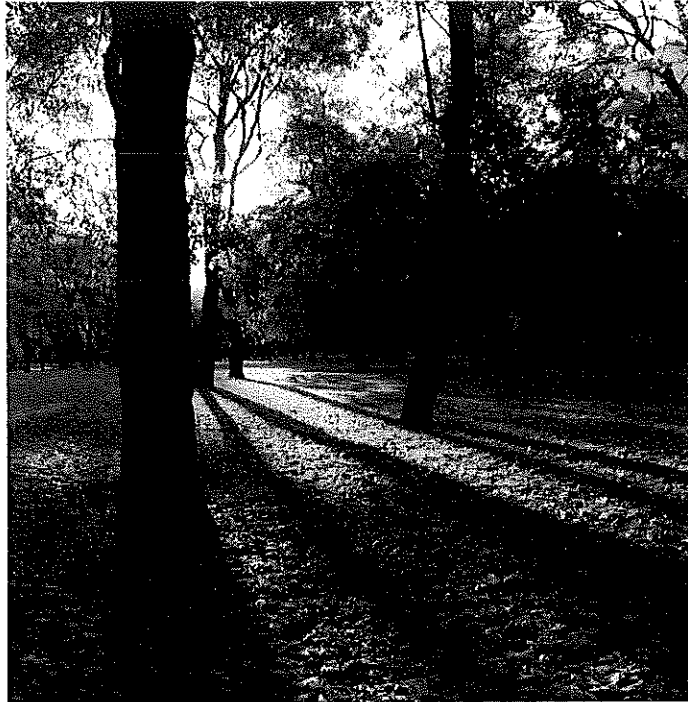


**STORMWATER OPERATIONS AND MAINTENANCE
PLAN FOR
STORMWATER MANAGEMENT FACILITIES
WITHIN THE CEDAR SPRINGS SUBDIVISION**



Owner:
Cedar Springs, LLC
8747 E. State Road 45
Unionville, IN. 47468
812-332-6699

Prepared by:
Smith Neubecker & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, IN. 47401
812-336-6536
Contact – Steve Brehob

Project Description

The site is located on a parcel of land 22.5 acres in size at the SEC of the intersection of SR 46 and SR 446 and consists of a 46 lot single-family residential development. The site contains several rain garden and stormwater management areas, conservation areas, mitigation areas and common. Maintenance and inspection of these features is essential. The project site location is shown on Exhibit A.

Stormwater Management Facilities

There are several rain garden / detention features located on the site. The locations of said features are noted on Exhibit B. Mowing, spraying or disturbance of these features is not permitted, unless specifically directed by or conducted by a qualified inspecting professional. Plant material should be inspected by a qualified professional on a yearly basis. Each feature has a specific outlet control device that must be inspected to insure proper function

Lot 28 Stormwater Management Feature Inspection Procedures

Two times per year or after any large rain event, the bottom and outlet control structure of the feature on Lot 28 should be inspected. The inlet structure should be inspected for any accumulated sediment in the bottom of the structure and settlement or erosion around the structure. Any sediment or debris should be removed from the structure. Any debris accumulated within the bottom area of the basin should be removed. If erosion has occurred along the side or in the bottom of the basin, topsoil shall be placed and compacted in the eroded area. If any other irregularities are noted, contact Steve Brehob for an inspection and appropriate corrective action.

Any items noted in the inspection or corrective actions taken should be noted in the inspection log.

Lot 43 Stormwater Management Feature Inspection Procedures

Two times per year or after any large rain event, the bottom, embankments, outlet control structure and emergency overflow weir should be inspected. Any erosion or settlement of the bottom or embankments should be noted and repaired by placement of topsoil in the eroded area. The emergency overflow should also be inspected for any channelized erosion around the sides of the riprap apron and any accumulated debris removed. If erosion has occurred along the sides of the weir, additional stone will need to be added to protect the embankment. The outlet pipe should also be inspected and any accumulated debris or sediment removed. If any other irregularities are noted, contact Steve Brehob for an inspection and appropriate corrective action.

