

CONTRACT DRAWINGS FOR THE CONSTRUCTION OF **CLOVER COMMUNITIES McCORDSVILLE GATEWAY CROSSING** HANCOCK COUNTY TOWN OF McCORDSVILLE, INDIANA **CLOVER GROUP DRAWING LIST**

BOUNDARY SURVEY	
SITE PLAN	CS101
DEMOLITION PLAN	CD101
GRADING PLAN	CG101
EROSION & SEDIMENT CONTROL PLAN	CG102
STORMWATER DRAINAGE PLAN	CG103
CONSTRUCTION PLAN	CG104
UTILITY PLAN	CU101
LANDSCAPING PLAN & DETAILS	CL101
PHOTOMETRIC PLAN	CL102
SANITARY AND STORMWATER SEWER PROFILES	CU301
SITE DETAILS	CS501
SITE DETAILS	CS502
SITE & LANDSCAPING DETAILS	CS503
WATER DETAILS	CS504
WATER DETAILS	CS505
STORM SEWER DETAILS	CS506
SANITARY SEWER NOTES & DETAILS	CS507
STORMWATER POLLUTION PREVENTION PLAN	CS508
EROSION & SEDIMENT CONTROL DETAILS	CS509

LAND DESCRIPTION PER SURVEY (5.059 ACRE TRACT)

A part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana, more particularly described as follows:

COMMENCING at the Northeast corner of the West Half of the Southeast Quarter of said Section; thence North 89 degrees 59 minutes 42 seconds West along the North line of said Half Quarter Section a distance of 1,020.63 feet; thence South 00 degrees 52 minutes 49 seconds West a distance of 741.04 feet to a northwesterly boundary line of Gateway Crossing Apartments, Section Three as recorded in Instrument 2003-10979 in Plat Cabinet "C", Slide 122 & 123 in the Office of the Recorder, Hancock County, Indiana; thence along the northwesterly boundary lines of said Gateway Crossing Apartments, Section Three by the next four (4) courses; 1) South 43 degrees 13 minutes 24 seconds West 308.07 feet to the POINT OF BEGINNING of this description; 2) South 38 degrees 38 minutes 57 seconds West 187.29 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 51 degrees 21 minutes 03 seconds West 715.00 feet from said point; 3) southwesterly along said curve 53.13 feet to the point of tangency of said curve, said point being South 47 degrees 05 minutes 37 seconds East 715.00 feet from the radius point of said curve; 4) South 42 degrees 54 minutes 24 seconds West 79.02 feet to a point on a curve concave southwesterly, the radius point of said curve being South 45 degrees 06 minutes 39 seconds West 390.00 feet from said point, said point also being on a northeasterly boundary line of Gateway Crossing, Section One as recorded in Instrument 2002-13631 in Plat Cabinet "C", Slide 98-100 in said Recorder's Office; thence along the northeasterly boundary lines of said Gateway Crossing, Section One by the next three (3) courses; 1) northwesterly along said curve 165.68 feet to the point of tangency of said curve, said point being North 20 degrees 46 minutes 14 seconds East 390.00 feet from the radius point of said curve; 2) North 69 degrees 13 minutes 47 seconds West 176.19 feet to the point of curvature of a curve concave northeasterly, the radius point of said curve being North 20 degrees 46 minutes 13 seconds East 260.00 feet from said point; 3) northwesterly along said curve 214.95 feet to the point of tangency of said curve, said point being South 68 degrees 08 minutes 18 seconds West 260.00 feet from the radius point of said curve; thence North 68 degrees 08 minutes 22 seconds East a distance of 75.92 feet; thence North 36 degrees 32 minutes 01 seconds East a distance of 359.89 feet; thence North 39 degrees 21 minutes 34 seconds West a distance of 57.75 feet; thence North 29 degrees 28 minutes 35 seconds West a distance of 24.41 feet; thence North 74 degrees 28 minutes 35 seconds West a distance of 25.34 feet; thence North 60 degrees 32 minutes 50 seconds East a distance of 81.61 feet; thence South 05 degrees 38 minutes 25 seconds West a distance of 24.61 feet; thence South 39 degrees 21 minutes 43 seconds East a distance of 594.43 feet to the POINT OF BEGINNING. Containing 5.059 acres, more or less.



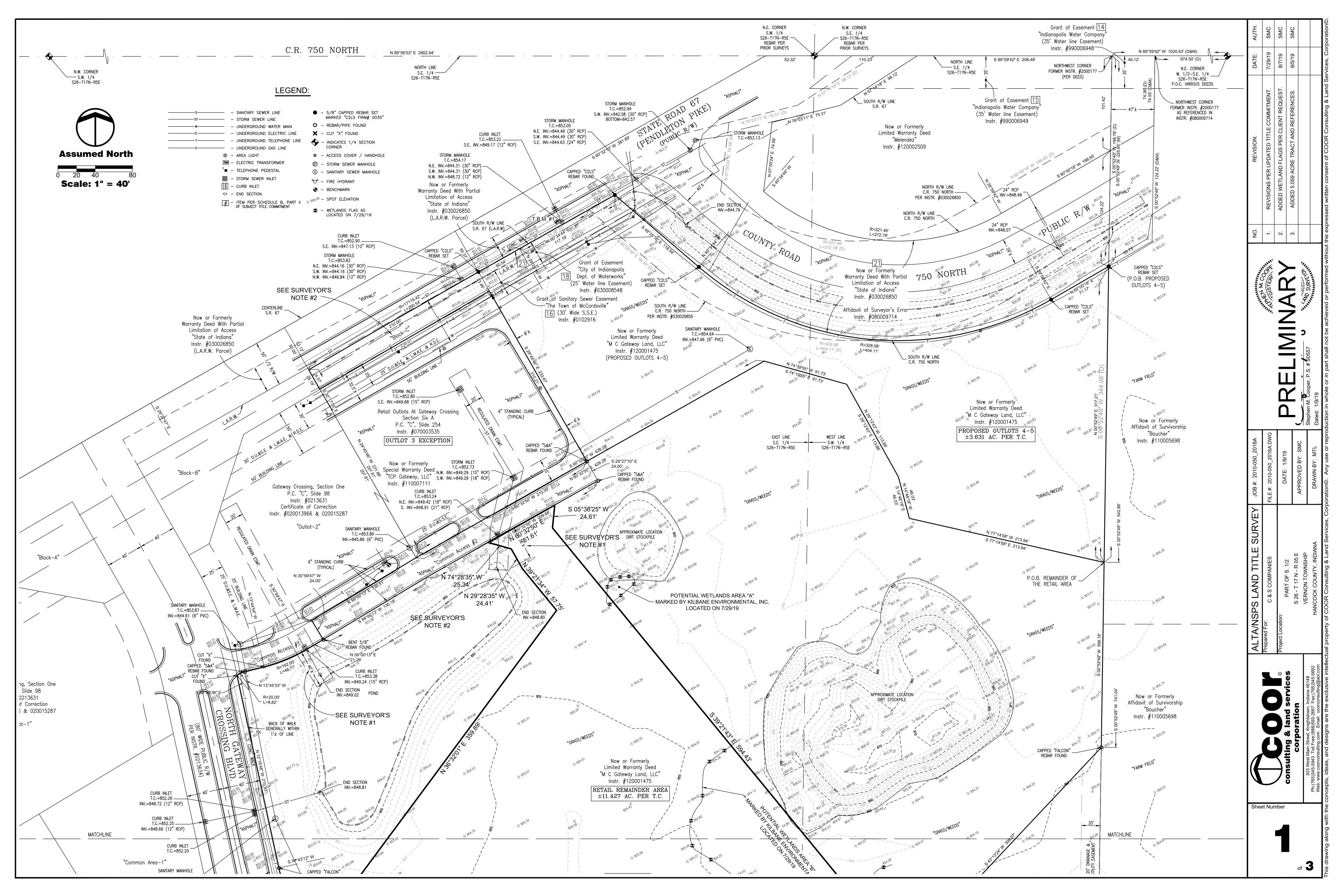
DEVELOPER: **CLOVER COMMUNITIES MCCORDSVILLE, LLC** 348 HARRIS HILL RD. WILLIAMSVILLE, NY 14221 716-688-8640

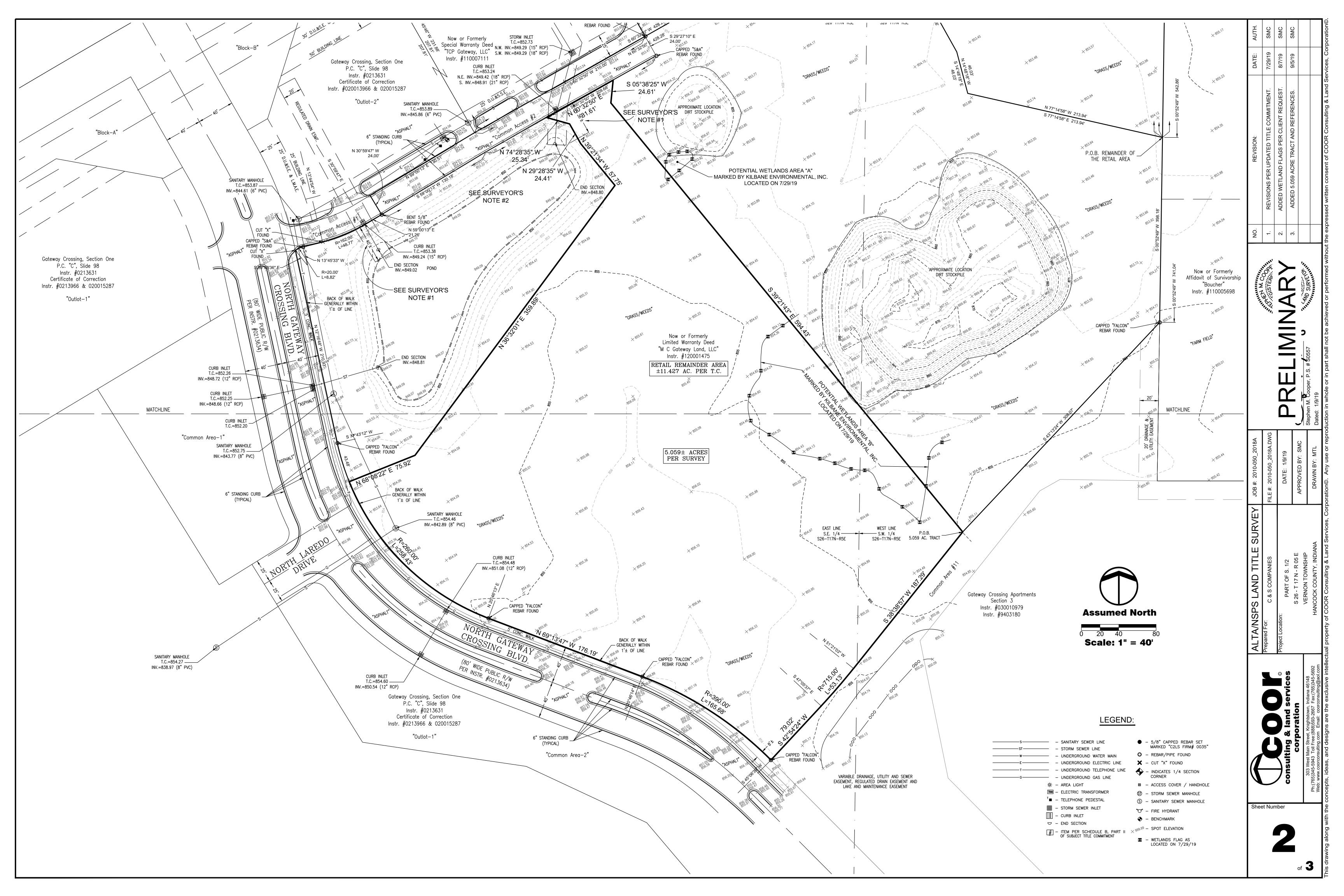
> **ENGINEER: C&S ENGINEERS, INC.** 141 ELM STREET, SUITE 100 **BUFFALO, NY 14203 PHONE: 716-847-1630**

C&S PROJECT: F53.321.002

SEPTEMBER 2019

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED **UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK** STATE EDUCATION LAW





LAND DESCRIPTION PER TITLE COMMITMENT (OVERALL SUBJECT TRACT)

(REMAINDER OF RETAIL AREA)

A part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the West Half of the Southeast Quarter of said Section; thence North 89 degrees 59 minutes 42 seconds West along the North line of said Half Quarter Section a distance of 1,020.63 feet; thence South 00 degrees 52 minutes 49 seconds West 542.86 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 52 minutes 49 seconds West 198.18 feet to a northwesterly boundary line of Gateway Crossing Apartments, Section Three as recorded in Instrument 2003-10979 in Plat Cabinet "C", Slide 122 & 123 in the Office of the Recorder, Hancock County, Indiana; thence along the northwesterly boundary lines of said Gateway Crossing Apartments, Section Three by the next four (4) courses; 1) South 43 degrees 13 minutes 24 seconds West 308.07 feet; 2) South 38 degrees 38 minutes 57 seconds West 187.29 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 51 degrees 21 minutes 03 seconds West 715.00 feet from said point; 3) southwesterly along said curve 53.13 feet to the point of tangency of said curve, said point being South 47 degrees 05 minutes 37 seconds East 715.00 feet from the radius point of said curve; 4) South 42 degrees 54 minutes 24 seconds West 79.02 feet to a point on a curve concave southwesterly, the radius point of said curve being South 45 degrees 06 minutes 39 seconds West 390.00 feet from said point, said point also being on a northeasterly boundary line of Gateway Crossing, Section One as recorded in Instrument 2002-13631 in Plat Cabinet "C", Slide 98-100 in said Recorder's Office; thence along the northeasterly boundary lines of said Gateway Crossing, Section One by the next ten (10) courses; 1) northwesterly along said curve 165.68 feet to the point of tangency of said curve, said point being North 20 degrees 46 minutes 14 seconds East 390.00 feet from the radius point of said curve; 2) North 69 degrees 13 minutes 47 seconds West 176.19 feet to the point of curvature of a curve concave northeasterly, the radius point of said curve being North 20 degrees 46 minutes 13 seconds East 260.00 feet from said point; 3) northwesterly along said curve 258.43 feet to the point of tangency of said curve, said point being South 77 degrees 43 minutes 12 seconds West 260.00 feet from the radius point of said curve: 4) North 12 degrees 16 minutes 48 seconds West 210.93 feet to a point on a curve concave southeasterly, the radius point of said curve being South 39 degrees 01 minutes 25 seconds East 20.00 feet from said point; 5) northeasterly along said curve 8.82 feet to the point of tangency of said curve, said point being North 13 degrees 44 minutes 55 seconds West 20.00 feet from the radius point of said curve; 6) North 76 degrees 15 minutes 06 seconds East 21.91 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 13 degrees 44 minutes 54 seconds West 162.00 feet from said point; 7) easterly along said curve 48.77 feet to the point of tangency of said curve, said point being South 30 degrees 59 minutes 47 seconds East 162.00 feet from the radius point of said curve; 8) North 59 degrees 00 minutes 13 seconds East 21.26 feet; 9) North 30 degrees 59 minutes 47 seconds West 24.00 feet; 10) North 59 degrees 00 minutes 13 seconds East 130.51 feet; thence North 60 degrees 32 minutes 50 seconds East 428.28 feet; thence South 74 degrees 19 minutes 55 seconds East 91.73 feet; thence South 29 degrees 12 minutes 43 seconds East 113.66 feet; thence South 14 degrees 48 minutes 18 seconds East 46.03 feet; thence South 77 degrees 14 minutes 58 seconds East 213.94 feet to the place of beginning, containing 11.427 acres, more or less.

ALSO: (PROPOSED OUTLOTS 4-5)

A part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the West Half of the Southeast Quarter of said Section; thence North 89 degrees 59 minutes 42 seconds West along the North line of said Half Quarter Section a distance of 1,020.63 feet; thence South 00 degrees 52 minutes 49 seconds West 198.78 feet to the southerly boundary line of the real estate described in Instrument Number 2003-26850 in the Office of the Recorder, Hancock County, Indiana, and the POINT OF BEGINNING of this description; thence continuing South 00 degrees 52 minutes 49 seconds West 344.08 feet; thence North 77 degrees 14 minutes 58 seconds West 213.94 feet; thence North 14 degrees 48 minutes 18 seconds West 46.03 feet; thence North 29 degrees 12 minutes 43 seconds West 113.66 feet; thence North 74 degrees 19 minutes 55 seconds West 91.73 feet; thence South 60 degrees 32 minutes 50 seconds West 428.28 feet to the eastern most corner of Outlot 2 of Gateway Crossing, Section One as recorded in Instrument 2002-13631 in Plat Cabinet "C", Slide 98-100 in said Recorder's Office; thence North 29 degrees 45 minutes 46 seconds West along the northeasterly line of said Outlot 2 a distance of 231.88 feet to a point on a curve concave southeasterly, the radius point of said curve being South 30 degrees 17 minutes 35 seconds East 17,119.42 feet from said point, said point also being on the southeasterly boundary line of the real estate described in Instrument Number 2003-26850 in said Recorder's Office; thence along the southeasterly and southerly boundary lines of said real estate by the next five (5) courses; 1) northeasterly along said curve 260.54 feet to the point of tangency of said curve, said point being North 29 degrees 25 minutes 16 seconds West 17,119.42 feet from the radius point of said curve; 2) North 60 degrees 34 minutes 44 seconds East 85.26 feet; 3) South 49 degrees 25 minutes 16 seconds East 94.43 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 40 degrees 34 minutes 44 seconds East 328.08 feet from said point; 4) easterly along said curve 404.11 feet to the point of tangency of said curve, said point being South 29 degrees 59 minutes 42 seconds East 328.08 feet from the radius point of said curve; 5) North 60 degrees 00 minutes 18 seconds East 124.89 feet to the place of beginning, containing 3.631 acres, more or less.

EXCEPT that part platted as Outlot 3 of the recorded plat of Retail Outlots at Gateway Crossing Section Six A, recorded as Instrument Number 070003535 in Plat Cabinet C, Slide 254-256 in the Office of the Recorder of Hancock County, Indiana.

LAND DESCRIPTION PER SURVEY (5.059 ACRE TRACT)

A part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana, more particularly described as follows:

COMMENCING at the Northeast corner of the West Half of the Southeast Quarter of said Section; thence North 89 degrees 59 minutes 42 seconds West along the North line of said Half Quarter Section a distance of 1,020.63 feet; thence South 00 degrees 52 minutes 49 seconds West a distance of 741.04 feet to a northwesterly boundary line of Gateway Crossing Apartments, Section Three as recorded in Instrument 2003-10979 in Plat Cabinet "C", Slide 122 & 123 in the Office of the Recorder, Hancock County, Indiana; thence along the northwesterly boundary lines of said Gateway Crossing Apartments, Section Three by the next four (4) courses; 1) South 43 degrees 13 minutes 24 seconds West 308.07 feet to the POINT OF BEGINNING of this description; 2) South 38 degrees 38 minutes 57 seconds West 187.29 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 51 degrees 21 minutes 03 seconds West 715.00 feet from said point; 3) southwesterly along said curve 53.13 feet to the point of tangency of said curve, said point being South 47 degrees 05 minutes 37 seconds East 715.00 feet from the radius point of said curve; 4) South 42 degrees 54 minutes 24 seconds West 79.02 feet to a point on a curve concave southwesterly, the radius point of said curve being South 45 degrees 06 minutes 39 seconds West 390.00 feet from said point, said point also being on a northeasterly boundary line of Gateway Crossing, Section One as recorded in Instrument 2002-13631 in Plat Cabinet "C", Slide 98-100 in said Recorder's Office; thence along the northeasterly boundary lines of said Gateway Crossing, Section One by the next three (3) courses; 1) northwesterly along said curve 165.68 feet to the point of tangency of said curve, said point being North 20 degrees 46 minutes 14 seconds East 390.00 feet from the radius point of said curve; 2) North 69 degrees 13 minutes 47 seconds West 176.19 feet to the point of curvature of a curve concave northeasterly, the radius point of said curve being North 20 degrees 46 minutes 13 seconds East 260.00 feet from said point; 3) northwesterly along said curve 214.95 feet to the point of tangency of said curve, said point being South 68 degrees 08 minutes 18 seconds West 260.00 feet from the radius point of said curve; thence North 68 degrees 08 minutes 22 seconds East a distance of 75.92 feet; thence North 36 degrees 32 minutes 01 seconds East a distance of 359.89 feet; thence North 39 degrees 21 minutes 34 seconds West a distance of 57.75 feet; thence North 29 degrees 28 minutes 35 seconds West a distance of 24.41 feet; thence North 74 degrees 28 minutes 35 seconds West a distance of 25.34 feet; thence North 60 degrees 32 minutes 50 seconds East a distance of 81.61 feet; thence South 05 degrees 38 minutes 25 seconds West a distance of 24.61 feet; thence South 39 degrees 21 minutes 43 seconds East a distance of 594.43 feet to the POINT OF BEGINNING. Containing 5.059 acres, more or less.

SURVEYOR'S REPORT

The within survey has been prepared, to the best of my knowledge and belief, under my supervision and in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"). The following opinions and interpretations are submitted regarding the various uncertainties in the locations of the lines and corners as established per this survey. The uncertainties are based upon, and as a result of uncertainties in reference monumentation, in record descriptions and plats, in lines of occupation, and as introduced by random errors in measurement "Relative Positional Accuracy". There may also be *unwritten rights associated with these uncertainties.* The client should assume there is an amount of uncertainty along any line equal in significance to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed verses measured dimensions along the boundary lines shown hereon and there may be survey markers found near but not precisely at some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below (Relative Positional Precision in the case of an ALTA/NSPS Land Title Survey) and less than the uncertainty identified for the reference monumentation discussed below, the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore discussed further below.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract.

All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

Relative Positional Accuracy: The Relative Positional Accuracy of the corners of the subject tract established per this survey is within the requirements for an Urban Survey (0.07 feet (21 millimeters) plus 50 parts per million) as defined in IAC

Purpose of Survey: The purpose of the within survey is to prepare an Original ALTA/NSPS Land Title Survey on a 5.059 acre tract of land being subdivided from an overall tract of land described in Instrument Number 120001475 in the Office of the Recorder of Hancock County, Indiana and in the subject title commitment per the clients request and direction. This survey is based upon prior ALTA/ACSM Land Title Surveys prepared by Coor Consulting, Job Number 2010-050 as referenced below.

The within survey is based in part upon the following: Various plats for Gateway Crossing Sections 1-4; the plat for Retail Outlots Section Six A; a survey prepared by Stoeppelwerth Consulting Engineers - Land Surveyors, recertified December 29, 2000, and recorded as 2001-1793; a Land Title Survey prepared by Stoeppelwerth Consulting Engineers Land Surveyors, dated May 4, 2000, and recertified April 8, 2002, and recorded as 0205974; an ALTA/ACSM Land Title Survey prepared by Stoeppelwerth Consulting Engineers - Land Surveyors, dated March 2, 2005, and recorded as 050008049; an ALTA/ACSM Land Title Survey for The Huntington National Bank, prepared by Coor Consulting, Job Number 2010-050, dated May 12, 2010; an ALTA/ACSM Land Title Survey for Mccrea Development, LLC, prepared by Coor Consulting, Job Number 2010-050B, dated December 22, 2011; an ALTA/ACSM Land Title Survey for Jose Melendez, prepared by Coor Consulting, Job Number 2010-050C, dated December 27, 2011; a preliminary ALTA/NSPS Land Title Survey for Mccrea Development, LLC, prepared by Coor Consulting, Job Number 2010-050 2018, dated April 10, 2018; Right of Way plans for County Road 750 North, project number STP-043-7(006), dated August 13, 1999; Hancock County Surveyor's Section Corner References; and current deeds of record for the subject tract and its adjoiners as referenced hereon

Basis of Bearings: The basis of bearings for this survey is an assumed bearing of South 89 degrees 59 minutes 42 seconds East along the North line of the Southeast Quarter of Section 26 per said prior plats, surveys and the deed of record for the overall subject tract and adjoining tracts.

Theory of Location: The lines and corners as established this survey are based upon Quarter Section corner markers as shown on the within Section Detail Map and monuments found marking the corners of the overall subject tract and its adjoiners as described below.

The lines and corners of the overall subject tract were established per the land descriptions as described in the subject Title Commitment and the current deed of record. Title Commitment descriptions were in agreement with record plats for Gateway Crossing and monuments found on the perimeter thereof, except as shown hereon.

Variances in Reference Monumentation:

Various capped rebars and cut "X" 's were found at or near the corners of the overall subject tract and adjoiners per said recorded plats and surveys as indicated on the within survey plat.

5/8" capped rebars marked "C2LS Firm #0035" were set at the corners of the overall subject tract as shown hereon. No monuments were set along the perimeter lines of the 5.059 acre tract due to future development of the site.

Discrepancies on the Record Plat or Record Descriptions:

An apparent discrepancy of up to 47'± exists in the distance from the P.O.C. to the P.O.B. as referenced in Instrument Number 030026850 (INDOT R/W). Said discrepancy (1020.63' revised to 974.50') was corrected in an "Affidavit of Surveyor's Error" as recorded in Instrument Number 080009714, however, said discrepancy of up to 47'± remains in the deed location of the ownership property lines as shown hereon.

Two 20' Regulated Drain Easements as shown on the plat of Retail Outlots at Gateway Crossing Section Six A as recorded in Plat Cabinet "C", Slide 254, Instrument Number 070003535 extend up to 40' South of the Northwesterly lines of the 5.059 acre tract as shown hereon. Said Easements are not referenced in the subject Title Commitment.

