

DUTCH BRO'S COFFEE

BROWNSBURG, INDIANA

9096 EAST 56TH STREET
BROWNSBURG, IN 46112

LOT DATA

LOT 2A - MEIJER SUBDIVISION (REPLAT)
PROPOSED LOT (1.677 ACRES) (72,614 SQ. FT.)
LOCAL PARCEL # 14-1-06-62E 311-004 (REPLAT)
STATE PARCEL #32-08-06-311-004.000-016

SITE DATA

USES

PROPOSED USE (BUILDING 1): - COFFEE SHOP (WALK UP COUNTER)
WITH DRIVE-THROUGH WINDOW
-DENTAL/MEDICAL OFFICE

PROPOSED USE (BUILDING 2): - VEHICLE/MOTORCYCLE SERVICES - LIGHT

PROPOSED BUILDING AREA

BUILDING 1 FLOOR AREA: 950 SF TOTAL

F.A.R. CALCULATION

F.A.R. = 1,150 + 4,500 + 1,870 SQ. FT. / 72,614 SQ. FT. = 10.4%

ZONING: HEAVY COMMERCIAL DISTRICT (C3)

SETBACK REQUIREMENTS- ZONED (C-3)

FRONT YARD: 50' MIN
SIDE YARD: 20' MIN
REAR YARD: 20' MIN
BUILDING HEIGHT: 60'

LANDSCAPE BUFFER REQUIREMENTS- ZONED (C-3)

FRONT YARD: 30' MIN (ALONG E. 56TH STREET)
SIDE YARD: 6' MIN
REAR YARD: 6' MIN

PARKING ANALYSIS

USE: COFFEE SHOP

PARKING REQUIRED:

REQ (MIN) BY CODE: 1 PER 4 SEATS = NO SEATS PROVIDED
REQ (MIN) BY TENANT: 5 EMPLOYEE SPACES
COFFEE REQ: 5 SPACES
REQ(MAX): 10 SPACES

USE: RETAIL

PARKING REQUIRED:

REQ (MIN) BY CODE: 2.5 PER 1,000 SQ.FT. = 12 SPACES
REQ (MIN) BY TENANT: 10 PER 1,000 SQ. FT. = 45 SPACES
RETAIL REQUIRED: 45 SPACES
TOTAL REQUIRED SPACES: 50 SPACES

PARKING PROVIDED:

TOTAL PARKING: 53 SPACES
REQUIRED ADA ACCESSIBLE: 3 SPACES (1 VAN)
PROVIDED ADA ACCESSIBLE: 3 SPACES

BICYCLE PARKING REQUIRED: 2 SPACES
BICYCLE PARKING PROVIDED: 2 SPACES

ISR CALCULATIONS:

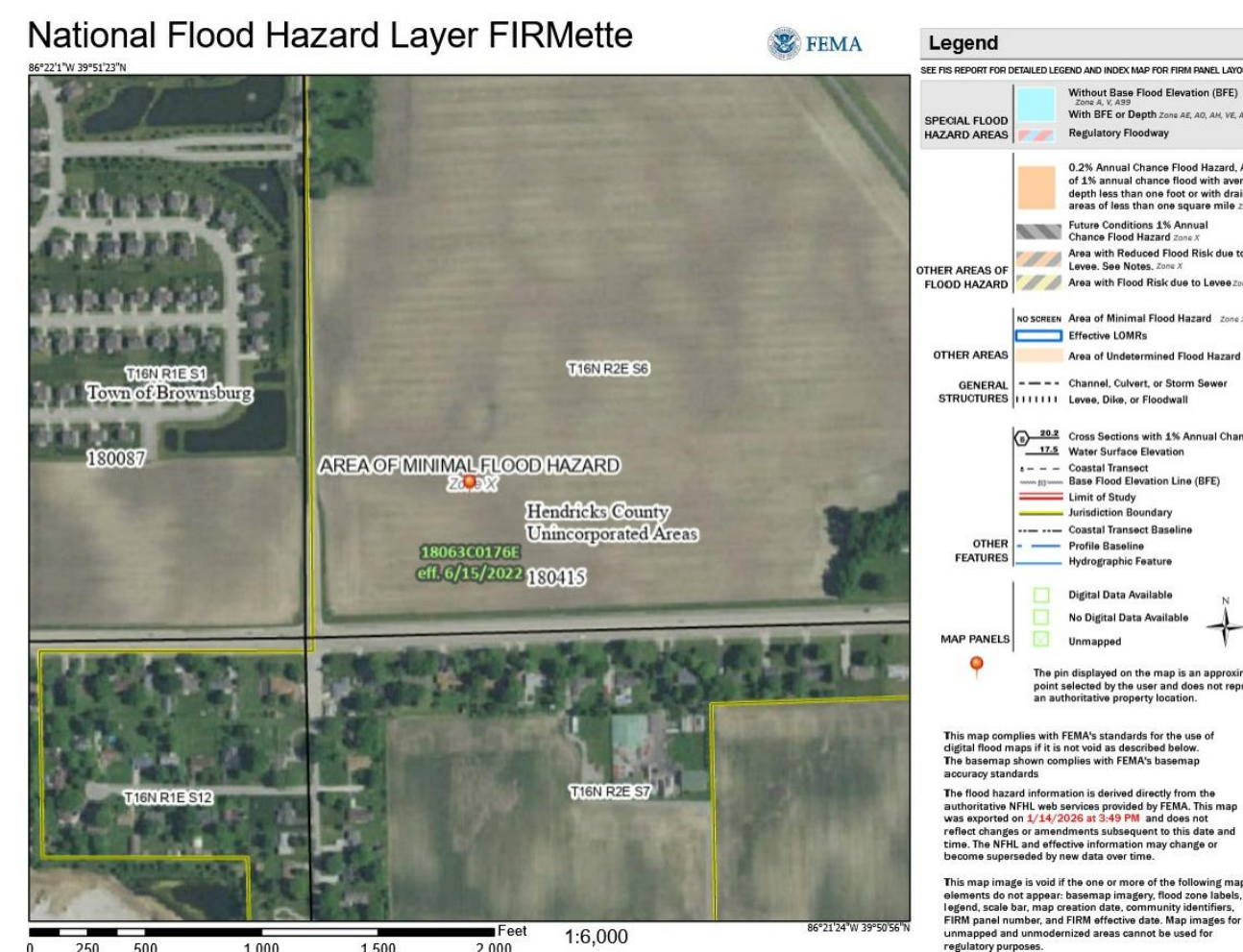
MAX COVERAGE = 75% IMPERVIOUS
PROPOSED LOT - 1.67 ACRES (72,614 SQ. FT.)
PROPOSED IMPERVIOUS AREA=61,292 SQ. FT.
ISR= 84% IMPERVIOUS

DISTURBED AREA:

1.48 ACRES

VICINITY MAP:

N.T.S.



FEMA MAP:

N.T.S.



SOILS MAP

N.T.S.

OWNER/DEVELOPER:

SPS DEVELOPMENT PARTNERS
CONTACT: JORY ZOLA
3505 COLUMBIA PARKWAY SUITE 100
CINCINNATI, OH 45226

PREPARER/ENGINEER:

LEESMAN ENGINEERING & ASSOC.
ENGINEER: STEVEN J. LEESMAN, PLS IN#21600010
PREPARER: TIMOTHY DWYER
4820 GLENWAY AVE
CINCINNATI, OHIO 45238
PH: 513-702-0571 / FAX: 513-347-3495

DEVELOPMENT NOTE:

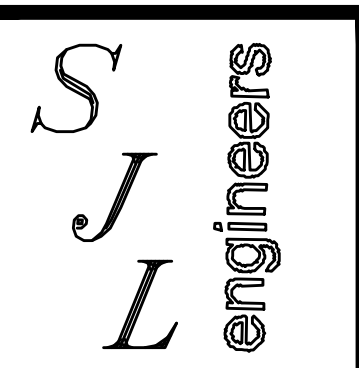
THIS DEVELOPMENT PLAN SUBMISSION IS FOR THE SOUTH DEVELOPMENT ONLY THAT IS COMPRISED OF THE MULTI-TENANT BUILDING AND DUTCH BRO'S COFFEE END CAP. THE NORTH PORTION OF THE DEVELOPMENT (QUICK LUBE OIL CHANGE) WILL BE UNDER A SEPARATE PERMIT BY OTHER. BOTH SOUTH AND NORTH DEVELOPMENTS ARE SHOWN FOR COORDINATION PURPOSES TO ENSURE COMPLIANCE WITH TOWN BROWNSBURG RULES & REGS. THE NORTH DEVELOPMENT WILL REQUIRE SEPARATE UTILITIES, STORM WATER DETENTION AND WATER QUALITY CONTROL MEASURES UNDER SEPARATE PERMIT.

DRAWING INDEX		
SET #	DESCRIPTION	DATE
T 1	TITLE SHEET / DESIGN CRITERIA / VICINITY MAP	23 SEP. 2020
SWPPP	STORMWATER POLLUTION PREVENTION PLAN	23 SEP. 2020
C 1	EROSION & SEDIMENT CONTROL PLAN	23 SEP. 2020
C 2	SITE PLAN	23 SEP. 2020
C 3	GRADING PLAN	23 SEP. 2020
C 4	UTILITY PLAN	23 SEP. 2020
RL-5427-S1	LIGHTING PLAN	9 MAY 2018
C 6	DETAIL PAGE	23 SEP. 2020
C 7	DETAIL PAGE	23 SEP. 2020
C 8	CONTECH DETAIL	23 SEP. 2020
C 9	SANITARY PROVIDER (CEG) DETAILS	23 SEP. 2020
L 1	LANDSCAPE PLAN	4 SEPT. 2018
RENDER	ARCH. ELEVATIONS RENDERING	23 SEP. 2020

NO.	DESCRIPTION	BY	DATE
1			



DUTCH BRO'S COFFEE-BROWNSBURG, IN
9096 E. 56TH STREET
BROWNSBURG, IN 46112
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



DRAWING TITLE

TITLE SHEET

PROJ. NO. DATE
D.B. 1-28-26
DRAWN CHECKED
TMD SJL

DRAWING NO.

T1

**RULE 5 CHECKLIST – SECTION A:
CONSTRUCTION PLAN ELEMENTS**

1. INDEX SHOWING LOCATIONS OF REQUIRED PLAN ELEMENTS
PLAN ELEMENTS A2-A23, B1-B15, & C1-C5 HAVE BEEN ADDRESSED ON THIS SHEET AND ARE AS FOLLOWS
2. 11x17 INCH PLAT WITH BUILDING, LOTS, BOUNDARIES, ROAD LAYOUT NAMES
SEE SHEET C2 FOR BUILDING LOCATION, LOTS, BOUNDARIES, AND EXISTING ROAD(S) LAYOUT AND NAMES
3. NARRATIVE DESCRIBING NATURE AND PURPOSE OF PROJECT
THE PURPOSE OF THE PROJECT IS CONSTRUCT A MULTI-TENANT BUILDING ON A NEWLY CREATED VACANT LOT.
4. VICINITY MAP SHOWING PROJECT LOCATION
SEE TITLE SHEET (T1)
5. LEGAL DESCRIPTION OF THE PROJECT SITE
PARCEL 1:
LOT 2A (1.667 ACRES) IN MEIJER SUBDIVISION, TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA
SEE TITLE SHEET FOR VICINITY MAP.
6. LOCATION OF ALL SITE IMPROVEMENTS
IMPROVEMENTS SHALL BE CONTAINED WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON SHEET C1
7. HYDROLOGIC UNIT CODE
05120201130606
8. NOTE ANY STATE OR FEDERAL WATER QUALITY PERMITS
STATE WATER QUALITY PERMIT: INDIANA IDEM RULE 5
9. SPECIFIC POINTS WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE
STORMWATER DISCHARGE WILL LEAVE THE SITE THROUGH THE EXISTING 18" ADS N-12 PIPE IN THE NORTH EAST CORNER INTO AN EXISTING STORM SEWER NETWORK.
10. LOCATION AND NAME OF ALL WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO THE SITE
THERE ARE NO WETLANDS, LAKES, OR WATER COURSES ON OR ADJACENT TO THE SITE.
11. IDENTIFICATION OF ALL RECEIVING WATERS
STORMWATER WILL DISCHARGE DIRECTLY TO THE EXISTING REGIONAL STORM SEWER SYSTEM, THEN INTO THE SCHOOL BRANCH STREAM
12. IDENTIFICATION OF POTENTIAL DISCHARGES TO GROUND WATER (ABANDONED WELL, SINKHOLES, ETC.)
THERE ARE NO ANTICIPATED DISCHARGES TO GROUNDWATER.
13. 100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES
THE SITE DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN
14. PRE-CONSTRUCTION AND PAST CONSTRUCTION ESTIMATE OF PEAK DISCHARGE (10 YEAR STORM EVENT)
ESTIMATED PRE-CONSTRUCTION DISCHARGE IS 2.05 CFS. THE ESTIMATED POST-CONSTRUCTION DISCHARGE FROM THE SITE IS 4.02 CFS.
15. ADJACENT LAND USE, INCLUDING UPSTREAM WATERSHED
THE LAND USE WITHIN AND ADJACENT TO THE PROJECT LIMITS MOSTLY CONSIST OF COMMERCIAL DEVELOPMENT AND VACANT PROPERTY.
16. CONSTRUCTION LIMITS
SEE SHEET C1 FOR CONSTRUCTION LIMITS.
17. IDENTIFICATION OF EXISTING VEGETATIVE COVER
THE PROJECT IS LOCATED PREDOMINANTLY ON GRASSY AREAS.
18. SOILS MAP INCLUDING SOIL DESCRIPTIONS AND LIMITATIONS
SEE ATTACHED GEOTECHNICAL REPORT. THERE ARE NO LIMITATIONS AT THIS TIME.
19. LOCATIONS, SIZE AND DIMENSIONS OF PROPOSED STORMWATER SYSTEMS (e.g. PIPES, SWALES, AND CHANNELS)
SEE SHEET C3 FOR STORMWATER SYSTEM.
20. PLANS FOR ANY OFF SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT (SEWER/WATER TIE-INS)
N/A
21. LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW DISPOSAL AREAS
THE SOIL STOCKPILE WILL BE LOCATED ON THE SOUTH SIDE OF THE PROJECT SITE . SEE SHEET C1 FOR PROPOSED LOCATION.
22. EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS
SEE SHEETS C1 AND C3.
23. PROPOSED FINAL TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS
SEE SHEET C3.

**RULE 5 CHECKLIST – SECTION B:
STORMWATER POLLUTION PREVENTION PLAN– CONSTRUCTION
COMPONENT**

1. DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
THE FOLLOWING COULD POTENTIAL POLLUTANTS ASSOCIATED WITH CONSTRUCTION ACTIVITIES
 - A. FUELING OF VEHICLES
 - B. LEAKING EQUIPMENT OR VEHICLES
 - C. MATERIAL STORAGE
 - D. EXCAVATION OF MATERIALS
 - E. EXPOSED SOILS
 - F. CONSTRUCTION WASTE AND LITTER
 - G. CONCRETE WASTE AND WASHOUT
 - H. TRACKING OF SOILS OFFSITE
2. SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES
 - PRE-CONSTRUCTION
 - A. CONTACT THE CITY OF BROWNSBURG TO SET UP A PRE-CONSTRUCTION MEETING
 - B. CONTACT THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEMS, INC. TO VERIFY THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES
 - C. INSTALL TEMPORARY CONSTRUCTION ENTRANCES AT ALL ACCESS POINTS.
 - D. EXHIBIT RULE 5/SWPPP INFORMATION AT THE JOB SITE. CONTRACTOR SHALL DESIGNATE A PERSON RESPONSIBLE FOR ON-SITE INSPECTIONS AND FOR PROVIDING THIS SWPPP ON-SITE.
 - E. INSTALL SILT FENCE AND DROP INLET PROTECTION FOR EXISTING INLETS.
 - F. CONTACT THE CITY OF BROWNSBURG ENGINEERING DEPARTMENT TO SCHEDULE AN INITIAL EROSION INSPECTION TO OBTAIN A FULL SIGN-OFF ON THE IMPROVEMENT LOCATION PERMIT (ILP)
 - CONSTRUCTION
 - A. ESTABLISH CONSTRUCTION ENTRANCE(S)
 - B. CONTRACTOR SHALL CONSTRUCT CONCRETE WASHOUTS. CONTRACTOR SHALL COORDINATE LOCATION OF CONCRETE WASHOUTS WITH OWNER AND ENGINEER
 - C. INSTALL EROSION CONTROL MEASURES AS REQUIRED AT APPROPRIATE PHASE OF THE PROJECT. EROSION CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO DROP INLET PROTECTION, SILT FENCE, AND SEEDING, BOTH TEMPORARY AND PERMANENT.
 - D. INSTALL STORM AND SANITARY SEWERS.
 - E. FINISH GRADING.
 - F. CREATE BUILDING PAD
 - G. INSTALL UNDER-SLAB UTILITIES
 - H. INSTALL PERMANENT SEEDING AND LANDSCAPING.
3. STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS (AT ALL POINTS OF INGRESS AND EGRESS)
THE CONTRACTOR SHALL UTILIZE EXISTING STREETS AND DRIVES AS MUCH AS POSSIBLE FOR CONSTRUCTION INGRESS AND EGRESS. THE CONTRACTOR SHALL KEEP PUBLIC ROADS AND PRIVATE DRIVES CLEAR AND REMOVE ALL DUST, DIRT, AND DEBRIS AS A RESULT OF CONSTRUCTION ACTIVITIES. TEMPORARY CONSTRUCTION ENTRANCES SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION GRAVEL ENTRANCE AS SHOWN ON SHEET C6 OF THE APPROVED CIVIL DRAWINGS.
4. SEDIMENTS CONTROL MEASURES FOR SHEET FLOW AREAS
SEDIMENT CONTROL WILL BE HANDLED VIA SILT FENCE. SEE SHEET C1 FOR PLACEMENT LOCATION(S) AND DETAILS SHEETS OF THE APPROVED CIVIL DRAWINGS FOR DETAIL.
5. SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS
N/A
6. STORM WATER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS
STORM SEWER INLET PROTECTION WILL BE HANDLED VIA THE DETAIL ON SHEET C6. SEE SHEET C1 FOR LOCATION(S).
7. RUNOFF CONTROL MEASURES (e.g. DIVERSIONS, ROCK CHECK DAMS, SLOPE DRAINS ETC.)
N/A
8. STORMWATER OUTLET PROTECTION SPECIFICATIONS
PROPOSED STORM OUTLET WILL TIE INTO EXISTING STORM SEWER ON THE EAST SIDE OF THE SITE.
9. GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS.
A GRADE STABILIZATION WILL BE REQUIRED FOR THE PROJECT. SEE SHEET C3 FOR PLACEMENT AND SHEET L1 FOR DETAILS.
10. LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE
SEE SHEET C1, SEEDING SCHEDULE(S) ON SHEET C3, EPSC AND UTILITY DETAILS ON SHEET C6, SHEET L1, CITY OF BROWNSBURG STANDARDS, AND INDDT STANDARD SPECIFICATIONS
11. TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON (INCLUDE SEQUENCING)
SEEDING OF DISTURBED AREAS SHALL BE IMPLEMENTED FOR ALL DISTURBED LAND LEFT INACTIVE FOR A PERIOD OF 14 DAYS. SEE SHEET C1 AND L1 FOR PLACEMENT AND SHEET L1 FOR DETAILS.
12. PERMANENT SURFACE STABILIZATION SPECIFICATIONS (INCLUDE SEQUENCING)
PERMANENT SEEDING SHALL BE IMPLEMENTED FOR ALL DISTURBED LAND AND SHALL OCCUR ONCE FINAL GRADING HAS BEEN COMPLETED. SEE SHEET L1 FOR PLACEMENT AND EROSION CONTROL DETAILS (SHEET C6), CITY OF BROWNSBURG STANDARDS, AND INDDT STANDARD SPECIFICATIONS
13. MATERIAL HANDLING AND SPILL PREVENTION PLAN
VEHICLE AND EQUIPMENT MAINTENANCE: ONSITE VEHICLE AND EQUIPMENT MAINTENANCE SHOULD ONLY BE USED WHERE IT IS IMPRACTICAL TO SEND VEHICLES AND EQUIPMENT OFFSITE FOR MAINTENANCE AND REPAIR. IF MAINTENANCE MUST OCCUR ONSITE, THE AREA WHERE REPAIRS ARE TO BE MADE MUST BE LOCATED AWAY FROM DRAINAGE COURSES. DRIP PANS AND/OR ABSORBENT PADS SHOULD BE USED DURING VEHICLE AND EQUIPMENT MAINTENANCE WORK THAT INVOLVES FLUIDS, UNLESS THE MAINTENANCE WORK IS PERFORMED OVER AN IMPERMEABLE SURFACE IN A DEDICATED MAINTENANCE AREA. INSPECT ONSITE VEHICLES AND EQUIPMENT DAILY AT THE STARTUP FOR LEAKS, AND REPAIR IMMEDIATELY. PROPERLY DISPOSE OF USED OILS, FLUIDS, LUBRICANTS, AND SPILL CLEANUP MATERIALS. DO NOT PLACE USED OIL IN A DUMPSTER OR POUR INTO A STORM DRAIN OR WATER COURSE.

VEHICLE FUELING: ONSITE VEHICLE AND EQUIPMENT FUELING SHOULD ONLY BE USED WHERE IT IS IMPRACTICAL TO SEND VEHICLES AND EQUIPMENT OFFSITE FOR FUELING. DRIP PANS AND ABSORBENT PADS SHOULD BE USED DURING VEHICLE AND EQUIPMENT FUELING, UNLESS THE FUELING IS PERFORMED OVER AN IMPERMEABLE SURFACE IN A DEDICATED FUELING AREA. NOZZLES USED IN VEHICLE AND EQUIPMENT FUELING SHOULD BE EQUIPPED WITH AN AUTOMATIC SHUTOFF TO CONTROL DRIPS. FUELING OPERATIONS SHOULD NOT BE LEFT UNATTENDED. FEDERAL, STATE, AND LOCAL REQUIREMENTS SHOULD BE OBSERVED FOR ANY STATIONARY ABOVE GROUND STORAGE TANKS.

SOIL STOCKPILE: TEMPORARY TOPSOIL STOCKPILING TO BE NO MORE THAN 20' ABOVE FINAL GRADE OF THE ADJACENT ROADWAY. SOIL STOCKPILE TO HAVE 3:1 SLOPES MAXIMUM. SOIL STOCKPILE TO BE SURROUNDED BY A SILT FENCE, AT MINIMUM 5' OFF THE TOE OF THE SLOPE. SOIL STOCKPILE TO BE STABILIZED IMMEDIATELY AND MAINTAINED.

DEBRIS COLLECTION TO PREVENT CLOGGING OF THE STORM DRAINAGE SYSTEM, LITTER AND DEBRIS REMOVAL FROM DRAINAGE GRATES, TRASH, ROCKS, AND DITCH LINES SHOULD BE A PRIORITY. CONSTRUCTION DEBRIS AND WASTE SHOULD BE REMOVED FROM THE SITE BIWEEKLY OR MORE FREQUENTLY AS NEEDED. CONSTRUCTION MATERIAL VISABLE TO THE PUBLIC SHOULD BE STORED IN AN ORDERLY MANNER. STORMWATER RUNOFF SHOULD BE PREVENTED FROM CONTACTING STORED SOLID WASTE.

CONCRETE WASHOUT: PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON SITE, EXCEPT IN DESIGNATED AREAS.

FOR ONSITE WASHOUT: LOCATE WASHOUT AREA ATLEAST FIFTY (50) FEET FROM STORM DRAINS, OPEN DITCHES, OR BODIES OF WATER; DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY BERM OR HOLDING AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE; WASH OUT WASTES INTO THE DESIGNATED AREA WHERE THE CONCRETE CAN SET AND BE BROKEN UP AND THE DISPOSED OF PROPERLY.

ALERT PROCEDURE FOR SPILLS: IN THE EVENT OF A MATERIAL SPILL (FUEL, OIL, FLUIDS, LUBRICANTS, ETC.) BARRICADE THE AREA ALLOWING NO VEHICLES TO ENTER OR LEAVE THE SPILL ZONE. NOTIFY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (IDEM), OFFICE OF EMERGENCY RESPONSE, BY CALLING THE APPROPRIATE PHONE NUMBER: OFFICE 317-233-7745 OR TOLL FREE: 800-233-7745. ALSO, THE NATIONAL RESPONSE CENTER AT 800-424-8802 AND PROVIDE THE FOLLOWING INFORMATION: TIME OF OBSERVATION OF THE SPILL, LOCATION OF THE SPILL, IDENTIFY MATERIAL SPILLED, PROBABLE TIME AND SOURCE OF SPILL, WEATHER CONDITIONS, AND POLICE DEPARTMENT. COORDINATE AND MONITOR CLEANUP UNTIL THE SOLUTION HAS BEEN STABILIZED AND THE SPILL HAS BEEN ELIMINATED.

14. MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE.
THE CONTRACTOR SHALL MAINTAIN ALL WATER QUALITY MEASURES DURING CONSTRUCTION TO PREVENT ANY BLOCKAGES FROM ACCUMULATED SEDIMENT. MONITORING OF THE PROTECTIVE MEASURES SHALL BE DONE ON A WEEKLY BASIS AND AGAIN WITHIN 24 HOURS OF EVERY HALF-INCH RAIN EVENT.

MAINTENANCE SHALL INCLUDE A WRITTEN RECORDED OF EACH INSPECTION THAT IS MADE WITHIN 24 HOURS OF A RAIN EVENT AND WEEKLY. THE WRITTEN RECORD SHALL BE MADE AVAILABLE UPON REQUEST.

TEMPORARY CONSTRUCTION ENTRANCES: INSPECT WEEKLY, WITH IN 24 HOURS OF EVERY HALF-INCH RAIN EVENT, AND AFTER HEAVY USE.

- A. RESHAPE PAD AS NEEDED
- B. TOP DRESS PAD AS NEEDED.
- C. REMOVE IMMEDIATELY ANY MUD AND SEDIMENT TRACKED OR WASHED ONTO THE STREET USING BRUSHING OR SWEEPING. FLUSH AREA ONLY IF RUNOFF WILL BE FLOWING THROUGH A SEDIMENT TRAP.
- D. REPAIR AND DAMAGED PAVEMENT IMMEDIATELY.

SILT FENCE

- A. REPLACE IF TORN, STARTS TO DEGRADE, OR BECOMES INEFFECTIVE IN ANYWAY.
- B. REMOVE SEDIMENT WHEN IT REACHES HALF OF THE FENCE HEIGHT TAKING CARE NOT TO UNDERMINE.
- C. REMOVE TRASH AND OTHER DEBRIS FROM RISER, EMERGENCY SPILLWAY, AND POOL AREA.
- D. CLEAN OR REPLACE AGGREGATE AROUND THE RISER IF THE SEDIMENT POOL DOES NOT DEWATER WITHIN 48 TO 72 HOURS FOLLOWING A STORMWATER RUNOFF EVENT.

EROSION CONTROL BLANKET:

- A. REPACK AND RESEED AS NEEDED.
- B. REATTACH AND ANCHOR AS NEEDED.

TEMPORARY SEEDING:

- A. MONITOR UNTIL IT REACHES SEVENTY PERCENT COVERAGE.
- B. RESEED AS NEEDED.
- C. INSTALL ADDITIONAL EROSION CONTROL TO HELP ESTABLISH COVER.

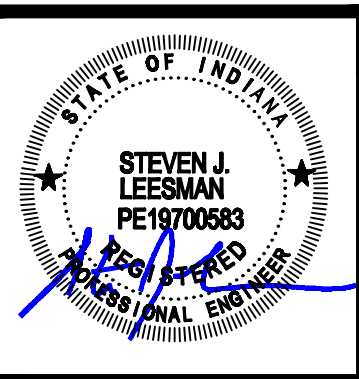
CHECK AND MAINTAIN ANY ADDITIONAL EROSION CONTROL MEASURES AS NEEDED.

15. EROSION & SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS.
N/A

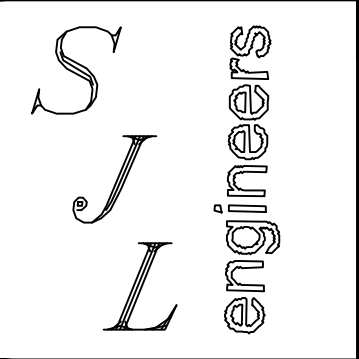
**RULE 5 CHECKLIST – SECTION C:
STORMWATER POLLUTION PREVENTION PLAN– POST CONSTRUCTION
COMPONENT**

1. DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE.
THE POLLUTANTS FROM THE PROPOSED LAND USE WILL BE THE SAME AS THE POLLUTANTS FROM THE EXISTING LAND USE; VEHICULAR TRAFFIC, LITTER, AND ITS ASSOCIATED POLLUTANTS.
2. SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION.
POST CONSTRUCTION:
 - A. STORM SEWERS WILL BE CONSTRUCTED DURING THE CONSTRUCTION PHASE.
 - B. SANITARY SEWERS AND UTILITIES WILL BE CONSTRUCTED DURING THE CONSTRUCTION PHASE.
 - C. REVEGETATE DISTURBED AREAS FOR ALL DISTURBED LAND LEFT INACTIVE FOR A PERIOD OF 14 DAYS AND UPON FINAL GRADING.
3. DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURE (HOW THESE MEASURES WILL REDUCE DISCHARGE OF EXPECTED POLLUTANTS)
 - A. STORM SEWER INLETS WILL RECEIVE INLET PROTECTION AT TIME OF INSTALLATION
 - B. SANITARY SEWERS WILL BE TESTED FOR WATER TIGHT FITTING AT TIME OF INSTALLATION
 - C. REVEGETATING DISTURBED AREAS WILL HELP STABILIZE SLOPES AND SOILS.
 - D. CBS-2015-4-C HYDRAULIC WATER QUALITY UNIT PROVIDED TO SEPERATE SUSPENDED SOLIDS FROM SURFACE RUNOFF OF PROPOSED IMPERVIOUS AREAS).
4. LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE.
SEE SHEETS C1, C3, C6 AND L1 FOR PLACEMENT LOCATION(S).
5. DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES:
 - A. PROVIDE INITIAL MAINTENANCE OF THE SITE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER FOR AT LEAST 1 YEAR. BEGIN MAINTENANCE IMMEDIATELY UPON PLANT INSTALLATION AND CONTINUE UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED. MAINTAIN PLANTINGS BY PRUNING, WATERING, WEEDING, MULCHING, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. PRUNE TREES, SHRUBS, AND VINES ACCORDING TO STANDARD PROFESSIONAL HORTICULTURAL PRACTICES. DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED, DYING, OR DEAD BRANCHES FROM TREES, SHRUBS, AND PRUNE TO RETAIN NATURAL CHARACTER. IRRIGATE THE PLANTS AS NECESSARY TO MAINTAIN ROOTBALL MOISTURE EVALUATION. FILL IN NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE OR WHERE MOVED BY STORMWATER FLOWS FROM LARGE RAINFALL EVENTS. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLATED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE PRACTICES TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS. AFTER THE FIRST GROWING SEASON, EVALUATE THE HEALTH AND STRUCTURE OF THE PLANT AND PROVIDE STRUCTURAL PRUNING ONLY AS NECESSARY.
 - B. THE CONTRACTOR SHALL ENSURE THAT REVEGETATED AREAS BECOME FULLY ESTABLISHED AND SHALL WATER AND RE-SEED AS NECESSARY.

NO.	DESCRIPTION	BY	DATE
1			



DUTCH BROS COFFEE-BROWNSBURG, IN
 9086 E. 56TH STREET
 BROWNSBURG, IN 46112
LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



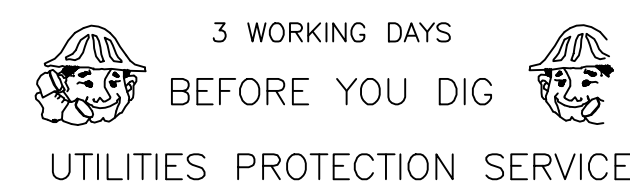
DRAWING TITLE

SHEET

PROJ. NO.	DATE
D.B.	1-28-26
DRAWN TMD	CHECKED S.J.L.

DRAWING NO.

SWPPP



EPSC NOTES:

1. ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH CHAPTER 600 OF THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.
3. PUBLIC AND PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. PROJECTS SUBJECT TO IDEM'S CSGP SHALL REMOVE SEDIMENT FROM PUBLIC RIGHTS-OF-WAY NOT EXCLUSIVE OF CONSTRUCTION TRAFFIC AT THE END OF EACH DAY PER THE CSGP REQUIREMENTS
4. STABILIZATION SHALL BE INITIATED BY THE END OF THE SEVENTH (7th) DAY THE AREA WAS LEFT IDLE. STABILIZATION MUST BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER INITIATION

DE-WATERING NOTES:

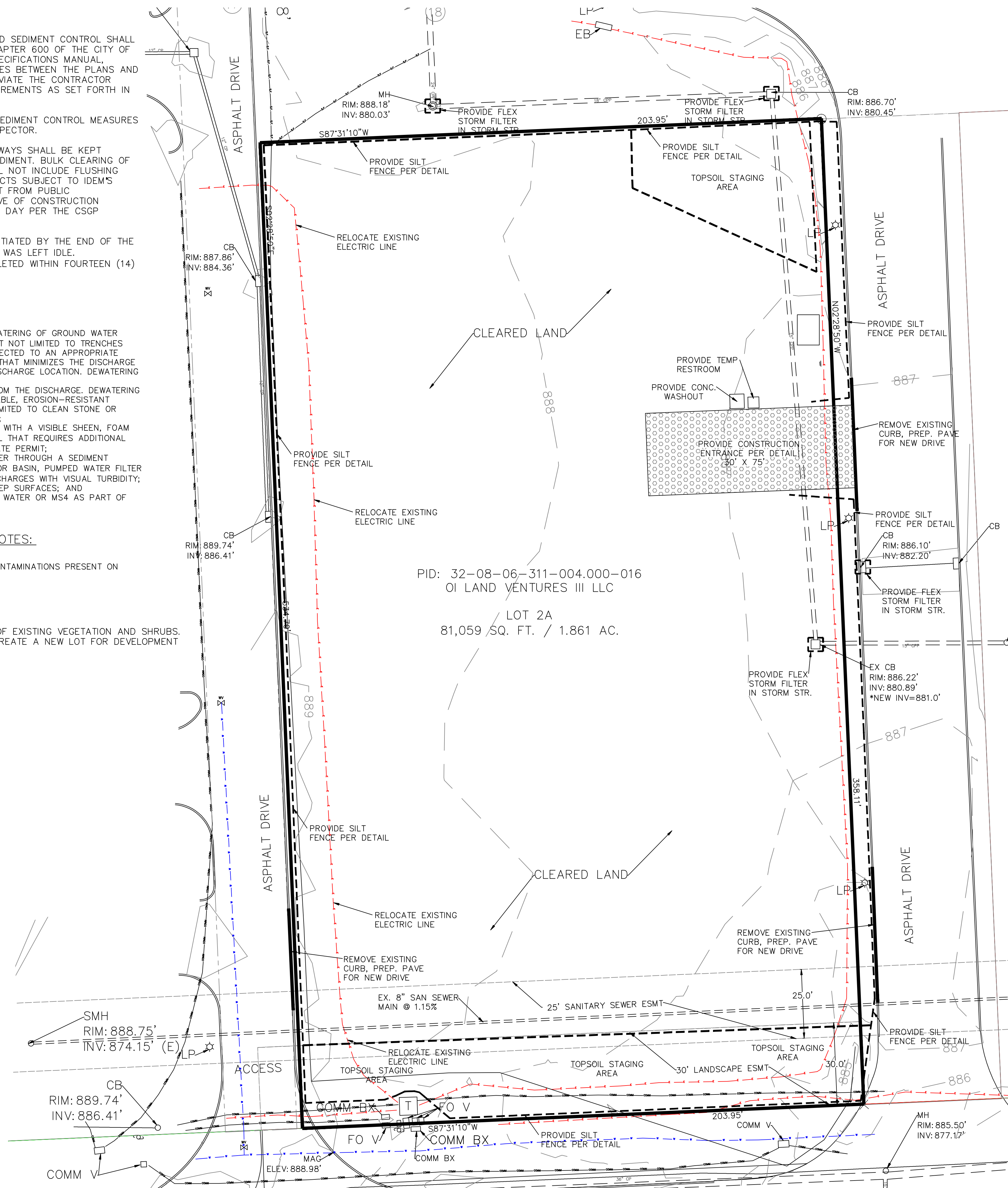
1. DISCHARGE WATER FROM DEWATERING OF GROUND WATER FROM EXCAVATIONS SUCH AS BUT NOT LIMITED TO TRENCHES AND FOUNDATIONS SHALL BE DIRECTED TO AN APPROPRIATE STORMWATER QUALITY MEASURE THAT MINIMIZES THE DISCHARGE OF SEDIMENT REGARDLESS OF DISCHARGE LOCATION. DEWATERING OPERATIONS:
 - SHALL NOT CAUSE EROSION FROM THE DISCHARGE. DEWATERING WATER SHALL DISCHARGE TO STABLE, EROSION-RESISTANT SURFACES, SUCH AS BUT NOT LIMITED TO CLEAN STONE OR WELL-VEGETATED GRASSY AREAS;
 - SHALL NOT HAVE A DISCHARGE WITH A VISIBLE SHEEN, FOAM AND/OR POLLUTANTS AT A LEVEL THAT REQUIRES ADDITIONAL TREATMENT AND/OR AN ALTERNATE PERMIT;
 - SHALL ROUTE DEWATERING WATER THROUGH A SEDIMENT CONTROL (E.G., SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO PREVENT DISCHARGES WITH VISUAL TURBIDITY;
 - SHALL NOT BE PLACED ON STEEP SURFACES; AND
 - SHALL NOT USE THE RECEIVING WATER OR MS4 AS PART OF THE TREATMENT AREA;

SOIL CONTAMINATION NOTES:

1. THERE ARE NO KNOWN SOIL CONTAMINATIONS PRESENT ON THE SITE.

SITE CLEARING NOTES:

- CONTRACTOR TO CLEAR SITE OF EXISTING VEGETATION AND SHRUBS. INTENT OF THIS PLAN IS TO CREATE A NEW LOT FOR DEVELOPMENT



EROSION CONTROL NOTES:

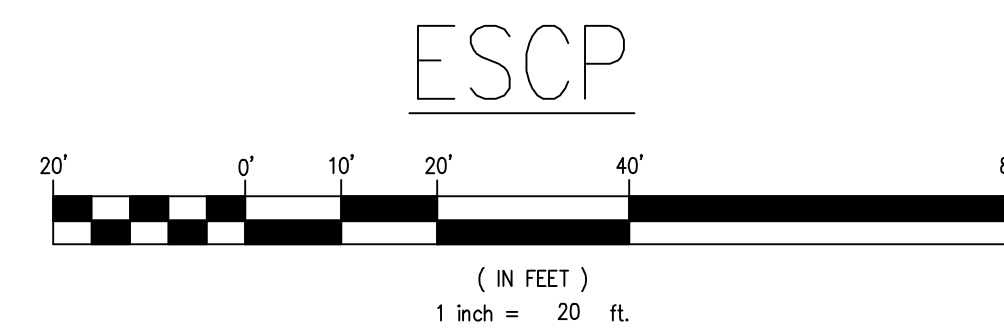
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- 2) USE TEMPORARY SEEDING AND/OR VEGETATION TO PROTECT AREAS THAT ARE BARE SOIL
- 3) USE OF SPRINKLERS OVER DRY SOIL TO KEEP DUST TO A MINIMUM.
- 4) NO WORK SHALL COMMENCE UNTIL ALL SEDIMENT AND EROSION PROTECTION MEASURES HAVE BEEN INSTALLED AND INSPECTED.
- 5) ALL SEDIMENT AND EROSION MEASURES ARE TO BE INSPECTED ON A REGULAR BASIS, IF AT ANY TIME THESE MEASURES ARE TO FAIL THE CONTRACTOR IS TO REPAIR IMMEDIATELY.
- 6) UPON COMPLETION OF GRADING A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED OVER GRASSED AREAS. FINAL GRASS SEEDING IS TO BE PER LANDSCAPE PLAN.
- 7) WHEN PROJECT IS COMPLETE AND INSPECTED BY CITY STORM WATER DEPT. THE EROSION CONTROL MEASURES ARE TO BE REMOVED AND SEEDED PER LANDSCAPE PLAN FINAL SEEDING CHART.
- 8) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
- 9) STEEP SLOPES (35% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED W/ STRAW MAT.

EROSION CONTROL SCHEDULE:

ALL EROSION AND SEDIMENT MEASURES ARE TO BE IN PLACE AND INSPECTED PRIOR TO ANY CLEARING OR GRADING. THESE MEASURES SHALL BE CHECKED AND INSPECTED ON A REGULAR BASIS AND AT NO TIME SHALL BE REMOVE UNTIL COMPLETION OF PROJECT AND FINAL APPROVAL FROM CITY ENGINEERING DEPARTMENT.

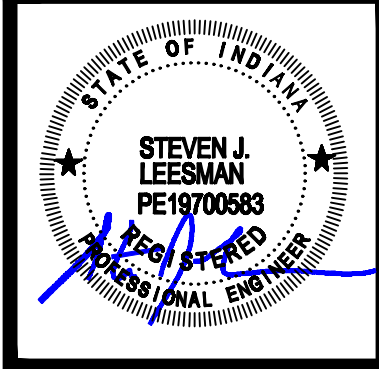
EPSC INSTALLATION AND MAINTENANCE NOTES:

- PRE-CONSTRUCTION VEGETATION SHALL NOT BE DISTURBED MORE THAN 14 DAYS PRIOR TO ANY EXCAVATING ACTIVITIES.
- ALL CONTROLS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECS AND GOOD ENGINEERING PRACTICES.
- ANY OFF SITE SEDIMENT ACCUMULATIONS SHALL BE REMOVED DAILY. OFF SITE ACCUMULATIONS DEPOSITED ON PRIVATE PROPERTY SHALL BE REMOVED BY METHODS AGREED UPON BY THE CONTRACTOR AND THE ADJACENT LAND OWNER(S).
- IF SEDIMENT ENTERS WATERS OF THE STATE, INDOT WILL BE NOTIFIED IMMEDIATELY AND CONSULTED WITH CONCERNING REMOVAL OF SAID SEDIMENT IF REQUIRED.
- SEDIMENT SHALL BE REMOVED FROM ANY SEDIMENT CONTROL DEVICE WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EXPOSED LITTER, DEBRIS, CHEMICALS, ETC., SHALL BE PROPERLY STORED OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.
- REMOVAL OF STANDING MUDDY WATER FROM THE SITE SHALL BE ACCOMPLISHED WITH A PUMP/FILTER BAG COMBINATION OR SAID WATER WILL BE DIVERTED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PUMP.

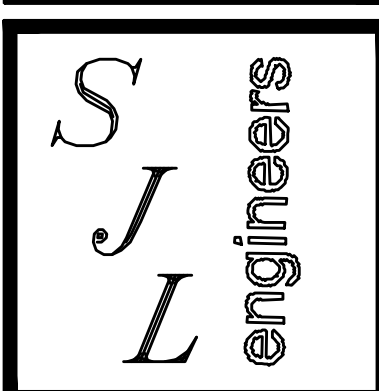


3 WORKING DAYS BEFORE YOU DIG UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



DUTCH BROS COFFEE-BROWNSBURG, IN
 9086 E. 56TH STREET
 BROWNSBURG, IN 46112
LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513.417-0420



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ESCP SHEET

PROJ. NO.	DATE
D.B.	1-28-26
DRAWN	CHECKED
TMD	SJL

DRAWING NO.

C1

EPSC NOTES:

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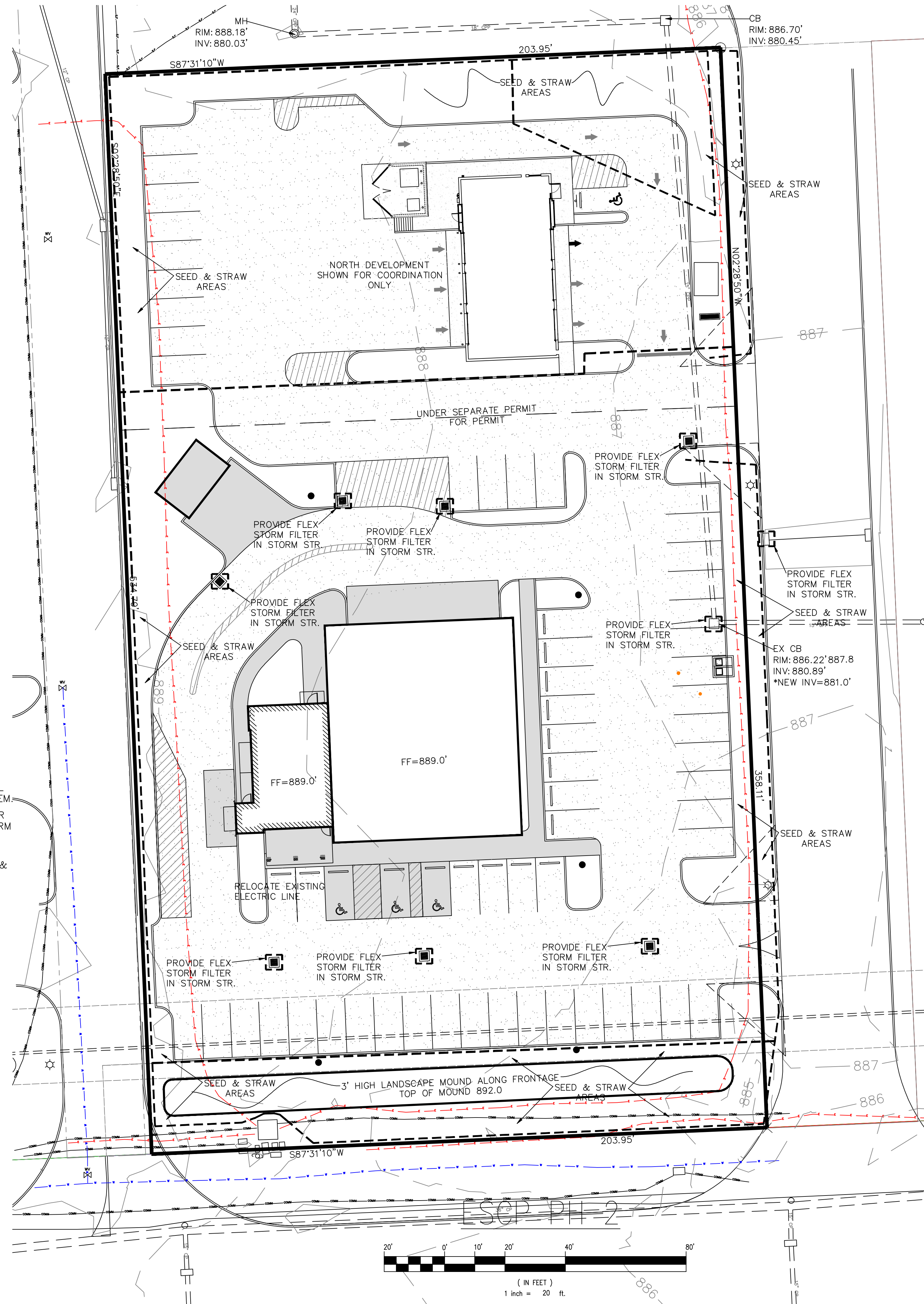
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SOIL CONTAMINATION NOTES:

1. THERE ARE NO KNOWN SOIL CONTAMINATIONS PRESENT ON THE SITE.

POST CONSTRUCTION EROSION CONTROL:

- ENTIRE SITE IS TO SEED AND STRAW IMMEDIATELY AFTER CONSTRUCTION. SEE LANDSCAPE PLAN FOR AREAS OF SOD INSTALLATION. ALL OTHER AREAS IN LANDSCAPE BEDS ARE TO BE MULCHED PER LANDSCAPE PLAN.
- NO BARE SOIL IS TO REMAIN AT END OF CONSTRUCTION.
- CONTRACTOR TO BROOM ALL ASPHALT AND CONCRETE SURFACES.
- CONTRACTOR TO REMOVE FLEXSTORM FILTER SYSTEMS, ENSURE ALL CATCH BASINS AND PIPE ARE CLEAR OF DEBRIS AND FLUSH SYSTEM
- CONTRACTOR TO INSPECT WQ UNIT, UNDERGROUND DETENTION FOR DEBRIS, PROVIDE ONE FINAL CLEANING OF ALL UNDERGROUND STORM SYSTEMS.
- CONTRACTOR TO REMOVE ALL SILT FENCE, TEMP RESTROOM AND CONCRETE WASHOUT AND DISPOSE OF IN ACCORDANCE WITH CITY & INDOT REQUIREMENTS.



