

**DEPARTMENT OF ENGINEERING**  
**PUBLIC WORKS – STORMWATER MANAGEMENT**  
**CITY OF PLYMOUTH, INDIANA**  
**900 OAKHILL AVENUE - P.O. BOX 492**  
**PLYMOUTH, IN 46563**

Philip R. 'Rick' Gaul, P.E.  
City Engineer

PHONE 574-936-3614  
FAX 574-936-3017

**MEETING NOTES:**

**DATE: 10-12-2021**

=====

**AGENDA ITEMS:**

9:00 Historic District Solar Panels – Timothy Peters

9:15 1027 N Walnut Street- Ralph Booker

9:30 Hampton Inn – Dave Miller, Laura Walls, Terry Lang

Riverside Commons Plymouth - Discussion

**ATTENDANCE: SEE ATTACHED ATTENDANCE SHEET**

**MEETING NOTES:**

**Historic District Solar Panels**

**Project Summary**

- Timothy Peters wants to add solar panels to the south roof slope of his garage.
- The lot is in a Historic District Overlay
- Panels useful life is 30+ years
- Power is 6.3 kilowatt
- Upon decommission the panels will need to be removed within 150 days

**Planning**

- The panels are not to be seen from the public street
- Wellspring will be the Installer
- Owner will want to check with NIPSCO
- Need a Building Permit – the Building Commissioner will want a drawing so he can check the panel placement
- Please talk to the Building Commissioner regarding follow up items on the project

**Emergency Services**

- No comment

**Transportation**

- No comment

**Utilities**

- No comment

**Drainage**

- No comment

**General**

- No comment

**1027 W Walnut Street Minor Subdivision****Project Summary**

- Langdon request for a variance on a property on the SW corner of North & Walnut
- Currently two houses have been built on the same lot and a property split is desired.

**Planning**

- Approvals have already been received from the BZA

**Emergency Services**

- No comment

**Transportation**

- Parking is not permitted off North Street
- This is a general enforcement item

**Utilities**

- The Utilities need to be separated and will need to be checked by the home owner(s)
- The water(s) services may be traced however the sewer service(s) will need a private locator.

**Drainage**

- No comment

**General**

- No comment

**Hampton Inn****Project Summary**

- Terry Lang noted that revisions were needed on the drawings
- The project was put on hold due to COVID
- Original work was with Jerry Chalvez

- The presence of a utility easement has caused problems with parking and drainage. Possibly lose 12 parking spaces
- They plan to use the existing curb cuts for the entrance drive
- The culvert needs to be upsized
- Developer needs to check with Marshall County Surveyor for the acceptable culvert size (possibly a box culvert)?
- Remove the west entrance from the western property.
- The east entrance, to the aquatic center, needs to be either removed or an agreement made for the use of the east aquatic center entrance. Possibly a cross-access easement

### **Planning**

- See the Zoning Ordinance pages 162, 163, & 164 for landscape requirements
- See the Zoning Ordinance pages 124, 125, & 126 exterior lighting requirements
- For variances regarding road screening talk with the Building Commissioner.
- Four signs are allowed
- Plan Commission filing and BZA filing due on the 15<sup>th</sup> of each month or the Friday before if the 15<sup>th</sup> falls on a weekend. For the first Tuesday of the Month meetings for both the PC 7:00 pm and the BZA meetings 7:30 pm or directly after the PC meeting.
- The site is expected to be in the airport overlay district w/maximum height of 45' see the Zoning Ordinance for more details.
- Cut off lighting is required with light remaining on the site. See the Zoning Ordinance for details.

### **Emergency Services**

- No comment

### **Transportation**

- Remove the west entrance from the western property
- Plan to use the existing curb cuts
- The east entrance, to the aquatic center, needs to be either removed or an agreement made for the use of the east aquatic center entrance

### **Utilities**

- There is a large water main in an easement that needs to maintain a minimum 5' of cover
- There was a question regarding a manhole to the West. The Utility Superintendent is researching the possible manhole west of the property
- The Water & Sewer usage needs to be submitted to the Utility Superintendent for connection fees, water/domestic services, & fire protection.

- Water and Sewer taps are to be provided by the Owner/Developer.

### **Drainage**

- Detention pond emergency over the bank overflow is not permitted by Marshall County.
- Normally use a tee shaped outlet/overflow inlet for the overflow. Construct the overflow as instructed by Marshall County Surveyor
- Check with the Marshall County Surveyor for a proposed outlet
- The aquatic center basin was oversized to address the drainage on that property for the construction of a hotel. This area is currently vacant. General discussions were made to look into the use of the land
- Question was ask about underground storage. It was noted by the Developer's Representative that it was too expensive.
- The submission of the drainage plan is three tiered: application, checklist, review fee. See [www.plymouthin.com/departments/division.php?structureid=57](http://www.plymouthin.com/departments/division.php?structureid=57)
- The Drainage Plan and the SWPPP reviews will be performed by the City of Plymouth's consultant.

### **General**

- Lawson-Fisher performed a drainage study for the ditch to determine flow and culvert requirements
- MCEDC is the Owner of the aquatic center lot and the parking area lot.
- Michael Maust is the architect for the project

### **Riverside Commons Plymouth**

#### **Project Summary**

- Plans were submitted late yesterday afternoon. There appear to be some changes required. Drawings are attached for your review and possible a TRC meeting at the end of the month?

**END OF MEETING**

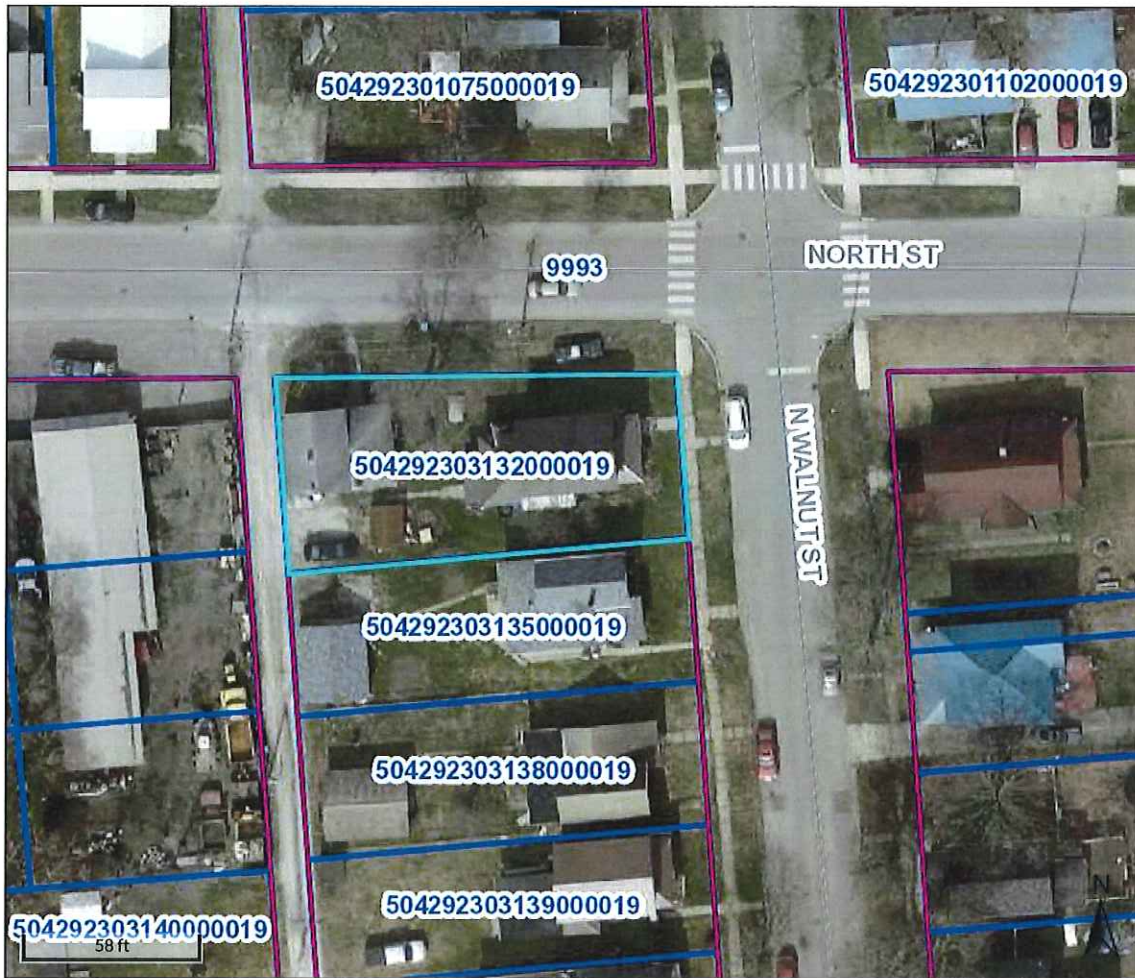
[illegible]



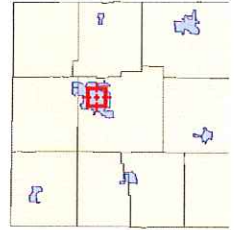








#### Overview



#### Legend

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	504292303132000019	Alternate ID	0170321600	Owner Address	LANGDON DAVID & MICHELLE
Sec/Twp/Rng	92-34-2	Class	Two Family Dwelling Platted		13222 NUTMEG TRAIL
Property Address	1027 N WALNUT ST PLYMOUTH	Acreage	n/a		PLYMOUTH, IN 46563

District PLYMOUTH-CENTER

Brief Tax Description ACREAGE:

AUDITOR DESC: NILES & SERING PRT LOT 43 N 50' E126'

LEGAL DESC: PART OF LOT 43 NILES & SERINGS PART COM AT NE COR OF OL 43 NILES & SERINGS TH NWLY TO ALLEY TH S 59 TH E 126TH N 50 TO POB TR SOMETIMES DES AS N 50 OF E 126 OF OL 43 NILES & SER

(Note: Not to be used on legal documents)

Date created: 10/13/2021  
Last Data Uploaded: 10/13/2021 4:00:57 AM

Developed by  **Schneider**  
GEOSPATIAL

# FINAL SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA.  
**HAMPTON INN – PLYMOUTH, INDIANA**

OWNER:  
VANVATOR FARMS, INC.  
PO BOX 1167  
PLYMOUTH, INDIANA 46563

DEVELOPER:  
MARSHALL COUNTY ECONOMIC  
DEVELOPMENT CORPORATION  
JERRY CHAVEZ, PRESIDENT/CEO  
2864 MILLER DRIVE  
PLYMOUTH, INDIANA 46563  
574-935-8499  
JERRY@MARSHALLCOUNTYEDC.ORG

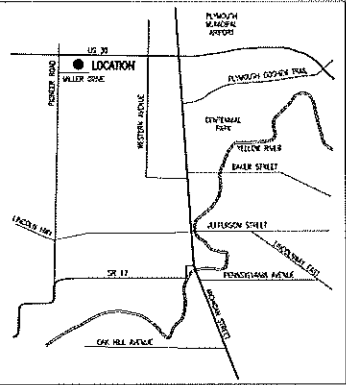
**DESCRIPTION:**  
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA AND BEING MORE PARTICULARLY  
DESCRIBED AS LOT 1 OF VAN VATOR FARMS, INC. P.U.D. PHASE IV

**NOTES:**  
1. PROPERTY ADDRESS: VACANT LAND, EAST AND ADJACENT TO 2882 MILLER DRIVE, PLYMOUTH, INDIANA  
2. CURRENT ZONING: C-3 CORRIDOR COMMERCIAL DISTRICT. ALL C-3 CORRIDOR COMMERCIAL DISTRICT  
HEIGHT, AREA AND DEVELOPMENTAL REGULATION SHALL BE ADHERE TO UNLESS THE PROPER VARIANCES  
ARE GRANTED BY THE CITY OF PLYMOUTH BOARD OF ZONING APPEALS.  
3. CURRENT USE: VACANT  
4. PROPOSED USE: HOTEL – 4 STORY, 91 ROOMS  
5. BUILDING SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

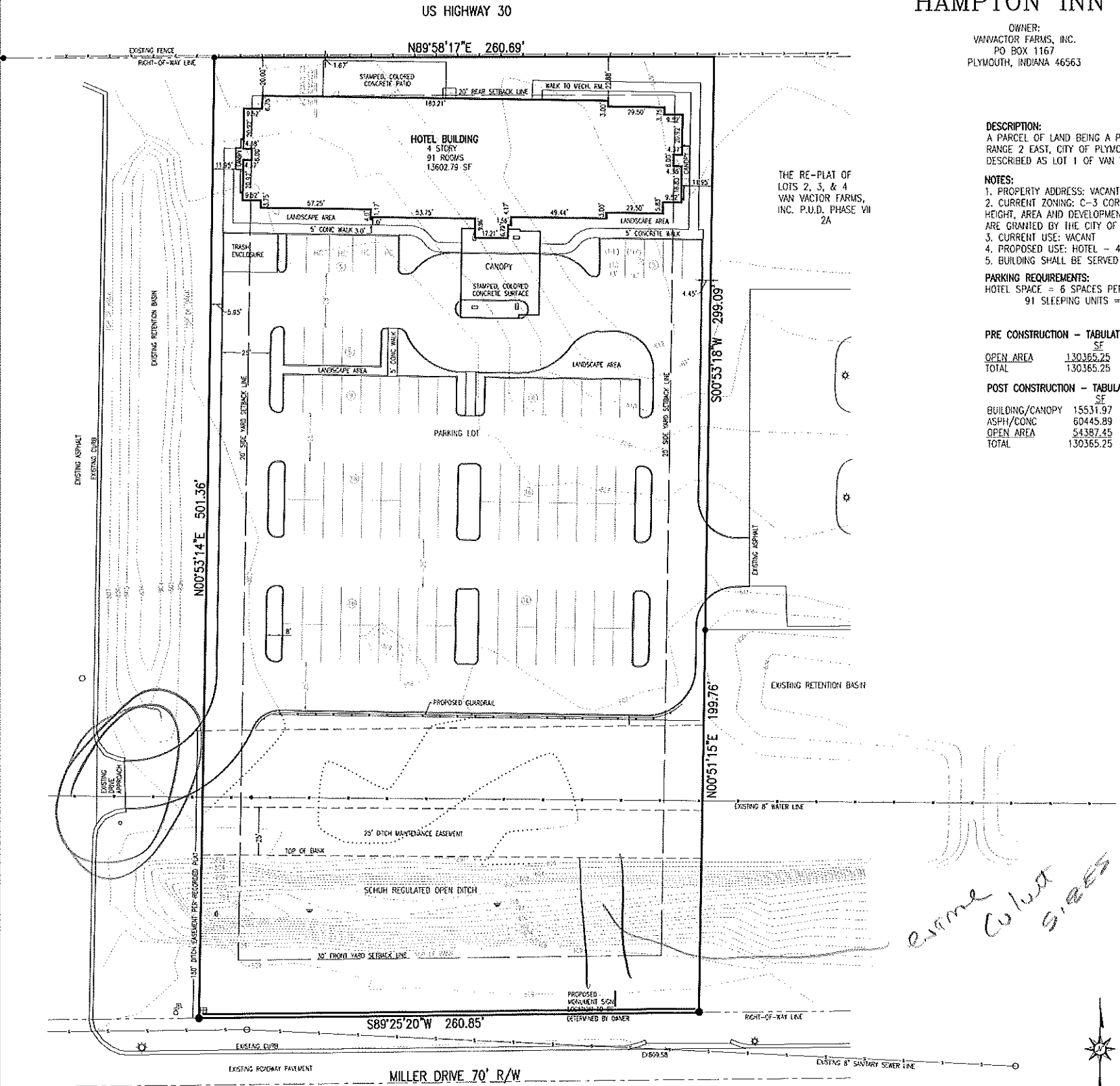
**PARKING REQUIREMENTS:**  
HOTEL SPACE = 6 SPACES PER SLEEPING UNIT  
91 SLEEPING UNITS = 91 SPACES REQUIRED  
100 SPACES SUPPLIED (5 HANDICAP)