Inconsistencies in Lines of Possession or Occupation

Two 20' Regulated Drain Easements as shown on the plat of Retail Outlots at Gateway Crossing Section Six A as recorded in Plat Cabinet "C", Slide 254, Instrument Number 070003535 extend up to 40' South of the Northwesterly lines of the 5.059 acre tract as shown hereon. Said Easements are not referenced in the subject Title Commitment.

An apparent discrepancy of up to 47'± exists in the distance from the P.O.C. to the P.O.B. as referenced in Instrument Number 030026850 (INDOT R/W). Said discrepancy (1020.63' revised to 974.50') was corrected in an "Affidavit of Surveyor's Error" as recorded in Instrument Number 080009714, however, said discrepancy of up to 47'± remains in the deed location of the ownership property lines as shown hereon.

A dirt stockpile and a retention pond was found on the overall subject tract as shown hereon. Storm sewer, sanitary sewer, pavement, curb, and utilities exist on and cross the overall subject tract as shown hereon. Concrete walks exist near the West lines of the 5.059 acre tract and the overall subject tract as shown hereon.

The approximate location of wetland areas (area "A" and "B") and wetland flags as marked by Kilbane Environmental, Inc., are as shown hereon and were located July 29, 2019 per the client's request and direction.

Summary of Uncertainties (5.059 acre tract per survey): The uncertainty associated with the corners as found or established this survey as related to (1) variances in reference monumentation is up to 0.3 feet, as related to (2) discrepancies on the record plat or within the deeds of record is up to 40 feet, and as related to (3) inconsistencies in lines of possession or occupation is up to 40 feet.

Flood Hazard Statement: The accuracy of the flood hazard information shown or identified hereon is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone X as said tract plots by scale on Community Panel Number 18059C0018D of the Flood Insurance Rate Maps for Hancock County, Indiana (maps dated December 4, 2007).

on title work provided by others.

ALTA/NSPS LAND TITLE SURVEY (5.059 ACRE TRACT)

To Lancaster Land, L.P., a New York limited partnership, M C Gateway Land, LLC, an Indiana limited liability company 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 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b, 7c, 8, 9, 11, 13, 14, 16 and 19 of Table A thereof.

Title Commitment: Evidence of source of title for the overall subject tract was provided in the form of First American Title Insurance Company Commitment Number 839363, dated February 8, 2019 at 8:00 a.m.. Some of the items disclosed in Schedule BII thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey please advise and provide the appropriate documents.

CERTIFICATE OF SURVEY

Also to the best of my knowledge and belief, the within survey represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The fieldwork for this survey was performed on March 20 and December 15, 2018 using standard surveying techniques.

CERTIFICATION OF TOPOGRAPHIC SURVEY

To the best of my knowledge and belief the within survey represents a survey made under my supervision. The fieldwork for this survey was performed on March 20 and December 15, 2018 using standard surveying techniques. The topographic data was gathered using standard radial surveying techniques with an electronic total station, Global Positioning System, and data collector. Elevations on hard surfaces or structures are accurate to within 0.05 feet; elevations on natural surfaces are accurate to within 0.1 feet. The subsurface elevation data was obtained from ground level, the accuracy of measurements is relative to the depth (no confined entry permits were obtained) and/or Record Drawings. Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half contour interval.

SUMMARY OF TABLE "A" ITEMS FOR THE 5.059 ACRE TRACT

2.) No specific addresses have been assigned to the 5.059 acre tract at the date of this survey.

7.) No buildings exist on the 5.059 acre tract.

9.) No parking spaces exist on the 5.059 acre tract. 11.) Utility information shown hereon was field located as marked by Indiana 811 as referenced hereon. 16.) Various dirt stockpiles exist on the overall subject tract from construction activities as shown hereon. The dirt stockpiles are located near the Northeasterly line of said 5.059 acre tract as shown.

ZONING INFORMATION

The overall subject tract and the 5.059 acre tract per this survey are zoned "PD-M" (Planned Development-Mixed) per "The Petition For Rezoning Of Paramount Realty, Inc." as recorded in Instrument Number 0107504 in the Hancock County Recorder's Office. Reference said document for specific details.

The Quarter Section corners used to establish the lines and corners of Section 26 are shown on the within Section Detail

Ownership: Ownership information indicated hereon is based upon information obtained in County or Township records or

BENCHMARK INFORMATION

ORIGINAL BENCHMARK: - Hancock County Bronze Disk Benchmark "H 235-T21" located in the Northwest wingwall of the concrete bridge over Stansbury and Schultz Regulated Drain. Said disk is located 281'± East of the centerline of C.R. 600 West and 12.5'± North of the centerline of C.R. 750 North. Elevation=856.828 (NAVD 88)

T.B.M. #1:

- Top of casting of an existing storm sewer manhole located 32'± Southwesterly from the Northmost property corner of the subject tract as shown hereon. Elevation=854.17

SURVEYOR'S NOTES

1.) Two 20' Regulated Drain Easements as shown on the plat of Retail Outlots at Gateway Crossing Section Six A as recorded in Plat Cabinet "C", Slide 254, Instrument Number 070003535 extend up to 40' South of the Northwesterly lines of the 5.059 acre tract as shown hereon. Said Easements are not referenced in the subject Title Commitment.

2.) The areas shown as Block "C" and Common Access #2 on the plat of Retail Outlots at Gateway Crossing Section Six A as recorded in Plat Cabinet "C", Slide 254, Instrument Number 070003535 are included as a part of the overall subject tract. Said areas are not referenced in the subject Title Commitment, however, they are not included and do not affect the 5.059 acre tract per this survey.

3.) Field tiles may exist on the subject site.

4.) There may be underground utilities that exist on the subject parcels that were not located by Indiana 811.

5.) Access to public right-of-way for the overall subject tract is provided along County Road 750 North and North Gateway Crossing Boulevard as shown hereon. Limited Access Right-of-Way exists along State Road 67 as shown hereon. Access to public right-of-way for the 5.059 acre tract per this survey is provided along North Gateway Crossing Boulevard as shown hereon

6.) No buildings exist on the subject tracts at the date of this survey.

7.) Various underground utility lines cross both the overall subject tract and the 5.059 acre tract per this survey as shown hereon. No easement documents for said utility lines were found in the Recorder's Office or referenced in the subject title commitment.

8.) The approximate location of wetland areas (area "A" and "B") and wetland flags as marked by Kilbane Environmental, Inc., are as shown hereon and were located July 29, 2019 per the client's request and direction.

SUMMARY OF SCHEDULE B, PART II TITLE COMMITMENT EXCEPTIONS IN **REFERENCE TO THE 5.059 ACRE TRACT PER THIS SURVEY**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B. Part I-Requirements are met. Not a plottable item.

2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements. Reference the Surveyor's Report and Surveyor's Notes as shown hereon for information regarding discrepancies.

- Items 3-13 may affect the subject tract, however, are not plottable items or no specific information was available at the date of this survey.

14. Easement in favor of: Indianapolis Water Company; Type of easement: water main or line and incidental purposes; Recorded: May 19, 1999; Instrument No.: 9906948. Subject to the terms and conditions thereof. Assignment of Distribution Line Easements to Consolidated City of Indianapolis, Marion County, Indiana, recorded June 4, 2002 as document 0209073. Instrument Number 9906948 is shown on the within survey plat, however, does not affect the 5.059 acre tract. Instrument Number 0209073 is an "Assignment of Distribution Line Easements" document and does not affect the 5.059 acre tract.

15. Easement in favor of: Indianapolis Water Company; Type of easement: water main or line and incidental purposes; Recorded: May 19, 1999; Instrument No.: 9906949. Subject to the terms and conditions thereof. Assignment of Distribution Line Easements to Consolidated City of Indianapolis, Marion County, Indiana, recorded June 4, 2002 as document 0209073. Instrument Number 9906949 is shown on the within survey plat, however, does not affect the 5.059 acre tract. nstrument Number 0209073 is an "Assignment of Distribution Line Easements" document and does not affect th 5.059 acre tract.

16. Easement in favor of: The Town of McCordsville; Type of easement: sanitary sewer; Recorded: March 13, 2001; Instrument No.: 0102916 . Subject to the terms and conditions thereof. The easement is located along the South side of State Road 67 as shown hereon and does not affect the 5.059 acre tract.

17. Easement in favor of: Town of McCordsville; Type of easement: sanitary sewer; Recorded: June 18, 2003; Instrument No.: 030012821. Subject to the terms and conditions thereof. *The easement does not affect the 5.059 acre tract.*

18. Easement in favor of: Consolidated City of Indianapolis, Marion County, Indiana; Type of easement: water main or line and incidental purposes; Recorded: April 24, 2003; Instrument No.: 030008548. Subject to the terms and conditions thereof. The easement is located along the South side of State Road 67 as shown hereon and does not affect the 5.059 acre

19. Easement in favor of: Town of McCordsville; Type of easement: sanitary sewer line; Recorded: June 18, 2003; Instrument No.: 030012822. Subject to the terms and conditions thereof. *The easement does not affect the 5.059 acre*

20. Field tile to drain acres lying Northerly of the land described therein in favor of Arbor Investments, LLC, recorded November 21, 2000 as document 2012477 and the terms and provisions contained therein. Instrument Number 2012477 is a Warranty deed granting land to "Arbor Investments, LLC" located South of the overall subject tract. Said document references a 20 inch field tile located "Northerly of the conveyed property" and references rights for future use. The specific location of said tile and the rights to its use are vague and indeterminable. It is unknown it said document affects or benefits the 5.059 acre tract.

21. Partial Limitation of Access across the highway facility known as U.S. 36/S.R 67 by the State of Indiana, recorded December 31, 2003 as document 030026850 and Affidavit of Surveyor's error recorded as document 080009714, and the terms and provisions contained therein. The location of the conveyed tract to the State of Indiana and Limited Access right-of-way exist as shown hereon, however, do not affect the 5.059 acre tract.

22. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way. <u>*Rights-of-way and easements that affect the 5.059 acre tract are as shown*</u>

23. Right of way for drains, tiles, feeders and laterals. May affect the 5.059 acre tract, however, no documents were referenced in the current title commitment.

24. Rights of lower and upper riparian owners to the free and unobstructed flow of the Creek. May affect the 5.059 acre tract, however, no documents were referenced in the current title commitment.

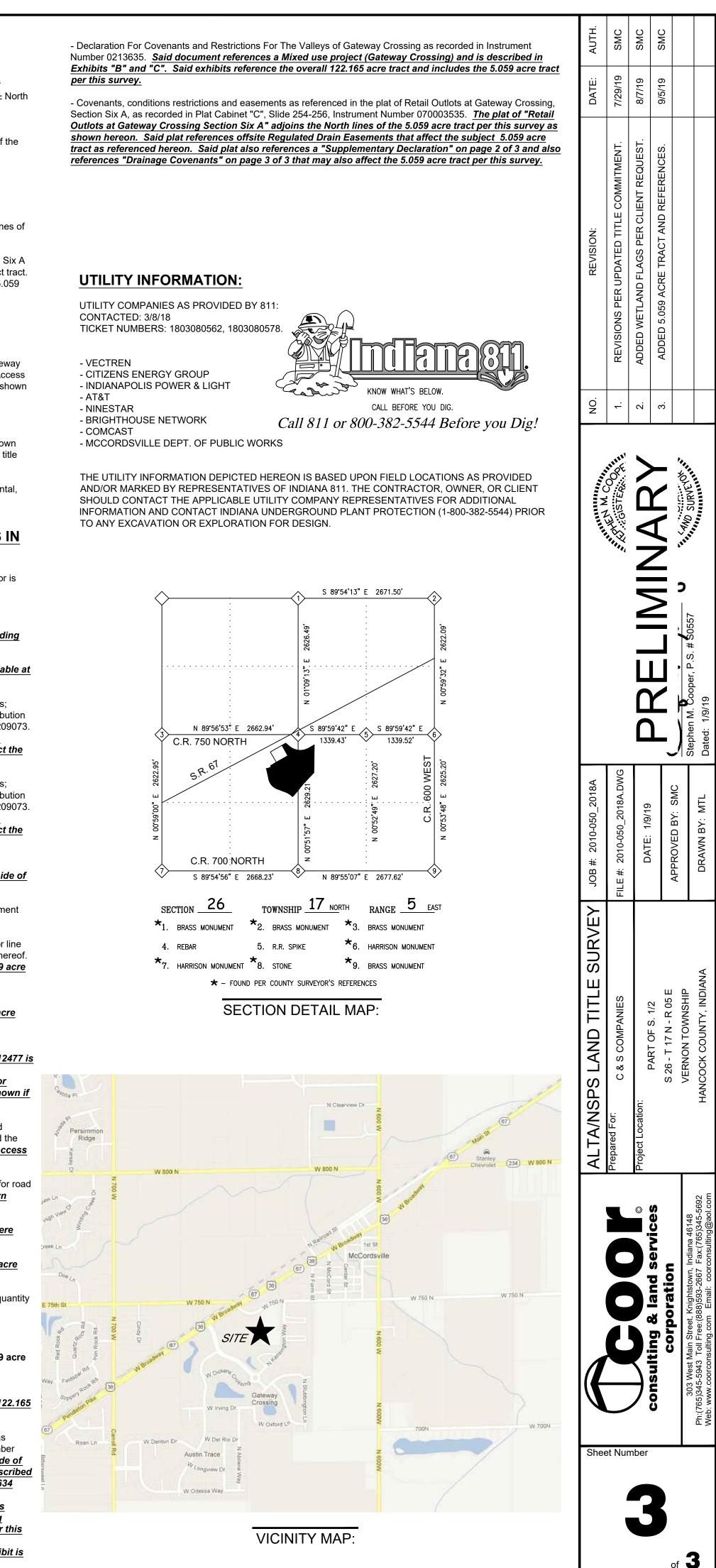
25. Any reference to acreage in the legal description is for description purposes only and is not an assurance of the quantity of land. Not a plottable item.

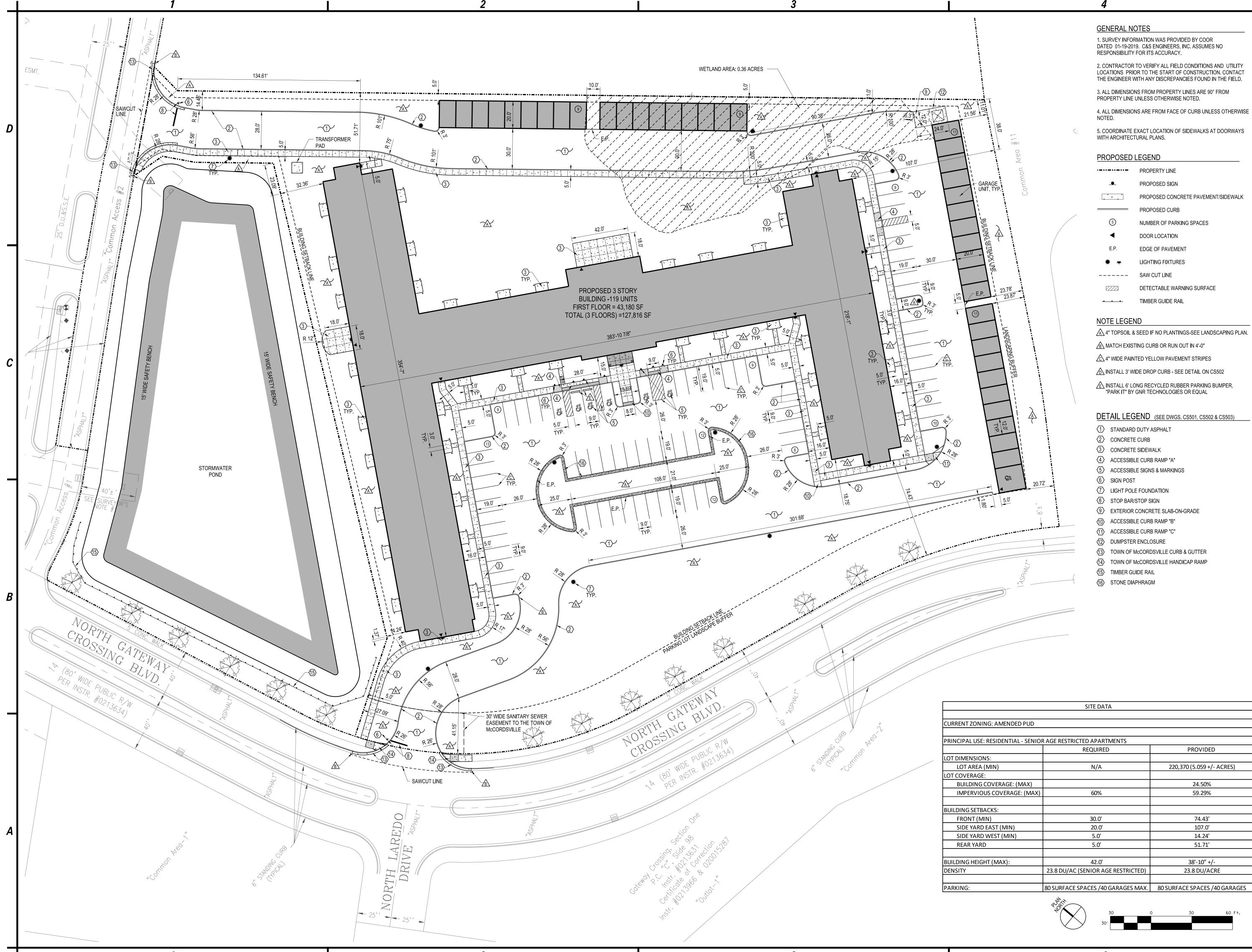
SURVEYOR'S EXCEPTION DOCUMENT NOTES

The following items were included in Schedule B, Part II of the prior title commitment and may affect the 5.059 acre tract as established this survey as noted:

- Commitments concerning the use and development of real estate made in connection with a petition for rezoning as described in Instrument Number 0107504: The 5.059 acre tract established this survey is a part of Exhibit "A" (122.165 acre tract) as referenced in said document.

- Declaration of Covenants and Restrictions For Gateway Crossing as recorded in Instrument Number 0213634 and as amended by Amended Declaration of Covenants and Restrictions For Gateway Crossing recorded in Instrument Number 0214377: Gateway Crossing Boulevard as described in the "Exhibits" of both documents adjoins the West side of the 5.059 acre tract as shown hereon. The remaining covenants and restrictions for Gateway Crossing as described in the "Exhibits" may affect the 5.059 acre tract, however, are not plottable hereon. Instrument Number 0213634 references an Exhibit "C", however, no exhibit was attached and may have been inadvertently omitted. The amended Declaration of Covenants and Restrictions described in Instrument Number 0214377 also references Exhibits "A" through "C". Exhibit "A" describes the aforementioned right-of-way for North Gateway Crossing Boulevard. Exhibit "B" describes the "PUD-M Zoning" 122.165 acre tract and includes the 5.059 acre tract per this survey. Exhibit "C" describes the aforementioned Boulevard right-of-way. The final Exhibit is the "Gateway Crossing Conceptual / Preliminary PUD Plan" and does include the 5.059 acre tract per this survey. Said exhibit is illegible and further specifics are indeterminable.