EROSION CONTROL NOTES:

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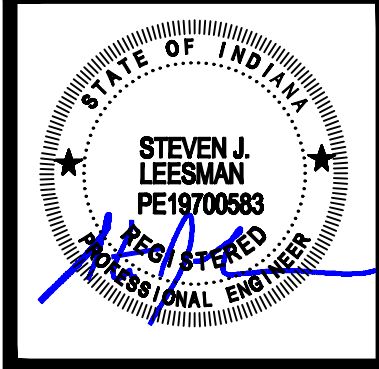
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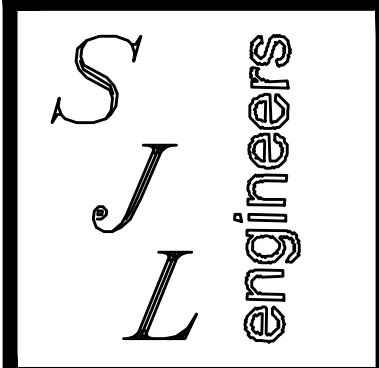
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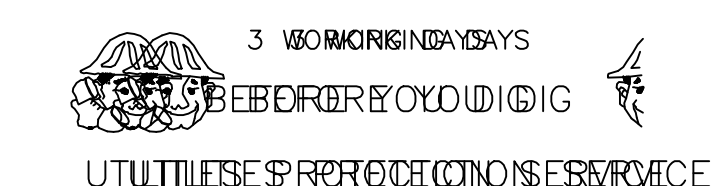
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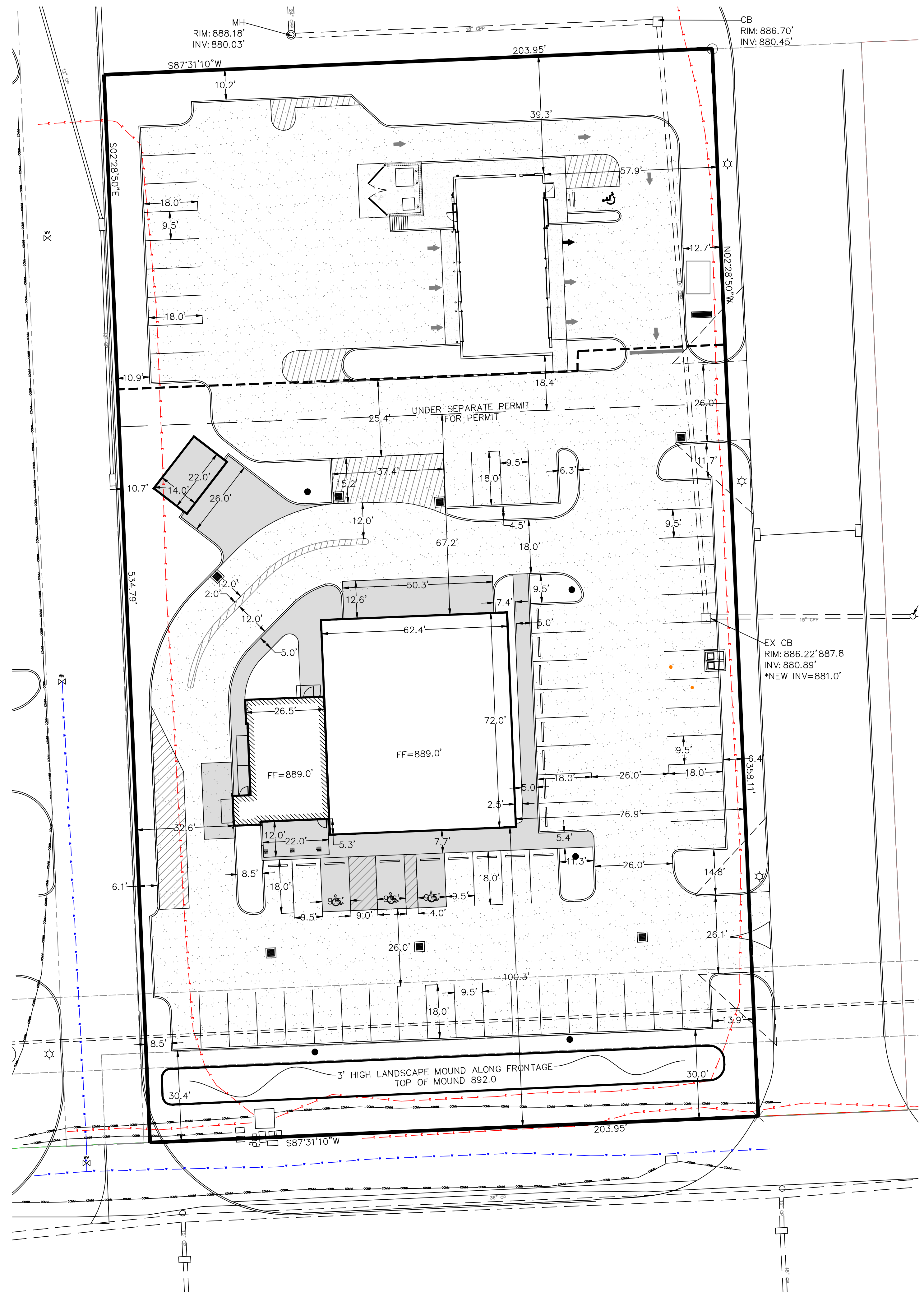
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PROJ. NO.	DATE
D.B.	1-28-26
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TMD	SJL

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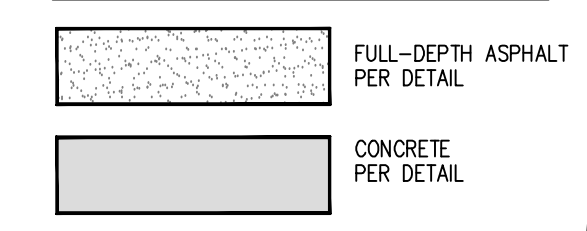




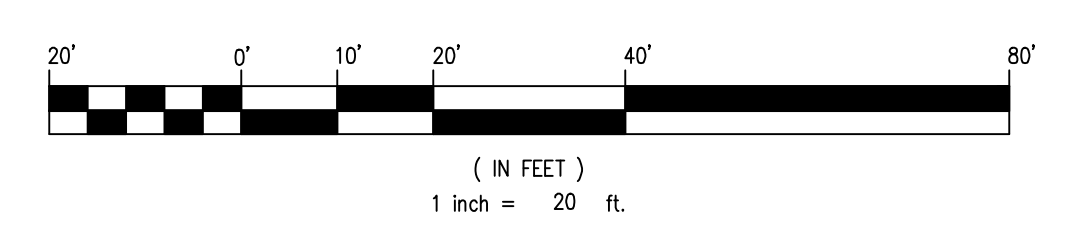
GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE AND UNDERGROUND THE UTILITIES. THIS PROJECT INCLUDING ALL OVERHEAD THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF INDIANA CONSTRUCTION AND MATERIAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
6. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
7. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
8. ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
9. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF BROWNSBURG AND INDOT DETAILS AND SPECIFICATIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
11. LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS
12. ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

PAVEMENT LEGEND

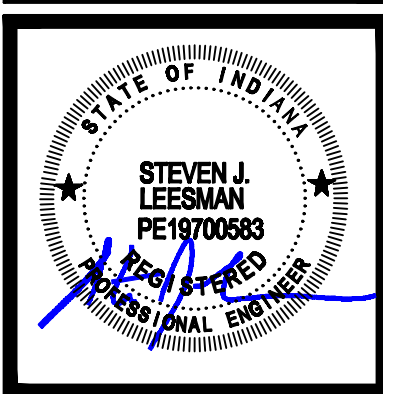


SITE PLAN

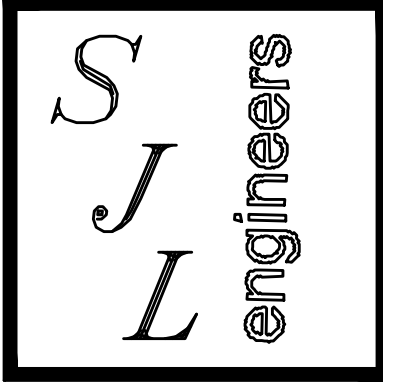


3 WORKING DAYS
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SITE DIMENSION SHEET

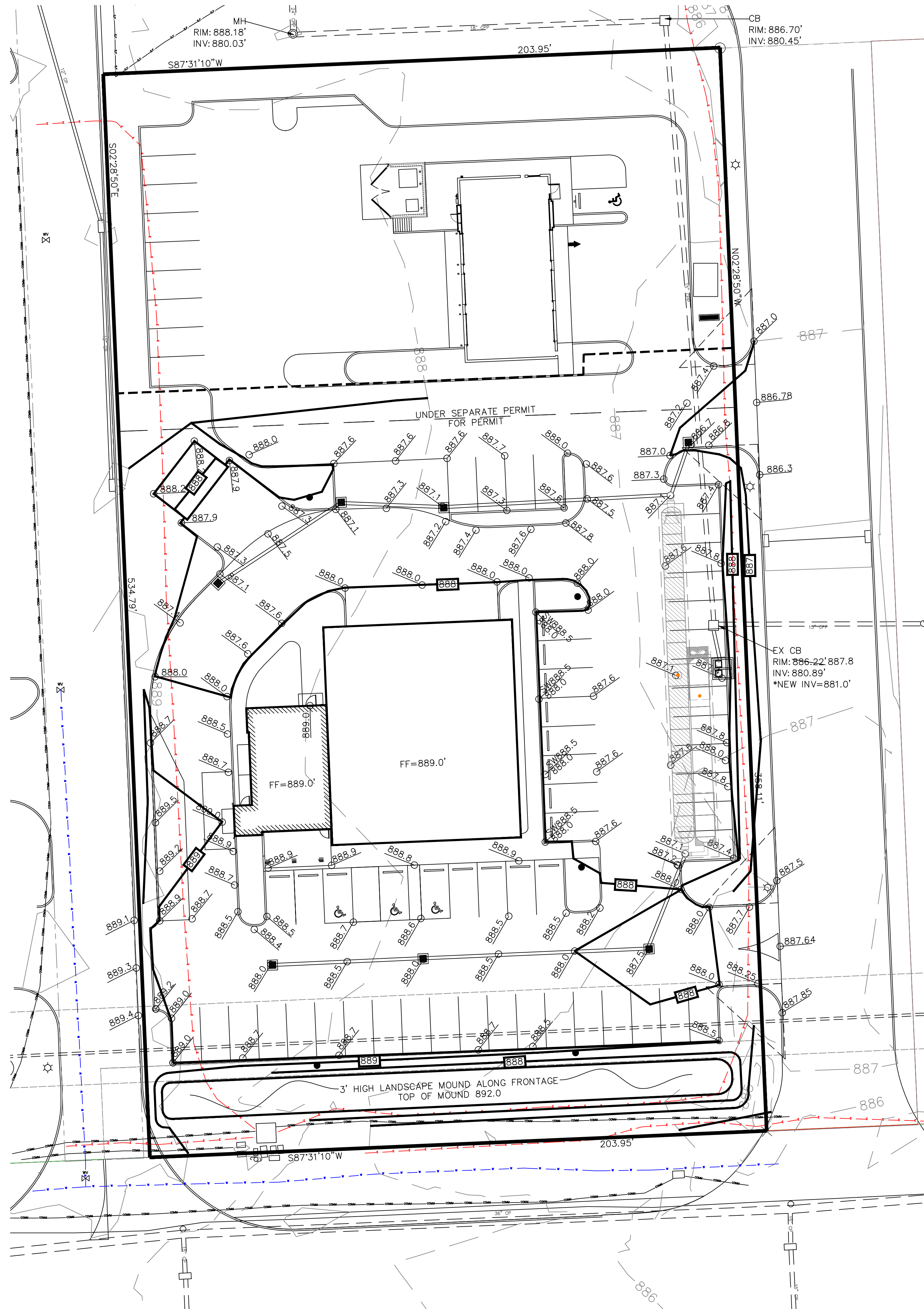
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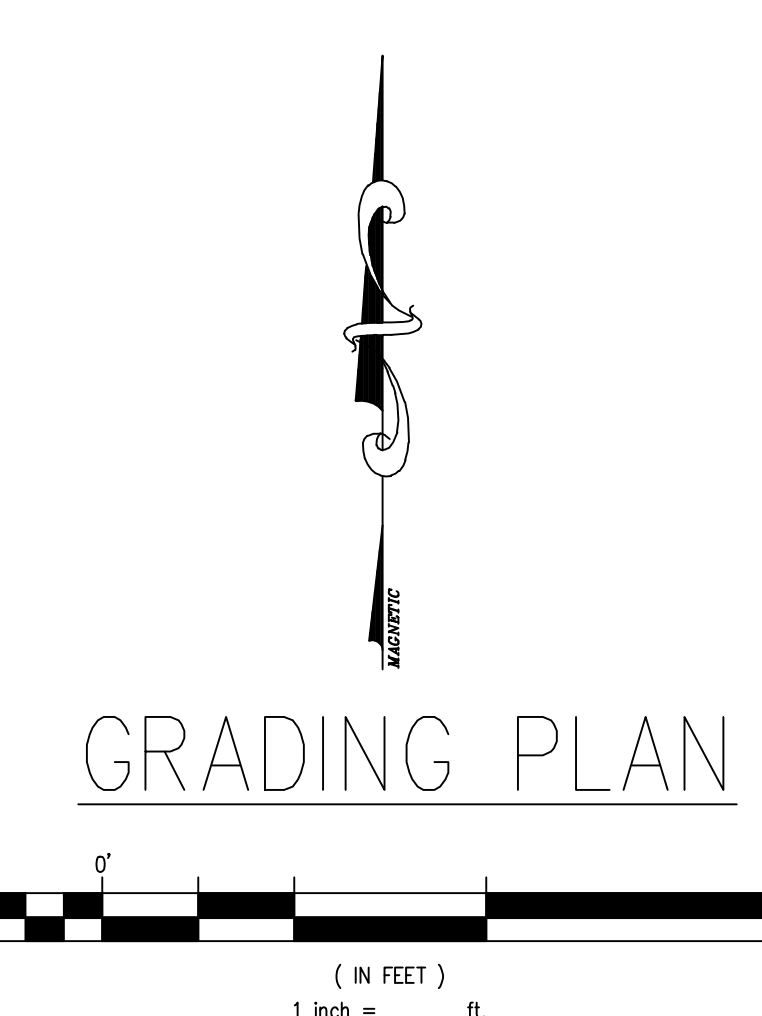
STORMWATER NOTES:

1. ALL PROPOSED STORM SEWER AND DRAINAGE APPURTENANCES SHALL BE IN CONFORMANCE WITH CHAPTERS 400 AND 500 OF THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS THE MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.



TEMPORARY SEEDING			
SPECIES	SEEDING RATE		SEEDING DATES
	LB./AC.	LB./1000 sq.ft.	
OATS	4 BUSHEL	3	MARCH 1 TO AUGUST 15
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
RYE	2 BUSHEL	3	AUGUST 16 TO NOVEMBER 1
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
USE MULCH ONLY, SOODING PRACTICES			NOVEMBER 1 TO SPRING SEEDING
OR DORMANT SEEDING			
NOTE: OTHER			

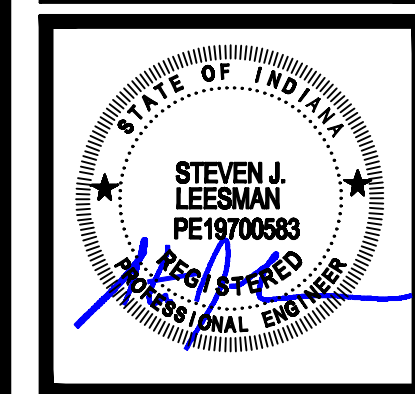
PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LB./AC.	LB./1000 sq.ft.	
GENERAL USE			
CREeping RED FESUE	20-40	1/2-1	MARCH 1 TO AUGUST 15
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	20-40	1	
CROWN WETCH TALL FESCUE	10-20	1/4-1/2	DO NOT SEED LATER THAN AUGUST
FLAT PEA TALL FESCUE	20	1/2	DO NOT SEED LATER THAN AUGUST
ROAD DITCHES AND SWALES			
TALL FESCUE	40	1	
DWARF FESCUE	90	2 1/2	
KENTUCKY BLUEGRASS	5		
LAWNS			
KENTUCKY BLUEGRASS	60	1 1/2	
PERENNIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
CREeping RED FESUE	60	1 1/2	FOR SHADED AREAS
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			



GRADING PLAN

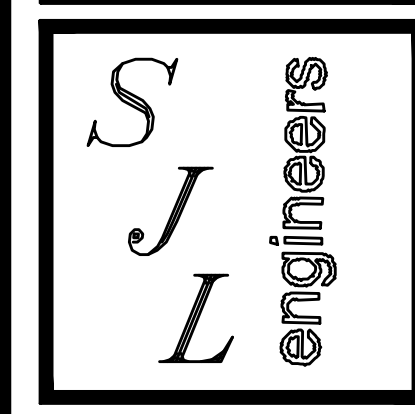
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GRADING SHEET	
PROJ. NO. D.B. DRAWN TMD	DATE 1-28-26 CHECKED S.J.L.

DRAWING NO.
C3

STORM SEWER NOTES:

- 1) PER SECTION 405.03 AND FIGURE 400-04, STORM SEWER MANHOLE COVERS SHALL HAVE THE WORDS "STORM SEWER" CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT.
- 2) PER SECTION 405.03, INLET CASTINGS SHALL HAVE THE WORDS "NO DUMPING, DRAINS TO STREAM" CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM 1" IN HEIGHT. A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
- 3) CASTINGS TO BE NEEHAN R-3475
- 4) WHERE CONNECTIONS ARE MADE TO EXISTING MANHOLES OR INLET STRUCTURES, THOSE STRUCTURES SHALL BE REHABILITATED OR REPLACED TO THOSE MINIMUM STANDARDS OUTLINED IN CHAPTERS 400 AND 500 OF THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. THE REHABILITATION SHALL INCLUDE THE INSTALLATION OF BENCH WALLS, AS WELL AS PRESCRIBED MEASURES TO ELIMINATE THE POTENTIAL FOR MIGRATION OF BACKFILL MATERIALS INTO THE STORMWATER SYSTEM
- 5) THE BENCHWALL SHALL FORM A DEFINED CHANNEL, TO A MIN. HEIGHT OF 80% OF THE INSIDE DIA. OF THE INLET AND OUTLET PIPES TO FORM A "U" SHAPED CHANNEL. CONSTRUCTED TO A MIN 1/2" PER FOOT SLOPE TO THE MANHOLE WALL.
- 6) ALL STORM STRUCTURES SHALL HAVE A WALL THICKNESS OF 5" MIN.
- 7) PRECAST REINFORCED CONCRETE STORM SEWER MANHOLES INCLUDING BASES, RISERS/BARRELS, CONES AND FLAT SLABS SHALL BE CONSTRUCTED OF EITHER WET OR DRY CAST CLASS A CONCRETE MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM C 478, LATEST REVISION. PRECAST REINFORCED CONCRETE STORM SEWER MANHOLES SHALL CONFORM TO CURRENT INDOT STANDARDS EXCEPT AS NOTED HEREIN.

GREASE INTERCEPTOR NOTES:

1. CONTRACTOR TO SEPARATE SANITARY FROM FOOD SERVICE LINES UNTIL OUTSIDE THE BUILDING PER MEP ENGINEERING DOCUMENTS.

RIGHT OF WAY ENTRY NOTES:

1. CONTRACTOR TO NOTIFY CITY OF WORK INTENT 7 DAYS PRIOR TO ENTERING RIGHT OF WAY.
2. RIGHT OF WAY PERMITS MAY BE REQUIRED FOR WORK INSIDE THOMPSON ROAD RIGHT OF WAY.
3. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO WORK IN RIGHT OF WAY, NO EXCEPTIONS.
4. WORK IN E 56TH WILL REQUIRE A TRAFFIC MANAGEMENT PLAN. PLAN TO BE SUBMITTED TO TOWN PRIOR TO START OF WORK.
5. HOURS OF TRAFFIC MANAGEMENT TO BE COORDINATED WITH CITY.
6. SANITARY SEWER TO BE OPEN CUT IN RIGHT OF WAY PER TOWN RULES AND REGULATIONS.
7. WATERLINES UNDER ROAD TO BE BORED TO EXISTING MAIN. DO NOT OPEN CUT WATERLINE WITHOUT WRITTEN PERMISSION FROM CITY ENGINEER OR STAFF.
8. EXISTING UTILITIES IN RIGHT OF WAY TO BE POT HOLED DURING BORING TO ENSURE NON-CONFLICT.

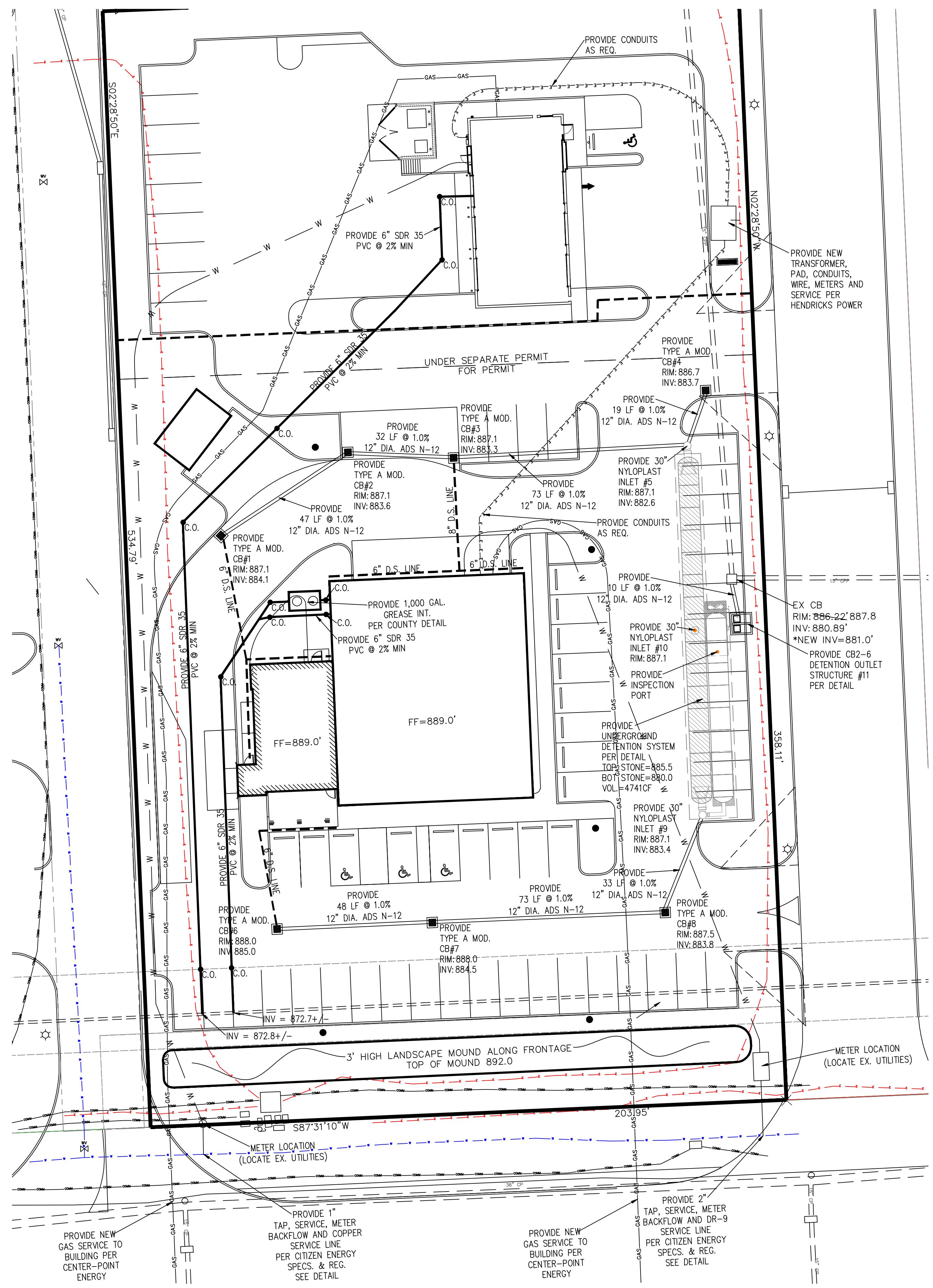
PROPOSED WATERLINE NOTES:

NOTE 1: CONTRACTOR TO MAINTAIN 18" VERTICAL CLEARANCE BETWEEN STORM AND SANITARY LINES AND MAINTAIN MIN 48" COVER.

