

AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, January 8, 2026 - 6:00 P.M.

<p>Town of Ellettsville Plan Commission Members</p> <p>Town Council President Appointments:</p> <ul style="list-style-type: none">• David Drake Current Term: 1/8/24 – 12/31/27• Stephen Hale Current Term: 1/9/23 – 12/31/26• Ryan Staggs Current Term: 7/10/23 – 12/31/26• Pat Wesolowski Current Term: 1/8/24 – 12/31/27 <p>Members from Government Appointed by Council Vote:</p> <ul style="list-style-type: none">• Zach Michaels Current Term: 1/22/24 – 12/31/27 <p>Town Council Representatives:</p> <ul style="list-style-type: none">• Pamela Samples – Current Term: 1/9/23 – 12/31/26• Dan Swafford – Current Term: 1/9/23 – 12/31/26	<p>Pledge of Allegiance</p> <p>Roll Call</p> <p>Election of Officers</p> <p>Approval of Minutes – December 4, 2025</p> <p>Monthly Conflict of Interest Statement</p> <p>Old Business</p> <p>New Business</p> <p>Primary Plat Approval for Two (2) Lots (6.24 Acres) in the MG3 Properties 2 Lot Subdivision, 8631 W. Flatwoods Road; Petitioner: MG3 Properties LLC; Case No. PC 26-1</p> <p>Development Plan Approval for Self-Storage Units (3.37 Acres); 8631 W. Flatwoods Road; Petitioner: MG3 Properties LLC; Case No. PC 26-2</p> <p>Primary Plat Approval for Four (4) Lots (11.34 Acres) in the Lot 4 of Ripley Minor Subdivision Amendment 1 Subdivision; Petitioner: Mike Ripley; Case No. PC 26-5</p> <p>Planning Department Update</p> <p>Next Meeting – February 5, 2026</p> <p>Privilege of the Floor – Non-Agenda Items</p> <p>Plan Commission Comments</p> <p>Adjournment</p>
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The Town of Ellettsville Plan Commission is inviting you to a scheduled Zoom meeting.

Topic: Plan Commission

Time: Jan 8, 2026 06:00 PM Indiana (East)

Join Zoom Meeting

<https://us02web.zoom.us/j/85287625414?pwd=LmhRJXiOZJN8OfqYZlIWe7MpR0QPdx.1>

Meeting ID: 852 8762 5414

Passcode: 673394

One tap mobile

+13092053325,,85287625414#,,,*673394# US

+13126266799,,85287625414#,,,*673394# US (Chicago)

Join instructions

https://us02web.zoom.us/meetings/85287625414/invitations?signature=N9taZU0CrcYV-I7oueFHYX7zQKL6EijhBsHBcMFq6_I

December 4, 2025

The Town of Ellettsville, Indiana, Plan Commission met in regular session on Thursday, December 4, 2025, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Pam Samples led the Pledge of Allegiance.

Roll Call: Members participating were David Drake, President; Pamela Samples, Dan Swafford, Zach Michael, Ryan Skaggs, Steve Hale, Pat Wesolowski. Denise Line, Planning Director, Renee Jones, Secretary, 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 November 6, 2025. Pat Wesolowski made a motion to approve the minutes for November 6, 2025. Steve Hale seconded the motion. Motion carried.

Approval of Meeting Dates of 2026

David Drake entertained a motion to approve the meeting dates of 2026. Steve Hale made a motion to approve the meeting dates of 2026. David Drake seconded the motion. Motion carried.

Monthly Conflict of Interest Statement

None

Old Business

None

New Business

Primary Plat Approval for Four (4) Lots (24.64 Acres) in the Ripley Minor Subdivision, 4601 W. McNeely Street: Petitioner: Mike Ripley: Case No. PC 25-31

Denise Line, Planning Director, explained Petitioner, Mike Ripley, requested primary plat approval four (4) lots totaling 24.64 acres. The lots are zoned AG, agricultural. The subject property is located at 4601 W McNeely Street.

AJ Willis, Project Engineer for Bynum Fanya & Associates, Inc, Petitioner Representative, explained the owner currently intends to subdivide the plat. However, there are no specific development plans for the property at this time.

Ann Marie Thompson, local neighbor, inquired about the size of the lots and asked whether Mr. Ripley can proceed with an application for a major subdivision. Mrs. Thompson expressed concerns regarding traffic and the potential impact of growth on the Town of Ellettsville.

Jim Perry, local neighbor, inquired about the reasons for the conflict within the UDO.

Tim Crouch, local neighbor, inquired about the zoning designation and whether it can be easily changed. Additionally, he expressed concerns regarding access to the property.

David Drake made a motion to approve the primary plat for four (4) lots pending that all lots will be on a septic system. Ryan Skaggs seconded the motion. Roll call vote: David Drake-yes; Pamela Samples-yes; Dan Swafford-yes; Zach Michael-yes; Ryan Skaggs-yes; Steve Hale-yes; and Pat Wesolowski-yes. Motion carried.

Planning Department Updates

Next Meeting will be January 8, 2026

Privilege of the Floor

None

Plan Commission Comments

Denise Line, Planning Director, thanked everyone for their time and hard work and wished all a Merry Christmas and a Happy New Year.

Adjournment

David Drake adjourned the meeting at 6:37 p.m.

David Drake, President

Dan Swafford, Vice President

Steve Hale

Zach Michael

Pamela Samples

Ryan Skaggs

Pat Wesolowski

Renee Jones, Secretary



Town of Ellettsville

Department of Planning & Development

PC 26-1 – MG3 Properties 2 Lot Subdivision Staff Report

Petition

Case - PC 26-1 – MG3 Properties 2 Lot Subdivision. A request by MG3 Properties LLC, for consideration of primary plat approval of the MG3 Properties 2 Lot Subdivision. The subject property is located at 8631 W. Flatwoods Road.

Parcel Location



Surrounding Zoning Districts & Uses

Zoning District	Property Use
North: AG; Agricultural	Commercial – Solar Farm
South: C-2; General Business	Commercial-small engine sales & repairs and vacant land
East: C-2; General Business	Commercial (owner also owns the subject parcel)
West: C-2; General Business)	Commercial – Storage Units

Considerations

1. The petitioner is requesting primary plat approval for a total of two (2) lots totaling 24.64 acres.

2. Lot 2 is zoned Industrial-1 (I1), Light Industrial, and Lot 1 is zoned Commercial 2.
3. The subdivision is accessed from W. Flatwoods Road.
4. The lots will meet all size and dimensional requirements of the Unified Development Ordinance (UDO).
5. Both lots are currently separate parcels and are not part of an existing subdivision. The primary plat will adjust the parcel lines, separate the two businesses and place both lots in a subdivision. Attachment A illustrates the importance of correcting the parcel lines.

Plan Commission Action

The Plan Commission action on the primary 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 primary plat will meet all required zoning and minor subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the primary plat for the MG3 Properties 2 Lot Subdivision.

Submitted by:

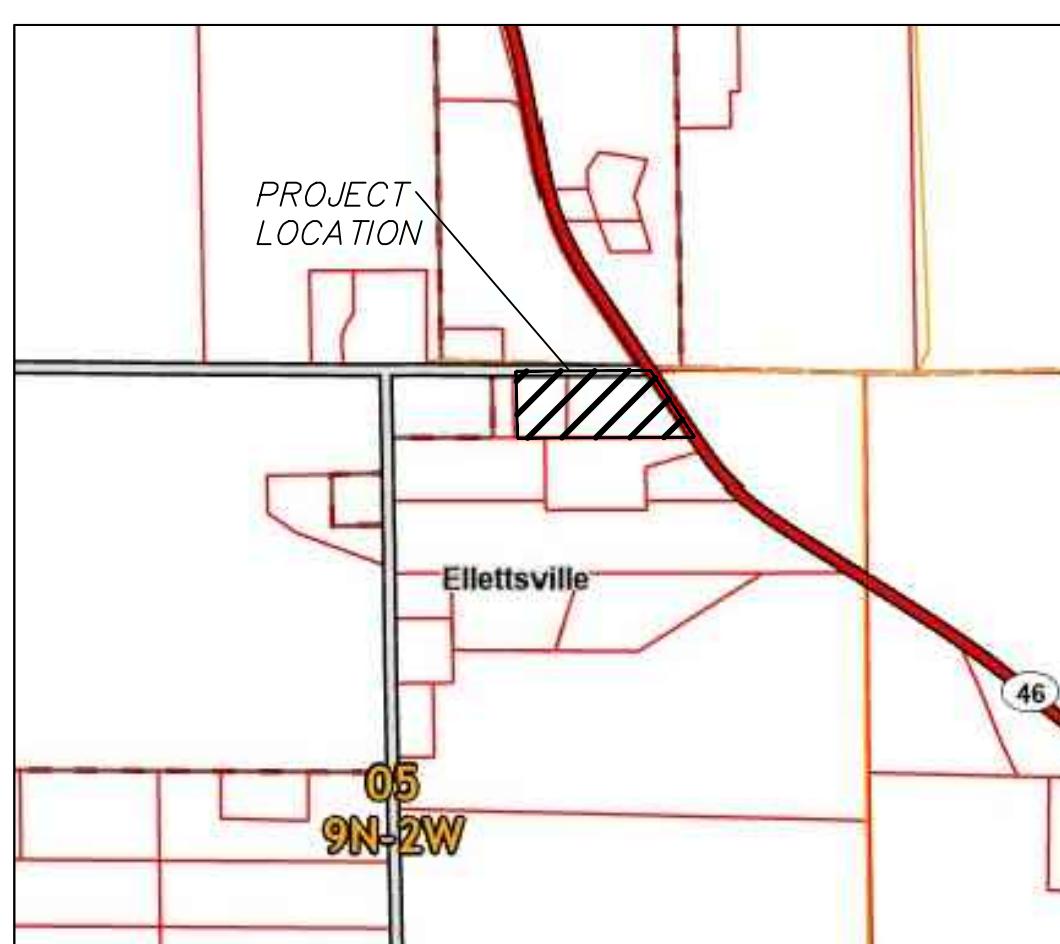
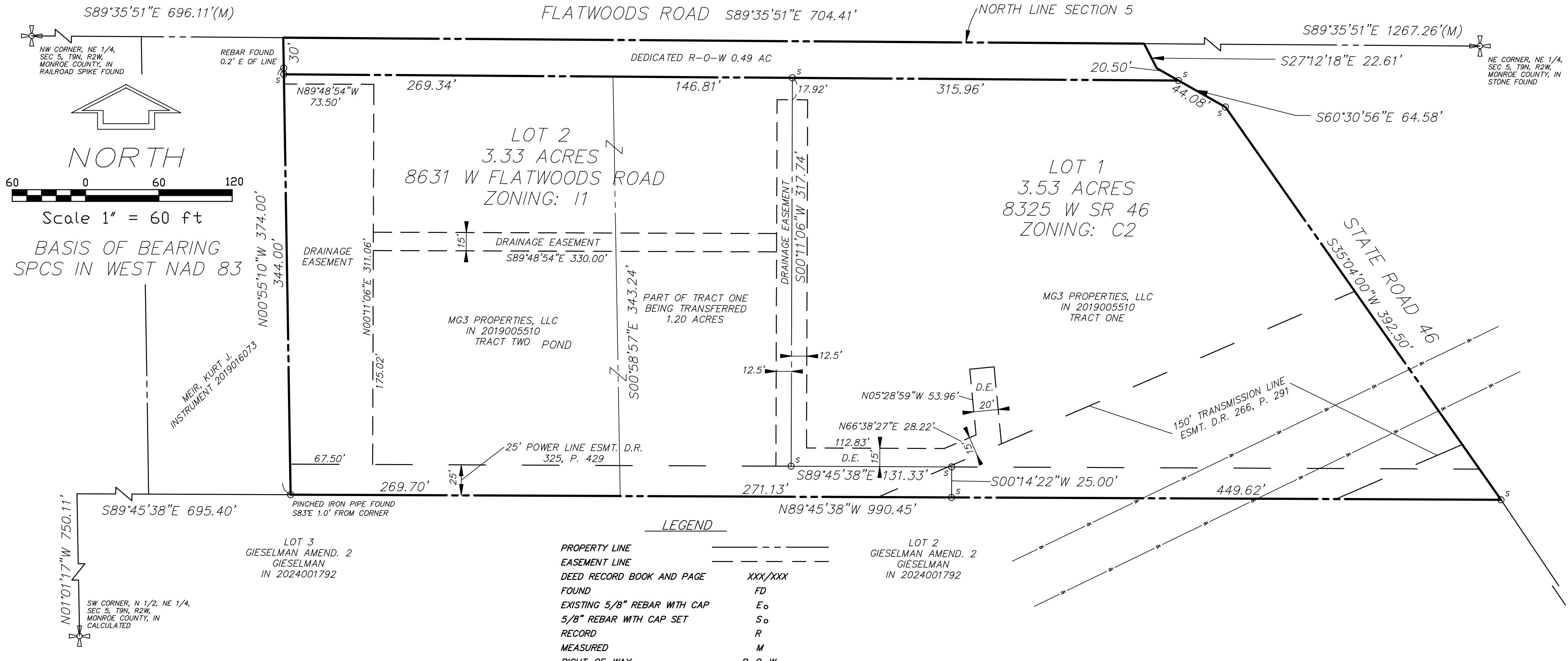
Denise Line
Director, Ellettsville Planning
January 8, 2025



Attachment A – Aerial Photo



MG3 PROPERTIES 2 LOT SUBDIVISION
AN ADDITION TO THE TOWN OF ELLETSVILLE
PRIMARY PLAT



Report of Survey: See Retracement survey recorded as IN 2022016729 in the office of the Recorder of Monroe County, IN.

Source: FEMA

FLOOD NOTE:

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0019D & 0020D, Effective Date: December 17, 2010, the subject Property is not in a special flood hazard area.

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.

OWNER/SUBDIVIDER/DEVELOPER
NAME: MG3 PROPERTIES, LLC
ADDRESS: 5857 W DELAP ROAD
ELLETSVILLE, INDIANA 47429

DESIGN PROFESSIONALS
NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8030

MG3 PROPERTIES
2 LOT SUBDIVISION
DATE: 10-16-2025
SHEET 1 OF 2
JOB NO. 402307

**MG3 PROPERTIES 2 LOT SUBDIVISION
AN ADDITION TO THE TOWN OF ELLETSVILLE
PRIMARY PLAT**

MGS PROPERTIES, LLC, the owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with this plat.

This plat shall be known and designated as MG3 PROPERTIES 2 Lot Subdivision.

This plat amendment requires no additional right of way dedication.

This subdivision shall consist of Lots 1 and 2 of MG3 PROPERTIES 2 Lot Subdivision to the Town of Ellettsville.

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.

WITNESS my Hand and Seal this _____ day of _____, 20____.

BY: _____
Signed
(Owner)

BY: _____
Office

STATE OF INDIANA)
, SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this _____ day of _____, 2025.

County of Residence _____

Commission Expires _____

Notary Public Signature _____

Notary Public Printed _____

Source: IN 2019005510
TRACT 1:

A part of the North half of the Northeast quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows: Beginning at the Southwest corner of the North half of said Northeast quarter, thence North One

(1) degree, Twenty-six (26) minutes, Twenty-five (25) seconds West 752.49 feet along the West line of said Northeast quarter and along a county road, thence leaving said West line and said county road North Eighty-nine (89) degrees, Forty-five (45) minutes, Fifty-one (51) seconds East 965.10 feet along a power line to the true point of beginning; thence leaving said power line North One (01) degree, Twenty-seven (27) minutes, Twenty-eight (28) seconds West 369.20 feet to the North line of said quarter section and to the centerline of a county road (presently referred to as Flatwoods Road), thence along the North line of said quarter section and along the said centerline South Eighty-nine (89) degrees, Fifty-seven (57) minutes, Three (03) seconds East 435.10 feet to the West right-of-way line of State Road 46; thence along said West right-of-way line the following courses and distances: South Thirty-four (34) degrees, Thirty-eight (38) minutes, Zero (00) seconds East 18.29 feet, thence South Sixty (60) degrees, Fifty-nine (59) . minutes Twenty-seven (27) seconds East 64.58 feet, thence South Thirty-five (35) degrees, Thirty-two (32) minutes, Thirty-one (31) seconds East 392.5 feet to a point where aforementioned power line intersects the said West right-of-way line of State Road 46, thence leaving said West right-of-way line and along said power line South Eighty-nine (89) degrees, Forty-five (45) minutes, Fifty-one (51) seconds West 720.75 feet to the true point of beginning. Containing 5.00 acres, more or less.

TRACT 2:

A part of the North half of the Northeast quarter of Section 5, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at the Southwest corner of the said half quarter section; thence running North 01 degree 16 minutes 10 seconds West over and along the West line of the said half quarter section for 750.49 feet; thence leaving the said West line and running North 89 degrees 58 minutes 07 seconds East for 696.11 feet and to the true point of beginning; thence from said true point of beginning running North 01 degree 16 minutes 22 seconds West for 375.02 feet and to the centerline of Flatwoods Road; thence running over and along the said road centerline South 89 degrees 57 minutes 03 seconds East for 268.99 feet; thence leaving the said road centerline and running South 01 degree 16 minutes 26 seconds West for 374.64 feet; thence running South 89 degrees 58 minutes 07 seconds West for 268.99 feet and to the said true point of beginning. Containing in all 2.31 acres, more or less.

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 MG3 PROPERTIES 2 LOT SUBDIVISION to the TOWN OF ELLETSVILLE and is hereby accepted this _____ day of _____, 20____.

Planning and Zoning Administrator

TOWN OF ELLETSVILLE PLAN COMMISSION APPROVAL

Under the authority provided by Unified Development Ordinance adopted by the Town of Ellettsville, Indiana, 9-9-2024, this plat was given approval by the Town of Ellettsville Plan Commission on this _____ day of _____, 20____.

President, Plan Commission

Secretary

ACCEPTANCE BY TOWN COUNCIL:

Be it resolved by the Town Council of the Town of Ellettsville, Indiana that the attached plat of MG3 PROPERTIES 2 LOT SUBDIVISION is hereby accepted. Adopted by the Town Council of the Town of Ellettsville, Indiana this _____ day of _____, 20____.

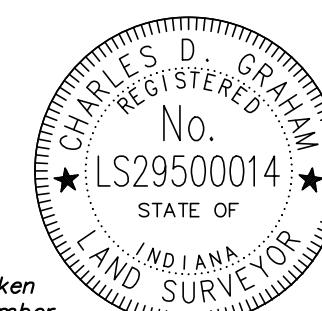
President, Town Council

Clerk – Treasurer

Prepared by:

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.



MG3 PROPERTIES
2 LOT SUBDIVISION
DATE: 10-16-2025
SHEET 2 OF 2
JOB NO. 402307



Town of Ellettsville

Department of Planning & Development

PC 26-2 – Development Plan Petition

Staff Report

Petition

Case - PC 26-2 – Self Storage. A request by MG3 Properties LLC, for consideration of development plan approval of self-storage units. The subject property is located at 8631 W. Flatwoods Road.

Parcel Location



Surrounding Zoning Districts & Uses

Zoning District	Property Use
North: AG; Agricultural	Commercial – Solar Farm
South: C-2; General Business	Commercial-small engine sales & repairs and vacant land
East: C-2; General Business	Commercial (owner also owns the subject parcel)
West: C-2; General Business)	Commercial – Storage Units

Considerations

1. The petitioner is requesting approval of a development plan to construct self-storage units totaling 3.37 acres.
2. The parcel is zoned Industrial 1 (I1), Light Industrial and the use is permitted by special exception.
3. On November 12, 2025, the Board of Zoning Appeals approved Petitioner's request for a special exception to allow self-storage units in an I-1 zoning district.
4. The self-storage will be accessed from W. Flatwoods Road.
5. The Technical Advisory Committee met on December 16, 2025, and reviewed the plans as submitted. No significant deficiencies were reported.
6. The pond will be drained and specifications for the same have been outlined in the Development Plan.
7. The development plan meets the minimum requirements of the Ellettsville Town Code and Tech Review comments have been addressed.
8. 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.
9. There will be one (1) accessible parking space.
10. At the request of the Planning Department, the Petitioner has agreed to construct a

parking lot for the employees of the adjacent business, Ava's (8325 W. Flatwoods Road), which they also own. The parking lot is part of the development plan.

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

It is of Staff opinion that the proposed development plan will meet all required zoning and Industrial 1 subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the development plan for the self-storage located at 8631 W. Flatwoods Road.

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 No. 8.

1. Compatibility of the development plan with surrounding land uses.

Self-Storage units are permitted by special exception in the I-1 district, which was approved by the Board of Zoning Appeals. Therefore, it is considered compatible with surrounding land uses. In addition, the use will have little direct impact on adjacent properties.

2. Compatibility of the development plan with the recommendations of the comprehensive plan.

Industrial 1 with a commercial use is encouraged along W. State Road 46.

3. Adequate provisions for internal management of traffic.

Traffic will enter and exit from W. Flatwoods Road 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. One accessible parking space is required.

4. 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 W. Flatwoods Road. There is no reason for concern as the self-storage units will not generate a substantial increase in traffic.

5. 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.

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

W. Flatwoods Road is maintained by the Town of Ellettsville.

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

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

8. Adequate provision for green space and or landscaping.

The Petitioner has voluntarily included landscaping.

9. Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments.

The Petitioner voluntarily agreed to include landscaping which will serve as a buffer where shown in the Development Plan.

10. Adequate protection of existing limestone structures.

There are no limestone structures indicated on site.

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

The self-storage units will be constructed in an industrial zoning district.

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

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

Development Plan approval shall be predicated on the criteria listed under consideration No. 8. 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.

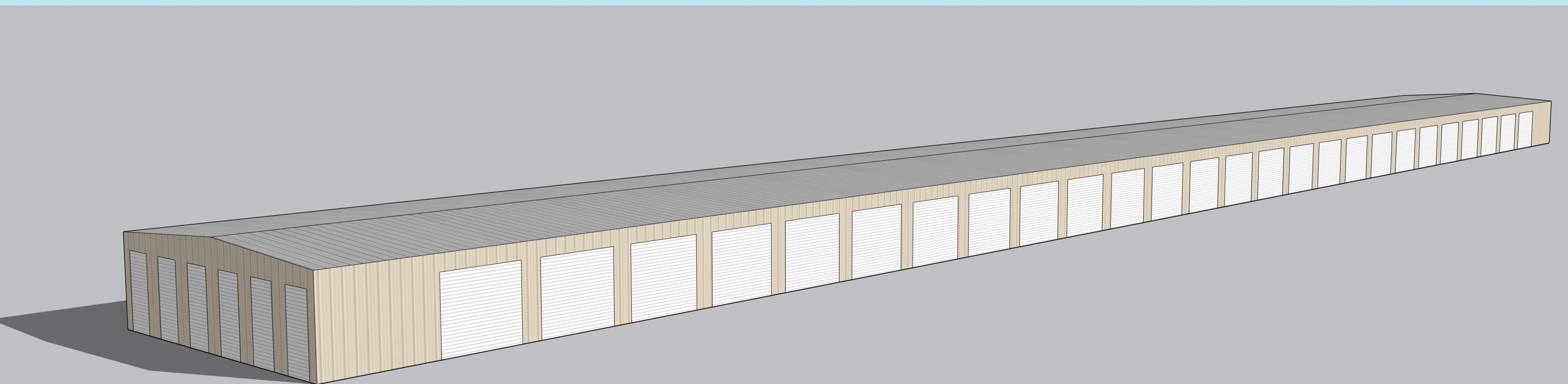
Recommendations from the Technical Review Meeting either have been addressed or will be addressed by the time of building approval.

It is 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 for 8631 W. Flatwoods Road with the following conditions: (1) That the requirements, guidelines and/or specifications for drainage, grading, fill and/or any other activities resulting in the drainage of the pond and reconstruction of the land for construction of the self-storage units be strictly adhered to pursuant to the Development Plan approved by the Plan Commission; and (2) That the Town of Ellettsville shall require an inspection by the Town's engineer at each phase of draining of the pond or preparing the land for construction of the self-storage units.