PRE CONSTRUCTION – TABULATED DATA			
	SF	ACREAGE	%
OPEN AREA	130365.25	2.99	100.00
TOTAL	130365.25	2.99	100.00

POST CONSTRUCTION – TABULATED DATA			
	SF	ACREAGE	%
BUILDING/CANOPY	15531.97	0.37	11.91
ASPH/CONC	60445.89	1.39	46.37
OPEN AREA	54387.45	1.25	41.72
TOTAL	130365.25	2.99	100.00



VICINITY MAP  
NOT TO SCALE



*same color sheets*

- LEGEND**
- SIGN
  - CLEANOUT
  - MANHOLE
  - ⊕ TELEPHONE PEDESTAL
  - ⊞ ELECTRIC BOX
  - ⊙ LIGHT
  - PROPERTY IRON FOUND
  - ⊕ TELEPHONE PEDESTAL
  - ⊙ UNKNOWN CLEANOUT

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

*Terance D. Lang*  
TERANCE D. LANG, PS No. 80040523



## SITE PLAN



Long, Feeney & Associates, Inc.  
715 S. Michigan Street  
South Bend, Indiana 46601  
Phone (574) 233-1841

Land Surveyors • Soil Scientists	
Scale 1" = 30'	Drawn JUS
Date 3-30-21	Job Name Hampton Inn - Plymouth
Rev.	Job No. 140-65

# FINAL SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA.

## HAMPTON INN - PLYMOUTH, INDIANA

OWNER:  
VANVATOR FARMS, INC.  
PO BOX 1167  
PLYMOUTH, INDIANA 46563

DEVELOPER:  
MARSHALL COUNTY ECONOMIC  
DEVELOPMENT CORPORATION  
JERRY CHAVEZ, PRESIDENT/CEO  
2864 MILLER DRIVE  
PLYMOUTH, INDIANA 46563  
574-935-8499  
JERRY@MARSHALLCOUNTYEDC.ORG

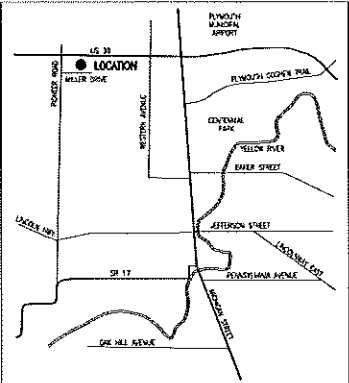
**DESCRIPTION:**  
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA AND BEING MORE PARTICULARLY  
DESCRIBED AS LOT 1 OF VAN VATOR FARMS, INC. P.U.D. PHASE IV

**NOTES:**  
1. PROPERTY ADDRESS: VACANT LAND, EAST AND ADJACENT TO 2882 MILLER DRIVE, PLYMOUTH, INDIANA  
2. CURRENT ZONING: C-3 CORRIDOR COMMERCIAL DISTRICT. ALL C-3 CORRIDOR COMMERCIAL DISTRICT  
HEIGHT, AREA AND DEVELOPMENTAL REGULATION SHALL BE ADHERE TO UNLESS THE PROPER VARIANCES  
ARE GRANTED BY THE CITY OF PLYMOUTH BOARD OF ZONING APPEALS.  
3. CURRENT USE: VACANT  
4. PROPOSED USE: HOTEL - 4 STORY, 91 ROOMS  
5. BUILDING SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

**PARKING REQUIREMENTS:**  
HOTEL SPACE = 6 SPACES PER SLEEPING UNIT  
91 SLEEPING UNITS = 91 SPACES REQUIRED  
100 SPACES SUPPLIED (5 HANDICAP)

PRE CONSTRUCTION - TABULATED DATA			
	SF	ACREAGE	%
OPEN AREA	130365.25	2.99	100.00
TOTAL	130365.25	2.99	100.00

POST CONSTRUCTION - TABULATED DATA			
	SF	ACREAGE	%
BUILDING/CANOPY	15531.97	0.37	11.91
ASPH/CONC	60445.89	1.39	46.37
OPEN AREA	54387.45	1.25	41.72
TOTAL	130365.25	2.99	100.00



VICINITY MAP  
NOT TO SCALE

### PRE CONSTRUCTION DRAINAGE CALCULATIONS

$$\begin{aligned} C_{TOTAL} &= C_{OPEN} \\ &= 2.99 (0.07) \\ &= 0.07 \end{aligned}$$

$$\begin{aligned} Q &= CIA \\ &= 0.07(0.233)(2.99) \\ &= 0.049 \text{ CFS} \end{aligned}$$

$$\begin{aligned} \text{STORAGE REQUIRED} &= 0.049(24)(3600) \\ &= 4213.46(1.06) \\ &= 4466.27 \text{ CU FT REQUIRED} \end{aligned}$$

### POST CONSTRUCTION DRAINAGE CALCULATIONS

$$\begin{aligned} C_{TOTAL} &= C_{Bldg} + C_{Asph} + C_{Open} \\ &= 0.37 (0.96) + 1.39 (0.90) + 1.25 (0.07) \\ &= 0.119 + 0.418 + 0.029 \\ &= 0.566 \end{aligned}$$

$$\begin{aligned} Q &= CIA \\ &= 0.566(0.233)(2.99) \\ &= 0.394 \text{ CFS} \end{aligned}$$

$$\begin{aligned} \text{STORAGE REQUIRED} &= 0.394(24)(3600) \\ &= 34068.84(1.06) \\ &= 36112.97 \text{ CU FT REQUIRED} \end{aligned}$$

$$\begin{aligned} \text{STORAGE PROVIDED} &= \frac{\text{AREA TOP} + \text{AREA BOTTOM}}{2} (\text{DEPTH}) \\ &= \frac{1111.37 + 9811.41}{2} (4.5') \\ &= 24576.25 \text{ CF PROVIDED} \end{aligned}$$

BASIN DATA  
TOP OF BASIN: 806.5  
BOTTOM OF BASIN: 802  
BASIN DEPTH: 4.5'  
4:1 SIDE SLOPES

### LEGEND

- 1 SIGN
- CLEANOUT
- MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊞ ELECTRIC BOX
- ⊙ LIGHT
- PROPERTY IRON FOUND
- ⊞ TELEPHONE PEDESTAL
- ⊙ UNKNOWN CLEANOUT

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

*Terance D. Lang*  
TERANCE D. LANG, PS No. 80040523

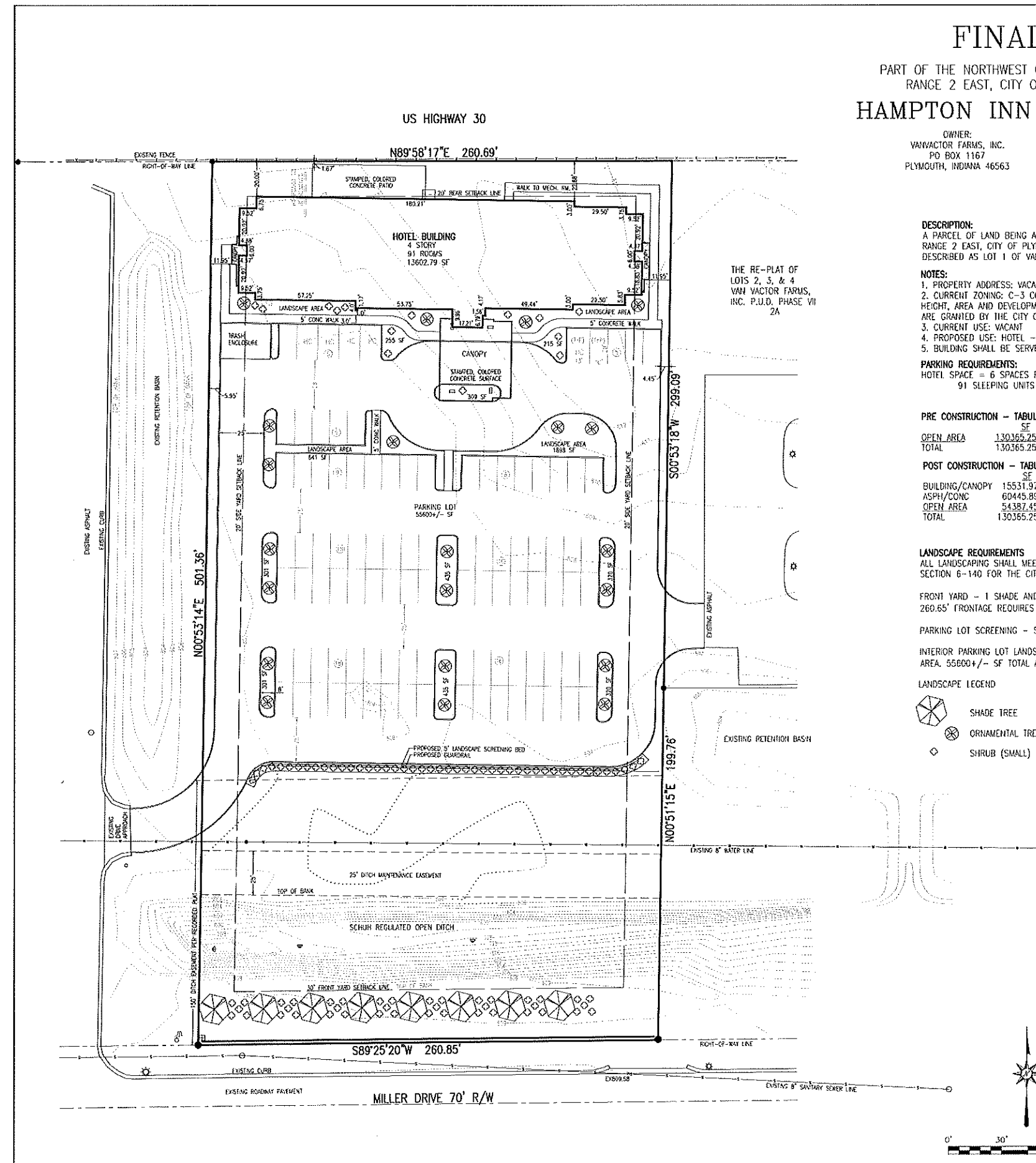


### DRAINAGE PLAN



Lang, Feeney & Associates, Inc.  
715 S. Michigan Street  
South Bend, Indiana 46601  
Phone (574) 233-1841

Land Surveyors • Soil Scientists	
Scale 1" = 30'	Drawn JWS
Date 3-30-21	Job Name Hampton Inn - Plymouth
Rev.	Job No.
Rev.	140-65.D



# FINAL SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA.

## HAMPTON INN – PLYMOUTH, INDIANA

OWNER:  
VANVATOR FARMS, INC.  
PO BOX 1167  
PLYMOUTH, INDIANA 46563

DEVELOPER:  
MARSHALL COUNTY ECONOMIC  
DEVELOPMENT CORPORATION  
JERRY CHAVEZ, PRESIDENT/CEO  
2864 MILLER DRIVE  
PLYMOUTH, INDIANA 46563  
574-935-8499  
JERRY@MARSHALLCOUNTYEDC.ORG

**DESCRIPTION:**  
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA AND BEING MORE PARTICULARLY  
DESCRIBED AS LOT 1 OF VAN VATOR FARMS, INC. P.U.D. PHASE IV

**NOTES:**  
1. PROPERTY ADDRESS: VACANT LAND, EAST AND ADJACENT TO 2882 MILLER DRIVE, PLYMOUTH, INDIANA  
2. CURRENT ZONING: C-3 CORRIDOR COMMERCIAL DISTRICT. ALL C-3 CORRIDOR COMMERCIAL DISTRICT  
HEIGHT, AREA AND DEVELOPMENTAL REGULATION SHALL BE ADHERE TO UNLESS THE PROPER VARIANCES  
ARE GRANTED BY THE CITY OF PLYMOUTH BOARD OF ZONING APPEALS.  
3. CURRENT USE: VACANT  
4. PROPOSED USE: HOTEL – 4 STORY, 91 ROOMS  
5. BUILDING SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

**PARKING REQUIREMENTS:**  
HOTEL SPACE = 6 SPACES PER SLEEPING UNIT  
91 SLEEPING UNITS = 91 SPACES REQUIRED  
100 SPACES SUPPLIED (5 HANDICAP)

PRE CONSTRUCTION – TABULATED DATA			
	SF	ACREAGE	%
OPEN AREA	130365.25	2.99	100.00
TOTAL	130365.25	2.99	100.00

POST CONSTRUCTION – TABULATED DATA			
	SF	ACREAGE	%
BUILDING/CANOPY	15531.97	0.37	11.91
ASPH/CONC	60445.89	1.39	46.37
OPEN AREA	54387.45	1.25	41.72
TOTAL	130365.25	2.99	100.00

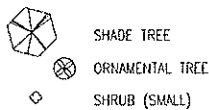
**LANDSCAPE REQUIREMENTS**  
ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE,  
SECTION 6-140 FOR THE CITY OF PLYMOUTH.

FRONT YARD – 1 SHADE AND 5 SHRUBS FOR EVERY 35' OF STREET FRONTAGE.  
260.65' FRONTAGE REQUIRES 8 SHADE TREES AND 38 SHRUBS.

