Contractor of the said approval.
2. GRAVITY SANITARY SEWERS
 - a. The Department of public works currently allows the use of the following pipe materials meeting and exceeding the minimum requirements/specifications set forth herein for the construction of gravity sanitary sewers:
 - Polyvinyl Chloride Pipe (PVC)
 - Ductile Iron Pipe (DIP)
 - b. Vitrified Clay Pipe (VCP) is NOT an approved material for the construction of sanitary sewers.

F. (CONTINUED)

- a. In general, all gravity sanitary sewer pipe shall be the bell and spigot type with elastomeric seal joints and smooth interior walls meeting or exceeding all requirements set forth in the latest ASTM standard reference herein.
 - c. THE DEPARTMENT DOES NOT ALLOW THE USE OF SOLVENT CEMENT JOINT FOR GRAVITY SANITARY SEWERS EIGHT (8) INCHES IN DIAMETER OR LARGER.
 - d. Each length of pipe shall be marked per the requirements of the respective ASTM Standards
3. GRAVITY SANITARY SEWERS MATERIALS
- a. Polyvinyl Chloride Pipe
 1. Pipe: Polyvinyl Chloride (PVC) gravity sanitary sewer pipe shall be the integral wall bell and spigot type with elastomeric seal joints and smooth inner walls meeting or exceeding all the requirements set forth on ASTM F-679 for pipe diameters greater than 15 inches.
 2. For diameters 15 inches or less, the pipe shall have a minimum cell classification of 12454-B or 12454-C and for diameters greater than 15 inches, the pipe shall have a minimum cell classification 12454-C; with all pipe having a minimum tensile strength of 3450 MPA as defined in ASTM D-1784.
 3. PVC sanitary sewer pipe shall have a minimum stiffness of 46 PSI for each diameter when measured at 5% vertical ring deflection and tested in accordance with ASTM D-2412.
 - b. Polyvinyl Chloride (PVC) ribbed sewer pipe meeting or exceeding requirements set forth in ASTM F-949-86a or ASTM F-794 is acceptable. The minimum cell classification acceptable shall be 12454-B or 12454-C as specified in ASTM D-1784. PVC ribbed sewer pipe shall have a minimum pipe stiffness of 50 psi when measured in accordance with ASTM D-2412.
 - c. Design: The minimum wall thickness for PVC sewer pipe and lateral sewer pipe 15- inches or less in diameter shall conform to SDR-35 Type PSM as specified in ASTM D-3034. The minimum wall thickness for PVC sewer pipe greater than 15- inches in diameter shall conform to T-1 as specified in ASTM F-679.
 - d. Markings: The date of manufacture, class of pipe, specification designation, size of pipe, name or trademark of manufacturer, and identification of plant location shall be legible marked on the outside of each pipe section in accordance with the ASTM D-3034.
 - e. Certification: The contractor upon request shall furnish the Department with manufacturer's certification stating that the pipe supplied meets or exceeds all requirements of the applicable ASTM standards and these standards.
- a. Joints
 1. Flexible gasketed joints shall be compression type so that when assembled, the gasket inside the bell will be compressed radially on the pipe spigot to form a watertight seal. The assembly of joints shall be in accordance with pipe manufacturer's recommendations and ASTM D-3212. The gasket sealing the joint shall be made of rubber; of special composition having a texture to assure a watertight and permanent seal, and shall be the product of a manufacturer having at least (5) five years experience in the manufacture of rubber gaskets for pipe joints. The gasket shall be a continuous ring of flexible joint rubber of a composition and texture which is resistant to common ingredients of sewage, industrial wastes and groundwater, and which endure permanently under the conditions likely to be imposed by this service. The gasket shall conform the requirements of ASTM F-477.
 2. NO SOLVENT CEMENT JOINTS SHALL BE ALLOWED.
 - b. Fittings
