

CITY OF BLOOMINGTON



July 11, 2022 @ 4:00 p.m.

401 N. Morton Street
Kelly Conference Room #155 & via Zoom:

<https://bloomington.zoom.us/j/87885432761?pwd=MVcyZ1FkZkhzU0lsdHRVTkphRldWdz09>

Meeting ID: 878 8543 2761 Passcode: 315168

CITY OF BLOOMINGTON
PLAT COMMITTEE
July 11, 2022 at 4:00 p.m.

401 N. Morton Street, City Hall
Kelly Conference Room #155

❖HYBRID MEETING:

<https://bloomington.zoom.us/j/87885432761?pwd=MVcyZ1FkZkhzU0lsdHRVTkphRldWdz09>

Meeting ID: 878 8543 2761

Password: 315168

PETITION MAP: <https://arcg.is/1TSWHv0>

ROLL CALL

MINUTES TO BE APPROVED: June 13, 2022

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

DP-26-22 **701 Club, Inc.**
1503 W Arlington Road
Request: Secondary plat approval to allow for a 5 lot subdivision of 3.855 acres
in the Mixed-Use Neighborhood scale (MN) zoning district.
Case Manager: Eric Greulich

**Next Meeting Date: August 15, 2022

Updated: 7/8/2022

*Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.*

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 1503 & 1505 W. Arlington Road**

**CASE #: DP-26-22
DATE: July 11, 2022**

PETITIONER: 701 Club Inc.
1503 W. Arlington Road, Bloomington

CONSULTANTS: Bynum Fanyo & Associates, Inc.
528 N. Walnut Street, Bloomington

REQUEST: The petitioner is requesting secondary plat approval to allow for a 5 lot subdivision of 3.855 acres in the Mixed Use Neighborhood Scale (MN) zoning district.

REPORT: The property is located at 1503 and 1505 W. Arlington Road and is zoned Mixed-Use Neighborhood Scale (MN). Surrounding zoning includes Residential Medium Lot (R2) to the north, west, and south and Residential Multifamily (RM) to the east. The surrounding properties have been developed with a mix of single and multifamily residences. The site has been developed with two commercial buildings with parking in the rear. The petitioner received primary plat approval, DP-45-21, from the Plat Committee at its May 16, 2022 hearing.

The petitioner is requesting secondary plat approval to allow a 5 lot subdivision in order to create 4 commercial lots and one common area lot for detention. Each of the two existing structures would be placed on their own lot. The property currently has one access drive on Arlington Road that would be placed in an access easement for the use of all of the lots. The internal drive for the property would be private. A 7' wide concrete sidewalk and tree plot with street trees not more than 40' from center are required along the property frontage and have been shown on the site plan.

SECONDARY PLAT REVIEW: The Plat Committee shall review the secondary plat petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: The petition meets all of the requirements and standards of the UDO and the approved primary plat. This plat meets all of the requirements of the UDO, no variances or waivers are required for this subdivision. There are no other known applicable regulations that would apply to this subdivision. Final approval from the City of Bloomington Utilities Department is required prior to the issuance of any permits, no permits have been applied for at this time. Although there were was a previous subdivision approval for this site, that was not recorded and there are no other prior applicable approvals. There are no known environmental features that are subject to the UDO. The proposed plat is setting aside stormwater management areas for the entire property and will therefore improve overall stormwater management on the

site and surrounding areas. This site is immediately adjacent to Arlington Road which is a secondary arterial road. As part of this approval a new 7' wide concrete sidewalk will be installed along the entire property frontage, thus improving pedestrian access to the site. No phasing is expected with the plat.

PLAT REVIEW: The proposed subdivision is following the Commercial/Employment (CI) design standards.

Commercial/Employment Subdivision Standards:

Parent Tract Size (minimum required): None

Open Space Required: None

Block Length: The maximum block length allowed is 1,320 feet and the proposed private drive length is 247' which does not exceed the maximum block length allowed.

