

**AMENDED AGENDA  
ELLETTSVILLE PLAN COMMISSION  
Town Hall  
1150 W. Guy McCown Drive  
Ellettsville, Indiana  
Thursday, August 3, 2023 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes – July 6, 2023**

**Monthly Conflict of Interest Statement**

**Old Business**

**New Business**

Preliminary Plat Approval for Three (3) Single Family Lots in Greenbrier Meadows, Phase VI, (W. Ratliff Road and N. Hartstrait Road); Petitioner: Moehn Investments LLC; Case No. PC 23-09

Development Plan Approval for a Commercial Food Service Establishment (Jimmy John's) located at 5661 W. State Road 46 and W. Lenzy Way; Petitioner: AH and MH, LLC; Case No. PC 23-10

**Planning Department Update**

Next Meeting – September 7, 2023

**Privilege of the Floor – Non-Agenda Items**

**Plan Commission Comments**

**Adjournment**

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs and activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

Town of Ellettsville Plan Commission is inviting you to a scheduled Zoom meeting.

Topic: Plan Commission

Time: Aug 3, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85844894656?pwd=emd6MW12dDd5OW94YytvMnJnVW03UT09>

Meeting ID: 858 4489 4656

Passcode: 120294

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One tap mobile

+13092053325,,85844894656#,,,,\*120294# US

+13126266799,,85844894656#,,,,\*120294# US (Chicago)

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Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US

Meeting ID: 858 4489 4656

Passcode: 120294

**July 6, 2023**

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, July 6, 2023, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Steve Hale led the Pledge of Allegiance.

**Roll Call:** Members participating were: David Drake, President; Don Calvert; Pamela Samples; Pat Wesolowski Sandra Hash, and Steve Hale. Member(s) absent: Dan Swafford. Denise Line, Planning Director, Mike Burns, Assistant Planner, and Darla Brown, Town Attorney, were also present.

### **Approval of the Minutes**

David Drake entertained a motion to approve the minutes for the regular meeting on June 1, 2023. Don Calvert made a motion to approve the minutes for June 1, 2023. Pamela Samples seconded the motion. Motion carried.

### **Monthly Conflict of Interest Statement**

#### **Old Business**

#### **New Business**

### **Preliminary Plat Approval for Five Single Family Lots in Prominence Place**

**Denise Line, Planning Director**, explained case No. PC-23-07 has 30.21 acres that will be divided into five lots, four of which are single family homes that amount to about one acre and the remaining lot would be subdivided at a later date. The lots will be zoned R-1 which is consistent with the surrounding area and all legal notices have been sent out. The lots would be accessed from W. Upland Drive and staff recommends approval of the Preliminary Plat. Mr. Drake asked for public comment.

**Ron Johnson** stated his concern about traffic flow and entrances to the subdivision. Ernest Xi, Petitioner, explained there would not be additional entrances and showed where the lots were on the map.

**Cheryl McElroy** stated her concern about speed limit, trees along Loudon Road, and asked about streetlights within the subdivision and unfinished sidewalks. Denise Line responded that the sidewalks will be completed before the project is turned over to the Town, and streetlights are not required in this subdivision.

Sandra Hash made a motion to approve Preliminary Plat PC-23-07 and it was seconded by Pat Wesolowski. Roll call vote: David Drake-yes; Don Calvert-yes; Steve Hale-yes; Sandra Hash-yes; Pamala Samples-yes; and Pat Wesolowski-yes. Motion Carried.

### **Public Hearing on the Town of Ellettsville Comprehensive Plan**

**Denise Line, Planning Director**, asked for approval of the Ellettsville Comprehensive Plan and any revisions so it can be presented to the Town Council on July 24, 2023. After discussion, David Drake asked for public comments.

**Kyle Hannon, Envision Ellettsville; Clark Greiner, BEDC; Jerry Sanders, Superintendent for RBB School; Dan Rarey, Envision Ellettsville**, all spoke of what a great plan it is and requested the Plan Commission approve the plan.

Steve Hale made a motion to approve the Comprehensive Plan with amendments and was seconded by Pamela Samples. Roll call vote: David Drake-yes; Don Calvert-yes; Steve Hale-yes; Sandra Hash-yes; Pamala Samples-yes; and Pat Wesolowski-yes. Motion Carried

### **Planning Department Updates**

**Denise Line, Planning Director**, advised there will be two new cases for the next meeting on August 3, 2023.

### **Plan Commission Comments**

Sandra Hash said this would be Don Calvert's last meeting and asked everyone to applause for his years of service.

### **Adjournment**

David Drake adjourned the meeting at 6:31 p.m.

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David Drake, President

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Dan Swafford, Vice President

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Don Calvert

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Steve Hale

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Sandra Hash

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Pamela Samples

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Pat Wesolowski

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Mike Burns, Secretary



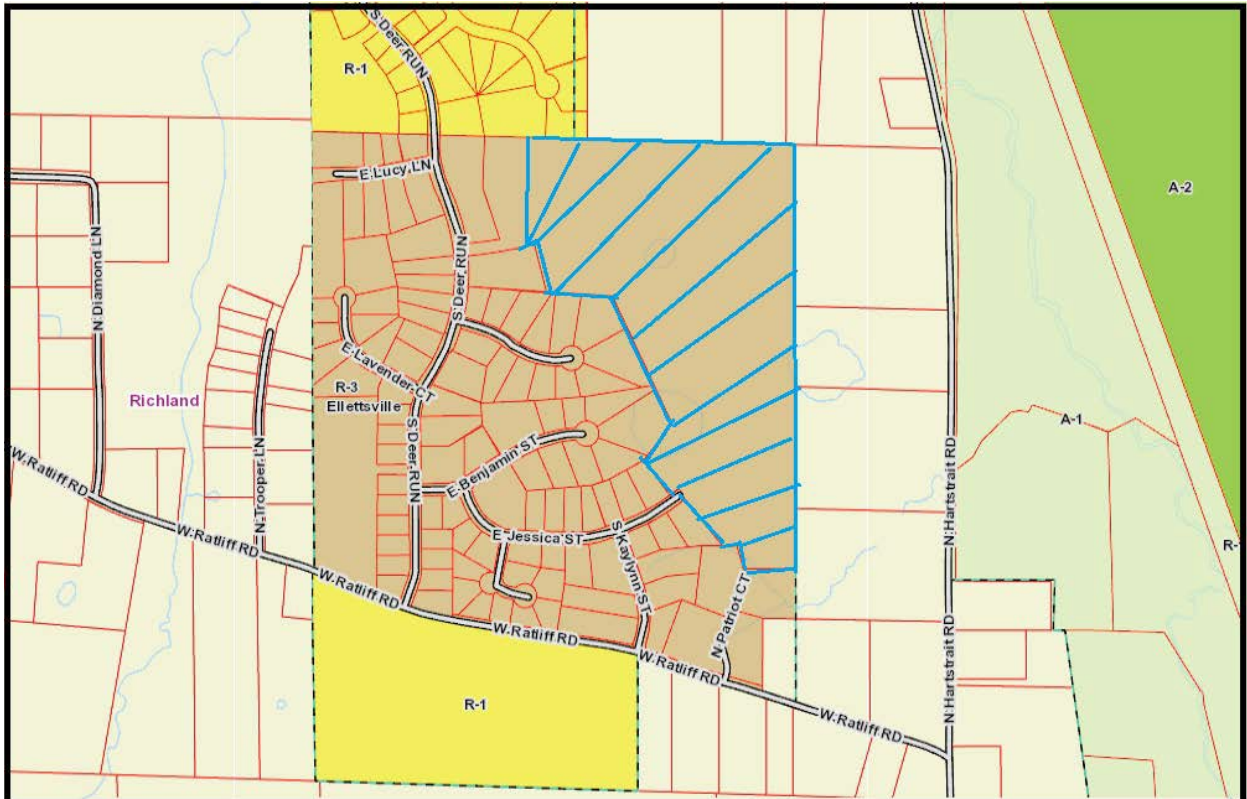
# Town of Ellettsville

## Department of Planning & Development

### PC 23-09 – Preliminary Plat Staff Report

#### Petition

**Case - PC 23-09 – Greenbrier Meadows, Phase VI, Subdivision.** A request by Moehn Investments LLC, for consideration of primary approval for the Greenbrier Meadows, Phase VI, preliminary plat. The subject property is located at the north end of W. Ratliff Road and parallel to N. Hartstrait Road.



Zoning District	Property Use
<b>North:</b> R-1; Single Family Residential AG/RR; Agriculture/Rural Reserve (County)	Residential Subdivision Agricultural/Rural Reserve
<b>South:</b> R-1; Single Family Residential ER; Estate Residential (County)	Residential Subdivision Residential Subdivision
<b>East:</b> R-1; Single Family Residential AG/RR; Agriculture/Rural Reserve (County)	Residential Subdivision Agricultural/Rural Reserve
<b>West:</b> R-3; Multi Family Residential	Residential Subdivision

### **Considerations**

1. The applicant is requesting preliminary plat approval for a total of three (3) lots totaling 30.11 acres.
2. The lots are zoned R-3; Multi-Family Residential.
3. The subdivision will be accessed from E. Jessica Street and S. Deer Run.
4. The lots will meet all size and dimensional requirements.
5. New infrastructure will be constructed to Town requirements.
6. The Tech Review Committee met on July 18<sup>th</sup> at Town Hall. There were no comments.

### **Plan Commission Action**

The Plan Commission action on the preliminary plat can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

### **Staff Recommendation**

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no significant concerns with the proposed plat. This section will be parallel to W. Ratliff and N. Hartstrait Road and continue to spur development in that area as well as continued growth of the Greenbrier Meadows subdivision. Therefore, Staff recommends that the Plan Commission approve the Greenbrier meadows, Phase VI, preliminary plat.

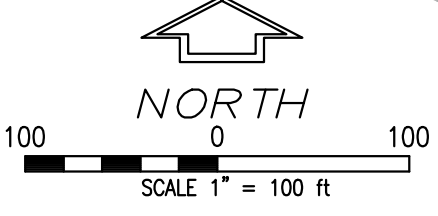
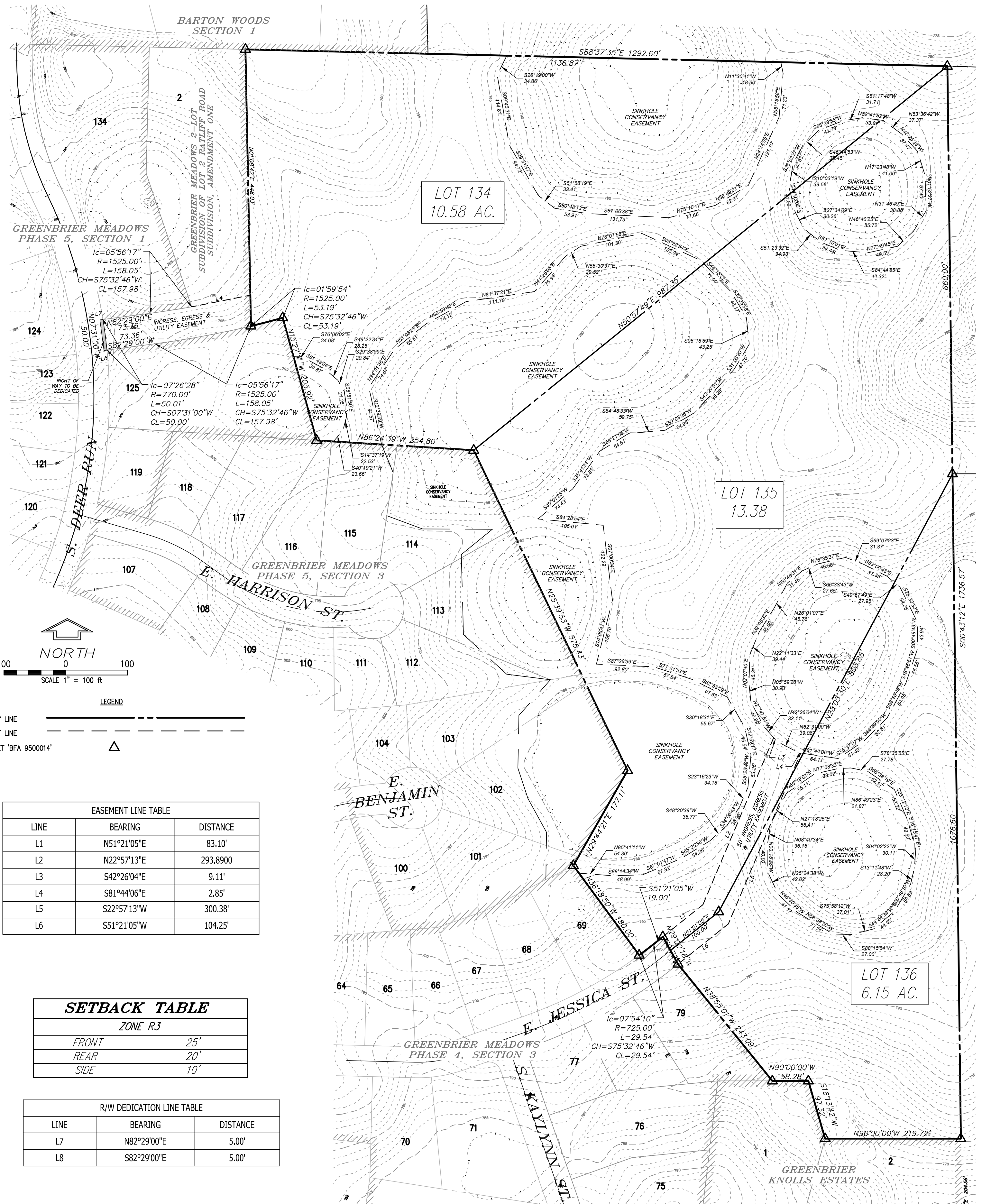
Submitted by Denise Line  
Director, Ellettsville Planning  
August 3, 2023

# Site Photos



# GREENBRIER MEADOWS PHASE 6 PRELIMINARY PLAT

RECORDER  
STAMP



**LEGEND**

PROPERTY LINE	
EASEMENT LINE	
REBAR SET 'BFA 9500014'	

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°21'05"E	83.10'
L2	N22°57'13"E	293.8900'
L3	S42°26'04"E	9.11'
L4	S81°44'06"E	2.85'
L5	S22°57'13"W	300.38'
L6	S51°21'05"W	104.25'

SETBACK TABLE	
ZONE R3	
FRONT	25'
REAR	20'
SIDE	10'

R/W DEDICATION LINE TABLE		
LINE	BEARING	DISTANCE
L7	N82°29'00"E	5.00'
L8	S82°29'00"E	5.00'

**GREENBRIER MEADOWS PHASE 6  
PRELIMINARY PLAT**

RECORDER  
STAMP

MOEHN INVESTMENTS, LLC, the owner of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with this plat.

This subdivision shall be known and designated as GREENBRIER MEADOWS, PHASE 6. All streets and alleys shown, and not heretofore dedicated, are hereby dedicated to the public.