Any items noted in the inspection or corrective actions taken should be noted in the inspection log.

Lot 38/39 Stormwater Management Feature Inspection Procedures

Two times per year or after any large rain event, the bottom, embankments and outlet control structure should be inspected. Any erosion or settlement of the bottom or embankments should be noted and repaired by placement of topsoil in the eroded area. The inlet structure should be inspected for any accumulated sediment in the bottom of the structure and settlement or erosion around the structure. Any sediment or debris should be removed from the structure. The outlet pipe should also be inspected and any accumulated debris or sediment removed. If any other irregularities are noted, contact Steve Brehob for an inspection and appropriate corrective action.

Any items noted in the inspection or corrective actions taken should be noted in the inspection log.

Plant Material Maintenance

Maintenance responsibilities for the native plant material within the stormwater management areas and the prairie areas on the slopes shall be the responsibility of Cedar Springs, LLC until such time as the development is transferred to the Homeowner's Association. At that time, maintenance shall be the responsibility of the Homeowner's Association. The installation contractor shall be responsible for maintenance during the first 3-year establishment period.

During the first year, plant material shall be mowed to a height of 4"-6" when cover seed (oats) set seed heads. Mowing shall continue at a height of 4" to 6" once a month or whenever the weed height reaches 10" for the remainder of the first season.

If cool season weed growth is heavy in the spring of the second season, mow once in late May.

Inspection during the establishment period should occur on a monthly basis to identify native material growth and the presence of invasive or noxious species. Any invasive or noxious species identified should be removed by hand weeding or through the use of a selective herbicide application.

If a herbicide is used, its applications shall be preformed by a crew of state-licensed herbicide applicators knowledgeable in the application of herbicide and evasive plant species identification. Herbicide shall be a certified water safe product. Hand weeding may also be necessary on a periodic basis. Any material removed during hand weeding shall be disposed of offsite.

Re-seeding or overseeding may also be required during the establishment period.

After establishment, the basins shall be inspected on a yearly basis by a trained professional with experience in native plant care and maintenance. Maintenance requirements may differ from that necessary during the establishment period and each area shall be dealt with on a specific basis as needed. Any such maintenance required shall be performed by or directed by a trained professional with experience in native plant care and maintenance.

Changes in Ownership

This facility plan shall run with the land. Changes in ownership shall result in the transfer of ownership and maintenance and inspection responsibilities for the stormwater facilities and other features outlined in this plan. Any change in ownership should be documented in this Facilities Plan. It shall be the responsibility of the owner to notify the Monroe County Planning Department of any change in ownership of the property.

Right-of Entry

The owner, its heirs and assignees hereby gives the Monroe County Planning Department the right-of-entry over and across the property to inspect the stormwater facilities.

**Stormwater Facilities
Inspection Report**

Site Feature _____

Date of Inspection _____

Company Name _____

Street Address _____

City, State, ZIP _____

Phone _____

Inspector _____

Vegetation quality and coverage _____

Erosion present? Y N

Location and description _____

Structure Settlement? Y N

Location and description _____

Cracks, fissures or depressions? Y N

Location and description _____

Outlet clear Y N

Floatable debris Y N

Accumulated sediment Y N

Oil present Y N

Trash Y N

Additional comments or actions to be taken Time Frame

Exhibit A
Project Location

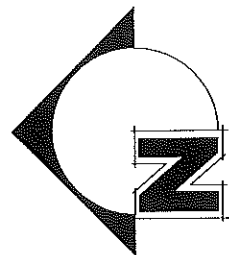


EXHIBIT A PROJECT SITE LOCATION

PREPARED BY : SMITH NEUBECKER & ASSOCIATES, INC.