Cul-de-Sac Length: The minimum cul-de-sac length is 200' and the proposed private drive is 247', which meets the minimum. The maximum cul-de-sac length is 600' and this petition does not exceed that standard.

Lot Establishment Standards: The minimum lot size in the MN zoning district is 5,000 square feet and the minimum lot width is 50'. All of the proposed lots meet these minimum standards.

Right-of-Way standards: Arlington Road is classified as a Neighborhood Connector typology and is required to have 74' of total dedication (37' from centerline). A total of 37' of right-of-way from centerline is required and has been shown. The internal drive will be private and is allowed.

Alternative Transportation: A 7' wide concrete sidewalk and 7' wide tree plot are required along the frontage and have been shown. There is an existing access drive that will remain and is proposed to be private. A condition of approval has been included to provide a pedestrian connection from the two new lots to the public sidewalk along Arlington at the time of development on Lots #4 or #5. This will be required at the time of development of those lots.

Environmental Considerations: This site has several mature trees along the perimeter, but no closed canopy that would be subject to the tree preservation standards. There are no known regulated environmental features on this lot.

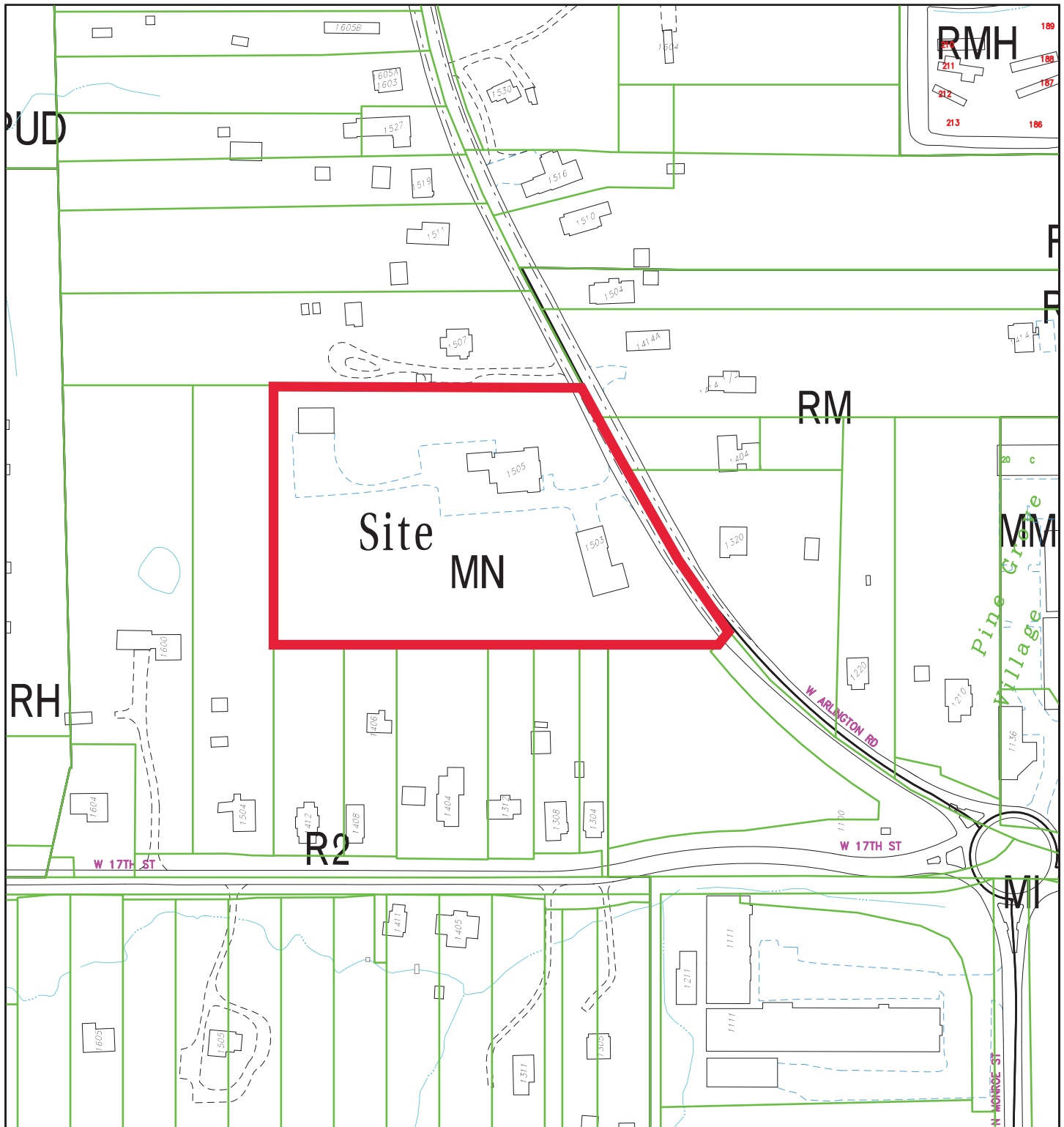
Bloomington Transit: Arlington Road is serviced by Bloomington Transit with a route that goes south along this property frontage. A bus stop is not needed for this project specifically, however an adjacent multifamily project on the east side of Arlington Road will be installing a bus stop adjacent to the nearby roundabout.