This subdivision shall consist of 4 Lots numbered 134-137

Front, rear and side yard building setback lines are hereby established as shown on this plat. Between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

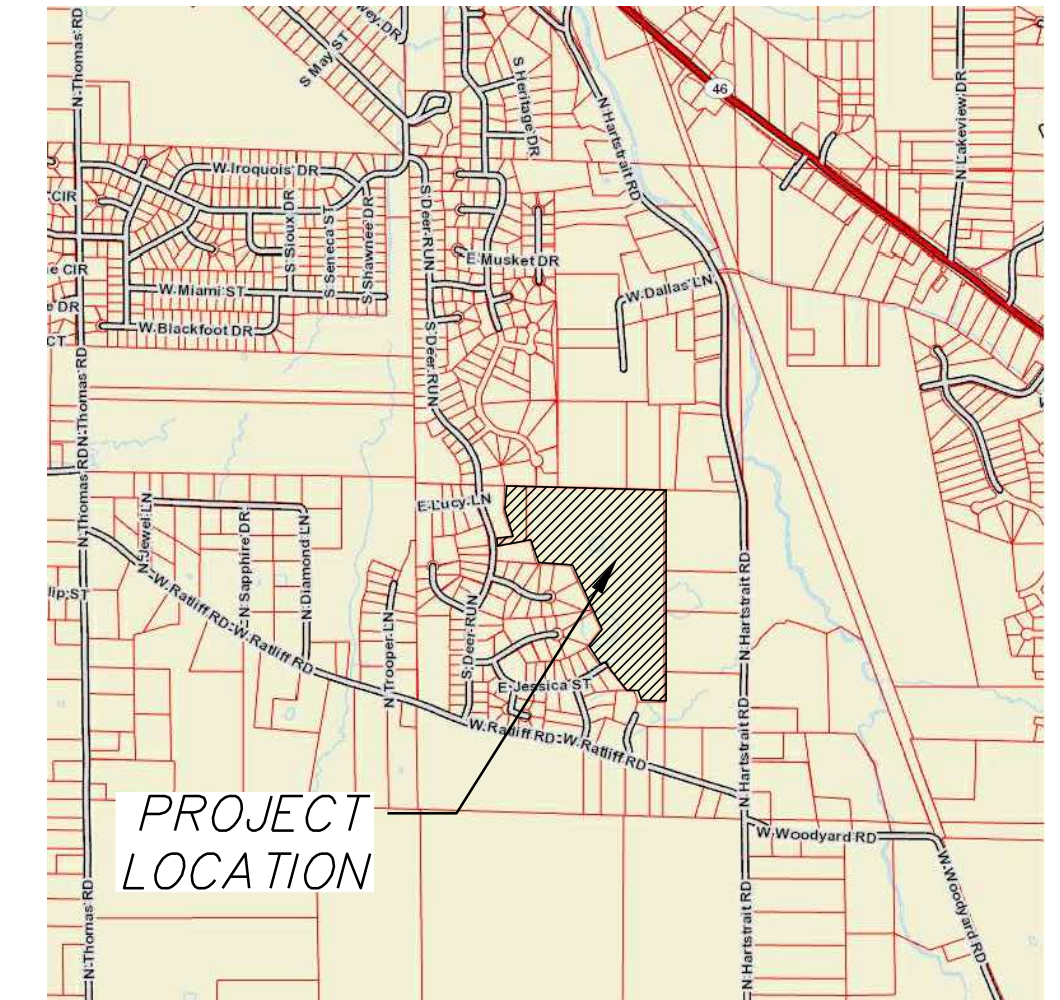
The strips of ground varying in width as shown on this plat and marked "Easement" are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines, and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures shall be erected or maintained upon said strips of land, but owners, of lots in this subdivision, shall take their title subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

LEGAL DESCRIPTION

Owner: Moehn Investments, LLC

SOURCE OF TITLE: INSTRUMENT 2022005462

Lot Number 2A-2 in Lot 2 of Robinson 2 Lot Subdivision Amendment 1 as recorded in the plat thereof recorded in Plat Cabinet D, Envelope 162, in the office of the Recorder of Monroe County, Indiana.



WITNESS our Hands and Seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

MOEHN INVESTMENTS,, LLC

BY: \_\_\_\_\_  
Signature Title

BY: \_\_\_\_\_  
Printed

BASIS OF BEARING:

Plat of GREENBRIER MEADOWS, PHASE 5, SECTION 3 FINAL PLAT, recorded at Instrument 2019017098

TOWN PLAN COMMISSION APPROVAL – PLANNING AND ZONING ADMINISTRATOR

I, \_\_\_\_\_, being the Planning and Zoning Administrator and designated authority of the Town Planning Commission for the Town of Ellettsville, State of Indiana, hereby certify that the said authority duly approved this plat of Prominence Place Subdivision, Phase Three and is hereby accepted the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Planning and Zoning Administrator

TOWN OF ELLETTSVILLE PLAN COMMISSION APPROVAL

Under the authority provided by Chapter 153- Municipal Code Ordinance adopted by the Town of Ellettsville, Indiana, 2003, this plat was given approval by the Town of Ellettsville Plan Commission at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
President, Plan Commission

\_\_\_\_\_  
Secretary

PLAN COMMISSION NOTE:

None of the terms of this plat, except the private restrictive covenants, shall be changed without the approval of the Plan Commission.

TOTAL AREA TO BE DEDICATED AS RIGHT OF WAY = 0.006 ACRES (263.66 SF)

STATE OF INDIANA )  
COUNTY OF MONROE) SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared \_\_\_\_\_, acknowledging the execution of the foregoing instrument as their voluntary act and deed for the purpose therein expressed.

Witness my Hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
County of Residence

\_\_\_\_\_  
Commission Expires

\_\_\_\_\_  
Notary Public, Written

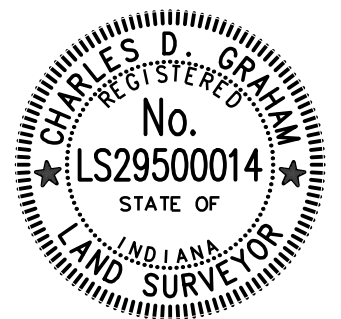
\_\_\_\_\_  
Notary Public, Printed

**SURVEYOR'S CERTIFICATE**

I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on September 16, 2019; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

*C.D. Graham*

Charles D. Graham  
Registration No. LS29500014



I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles D. Graham  
This instrument prepared by Charles D. Graham





## Considerations

1. The applicant is requesting approval of a development plan to construct a commercial food service establishment totaling 1,195 ft<sup>2</sup> on 1.308 acres.
2. The property is zoned C-3; General Commercial, and the use is permitted by right.
3. The business will all be accessed from N. Lenzy Way.
4. The Technical Advisory Committee met on July 18<sup>th</sup> and reviewed the plans as submitted. No significant deficiencies were reported, notes from the meeting are as follows:
  - Sidewalk width needs noted
  - Lot dimensions need noted
  - Building dimensions need noted
  - Removal of two accessible parking spaces
  - Hydrant placed at the northwest corner of N. Lenzy Way and W. State Road 46
  - Knox box
5. The development plan meets the minimum requirements of the Ellettsville Town Code and Tech Review comments have been addressed.
6. Plan Commission shall consider the following in determining whether to approve a development plan:
  - a. Compatibility of the development plan with surrounding land uses;
  - b. Compatibility of the development plan with the recommendations of the comprehensive plan;
  - c. Adequate provisions for internal management of traffic;
  - d. Analysis of the capacity of adjacent streets to ensure that adjacent streets can safely and efficiently accommodate the additional traffic generated by the development;
  - e. Adequate provisions for public facilities and infrastructure, and provisions for extension of infrastructure to adjacent developable properties;
  - f. Provisions for the allocation of land for streets, parks, schools, public and semi-public buildings, homes, businesses and industry, as appropriate;
  - g. Adequate on-site management of stormwater, and erosion control;
  - h. Adequate provision for green space and or landscaping;
  - i. Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments;
  - j. Adequate protection of existing limestone structures; and
  - k. Provision of pathways, trails and our sidewalks for all non-industrial developments.
7. Town Code requires a parking space for every three (3) patron seats. The proposed establishment has ten (10) seats for patrons. The development plan includes thirty (30) parking spaces, which includes two (2) accessible parking spaces.
8. The site meets or exceeds all setback requirements.

9. When necessary to accommodate the particular needs of the development plan under review or the particular needs of the community which will be impacted, higher standards and greater requirements shall be included as required by the Plan Commission.

### **Plan Commission Action**

The Plan Commission action on the development plan can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

### **Staff Recommendation**

The Plan Commission is tasked with either approving, approving with conditions, denying or continuing this development plan based on the eleven (11) criteria list under consideration #6.

- a. *Compatibility of the development plan with surrounding land uses.*

Commercial food service establishments are permitted by right in the C-3 district, and, therefore, would be considered compatible with surrounding land uses. In addition, the use will have little direct impact on adjacent properties.

- b. *Compatibility of the development plan with the recommendations of the comprehensive plan.*

Commercial uses are encouraged along State Road 46.

- c. *Adequate provisions for internal management of traffic.*

Traffic will enter and exit from State Road 46 and then N. Lenzy Way and adequate traffic flow has been accommodated in the Development Plan. The Fire Department has approved the radius of turns and curves on the Development Plan. The number of parking spaces is sufficient.

- d. *Analysis of the capacity of adjacent streets to ensure that adjacent streets can safely and efficiently accommodate the additional traffic generated by the development.*

All traffic should come from N. Lenzy Way off of State Road 46 and there are no reasons for concern at this time.

- e. *Adequate provisions for public facilities and infrastructure, and provisions for extension of infrastructure to adjacent developable properties.*

Infrastructure will be included on site as required by Fire and Building codes.

- f. *Provisions for the allocation of land for streets, parks, schools, public and semi-public buildings, homes, businesses and industry, as appropriate.*

N. Lenzy Way is a private road and is not maintained by the Town of Ellettsville.

- g. *Adequate on-site management of stormwater, and erosion control.*

Stormwater and erosion control will be managed in accordance with Town and State regulations.

- h. *Adequate provision for green space and or landscaping.*

The Petitioner has voluntarily included landscaping for the project.

- i. *Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments.*

No additional buffering has been proposed. INDOT has a 27-foot right-of-way along the south side of the sidewalk along W. State Road 46.

*j. Adequate protection of existing limestone structures.*

There are no limestone structures indicated on site.

*k. Provision of pathways, trails and our sidewalks for all non-industrial developments.*

Sidewalks are already in place along W. State Road 46 and sidewalks are included for the commercial food service establishment in the Development Plan.

As of the time of the writing of this report, there have been no written concerns regarding the development plan received by Staff.

Development Plan approval shall be predicated on the criteria listed under consideration #6. If the Plan Commission does find that the development plan is in agreement with those items, the Plan Commission shall approve the development plan. Additionally, the Plan Commission may include any conditions they feel are necessary and relevant to develop the property in an appropriate manner.

Recommendations from the Technical Review Meeting either have been addressed or will be addressed by the time of building approval. Additionally, it is of Staff opinion that the requirements of the Development Plan section from the Town of Ellettsville, Code of Ordinances have been reasonably achieved. Staff recommends the Plan Commission approve the development plan. The Plan Commission may add conditions only to the extent they are relevant to the overall benefit to the Town. If the Plan Commission does not find that all criteria have been met, they shall state specifically which criteria have not been met and how they could reasonably be achieved.

Submitted by Denise Line  
Director, Ellettsville Planning  
August 3, 2023



Site Photos





# *Town of Ellettsville*

## *Department of Planning & Development*

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### **Technical Review Meeting Notes** **Jimmy John's**

#### **Project Description**

- Location:** 5661 W. State Road 46
- Size:** +/- 1.308 acres; 1,195 ft<sup>2</sup>
- Current Zoning:** C-3, General Commercial

#### **Planning Comments**

The following are the comments on the development plan (DP) for Jimmy John's:

- Sidewalk width needs noted
- Lot dimensions need noted
- Building dimensions need noted
- Removal of two accessible parking spaces

#### **Fire Department**

- Hydrant placed at the northwest corner of N. Lenzy Way and W. State Road 46
- Knox box

#### **Summary**

The development plan request is for a commercial food service establishment. The Technical Review Committee met on June 20<sup>th</sup> to discuss the development plan. Those in attendance were Planning Director Denise Line, Fire Chief Kevin Patton, Police Department Administrative Assistant Leah Fiegler and Building Inspector, Ron Vandeventer. Also, in attendance were Kendall Knoke, Project Engineer, and Mary Houston and Antoine Houston, Owners of DH and AP Enterprises, Inc. Comments included are those that have been received by the Planning Office. Any additional comments from the Technical Review committee that are not listed above, shall still be taken into consideration. Plan Commission should approve the development plan after the above-mentioned items have been addressed but may also add conditions as they see fit.

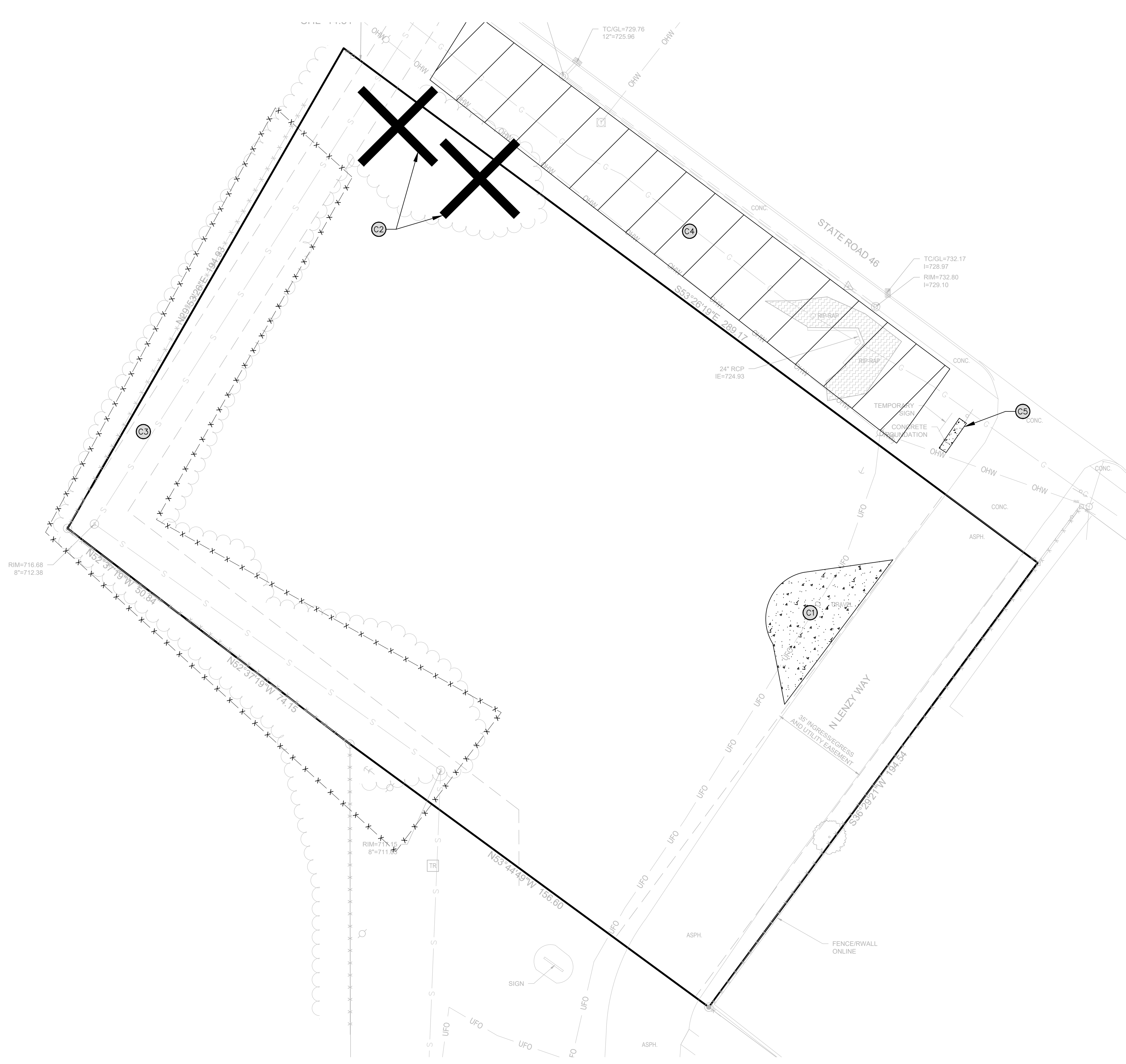
Any requested revisions may be submitted in electronic form, with paper copies only necessary after Plan Commission approval.