Submitted by:

Denise Line
Director, Ellettsville Planning
January 8, 2025





PROPOSED: AVA'S SELF-STORAGE DEVELOPMENT PLAN

LOT 2 OF MG3 PROPERTIES 2 LOT SUBDIVISION

8631 W. FLATWOODS ROAD,
GOSPORT, IN. 47433

UTILITY CONTACT INFORMATION

GAS
VECTREN
205 S. MADISON ST.
BLOOMINGTON, IN 47401
DOUG ANDERSON (812)330-4009

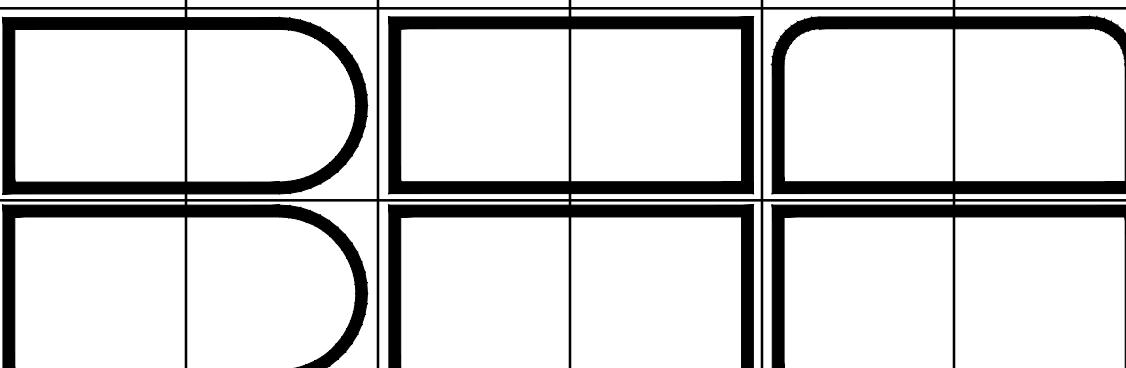
SEWER AND WATER
CITY OF BLOOMINGTON UTILITIES
600 E. MILLER DR.
BLOOMINGTON, IN 47402
NANCY AXSOM (812)349-3689

ELECTRIC
DUKE ENERGY
1619 W. DEFFENBAUGH ROAD
KOKOMO, INDIANA 46902
JIM SHIELDS (317)375-2071

TELEPHONE
AT&T
P.O. BOX 56
BLOOMINGTON, IN 47402
BRENT McCABE (812)334-4521

CABLE TELEVISION
COMCAST
2450 SOUTH HENDERSON STREET
BLOOMINGTON, IN 47404
SCOTT TEMPLETON (812)355-7822

UNDERGROUND UTILITY LOCATION
INDIANA UNDERGROUND
PLANT PROTECTION
1-(800)382-5544



BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404 (812) 332-8030

OWNER/DEVELOPER:
MG3 PROPERTIES, LLC.
(STEVE GROH)
5857 W. DELAP ROAD
ELLETTSVILLE, IN. 47429

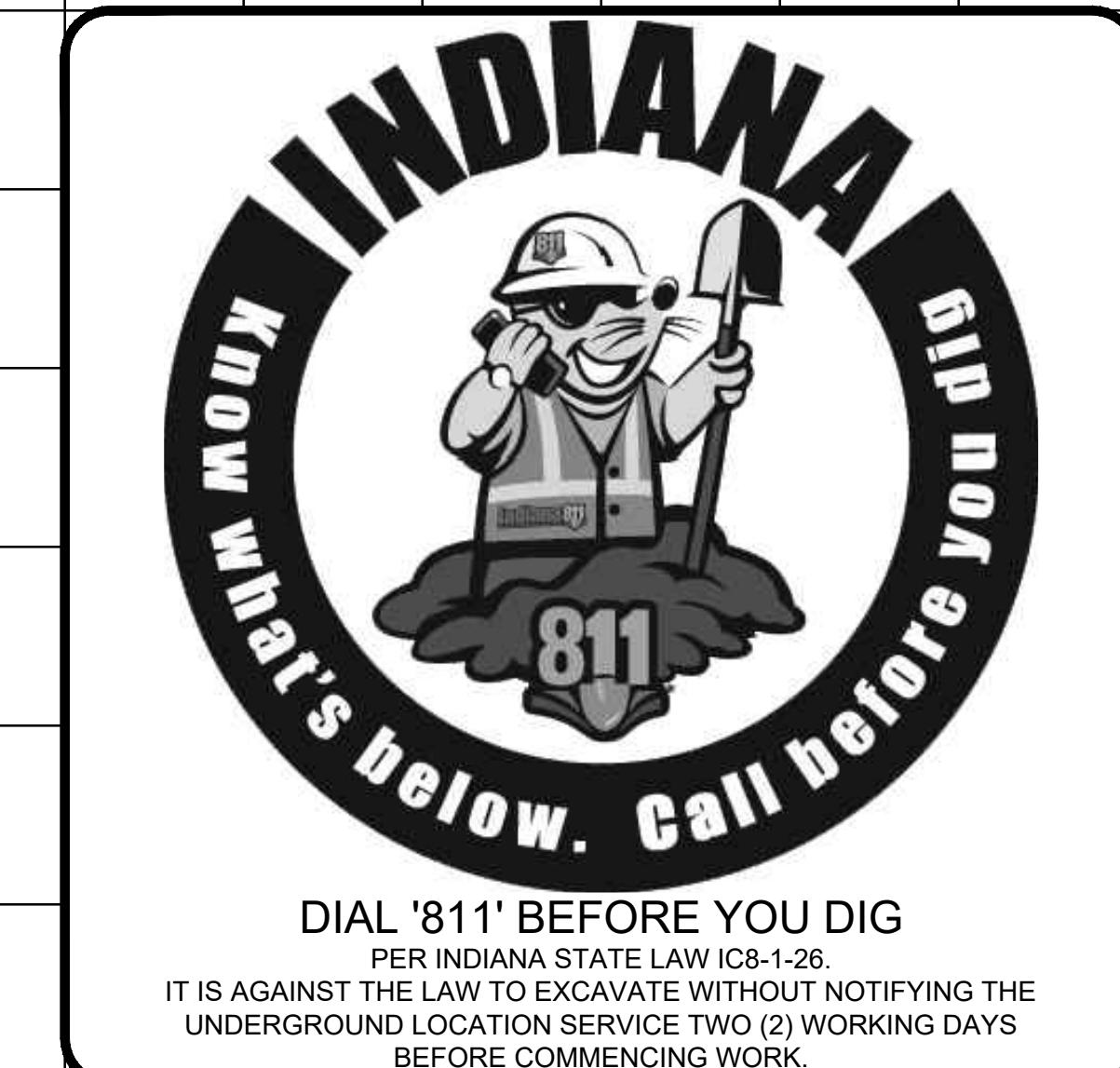
THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF
TRANSPORTATION, MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES & CITY OF BLOOMINGTON UTILITIES STANDARD
SPECIFICATIONS IS TO BE USED WITH THESE PLANS



SHEET INDEX

SHEET NO.	SHEET NO.
C101	GENERAL NOTES & LEGENDS
C201	DEMOLITION PLAN
C301	OVERALL SITE PLAN
C302	ENLARGED SITE PLAN
C401	GRADING & DRAINAGE PLAN
C501	LANDSCAPE PLAN
C601	MISCELLANEOUS DETAILS
C701-C704	STORMWATER POLLUTION PREVENT PLAN

VICINITY/LOCATION MAP
NOT TO SCALE



architecture
civil engineering
planning

Certified By: _____
Revisions

JEFFREY S. FANYO, P.E.
IND. REG. NO. 60018283

EXISTING LEGEND

EXISTING FENCE	
EXISTING WATER LINE	
EXISTING OVERHEAD UTILITY LINES	
EXISTING UNDERGROUND ELECTRIC LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING UNDERGROUND FIBER OPTIC LINES	
EXISTING GAS LINE	
EXISTING SANITARY FORCEMAIN	
EXISTING CONTOUR	
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	
PROPERTY LINE	

GRADING NOTES

- 1. NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEADED OR PLANTED.
- 2. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEADED OR PLANTED SHALL RECEIVE 6" OF TOPSOIL. THIS TOPSOIL IS TO BE PLACED AND LEVELED BY THE CONTRACTOR.
- 3. CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF THE FACILITY.
- 4. ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE VEGETATED (SEADED OR PER LANDSCAPE PLAN).
- 5. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.
- 6. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
- 7. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
- 8. CONTRACTOR SHALL COMPACT AND MAINTAIN A 30,000 SQ. FT. STONEBASE CONSTRUCTION LAYDOWN AREA W/ STONE ACCESS FROM THE CONSTRUCTION ENTRANCE AND STONE ACCESS TO THE BUILDING PAD.
- 9. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM NEEDED FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE OPERATING STORM SYSTEM.
- 10. ALL FILL SHALL BE FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOOSE THICKNESS AND SHOULD BE SPINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION. EACH LAYER SHOULD BE UNIFORMLY COMPACTION BY MEANS OF SUITABLE EQUIPMENT AS DICTATED BY THE TYPE OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPACTION EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTION TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D-698 (95 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPACTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.

LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL ARRIVE ON SITE IN A HEALTHY, VIGOROUS CONDITION AND BE FREE OF PESTS AND DISEASE.
- 2. ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- 3. ALL TREES SHALL BE STRAIGHT-TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- 4. ALL TREES SHALL BE GUYED OR STAKED PLUMB AS SHOWN IN THE DETAILS.
- 5. ALL PLANTING MASS BEDS SHALL BE SPADE CUT UNLESS SPECIFIED WITH A MOW STRIP OR OTHER INSTALL EDDING. TREES TO HAVE A 5' DIAMETER MULCH RING.
- 6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED WHERE SPECIFIED.
- 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. PLANTING LOCATIONS MAY REQUIRE ADJUSTMENTS IN FIELD TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND SPECIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AND LAWN AREAS INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, PRUNING, FERTILIZING, ETC., UNTIL WORK IS ACCEPTED IN FULL BY THE OWNER.
- 10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- 11. THE OWNER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO BEING PLANTED.
- 12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST OR Drip IRRIGATION SYSTEM PRIOR TO INSTALLATION. WATER ALL SPECIMENS WITHIN 24 HOURS OF PLANTING.
- 13. ANY NEW OR TRANSPLANTED PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE TO MEET ALL PLANT LIST SPECIFICATIONS.
- 14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 15. ALL SHRUB, GROUNDCOVER, ANNUAL AND HERBACEOUS PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
- 16. DURING THE GROWING SEASON ALL ANNUALS AND HERBACEOUS PERENNIALS SHALL REMAIN IN A HEALTHY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- 17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN ON PLANS.
- 18. ALL DISTURBED AREAS NOT INCLUDED IN LANDSCAPE MULCH BEDS ARE TO BE DEBRIS-RAKED AND FINED-GRADED AS NEEDED, THEN MULCH SEADED (OR SODDED, PER PLAN) AND WATERED UNTIL A HEALTHY STAND OF TURF IS ESTABLISHED.
- 19. ANY PLANT OR OTHER LANDSCAPE MATERIAL SUBSTITUTIONS INSTALLED WITHOUT DESIGNER AND/OR OWNER APPROVAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. ANY PLANT SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE TOWN OF ELETTSVILLE PLANNING DEPARTMENT PRIOR TO PLANTING. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- 20. ALL CATCH BASIN GRATE AND FRAMES ARE TO BE BY EAST JORDAN IRON WORKS OR APPROVED EQUAL.
- 21. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- 22. BUILDING CONTRACTOR SHALL PROVIDE & INSTALL A PERMANENT INDICATING VALVE 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST & WILL REMAIN AS PART OF THE SYSTEM ONCE ALL TESTING IS COMPLETED. THE FIRE LINE MAIN WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FIRE MAIN WITH THE BUILDING CONTRACTOR.
- 23. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ELETTSVILLE UTILITIES DEPARTMENT AND PLANNING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE PLANNING DEPARTMENT AT (812)876-8008 TO SCHEDULE THE MEETING.

ON-SITE UTILITY NOTES

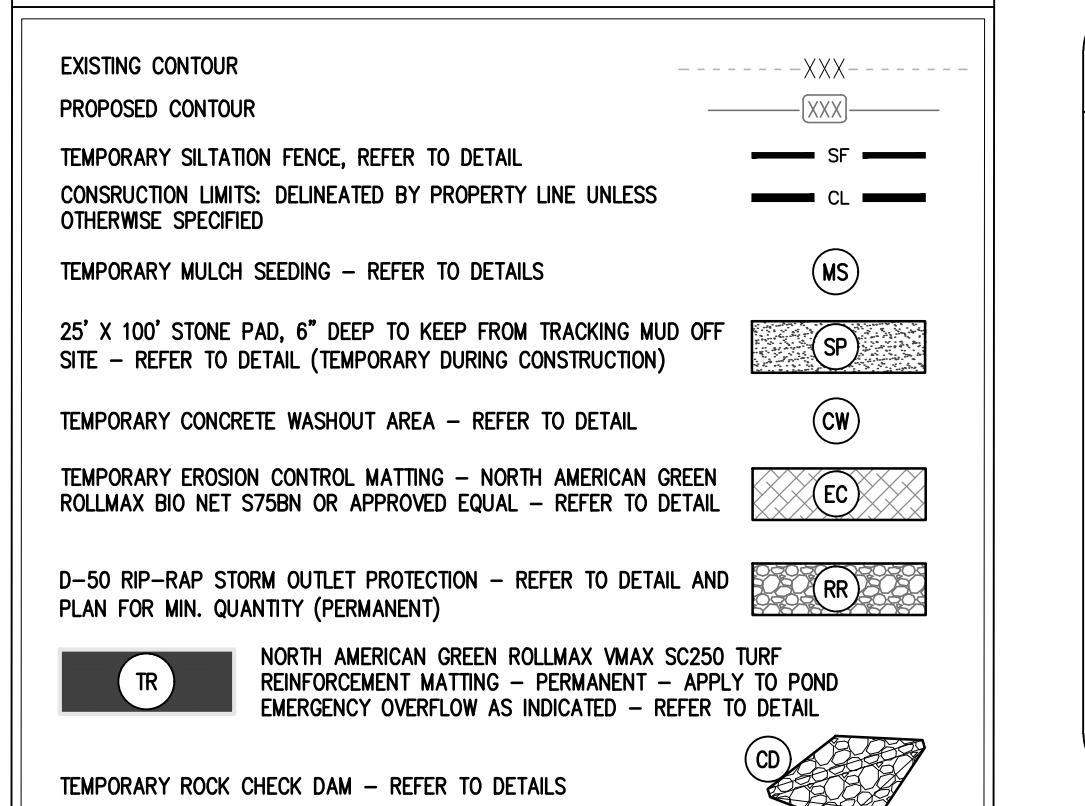
- 1. 8" WATER PIPE AND LARGER AND FITTINGS SHALL BE AWWA C900 PIPE WITH TRACER WIRE CONFORMING TO ALL STATE AND LOCAL STANDARDS. IT SHALL BE PVC CONFORMING TO AWWA STANDARD SPECIFICATION C900-16, LATEST REVISION.
- 2. ALL WATER PIPE 6" AND SMALLER SHALL BE PRESSURE CLASS 350 DIP WATER PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS. IT SHALL BE DUCTILE IRON CONFORMING TO AWWA/ANSI STANDARD SPECIFICATIONS C153/A21.51, LATEST REVISION.
- 2A. ALL DUCTILE IRON PIPE (DIP) USED IN THIS PROJECT WILL REQUIRE POLYETHYLENE ENCASING SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASING MATERIAL OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL) POLYETHYLENE ENCASING MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.51, USING PLASTIC TIE STRAPS OR CIRCUMFERNENTIAL WRAPS OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
- 3. 2" WATER MAINS SHALL BE SDR-21 (PR200) AND 4" PIPE MAY BE EITHER SDR-21 (PR200) OR C900.
- 4. ALL WATER SERVICE LINES CONNECTING TO MAINS SHALL BE 1" TYPE "K" COPPER. ALL SERVICE LINES FROM MAIN TO METER SHALL BE TYPE "K" COPPER WITH FLARED ENDS.
- 5. MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL WATER LINE BENDS, OFFSETS, TEES, PLUGS, ETC..
- 6. ALL WATER LINE GATE VALVES OTHER THAN AIR RELEASE VALVES AND TAPPING VALVES SHALL BE CAST IRON BODY, FULLY BRONZE MOUNTED, WITH RESILIENT SEAT AND NON-RISING STEM AND SHALL BE MANUFACTURED BY M & H VALVE COMPANY, DARLING VALVE AND MANUFACTURING COMPANY, KENNEDY VALVE COMPANY, OR MUELLER COMPANY.
- 7. FLUSH HYDRANTS SHALL BE PLACED AT THE ENDS OF ALL WATER MAINS AND AT ANY HIGH POINTS IN THE LINE.
- 8. AIR RELEASE VALVES SHALL BE PROVIDED AT ALL HIGH POINTS OF WATER MAINS AND SHALL BE VAL-MATIC BRAND AND SHALL INCORPORATE THE OPTIONAL VACUUM-CHECK FEATURE.
- 9. ALL FIRE HYDRANTS SHALL BE MANUFACTURED BY KENNEDY GUARDIAN OR MUELLER CENTURION.
- 10. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
- 11. WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 4'-0" ABOVE TOP OF PIPE EXCEPT PLACES INDICATED ON PLANS.
- 12. ALL SPRINKLER, DOMESTIC, AND SANITARY LEADS TO THE BUILDING SHALL END AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
- 13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").
- 14. GRAVITY SANITARY SEWER PIPE 6" TO 15" SHALL BE CONSTRUCTED OF SDR-35 OR SDR-26 PVC.
- 15. THE UPSTREAM ENDS OF ALL SANITARY SEWER LATERALS SHALL BE CLEARLY MARKED WITH A 4x4 TREATED POST EXTENDING 3' BELOW GRADE AND 1' ABOVE GRADE.
- 16. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- 17. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.
- 18. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- 19. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
- 20. ALL CATCH BASIN GRATE AND FRAMES ARE TO BE BY EAST JORDAN IRON WORKS OR APPROVED EQUAL.

ARCHITECTURE
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PLANNING
BYNUM FANYO & ASSOCIATES, INC.bloomington, indiana
(812) 359-2990 (Fax)BBB
BYNUM FANYO & ASSOCIATES
528 north walnut street
(812) 332-8030

certified by:

PROPOSED
AVA'S SELF-STORAGE
DEVELOPMENT PLAN
8631 W. FLATWOODS ROAD
GOSPORT, INDIANA 47433title: GENERAL NOTES & LEGENDS
designed by: AJW
drawn by: AJW
checked by: DJB
sheet no: C101
project no.: 402307

EROSION CONTROL LEGEND



GENERAL NOTES

- 1. BOUNDARY AND TOPO BY BNUM FANYO AND ASSOCIATES, 528 NORTH WALNUT STREET, BLOOMINGTON, INDIANA 47404. PHONE (812) 332-8030
- 2. DEVELOPER: STEVE GROH EMAIL:dreamscaperslawncare@gmail.com
- 3. PROJECT ADDRESS: 8631 W. FLATWOODS ROAD, GOSPORT, IN. 47433
- 4. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- 5. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- 6. HYDRANT LOCATION SHALL BE APPROVED BY THE LOCAL FIRE MARSHALL.
- 7. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
- 8. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

NOTE: ONLY NOTES ON THIS SHEET MARKED WITH AN APPLY TO THIS PROJECT.

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

SITE INFORMATION

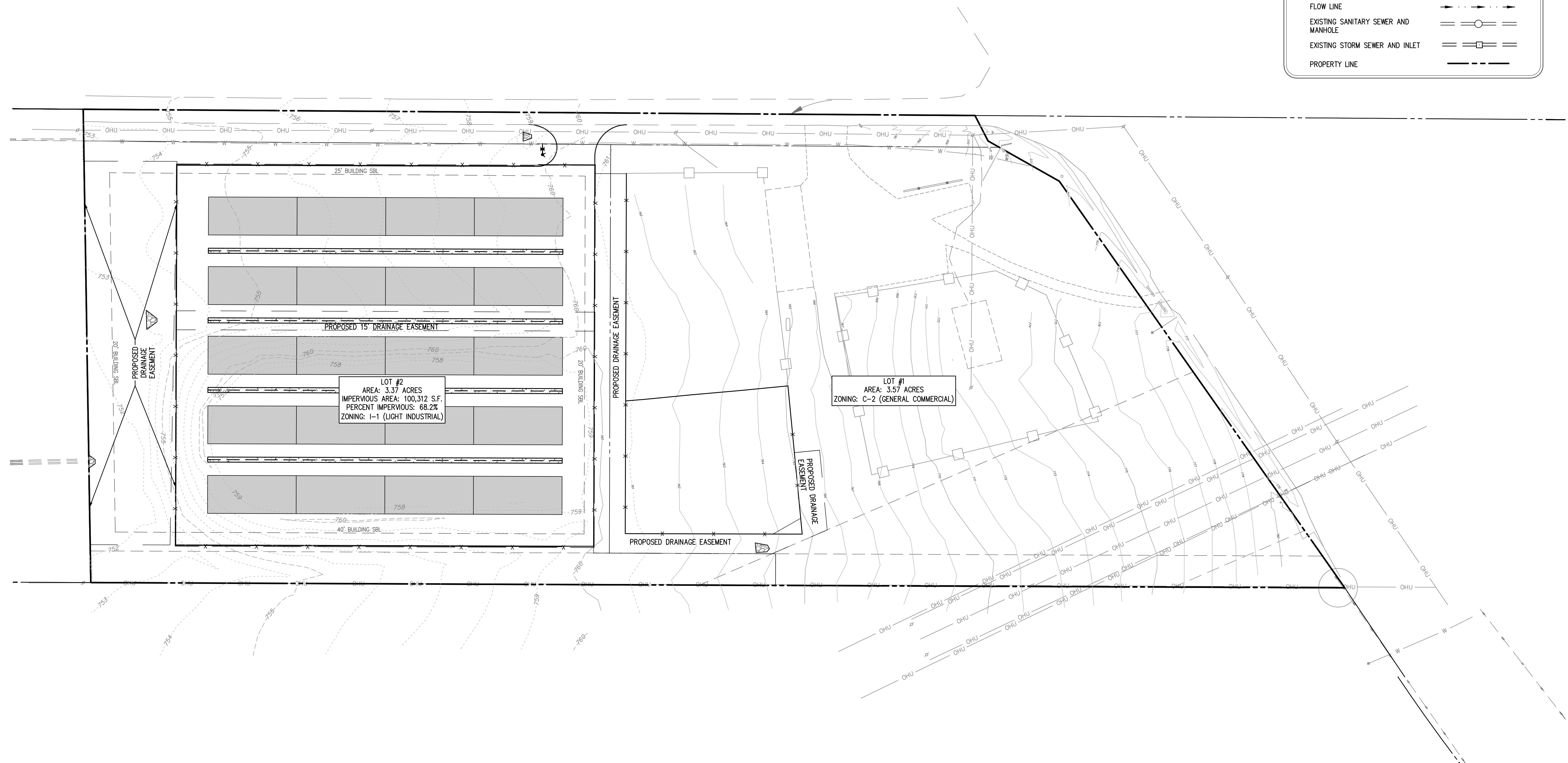
TOTAL SITE AREA: 3.37 ACRES

IMPERVIOUS AREA: 100,312 S.F. (68.2%)

OPEN SPACE (EXCLUDING DRAINAGE & UTILITY EASEMENTS) = 21,554 S.F.

EXISTING LEGEND

EXISTING FENCE	
EXISTING WATER LINE	
EXISTING OVERHEAD UTILITY LINES	
EXISTING UNDERGROUND ELECTRIC LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING UNDERGROUND FIBER OPTIC LINES	
EXISTING GAS LINE	
EXISTING SANITARY FORCEMAIN	
EXISTING CONTOUR	
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	
PROPERTY LINE	



PROPOSED
AVA'S SELF-STORAGE
DEVELOPMENT PLAN
8631 W. FLATWOODS ROAD
GOSPORT, INDIANA 47433

title: OVERALL SITE

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

designed by: AJW
drawn by: AJW
checked by: JSF
sheet no: C301
project no.: 402307

revisions:

EXISTING LEGEND

EXISTING FENCE	
EXISTING WATER LINE	
EXISTING OVERHEAD UTILITY LINES	
EXISTING UNDERGROUND ELECTRIC LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING UNDERGROUND FIBER OPTIC LINES	
EXISTING GAS LINE	
EXISTING SANITARY FORCEMAIN	
EXISTING CONTOUR	
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	
PROPERTY LINE	

**ARCHITECTURE
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bloomington, indiana
(812) 339-2990 (Fax)

A vertical column of 12 empty square boxes for notes, with a large double-lined 'D' at the bottom.

SITE IMPROVEMENT LEGEND

- A PROPOSED ROAD BITUMINOUS PAVING – REFER TO DETAIL
- G PROPOSED GRAVEL PAVEMENT. REFER TO PLAN FOR LOCATIONS AND REFER TO DETAIL
- C1 4' WIDE CONCRETE PAVEMENT WEDGE – REFER TO PLAN FOR LOCATIONS AND REFER TO DETAIL 
- 13 PROPOSED 6" STANDING CONCRETE CURB – REFER TO DETAIL
- FE PROPOSED 6' HIGH BLACK VINYL COATED CHAIN-LINK FENCE WITH PRIVACY SLATS – REFER TO DETAIL
- FE1 PROPOSED 6' HIGH BLACK VINYL COATED CHAIN-LINK FENCE – REFER TO DETAIL
- CT PROPOSED CONCRETE CURB TRANSITION, 6' LENGTH FROM 0" TO 6" CURB HEIGHT
- PROPOSED FIRE HYDRANT, HYDRANTS FROM PUBLIC MAINS SHALL BE PAINTED SILVER METALLIC' PER TOE SPECIFICATION 4.4.4.4, REFER TO DETAIL 
- PROPOSED WATER VALVE PER TOE SPECIFICATIONS 
- SEE ARCHITECTURAL & STRUCTURAL DRAWINGS, DETAILS AND SPECIFICATIONS FOR ALL SHADED AREAS

certified by:

PROPOSED
AVA'S SELF-STORAGE
DEVELOPMENT PLAN
8631 W. FLATWOODS ROAD
GOSPORT, INDIANA 47433

title: ENLARGED SITE
PLAN

designed by: AJW
drawn by: AJW
checked by: DJB
sheet no: C302
project no.: 402307

NOTE TO CONTRACTOR

TRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY
ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY
CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE
TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES
REQUIRED DUE TO CONFLICTING ELEVATIONS.