Facilities Maintenance Plan: The petitioner has submitted a facilities maintenance plan to govern the common area lot and subdivision.

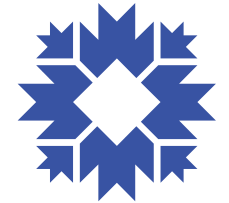
CONCLUSION: The proposed plat meets all of the UDO requirements for subdivision and is reflective of the approved primary plat.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the secondary plat of DP-26-22 with the following conditions:

1. Parking setback lines shall be removed from the plat.
2. A minimum 7' wide concrete sidewalk and street trees not more than 40' from center are required along the entire property frontage.
3. A pedestrian connection from the new lots to the sidewalk on Arlington Road is required at time of development of Lots #4 or #5.
4. Installation of the detention pond is required with new construction on any of the lots.
5. Addresses shall be shown on the plat prior to recording.
6. Facilities maintenance plan shall be recorded with the final plat and referenced on the plat.

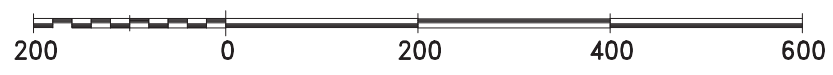


City of Bloomington
Planning

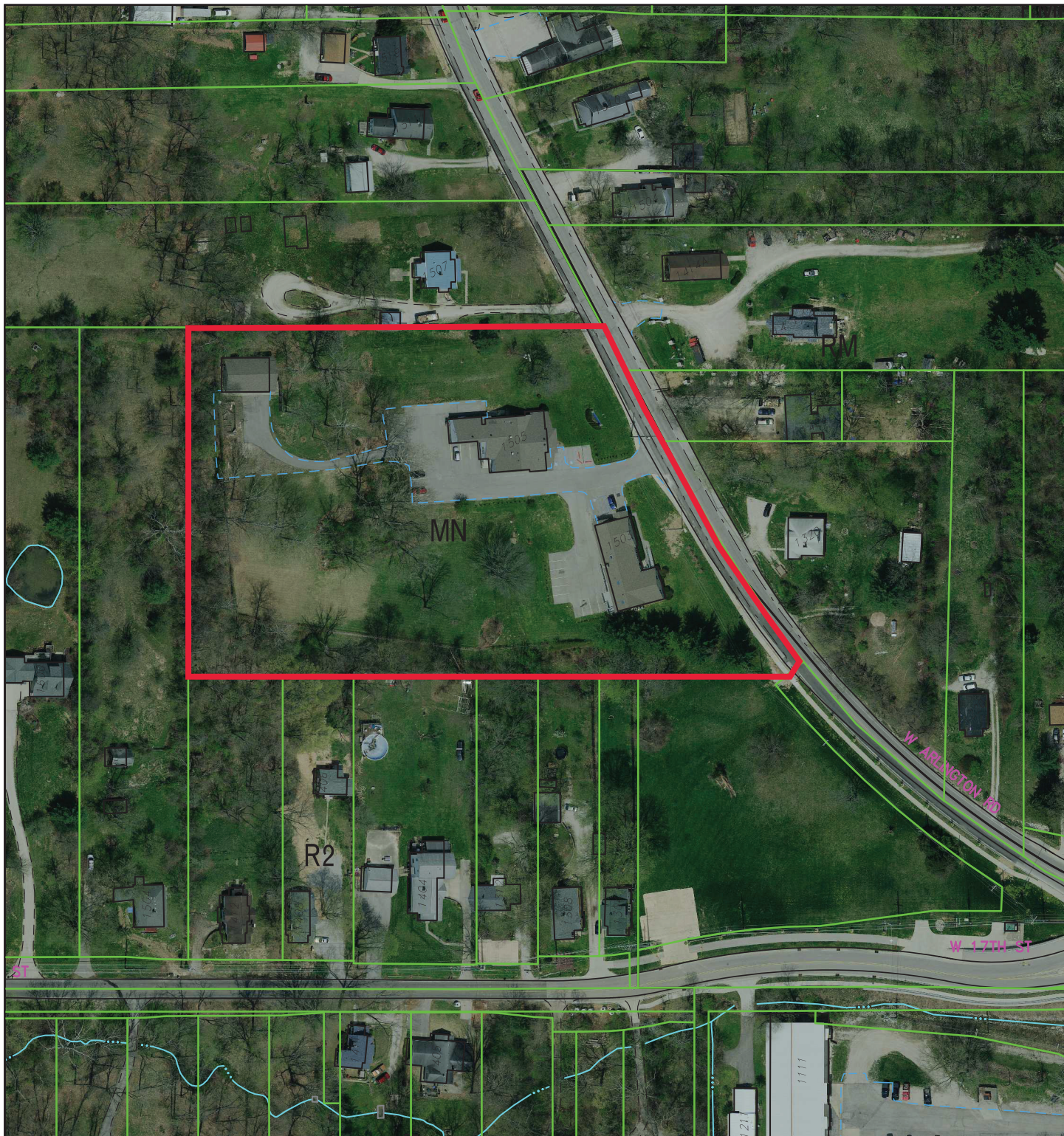


Scale: 1" = 200'

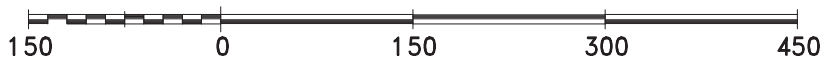
By: greulice
13 May 22



For reference only; map information NOT warranted.

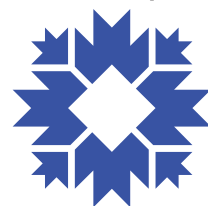


By: greulice
13 May 22



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 150'

PETITIONER'S STATEMENT FOR ARLINGTON CIRCLE SUBDIVISION

701 Club, Inc c/o Joe Ross

The purpose of this petition is to subdivide a 4.685 acre parcel 53-05-29-300-027.000-005 at 1503 W Arlington RD

A 37 foot dedication will be made from the centerline of West Arlington Road for public right of way. No other right of way will be dedicated. There will be a 25 foot access and utility easement beginning at the center existing.

The main purpose for the re-subdivision of parcel is to separate the two existing structures to transfer one.

Setbacks have been applied per ordinance.

Apparently, there is one address for both lots.