Submitted by Denise Line  
Director, Ellettsville Planning  
August 3, 2023

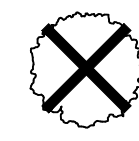

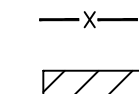
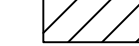








### DEMOLITION LEGEND

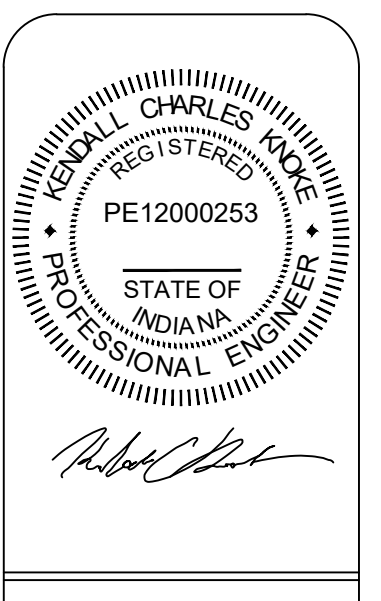
- REMOVE EXISTING TREE, STUMP, AND ROOTS 
- REMOVE EXISTING GRAVEL 
- TEMPORARY TREE PROTECTION FENCE (SNOW FENCE) 
- REMOVE EXISTING VEGETATION 

### DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
2. ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
3. USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM INDOT.
4. BUILDINGS, FOOTINGS, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
5. TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
6. BURYING OF DEMOLITION MATERIALS ON SITE IS NOT PERMITTED.
7. THOUGH AN IDEM NPDES STORM WATER NOI IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
8. IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
9. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
10. REMOVE EXISTING PARKING BLOCKS AND SIGNS ON SITE.
11. CLEAR EXISTING BUSHES AND UNDERBRUSH ON SITE.
12. PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-774-0246 TO SCHEDULE THE DISCONNECTION AND REMOVAL OF EXISTING ELECTRIC SERVICE.
13. PROTECT ALL UTILITIES NOT CALLED OUT TO BE REMOVED.
14. COORDINATE ANY ON-SITE TEMPORARY POWER NEEDS DURING CONSTRUCTION WITH DUKE ENERGY.

### DEMOLITION KEY NOTES

- ELECTRIC**  
NOTE: AS SOON AS POSSIBLE AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY, CONTACT DUKE ENERGY TO COORDINATE THE DISCONNECTION OF THE EXISTING ELECTRIC SERVICE, THE RELOCATION OF THE POWER POLES ON SITE, AND THE NEW SERVICE CONNECTION.
- TELECOMMUNICATIONS**  
NOTE: COORDINATE THE REMOVAL AND DISCONNECTION OF THE EXISTING SERVICES WITH AT&T, COMCAST, SMITHVILLE, AND/OR ANY OTHER TELECOMMUNICATIONS PROVIDER PROVIDING SERVICE TO THIS PROPERTY.
- SANITARY SEWER**  
NOTE: COORDINATE SANITARY SEWER WORK WITH EASTERN RICHLAND SEWER CORPORATION PRIOR TO CONSTRUCTION.
- WATER**  
NOTE: COORDINATE WATER SERVICE WORK WITH THE TOWN OF ELLETTSVILLE UTILITIES PRIOR TO CONSTRUCTION.
- GAS**  
NOTE: COORDINATE GAS SERVICE WITH CENTERPOINT ENERGY PRIOR TO CONSTRUCTION.
- SITE**
- C1 REMOVE EXISTING GRAVEL AREA, PLANT GRASS TO BLEND WITH SURROUNDINGS
  - C2 REMOVE TREES BLOCKING ROAD VIEW OF THE RESTAURANT
  - C3 KEEP AS MANY TREES AS POSSIBLE THAT DO NOT INTERFERE WITH BUILDING
  - C4 REMOVE VEGETATION IN THIS AREA
  - C5 CONCRETE STICKING OUT OF GROUND



07/25/2023

**JIMMY JOHN'S**  
ELLETTSVILLE  
INDIANA

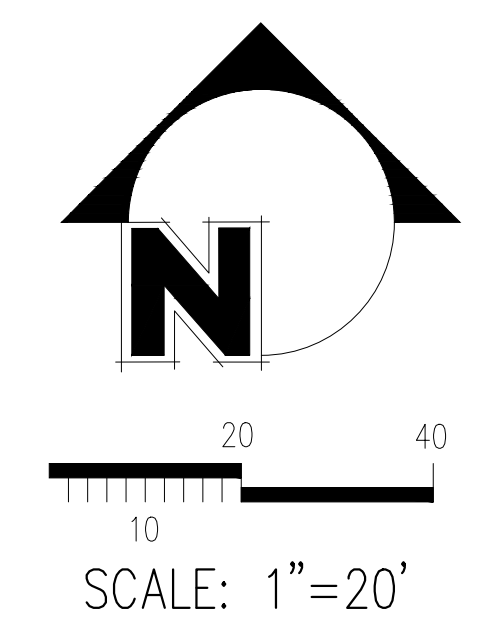
REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
KCK	KCK	KCK	

JOB NUMBER  
**6705**  
SHEET  
**C100**

DATE  
7/25/2023

DEMOLITION PLAN





### SITE PLAN LEGEND

- CONCRETE WALK
- CONCRETE PAVEMENT
- CONCRETE DUMPSTER PAD
- CURB TRANSITIONS FROM 6" REVEAL TO FLUSH WITH WALK
- CURB FLUSH WITH WALK

### SITE NOTES

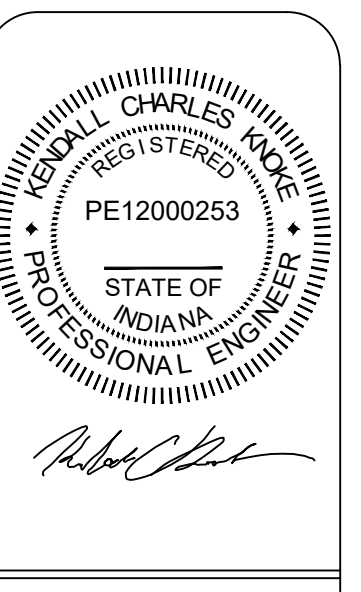
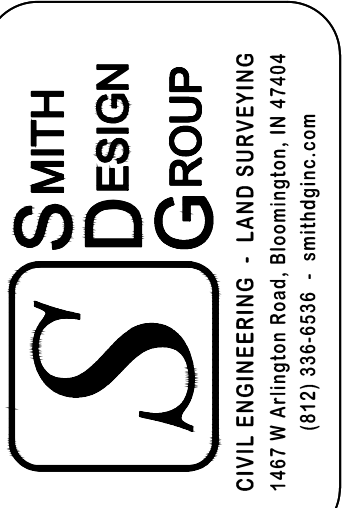
1. SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. SEE GRADING PLAN FOR RAMP GRADING.
2. PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 2014 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN INDOT RIGHT OF WAY PERMIT FOR ALL WORK REQUIRED IN THE INDOT RIGHT OF WAY.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.

### SETBACKS

SITE ZONING: C-3  
 FRONT SETBACK: 25 FEET  
 SIDE SETBACKS: 10 FEET  
 REAR SETBACK: 20 FEET

### SITE PLAN KEY NOTES

- C1 CONCRETE WALK PER DETAIL ON THIS SHEET
- C2 CONCRETE BARRIER CURB PER DETAIL ON THIS SHEET
- C3 TRANSITION FROM 6" CURB REVEAL TO FLUSH WITH WALK (SEE GRADING PLAN)
- C4 CURB FLUSH WITH PAVEMENT
- C5 STRIP OF DETECTIBLE PAVEMENT
- C6 8" THICK INDOT CLASS A CONCRETE ON 8" COMPACTED #53 AGGREGATE BASE
- C7 TRANSITION FROM 6" CURB REVEAL TO FLUSH WITH ROADWAY (SEE GRADING PLAN)
- P1 ASPHALT PAVEMENT  
 1.5" HMA SURFACE COURSE ON  
 3" HMA BASE COURSE ON  
 7" INDOT #53 COMPACTED AGGREGATE BASE
- L1 SYMBOL, PAINT, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY (SEE DETAIL ON DETAILS SHEET)
- L2 LINE, PAINT, SOLID, 6", BLUE, CROSSHATCH (SEE DETAIL ON DETAILS SHEET)
- L3 LINE, PAINT, SOLID, 4", WHITE
- L4 LINE, PAINT, SOLID, 4", BLUE
- L5 LINE, PAINT, SOLID, 24", WHITE
- L6 LINE, PAINT, SOLID, 6", WHITE, CROSSHATCH
- L7 LETTERING, PAINT, SOLID, WHITE, "STOP"
- L8 LETTERING, PAINT, SOLID, WHITE, "DRIVE THRU" WITH ARROW, PAINT, SOLID, WHITE
- L9 ARROW, PAINT, SOLID, WHITE
- M1 DUMPSTER ENCLOSURE-SEE ARCHITECTURAL PLANS
- M2 PROPOSED MENU BOARD AND DRIVE THRU SPEAKER
- M3 CLEARANCE BAR
- R1 6" DIA BOLLARD



07/25/2023

JIMMY JOHN'S  
 ELLETTSVILLE  
 INDIANA

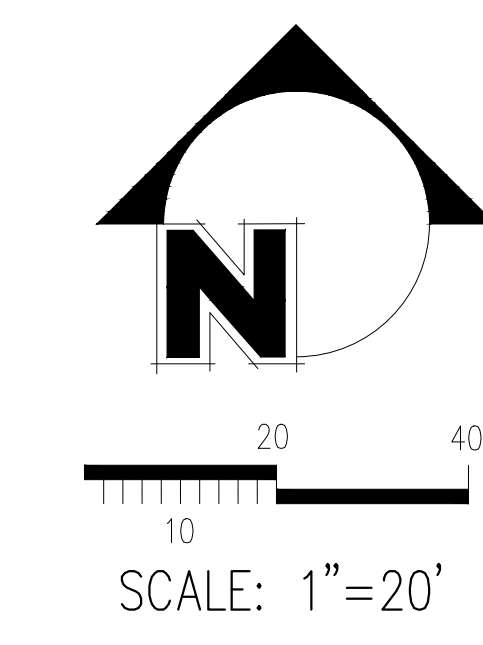
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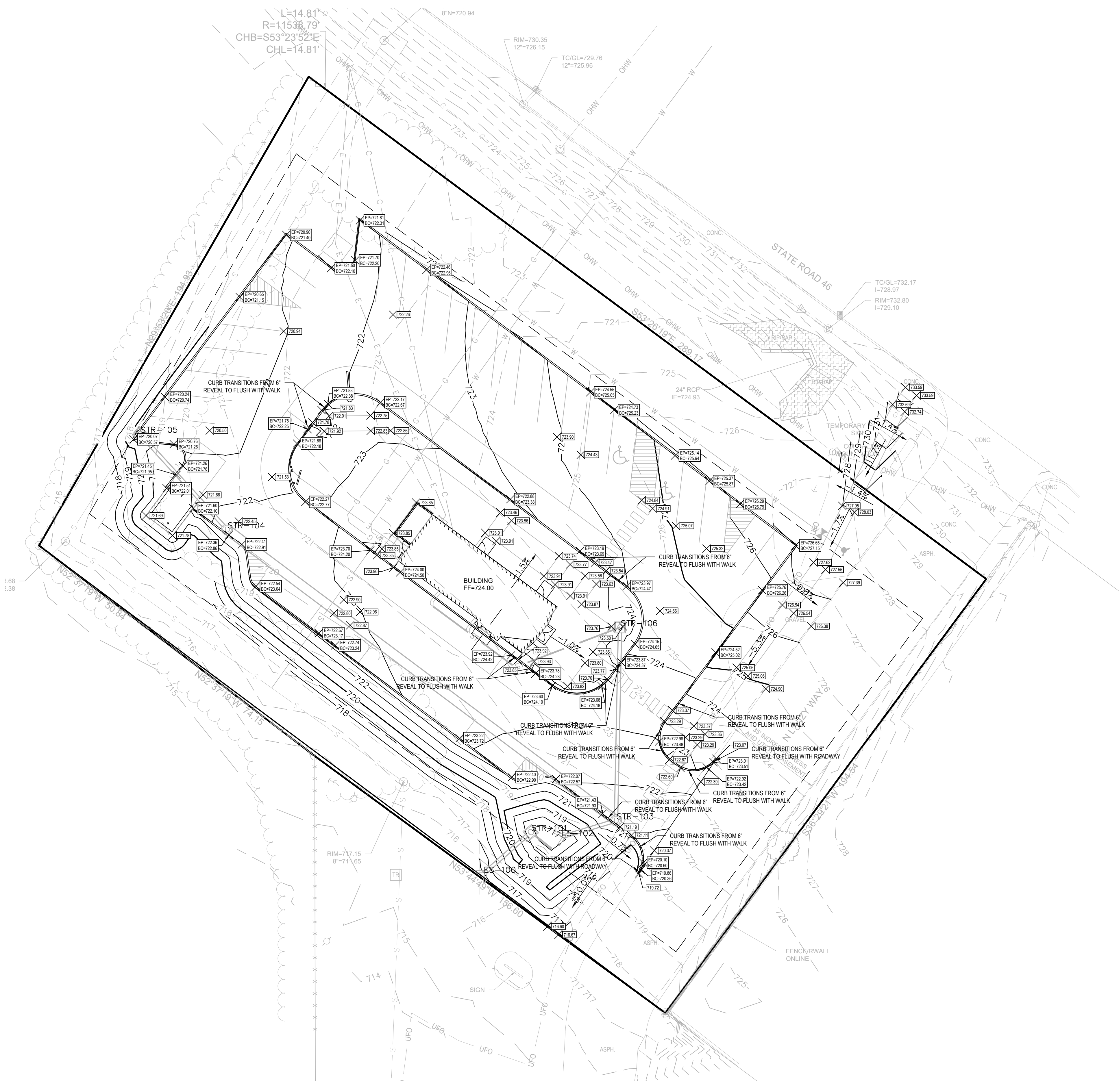
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**C200**

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**7/25/2023**

SITE PLAN



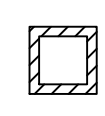


**GRADING PLAN LEGEND**

EXISTING MINOR CONTOUR	----
EXISTING MAJOR CONTOUR	-----
PROPOSED MINOR CONTOUR	----
PROPOSED MAJOR CONTOUR	-----
DIRECTION OF FLOW	→
EXISTING ELEVATION	EX XXX.XX
PROPOSED ELEVATION	XXX.XX
EDGE OF PAVEMENT ELEVATION	EP = XXX.XX
BACK OF CURB ELEVATION	BC = XXX.XX
HIGH POINT	XXXX.XX HP
LOW POINT	XXXX.XX LP
FINISH FLOOR ELEVATION	FF = XXX.XX