Exhibit B
Stormwater Management Facilities

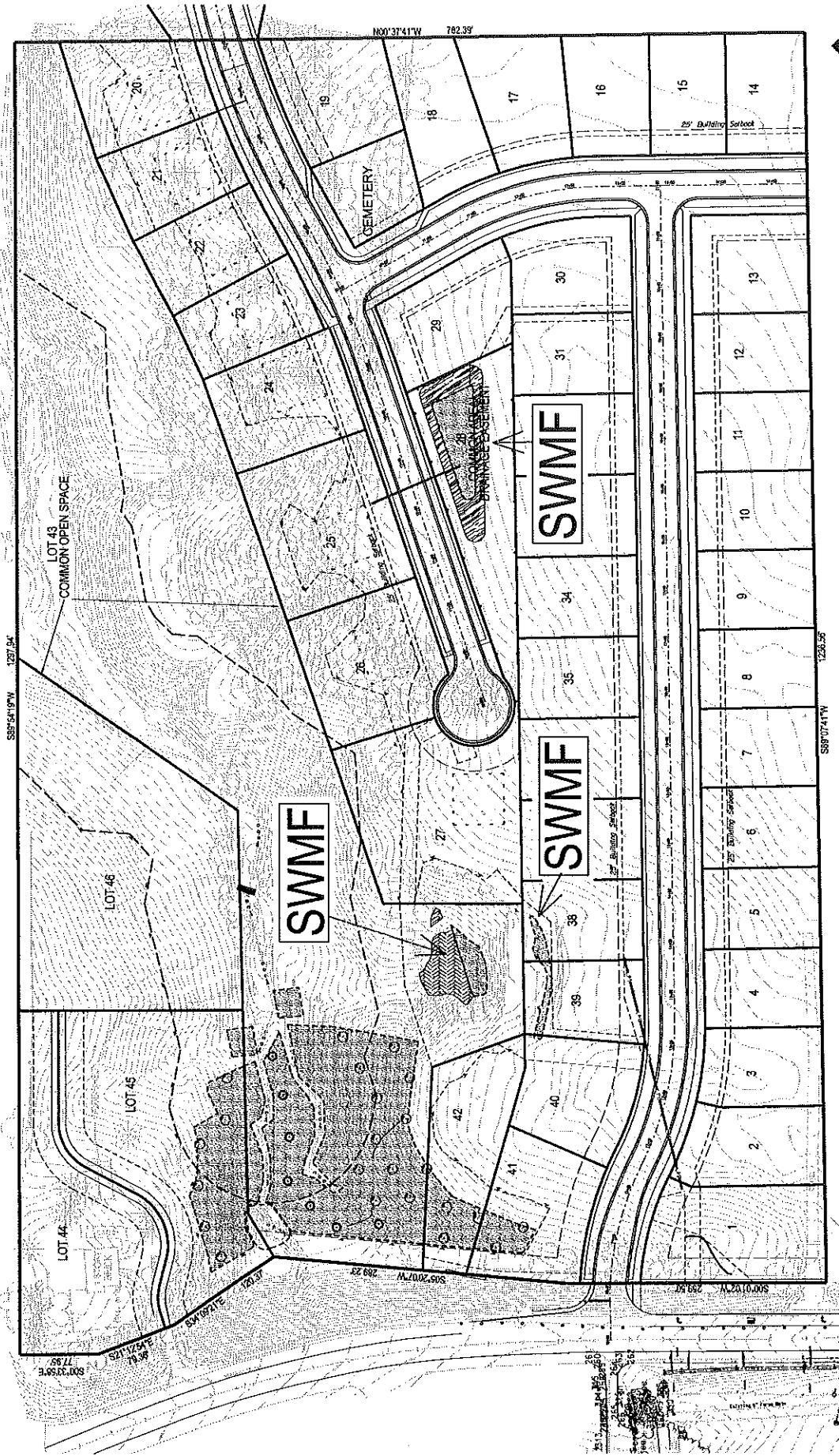
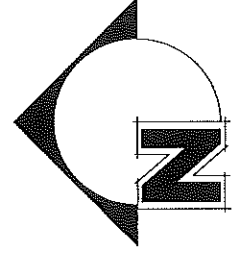


EXHIBIT B STORMWATER MANAGEMENT FEATURE LOCATIONS



PREPARED BY : SMITH NEUBECKER & ASSOCIATES, INC.