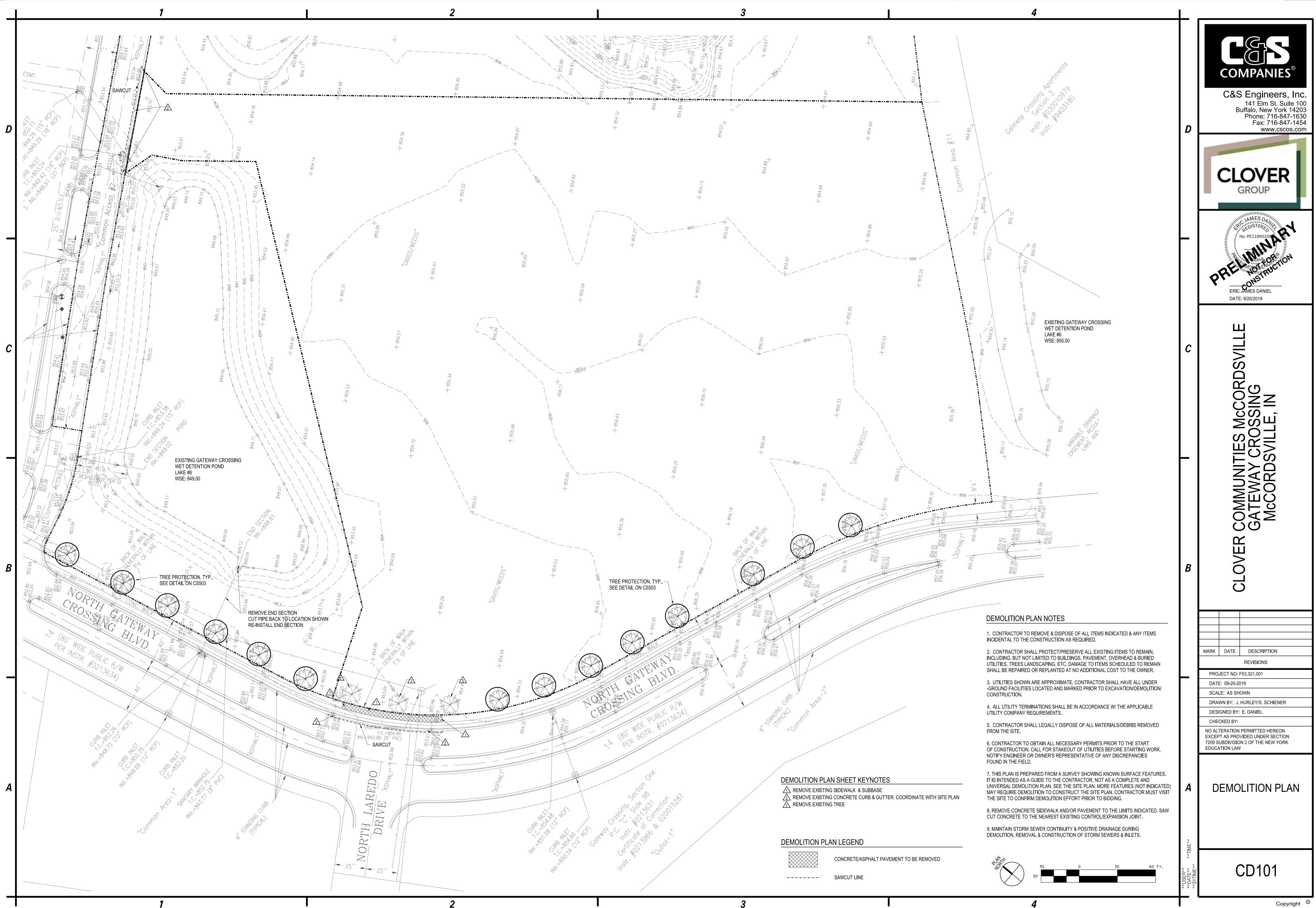


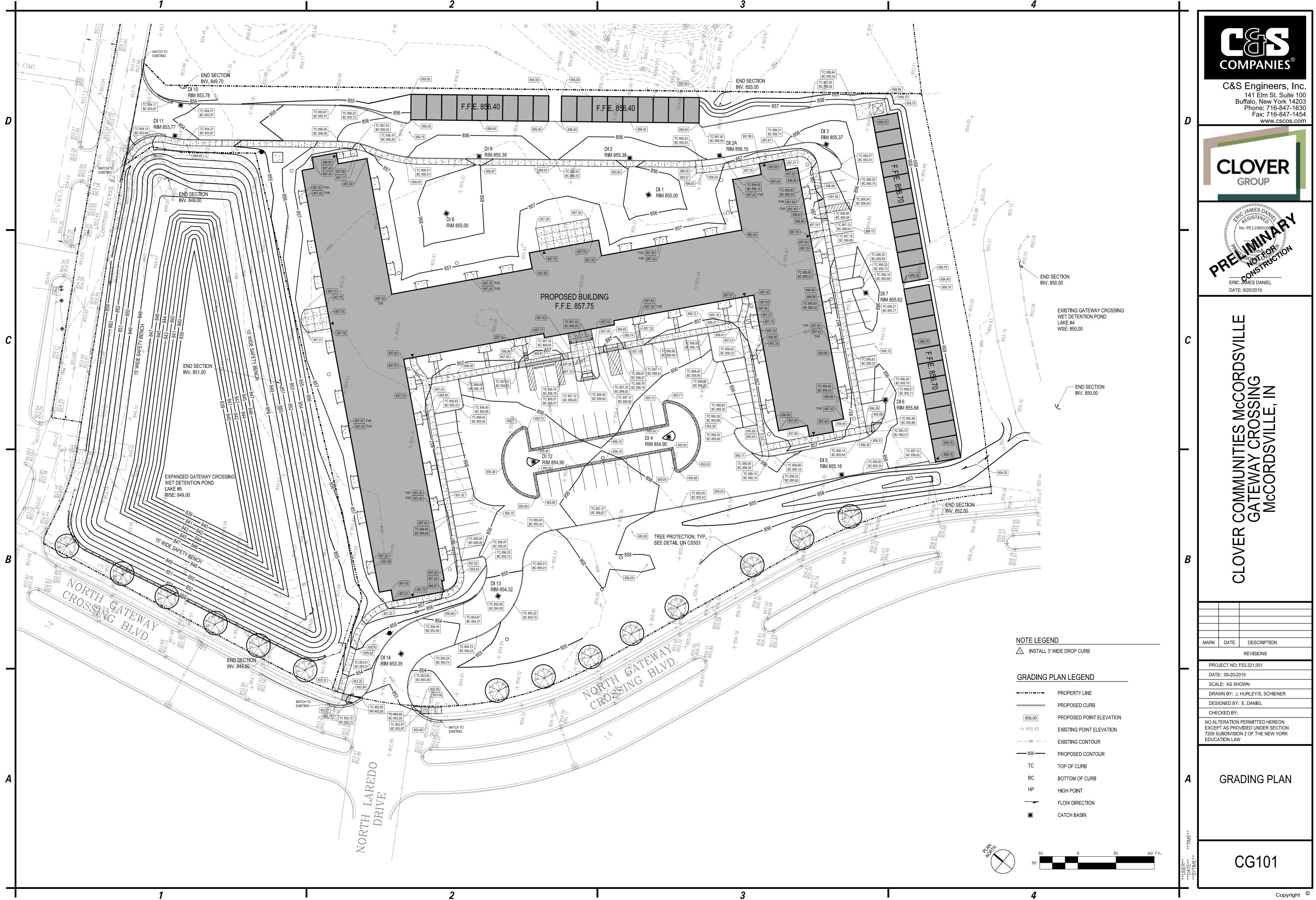


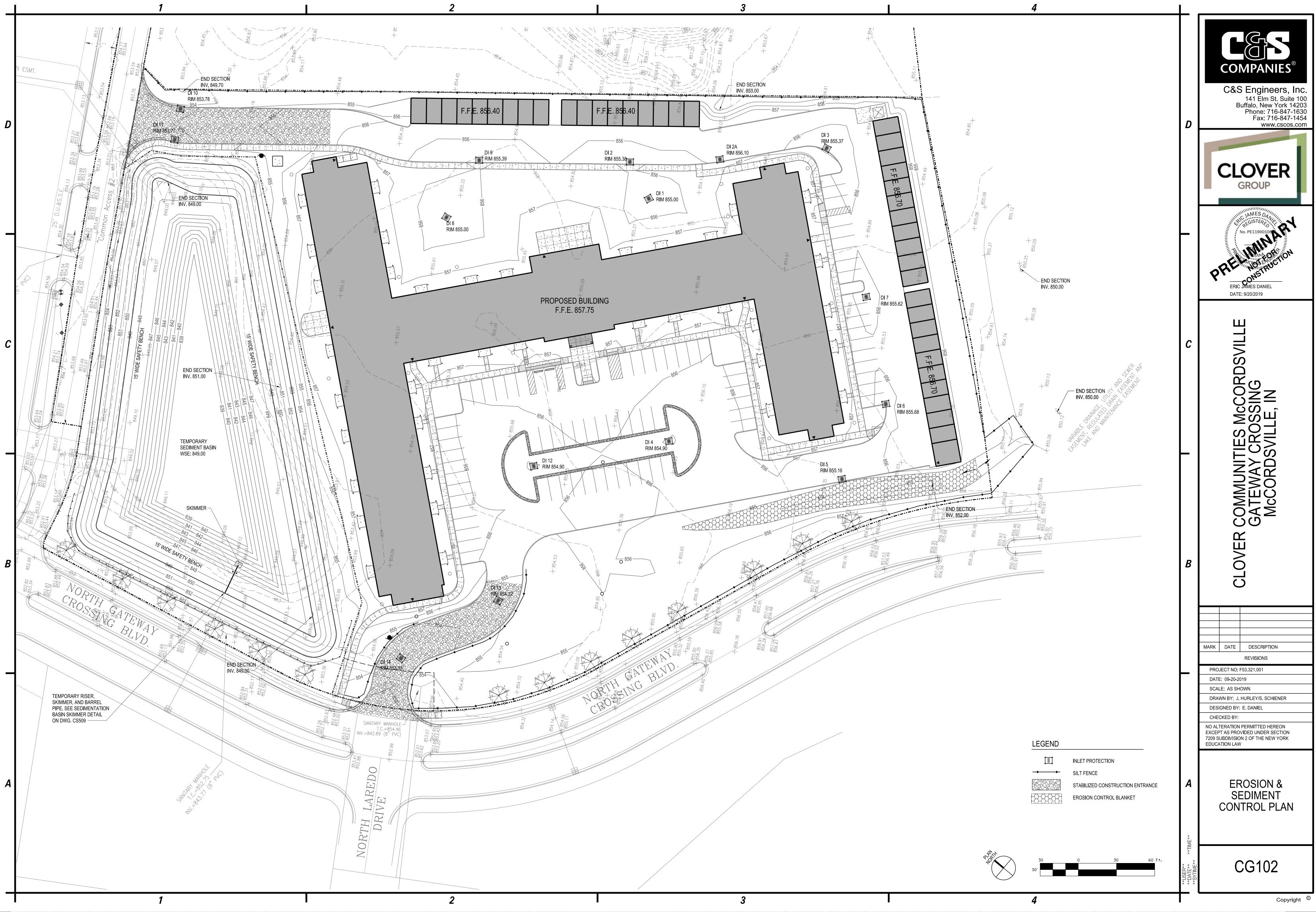
	PROPERTY LINE
●	PROPOSED SIGN
	PROPOSED CONCRETE PAVEMENT/SIDEWALK
	PROPOSED CURB
5	NUMBER OF PARKING SPACES
•	DOOR LOCATION
E.P.	EDGE OF PAVEMENT
* *	LIGHTING FIXTURES
	SAW CUT LINE
	DETECTABLE WARNING SURFACE
<u></u>	TIMBER GUIDE RAIL