**EROSION CONTROL LEGEND**

CONCRETE WASHOUT PER  
DETAIL ON DETAILS SHEET



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REGISTERED PROFESSIONAL ENGINEER  
STATE OF INDIANA  
PE12000253  
CHARLES KCKE  
*Charles KCKE*

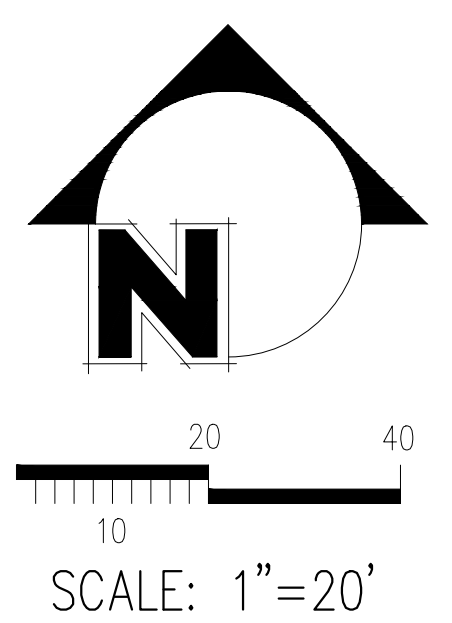
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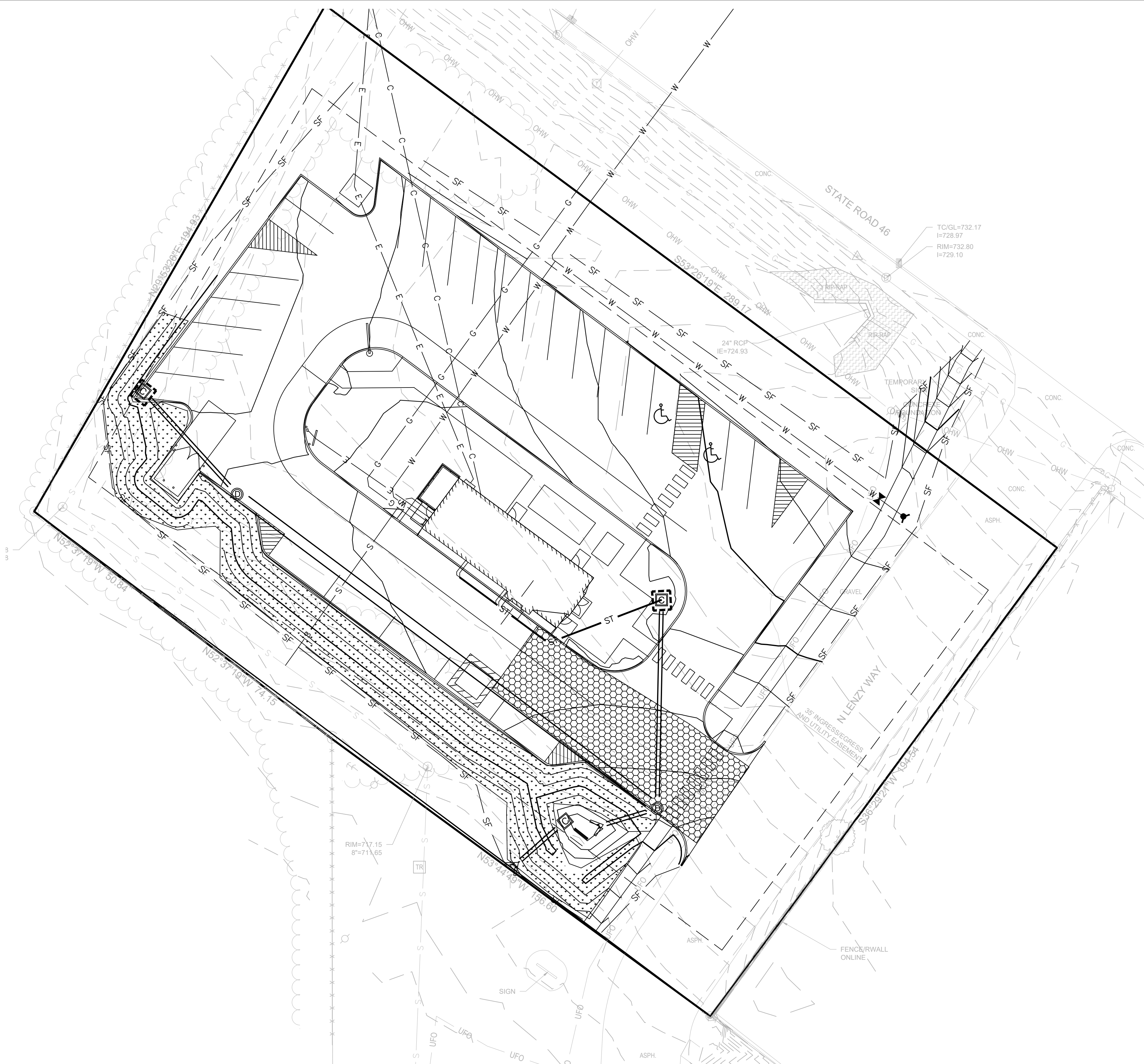
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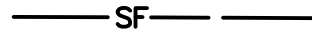
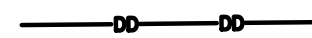

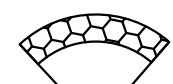



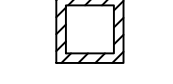
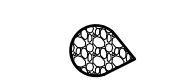


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DATE  
**7/25/2023**  
GRADING PLAN





### EROSION CONTROL LEGEND

- SILT FENCE 
- DIVERSION DITCH 
- TREE PROTECTION FENCE 
- ROCK CHECK DAM 
- ROCK CHECK DAM 
- TEMPORARY CONSTRUCTION ENTRANCE 
- CONCRETE WASHOUT 
- ROCK CHUTE WITH REVETMENT RAP 
- EROSION CONTROL BLANKET, NORTH AMERICAN GREEN # SC150BN OR EQUAL WITH BIODEGRADABLE NETTING 
- CURB INLET PROTECTION 
- YARD INLET PROTECTION 

### GENERAL CONSTRUCTION SEQUENCE

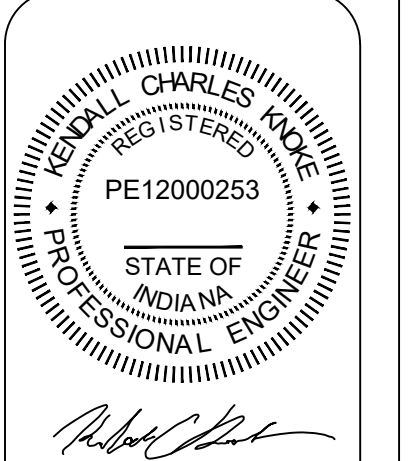
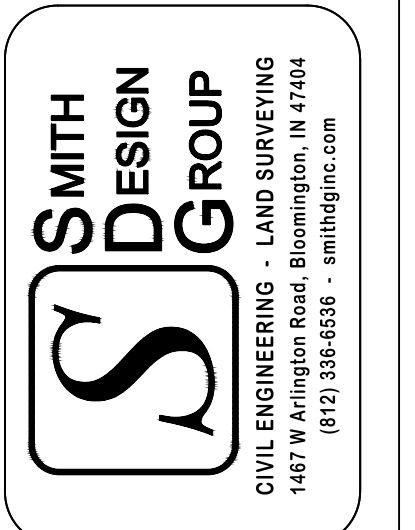
1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE AN ON SITE MEETING WITH TOWN OF ELLETTSVILLE MS4 COORDINATOR.
2. CONTRACTOR TO POST THE NOI APPLICATION LETTER PUBLIC NOTICE, PROPERTY OWNER CONTACT INFORMATION, IDEM SPILL EMERGENCY REPORTING LINE AND SPILL KIT LOCATION.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
4. INSTALL SILT FENCE
5. CLEAR EXISTING TREES WITHIN THE GRADING LIMITS FOR PROJECT.
6. CLEAR AND GRUB AREAS AS NEEDED.
7. COMPLETE DEMOLITION
8. COMPLETE SITE EARTHWORK FOR TEMPORARY SEDIMENT TRAP
9. COMPLETE SITE EARTHWORK TO CREATE BUILDING PAD FOR BUILDING EXPANSION AND PARKING LOT.
10. INSTALL TEMPORARY CONCRETE WASHOUT. LOCATION MAY VARY BASED ON CONTRACTOR PREFERENCE, HOWEVER ENSURE COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL.
11. INSTALL CONCRETE FOUNDATIONS FOR BUILDING
12. INSTALL STORM SEWER SYSTEM AND INLET PROTECTION.
13. INSTALL UNDERGROUND DETENTION SYSTEM.
14. INSTALL AGGREGATE FOR PARKING LOT
15. FINISH GRADE AROUND BUILDING STRUCTURES, PARKING LOT AND DISTURBED AREAS
16. INSTALL PERMANENT LAWNS. ALL DISTURBED AREAS TO BE MULCH SEEDED.
17. ONCE LAWNS ARE ESTABLISHED AT 70% COVERAGE, REMOVE SILT AND SEDIMENT FROM SEDIMENT TRAP AND REMOVE SILT FENCE AND OTHER EROSION CONTROL MEASURES AND PATCH ANY BARE SPOTS.
18. AFTER STABILIZATION, CONTACT TOWN OF ELLETTSVILLE MS4 COORDINATOR FOR FINAL NOTICE OF TERMINATION (NOT) INSPECTION.
19. FILE NOTICE OF TERMINATION (NOT).

### SWPP GENERAL REQUIREMENTS

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES ON SITE AND SUPPLEMENTING AS NECESSARY TO KEEP THE SITE IN FULL COMPLIANCE FOR THE FULL DURATION OF CONSTRUCTION.
2. DUMPSTER OR TRASH RECEPTACLES TO BE COVERED AT THE END OF EACH WORK DAY. ALL TRASH SHALL BE PLACED IN PROPER RECEPTACLE AT THE END OF EACH WORK DAY.
3. ANY BARE EARTH AREAS TO REMAIN IDLE FOR MORE THAN 10 DAYS SHALL BE TEMPORARY MULCH SEEDING IN ACCORDANCE WITH TABLE BELOW. INITIATE STABILIZATION BY THE 7TH DAY OF ANY AREAS TO REMAIN IDLE.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION THROUGH PROJECT STABILIZATION.
5. CONTRACTOR IS RESPONSIBLE FOR INSPECTING EROSION CONTROL DEVICES WEEKLY AND BEFORE AND AFTER EACH 1/2" RAIN EVENT BY A QUALIFIED INDIVIDUAL. A LOG BOOK SHALL BE MAINTAINED OF ALL RAIN EVENTS, INSPECTIONS, REPAIRS AND MAINTENANCE OF EROSION CONTROL DEVICES AND SHALL BE MADE AVAILABLE WITH 48 HOURS UPON REQUEST BY LOCAL MS4 OR IDEM.
6. IF FUELING ON-SITE IS NECESSARY, NOTIFY ENGINEER TO UPDATE SWPPP.
7. CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL EROSION CONTROL DEVICES PRIOR TO AND IMMEDIATELY FOLLOWING ANY RAIN EVENT. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A LOG BOOK OF ALL RAIN EVENTS, INSPECTIONS. LOG BOOK SHALL BE MADE AVAILABLE WITHIN 48 HOURS OF REQUEST BY INSPECTOR. REPAIR AND MAINTENANCE WORK ON SITE. LOG BOOK SHALL BE MADE AVAILABLE FOR REVIEW UPON REQUEST FOR THE LOCAL MS4 AND ASSISTANT WITHIN 48 HOURS.
8. ALL EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL SITE HAS BEEN PROPERLY STABILIZED AT THE END OF CONSTRUCTION.
9. ALL DISTURBED AREAS ARE TO BE SEEDING AND TO BE FULLY STABILIZED.
10. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES OR STORM DRAINS IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS. SECONDARY CONTAINMENT SHALL BE PROVIDED FOR ALL FUEL OIL STORAGE TANKS. THESE AREAS MUST BE INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HRS. OF A 0.5 INCH OR GREATER RAIN EVENT TO ENSURE THERE ARE NO EXPOSED MATERIALS WHICH WOULD CONTAMINATE STORM WATER.

TEMPORARY SEEDING RECOMMENDATIONS			
SEED SPECIES *	RATE/ACRE	PLANTING DEPTH	OPTIMUM DATES **
WHEAT OR RYE	150 LBS	1 TO 1.5 IN.	9/5 TO 10/30
SPRING OATS	100 LBS	1 IN.	3/1 TO 4/15
ANNUAL RYEGRASS	40 LBS	1/4 IN	3/1 TO 5/1 8/1 TO 9/1
GERMAN MILLET	40 LBS	1 TO 2 IN.	5/1 TO 6/1

\* PERMANENT SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDING WILL REMAIN IDLE FOR MORE THAN A YEAR (PRACTICE 3.12).  
 \*\* SEEDING DONE OUTSIDE THE OPTIMUM DATES INCREASES THE CHANCES OF SEEDING FAILURE.



07/25/2023

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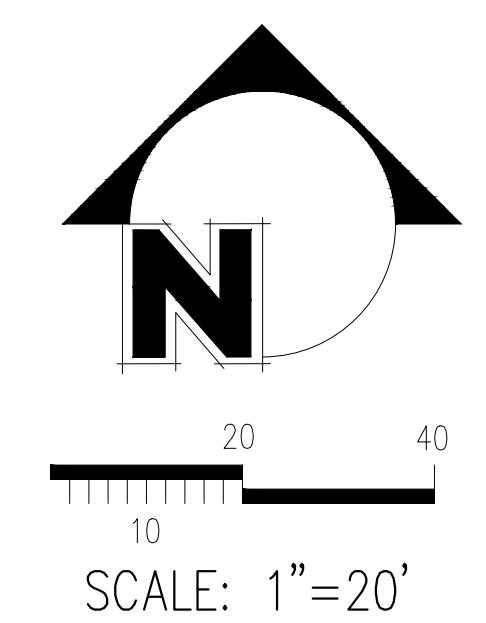
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**6705**  
SHEET  
**C301**

DATE  
7/25/2023

SWPP PLAN



SECTION 02420

STORMWATER POLLUTION PREVENTION & EROSION CONTROL

PART 1 – GENERAL

1.01 RELATED WORK

- A. Section 02310 – Rough Grading
B. Section 02320 – Finish Grading
C. Section 02930 – Sodding
D. Section 02910 – Protection for Existing Trees

1.02 REFERENCES

- A. The latest issue of the following form a part of this section to the extent indicated hereinafter.
1. Indiana Storm Water Quality Manual published by the Indiana Department of Environmental Management October 2007 edition. (ISWQM)
2. Indiana Code 327 IAC 15-5-7 Section 7.

1.03 LOCAL JURISDICTION

- A. When the work is within the jurisdiction of a local municipality, MS4 district or Soil and Water Conservation District that will inspect, review, approve, reject or report on part or all of the work being completed, the specifications and requirements of that agency shall supercede this section of the standard specifications if said agency's specifications and requirements are more stringent.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. Aggregates for use in conjunction with erosion control measures shall be in accordance with the section of the INDOTSS indicated as follows:
1. Coarse aggregates size #2, #5, #8, and #53 shall be in accordance with Section 904.03 table (e).
2. Rip rap for outlet protection materials shall be in accordance with Section 904.04 table (f) of the INDOTSS and Chapter 7 of the ISWQM.
B. Pipe material for use in conjunction with erosion control measures shall be in accordance with the section of the INDOTSS indicated as follows:
1. Corrugated Polyethylene Drainage Tubing and Smooth Wall Polyethylene Pipe shall be in accordance with Section 907.17 and 907.21 of the INDOTSS.
C. Geotextile
1. Geotextiles for use under rip rap shall be in accordance with Section 918.02 of the INDOTSS.
D. Silt Fence shall conform to the minimum physical properties as shown on the table below.

Table with 3 columns: Physical Property, Woven fabric, Non-woven fabric. Rows include Filtering efficiency, Tensile strength at 20% elongation, Standard strength, Extra strength, Slurry flow rate, Water flow rate, UV resistance, Post Spacing.

E. Temporary Gravel Construction Entrances

F. Erosion Control Blankets

G. Temporary Seeding

H. Mulching Material

PART 3 – EXECUTION

3.01 SCHEDULING/SEQUENCING

- A. Existing Vegetation
1. If existing vegetation must be cleared, it shall be retained and protected until the area must be disturbed.
2. A buffer strip of existing vegetation must be maintained around the perimeter of the site to reduce off-site erosion and sedimentation.
B. Duration
1. The extent and duration that bare soil is exposed to erosion by wind and water should be minimized. Clearing and grading operation shall be scheduled to reduce the amount of disturbed area to the absolute minimum needed for immediate construction activity.
C. Stabilization
1. All disturbed ground left inactive for seven or more days shall be stabilized appropriately for the season. Steep slopes must be stabilized immediately.
2. Soil storage or excavated material piles remaining more than seven days shall be stabilized by temporary or permanent seeding, sodding, traps, or other means. Erosion from piles that will be in existence for less than seven days shall be controlled by placing straw bales or silt fence barriers.

3.02 INSTALLATION AND MAINTENANCE

- A. All installation of erosion control devices and maintenance shall be in accordance with Section 205 on the INDOTSS and Section 7 of the ISWQM.
B. Temporary gravel construction entrance
1. Remove existing vegetation and topsoil from entrance area.
2. Install a culvert pipe under the drive if necessary to maintain proper public road drainage.

- 3. Compact subgrade soil prior to placing stone.
4. Place #2 stone to the dimensions indicated on the plan and in the Temporary Gravel Construction Entrance Detail.
5. Inspect entrance pad daily and after storm events or heavy use.
6. Reshape pad as needed for drainage and runoff control.
7. Top dress with clean stone as needed.
8. Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
9. Repair any broken road pavement immediately.

C. Temporary Diversion Ditch

- 1. Remove brush, trees, stumps, and debris from route of diversion.
2. Set alignment and grades to fit site needs, maintaining a stable and positive grade towards the outlet.
3. Construct diversion in accordance with the Temporary Diversion Ditch Detail and at the location indicated on the plans.
4. Construct the diversion ridge in six to eight inch lifts.
5. Compact each lift by driving wheels of construction equipment along the ridge.
6. Overfill and compact ridge to design height plus 10 percent.
7. Leave sufficient area along the diversion to permit clean-out and regrading.
8. Vegetate the ridge immediately after construction, unless the diversion will be in place less than 15 days.
9. Inspect weekly and within 24 hours following each storm event.

D. Rock Check Dam

- 1. Excavate a cut-off trench into the channel bottom and ditch banks at the locations shown on the plan, extending 18 inches beyond the top of ditch bank.
2. Place uniform or revetment rip rap in the cut-off trench and channel in accordance with the Rock Check Dam Detail. The center of the dam must be at least nine inches lower than the uppermost points of contact between the rip rap dam and channel banks.
3. Extend rip rap at least 18 inches beyond the channel banks to prevent overflow water from undercutting the dam as it re-enters the channel.
4. Place filter medium on the up-slope side of the dam and over the entire face of the dam up to the base of the overflow weir notch.
5. Inspect check dams and the channel weekly and within 24 hours after each storm event, and repair any damage immediately.
6. If significant erosion occurs between dams, install a riprap liner in that portion of the channel.
7. Remove sediment accumulated behind each dam when it reaches one-half the height of the dam to maintain channel capacity, to allow drainage through the dam, and to prevent large flows from displacing sediment.
8. Add rock to the dams as needed to maintain design height and cross section.
9. When the dams are no longer needed, remove the rock and stabilize channel, using an erosion-resistant lining if necessary.

E. Rock Lined Chute

- 1. Divert surface water runoff around the structure during construction so site can be properly dewatered.
2. Excavate the apron area subgrade below the design elevation of finished grade to allow for thickness of rip rap at the locations shown on the plans.
3. Compact the subgrade.
4. Place the geotextile fabric on the compacted subgrade. If more than one piece is needed, the upstream piece should overlap the downstream piece by one-foot minimum.
5. Install rip rap in accordance with the Rock Chute Detail and the rip rap quantity given in the structure data table on the plans.
6. Top of the rip rap chute shall be level with or slightly below the receiving channel.
7. Blend the rip rap chute smoothly to the surrounding grade.
8. Construct a small plunge pool within the outlet apron.
9. Rip rap aprons must be level with or lower than the channel grade and should not restrict flow.
10. Construct a permanent diversion ridge on either side of the riprap lined chute to collect storm water runoff and direct its flow into the chute.
11. Inspect rock chutes 24 hours after storm events and at least every 7 days for stone displacement and for erosion at the sides and ends of the apron.
12. Make needed repairs immediately; use appropriate size stone, and do not place them above finished grade.

F. Inlet Protection

- a. Excavate the basin around the inlet one to two feet deep below the top of existing elevation in accordance with the Inlet Protection Detail.
b. Stockpile or spread excavated material so that it will not block flow or wash back into the excavation.
c. Install weep holes in the inlet so that the pool area drains slowly.
d. Cover weep holes with filter fabric and one foot of #5 stone.
e. If necessary, excavated material may be placed on the downstream side of the excavation to prevent by-pass flow.
f. Inspect the inlet protection within 24 hours after each storm event; removing sediment and making needed repairs immediately.
g. When the contributing drainage area has been stabilized, remove and properly dispose of all construction material and sediment, then stabilize.
h. Remove sediment when pool area is approximately one-half full of sediment.
i. Remove and replace stone if sediment hinders drainage.
j. Once permanent stabilization occurs, removed sediment basin, weep holes, fill basin with soil, compact and grade to finished elevation.
2. Silt Fence.
a. Dig an eight-inch deep, four-inch wide trench around the perimeter of the inlet.
b. If using pre-assembled silt fence and posts, drive the posts into the soil, tightly stretching the silt fence and posts by placing a piece of lathe over the fabric and fastening it to the post.

- c. If assembling the silt fence and post on-site, drive the posts into the soil and then secure the silt fence to the posts by placing a piece of lathe over the fabric and fastening it to the post.
d. Use the wrap join method when joining posts.
e. Place the bottom 12 inches of silt fence into the eight-inch deep trench, laying the remaining four inches in the bottom of the trench and extending away from the inlet.
f. Backfill the trench with soil material and compact it in place.
g. Brace the posts by nailing braces into each corner posts or utilize rigid panels to support fabric.
h. If storm water may bypass the structure, set the top of the silt fence at least six inches lower than the ground elevation on the down-slope side of the storm inlet, build a temporary silt compacted six inches higher than the silt fence on the down-slope side of the of storm inlet and use in conjunction with excavated drop inlet protection.
i. Inspect daily and within 24 hours after each storm event and make needed repairs immediately.
j. Remove sediment from the pool area to provide storage for the next storm. Avoid damaging or undercutting the fabric during sediment removal.
k. When the contributing drainage area has been stabilized, remove and properly dispose of all construction material and sediment, grade the area to the elevation of the top of the inlet, then stabilize.

G. Curb Inlet Protection.

- 1. Fill UV stabilized geotextile fabric bags approximately full with washed gravel or aggregate.
2. For inlets located on a slope gradient:
a. At a position up slope of the inlet, lay bags tightly in a row curving up slope from the inlet and away from the curb.
b. Overlap bags onto the curb and extend a minimum of three feet into the street, keeping bags tightly abutted together.
c. For additional layers of bags, overlap the bags with the row beneath and leave a one-bag gap (at or below curb height) in the middle of the top row to serve as a spillway. If the spillway height is higher than the top of the curb, place additional bags along the curb to prevent bypass flow.
d. For additional storage capacity, construct a series of stone bag barriers along the curb so each one traps small amounts of sediment.
3. For inlets located in a sump position:
a. Place bags in an arc around the curb inlet.
b. Overlap bags onto the curb, keeping bags tightly abutted together.
c. For additional layers of bags, overlap the bags with the row beneath and leave a one-bag gap (at or below curb height) in the middle of the top row to serve as a spillway. If the spillway height is higher than the top of the curb, place additional bags along the curb to prevent bypass flow.
4. Place a traffic barricade at each installed measure for safety and to prevent measure integrity.
5. Inspect daily and removed accumulated sediment from paved area (do not flush with water) within 24 hours after each storm event.
6. Deposit sediment in area where it will not re-enter the paved area or storm drains.
7. Inspect for damage by vehicular traffic and repair if needed.
8. When the contributing drainage areas have been stabilized, remove inlet protection.

H. Temporary Sediment Trap.

- 1. Divert run-off from non-disturbed areas away from the trap.
2. Clear all existing vegetation and topsoil from the embankment area.
3. Using compactable material, construct the embankment at the location indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
4. Construct the embankment six inches above design elevation to allow for settling.
5. Excavate a trapezoidal outlet section from the embankment.
6. Install geotextile fabric in the trapezoidal outlet section, extending the fabric up the sides of the outlet section to the top of the embankment.
7. Place INDOT revetment rip rap in accordance with the detail to create a dense mass. The spillway crest must be level with a minimum depth of 1 foot, measured from the highest stones in the spillway weir notch to the top of the dam.
8. Cover the upstream face of the riprap outlet section with a 12-inch thick layer of INDOT CA No.5 aggregate.
9. On the downstream side of the spillway, construct an outlet apron at the toe of the embankment. Construct the apron as indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
10. Place geotextile fabric or aggregate bedding material on the compacted and smoothed foundation and install riprap as indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
11. Construct a small plunge pool within the outlet apron. Riprap aprons must be level with or slightly lower than the receiving channel and should not produce an overflow or restrict flow of the water conveyance structure.
12. Stabilize the embankment and other disturbed areas with seed and mulch (anchored in place) or another suitable erosion resistant cover.
13. Inspect within 24 hours of a rain event and at least once every seven days.
14. Remove sediment when it has accumulated to one-half the design volume.
15. Check the embankment for erosion and piping holes and repair immediately.
16. Check pool area side slopes for erosion and repair immediately.
17. Replace spillway aggregate facing is the sediment pool does not dewater with 48-72 hours following a storm water runoff event.
18. Inspect vegetation and reseed if necessary.
19. Check the spillway depth periodically to ensure a minimum of 1foot depth from the lowest point of the settled embankment to highest point of the spillway crest, and fill any low areas to maintain design elevation.
20. Promptly replace any displaced riprap, being careful that no stones in the spillway are above design grade.
21. After all disturbed areas have been stabilized, remove the structure and sediment, smooth the site to blend with adjoining areas, and stabilize.

I. Silt Fence.

- 1. Plan for the fence to be at least ten feet from the toe of the slope to provide a sediment storage area.
2. Provide access to the area for maintenance.
3. Locate silt fence outlet at location shown on the plans.
4. Locate the outlet weir posts four feet apart and place a 2 X 4 horizontal brace between the posts.
5. Excavate the foundation for the outlet one foot deep, five feet wide and a minimum of five feet in length.
6. Install uniform rip rap in the outlet area.
7. Along the entire intended fence line, dig an eight inch deep by four-inch wide trench.
8. Install the silt fence with filter fabric located on the up-slope side of the excavated trench and the support posts on the down-slope side of the trench.
9. Install support posts at least 18 inches into the ground, tightly stretching the fabric between the posts as each is driven into the soil. A minimum of 12 inches of the filter fabric should extend into the trench.
10. Lay the lower four inches of filter fabric on the bottom of the trench and extend it toward the up-slope side of the trench.
11. Backfill the trench with compacted earth or gravel.
12. Inspect the silt fence at least every seven days and within 24 hours after each storm event.
13. If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately.
14. Remove deposited sediment when it is causing the filter fabric to bulge or when it reaches half the height of the fence at its lowest point or is causing the fabric to bulge.
15. Take care to avoid undermining the fence during clean out.
16. After the contributing drainage area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade, and stabilize.
J. Temporary Seeding
1. Determine the appropriate seed species based on the optimum dates for planting as shown in the table below.
2. Apply seed uniformly with a drill or culti-packer – seeder or by broadcast and cover to the depth as shown in the table below.
3. Mulch seeded areas in accordance seed mix below.
4. Inspect weekly after planting to see that vegetative stands are adequately established; re-seed if necessary.
5. Check for erosion damage within 24 hours after storm events and repair; reseed and mulch if necessary.
6. Topdress fall seeded wheat or rye seedings with 50 lbs/acre of nitrogen in February or March if nitrogen deficiency is apparent.

Table titled 'Exhibit 3.11-B. Temporary Seeding Recommendations.' with columns: Seed Species\*, Rate/acre, Planting Depth, Optimum dates\*\*. Rows include Wheat or rye, Spring oats, Annual ryegrass, German millet.

\*Perennial species may be used as a temporary cover, especially if the area to be seeded will remain idle for more than a year
\*\*Seeding done outside the optimum dates increases the chances of seeding failure.

3.03 MAINTENANCE & INSPECTIONS

- A. The general contractor is responsible for inspection and determining that erosion control measures are installed as shown on the plans. Inspection of all storm water pollution prevention practice measures shall be made by a trained individual on a weekly basis and after every 0.5 inch rainfall event. Records of inspections made and corrective measures taken shall be recorded and kept in a location where they may be made available to the Monroe County MS4 Operator or their Assistant and Indiana Department of Environmental Management inspectors within a 48 hr time frame should they be requested.
B. Additional erosion control measures may need to be installed based on the prosecution of the work.
C. Removal of accumulated sediment from any erosion control device is required throughout construction. Failure to remove accumulated sediment can result in failure of the device. Failure of any erosion control device will result in the required re-installation of said device.

3.04 CLEAN UP

- A. When construction is completed and the area is stabilized, remove erosion control measures no longer necessary in a manner that minimizes site disturbance and seed immediately.
B. All silt, dust or debris shall be cleaned from adjoining public streets, if necessary, immediately following a storm event and at the completion of the project. Remove sediment tracking of public streets as needed or at the end of each working day.

PART 4 – MATERIAL HANDLING, SPILL PREVENTION & SPILL CLEAN UP

4.01 MATERIAL HANDLING & SPILL PREVENTION

- A. Throughout construction operators of equipment that carry potential pollutants shall take every available measure to prevent possible spills. Vehicle operators of all kinds shall not allow the seepage or dumping of potential contaminant fluids or other contaminant materials onto the ground. Vehicle washing and fluid changing shall take place offsite at areas set up to prevent the possibility of contaminants entering the ground water or at designated areas on site.
B. Used oils, fuels, antifreeze and other materials may be considered hazardous and must be disposed of at approved sites. For disposal site information contact the IDEM at 888-233-7745.
C. Place all drained lubricants, fuels, etc. in closed containers. Remove them from the site for disposal or recycling in accordance with all Federal, State and Local requirements.
D. Drain oil filters when hot and dispose of used filters, oil cans and grease tubes properly. Drained metal cans and filters can be recycled as scrap metal.
E. Maintain all equipment to avoid leaks.
F. Dewatering
1. May be conducted with a pump, siphon, manual or equipment bucket, gravity drain or method approved by IDEM or MS4 Operator
2. Shall not cause soil erosion
3. If gravity drain is used, flow shall be properly protected against erosion to discharge point.
4. Water must be discharged directly to sediment trap or sediment bag.
5. If sediment bag is used, bag must then discharge to sediment trap in case of bag failure.
F. Concrete Waste Management –
1. Concrete waste management procedures and practices are implemented on construction projects where:
a. Concrete is used as a construction material or where concrete dust and debris result from demolition activities.

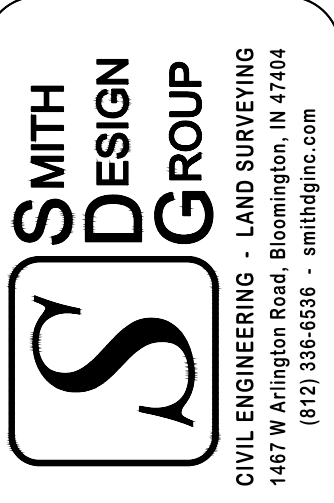
- b. Slurries containing Portland cement concrete or asphalt concrete are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
c. Concrete trucks and other concrete-coated equipment are washed onsite.
d. Mortar-mixing stations exist.

- 2. Perform washout of concrete trucks offsite or in designated areas only. For onsite washout, a sign should be installed adjacent to the washout facility to inform concrete equipment operators to utilize the proper facilities. One of the following methods may be used: 1.) Use of a delayed set additive. Washout occurs offsite in an area where washout water is treated before coming into contact with environment. 2.) Recycle washout water back into the cement truck 3.) KIC system (www.kicysystems.com) – driver washes out into a barrel that is then removed from site 4.) Concrete Washout Inc. (www.concretewashout.com) trucks wash out into a dumpster like system and then dry concrete is removed. Use of other methods may be used if approved by the local MS4 or Soil and Water Conservation District.
3. Installation of Concrete Washout Facilities
a. Prefabricated or Design and Installed Systems are acceptable.
b. For prefabricated systems, install and locate according to manufacture's recommendations
c. For Designed and Installed systems, either excavate a pit or install the containment system.
d. Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, stakes or other fasteners.
e. Place flags, safety fencing or equivalent to provide a barrier to construction equipment and other traffic.
f. Install signage that identifies concrete washout areas.
g. Post signs directing contractors and suppliers to designated locations.

- 4. Maintenance of concrete washout facilities
a. For prefabricated systems follow the manufacturer's recommendations for maintenance.
b. Inspect daily and after each concrete pour.
c. Inspect the integrity of the overall structure including, where applicable, the containment system.
d. Inspect the system for leaks, spills and tracking of soil by equipment.
e. Inspect the polyethylene lining for failure, including tears and punctures.
f. Once concrete wastes harden, remove and dispose of the material.
g. Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure.
h. Repair the structure as needed or construct a new system upon removal of the solids.
i. Dispose of all concrete in a legal manner. Reuse the material on site, recycle or haul the material to an approved construction/demolition landfill site.
j. The plastic liner should be replaced after every cleaning.
k. The concrete washout system should be repaired or enlarged as necessary.
l. When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
5. Washout Procedures
a. Do not leave excessive mud in the chutes or hopper after the pour.
b. At washout location, scrape as much material from the chutes as possible before washing them.
c. Remove as much mud as possible when washing out.
d. Do not back flush the equipment at the project site.
e. Do not use additives with wash water. Do not use solvents or acids that may be used at the target plant.

4.02 SPILL CLEAN UP

- Any spills that occur on the ground or any other surface shall be cleaned up immediately.
A. Expected construction materials on site may include vehicle lubricants, oils, vehicular fuels, concrete wash-outs, acids, curing compounds, paints, solvents, pesticides, herbicides, fertilizers.
B. Small spills and leaks of these materials onto paved areas shall be shoveled into containers and disposed of in accordance with all Federal, State and Local regulations. Provide receptacles, a spill kit and instructions for use in breakdown situations. At a minimum, the spill kit should include shovels, plastic sheeting for containment, plastic container to hold spill contaminated material, 2 bags of absorbent (dry sand, oil-dry, kitty litter, peat moss, ground corncobs, sawdust and new straw are suitable absorbing materials). If a spill occurs contact IDEM and local MS4 Coordinator immediately. Post emergency contact information on sign board along with all permits: NOI, Construction in a Floodway, Letter of Sufficiency, etc.
C. Spills may be temporarily handled by: 1.) placing contaminated materials on heavy plastics and covering to protect from rainfall; 2.) using absorbents to soak up spilled materials or easy removal; 3.) constructing a dike to prevent off site movement of material. If possible, vehicle maintenance shall be completed offsite at a facility designed to handle any spillage, this shall include fueling of vehicles when possible. The local fire department, Indiana Department of Environmental Management Emergency, Office of Emergency Response 1-888 233-7745 shall be notified immediately for larger spills or leaks. The National Response Center (800) 424-8802 shall be notified and provided with the following information: Time of Spill, Location of Spill, Material, Source of Spill, Approximate Volume and Length of Spillage, Weather Conditions at the Time of the Spill, Personnel Present at Time of the Spill and All Action Taken for Post Spill Clean-up.
D. Contractor shall contact a waste recovery agency immediately following the spill for removal of contaminants and coordination of monitoring the site during clean-up operations until all hazardous material has been removed. Contractor shall coordinate with the Indiana Department of Environmental Management during and after the spill to insure all required clean-up and filing of reports are properly submitted. Responsibility for reporting spills is outlined in IAC 327 2-6.1-7 (4).
E. The Contractor shall maintain a list of qualified contractors for spill remediation on site. All site personnel, including maintenance employees, shall be made aware of proper spill prevention and remediation techniques.



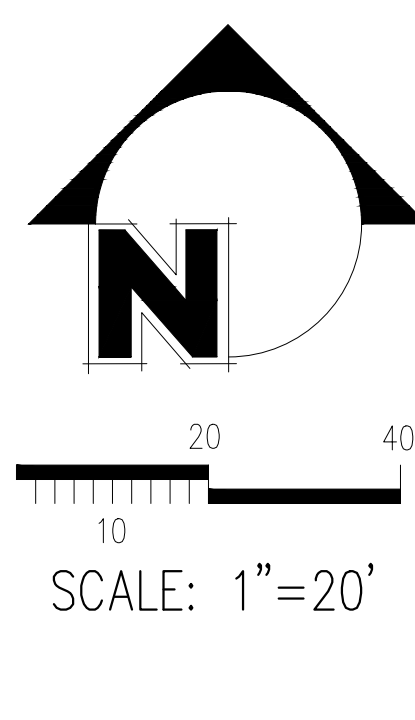
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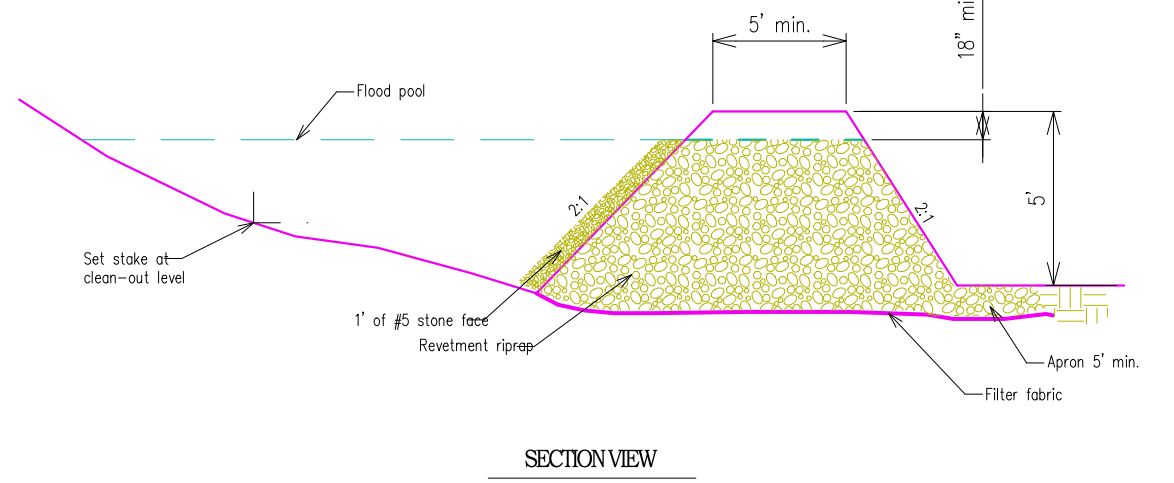
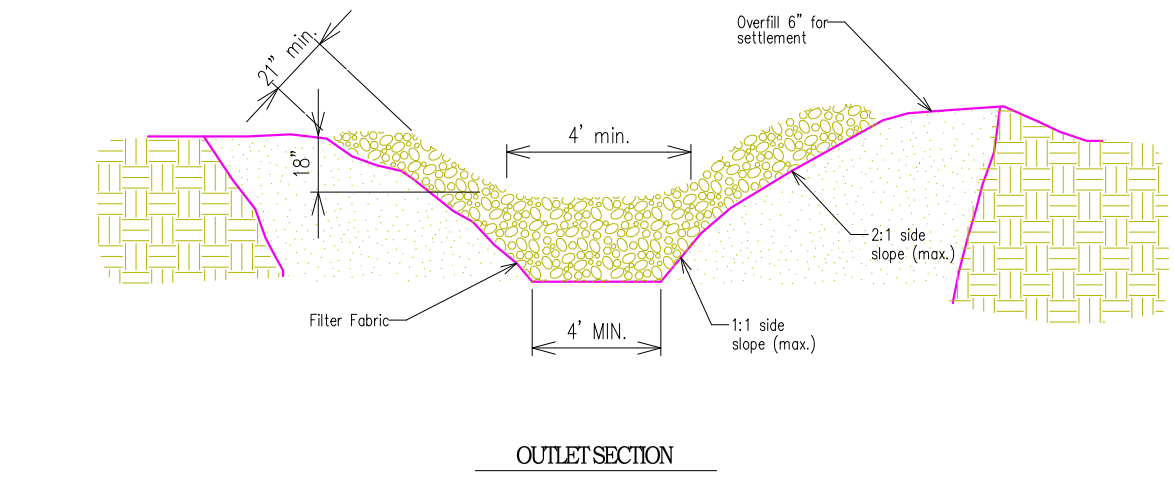
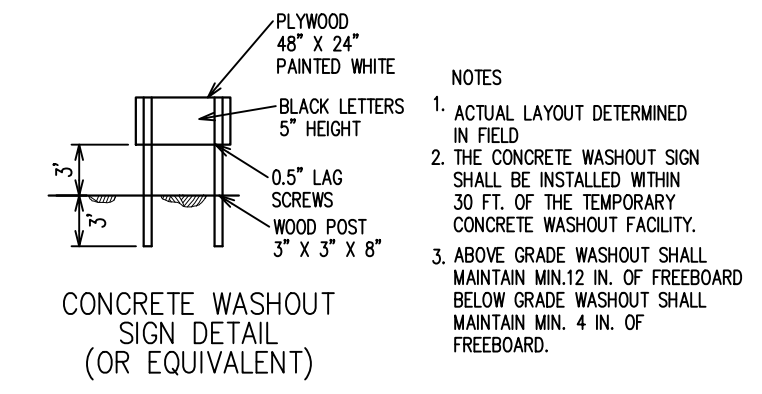
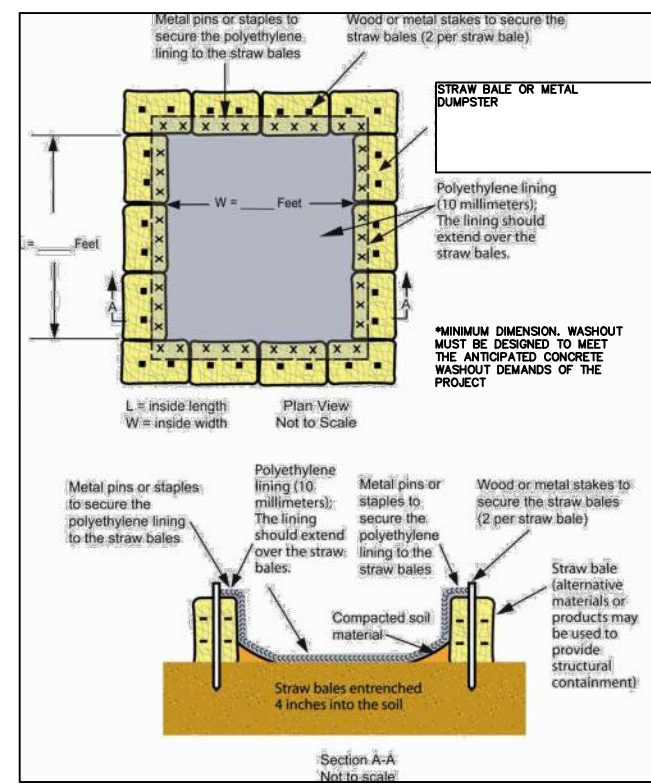
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Table with 2 columns: DESIGNED, CHECKED, etc. with initials.

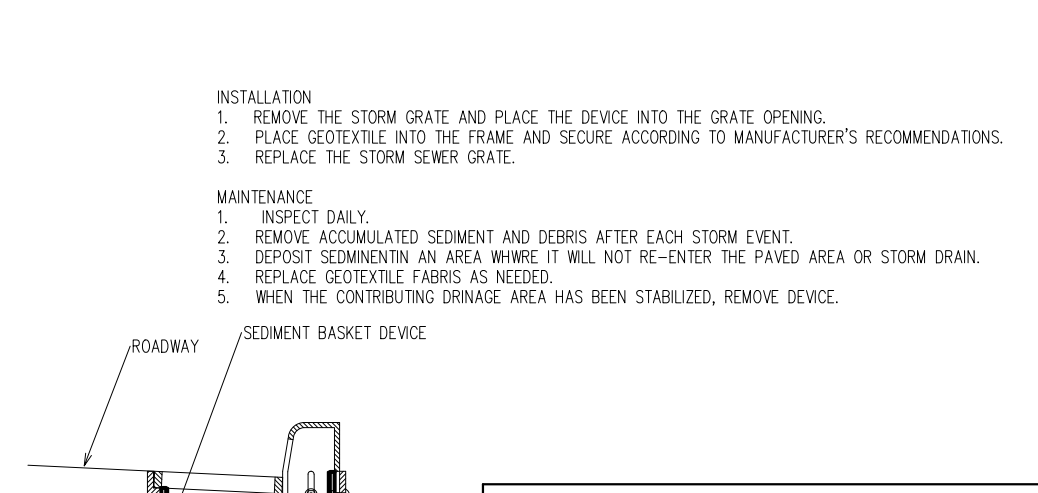
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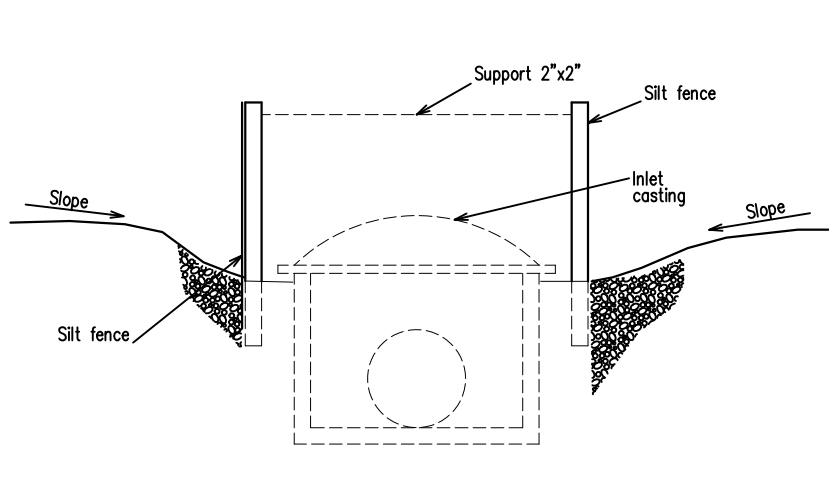
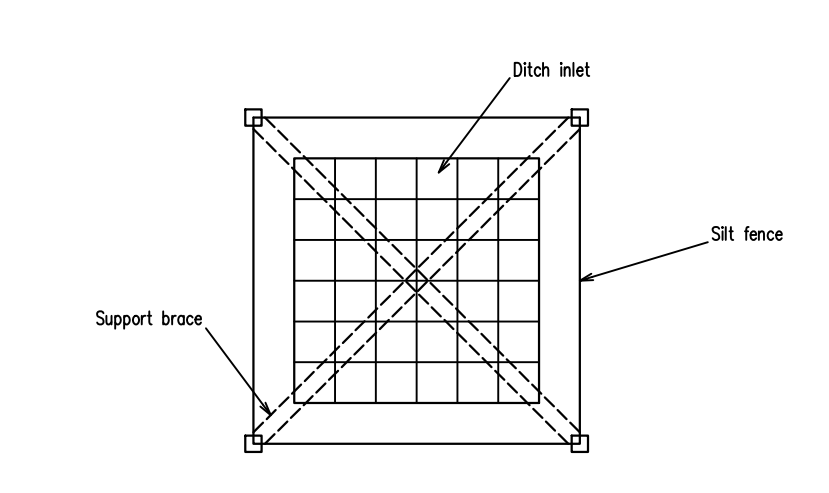
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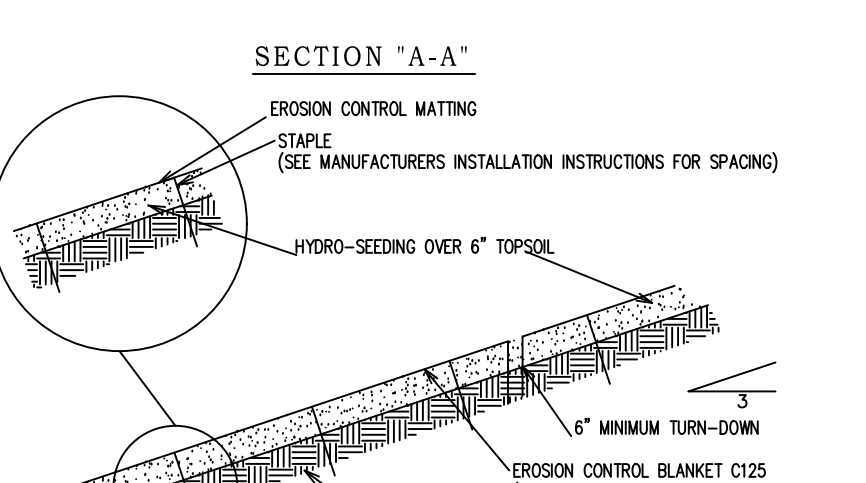
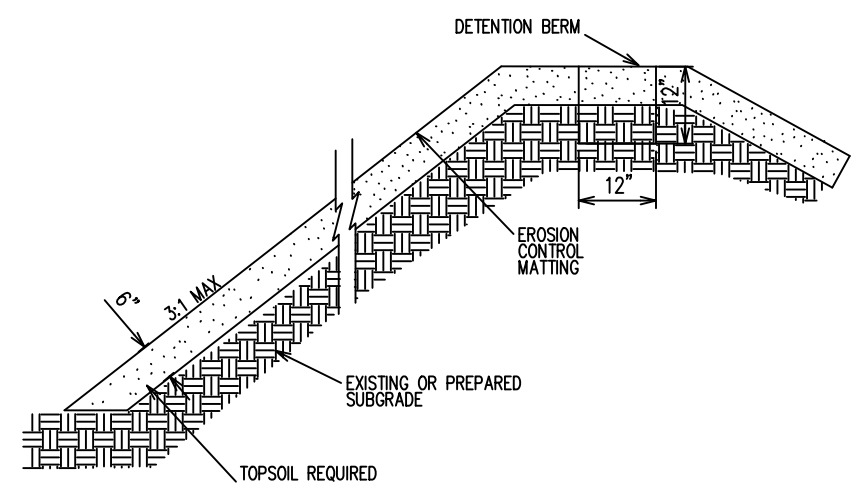
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GEOTEXTILE FABRIC SPECIFICATIONS		
PHYSICAL PROPERTY	WOVEN	NON-WOVEN
FILTERING EFFICIENCY	85%	85%
UV RESISTANCE (INHIBITORS AND STABILIZERS TO ENSURE 6 MONTH MINIMUM USE AT TEMP. OF 0°F TO 120°F)	70%	85%
TENSILE STRENGTH AT 20% ELONGATION	30 LBS./LINEAR INCH	50 LBS./LINEAR INCH
STANDARD STRENGTH	50 LBS./LINEAR INCH	70 LBS./LINEAR INCH
EXTRA STRENGTH	70 LBS./LINEAR INCH	70 LBS./LINEAR INCH
SLURRY FLOW RATE	0.3 GAL./MIN./SFT.	4.5 GAL./MIN./SFT.
WATER FLOW RATE	15 GAL./MIN./SFT.	220 GAL./MIN./SFT.

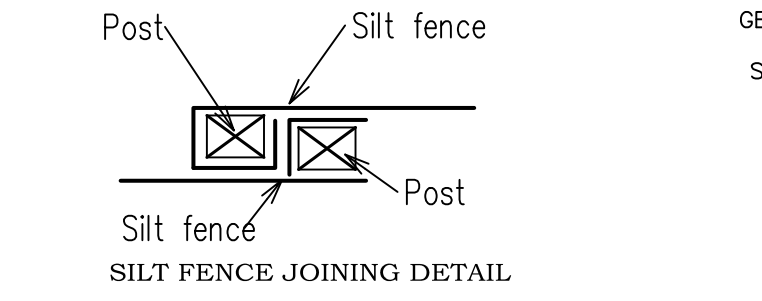
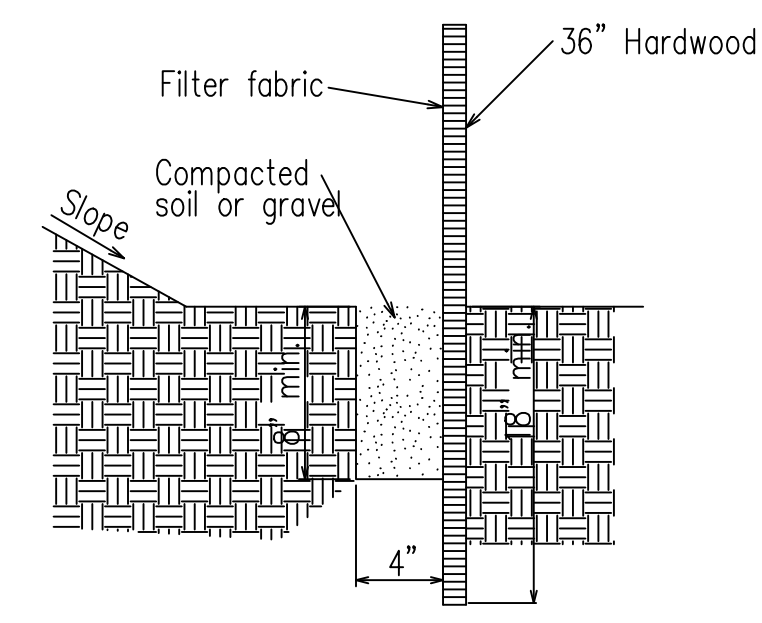
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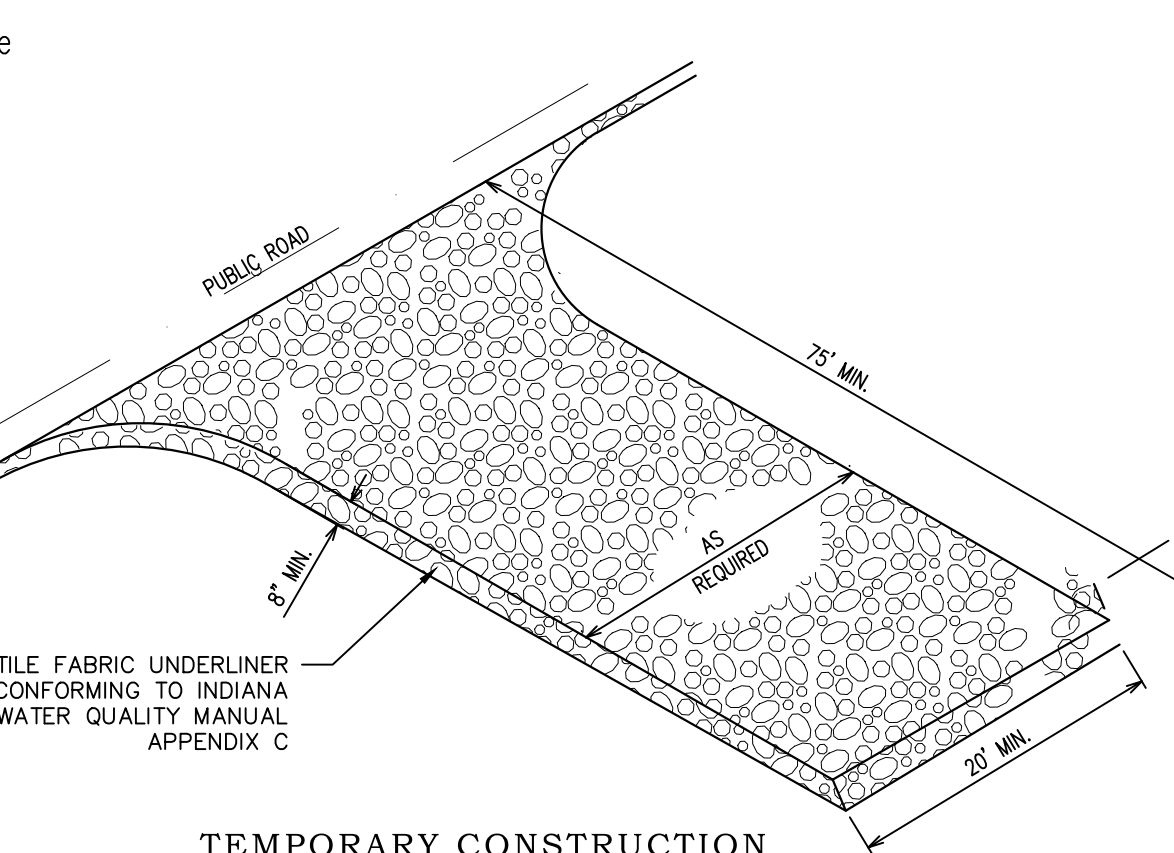
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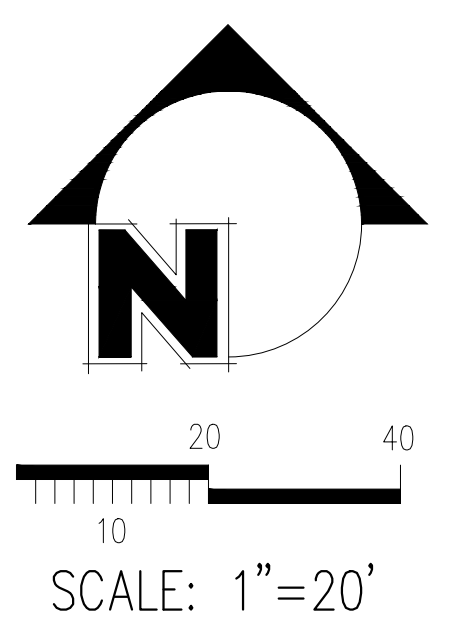
**EROSION CONTROL MATTING DETAIL**  
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**SILT FENCE DETAIL**  
NO SCALE



**TEMPORARY CONSTRUCTION ENTRANCE DETAIL**  
NO SCALE



REVISIONS	BY	DATE

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JOB NUMBER  
**6705**  
SHEET  
**C302**

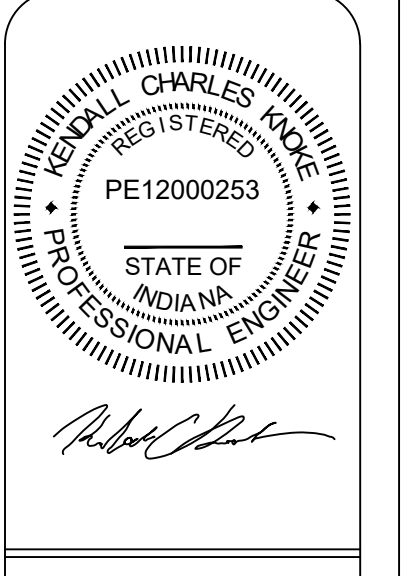
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SWPP DETAILS