PARKING LOT SCREENING – SHRUB (SMALL) HEDGE SCREENING

INTERIOR PARKING LOT LANDSCAPING – 8% OF THE TOTAL AREA MUST BE PLANTING  
AREA: 55600 +/- SF TOTAL AREA = 4448 SF REQUIRED, 4651 SF SUPPLIED

### LANDSCAPE LEGEND

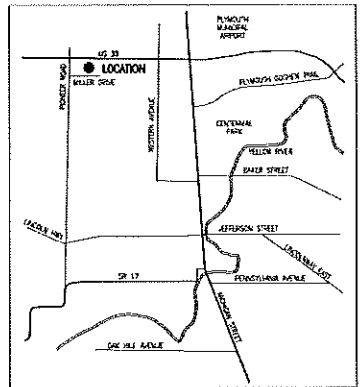


### LEGEND

- 1 SIGN
- CLEANOUT
- MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊞ ELECTRIC BOX
- ⊙ LIGHT
- PROPERTY IRON FOUND
- ⊞ TELEPHONE PEDESTAL
- ⊙ UNKNOWN CLEANOUT

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

*Terance D. Lang*  
TERANCE D. LANG, PS No. 80040523

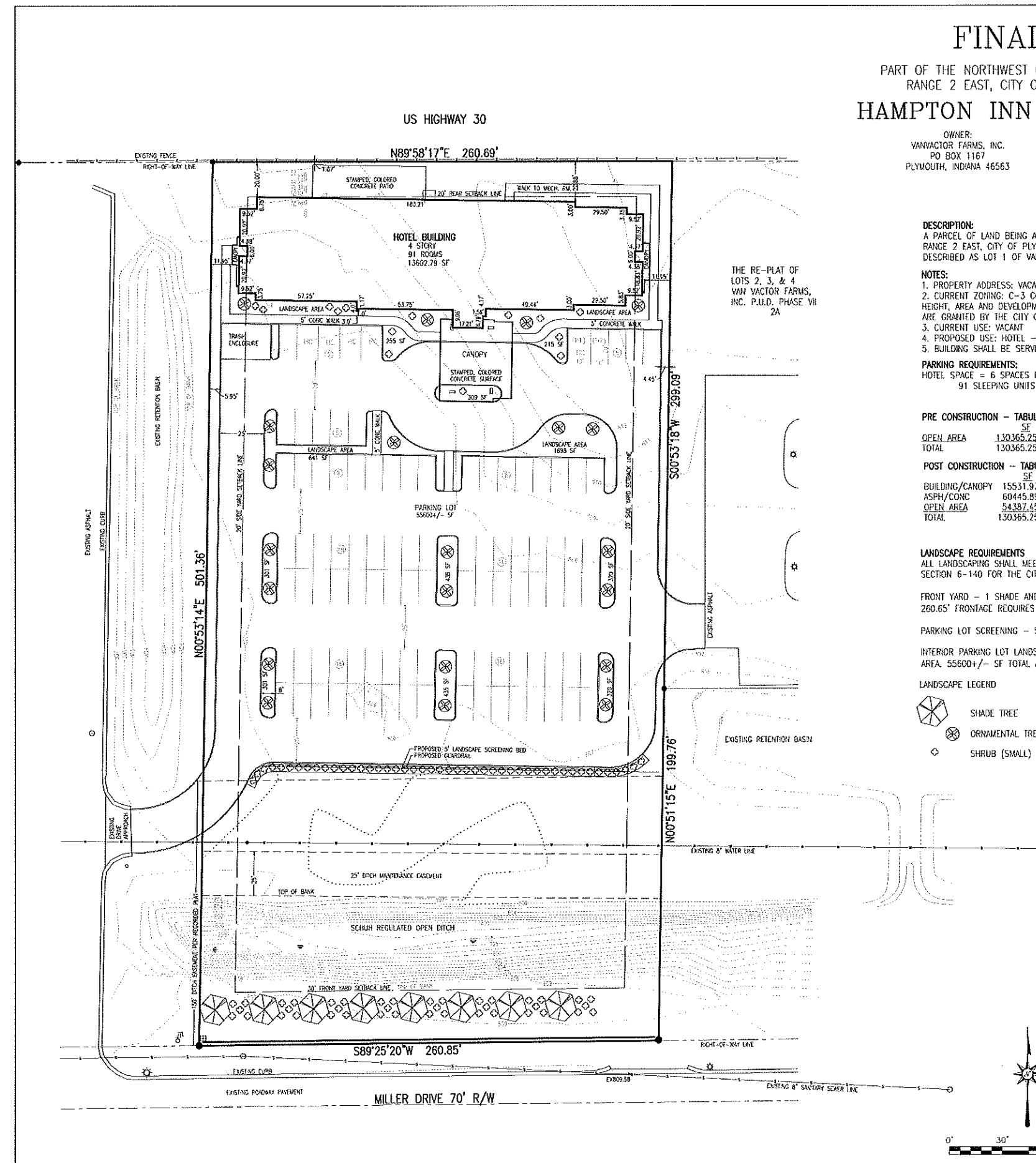


VICINITY MAP  
NOT TO SCALE

### LANDSCAPE PLAN

		Lang, Feeney & Associates, Inc. 715 S. Michigan Street South Bend, Indiana 46601 Phone (574) 233-1841	
Scale 1" = 30'		Drawn JVS	
Date 3-30-21		Job Name Hampton Inn-Plymouth	
Rev.		Job No.	
Rev.		140-65.1S	





# FINAL SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA.

## HAMPTON INN – PLYMOUTH, INDIANA

OWNER:  
VANVATOR FARMS, INC.  
PO BOX 1167  
PLYMOUTH, INDIANA 46563

DEVELOPER:  
MARSHALL COUNTY ECONOMIC  
DEVELOPMENT CORPORATION  
JERRY CHAVEZ, PRESIDENT/CEO  
2864 MILLER DRIVE  
PLYMOUTH, INDIANA 46563  
574-935-8499  
JERRY@MARSHALLCOUNTYEDC.ORG

**DESCRIPTION:**  
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA AND BEING MORE PARTICULARLY  
DESCRIBED AS LOT 1 OF VAN VATOR FARMS, INC. P.U.D. PHASE IV

**NOTES:**  
1. PROPERTY ADDRESS: VACANT LAND, EAST AND ADJACENT TO 2882 MILLER DRIVE, PLYMOUTH, INDIANA  
2. CURRENT ZONING: C-3 CORRIDOR COMMERCIAL DISTRICT. ALL C-3 CORRIDOR COMMERCIAL DISTRICT  
HEIGHT, AREA AND DEVELOPMENTAL REGULATION SHALL BE ADHERE TO UNLESS THE PROPER VARIANCES  
ARE GRANTED BY THE CITY OF PLYMOUTH BOARD OF ZONING APPEALS.  
3. CURRENT USE: VACANT  
4. PROPOSED USE: HOTEL – 4 STORY, 91 ROOMS  
5. BUILDING SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

**PARKING REQUIREMENTS:**  
HOTEL SPACE = 6 SPACES PER SLEEPING UNIT  
91 SLEEPING UNITS = 91 SPACES REQUIRED  
100 SPACES SUPPLIED (5 HANDICAP)

PRE CONSTRUCTION – TABULATED DATA			
	SF	ACREAGE	%
OPEN AREA	130365.25	2.99	100.00
TOTAL	130365.25	2.99	100.00

POST CONSTRUCTION – TABULATED DATA			
	SF	ACREAGE	%
BUILDING/CANOPY	15531.97	0.37	11.91
ASPH/CONC	60445.89	1.39	46.37
OPEN AREA	54387.45	1.25	41.72
TOTAL	130365.25	2.99	100.00

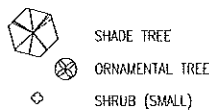
**LANDSCAPE REQUIREMENTS**  
ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE,  
SECTION 6-140 FOR THE CITY OF PLYMOUTH.

FRONT YARD – 1 SHADE AND 5 SHRUBS FOR EVERY 35' OF STREET FRONTAGE.  
260.65' FRONTAGE REQUIRES 8 SHADE TREES AND 38 SHRUBS.

PARKING LOT SCREENING – SHRUB (SMALL) HEDGE SCREENING

INTERIOR PARKING LOT LANDSCAPING – 8% OF THE TOTAL AREA MUST BE PLANTING  
AREA: 55600+/- SF TOTAL AREA = 4448 SF REQUIRED, 4651 SF SUPPLIED

### LANDSCAPE LEGEND

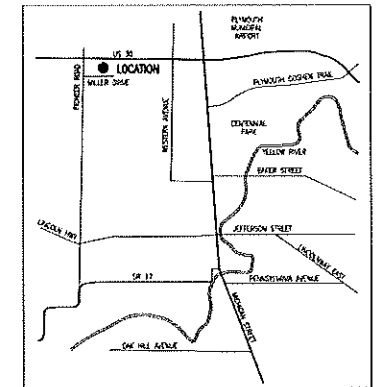


### LEGEND

- 1 SIGN
- CLEANOUT
- MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊞ ELECTRIC BOX
- ☆ LIGHT
- PROPERTY IRON FOUND
- ⊞ TELEPHONE PEDESTAL
- ⊞ UNKNOWN CLEANOUT

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

*Terance D. Lang*  
TERANCE D. LANG, PS No. 80040523



VICINITY MAP  
NOT TO SCALE

### LANDSCAPE PLAN

**Lang, Feeney & Associates, Inc.**  
715 S. Michigan Street  
South Bend, Indiana 46601  
Phone (574) 233-1841

Land Surveyors • Soil Scientists	
Scale: 1" = 30'	Drawn: JVS
Date: 3-30-21	Job Name: Hampton Inn - Plymouth
Rev:	Job No. 140-65.1S
Rev:	



SHEET 3

# FINAL SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA.  
**HAMPTON INN - PLYMOUTH, INDIANA**

OWNER:  
VANVATOR FARMS, INC.  
PO BOX 1167  
PLYMOUTH, INDIANA 46563

DEVELOPER:  
MARSHALL COUNTY ECONOMIC  
DEVELOPMENT CORPORATION  
JERRY CHAVEZ, PRESIDENT/CEO  
2864 MILLER DRIVE  
PLYMOUTH, INDIANA 46563  
574-935-8499  
JERRY@MARSHALLCOUNTYEDC.ORG

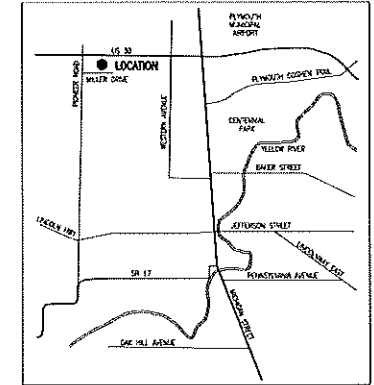
**DESCRIPTION:**  
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA AND BEING MORE PARTICULARLY  
DESCRIBED AS LOT 1 OF VAN VATOR FARMS, INC. P.U.D. PHASE IV

**NOTES:**  
1. PROPERTY ADDRESS: VACANT LAND, EAST AND ADJACENT TO 2882 MILLER DRIVE, PLYMOUTH, INDIANA  
2. CURRENT ZONING: C-3 CORRIDOR COMMERCIAL DISTRICT. ALL C-3 CORRIDOR COMMERCIAL DISTRICT  
HEIGHT, AREA AND DEVELOPMENTAL REGULATION SHALL BE ADHERE TO UNLESS THE PROPER VARIANCES  
ARE GRANTED BY THE CITY OF PLYMOUTH BOARD OF ZONING APPEALS.  
3. CURRENT USE: VACANT  
4. PROPOSED USE: HOTEL - 4 STORY, 91 ROOMS  
5. BUILDING SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

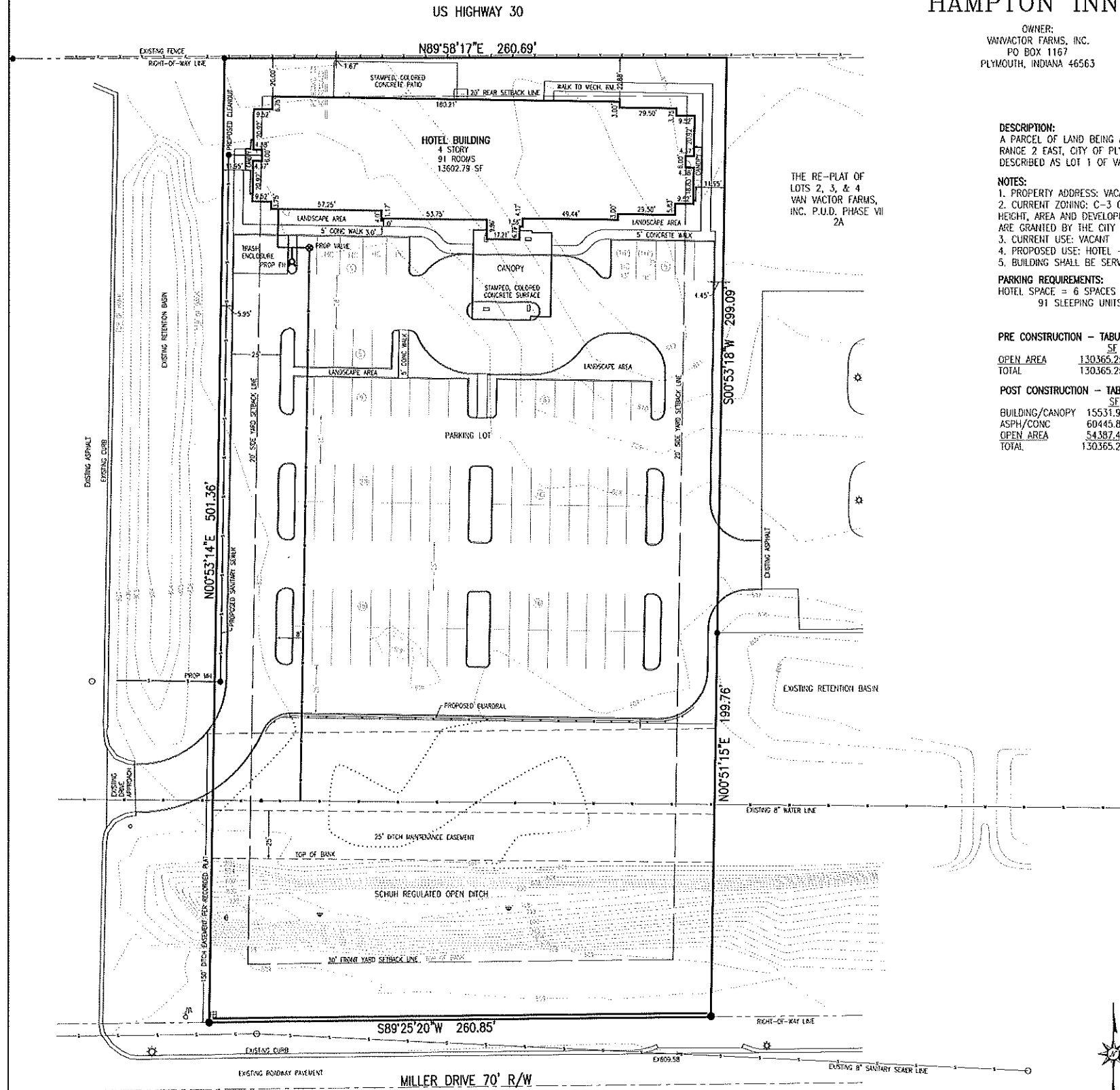
**PARKING REQUIREMENTS:**  
HOTEL SPACE = 6 SPACES PER SLEEPING UNIT  
91 SLEEPING UNITS = 91 SPACES REQUIRED  
100 SPACES SUPPLIED (5 HANDICAP)

PRE CONSTRUCTION - TABULATED DATA			
	SF	ACREAGE	%
OPEN AREA	130365.25	2.99	100.00
TOTAL	130365.25	2.99	100.00

POST CONSTRUCTION - TABULATED DATA			
	SF	ACREAGE	%
BUILDING/CANOPY	15531.97	0.37	11.91
ASPH/CONC	60445.89	1.39	46.37
OPEN AREA	54387.45	1.25	41.72
TOTAL	130365.25	2.99	100.00



VICINITY MAP  
NOT TO SCALE



## LEGEND

- 1 SIGN
- CLEANOUT
- MANHOLE
- ⊗ TELEPHONE PEDESTAL
- ⊞ ELECTRIC BOX
- ⊙ LIGHT
- PROPERTY IRON FOUND
- ⊞ TELEPHONE PEDESTAL
- ⊙ UNKNOWN CLEANOUT

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

*Terrence D. Lang*  
TERRENCE D. LANG, PS No. 80040523



## SANITARY SEWER & WATER

**Lang, Feeney & Associates, Inc.**  
715 S. Michigan Street  
South Bend, Indiana 46601  
Phone (574) 233-1841

Land Surveyors		Soil Scientists	
Scale 1" = 30'	Drawn JWS	Job Name Hampton Inn - Plymouth	Job No. 140-65.SW
Date 3-30-21			
Rev.			
Rev.			