EXISTING UTILITY NOTES:

CONTRACTOR TO CONFIRM ALL UTILITIES ON SITE, ESPECIALLY ALONG RIGHT OF WAY OF E. 56TH. UNDERGROUND FIBER OPTIC AND OR DATA MAY BE PRESENT THAT WAS NOT MARKED BY UTILITY AT TIME OF SURVEY.

NO STORM WATER SHALL BE ROUTED THROUGH THE DETENTION FACILITY UNTIL THE BMP IS INSTALLED AND FULLY FUNCTIONAL AND ALL CONSTRUCTION EROSION CONTROL FOR DISTURBED AREAS ARE INSTALLED TO ENSURE NO SEDIMENT BUILD-UP IN THE UNDERGROUND DETENTION STORAGE FACILITY. THE EROSION CONTROL METHODS AND BMP'S MUST BE INSPECTED AFTER EACH RAIN EVENT AND REPAIRED OR CLEANED WHERE NECESSARY.

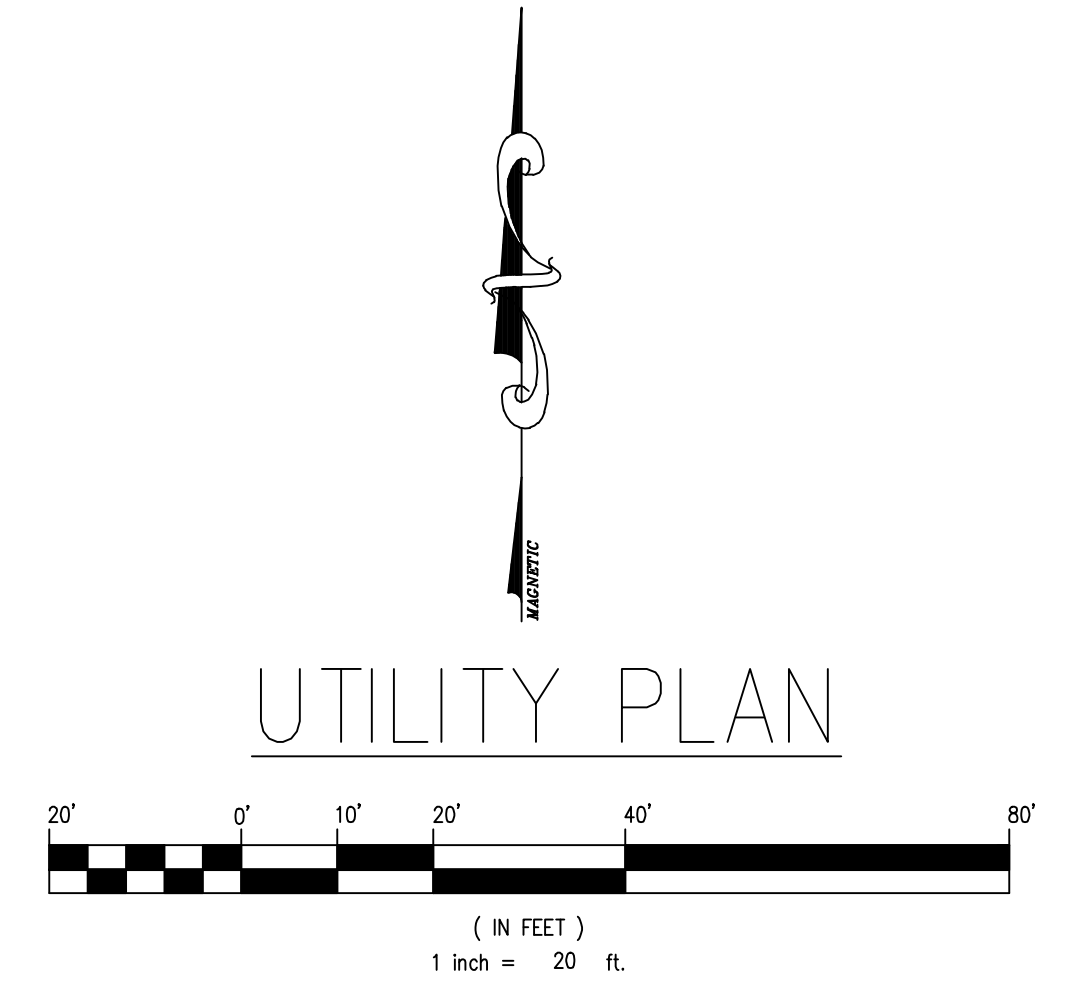


UTILITY NOTES:

- A. VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
 - B. ROOF DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO DRAIN INTO STORM SEWER SYSTEM.
 - C. TRAFFIC MARKING PAINT IN RIGHT-OF-WAY SHALL BE TDOT ITEM PARKING LOT MARKING PAINT SHALL BE ALKYD-RESIN TYPE, AASHTO M248 TYPE 1 4" STRIPE WIDTH, COLOR: WHITE W/ OPTAL GLASS REFLECTIVE ADDITIVE
 - D. EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- CITY OF INDIANAPOLIS IS NOT RESPONSIBLE FOR ADJUSTING ANY UTILITY INCLUDING WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, OR STORM UTILITY ELEMENTS. ALL ITEMS THAT REQUIRE ADJUSTMENTS DUE TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF OWNER.
- E. SEWAGE PIPE TO BE AS INDICATED: POLYVINYL CHLORIDE PIPE (PVC) ASTM D3034, SDR 35, GASKETED JOINTS ONLY. MINIMUM SLOPE OF 2.0% ON ALL SEWAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - F. PRECAST MANHOLES SHALL CONFORM TO ASTM C478, WITH PROVISION FOR RUBBER GASKET JOINTS. STRUCTURES SHALL COMPLY WITH SPECIFICATIONS AND STANDARDS OF INDOT.
 - G. PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES
 - 1) SANITARY MAIN = 4'-0"
 - 2) WATER MAINS = 4'-0"
 - 3) STORM WATER LINES = 2'-0"
 - 4) GAS & ELECTRIC = 2'-0"
 - H. FIELD LOCATE GAS, WATER & SANITARY LATERALS & INFORM ENGINEER WHEN LOCATED.
 - I. FIELD LOCATE EXISTING WATERLINE PRIOR TO CONSTRUCTION. WATERLINE IS SHOWN PER FIELD MARKED LOCATIONS. CONTRACTOR MUST LOCATE MAIN FOR TAP BEFORE CONSTRUCTION IS TO BEGIN.
 - J. CONTRACTOR RESPONSIBLE FOR PROVIDING CONDUIT TO/FOR ALL EXTERIOR LIGHTING BASES AND SIGN SIGNAGE.

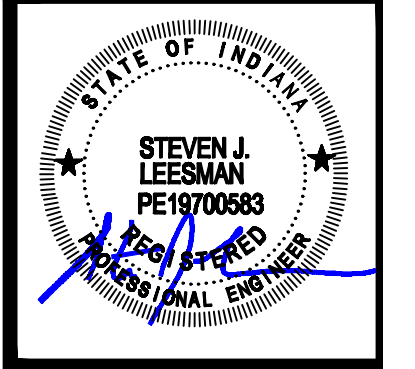
SANITARY PROVIDER NOTES:

1. A TRACER WIRE IS TO BE INSTALLED ON TOP OF THE SANITARY LATERAL FROM THE BUILDING CLEANOUT TO THE DOWNSTREAM CONNECTION POINT. IF HORIZONTAL DIRECTIONAL DRILLING WILL BE USED TO INSTALL THE LOW-PRESSURE LATERAL, TWO TRACER WIRES WILL BE REQUIRED.
2. CLEANOUTS INSTALLED UNDER CONCRETE OR ASPHALT PAVING SHALL BE HEAVY-DUTY AND ABLE TO WITHSTAND TRAFFIC LOADS.
3. THE CONTRACTOR SHALL CLEAN AND TELEWISE ALL SANITARY SEWERS PRIOR TO ACCEPTANCE BY THE UTILITY. A DIGITAL COPY OF THE INSPECTION SHALL BE SUBMITTED TO THE UTILITY FOR THE REVIEW. IF AN EXISTING LATERAL STUB OR PRIVATE SEWER MAIN SECTION WILL BE RE-USED, THE SEWER FEATURES SHALL BE CLEANED, AND CCTV INSPECTED FROM THE CONNECTION POINT TO THE CITIZENS SANITARY MAIN.



3 WORKING DAYS BEFORE YOU DIG UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



DUTCH BROS COFFEE-BROWNSBURG, IN
 9086 E. 56TH STREET
 BROWNSBURG, IN 46112
LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



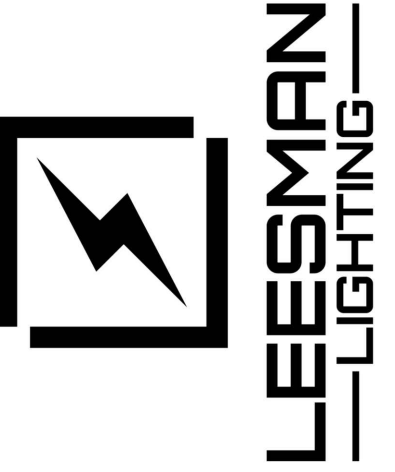
DRAWING TITLE

UTILITY SHEET

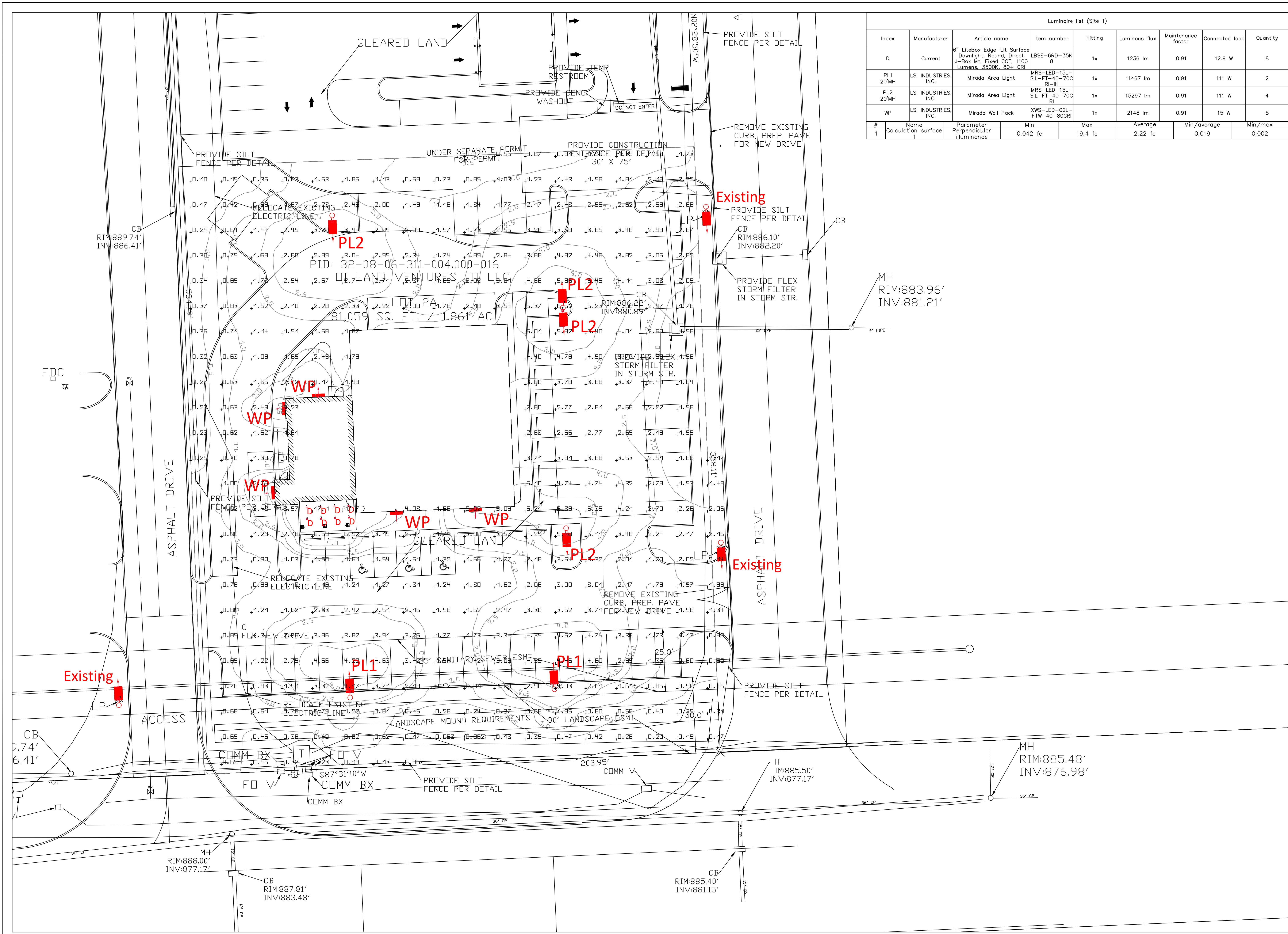
PROJ. NO.	DATE
D.B.	1-28-26
DRAWN	CHECKED
TMD	SJL

DRAWING NO.

C4



Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
D	Current	6" LiteBox Edge-Lit Surface Downlight, Round, Direct U-Box Mt, Fixed CCT, 1100 Lumens, 3500K, 80+ CRI	LBSE-6RD-35K 8	1x	1236 lm	0.91	12.9 W	8
PL1 20'MH	LSI INDUSTRIES, INC.	Mirada Area Light	MRS-LED-15L-SIL-FT-40-70C RI-H	1x	11467 lm	0.91	111 W	2
PL2 20'MH	LSI INDUSTRIES, INC.	Mirada Area Light	MRS-LED-15L-SIL-FT-40-70C RI	1x	15297 lm	0.91	111 W	4
WP	LSI INDUSTRIES, INC.	Mirada Wall Pack	XWS-LED-02L-FTW-40-80CRI	1x	2148 lm	0.91	15 W	5
#	Name	Parameter	Min	Max	Average	Min/average	Min/max	
1	Calculation surface 1	Perpendicular illuminance	0.042 fc	19.4 fc	2.22 fc	0.019	0.002	



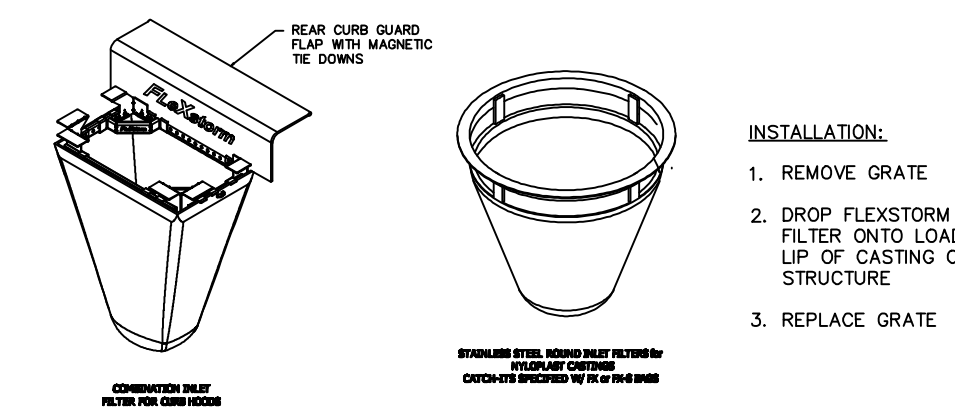
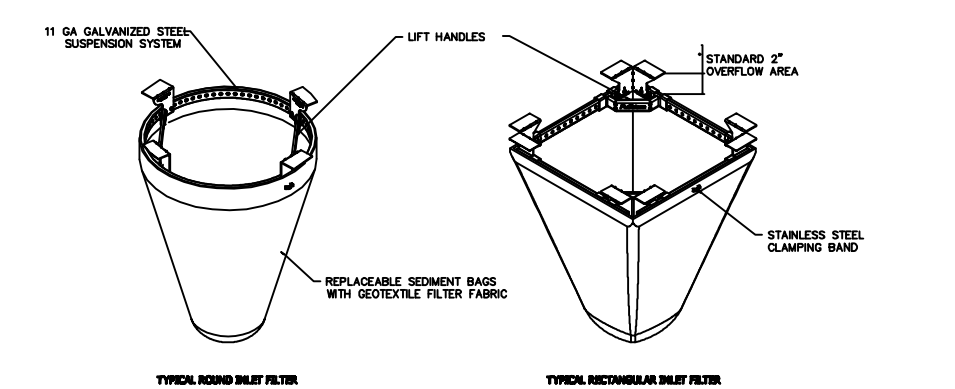
Dutch Bros
Photometric Study

SCALE: N/A
DATE: 01/20/2026

130 W. Ross Ave
Cincinnati, Ohio 45217
P. 513-693-4060
www.leesman.com

Photometrics shown are intended for diagrammatic purposes only. Actual foot candles may vary depending on final selections of materials, finishes, mounting heights, etc.

**FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING**



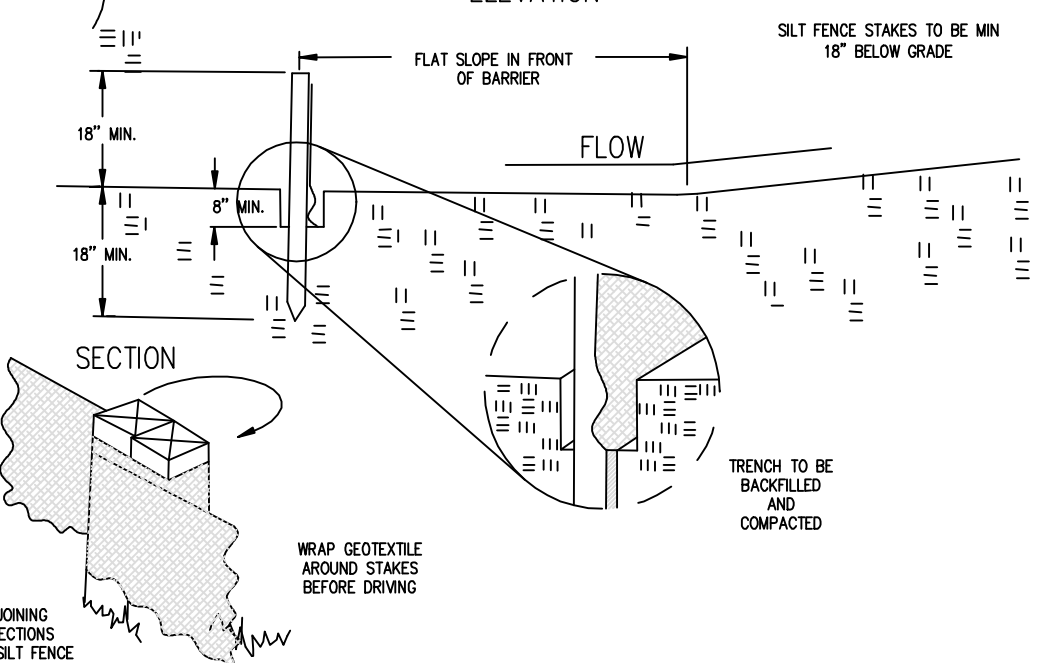
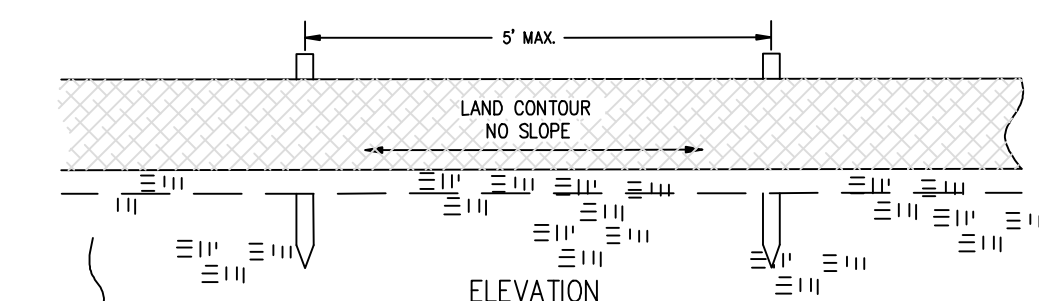
- INSTALLATION:**
1. REMOVE GRATE
 2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
 3. REPLACE GRATE

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

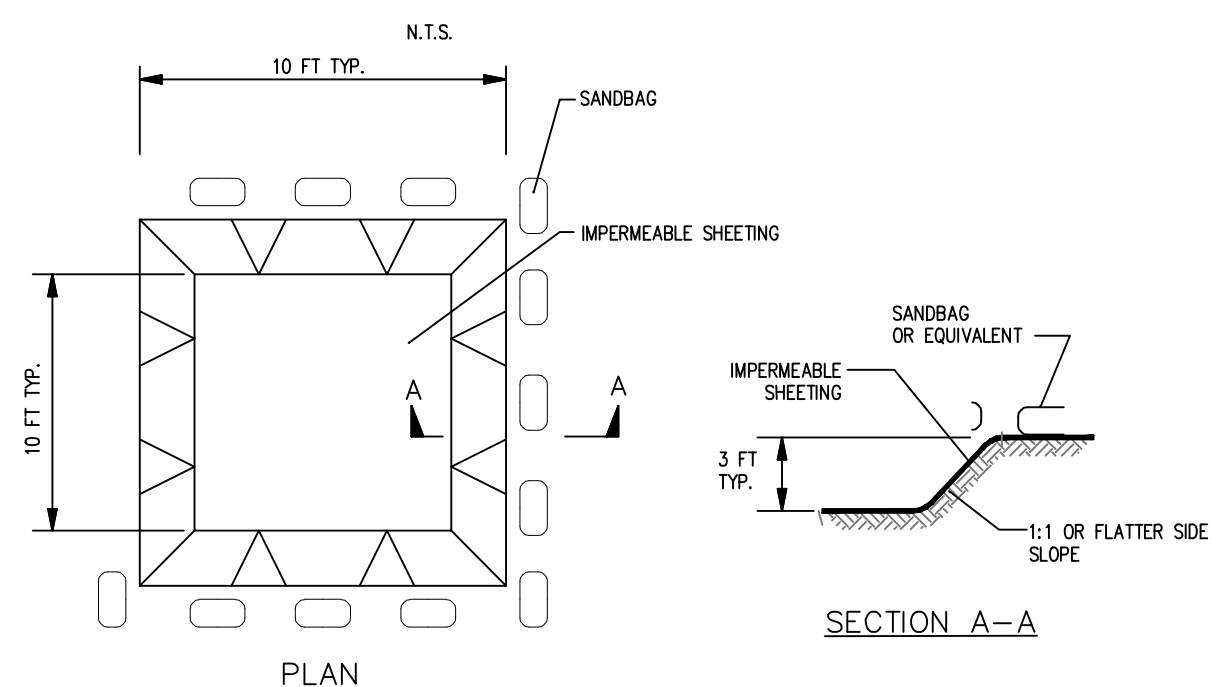
FLEXSTORM FILTER DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