### UTILITY KEY NOTES

- WATER LINE NOTES (W)**
- TAP EXISTING TOWN OF ELLETTSVILLE WATER MAIN ON NORTH SIDE OF W SR 46 PER TOWN OF ELLETTSVILLE UTILITIES REQUIREMENTS.
  - PROPOSED 1 1/2" WATER SERVICE SHALL BE EITHER TYPE "K" COPPER IN CONFORMANCE WITH ASTM B88 OR BLUE POLYETHYLENE AWWA 901 PE4710, ASTM D2737, CTS SDR9 PC250 (NSF 61) OR AS REQUIRED BY TOWN OF ELLETTSVILLE UTILITIES. 48" OF COVER MIN.
  - WATER METER AND CROCK PER TOWN OF ELLETTSVILLE UTILITIES REQUIREMENTS.
  - PROPOSED 6" WATER MAIN MUST BE BORED AND JACKED BENEATH W SR 46 IN 18" STEEL CASING WITH 8" WIDE CASING SPACERS SPACED A MINIMUM OF 6' O.C. AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO CONNECT TO THE EXISTING WATER MAIN ON THE NORTH SIDE OF THE ROADWAY. TOWN OF ELLETTSVILLE UTILITIES MUST APPROVE ALL PROPOSED PRODUCTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A RIGHT OF WAY USE PERMIT FROM INDOT FOR BORING WORK AND ANY MAINTENANCE OF TRAFFIC THAT IS NEEDED.
  - SEE BUILDING PLUMBING PLANS FOR CONTINUATION INTO THE BUILDING.
  - PROPOSED 6" C900 PVC DR-14 WATER LINE WITH LOCATE WIRE. 48" OF COVER MIN.
  - CONNECT PROPOSED 1 1/2" WATER SERVICE TO PROPOSED 6" WATER MAIN PER TOWN OF ELLETTSVILLE REQUIREMENTS.
- SANITARY SEWER NOTES (S)**
- 6" SDR-35 PVC SANITARY SEWER LATERAL (SLOPE @ 1.00% MIN). BACKFILL PER CBU DETAIL 11 (SEE DETAIL ON DETAILS SHEET).
  - 4" SANITARY WASTE LINE (SEE PLUMBING PLANS FOR CONTINUATION INTO THE BUILDING AND GREASE TRAP). USE A 4"x6" REDUCER TO CONNECT TO EXTERIOR SANITARY LATERAL.
  - PERFORM A 6" TAP ON THE EXISTING EASTERN RICHLAND SEWER CORPORATION 8" SANITARY SEWER MAIN PER CBU REQUIREMENTS.
- STORM SEWER NOTES (O)**
- 6" SDR-35 PVC STORM SEWER PIPE (SLOPE @ 0.50% MIN).
  - 8" SDR-35 PVC STORM SEWER PIPE (SLOPE @ 0.50% MIN).
  - CONNECT TO BUILDING DOWNSPOUTS PER DETAIL ON DETAILS SHEET.
  - SEE PROFILES SHEET FOR STORM SEWER PROFILES.
  - 4" UNDERDRAIN (SEE DETENTION DETAILS ON DETAILS SHEET).
  - OUTLET STRUCTURE (SEE DETAILS ON DETAILS SHEET).
- ELECTRIC NOTES (E)**
- PRIMARY CONDUCTOR CONDUIT (VERIFY EXACT QUANTITY WITH DUKE ENERGY). CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE CONDUIT FROM THE TRANSFORMER LOCATION TO THE PROPERTY LINE. DUKE ENERGY WILL INSTALL THE CONDUIT WITHIN THE INDOT RIGHT OF WAY. DUKE ENERGY WILL INSPECT THE CONDUIT AND FURNISH AND INSTALL THE PRIMARY CONDUCTOR CABLES. OBTAIN LATEST SITE POWER PLAN FROM DUKE ENERGY. COORDINATE ALL ELECTRIC WORK WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
  - ELECTRIC TRANSFORMER/METER PAD. SEE DETAILS SHEET FOR PAD DETAILS. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE CONCRETE PAD. DUKE ENERGY WILL INSPECT THE PAD AND FURNISH/INSTALL THE TRANSFORMER AND METERS.
  - CUSTOMER SERVICE CONDUITS. COORDINATE EXACT NUMBER AND SIZE OF CONDUITS WITH DUKE ENERGY. CONDUITS AND CABLING TO BE FURNISHED/INSTALLED BY CONTRACTOR.
  - CT CABINET LOCATION.
- LOW VOLTAGE NOTES (L)**
- PRELIMINARY LOW VOLTAGE SERVICE CONNECTION LOCATION. COORDINATE EXACT SERVICE LOCATION WITH THE DESIRED COMMUNICATIONS UTILITY PROVIDER(S) PRIOR TO CONSTRUCTION.
- GAS NOTES (G)**
- PRELIMINARY GAS SERVICE LOCATION. COORDINATE EXACT LOCATION WITH CENTERPOINT ENERGY PRIOR TO CONSTRUCTION.



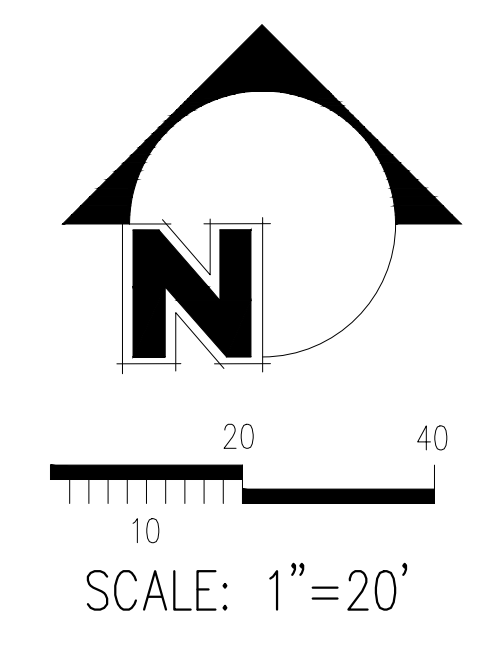
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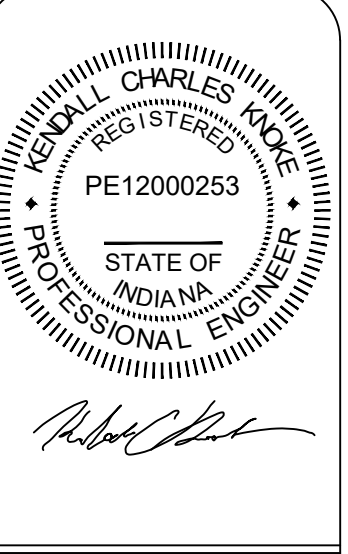
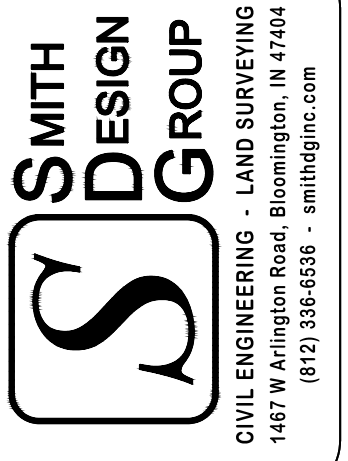
**JIMMY JOHN'S  
ELLETTSVILLE  
INDIANA**

REVISIONS	BY	DATE

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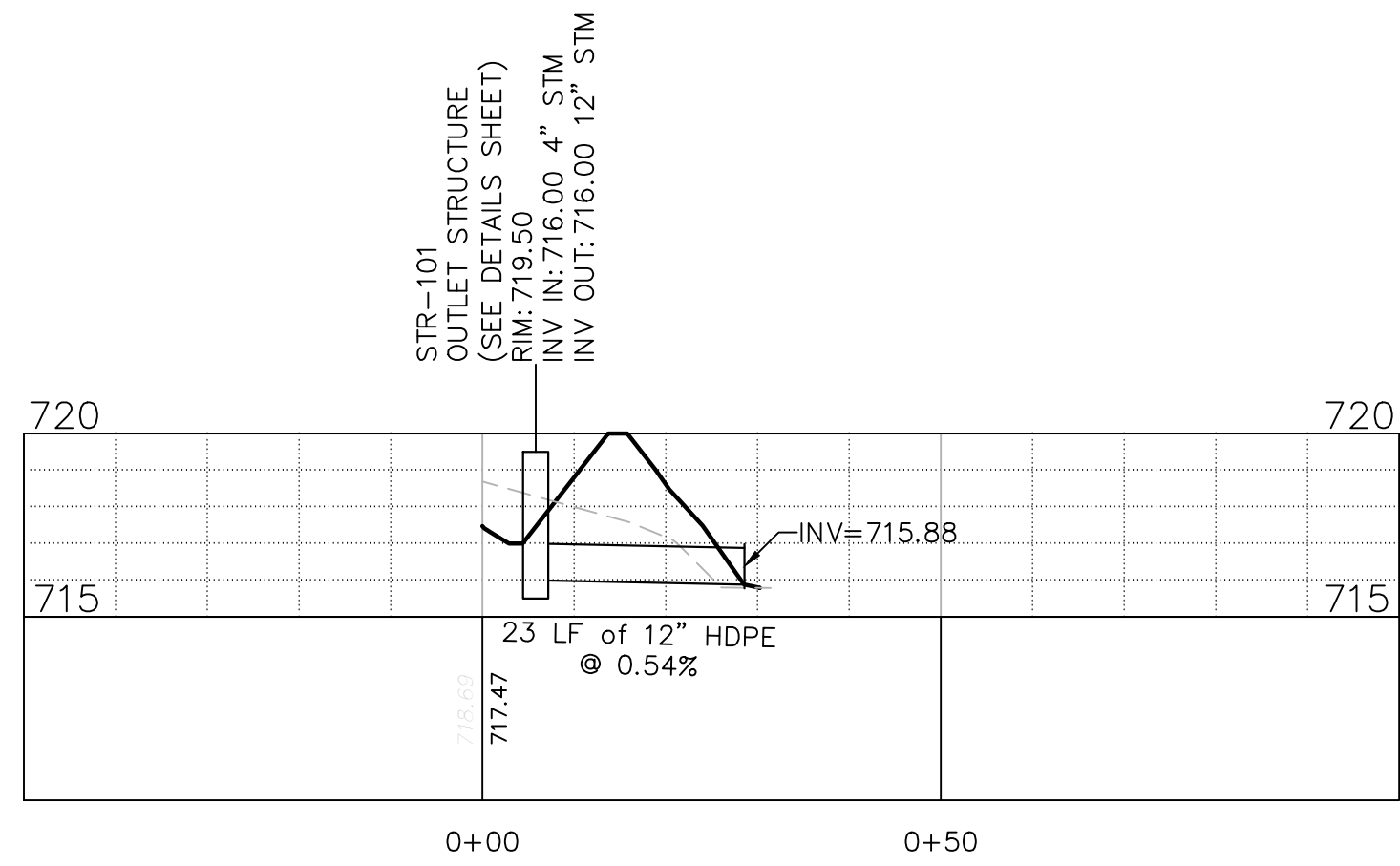
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SHEET <b>C400</b>
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UTILITY PLAN



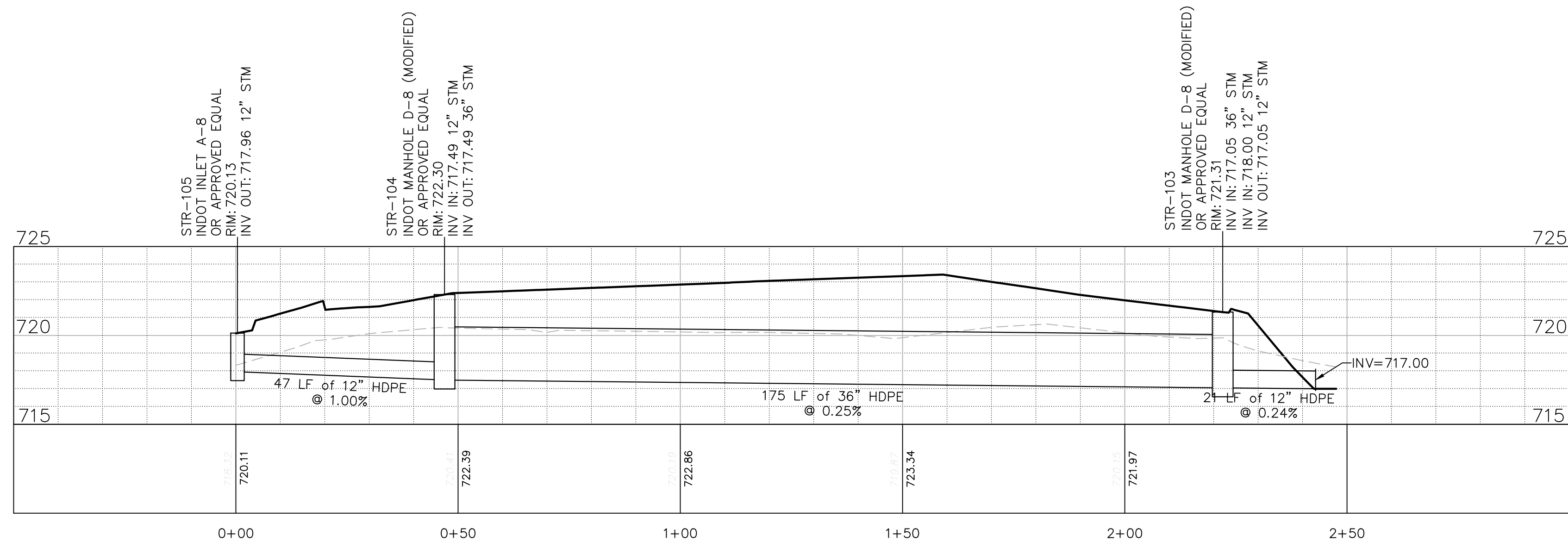


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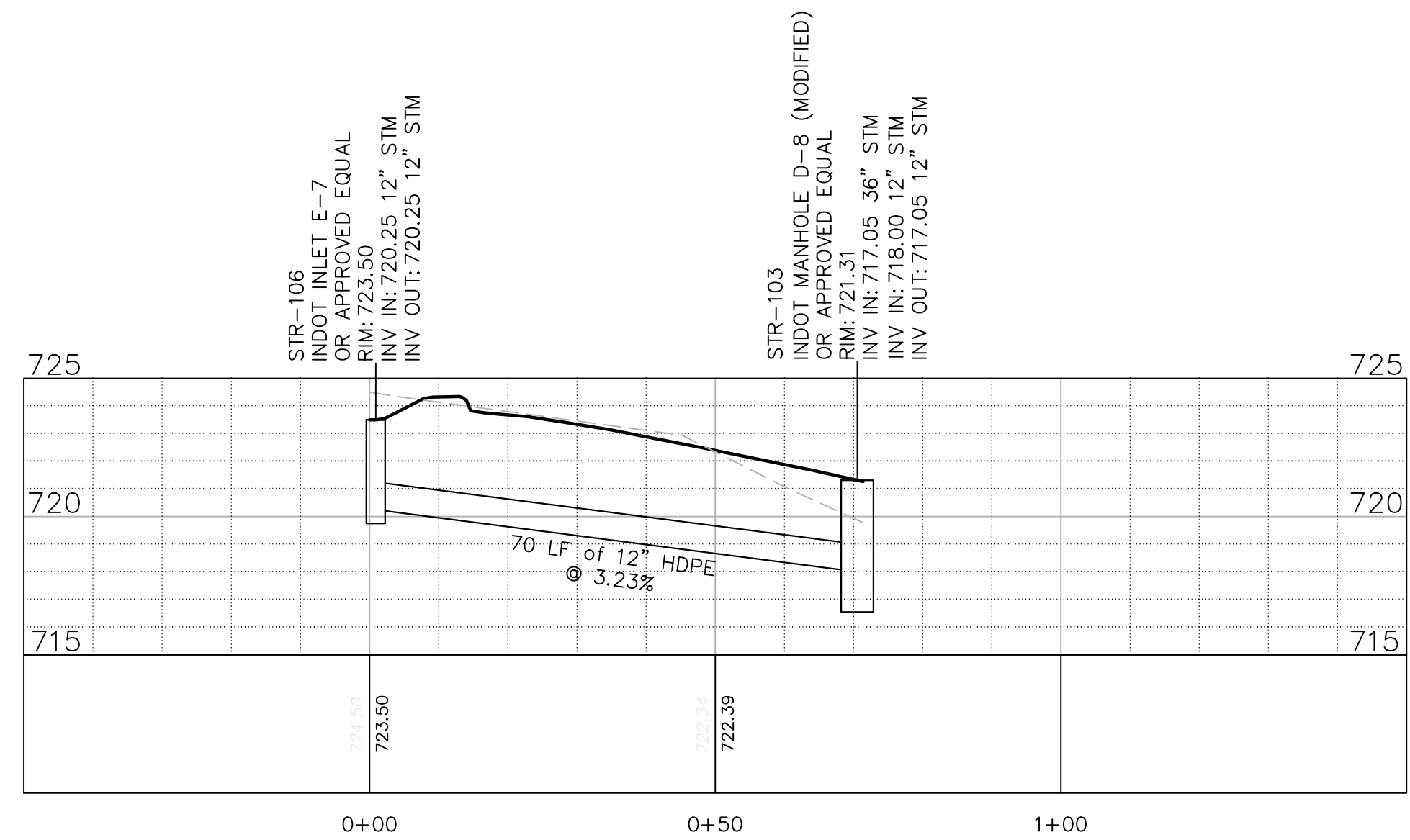
JIMMY JOHN'S  
ELLETTSVILLE  
INDIANA



DETENTION OUTLET PROFILE



STR-105 TO ES-102 PROFILE



STR-106 TO STR-103 PROFILE

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DESIGNED	DRAWN	CHECKED	DATE
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JOB NUMBER  
**6705**  
SHEET  
**C401**

DATE  
7/25/2023

UTILITY PROFILES