The professional surveyor preparing this plat is C. D. Graham at Bynum Fanyo & Associates, 528 N. Walnut Street, Bloomington, IN 47404, (812) 332-8030. (See plat for seal)

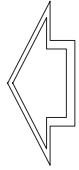
Thank you,

Joe Ross

ARLINGTON CIRCLE SUBDIVISION

LEGEND

- = REBAR (TO BE SET)
- = LOT LINE
- - - = SETBACK & EASEMENT LINE
- ▨ = INGRESS & EGRESS EASEMENT



NORTH



Scale 1" = 40 ft
REVISED 05/18/2022

RECORDER'S STAMP



OWNER/SUBDIVIDER/DEVELOPER
 NAME: 701 CLUB, INC.
 C/O JOSEPH A ROSS
 ADDRESS: 1503 W. ARLINGTON ROAD
 BLOOMINGTON, IN 47404
 TELEPHONE: 812-332-3440

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

SETBACK TABLE	
MN (MIXED USE CORRIDOR)	
FRONT YARD SETBACK	REAR YARD SETBACK
FRONT BUILD TO RANGE 15 TO 25	7
PARKING	20' BEHIND PRIMARY STRUCTURE FRONT WALL

FLOOD NOTE:
 According to Flood Insurance Rate Map (FIRM) this real estate is part of
 Community—Panel Number: 18105C 0141D, Effective Date: December 17, 2010.
 This property is located in Zone X, an area of minimal flood hazard.
 Source: FEMA

I affirm under penalties of perjury that I have taken reasonable care to recheck
 each social security number in this document, unless required by law.
 Charles D. Graham
 This instrument prepared by Charles D. Graham

RECORDERS STAMP

OWNER CERTIFICATION: THE UNDERSIGNED, 701 CLUB, INC., BY JOSEPH A. ROSS, AGENT, BEING THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT. THIS WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS ARLINGTON CIRCLE SUBDIVISION.

DESCRIPTION: (SOURCE OF TITLE: INSTRUMENT 2017006922) A part of the East half of the Southwest quarter of Section Twenty-nine (29), Township Nine (9) North, Range One (1) West, as described as follows, to-wit: Beginning at the northeast corner of the East half of said Hundred (100) feet East of the Southwest corner of the East half of said Southwest quarter of said Section Twenty-nine (29), running thence South Three Hundred Seventy (370) feet; thence East to the center of the direction of the center of said road to a point Seven Hundred (700) feet due North of the South line of said Southwest quarter; thence West to the place of beginning, the same being Lots Number One (1), Two (2), Three (3), Four (4), and Five (5) in Urban Acres, a proposed subdivision to the City of Bloomington, Monroe County, Indiana, containing 4.69 acres, more or less.

ALL ADDITIONAL ROAD, RIGHT-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. IN WITNESS WHEREOF, 701 CLUB, INC., BY JOSEPH A. ROSS, AGENT, HAS EXECUTED THIS _____ DAY OF _____, 20____ BY: NAME: JOSEPH A. ROSS

EXCEPTING THEREFROM: A part of the East Half of the Southwest Quarter of Section 29, Township 9 North, Range 1 West, Monroe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", half-quarter section; thence South 89 degrees 44 minutes 48 seconds East 300.00 feet along the south line of said section; thence North 1 degree 03 minutes 46 seconds East 18.83 feet to the southeast corner of said 4.69-acre tract of land described in Instrument Number 200807502; thence South 89 degrees 44 minutes 48 seconds East 621.04 feet along the south line of said 4.69-acre tract to the point of beginning of this description; thence North 50 degrees 51 minutes 11 seconds East 22.24 feet to the centerline of Arlington Road (also known as Bloomington and Ellettsville Pike Road); thence along said centerline Southeasterly 18.83 feet along and to the bearing North 30 degrees 42 minutes 42 seconds East and a length of 18.83 feet to the southeast corner of said 4.69-acre tract; thence North 89 degrees 44 minutes 48 seconds West 29.66 feet along the south line of said 4.69-acre tract to the point of beginning and containing 0.005 acres, more or less, inclusive of the presently existing right-of-way which contains 0.004 acres, more or less.

