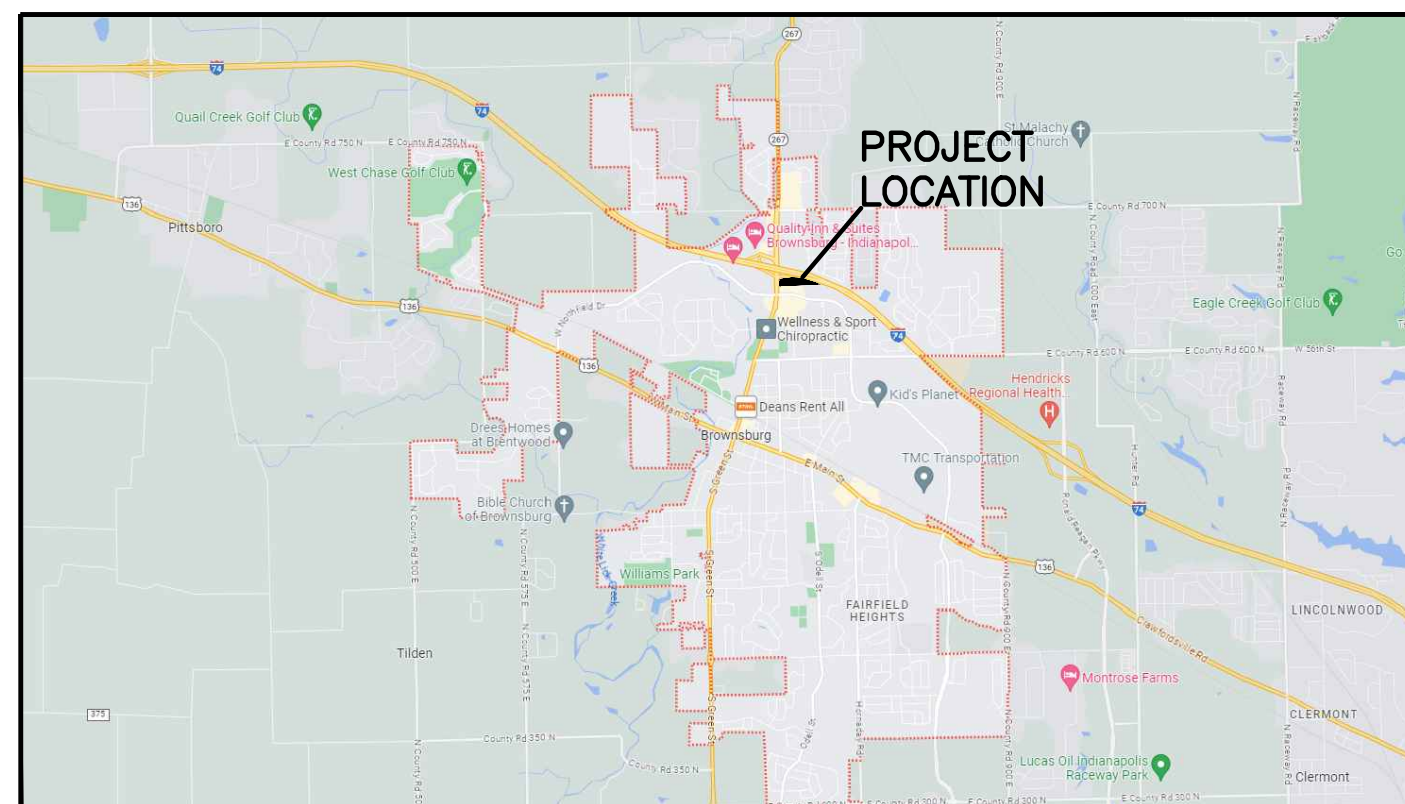
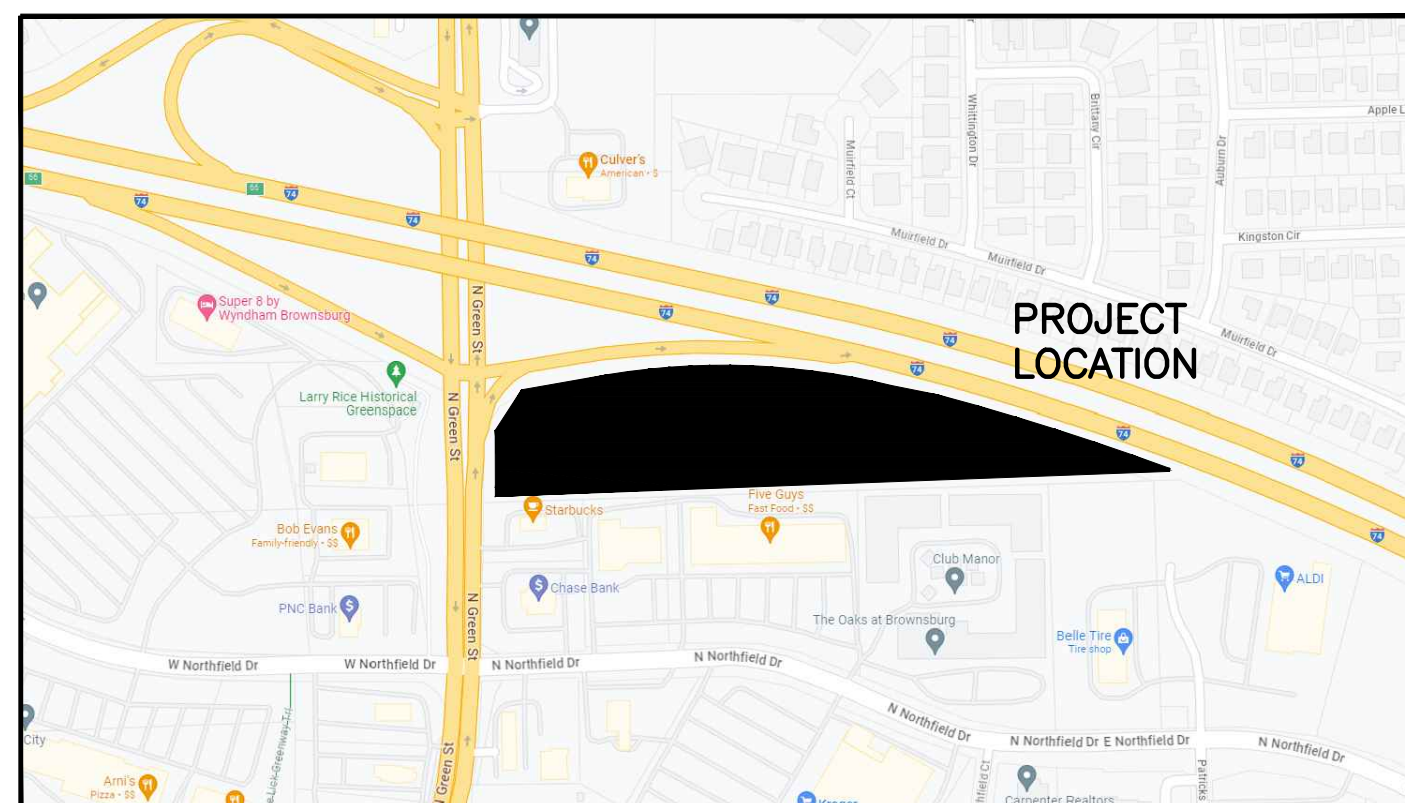


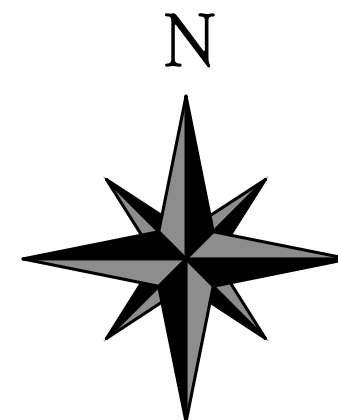
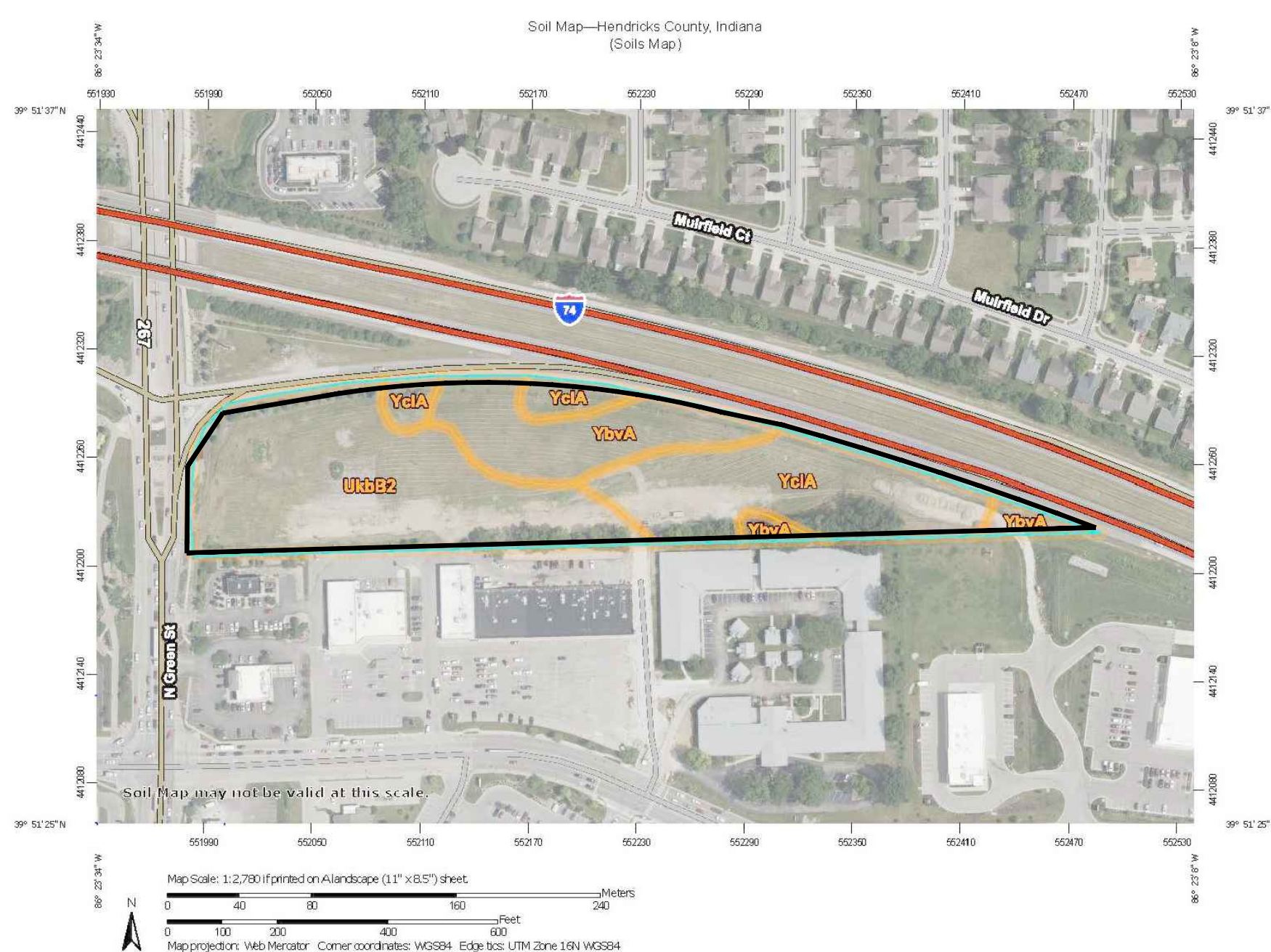
Texas Roadhouse Restaurant Northfield Crossing Development Brownsburg, Indiana 46112



VICINITY MAP



LOCATION MAP



UTILITY COMPANIES

GAS – CENTER POINTE ENERGY

8399 Zionsville Road
Indianapolis, IN 46268
PH: (800) 777-2060

WATER – TOWN OF BROWNSBURG

225 S Mardale Drive
Brownsburg, IN 46112
PH: (317) 858-4147

STORM SEWER – TOWN OF BROWNSBURG

225 S Mardale Drive
Brownsburg, IN 46112
PH: (317) 852-1114

SANITARY SEWER – TOWN OF BROWNSBURG

225 S Mardale Drive
Brownsburg, IN 46112
PH: (317) 852-1114

ELECTRIC SERVICE – TOWN OF BROWNSBURG

CONTACT: ANN HATHAWAY
PH: (317) 852-1126
AHATHAWAY@BROWNSBURG.ORG

ELECTRIC PROVIDER – DUKE ENERGY

PH: (800) 521-2232

FIBER OPTIC – ZAYO BANDWIDTH

625 E 11th St.
Indianapolis, IN 46202
PH: (317) 524-5711

TELEPHONE – AT&T-DISTRIBUTION

PH: (800) 331-0500

TOWN HALL – TOWN OF BROWNSBURG

61 N. Green St.
Brownsburg, IN 46112
PH: (317) 852-1120

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ukb2	Urban land-Miami silt loam complex, 2 to 6 percent slopes, eroded	3.8	45.5%
Ybva	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	1.8	21.6%
Yc1A	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	2.8	32.9%
Totals for Area of Interest		8.4	100.0%

OWNER INFORMATION

Interstate Retail LLC
6440 Westfield Blvd.
Indianapolis, IN 46220
Phone: (317) 472-1800

PROPOSED PROJECTS ADDRESS

Texas Roadhouse Restaurant Northfield Crossing Development
1140 and 1150 Veritas Drive
Brownsburg, Indiana 46112

BUILDING INFORMATION:

MISCELLANEOUS BUILDING INFORMATION:
PARCEL ID: 32-07-02-200-016.000-026
CONCERNED PROPERTIES: BLOCK A AND B, AND LOTS 1 AND 2 OF THE INTERSTATE RETAIL PLAT A-2
OCCUPANCY GROUP: V (sprinklered)
CONSTRUCTION TYPE: V (sprinklered)
TOTAL BUILDING sq.ft.: 7,926.0 sq.ft.
TOTAL PAVEMENT sq.ft.: 117,630.0 sq.ft.
TOTAL IMPERVIOUS sq.ft.: 125,556.0 sq.ft.
BUILDING MAX HT. 27'-6"
BUILDING DESIGN TO MEET EARTHQUAKE ZONE ONE
BUILDING TO MEET ADA (AMERICAN DISABILITY ACT)

ENGINEERING AND CERTIFICATION:

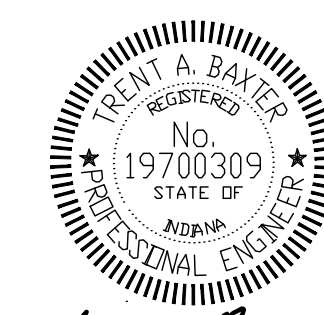


VERSATILE CONSTRUCTION GROUP, LLC.

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



PLANS CERTIFIED BY:
TRENT A. BAXTER P.E.
REGISTERED P.E. No. 19700309
DATE: APRIL 27, 2026



Trent A. Baxter
CERTIFIED BY:

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
T100	TITLE SHEET
CIVIL PLANS	
1 of 3 - 3 of 3	MINOR SUBDIVISION PLAT PLAN
C100	OVERALL SITE DEMOLITION PLAN
C200	SITE LAYOUT PLAN (EAST HALF)
C210	SITE LAYOUT PLAN (WEST HALF)
C220	SITE LANDSCAPING PLAN (EAST HALF)
C230	SITE LANDSCAPING PLAN (WEST HALF)
C240	SITE IRRIGATION PLAN
C300	SITE UTILITY PLAN
C310	WATER MAIN EXTENSION PROFILES
C315	WATER MAIN EXTENSION PROFILES
C320	SITE PHOTOMETRIC PLAN
C400	SITE GRADING PLAN (EAST HALF)
C410	SITE GRADING PLAN (WEST HALF)
C420	OVERALL STORM SEWER PIPING PLAN
C430	STORM SEWER PROFILE PLAN
C440	STORM SEWER PROFILE PLAN
C450	STORM SEWER PROFILE PLAN
C460	STORM SEWER PROFILE PLAN
C470	SITE 100yr. OVERFLOW PATH 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
C620	GENERAL SITEWORK DETAILS
C630	GENERAL SITEWORK DETAILS
C640	GENERAL SITEWORK DETAILS
C700	GENERAL SITEWORK NOTES

REVISION

08/03/2026	revised str.f size per excavator	06/01/2026	revised per city comments
08/05/2026	revised meter pit size and supplier	06/22/2026	added reference to road dwg per town comments
08/10/2026	added sampling mh per Texas roadhouse comm.	07/09/2026	all plans revised thru this date
08/10/2026	revised pavement thickness on roadway	07/22/2026	revised per Texas roadhouse comments
		08/03/2026	revised str.f sizes per city comments



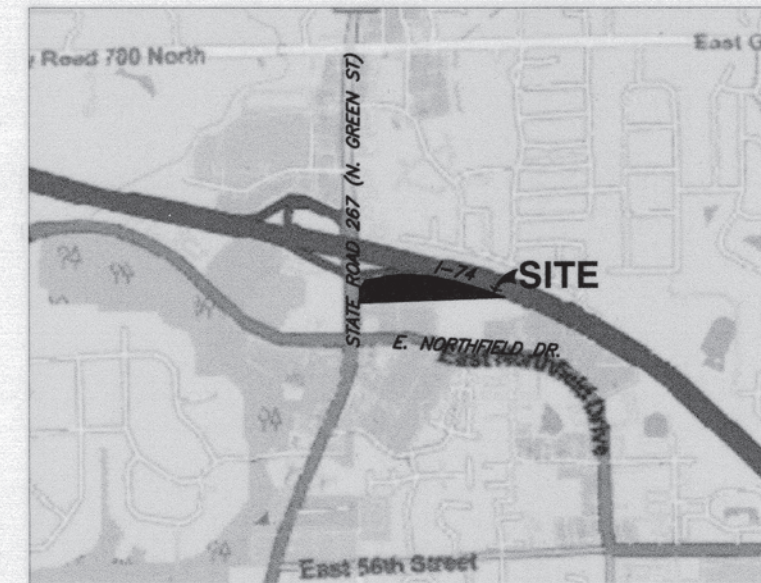
SCALE IN FEET
0 100 200

202616823 PLAT \$35.00
07/23/2026 08:47:59A 3 PGS
LAURA HERZOG
Hendricks County Recorder IN
Recorded as Presented

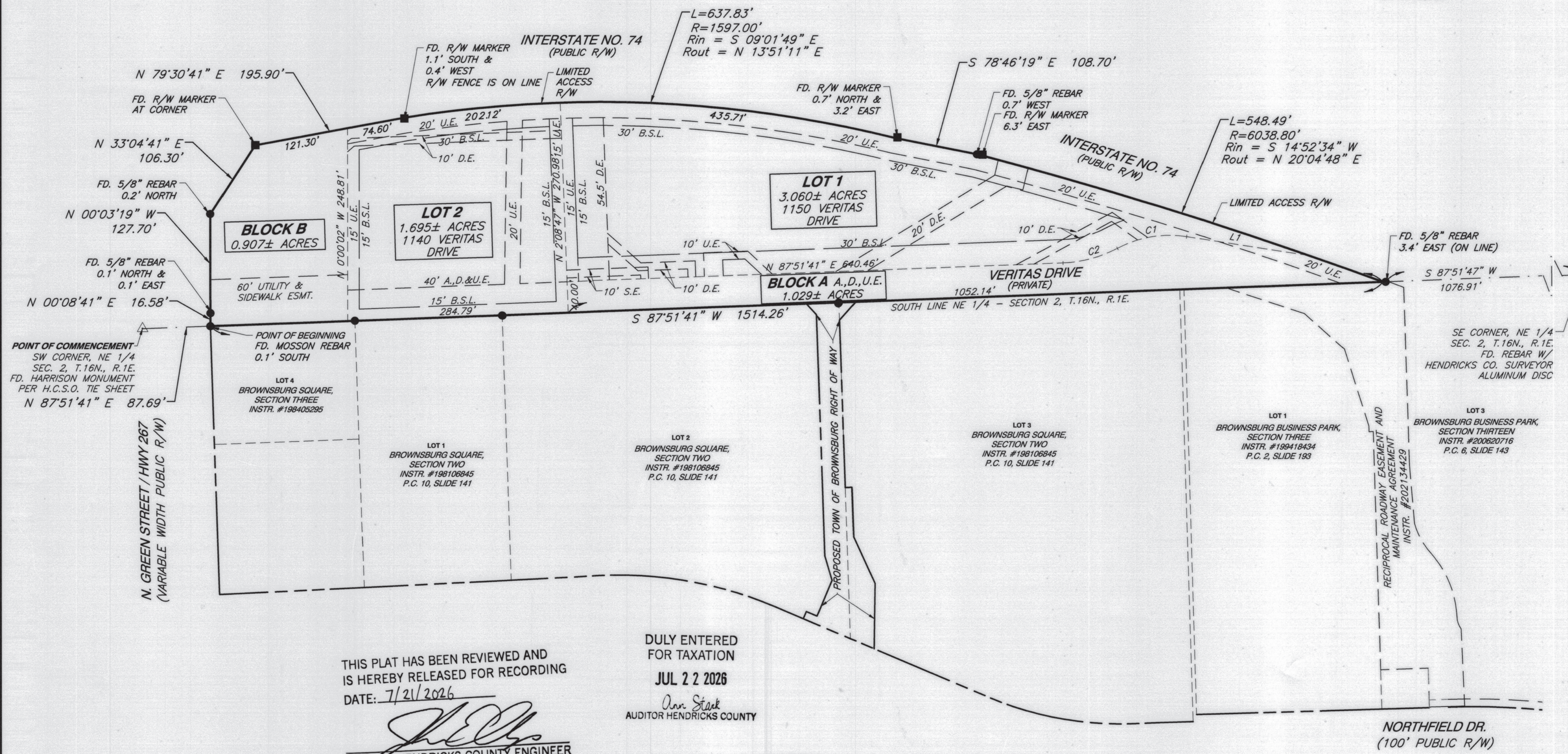
PC9/106/1ABC

SECONDARY PLAT INTERSTATE RETAIL

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 1 EAST
OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA.



VICINITY MAP
NOT TO SCALE



THIS PLAT HAS BEEN REVIEWED AND
IS HEREBY RELEASED FOR RECORDING
DATE: 7/21/2026

[Signature]
HENDRICKS COUNTY ENGINEER

DULY ENTERED
FOR TAXATION
JUL 22 2026
[Signature]
AUDITOR HENDRICKS COUNTY

LEGEND:

- | | | | |
|-------|---|-----------|---------------------------------------|
| — | SUBDIVISION BOUNDARY | A.D.&U.E. | ACCESS, DRAINAGE AND UTILITY EASEMENT |
| - - - | RIGHT-OF-WAY LINE | U.E. | UTILITY EASEMENT |
| - - - | LOT LINE | D.E. | DRAINAGE EASEMENT |
| - - - | SET BACK LINE | S.E. | SANITARY EASEMENT |
| - - - | EASEMENT LINE | W.E. | WATER LINE EASEMENT |
| - - - | SECTION LINE | B.S.L. | BUILDING SETBACK LINE |
| △ ● ■ | SEC. COR., MONUMENT FND., R/W MARKER FND. | | |
| ○ | MONUMENT SET - REBAR/CAP STAMPED "CEC INC. FIRM #0122" AT ALL LOT CORNERS *AS SURFACE CONDITIONS ALLOW* | | |

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 81°16'24" E	159.50'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	RADIUS IN	RADIUS OUT
C1	145.00'	92.08'	S 08°44'11" W	N 27°38'53" W
C2	165.00'	73.46'	N 27°38'53" W	S 02°08'19" E

Owner/Subdivider
Interstate Retail LLC
6440 E. Westfield Blvd
Indianapolis, IN 46220
Source of Title: Instr. #201929547

Prepared By
Civil & Environmental Consultants, Inc.
433 N. Capitol Ave.
Suite 200
Indianapolis, IN 46204
317-655-7777

FINAL PLAT
INTERSTATE RETAIL

DATE:	APRIL 2, 2026	DRAWN BY:	KRE
DWG SCALE:	1"=100'	CHECKED BY:	JAM
PROJECT NO.:	381-727	APPROVED BY:	PEK

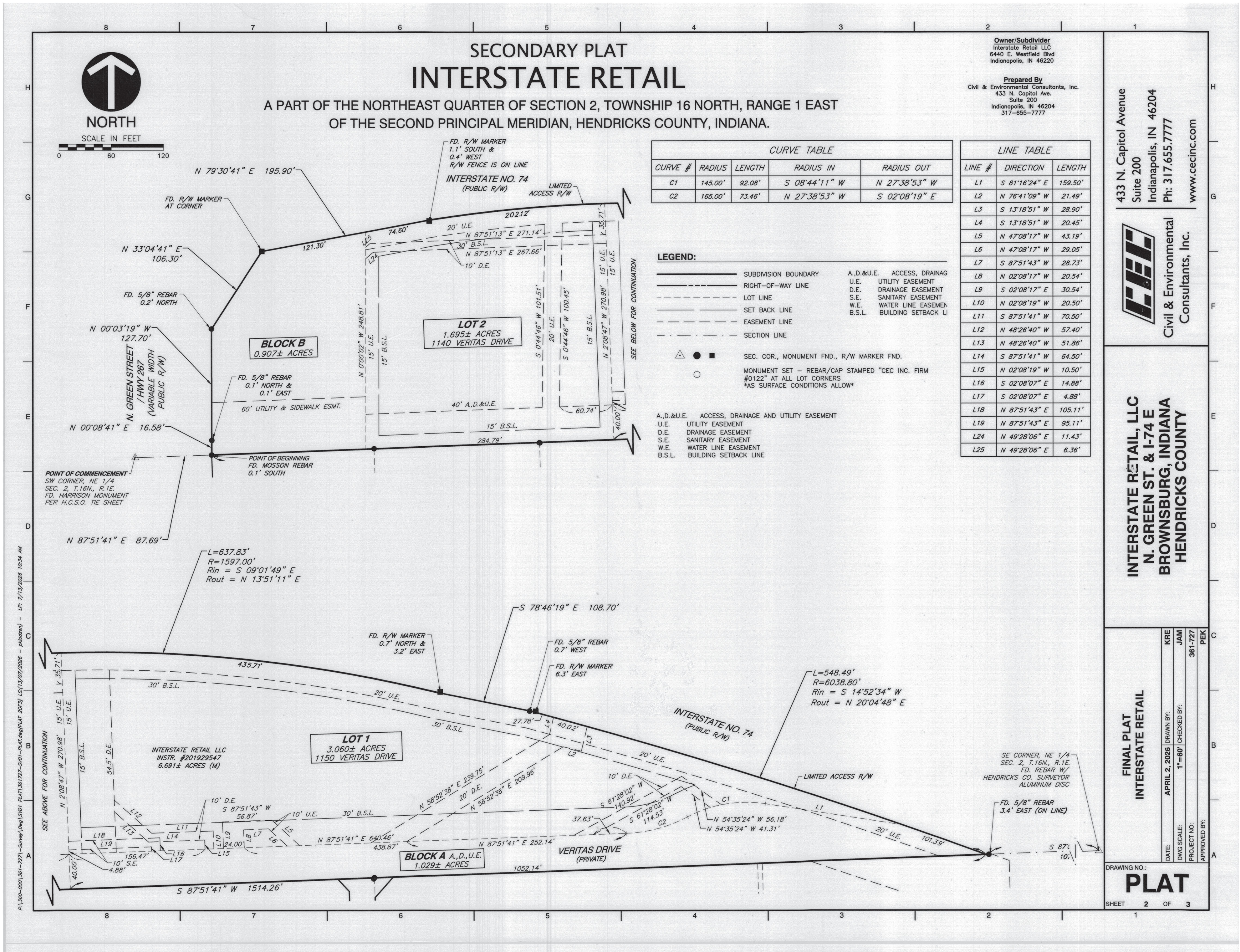
DRAWING NO.:
PLAT

SHEET 1 OF 3

INTERSTATE RETAIL, LLC
N. GREEN ST. & I-74 E
BROWNSBURG, INDIANA
HENDRICKS COUNTY

CEC
Civil & Environmental
Consultants, Inc.

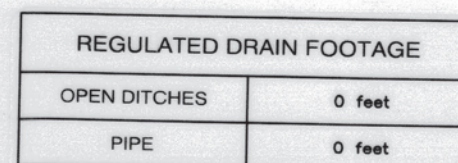
433 N. Capitol Avenue
Suite 200
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com



A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 1 EAST
OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA.

Prepared By
Civil & Environmental Consultants, Inc.
433 N. Capitol Ave.
Suite 200
Indianapolis, IN 46204
317-655-7777

File Cross Reference: PSDP-26-11, PCPP-26-3



**INTERSTATE RETAIL, LLC
N. GREEN ST. & I-74 E
BROWNSBURG, INDIANA
HENDRICKS COUNTY**

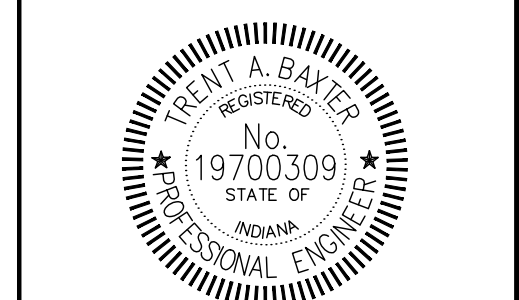
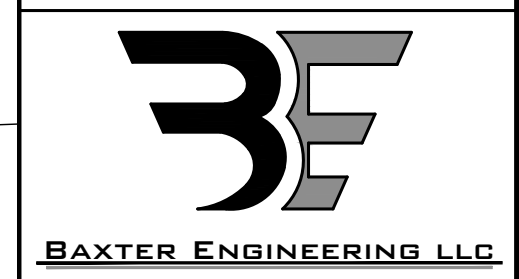
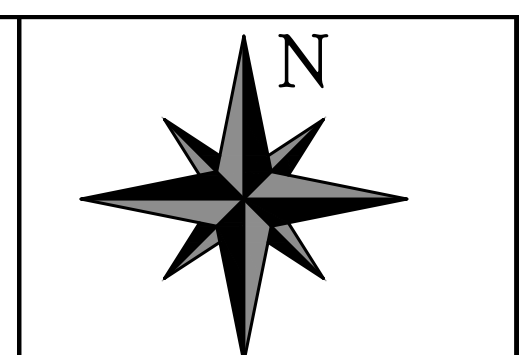
FINAL PLAT
INTERSTATE RETAIL

DATE:	APRIL 2, 2026	DRAWN BY:	KRE
DWG SCALE:		CHECKED BY:	JAM
PROJECT NO:			361-727
APPROVED BY:			PEK

DRAWING NO.:

PLAT

SHEET 3 OF 3



Texas Roadhouse Restaurant Northfield Crossing Development Brownsburg, Indiana 46112	Site Layout Plan (East Half)
---	-------------------------------------

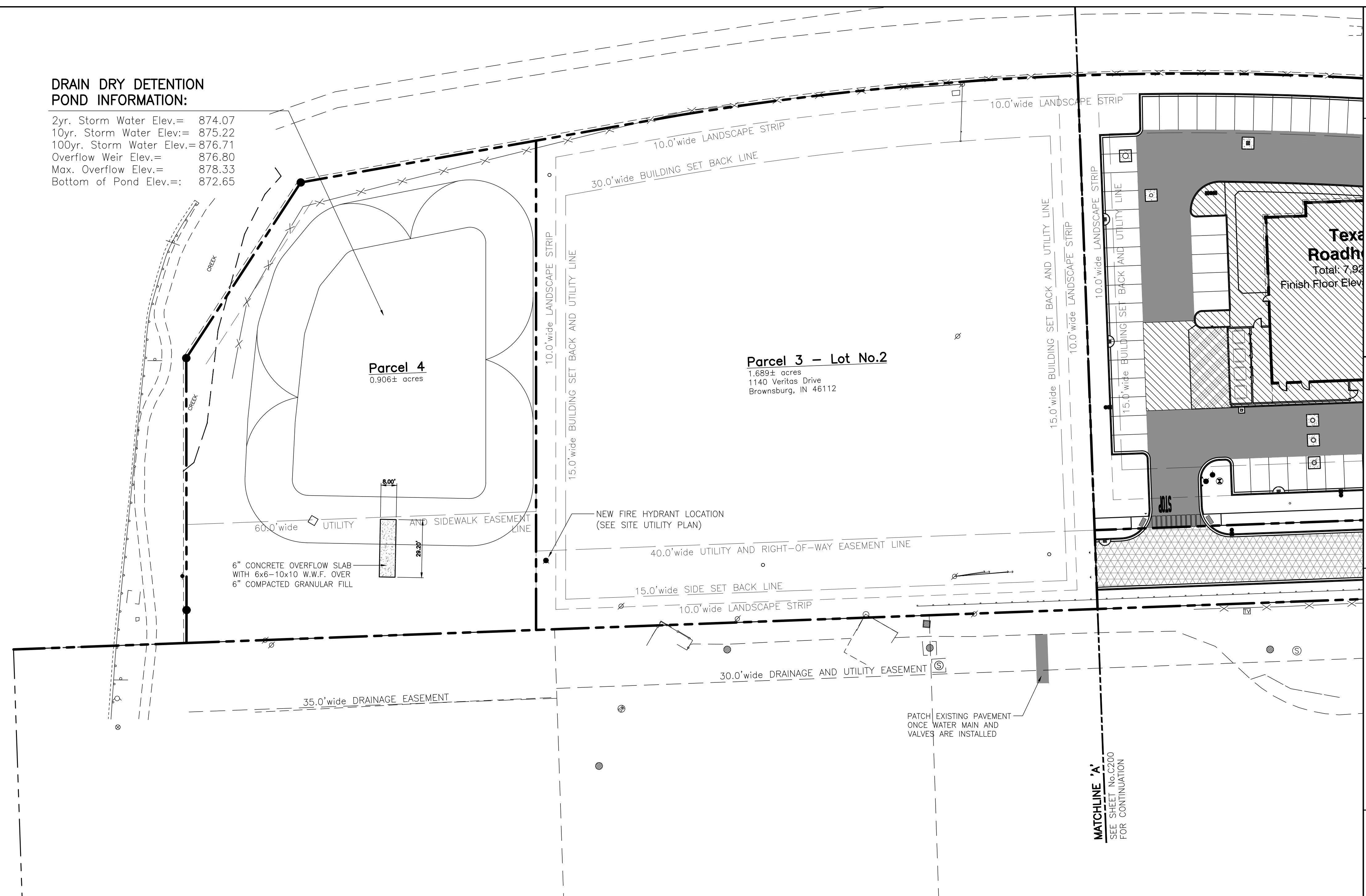
Drawn By caw	Checked By tab	Scale: 1"= 30.0'
CAD FILE:		

SHEET TITLE:

C200

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.