SHEET 4

# FINAL SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA.  
**HAMPTON INN – PLYMOUTH, INDIANA**

OWNER:  
VANVATOR FARMS, INC.  
PO BOX 1167  
PLYMOUTH, INDIANA 46563

DEVELOPER:  
MARSHALL COUNTY ECONOMIC  
DEVELOPMENT CORPORATION  
JERRY CHAVEZ, PRESIDENT/CEO  
2864 MILLER DRIVE  
PLYMOUTH, INDIANA 46563  
574-935-8499  
JERRY@MARSHALLCOUNTYEDC.ORG

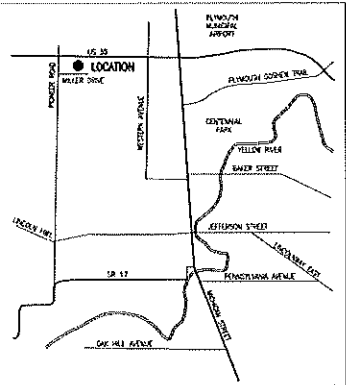
DESCRIPTION:  
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH,  
RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA AND BEING MORE PARTICULARLY  
DESCRIBED AS LOT 1 OF VAN VATOR FARMS, INC. P.U.D. PHASE IV

NOTES:  
1. PROPERTY ADDRESS: VACANT LAND, EAST AND ADJACENT TO 2882 MILLER DRIVE, PLYMOUTH, INDIANA  
2. CURRENT ZONING: C-3 CORRIDOR COMMERCIAL DISTRICT. ALL C-3 CORRIDOR COMMERCIAL DISTRICT  
HEIGHT, AREA AND DEVELOPMENTAL REGULATION SHALL BE ADHERE TO UNLESS THE PROPER VARIANCES  
ARE GRANTED BY THE CITY OF PLYMOUTH BOARD OF ZONING APPEALS.  
3. CURRENT USE: VACANT  
4. PROPOSED USE: HOTEL – 4 STORY, 91 ROOMS  
5. BUILDING SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

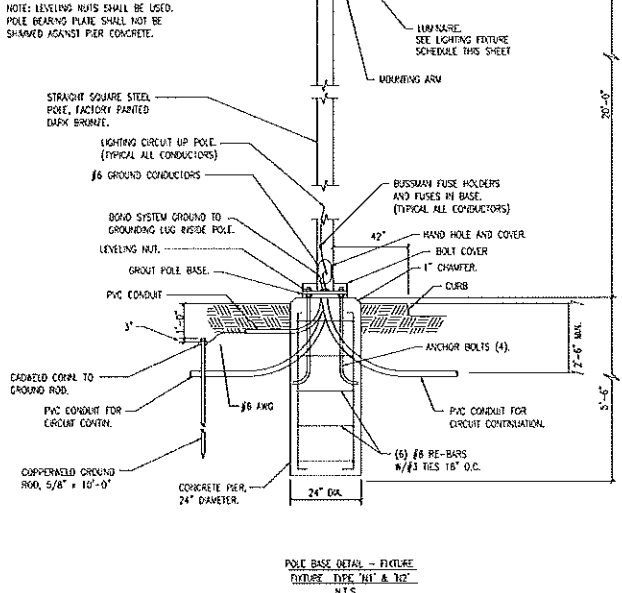
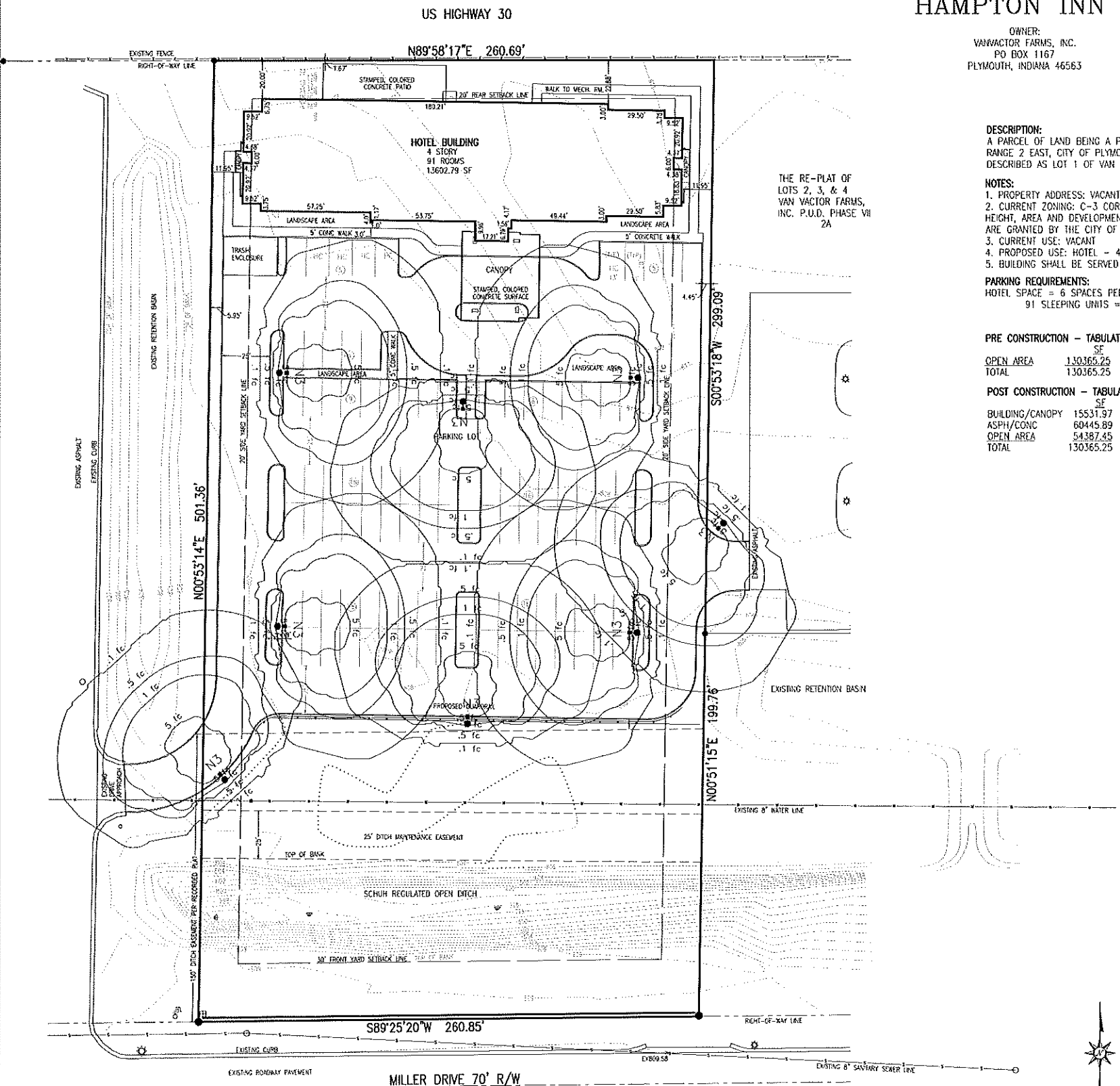
PARKING REQUIREMENTS:  
HOTEL SPACE = 6 SPACES PER SLEEPING UNIT  
91 SLEEPING UNITS = 91 SPACES REQUIRED  
100 SPACES SUPPLIED (5 HANDICAP)

PRE CONSTRUCTION – TABULATED DATA			
	SF	ACREAGE	%
OPEN AREA	130365.25	2.99	100.00
TOTAL	130365.25	2.99	100.00

POST CONSTRUCTION – TABULATED DATA			
	SF	ACREAGE	%
BUILDING/CANOPY	15531.97	0.37	11.91
ASPH/CONC	60445.89	1.39	46.37
OPEN AREA	54387.45	1.25	41.72
TOTAL	130365.25	2.99	100.00



VICINITY MAP  
NOT TO SCALE



- LEGEND
- 1 SIGN
  - CLEANOUT
  - MANHOLE
  - ⊕ TELEPHONE PEDESTAL
  - ⊞ ELECTRIC BOX
  - ★ LIGHT
  - PROPERTY IRON FOUND
  - ⊕ TELEPHONE PEDESTAL
  - ⊙ UNKNOWN CLEANOUT

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

*Terance D. Lang*  
TERANCE D. LANG, PS No. 80040523



**LIGHTING PLAN**

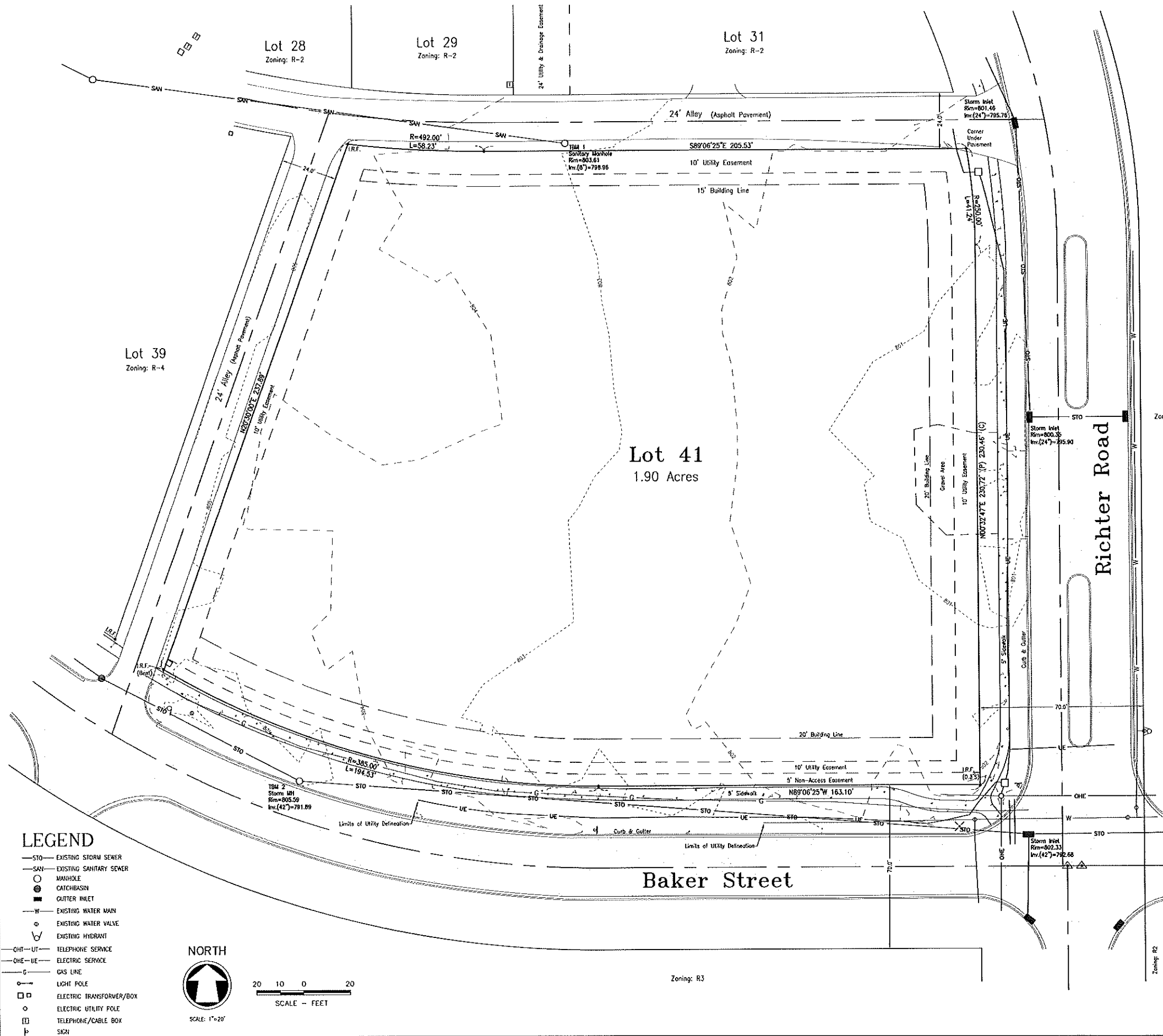
**LA** Lang, Feeney & Associates, Inc.  
715 S. Michigan Street  
South Bend, Indiana 46601  
Phone (574) 233-1841

Land Surveyors • Soil Scientists

Scale 1" = 30'  
Date 3-30-21  
Rev.

Drawn JMS  
Job Name Hampton Inn - Plymouth  
Job No. 140-65.1

ALTA/NSPS Land Title Survey



Legal Description:

Lot Numbered 41 in Riverside Meadows Planned Unit Development, Section One, Located in Fractional Section 33.334N-R2E & in the SW 1/4 of Section 34, T34N-R2E, City of Plymouth, a subdivision in Marshall County, Indiana, as per plat thereof recorded September 6, 2007, as Instrument No. 200705655 in the Office of the Recorder of Marshall County, Indiana.

First American Title Insurance Company, Commitment File Number NCS-1072597-RBY, dated June 07, 2021

Title Commitment Schedule B Part II Notes:

5.) See Plot for setbacks and easements.

ALTA Survey Optional Table A Items:

1. See report for monuments.
2. According to the National Flood Insurance Rate Map, Community No. 1809900131C, the parcel is in flood zone "X" area outside the 0.1% annual chance flood.
3. See plot for gross land area.
4. The topography shown, 1-foot contour intervals, is based on GPS observations using both Trimble R12 and SS Robotic Total Station.
5. Benchmark 1 (BM 1) is the existing sanitary sewer manhole on the North line of Lot 41. Benchmark 2 (BM 2) is the existing storm sewer manhole on the South line of Lot 41.
- 6a. Based on the City of Plymouth Zoning Map and the subdivision plat, see the following:  
Zone: NC (Neighborhood Commercial Overlay District)  
Setbacks: Front=20 feet, Side=10% of lot width or 10 feet whichever is less, Rear=15 feet.  
Max. building height=35 feet, Floor Area Ratio/Building Coverage=not specified.  
Parking: Subjective to type and number of development.
- 6b. See Plot for building setback lines.
- 6c. See Plot for substantial features observed.
- 11b. The location of utilities is based on observed evidence and as delineated by B11 Locating Service.

Wetland Note:

The website for Indiana Maps does not show any wetland areas on this parcel.

Zoning: R-2

Additional Title Commitment Notes:

- 1.) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:  
a) easements, other than the possibility of easements which were visible by physical evidence or as shown on the record plat at the time of this survey.  
b) building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, other than as shown on the plat.  
c) ownership or title.
- 2.) Declaration is made to the parties listed in the surveyor's certificate hereon and is not transferable to additional institutions or subsequent owners unless previously agreed to in written form.
- 3.) The location of underground utilities as shown hereon are based on above ground structures, field locations as located by the respective utility companies under Indiana underground utility protection law, and recorded drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon.

Surveyor's Report

Reference Survey:

- Riverside Meadows, PUD, Section 1.