NOTARY CERTIFICATION: BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED JOSEPH A. ROSS, AGENT OF 701 CLUB, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH AS THE CLAIMED OWNER OF THE FOREGOING PLAT, WHO HAS KNOWNLEDGE OF THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS ARLINGTON CIRCLE SUBDIVISION, AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____. _____ NOTARY PUBLIC COUNTY OF RESIDENCE: _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE: THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED THIS _____ DAY OF _____, 2021

APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD: _____

SCOTT ROBINSON, DIRECTOR OF PLANNING AND TRANSPORTATION

STATE OF INDIANA
COUNTY OF MONROE
REGISTERED LAND SURVEYOR
No. LS29500014

C. D. GRAHAM
REGISTERED LAND SURVEYOR 29500014
STATE OF INDIANA

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

EASEMENT NOTES:
DRAINAGE EASEMENT:
1. Shall be required for any surface swales or other minor drainage improvements that are intended to serve the lots on which they are located.
2. Shall prohibit any alteration within the easement that would hinder or redirect flow.
3. Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
4. Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.

UTILITY EASEMENT:
1. Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the costs of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

INGRESS & EGRESS EASEMENT:
1. Grants the general public the right to access the access easement for purposes of vehicular traffic accessing the property from third street.
2. Grants the city the right to construct, alter, repair, maintain, or remove improvements within the easement area.
3. Prohibits the placement of any obstruction within the access easement.

PREPARED BY BYNUM FANYO & ASSOCIATES, INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

PART OF THE S.W. 1/4, SECTION 29, T 9 N, R 1 W, MONROE COUNTY, INDIANA JOB NO. 5008131 SHEET 1 OF 1

Post-Construction Stormwater Quality BMP Operations and Maintenance Manual

For:

Arlington Circle Subdivision

**1503 W. Arlington Road
Bloomington, Indiana 47404**

BFA Project No.: 502691

**Prepared For:
701 Club Inc; 1503 W. Arlington Road
Bloomington, Indiana. 47404**

Prepared By: C. D. Graham Project Engineer.

**Date:
June 22nd 2022**

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2. Definitions
- 3-4. Inspection & Maintenance Activities
5. Owner Acknowledgement
6. Checklists and Maintenance Activities
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Project Narrative

The project consists of a five lot subdivision, with two lots fully developed, asphalt parking area, and one lot reserved for common use as a storm water quality/detention pond. This development also includes proposed landscaping, one accompanying stormwater quality/detention ponds and accompanying drainage ways.

The above-mentioned stormwater quality/detention pond and drainage ways are the site's post-construction BMPs along with proposed and existing landscaping and vegetative areas in and out of this pond/bio-retention facility. For actual locations see plan sheets at end of this manual. Potential areas for harmful discharges to stormwater quality/detention ponds include pollutants from drive isles and parking areas. This O/M will be for the maintenance of these BMPs.

BMP Owner Contact Information:

701 Club Inc
c/o Joseph Ross
1503 W. Arlington Road
Bloomington, IN 47404

Definitions

Best Management Practice (BMP):

Best Management Practices, refer to structural or non-structural measures designed to improve stormwater quality and reduce stormwater runoff rates flowing downstream from this site.

Rural subdivision stormwater runoff contains many types and forms of pollutants. When compared to stormwater run-off from pre-developed conditions, high concentrations and some contaminants that are not naturally present in surface runoff from undeveloped lands are found. Runoff from undeveloped watersheds contain metals, nutrients, sediment particles, oxygen-demanding compounds, and other constituents. Once developed, constituent loads increase because surface runoff volumes increase and the sources of many of these pollutants also increase. Supplemental applications of compounds, such as fertilizers, tend to increase the availability of some pollutants to stormwater runoff. BMPs are implemented into project design to offset the effects of these pollutants.

BMP Owner:

The property owner/subdivider is the BMP Owner at the time of the preparation of this manual. Upon platting of the subdivision, the Owner will convey title to the several lots platted in Arlington Circle Subdivision. Upon conveyance of a lot, the owner, successor to 701 Club Inc, shall be deemed a BMP Owner in conjunction with the owners of the remaining lots in Arlington Circle Subdivision. This agreement and the rights and obligations of the BMP owner shall be assigned to the owners of the several lots platted and developed in Arlington Circle Subdivision. Restrictive covenants shall be imposed on the Arlington Circle Subdivision lots to create a duty of the lot owners to inspect, manage and repair the BMP facilities in accordance with this manual. The restrictive covenants shall impose financial liability on the several lot owners as a joint and several liability for the cost to inspect, maintain and repair the BMP facilities.

