

OPERATIONS AND MAINTENANCE MANUAL FOR BMP at

Stor-A-Lot Storage

**SOUTH of 1725 N. Graham Road,
Franklin, IN**

**Prepared:
October 6, 2022**

Prepared by:



**CrossRoad Engineers, P.C.
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This document was prepared by Gregory J. Ilko, CrossRoad Engineers, P.C., 115 N. 17th Avenue, Beech Grove, IN 46107.

I affirm, Gregory J. Ilko, under the penalty of perjury, that I have taken care to redact each Social Security number in this document, unless required by law.

BMP Owner/Contact Information

Mr. Scott Mattingly
Stor-A-Lot Storage
PO Box 1949
Martinsville, IN 46151
Phone: (765) 346-2724
Email: scottmattingly@rocketmail.com

The BMP Owner is responsible for all costs associated with the maintenance and inspection of all BMPs as required by the City of Franklin.

BMP Location and Description

The Post-Construction BMP for this development is a wet detention pond located on the east side of the development south of 1725 N. Graham Road, which is located between Commerce Drive and Graham Street in the City of Franklin, Indiana.

The wet detention pond provides water quantity and quality treatment for the site. The detention pond will collect all surface water from impervious areas via a storm sewer system. The detention pond will allow for additional sedimentation to settle out and further reduce the amount of sediment leaving the site. Per the City of Franklin Subdivision Control Ordinance, it requires that all paved areas are to be routed through a water quality detention system. The water quality detention system shall be designed to detain, for over 24 hours after peak runoff, at least 20% of the volume of runoff from either a 1¼" rainfall depth storm or ½" of direct runoff, whichever is greater. Storm sewer infrastructure including manholes, inlets, and storm sewer pipe convey runoff from the development to the pond. An overall site drawing, BMP layout drawing, and BMP details can be found in **Appendix A** of this manual.

The detention pond is contained within stormwater easements with maintenance access from the adjacent Commerce Drive right-of-way. See **Appendix B** for the easement exhibits.

The following operations and maintenance information shall be utilized to properly inspect and maintain the detention pond and storm sewer infrastructure.

Maintenance and Inspection Guidelines

Maintenance and inspection as described below is the responsibility of the BMP owner. Any additional procedures deemed necessary by annual City inspections shall be incorporated into these guidelines.

Routine Maintenance

The owner shall be responsible for the following minimum operations for maintaining the BMPs, in addition to maintaining and updating the BMP Operations and Maintenance Manual per the City of Franklin requirements:

Storm Sewer Infrastructure

- Remove trash and debris from inlet castings
- Remove trash and debris from inside of any storm structures including the structures located in the Graham Road and Commerce Drive right-of-way
- Remove sediment deposits from structures and pipes when accumulated depth reaches 1/4 of pipe diameter
- Remove debris from inlet and outlet structures

Swales and Ditches

- Mow and maintain vegetation to a maximum height of 5 inches
- Maintain swales with uniform slopes and unobstructed by buildings and fences
- Remove trash and debris from swales
- Grade and reseed eroded areas

Detention Pond, Pond Outfall, and Emergency Spillway

- Remove debris from outlet control structure, pond outfall, and emergency spillway
- Remove debris from outlet pipe for the pond on site and within the Commerce Drive right-of-way
- Inspect outfall and emergency spillway for erosion, regrade, and replace riprap as necessary
- Remove floatables via netting
- Remove sediment accumulation when the water depth from normal pool is less than 10 feet
- Mowing and/or trimming vegetation from detention pond side slopes
- Remove debris from inlet and outlet structures
- Remove invasive vegetation from all side slopes
- Remove woody vegetation from embankment

Remedial Maintenance

The owner shall be responsible for correcting and/or replacing any portions of the BMP and/or storm sewer infrastructure in unsatisfactory condition. This includes, but is not limited to:

- Replacing end sections at all pond inlets and outlets
- Replacing any portion of damaged storm sewer or underdrain pipes
- Replacing any portion of damaged storm sewer from the outlet pipe for the pond on site and within the Commerce Drive right-of-way
- Grading and reseeding eroded areas of the detention facility.
- Replacing riprap as necessary at the pond emergency spillway and pipe inlet locations

BMP Inspection

Annual inspections of permanent BMPs shall be performed by the City. Routine inspections are the responsibility of the BMP owner. These inspections shall be accomplished as scheduled below:

MAINTENANCE ITEM	INSPECTION SCHEDULE
Embankment and Emergency Spillway	Annually and After Major Storms
Storm Inlets, Pipes, and Swales	Monthly and After Major Storms
Pond Outlet and Principal Spillway	Annually
Permanent Pool	Monthly
Miscellaneous	Monthly
Pond Sediment Removal	Biannually

The approved maintenance plan and inspection forms provided in **Appendix C** shall be used as guidance for performing maintenance and inspections activities. These forms shall be completed and retained by the BMP owner and produced upon request by the City.