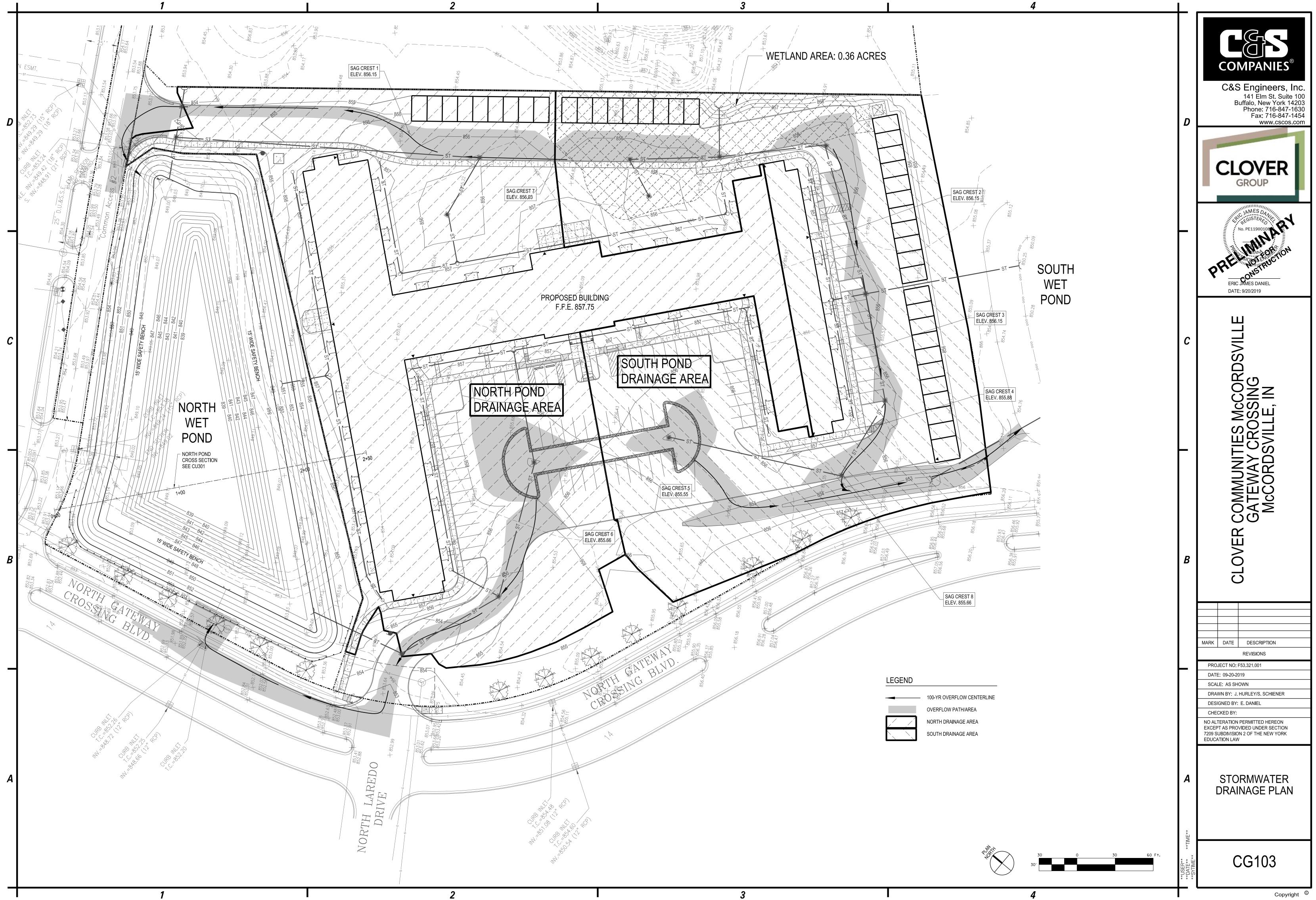


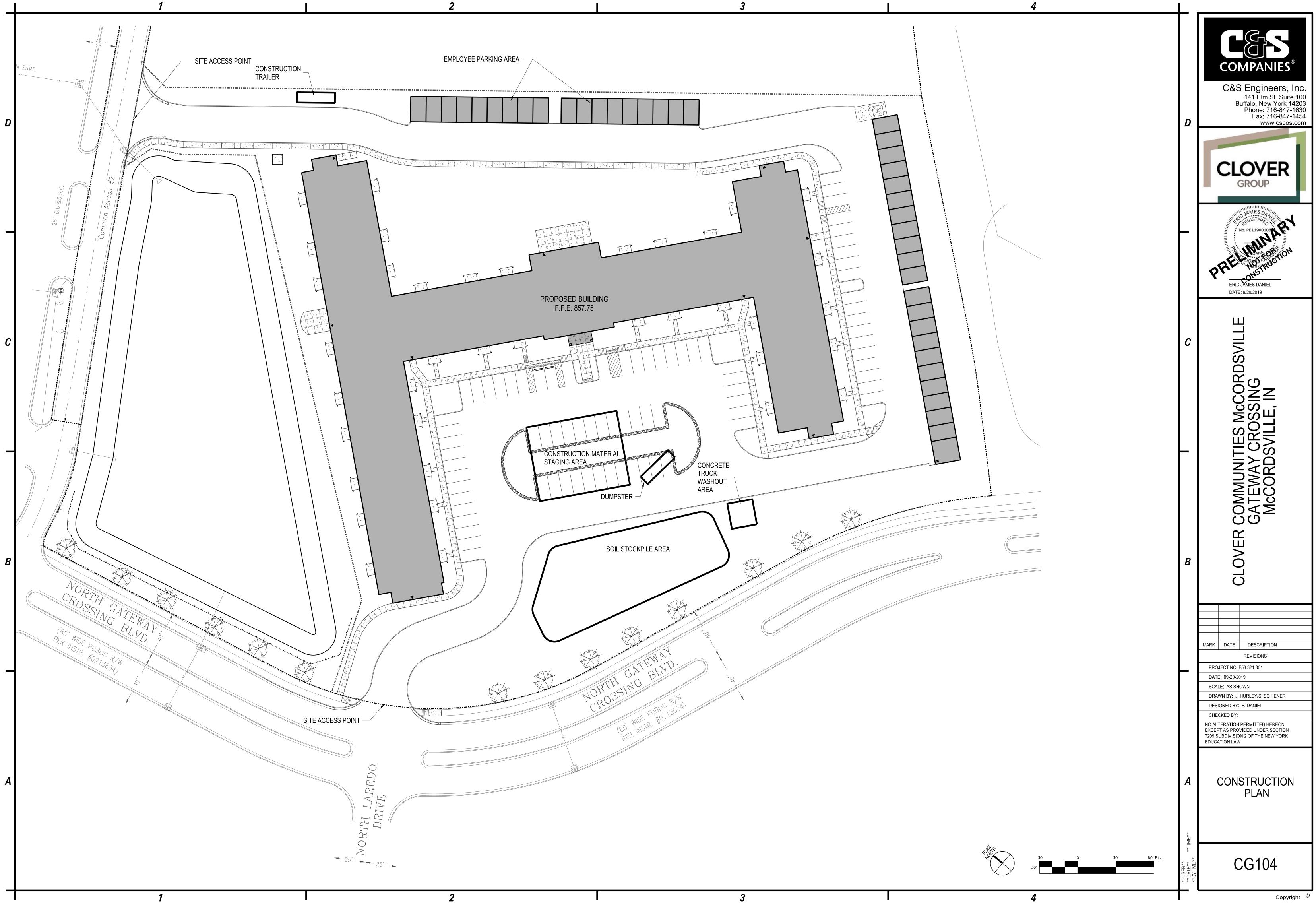
CS101

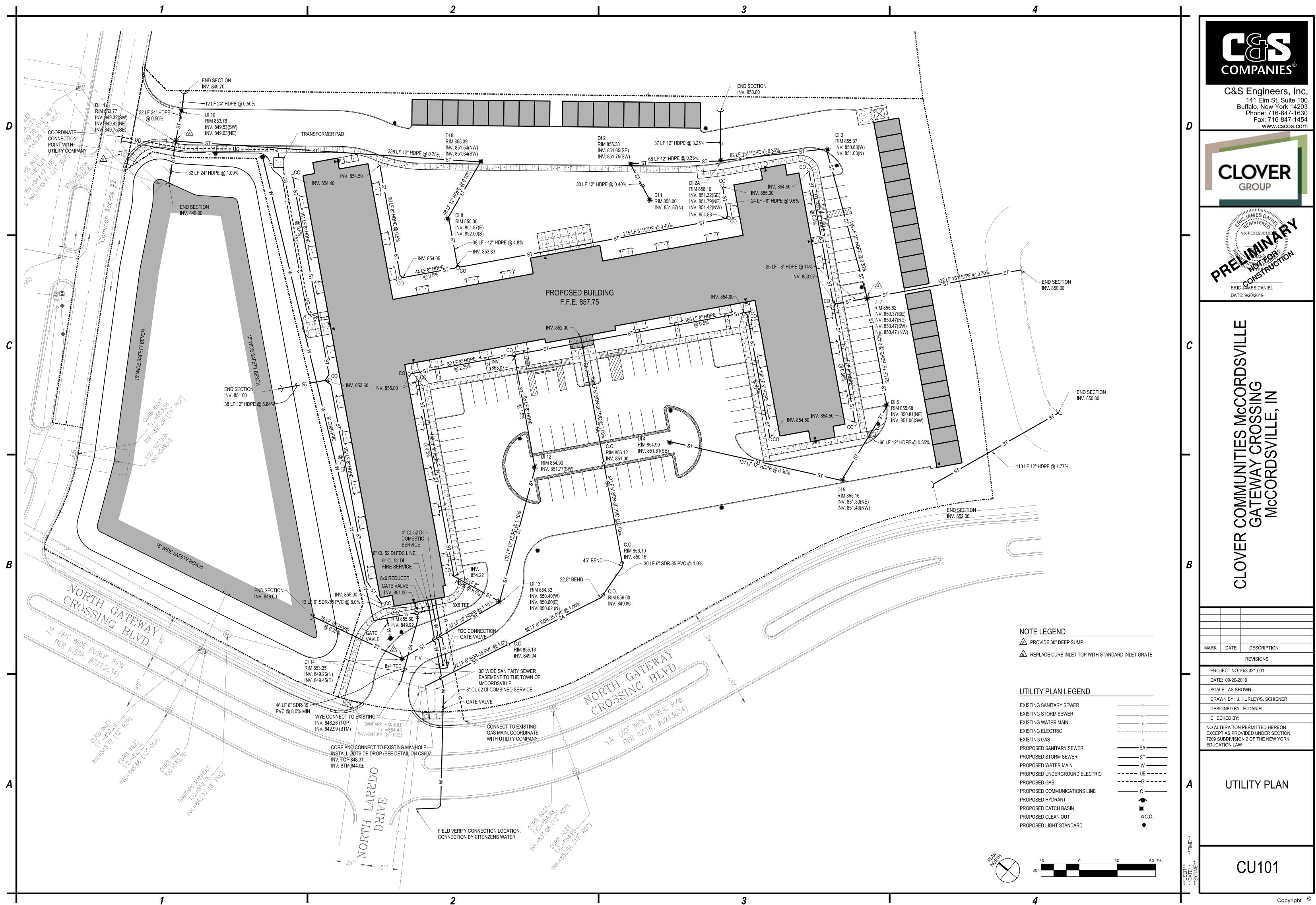


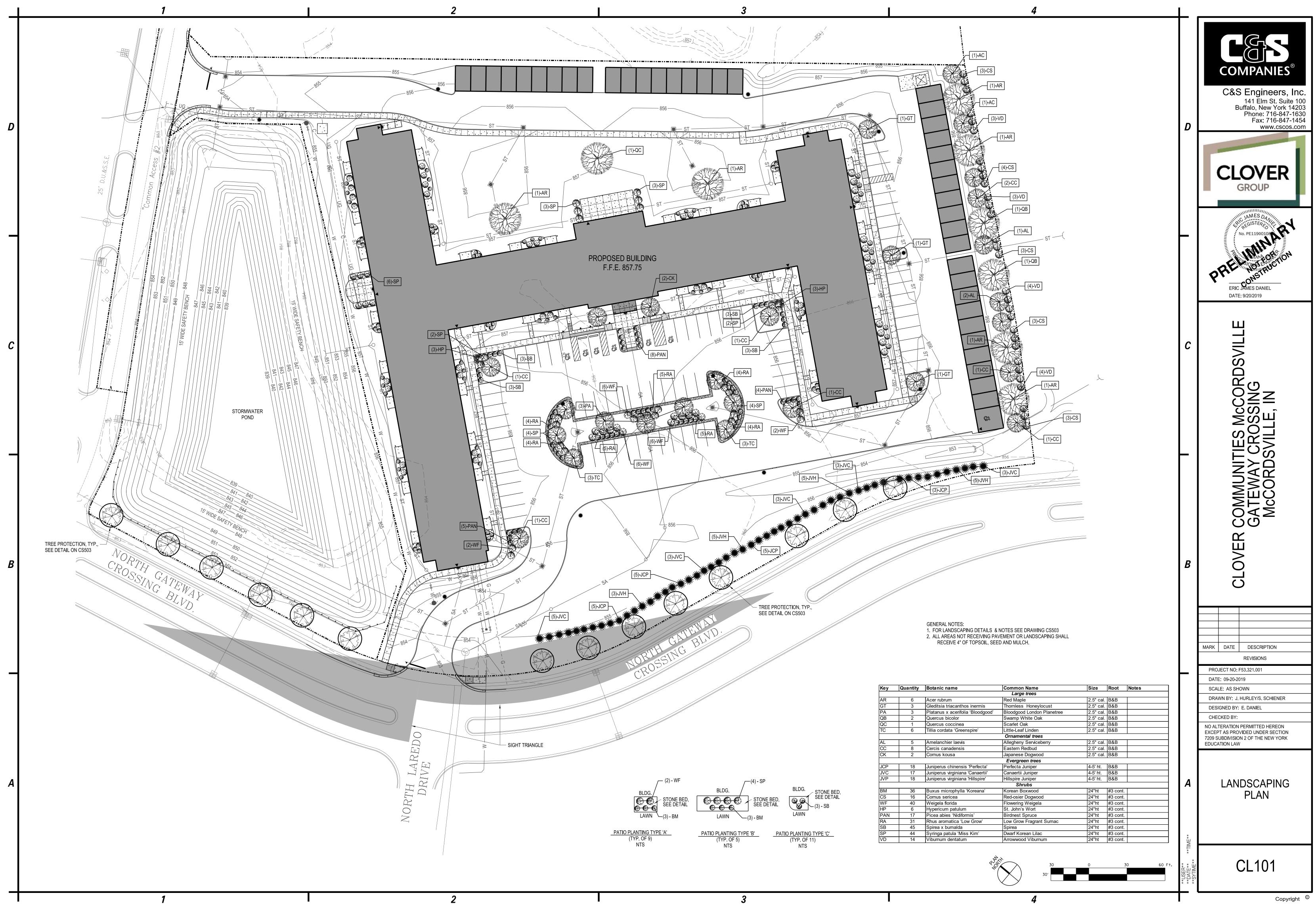


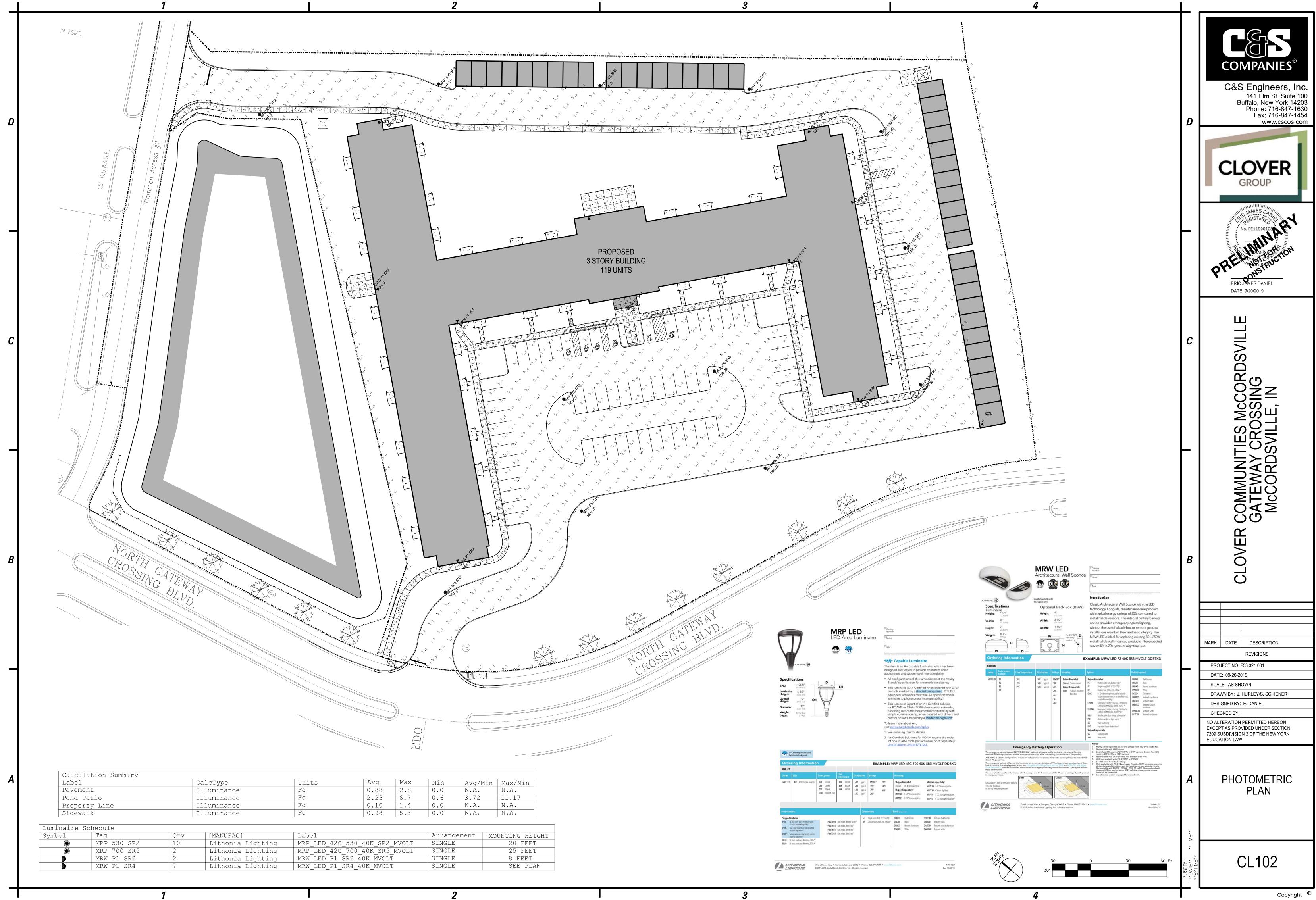


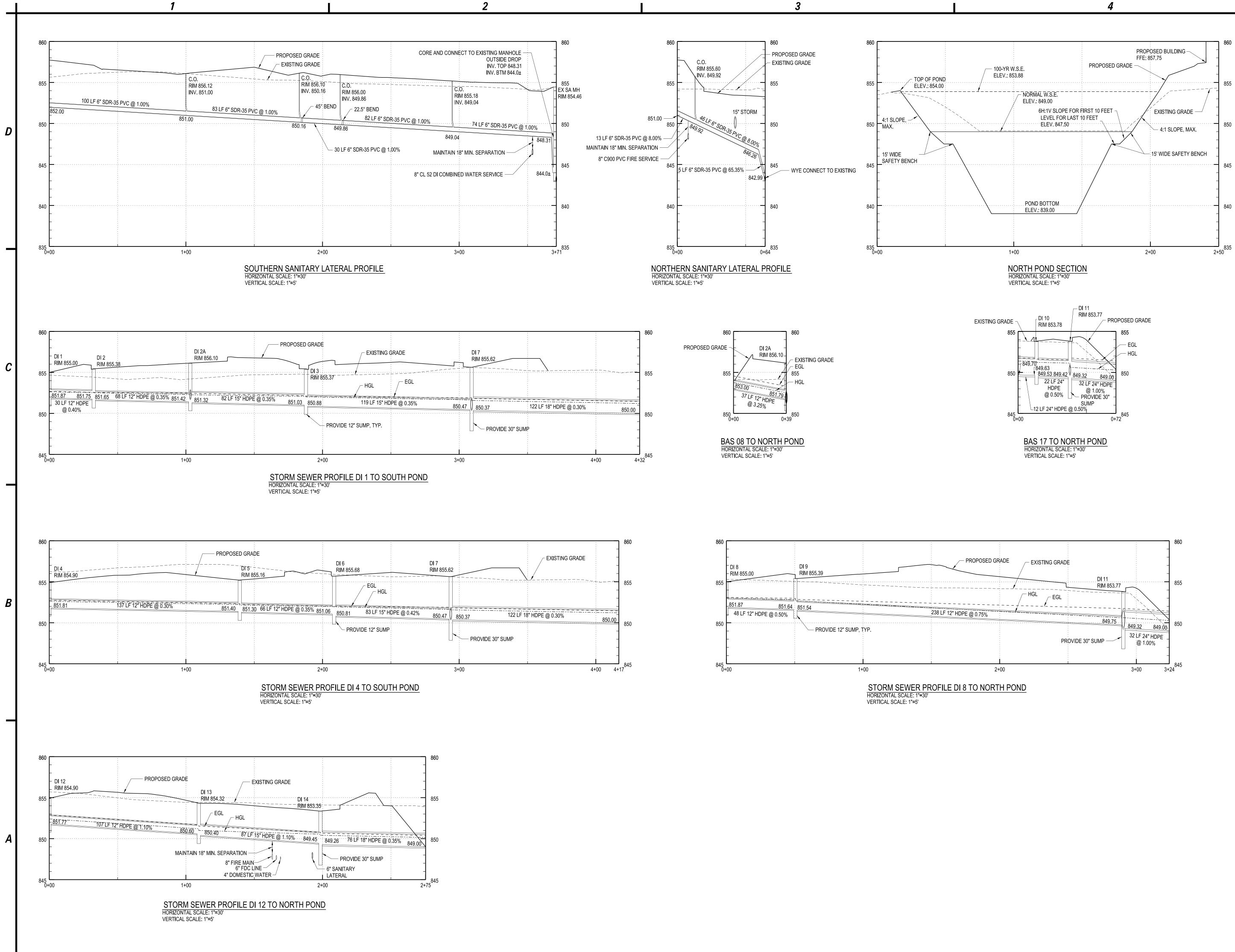


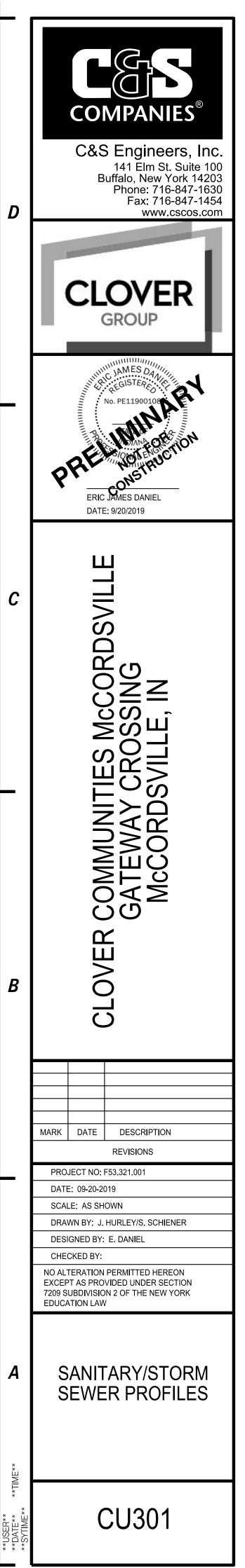


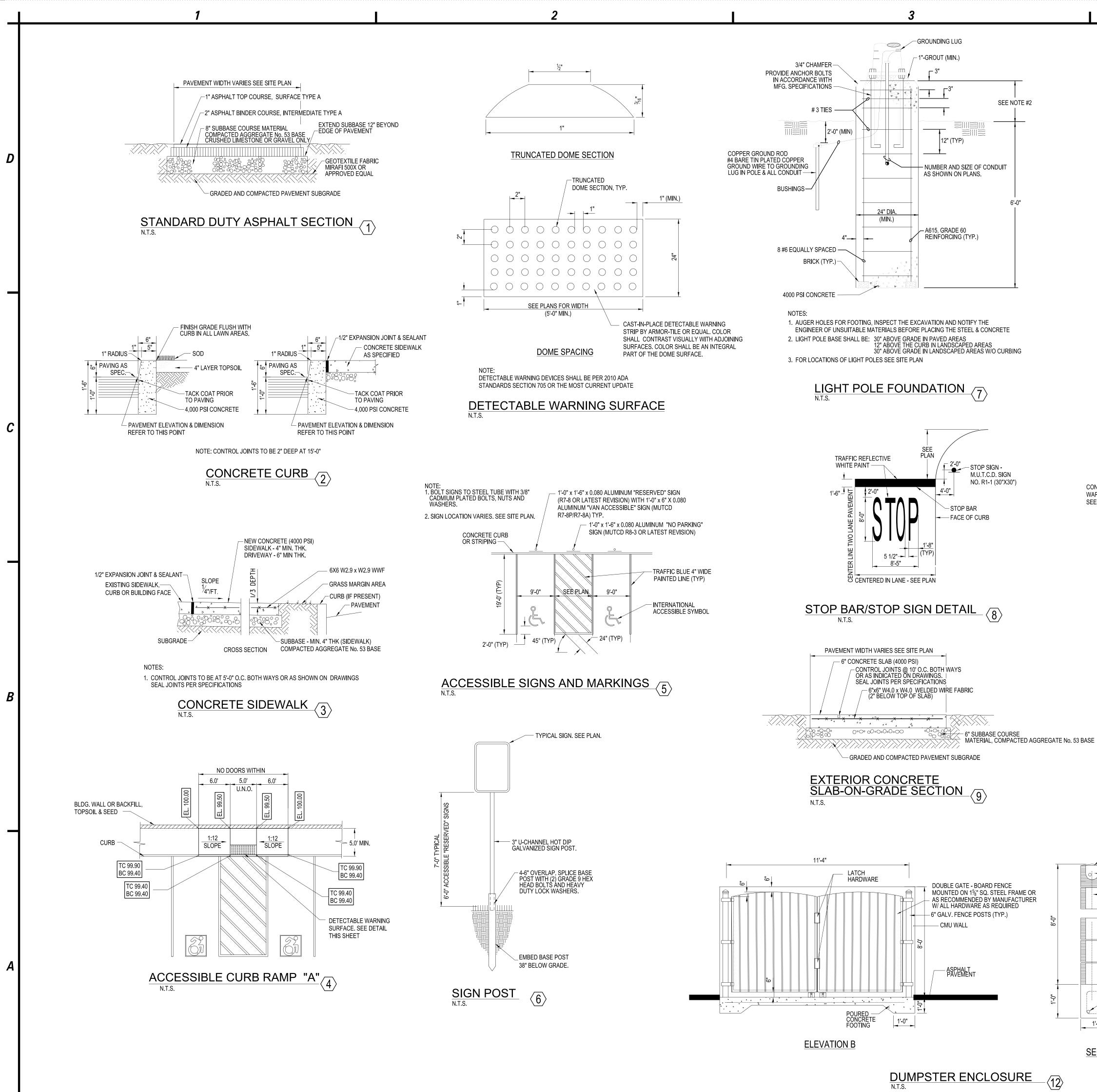










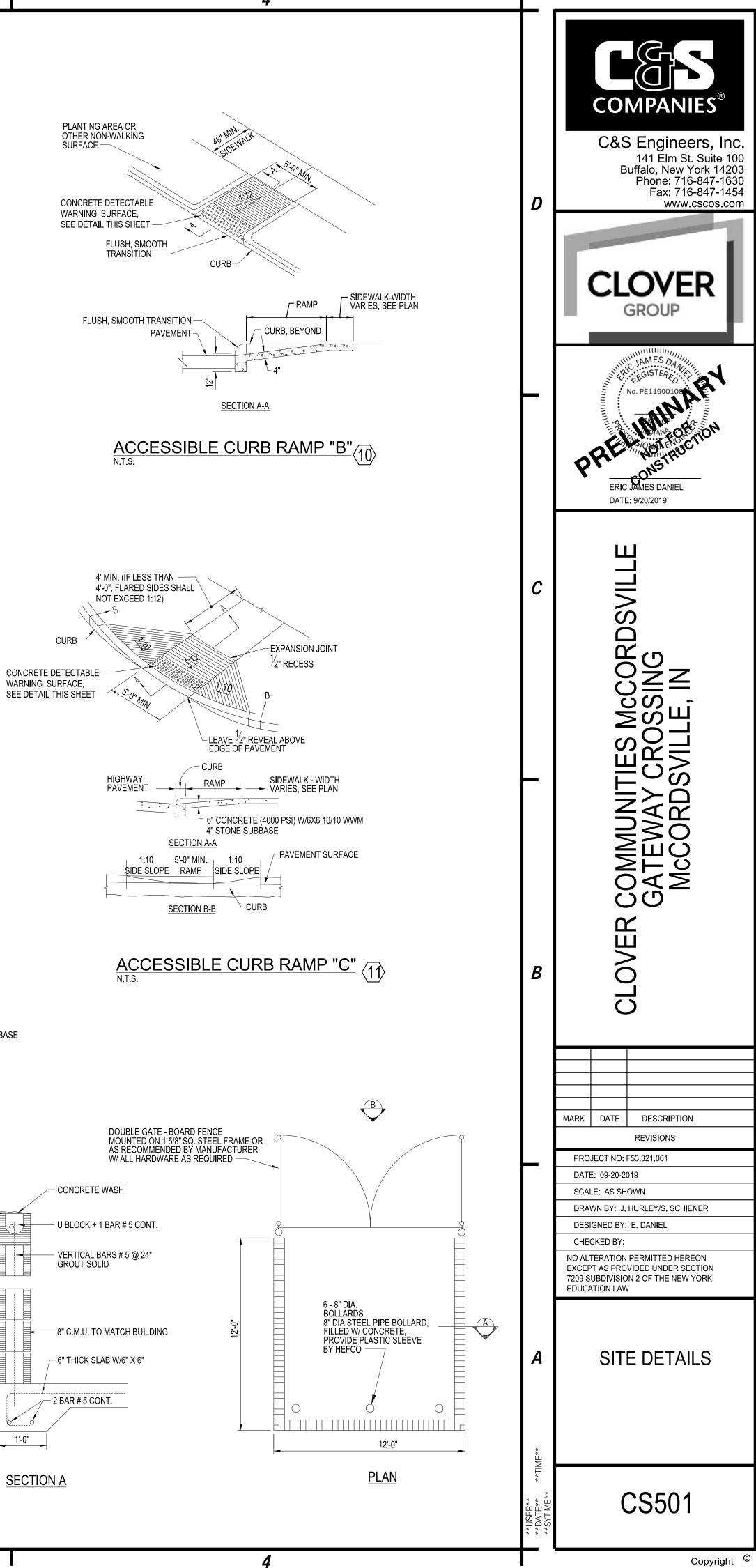


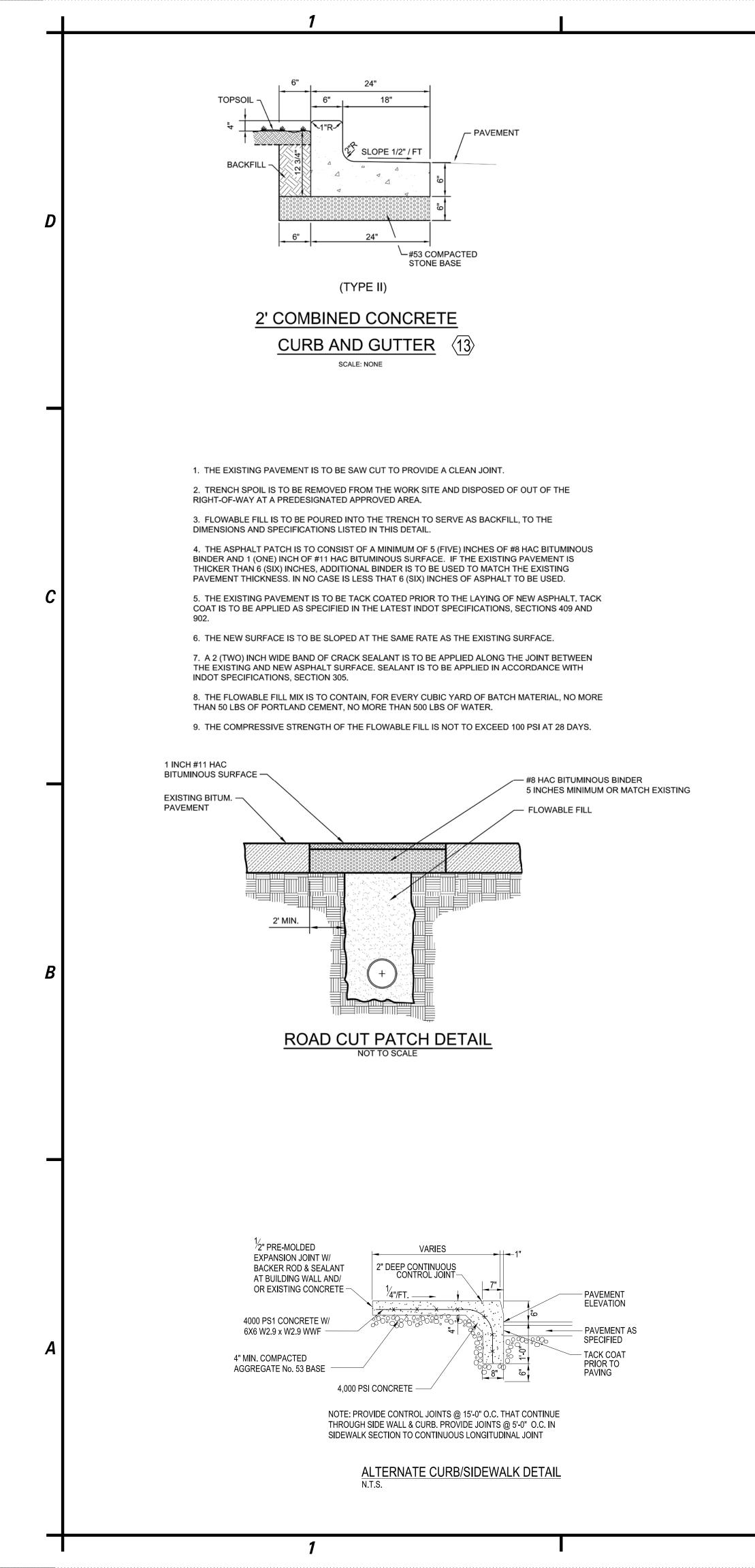
3

SECTION A

1'-0"

2





HANDICA

1.) All handicap ramps shall meet the requirements of the American Disabilities Act, the most recent INDOT standard specifications, and the Town of McCordsville's most recent standards. Curb modifications required for handicap ramps shall be provided at time of initial construction.

2.) Minimum width of curb ramp shall be 5 feet not including flares. Maximum slope of ramps and flares shall be 12:1.

3.) Handicap ramps are to be located as shown on the plans or as directed by the Public Works Commissioner.

4.) Ramps shall be provided at the centerline of radius at all corners of every street intersection where there is an existing or proposed sidewalk and curb. Ramps shall also be provided at walk locations at mid-block in vicinity of hospitals, medical centers, or athletic stadiums. The use of details contrary to those shown hereon shall require the prior written approval of the Public Works Commissioner.

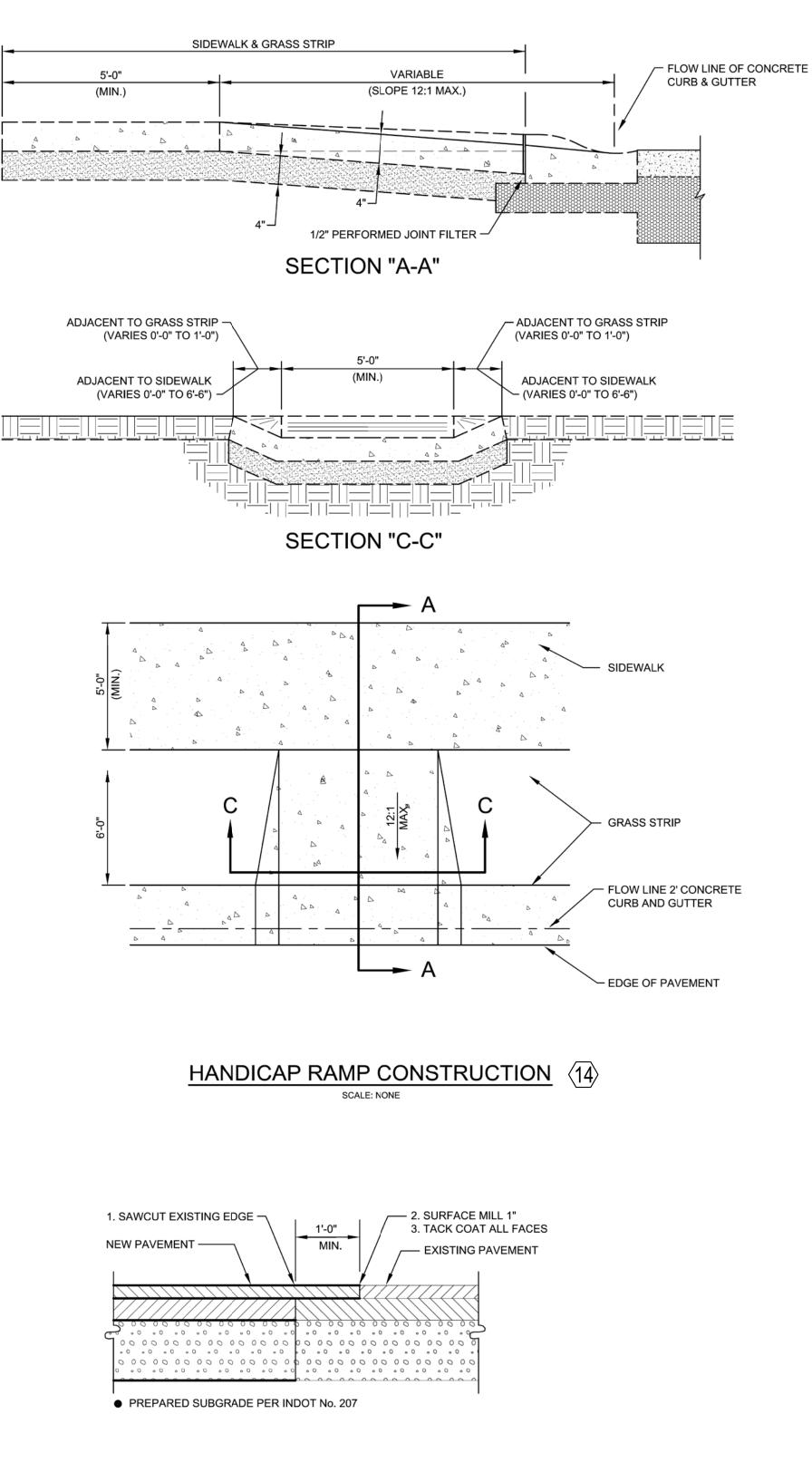
5.) Surface texture of the ramp shall be ramp groves located 2" on center and 0.3" deep.

6.) Care shall be taken to assure a uniform grade on all ramps with no breaks in grade.

7.) Drainage structures shall not be placed in line with the ramps except where existing drainage structures are being utilized in the new construction. Location of the ramps shall take precedence over location of drainage structures.

concrete.

10.) Crosswalk and stop line marking, if used, shall be so located as to stop traffic short of ramp crossing.



TYPICAL PAVEMENT TIE-IN SCALE: NONE

2

MP CONST	RUCTION

8.) The normal gutter line profile shall not be maintained through the area of the ramp. Drainage inlets should be located uphill from the curb ramps to prevent puddles at the path of travel.

9.) Expansion joint for the ramp shall be a maximum 1/2" wide. The top of the joint filler for all ramp types shall be flush with adjacent

SIDEWALK CONSTRUCTION

1.) Sidewalks shall be constructed of plain concrete four (4) inches thick except where crossing driveways where the sidewalk shall be a minimum of six (6) inches thick.

2.) Sidewalks shall be constructed on 2" of crushed stone or sand.

3.) Control joints shall be placed every 5 feet on center.

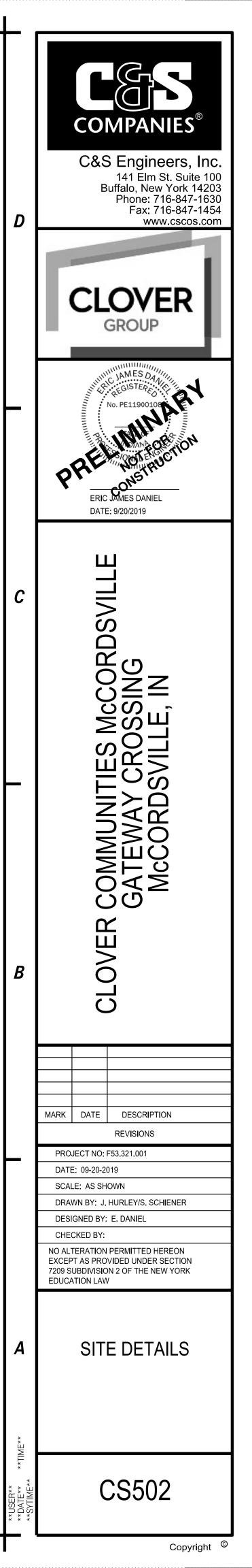
4.) Expansion joints shall be placed every 40 feet on center.

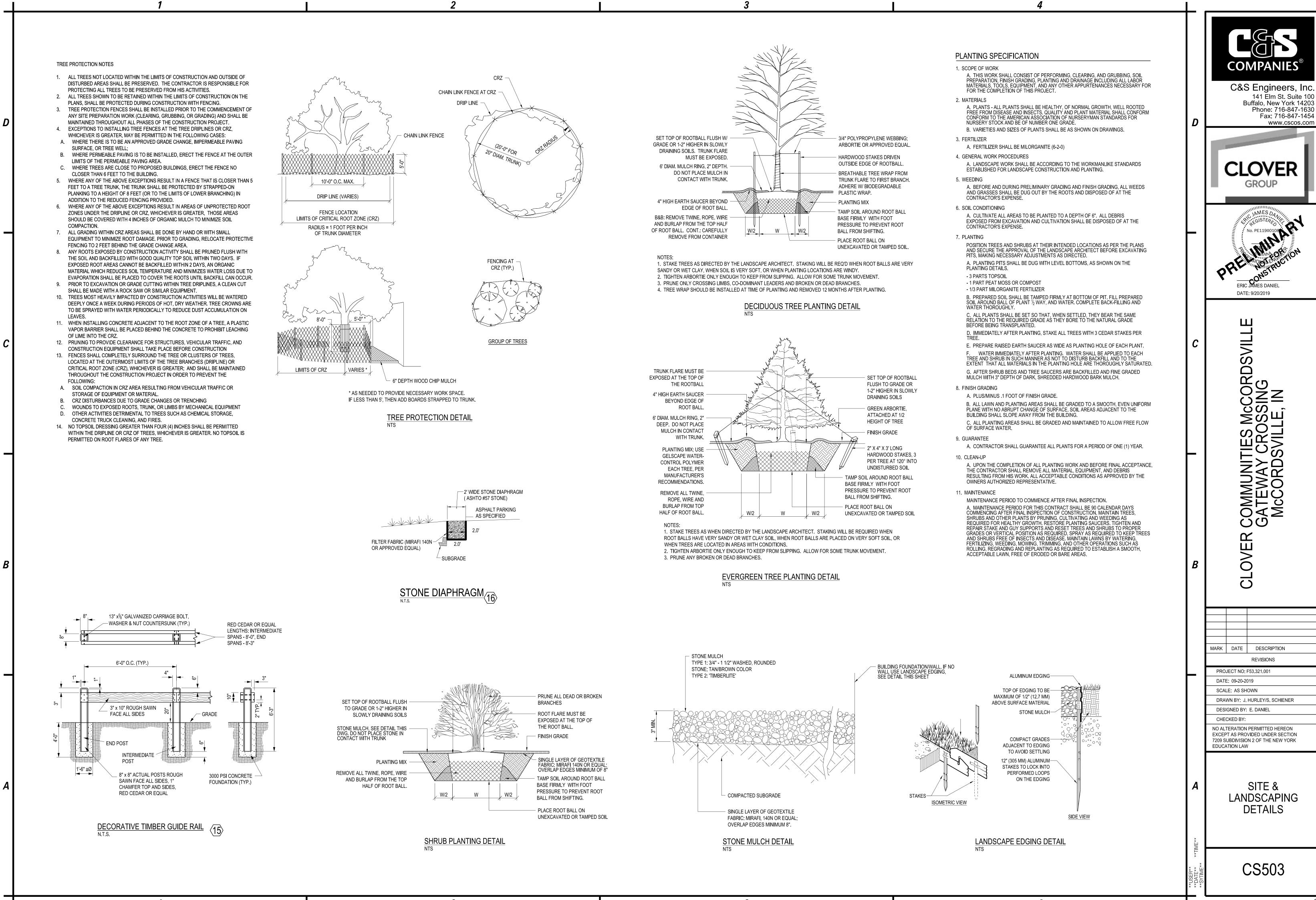
5.) Broom finish across the direction of travel and include a 1" steel trowel finish along both sides of the sidewalk and along either side of all expansion and control joints.