Vegetative Bio-Filters:

Vegetative Bio-Filters are areas where pollutants will settle out of storm water surface drainage before reaching more environmentally sensitive areas such as off-site streams and off-site sinkhole/karst areas that give access to groundwater. Areas such as the conservation/drainage easement areas indicated on the exhibits of this packet are stormwater filter areas that need to stay well-established and protected for stormwater to slow down and cause pollutants to settle out. Stormwater may then enter concentrated flow areas in designated drainage easements and off-site streams.

Stormwater Quality/Detention Pond:

Stormwater quality/detention ponds are areas where excess stormwater is stored or temporarily held while slowly draining to the site outfall. Stormwater quality/detention basins allow said pollutants to settle out before reaching the site outfall.

Inspections

Routine inspections and maintenance are the responsibility of the BMP owner. The BMP owner shall be financially responsible for any maintenance or repairs required by the City of Bloomington Utilities Department (the "City") or its representatives during City inspections. The approval maintenance plan and inspection forms provided with this manual should be used as guidance for performing maintenance activities. Completed inspection forms must be maintained by the BMP owner and produced upon request by the City. The City must be notified of any changes in BMP ownership, major repairs or BMP failure in writing within 30 days. The letter should be addressed to:

City of Bloomington Utilities
Engineering Department
600 E. Miller Drive
Bloomington, IN 47401
Ph: (812) 349-3930

The City and/or its authorized representative has the right to enter the property to inspect BMPs. In the event that the City finds a BMP in need of maintenance or repair, the City will notify the BMP owner of the necessary maintenance or repairs and give the landowner a timeframe for completing the maintenance or repairs. If the maintenance or repairs are not completed within the designated timeframe, the City may perform the maintenance or repairs and bill the BMP owner for the cost of the work.

Inspection & Maintenance Activities

Refer to the checklist provided with this manual for operation, maintenance, repair and inspection of the BMP facilities. The Checklist is attached. The BMP owner and assignees shall be responsible for the routine inspection and any maintenance and repair required for the BMP facilities. The City may perform an annual inspection of BMP facilities utilizing the Checklist. The BMP owner shall revise and update this manual incorporating best management practices for drainage facilities and water quality facilities as the same or modified and adopted by the industry from time to time.

BMP owner agrees to the maintenance inspection program. The BMP owner agrees to perform the inspections and to perform maintenance and repair as described in this manual. Inspections must be documented utilizing the Checklist, attached.

The BMP owner shall maintain inspection checklists and records of maintenance and repair of the BMP facilities for the most recent 5 years.

Guidelines for maintenance of the drainage pond area:

1. BMP owners shall inspect the sand filter strips, underdrains, plantings, and earthen dams once a month for the first 3 years from the date of the recording of this manual. Thereafter, inspections shall be not less frequently than semi-annually.

2. If the drainage facility or water quality facilities suffer damage that materially interferes with functionality, BMP owners shall promptly make repairs and or replacement of the facilities.
3. The underdrains and sand filter strips/filter fabric shall be replaced if functionality is degraded notwithstanding any cleaning, maintenance or repairs.

Sediment levels within the basin area shall also be monitored to not be allowed to accumulate to a depth above the 8” mark located on the permanent 2” diameter aluminum sediment stake. When sediment accumulates to the 8” mark then said sediment shall be removed and properly disposed to restore the pond or bio-swale to its design capacity.

Also, landscaping within the site along with in the pond areas shall remain in a healthy and growing condition with the following landscaping maintenance notes:

Landscaping:

Once the site has been established all landscape maintenance will be provided by the BMP Owner. The use of fertilizers, herbicides and pesticides shall be minimal and sparingly on this site. Selected herbicides or pesticides may be used only for the removal of nuisance pests (for example, mosquito larvae on the pond) and invasive plant and tree species. BMP owner shall make best efforts to utilize an OISC-certified installer for use of pesticides and herbicides.