Availability and Condition of Reference Monuments:

- This survey was based on the original monuments found as noted on plat, all monuments found were undisturbed, at grade, and in good condition unless otherwise noted on plat.
- I.R.F.=5/8" Iron Rod with Plymouth I.D. Cap.

Occupancy or Possession Lines:

- Occupancy and/or possession lines are as noted on the plat. None Observed.

Clarity or ambiguity of the record description used:

- There were no apparent discrepancies between the legal description of the parcel surveyed and the adjoining parcels.

Theory of Location:

- This is a Retracement Survey based on the above noted plat and the corners referenced on said plat.
- The plat did not mathematically close, the error appears to be on the 230.72' course.
- (P)=Distance per Plot, (C)=Distance per Calculation.

Survey Classification:

According to Title 865, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a SUBURBAN SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.

To: Sand Hill Farm, LLC and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6, 8 and 11b of Table A thereof.

The field work was completed on March 9, 2021. Date of Plot or Map: June 18, 2021.

I, David J. Tiemens, a Registered Land Surveyor in the State of Indiana, hereby state that I supervised the above Survey in accordance with Title 865 IAC 1-12, and that the Plat hereon drawn, to the best of my knowledge and belief, represents said survey.

David J. Tiemens, LS 29900020

REVISION		DATE	BY	FOR APPROVAL
1		10-01-21		
DESIGNED		N/A	DRAWN	CJS
CHECKED				DJT
ALTA/NSPS Land Title Survey Plymouth, Marshall County, Indiana Riverside Commons				
SHEET NO.		ALTA Survey		
C1				

Timmons Nagai Surveying & Engineering, LLC  
1 South Starke Street  
Hamlet, Indiana 46532  
Phone: 219-987-2828

Timmons Land Surveying, Inc. provides this plat as a representation of the survey. The plat is not a warranty of title. The surveyor's responsibility is to the client and not to the public. The surveyor's liability is limited to the amount of the fee paid for the survey. The surveyor's liability is not increased by the amount of the fee paid for the survey. The surveyor's liability is not increased by the amount of the fee paid for the survey.

LEGEND

- STO— EXISTING STORM SEWER
- SAN— EXISTING SANITARY SEWER
- MANHOLE
- CATCHBASIN
- CUTTER INLET
- W— EXISTING WATER MAIN
- EXISTING WATER VALVE
- ∇ EXISTING HYDRANT
- CHT—UT— TELEPHONE SERVICE
- CHE—UE— ELECTRIC SERVICE
- G— GAS LINE
- L— LIGHT POLE
- ELECTRIC TRANSFORMER/BOX
- ELECTRIC UTILITY POLE
- TELEPHONE/CABLE BOX
- P— SIGN

NORTH



SCALE: 1"=20'

20 10 0 20  
SCALE - FEET

Zoning: R3



## Site Plan

Legal Description:

Lot 41 in Riverside Meadows, Planned Unit Development, Section 1, to the City of Plymouth, as per plat thereof recorded in Document No. 200705855 on September 6, 2007, in the Office of the Recorder of Marshall County, Indiana.

**Tiemens Nagai Surveying & Engineering, LLC**  
1. South Starke Street  
Hamlet, Indiana 46532  
Phone: 219-987-2828

Hermens Land Surveying, Inc. provides this drawing and data, regardless of form, as an instrument of service. All rights including copyrights are retained by Hermens Land Surveying, Inc. The client and/or recipient agree to the fullest extent permitted by law to indemnify and hold Hermens Land Surveying, Inc. harmless for any reuse of or changes made to the original drawing or data without prior written consent by Hermens Land Surveying, Inc.

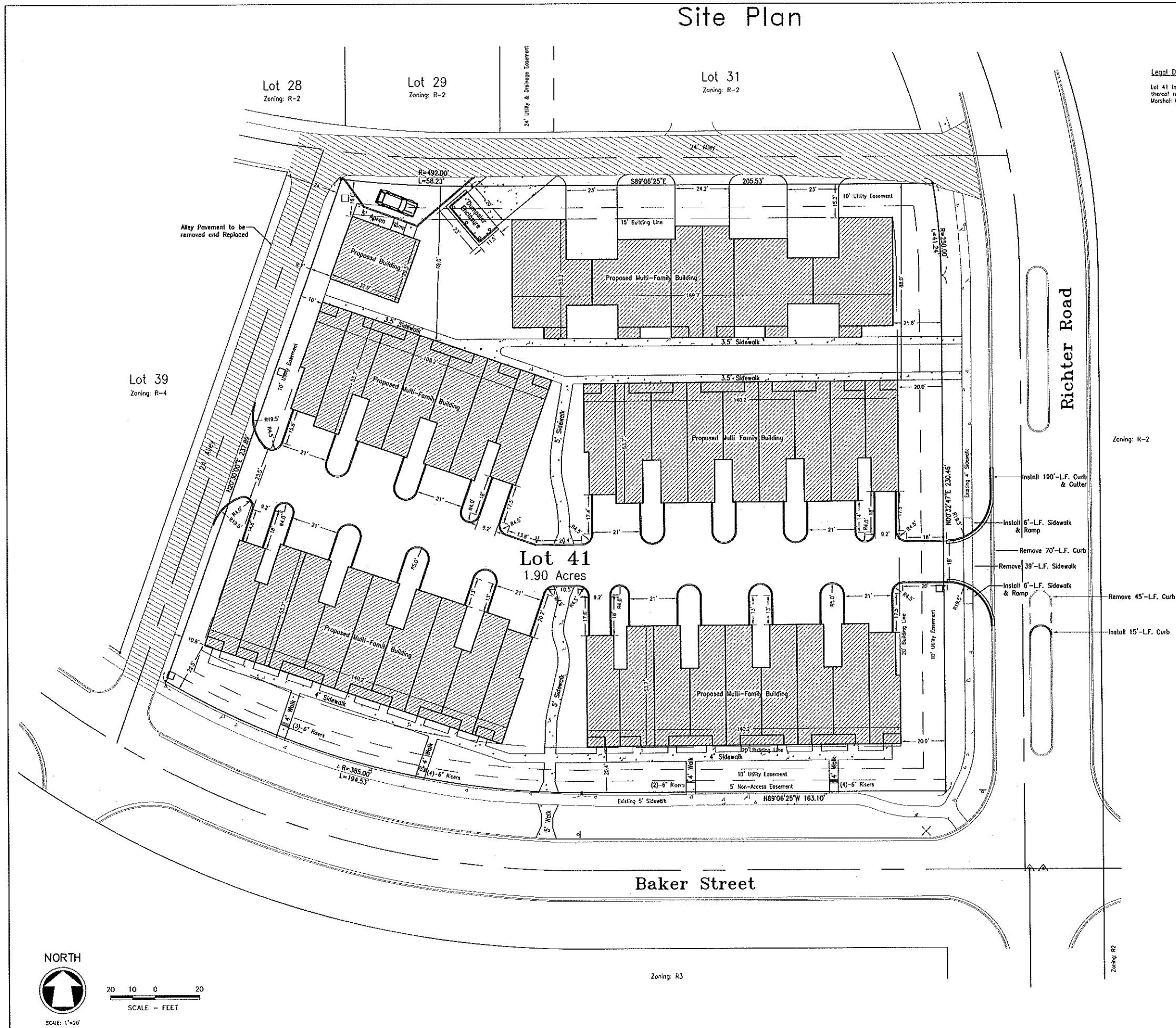
DUT	DRAWN	CHECKED
	JMS	DUT

Site Plan  
Plymouth, Marshall County, Indiana  
Riverside Commons

DATE	8/2/2021
PROJECT NO.	2021-

SHEET NO.

C2



20 10 0 20

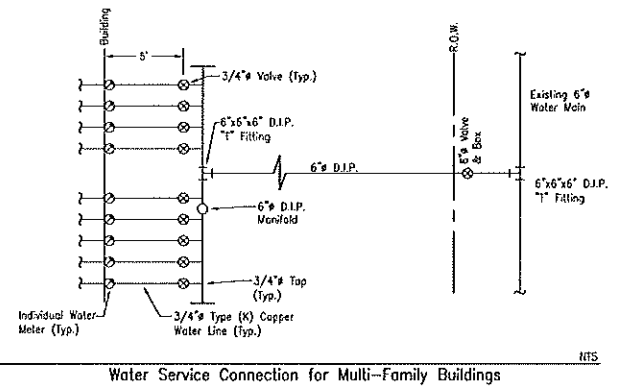
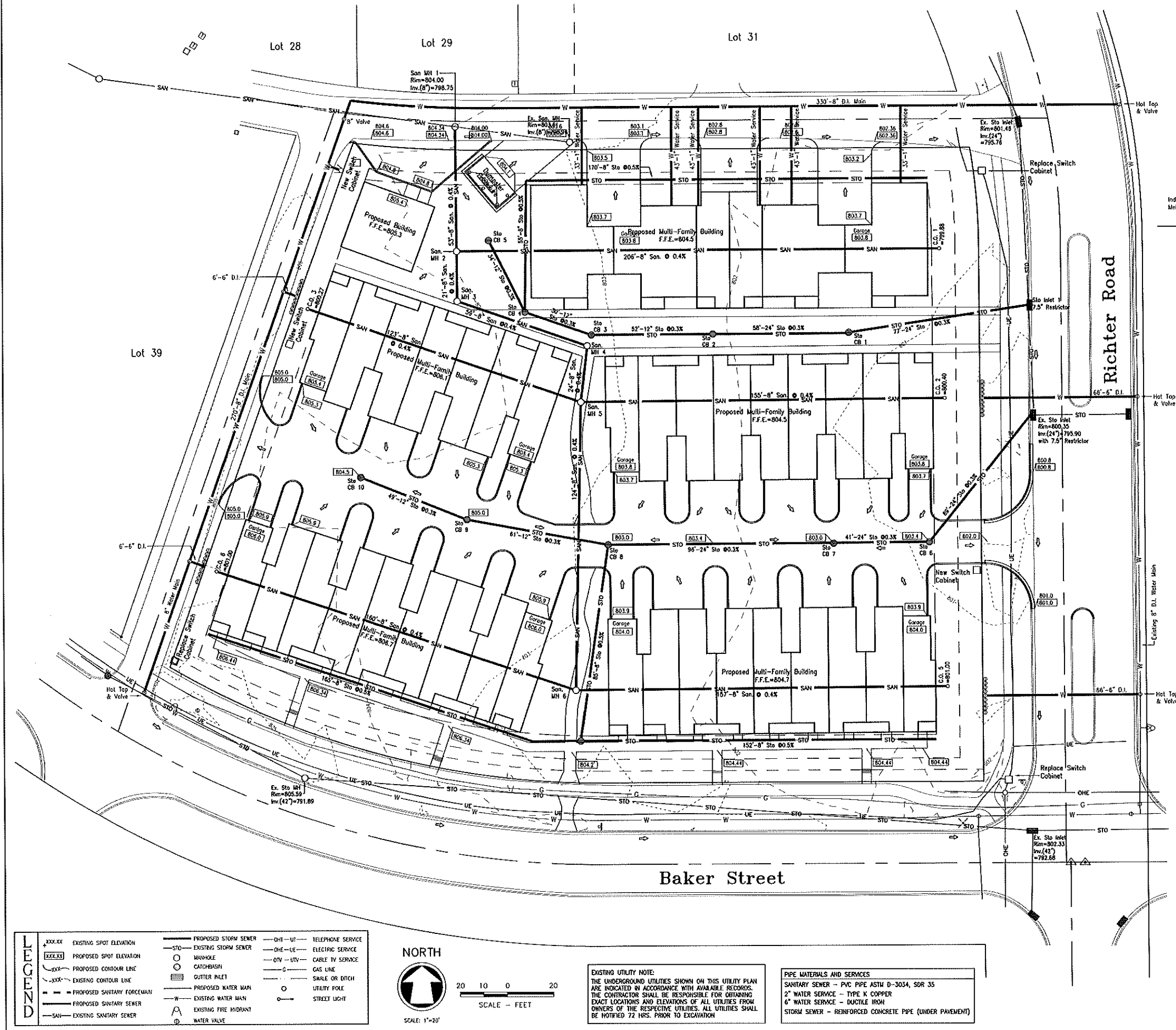
SCALE - FEET

Zoning: R3

Zoning: R2



# Utility & Drainage Plan



San MH 2 Rim=804.00 Inv(N)=798.96 Inv(S)=799.06	Slo Inlet 1 Rim=800.73 Inv(24")=795.85 with 7.5" Restrictor
San MH 3 Rim=806.00 Inv(N)=799.14 Inv(S)=799.24	Slo CB 1 Rim=803.00 Inv=796.08
San MH 4 Rim=804.00 Inv(N)=799.48 Inv(S)=799.58	Slo CB 2 Rim=803.00 Inv(E)=795.25 Inv(W)=797.25
San MH 5 Rim=804.00 Inv(N)=799.68 Inv(S)=799.78	Slo CB 3 Rim=803.50 Inv=797.41
San MH 6 Rim=805.00 Inv(N)=800.28 Inv(E,W)=800.35	Slo CB 4 Rim=804.30 Inv=797.50
	Slo CB 5 Rim=803.00 Inv=797.50
	Slo CB 6 Rim=803.40 Inv=796.11
	Slo CB 7 Rim=803.00 Inv=796.23
	Slo CB 8 Rim=803.00 Inv=796.52 Inv=797.52
	Slo CB 9 Rim=805.00 Inv=797.70
	Slo CB 10 Rim=804.50 Inv=797.65

Site Area=82,700 s.f.  
Impervious Area=53,500 s.f.  
Pervious Area=29,200 s.f.  
Greenspace=35%

Storage Volume Required=405 cu-ft  
Storage Volume Provided=650 cu-ft  
Peak Discharge Rate=9 cfs

**SITE & UTILITY NOTES:**

- Sewer and Water mains to maintain a minimum of 10-foot horizontal and 18-inches vertical separation.
- Adjust Water Valve Boxes to Pavement Grade.
- Contractor to field verify all utility connections prior to construction.
- Proposed elevations are to top of pavement unless otherwise noted.
- Remove or Relocate Steps in Storm Structures as necessary to accommodate Proposed Storm Sewer.
- Electric, Gas, Telephone, and Cable Service and Connection to be Determined by the Respective Utility Companies in 4" Conduits.