> - STANDARD CONCRETE CURB - CURB FLUSH WITH PAVEMENT - DROP CURB 6" IN 2 FEET - 6" CURB HGT., TYP.

DROP CURB DETAIL

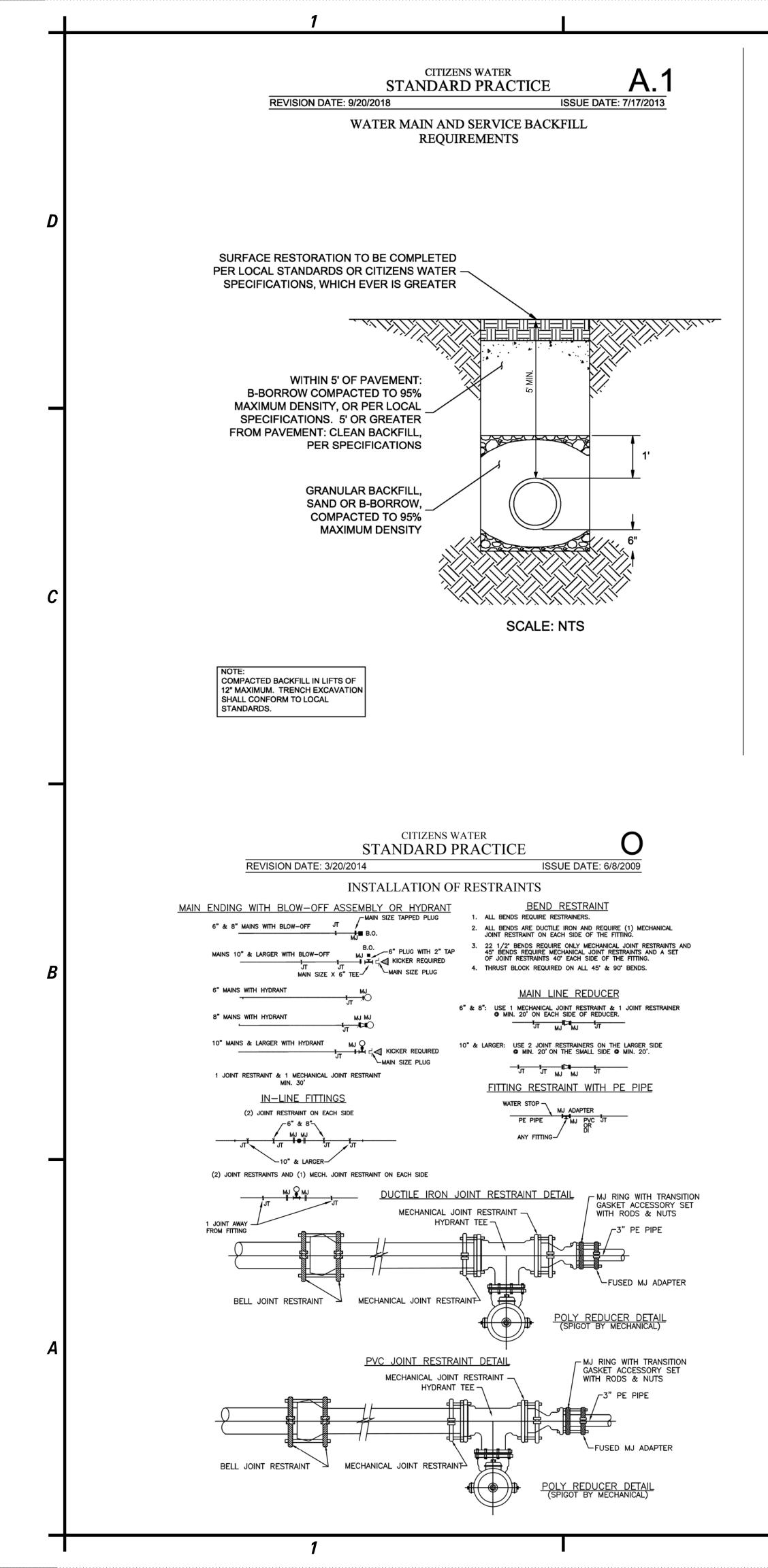
N.T.S.

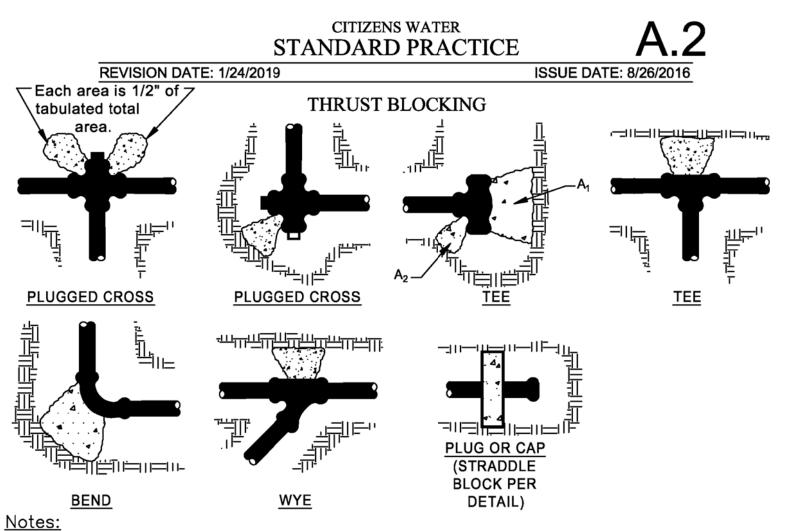






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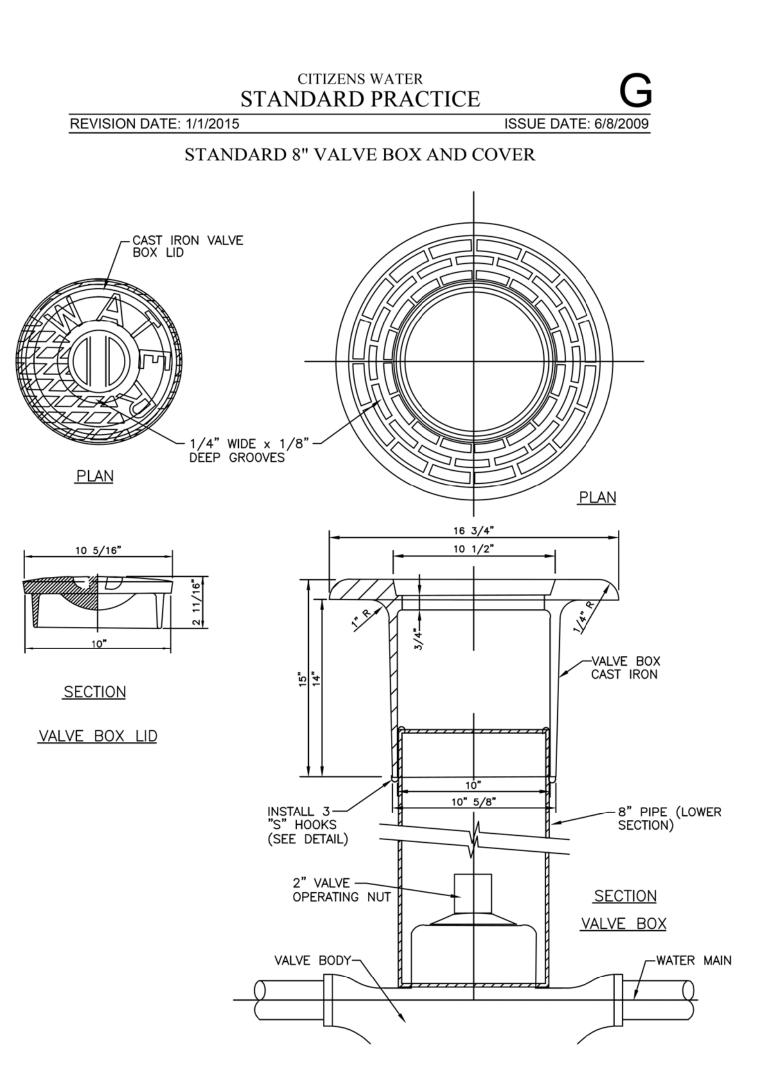
1) CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH. 2) KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.

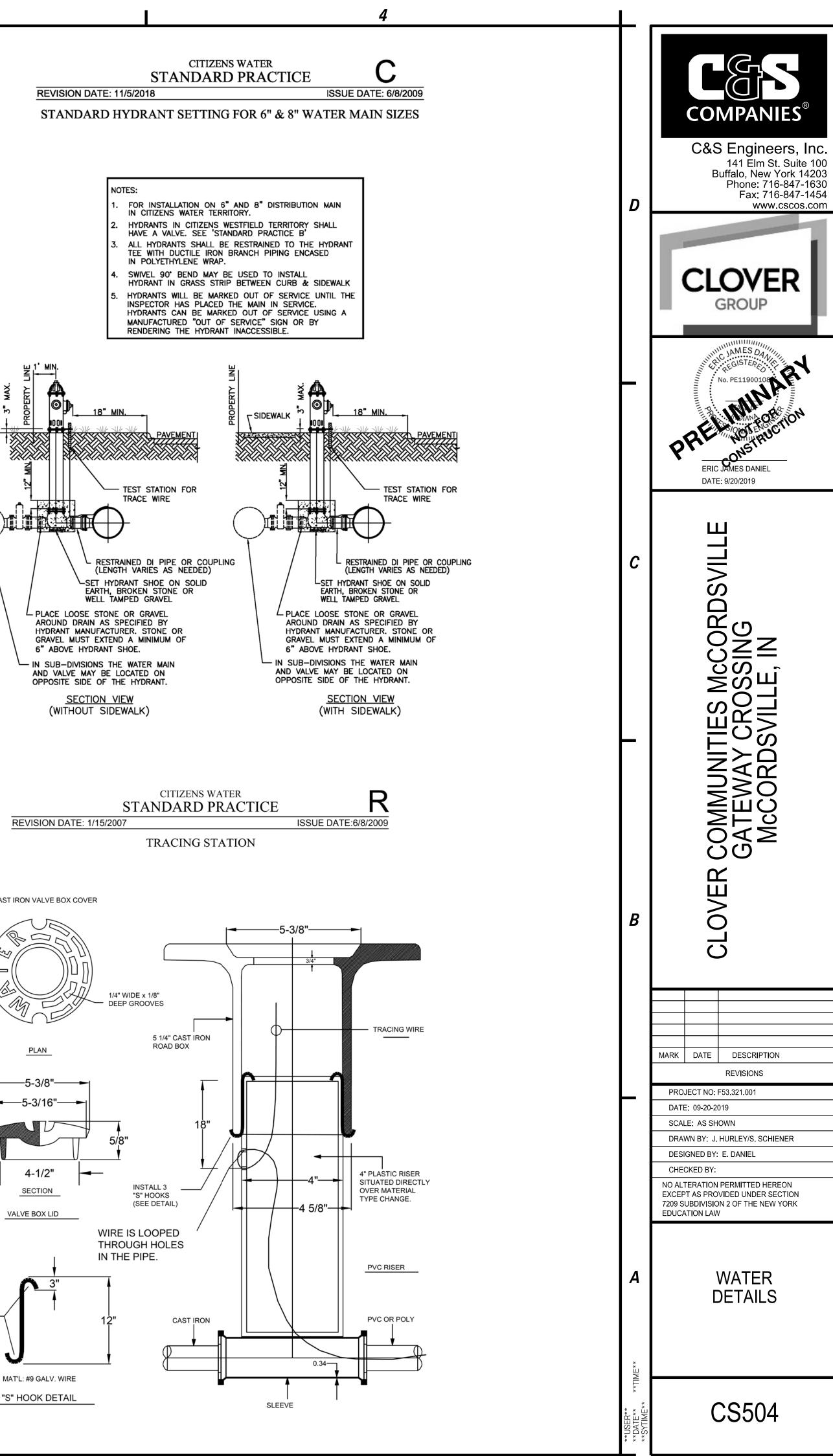
3) POLYETHYLENE ENCASEMENT SHALL BE PLACED BETWEEN CONCRETE AND FITTINGS.

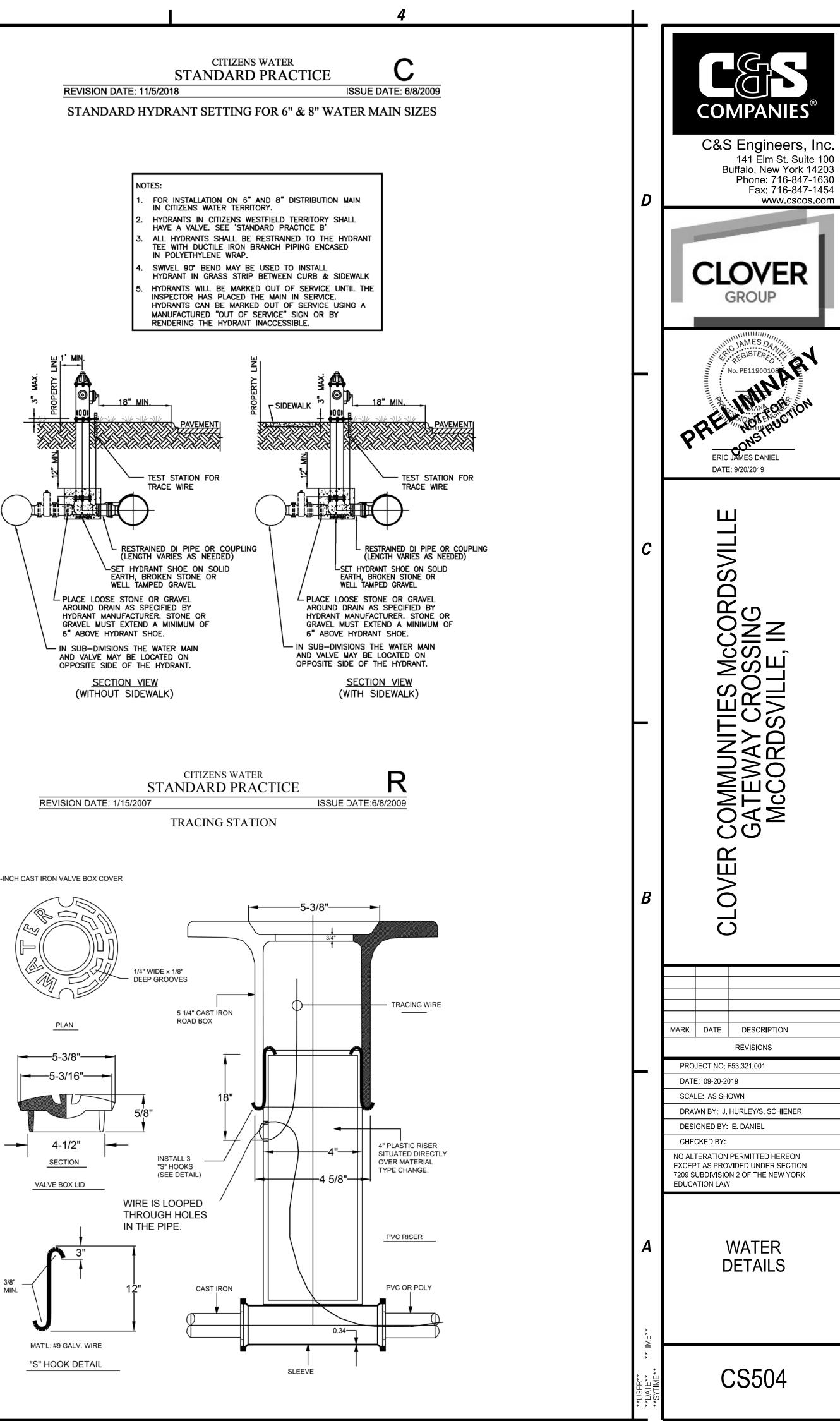
4) ALL POURED IN PLACE CONCRETE SHALL HAVE A (28) DAY STRENGTH OF 3,000 P.S.I. AND 2" TO 4" SLUMP.

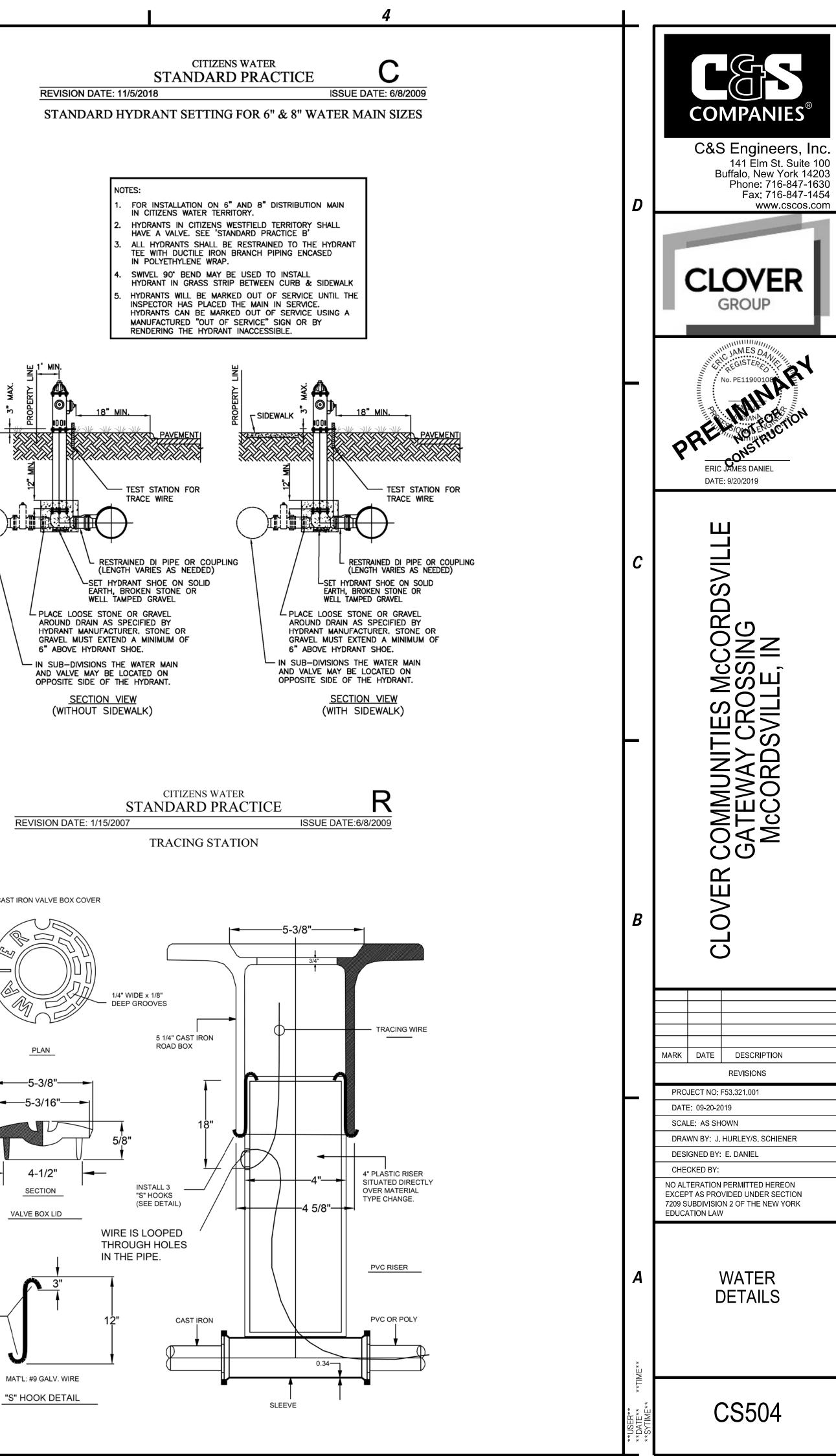
5) MINIMUM SOIL BEARING SURFACE AREA REQUIREMENTS ARE PROVIDED BELOW BASED ON 150 P.S.I. AND A WATER PRESSURE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT.

		oil Bearing Su ,000 psf Soil E		
Pipe Size	Hori	zontal Bends	Tee or Dead End	
	22-1/2°	45°	90°	
6"		6	8	6
8"		6	8	6
12"	4	6	11	8
16"	6	11	22	15
20"	9	18	36	24
24"	13	27	50	36
30"	20	45	76	57
36"	31	59	115	80