The following is a listing of routine landscaping tasks and maintenance frequency.

<u>Task</u>	<u>Frequency</u>
Mowing & Trimming (outside of pond areas)	Bi-Weekly
Mowing & Trimming (within pond areas)	Once in Spring ONLY (Plantings within bio-swale area will be a natural growth not requiring mowing except annually, spring time)
Tree Pruning	Yearly
Turf & Vegetative Bio-Filter reseeded without bare spots	As needed to maintain mature turf

BMP Owner Acknowledgment

This Operation and Maintenance Manual is in possession of the City of Bloomington Utilities and serves to ensure the longevity and adequate functioning of said BMP's by the owner of property in perpetuity. By submitting this Operation and Maintenance Manual to the City of Bloomington Utilities with plans to maintain said BMP's, the BMP owner agrees to follow and abide by the inspection schedule and maintenance activities listed in this manual. The BMP owner is responsible for any additional maintenance and/or repair activities to maintain the function and longevity of the BMP(s). Any modifications to permanent BMP(s) in this manual, up to and including of removal of any infrastructure, requires approval by the City of Bloomington MS4 Coordinator. All responsibilities for inspection and maintenance of the BMP as well as any other responsibilities and obligations which shall be borne by the owner, shall also be borne by any successors in interest to the property including any HOA organization that represents the owner in responsibility to maintain the property and drainage facilities.

701 Club Inc

By:

Joseph A. Ross, President

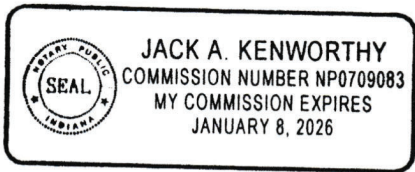
6/29/22
Date

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, this 29th day of June, 2022, at which time Joseph A. Ross, President of 701 Club Inc personally appeared and acknowledged the execution of the above and foregoing Post-Construction Stormwater Quality BMP Operations and Maintenance Manual to be a voluntary act and deed.

My Commission Expires: 1/8/2026

Jack A Kenworthy
Notary Public



JACK A KENWORTHY
(name printed)
A resident of LAWRENCE County
Commission No.: NP0709083

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael L. Carmin.

This Instrument Prepared By: Michael L. Carmin, Attorney at Law

Storm Event Facility Drainage Easement & Pond Operation, Maintenance and Management Inspection Checklist

Location: _____
 Date: _____
 Inspector: _____
 Signature: _____

Time: _____
 Title: _____

Refer to Plan Sheets in this manual
 S = Satisfactory
 U = Unsatisfactory

Maintenance Item	S or U	Comments	Recommended Maintenance Procedure
1. Pooling Area			
Healthy vegetation with at least 85% ground cover			Use only plug plantings, shrubs and trees from Landscape plan sheet table in this O/M manual. See location map for original locations for replacement if plantings are gone or other invasive species found. Mow to 6" height in spring once a year ONLY. **No mowing or trimming within the pond sand strip or pond areas shall take place any other time**
Is it dry 24 hours after a rain event			If not then clean out the underdrain piping at the pipe cleanouts first, remove and replace otherwise
Signs of soil erosion			For stubborn areas use erosion control matting and reseed.
Animal burrows			Contact the Animal Control for animal removal procedures.
Pond berm cracking, bulging or settling			Some is expected during droughts. Repair with soil, erosion control mat and reseed.
Berm leaking			Repair with soil, erosion control mat and reseed.
Depth of sediment			Remove sediment after 8" accumulation to maintain original detail depth - see details of ponds and location map
2. Spillway			
Healthy vegetation with at least 85% ground cover			
If rip rap type of spillway then is the rock scattered			Pile the rock to reform the dam.
Spillway/underdrain outlet pipe clear of obstructions			Remove trash, debris and small woody plants from spillway rock/check outlet pipe for animal nesting