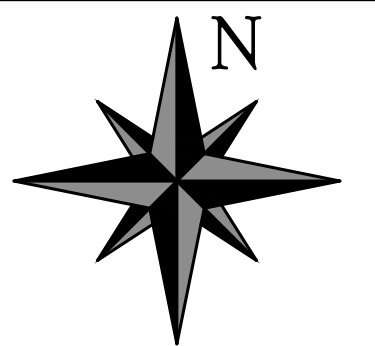
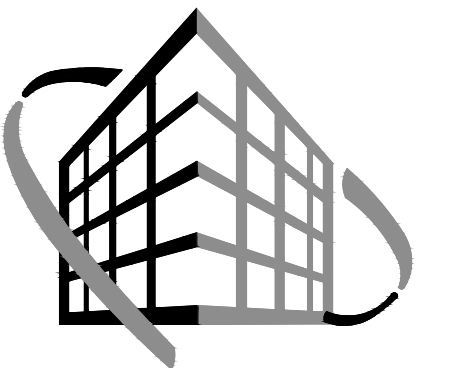
2yr. Storm Water Elev.=	874.07
10yr. Storm Water Elev.=	875.22
100yr. Storm Water Elev.=	876.71
Overflow Weir Elev.=	876.80
Max. Overflow Elev.=	878.33
Bottom of Pond Elev.=:	872.65



**SITE LAYOUT PLAN
(WEST HALF)**
SCALE: 1"= 30.0'



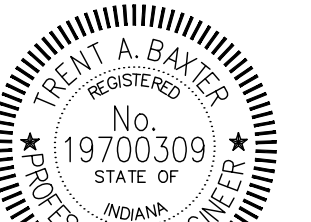
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS 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.

[illegible]

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



Trent A. Baxter
CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Site Layout Plan (West Half)

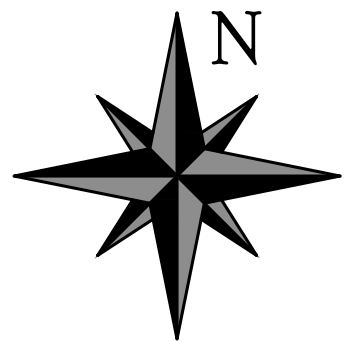
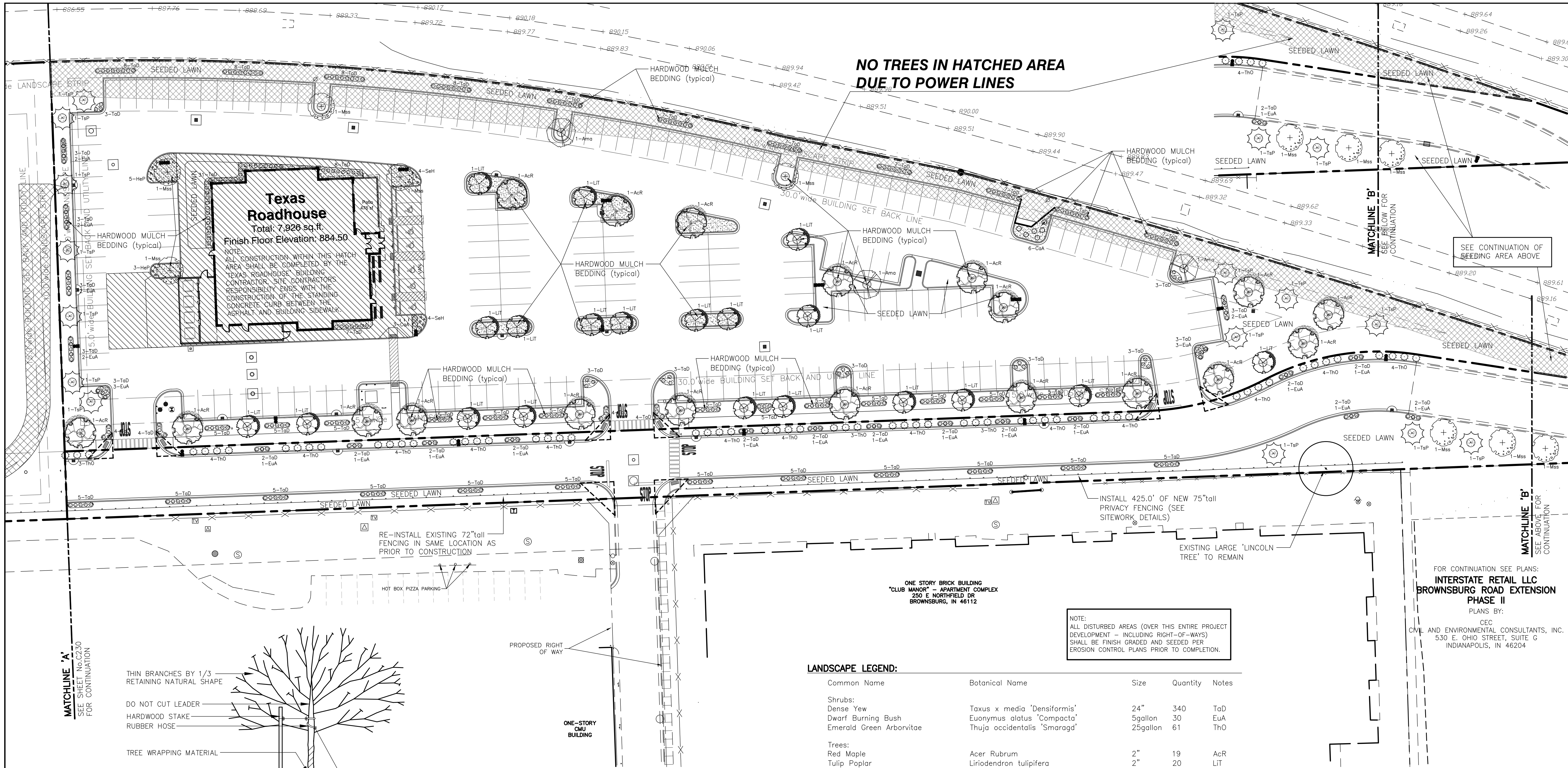
Job No. 26003	Date Stamped 04/27/2026	
Drawn By caw	Checked By tab	Scale: 1"= 30.0'

CAD FILE:
C:\26003\c210 site layout plan

THIS DRAWING IS THE PROPERTY OF
VERSTILE 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



REVISION	
06/01/2026	revised per city comments
06/01/2026	revised per erosion control comments
06/22/2026	added reference to road way per town 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:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Site Landscaping Plan (East Half)

Job No. 26003	Date Stamped 04/27/2026
Drawn By cow	Checked By tab
Scale: 1"= 30.0'	
CAD FILE: C:\26003\c220 site landscaping plan	
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: C220	

NOTE:
ALL DISTURBED AREAS (OVER THIS ENTIRE PROJECT
DEVELOPMENT - INCLUDING RIGHT-OF-WAYS)
SHALL BE FINISH GRADED AND SEEDED PER
EROSION CONTROL PLANS PRIOR TO COMPLETION.

LANDSCAPE LEGEND:

Common Name	Botanical Name	Size	Quantity	Notes
Shrubs:				
Dense Yew	Taxus x media 'Densiformis'	24"	340	TaD
Dwarf Burning Bush	Euonymus alatus 'Compacta'	5gallon	30	EuA
Emerald Green Arborvitae	Thuja occidentalis 'Smaragd'	25gallon	61	ThO
Trees:				
Red Maple	Acer Rubrum	2"	19	AcR
Tulip Poplar	Liriodendron tulipifera	2"	20	LIT
Spring Snow Crabapple	Malus 'Spring Snow'	1 1/2"	8	Mss
Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	2"	14	TsP
Serviceberry Tree	Amelanchier arborea	1 1/2"	3	Ama
Ornamental Grass:				
Karl Forester Feather Reed Grass	Calamagrotis x acut. 'Karl Forester'	5gallon	9	CaA
Perennials:				
Autumn Joy Sedum	Sedum herbstfreude 'Autumn Joy'	1gallon	8	Seh
Purple de Oro Daylily	Hemerocallis 'Purple de Oro'	1gallon	8	HeP

PLANTING SPECIFICATIONS:

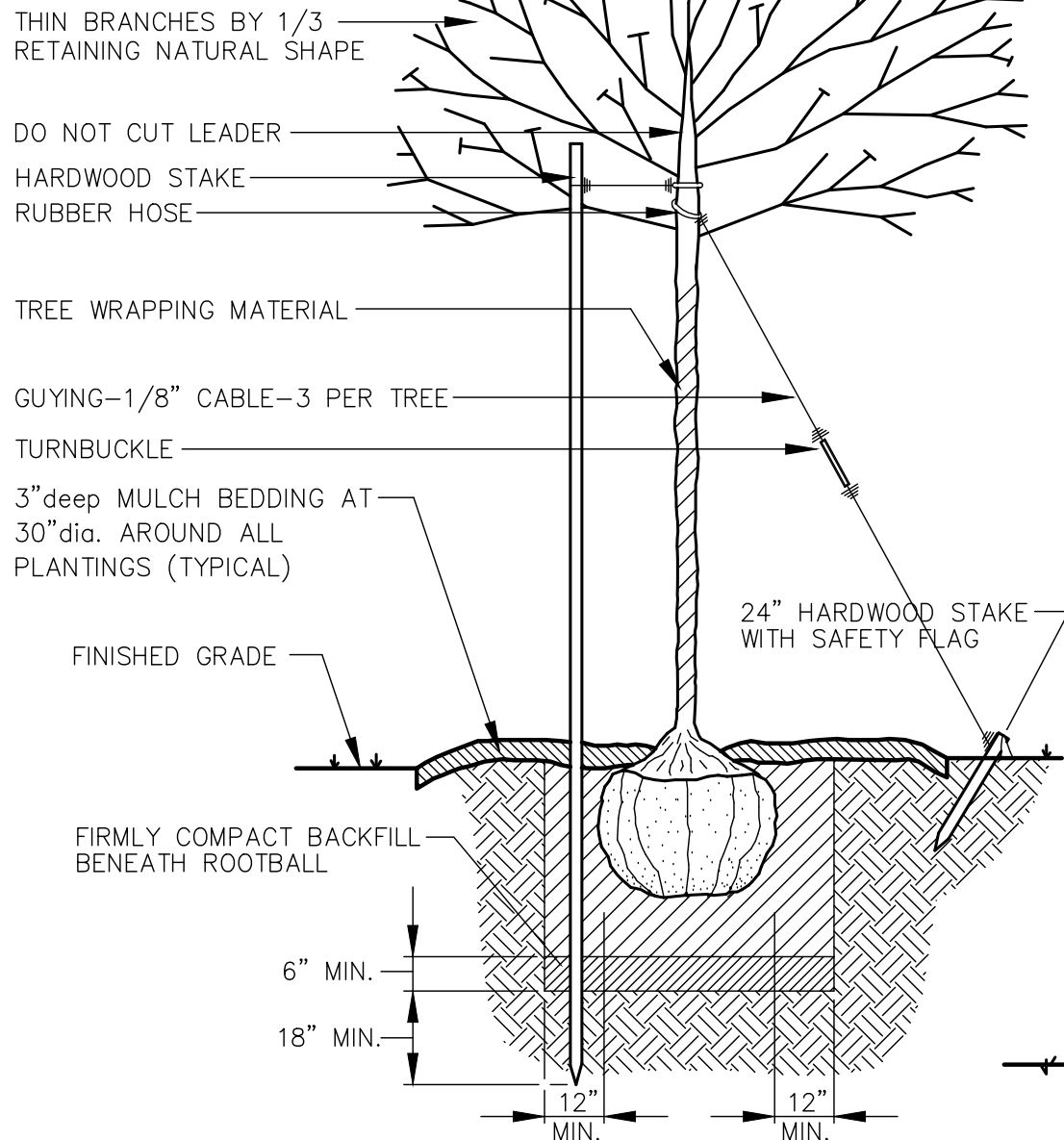
- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS NURSERY STOCK OF NURSERYMEN. PLANTS SHALL BE TYPICAL OF SPECIES AND VARIETY, AND HAVE NORMAL, WELL-DEVELOPED BRANCHING STRUCTURE AND VIGOROUS FIBROUS ROOT SYSTEM.
- PLANTS SHALL BE HEALTHY, 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.

SITE LANDSCAPING PLAN
(EAST HALF)
SCALE: 1"= 30.0'

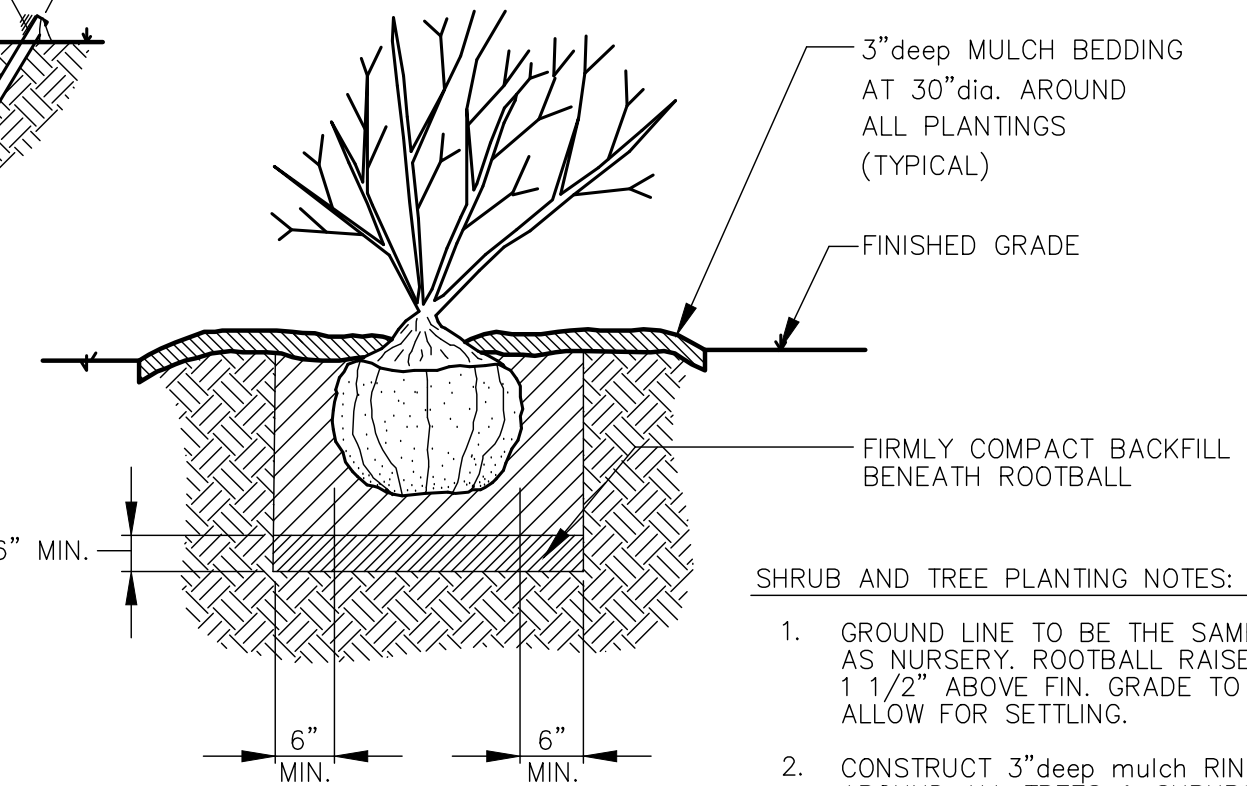


UTILITY DISCLAIMER

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.



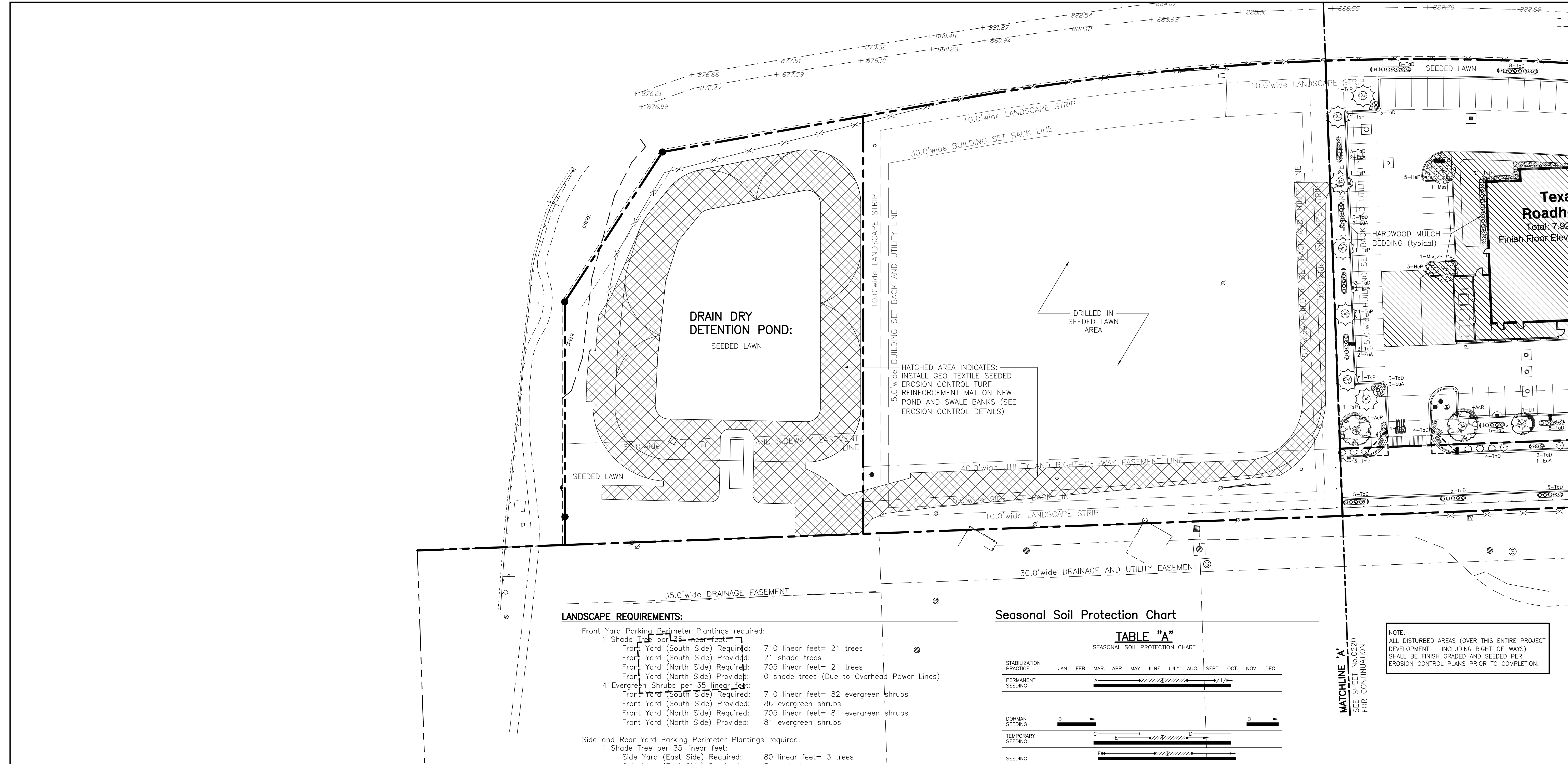
TREE PLANTING DETAIL
NO SCALE



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 mulch RING AROUND ALL TREES & SHRUBS. FLOOD TWICE W/ IN 24 HRS.
- CUT AND REMOVE BURLAP FROM TOP OF ROOTBALL.



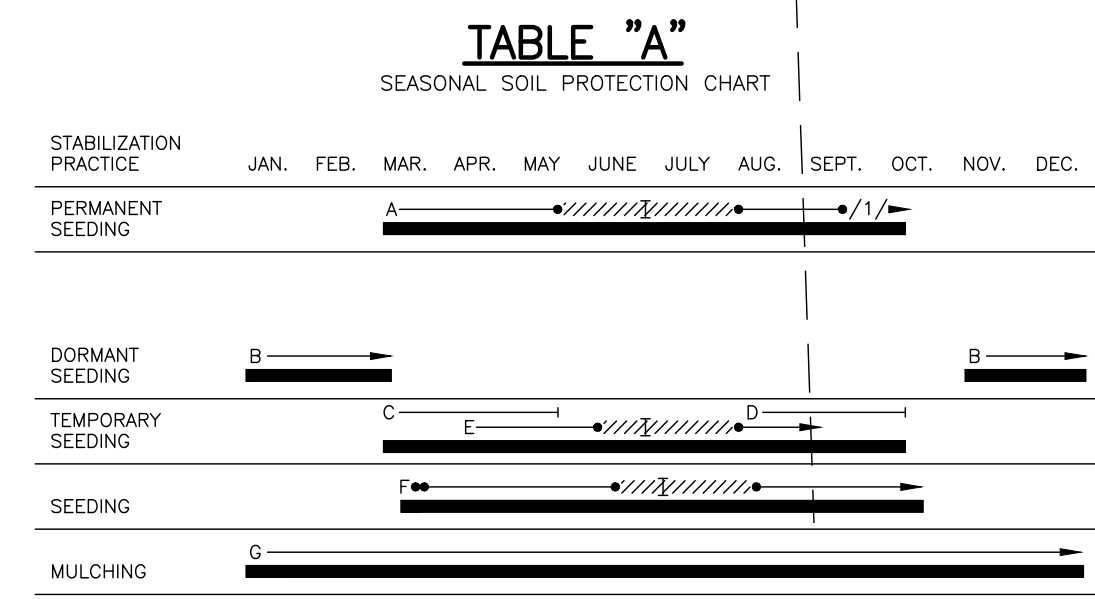
DEVELOPED AREAS LOT COVERAGE:

Texas Roadhouse Lot (Parcel 3 - Lot 1):	
Total Project Area:	3.077± acres (134,049.52sq.ft.)
Total Project Landscaped Area:	0.770± acres (33,527.77sq.ft.) - 25% (75% Lot Coverage)
	(75% Lot Coverage Allowable)
Private Drive (Parcel 5):	
Total Project Area:	1.030± acres (44,843.16sq.ft.)
Total Project Landscaped area:	0.455± acres (19,808.95sq.ft.) - 44% (56% Lot Coverage)
	(75% Lot Coverage Allowable)

LANDSCAPE REQUIREMENTS:

- Front Yard Parking Perimeter Plantings required:
- | | |
|--|---|
| 1 Shade Tree per 35 linear feet: | |
| Front Yard (South Side) Required: | 710 linear feet= 21 trees |
| Front Yard (South Side) Provided: | 21 shade trees |
| Front Yard (North Side) Required: | 705 linear feet= 21 trees |
| Front Yard (North Side) Provided: | 0 shade trees (Due to Overhead Power Lines) |
| 4 Evergreen Shrubs per 35 linear feet: | |
| Front Yard (South Side) Required: | 710 linear feet= 82 evergreen shrubs |
| Front Yard (South Side) Provided: | 86 evergreen shrubs |
| Front Yard (North Side) Required: | 705 linear feet= 81 evergreen shrubs |
| Front Yard (North Side) Provided: | 81 evergreen shrubs |
- Side and Rear Yard Parking Perimeter Plantings required:
- | | |
|-------------------------------------|-----------------------------------|
| 1 Shade Tree per 35 linear feet: | |
| Side Yard (East Side) Required: | 80 linear feet= 3 trees |
| Side Yard (East Side) Provided: | 3 shade trees |
| Side Yard (West Side) Required: | 215 linear feet= 7 trees |
| Side Yard (West Side) Provided: | 7 shade trees |
| 4 Medium Shrubs per 35 linear feet: | |
| Side Yard (East Side) Required: | 80 linear feet= 10 medium shrubs |
| Side Yard (East Side) Provided: | 14 medium shrubs |
| Side Yard (West Side) Required: | 215 linear feet= 25 medium shrubs |
| Side Yard (West Side) Provided: | 29 medium shrubs |
- Interior Parking Lot Island Plantings required:
- | | |
|--|---------------------------|
| 1 Shade Tree per 160sq.ft. of Island: | |
| Islands of 160sq.ft. (min. but not double) Required: | 1 Island= 1 shade tree |
| Islands of 160sq.ft. (min. but not double) Provided: | 1 shade tree |
| Islands over 380sq.ft. Required: | 7 Islands= 14 shade trees |
| Islands over 380sq.ft. Provided: | 14 shade trees |
- Foundation Plantings required:
- | | |
|---|--|
| 1 Shrub or Ornamental Tree per 100 feet length of facade: | |
| Length of Building Facade: | 395 linear feet= 40 Shrubs or Ornamental Trees |
| Shrubs or Ornamental Trees Provided: | 3 Ornamental Trees and 46 Shrubs |
| | 49 Total |
- Private Street Landscaping required: (Variance Required)
- | | |
|--|--|
| 1.5 Shade or Evergreen Tree per 100 linear feet: | |
| Private Street Trees Required: | 810 linear feet= 13 trees |
| Private Street Trees Provided: | 3 evergreen trees (61 Emerald Green Arborvitae 15 feet tall at maturity in lieu of additional evergreen trees) |
| 1.5 Ornamental Tree per 100 linear feet: | |
| Private Street Trees Required: | 810 linear feet= 13 trees |
| Private Street Trees Provided: | 3 trees |
| 5 Shrubs per 100 linear feet 40% Evergreen: | |
| Private Street Shrubs Required: | 810 linear feet= 41 shrubs (Min. 17 evergreen) |
| Private Street Shrubs Provided: | 107 shrubs (93 evergreen) |

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 3BUSH/ACRE.
- D= WHEAT OR RYE 2 BUSH/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.

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.

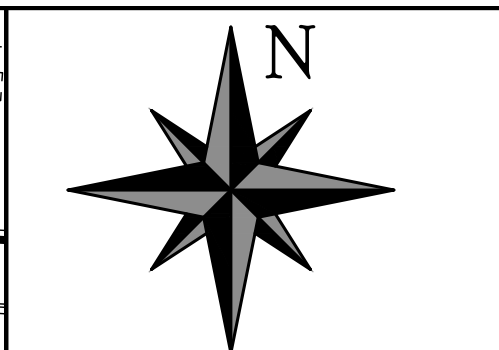
NOTE:
ALL DISTURBED AREAS (OVER THIS ENTIRE PROJECT DEVELOPMENT - INCLUDING RIGHT-OF-WAYS) SHALL BE FINISH GRADED AND SEED PER EROSION CONTROL PLANS PRIOR TO COMPLETION.

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 LANDSCAPING PLAN (WEST HALF)
SCALE: 1"= 30.0'



REVISION
06/01/2026 revised per city comments
06/03/2026 revised per erosion control comments

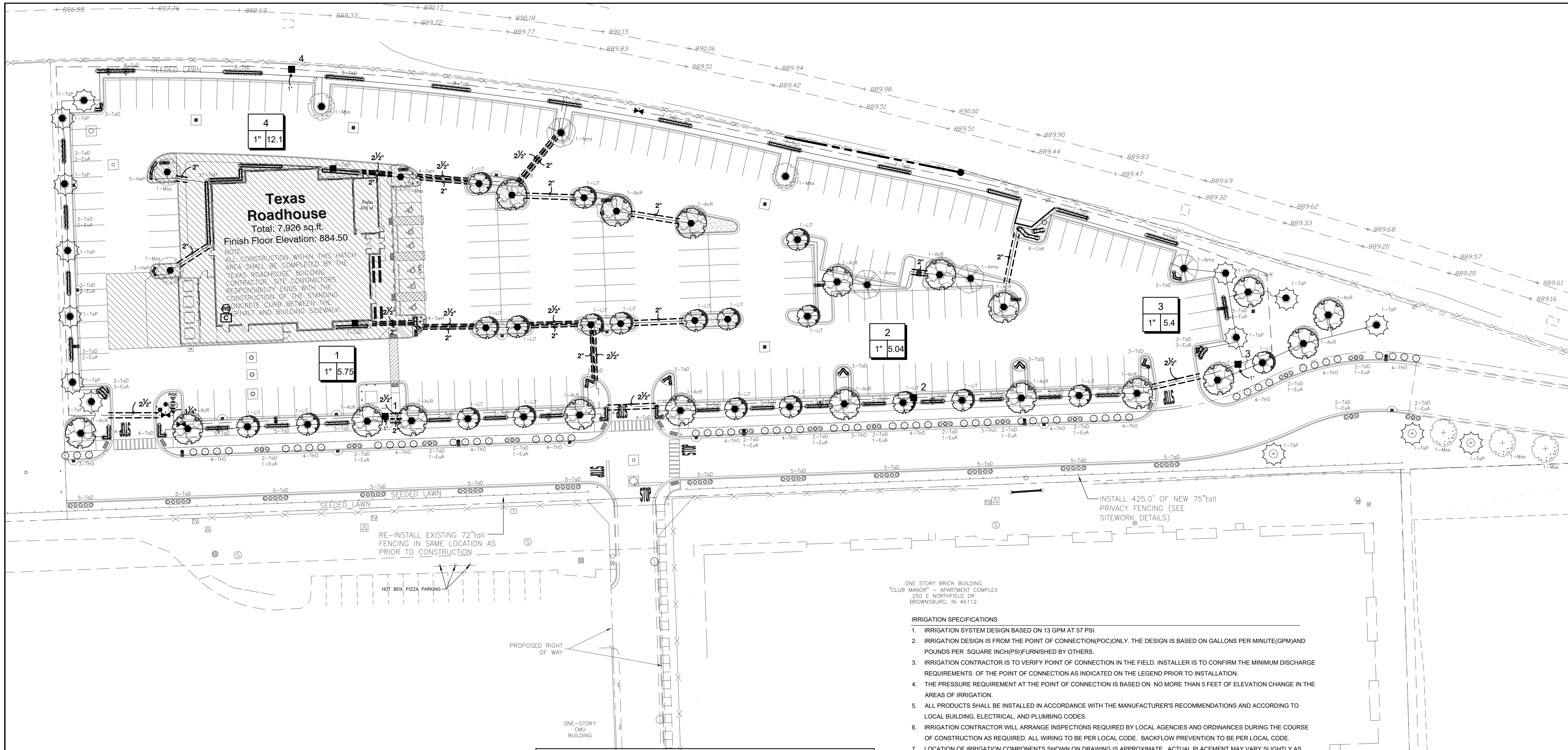
VERSATILE CONSTRUCTION GROUP, LLC.
570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3579 Fax: 317.535.3581
email: info@versatile-llc.com

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

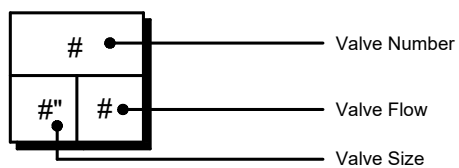
Professional Engineer Seal for Trent A. Baxter, No. 19700309, State of Indiana. Certified by: Trent A. Baxter.

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
Site Landscaping Plan (West Half)

Job No. 26003	Date Stamped 04/27/2026
Drawn By cow	Checked By Scale: tab 1"= 30.0'
CAD FILE: C:\26003\c230 site landscaping plan	
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: C230	



IRRIGATION SCHEDULE		
SYMBOL	MANUFACTURER/MODEL	QTY
■	Hunter PCZ-101-40 1"	4
Ⓕ	Flush Valve	4
Ⓐ	Drip Air Relief Valve	4
●	Drip Ring-0.6 @12" OC, Approx. 20 LF per tree	59
—	Hunter HDL-06-12-CV	1,537 lf
SYMBOL	MANUFACTURER/MODEL	QTY
■	Hunter HQ-3RC 3/4"	2
✕	Isolation Valve Line Size	3
Ⓛ	Wilkins by Zum Elkay Water Solutions 975XL 1-1/2"	1
Ⓢ	Hunter P2C-400 with (01) PCM-300	1
Ⓢ	Hunter WR-CLIK	1
POC 1-1/2"	POC 1-1/2"	1
—	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	2,836 lf
—	Irrigation Mainline: PVC Class 200 SDR 21 1 1/4"	2,081 lf
---	Pipe Sleeve: PVC Schedule 40 2"	347.6 lf
---	Pipe Sleeve: PVC Schedule 40 2 1/2"	285.2 lf



ONE STORY BRICK BUILDING
"CLUB MANOR" - APARTMENT COMPLEX
250 E NORTHFIELD DR
BROWNSBURG, IN 46112

IRRIGATION SPECIFICATIONS

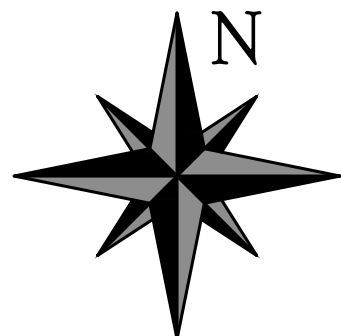
1. IRRIGATION SYSTEM DESIGN BASED ON 13 GPM AT 57 PSI.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM) AND POUNDS PER SQUARE INCH(PSI) FURNISHED BY OTHERS.
3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
8. ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
9. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
10. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
11. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
12. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
13. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
14. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.

SITE IRRIGATION PLAN
SCALE: 1"= 30.0'



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
06/01/2026 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



1-800-347-4272
www.siteoneinc.com
660 Stephenson Highway
Troy, Michigan 48064
Phone: 248.688.2100
Fax: 248.688.2028
www.siteone.com
050347-4272
Project Services Number: 438601



CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Site Irrigation Plan

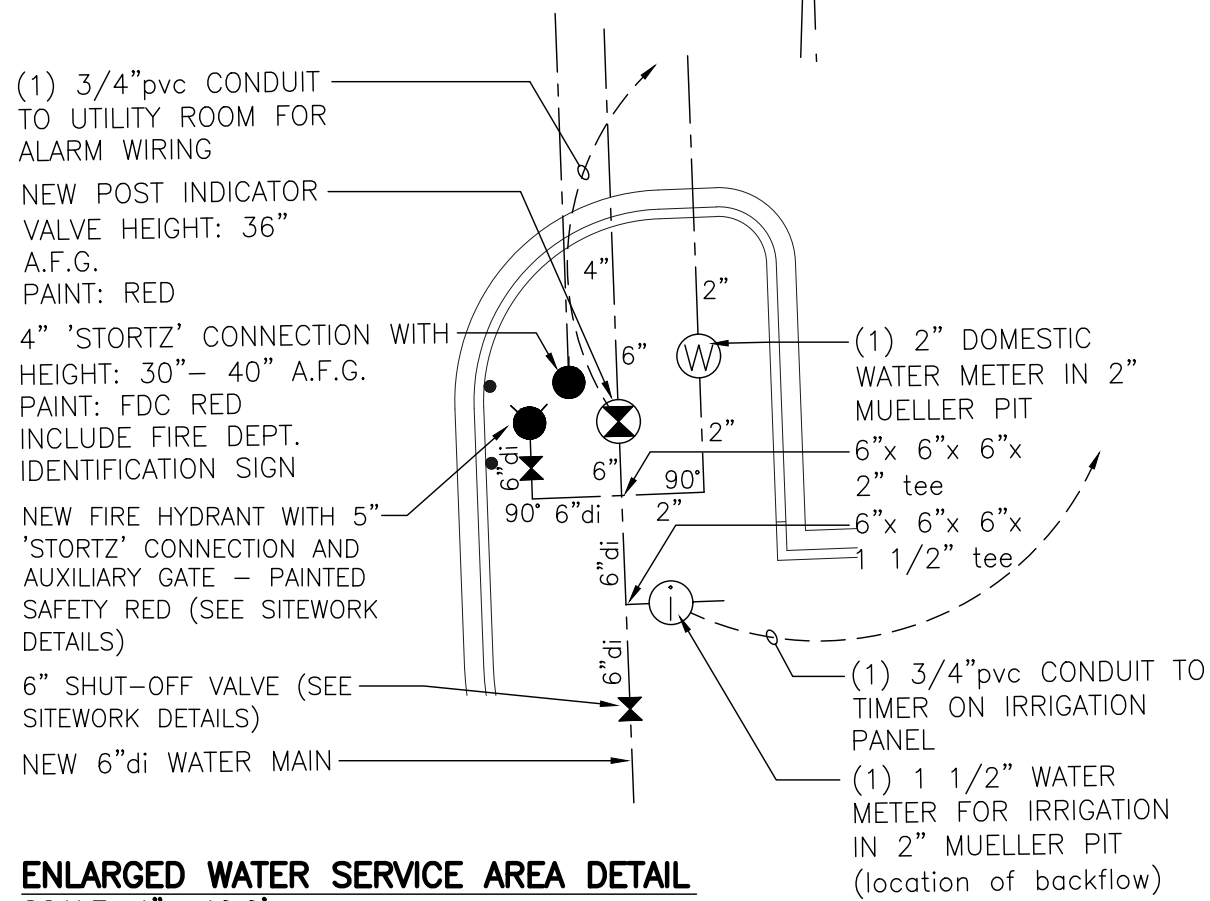
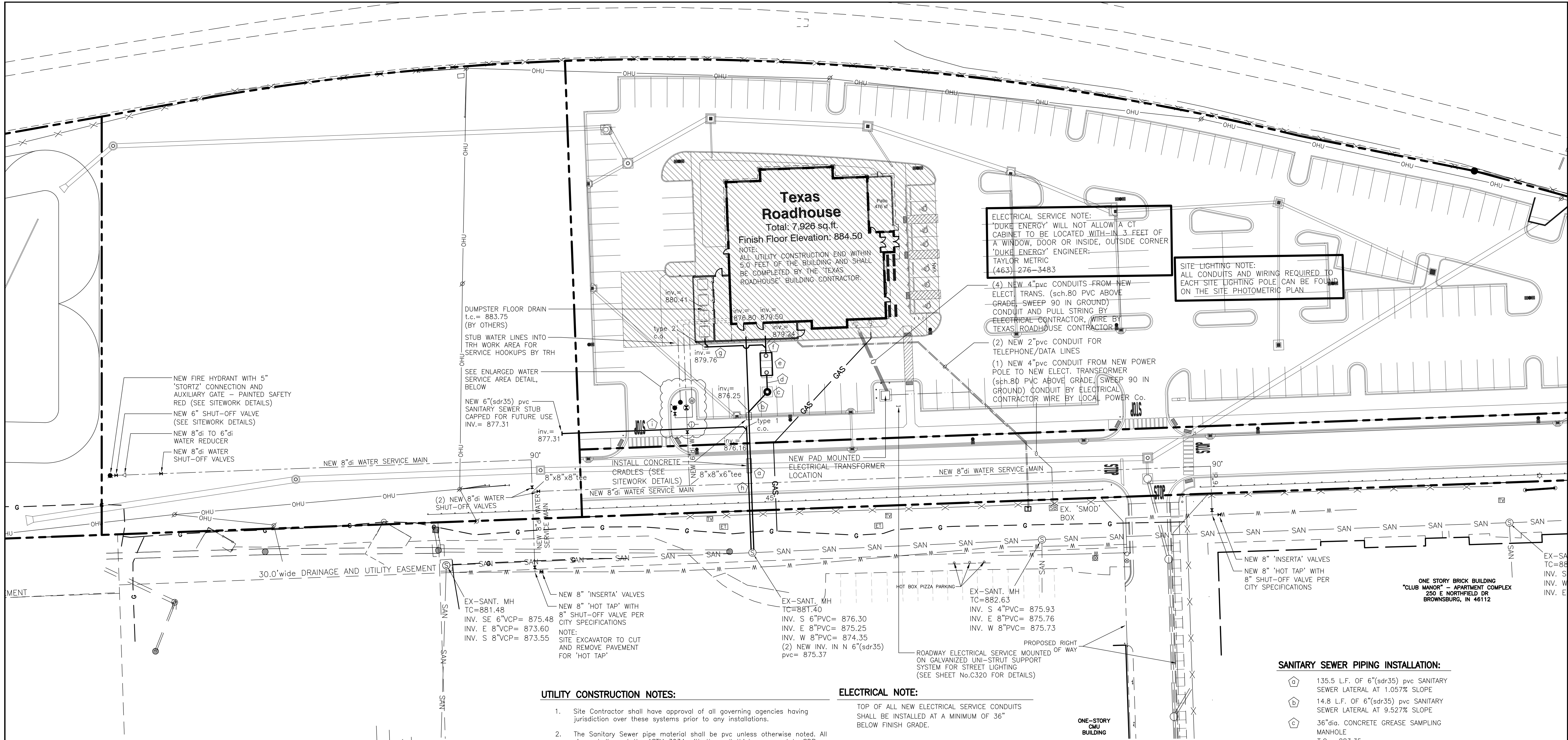
Job No. 26003	Date Stamped 04/27/2026
Drawn By cow	Checked By tab
Scale: 1"= 30.0'	

CAD FILE:
C:\26003\c240 site irrigation plan

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:

C240



ENLARGED WATER SERVICE AREA DETAIL
SCALE: 1"= 10.0'

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION (INDIANA 811 TICKET No.2303205009, DATED 03/20/2023) AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

UTILITY CONSTRUCTION NOTES:

- Site Contractor shall have approval of all governing agencies having jurisdiction over these systems prior to any installations.
- 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 cell classification shall be 12454B as per ASTM 1784.
- All trenching, pipe laying, and backfilling shall be in accordance with all federal OSHA regulations.
- Site contractor shall be responsible for repairs to any existing utilities damaged during construction.
- 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.
- 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.
- All dimensions shown here are to centerline of pipe, fitting, or structure.
- All valves shall be installed in a cast iron valve box with cover.
- Thrust blocking shall be provided at all horizontal bends, tees, and fire hydrants.
- The minimum cover depths of all water line/mains shall be 54" deep.
- All gate valves 3/4" through 3" shall be bronze 'wedge' type gate valves. All valves shall have non-rising stems with solid tee head operating nut.
- 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.
- 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").
- All water mains shall be hydrostatically tested and disinfected before acceptance, as per AWWA standard specifications.

ELECTRICAL NOTE:

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

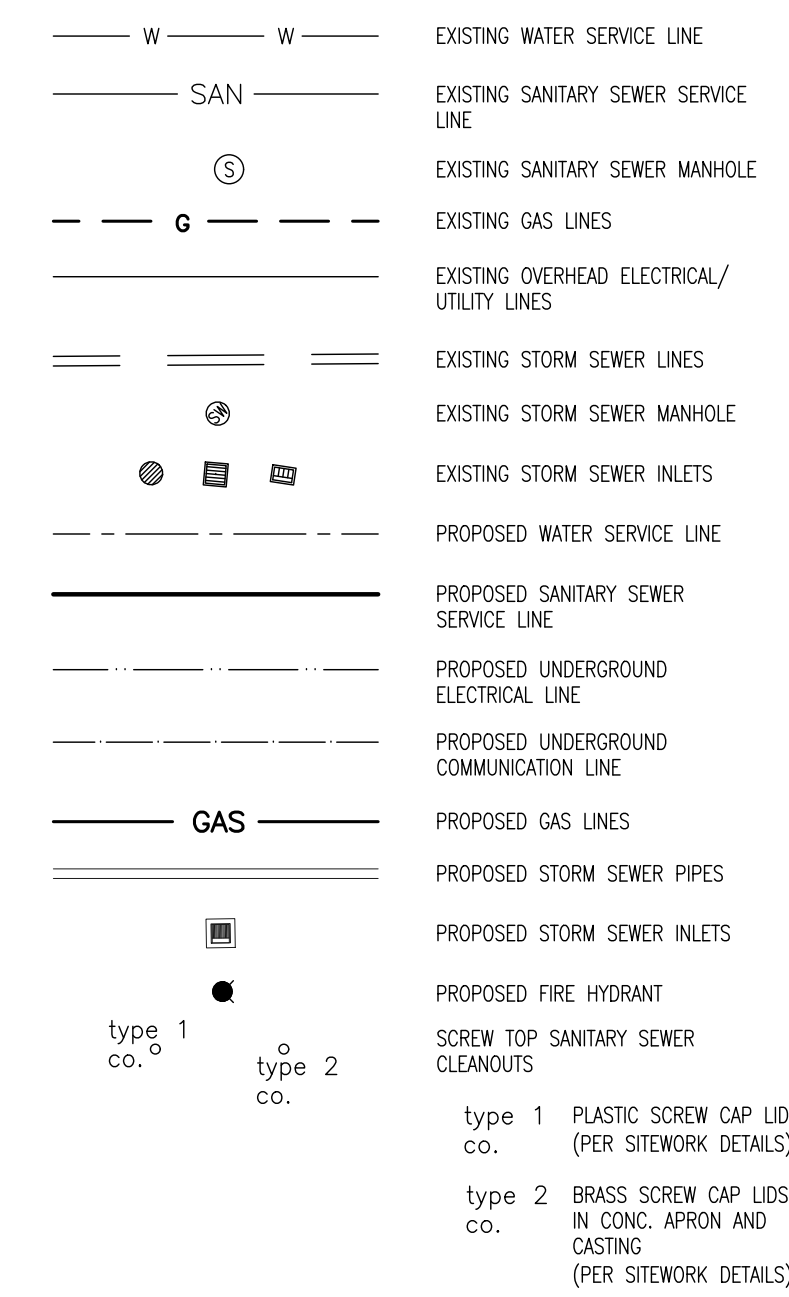
WATER SERVICE NOTE:

- WATER LINES TO SERVICE 'TEXAS ROADHOUSE' SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL NEWLY INSTALLED WATER LINES SHALL MEET OR EXCEED THE COUNTY STANDARDS FOR PUBLIC UTILITIES AND SHALL BE TESTED PER THE TOWN OF BROWNSBURG TESTING SPECIFICATIONS.
- ALL NEWLY INSTALLED WATER METERS SHALL BE OBTAINED FROM THE LOCAL WATER COMPANY.
- ALL WATER SERVICE PIPING SHALL HAVE WARNING TAPE AND (3) STRANDS OF 10ga. (INSULATED) COPPER LOCATOR WIRE (typical)
- ALL NEWLY INSTALLED WATER LINES, FITTINGS, VALVES, AND HYDRANTS SHALL BE WITH THE USE OF TOWN OF BROWNSBURG APPROVED EQUIPMENT AND SHALL MEET OR EXCEED THE TOWNS REQUIREMENTS.

SANITARY SEWER NOTES:

- ALL SANITARY SEWERS INCLUDED IN THIS PROJECT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL NEWLY INSTALLED SANITARY SEWER LINES SHALL MEET OR EXCEED THE COUNTY STANDARDS FOR PUBLIC UTILITIES AND SHALL BE TESTED PER THE TOWN OF BROWNSBURG TESTING SPECIFICATIONS.
- ALL SANITARY SEWER LATERAL PIPING SHALL HAVE WARNING TAPE AND (3) STRANDS OF 10ga. (INSULATED) COPPER LOCATOR WIRE (typical)

LEGEND:



SANITARY SEWER PIPING INSTALLATION:

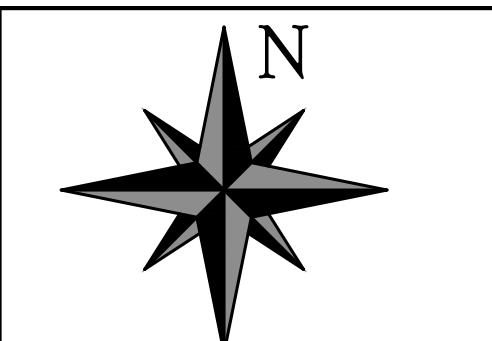
- 135.5 L.F. OF 6"(sdr35) pvc SANITARY SEWER LATERAL AT 1.057% SLOPE
- 14.8 L.F. OF 6"(sdr35) pvc SANITARY SEWER LATERAL AT 9.527% SLOPE
- 36"dia. CONCRETE GREASE SAMPLING MANHOLE
T.C.= 883.35
CASTING: NEENAH R-1733
inv. in= 878.76
inv. out= 877.66
- 8.3 L.F. OF 6"(sdr35) pvc SANITARY SEWER LATERAL AT 1.566% SLOPE
- 2,500 gal. CONCRETE GREASE SEPARATOR (SEE SITEMARK DETAIL)
inv. in= 879.14
inv. out= 878.89
- 17.6 L.F. OF 6"(sdr35) pvc SANITARY SEWER LATERAL AT 2.045% SLOPE
- 58.3 L.F. OF 6"(sdr35) pvc SANITARY SEWER LATERAL AT 2.007% SLOPE
- 74.7 L.F. OF 6"(sdr35) pvc SANITARY SEWER LATERAL AT 1.057% SLOPE
- 109.4 L.F. OF 6"(sdr35) pvc SANITARY SEWER LATERAL AT 1.051% SLOPE

SITE UTILITY PLAN
SCALE: 1"= 30.0'



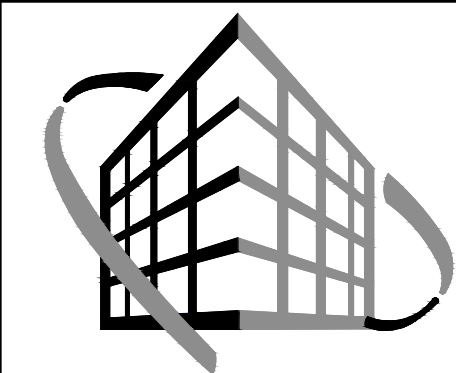
UTILITY DISCLAIMER

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.

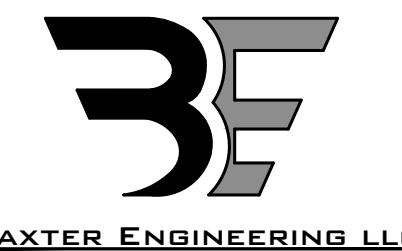


REVISION

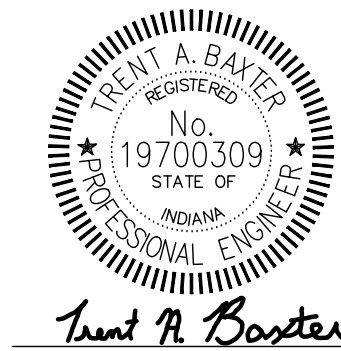
DATE	REVISION
06/01/2026	revised utilities per city comments
06/17/2026	revised water and sanitary per Texas RH
06/29/2026	revised per Texas roadhouse comments
07/21/2026	revised per Texas roadhouse comments
07/27/2026	revised comm. conduits per TRH comments
08/05/2026	revised meter pit size and supplier
08/10/2026	added sampling mth per Texas roadhouse



**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: 317-509-4143
BaxterEngineeringLLC@gmail.com



Trent A. Baxter
CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Site Utility Plan

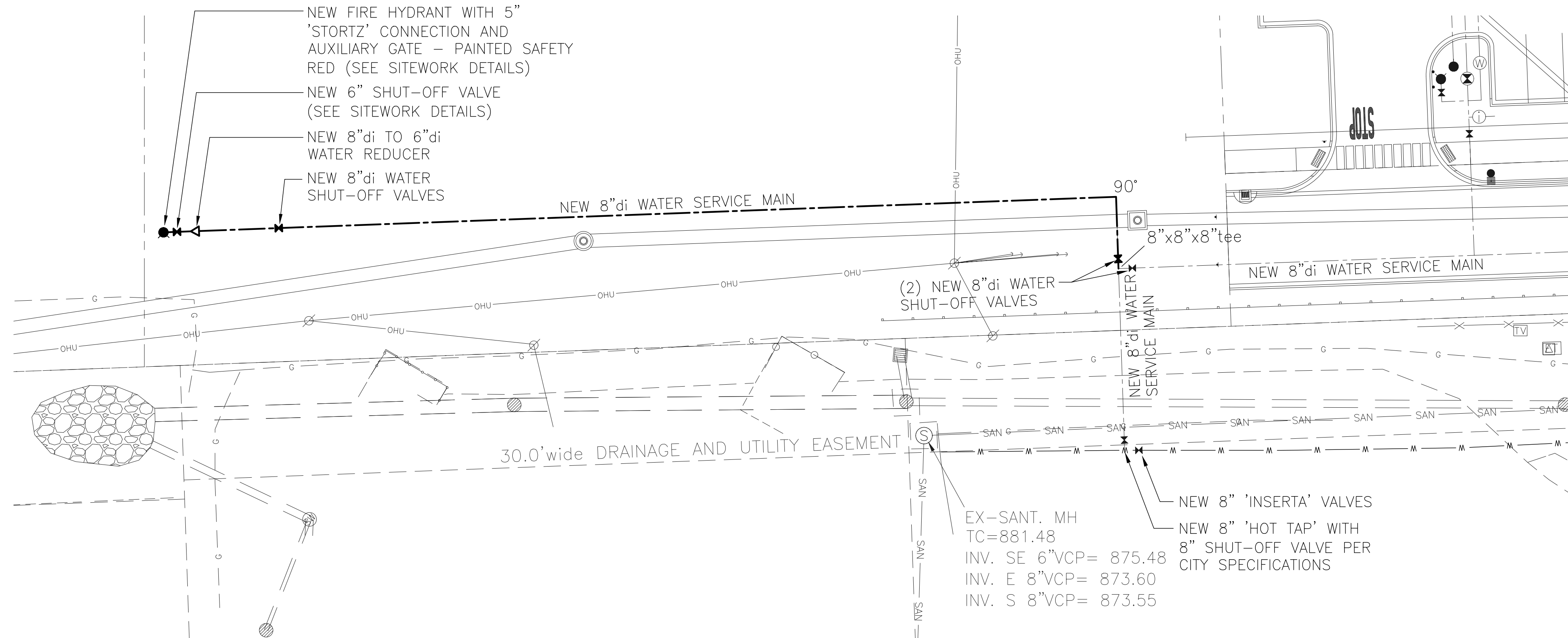
Job No.	Date Stamped
26003	04/27/2026
Drawn By	Checked By
caw	tab
Scale:	1"= 30.0'

CAD FILE:
C:\26003\c300 site utility plan

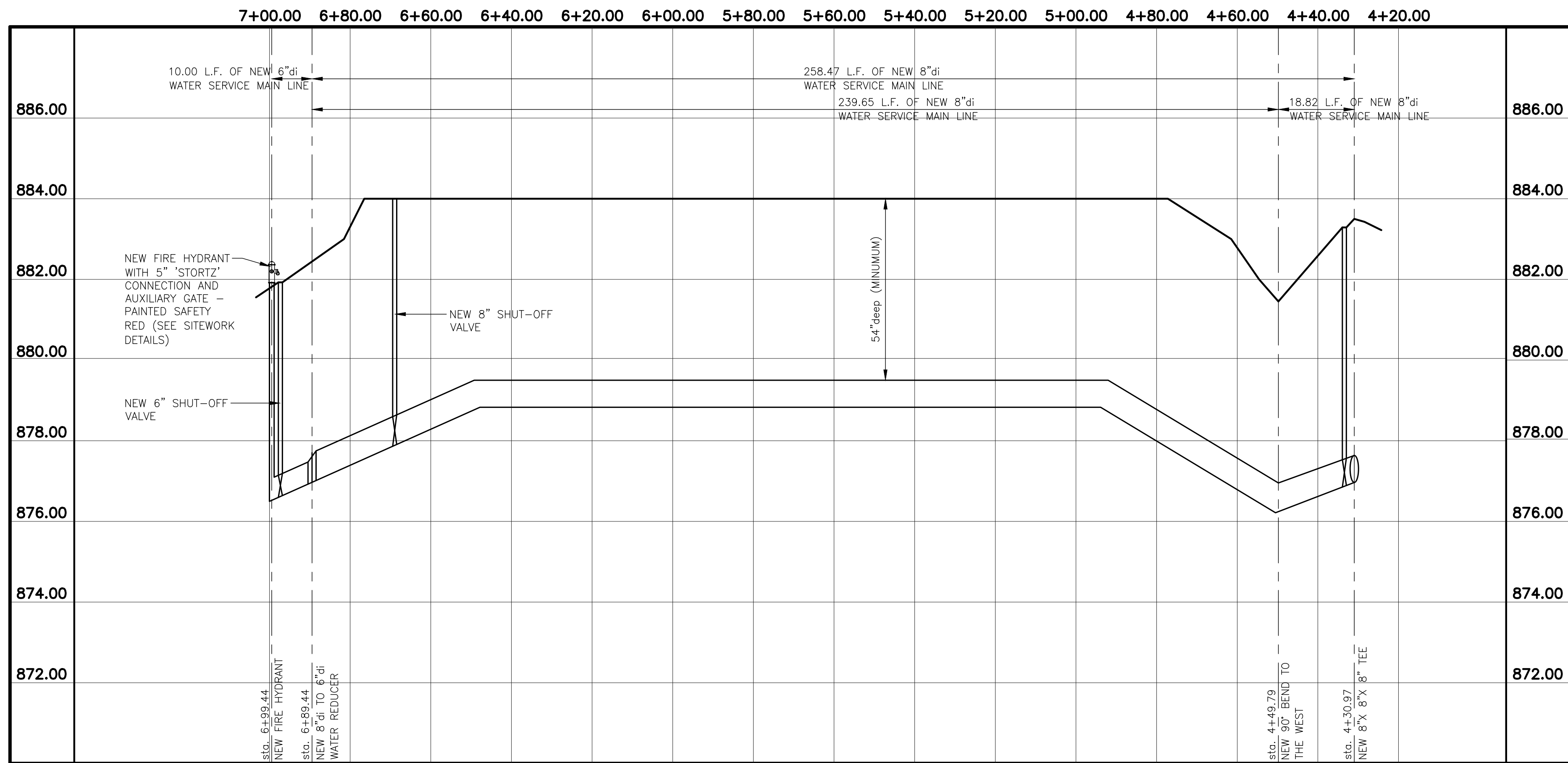
THIS DRAWING IS THE PROPERTY OF VERSATILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.

SHEET TITLE:

C300



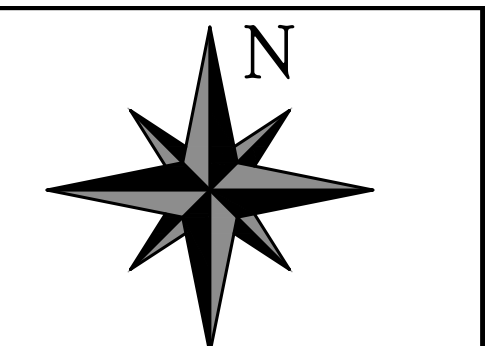
8" DUCTILE IRON WATER MAIN EXTENSION PLAN
SCALE: 1"= 20.0'



8" DUCTILE IRON WATER MAIN EXTENSION PROFILE
SCALE: 1"= 20.0' (HORIZ.)
SCALE: 1"= 2.0' (VERTICAL)



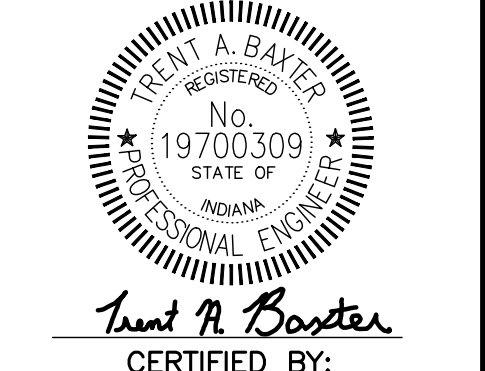
UTILITY DISCLAIMER
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR 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	DESCRIPTION
06/01/2026		revised water main extension 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

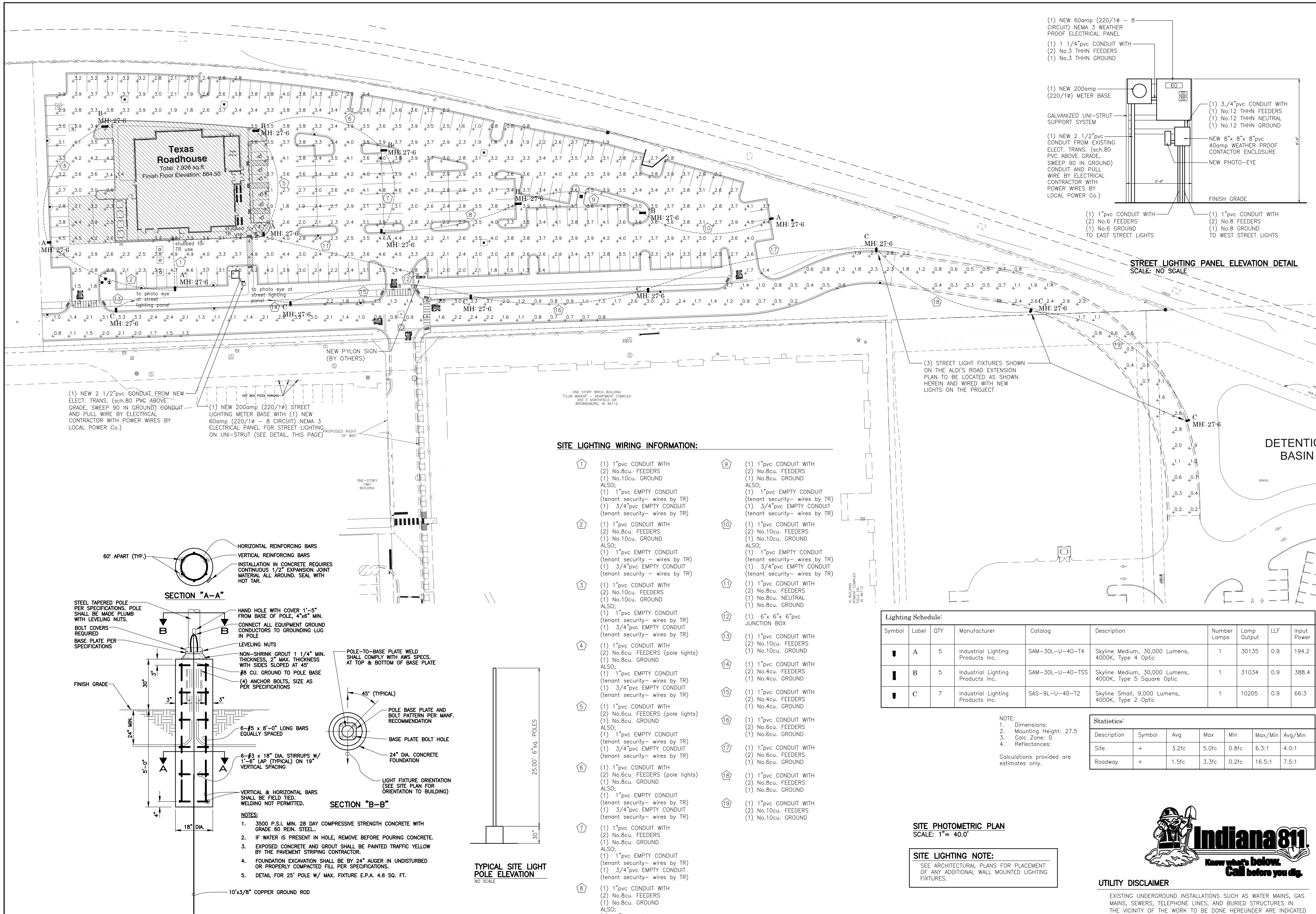


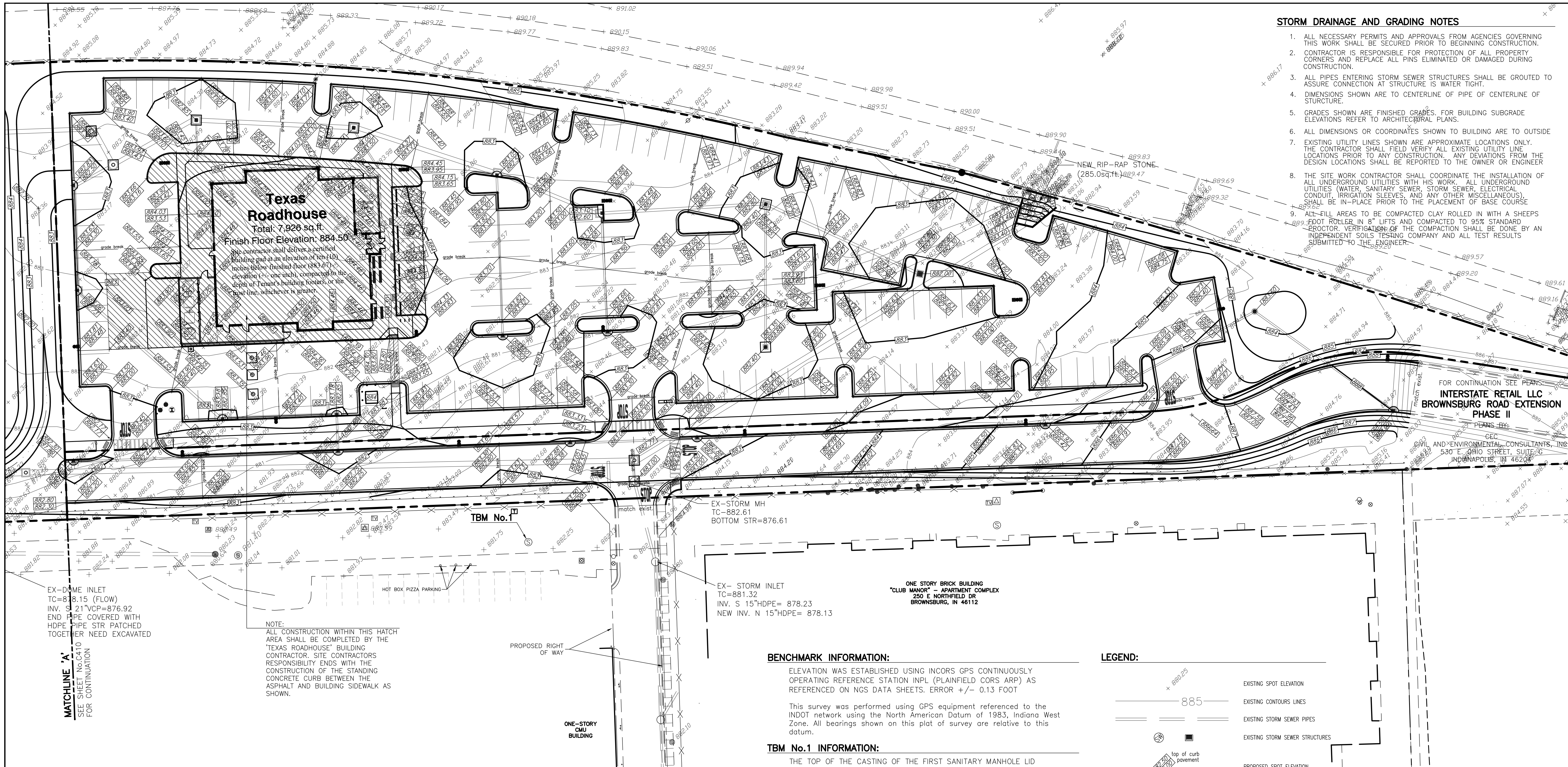
Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
Water Main Extension
Profiles

Job No. 26003	Date Stamped 04/27/2026
Drawn By cow	Checked By tab
Scale: 1"= 20.0'	

CAD FILE:
C:\26003\c315 water main profiles.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.

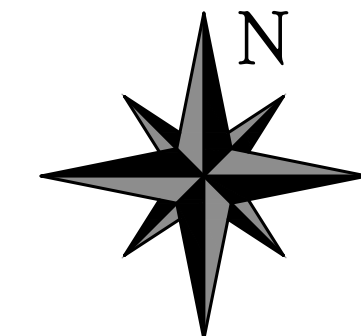
SHEET TITLE:
C315





STORM DRAINAGE AND GRADING NOTES

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 HIS WORK. 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 SHALL BE DONE BY AN INDEPENDENT SOILS TESTING COMPANY AND ALL TEST RESULTS SUBMITTED TO THE ENGINEER.



REVISION

DATE	REVISION
06/01/2026	revised per city comments
06/17/2026	revised per Texas roadhouse comments
06/22/2026	added reference to road deg per town comments
07/27/2026	revised per Texas roadhouse comments



**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



Trent A. Baxter
CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
Site Grading Plan (East Half)

BENCHMARK INFORMATION:

ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY OPERATING REFERENCE STATION INPL (PLAINFIELD CORS ARP) AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT

This survey was performed using GPS equipment referenced to the INDOT network using the North American Datum of 1983, Indiana West Zone. All bearings shown on this plat of survey are relative to this datum.

TBM No.1 INFORMATION:

THE TOP OF THE CASTING OF THE FIRST SANITARY MANHOLE LID WEST ON THE NORTH SIDE OF THE 'OAKS OF BROWNSBURG' BUILDING, DIRECTLY NORTH OF THE 'BROWNSBURG VILLAGE CENTER' BUILDING DESIGNATED AS TBM No1 ELEVATION: 882.63

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 18063C0157D (DATED SEPTEMBER 25, 2009) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

STORM SEWER PIPING INFORMATION:

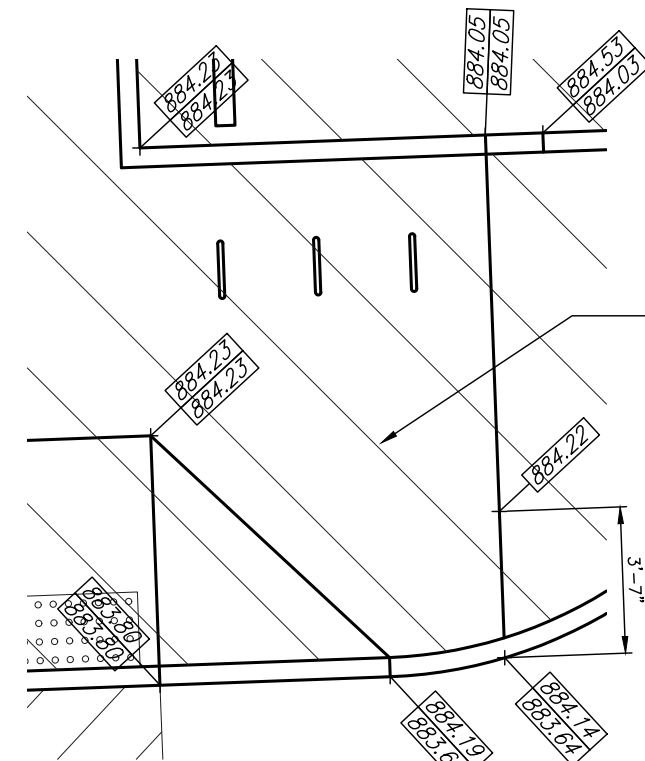
SEE SHEET No.C420 FOR ALL INFORMATION CONCERNING THE STORM SEWER INLETS, MANHOLES, AND PIPING.

EROSION CONTROL INFORMATION:

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

LEGEND:

	EXISTING SPOT ELEVATION
	EXISTING CONTOURS LINES
	EXISTING STORM SEWER PIPES
	EXISTING STORM SEWER STRUCTURES
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOURS LINES
	PROPOSED STORM SEWER PIPES
	PROPOSED STORM SEWER STRUCTURES



ENLARGED SITE GRADING PLAN
(BICYCLE RACK)
SCALE: 1"= 5.0'

SITE GRADING PLAN
(EAST HALF)
SCALE: 1"= 30.0'

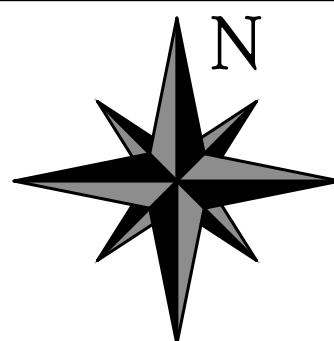


UTILITY DISCLAIMER

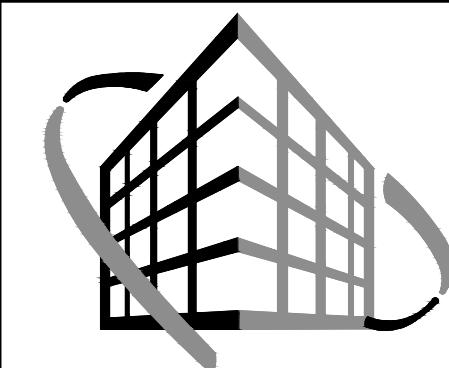
EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS 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.

SHEET TITLE:

C400



REVISION	
06/01/2026	revised per city comments
06/17/2026	revised per Texas roadhouse comments



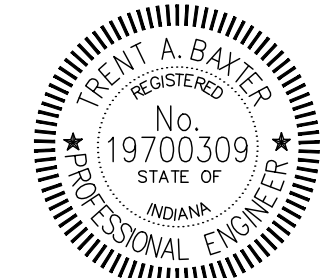
**VERSATILE
CONSTRUCTION
GROUP, LLC.**

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: 317-508-4143
BaxterEngineeringLLC@gmail.com



Brent A. Baxter
CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
Site Grading Plan (West Half)

Job No. 26003	Date Stamped 04/27/2026
Drawn By caw	Checked By Scale: tab 1"= 30.0'

CAD FILE:
C:\26003\c410 site grading plan

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:

C410

DRAIN DRY DETENTION POND INFORMATION:

2yr. Storm Water Elev.= 874.07
10yr. Storm Water Elev.= 875.22
100yr. Storm Water Elev.= 876.71
Overflow Weir Elev.= 876.80
Max. Overflow Elev.= 878.33
Bottom of Pond Elev.= 872.65

DRAIN DRY DETENTION POND SECTION (thru underdrain pipe) SCALE: 1"= 30.0'

CLEAN, WASHED No.8 STONE FILTER
(TYPICAL)

NEW 6"dia. PERFORATED CORRUGATED
PIPE UNDER THE DETENTION POND TO
BE WRAPPED WITH (1) LAYER OF
GEO-TEXTILE FILTER FABRIC

DRAIN DRY DETENTION POND UNDERDRAIN DRAINAGE PIPE DETAIL SCALE: no scale

6" CONCRETE OVERFLOW SLAB
WITH 6x6-10x10 W.W.F. OVER
6" COMPACTED GRANULAR FILL

DRAIN DRY DETENTION POND EMERGENCY OVERFLOW SECTION SCALE: no scale

STORM DRAINAGE AND GRADING NOTES

- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OF CENTERLINE OF STRUCTURE.
- GRADES SHOWN ARE FINISHED GRADES. FOR BUILDING SUBGRADE ELEVATIONS REFER TO ARCHITECTURAL PLANS.
- ALL DIMENSIONS OR COORDINATES SHOWN TO BUILDING ARE TO OUTSIDE
- 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
- THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. 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
- 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 SHALL BE DONE BY AN INDEPENDENT SOILS TESTING COMPANY AND ALL TEST RESULTS SUBMITTED TO THE ENGINEER.

BENCHMARK INFORMATION:

ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY OPERATING REFERENCE STATION INPL (PLAINFIELD CORP ARP) AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT

TBM No.2 INFORMATION:

THE TOP OF THE CASTING OF THE FIRST SANITARY MANHOLE LID WEST ON THE NORTH SIDE OF THE 'BROWNSBURG VILLAGE CENTER' BUILDING DESIGNATED AS TBM No2
ELEVATION: 881.48

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 18063C0157D (DATED SEPTEMBER 25, 2009) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

STORM SEWER PIPING INFORMATION:

SEE SHEET No.C420 FOR ALL INFORMATION CONCERNING THE STORM SEWER INLETS, MANHOLES, AND PIPING.

EROSION CONTROL INFORMATION:

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

LEGEND:

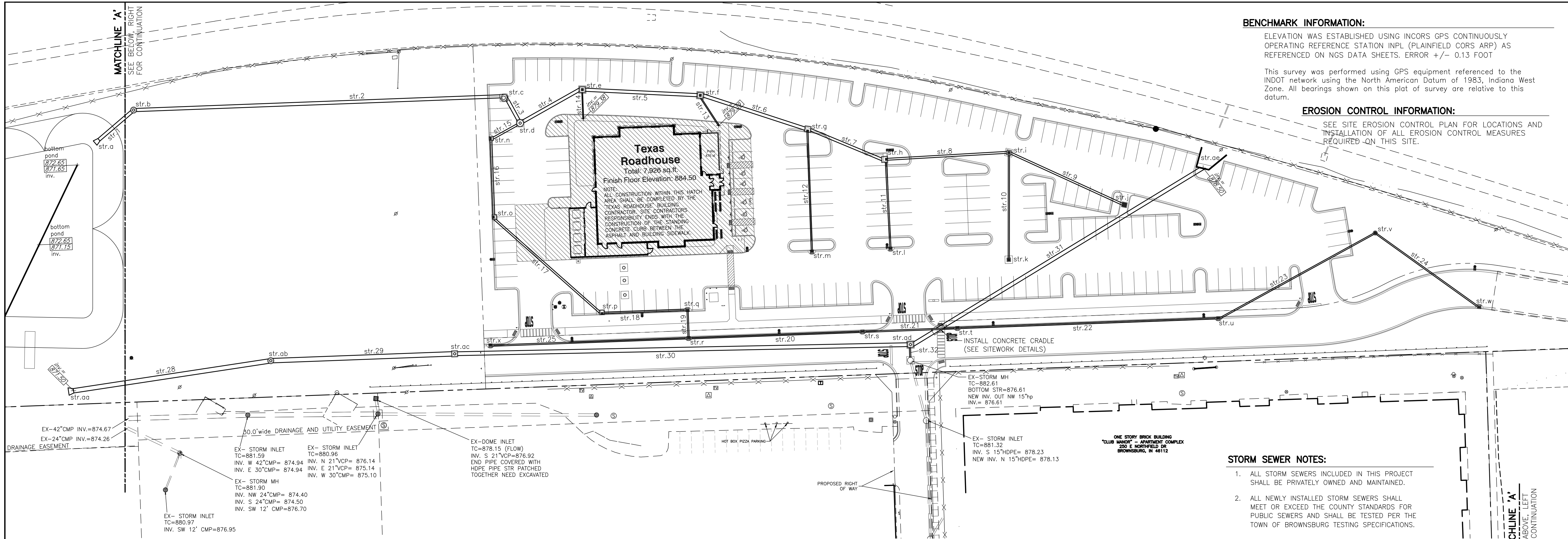
	EXISTING SPOT ELEVATION
	EXISTING CONTOURS LINES
	EXISTING STORM SEWER PIPES
	EXISTING STORM SEWER STRUCTURES
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOURS LINES
	PROPOSED STORM SEWER PIPES
	PROPOSED STORM SEWER STRUCTURES

SITE GRADING PLAN (WEST HALF) SCALE: 1"= 30.0'



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.



BENCHMARK INFORMATION:
ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY OPERATING REFERENCE STATION INPL (PLAINFIELD CORP ARP) AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT

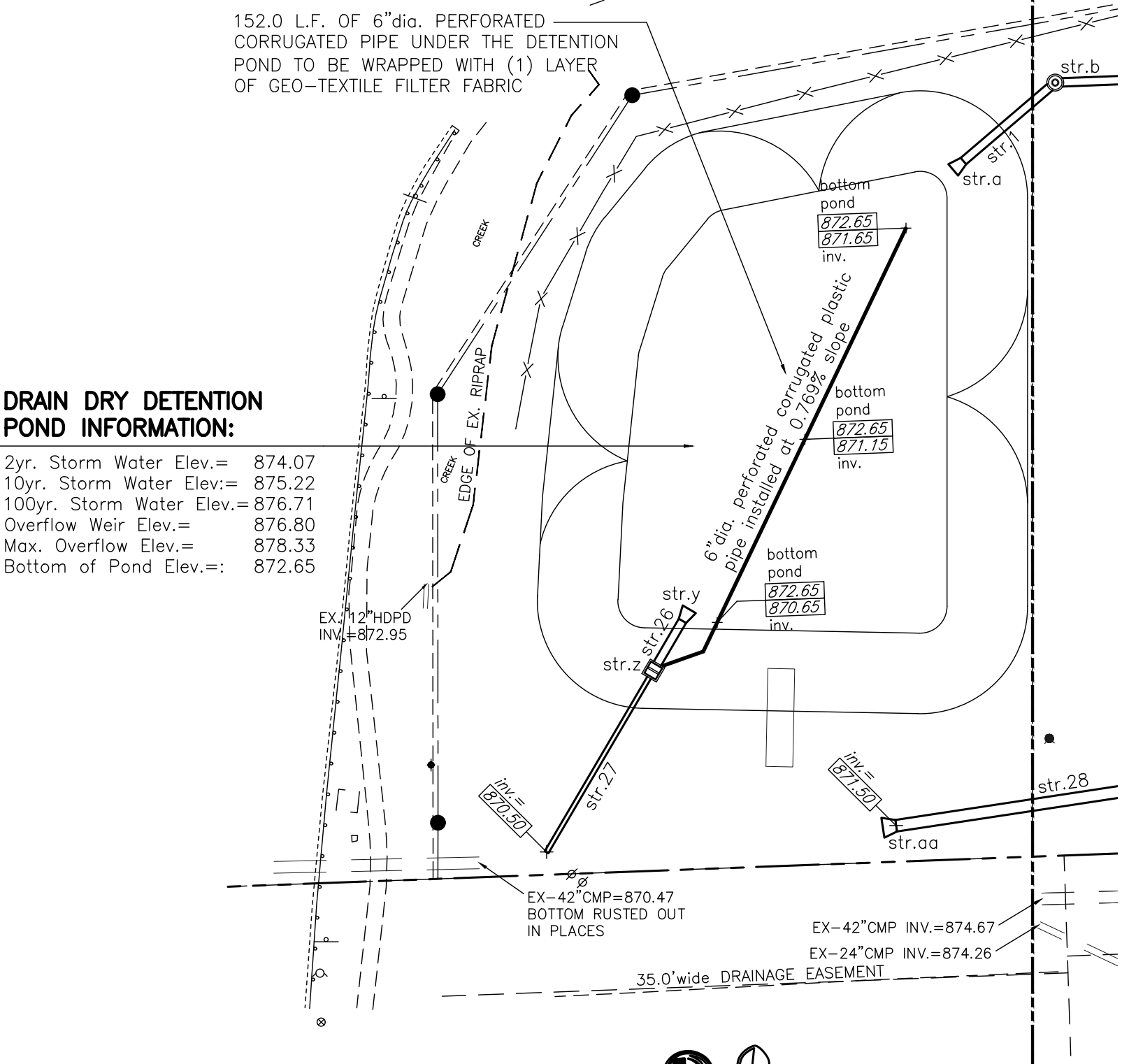
This survey was performed using GPS equipment referenced to the INDOT network using the North American Datum of 1983, Indiana West Zone. All bearings shown on this plat of survey are relative to this datum.

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

- 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 TOWN OF BROWNSBURG TESTING SPECIFICATIONS.

SITE INFRASTRUCTURE SUMMARY INFORMATION:

- INLET/MANHOLE STRUCTURE**
- **STRUCTURE a**
NEW METAL END-SECTION WITH ANIMAL GUARD
INV. OUT W 30"hp= 875.81
 - **STRUCTURE b**
NEW 4.0"dia. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-1733)
T.C.= 882.50
INV. IN E 30"hp= 875.94
INV. OUT SW 30"hp= 875.84
 - **STRUCTURE c**
NEW AquaSwirl CONCENTRATOR UNIT MODEL AS-5 BYP STD PCS (SEE SITEWORK DETAILS)
T.C.= 883.19
INV. IN W 30"hp= 876.12
INV. OUT SE 30"hp= 876.12
 - **STRUCTURE d**
NEW 5.0"dia. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-1733)
T.C.= 883.07
INV. IN NE 30"hp= 876.61
INV. IN SW 18"hp= 877.14
INV. OUT NW 30"hp= 876.14
 - **STRUCTURE e**
NEW 4.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3433)
T.C.= 882.55
INV. IN E 30"hp= 876.75
INV. IN S 8"hdpe (stub)= 879.30
INV. OUT SW 30"hp= 876.65
 - **STRUCTURE f**
NEW 5.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3433)
T.C.= 882.74
INV. IN SE 30"hp= 876.92
INV. IN SE 10"hdpe (stub)= 879.30
INV. OUT NW 30"hp= 876.82
 - **STRUCTURE g**
NEW 4.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.55
INV. IN SE 24"hp= 877.49
INV. IN S 12"hp= 879.20
INV. OUT NW 30"hp= 876.99
 - **STRUCTURE h**
NEW 4.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.60
INV. IN E 18"hp= 878.04
INV. IN S 12"hp= 879.28
INV. OUT NW 24"hp= 877.54
 - **STRUCTURE i**
NEW 3.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3433)
T.C.= 882.85
INV. IN E 18"hp= 878.35
INV. IN S 12"hp= 878.63
INV. OUT W 18"hp= 878.25
 - **STRUCTURE j**
NEW 3.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3437)
T.C.= 882.00
INV. OUT NW 18"hp= 878.50
 - **STRUCTURE k**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3433)
T.C.= 882.40
INV. OUT N 12"hp= 878.90
 - **STRUCTURE l**
NEW 2.5"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.50
INV. OUT NW 12"hp= 879.50
 - **STRUCTURE m**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.50
INV. OUT N 12"hp= 879.50
 - **STRUCTURE n**
NEW 2.5"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.50
INV. IN S 18"hp= 877.27
INV. OUT NE 18"hp= 877.17
 - **STRUCTURE o**
NEW 3.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.73
INV. IN SE 18"hp= 877.44
INV. OUT N 18"hp= 877.34
 - **STRUCTURE p**
NEW 3.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.85
INV. IN SE 15"hp= 877.82
INV. OUT NW 18"hp= 877.57
 - **STRUCTURE q**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.85
INV. IN S 15"hp= 878.05
INV. OUT W 15"hp= 877.95
 - **STRUCTURE r**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 881.70
INV. IN E 12"hp= 878.70
INV. IN W 12"hp= 878.34
INV. OUT N 15"hp= 878.09
 - **STRUCTURE s**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.38
INV. IN E 12"hp= 879.23
INV. OUT W 12"hp= 879.13
 - **STRUCTURE t**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 882.38
INV. IN E 12"hp= 879.54
INV. OUT W 12"hp= 879.44
 - **STRUCTURE u**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 885.42
INV. IN NE 12"hp= 880.18
INV. OUT W 12"hp= 880.08
 - **STRUCTURE v**
NEW 2.5"dia. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-2560-E)
T.C.= 883.50
INV. IN SE 12"hp= 880.65
INV. OUT SW 12"hp= 880.55
 - **STRUCTURE w**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 888.00
INV. OUT NW 12"hp= 880.91
 - **STRUCTURE x**
NEW 2.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-3234-B1)
T.C.= 881.75
INV. OUT E 12"hp= 878.75
 - **STRUCTURE y**
NEW METAL END-SECTION WITH ANIMAL GUARD
INV. OUT SW 30"hp= 872.65
 - **STRUCTURE z**
NEW 4.0"sq. PRECAST CONC. STORM STRUCTURE (CASTING: NEENAH R-6660-RP)
T.C.= 877.75
WITH 6"wide WEIR WALL TO TOP WITH (1) 4.6"dia. OPENING INV. ELEV.= 870.65 AND (1) 6"dia. OPENING INV. ELEV.= 875.22
INV. IN NW 30"hp= 872.65
INV. IN NW 6"corrugated plastic= 870.65
INV. OUT W 15"hp= 870.65
 - **STRUCTURE aa**
NEW METAL END-SECTION WITH ANIMAL GUARD
INV. OUT W 42"hp= 871.50
 - **STRUCTURE ab**
NEW 4.0"dia. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-1733)
T.C.= 881.90
INV. IN E 42"hp= 871.68
INV. OUT W 42"hp= 871.58
 - **STRUCTURE ac**
NEW 4.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-1733)
T.C.= 882.50
INV. IN NE 36"hp= 872.25
INV. OUT W 42"hp= 871.75
 - **STRUCTURE ad**
NEW 4.0"sq. PRECAST CONC. STORM MANHOLE (CASTING: NEENAH R-1733)
T.C.= 883.00
INV. IN NE 36"hp= 874.78
INV. IN S 15"hp= 876.55
INV. OUT W 36"hp= 872.78
 - **STRUCTURE ae**
NEW CONCRETE HEADWALL WITH ANIMAL GUARD
INV. IN SW 36"hp= 878.50



DRAIN DRY DETENTION POND INFORMATION:
2yr. Storm Water Elev.= 874.07
10yr. Storm Water Elev.= 875.22
100yr. Storm Water Elev.= 876.71
Overflow Weir Elev.= 876.80
Max. Overflow Elev.= 878.33
Bottom of Pond Elev.= 872.65



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 STORM SEWER PIPING PLAN
SCALE: 1"= 40.0'

06/01/2026	revised pond under drain per city comments
07/27/2026	revised Lc. Of str.n and o per [RH]
08/03/2026	revised str.i size per excavator

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

CERTIFIED BY:
Trent A. Baxter

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Site Storm Sewer Piping Plan

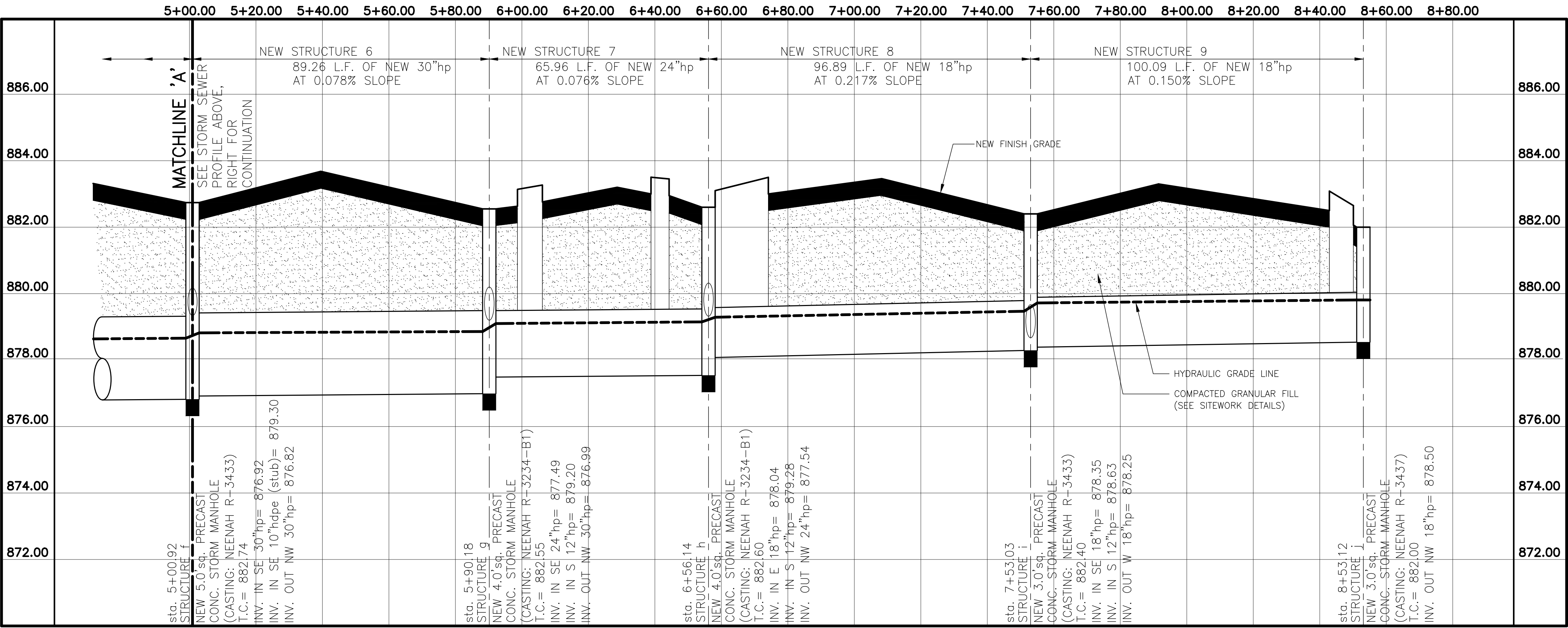
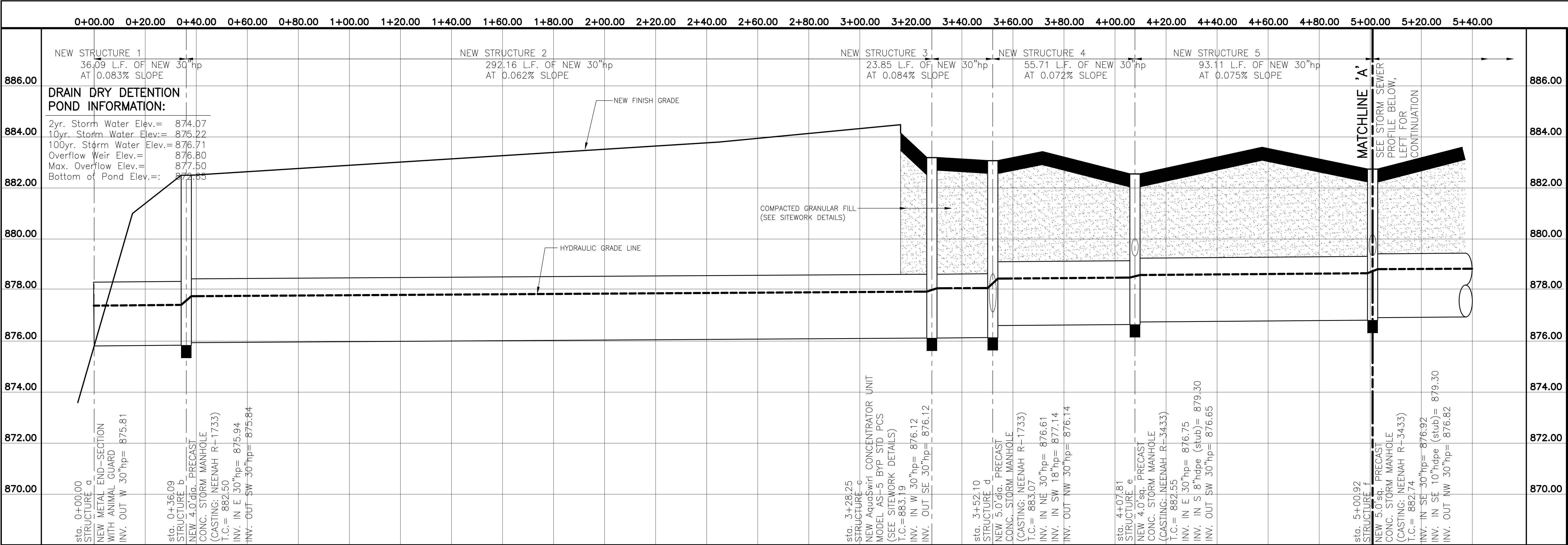
Job No.	Date Stamped
26003	04/27/2026
Drawn By	Checked By
caw	tab
Scale: 1"= 40.0'	

CAD FILE:
C:\26003\c420 site stormsewer Piping plan

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.