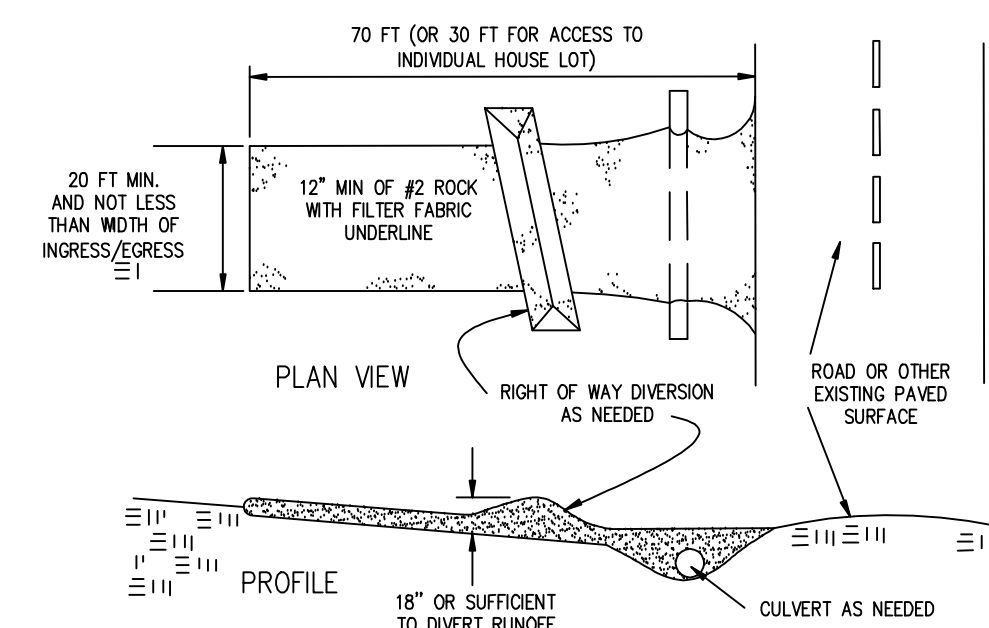


EXCAVATED CONCRETE WASHOUT STRUCTURE DETAIL

NOT TO SCALE

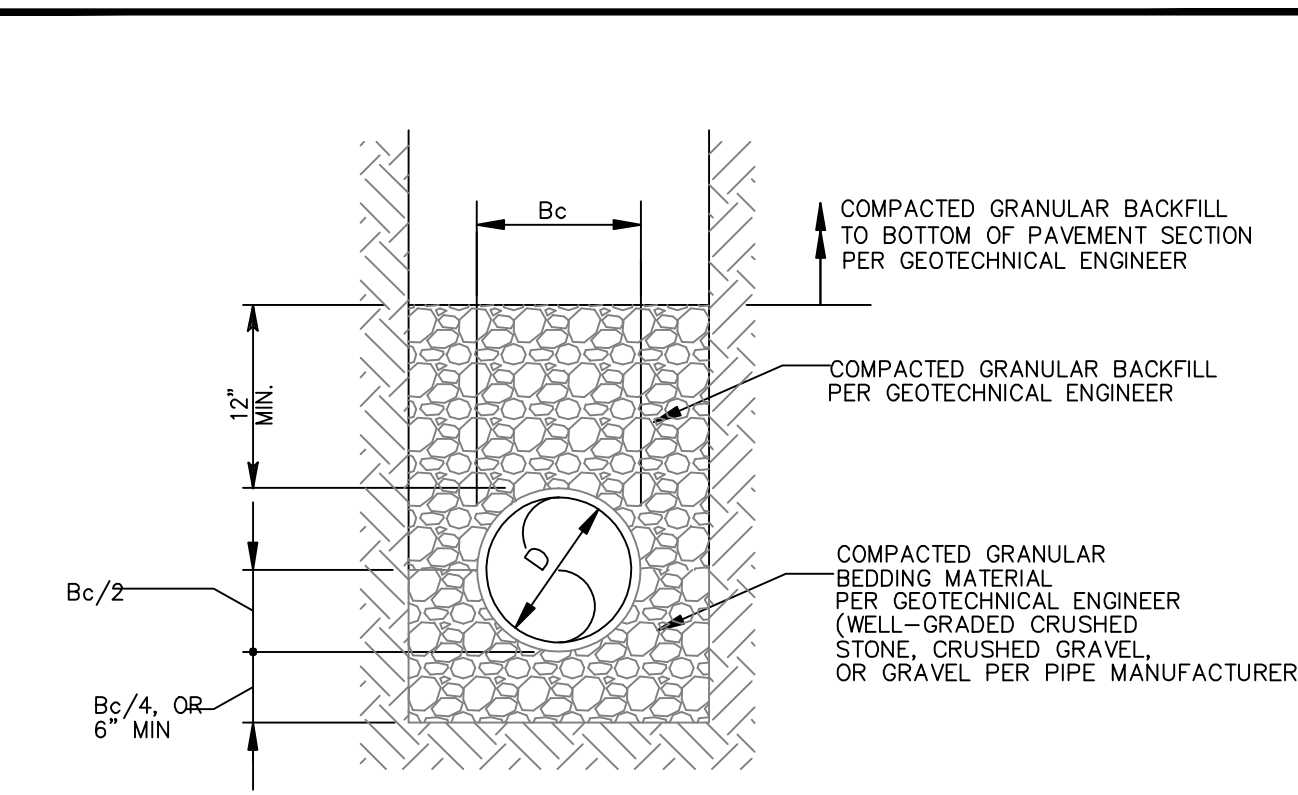
NOTES:

1. STONE SIZE-- TWO INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-- THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 20-FT (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30-FT MINIMUM LENGTH APPLIES).
3. THICKNESS-- THE STONE LAYER SHALL BE AT LEAST 6-IN THICK.
4. WIDTH-- THE ENTRANCE SHALL BE AT LEAST 10-FT WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. BEDDING-- A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A DRAG TENSILE STRENGTH OF AT LEAST 200 LB AND A TULLER BURST STRENGTH OF AT LEAST 150 LB.
6. CULVERT-- A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
7. WATER BAR-- A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
8. MAINTENANCE-- TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED CHECKED BY SCRAPING OR SWEEPING. IMMEDIATELY, REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.



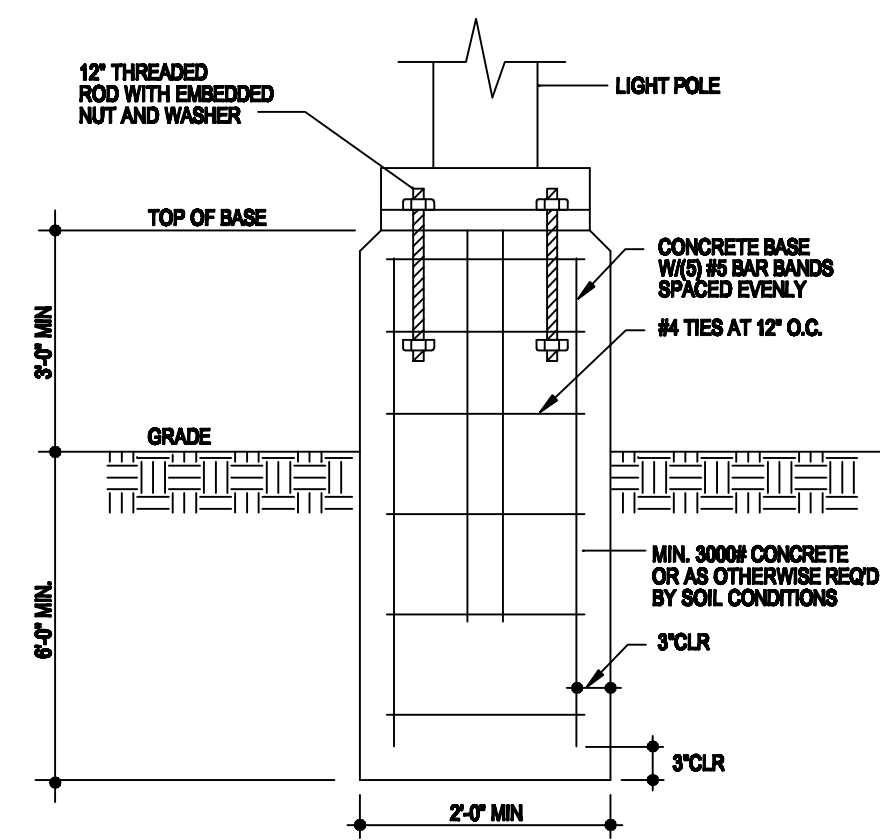
CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



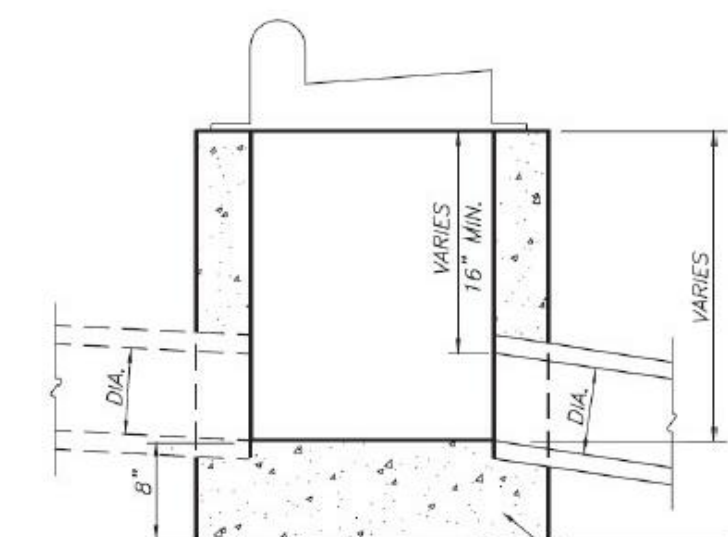
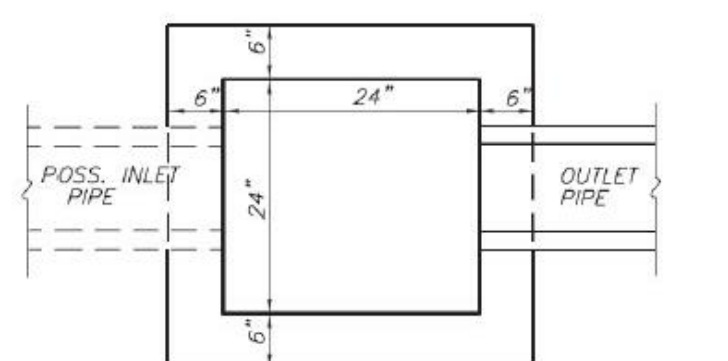
TYPICAL TRENCH BACKFILL DETAIL

SCALE: NOT TO SCALE



LIGHT POLE BASE DETAIL

NOT TO SCALE



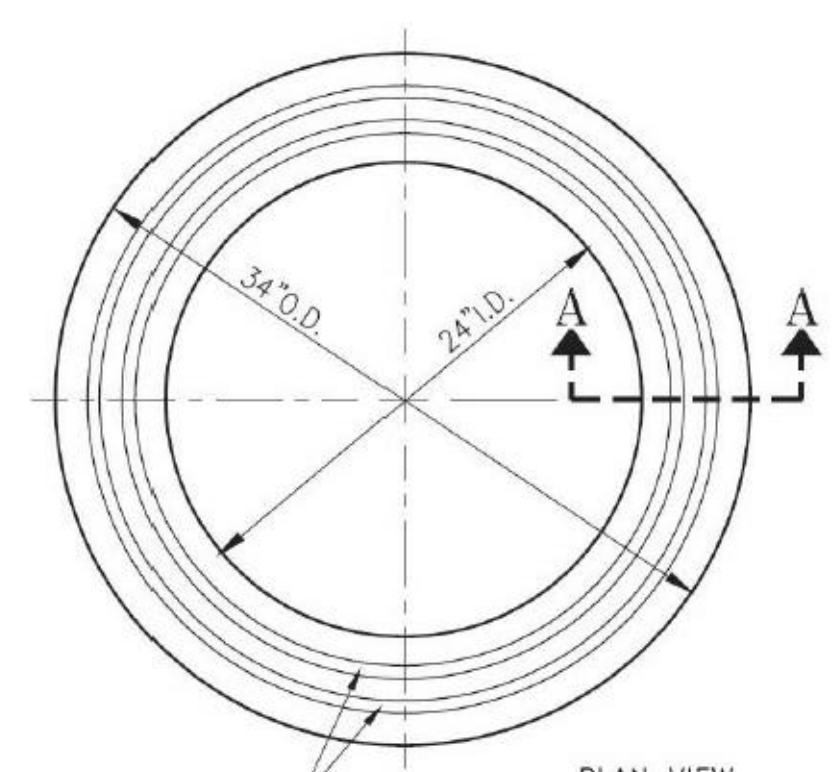
NOTE: 6" CONC. PRECAST OR POURED IN PLACE CLASS "A" CONCRETE

NO SCALE

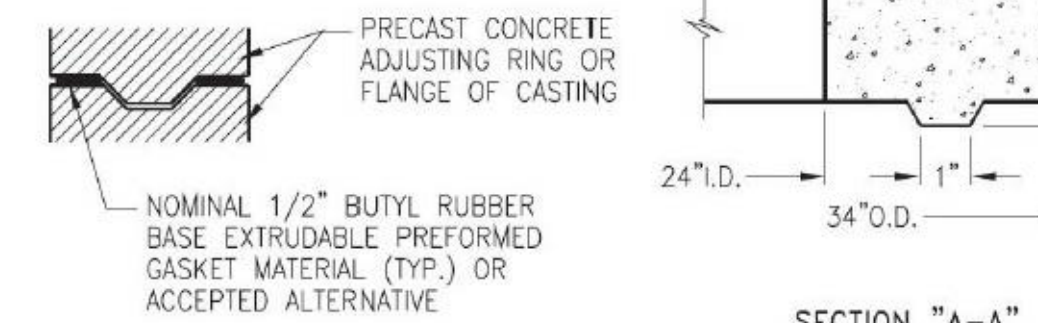
INLET TYPE "A" (MODIFIED)

(12" TO 18" PIPES)

FIGURE 400-02: Inlet Type "A" (Modified)



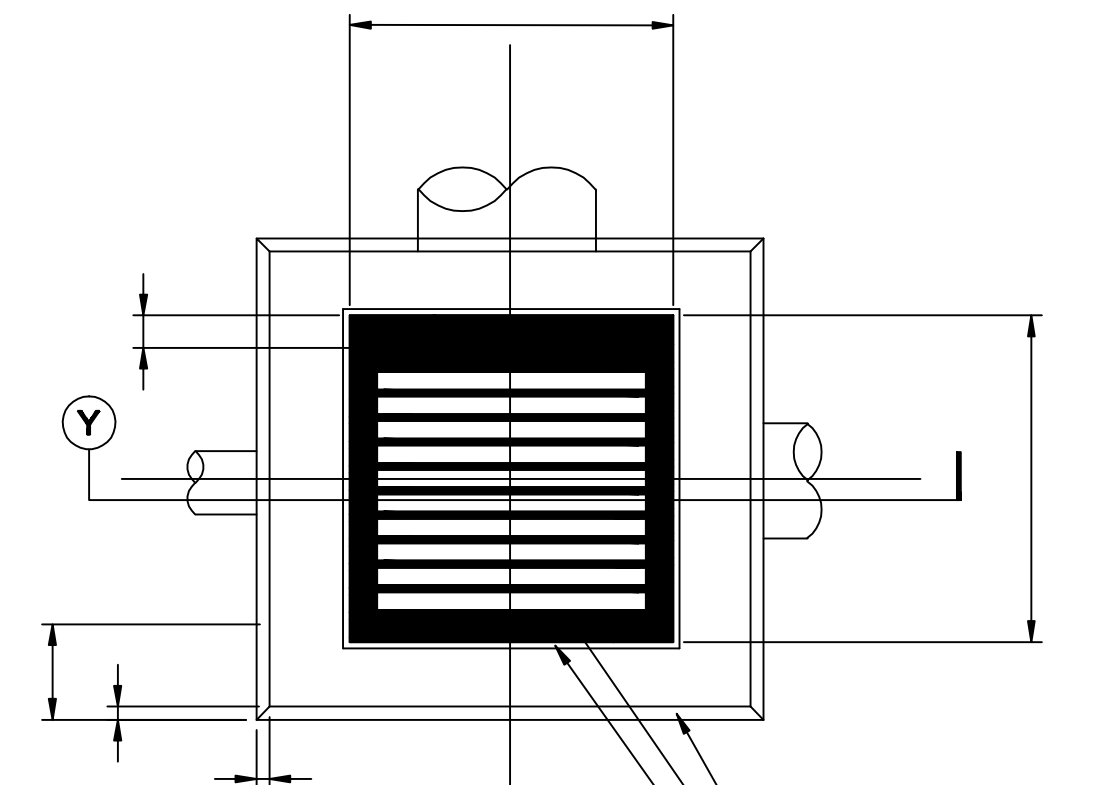
PLACE 1/2" DIAMETER EXTRUDABLE PREFORMED GASKET MATERIAL IN EACH KEYWAY (SEE DETAIL). NON-ASPHALTIC MASTIC OR BUTYL RUBBER PLASTER ACCEPTED ALTERNATIVE.



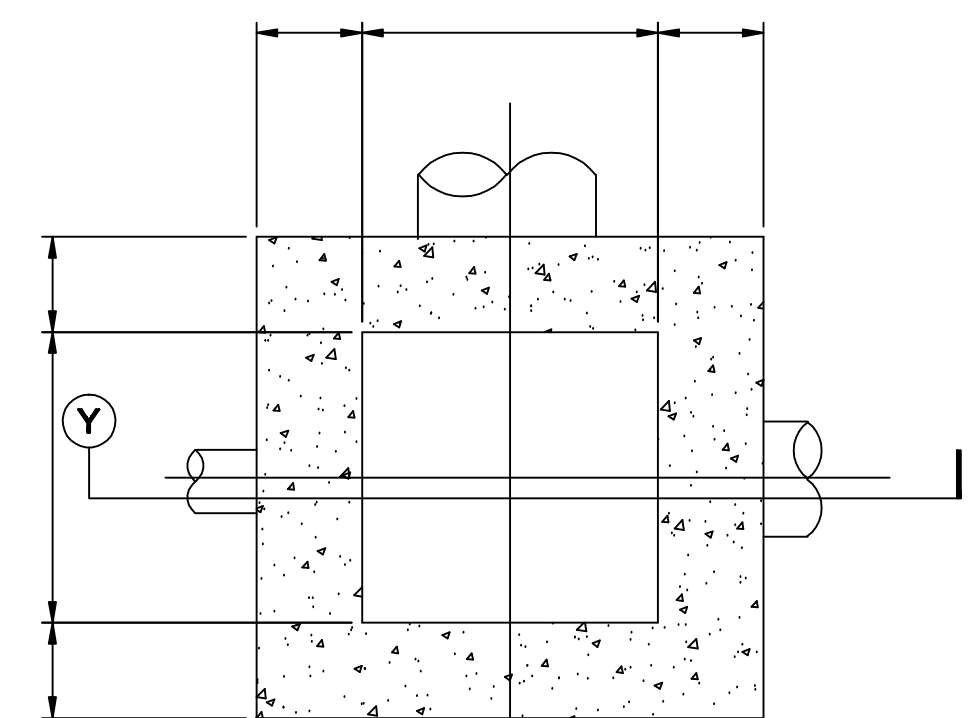
GASKET DETAIL

PRECAST CONCRETE ADJUSTING RING DETAIL

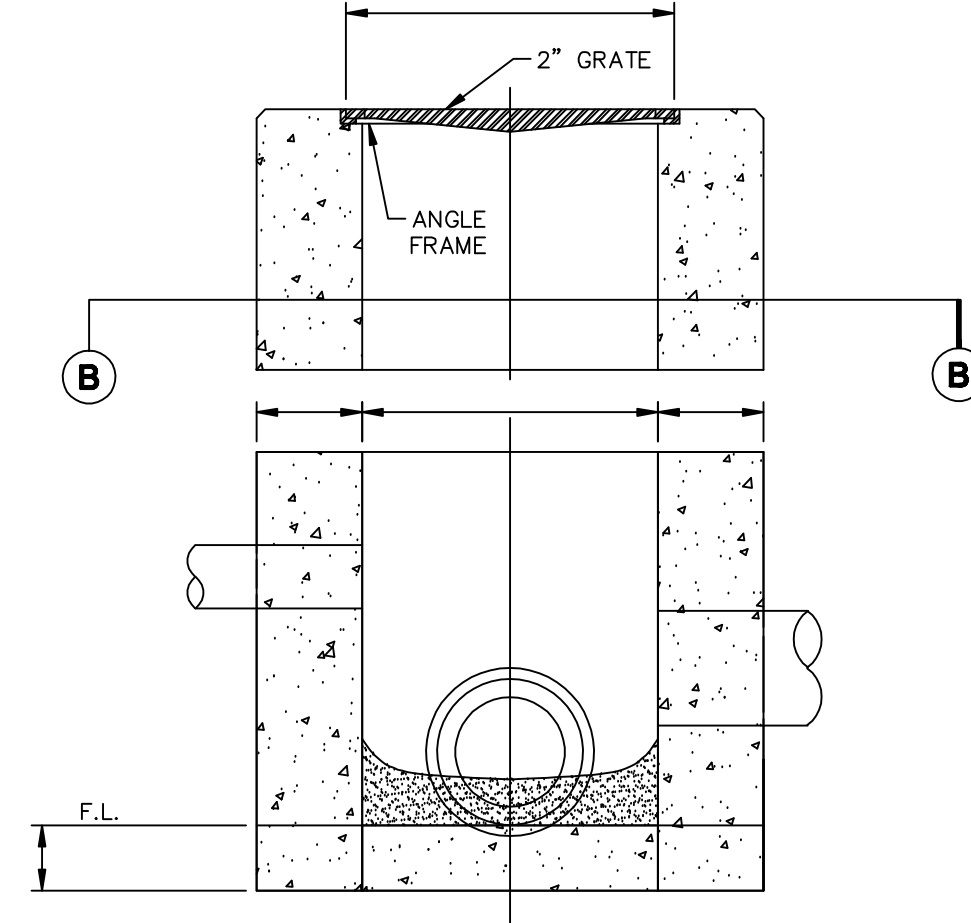
FIGURE 400-03: Precast Concrete Adjusting Ring Detail



PLAN



SECTION B



SECTION A

CATCH BASIN DETAIL

SCALE: NOT TO SCALE

INDOT CB DETAILS

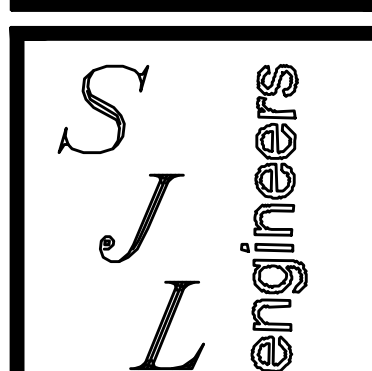
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NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