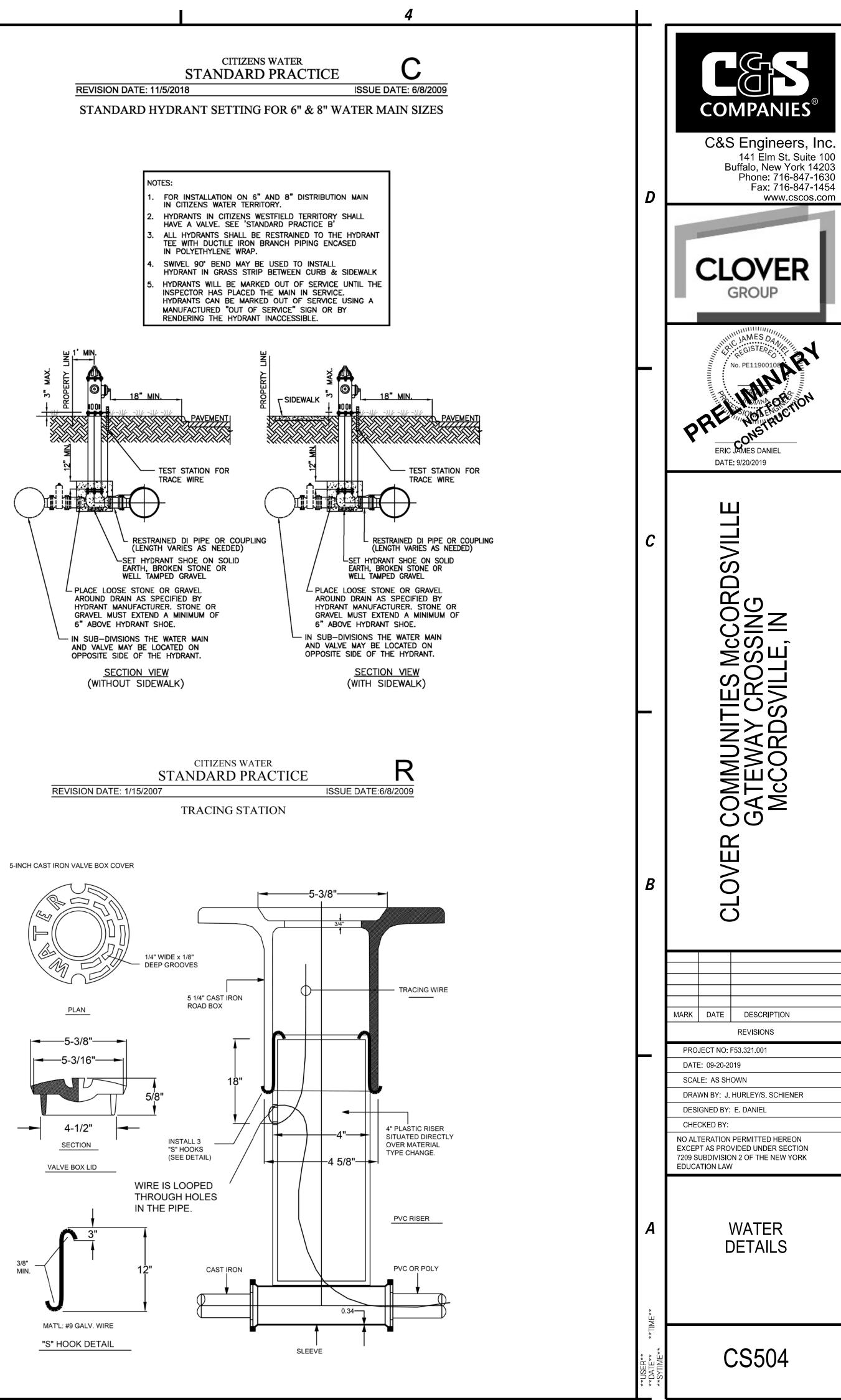


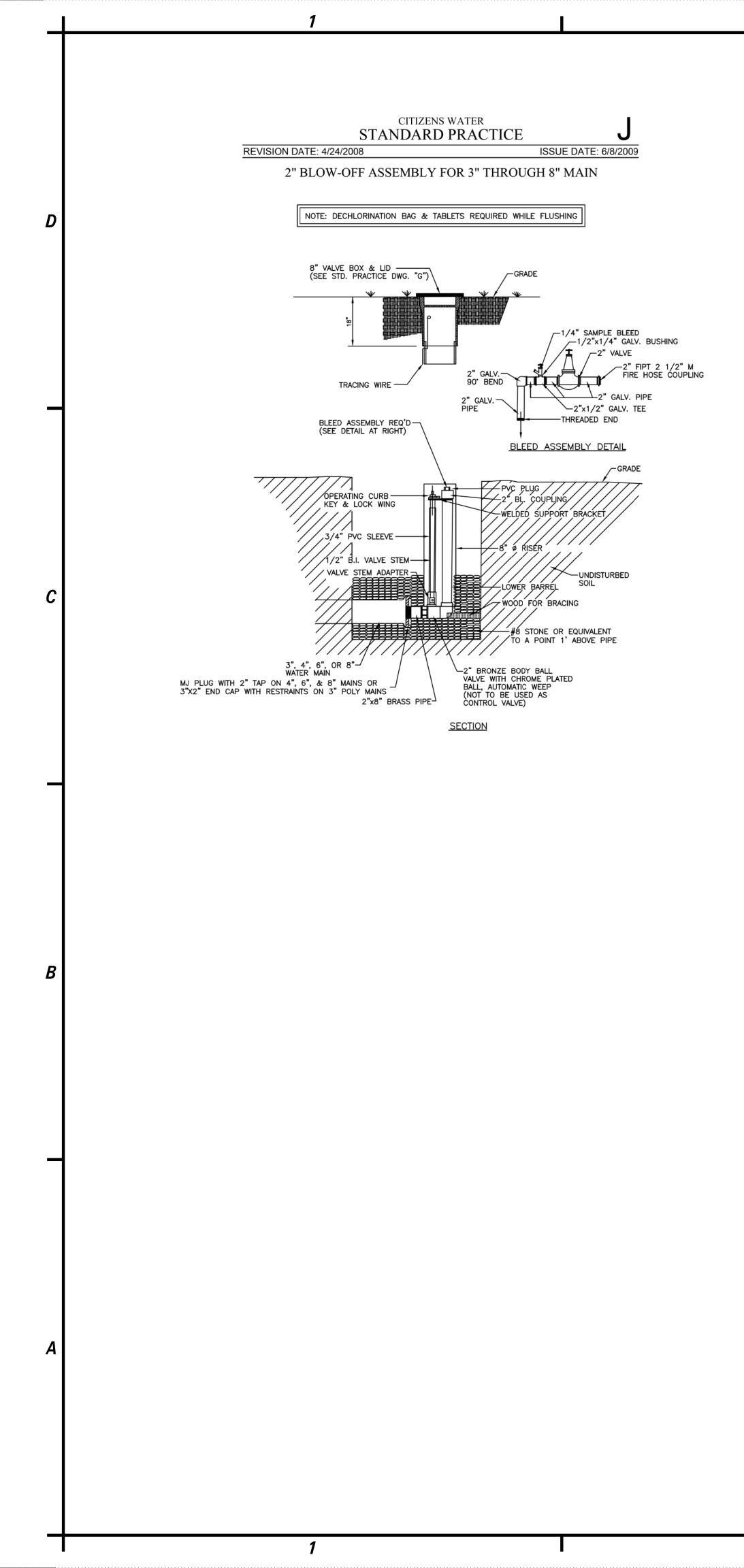


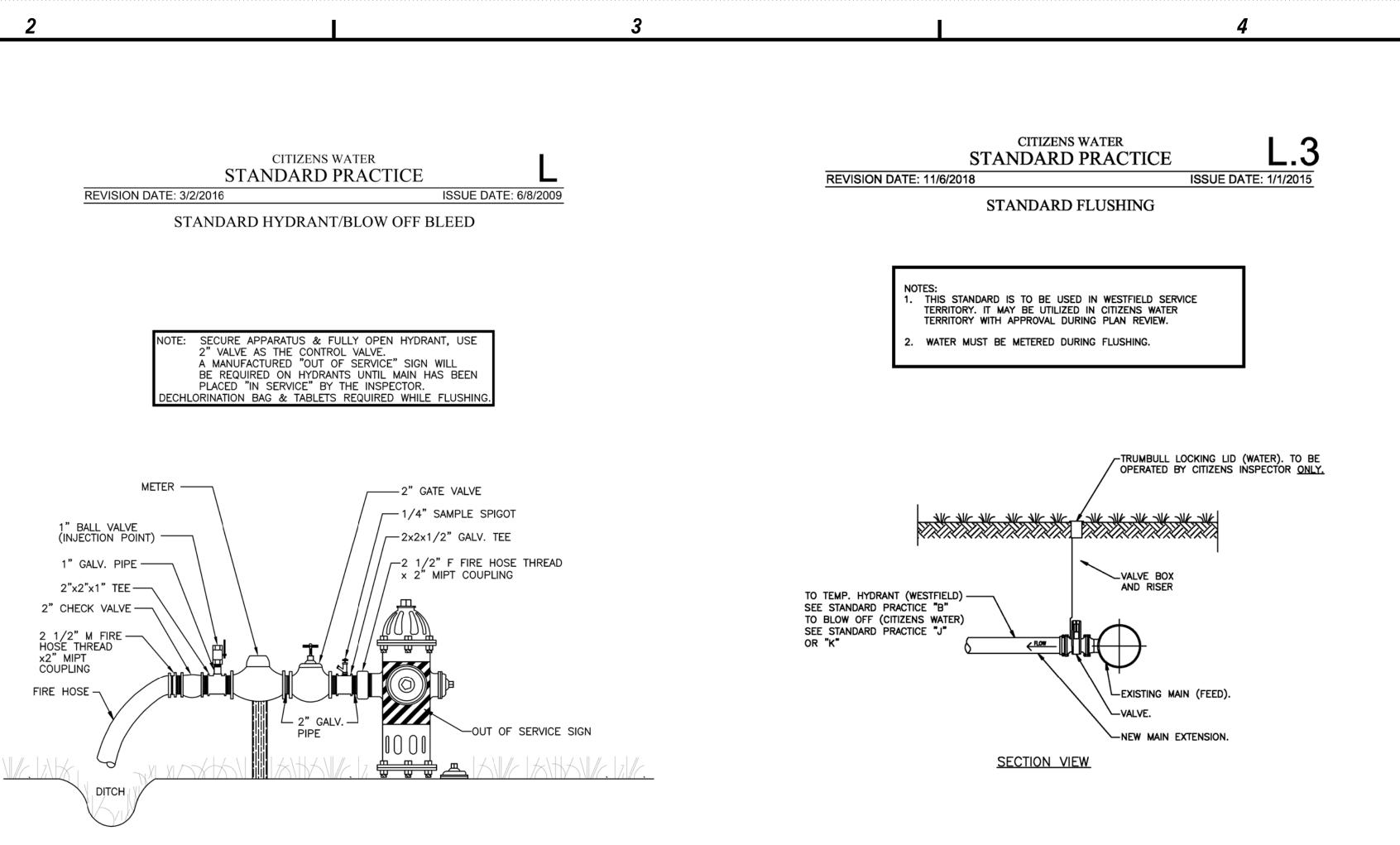




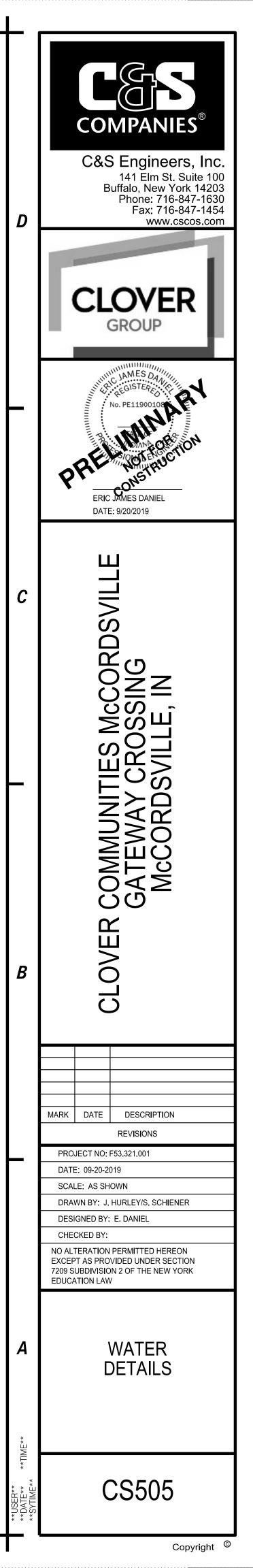


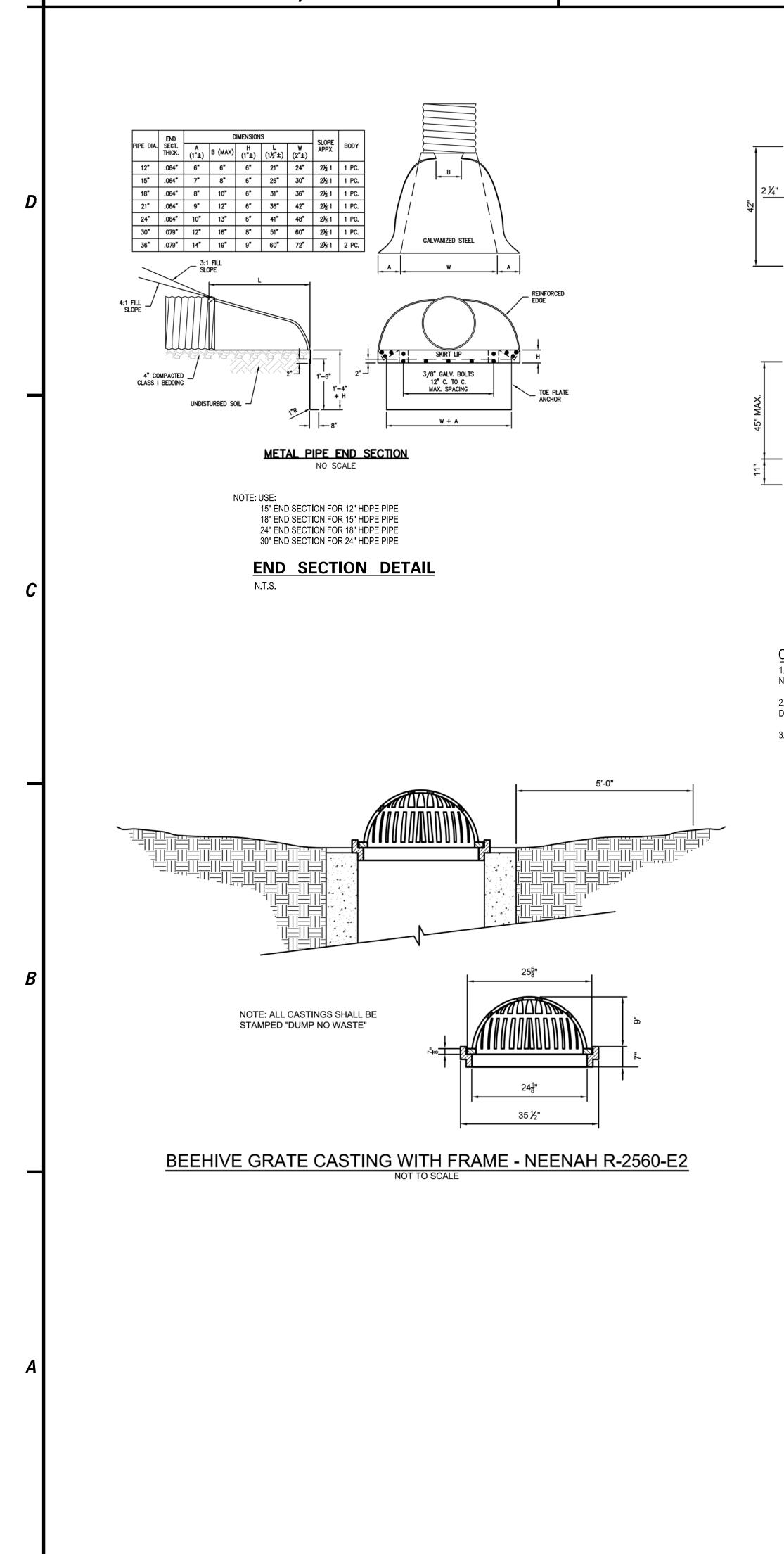


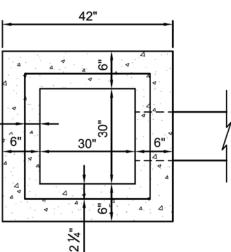


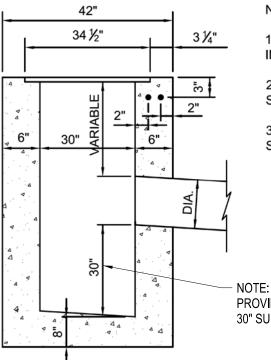


ELEVATION









NOTE:

1.) STRUCTURE SHALL COMPLY WITH INDOT SPECIFICATIONS

2.) MIMIMUM CONCRETE COMPRESSIVE STRENGHT 4000 PSI

3.) MAXIMUM OF FOUR 2" ADJUSTING SECTIONS, STRIKE CLEAN INSIDE

PROVIDE 12" SUMP EXCEPT WHERE 30" SUMP IS INDICATED ON CU101

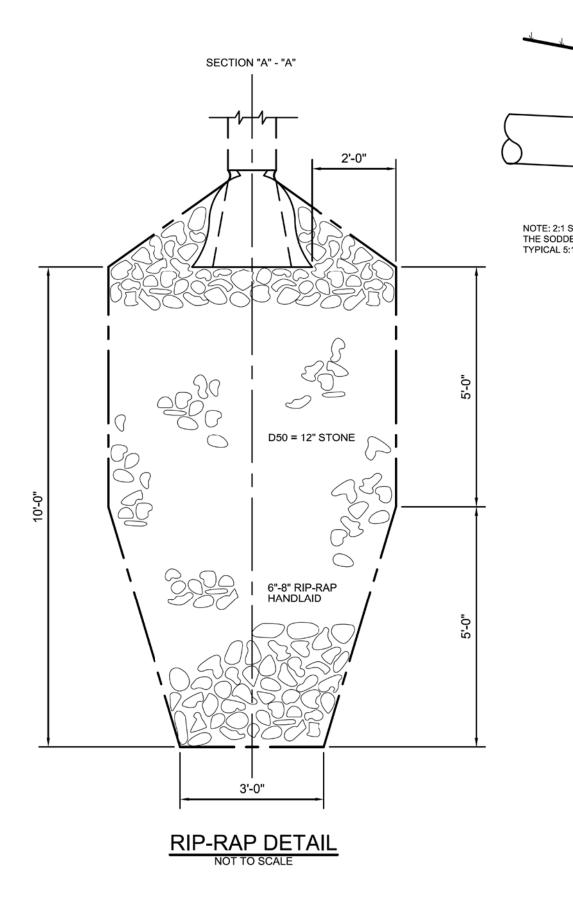
CATCH BASIN NOT TO SCALE

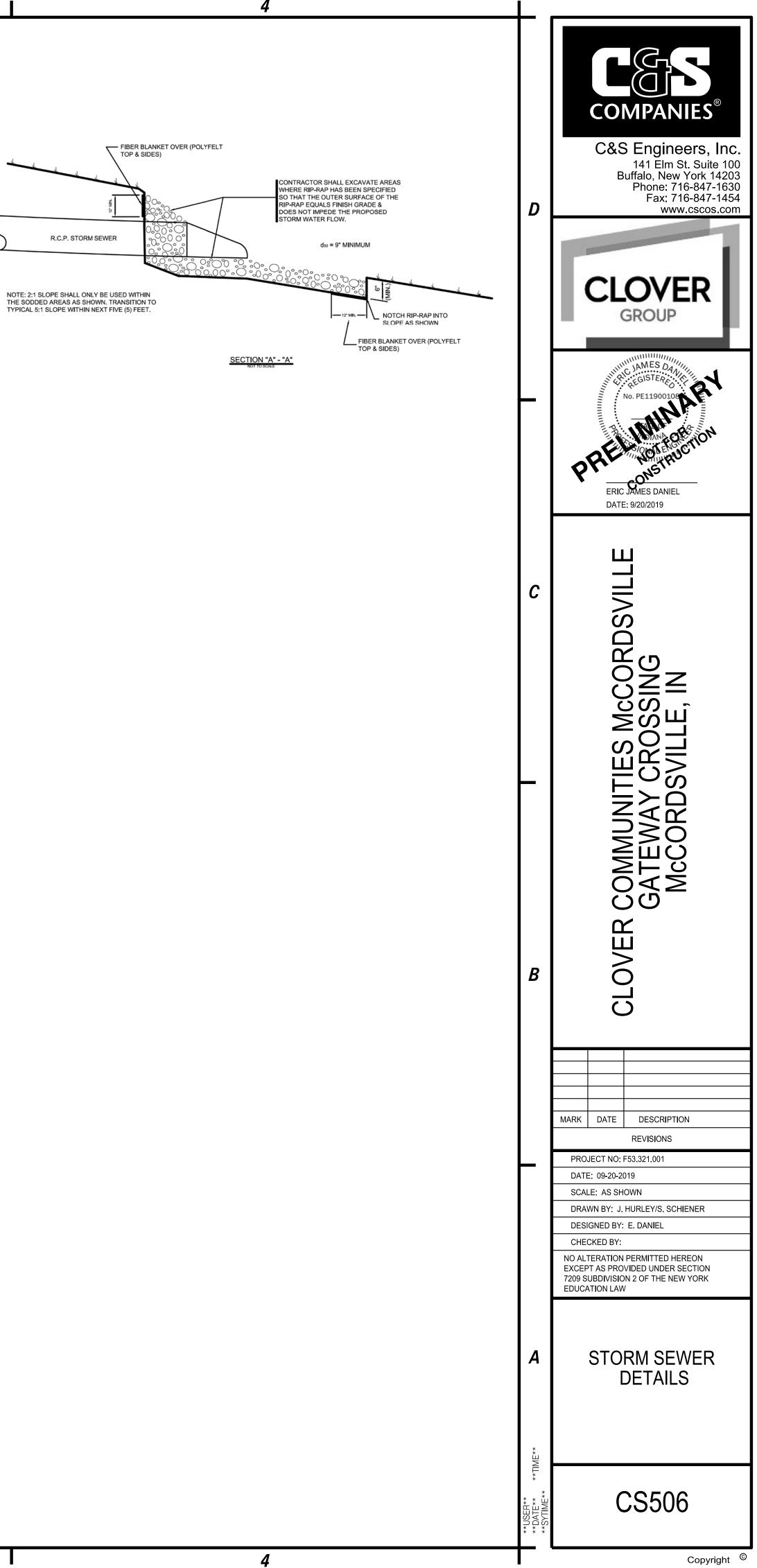
CASTING NOTES

1. CASTINGS FOR INLETS WHICH DRAIN OPEN PAVEMENT AREAS WITHOUT CURBING SHALL BE NEENAH R-3402-E OR AS APPROVED BY THE TOWN ENGINEER.

2. CASTINGS FOR USE ON INLETS OR MANHOLES WHICH DRAIN SWALES OR DRY BOTTOM DETENTION BASINS SHALL BE NEENAH R-2560 OR AS APPROVED BY TOWN ENGINEER.

3. ALL CASTINGS SHALL BE STAMPED "DUMP NO WASTE"





 GENERAL NOTES 1.) Sanitary sewer pipe of other material not meeting Town of McCordsville Standards shall require the prior written approval of the Town Engineer. 2.) The Contractor shall submit information to the Town Engineer showing conformance with these specifications upon request. 3.) Forty-eight (48) hours notice shall be given to the Town Engineer prior to the start of sewer construction and prior to any testing. 4.) The contractor shall be responsible for verifying that all state highways, city, and county permits have been obtained by the developer prior to start of construction. 5.) Backfill around all structures and all cuts under paved areas with B-barrow as defined by current INDOT specifications. Trenches opening within 5-feet of paved roadways shall be B-barrow; unless the walks are constructed a minimum of 6 months after backfill has been in place. The Town of McCordsville may require an analysis of the B-barrow to confirm its compliance with INDOT specifications at the contractor's expense. 6.) Water and sewer line crossings and separations shall be in accordance with 327 IAC 3-6-9. 7.) Trench shall be permitted to flow into the sanitary sewer system during construction. The contractor shall utilize a pump to keep the water level below the pipe. Pump discharge shall be directed to a storm outlet in accordance with local, state and federal laws and regulations. Any pipe entering existing sewers shall be plugged with screw type mechanical, braced plug and tied in place until such time as all tests on the sewers have been completed and the lines have passed all punch lists. 9.) The contractor shall provide measurements of the slope of the sewer for each manhole section as construction progresses. Such measurements shall be certified by a registered land surveyor or engineer and be available on-site for observation by the Town Engineer. No more than three manhole section s and be constructed in advance of such measurem	 SANITARY SEWER LAT 1.) Laterals are to be condisc or cap capable of sewer has been tester the right-of-way/ease 2.) Normal lateral slope in comply with the minim 3.) Lateral pipe shall be a D3034 and ASTM 232 accordance with AST shall have grooved be D1784. Size and conditional states and conform to Gaskets for elastome inches and conform to Gaskets for elastome inches and conform to 5.) All sewer laterals shall compacted #8 stone of required. 6.) Laterals are not to be 7.) Full depth granular basidewalks or other trans to the clean out within install the tracer wire will be mounted to the that become necessare 9.) Laterals will be separ horizontally from the clean out within for the clean out with the tracer wire will be mounted to the clean and the tracer wire will be mounted to the clean and the tracer wire will be mounted to the that become necessare
 11.) The contractor shall be required to furnish the developer's engineer with a set of prints, marked in red pencil, showing actual sewer location and invert, to include lateral location, depth and length. Such asbuilt prints must be received by the developer's engineer before the final contract payment can be authorized. The sanitary sewer laterals and stubs termination shall be indicated on the surface with a 2"x4" wood board or other appropriate marker set immediately above the said termination point. 12.) Record drawings shall be provided to the Town Engineer for review and approval. Once approved, two copies and electronic images of the approved record drawings will be provided. The electronic images will be in an acceptable format approved by the Town Engineer. A site plan in state plane coordinates compatible with the Hancock County GIS system will also be provided with the electronic files showing the property lines, easements, streets and right-of-ways and as-built locations of the sanitary sewer, storm sewer and water lines. 	mains or water servic separated by eighteen of 45 degrees.
 SANITARY SEWER PIPE 1.) Sanitary sewer pipe between 6 and 15 inches in diameter shall be SDR 35 PVC in accordance with ASTM D3034 and ASTM 2321. Sanitary sewer pipe buried 15 feet or greater shall be SDR 26 PVC in accordance with ASTM D3034. PVC pipe shall have grooved bell and gasket. The pipe shall be made of PVC plastic in accordance with ASTM D1784. 2.) Sanitary sewer pipe greater than 15 inches in diameter shall be either: a. PVC SDR 35 in accordance with ASTM D3034 and ASTM 2321. PVC pipe shall have grooved bell and gasket. The pipe shall be made of PVC plastic as defined in ASTM D1784. Sanitary sewer pipe buried 15 feet or greater shall be SDR 26 PVC in accordance with ASTM D3034. b. Profile sewer in accordance with ASTM F949. The pipe and fittings shall have a minimum cell classification of 12454 in accordance with ASTM D1784. The joints shall be push-on bell and spigot type using elastomeric ring gaskets conforming to ASTM D3212 and ASTM F477. The pipe shall have a minimum stiffness of 46 PSI when measured in accordance with ASTM D2412. Profile sewer pipe is not permitted at depths 15 feet or greater. 	BUTYL RUBE WRAPPED IN HEAVY DUTY WRAP
 3.) PVC sewer fittings shall be SDR 26 in accordance with ASTM D3034. Fittings in sizes through 8-inches shall be molded in one piece with elastomeric joints and minimum socket depths as specified in sections 6.2 and 7.3.2. Fittings 10-inches and larger shall be molded or fabricated in accordance with section 7.11 with manufacturers standard pipe bells and gaskets. Gaskets for elastomeric joints shall be molded with a minimum cross-sectional area of 0.20 square inches and conform to ASTM F-477 specification. 4.) The minimum slope for sewer acceptance by the Town of McCordsville are: Size of pipe Minimum constructed slope 8-inch 0.40% 10-inch 0.28% 12-inch 0.15% 18-inch 0.12% 21-inch 0.10% 24-inch 0.08% 	
 In the event the contractor does not meet the minimum slopes, the sewer section and any other affected sewer sections shall be reconstructed to meet such minimum slopes. SANITARY SEWER LATERALS OUTSIDE OF THE RIGHT OF WAY/EASEMENT 1.) Only approved contractors may install sewer laterals. Contractors must provide proof of liability insurance and a reference list for consideration to be added to the approved list. 2.) If working within an existing right-of-way, the contractor must obtain a right-of-way permit from the appropriate local jurisdiction. 3.) Contractors are responsible for obtaining all appropriate permits prior to construction. No deviations from the approved plot plan are permitted unless instructed by the Office of Public Works. Immediately notify the office of Public Works of any conflicts or discrepancies noted on the approved plot plan. It is the sole responsibility of the owner to ensure all contractors and subcontractors comply with the approved plot plan. A copy of the approved plot plan is to be provided to the Inspector at the time of inspection. 	
 4.) The portion of the lateral installed from the right-of-way/easement to the building shall be inspected by the Office of Public Works prior to being backfilled. 5.) Lateral inspections shall be scheduled forty-eight (48) hours in advance with the Office of Public Works. 6.) A 6" diameter pipe Type I clean out shall be installed 3' away from building. A threaded plug shall be used to ensure the pipe is 100% watertight. For laterals greater than 100 LF as measured along the pipe, clean outs shall be installed at the right-of-way or property line or at 100 feet increments to provide access every 100 feet. 7.) Clean outs are not to be installed in sidewalks, driveways, or any other paved or unpaved traffic areas or pedestrian paths. 8.) All clean outs except within 3 feet of the building are to be Type II cleanouts. 9.) The connection of the building plumbing to the lateral shall be made with a fernco coupling within three (3) feet of the building plumbing to the lateral shall be made with a fernco coupling within three is made at the basement and there is not an adjacent slab or craw space, then a glued joint connection shall be made. 10.) The connection point shall not be made under porches or foundations. 	12 P R COMPACT STONE MIN. 14 GAUGE – TRACER WIRE WYE – TO MAIN
	 Sinitry sever pipe of ther material nor meeting Town of McCodoville Standards shall require the prior wither approval of the "Come Engineer showing conformance with these specifications of point requires. Die Contractor shall a submit information to the Town Engineer prior to the start of sever construction and prior to any testing. The contractor shall be representable for verifying that all state highways, city, and courty permits have been obtained by the developer prior to start of construction. Baccill and all structures and all custures and period areas with B-barrow as defined by current DB-barrow as defined by current INDOT specifications. Backill nuclear adevelops with NEOT specifications all the contractoric and information of norths after backing the been row with NEOT specifications at the contractoric where the same row control in the company. The S-barrow is control to any testing and separations shall be in accordance with NEOT specifications at the contractoric where the same row to control the control or control where the same row to control in the control or provide divide control or control where the pipe. Fung distance shall be properly protected and the international ebancetion, and shall be properly protected and the line half water where we be level to pipe structure distance shall be certained by a same table be control or control where the pipe. Fung distance shall be distance to a storm cutef in accordance with local, state and federal laws and regulations. Any pipe artering and structures are proved to the pipe. Fung distance shall be control that the same reaction as construction at the pipe shall be provide the same row the same row town or as construction shall be control where the bear control distance and proved more and where the same row to be same row town or as construction and where the same row town or construction and where the same row town or construction athe pipe shall be provide the same row town or construction and