The City shall be notified of any changes in BMP ownership, major repairs, or BMP failure in writing within 30 days. Notification shall be addressed to:

*City of Franklin
Department of Public Works
796 S State Street
Franklin, IN 46131*

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 shall perform the repairs or maintenance and bill the landowner for the actual costs for the work.

The BMP Owner shall be responsible for all costs associated with the maintenance and inspection of the BMP and all fees required by the City of Franklin.

Statement of Compliance

I hereby certify that I am the _____ Owner _____ and duly authorized agent of
(title)

Stor-A-Lot Storage _____, and that I have read the preceding manual and shall comply
(company/agency)
with all terms and requirements stated herein.

I understand that this BMP O&M Manual has been created per requirements of the City of
Franklin Subdivision Control Ordinance and coordination with the City of Franklin Engineering
Department.

I recognize that it shall be the right of the City and authorized representatives to enter the
property containing the BMP for maintenance and inspection purposes, and that this
access shall be granted without hindrances by means of the utility and drainage easement
previously described in this manual.

JEROME SCOTT MATTINGLY
(printed name)


(signature)

10/5/22
(date)

ACKNOWLEDGMENT

State of Indiana, County of Johnson, SS:

Before me, the undersigned Notary Public in and for said County, personally appeared JEROME SCOTT MATTINGLY, OWNER of STOP-A-COT STORAGE, and acknowledged the execution of the foregoing Manual on this 5th day of October, 2022 and stated that he/she is the party authorized by the said company/agency to execute the foregoing Manual.

Witness my hand and seal this said last named date.