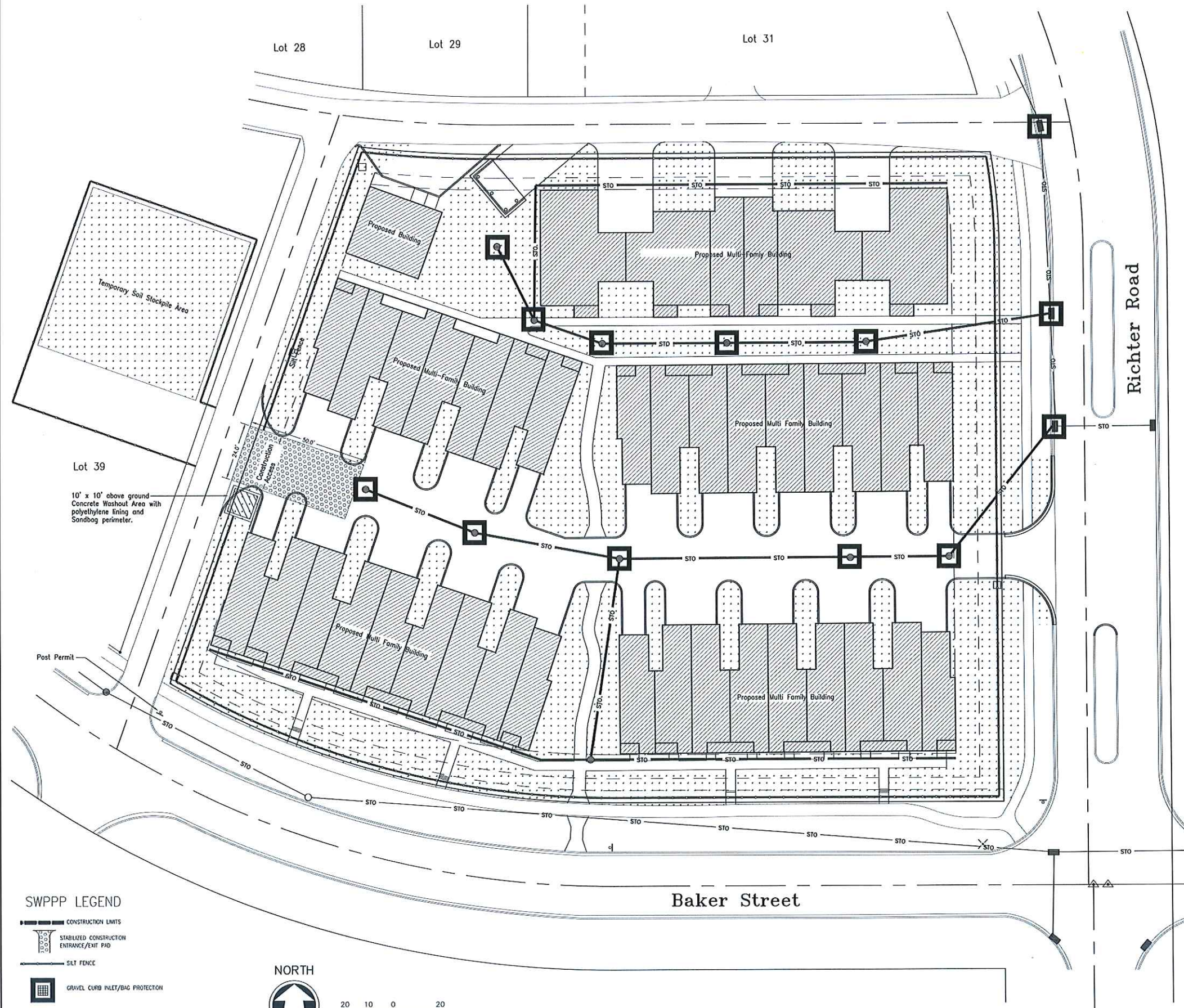
**Tremens Nagai Surveying & Engineering, LLC**  
1. South Starke Street  
Hamlet, Indiana 46532  
Phone: 219-987-2828

**Utility & Drainage Plan**  
Plymouth, Marshall County, Indiana  
Riverside Commons

**Scale:** 1"=20'  
**Date:** 8/2/2021  
**Project No.:** 2021-  
**Sheet No.:** C3



# Erosion Control Plan



## SWPPP LEGEND

- CONSTRUCTION LIMITS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PAD
- SILT FENCE
- GRAVEL CURB INLET/BAG PROTECTION
- ALL DISTURBED AREAS TO BE SEEDED/HYDROSEEDED/SOD

NORTH



20 10 0 20  
SCALE - FEET

SCALE: 1"=20'



## Soil Limitations

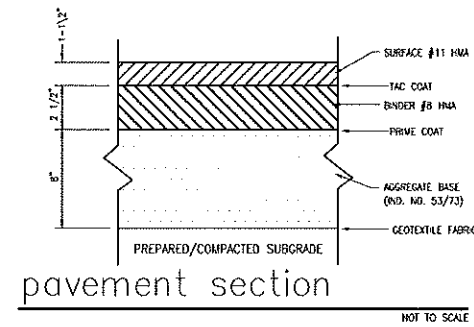
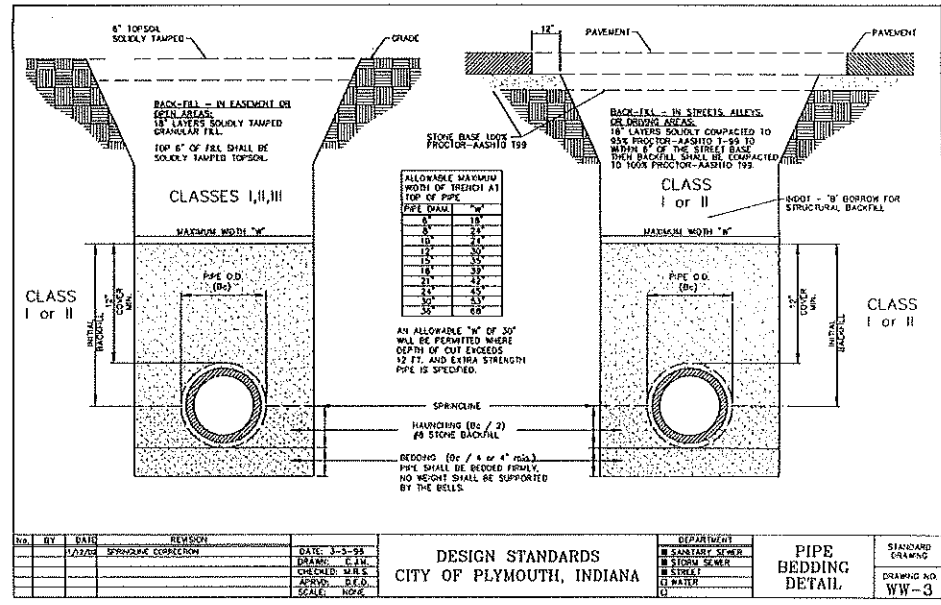
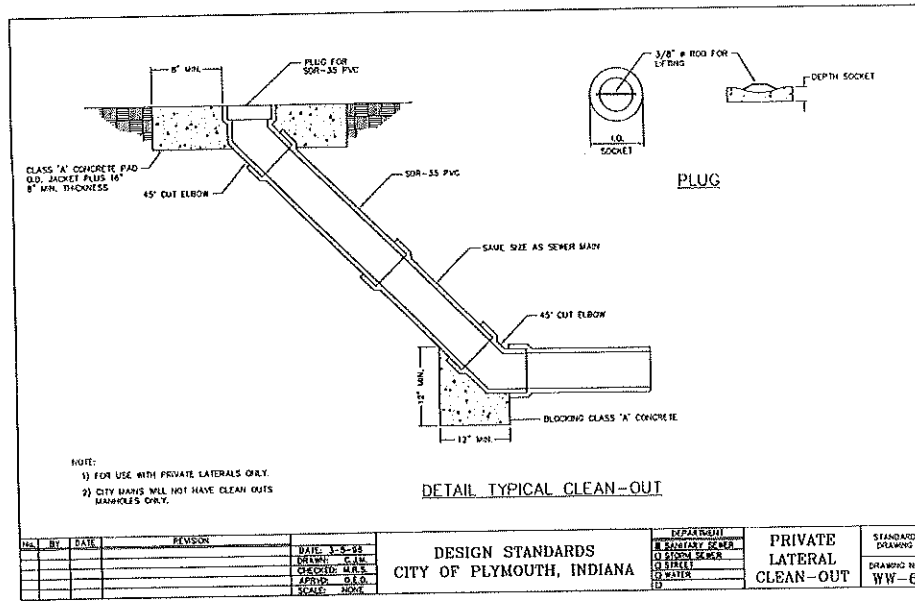
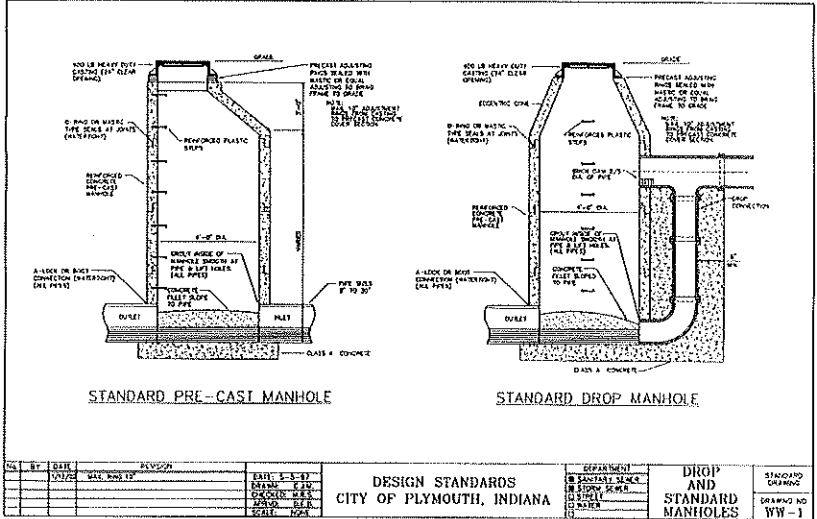
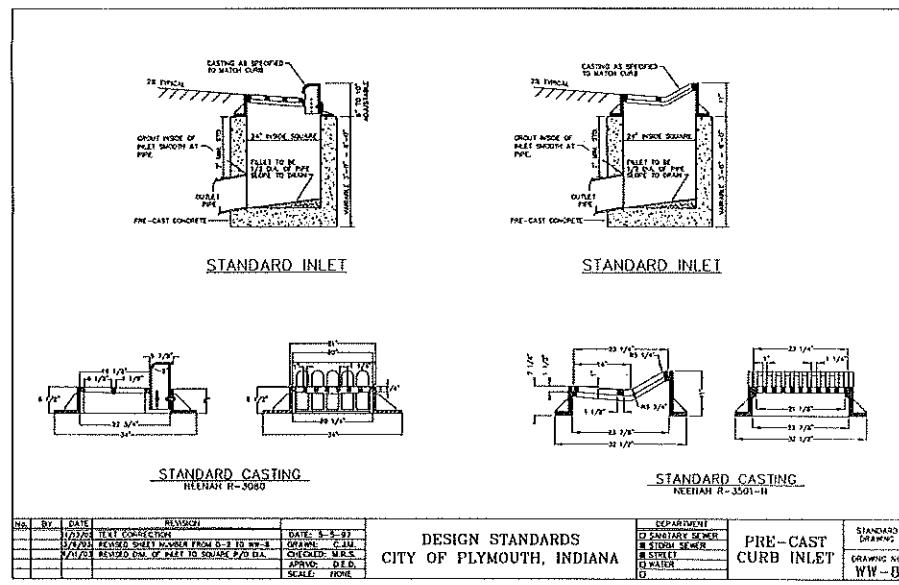
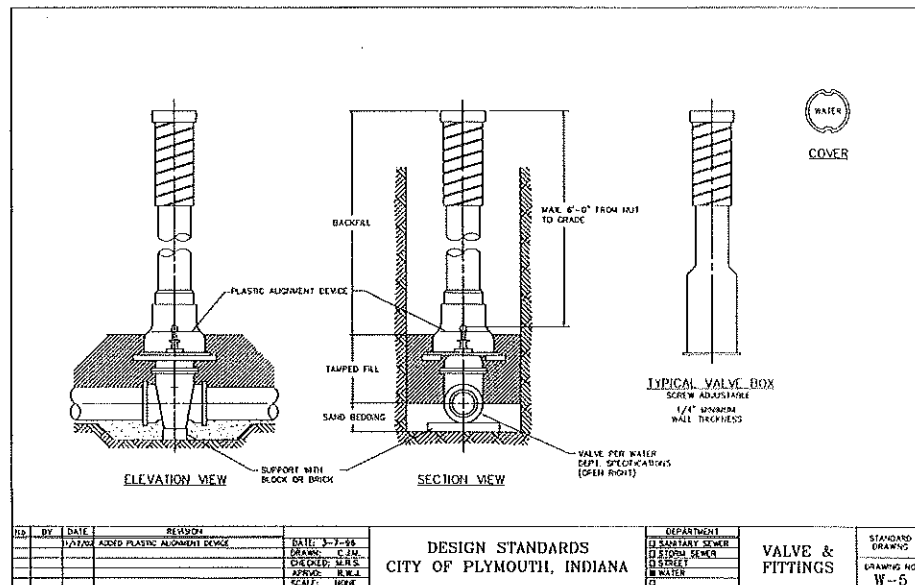
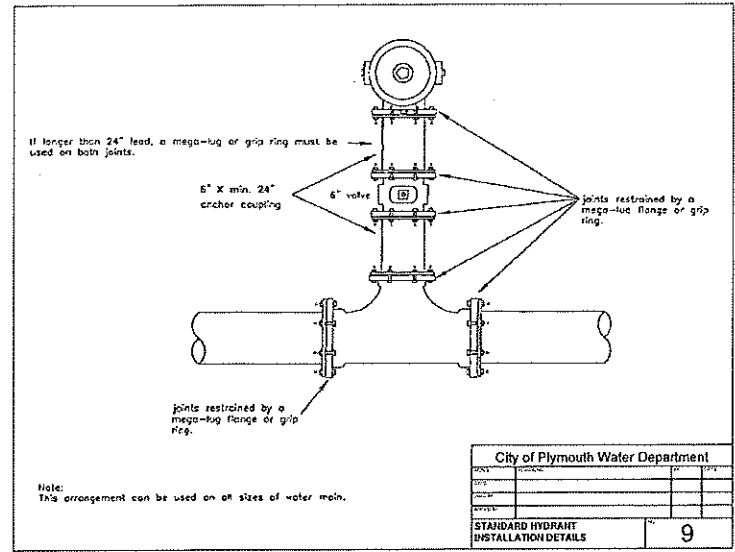
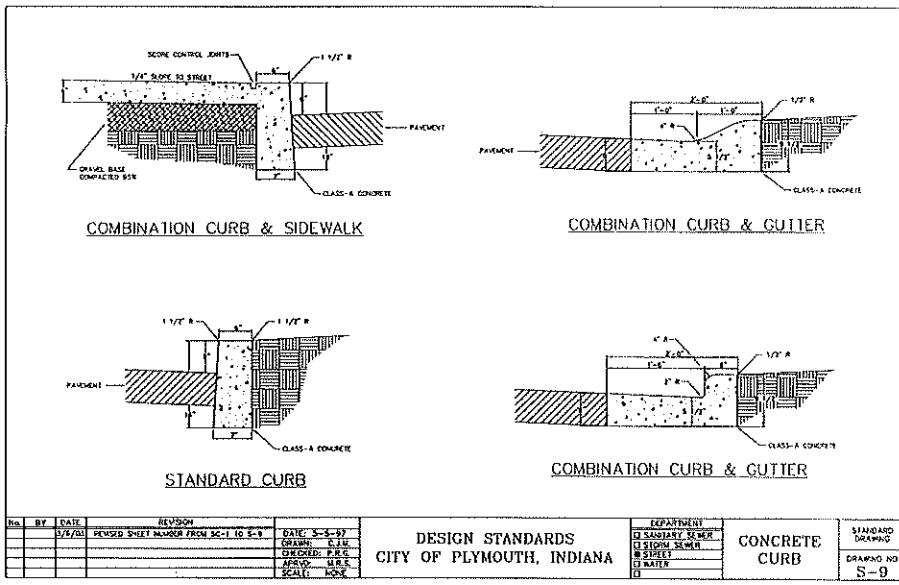
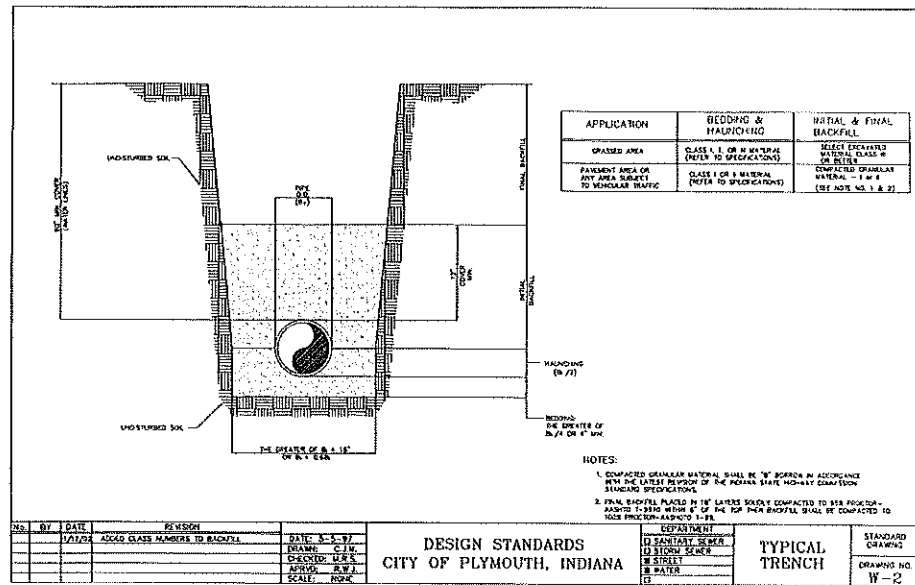
CODE	SOIL NAME	SLOPE	HIGH WATER TABLE DEPTH	EROSION FACTORS	
				K	T
BuuA	Brookston Loam	0-1%	< 1'	0.20	5
OndA	Owosso Sandy Loam	0-2%	> 6'	0.24	5
RoaB	Riddles-Metea Comp	1-5%	> 6'	0.28	5