1

TERALS - GENERAL NOTES

nstructed to the right-of-way/easement line and plugged tight with a braced plastic of withstanding a low pressure air test without leakage. Only after the sanitary ted and accepted by the Town Engineer is further installation of the laterals outside ement permitted.

e is 1/4" per foot. Minimum lateral slope is 1/8" per foot. Any areas found not to mum slope shall be removed and reinstalled.

a minimum of 6" diameter and shall be SDR 35 PVC in accordance with ASTM 321. Laterals with any portion buried 15 feet or greater shall be SDR 26 PVC in TM D3034 to the terminus point either the right-of-way or easement line. PVC pipe bell and gasket. The pipe shall be made of PVC plastic conforming to ASTM nformance shall be clearly labeled on pipe for inspection.

s shall be SDR 26 in accordance with ASTM D3034. Fittings shall be molded in meric joints and minimum socket depths as specified in sections 6.2 and 7.3.2. ric joints shall be molded with a minimum cross-sectional area of 0.20 square to ASTM F-477 specification.

all be bedded the same as the main line sewer. A minimum D/4 or 6-inches of under the pipe, 6-inches on either side of the pipe, and 12" above the pipe are

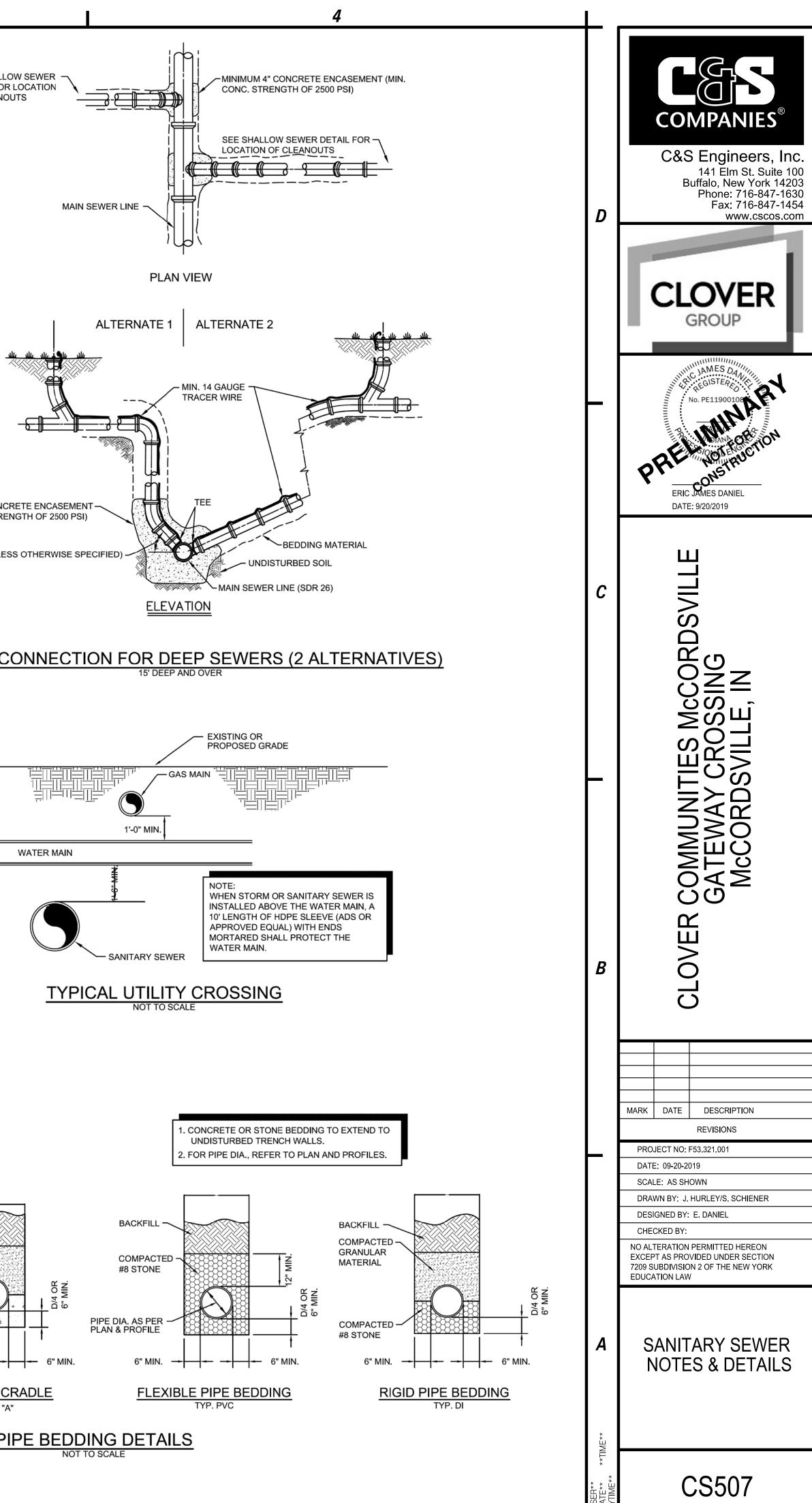
installed under driveways.

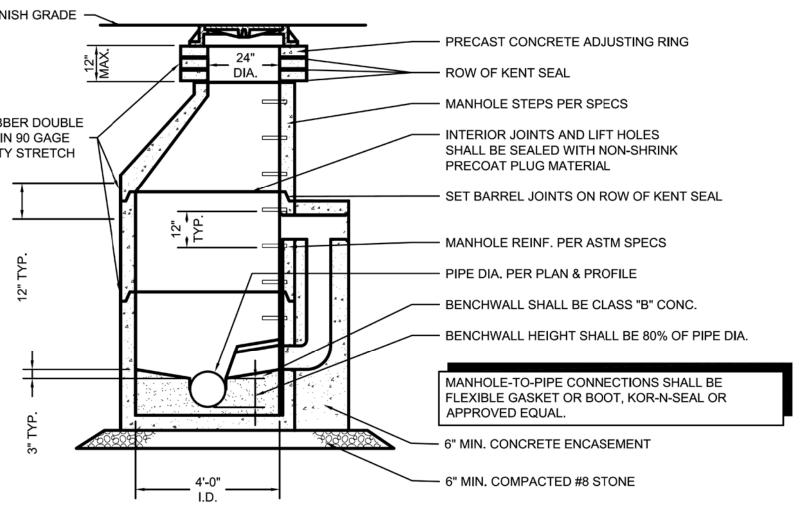
ackfill is required for the lateral trench in areas within five (5) feet of drive ways, affic areas.

ced along the top of the pipe with a minimum size of 14 gauge wire from the wye n three (3) feet of the building and extended above grade. The contractor will utilizing a method does not require any splices in the tracer wire. The tracer wire ne top of the pipe in at least three locations along each stick of pipe. Any splices ary during construction will be sealed water tight.

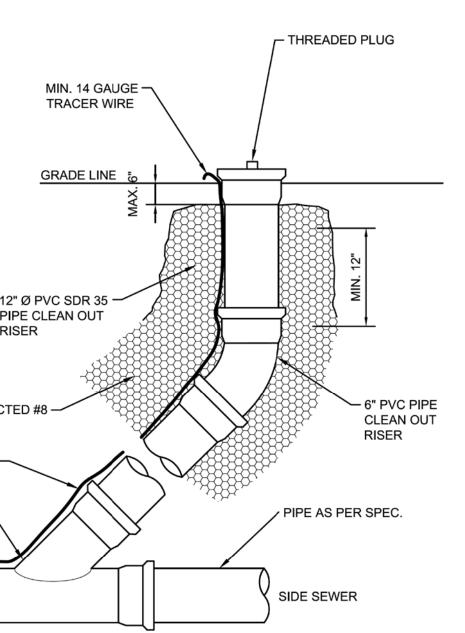
rated from water mains and water service lines by ten (10) feet when measured outside edge of the lateral to the outside edge of any existing or proposed water ce lines except when crossing water mains or water service lines which shall be en (18) inches when measured vertically. Crossings must be at a minimum angle



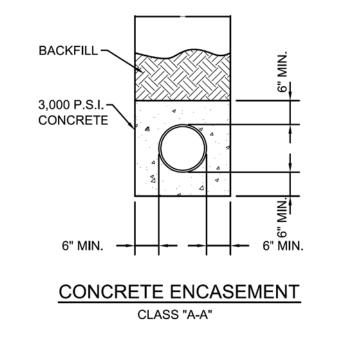


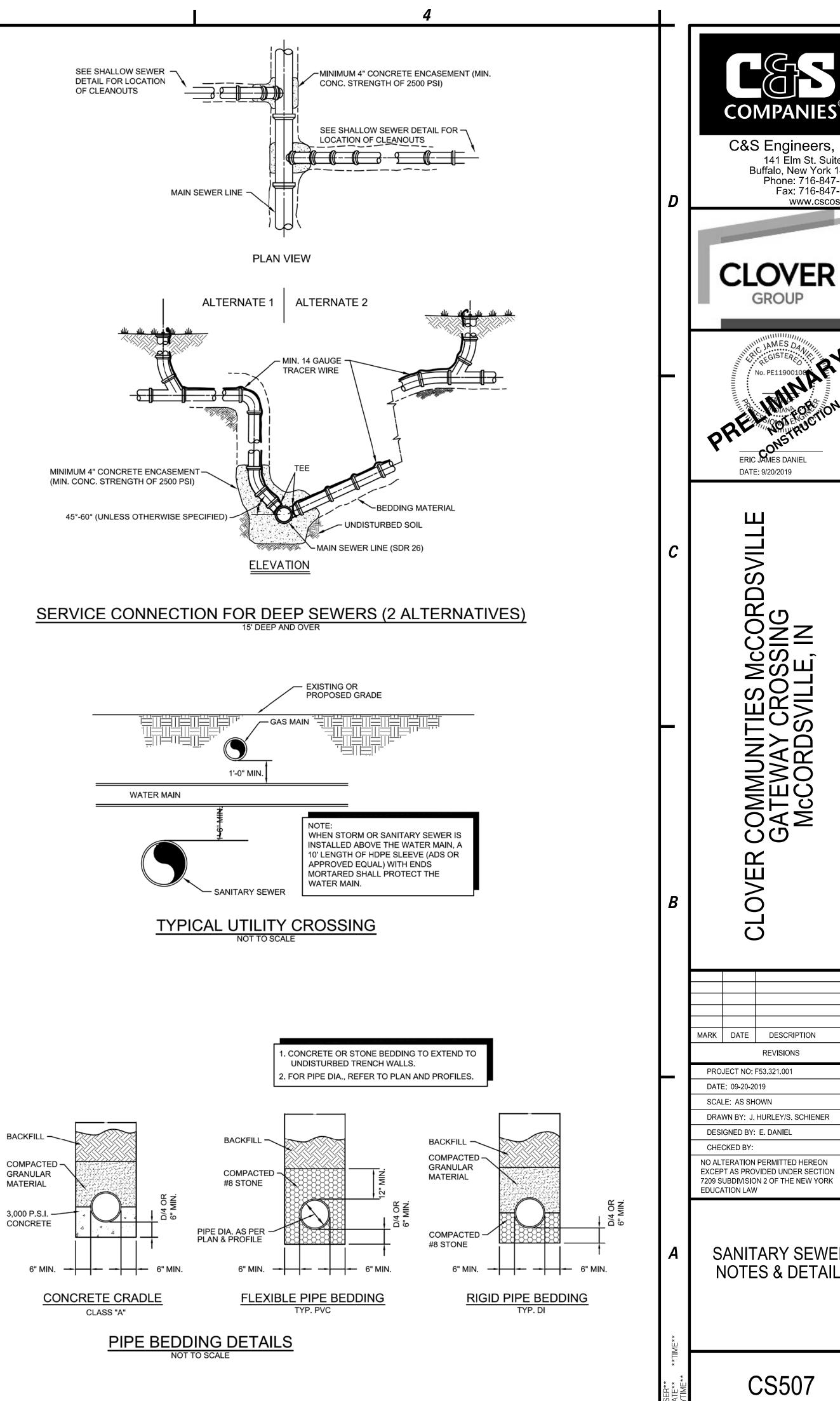






CLEAN OUT TYPE I SCALE: NONE







2

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STORM WATER POLLUTION PREVENTION PLAN - BASIC PLAN ELEMENTS A1 - PLAN ELEMENTS CAN BE FOUND ON THIS PAGE
 A2 - THE SITE PLAN SHOWS BUILDING LOT BOUNDARY, SITE LAYOUT, EXISTING AND PROPOSED R.O.W. AND ROAD NAMES.
 A3 - THE PROPOSED PROJECT IS LOCATED ON THE EAST SIDE OF NORTH GATEWAY CROSSING BOULEVARD, ACROSS FROM NORTH LAREDO DRIVE AND CONSISTS OF THE DEVELOPMENT OF A 5.01 ACRE VACANT PARCEL IN THE GATEWAY CROSSING MIXED USE DEVELOPMENT PARK INTO A 119 UNIT SENIOR APARTMENT COMPLEX. IMPROVEMENTS INCLUDE A 3-STORY BUILDING, GARAGES, SURFACE PARKING, EXPANSION OF A WET STORMWATER DETENTION POND AND ASSOCIATED UTILITIES. THE VICINITY MAP IS LOCATED ON THE DRAWING SET COVER PAGE. A4 - THE VICINITY MAP IS LOCATED ON THE DRAWING SET COVER PAGE.
A5 - THE LEGAL DESCRIPTION CAN BE FOUND ON PAGE 3 OF THE SURVEY.
A6 - ALL SITE IMPROVEMENTS ARE SHOWN ON SITE PLAN.
A7 - THE 14 DIGIT HYDROLOGIC CODE FOR THE WATERSHED IS 05120201100140.
A8 - RULE 5 AND LOCAL PERMITTING IS REQUIRED ALONG WITH A STATE ISOLATED WETLAND DISTURBANCE PERMIT. NO OTHER STATE OF FEDERAL PERMITS ARE ANTICIPATED.
A0 - STORMWATER WILL DISCHARES FROM THE SITE AT TWO LOCATIONS. ONE WILL BE INTO AN EXISTING OFF SITE DOND. A9 - STORMWATER WILL DISCHARGE FROM THE SITE AT TWO LOCATIONS. ONE WILL BE INTO AN EXISTING OFF SITE POND LOCATED NORTH OF THE NORTH GATEWAY CROSSING BOULEVARD ENTRANCE. THE SECOND DISCHARGE WILL BE TO AN OFF SITE POND LOCATED SOUTH OF THE SITE. A10 - THERE ARE WETLANDS LOCATED ALONG THE EASTERN SIDE OF THE PARCEL THAT EXTEND ONTO THE ADJACENT PARCEL. THERE ARE ALSO WET DETENTION POND LOCATED TO THE EAST AND SOUTH OF THE SITE. THERE ARE NO WATER COURSES OCATED ON THE SITE A11 - ALL STORMWATER FROM THE SITE FLOWS INTO AN EXISTING MULTI-POND STORMWATER CONTROL SYSTEM AND INTO A DRY BRANCH OF THE GEIST RESERVOIR. D A12 - THERE ARE NO POTENTIAL DISCHARGES TO GROUNDWATER ON SITE. A13 - THERE IS NO 100-YEAR FLOODPLAIN THAT CROSSES THE SITE. THE 100-YEAR FLOOD PLAIN IS LOCATED OFF THE SUBJECT A14 - PRE- CONSTRUCTION AND POST CONSTRUCTION ESTIMATES OF PEAK DISCHARGE: 10-YR PRE: 6.65 CFS 100-YR PRE: 16.61 CFS 100 YR POST 35.65 CF 10-YR POST: 19.05 CFS ***NOTE THAT THESE PROPOSED PEAK DISCHARGE RATES DO NOT TAKE INTO ACCOUNT THE REGIONAL DETENTION SYSTEM. THE ACTUAL DISCHARGE RATE TO THE RECEIVING STREAM IS CONTROLLED BY THE GATEWAY CROSSING REGIONAL DETENTION SYSTEM A15 - THE PROJECT SITE IS BORDERED BY A SINGLE FAMILY RESIDENTIAL SUBDIVISION TO THE WEST, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT TO THE SOUTH, A WET DETENTION POND AND COMMERCIAL PROPERTY TO THE NORTH AND UNDEVELOPED COMMERCIAL PROPERTY TO THE EAST. A16 - THE SITE DISTURBANCE IS APPROXIMATELY 6.2 ACRES AND IS SHOWN BY THE LIMITS IF THE PROPOSED CONTOURS ON THE GRADING PLAN. A17 - EXISTING VEGETATION ON THE SITE CONSISTS OF LAWN AREA MEADOW AREA WITH STREET TREES ALONG NORTHERN GATEWAY CROSSING BOULEVARD.
A18 - THE USGS SOILS MAP INDICATED THE SITE IS PREDOMINANTLY CROSBY SILT LOAM WITH AND APPROXIMATELY 25% BEING BROOKSTON SILTY CLAY. SOIL MAP IS LOCATED IN THIS PAGE.
A19 - THE PROPOSED STORMWATER COLLECTION AND CONVEYANCE SYSTEM IS SHOWN ON THE UTILITY PLAN.
A20 - OFF- SITE CONSTRUCTION ACTIVITIES INCLUDE INSTALLING STORM PIPE TO EXISTING OFF- SITE PONDS, ENLARGING THE EXISTING NORTHERN WET DETENTION POND TO ITS ORIGINALLY DESIGNED SIZE AND CONNECTION TO EXISTING MUNICIPAL LITHUTIES A21 - SOIL STOCKPILES WILL BE LOCATED IN OPEN AREAS ON THE WEST AND EAST SIDE OF THE SITE AND WILL E SURROUNDED BY SILT FENCE. PILES WILL BE TEMPORARILY SEEDED AS SOON AS PRACTICAL. OFF SITE DISPOSAL LOCATIONS WILL BE DETERMINED BY AND BE THE REASONABILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE TOWN OF MCCORDSVILLE OF ANY OFF SITE STOCKPILING, FILLING, OR BORROW SITES. CONTRACTOR SHALL NOTIFY PROOF OF PERMITS FOR OFF SITE SITES TO THE TOWN OF MCCORDSVILLE PRIOR TO TRANSPORTING ANY DIRT, STONE OR DEBRIS. A22 - EXISTING 1 FOOT CONTOURS AND SPOT ELEVATIONS ARE SHOWN ON THE SURVEY AND GRADING PLANS. IN GENERAL THE SITE IS HIGH ON THE SOUTH SIDE OF THE SITE AND SHEET FLOWS TO THE OFF SITE POND LOCATED TO THE NORTHWEST. A23 - PROPOSED DRAINAGE PATTERNS ARE SHOWN BY CONTOURS ON THE GRADING PLAN. THIS IS SHOWN BY 1 FOOT CONTOURS AND FLOW ARROWS. TEMPORARY STABILIZATION PLAN AND SEQUENCE OF IMPLEMENTATION 1. PRIOR TO START OF WORK, CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, TOWN OF MCCORDSVILLE, AND A QUALIFIED PERSON FOR SELF MONITORING OF EROSION AND SEDIMENT CONTROL PRACTICES. THIS MEETING SHALL TAKE PLACE AT LEAST 72 HOURS PRIOR TO ANY EARTH DISTURBANCE. 2. FIELD MARK LIMITS OF SOIL DISTURBANCE AS SHOWN ON E&SC PLAN. 3. INSTALL TREE PROTECTION MEASURES AS SHOWN ON PLAN. 4. CLEAR TREES AND EXISTING SITE IMPROVEMENTS TO BE REMOVED. 5. DRAIN EXISTING WET POND, CONVERT POND INTO SEDIMENT BASIN. 6. GRUB SITE, STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND STOCKPILE AND TEMPORARILY SEED. 7. CONSTRUCT DETENTION PONDS AND ROUGH GRADE SITE. INSTALL STORM SEWERS, INLET PROTECTION AND ROCK OUTLET PROTECTION. 8. CONSTRUCT BUILDINGS AND INSTALL UTILITIES. 9. CONSTRUCT PAVEMENT AREAS. 10. FINAL GRADE SITE, TOPSOIL, SEED, AND INSTALL EROSION CONTROL BLANKET. 11. AFTER STABILIZATION HAS BEEN ACHIEVED (70% VEGETATIVE COVER IN NON- HARDSCAPED AREAS), REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. 12. SUBMIT NOTICE OF TERMINATION. TEMPORARY SEEDING CHART Planting Depth **Optimum Dates**² Seed Species¹ Rate per Acre Sept. 15 – Oct. 30 Wheat or Rye 150 lbs. 1 to 11/2 inches Spring Oats 100 lbs. 1 inch March 1 – April 15 Annual Ryegrass March 1 – May 1 40 lbs. 1/4 inch Aug. 1 – Sept. 1 German Millet 40 lbs. 1 to 2 inches May 1 – June 1 35 lbs. 1 to 2 inches May 1 – July 30 Sudangrass PERMANENT STABILIZATION PLAN AND SEQUENCE OF IMPLEMENTATION 1. CONTRACTOR TO VERIFY SUBGRADES AND SCARIFY TOP FOUR INCHES SUBSOIL TO RECEIVE TOPSOIL 2. PLACE TOPSOIL TO A MINIMUM DEPTH OF FOUR INCHES, REMOVE STONES LARGER THAN ONE INCH. 3. ADD 18-24-12 FERTILIZER (RATE PER MANUFACTURE'S RECOMMENDATIONS) AND SOIL AMENDMENTS (IF TOPSOIL DOES NOT MEET PH OR ORGANIC CONTENT REQUIREMENTS) AS NEEDED AND MIX INTO TOPSOIL. 4. APPLY THE GRASS SEED MIX BELOW AT A RATE OF FIVE (5) POUNDS PER 1000 SQUARE FEET : LAWN AREAS: 35% KENTUCKY BLUEGRASS MIX - MINIMUM OF 3 SPECIES 25% CREEPING RED FESCUE B 25% CHEWING RED FESCUE 10% PERENNIAL RYEGRASS 5. INSTALL EROSION CONTROL BLANKET WHERE SPECIFIED APPLY STRAW MULCH IN REMAINING AREAS AT A RATE OF 2 TON/ACRE, CRIMP INTO SOIL OR APPLY TACKIFIER TO HOLD MULCH IN PLACE. 6. CONTRACTOR MAY OPT TO HYDROSEED LAWN AREAS WITH SEED, MULCH AND TACKIER. 7. WATER LAWN AREAS DAILY DURING DRY PERIODS TO ESTABLISH VIGOROUS GROWTH. 8. REPAIR/REPLANT AREAS OF POOR GROWTH. 9. AFTER ESTABLISHMENT OF VIGOROUS GROWTH AND 85% COVERAGE, REMOVE SILT FENCE AND ANY ACCUMULATED SEDIMENT. FINE GRADE AND SEED AREAS DISTURBED BY REMOVAL. 10. REMOVE SEDIMENT FROM SEDIMENT TRAPS AND REMOVE SEDIMENT TRAP OUTLET DEVICES. CONVERT OUTLET STRUCTURES TO OUTLET PERMANENT POND OUTLET STRUCTURES. FINE GRADE DISTURBED AREAS, PLACE TOPSOIL AND SEED. 11. SUBMIT NOTICE OF TERMINATION. GENERAL EROSION AND SEDIMENT CONTROL NOTES 1. CONSTRUCTION ENTRANCE, SILT FENCE, AND CHANNEL LINING ARE USED TO MINIMIZE EROSION AND CONTROL LOCALIZED SEDIMENT DEPOSITION 2. STORMWATER PIPING, CATCH BASINS, VEGETATED SWALES, AND WET POND OUTLET DEVICES ARE TO BE INSPECTED AND MAINTAINED QUARTERLY AS WELL AS FOLLOWING STORM EVENTS GREATER THAN OR EQUAL TO THE 2-YR 24-HR EVENT. 3. EARTHWORK AND GROUND DISTURBANCE ACTIVITIES SHALL BE PLANNED AND EXECUTED SUCH THAT THE EXTENT AND DURATION OF THE DISTURBANCE IS MINIMIZED. 4. AN AREA SHALL BE IMMEDIATELY SEEDED, MULCHED, OR PROTECTED AGAINST EROSION UPON COMPLETION OF EARTH DISTURBANCE. 5. EROSION AND SEDIMENT CONTROL BMPS SHALL BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL PRIOR TO GROUND DISTURBANCE IN THE AREA TRIBUTARY TO THAT BMP. 6. TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE REMOVED FOLLOWING FINAL SITE STABILIZATION. THIS INCLUDES THE REMOVAL OF THE ROCK FILTERS, SILT FENCE, SEDIMENT BASIN OUTLET CONTROLS AND INLET PROTECTION. 7. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, TO AN ON-SITE MEETING. 8. IMMEDIATELY AFTER THE EARTH DISTURBANCE ACTIVITIES CONCLUDE, THE OPERATOR SHALL STABILIZE THE AREAS. MULCH SHALL BE APPLIED AT THE SPECIFIED RATE. 9. AN AREA IS CONSIDERED TO HAVE REACHED FINAL STABILIZATION WHEN IT HAS A MINIMUM 80% PERENNIAL VEGETATED COVER. 10. STRAW MULCH MUST BE APPLIED AT A RATE OF 3.0 TONS PER ACRE. 11. UNTIL FINAL STABILIZATION, EROSION AND SEDIMENT CONTROL BMPS MUST BE INSPECTED AND MAINTAINED REGULARLY. 12. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOOD PLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED WITHIN TOPSOIL STOCKPILES. 13. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING OR SITE MATERIALS. 14. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS. 15. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE KEPT ON THE SITE AT ALL TIMES.