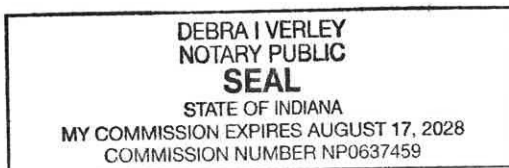
My Commission Expires

8/17/2028

Debra J. Verley
Notary Public

Morgan
County of Residence

Debra J. Verley
Printed Name



APPENDIX A

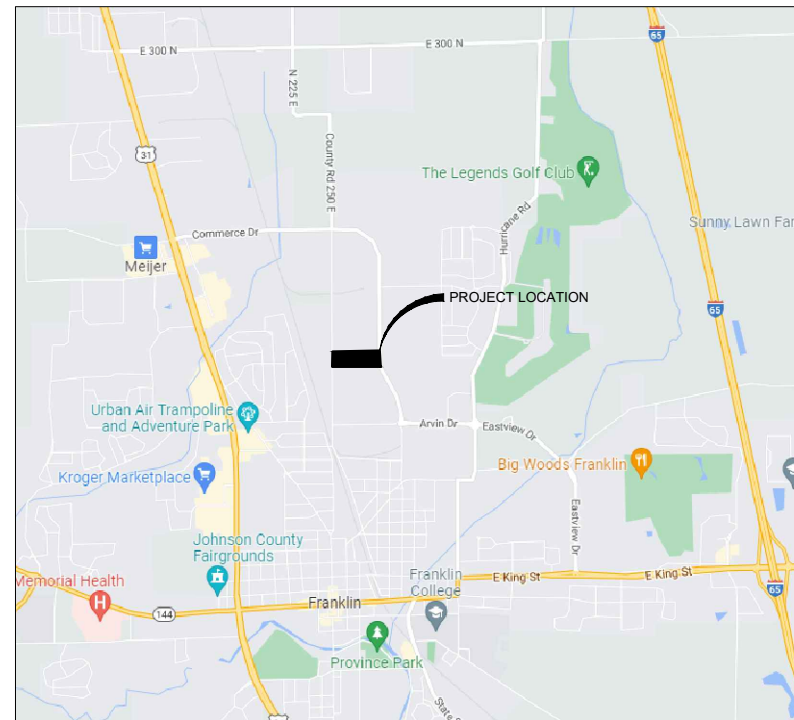
BMP Site Drawings

NORTH



LOCATION MAP

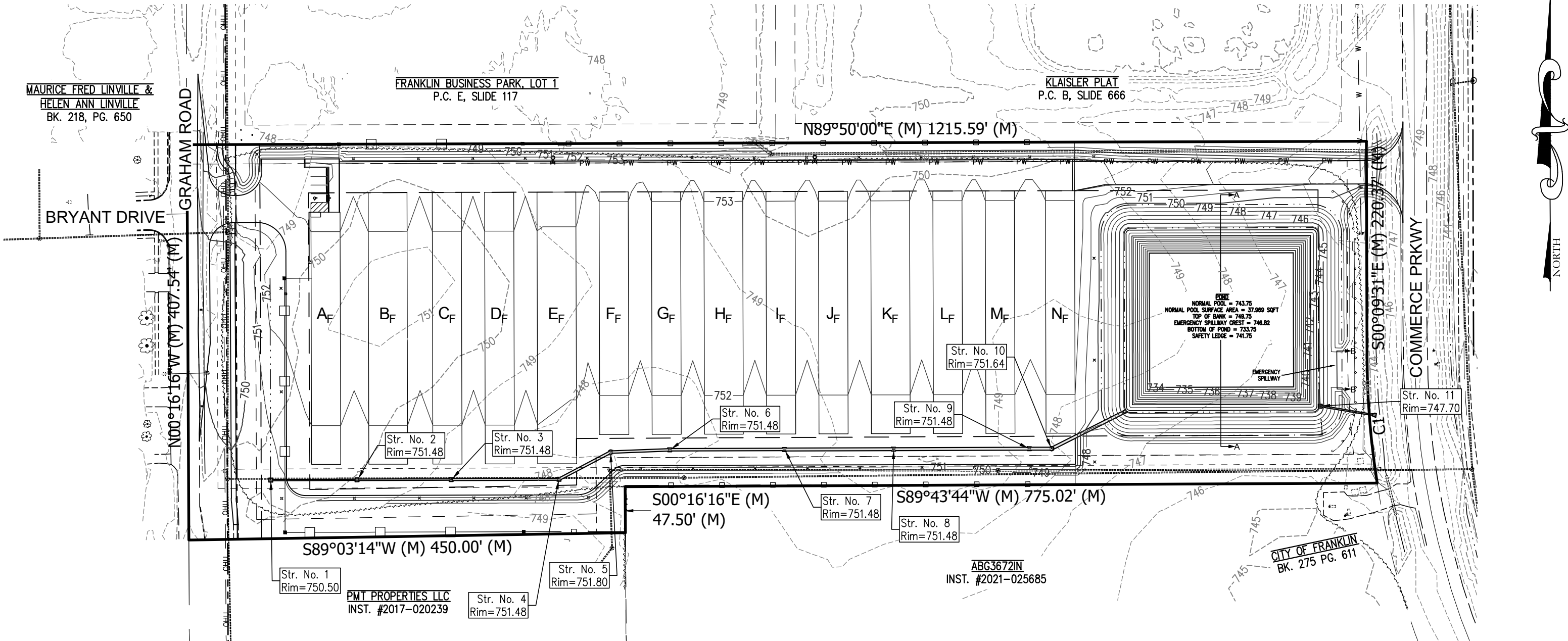
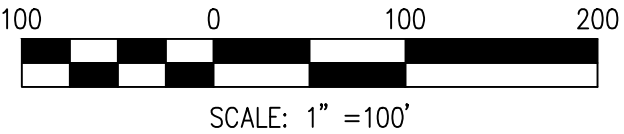
NOT TO SCALE



VICINITY MAP

NOT TO SCALE

STOR-A-LOT STORAGE
GRAHAM ROAD, FRANKLIN, IN
EXHIBIT 2: OVERALL SITE PLAN



Boundary Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	132.65'	870.00'	S04°31'36"E	132.52'

PREPARED BY:

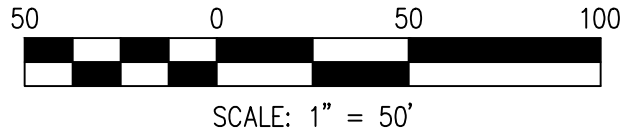
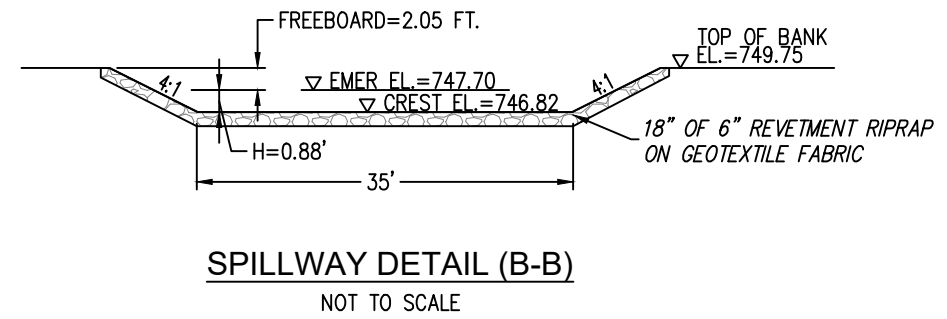