LEE NAGAI  
PROFESSIONAL ENGINEER

DESIGNED		CHECKED	
DJT	JNS	DJT	JNS
DATE: 8/2/2021		DATE: 8/2/2021	
PROJECT NO.: 2021-		PROJECT NO.: 2021-	
SHEET NO. C4			
Erosion Control Plan Plymouth, Marshall County, Indiana Riverside Commons			
Tiemens Nagai Surveying & Engineering, LLC 1. South Starke Street Hamlet, Indiana 46532 Phone: 219-987-2828			
NO.	DATE	REVISION	
1	10-01-21	For Approval	



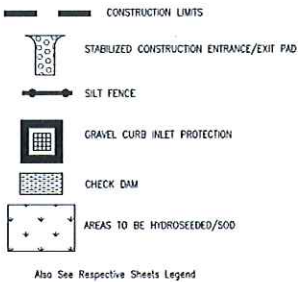






A1 PLAN INDEX SHOWING LOCATIONS OF REQUIRED ITEMS:

SHEET NO.	DRAWING INDEX
C1	ALTA SURVEY
C2	PROPOSED SITE PLAN
C3	UTILITY & DRAINAGE PLAN
C4	EROSION & SEDIMENT CONTROL PLAN
C5	SITE DETAILS
C6	SWPPP DETAILS
C7	SWPPP COVER SHEET



A2 11 x 17 INCH PLAT:

A 11 x 17 INCH EROSION CONTROL PLAN WILL BE SUPPLIED AND KEPT ON SITE AS AN AID WHEN CONDUCTING AN INSPECTION OF THE PROJECT SITE. SHEET C4.

DEVELOPER NAME:	ARCHITECT:	SURVEYOR/ENGINEER:
Easterly Construction Co C/O Kevin Berger 8436 State Road 17 Plymouth, IN 46563 574-842-3341	SRM Architecture C/O Brent Martin 120 South Buffalo Street Warsaw, Indiana 46580 574-269-1596	TIMEMEN NAGAI SURVEYING & ENGINEERING, LLC C/O Lee Nagai 1 South Starke Street Hamlet, IN 46532 219-987-2828

A3 PROJECT NARRATIVE:

EXISTING SITE CONDITIONS:

The site consists of approximately 1.9 acres and is currently vacant. The site is bounded on the South by Baker Street, on the North by Riverside Meadows Residential Subdivision, on the West by vacant Commercial Property, and on the East by Richter Road. The site is well drained with runoff generally flowing Southeast to Yellow River.

PROPOSED SITE CONDITIONS:

The Project is proposed to be constructed as shown on the drawings. There are (5) Multi-Family Buildings and (1) Community Center. All the runoff will be directed to the proposed storm water conveyance system. Each building will be connected to sanitary sewer and potable water through to the City of Plymouth utilities.

A4 VICINITY MAP SHOWING PROJECT LOCATION:



A5 LEGAL DESCRIPTION OF THE PROJECT SITE:

SEE EXISTING SURVEY, SHEET C1.

LATITUDE N 41 20 53, LONGITUDE W 86 17 27

A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS:

THE PLAN SHOWS ALL PROPOSED SITE IMPROVEMENTS. SEE SHEET C2.

A7 HYDROLOGIC UNIT CODE:

07120001050150

A8 NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS:

AN IDEM RULE 5 PERMIT WILL BE FILED FOR THIS PROJECT.

A9 SPECIFIC POINTS WHERE STORM WATER DISCHARGE WILL LEAVE THE SITE:

STORM WATER CURRENTLY LEAVES THE SITE ON THE EAST SIDE OF THE PROPERTY BY AN EXISTING STORM SEWER. THE PROPOSED PROJECT WILL USE STORM SEWERS TO CAPTURE STORM WATER AND ROUTE IT TO AN EXISTING OFFSITE DETENTION POND FOR THIS SUBDIVISION.

A10 LOCATION AND NAME OF ALL WETLANDS, LAKES, AND WATER COURSES ON OR ADJACENT TO THE SITE:

THERE ARE NO WETLANDS OR WATER FEATURES ON THIS PROPERTY.

A11 IDENTIFY ALL RECEIVING WATERS:

THE RECEIVING WATER IS AN YELLOW RIVER

A12 IDENTIFICATION OF POTENTIAL DISCHARGES TO GROUNDWATER:

THERE ARE NO PLANNED DIRECT DISCHARGES TO GROUNDWATER.

A13 100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES:

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY NO. 1609900131C, THE PARCEL IS IN FLOOD ZONE "X" AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

A14 PRE-CONSTRUCTION AND POST CONSTRUCTION ESTIMATE OF PEAK DISCHARGE:

THE RATIONAL METHOD WAS USED TO PERFORM THE STORM WATER PRE-CONSTRUCTION AND POST CONSTRUCTION PEAK DISCHARGE ESTIMATES FOR THE 10 YEAR, AND 100 YEAR RETURN PERIOD STORMS. THE PRE-CONSTRUCTION PEAK DISCHARGE FOR 10-YEAR STORM EVENT IS 2.99 CFS. THE POST-CONSTRUCTION PEAK DISCHARGE RATE FOR THE 100-YEAR STORM EVENT IS 13.56 CFS.

A15 ADJACENT LANDUSE, INCLUDING UPSTREAM WATERSHED:

PROPERTY TO THE EAST, WEST, AND SOUTH IS COMMERCIAL DEVELOPMENT. PROPERTY TO THE NORTH IS RESIDENTIAL.

A16 LOCATION AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS:

THE CONSTRUCTION LIMITS AND EXTENT OF LAND DISTURBANCE ARE DEPICTED AS SHOWN ON SHEET C4.

A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER:

THE ENTIRE SITE IS GRASS AND IS CURRENTLY VACANT.

A18 SOILS MAP INCLUDING DESCRIPTIONS AND LIMITATIONS:

A SOIL MAP IS DEPICTED ALONG WITH THE SOIL LIMITATIONS AS SHOWN ON SHEET C4.

A19 LOCATION, SIZE AND DIMENSIONS OF PROPOSED STORM WATER SYSTEMS:

THE STORM WATER SYSTEM CONSISTS OF SHEET DRAINING THE PAVING LOT TO INLETS TO AN EXISTING STORM SEWER THEN TO AN EXISTING DETENTION POND. ALL GRADING ELEVATIONS ARE SHOWN ON THE PLANS PROVIDED. SEE SHEET C3

A20 PLAN FOR ANY OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT:

THERE IS NO OFF SITE CONSTRUCTION PLANNED FOR THIS PROJECT, OTHER THAN CONNECTING TO CITY UTILITIES. SOIL STOCKPILES MAY TAKE PLACE ON THE LOT WEST OF THIS SITE.

A21 LOCATION OF PROPOSED SOIL STOCKPILES, BORROW AND/OR DISPOSAL AREAS:

THE SITE WAS DESIGNED TO MINIMIZE THE CUT AND FILL, THE DISPOSAL OF ALL EXCESS SPOIL MATERIALS SHALL COMPLY WITH WITH IDEM RULE 5.

A22 EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO SHOW DETAILED DRAINAGE PATTERNS:

EXISTING SITE TOPOGRAPHY IS DEPICTED UTILIZING HIDDEN LIGHT LINES FOR EXISTING PRE-CONSTRUCTION CONTOUR CONDITIONS AND SPOT ELEVATIONS INDICATING EXISTING ELEVATIONS. SEE SHEET C3.

A23 PROPOSED FINAL TOPOGRAPHY AT INTERVALS APPROPRIATE TO SHOW DETAILED DRAINAGE PATTERNS:

PROPOSED FINAL TOPOGRAPHY IS DEPICTED UTILIZING HEAVY LINES FOR POST-CONSTRUCTION CONTOUR CONDITIONS AND SPOT ELEVATIONS INDICATING PROPOSED ELEVATIONS. SEE SHEET C3.

ASSESSMENT OF STORM WATER POLLUTION PREVENTION PLAN CONSTRUCTION COMPONENT

B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES:

THE MAIN POTENTIAL SOURCE OF STORM WATER RUNOFF POLLUTION IS SEDIMENTS FROM GROUND DISTURBANCE. SECTION B2 BELOW DESCRIBES THE MEASURES RELATIVE TO LAND DISTURBING. OTHER POTENTIAL POLLUTION SOURCES INCLUDE SPILLS OF CONSTRUCTION EQUIPMENT HYDROCARBON FUELS, CLEANING SOLVENTS, PESTICIDES, OR FERTILIZERS. TO MINIMIZE ITS IMPACT, EFFORTS WILL BE MADE TO CONDUCT THESE ACTIVITIES IN AREAS AWAY FROM STORM INLETS. ADDITIONALLY, PAVED OR GRAVELED AREAS WILL BE THE PREFERRED AREA FOR THESE ACTIVITIES, WHICH WILL DECREASE IMPACT TO SOIL. GENERAL CONSTRUCTION DEBRIS WILL BE POLICED DURING, AND AFTER EACH WORKDAY. NON- USABLE ITEMS WILL BE DISPOSED OF PROMPTLY.

GOOD HOUSEKEEPING AND SPILL CONTROL MANAGEMENT PRACTICES SHOULD BE ADOPTED AS FOLLOWS:

THE FOLLOWING ARE MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. NEAT AND ORDERLY STORAGE OF ANY CHEMICALS, PESTICIDES, FERTILIZERS, FUELS, ETC., THAT ARE BEING STORED AT THE SITE. MATERIAL SAFETY DATA SHEETS (MSDS'S) WILL ALSO BE KEPT ON SITE.
2. REGULAR GARBAGE, RUBBISH, CONSTRUCTION WASTE, AND SANITARY WASTE DISPOSAL.
3. PROMPT CLEANUP OF ANY SPILLS THAT MAY OCCUR OF LIQUID OR DRY MATERIALS.
4. CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORM WATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS.

WASTE DISPOSAL MANAGEMENT PRACTICES:

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER RENTED FROM A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTES WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.

1. SELECT A DESIGNATED WASTE COLLECTION AREA ONSITE.
2. PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO RAINFALL.
3. WHEN POSSIBLE LOCATE CONTAINERS IN A COVERED AREA.
4. IF A CONTAINER DOES SPILL, PROVIDE CLEANUP IMMEDIATELY.
5. PLAN FOR ADDITIONAL CONTAINERS AND MORE FREQUENT PICKUPS DURING THE DEMOLITION PHASE OF CONSTRUCTION, IF ANY.
6. MAKE SURE THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
7. CHECK WITH YOUR LOCAL SOLID WASTE MANAGEMENT AGENCY FOR SPECIFIC GUIDELINES.

HAZARDOUS PRODUCT MANAGEMENT PRACTICES:

1. ALL HAZARDOUS CHEMICALS SHOULD BE KEPT IN LOCKED STORAGE CABINETS ALONG WITH THEIR MSDS SHEETS.
2. ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.
3. USE ALL OF THE PRODUCT BEFORE DISPOSING OF THE CONTAINER.
4. DO NOT REMOVE THE ORIGINAL PRODUCT LABEL FROM THE CONTAINER, IT CONTAINS IMPORTANT WASTE DISPOSAL INFORMATION.
5. IF YOU MUST DISPOSE OF SURPLUS PRODUCTS, DO NOT MIX PRODUCTS TOGETHER UNLESS SPECIFICALLY RECOMMENDED BY THE MANUFACTURER. THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:
  - A. PETROLEUM PRODUCTS: ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
  - B. FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
  - C. PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
  - D. CONCRETE TRUCKS: CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

1. CONCRETE
2. DETERGENTS
3. PAINTS (CHAMEL AND LATEX)
4. METAL STUDS
5. PETROLEUM BASED PRODUCTS
6. CLEANING SOLVENTS
7. WOOD
8. MASONRY CONCRETE BLOCK AND CLAY BRICK

NON-STORM WATER DISCHARGES

1. IT IS EXPECTED THAT WATER FROM LINE FLUSHING WILL BE THE ONLY NON-STORM WATER DISCHARGE THAT WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD.
2. ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED UPSTREAM OF SEDIMENT AND EROSION CONTROLS TO THE PROPOSED SWALES AND THEN TO THE RETENTION POND.