DUTCH BROS COFFEE-BROWNSBURG, IN
9086 E. 56TH STREET
BROWNSBURG, IN 46112

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513.417-0420



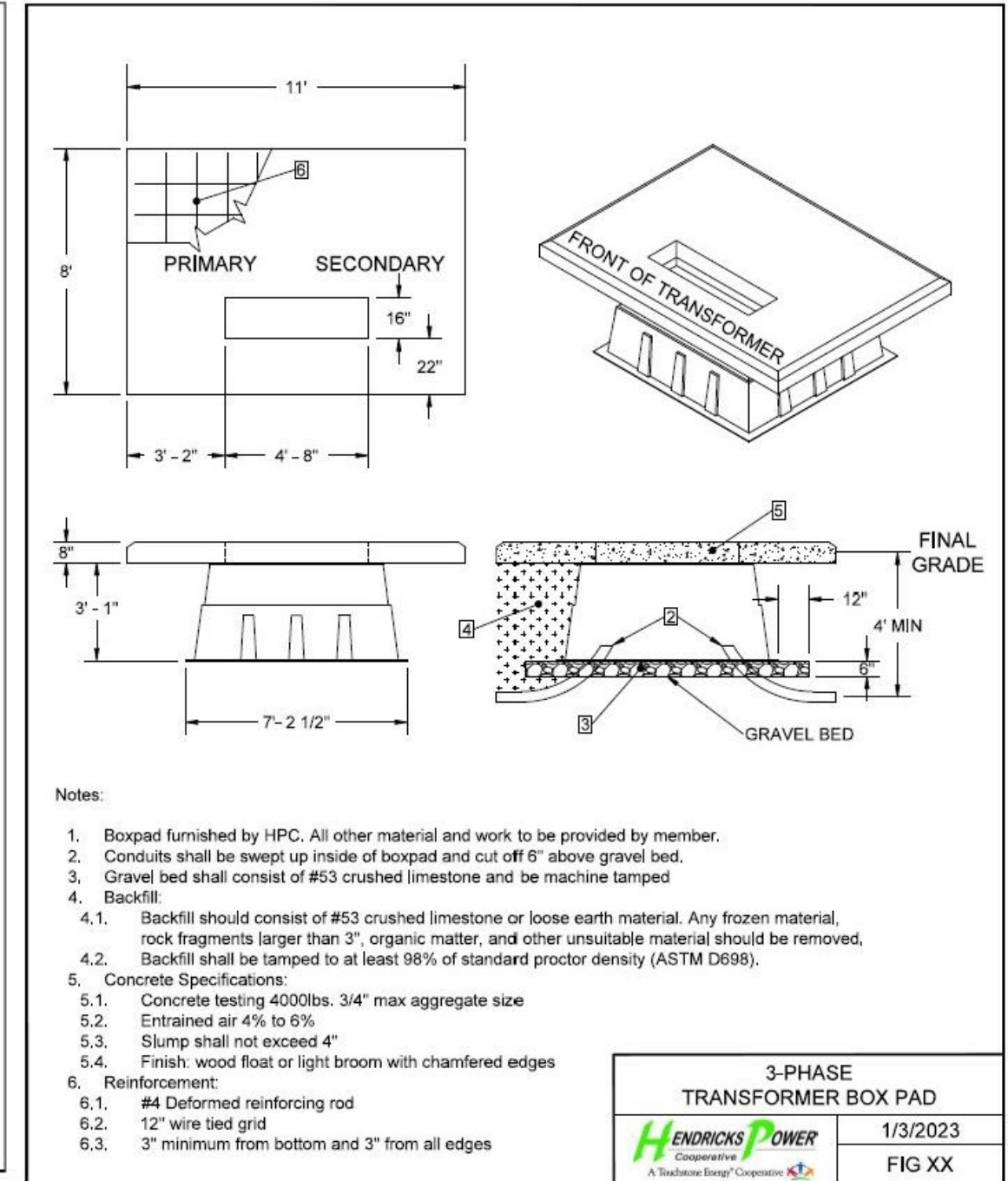
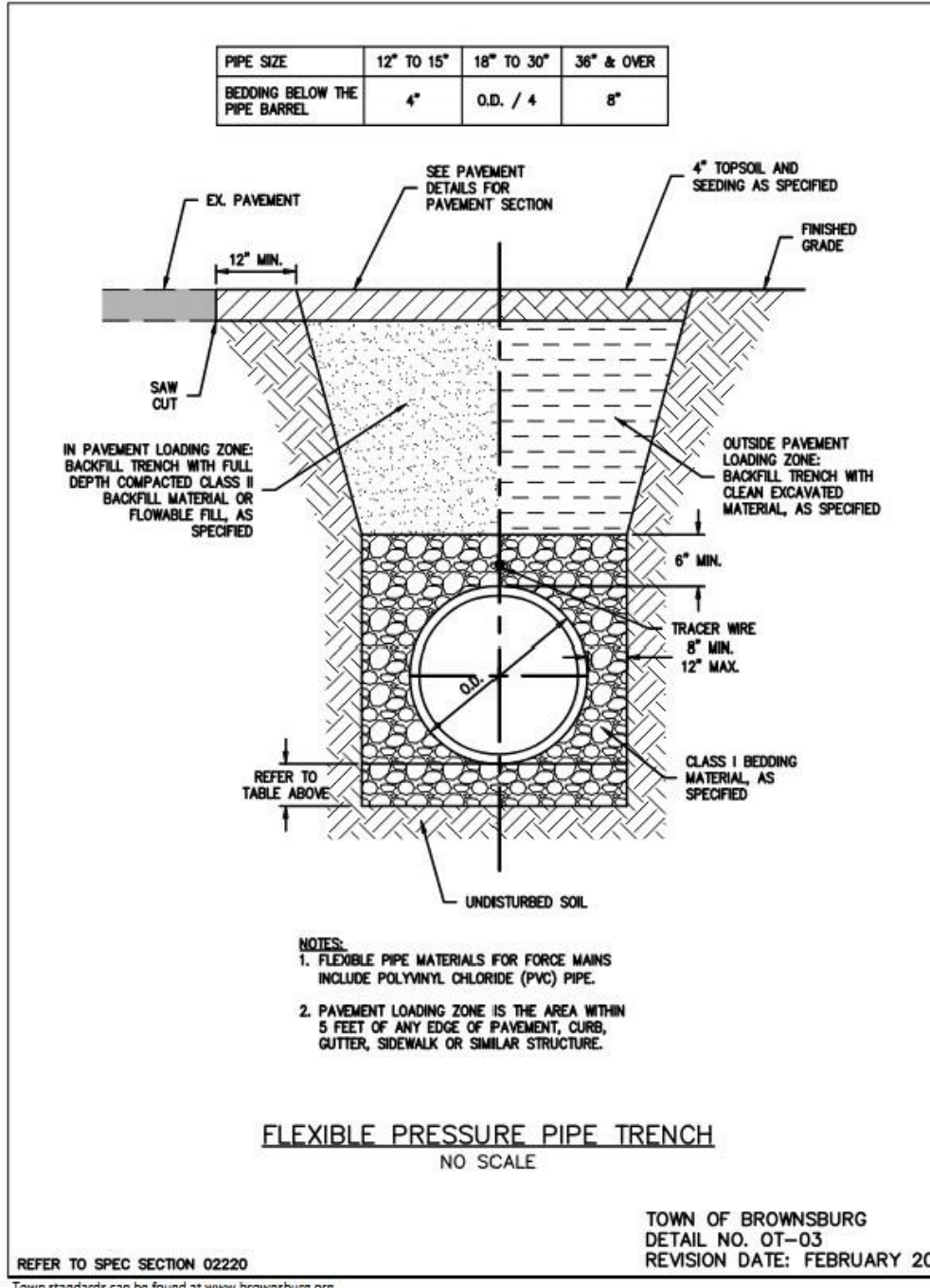
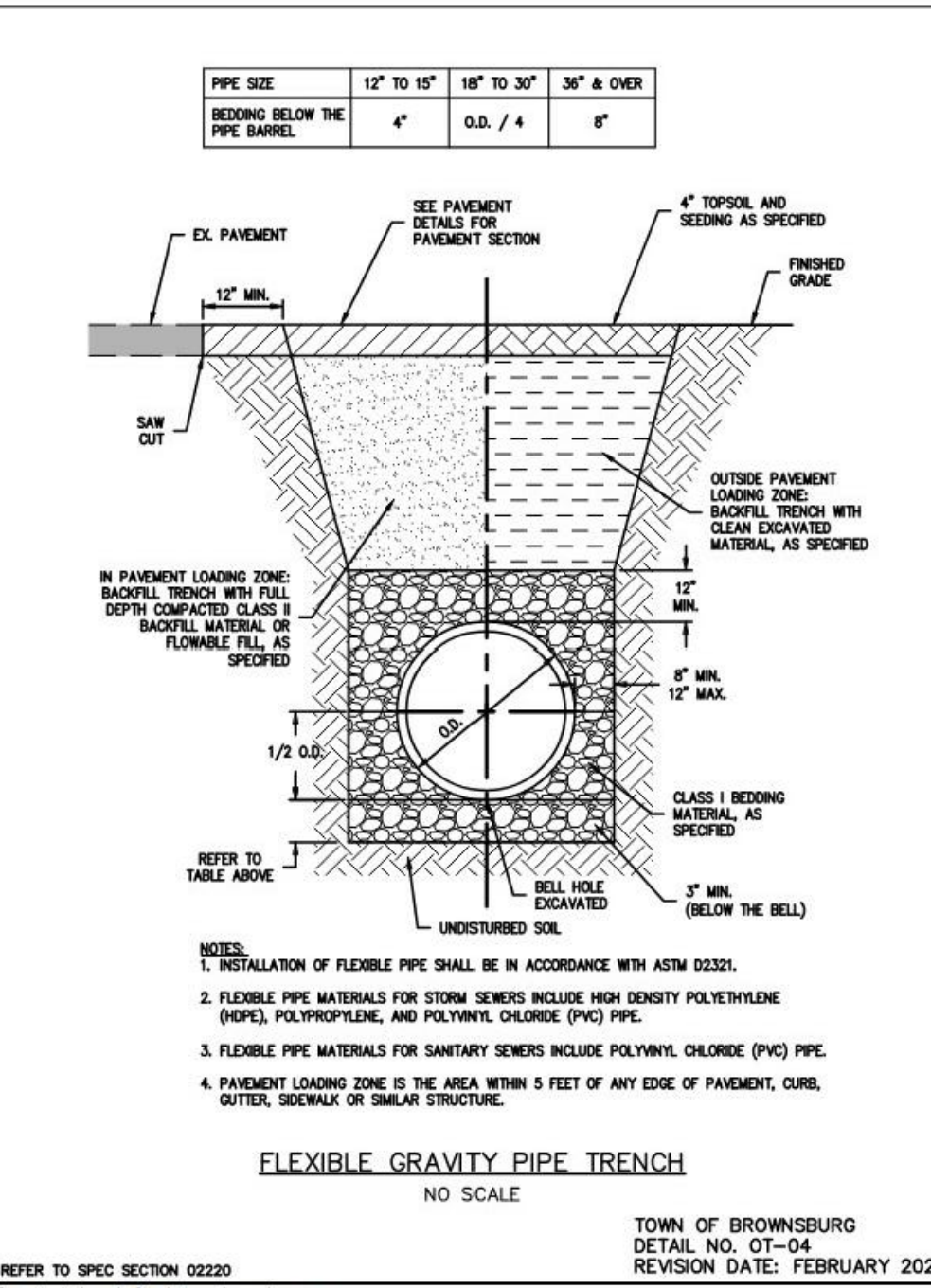
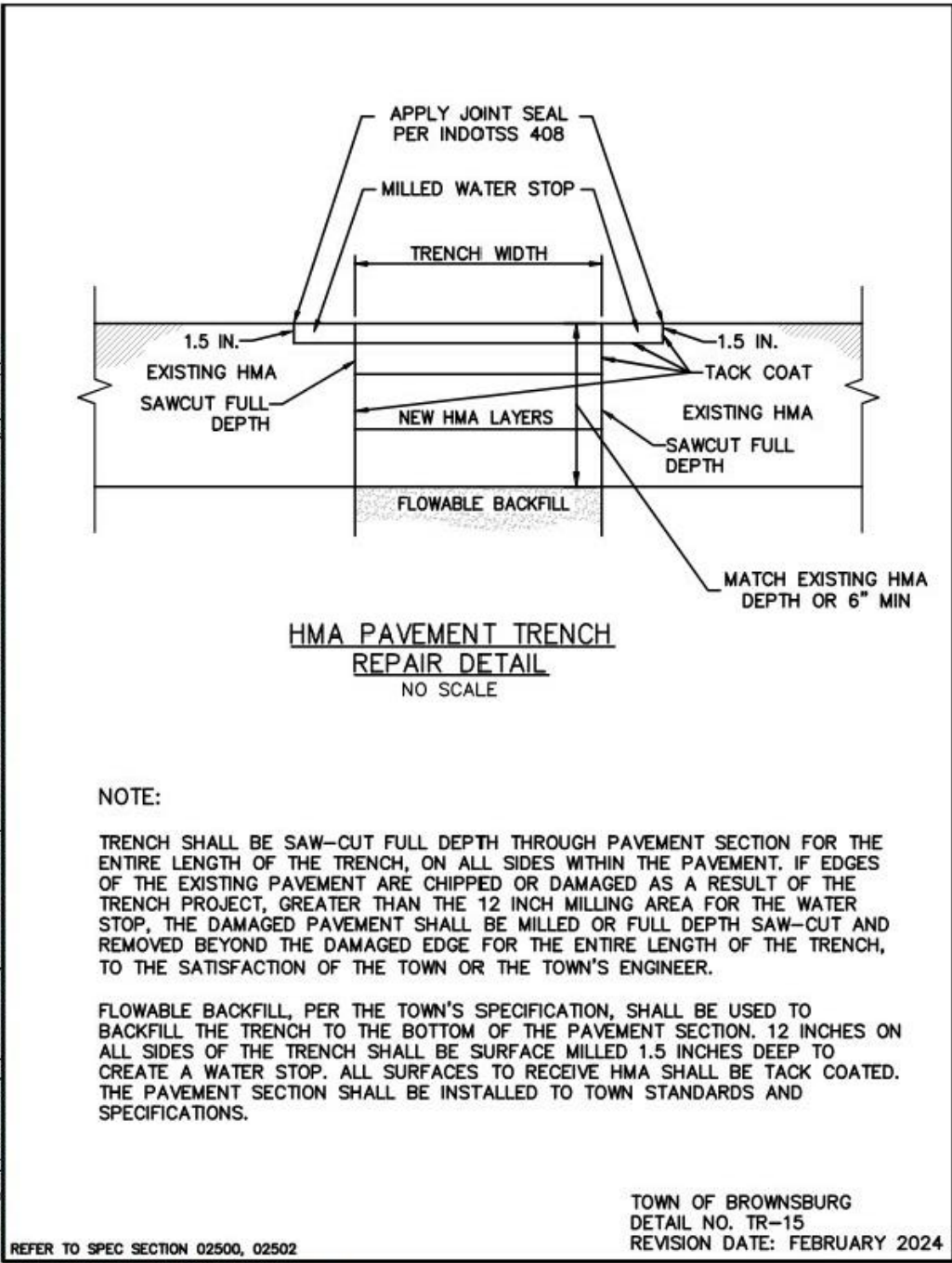
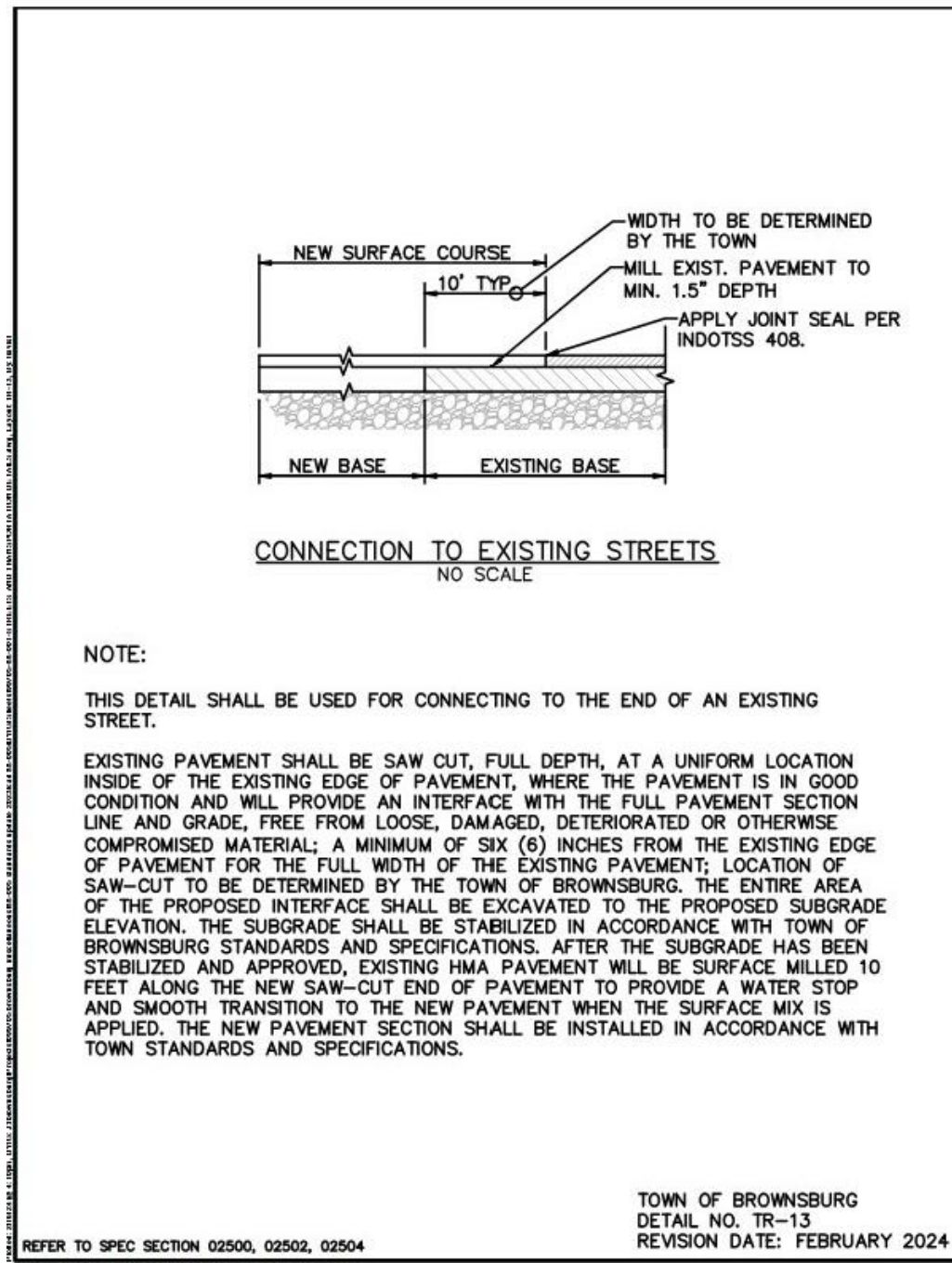
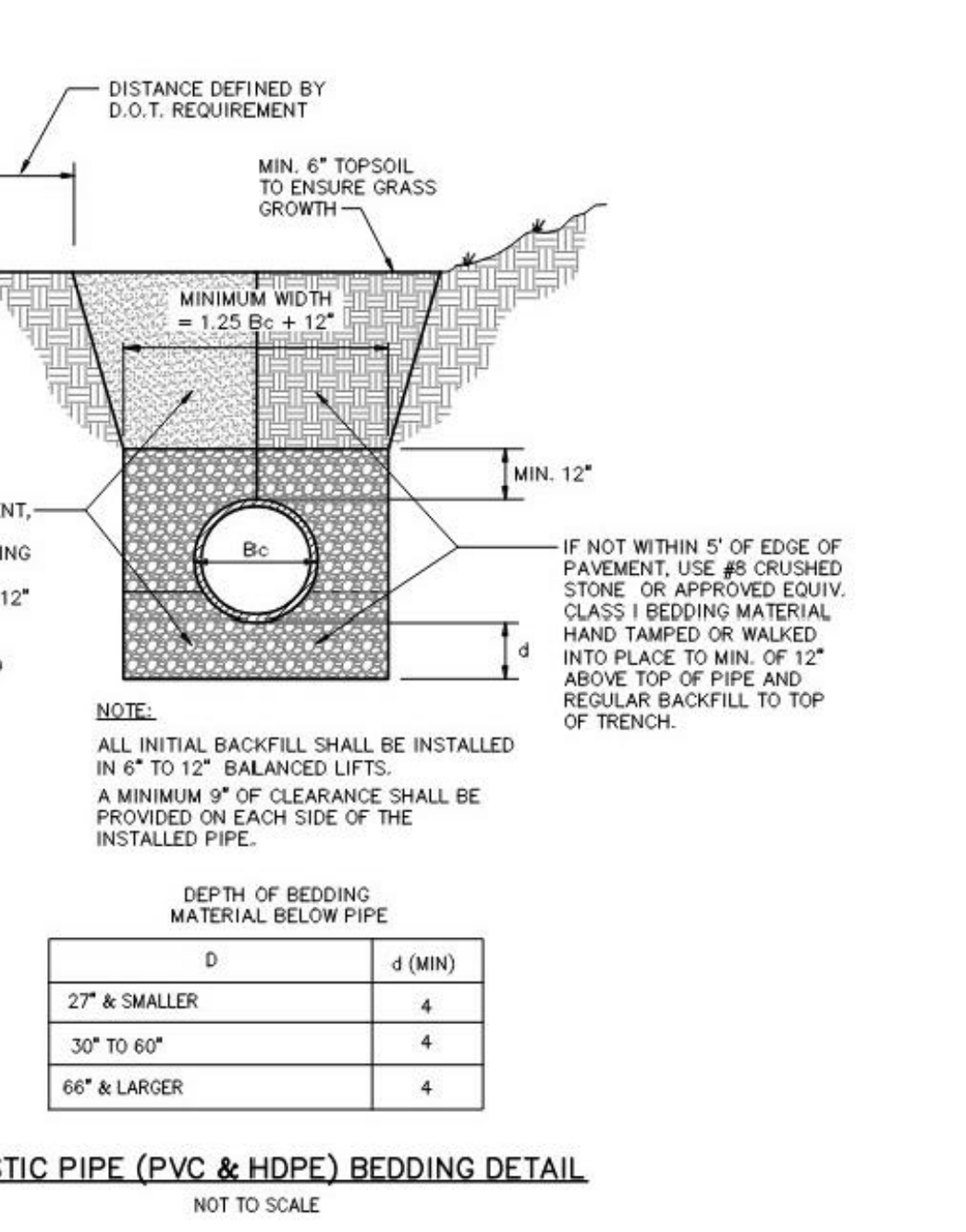
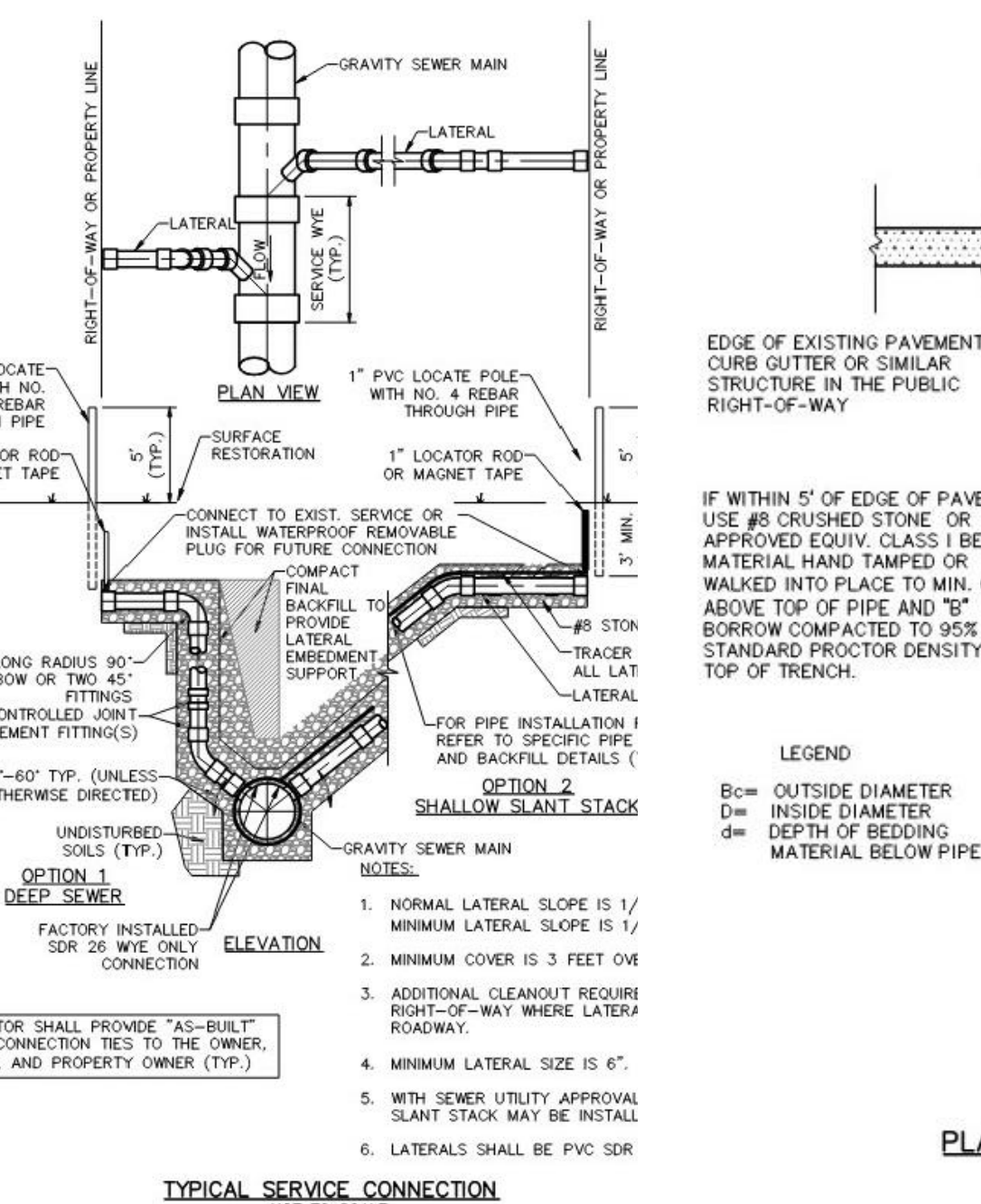
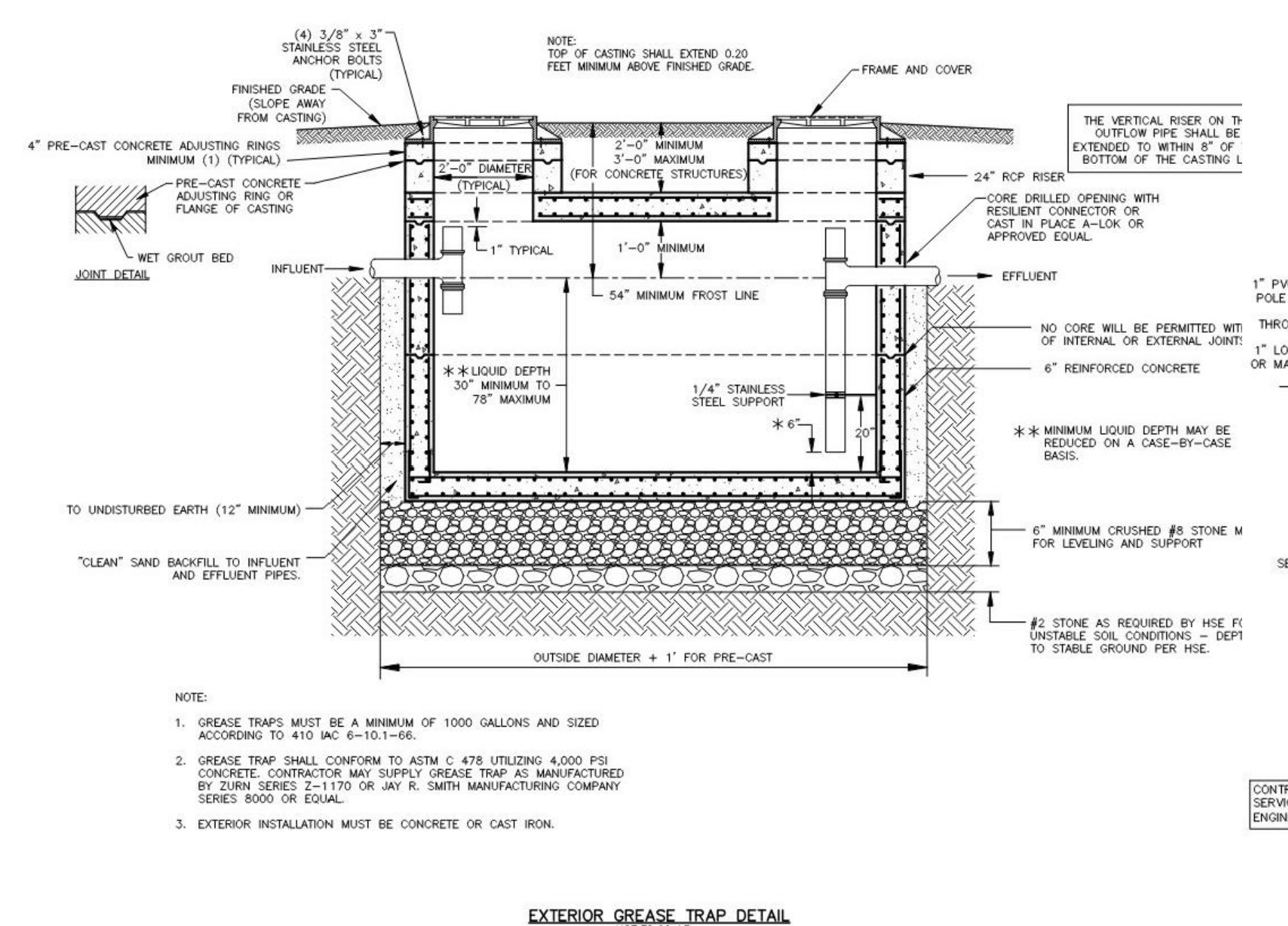
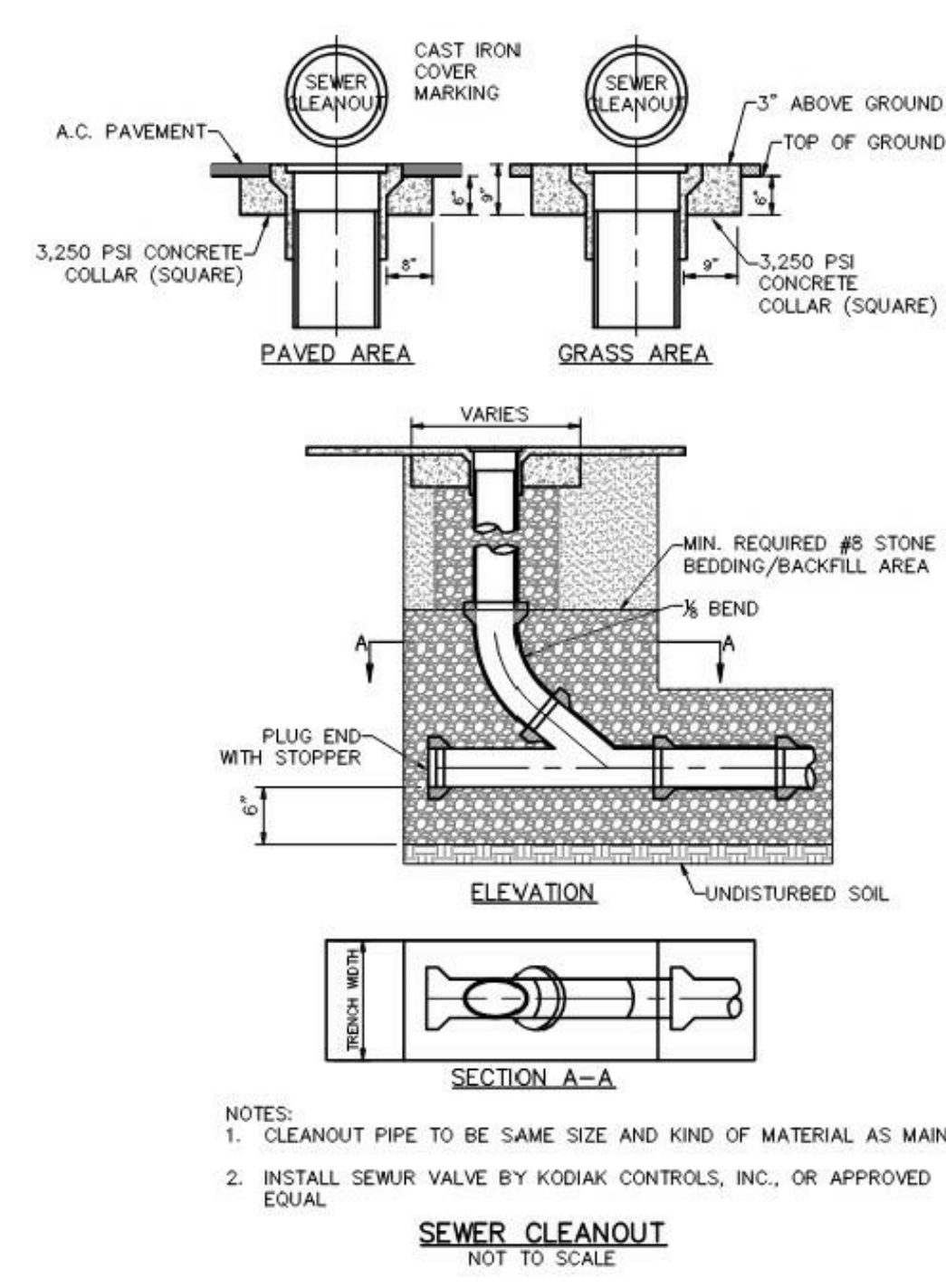
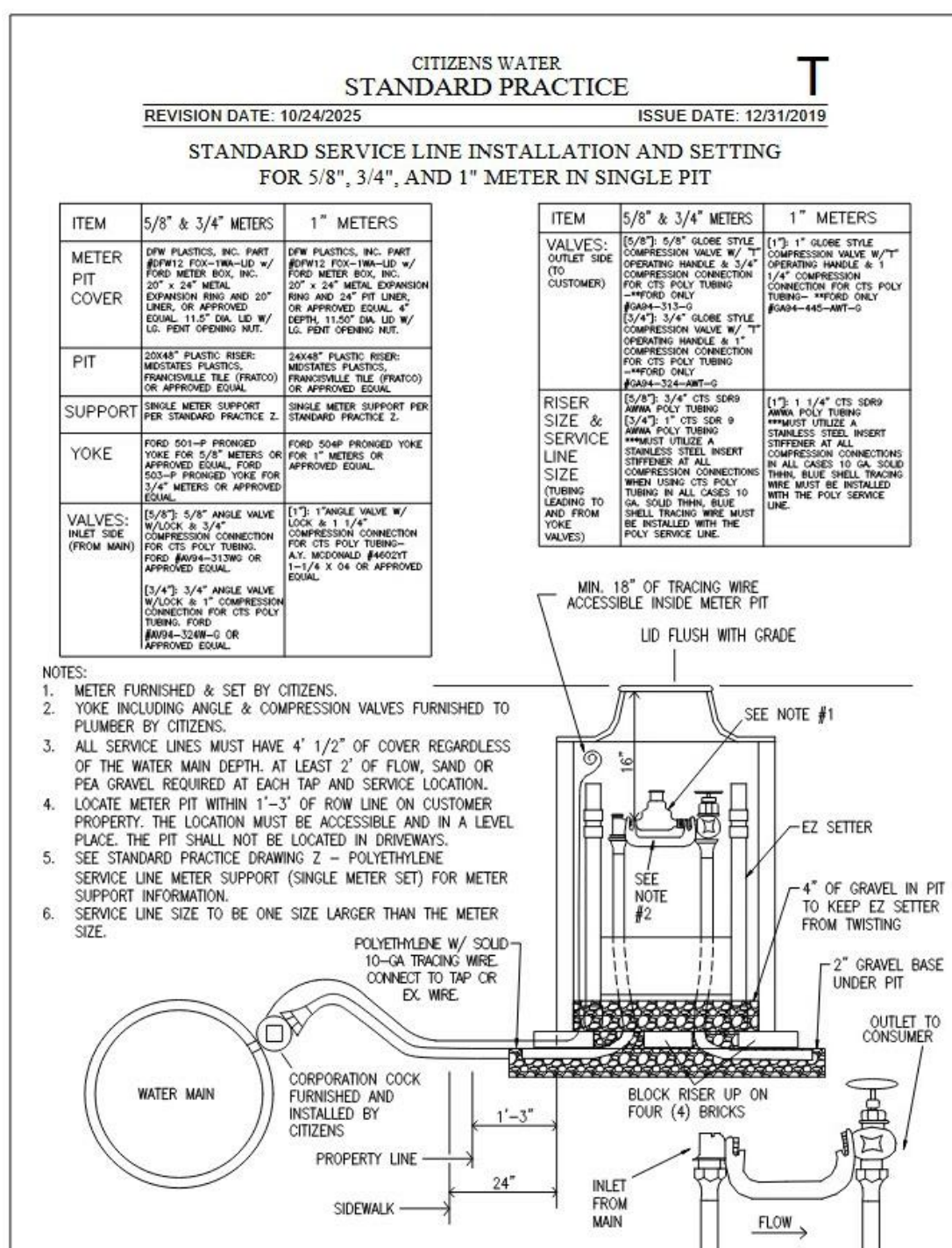
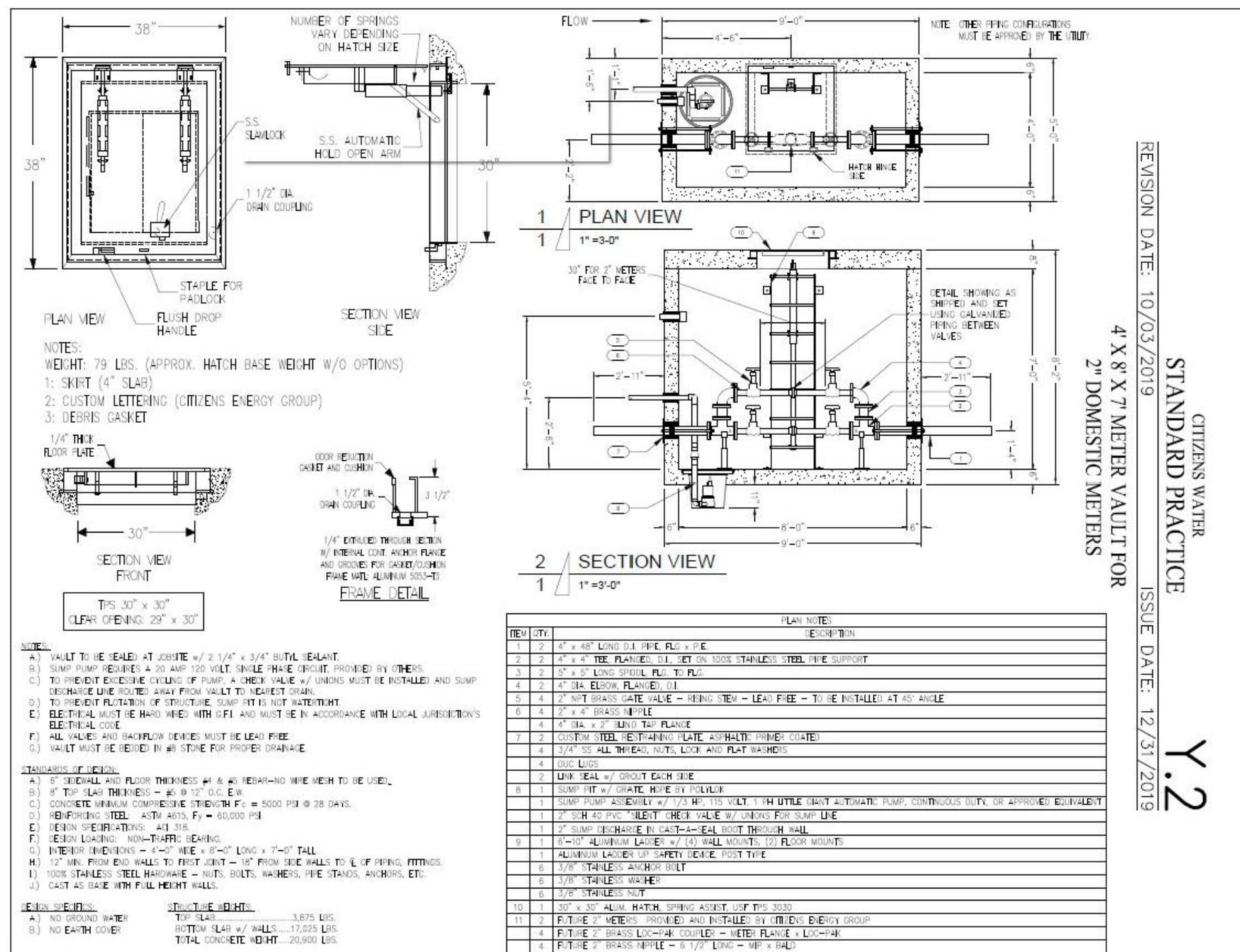
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DETAILS SHEET