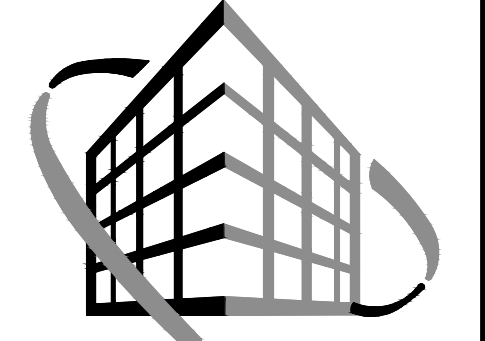
SHEET TITLE:

C420



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

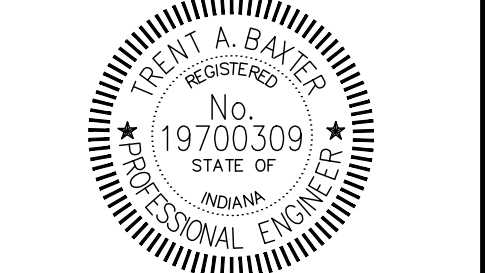
REVISION	
08/01/2026	revised per city comments
08/03/2026	revised strf size per excavator



**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: 317-509-4143
BaxterEngineeringllc@gmail.com



Brent R. Baxter
CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

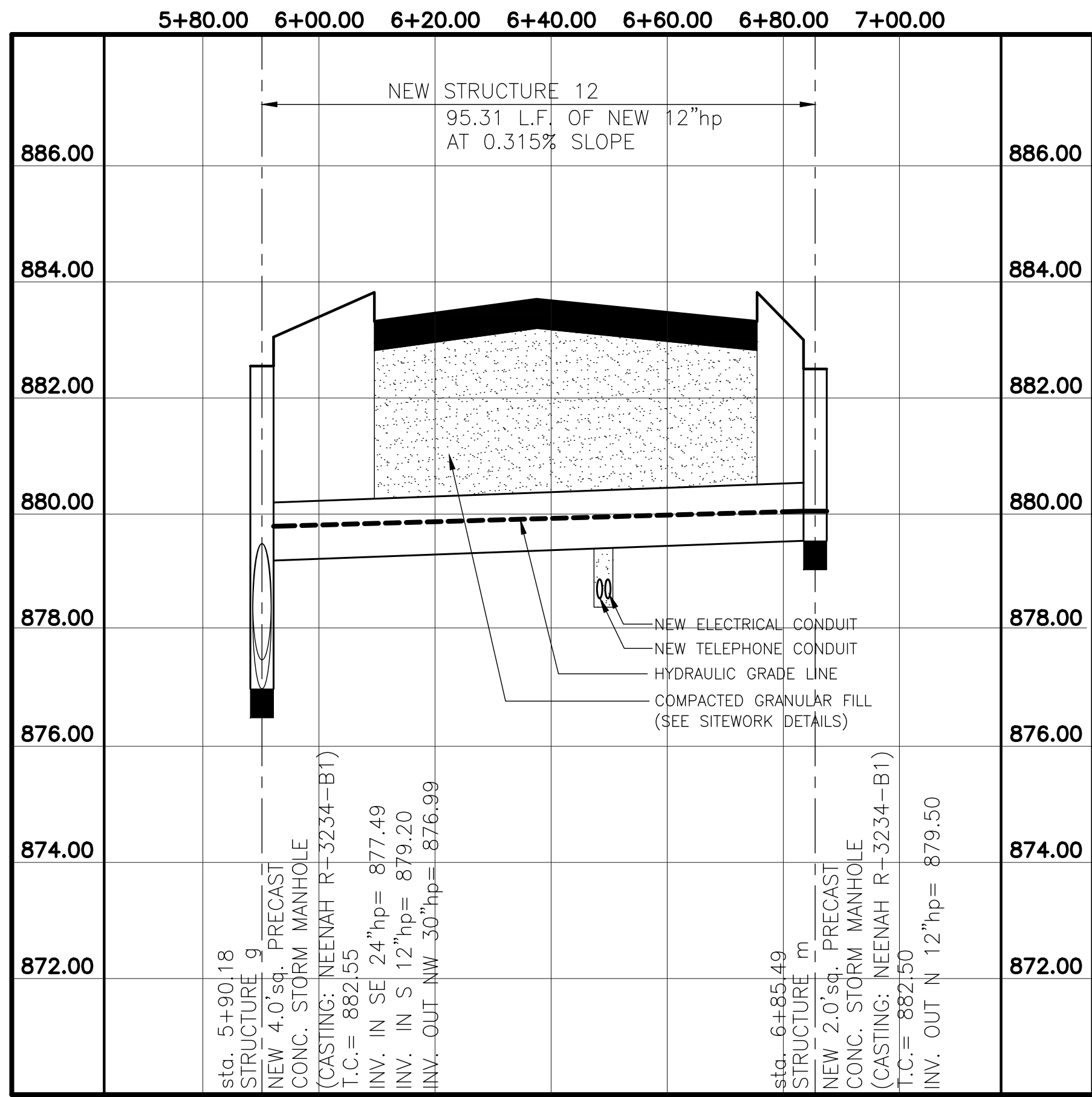
Storm Sewer Profiles Plan

Job No. 23006	Date Stamped 04/27/2026
Drawn By caw	Checked By Scale: tab 1"= 20.0'

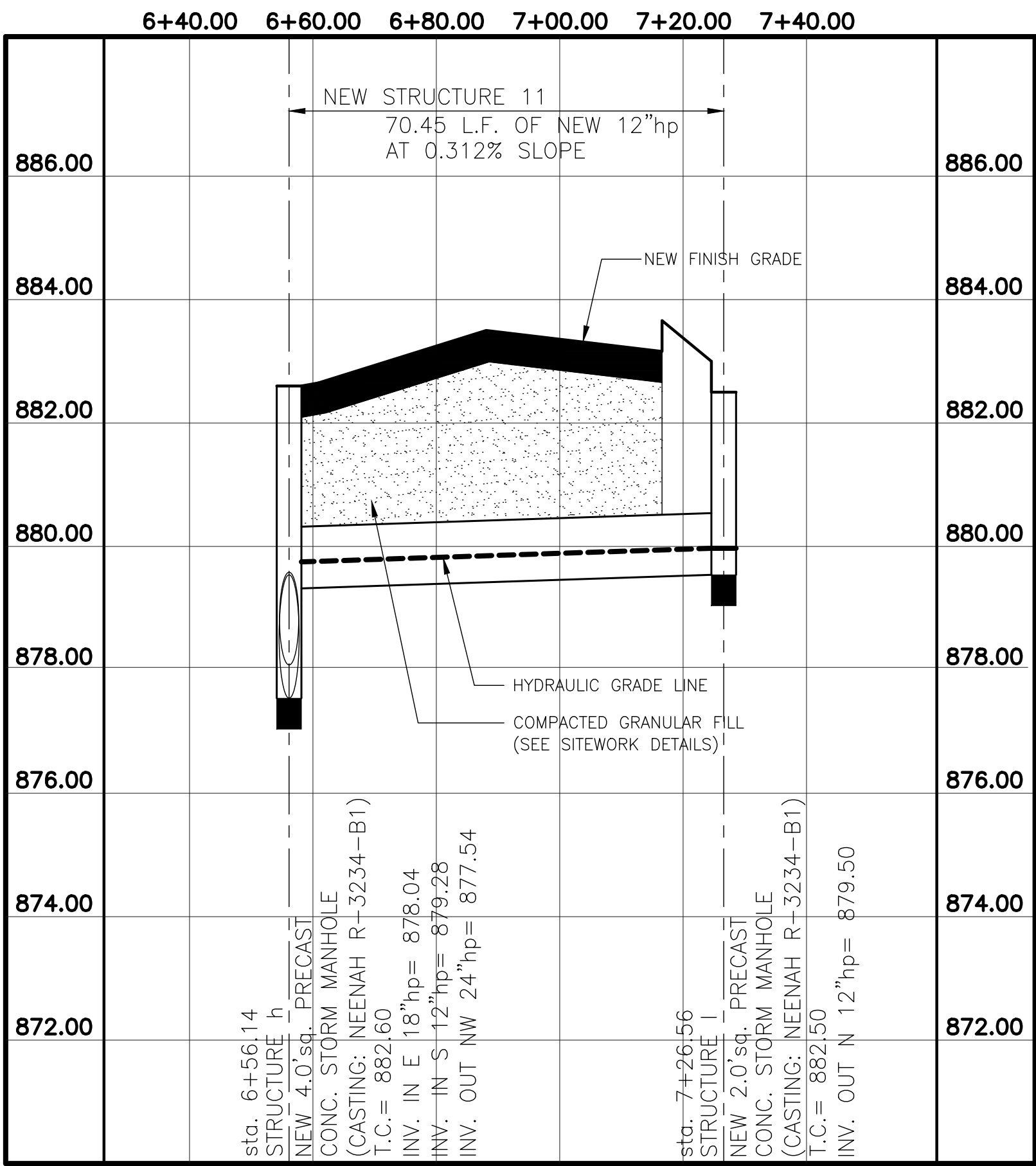
CAD FILE:
c:\26003\c430 storm sewer profile plan.dwg

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.

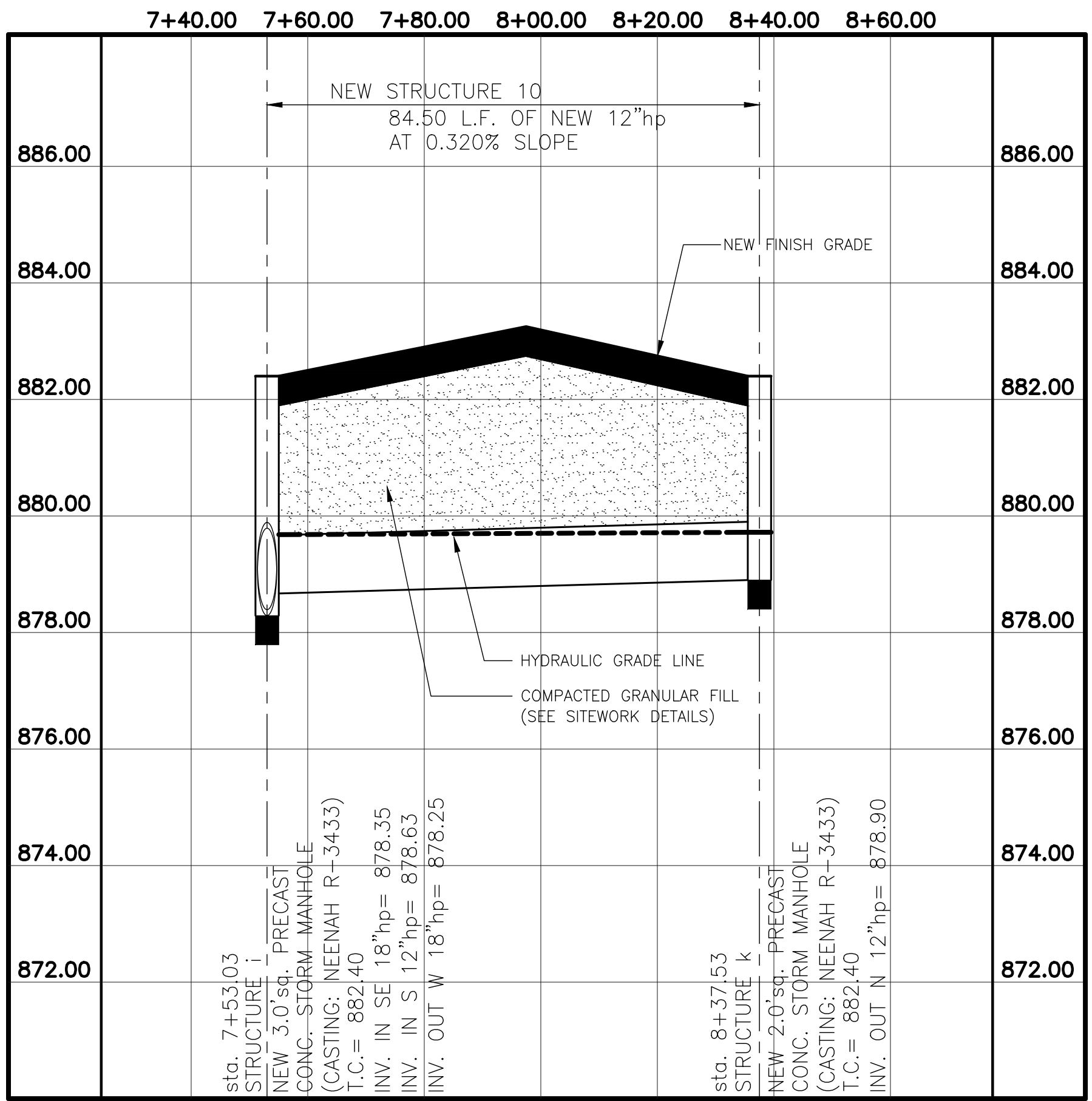
SHEET TITLE:
C430



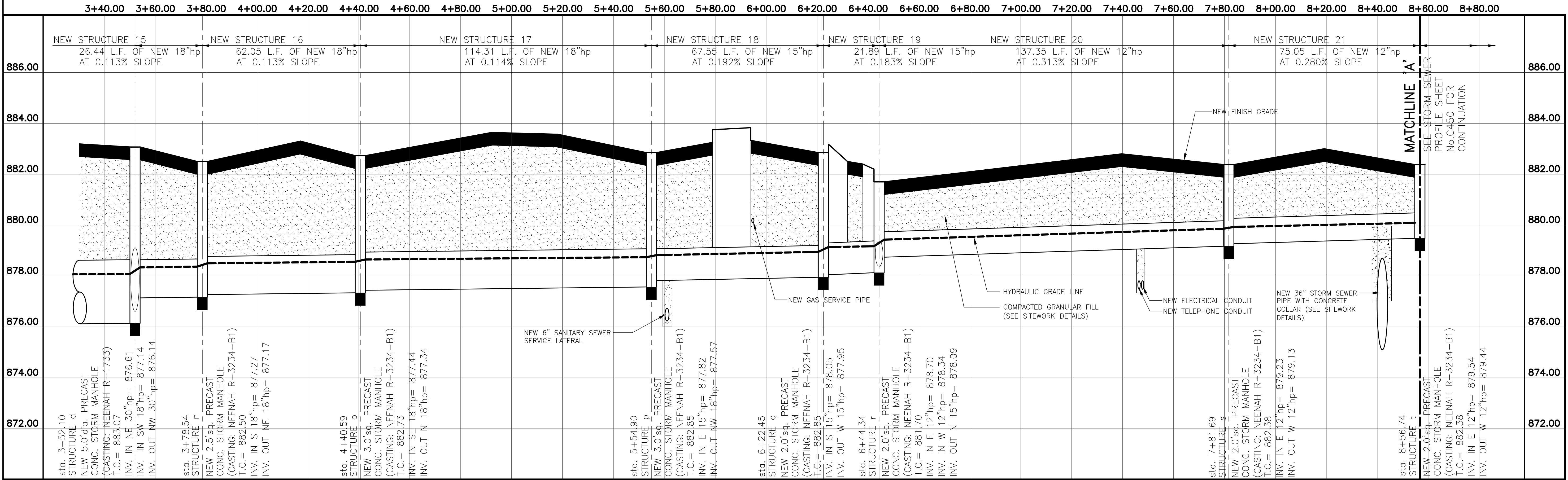
STORM SEWER PROFILE
STRUCTURE No.g and No.m
SCALE: 1" = 20.0' (HORIZ.)
SCALE: 1" = 2.0' (VERTICAL)



STORM SEWER PROFILE
STRUCTURE No.h and No.i
SCALE: 1" = 20.0' (HORIZ.)
SCALE: 1" = 2.0' (VERTICAL)



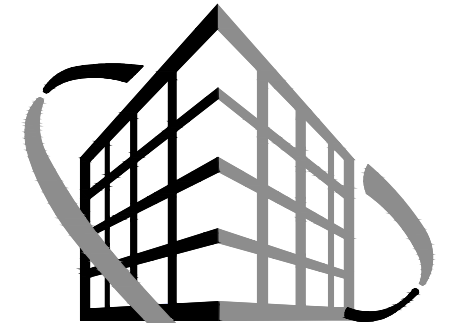
STORM SEWER PROFILE
STRUCTURE No.j and No.k
SCALE: 1" = 20.0' (HORIZ.)
SCALE: 1" = 2.0' (VERTICAL)



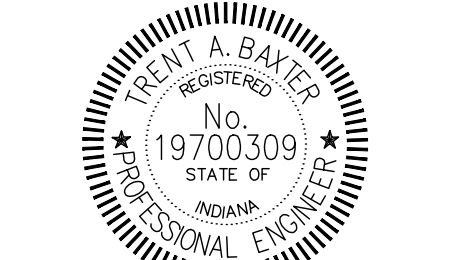
STORM SEWER PROFILE STRUCTURE
No.d and No.n thru No.t
SCALE: 1" = 20.0' (HORIZ.)
SCALE: 1" = 2.0' (VERTICAL)

REVISION

06/01/2026	revised per city comments
07/27/2026	revised t.c. Of str.n and o per TRH


**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: 317-509-4143
BaxterEngineeringllc@gmail.com


Trent A. Baxter
CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Storm Sewer Profiles Plan

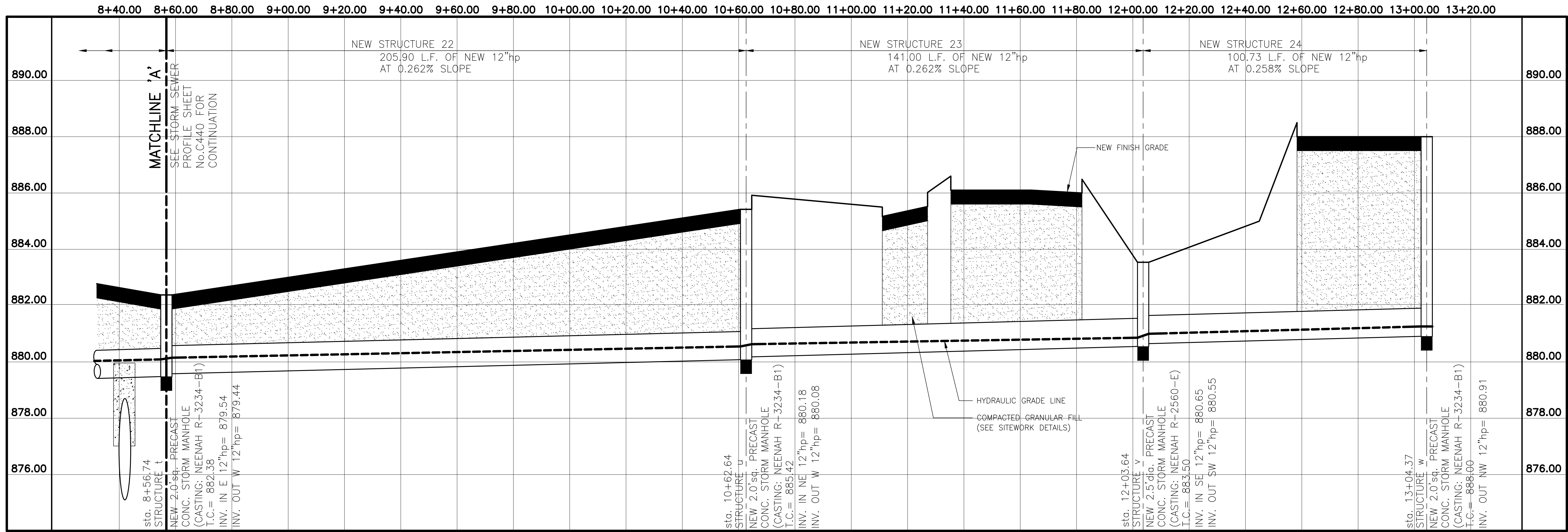
Job No. 23006 Date Stamped 04/27/2026

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

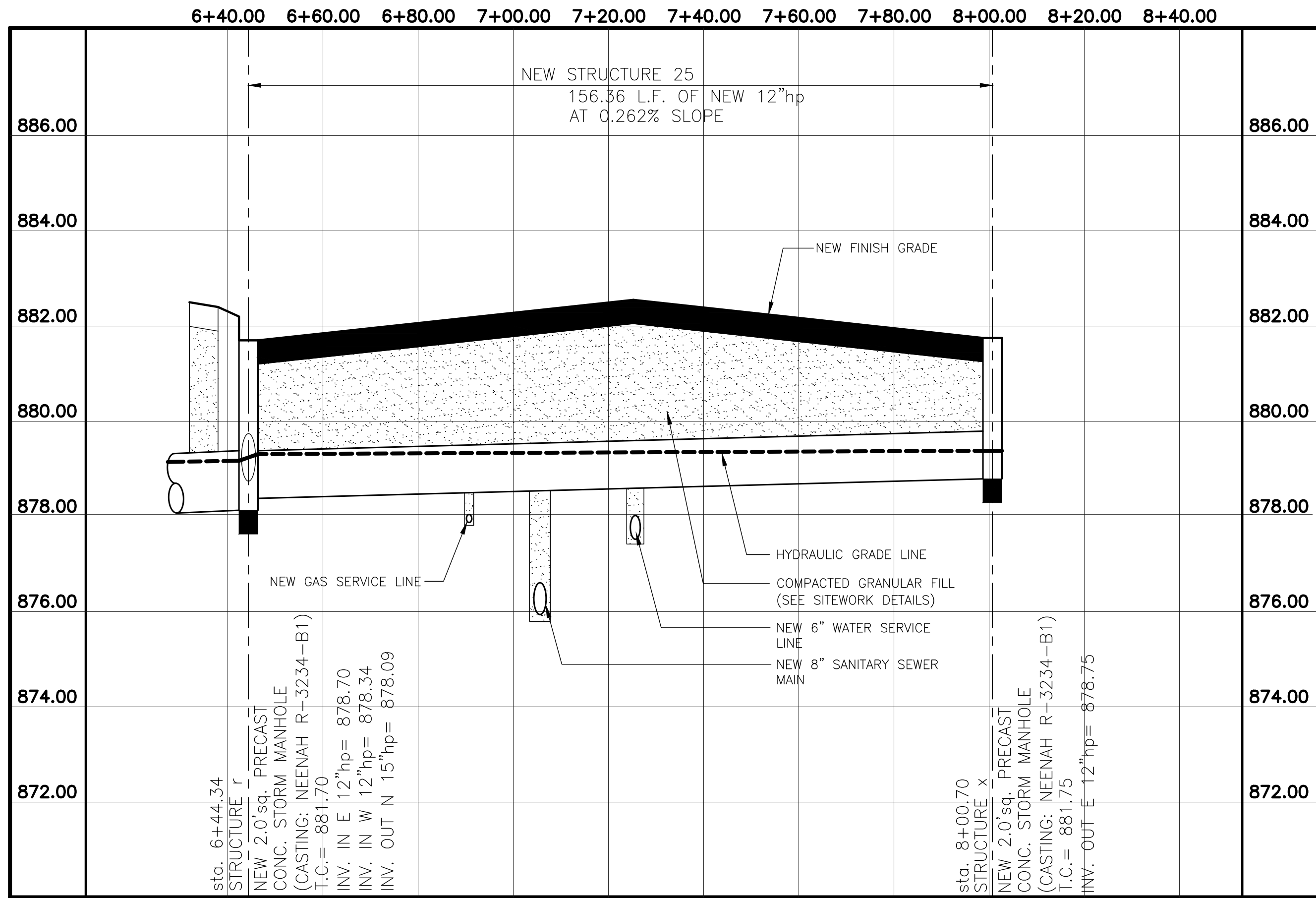
CAD FILE: c:\26003\c440 storm sewer profile plan.dwg

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.

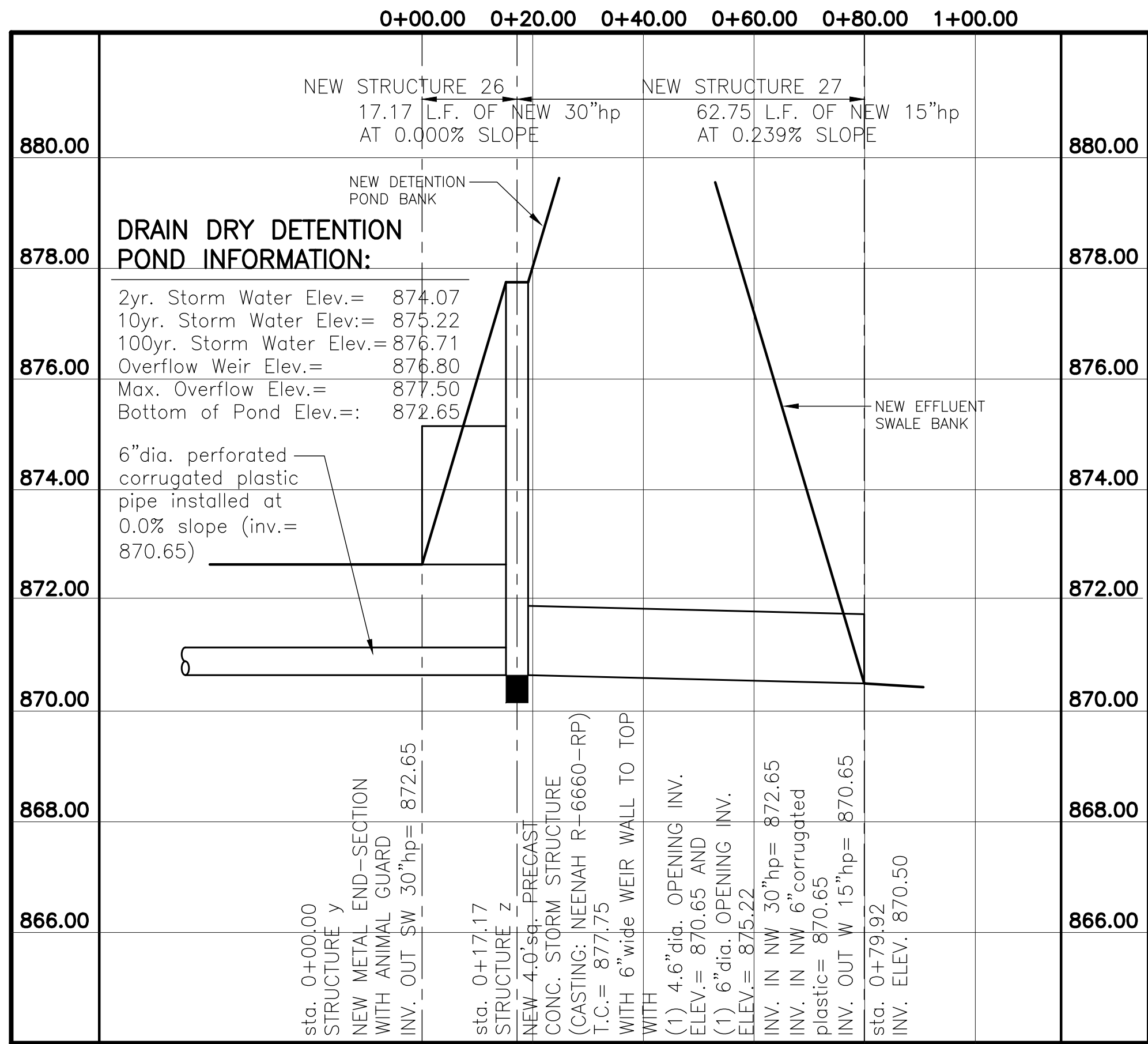
SHEET TITLE:
C440



STORM SEWER PROFILE
STRUCTURE No.t thru No.v
SCALE: 1"= 20.0' (HORIZ.)
SCALE: 1"= 2.0' (VERTICAL)



STORM SEWER PROFILE
STRUCTURE No.r and No.x
SCALE: 1"= 20.0' (HORIZ.)
SCALE: 1"= 2.0' (VERTICAL)



STORM SEWER PROFILE
STRUCTURE No.y thru No.z
AND POND OUTFALL PIPE
SCALE: 1"= 20.0' (HORIZ.)
SCALE: 1"= 2.0' (VERTICAL)

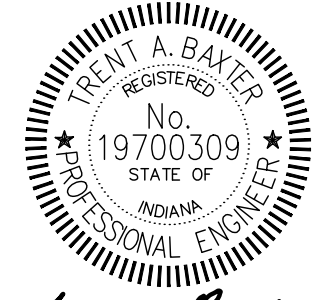
REVISION
06/01/2026 revised per city comments



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: 317-509-4143
BaxterEngineeringLLC@gmail.com



CERTIFIED BY:
Brent R. Baxter

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Storm Sewer Profiles Plan

Job No. 23006 Date Stamped 04/27/2026

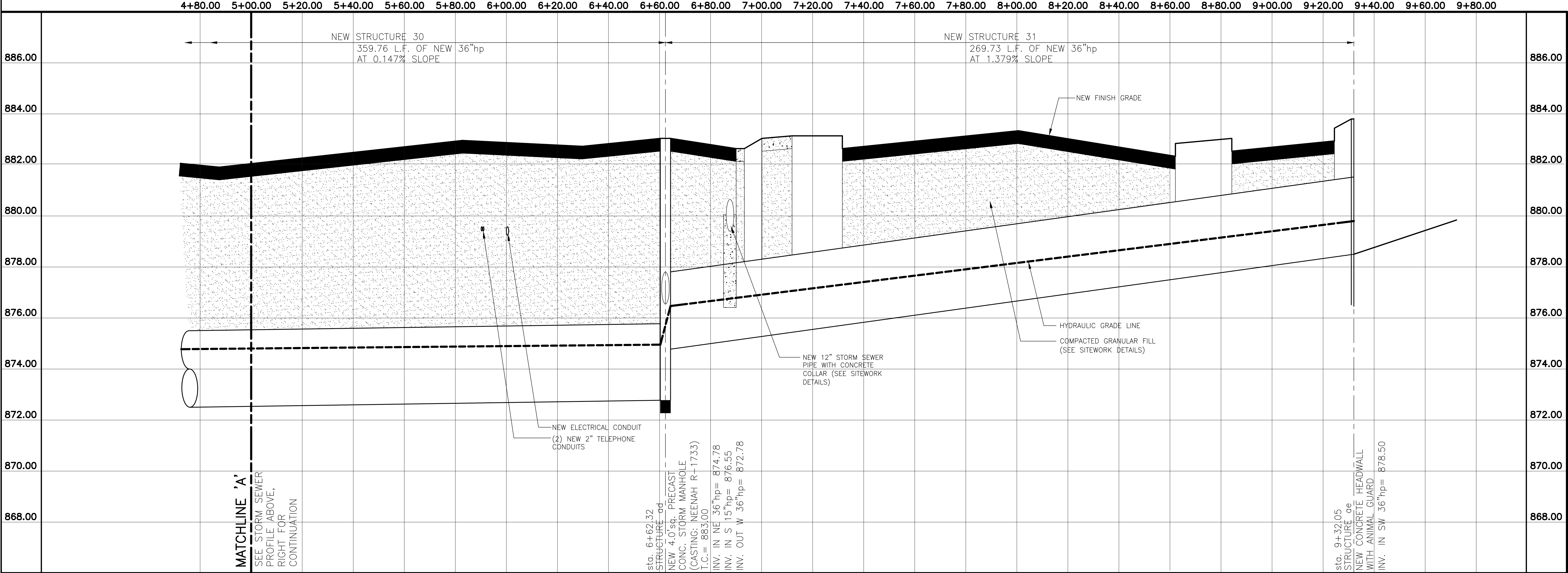
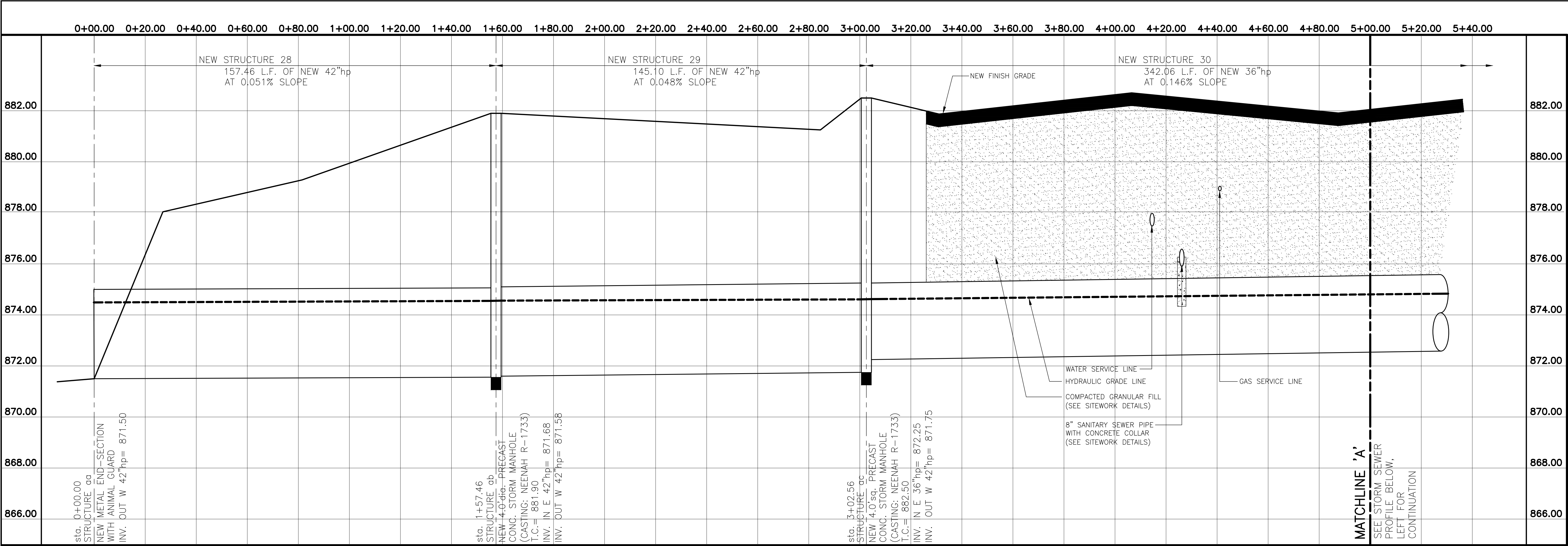
Drawn By caw Checked By Scale: 1"= 20.0'

CAD FILE: C:\26003\c450 storm sewer profile plan.dwg

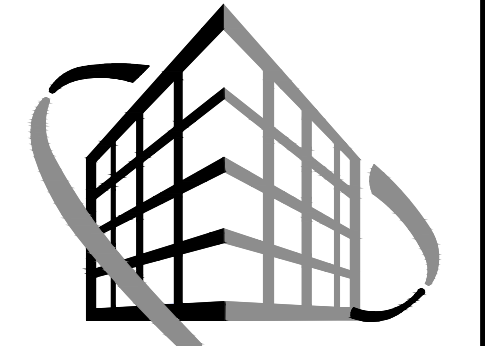
THIS DRAWING IS THE PROPERTY OF
VERSITILE CONSTRUCTION GROUP, LLC.
ANY ALTERATION TO THIS DRAWING IS
STRICTLY PROHIBITED WITHOUT THE
PRIOR WRITTEN CONSENT AND UNDER
THE DIRECTION OF THE PROFESSIONAL
LICENSOR WHOSE SEAL IS AFFIXED TO
THIS DRAWING.

SHEET TITLE:

C450



REVISION	
06/01/2026	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



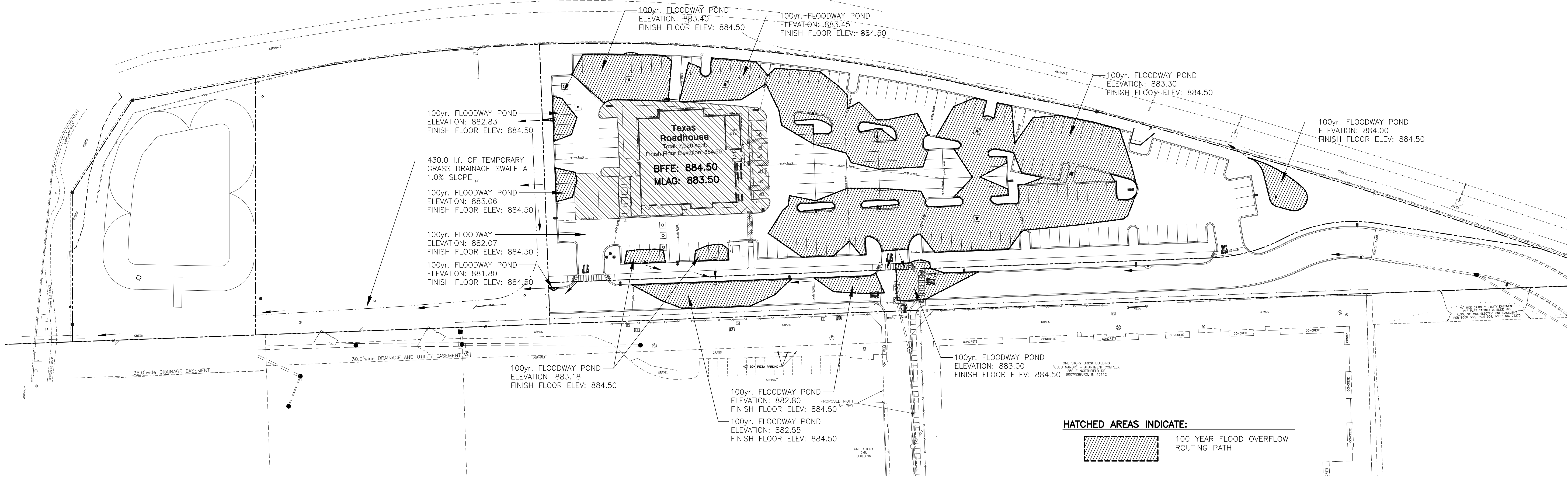
Brent R. Baxter
CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Storm Sewer Profiles Plan

Job No. 23006	Date Stamped 04/27/2026
Drawn By caw	Checked By Scale: tab 1"= 20.0'
CAD FILE: C:\26003\c460 storm sewer profile 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:
C460



HATCHED AREAS INDICATE:
100 YEAR FLOOD OVERFLOW ROUTING PATH

STORM SEWER PIPING INFORMATION:
SEE SHEET No.C420 FOR ALL INFORMATION CONCERNING THE STORM SEWER INLETS, MANHOLES, AND PIPING.