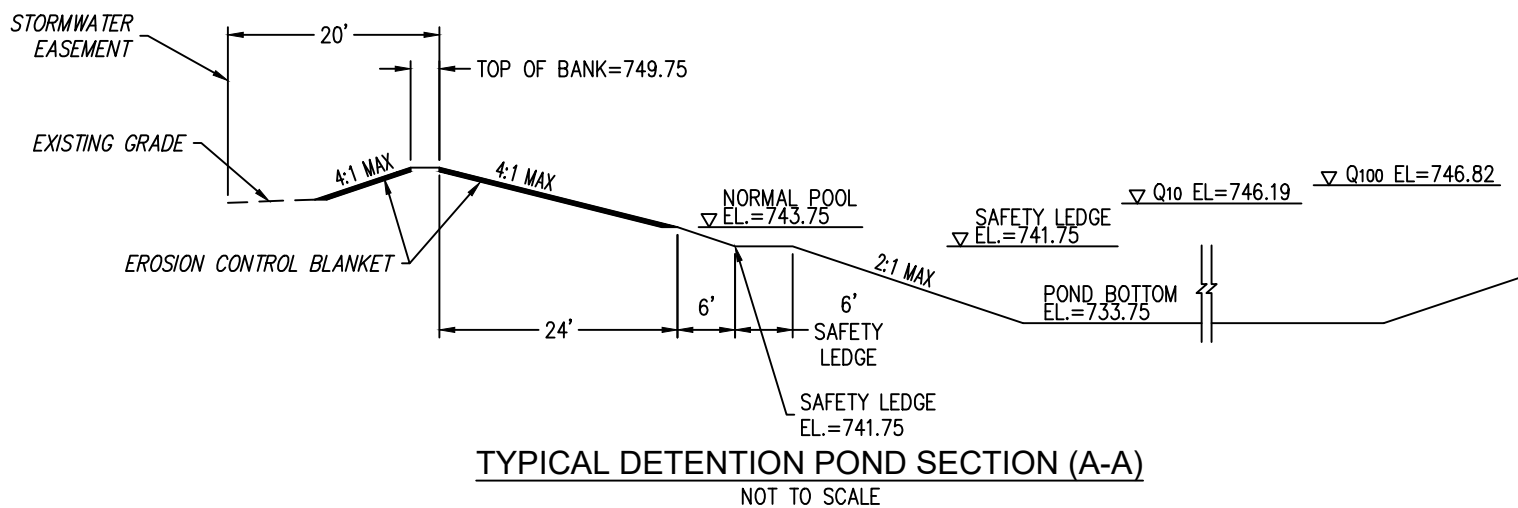
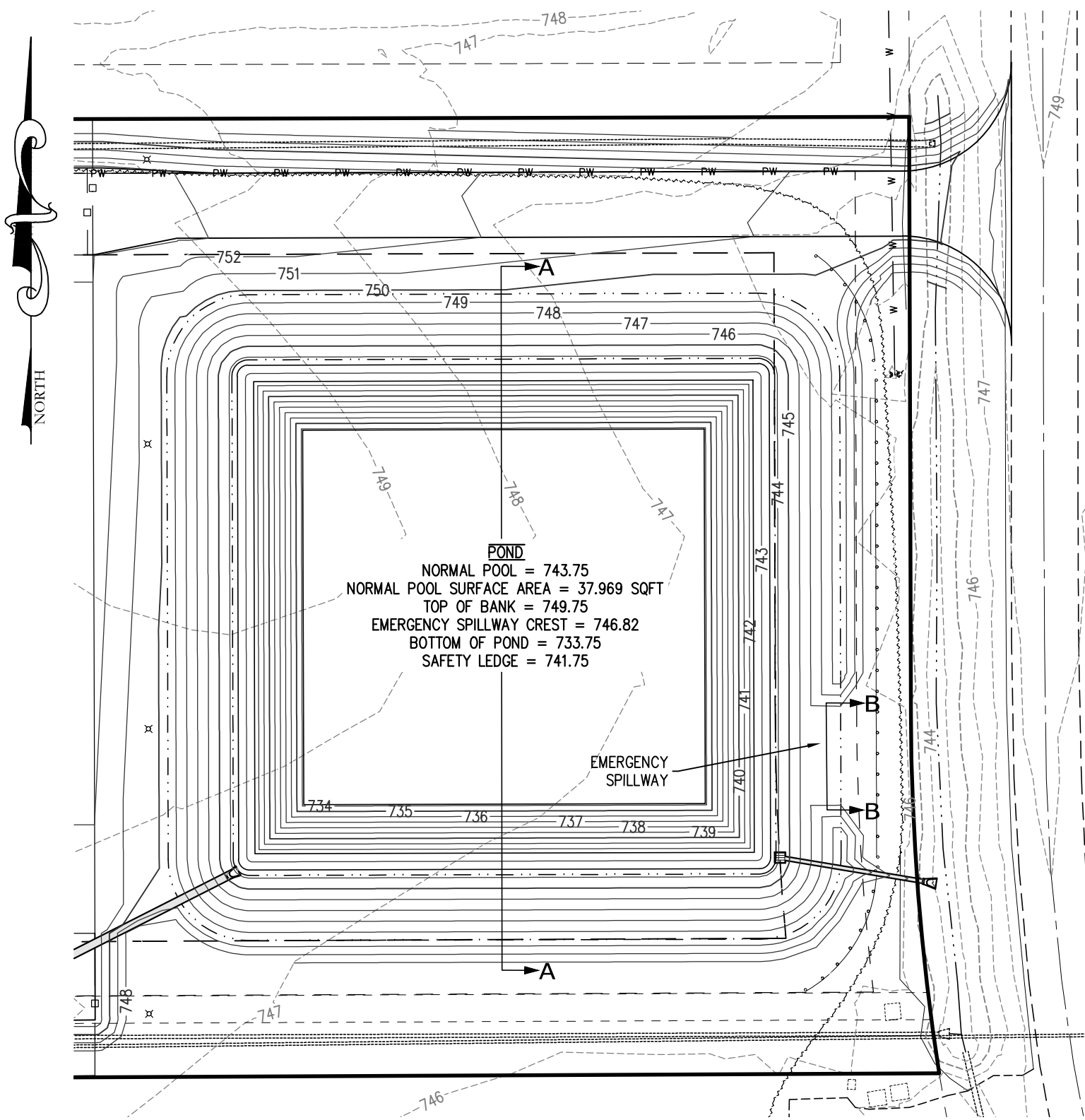