SCALE: 1"=30'

EXISTING LEGEND

revisions:

EXISTING FENCE	
EXISTING WATER LINE	
EXISTING OVERHEAD UTILITY LINES	
EXISTING UNDERGROUND ELECTRIC LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING UNDERGROUND FIBER OPTIC LINES	
EXISTING GAS LINE	
EXISTING SANITARY FORCEMAIN	
EXISTING CONTOUR	
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	
PROPERTY LINE	

GRADING/DRAINAGE LEGEND

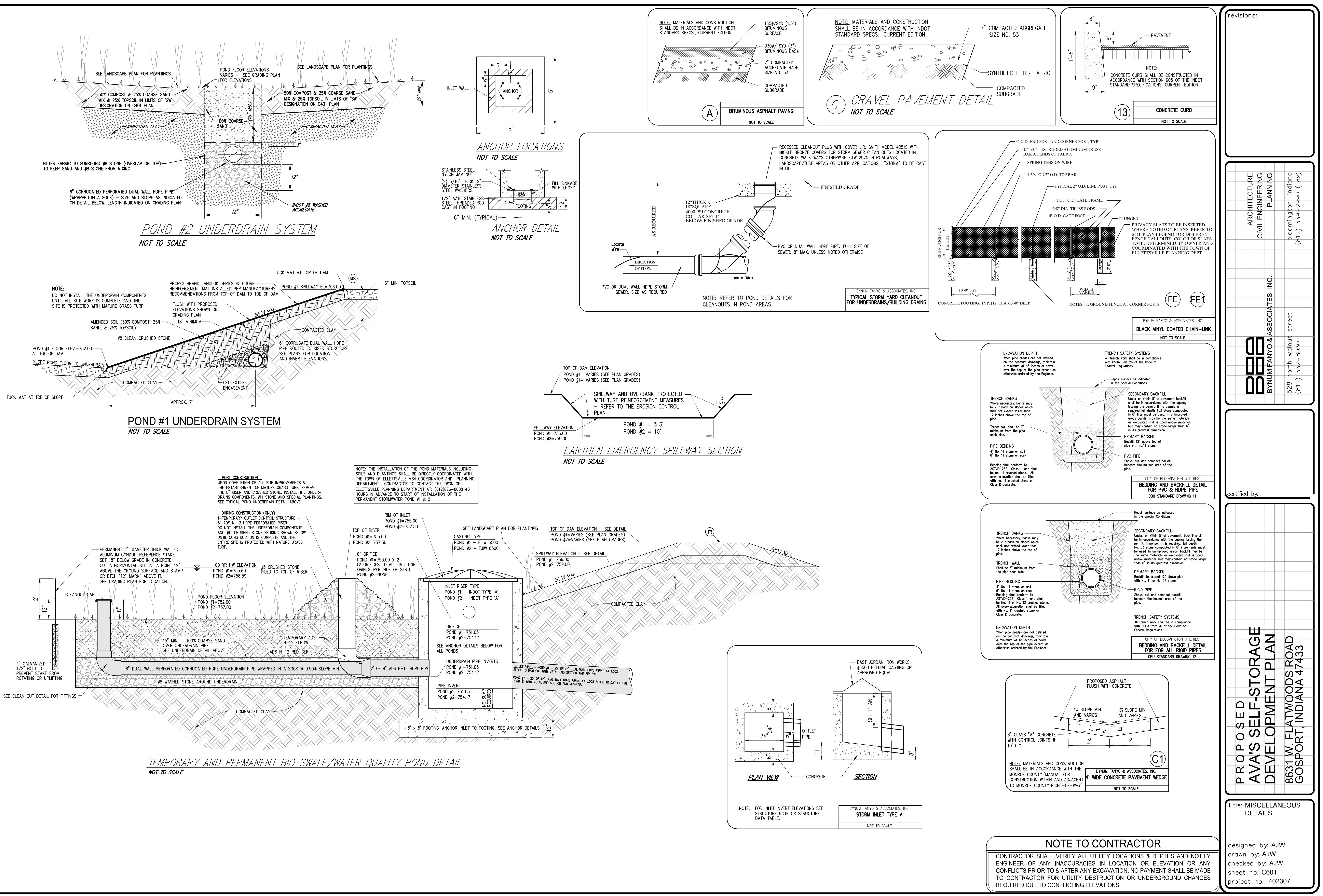
EXISTING CONTOUR	XXX
PROPOSED CONTOUR	XXX
PROPOSED INTENDED FLOWLINE DIRECTION	FL>
PROPOSED SPOT GRADE ELEVATION	XXX.XX
TC=PROPOSED TOP OF CURB ELEVATION EP=PROPOSED EDGE OF PAVEMENT ELEVATION AT BOTTOM OF CURB	TC=XXX.XX EP=XXX.XX
FINISH FLOOR ELEVATION, REFER TO ARCHITECTURAL PLANS BY OTHERS FOR FOUNDATION AND BUILDING STEP DETAILS AND SPECIFICATIONS	FF=XXX.XX
FINISH EDGE OF PAVEMENT AT GRADE	EP=XXX.XX
MATCH THE EXISTING'S CONDITIONS GRADES ELEVATION FOR BEST FIT OF PROPOSED GRADING ADJACENT TO THE EXISTING CONDITION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES	MEG=XXX.XX
PROPOSED STORM PIPE AND INLET/MANHOLE, REFER TO PLAN FOR INLET DESIGN AND DETAILS FOR BACKFILL SPECIFICATIONS AND INLET/MANHOLE SPECIFICATIONS PER CBU STANDARDS	
PROPOSED DUAL WALL TYPE 'S' HDPE PERFORATED STORM PIPE UNDERDRAIN WRAPPED IN A SOCK SLOPED AT 1.0% MIN. EXTEND 6" SOLID DUAL WALL HDPE PIPE TO DAYLIGHT AT 0.50% SLOPE MIN. AS INDICATED ON THE PLAN. REFER TO PLAN FOR LOCATIONS. REFER TO POND DETAILS FOR MORE INFORMATION AND STORM CLEAN-OUT DETAIL	X" UD C.O.

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PROPOSED
AVA'S SELF-STORAGE
DEVELOPMENT PLAN
8631 W. FLATWOODS ROAD
GOSPORT, INDIANA 47433

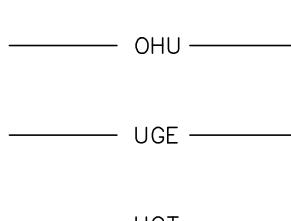
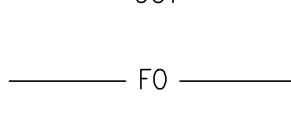
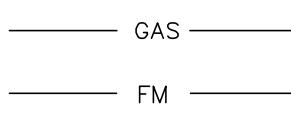
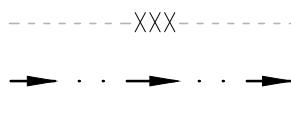
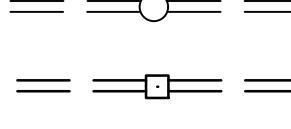
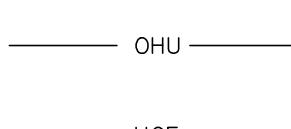
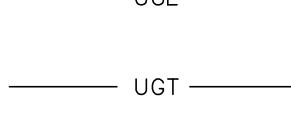
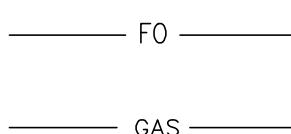
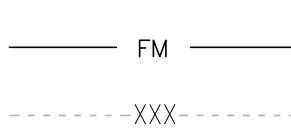
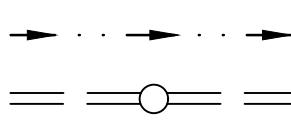
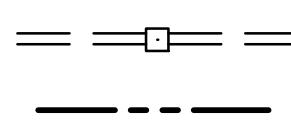
title: GRADING &
DRAINAGE PLAN

designed by: AJW
drawn by: AJW
checked by: DJB
sheet no: C401
project no.: 402307



revisions:

EXISTING LEGEND

EXISTING FENCE	
EXISTING WATER LINE	
EXISTING OVERHEAD UTILITY LINES	
EXISTING UNDERGROUND ELECTRIC LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING UNDERGROUND FIBER OPTIC LINES	
EXISTING GAS LINE	
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EXISTING CONTOUR	
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EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	
PROPERTY LINE	

**ARCHITECTURE
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PLANNING**

bloomington, indiana
(812) 339-2990 (Fax)

certified by:

EROSION CONTROL LEGEND

OPEN CONTOUR	XXX
CLOSED CONTOUR	XXX
TEMPORARY SILTATION FENCE, REFER TO DETAIL	SF
CONSTRUCTION LIMITS: DELINEATED BY PROPERTY LINE UNLESS OTHERWISE SPECIFIED	CL
TEMPORARY MULCH SEEDING – REFER TO DETAILS	MS
100' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF - REFER TO DETAIL (TEMPORARY DURING CONSTRUCTION)	SP
TEMPORARY CONCRETE WASHOUT AREA – REFER TO DETAIL	CW
TEMPORARY EROSION CONTROL MATTING – NORTH AMERICAN GREEN MAX BIO NET S75BN OR APPROVED EQUAL – REFER TO DETAIL	EC
RIP-RAP STORM OUTLET PROTECTION – REFER TO DETAIL AND FOR MIN. QUANTITY (PERMANENT)	RR
TR	NORTH AMERICAN GREEN ROLLMAX VMAX SC250 TURF REINFORCEMENT MATTING – PERMANENT – APPLY TO POND EMERGENCY OVERFLOW AS INDICATED – REFER TO DETAIL
CD	TEMPORARY ROCK CHECK DAM – REFER TO DETAILS

**PROPOSED
AVA'S SELF-STORAGE
DEVELOPMENT PLAN
8631 W. FLATWOODS ROAD
GOSPORT, INDIANA 47433**

title: PRELIMINARY SITE
PLAN

designed by: AJW
drawn by: AJW
checked by: DJB
sheet no: C201
project no: 402307

NOTE TO CONTRACTOR

TRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY OWNER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

SCALE: 1"=30'

CONSTRUCTION STORMWATER GENERAL PERMIT

SECTION A – CONSTRUCTION PLAN ELEMENTS

A1. INDEX OF THE LOCATION OF REQUIRED PLAN ELEMENTS IN THE CONSTRUCTION PLAN: REFER TO THIS SHEET.

A2. A VICINITY MAP DEPICTING THE PROJECT SITE LOCATION IN RELATIONSHIP TO RECOGNIZABLE LOCAL LANDMARKS, TOWNS, AND MAJOR ROADS: REFER TO THE COVER SHEET.

A3. NARRATIVE OF THE NATURE AND PURPOSE OF THE PROJECT: THE PROJECT CONSISTS OF THE EXPANSION OF THE EXISTING PARKING LOT WITH ASSOCIATED STORM WATER AND LANDSCAPING IMPROVEMENTS.

A4. LATITUDE AND LONGITUDE TO THE NEAREST FIFTEEN (15) SECONDS: 39.251998, -86.655509

A5. LEGAL DESCRIPTION: REFER TO THE COVER SHEET.

A6. 11 X 17-INCH PLAT SHOWING BUILDING LOT NUMBERS/BOUNDARIES AND ROAD LAYOUT/NAMEs: REFER TO FINAL PLAT.

A7. BOUNDARIES OF THE ONE HUNDRED (100) YEAR FLOODPLAINS, FLOODWAY FRINGES, AND FLOODWAYS: DOES NOT APPLY.

A8. LAND USE OF ALL ADJACENT PROPERTIES: PROPERTY TO THE NORTH IS A SOLAR FARM. PROPERTY TO THE EAST IS A WASTE TRANSFER FACILITY. PROPERTY TO THE SOUTH IS COMMERCIAL AND VACANT. PROPERTY TO THE WEST IS SELF-STORAGE.

A9. IDENTIFICATION OF A U.S. EPA APPROVED OR ESTABLISHED TMDL: LOWER SALT CREEK TMDL.

A10. NAME(S) OF THE RECEIVING WATERS: PRIMARY – CLEAR CREEK, SECONDARY: SALT CREEK, TERTIARY: EAST FORK WHITE RIVER

A11. IDENTIFICATION OF DISCHARGES TO A WATER ON THE CURRENT 303(D) LIST OF IMPAIRED WATERS AND POLLUTANT(S) FOR WHICH IT IS IMPAIRED: 303(D) – SALT CREEK & CLEAR CREEK, E.Coli

A12. SOILS MAP OF THE PREDOMINATE SOIL TYPES: REFER TO THIS SHEET.

A13. IDENTIFICATION AND LOCATION OF ALL KNOWN WETLANDS, LAKES, AND WATER COURSES ON OR ADJACENT TO THE PROJECT SITE (CONSTRUCTION PLAN, EXISTING SITE LAYOUT): THERE IS AN EXISTING MAN MADE POND LOCATED IN THE CENTER OF THE SITE. THE POND WILL BE DRAINED AND FILLED IN.

A14. IDENTIFICATION OF ANY OTHER STATE OR FEDERAL WATER QUALITY PERMITS OR AUTHORIZATIONS THAT ARE REQUIRED FOR CONSTRUCTION ACTIVITIES: DOES NOT APPLY.

A15. IDENTIFICATION AND DELINEATION OF EXISTING COVER, INCLUDING NATURAL BUFFERS: REFER TO SHEET C201 AND SHEET C501.

A16. EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS: THE EXISTING SITE TOPOGRAPHY IS DEPICTED ON THE PLAN SHEETS C201–C501.

A17. LOCATION(S) WHERE RUN-OFF ENTERS THE PROJECT SITE: RUNOFF ENTERS THE PROJECT SITE FROM THE EAST.

A18. LOCATION (S) WHERE RUN-OFF DISCHARGES FROM THE PROJECT SITE PRIOR TO LAND DISTURBANCE: RUN-OFF DISCHARGES TO THE WEST.

A19. LOCATION OF ALL EXISTING STRUCTURES ON THE PROJECT SITE: REFER TO THE DEMOLITION PLAN ON SHEET C201.

A20. EXISTING PERMANENT RETENTION OR DETENTION FACILITIES, INCLUDING MANMADE WETLANDS, DESIGNED FOR THE PURPOSES OF STORMWATER MANAGEMENT: DOES NOT APPLY.

A21. LOCATIONS WHERE STORMWATER MAY BE DIRECTLY DISCHARGED INTO GROUND WATER, SUCH AS ABANDONED WELLS, SINKHOLES, OR KARST FEATURES: DOES NOT APPLY.

A22. SIZE OF THE PROJECT AREA EXPRESSED IN ACRES: 6.94 ACRES.

A23. TOTAL EXPECTED LAND DISTURBANCE EXPRESSED IN ACRES: 4.06 ACRES

A24. PROPOSED FINAL TOPOGRAPHY: PROPOSED FINAL TOPOGRAPHY IS SHOWN ON THE GRADING & DRAINAGE PLAN ON SHEET C401.

A25. LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS: THE CONSTRUCTION LIMITS ARE SHOWN ON THE SWPPP PLAN ON SHEET C701.

A26. LOCATIONS, SIZE, AND DIMENSIONS OF ALL STORMWATER DRAINAGE SYSTEM, SUCH AS CULVERTS, STORMWATER SEWER, AND CONVEYANCE CHANNELS: PROPOSED STORMWATER DRAINAGE SYSTEMS ARE SHOWN ON THE GRADING, DRAINAGE, AND SWPPP PLAN ON SHEET C401 & C701 AND DETAILS ON SHEET C601.

A27. LOCATIONS OF SPECIFIC POINTS WHERE STORMWATER AND NON-STORMWATER DISCHARGES WILL LEAVE THE PROJECT SITE: SEE PLAN SHEET C401. STORMWATER WILL BE CAPTURED IN ONE WATER QUALITY POND ALONG THE WEST SIDE OF THE SITE. THE POND WILL DISCHARGE AT THE WEST PROPERTY LINE.

A28. LOCATION OF ALL PROPOSED SITE IMPROVEMENTS, INCLUDING ROADS, UTILITIES, LOT DELINEATION AND IDENTIFICATION, PROPOSED STRUCTURES, AND COMMON AREAS: ALL PROPOSED SITE IMPROVEMENTS ARE SHOWN ON THE SITE, GRADING AND DRAINAGE PLAN SHEETS C301–C401.

A29. LOCATION OF ALL ON-SITE AND OFF-SITE SOIL STOCKPILES AND BORROW AREAS: STOCKPILE LOCATIONS ARE SHOWN ON THE EROSION CONTROL PLAN ON SHEET C701. OFF-SITE SOIL STOCKPILES AND BORROW AREAS ARE YET TO BE DETERMINED AT THIS TIME.

A30. CONSTRUCTION SUPPORT ACTIVITIES THAT ARE EXPECTED TO BE PART OF THE PROJECT: THERE ARE NO OFF-SITE CONSTRUCTION ACTIVITIES. ALL MATERIALS THAT WILL BE BROUGHT TO THE SITE WILL BE OBTAINED FROM AN EXISTING/APPROVED MATERIALS PLANT. ALL DISPOSAL OF DEBRIS/MATERIALS WILL BE TAKEN TO AN EXISTING/APPROVED WASTE FACILITY.

A31. LOCATION OF ANY IN-STREAM ACTIVITIES THAT ARE PLANNED FOR THE PROJECT INCLUDING, BUT NOT LIMITED TO, STEAM CROSSINGS AND PUMP AROUNDS: DOES NOT APPLY.

SECTION B – CONSTRUCTION COMPONENT

B1. DESCRIPTION OF THE POTENTIAL POLLUTANT GENERATING SOURCES AND POLLUTANTS, INCLUDING ALL POTENTIAL NON-STORMWATER DISCHARGES:

A. THE MOST ABUNDANT POLLUTANT CAUSED BY CONSTRUCTION WOULD BE SOIL SUSPENDED IN STORM WATER RUNOFF.

B. FUEL, OILS, AND OTHER FLUIDS ASSOCIATED WITH THE CONSTRUCTION EQUIPMENT COULD POSSIBLY RUNOFF AS WELL.

C. TRASH ASSOCIATED WITH HUMAN ACTIVITY, INCLUDING CONSTRUCTION MATERIALS.

B2. STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS: REFER TO THE SWPPP PLAN ON SHEET C701 AND THE SWPPP DETAILS ON SHEET C702–C704 FOR DIMENSIONS OF THE CONSTRUCTION ENTRANCE.

B3. SPECIFICATIONS FOR TEMPORARY AND PERMANENT STABILIZATION: REFER TO SWPPP PLAN ON SHEET C701 FOR LOCATIONS OF ALL TEMPORARY STABILIZATION MEASURES INCLUDING, EROSION CONTROL BLANKET, TURF REINFORCEMENT MATTING, AND MULCH SEEDING. SEE DETAILS ON SHEET C702–C704.

B4. SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS: ROCK CHECK DAMS ARE PROPOSED FOR CONCENTRATED FLOW AREAS. SEE SHEET C701 FOR LOCATIONS AND SHEETS C702–C704 FOR DETAILS.

B5. SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS: A COMBINATION OF SILT FENCE AND VEGETATED COVER ARE PROPOSED TO CONTROL EROSION FROM NEWLY GRADED AREAS. EROSION CONTROL BLANKET WILL BE USED ON EXTENDED SLOPES. SEE SHEET C701 FOR LOCATIONS AND SHEETS C702–C704 FOR DETAILS.

B6. RUN-OFF CONTROL MEASURES: RUN-OFF CONTROL MEASURES INCLUDE STORM SEWER INFRASTRUCTURE AND WATER QUALITY/DETENTION POND. SEE SHEETS C401 FOR LOCATIONS AND SHEET C601 FOR DETAILS.

B7. STORMWATER OUTLET PROTECTION LOCATION AND SPECIFICATIONS: RIP-RAP APRONS WILL BE INSTALLED TO PROVIDE OUTLET PROTECTION. SEE SHEET C701 FOR LOCATIONS AND SHEETS C702–C704 FOR DETAILS.

B8. GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS: NO ADDITIONAL GRADE STABILIZATION STRUCTURES ARE PROPOSED BEYOND PIPING OUTLETS WITH RIP-RAP APRONS.

B9. DEWATERING APPLICATIONS AND MANAGEMENT METHODS: THE EXISTING POND WILL BE DRAINED AND FILLED IN. REFER TO THE DEMOLITION PLAN ON SHEET C201.

B10. MEASURES UTILIZED FOR WORK WITHIN WATERBODIES: REFER TO THE DEMOLITION PLAN ON SHEET C201.

B11. MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE: MONITORING AND MAINTENANCE OF ALL POLLUTION PREVENTION MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL INSPECT ALL MEASURES AT LEAST ONCE A WEEK AND AFTER EACH STORM EVENT. THE CONTRACTOR SHALL PREPARE A WRITTEN REPORT FOR EACH INSPECTION NOTING CONDITIONS AND MAINTENANCE PROVIDED. A COPY OF EACH REPORT SHALL BE KEPT ON FILE AT THE PROJECT SITE. REFER TO EACH PREVENTION MEASURE DETAIL FOR CONSTRUCTION AND MAINTENANCE GUIDELINES. REFER TO THE OPERATIONS AND MAINTENANCE MANUAL.

B12. PLANNED CONSTRUCTION SEQUENCE: THAT DESCRIBES THE IMPLEMENTATION OF STORMWATER QUALITY MEASURES IN RELATION TO LAND DISTURBANCE: SEE THE EROSION CONTROL SEQUENCE ON THIS SHEET.

B13. PROVISIONS FOR EROSION AND SEDIMENT CONTROL ON INDIVIDUAL RESIDENTIAL BUILDING LOTS REGULATED UNDER THE PROPOSED PROJECT: DOES NOT APPLY.

B14. MATERIAL HANDLING AND SPILL PREVENTION AND SPILL RESPONSE PLAN: MEETING THE REQUIREMENTS IN 327 IAC 2-6-1: ALL MATERIALS ON-SITE WILL BE HANDLED PER THE REQUIREMENTS OF THE MSDS SHEETS. THE CONTRACTOR SHALL HAVE AN EMERGENCY SPILL CLEAN-UP KIT ON SITE FOR RECOVERY OF PETROLEUM PRODUCT SPILLS AT ALL TIMES. IF A REPORTABLE AMOUNT OF SEDIMENT LABEN WATER OR OTHER POLLUTANT IS ALLOWED TO LEAVE THE SITE, THE CONTRACTOR IS OBLIGATED TO NOTIFY IDEM'S SPILL LINE AT (317) 233-7745 WITHIN 24 HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINES AND ANY LIABILITY ASSOCIATED WITH SUCH AN EVENT. SEDIMENT LABEN WATER, WHICH OTHERWISE WOULD FLOW FROM THE PROJECT SITE, SHALL BE TREATED BY EROSION AND SEDIMENT CONTROL MEASURES APPROPRIATE TO MINIMIZE SEDIMENTATION. ALL WATER (INCLUDING STORMWATER, GROUNDWATER, OR ANY OTHER WATER THAT LEAVES THE CONSTRUCTION SITE) MUST HAVE A SEDIMENT SUSPENDED SOLIDS LEVEL OF LESS THAN 50 MILLIGRAMS PER MILLITER OR HAVE NO VISIBLE SEDIMENT. THIS CAN BE DETERMINED ON-SITE BY TAKING A SETTLEABLE SOLIDS SAMPLE WITH AN IMhoff CONE WITH A RESULT OF LESS THAN 0.5 ML PER LITER. IT SHOULD BE EXPECTED THAT ALL MATERIALS NECESSARY TO CONSTRUCT THE PROPOSED SITE IMPROVEMENTS WILL BE ENCOUNTERED ON-SITE AT ONE TIME OR ANOTHER. ALL MATERIALS THAT APPEAR ON-SITE WILL BE ACCOMPANIED WITH MSDS SHEETS IN ACCORDANCE WITH OSHA GUIDELINES AND THE CODE OF FEDERAL REGULATION (CFR). MSDS SHEETS PROVIDE AMONG OTHER THINGS, THE PROCEDURES FOR CLEAN-UP OF SPILLS AND LEAKS. REFER TO ITEM B1 ABOVE FOR ADDITIONAL INFORMATION.