BENCHMARK INFORMATION:
ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY OPERATING REFERENCE STATION INPL (PLAINFIELD CORS ARP) AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT

This survey was performed using GPS equipment referenced to the INDOT network using the North American Datum of 1983, Indiana West Zone. All bearings shown on this plat of survey are relative to this datum.

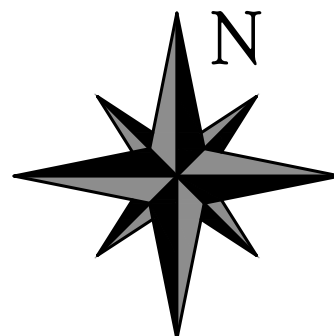
FLOOD NOTE:
THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 18063C0157D (DATED SEPTEMBER 25, 2009) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

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

SITE 100 YEAR OVERFLOW PATH PLAN
SCALE: 1"= 50.0'



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.



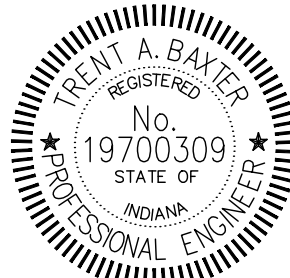
REVISION



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:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

Site 100 year Overflow Path Plan

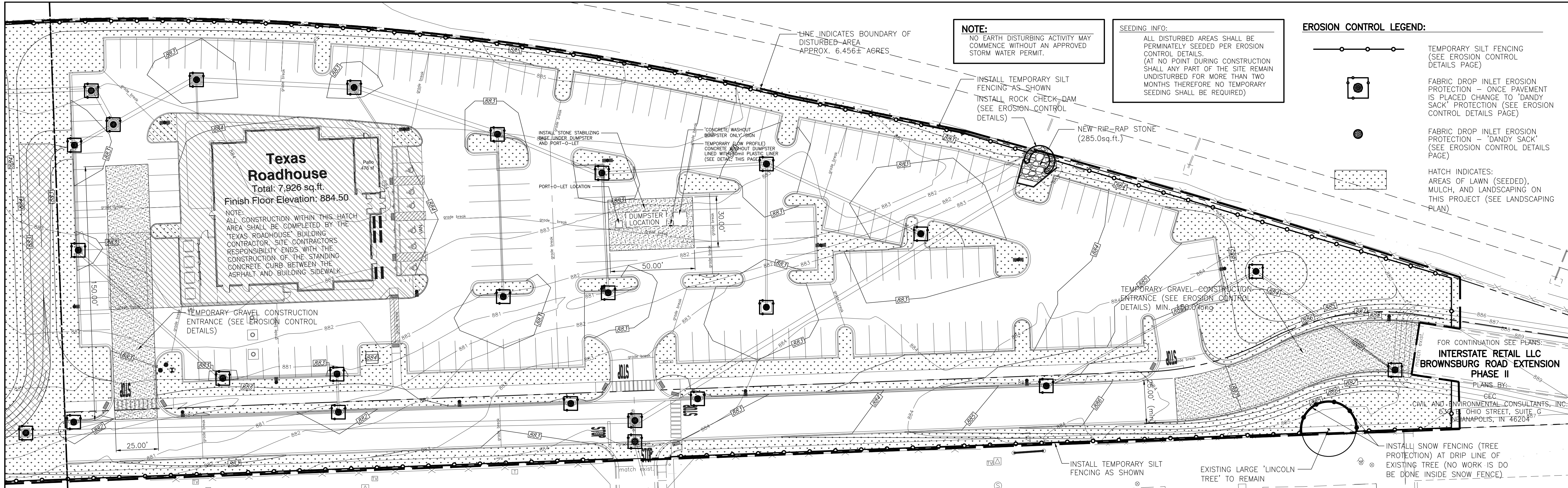
Job No. 26003	Date Stamped 04/27/2026
Drawn By caw	Checked By Scale: tab 1"= 50.0'

CAD FILE:
C:\26003\c470 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:

C470



Texas Roadhouse
Total: 7,926 sq.ft.
Finish Floor Elevation: 884.50

NOTE:
ALL CONSTRUCTION WITHIN THIS HATCH AREA SHALL BE COMPLETED BY THE "TEXAS ROADHOUSE" BUILDING CONTRACTOR. SITE CONTRACTORS RESPONSIBILITY ENDS WITH THE CONSTRUCTION OF THE STANDING CONCRETE CURB BETWEEN THE ASPHALT AND BUILDING SIDEWALK.

LEGEND:

- 885 EXISTING CONTOUR LINES
- EXISTING STORM SEWER PIPES
- EXISTING STORM SEWER STRUCTURES
- PROPOSED CONTOUR LINES
- PROPOSED STORM SEWER PIPES
- PROPOSED STORM SEWER STRUCTURES

BENCHMARK INFORMATION:

ELEVATION WAS ESTABLISHED USING INCORS GPS CONTINUOUSLY OPERATING REFERENCE STATION INPL (PLAINFIELD CORS ARP) AS REFERENCED ON NGS DATA SHEETS. ERROR +/- 0.13 FOOT

This survey was performed using GPS equipment referenced to the INDOT network using the North American Datum of 1983, Indiana West Zone. All bearings shown on this plot of survey are relative to this datum.

FLOOD NOTE:

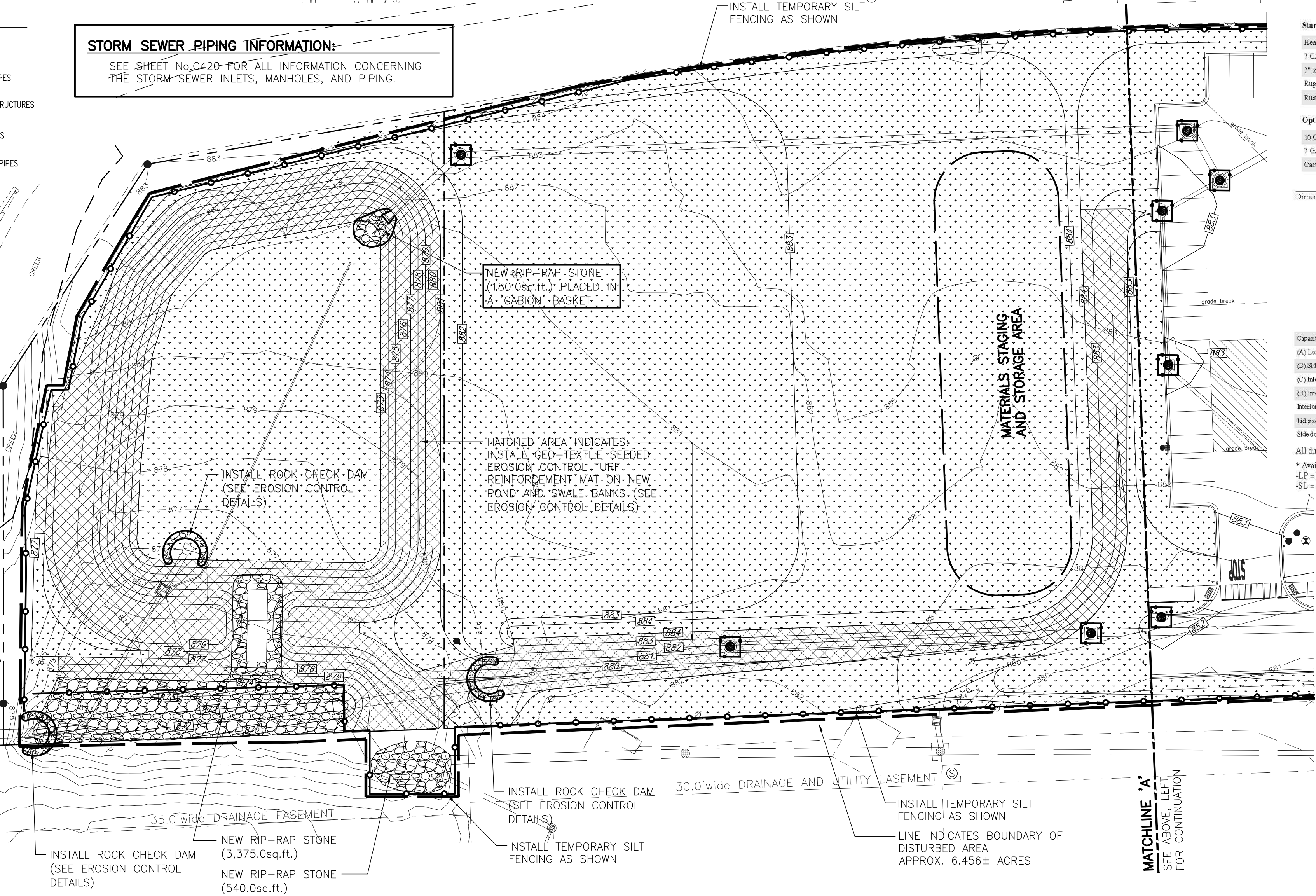
THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 1806300157D (DATED SEPTEMBER 25, 2009) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

GENERAL EROSION CONTROL NOTES:

- THE TOWN OF BROWNSBURG RESERVES THE RIGHT TO REQUIRE ADDITIONAL ONSITE CONTROLS AS DEEMED NECESSARY TO MAINTAIN COMPLIANCE WITH CONSTRUCTION STORMWATER GENERAL PERMIT AND THE TOWN'S STORMWATER MANAGEMENT ORDINANCE. ALL SEDIMENT CONTROLS, BEST MANAGEMENT PRACTICES AND POLLUTION PREVENTION MEASURES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE INDIANA STORMWATER QUALITY MANUAL.
- ALL DISTURBED AREAS TO REMAIN AS GRASS MUST BE GRADED TO FINAL GRADE AND RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL PRIOR TO SEEDING.
- BARE SOILS IN AREAS WHERE WORK IS COMPLETE - OR WHERE SOIL WILL REMAIN INACTIVE FOR MORE THAN SEVEN DAYS - MUST BE TEMPORARILY OR PERMANENTLY STABILIZED USING APPROVED SEEDING, MULCHING, OR EROSION CONTROL BLANKETS.

STORM SEWER PIPING INFORMATION:

SEE SHEET No.C420 FOR ALL INFORMATION CONCERNING THE STORM SEWER INLETS, MANHOLES, AND PIPING.



NEW RIP-RAP STONE (180.0sq.ft.) PLACED IN A "BASKET" BASKET

HATCHED AREA INDICATES: INSTALL GED-TEXTILE SEEDED EROSION CONTROL TURF REINFORCEMENT MAT-ON-NEW "BOND" AND "SWALE" BANKS (SEE EROSION CONTROL DETAILS)

INSTALL ROCK CHECK DAM (SEE EROSION CONTROL DETAILS)

INSTALL ROCK CHECK DAM (SEE EROSION CONTROL DETAILS)

NEW RIP-RAP STONE (3,375.0sq.ft.)

NEW RIP-RAP STONE (540.0sq.ft.)

INSTALL ROCK CHECK DAM (SEE EROSION CONTROL DETAILS)

INSTALL TEMPORARY SILT FENCING AS SHOWN

LINE INDICATES BOUNDARY OF DISTURBED AREA APPROX. 6.456± ACRES

INSTALL TEMPORARY SILT FENCING AS SHOWN

30.0' wide DRAINAGE AND UTILITY EASEMENT

35.0' wide DRAINAGE EASEMENT

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

SEEDING INFO:
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)

EROSION CONTROL LEGEND:

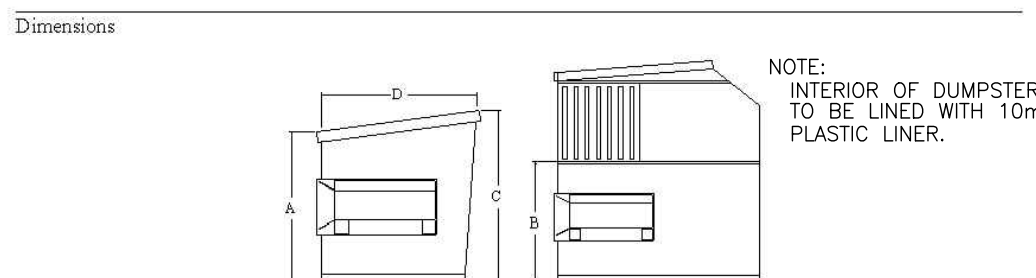
- TEMPORARY SILT FENCING (SEE EROSION CONTROL DETAILS PAGE)
- FABRIC DROP INLET EROSION PROTECTION - "ONCE PAVEMENT IS PLACED CHANGE TO "DANDY SACK" PROTECTION (SEE EROSION CONTROL DETAILS PAGE)
- FABRIC DROP INLET EROSION PROTECTION - "DANDY SACK" (SEE EROSION CONTROL DETAILS PAGE)
- HATCH INDICATES: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

Standard Features

Heavy duty 7 GA. hot galv. sheet piling	Galv. sheet piling, hot galv. sheet piling
7 GA. hot galv. sheet piling	7 GA. hot galv. sheet piling, hot galv. sheet piling
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 coats high gloss enamel finish

Options

10 GA. side walls
7 GA. floor
Chutes: 2 rigid, 3 swivel, for two through four cubic yard containers



Dimensions

Model	FL2	FL3	FL4	FL6-LP	FL6	FL6-SL	FL8-LP	FL8	FL8-SL	FL10	FL10-SL
Capacity cu yds	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	55	36	66	72	36	72	80	75	88
Interior width	72	72	72	72	72	72	72	72	72	72	72
Unit size (W x H)	36x41	36x47	36x58	36x58	36x58	36x58	36x58	36x58	36x58	36x58	36x58
Slide door W x H	-	-	-	30x30*	30x30	-	30x30*	30x30	-	30x30	-

All dimensions are in inches
* Available with two side doors or two 36x47 rear lids
LP = low profile
SL = slant

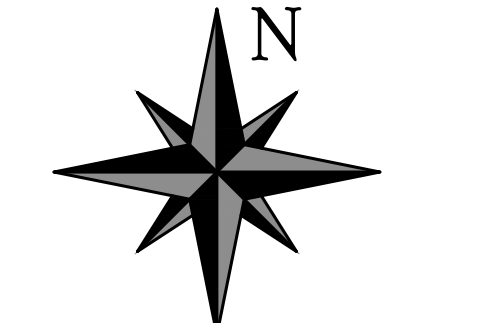
CONCRETE WASHOUT DUMPSTER DETAIL

SITE EROSION CONTROL PLAN
SCALE: 1"= 30.0'



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.



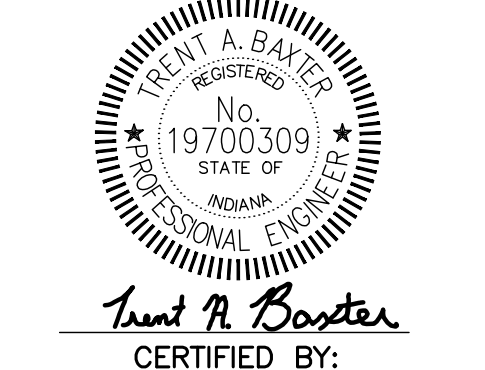
REVISION

06/01/2026	revised per city comments
06/03/2026	revised per erosion control comments
06/22/2026	added reference to road dept per town comments
06/26/2026	revised per erosion control 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



Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
Site Erosion Control Plan

Job No.	Date Stamped
26003	04/27/2026
Drawn By	Checked By
caw	tab
	Scale: 1"= 30.0'

CAD FILE:
C:\26003\c500 site erosion control plan

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.

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 brome grass - 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 follow 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).

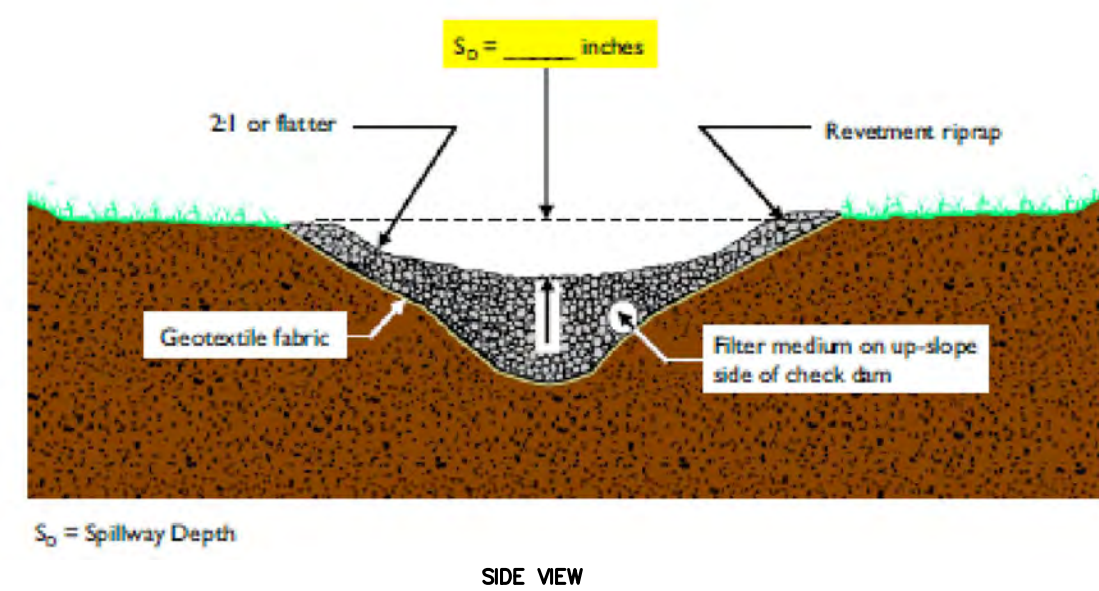
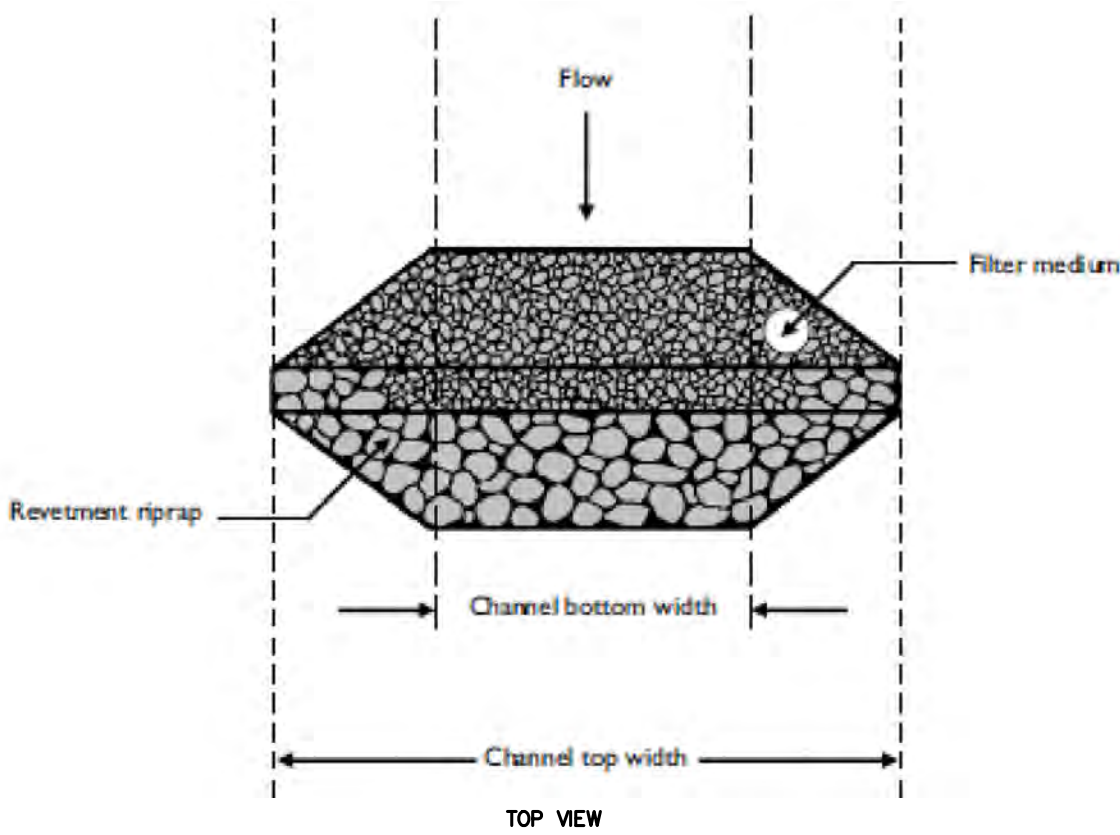
Note: INDOT CA No. 8 aggregate is acceptable if No. 5 aggregate is not available. The use of No. 8 aggregate may result in more frequent overtopping of the structure and will increase the frequency of structure maintenance.

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

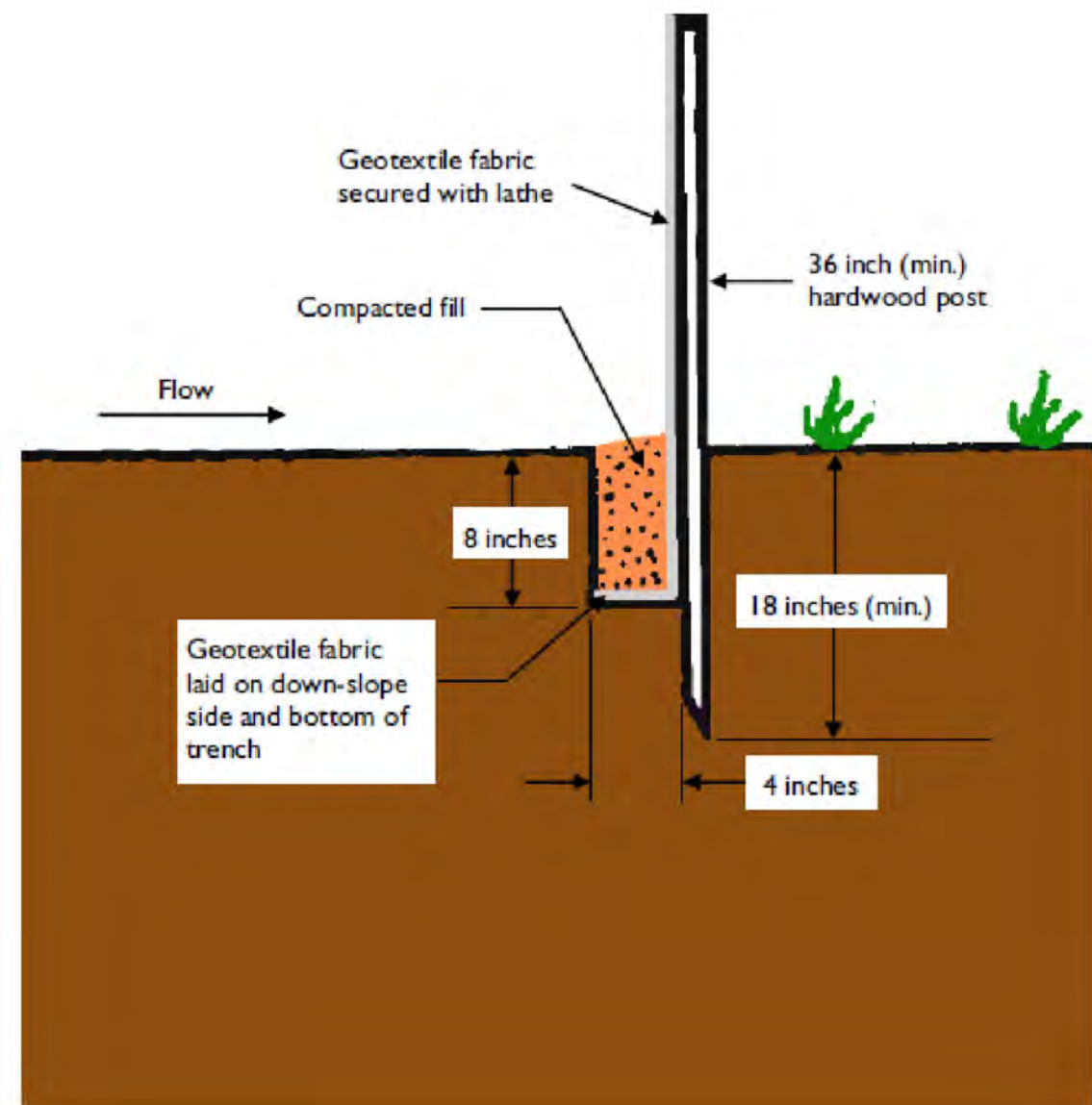
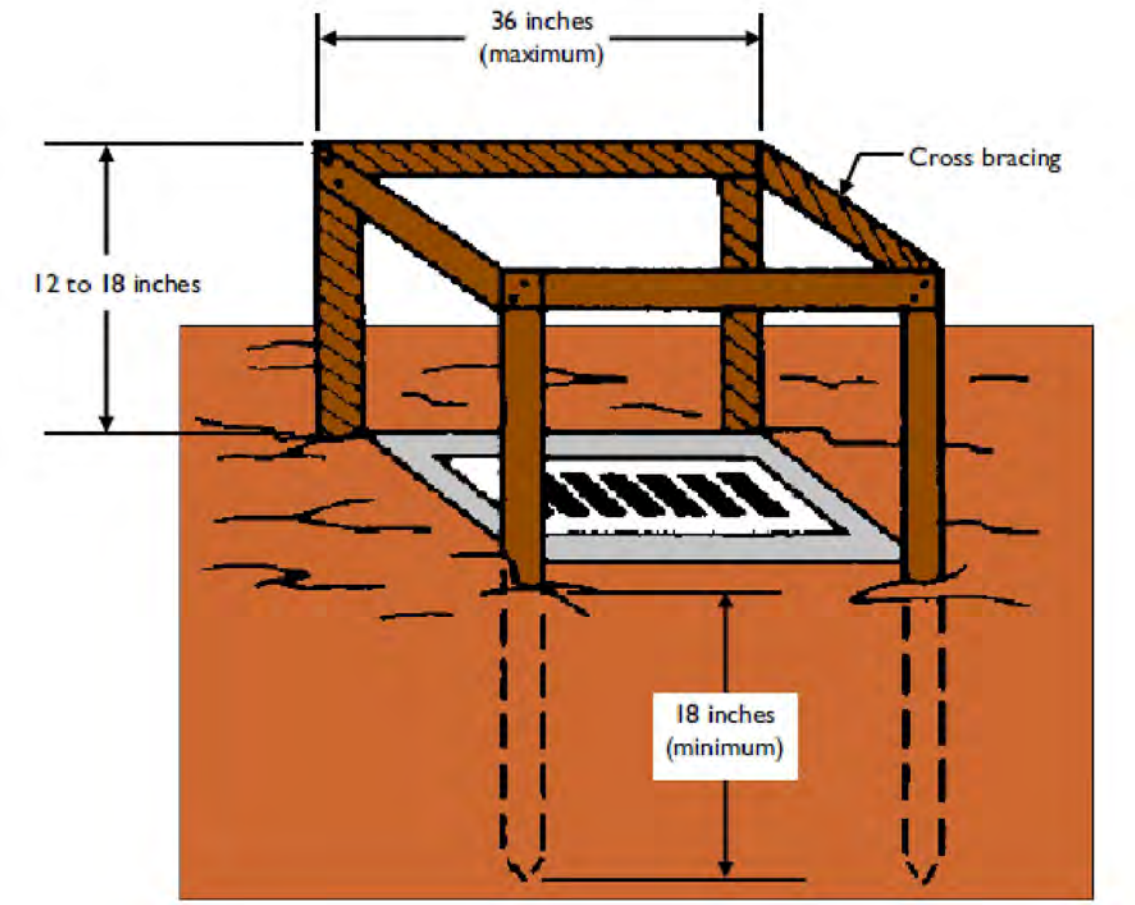
Table 1. Geotextile Fabric Specifications

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.

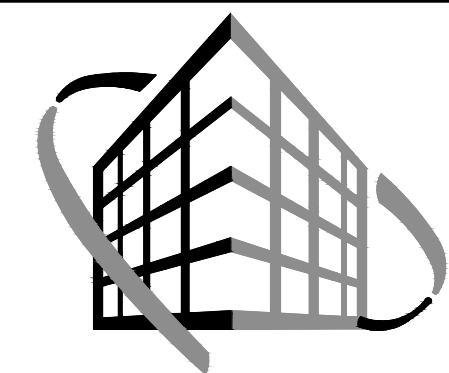
Note: Multiple rows of silt fence are not recommended on the same slope.

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

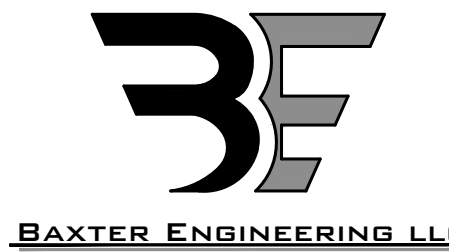
Physical Property	Woven Geotextile Fabric	Non-Woven Geotextile Fabric
Filtering efficiency	85%	85%
Textile strength at 20% elongation Standard strength Extra strength	30 lbs. per linear inch 50 lbs. per linear inch	50 lbs. per linear inch 70 lbs. per linear inch
Slurry flow rate	0.3 gal./min./square 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
Office: 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



CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
General Erosion Control Details

Job No. 26003 Date Stamped 04/27/2026

Drawn By caw Checked By Scale: tab

CAD FILE: C:\26003\C520 erosion control details.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:

C520

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.

Geotextile fabric Secured with lathe

Compacted fill

Flow →

36 inch (min.) hardwood post

8 inches

18 inches (min.)

4 inches

Geotextile fabric laid on down-slope side and bottom of trench

The image contains two technical drawings of gabion mattresses. The top drawing is a perspective view of a rectangular gabion mattress labeled "GABION MATTRESS FOR SLOPE PROTECTION". It is shown resting on a sloped surface. Dimensions are indicated: a length of 27' (max), a width of 3', a height of 1', and a thickness of 8". The bottom drawing is a perspective view of a curved gabion mattress labeled "gabion mattress". It is shown resting on a curved surface. A dimension of 8" is indicated for its thickness.

DETAIL 37 - PUMPED WATER FILTER BAG

The drawing consists of two views: a Plan View and an Elevation View.

Plan View: This view shows a cylindrical "FILTER BAG" positioned horizontally. To its left is a "WELL VEGETATED, GRASSY AREA" indicated by wavy lines. To its right is a "WELL VEGETATED AREA" also indicated by wavy lines. A "PUMP" is connected to the right side of the filter bag. A "DISCHARGE HOSE" with "CLAMPS" extends from the pump to the right. An "INTAKE HOSE" is connected to the pump from the right.

Elevation View: This view shows the filter bag and pump assembly from a side perspective. The "FILTER BAG" is shown in profile. The "PUMP" is located at the bottom center, connected to the filter bag. A "DISCHARGE HOSE" with "CLAMPS" extends upwards and to the right. An "INTAKE HOSE" is connected to the pump from the right. The area to the left of the filter bag is labeled "WELL VEGETATED, GRASSY AREA".

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE 5 - 28 - 3	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH
---	--------------------	--

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, finertextured 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.

Notes: 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, then leaving the cleets of the tracks incorporating 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.

Material Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4832	kn (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4832	%	15 + 15
Puncture Strength	ASTM D 4833	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	Mn (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min, m ³ /m ² (gal/min/ft ²)	2862 (70)
Permittivity	ASTM D 4491	Sec	0.90

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 4853	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kPa (psi)	0.51 (115) X 0.35 (75)
UV Resistance	ASTM D 4355	h	90
Apparent Opening Size	ASTM D 4751	m (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min (gal/min/ft ²)	5902 (145)
Permittivity	ASTM D 4491	Sec	2.1

Diagram illustrating the components of the Storm Sewer Inlet and Dumping Straps Assembly:

- STORM SEWER GRATE
- REINFORCED CORNERS
- MANAGEABLE 2 FOOT CONTAINMENT AREA
- LIFT STRAPS
- OVERFLOW PORTS
- DUMPING STRAPS
- STORM INLET

EROSION CONTROL MEASURE	EROSION CONTROL MEASURE INSPECTION FREQUENCY			
	DAILY	WEEKLY	AFTER RAIN EVENT	AS NEEDED
TREE PRESERVATION		X		
CONSTRUCTION FENCE	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	X
SILT FENCE		X	X	X
CONCRETE WASHOUT	X		X	X
SURFACE ROUGHENING				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.

TEMPORARAY 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.

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.

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.

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 bluish-green 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.

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.

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.

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.

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.

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.)

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.

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.

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.