STORM WATER POLLUTION PREVENTION PLAN - CONSTRUCTION COMPONENT

B1 - POTENTIAL POLLUTANTS ASSOCIATED WITH THE DEVELOPMENT DURING CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO: TRASH, REFUSE, GREASE, BRAKE DUST, ANTIFREEZE AND OILS FROM CARS AND MACHINERY, FUEL SPILLS AT FUELING STATIONS, SILT AND SEDIMENT FROM EXPOSED SOILS, CONSTRUCTION DEBRIS, FERTILIZERS, HERBICIDES, PESTICIDES, LIME DUST AND CONCRETE WASHOUT. TO MINIMIZE THE DANGER OF THESE POLLUTANTS ENTERING STORMWATER, EROSION CONTROL PRACTICES WILL BE INSTALLED AS SOON AS PRACTICALLY POSSIBLE AND MAINTAINED REGULARLY TO ELIMINATE SEDIMENT FROM LEAVING THE SITE. TRASH RECEPTACLES SHALL BE LOCATED THROUGHOUT THE SITE AND MACHINERY OR VEHICLES FOUND TO BE LEAKING FUNDS SHALL BE REMOVED FROM SITE OR REFEARED. LUIDS SHALL BE REMOVED FROM SITE OR REPAIRED. SEE EROSION AND SEDIMENT CONTROL SEQUENCING THIS SHEET. SEE EROSION CONTROL PLAN AND DETAILS FOR STABLE CONSTRUCTION ENTRANCE LOCATIONS AND

 B3 - SEE EROSION CONTROL PLAN AND DE TAILO FOR GRADEL CONSTRUCTION DETAILS.
 B4 - TEMPORARY SILT FENCE WILL BE INSTALLED AROUND THE PERIMETER OF THE SITE TO INTERCEPT SHEET FLOW OFF THE SITE AND ELIMINATE SEDIMENT RUNOFF. A STONE DIAPHRAGM WILL BE INSTALLED ON THE INTERNAL PARKING LOT ISLAND TO SLOW SHEET FLOW AND PREVENT EROSION.
 TO DEDIVISITE FROM CONCENTRATED FLOW FROSION CONTROL BLANKED SHALL BE INSTALLED ALONG PARKING LOT ISLAND TO SLOW SHEET FLOW AND PREVENT EROSION.
B5 - TO PREVENT EROSION FROM CONCENTRATED FLOW, EROSION CONTROL BLANKED SHALL BE INSTALLED ALONG THE. SWALE THAT DRAINS TO THE SOUTHERN DETENTION POND. ALSO, RIPRAP WILL BE INSTALLED AT PIPE OUTLETS.
B6 - INLETS LOCATED ON THE SITE SHALL BE PROTECTED FROM SEDIMENT ENTRY BY "DANDY SACKS" OR WHERE APPROPRIATE, SILT FENCE INLET PROTECTION. LOCATIONS FOR INLET PROTECTION CAN BE SEEN ON THE EROSION AND SEDIMENT CONTROL PLAN. DETAILS CAN BE FOUND ON THE EROSION CONTROL DETAIL PLAN.
B7 - RUNOFF CONTROL DEVICES ARE NOT REQUIRED FOR THIS PROJECT.
B8 - THE STORMWATER OUTLET LOCATIONS WILL BE PROTECTED BY RIPRAP OUTLET PROTECTION. THE LOCATIONS ARE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. DETAILS CAN BE FOUND ON THE EROSION CONTROL DETAIL PLAN.

B9 - GRADE STABILIZATION STRUCTURES ARE NOT REQUIRED FOR THIS PROJECT.

BIO - STORMWATER QUALITY MEASURE LOCATIONS ARE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. DETAILS CAN BE FOUND ON THE EROSION CONTROL DETAIL PLAN. B11 - DISTURBED SURFACES SHALL BE TEMPORARILY STABILIZED IF NO WORK HAS BEEN PERFORMED IN 7 DAYS AND NC

WORK PLANNED FOR 14 DAYS. DURING WINTER OR NON-GROWING SEASON, STRAW OR HAY SHALL BE SPREAD AT A EPTH. APPLY STRAW OR HAY MULCH AT A RATE OF 2 TONS PER ACRE. WATER AS NEEDED TO ESTABLISH AND MAINTAIN

B12 - AS SOON AS PRACTICAL AFTER FINAL GRADING, ALL UNPAVED AREAS WITHIN THE DISTURBANCE LIMITS SHALL RECEIVE . A MINIMUM 4" OF TOPSOIL, SEEDED AND MULCHED. ALL SLOPES SHALL BE 1V:3H OR LESS TO ALLOW FOR MOWING AND MAINTENANCE. AREAS SHOWN AS PLANTING BEDS ON THE LANDSCAPING PLAN SHALL RECEIVE TOPSOIL, PLANTINGS, ANDSCAPE FABRIC AND STONE MULCH. B13 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MATERIAL HANDLING AND SPILL PREVENTION PLAN. THE PLAN SHALL INCLUDE MATERIAL HANDLING AND STORAGE REQUIREMENTS, SPILL CONTAINMENT AND CLEANUP PROCEDURES FOR ALL MATERIALS AND CHEMICAL LOCATED ON SITE.

CONSTRUCTION MATERIALS CONSTRUCTION MATERIALS SUCH AS BUILDING MATERIALS, CONCRETE, ASPHALT, PETROLEUM BASED PRODUCTS, STONE, AND FERTILIZERS WILL BE PRESENT ON-SITE AT VARIOUS STAGÉS DURING THE PROJECT. IN ORDER TO PREVENT THE CONVEYANCE TO AND CONTAMINATION OF ANY ADJACENT AND/OR DOWNSTREAM PROPERTY, LANDS PREVENT THE CONVEYANCE TO AND CONTAMINATION OF ANY ADJACENT AND/OR DOWNSTREAM PROPERTY, LANDS OR WATER BODIES, GOOD HOUSEKEEPING PRACTICES SHALL BE EMPLOYED. SUCH PRECAUTIONS SHALL INCLUDE:
 STORING OF ONLY ENOUGH MATERIALS TO COMPLETE THE PROJECT, OR ACTIVE PHASES OF THE PROJECT;
 MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT AND ORDERLY MANNER AND IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A COVERED AREA OR ENCLOSED STRUCTURE;
 THE MANUFACTURER'S RECOMMENDATIONS FOR USE AND DISPOSAL SHALL BE FOLLOWED AT ALL TIMES;
 THE PROJECT SITE SUPERINTENDENT SHALL INSPECT THE SITE DAILY TO ENSURE PROPER USE, STORAGE AND DISPOSAL OF ALL MATERIALS ON SITE DISPOSAL OF ALL MATERIALS ON-SITE.

HAZARDOUS PRODUCTS HAZARDOUS PRODUCTS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS WHEN POSSIBLE, AND BE KEPT WITH THEIR ORIGINAL LABELS AND APPLICABLE MATERIAL SAFETY DATA SHEETS (MSDS);
 ALL PETROLEUM PRODUCT SPILLS, IF SUCH OCCURS, SHALL BE CLEANED UP IMMEDIATELY, THE SOURCE OF THE SPILL BE REPAIRED OR REMOVED, AND CONTAINED MATERIAL SHALL BE DISPOSED OF AS REQUIRED BY APPLICABLE LAW.
 FERTILIZERS SHALL ONLY BE APPLIED AS RECOMMENDED BY THE MANUFACTURER, AND ONCE APPLIED SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER RUNOFF. STORAGE SHALL BE WITHIN AN ENCLOSED OR COVERED APEA OR COVERED AREA. PAINTS, COATINGS AND SEALANTS SHALL BE MAINTAINED IN A TIGHTLY ENCLOSED, LEAK-PROOF CONTAINER AT ALL TIMES. EXCESS MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS;

EXCESS CONCRETE MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS, EXCESS CONCRETE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN AN APPROPRIATE MANNER. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO DISCHARGE TO STORM WATER CONVEYANCES. ALL CHEMICAL SPILLS (PETROLEUM PRODUCT OR OTHER), SHALL BE REPORTED TO HANCOCK COUNTY EMERGENCY MANAGEMENT AT 317-477-1188, THE IDEM SPILL RESPONSE AT 317-233-7745 AND TOWN OF MCCORDSVILLE AT 317-335-3151. LARGE AND/OR HAZARDOUS SPILLS SHOULD BE REPORTED FIRST TO LOCAL EMERGENCY RESPONSE

IF SUCH OCCURS, SPILL SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF ACCORDING TO ALL STATE AND LOCAL REQUIREMENTS. THE SOURCE OF THE SPILL BE REPAIRED OR REMOVED, AND CONTAINED MATERIAL SHALL BE DISPOSED OF AS REQUIRED BY APPLICABLE LAW. B14 - MONITORING AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE PERFORMED BY THE OWNER OR OWNER'S REPRESENTATIVE WHO IS KNOWLEDGEABLE IN EROSION AND SEDIMENT CONTROL. THE SITE SHALL BE INSPECTED FOR DEFICIENCIES WEEKLY AND WITHIN 24-HOURS OF RAIN EVENTS OF ½ INCH OR GREATER. AN INSPECTION LOG SHALL BE

A GUIDELINES FOR PROPOSED POLLUTION PREVENTION MEASURES:

BY CALLING 91

FEMPORARY SEDIMENT TRAF

INLET PROTECTION:

CORRECTED

INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST EVERY 7 CALENDAR DAYS IF FENCE HAS BEEN KNOCKED DOWN, BEEN TORN, STARTS TO DECOMPOSE OR BECOMES INEFFECTIVE IN ANY WAY REPLACE THE AFFECTED PORTION IMMEDIATELY. REPLACE THE AFFECTED FORTION IMMEDIATELT. REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE FILTER FABRIC TO BULGE OR WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE FENCE AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA AND STABILIZE.

INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST EVERY 7 CALENDAR DAYS CHECK EMBANKMENT FOR EROSION AND PIPING HOLES; REPAIR IMMEDIATELY.

KEPT ON-SITE. THE LOG SHALL LIST INSPECTION DATES, DEFICIENCIES FOUND AND DATE OF WHEN DECENCIES WERE

CHECK POOL AREA SIDE SLOPES FOR EROSION; REPAIR IMMEDIATELY REMOVE DEPOSITED SEDIMENT WHEN IT REACHES ONE-HALF THE DESIGN VOLUME. REPLACE OUTLET STONE AGGREGATE IF THE SEDIMENT POOL DOES NOT DEWATER (DRAIN) WITHIN 48 TO 72 HOURS

OLLOWING A STORM EVENT CHECK SPILLWAY DEPTH ONCE EVERY 7 CALENDAR DAYS TO ENSURE A MINIMUM DEPTH OF 12-INCHES FROM THE LOWEST POINT OF SETTLED EMBANKMENT TO THE HIGHEST POINT OF THE SPILLWAY CREST; FILL LOW AREAS TO MAINTAIN DESIGN ELEVATION.

CHECK VEGETATION AND RE-SEED IF NECESSARY. CHECK POND OUTLET RIPRAP PROTECTION AND LEVEL SPREADER. PROMPTLY REPLACE ANY DISPLACED RIPRAP, BEING CAREFUL THAT SO STONES IN LEVEL SPREADER ARE ABOVE DESIGN GRADE. AFTER ALL CONTRIBUTING DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, FILTER STONE AND PIPING. SMOOTH THE SITE TO BLEND WITH ADJOINING AREAS, STABILIZE WITH TOPSOIL, SEED AND

INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST EVERY 7 CALENDAR DAYS. IF DAMAGED, REPAIR OR REPLACE IMMEDIATELY. REMOVE SEDIMENT AND DISPOSE OF SEDIMENT WITHOUT FLUSHING WHEN TRAP BECOMES ONE HALF FULL. TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD: INSPECT DAILY.

RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.

IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP. **EROSION CONTROL BLANKET:**

INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST EVERY 7 CALENDAR DAYS. CHECK FOR EROSION BELOW BLANKET. PULL BACK BLANKET, FILL VOID AND SEED AS NEEDED. REINSTALL

AFTER ESTABLISHMENT OF VEGETATION, CHECK AREA AFTER EACH RAIN EVENT FOR SIGNS OF EROSION. REPAIR B15 - EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR THIS INDIVIDUAL LOT ARE SHOWN ON DRAWING CS509

ASSESSMENT OF STORM WATER POLLUTION PREVENTION - POST CONSTRUCTION COMPONENT (SECTION C)

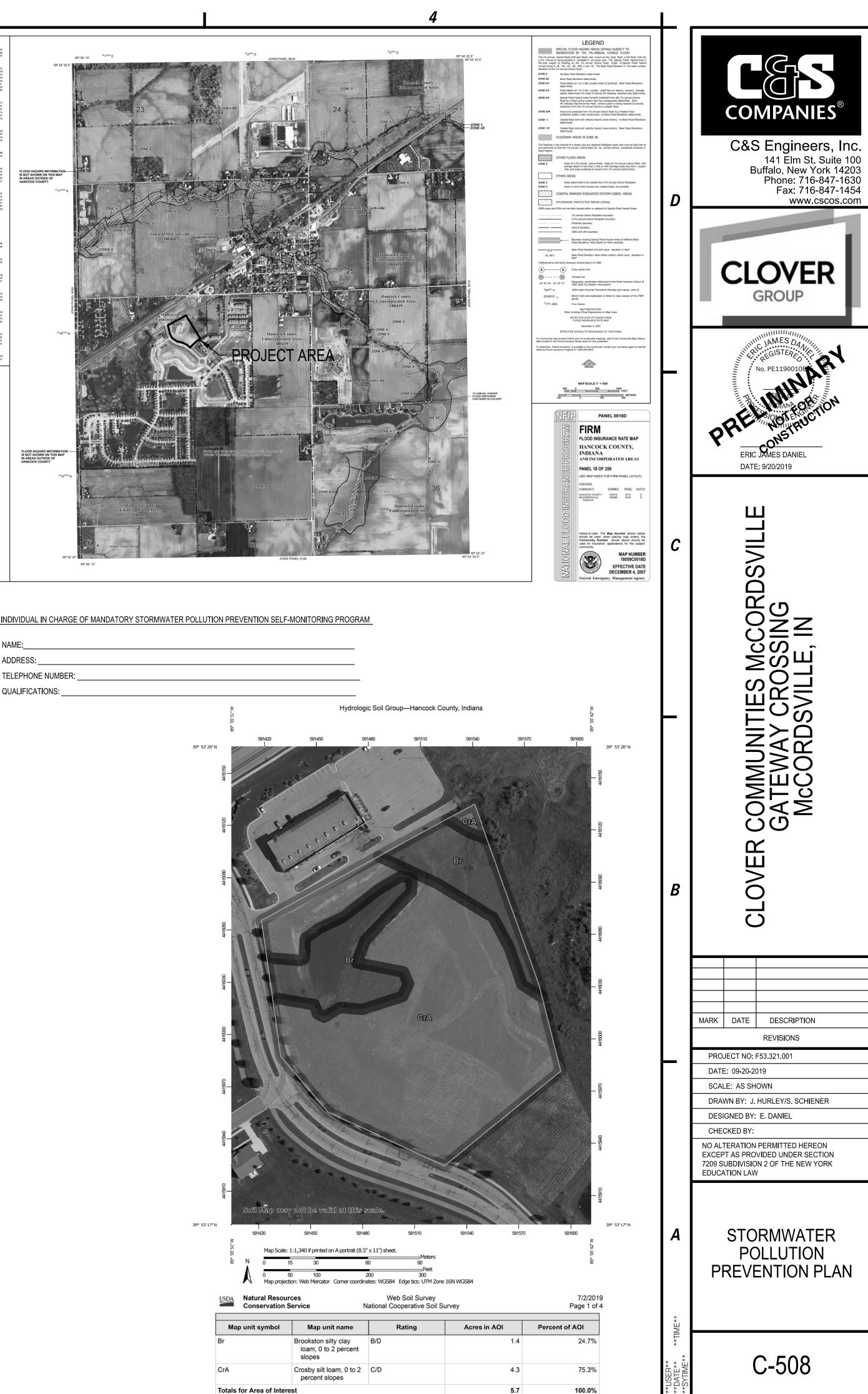
C1 - THE PROPOSED PROJECT WILL CONSIST OF AN APARTMENT BUILDING, GARAGES, PARKING, STORMWATER CONTROLS AND ASSOCIATED UTILITIES. POTENTIAL POLLUTANT SOURCES INCLUDE MOTOR VEHICLES AND PEOPLE. POTENTIAL POLLUTANTS INCLUDE SEDIMENT, TRASH, OIL, GREASE, ANTIFREEZE, FUEL, BRAKE DUST, RUBBER/TIRE FRAGMENTS, DEICING AGENT/SALT AND SAND. AFTER WARM SUNNY PERIODS THERE IS ALSO THE POTENTIAL FOR ELEVATED TEMPERATURE STORM DUNDER THOUGH THE DETENTION DONDS SHOLLD DESENDED THE FOR ELEVATED TEMPERATURE STORM RUNOFF, THOUGH THE DETENTION PONDS SHOULD HELP DISSIPATE THE EXCESS HEAT C2 - POST- CONSTRUCTION STORM WATER QUALITY MEASURES INCLUDE RIPRAP OUTLET PROTECTION AND WET DETENTION PONDS. THE NORTHERN WET DETENTIONS POND WILL BE USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION AND SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION, FOLLOWED BY THE STORM SEWER SYSTEM AND GRADING ND VEGETATION OF SWALES. C3 - MULTIPLE MEASURES HAVE BEEN INCLUDED IN THE DESIGN TO CONTROL POLLUTANTS IN THE STORM WATER DISCHARGE. THESE INCLUDE:

REDUCTION/MINIMIZATION OF IMPERVIOUS SURFACE: A VARIANCE WAS REQUESTED TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES. WET DETENTION PONDS: WET DETENTION PONDS SLOW STORMWATER FLOW ALLOWING SEDIMENTS AND POLLUTANTS TO SETTLE OUT. THEY ALSO PROVIDE FOR DISSIPATION OF HEAT AND POLLUTANT REMOVAL THROUGH BIOLOGICAL AND CHEMICAL PROCESSES.

 C4 - SEE DRAWING CG102 (EROSION CONTROL PLAN) AND C-103 (DRAINAGE PLAN) FOR THE LOCATION OF STORM WATER QUALITY MEASURES. SEE DRAWINGS CU301, C5506 FOR DETAILS AND SPECIFICATIONS.
 C5 - MAINTENANCE OF POST-CONSTRUCTION WATER QUALITY MEASURES ARE TO BE PERFORMED BY THE OWNER OF THE PROPERTY ON WHICH THEY RESIDE AND SHALL INCLUDE THE ITEMS LISTED BELOW.
 WET DETENTION PONDS: ALL PONDS SHALL BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AT LEAST FOUR TIMES PER YEAR, AS WELL AS AFTER EVERY STORM EVENT GREATER THAN ONE INCH. INSPECTIONS SHALL INCLUDE INSPECTION INLETS AND OUTLETS FOR DAMAGE, DISPLACEMENT OF RIPRAP, TRASH RACKS AND OUTLET STRUCTURES. REMOVE ANY ACCUMULATED SEDIMENT, DISPOSE OF PROPERLY AND IMMEDIATELY RE-VEGETATE AFFECTED AREA. INSPECT EMBANKMENTS FOR TUNNELING OR BURDOWING. REMOVE AND MADE AND REPAIL IN SPECT AREA. INSPECT EMBANKMENTS FOR TUNNELING OR BURROWING. REMOVE ANIMALS AND REPAIR IF NEEDED. INSPECT VEGETATION FOR HEALTH AND INVASIVE SPECIES. REPAIR ANY EROSION OR POORLY VEGETATED AREAS. REMOVE INVASIVE



NOTES TO USERS

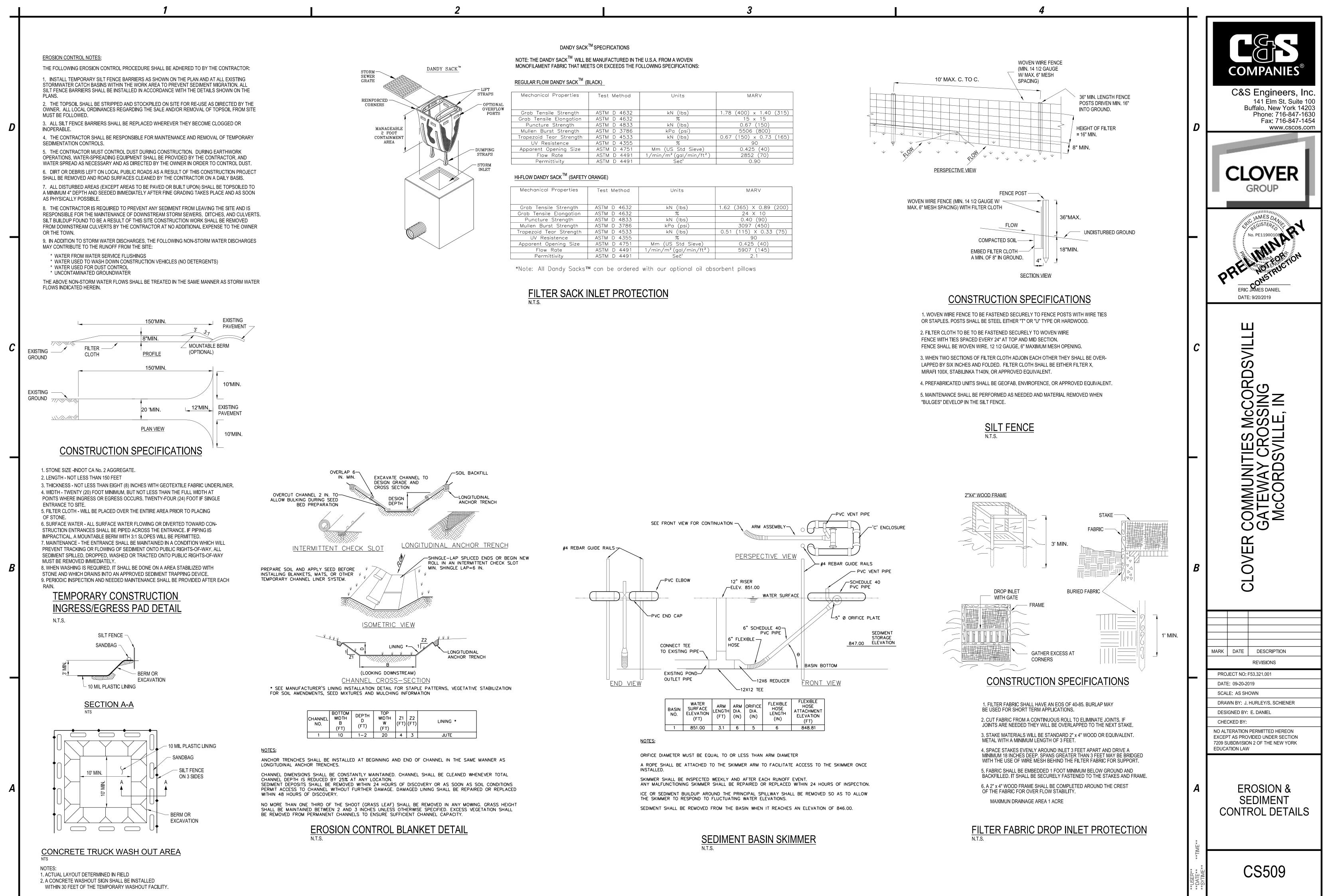


ADDRESS: **TELEPHONE NUMBER:** QUALIFICATIONS:



PLANT SPECIES AS NEEDED.

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Mechanical P	roperties	Test Method	Units	MARV
Grab Tensile	Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (3
Grab Tensile [Elongation	ASTM D 4632	%	15 x 15
Puncture S	trength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst	Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear	- Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (1
UV Resist	ence	ASTM D 4355	%	90
Apparent Ope	ning Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Ro	ote	ASTM D 4491	1/min/m² (gal/min/ft²)	2852 (70)
Permitti	vity	ASTM D 4491	Sec ¹	0.90