B2 SEQUENCE DESCRIBING STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:

1. POST SHIPPER PERMIT AND CONSTRUCTION LIMITS & PROTECTION AREAS: PRE-CONSTRUCTION ACTIONS (EVALUATION/PROTECT OF IMPORTANT SITE CHARACTERISTICS); THERE ARE TREES ALONG THE DITCH BANK AND WETLANDS ALONG THE DITCH. MARK AND PROTECT THESE AREAS. INSTALL CONSTRUCTION LIMITS FENCE.
2. CONSTRUCTION ACCESS: (CONSTRUCTION ACCESS) CONSTRUCTION ENTRANCE/ EXITS ARE TO BE CONSTRUCTED BEFORE ANY EARTHWORK TAKES PLACE AT THE SITE.
3. SEDIMENT BARRIERS: (SILT FENCES) INSTALL SILT FENCE AROUND THE SITE PERIMETER AND INSTALL DETENTION POND.
4. LAND CLEARING AND GRADING: (CUTTING/FILLING/GRADING, AND SURFACE ROUGHENING); CUT DETENTION POND AND INSTALL SILT FENCE ALONG THE DETENTION POND, APPLY PERMANENT SEED TO POND, INSTALL EROSION CONTROL BLANKETS, INSTALL STANDOFFE (WITH FILTER FABRIC), SPILLWAY, AND OUTLET PROTECTION GUTTERING TO THE DITCH. COMMENCE GRADING SITE FOR THE INSTALLATION OF STORM WATER SYSTEMS.
5. BUILDING CONSTRUCTION: EXCAVATE FOR FOUNDATION AND BEGIN BUILDING CONSTRUCTION.
6. STRUCTURAL EMP'S: INSTALL STORM SEWER SYSTEM/STRUCTURES. INSTALL HYDRODYNAMIC SEPARATOR'S. INSTALL GRAVEL INLET PROTECTION TO THE CATCHBASINS AND R/P-RAP OUTLET PROTECTION TO THE DETENTION POND. EXCAVATE SHALE AND INSTALL ROCK CHECK DAM.
7. SURFACE STABILIZATION: (TEMPORARY AND PERMANENT SEEDING, MULCHING, EROSION CONTROL BLANKETS) APPLY TEMPORARY SEEDING IS TO BE APPLIED ON DISTURBED AREAS WHERE WORK IS DELAYED 14 DAYS OR MORE AND PERMANENT SEEDING WHERE WORK IS COMPLETED. APPLY EROSION CONTROL BLANKETS BEHIND THE RETAINING WALL PRIOR TO SEEDING AS NOTED ABOVE. THE DETENTION POND SHALL BE STABILIZED WITHIN 14 DAYS OF ANY EARTH DISTURBANCE.
8. LANDSCAPING AND FINAL STABILIZATION: (TOP SOILING, MULCHING, TREES AND SHRUBS, PERMANENT SEEDING/SODDING) STABILIZE AND SPREAD TOPSOIL ALL OPEN AREAS AND APPLY PERMANENT SEEDING. INSTALL ITEMS AS PER LANDSCAPE PLAN.
9. MAINTENANCE: INSPECTIONS WILL BE PERFORMED WEEKLY, AND ANY MAINTENANCE REPAIRS WILL BE MADE IMMEDIATELY AFTER PERIODS OF RAINFALL. REMOVE INLET PROTECTION, SILT FENCING, AND FILTRATION FABRIC FROM STANDOFFE AFTER PERMANENT SEEDING HAS BEEN ESTABLISHED.
10. FILE A NOTICE OF TERMINATION.

B3 STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS:

TEMPORARY CONSTRUCTION ENTRANCE IS USED. SEE SHEET C4 AND C6.

B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS:

SILT FENCE AND FILTER STRIP ARE USED. SEE SHEET C4 AND C6.

B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS:

CONCENTRATED FLOW AREAS ARE HANDLED THROUGH THE USE OF STORM SEWERS.

B6 STORM SEWER INLET PROTECTION MEASURES LOCATIONS AND SPECIFICATIONS:

INLET PROTECTION IS USED FOR CATCH-BASINS. SEE SHEET C4 AND C6.

B7 RUNOFF CONTROL MEASURES:

RUNOFF CONTROL MEASURES ARE EXISTING AND LOCATED OFFSITE.

B8 STORM WATER OUTLET PROTECTION SPECIFICATIONS:

OUTLET PROTECTION IS EXISTING AND LOCATED OFFSITE.

B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS:

GRADE STABILIZATION WILL BE HANDLED THROUGH THE USE OF TEMPORARY SEEDING ALL DISTURBED AREAS AND STOCKPILES WHERE WORK WILL BE DELAYED FOR 14 OR MORE DAYS. PERMANENT SEEDING WILL BE APPLIED TO THE DETENTION POND, DITCH, AND ALL DISTURBED AREAS IMMEDIATELY AFTER COMPLETION.

SEE SHEET C4 FOR SEEDING (TEMP/PERMANENT) LOCATION AND C6 FOR DETAILS.

B10 LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF EACH STORM WATER QUALITY MEASURE:

1. CONSTRUCTION LIMITS: SEE SHEET C4 FOR CONSTRUCTION LIMITS FENCE.
2. CONSTRUCTION ACCESS: SEE SHEET C4 FOR LOCATION AND C6 FOR DETAIL.
3. SEDIMENT BARRIERS: (SILT FENCES) SEE SHEET C4 FOR LOCATION AND SHEET C6 FOR DETAILS.
4. EROSION CONTROL BLANKETS: NOT USED.
5. OUTLET PROTECTION: NOT USED.
6. INSTALL INLET PROTECTION NOT USED.
7. ROCK CHECK DAM: NOT USED.
8. SURFACE STABILIZATION: (TEMPORARY AND PERMANENT SEEDING) SEE SHEET C41 FOR LOCATION AND SHEET C6 FOR DETAILS. APPLY TEMPORARY SEEDING IS TO BE APPLIED ON DISTURBED AREAS WHERE WORK IS DELAYED 14 DAYS OR MORE AND PERMANENT SEEDING WHERE WORK IS COMPLETED.

B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON:

TEMPORARY STABILIZATION: SEE SHEET C4 AND C6.

ALL DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 15 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCHING. SEE SHEET C4 FOR AREAS TO BE SEEDED AND DETAILS AS SHOWN ON SHEET C6 FOR SEEDING RATES AND SPECIFICATIONS.

THE ONLY TEMPORARY SURFACE STABILIZATION METHOD NEEDED AT THIS SITE IS TEMPORARY SEED OR MULCHING.

B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS:

PERMANENT STABILIZATION: SEE SHEET C4 AND C6.

ALL DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE HYDROSEEDDED OR SODDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. PERMANENT SEED WILL BE APPLIED TO THE DETENTION POND, DITCH, AND TO ALL DISTURBED AREAS COMPLETED IMMEDIATELY. AFTER SEEDING THE POND, APPLY EROSION CONTROL BLANKETS IMMEDIATELY AFTER SEEDING. IF CONSTRUCTION ACTIVITIES TAKE PLACE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, USE DORMANT SEEDING IN PLACE OF TEMPORARY AND PERMANENT SEEDING PRACTICES. FOR PERMANENT SEED SEQUENCING AND SPECIFICATION SEE SHEET C6. AFTER THE STORM SEWERS ARE IN PLACE INSTALL R/P-RAP ROCK CHUTES WHERE STORM SEWERS ENTER THE DETENTION POND. SEE SHEET C6 FOR AREAS TO BE SEEDDED AND DETAILS AS SHOWN SHEET C6 FOR SEEDING RATES AND SPECIFICATIONS.

B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN:

A SPILL IS ANY UNEXPECTED, UNINTENDED, ABNORMAL, OR UNAPPROVED DUMPING, LEAKAGE, DRAINAGE, SEEPAGE, DISCHARGE OR OTHER LOSS OF PETROLEUM, H.S. EHS, OR QUESTIONABLE SUBSTANCE ANY PERSON WHO OPERATES, CONTROLS, OR MAINTAINS ANY MODE OF TRANSPORTATION OR FACILITY FROM WHICH A SPILL OCCURS WILL, UPON DISCOVERY OF A REPORTABLE SPILL TO THE SOIL OR SURFACE WATERS OF THE STATE, DO THE FOLLOWING:

1. TAKE IMMEDIATE ACTION AS NEEDED TO DAM, BLOCK, RESTRAIN, OR OTHERWISE ACT TO EFFECTIVELY PREVENT A SPILL FROM ENTERING OR FLOWING TO WATERS OF THE STATE OR MINIMUM DANGER TO WATERS OF THE STATE OF INDIANA.
2. REMOVE AND NEUTRALIZE SPILLED MATERIALS.
3. REPORT TO IDEM 24-HR SPILL HOTLINE FIRST (800) 233-7745 OR IDEM'S ON-SCENE COORDINATOR BASED OUT OF MERRILLVILLE (219) 757-0285, HAZMAT (800)424-8802, AND FOR AN EMERGENCY CALL 911.
4. SUBMIT WRITTEN REPORT (WHEN ASKED).
5. NOTIFY OFFSITE LAND OWNERS AND WATER USERS.

SPILL PREVENTION PRACTICES SHOULD BE ADOPTED AS FOLLOWS:

THE FOLLOWING ARE MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. NEAT AND ORDERLY STORAGE OF ANY CHEMICALS, PESTICIDES, FERTILIZERS, FUELS, ETC., THAT ARE BEING STORED AT THE SITE. MATERIAL SAFETY DATA SHEETS (MSDS'S) WILL ALSO BE KEPT ON SITE.
2. REGULAR GARBAGE, RUBBISH, CONSTRUCTION WASTE, AND SANITARY WASTE DISPOSAL.
3. PROMPT CLEANUP OF ANY SPILLS THAT MAY OCCUR OF LIQUID OR DRY MATERIALS.
4. CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORM WATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS.
5. FOLLOW PRESCRIBED METHODS FOR STORAGE, HANDLING, AND CONTAINMENT OF FLAMMABLE AND COMBUSTIBLE LIQUIDS AS OUTLINED IN PART NUMBER 1926-SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION AS DEFINED BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

WASTE DISPOSAL MANAGEMENT PRACTICES:

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER RENTED FROM A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTES WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. INSTRUCTIONS WILL ADDRESS THE FOLLOWING:

1. SELECT A DESIGNATED WASTE COLLECTION AREA ONSITE.
2. PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO RAINFALL.
3. WHEN POSSIBLE LOCATE CONTAINERS IN A COVERED AREA.
4. IF A CONTAINER DOES SPILL, PROVIDE CLEANUP IMMEDIATELY.
5. PLAN FOR ADDITIONAL CONTAINERS AND MORE FREQUENT PICKUPS DURING THE DEMOLITION PHASE OF CONSTRUCTION, IF ANY.
6. MAKE SURE THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
7. CHECK WITH YOUR LOCAL SOLID WASTE MANAGEMENT AGENCY FOR SPECIFIC GUIDELINES.

HAZARDOUS PRODUCT MANAGEMENT PRACTICES:

1. ALL HAZARDOUS CHEMICALS SHOULD BE KEPT IN LOCKED STORAGE CABINETS ALONG WITH THEIR MSDS SHEETS.
2. ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.
3. USE ALL OF THE PRODUCT BEFORE DISPOSING OF THE CONTAINER.
4. DO NOT REMOVE THE ORIGINAL PRODUCT LABEL FROM THE CONTAINER, IT CONTAINS IMPORTANT WASTE DISPOSAL INFORMATION.
5. IF YOU MUST DISPOSE OF SURPLUS PRODUCTS, DO NOT MIX PRODUCTS TOGETHER UNLESS SPECIFICALLY RECOMMENDED BY THE MANUFACTURER.

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

- A. PETROLEUM PRODUCTS: ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- B. FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- C. PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
- D. CONCRETE TRUCKS: CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY IN THE DESIGNATED AREA AS SHOWN ON SHEET C4.

B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED POLLUTION PREVENTION MEASURE:

INSTRUCTIONS FOR EVALUATING THE PRACTICE FOR MAINTENANCE NEEDS ONCE INSTALLED HAVE BEEN INCORPORATED UNDER THE STORM WATER POLLUTION PREVENTION DETAILS.

1. INSPECTIONS MUST BE PERFORMED BY A QUALIFIED PROFESSIONAL AND BE RESPONSIBLE FOR THE INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES NECESSARY TO KEEP EROSION AND SETTLEMENT CONTROLS IN GOOD WORKING CONDITION. DOCUMENTATION OF THE QUALIFICATIONS OF THE RESPONSIBLE PARTY SUPERVISING THE SITE EMP'S WILL NEED TO BE PROVIDED TO THE CITY OF PLYMOUTH.

2. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE PER WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.

3. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF REPAIR IS NECESSARY IT WILL BE INITIATED WITHIN 24 HOURS.

4. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT WILL BE KEPT IN FILE AND SUBMITTED DIGITALLY TO THE CITY OF PLYMOUTH US4 COORDINATOR AT LEAST ONCE PER WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.

B15 EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS:

THE PROJECT DOES NOT HAVE MULTIPLE LOTS WHERE INDEPENDENT ACTIVITIES ARE LIKELY TO OCCUR.

STORM WATER POLLUTION PREVENTION PLAN POST CONSTRUCTION COMPONENT

C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE:

THE LAND USE IS MULTIFAMILY; SOURCES OF POLLUTION ARE AS FOLLOWS: VARIOUS VEHICLE FLUIDS, VARIOUS VEHICLE DEBRIS, GASOLINE, OIL, GREASE, GENERAL DEBRIS/TRASH, PAVEMENT GRIT, FERTILIZERS, PESTICIDES, AND GRASS CLIPPINGS. GENERAL DEBRIS SHOULD BE POLICED DAILY; GRASS CLIPPINGS SHOULD BE MULCHED OR REMOVED AFTER MOWING. NON-USABLE ITEMS SHOULD BE DISPOSED OF PROMPTLY.

C2 SEQUENCE DESCRIBING STORM WATER QUALITY MEASURE IMPLEMENTATION:

1. PERMANENT SEEDING: AFTER ALL LAND DISTURBING ACTIVITIES ARE COMPLETED AND SPREAD TOPSOIL APPLY PERMANENT SEEDING TO STABILIZE ALL AREAS.
2. FILTER STRIPS: PERMANENT FILTER STRIPS ARE GRASS AREAS BETWEEN IMPERVIOUS AREAS.

C3 DESCRIPTION OF PROPOSED POST CONSTRUCTION STORM WATER QUALITY MEASURES:

1. PERMANENT SEEDING: OVERLAND FLOW OF RUNOFF IS REDUCED OVER SEEDDED/SODDED AREAS.
2. FILTER STRIP: GRASS FILTER STRIPS ARE A STORM WATER QUALITY MEASURE CONSISTING OF STABILIZED VEGETATION AND USED TO FILTER RUNOFF.

C4 LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF EACH STORM WATER QUALITY MEASURE:

1. PERMANENT SEEDING: SEE SHEET C4 FOR LOCATION AND SHEET C6 FOR DETAILS.
2. FILTER STRIPS: SEE SHEET C4 FOR LOCATION.

C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES

THE OWNER WILL BE RESPONSIBLE FOR THE INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES NECESSARY TO KEEP EROSION AND SETTLEMENT CONTROLS IN GOOD WORKING CONDITION.

1. STORM SEWER

ANNUAL INSPECTION- INSPECT FOR DAMAGE, OBSTRUCTIONS, DEBRIS, OR SEDIMENT ACCUMULATION, AND EXAMINE TO ENSURE THAT INLET AND OUTLET DEVICES ARE OPERATIONAL.

5-7 YEAR MAINTENANCE- REMOVAL OF SEDIMENT FROM THE BOTTOM OF THE STRUCTURE.

2. PERMANENT SEEDING & FILTER STRIPS: ANNUALLY INSPECT ALL SEEDDED/SODDED AREAS AND REPAIR AND MAINTAIN.



DESIGNED		DRAWN		CHECKED		PROJECT NO.	
LN		JMS		LN		2021-	
SCALE 1"=20'		DATE 8/7/21		PROJECT NO. 2021-		SHEET NO.	
C7							

Timemen Nagai Surveying & Engineering, LLC

1 South Starke Street  
Hamlet, Indiana 46532  
Phone: 219-987-2828