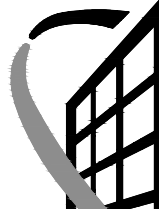
Minimizing wind erosion and controlling dust will be accomplished by one or more of the following methods:

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

1. Inspection Schedule Annually: Conduct a thorough visual inspection of wire integrity foundation settlement.
2. Post-Storm: Always inspect after heavy rainfall events or spring thaws to check sediment buildup, or washouts.

Gabion Riprap Maintenance:

1. Debris & Sediment Removal: Clear trash, silt, and leaves from the rock surfaces areas to maintain drainage and prevent premature vegetation growth.
2. Vegetation Control: Pull or carefully trim weeds and light brush. Never spray herbicide. Remove large woody shrubs and trees, as their root systems can displace rocks the wire mesh.
3. Filter Fabric Inspection: Verify that the underlying geotextile filter isn't exposed, to



**VERSATILE
CONSTRUCTION
GROUP, LLC.**

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Ph: 317.535.3576 Fax: 317.535.3581
email: info@versatile-llc.com

Texas Roadhouse Restaurant 4111 North Loop West P.O. Box 128688 Dallas, Texas 75212-8688 Phone: (214) 761-1234 Fax: (214) 761-5678 Email: info@txroadhouse.com	CERTIFIED BY:	Erosion Control Details, Implementation and Maintenance Guidelines
---	----------------------	---

Drawn By cow	Checked By tab	Scale:
-----------------	-------------------	--------

CAD FILE:
G:\26003\c530 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:

CE 70

C550

--	--

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 20,150 sq.ft. private drive of asphalt and concrete with all new storm drainage facilities. Also, the site will consist of construction of a new 7,926 sq.ft. restaurant and building and approximately 96,475 sq.ft. of asphalt and concrete. See CEC plan for the construction of the road extension to the east and 410 l.f. of new roadway construction per plans by CEC CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.
- A4 – Latitude and longitude to the nearest fifteen (15) seconds:
Latitude: 39°51'31.5756" North – Longitude: –86°23'26.538" West
- A5 – Legal description of the project site:
See Plat Plan, sheet 1 thru 3 of 3.
- A6 – 11 X 17–inch plat showing building lot numbers/boundaries and road layout/names:
See Plat Plan, sheet 1 thru 3 of 3.
- 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.
The parcel described and shown herein lies within Zone "X" as said parcel plots on map number 18063C0157D (Dated: September 25, 2009) of the Flood Insurance Rate Maps for the Town of Brownsburg, Hendricks County, Indiana. The accuracy of this Flood Hazard Statement is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map.
- A8 – Land use of all adjacent properties:
North: TR & C3 Traditional Residential and Heavy Commercial District
South: IS & C2 Institutional, General Commercial District
East: TR Traditional Residential
West: C2 General Commercial District
- A9 – Identification of a U.S. EPA approved or established TMDL:
Currently White Lick Creek 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 White Lick Creek.
- 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:
White Lick Creek (in Hendricks County) is on the 303(d) list of Impaired Waters for an E. Coli impairment.
- A12 – Soils map of the predominate soil types:
See Title Sheet (T100) of these plans for soils map.

The site contains 45.5% Urban land–Miami silt loam complex, 21.6% Brookston siltly clay loam–Urban land complex, 32.9% Crosby silt loam, fine–loamy subsoil–Urban land complex.

Urbana soils are nearly level to sloping soils on uplands in the northern part of the Piedmont Plateau. Slopes are smooth and simple and are most commonly less than 10 percent but range from 0 to 25 percent. The soils formed in residuum from actinolite, sericite and related fine-grained schistose rocks that are compara- tively high in bases. The climate is temperate and humid. Mean annual temperature ranges from 45 to 55 degrees F., and mean annual precipitation is about 40 inches.

The Brookston series consists of very deep, poorly drained soils formed in as much as 51 cm (20 inches) of silty material and the underlying loamy till in depressions on till plains and moraine. Slope ranges from 0 to 3 percent. Mean annual precipitation is about 889 mm (35 inches), and mean annual temperature is about 10.0 degrees C (50 degrees F).

The Crosby soils are somewhat poorly drained and have a seasonal high water table at 0.5 to 2.0 ft. and are on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent).
- 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 Hendricks County Surveyor's Office, Town of Brownsburg, 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 highway commercial site with grass.
- A16 – Existing site topography at an interval appropriate to indicate drainage patterns:
The existing topography can be seen on the Site Demolition Plan, sheet C100 and CEC plans.
- A17– Location(s) where run–off enters the project site:
There is stormwater run–off from the North (U.S. Highway 74 and part of a residential development on the north side of the highway). These developed areas currently drains through the proposed property. See CEC plans for runoff along the proposed roadway extension.
- A18 – Location(s) where run–off discharges from the project site prior to land disturbance:
The stormwater generated on this existing property currently drains to (2) locations: (1) to an existing drainage swale and 42" pipe at the southwest corner of this site and (2) to an existing inlet located on the south property line approximately 410 feet east of Green Street. The existing stormwater run–off discharge location can be found on the Site Demolition Plan (C100). See CEC plans for existing runoff location along proposed roadway extension.
- A19 – Location of all existing structures on the project site:
See Texas Roadhouse Site Demolition Plan (C100) and CEC plans.
- 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 on the Texas Roadhouse project. See CEC plans for any existing detention/retention facilities along the proposed roadway extension.
- 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 Texas Roadhouse project area will be approximately 6.703± acres and 0.304± acres for the road addition to the east (per CEC plans) for a total overall disturbed area of 7.007± acres.
- A23 – Total expected land disturbance expressed in acres:
The overall disturbed area for Texas Roadhouse will be approximately 6.456± acres and 0.588± acres for the road addition to the east (per CEC plans) for a total overall disturbed area of 7.044± acres.
- A24 – Proposed final topography:
See Texas Roadhouse Site Grading Plan (C400 and C410) and CEC Road Extension plan (C300).
- A25 – Locations and approximate boundaries of all disturbed areas:
See Site Erosion Control Plan (C500) for Texas Roadhouse and CEC plans for the east road extension. The overall disturbed area for Texas Roadhouse will be approximately 6.456± acres and 0.588± acres for the road addition to the east (per CEC plans) for a total overall disturbed area of 7.044± acres.

- A26 – Locations, size, and dimensions of all stormwater drainage system such as culverts, stormwater sewer, and conveyance channels:
See Texas Roadhouse Site Storm Water Piping Plan (C420) and CEC Road Extension plan (C300).
- A27 – Locations of specific points where stormwater and non–stormwater discharges will leave the project site:
See Texas Roadhouse Site Grading Plan (C400 and C410) and Site Storm Water Piping Plan (C420) and CEC Road Extension plan (C300).
- A28 – Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas:
See Texas Roadhouse Site Layout Plan (C200, C210), Site Utility Plan (C300), Site Grading Plan (C400 and C410), and Site Storm Water Piping Plan (C420) and CEC Road Extension plans.
- 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 8587 N 850 W, Fairland, IN 46126.
- A30 – Construction support activities that are expected to be part of the project:
See Texas Roadhouse Site Erosion Control Plan (C500) and CEC Road Extension plan (C900).
- 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 Texas Roadhouse Site Erosion Control Plan (C500) and CEC Road Extension plan (C900).
- B5 – Sediment control measures for sheet flow areas:
Silt Fencing will be used on Texas Roadhouse project for sheet flow areas. See Site Erosion Control (C500) and all Site Erosion Control Detail Pages (C510– C530) and CEC Road Extension plan (C900– C901).
- B6 –Run–off control measures:
Not applicable.
- B7 – Stormwater outlet protection location and specifications:
See Texas Roadhouse Site Erosion Control Plan (C500) and CEC Road Extension plan (C900).
- 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) for all Texas Roadhouse details and CEC Road Extension plan (C900– C901).

- B12 – Planned construction sequence that describes the implementation of stormwater quality measures in relation to land disturbance:
See Site Erosion Control Details (C510). At the completion of construction submit a Notice of Termination (NOT) inspection request to the town prior to filing the NOT with IDEM.
- 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
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.
- B. 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 a containment area that is designed with 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 Hendricks 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 Hendricks 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.
 8. 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 Town of Brownsburg City Hall 1–317–852–1120, and the Brownsburg Fire Department 1–317–852–1190.

- 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, oil, grease, diesel fuel, gasoline, anti–freeze, auto soap, and fertilizer.
- C2 – Description of proposed post–construction stormwater measures:
AquaSwirl and detention pond stormwater storage shall be used as post construction stormwater measure on Texas Roadhouse and CEC Road Extension.
- C3 –Plan details for each stormwater measures:
See Texas Roadhouse Site Erosion Control Plan (C500), Site Grading Plan (C410) for detention pond cross section, and all Site Erosion Control Details pages (C510– C530) and Sitework Details (C600) and CEC Road Extension plans (C900– C901).
- 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:

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:

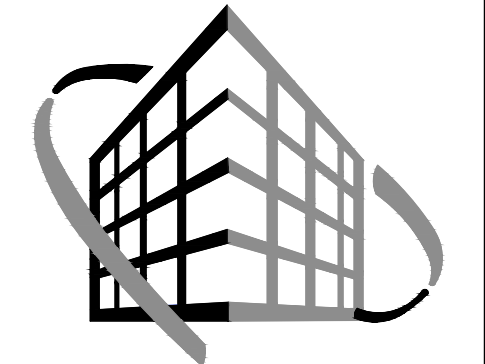
- A.Conduct an Erosion and Sediment control pre–construction meeting with the Town of Brownsburg.
- B.Begin with the construction of the access road to the east of site. (Plans by CEC CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.) See CEC plans for erosion control measures. Once road in stabilized begin Texas Roadhouse construction.
- C.Install temporary site construction entrance.
- D.Install silt fence perimeter control and silt existing inlet protection.
- E.Install dumpster protection and concrete wash out stone pad.
- F.Commence site grading, including temporary grass swale on Parcel 3– Lot No.2, and building pad construction.
- G.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.
- H.Install all storm sewers pipes, structures, and storm water storage pond.
- I. Install protection at the locations of all new inlets and ends of exposed storm sewer pipes.
- J.Begin construction of building.
- K.Finalize pavement sub–grade preparation.
- L.Install base material as required for asphaltic pavement.
- M.Construct all curbs and sidewalks.
- N.Construct asphaltic parking pavement.
- O.Change temporary inlet protection to 'Dandy Sacks'.
- P.Carry out final seeding and planting.
- Q.Remove silt fencing and 'Dandy Sacks' only after all paving is complete and exposed surfaces are stabilized.
- R.The Temporary grass swale on Parcel 3– Lot No.2 shall remain until lot is developed in a future project.
- S.At the completion of construction submit a Notice of Termination (NOT) inspection request to the town prior to filing the NOT with IDEM.

- C5 – Maintenance guidelines for proposed post–construction stormwater measures:
AquaSwirl and detention pond stormwater storage shall be used as post construction stormwater measure on Texas Roadhouse and CEC Road Extension. 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 'Floor 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:

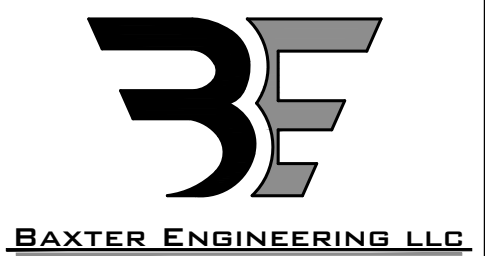
Interstate Retail LLC
Responsibility: Joe Downs
6440 Westfield Blvd.
Indianapolis, IN 46220
Phone: (317) 472–1800

REVISION	06/03/2026	revised per erosion control comments
	06/22/2026	added reference to road dwg per town comments
	06/26/2026	revised per erosion control comments
	07/09/2026	revised per erosion control comments

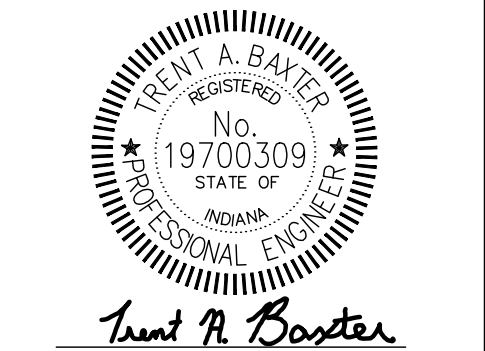


**VERSATILE
CONSTRUCTION
GROUP, LLC.**

570 East Tracy Road, Suite 610
New Whiteland, IN 46184
Phone: 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



CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
Stormwater Pollution Prevention
Assessment Sheet

Job No. 28003	Date Stamped 04/27/2026
Drawn By caw	Checked By/Scale: tab

CAD FILE:
C:\28003\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:

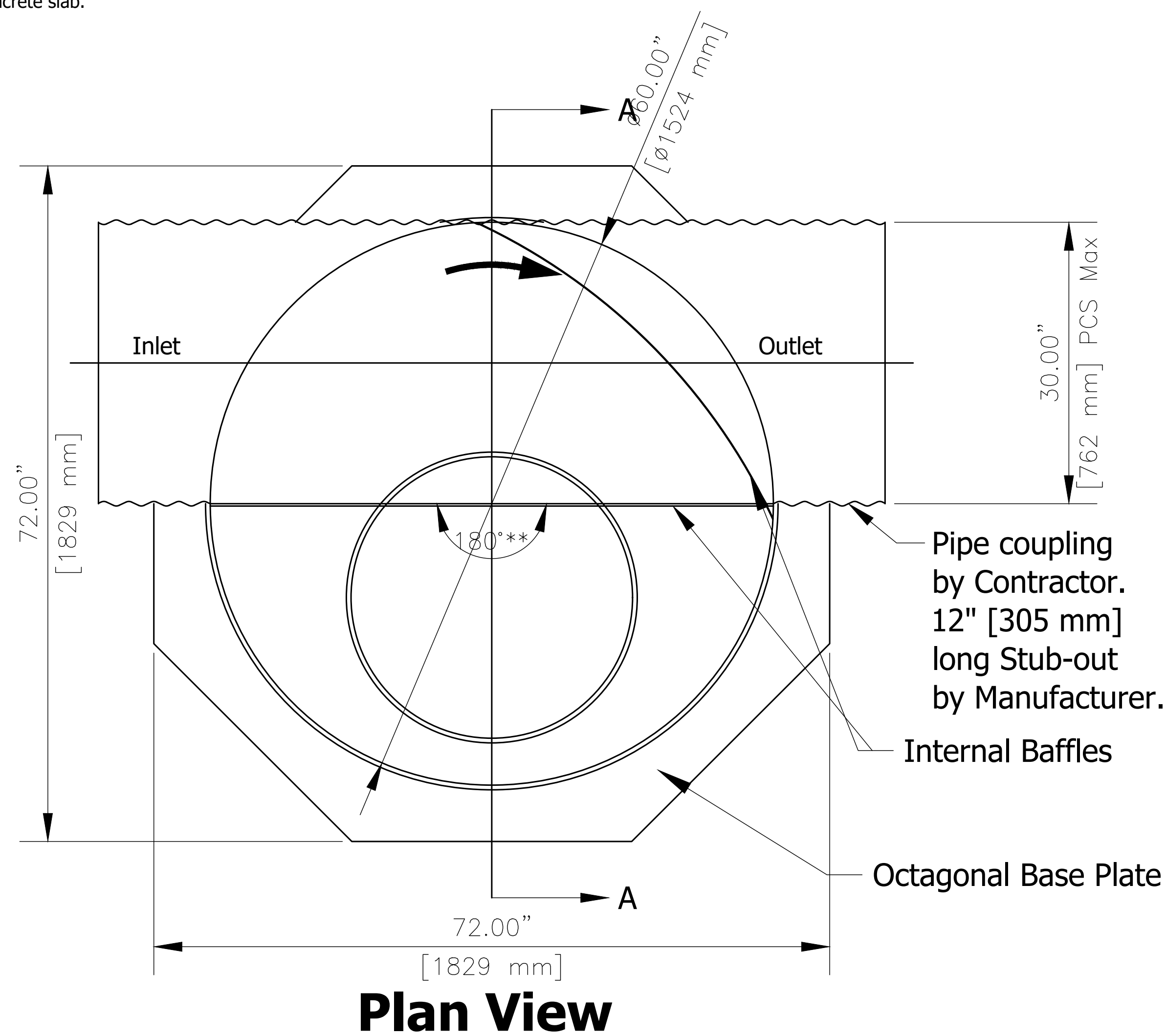
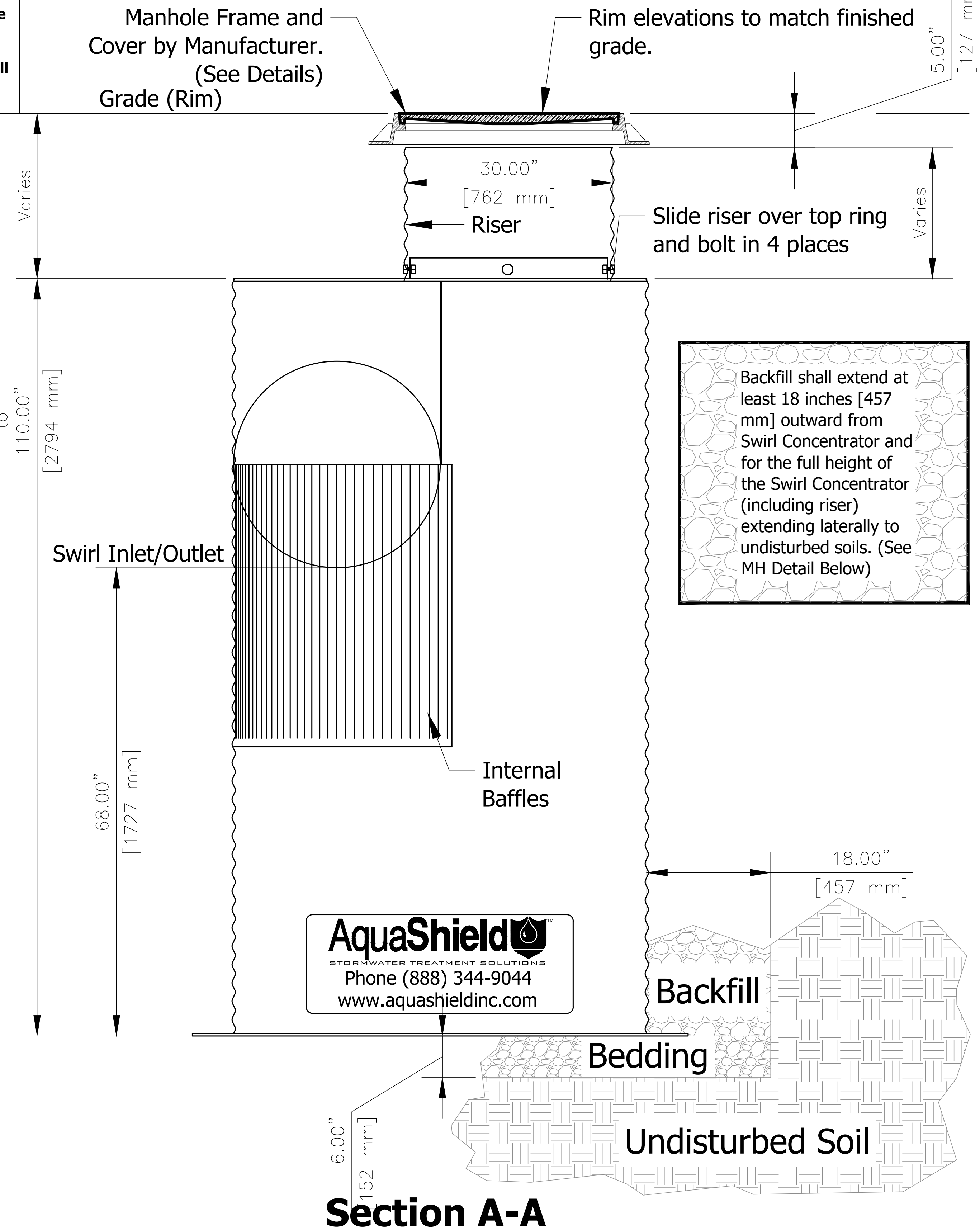
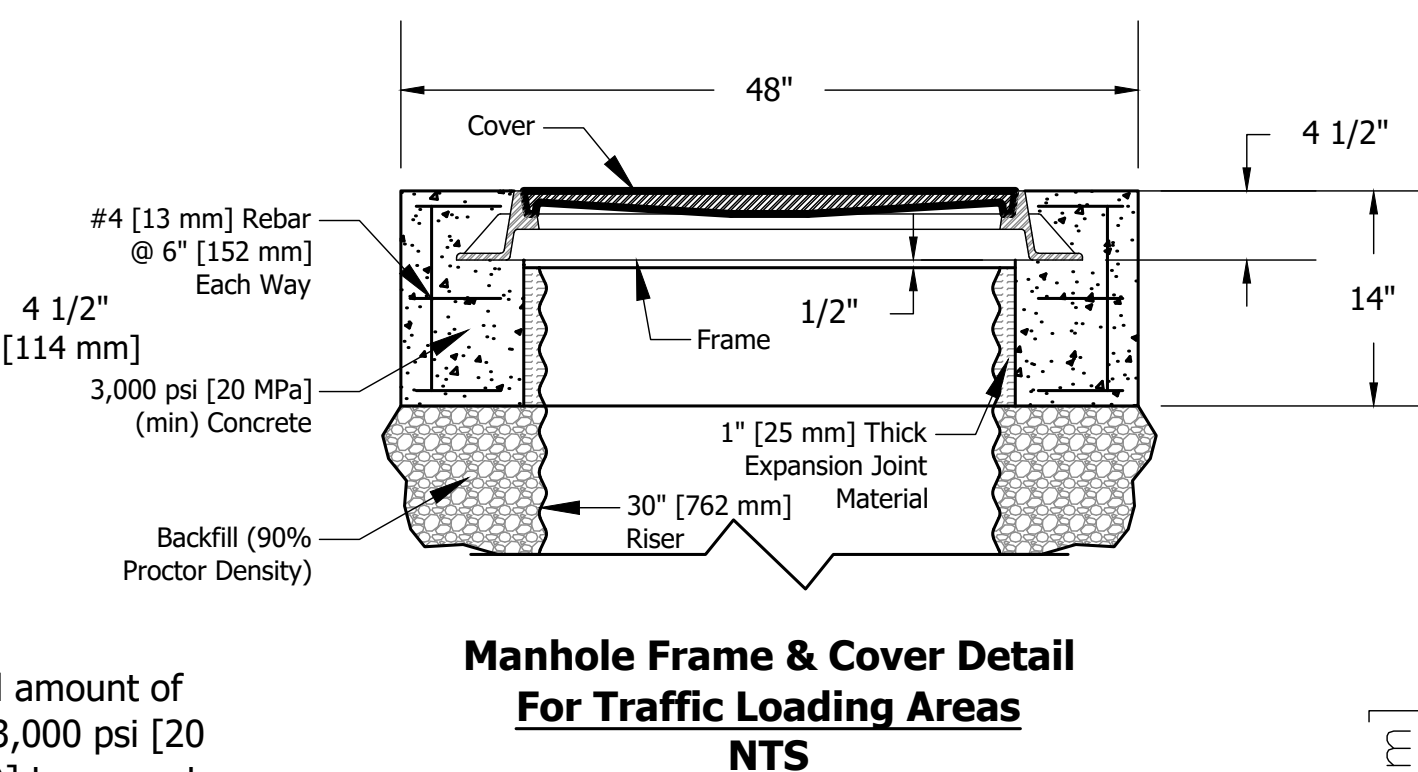
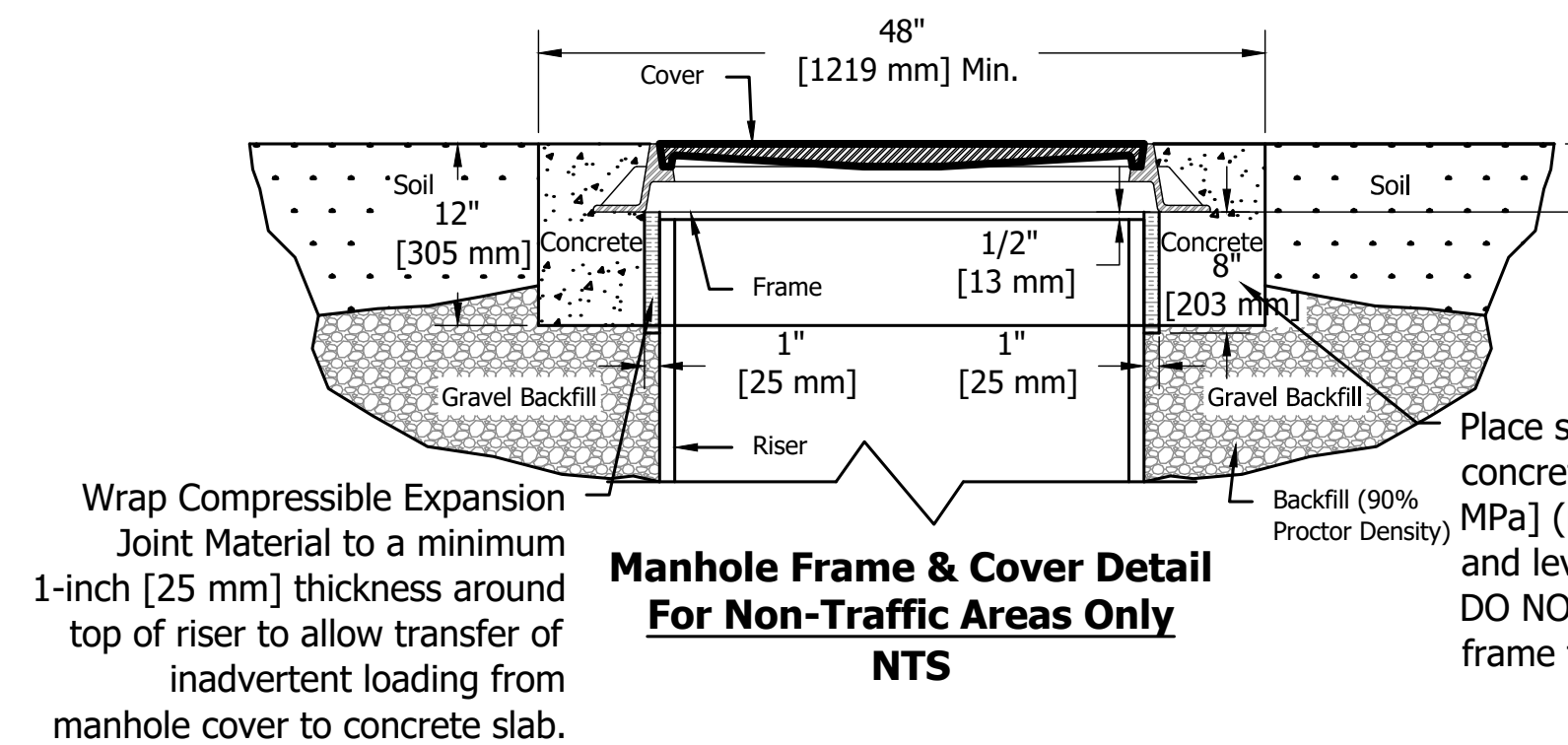
C540

Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.

If traffic loading (HS-25) is required or anticipated, a 4-foot [1.22 m] diameter, 14-inch [356 mm] thick reinforced concrete pad must be placed over the Stormwater Treatment System Riser to support and level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1-inch [25 mm] thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi [20 MPa] and be reinforced with #4 [13 mm] reinforcing steel as shown. Minimum cover over reinforcing steel shall be 1-inch [25 mm]. Top of manhole cover and concrete slab shall be level with finish grade.

Note: As an alternative, 42-inch OD, HS-20/25 rated precast concrete rings may be substituted. 14-inch thickness must be maintained.

*** Please see accompanied Aqua-Swirl specification notes.**
*** See Site Plan for actual system orientation.**
**** Orientation may vary from 90°, 180°, or custom angles to meet site conditions.**



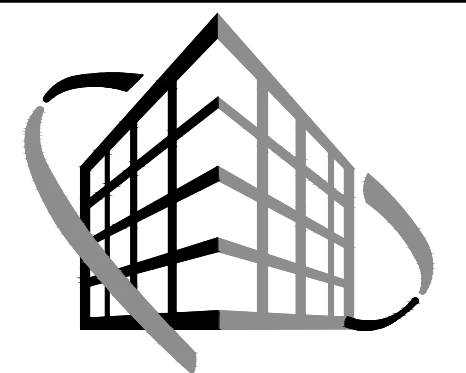
AquaShield TM
STORMWATER TREATMENT SOLUTIONS
2733 Kanasita Drive, Suite 111, Chattanooga, TN 37343
Phone (888) 344-9044 Fax (423) 826-2112
www.aquashieldinc.com

Document:	AS-5 PCS STD
Drawn By:	JCW
Scale:	1:20
Date:	01/06/15

U.S. Patent No. 6524473 and other Patent Pending

Aqua-Swirl Concentrator Model AS-5 BYP PCS Standard Detail

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:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112

General Sitework Details

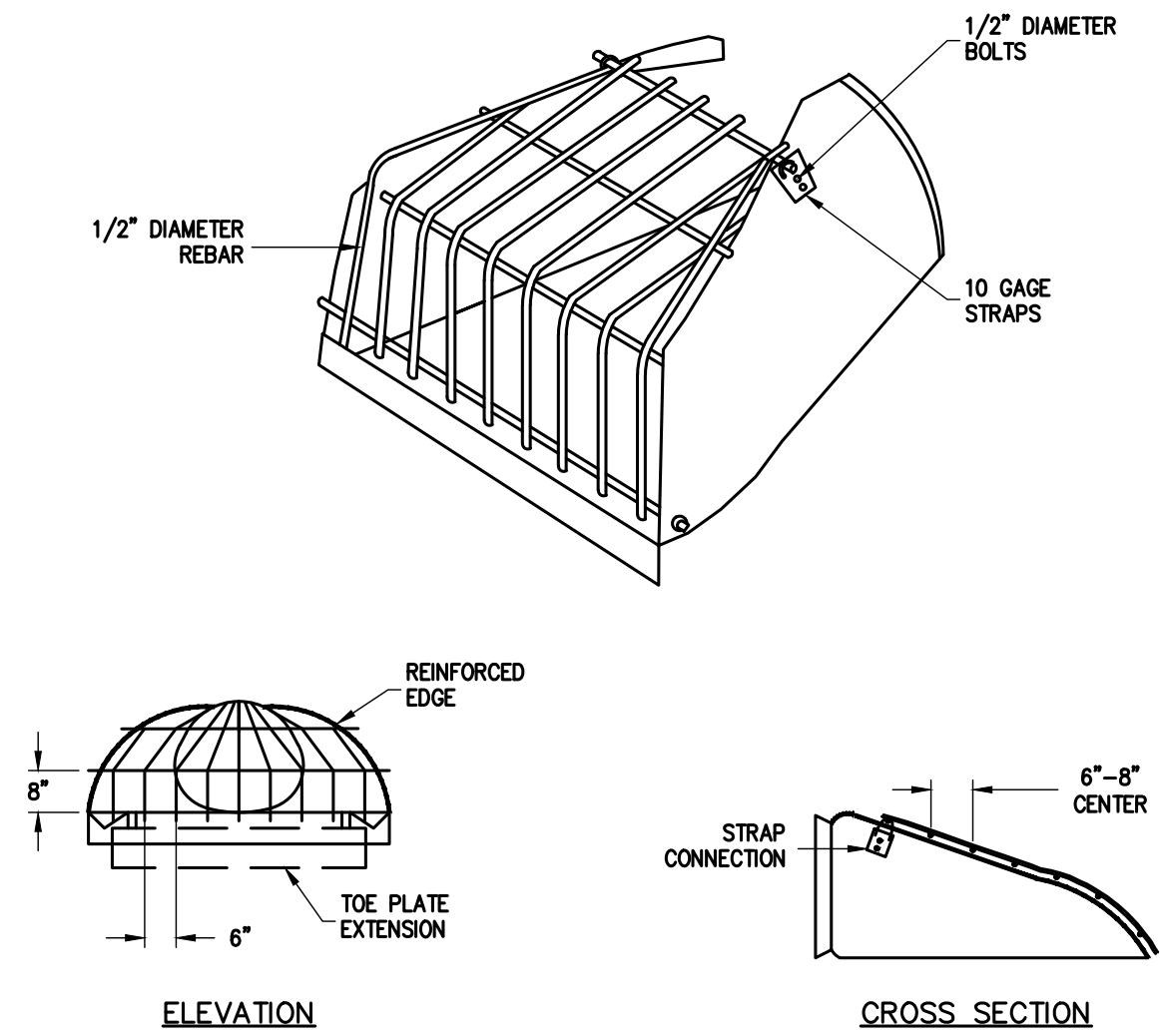
Job No. 23006	Date Stamped 04/27/2026	
Drawn By caw	Checked By tab	Scale:

CAD FILE:
c:\26003\c600 general sitework details.dwg

THIS DRAWING IS THE PROPERTY OF
VERSTILE 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:

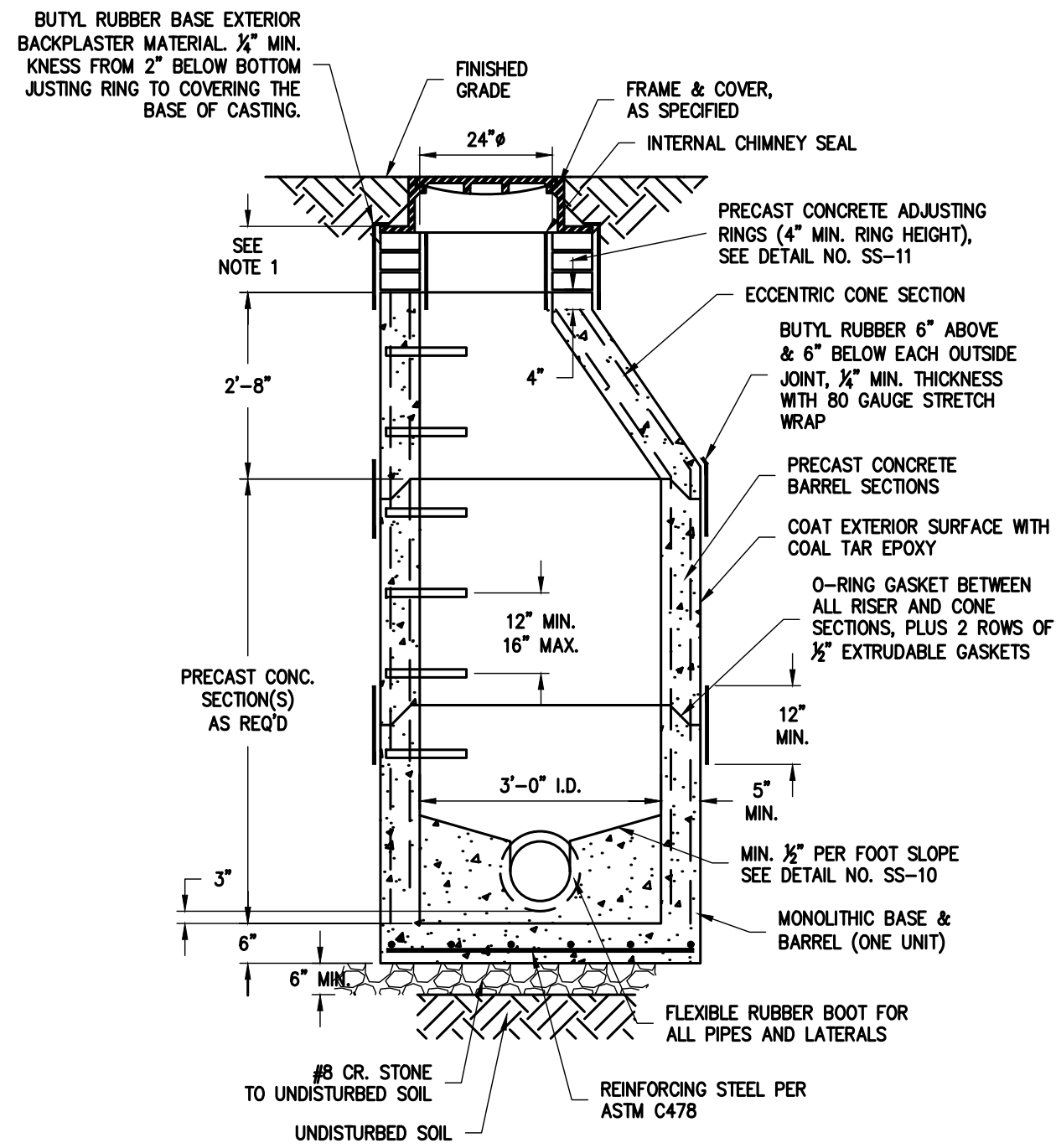
C600



- NOTES:
1. TRASH RACK BARS TO BE BLACK STEEL.
 2. PAINT WITH HIGH ZINC COATING AFTER FABRICATION.
 3. PLANT FIT TRASH RACK CONFIGURATION.
 4. BOLT THROUGH BOTTOM SECTION WITH NUT.
 5. LAY OPEN ON BOTTOM FOR "HINGE" EFFECT.
 6. LAST CROSS BAR THROUGH BOTTOM SECTION.
 7. DETAIL APPLIES TO PIPES 18" AND LARGER AND ARE REQUIRED ON INLETS AND OUTLETS (BOTH ENDS OF THE PIPE) FOR CULVERT PIPES.