PROJ. NO.	DATE
D.B.	1-28-26
DRAWN	CHECKED
TMD	SJL

DRAWING NO.

C6



REFER TO SPEC SECTION 02550, 02550, 02550

TOWN OF BROWNSBURG
 DETAIL NO. TR-13
 REVISION DATE: FEBRUARY 2024

REFER TO SPEC SECTION 02550, 02550

TOWN OF BROWNSBURG
 DETAIL NO. TR-15
 REVISION DATE: FEBRUARY 2024

REFER TO SPEC SECTION 02220

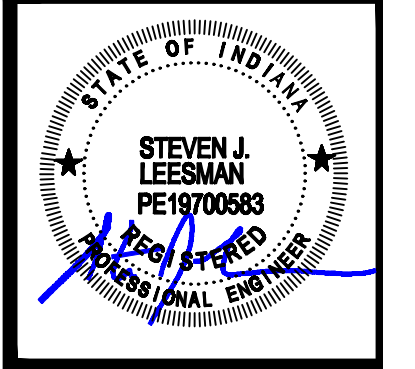
TOWN OF BROWNSBURG
 DETAIL NO. OT-04
 REVISION DATE: FEBRUARY 2024

REFER TO SPEC SECTION 02220

TOWN OF BROWNSBURG
 DETAIL NO. OT-03
 REVISION DATE: FEBRUARY 2024

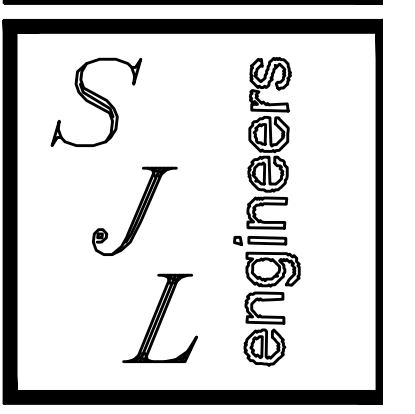
3-PHASE
 TRANSFORMER BOX PAD
 1/3/2023
 HENDRICKS POWER
 FIG XX

NO.	DESCRIPTION	DATE
1	NO. DESCRIPTION	DATE



DUTCH BROS COFFEE-BROWNSBURG, IN
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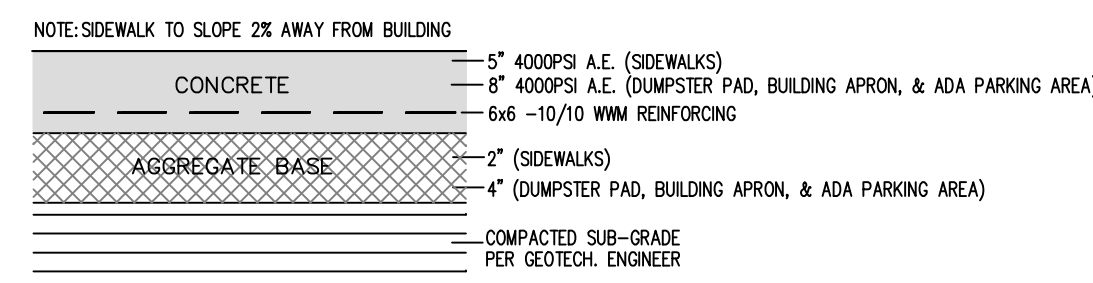
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DETAILS SHEET

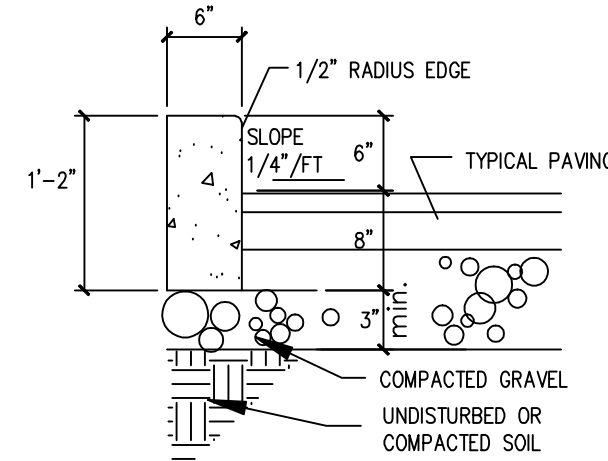
PROJ. NO.	DATE
1-28-26	1-28-26

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TMD	SJL

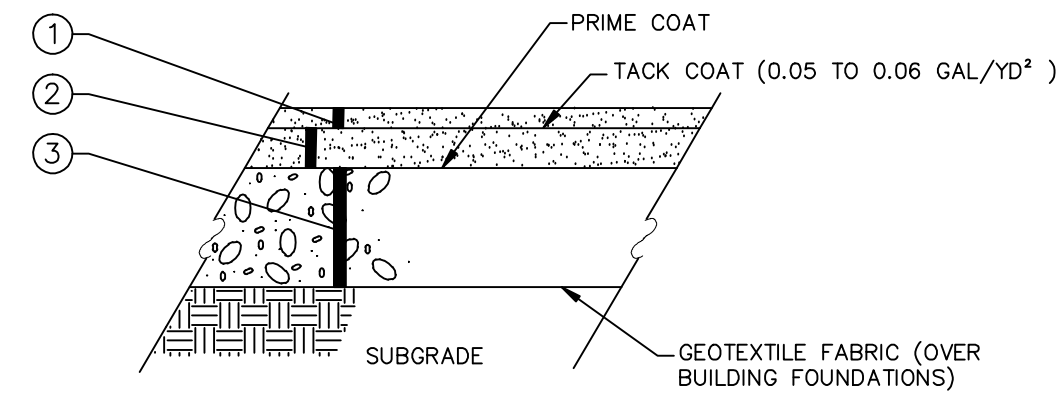
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 C7



CONCRETE PAVEMENT DETAIL
NOT TO SCALE



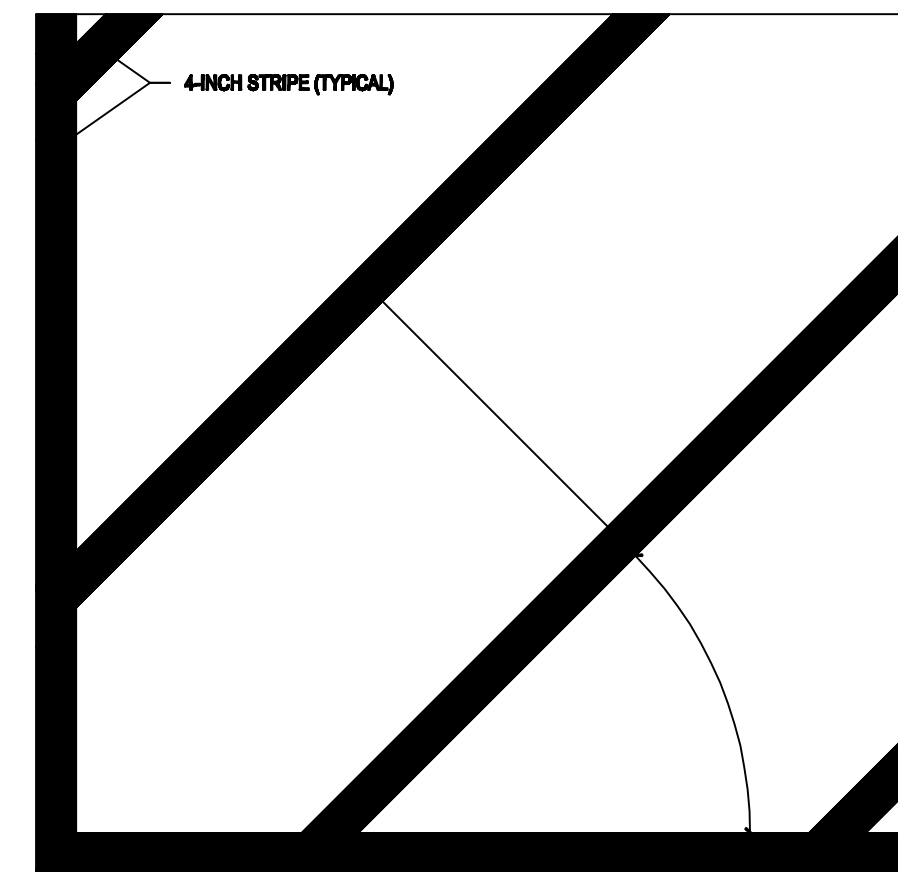
TYPICAL CONCRETE CURB
NOT TO SCALE



ROAD SURFACE MATERIALS

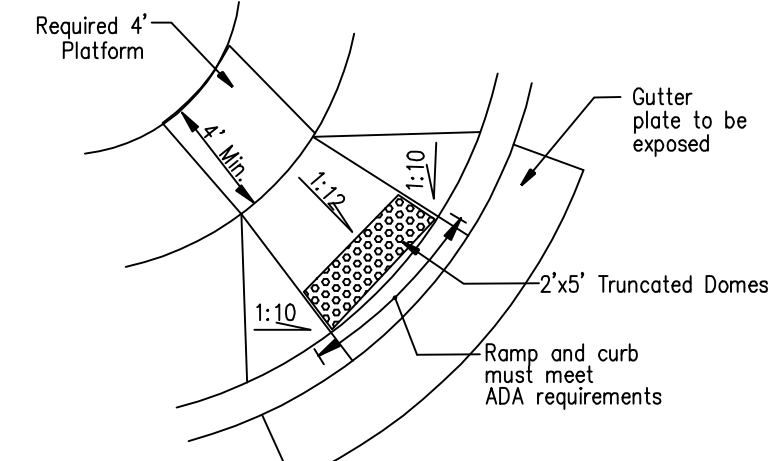
TYPE	DESCRIPTION	THICKNESS
1	ASPHALT CONCRETE SURFACE COURSE	1.5"
2	ASPHALT CONCRETE BINDER COURSE	2.5"
3	AGGREGATE BASE	6"

TYPICAL HEAVY DUTY ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE



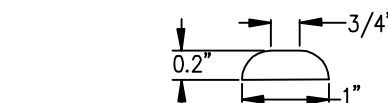
TYPICAL TRANSVERSE STRIPING DETAIL
SCALE: NOT TO SCALE

- NOTES:
- COORDINATE STRIPING & PLACEMENT WITH AUTHORITIES HAVING JURISDICTION
 - SEE SPECIFICATIONS FOR PAINT REQUIREMENTS
 - COLOR TO BE BLUE UNLESS NOTED OTHERWISE