B15. MATERIAL HANDLING PROCEDURES ASSOCIATE WITH CONSTRUCTION ACTIVITY: REFER TO B14 IN THIS NARRATIVE.

B16. LOCATION OF ALL PROPOSED SITE IMPROVEMENTS, INCLUDING ROADS, UTILITIES, LOT DELINEATION AND IDENTIFICATION, PROPOSED STRUCTURES, AND COMMON AREAS: ALL PROPOSED SITE IMPROVEMENTS ARE SHOWN ON THE SITE, GRADING AND DRAINAGE PLAN SHEETS C301–C401.

B17. LOCATION OF ALL ON-SITE AND OFF-SITE SOIL STOCKPILES AND BORROW AREAS: STOCKPILE LOCATIONS ARE SHOWN ON THE EROSION CONTROL PLAN ON SHEET C701. OFF-SITE SOIL STOCKPILES AND BORROW AREAS ARE YET TO BE DETERMINED AT THIS TIME.

B18. CONSTRUCTION SUPPORT ACTIVITIES THAT ARE EXPECTED TO BE PART OF THE PROJECT: THERE ARE NO OFF-SITE CONSTRUCTION ACTIVITIES. ALL MATERIALS THAT WILL BE BROUGHT TO THE SITE WILL BE OBTAINED FROM AN EXISTING/APPROVED MATERIALS PLANT. ALL DISPOSAL OF DEBRIS/MATERIALS WILL BE TAKEN TO AN EXISTING/APPROVED WASTE FACILITY.

B19. LOCATION OF ANY IN-STREAM ACTIVITIES THAT ARE PLANNED FOR THE PROJECT INCLUDING, BUT NOT LIMITED TO, STEAM CROSSINGS AND PUMP AROUNDS: DOES NOT APPLY.

SECTION C – POST CONSTRUCTION COMPONENT

C1. DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE: THE MAIN POST CONSTRUCTION POLLUTANTS MAY BE OILS, GREASE, GAS, AND OTHER FLUIDS FROM AUTOMOTIVE USE, ADDITIONALLY, TRASH AND DEBRIS FROM LITTERING AND OTHER TYPES OF IMPROPER DISPOSAL OR STORAGE. REFER TO POTENTIAL STORM WATER POLLUTANTS MATERIAL HANDLING AND SPILL PREVENTION FIGURE ON THIS SHEET FOR DETAILS.

C2. DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER MEASURES: THE PROPOSED POST CONSTRUCTION STORMWATER MEASURES ARE THE PROPOSED WATER QUALITY POND AND STORM SEWER NETWORK. REFER TO THE GRADING & DRAINAGE PLAN ON SHEET C401 AND DRAINAGE DETAILS ON SHEET C601.

C3. PLAN DETAILS FOR EACH STORMWATER MEASURE: REFER TO THE GRADING & DRAINAGE PLAN ON SHEET C401 AND DRAINAGE DETAILS ON SHEET C601.

C4. SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION: REFER TO THE EROSION CONTROL SEQUENCE ON THIS SHEET.

C5. DESCRIPTION OF MAINTENANCE GUIDELINES FOR PROPOSED POST CONSTRUCTION WATER QUALITY MEASURES: REFER TO THE OPERATIONS AND MAINTENANCE MANUAL.

C6. ENTITY THAT WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE POST-CONSTRUCTION STORMWATER MEASURES: THE PROJECT SITE OWNER WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE POST-CONSTRUCTION STORMWATER MEASURES.

THE PROJECT SITE OWNER WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE POST-CONSTRUCTION STORMWATER MEASURES. PROVIDE A COPY OF THE SIGNED MOU TO THE CITY OF BLOOMINGTON UTILITIES MS4 PROGRAM COORDINATOR.

FUEL HANDLING

PREVENTATIVE MEASURES ARE THE BEST MEANS OF AVOIDING ACCIDENTAL RELEASE OF PETROLEUM PRODUCTS.

FUELING:

- WELDING, CUTTING, BURNING, HEAVY EQUIPMENT OPERATIONS IN THE IMMEDIATE AREA OF A FUELING OPERATION SHALL BE SUSPENDED DURING REFUELING.
- UNRELINING OF FUEL TRANSFER HOSE AND NOZZLE SHALL BE DONE WITH THE NOZZLE IN THE UPRIGHT POSITION. THE NOZZLE SHALL BE KEPT CLEAR OF THE GROUND WHEN RETURNED TO THE REEL OR STORAGE POSITION.
- WRAP ABSORBENT PADS AROUND THE FUEL INLET OF THE RECEIVING EQUIPMENT PRIOR TO DISPENSING FUEL.
- TRANSFER OF FUEL IS TO BE STOPPED PRIOR TO OVERFLOWING, LEAVING ROOM FOR EXPANSION.

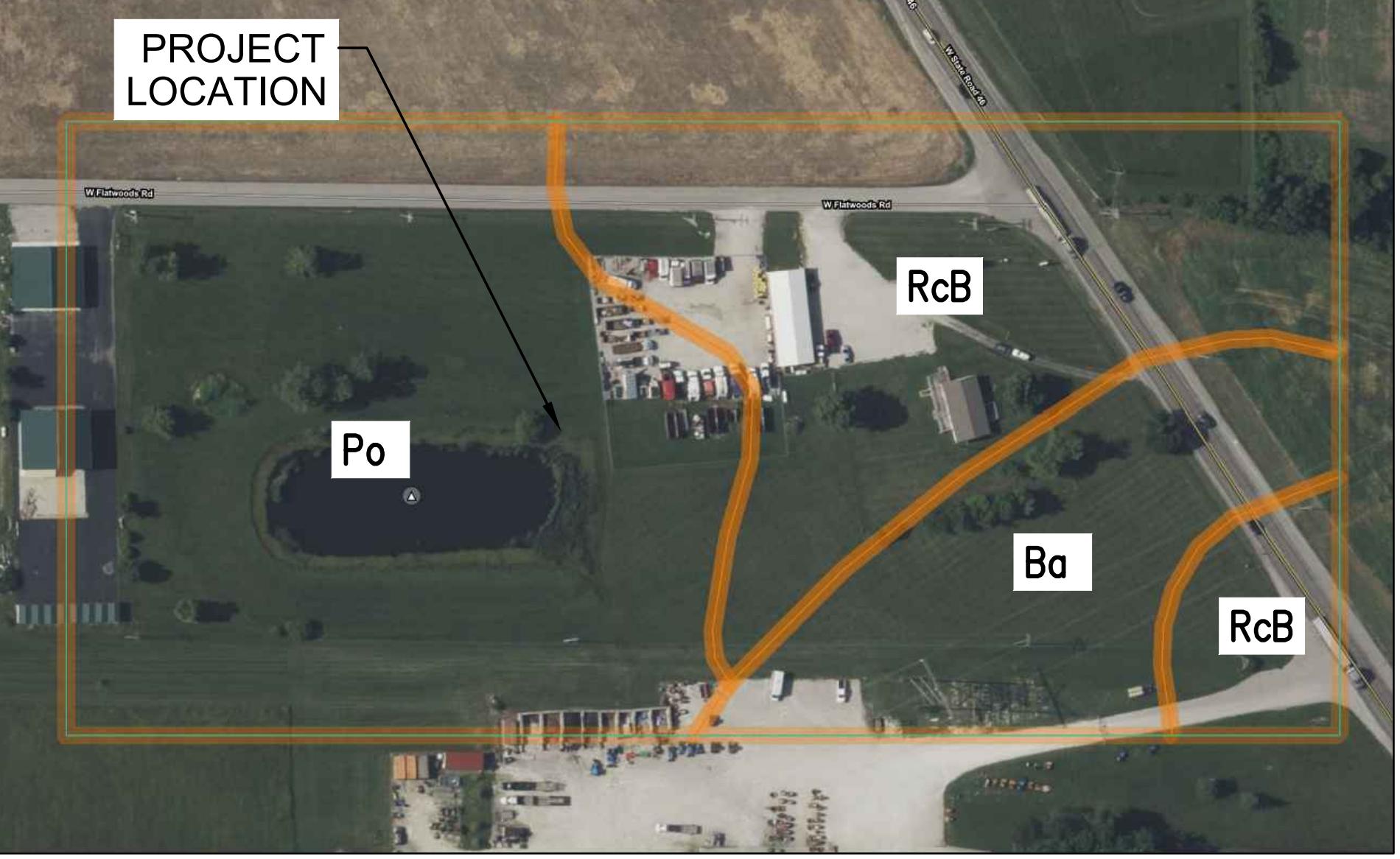
SPILLS:

IN THE EVENT OF AN ACCIDENTAL SPILL, THE FOLLOWING SHALL OCCUR:

- STOP THE LEAK.
- BLOCK OFF ANY DRAINS OR ACCESS TO DRAINAGEWAYS.
- IF SPILL HAS ENTERED OR IS IN DANGER OF ENTERING A WATERWAY, BOOM-OFF AREA TO CONTAIN SPILL.
- ASSESS THE LEVEL OF THE SPILL AND REPORT SPILL TO THE IDEM SPILL LINE AT (317)233-7745 AND THE LOCAL STORMWATER INSPECTOR AT (812)403-6345.
- ASSESS THE METHOD OF CLEANUP.
- PROCEED WITH RECOVERY OF SPILLED FUEL AND CLEAN-UP.
- ARRANGE APPROPRIATE DISPOSAL OF RECOVERED FUEL AND DEBRIS AT A LANDFILL SITE.
- MAINTAIN A RECORD OF THE SPILL AND CLEANUP.

TYPICAL SPILL CLEANUP KIT CONTENTS:

- FOUR 3" DIA. X 48" OIL SOCKS
- TWENTY-FIVE 17" X 19" OIL PADS
- DISPOSABLE MATERIAL CONTAINMENT BAGS
- LATEX GLOVES
- GRANULAR ABSORBENT
- PVC BAG CONTAINER



SOILS MAP
SCALE: NTS

revisions:
ARCHITECTURE CIVIL ENGINEERING PLANNING
CIVIL PLANNING
bloomington, indiana (812) 339-2900 (Fax)

BBB BYNUM FANYO & ASSOCIATES, INC.
certified by:
Landform: Stream terraces
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Tread, talus
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine-silty loess over loamy alluvium
Typical profile
Ap - 0 to 11 inches: silt loam
BE - 11 to 17 inches: silt loam
Btg - 17 to 30 inches: silty clay loam
Btx - 30 to 55 inches: silt loam
2BC - 55 to 80 inches: silt loam
Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: 28 to 31 inches to fragipan
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.01 to 0.13 in/hr)
Depth to water table: About 16 to 20 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply: 0 to 60 inches: Moderate (about 6.7 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F120BY013N - Moist Terraces
Hydric soil rating: No

Landform: Stream terraces, flats
Landform position (three-dimensional): Tread, talus
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over underlying loamy lacustrine deposits
Typical profile
Ap - 0 to 8 inches: silt loam
BEG - 8 to 19 inches: silt loam
Btg - 19 to 36 inches: silt loam
Btgx - 36 to 76 inches: silty clay loam
2Btb - 76 to 79 inches: silty clay loam
Properties and qualities
Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.01 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply: 0 to 60 inches: High (about 10.2 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F114XB103N - Wet Lacustrine Forest
Hydric soil rating: Yes

PROPOSED AVA'S SELF-STORAGE DEVELOPMENT PLAN
8631 W. FLATWOODS ROAD
GOSHPORT, INDIANA 47433
title: SWPPP INFORMATION
designed by: AJW
drawn by: AJW
checked by: DJB
sheet no.: C702
project no.: 402307

EROSION CONTROL SEQUENCE

- CONTACT MONROE COUNTY

PRACTICE 3.74
SILT FENCE (SEDIMENT FENCE)

PURPOSE

To retain sediment from small, sloping disturbed areas by reducing the velocity of sheet flow.

(NOTE: Silt fence captures sediment by ponding water to allow deposition, not by filtration. Although the practice usually works best in conjunction with temporary basins, traps, or diversions, it can be sufficiently effective to be used alone. A silt fence is not recommended for use as a diversion; nor is it to be used across a stream, channel or anywhere that concentrated flow is anticipated.)

REQUIREMENTS

Drainage Area: Limited to 1/4 acre per 100 ft. of fence; further restricted by slope steepness (see Exhibit 3.74-B).

Location: Fence should be appropriately following the land contour, and at least 10 ft. from the toe of the slope to provide a broad, shallow sediment pool.

Trench: 8 in. minimum depth, flat-bottom or V-shaped, filled with compacted soil or gravel to bury lower portion of support wire and/or fence fabric.

Support posts: 2 x 2 in. hardwood posts (if used) or steel fence posts set at least 1 ft. deep.* (Steel posts shall be galvanized.)

Spacing of posts: 8 ft. maximum if fence supported by wire, 6 ft. if Silt Fence is Applicable.

Max. distance above fence: Slope and distance for which a Silt Fence is Applicable.

Fence height: High enough so depth of impounded water does not exceed 1 1/2 ft. at any point along fence line.

Support wire (optional): 14 gauge, 6 in. wire fence (if used) if standard-strength fabric.

Fence fabric: Woven or non-woven geotextile fabric with specified filtering efficiency and tensile strength (see Exhibit 3.74-C) and containing UV stabilizers and stabilizers to ensure 6-mo. minimum life at temperatures 0°-120°.

* Some commercial silt fences come ready to install, with support posts attached and requiring no wire support.

Exhibit 3.74-C. Specifications Minimums for Silt Fence Fabric.

Physical Property Woven Fabric Non-woven fabric

Filtering Efficiency 85% 85%

Tensile Strength at 20% elongation:

Standard strength: 30 lbs./linear in.

Extra strength: 50 lbs./linear in.

Stitch rate: 0.3 gsd./min./sq.ft.

Water flow rate: 15 gsd./min./sq.ft.

UV resistance: 70% 85%

Outlet (optional): To allow for safe storm flow bypass without overflowing fence. Placed along fence line to limit water depth to 1 1/2 ft. maximum; crest—1 ft. high maximum; wet width—4 ft. maximum; splash pad—5 ft. wide, 3 ft. long, 1 in. thick minimum.

INSTALLATION

SITE PREPARATION: 1. Place the fence to be at least 10 ft. from the toe of the slope to provide a sediment storage area.

OUTLET CONSTRUCTION (OPTIONAL): 1. Determine the appropriate location for a reinforced, stabilized bypass flow outlet.

2. Set the outlet elevation so that water depth cannot exceed 1 1/2 ft. at the lowest point along the fence line.

3. Locate and install support posts to no more than 4 ft. apart, and install a horizontal fabric between them. (Net height should be no more than 1 ft. and water depth no more than 1 1/2 ft. anywhere else along the fence.)

4. Excavate the foundation with INDOT CA No. 1 stone, being careful that the finished surface blends with the surrounding area, allowing no overfill.

5. Fill the excavated foundation with the surrounding area, allowing no overfill.

6. Stake the fence around the pad.

OUTLET CONSTRUCTION (OPTIONAL): 1. Along the entire intended fence line, dig an 8 in. deep flat-bottomed or V-shaped trench.

2. On the downside side of the trench, drive the wood or steel support posts at least 1 ft. into the ground, spacing them no more than 8 ft. apart if the fence is supported by wire or 6 ft. if extra strength fabric is used when using support posts; if necessary, to ensure the posts are set at the low points along the fence line. (NOTE: If the fence has pre-attached posts or stakes, drive them deep enough so the fabric is satisfactory in the trench as described in Step 6.)

3. Fasten support wire to the upside side of the posts, extending it 8 in. into the trench.

4. Run a continuous length of geotextile fabric in front of the support wire over any points avoiding joints, particularly at low points in the fence line.

5. If a point is necessary, use the wrap joint method.

6. Place the bottom 1 ft. of fabric in the 8 in. deep trench, extending the remaining 4 in. toward the upside side.

7. Backfill the trench with compacted earth or gravel.

NOTE: If using a pre-packed commercial silt fence rather than constructing one, follow the manufacturer's installation instructions.

Exhibit 3.74-E. Detailed example of silt fence installation.

Filter Fabric—Support wire—Compacted soil—Post 18" deep (min.)—Wire 6" deep—V-trench with gravel

Exhibit 3.74-E. Detailed example of silt fence installation.

MAINTENANCE

* Inspect the silt fence periodically and after each storm event.

* If fence fabric tears, starts to decompose or in any way becomes ineffective, replace the affected portion immediately.

* Remove deposited sediment which reaches half the height of the fence at its lowest point or causing the fabric to bulge.

* Take care to avoid undermining the fence during clean out.

* After the contributing area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade, and stabilize.

Wrap Joint Method

Silt Fence—Post

Exhibit 3.74-E. Detailed example of silt fence installation.

MAINTENANCE

* Inspect the silt fence periodically and after each storm event.

* If fence fabric tears, starts to decompose or in any way becomes ineffective, replace the affected portion immediately.

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Wrap Joint Method

Silt Fence—Post

Exhibit 3.74-E. Detailed example of silt fence installation.

DI

Practice 3.51
Excavated Drop Inlet ProtectionPurpose
(Exhibit 3.51-A)

To capture sediment at the approach to a storm drain inlet, allowing full use of the storm drain system during the construction period.

NOTE: This practice may be used to improve the effectiveness and reliability of other sediment traps and barriers, such as fabric, block-and-gravel, slotted-barrel, straw bale, and gravel donut inlet protections.

REQUIREMENTS

Drainage Area: Limited to 1/4 acre per 100 ft. of fence; further restricted by slope steepness (see Exhibit 3.74-B).

Location: Fence should be appropriately following the land contour, and at least 10 ft. from the toe of the slope to provide a broad, shallow sediment pool.

Trench: 8 in. minimum depth, flat-bottom or V-shaped, filled with compacted soil or gravel to bury lower portion of support wire and/or fence fabric.

Support posts: 2 x 2 in. hardwood posts (if used) or steel fence posts set at least 1 ft. deep.* (Steel posts shall be galvanized.)

Spacing of posts: 8 ft. maximum if fence supported by wire, 6 ft. if Silt Fence is Applicable.

Max. distance above fence: Slope and distance for which a Silt Fence is Applicable.

Fence height: High enough so depth of

impounded water does not exceed 1 1/2 ft. at any point along fence line.

Support wire (optional): 14 gauge, 6 in. wire fence (if used) if standard-strength fabric.

Fence fabric: Woven or non-woven geotextile fabric with specified filtering efficiency and tensile strength (see Exhibit 3.74-C) and containing UV stabilizers and stabilizers to ensure 6-mo. minimum life at temperatures 0°-120°.

* Some commercial silt fences come ready to install, with support posts attached and requiring no wire support.

Exhibit 3.74-C. Specifications Minimums for Silt Fence Fabric.

Physical Property Woven Fabric Non-woven fabric

Filtering Efficiency 85% 85%

Tensile Strength at 20% elongation:

Standard strength: 30 lbs./linear in.

Extra strength: 50 lbs./linear in.

Stitch rate: 0.3 gsd./min./sq.ft.

Water flow rate: 15 gsd./min./sq.ft.

UV resistance: 70% 85%

Outlet (optional): To allow for safe storm flow bypass without overflowing fence. Placed along fence line to limit water depth to 1 1/2 ft. maximum; crest—1 ft. high maximum; wet width—4 ft. maximum; splash pad—5 ft. wide, 3 ft. long, 1 in. thick minimum.

Exhibit 3.51-B. Maximum Land Slope and distance for which a Silt Fence is Applicable.

Max. distance above fence

Less than 2% 100 ft.

2 to 5% 75 ft.

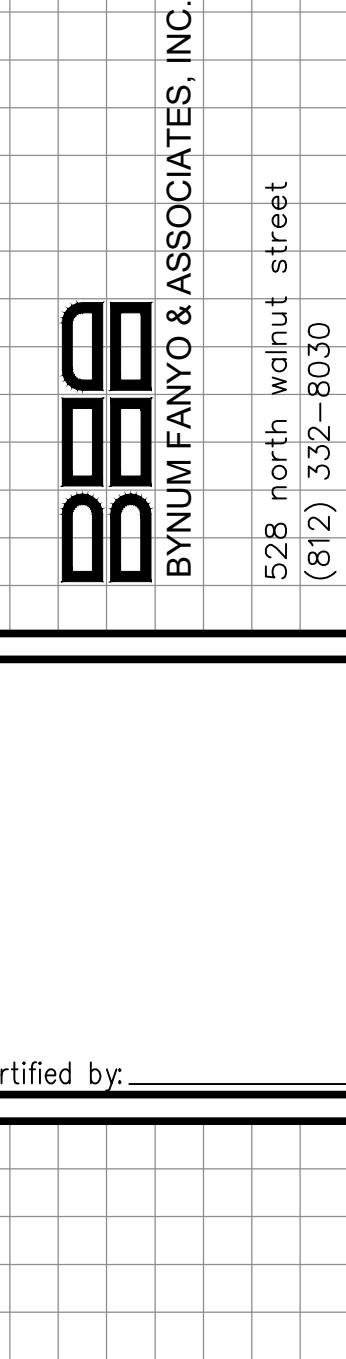
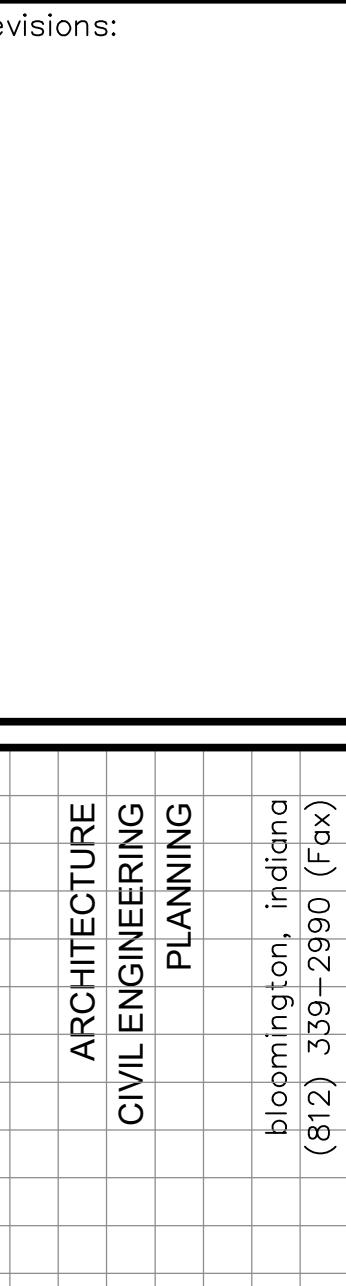
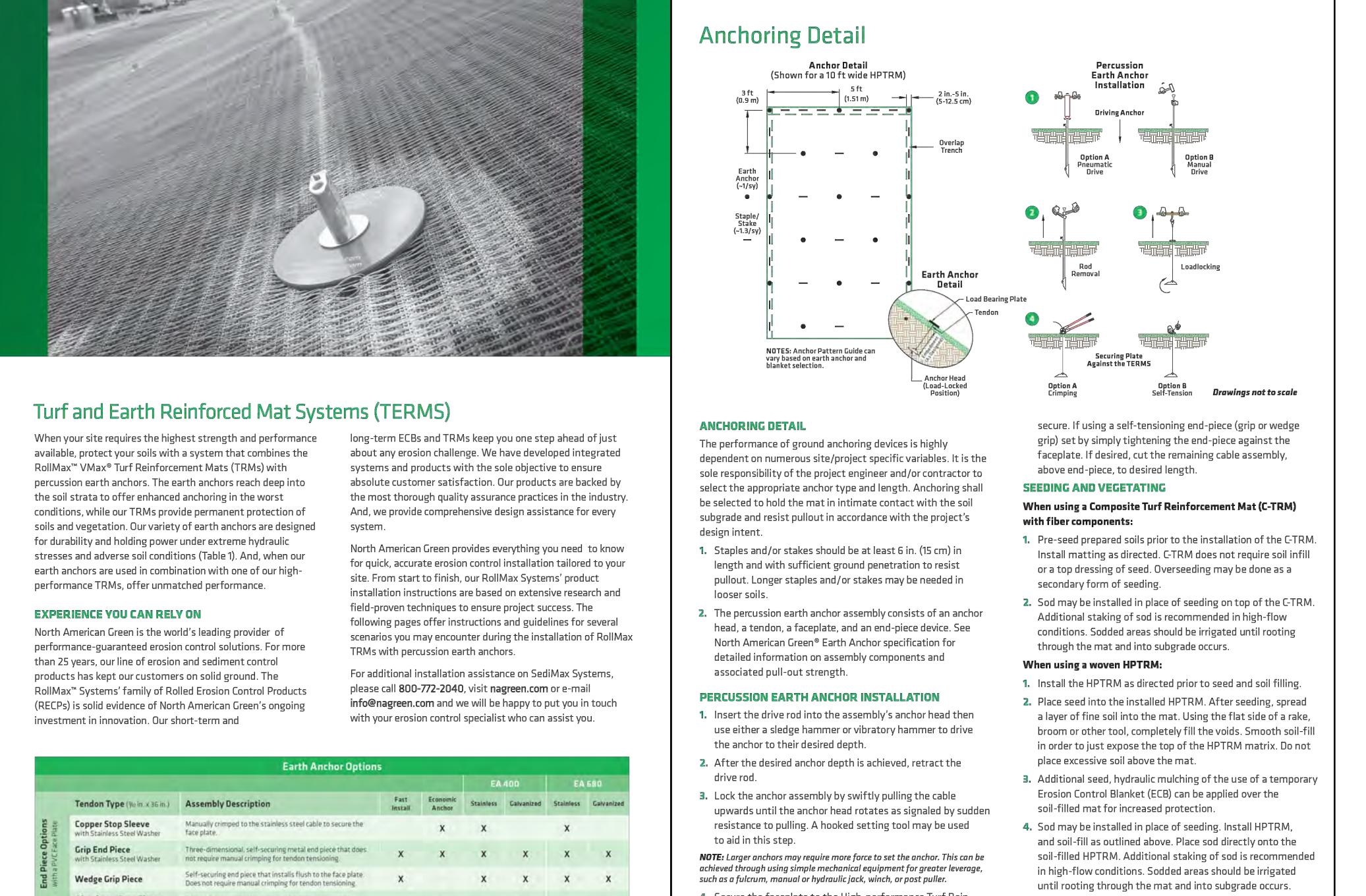
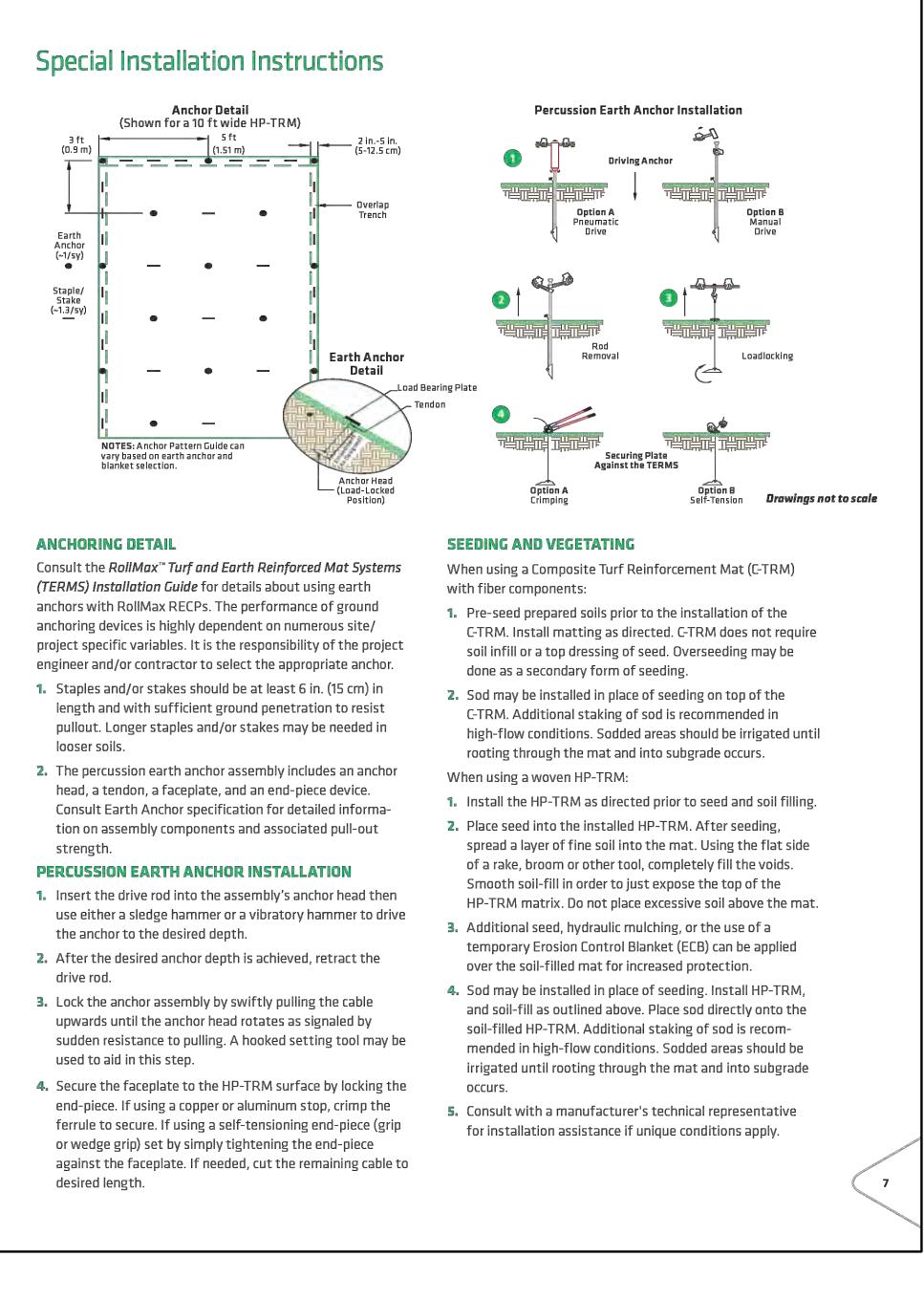
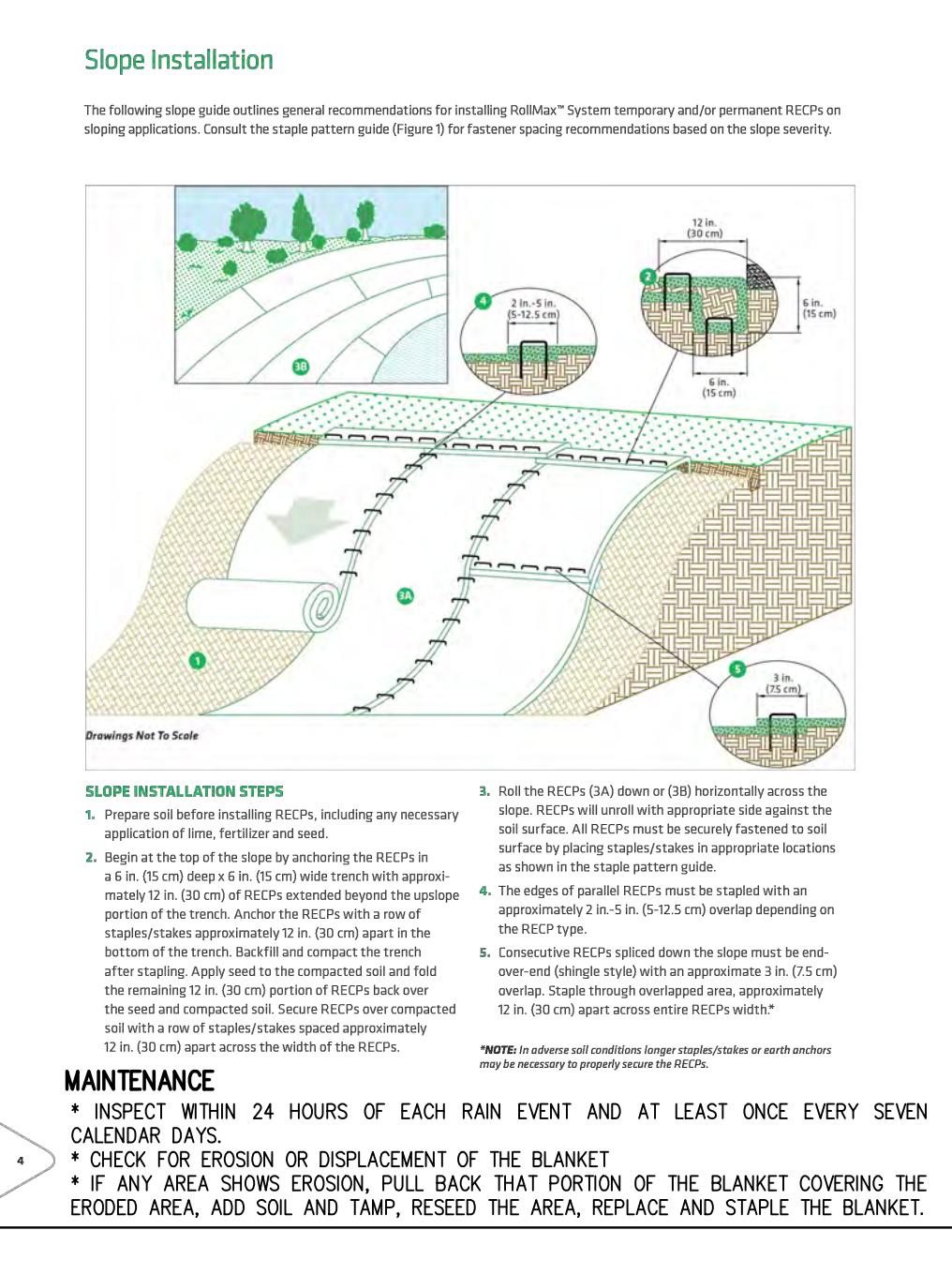
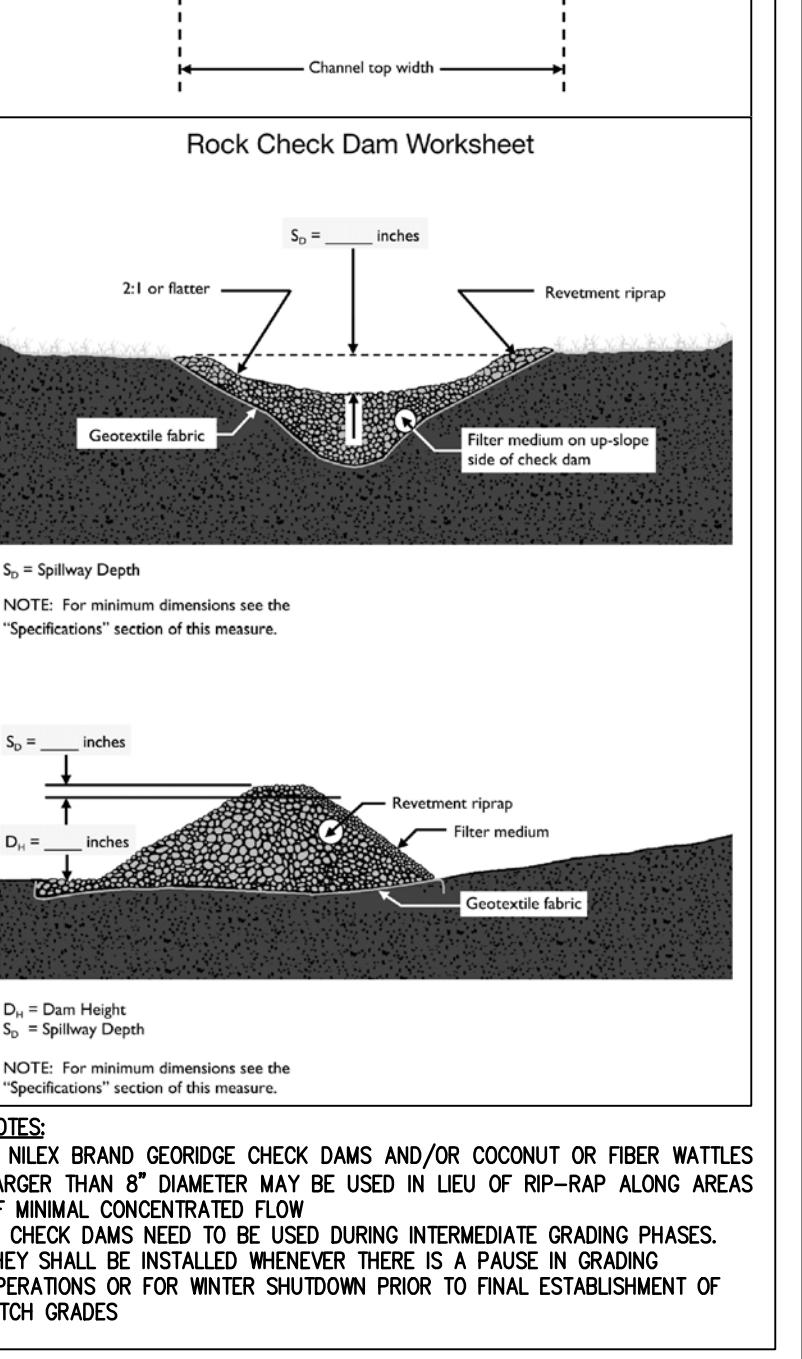
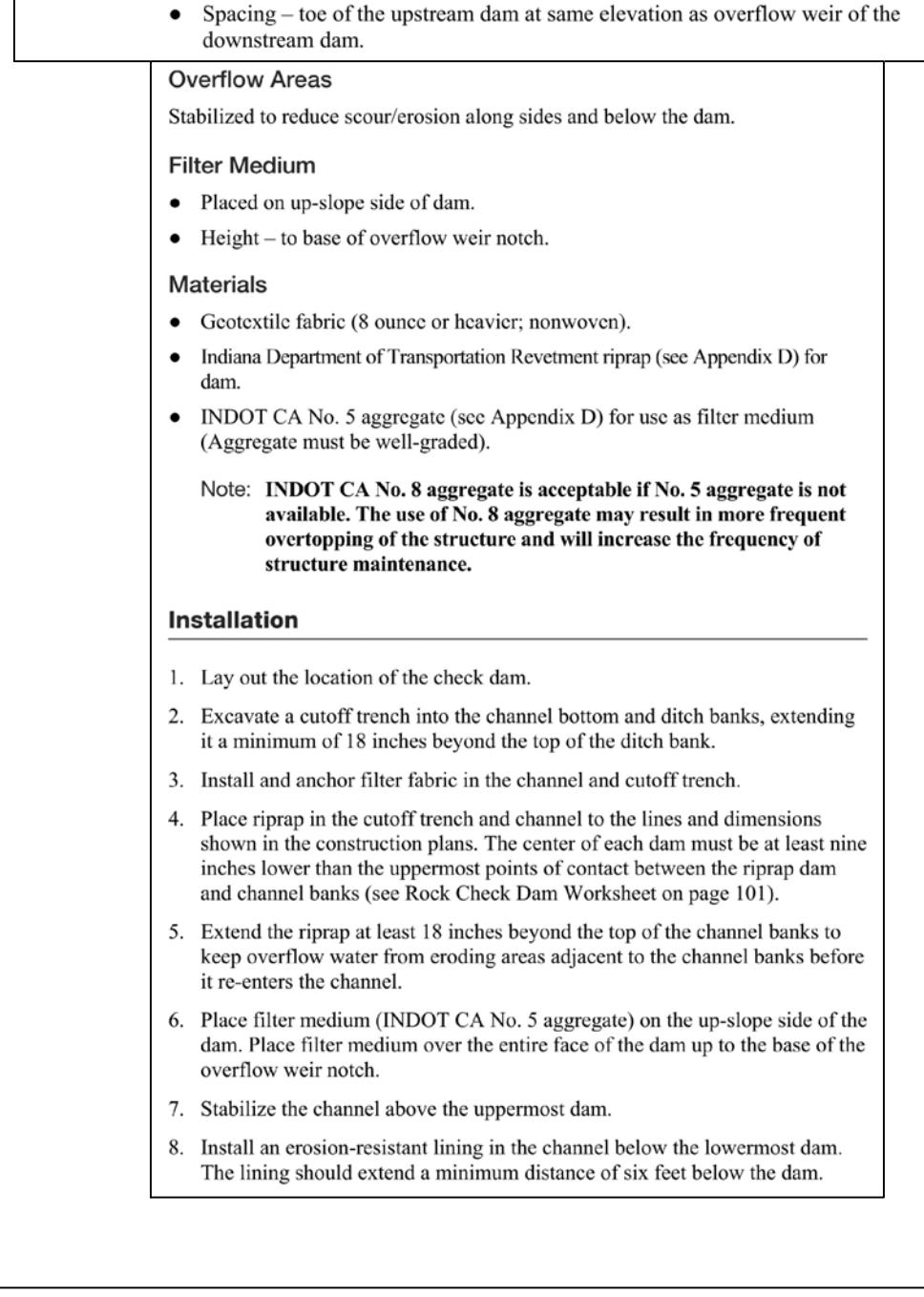
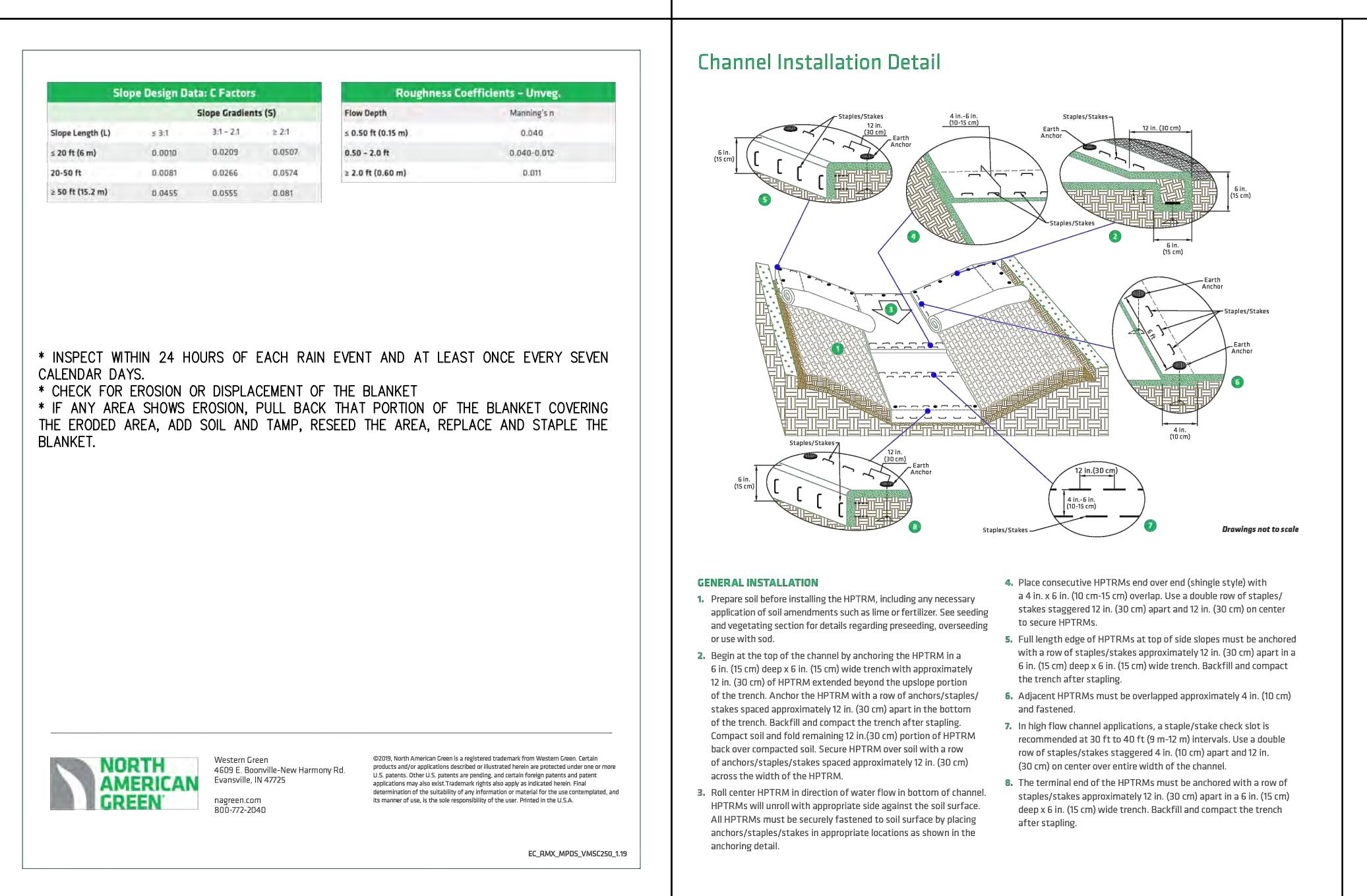
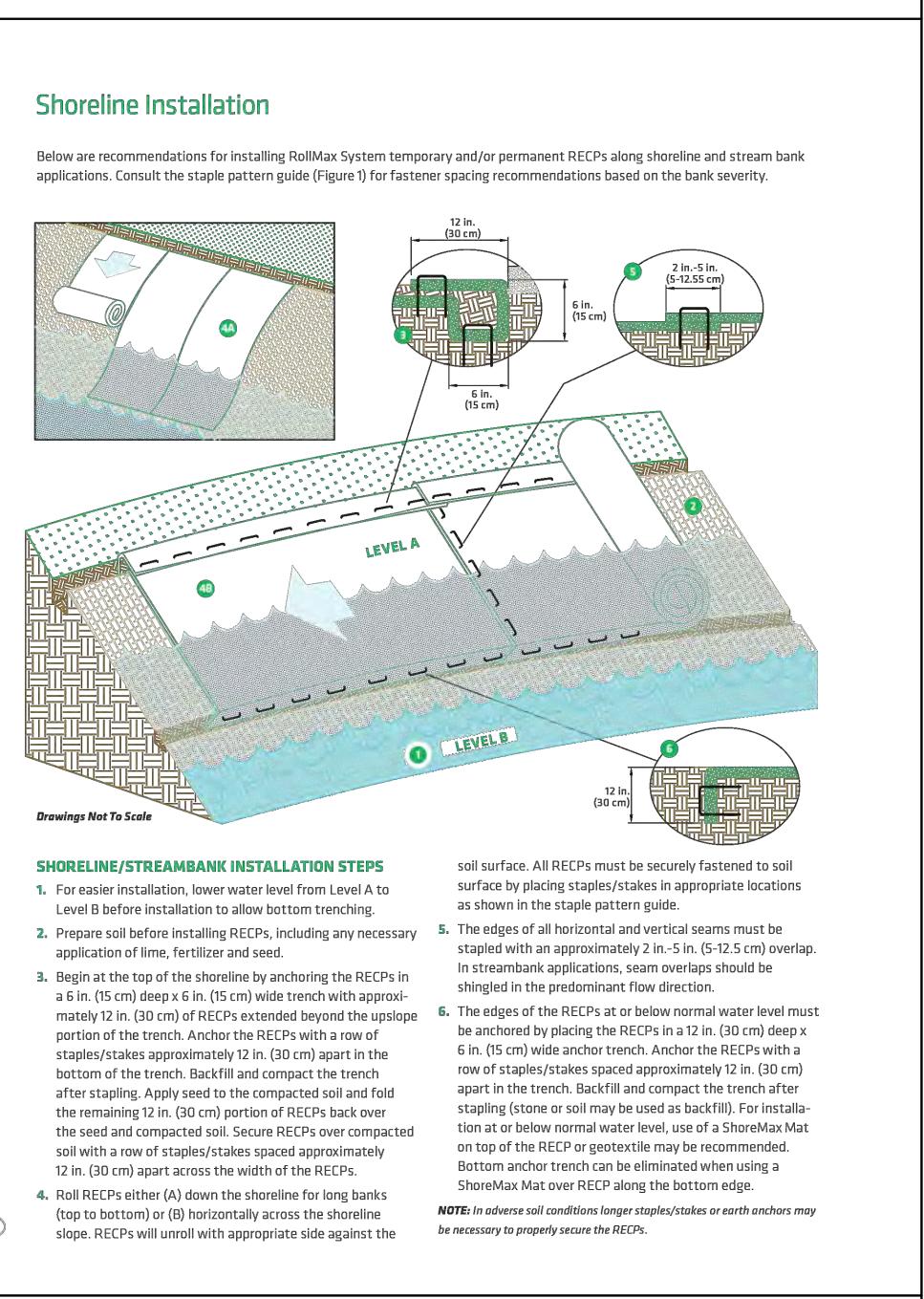
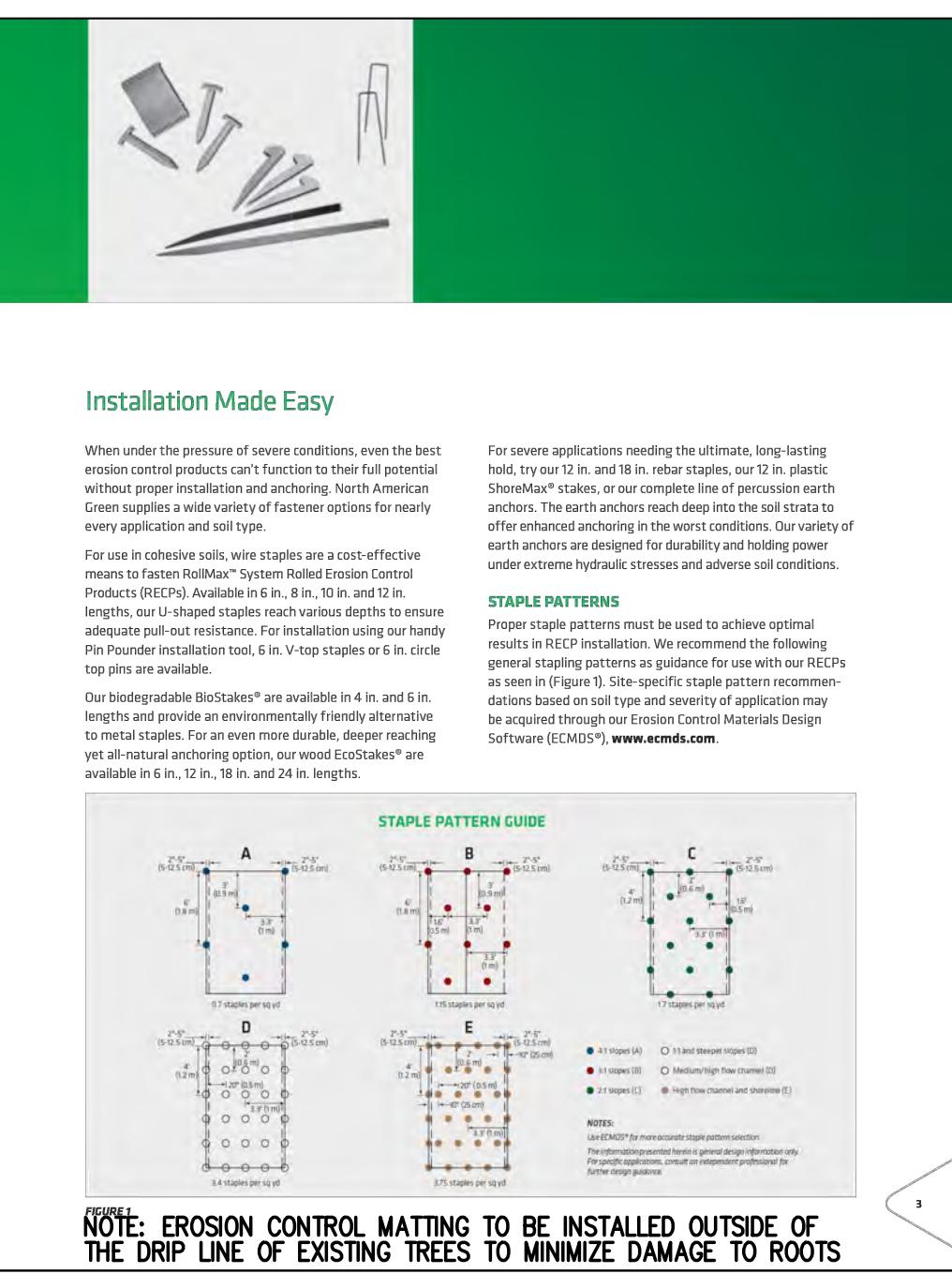
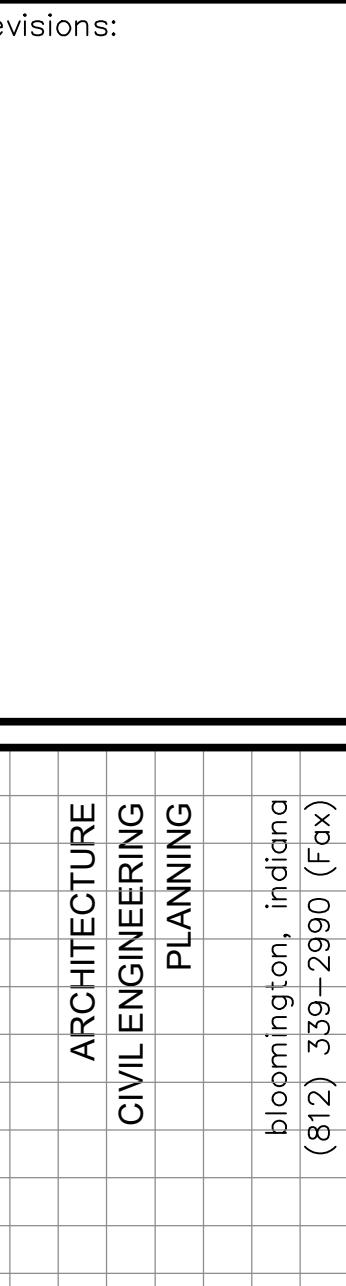
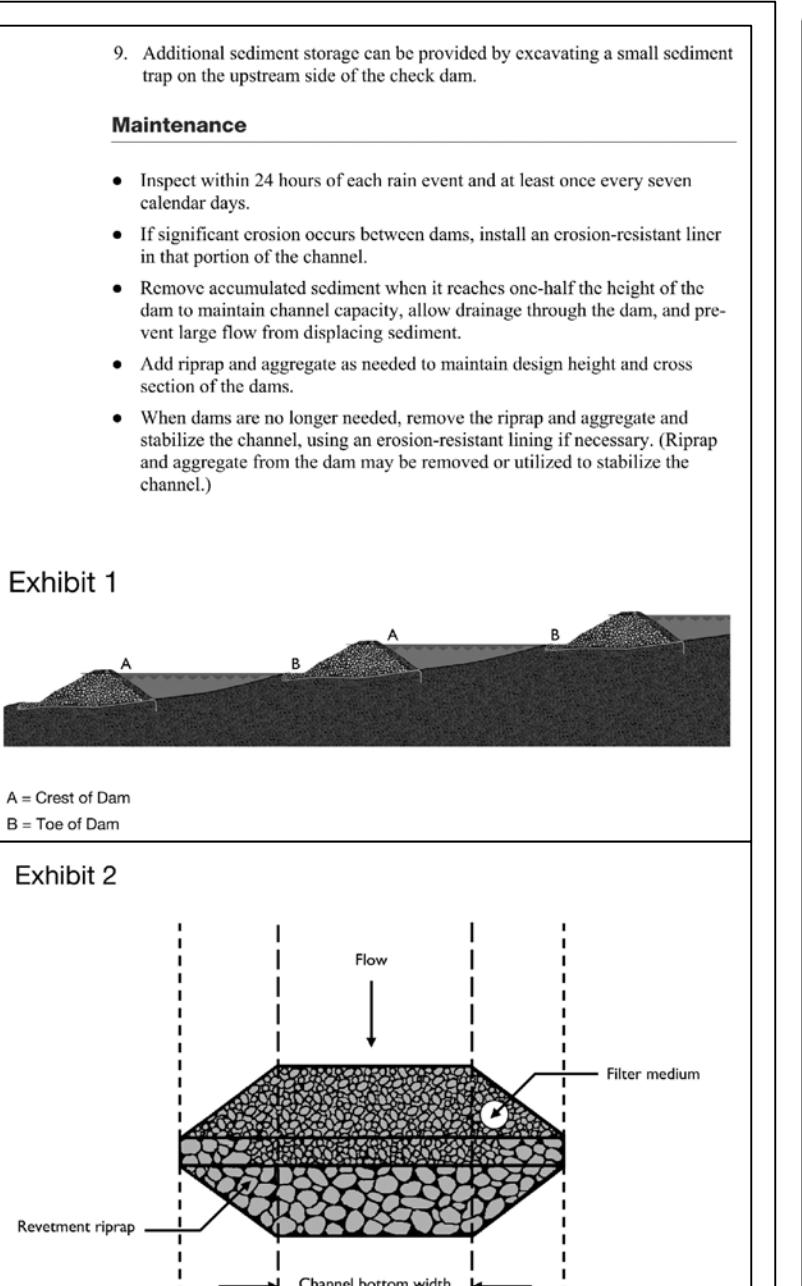
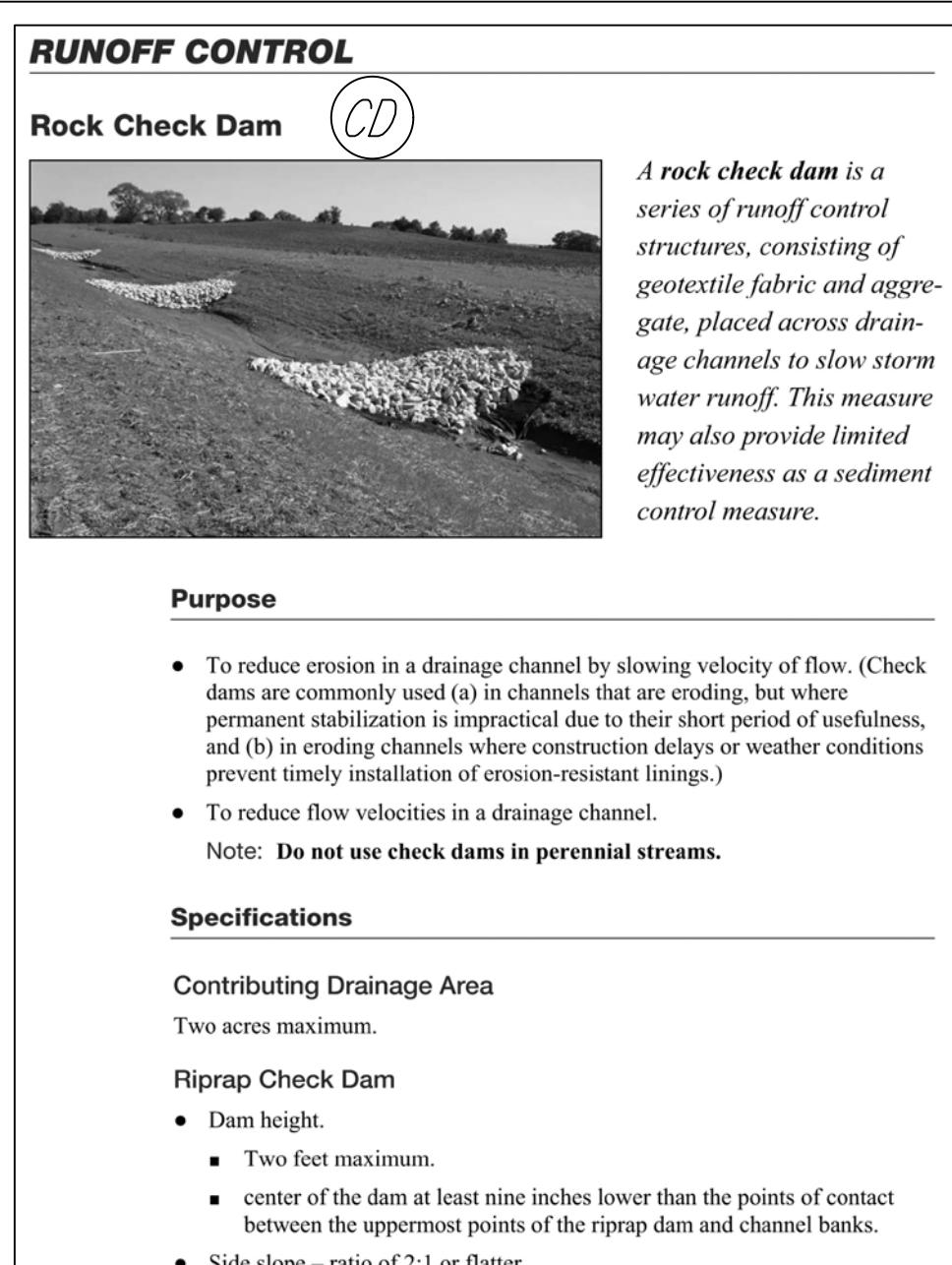
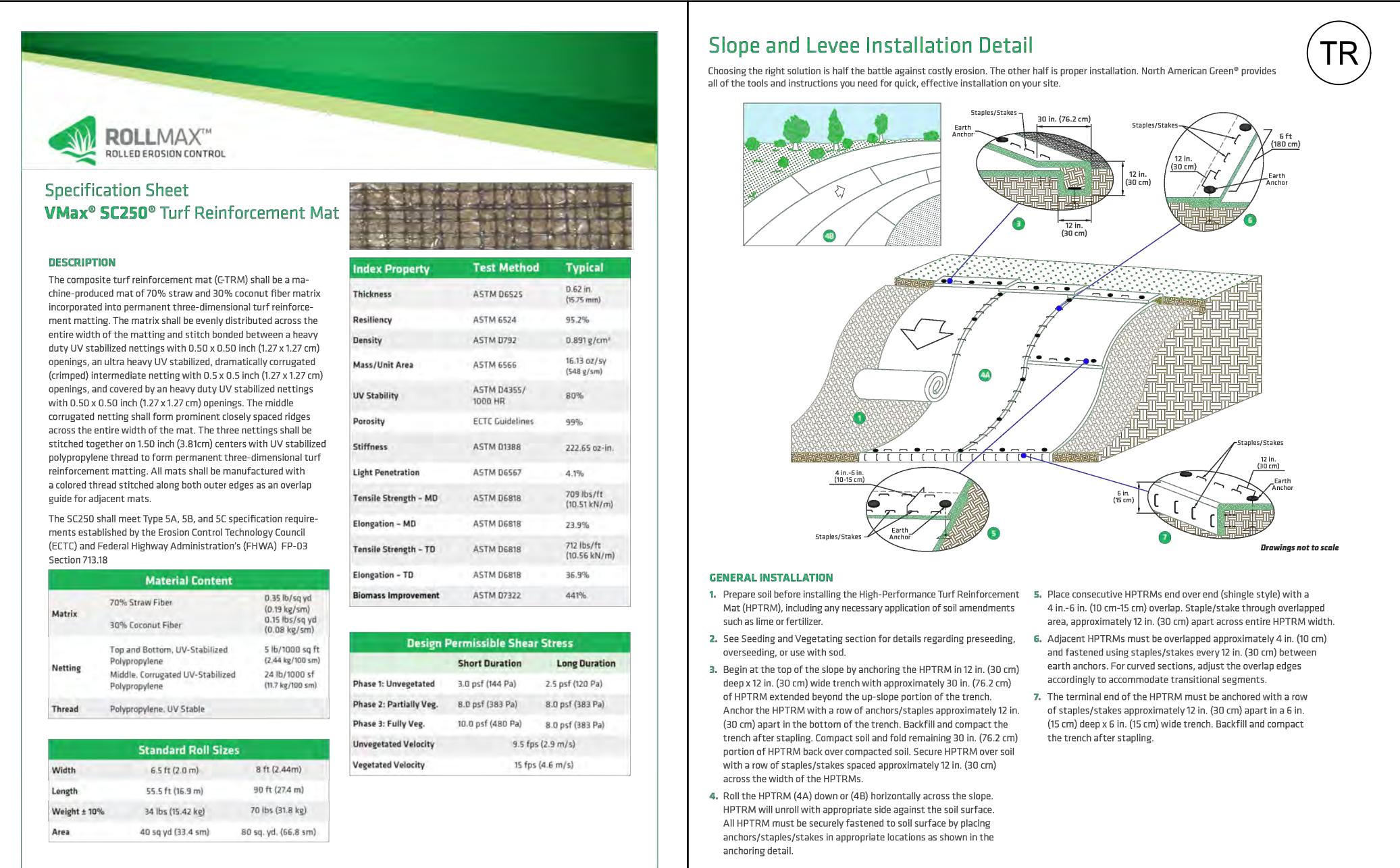
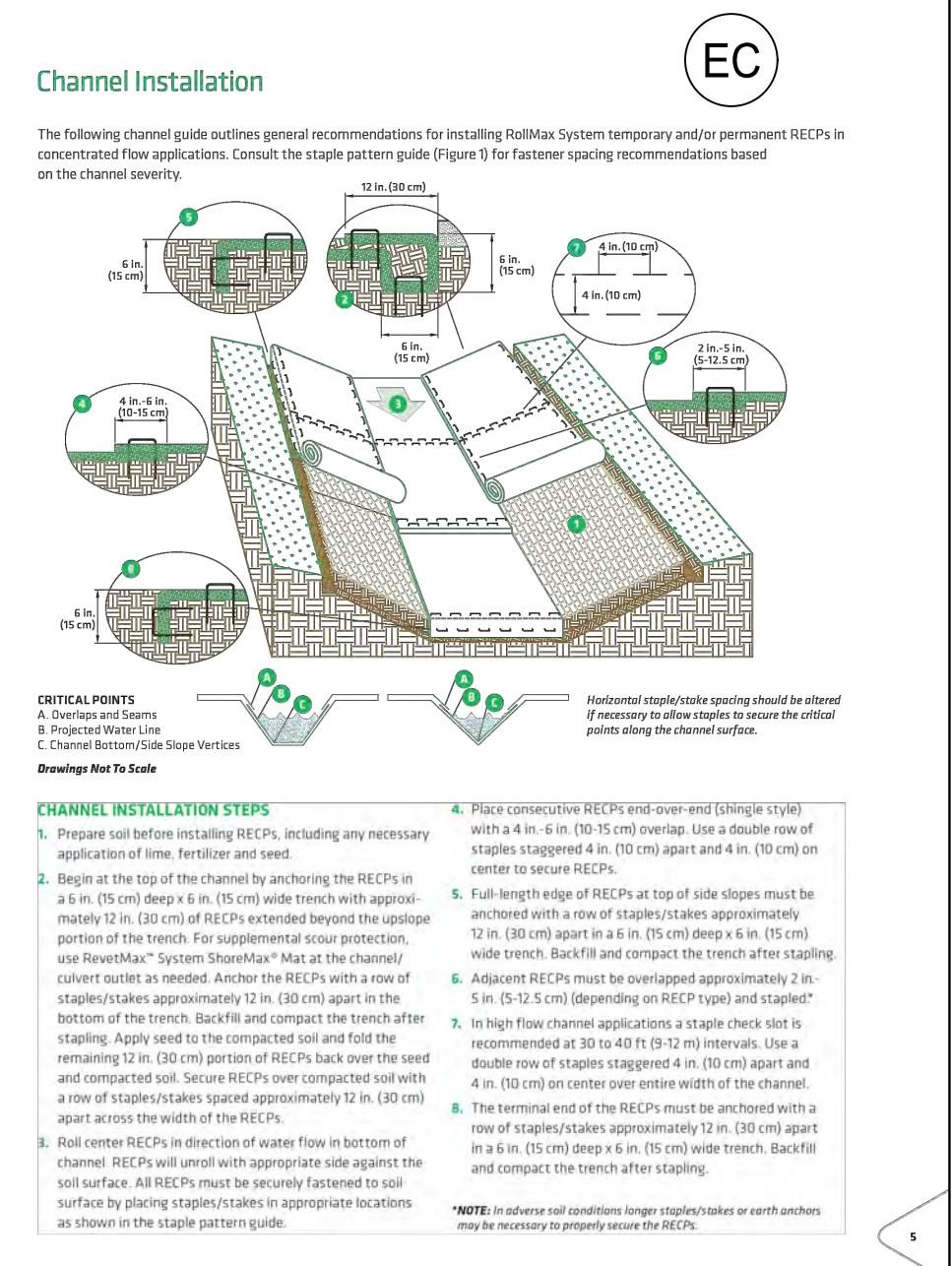
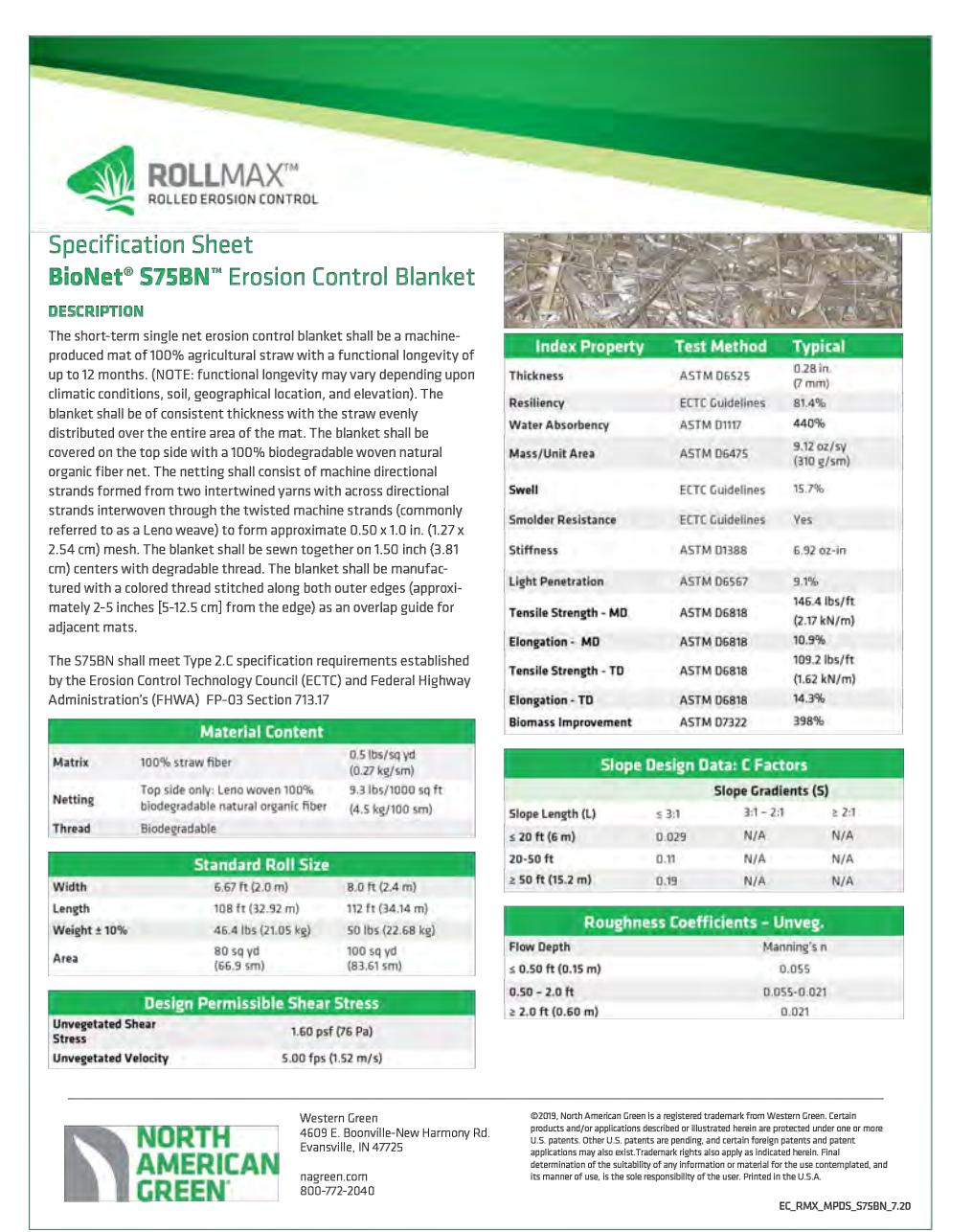
5 to 10% 50 ft.

10 to 20% 25 ft.

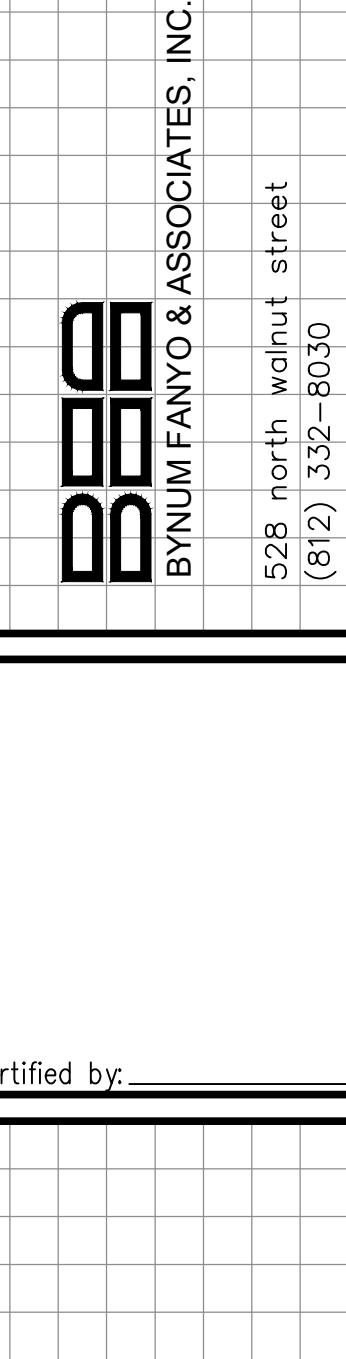
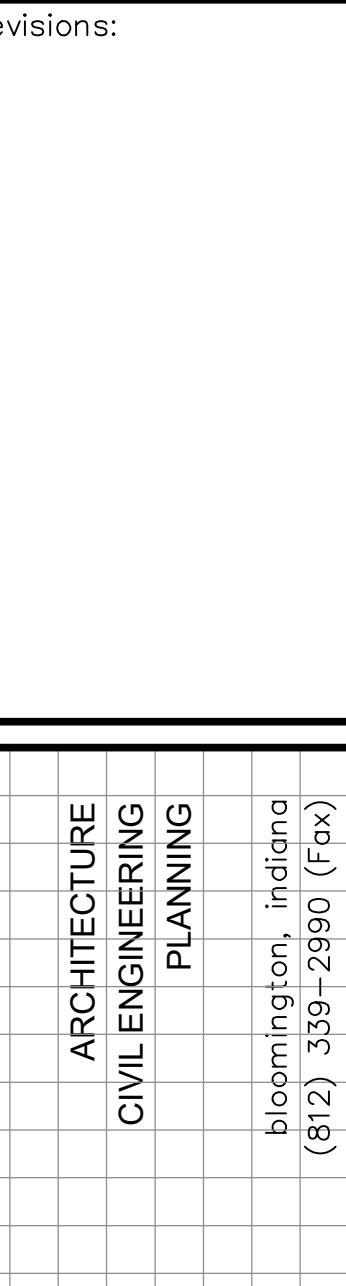
More than 20% 15 ft.

Exhibit 3.51-C. Slope of water table.

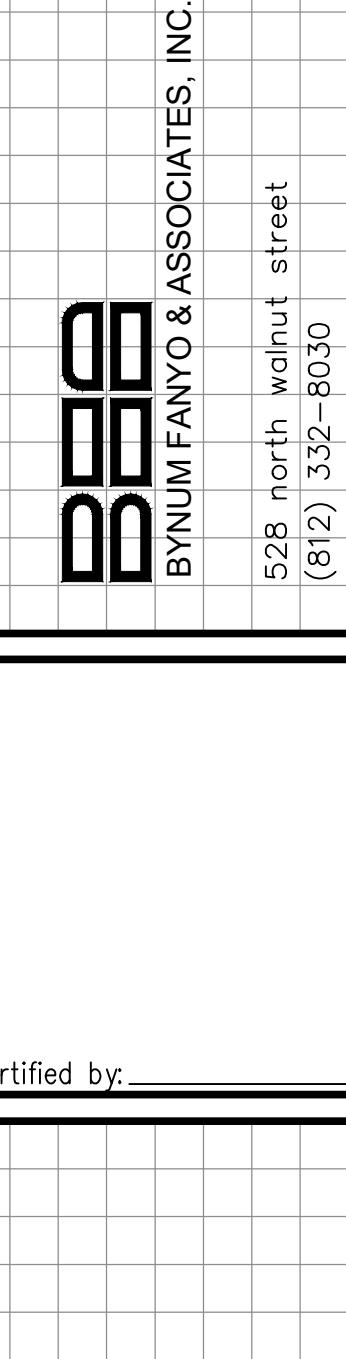
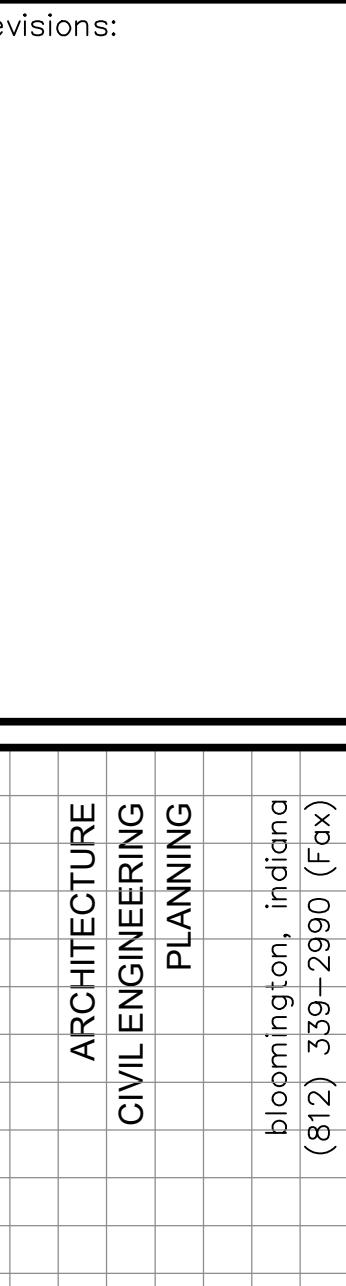
Water table 8 ft. (MN)



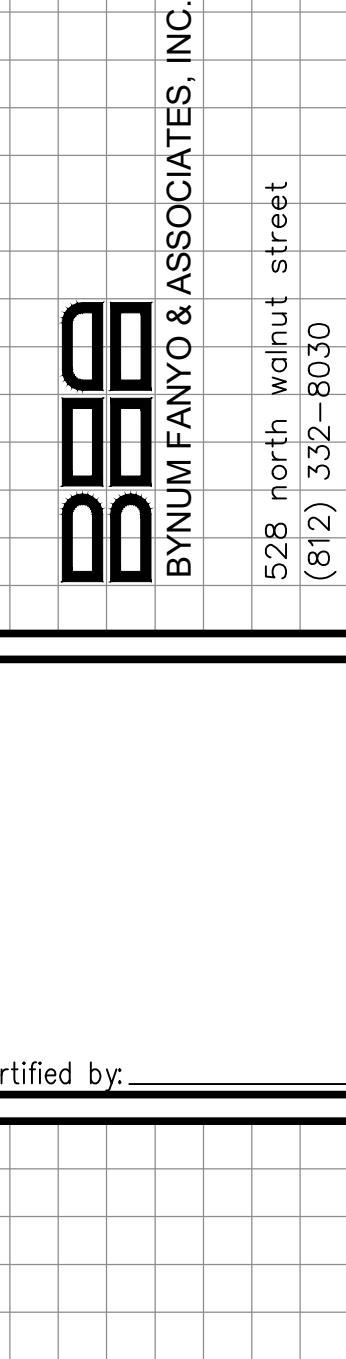
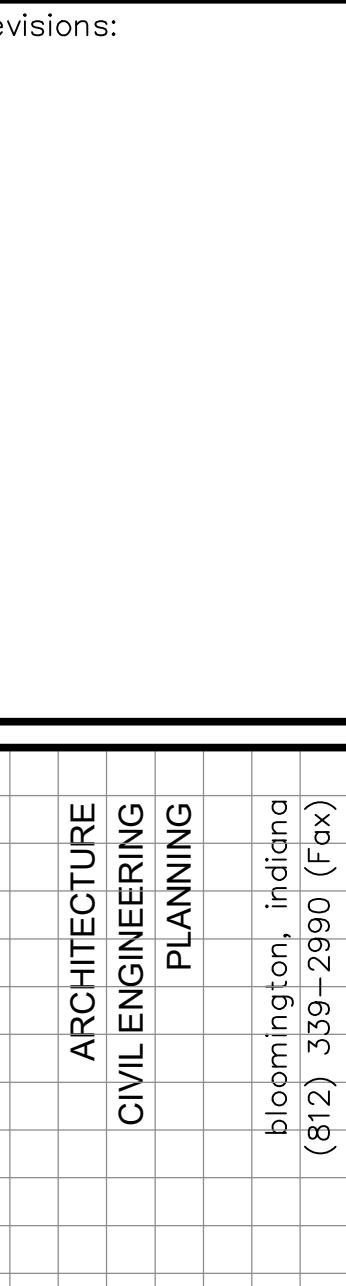
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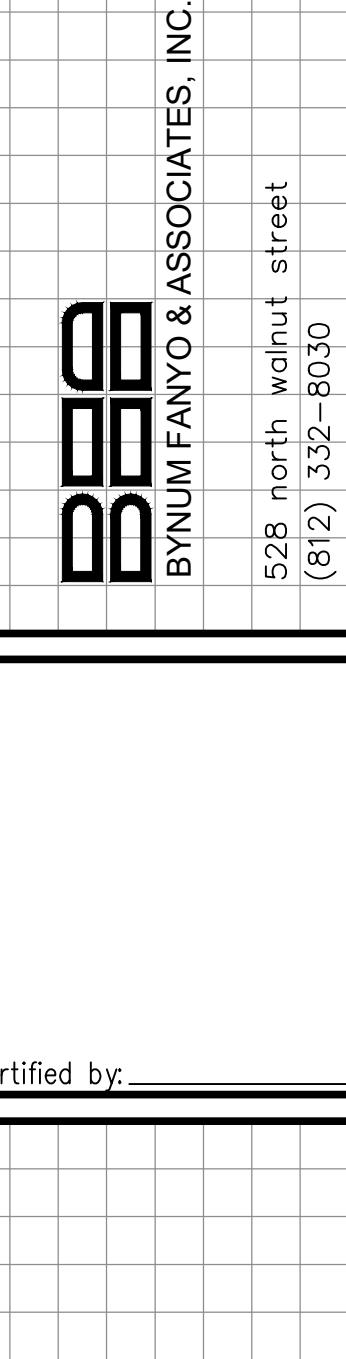
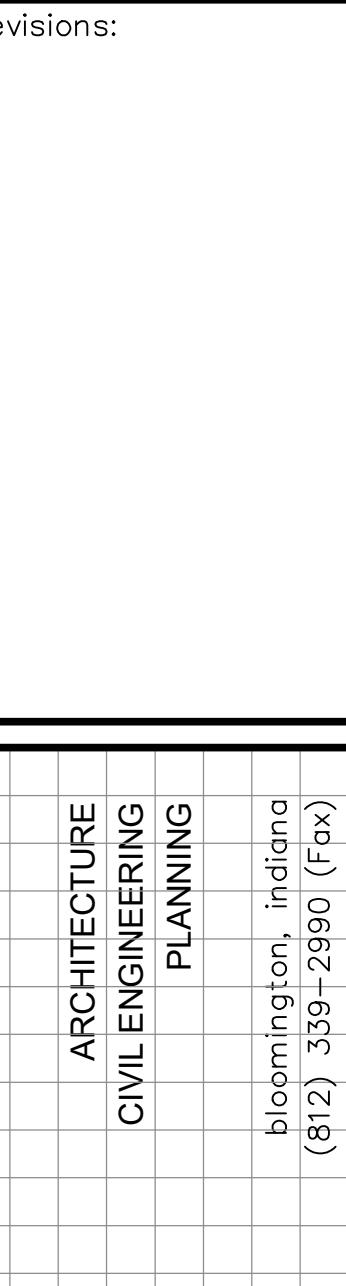
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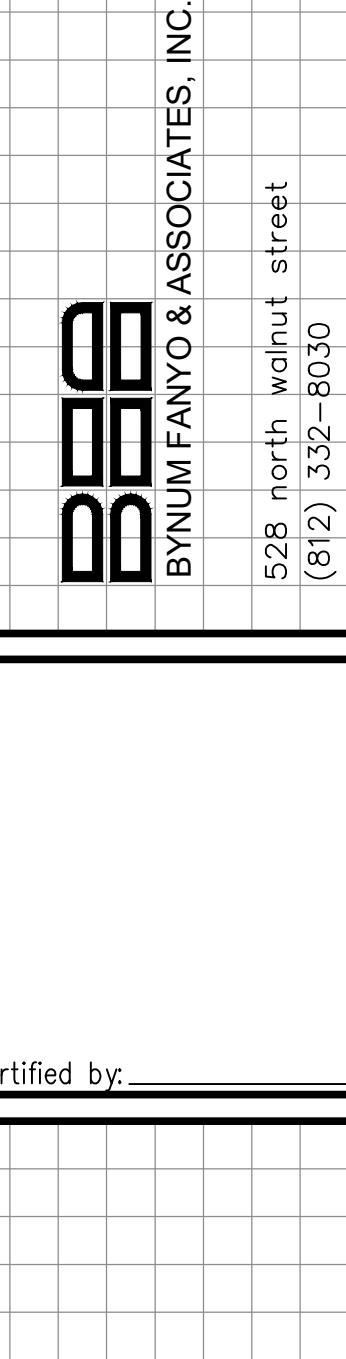
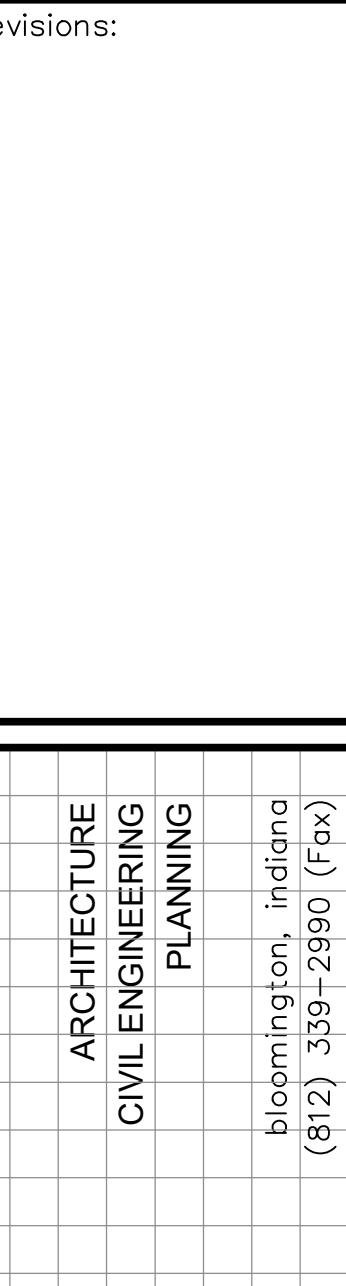
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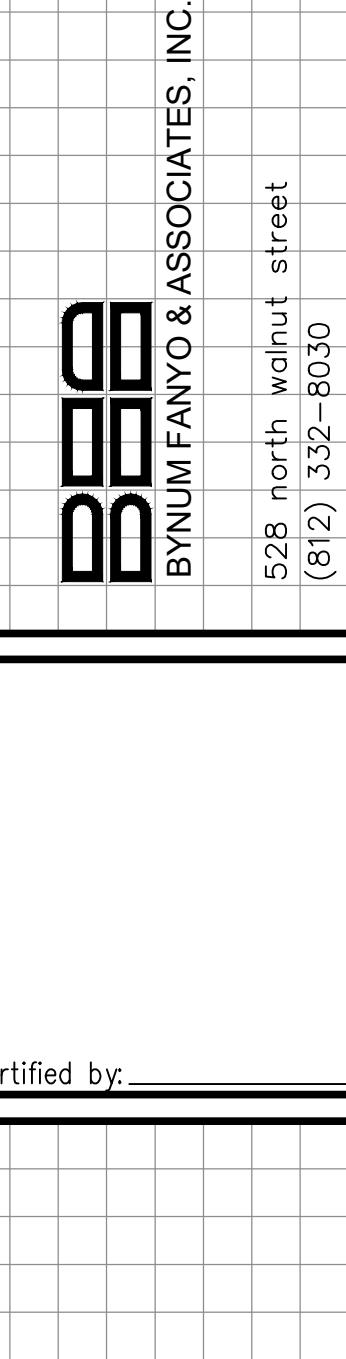
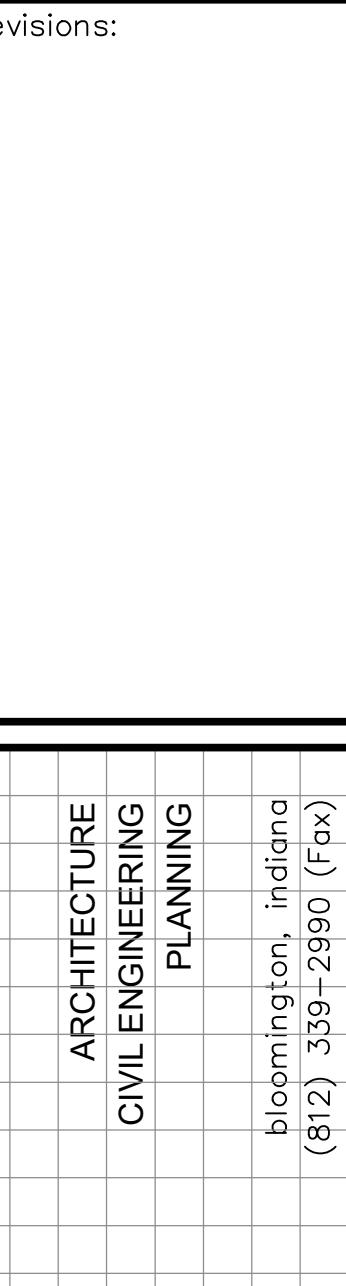
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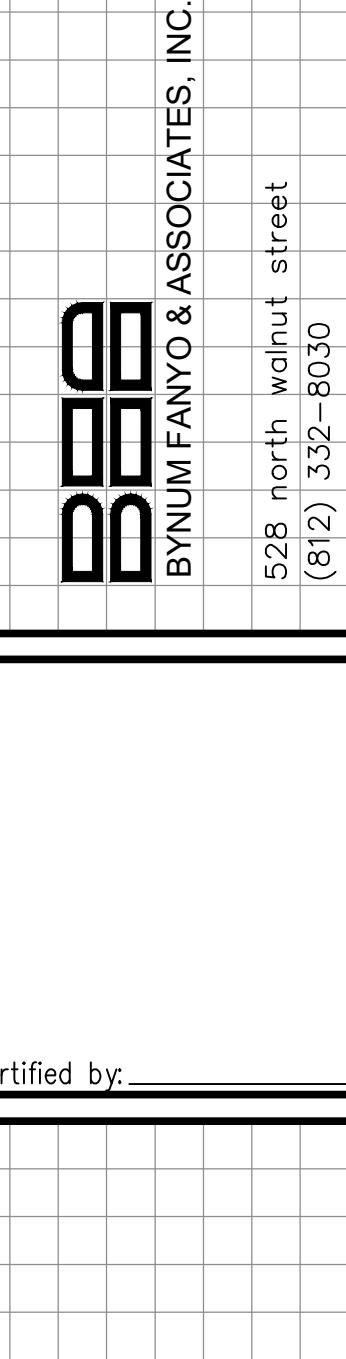
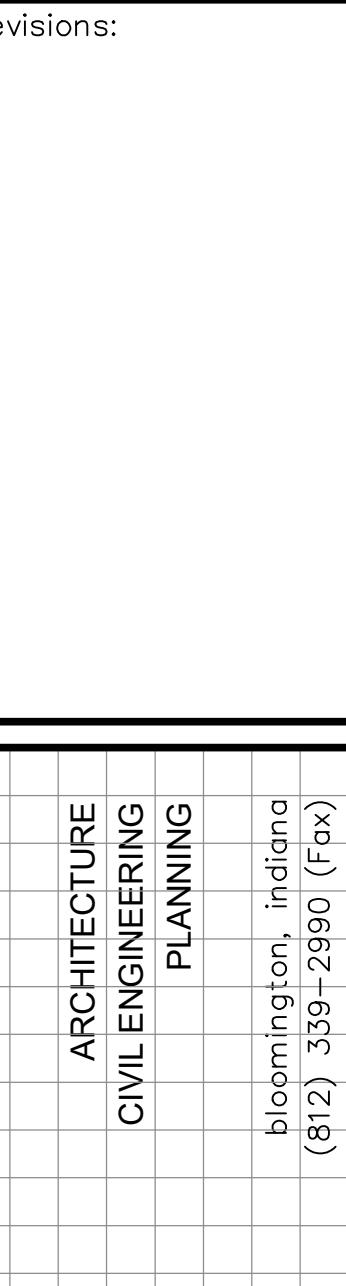
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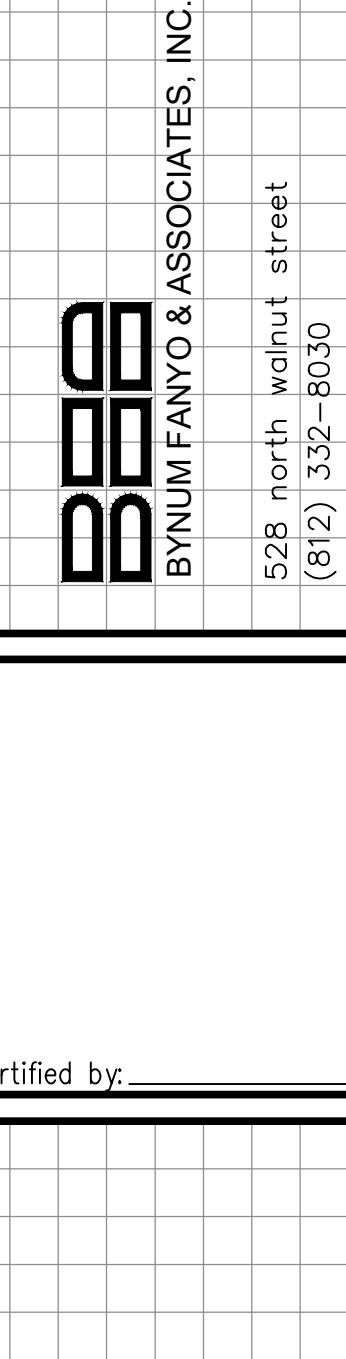
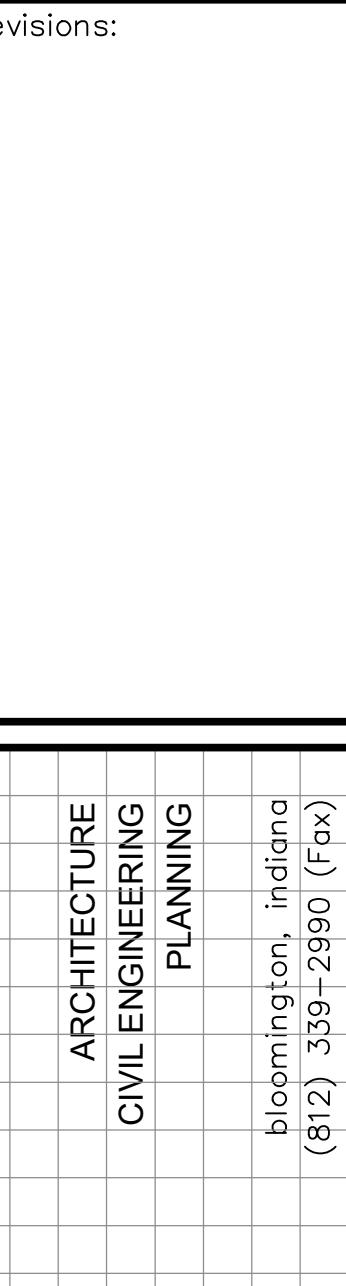
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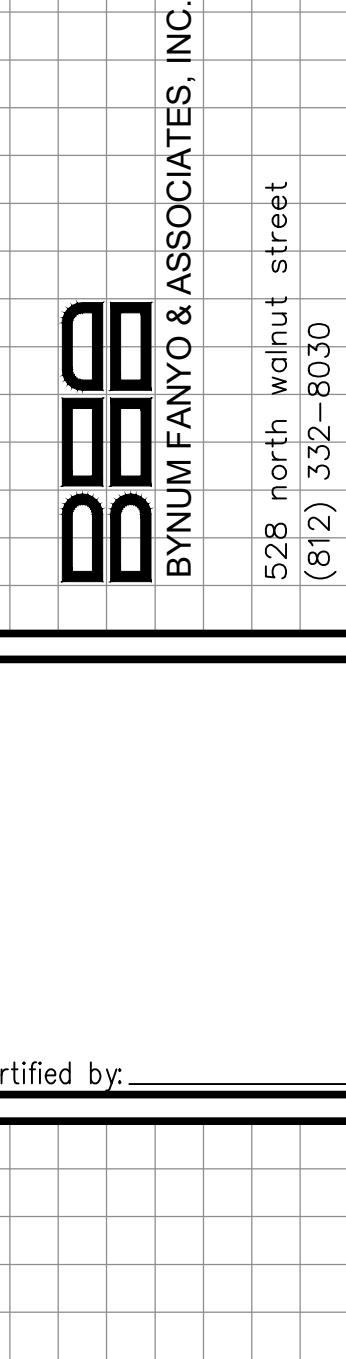
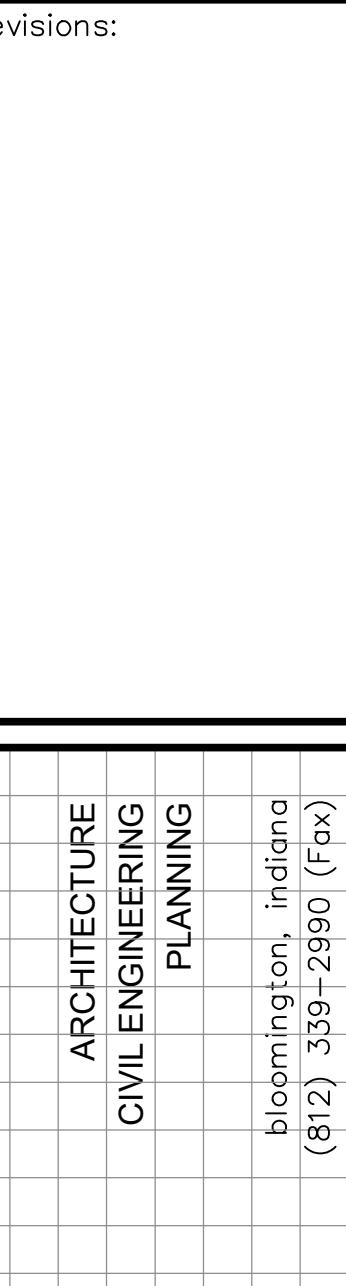
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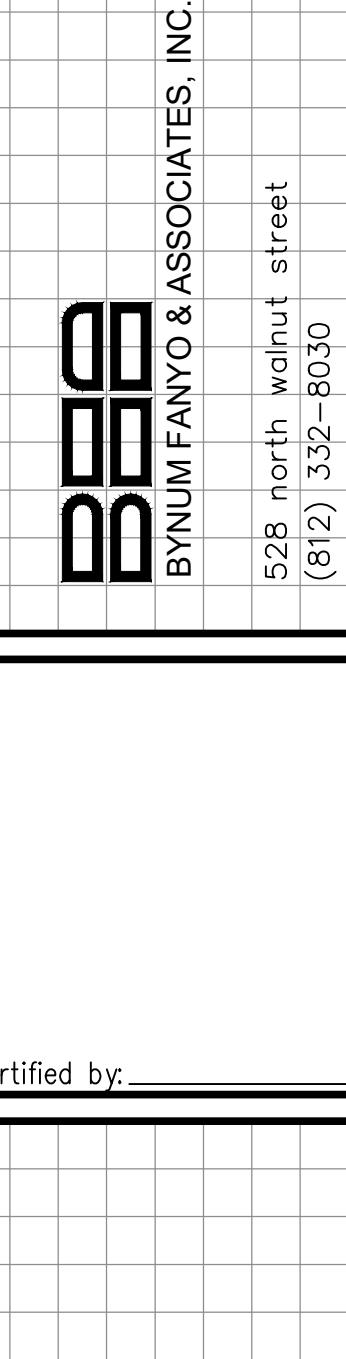
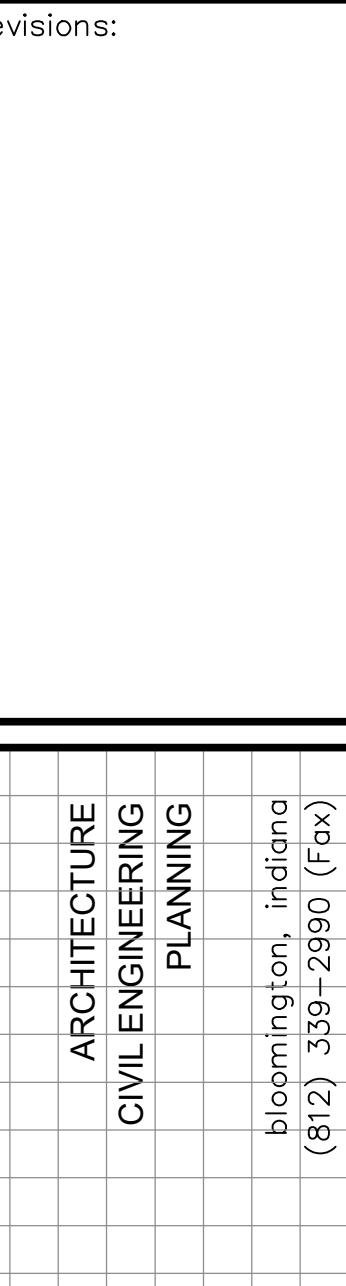
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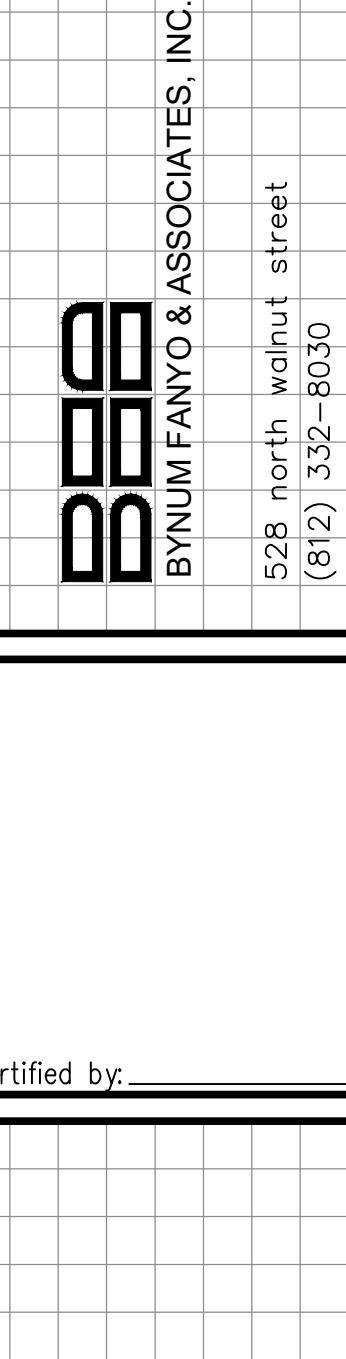
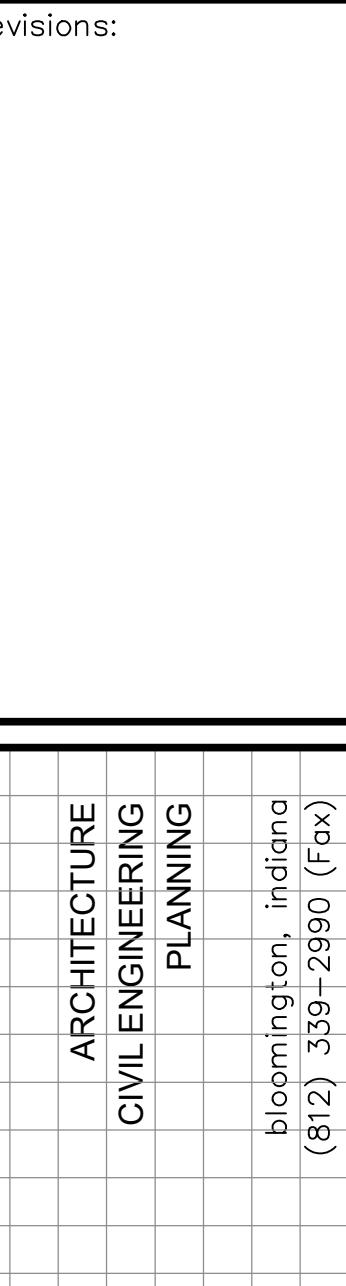
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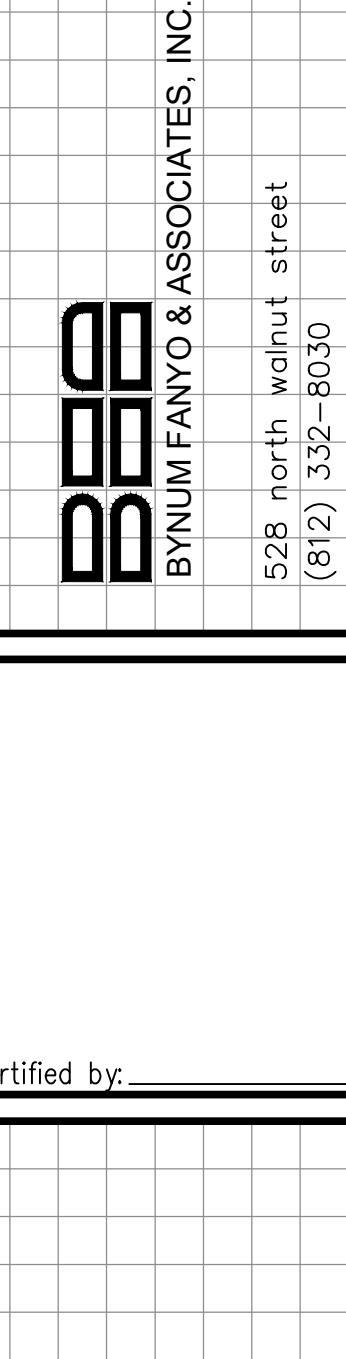
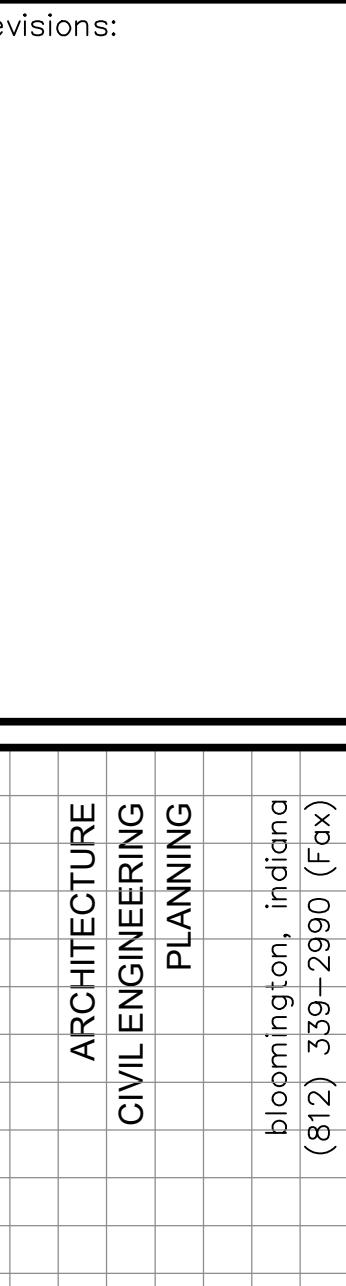
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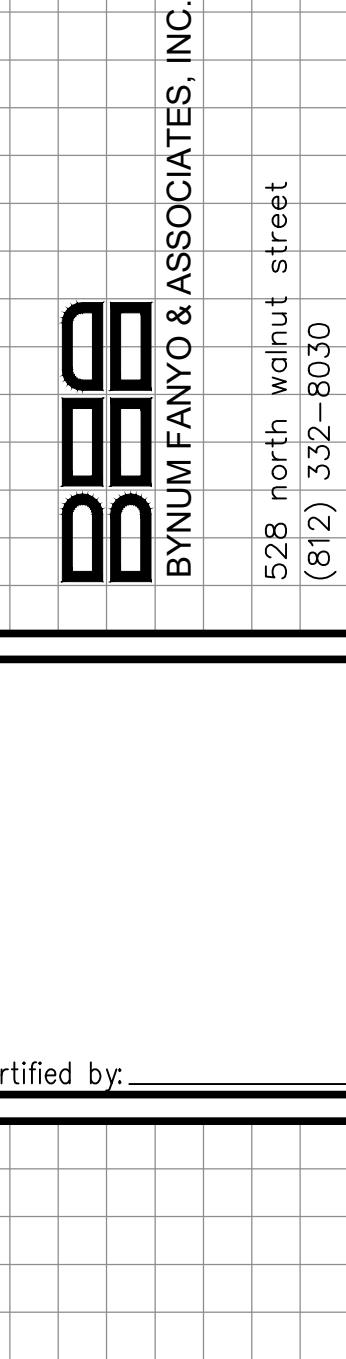
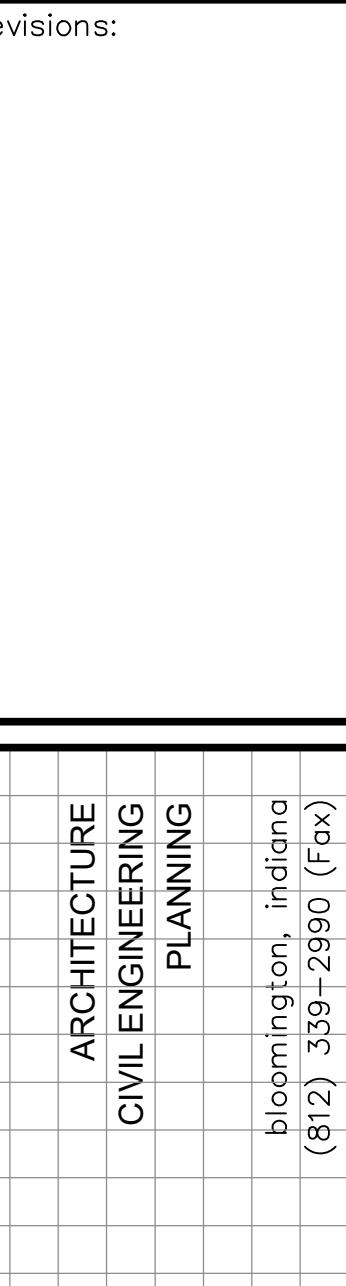
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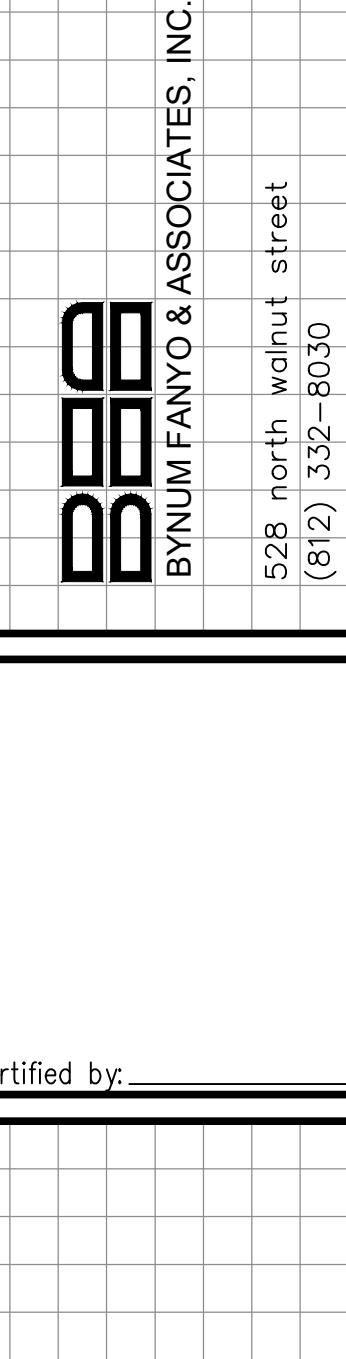
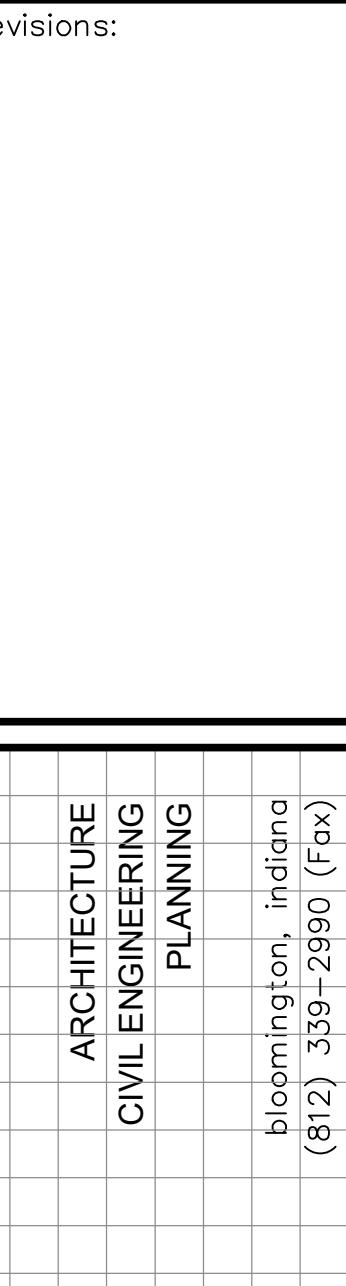
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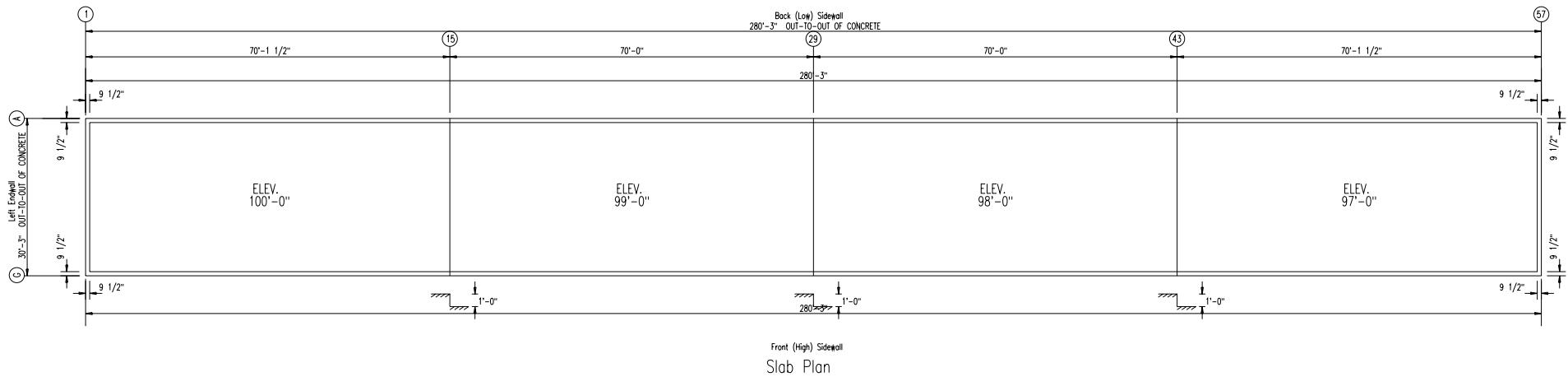


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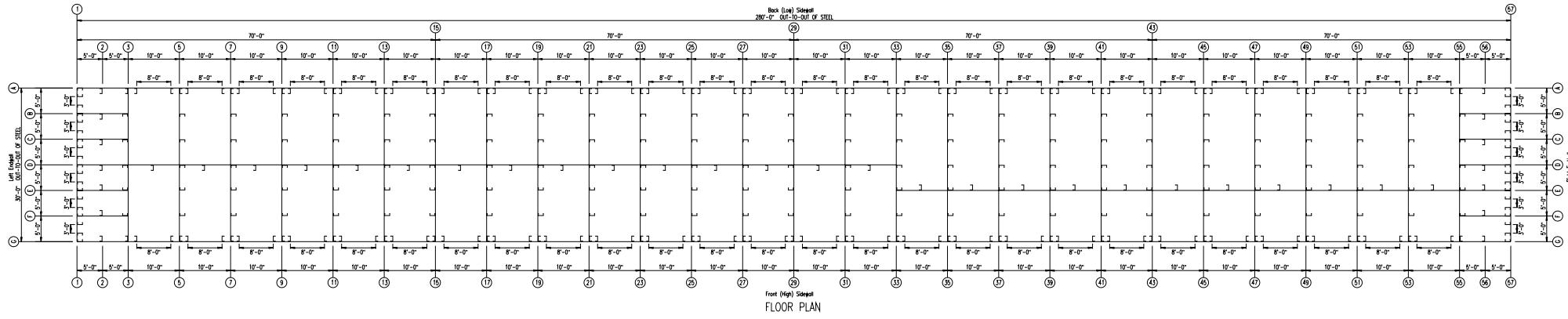
SCB SteelCo Buildings P.O. Box 1447
Cantonment, GA 30016
678-211-2130

DB ID: 89193

Sheet

A5

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PROJECT: Steven Groh 280

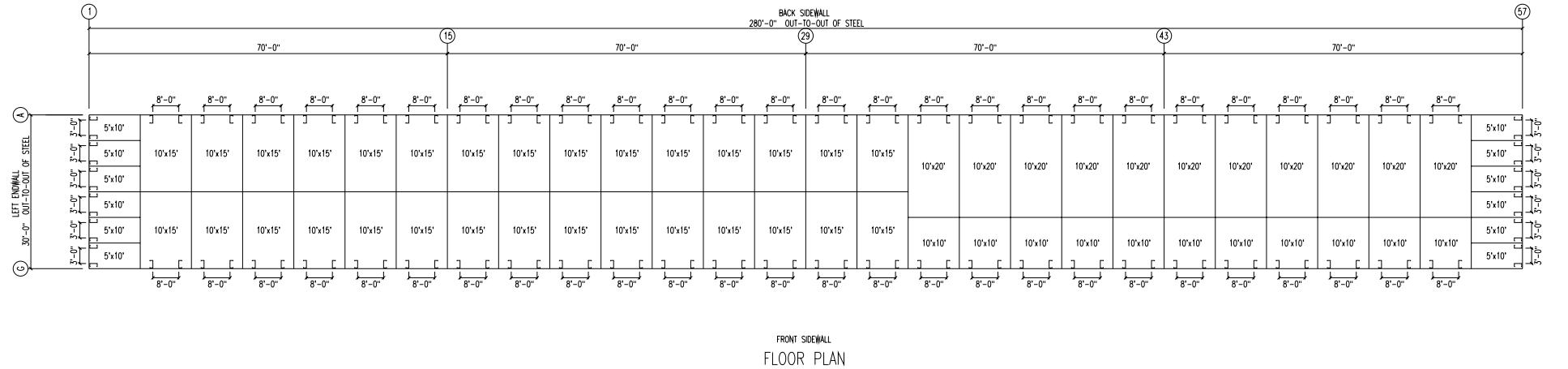
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CITY: Ellettsville

STATE: IN

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APPROVAL
PRINTS ISSUED FOR, BY
10/24/25
DATE



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PROJECT: 3
SIZE: _____
CITY: _____ E
STATE: _____ N

The logo for SCB SteelCo Buildings. It features the letters 'SCB' in a large, bold, sans-serif font inside a black square. To the right of the square, the words 'SteelCo' and 'Buildings' are stacked vertically in a smaller, bold, sans-serif font.

OB ID: 89193
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Town of Ellettsville

Department of Planning & Development

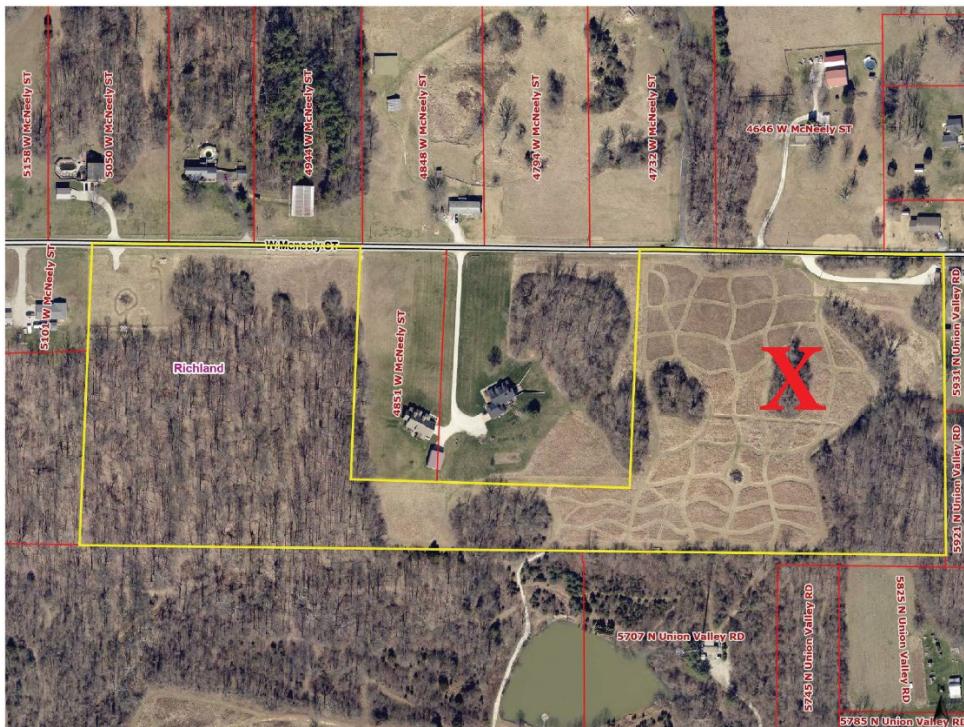
PC 26-5 – Lot 4 of Ripley Minor Subdivision Amendment 1

Staff Report

Petition

Case - PC 26-5 – Lot 4 of Ripley Minor Subdivision Amendment 1. A request by Mike Ripley, for consideration of primary plat approval of the Lot 4 of Ripley Minor Subdivision Amendment 1. The subject property is located at 4601 W. McNeely Street.

Parcel Location



Surrounding Zoning Districts & Uses

Zoning District	Property Use
North: Agricultural Residential (AGR); Monroe County	Single Family Residential
South: Agricultural Residential (AGR); Monroe County Residential 1 (R-1)	Single Family Residential
East: Agricultural Residential (AGR) & Residential 1 (RES); Monroe County	Single Family Residential
West: Residential 1 (R-1)	Single Family Residential

Considerations

1. The petitioner is requesting primary plat approval for a total of four (4) lots totaling 11.34 acres.
2. The lots are zoned AG; Agricultural. Minor Subdivisions are permitted in the Agricultural Zoning District.
3. The subdivision is accessed from W. McNeely Street
4. The lots will meet all size and dimensional requirements of the Unified Development Ordinance (UDO).
5. All lots will be on a septic system and will be serviced by Ellettsville water. Petitioner will be requesting formal approval for a septic system from the Board of Zoning Appeals at its January 14th meeting.
6. All lots will share a common driveway. Purchasers of the lots will be responsible for putting the driveway in according to UDO standards.
7. Pursuant to the UDO, Minor Residential Subdivisions (4 or Fewer Lots), 5.3(C), there are no public rights-of-way, public improvements or utility main extensions are proposed or required. Sidewalks and trails are optional.

Plan Commission Action

The Plan Commission action on the primary 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 primary plat will meet all required zoning and minor subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the primary plat for the Lot 4 of Ripley Minor Subdivision Amendment 1.

Submitted by:

Denise Line
Director, Ellettsville Planning
January 8, 2026