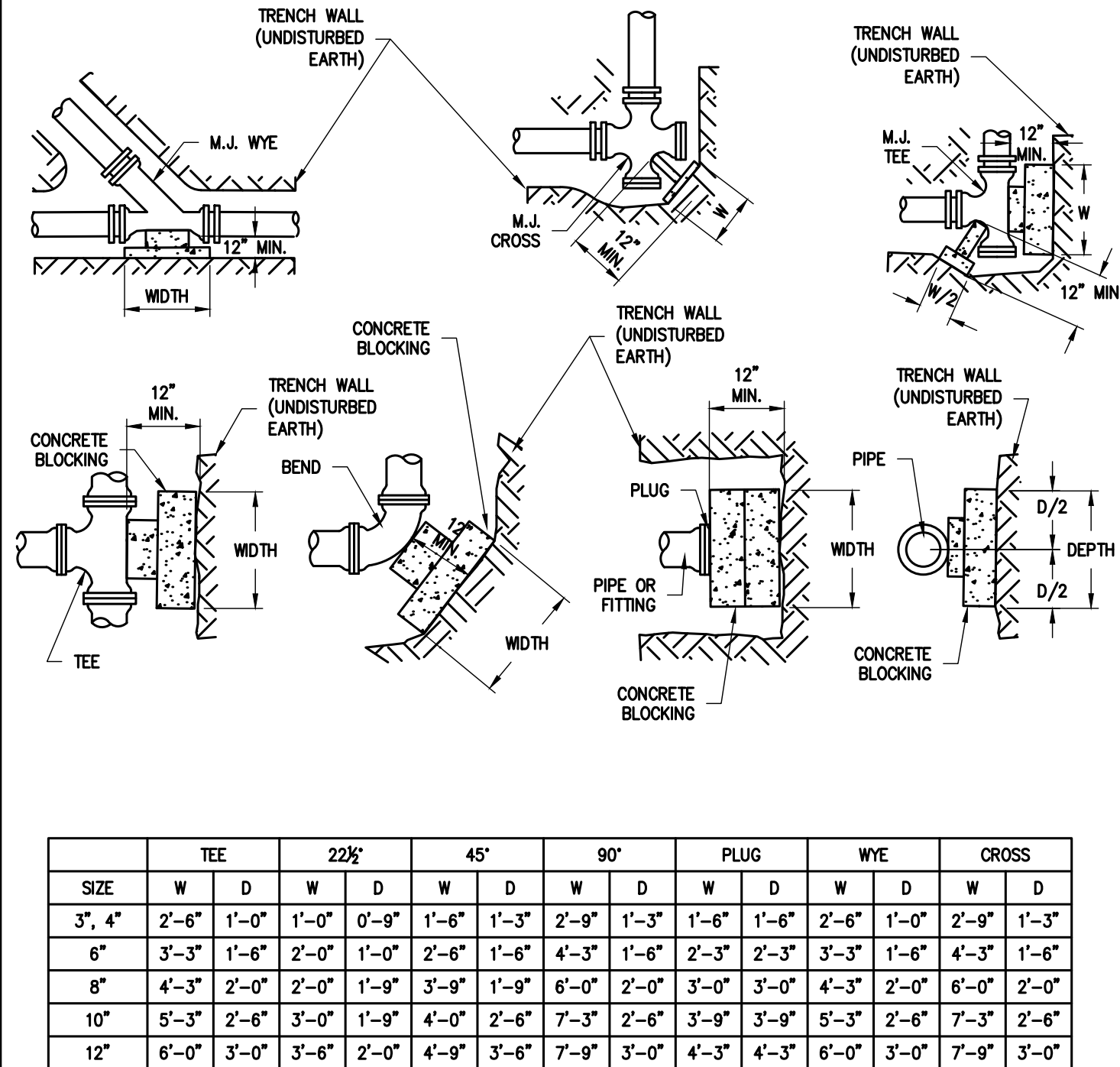
TRASH GUARD
NO SCALE

TOWN OF BROWNSBURG
DETAIL NO. SW-10
REVISION DATE: SEPT 2016



STANDARD SANITARY SAMPLING MANHOLE
NO SCALE

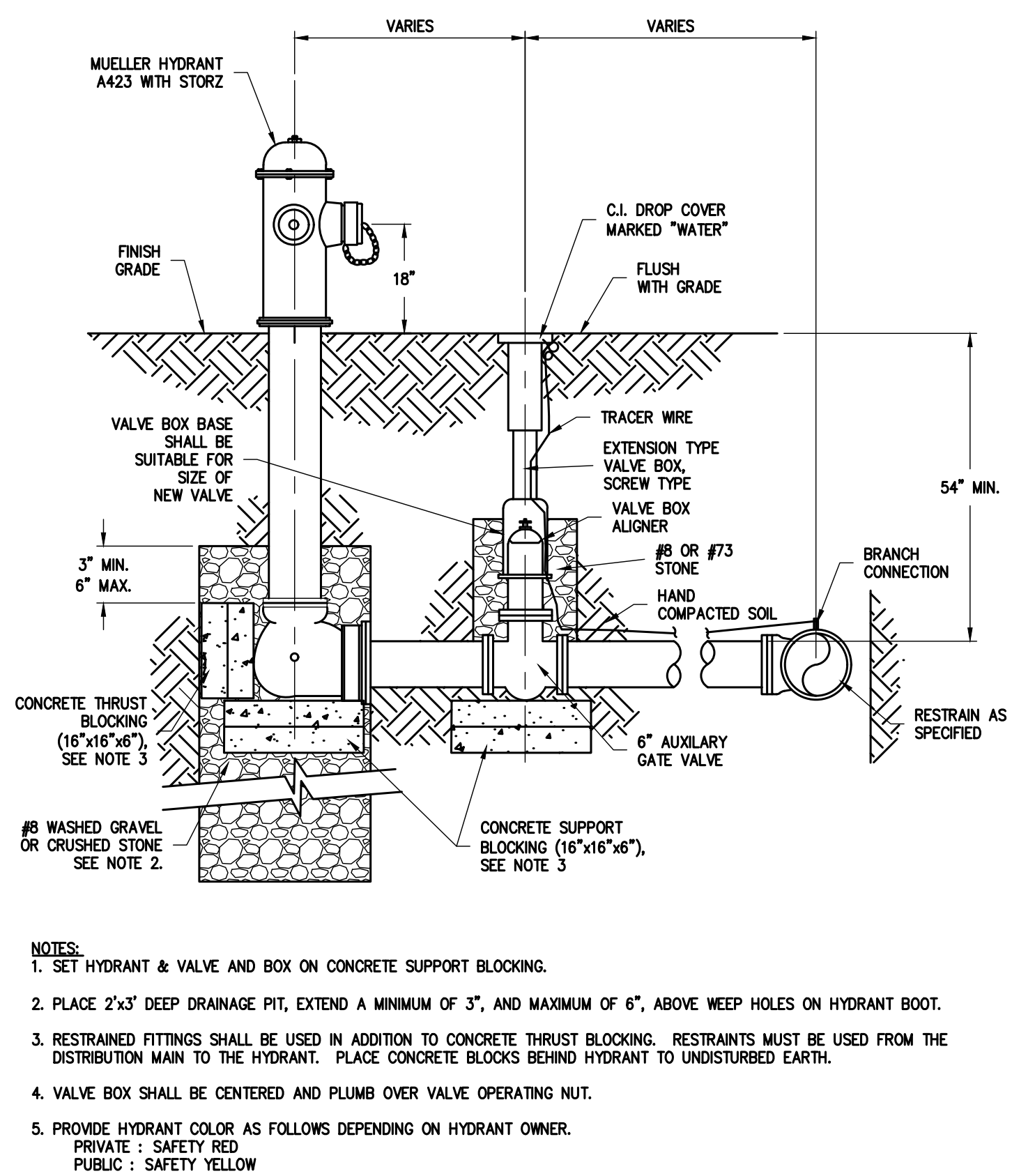
- NOTES:
1. FOR NEW CONSTRUCTION 8" MAX. CHIMNEY HEIGHT. FOR EXISTING MANHOLES, 12" MAX. CHIMNEY HEIGHT.



WATER MAIN REACTION BLOCKING
NO SCALE

- NOTES:
1. CONCRETE REACTION BLOCKING SHALL NOT COVER PIPE JOINTS, BOLTS, OR GLANDS.
 2. CONCRETE REACTION BLOCKING SHOWN FOR ILLUSTRATION PURPOSES ONLY. INSTALL NECESSARY AMOUNT AND CONFIGURATION OF BLOCKS REQUIRED TO ACHIEVE THE MINIMUM WIDTH AND DEPTH AS SHOWN ON THE ABOVE TABLE.

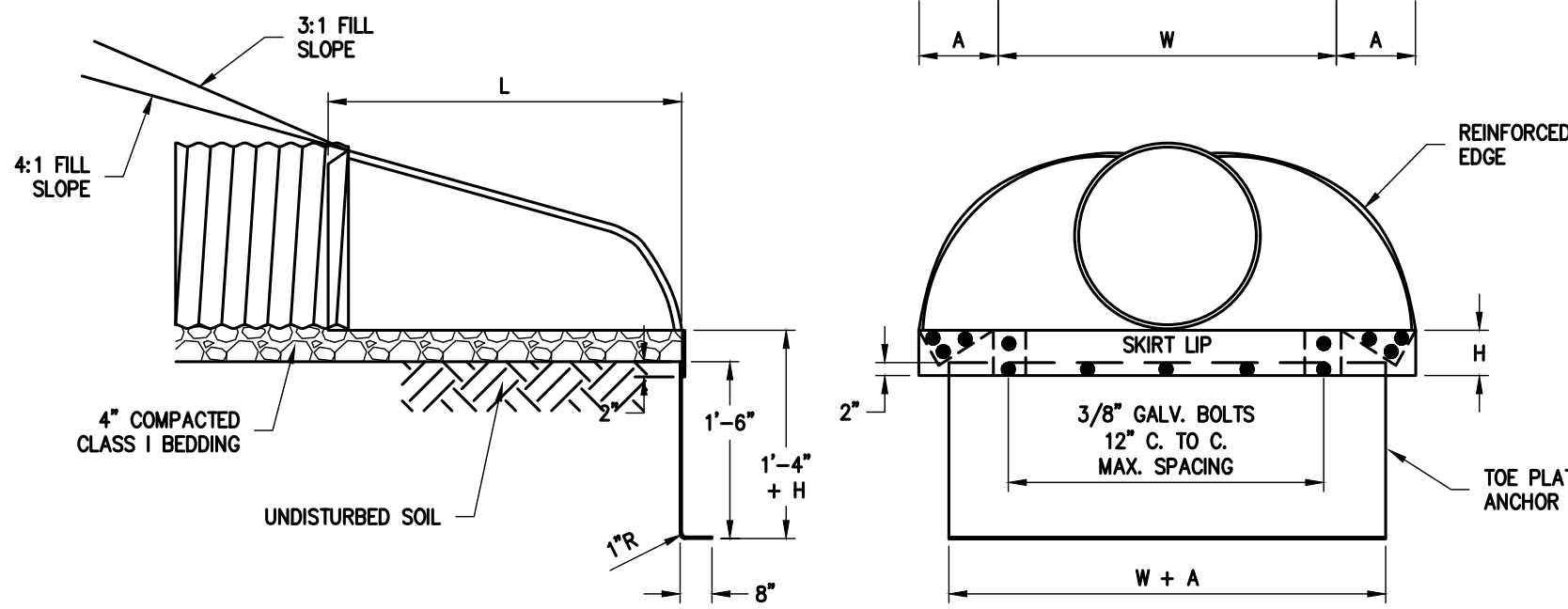
TOWN OF BROWNSBURG
DETAIL NO. DW-06
REVISION DATE: APRIL 2017



HYDRANT ASSEMBLY
NO SCALE

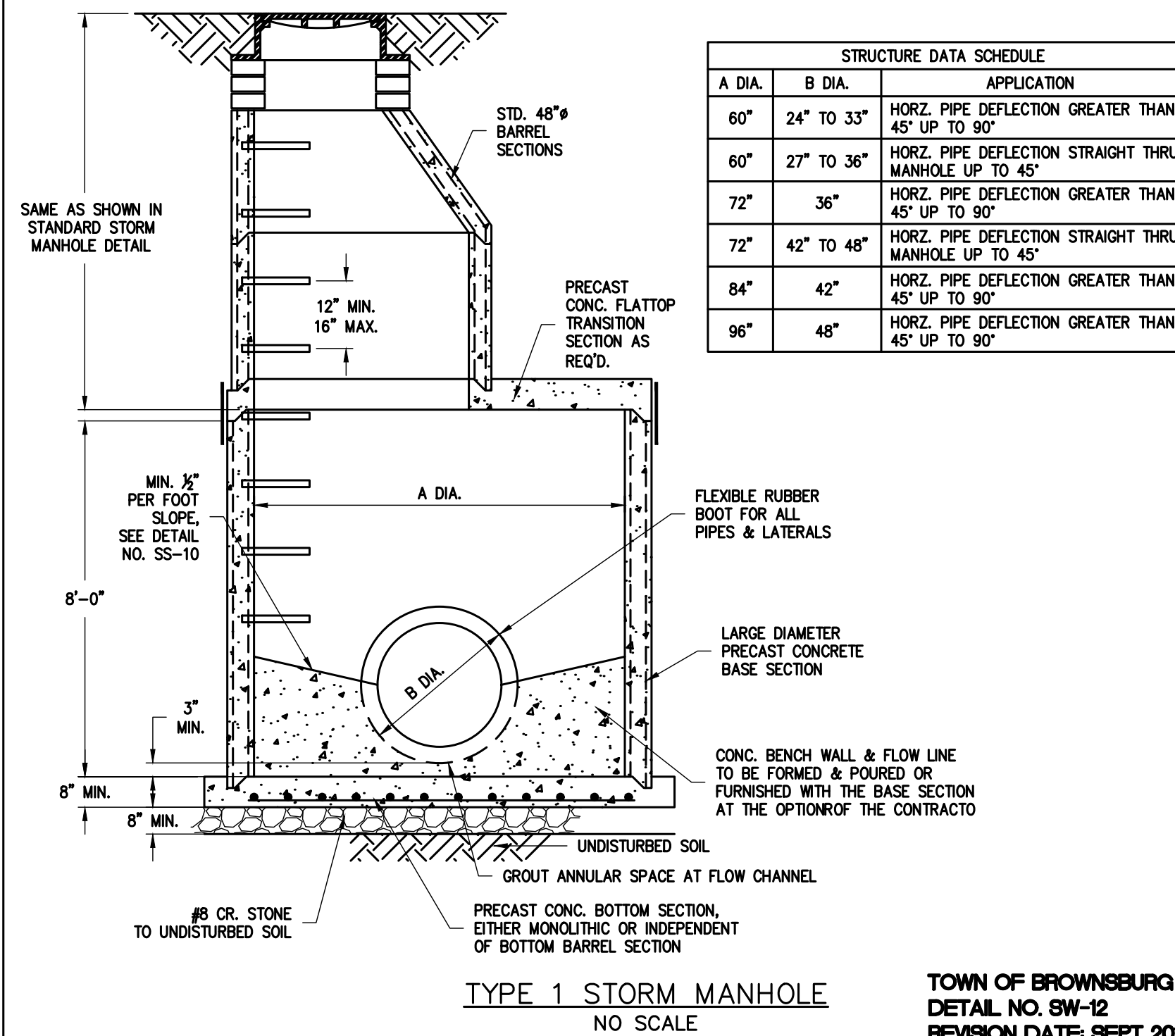
TOWN OF BROWNSBURG
DETAIL NO. DW-04
REVISION DATE: APRIL 2017

PIPE DIA.	END SECT. THICK.	DIMENSIONS					SLOPE APPX.	BODY
		A (1"±)	B (MAX)	H (1"±)	L (1/2"±)	W (2"±)		
12"	.064"	6"	6"	6"	21"	24"	2 1/2:1	1 PC.
15"	.064"	7"	8"	6"	26"	30"	2 1/2:1	1 PC.
18"	.064"	8"	10"	6"	31"	36"	2 1/2:1	1 PC.
21"	.064"	9"	12"	6"	36"	42"	2 1/2:1	1 PC.
24"	.064"	10"	13"	6"	41"	48"	2 1/2:1	1 PC.
30"	.079"	12"	16"	8"	51"	60"	2 1/2:1	1 PC.
36"	.079"	14"	19"	9"	60"	72"	2 1/2:1	2 PC.



METAL PIPE END SECTION
NO SCALE

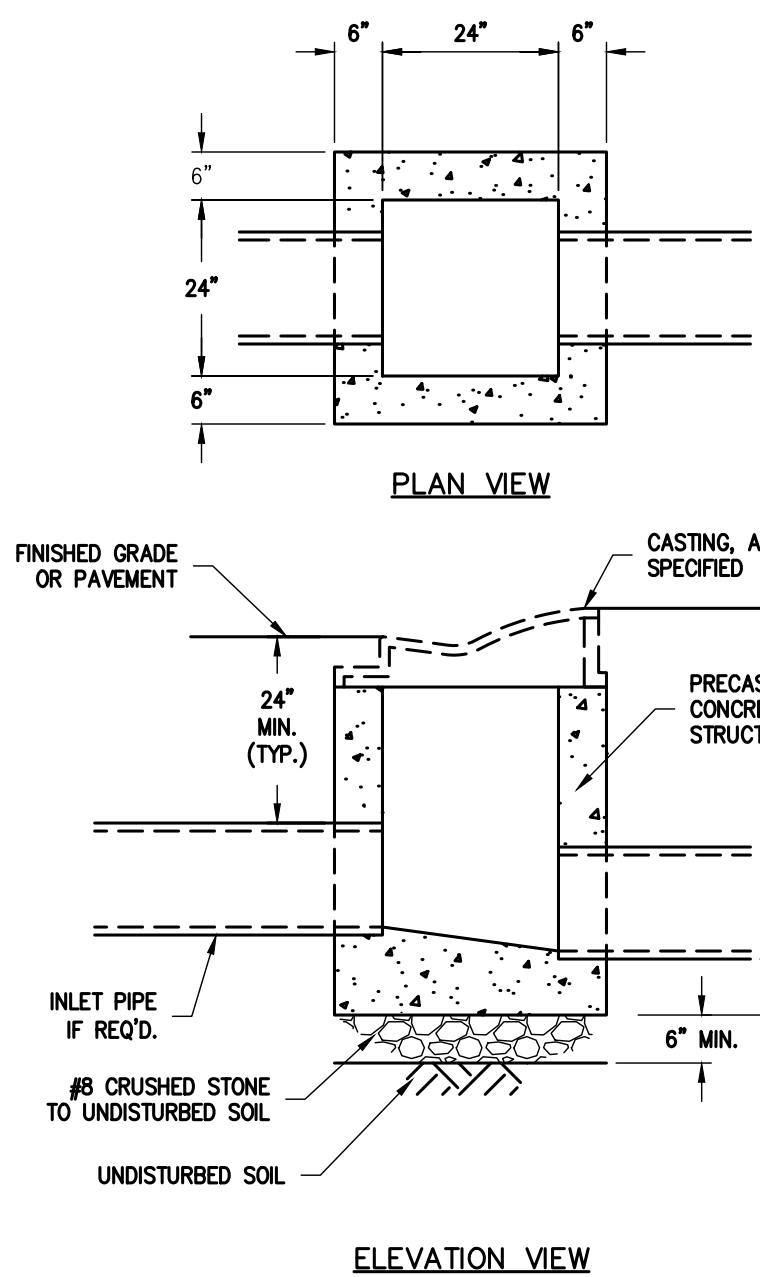
TOWN OF BROWNSBURG
DETAIL NO. SW-08
REVISION DATE: SEPT 2016



TYPE 1 STORM MANHOLE
NO SCALE

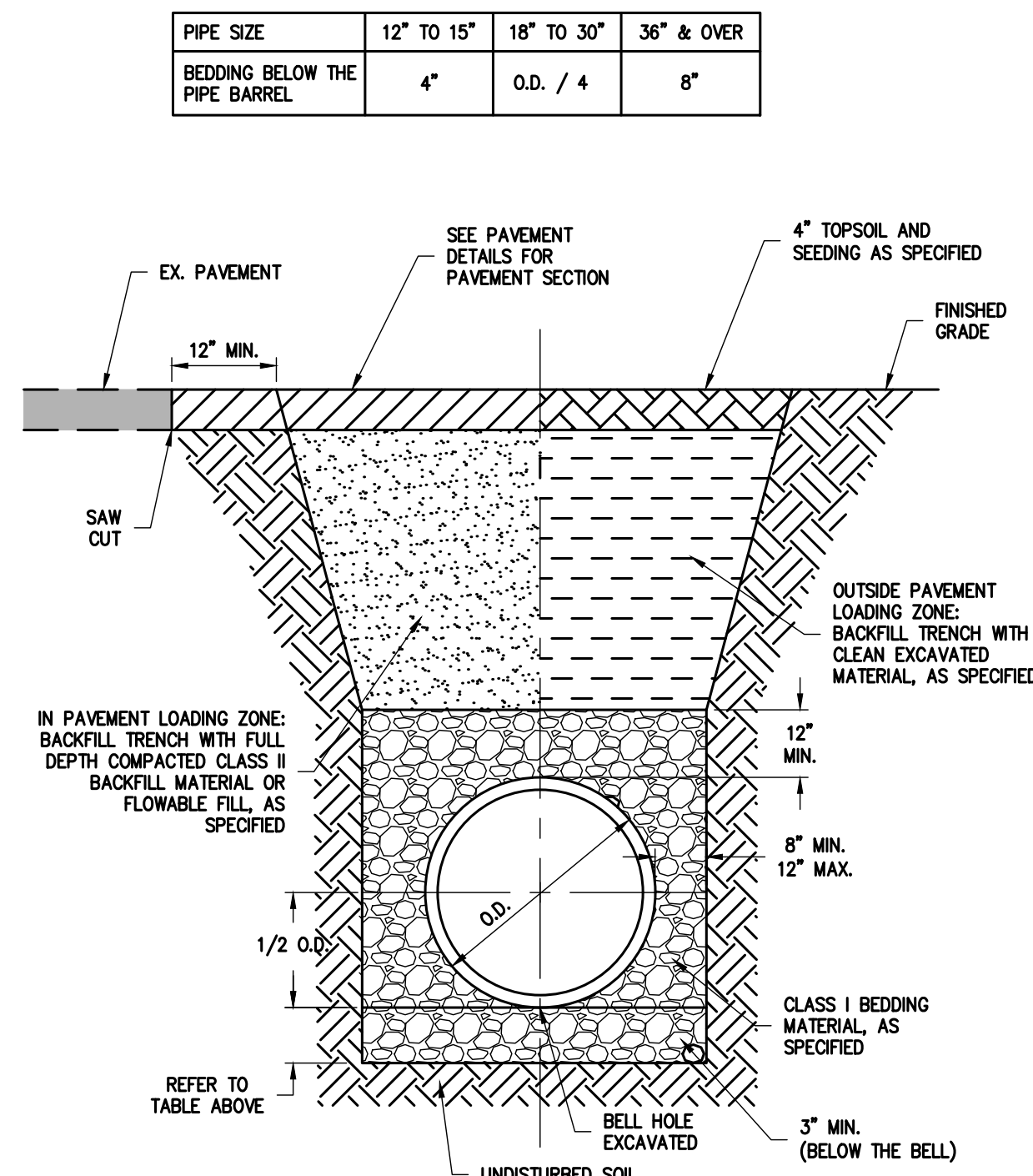
TOWN OF BROWNSBURG
DETAIL NO. SW-12
REVISION DATE: SEPT 2016

STRUCTURE DATA SCHEDULE		
A DIA.	B DIA.	APPLICATION
60"	24" TO 33"	HORIZ. PIPE DEFLECTION GREATER THAN 45° UP TO 90°
60"	27" TO 36"	HORIZ. PIPE DEFLECTION STRAIGHT THRU MANHOLE UP TO 45°
72"	36"	HORIZ. PIPE DEFLECTION GREATER THAN 45° UP TO 90°
72"	42" TO 48"	HORIZ. PIPE DEFLECTION STRAIGHT THRU MANHOLE UP TO 45°
84"	42"	HORIZ. PIPE DEFLECTION GREATER THAN 45° UP TO 90°
96"	48"	HORIZ. PIPE DEFLECTION GREATER THAN 45° UP TO 90°



INLET TYPE A
NO SCALE

TOWN OF BROWNSBURG
DETAIL NO. SW-13
REVISION DATE: SEPT 2016



FLEXIBLE GRAVITY PIPE TRENCH
NO SCALE

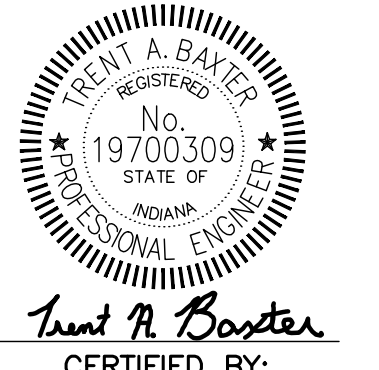
TOWN OF BROWNSBURG
DETAIL NO. OT-04
REVISION DATE: FEB 2017



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: 317-509-4143
BaxterEngineeringLLC@gmail.com



Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
General Sitework Details

Job No. 23006 Date Stamped 04/27/2026
Drawn By caw Checked By Scale: tab

CAD FILE: C:\26003\c610 general sitework details.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.

C610



Bill of Materials may differ in some areas



Country Estate Vinyl Products:

P.O. Box 45, Cozad, NE
69130

Phone: 800-445-2887
Email: saden@nebplastics.com

REVISION

REVISION	revised per city comments
06/01/2026	revised grease int. size per TR comments
06/17/2026	



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



General Sitework Details

Job No.	Date Stamped
23006	04/27/2026

Drawn By caw	Checked By tab	Scale:
-----------------	-------------------	--------

CAD FILE:
G:\26003\c640 general sitework 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:

C640



ALL HANDICAP RAMPS SHALL BE 4
CONCRETE AND SHALL INCLUDE AT
THE BOTTOM OF RAMP:
TRUNCATED DOME SYSTEM BY
ARMOR-TILE TACTILE SYSTEM
TRIDEN/WHITE CAP
CONSTRUCTION SUPPLY
4510 INDUSTRIAL ROAD
FORT WAYNE, INDIANA
46825
PH: (800) 553-7173



GENERAL: WHEREVER A CONFLICT OR DEFICIENCY OCCURS BETWEEN THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THIS LATENTE 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 undetermined and backfilled with compacted No.53 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 tree 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 beneath building areas and/or 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 as 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 improvements as designated. In the event cut or fill exceeds 0.5 foot over the roof 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 for removal. 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.
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 proofrolled with suitable equipment and all sprayy 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 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 Town of Brownsburg 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 or 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.
 - a. 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 defined in ASTM D-1784.
 3. PVC ribbed sewer pipe shall have a minimum pipe stiffness of 50 psi when measured in accordance with ASTM D-2412.
 5. 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.
 6. Marking: 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.
 7. Certification: The contractor upon request shall furnish the Department with manufacturer's certification stating that the pipe 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 pointed 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). 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. From the springtime 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 "bedding" 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 Sand or 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 the 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
 2. 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 shall be reviewed 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 No. 2 crushed stone or No. 8 fractured face aggregate and compacted using a hand held mechanical tamper. Where the distance to stable ground is excessive, the Engineer shall order in writing other types of foundation as he deems necessary subject to the approval of the Department.
 10. Remove any rock(s) encountered within six(6) inches below the base of the trench. The pipe, replace class No. 8 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 tees 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 will be placed on 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 eye 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 eye stake.
- h. Construction Bulkheads
1. Before extending a sanitary sewer, the Contractor shall provide a watertight bulkhead in the existing sewer immediately upstream of 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 such manner 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 surface 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 the case whether 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 main pipe, or 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)

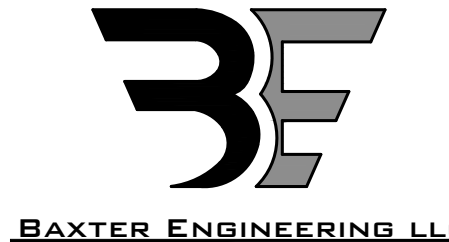
2. Infiltration/Exfiltration Test
 - a. Once constructed, all sanitary sewers and manholes watertight and free from leakage. The rate of infiltration into the sanitary sewer system between any two adjacent manholes or the entire system shall not be in excess of 100 gallons per inch of pipe diameter per mile per day (100 gpd/in/ly). The Contractor shall be required to report 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

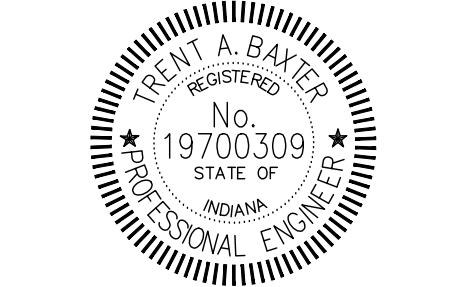


**VERSATILE
CONSTRUCTION
GROUP, LLC.**

570 East Tracy Road, Suite 610
New Whiteland, Indiana 46184
Office: 317-535-3579 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



Ted A. Baxter
CERTIFIED BY:

Texas Roadhouse Restaurant
Northfield Crossing Development
Brownsburg, Indiana 46112
General Sitework Specifications

Job No. 23006 Date Stamped 04/27/2026

Drawn By caw Checked By Scale: tab

CAD FILE: c:\28003\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