Transportation &
Development Consultants
115 N. 17th Avenue, Green Grove, IN 46117 (317) 780-1555
SOCTOBER 6, 2022

STOR-A-LOT STORAGE

GRAHAM ROAD, FRANKLIN, IN

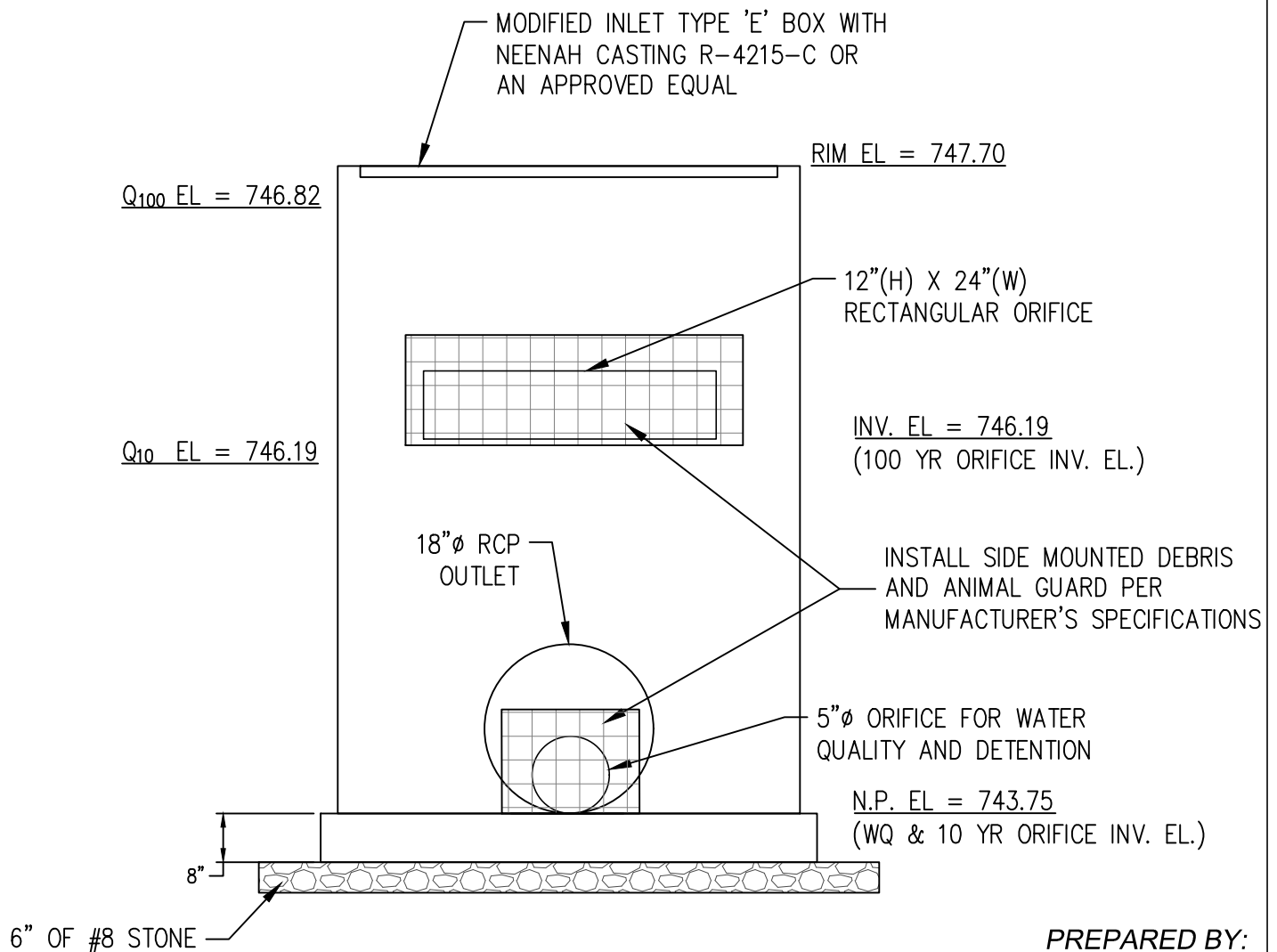
EXHIBIT 3: PLAN VIEW AND CROSS SECTION OF POND



STOR-A-LOT STORAGE

GRAHAM ROAD, FRANKLIN, IN

EXHIBIT 4: OUTLET STRUCTURE DETAILS



OUTLET STRUCTURE (STR. #11) DETAIL

NOT TO SCALE

PREPARED BY:



Transportation &
Development Consultants
115 N. 17th Avenue, Beech Grove, IN 46107 (317) 700-1555
OCTOBER 6, 2022

APPENDIX B

Stormwater Easements

EXHIBIT "A"

DRAINAGE EASEMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 41 EAST, FRANKLIN TOWNSHIP, HJOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" PIN AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2723.34 FEET TO A MAG NAIL WITH A "JOHNSON COUNTY SURVEYOR" WASHER AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 786.91 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 971.68 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 44.90 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 198.00 FEET TO THE BEGINNING OF A TANGENT CURVE; SOUTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 45 DEGREES 10 MINUTES 00 SECONDS EAST AND A LENGTH OF 70.71 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 178.00 FEET TO THE BEGINNING OF A TANGENT CURVE; SOUTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 44 DEGREES 50 MINUTES 00 SECONDS WEST AND A LENGTH OF 70.71 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST A DISTANCE OF 188.00 FEET TO THE BEGINNING OF A TANGENT CURVE; SOUTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 45 DEGREES 10 MINUTES 00 SECONDS WEST AND A LENGTH OF 70.71 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 178.00 FEET TO THE BEGINNING OF A TANGENT CURVE; SOUTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 44 DEGREES 50 MINUTES 00 SECONDS EAST AND A LENGTH OF 70.71 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.394 ACRES, MORE OR LESS.