 1. Only manufactured fittings made of PVC plastic having a cell classification of 12454-B or 12454-C as defined in ASTM D-1784 shall be used.
 2. Saddle connections shall not be allowed for new construction.
- b. DUCTILE IRON PIPE
1. Material: Ductile iron pipe in diameters from eight (8) inches through thirty six inches (36) shall be centrifugally cast and shall conform to ANSI Specifications A-21.51 and AWWA C-151 latest revision. Ductile iron pipe shall be class 50, 51, 52 or 54 wall thickness dependent upon site conditions and provided in minimum laying lengths of eighteen (18) feet. Ductile iron pipe larger than thirty six (36) feet in diameter shall be approved on a case by case basis by the department.
 2. Fittings: Fittings shall be standardized for type the pipe of pipe and joint specified and shall comply with ANSI A-21.10, AWWA C-110.
 3. Joints: Mechanical joints, slip or flanged joints shall be provided.
 4. Weights and Marking: Weights of pipe fittings shall conform strictly to requirements of ANSI Specifications. The class designations for the various classes of pipe and fittings shall be cast onto fittings in raised numerals, and cast or stamped on the outside of each joint of pipe. Weights shall be plainly and conspicuously painted in white on the outside of each joint of pipe and each fitting after the exterior coating has hardened.
4. Bedding and Backfill-Sanitary SewersThe following section provides the minimum requirements for the bedding of pipe and the backfilling of the trench.
 - a. Bedding-Sanitary Sewers
 1. Trenching where the bottom of the trench is of undesirable material, an additional six(6) inches of trench bottom shall be excavated and a stable foundation shall be constructed using compacted No. 2 crushed stone.
 2. All sanitary sewer pipe shall be laid to the lines and grade shown on the approved design plans unless otherwise approved by the department.
 3. Bedding material shall be compacted No. 8 crushed stone or No. 8 fractured face aggregate and shall be placed the trench bottom such that after the pipe has been in placed thereon, imbedded to grade and aligned, there remains a 4-inch minimum depth of material below the pipe barrel and a minimum of 3-inches below the bell.
 4. The bell holes shall be excavated so that the entire pipe bored rests on the bedding. The following presents the bedding requirements for each pipe classification:
 - a. Flexible Pipe: PVC Pipe
 1. No. 8 crushed stone or No. 8 fractured face aggregate shall be placed around the sides of the pipe up to the sides of the pipe to the springline(1/2 the outside diameter). The material shall be shovel sliced or otherwise carefully placed and "walked" or hand tamped in to ensure compaction of the haunch area and complete filling of all voids. From the springline to twelve(12) inches above the crown of the pipe, bedding shall be added in six(6) lifts "walked" in for compaction. Backfilling of the remainder of the trench shall be as specified in the section
 - b. Semi-Rigid Pipe: Ductile Iron Pipe
 1. No. 8 crushed stone or No. 8 fractured face aggregate shall be placed around the sides of the pipe up to the springline (1/2 the outside diameter). This material shall be shovel sliced or otherwise carefully place and "walked" or hand tamped in to ensure compaction of the haunch area and complete filling of all voids.
 2. From springline to six(6) inches, of 1/2 the outside diameter above the top of the pipe, whichever is larger, bedding shall be added in six(6) inch lifts "walked" in for compaction.
 3. Backfilling of the remainder of the trench shall be a specified later in the section.
 - c. Backfilling Sanitary Sewers
 1. Backfill Materials
 - a. The following materials shall be used to backfill the trenches in accordance with and in the manner indicated by the requirements specified herein:

F. (CONTINUED)

- Class 1 Angular, six(6) to forty(40) millimeters(1/4 to 1 1/2 inch) graded stone such as crushed stone.
 - Class 2 Course sands and gravel with maximum particle size forth (40) millimeters (1 1/2 inch), including variously graded sands and gravel containing small percentage of fines, generally granular and non-cohesive, either wet or dry. Soil types GW, GP, SW and SP are included in this class.
 - Class 3 Fine sand and clay gravel, including fine sands, sand-clay mixtures and gravel-clay mixtures. Soil types GM, GC, SM and SC are included in this class.
 - Class 4 Silt, silty clays and clays, including silts of medium to high plasticity and liquid limits. Soil types MH, ML, CH, and CL are included in this class. These materials are not recommended for bedding.
 - b. Backfill Around Pipe (bedding): Bedding and backfill materials shall be agreed upon prior to construction by the Engineer and the Contractor. Sample will be obtained and kept at the Engineer's office. No significant deviation from this material will be permitted for use without authorization by the Engineer and the Department.
 - c. The term "select fill" shall mean the use of Class 2 or 3 backfill materials as described above.
- e. Areas Subject to Vehicular Traffic
1. In areas under proposed or existing paved roads or within five feet of pavement, sidewalks, curbs, gutters or similar structures, granular backfill material complying with the requirements of the Indiana Department of Transportation Standard Specifications, latest Edition, as revised, shall be used.
 2. The material shall be placed in uniform layers not six(6) inches, loose measurement. Within three(3) feet of the sanitary sewer pipe the backfill material shall be thoroughly and uniformly compacted with hand held mechanical tampers. The remaining backfill material shall be compacted with mechanical tampers. A minimum compaction of 95% percent Standard Proctor Density shall be achieved within the backfill material.
 3. Jetting or flooding of the backfill or other alternative compaction methods and materials shall not be used without the approval of the city Department of Sanitation or Indiana Department of Transportation, dependent upon jurisdictional authority.
5. Workmanship
- a. Laying of Pipe in Cold Weather
 1. The Engineer reserves the right to order pipe installation discontinued whenever, in our opinion, there is danger of the quality of work being impaired because of cold weather. The Contractor shall be responsible for heating the pipe jointing material so as to prevent freezing of joints.
 2. Do not lay any pipe on frozen ground. No flexible or semi-rigid pipe shall be laid when the air temperature is less than 32 F unless proper precautions per the manufacturer's recommendations are taken by the Contractor and the method is approved by the Engineer and Department.
 3. When pipes with rubber gaskets or resilient-type are to be laid in cold weather, sufficiently warm the gasket or joint material so as to facilitate making a proper joint.
 - b. Abandoned Sewers
 1. Sewers and storm water drains which are to be abandoned shall be bulkheaded with mortar and an eight(8) inch thick brick wall. Sewers, storm water drains, and sewer structures which are to be abandoned in place shall be filled with Cellular Concrete and plugged, unless otherwise indicated on the Plans.
 2. Service shall be maintained in such sewers and drains until the Department shall order bulkheads placed. No timber bulkheads shall be allowed. All castings on such abandoned structures are the property of the Department and shall be salvaged by the Contractor and delivered as directed. Unless otherwise specified, all abandoned manholes, catch basins, and inlets shall be removed to a depth of three(3) feet below the proposed or established grade or existing street grade, whichever is lower.
 - c. Dewatering and Control of Surface Water:
 1. Where groundwater is encountered, the Contractor shall make every effort necessary to secure a dry trench bottom before laying pipe. The Contractor shall provide, install and operate sufficient trenches, sumps, pumps, hose, piping, wellpoints, etc., necessary to depress and maintain the groundwater level below the base of the excavation. If the Contractor is unable to remove standing water in the trench, the Contractor shall over-excavate the proposed bottom grade of the sewer bedding and place not less than three(3) inches of class No. 2 crushed stone (Indiana Department of Transportation aggregate classification) in the over-excavated area.
 2. The Contractor and/or Owner shall be liable for all lawsuits which may arise as a result of the Contractor's dewatering efforts.
 3. The Contractor shall keep the site free of surface water at all times and shall install drainage ditches, dikes, pumps and perform other work necessary to divert or remove rainfall and other accumulation of surface water and/or groundwater shall be performed in a manner which will prevent the accumulation of water within the construction area.
 4. UNDER NO CIRCUMSTANCES SHALL SURFACE WATER AND/OR GROUNDWATER BE DISCHARGED TO, DISPOSED OF OR ALLOWED TO FLOW INTO THE CITY'S SANITARY SEWER SYSTEM.
 - d. Trenching
 1. The width of the trench at and below the top of the sanitary sewer shall be only as wide as is necessary for proper installation and backfilling, and consistent with safety requirements. The minimum width of trench for sanitary sewers, including force mains, 42-inches in diameter and less shall be 1.25 times the outside diameter (O.D.) plus 12-inches:

Minimum Trench Width (inches)= 1.25 (O.D.)+12
 1. The minimum trench width for sanitary sewers larger than 42-inches in diameter shall be determined on a case by case basis by the Engineer and approved by the department.
 2. The design plans and specifications submitted to the Department for review approval and issuance of a construction permit shall include a detailed trench drawing.
 3. The design of the sewer pipe and structures is predicated upon the width of trench indicated above and, should these limits be exceeded, the Contractor shall be responsible for the provision and installation of such remedial measures as may be required by the Engineer and/or the Department.
 4. Bell holes shall be excavated for bell and spigot pipe mechanical joint pipe, so that the entire barrel of the pipe shall rest on the bedding.
 5. The pipe trench shall not be excavated more than one hundred(100) feet in advance of pipe laying.
 6. Whenever pipe trenches are excavated below the designed bedding bottom, the Contractor shall fill the over-excavated with mechanically compacted No. 8 (1/4) inch to 3/4 (inch) crushed stone or No. 8 fractured face aggregate.
 7. All rock, boulders and stones 6-inches in diameter and larger encountered in trenches shall be removed.
 8. Boulders or rocks are not to be used for trench backfill. In cases where material is deposited along open trenches, the material shall be placed so that no damage will result to the work or adjacent property as a result of rain or other surface wash.

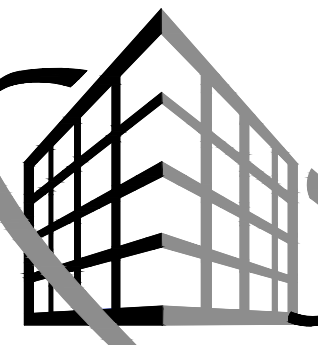
F. (CONTINUED)

9. If the bottom of the trench is of undesirable material, an additional six(6) inches of trench bottom shall be excavated and a stable foundation shall be constructed using compacted using a hand held mechanical tamper. Where the distance to stable ground is excessive, the Engineer shall order in writing copies of four (4) inches as he deems necessary subject to the approval of the Department.
 10. Remove any rock(s) encountered within six(6) inches below the bottom of the trench. Replace the rock(s) with crushed stone or No. 8 fractured face aggregate and compact.
- e. Trench Box Pulling and Sheeting
1. When required by the Occupational Safety and Health Act (OSHA) to protect life, property, or the work, sheet and brace all open cut trenches in accordance with CFR 1926. Upon completion of the work, all temporary forms, shores, and bracing shall be removed. All vacancies or voids by the sheeting while being withdrawn, shall be carefully filled with bedding material.
 2. The Contractor shall employ adequate safeguards to prevent movement of the pipe joint. If any movement should occur, the Contractor shall reinstall the pipe.
 3. Any damage to pavement or other structures due to sheeting , shoring, or bracing shall be repaired by the Contractor at his own expense.
 4. Sheeting and bracing which is to remain place shall be cut off at the elevation of 1.5 feet above the top of the sewer pipe.
- f. Line and Grade
1. The Contractor shall furnish and set all line and grade stakes (HUB) and stakes for bench marks. The bench marks shall be set in strategic locations of the project in order to facilitate the Contractor's installation of the line and grade stakes (HUB) for each pipeline. Only the laser method shall be used to set the grade of the pipeline. Any other method must first be approved in writing by the Department. The Contractor shall constantly check line and grade of the laser beam and the pipe.
 2. Installation of Sanitary Sewers: Suitable tools and equipment shall be used for the safe and convenient handling and laying of pipe. Great care shall be taken to prevent pipe coating or wrappings from being damaged. Carefully examine all pipe for cracks and other defects.
 3. No pipe or fittings shall be laid which are know to be defective. If pipe or fittings are discovered to be cracked, broken or defective after being laid, they shall be removed and replaced with ground material.
 4. Thoroughly clean all pipe and fittings before installation. All pipe and appurtenances should be kept clean until accepted and completed work.
 5. All field-cutting shall be done in a neat, trim manner using a hand or power saw and the cut end shall be beveled using a file or wheel to produce a smooth bevel of approximately 15° and be a minimum depth of one third the pipe wall thickness. Field cut pipe will only be allowed to be installed at manholes, at prefabricated trees and wyes, and at the connection of new sanitary sewer to existing sanitary sewer.
 6. NOTE: Only smooth exterior pipe shall be used at manhole connections.
- g. Point of Commencement and Direction of Laying
1. The point of commencement for laying of sewer pipe shall be the lowest point in the proposed sewer line. Lay the pipe with the bell end and spigot pipe or with the receiving groove end of tongue and groove pipe pointing upgrade. Any other procedure shall be followed only with permission of the Department.
 2. Lay each pipe on an even firm bed as specified so that no uneven strain comes to any part of the pipe. Particular care shall be exercised to prevent the pipes from bearing on the sockets. Dig all bell holes for bell and spigot pipe.
 3. Completely shove home all pipe (to the assembly mark) On pipe of the tongue prove type thirty(30) inches and larger in diameter, pressure must be applied to the center of each pipe as it is laid by a winch and cable or other mechanical means.
 4. All connection fittings shall be sealed with watertight stopper.
 5. The Contractor shall extend the building wye lateral to the right-of-way and shall place a one(1) inch cast iron locator rod or magnetic locator tape above the end of the pipe to within three(3) feet of the ground surface. The purpose is to provide for ease of location of the wye stub.
- h. Construction Bulkheads
1. Before extending a sanitary sewer, the Contractor shall provide a watertight bulkhead in the existing sewer immediately adjacent to the point of connection. This bulkhead shall be left in place until the new sanitary sewer has been cleaned of all accumulated water and debris and accepted by the Department.
 2. During all intermissions in construction of the sanitary sewer pipe, the open face of the last pipe laid shall be plugged, covered or bulkhead so as to prevent sand, water, earth or other materials from entering the pipe.
 3. Whenever pipe and special castings are required to be cut, the cutting shall be done by skilled workmen in a safe manner so as to leave a smooth end at right angles to the axis of the pipe without damage to the pipe casting or cement lining. CUTTING TORCHES SHALL NOT BE USED.
- i. RELATIONSHIP TO WATER MAINS
1. Horizontal Separation
 - a. Sewers shall be laid at least 10 feet (3.0 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer such deviation may allow installation of the sewer closest to the water main, provided that the water that the water main is in a separate trench or on an undisturbed earth and self located on one side of the sewer and at an elevation so the bottom of the water main is at least 18 inches (46 cm) above the top of the sewer.
 2. Crossings
 - a. Sewer crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be provided when the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main.
 3. Special Conditions
 - a. when it is impossible to obtain proper horizontal and vertical separation is stipulated above, the sewer shall be designed to provide equal water weight, pipe, and shall be pressure tested to assure watertightness prior to backfilling.
- j. Testing Gravity Sanitary Sewers
1. General
 - a. The contractor shall bear the complete cost and supply all equipment necessary to perform the test required.
 - b. All test shall be conducted under the observation of the Department's Observer. It shall be the Contractor's responsibility to schedule testing with the Observer.
 - c. Certifications: The Contractor upon request shall furnish the department with certified reports stating that inspection and specified test have been made and that the results thereof comply with the applicable ANSI Specifications and these standards for each.

F. (CONTINUED)

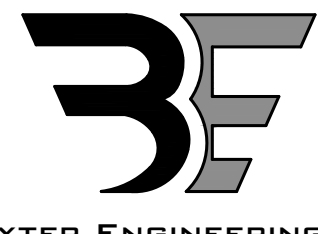
2. Infiltration/Exfiltration Test
 - a. Once constructed, all sanitary sewers and manholes watertight and free from leakage. The rate of infiltration into the sanitary sewer system between any two adjacent manholes or the entire system shall not be in excess of 100 gallons per inch of pipe diameter per mile per day (100 gpd/inch). The Contractor shall be required to repair all visible leaks to satisfaction of the Department, even if the infiltration requirements are met.
 - b. Any leakage found during the infiltration test shall be corrected by the Contractor at his expense. The method of repair shall be per the approval of the Department; however, grouting of the joint or crack to repair the leakage shall not be permitted. If the defective portion of the sanitary sewer cannot be located, the Contractor shall remove and reconstruct as much of the work as is necessary to obtain a system that passes infiltration requirements.
3. Deflection Test
 - a. All gravity sanitary sewers constructed of flexible pipe (PVC) shall be mandrel tested no sooner than thirty (30) days after installation. The deflection limit is 5% of the inside diameter of the pipe. Mandrel must be pulled through by hand with no mechanical device. Any failed section of pipe shall be reinstalled by the Contractor at no cost to the owner.
4. Low Pressure Air Test (Gravity Sewer)
 - a. All gravity sanitary sewers shall be tested for infiltration by means of a low pressure air test. A minimum of 5 p.s.i. must be maintained in the pipe for a period of no less than 5 minutes

REVISION

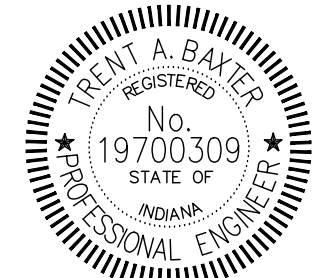


VERSATILE CONSTRUCTION
GROUP, LLC.

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringLLC@gmail.com
email: info@versatile-llc.com



570 Tracy Road, Suite 610
New Whiteland, IN 46184
Office: 317-535-3579
Cell: 317-509-4142
BaxterEngineeringLLC@gmail.com



Trent A. Baxter
CERTIFIED BY:

Multi-Tenant Building with
Tropical Smoothie Cafe
5020 Sachem Court
West Lafayette, Indiana 47906
General Notes

Job No. 26002 Date Stamped 06/16/2026

Drawn By caw Checked By Scale: tab

CAD FILE: c:\26002\c700 general notes.dwg

THIS DRAWING IS THE PROPERTY OF VERSITILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.

SHEET TITLE:

C700