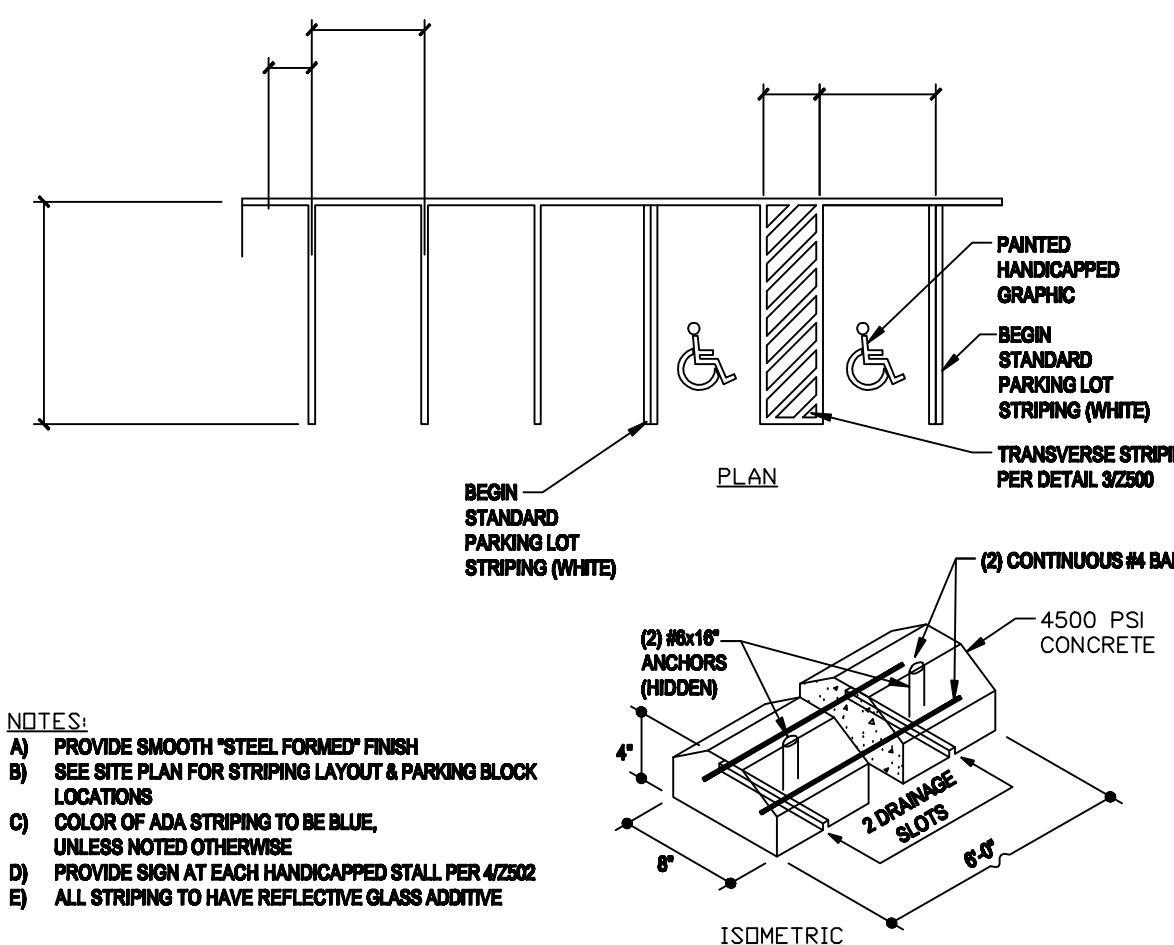


A.D.A. ACCESSIBLE SIDEWALK RAMP
NOT TO SCALE (PER A.N.S.I. A117.1, 1988)

- NOTES:
- TOP OF CONCRETE TO HAVE MEDIUM BROOM FINISH
 - TACTILE WARNING SURFACE TEXTURE SHALL BE COMPLIANT WITH ALL ADA REQUIREMENTS & AUTHORITIES HAVING JURISDICTION
 - MINIMUM AREA OF TACTILE WARNING TEXTURE IS TO BE 8'-0" DEEP x WIDTH OF THE CONCRETE WALK
 - TACTILE WARNING TEXTURE AREA TO BE STAINED CONTRASTING RED COLOR



TRUNCATED DOMES DETAIL
NOT TO SCALE

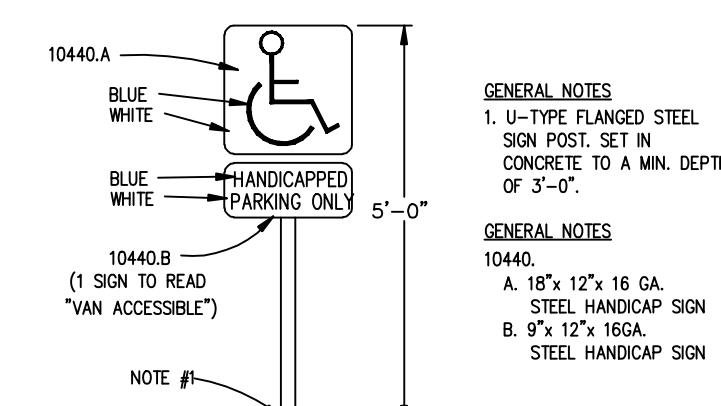


- NOTES:
- PROVIDE SMOOTH 'STEEL FORMED' FINISH
 - SEE SITE PLAN FOR STRIPING LAYOUT & PARKING BLOCK LOCATIONS
 - COLOR OF ADA STRIPING TO BE BLUE, UNLESS NOTED OTHERWISE
 - PROVIDE SIGN AT EACH HANDICAPPED STALL PER 42202
 - ALL STRIPING TO HAVE REFLECTIVE GLASS ADDITIVE

TYPICAL PARKING STALL SPACING, STRIPING & PARKING BLOCK DETAIL
NOT TO SCALE

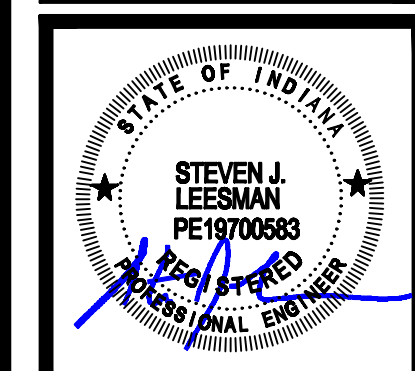
- MINIMUM STANDARDS - The standards shown hereon are to be considered the minimum requirements. It is the responsibility of the developer and their engineer to meet all federal and state regulations involving handicapped accessibility.
- Curb ramps shall meet requirements of the Americans With Disabilities Act Accessible Guidelines (ADAAG) regulatory standards.
 - Each ramp may vary in width and length per conditions found in the field or on the plans. The field engineer will determine how each ramp is to be constructed.
 - Truncated domes are to be included as part of the ramp design. The domes shall be aligned with the normal path of travel.
 - The walls (if needed) at the sides of the ramp can be poured as part of the ramp itself. The ramp should be structurally one unit. The walls should be tapered to meet the existing ground at the top of the ramp.
 - Curb ramps constructed at crosswalks shall be placed such that a minimum 4' clear space exists within the crosswalk at the front of the ramp.
 - When objects such as utility poles, pull boxes, traffic controllers, and pole bases obstruct the proper placement of the ramp to meet the specified grades, exceptions may be made to the ramp design, as determined by the Engineer.
 - The front edge of the truncated dome section must be no further than 8" from the back of curb. They should be placed as close to the back of curb as possible, while still maintaining proper alignment.
 - All curb required to install the ramp, at least curb to the tangent section, must be constructed with an exposed gutter plate. This requires raising the gutter plate to meet the existing flow line at the edge of pavement if the gutter was originally paved over.

ADA ACCESSIBILITY NOTES
NOT TO SCALE



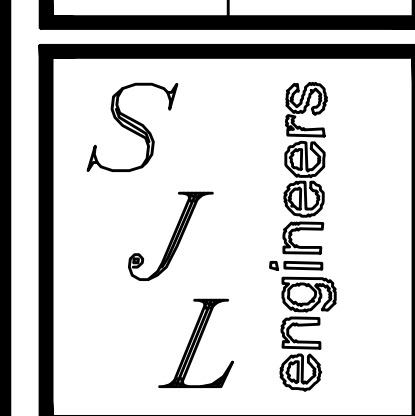
HANDICAP SIGN DETAIL
NOT TO SCALE

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		

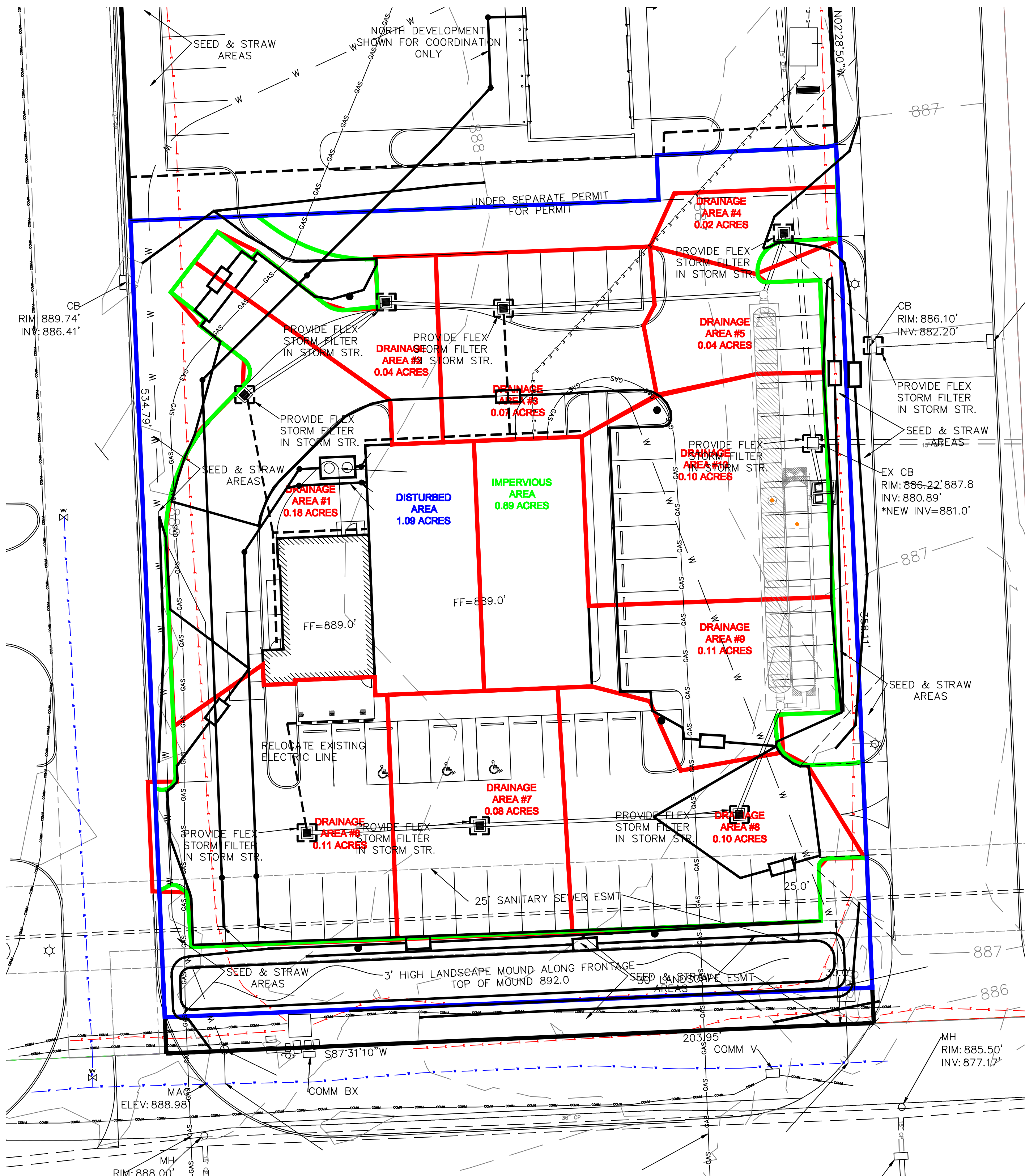


DUTCH BROS COFFEE-BROWNSBURG, IN
9086 E. 56TH STREET
BROWNSBURG, IN 46112

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



DRAWING TITLE	
DETAILS SHEET	
PROJ. NO. D.B.	DATE 1-28-26
DRAWN TMD	CHECKED S.J.L.
DRAWING NO.	
C8	



WATER QUALITY STORAGE DESIGN
 $WQv = P \cdot Rv \cdot (A/12)$
 $WQF = C \cdot I \cdot A$

P = 0.90 in
 Rv = 0.05 + 0.9 * i = 0.78
 A = 1.09 acres
 i = Imp A/A = 0.82
 Imp A = 0.89 acres
 Allowable Discharge (24 Hrs) Q = 0.032 cfs

DETENTION BASIN STORAGE DESIGN
 $q1 = A \cdot C \cdot i$

A = 1.09 acres
 Cpre = 0.35
 tc(pre) = 10.00 mins
 i = 3.33 in/hr

$Q1 = A \cdot C \cdot i$

A = 1.09 acres
 Cpost = 0.80
 tc(post) = 10.00 mins
 i = 3.33 in/hr

$PC = ((Q1/q1) - 1) \cdot 100$
 Critical Storm Frequency = 25 yr

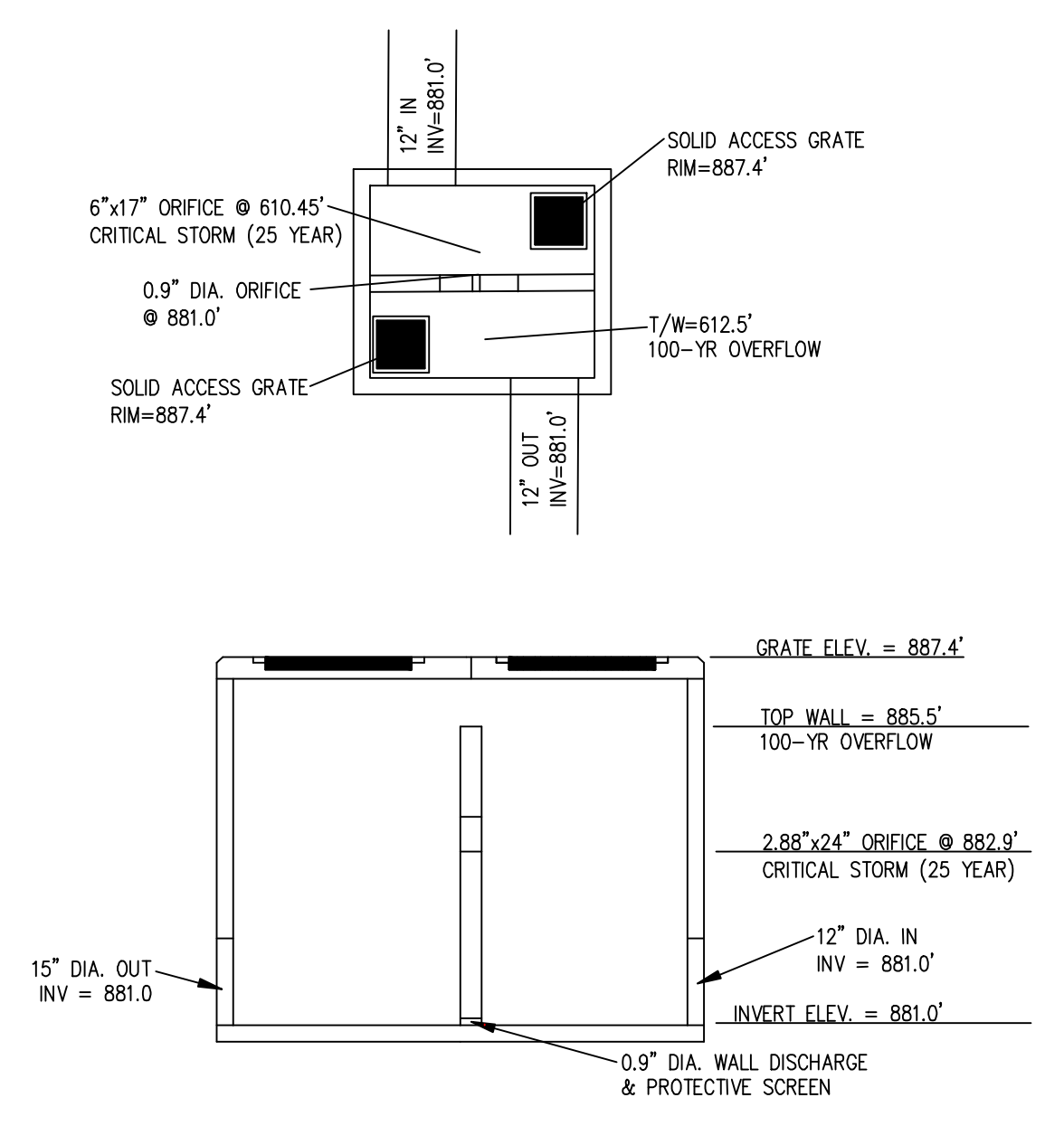
$Tccr = ((A \cdot C \cdot a \cdot b) / (2 \cdot q1/3) - ((q1^2 \cdot tc) / (6 \cdot C \cdot A \cdot a)))^{0.5} - b$

25 year: a = 230
 25 year: b = 30
 tc(post) = 10.00 mins

$lcr = [a / (Tccr + b)]$

$Qcr = A \cdot C \cdot lcr$

$SVcr = [(60 \cdot Qcr \cdot Tccr) - ((2 \cdot q1 \cdot (Tccr + tc) \cdot 60) / 3) + ((q1^2 \cdot tc \cdot 60) / (6 \cdot C \cdot A))] / (6 \cdot C \cdot A)$



NOTE: STRUCTURE TO BE PRECAST WITH POCKETS TO ACCOMMODATE WEIR WALL. WEIR WALL TO BE SEPARATE STRUCTURE, GROUTED IN PLACE BY CONTRACTOR

**CB2-6 MOD. #1
 DET. OUTLET STRUCTURE**
 N.T.S.

Year Frequency						
1	2	5	10	25	50	100
Peak flow under predeveloped conditions						
1.27 cfs	1.50 cfs	1.72 cfs	1.97 cfs	2.19 cfs	2.58 cfs	2.70 cfs
Maximum storm duration under postdeveloped conditions						
20.72 mins	23.48 mins	25.28 mins	28.85 mins	35.00 mins	32.38 mins	35.87 mins
80	106	131	170	230	250	290
14	17	19	23	30	27	31
10.00 mins	10.00 mins	10.00 mins	10.00 mins	10.00 mins	10.00 mins	10.00 mins
Intensity						
2.30 in/hr	2.62 in/hr	2.96 in/hr	3.28 in/hr	3.54 in/hr	4.21 in/hr	4.34 in/hr
Maximum duration for the critical storm frequency						
2.01 cfs	2.28 cfs	2.58 cfs	2.86 cfs	3.08 cfs	3.67 cfs	3.78 cfs
Required storage volume due to the storm criteria						
1012.95 cu. ft.	1305.74 cu. ft.	1591.79 cu. ft.	2024.45 cu. ft.	2679.81 cu. ft.	2935.84 cu. ft.	3371.28 cu. ft.

**ORIFICE DESIGN:
 WATER QUALITY: 1" ORIFICE**

Shape: Circular
 Diameter: 0.90 in
 Invert Elevation: 881.00 ft
 Coefficient: 0.60
 Number of Openings: 1

Calculation Result
 Headwater Elevation: 882.9 ft
 Tailwater Elevation: 0.00 ft
 Discharge: 0.0290 cfs
 Velocity: 6.57 ft/s

CRITICAL STORM (25 YEAR): 2.88" x 24" ORIFICE

Shape: Circular
 Diameter: 0.90 in
 Invert Elevation: 881.00 ft
 Coefficient: 0.60
 Number of Openings: 1

Calculation Result
 Headwater Elevation: 885.50 ft
 Tailwater Elevation: 0.00 ft
 Discharge: 0.0449 cfs
 Velocity: 10.17 ft/s

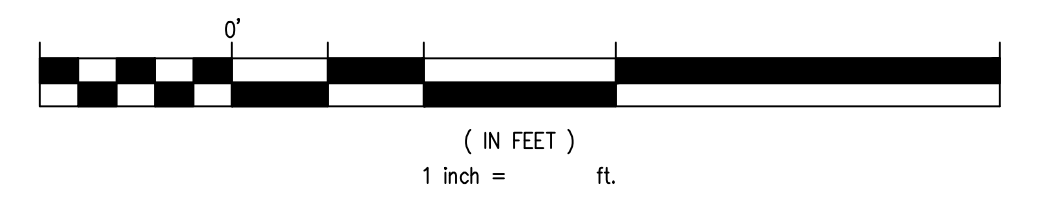
Shape: Circular
 Diameter: 7.50 in
 Invert Elevation: 882.90 ft
 Coefficient: 0.60
 Number of Openings: 1

Calculation Result
 Headwater Elevation: 885.50 ft
 Tailwater Elevation: 0.00 ft
 Discharge: 2.2332 cfs
 Velocity: 7.28 ft/s

Allowable > Actual : 2.36 cfs > 0.04 + 2.23 cfs

LOCATION	Inlet	Drainage Area	Outlet	AREA		Incr. Cx/A	Sum Cx/A	TIME			Intensity "I" in/hr	Q Req. CFS	DESIGN PROFILE					T/C			
				Incr. Acres	Total Acres			To Inlet Tl min	In Pipe Tp min	Total Tc min			Pipe Size Inches	"n" Value	Slope in %	V ft/sec	Q CFS		Pipe Length	Invert Up end	Invert Lo end
CB-1	1	CB-2	0.18	0.18	0.90	0.16	0.16	5.0	0.00	5.0	6.99	1.13	12	0.013	1.00	4.55	3.57	47	884.10	883.63	887.10
CB-2	2	CB-3	0.04	0.22	0.90	0.04	0.20	5.0	0.30	5.3	6.99	1.38	12	0.013	1.00	4.55	3.57	32	883.63	883.31	887.10
CB-3	3	CB-5	0.07	0.29	0.90	0.06	0.26	5.0	0.00	5.0	6.99	1.82	12	0.013	1.00	4.55	3.57	73	883.31	882.58	887.10
CB-4	4	CB-5	0.02	0.02	0.90	0.02	0.02	5.0	0.60	5.6	6.99	0.13	12	0.013	1.00	4.55	3.57	19	883.70	883.51	886.70
CB-5	5	DET	0.04	0.35	0.90	0.04	0.32	5.0	0.00	5.0	6.99	2.20	12	0.013	1.00	4.55	3.57	1	882.58	882.57	887.10
CB-6	6	CB-7	0.11	0.11	0.90	0.10	0.10	5.0	0.30	5.3	6.99	0.69	12	0.013	1.00	4.55	3.57	48	885.00	884.52	888.00
CB-7	7	CB-8	0.08	0.19	0.90	0.07	0.17	5.0	0.60	5.6	6.99	1.20	12	0.013	1.00	4.55	3.57	73	884.52	883.79	888.00
CB-8	8	CB-9	0.10	0.29	0.90	0.09	0.26	5.0	0.90	5.9	6.99	1.82	12	0.013	1.00	4.55	3.57	33	883.79	883.46	887.50
CB-9	9	DET	0.11	0.40	0.90	0.10	0.36	5.0	1.20	6.2	6.99	2.52	12	0.013	1.00	4.55	3.57	1	883.46	883.45	887.10
CB-10	10	DET	0.10	0.85	0.90	0.09	0.77	5.0	1.50	6.5	6.99	5.35	15	0.013	1.00	5.28	6.48	1	882.57	882.56	887.10

STORM & DETENTION PLAN



3 WORKING DAYS
 BEFORE YOU DIG
 UTILITIES PROTECTION SERVICE

DATE: _____ BY: _____

NO. DESCRIPTION AND/OR ISSUES

1

STATE OF INDIANA
 STEVEN J. LEESMAN
 PE 19700683
 PROFESSIONAL ENGINEER

DUTCH BROS COFFEE-BROWNSBURG, IN
 9086 E. 56TH STREET
 BROWNSBURG, IN 46112

LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

SJL
 engineers

DRAWING TITLE
STORM & DETENTION PLAN

PROJ. NO. DATE
 D.B. 1-28-26
 DRAWN CHECKED
 TMD SJL

DRAWING NO.
DET

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



DUTCH BROTHERS

BROWNSBURG, IN, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