I, GEORGE W. CHARLES, II, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THIS DESCRIPTION AND BASES OF BEARINGS IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY DATED JULY 22, 2022 TITLED "1725 N. GRAHAM ROAD", AS RECORDED IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. NO FIELDWORK WAS PERFORMED AND THEREFORE, THIS DESCRIPTION IS SUBJECT TO ANY OVERLAPS, GAPS OR INCONSISTENCIES THAT A FIELD SURVEY MIGHT REVEAL.



A handwritten signature in black ink that reads "G. W. Charles II".

GEORGE W. CHARLES, II
INDIANA LAND SURVEYOR
NO. LS 20800117

PREPARED BY:



**CROSSROAD
ENGINEERS, PC**

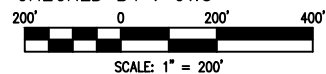
COUNTY: JOHNSON
SECTION: 11
TOWNSHIP: 12 NORTH
RANGE: 4 EAST

EXHIBIT "B"

DRAINAGE EASEMENT
OWNER: STOR-A-LOT STORAGE

DRAWN BY : KLF 10-06-22

CHECKED BY : GWS



HATCHED AREA IS THE
APPROXIMATE EASEMENT

NE COR. NE 1/4
SEC. 11-T12N-R4E

NORTH

S89°40'43"W 2723.34'

S00°16'16"E 786.91'

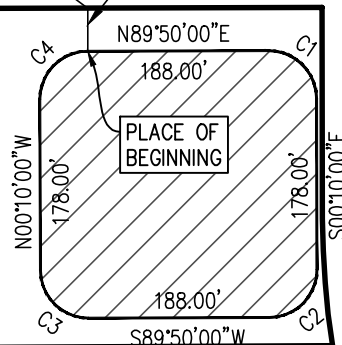
Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C2	78.54'	50.00'	S44°50'00"W	70.71'
C3	78.54'	50.00'	N45°10'00"W	70.71'
C4	78.54'	50.00'	N44°50'00"E	70.71'
C1	78.54'	50.00'	S45°10'00"E	70.71'

GRAHAM ROAD

N89°50'00"E 971.68'

S00°10'00"E
44.90'



NO FIELDWORK WAS PERFORMED AND THEREFORE, THIS DESCRIPTION IS SUBJECT TO ANY OVERLAPS, GAPS OR INCONSISTENCIES THAT A FIELD SURVEY MIGHT REVEAL. THIS PLOT AND BASIS OF BEARING IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY DATED JULY 22, 2022 TITLED "1725 N. GRAHAM ROAD".

G. W. Charles II

GEORGE W. CHARLES, II
INDIANA LAND SURVEYOR
NO. LS 20800117

10-06-22
DATE

PREPARED BY:



APPENDIX C

Maintenance Plan and Inspection Forms

Stormwater Infrastructure Operation, Maintenance, and Management Inspection Checklist for BMP Owners

Project: _____ Owner Change since last Inspection? ☐ Y

Owner Name, Address, Phone: _____

Number: _____

Location: _____

Site Status: _____

Date: _____

Time: _____

Inspector: _____

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
Storm Inlets and Pipes (Inspect Monthly and After Major Storms)		
1. Inlet castings clear of trash/debris		
2. Inlet structures clear of trash/debris		
3. Sediment deposits in structures and pipes (max. accumulated depth 1/4 of pipe diameter)		
Drainage Swales (Inspect Monthly and After Major Storms)		
1. Mow and maintain vegetation (max. height 5 inches)		
2. Uniform swale slopes maintained		
3. Flowline unobstructed by buildings/fences		
4. Grade and reseed eroded areas		

Additional Comments:

Actions to be taken:

Timeframe:
