



November 2, 2023

To: Bristol Town Engineer

RE: CTI, 503 Bloomingdale Drive, Bristol IN

Plan Sheet 1

- 1) Streetview shows vehicles parking within the stripped out unmarked parking spaces. Add truck turning movements to show a semi backing into the loading dock with turning movements on-site and not backing in from Bloomingdale Drive.
Response: The truck turning movement is shown on Sheet 1 as requested.
- 2) Where are the parking requirements? Is more parking required with this addition?
Response: The parking requirements for the existing and proposed conditions are shown on Sheet 1.
- 3) What is the percentage of building coverage?
Response: The land use calculations are shown on Sheet 1.
- 4) Where do existing utilities enter the building? Will the proposed improvements affect these?
Response: The approximate locations for existing utilities are shown on Sheet 2. No changes are planned as part of this project.
- 5) Please add the platted drainage easements. 10' along east property line and 20' platted setback on the rear.
Response: The drainage easements are shown on Sheet 1 as requested.
- 6) The proposed building addition encroaches within the 20' rear drainage easement. Has a submittal been made to Elkhart County to modify the drainage easement? Provide approval of the easement change.
Response: The proposed building addition has a rear setback of 18.6 ft. at the southwest corner. The southeast corner has a setback of 21.3 ft. The property line is not parallel to the proposed building line. The site drainage is collected and retained on site. The south drainage easement is not needed for site drainage retention. The owner request approval of the proposed building rear setback as acceptable.
- 7) International Fire code requires a Fire apparatus access road to be provided to extend to within 150 feet of all portions of the facility. Are you seeking a variance with the state? If so, please provide a copy of the approval.
Response: The Bristol fire dept. has approved the addition of a fire lane on the west side of the property as shown on Sheet 1. They have also approved shared use of pavement on the eastern adjoiners property for fire access to the east side of the property. This will be documented by a shared use easement between the property owners.
- 8) Please revise the rear yard building setback to 15' per the Elkhart County Ordinance.
Response: The rear building setback is shown on Sheet 1.

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Plan Sheet 3

- 1) How does the existing concrete at the northeast corner of the existing building drain? Does this change the existing watershed area shown?
Response: The concrete at the northeast corner of the existing building appears to drain north toward the road. The south watershed boundary has been revised.
- 2) Does any off-site stormwater flow into the existing drainage easement or on this site?
Response: The general drainage pattern is from north to south in this area. There is a farm field to the south which drains to the north. The existing soils are generally permeable. This will allow most drainage to infiltrate. If there is overland flow, it will flow to the south drainage swale and enter the site drainage retention system.

Plan Sheet 4

- 1) Can you meet the required storage volume by revising the basin slopes from 4:1 to 3:1?
Response: The owner prefers 4:1 side slope to allow for better mowing and maintenance of the vegetated areas.
- 2) Roof and Pavement runoff coefficient are 0.95 per Elkhart County Highway Street Standards.
Response: The coefficient for impervious areas has been revised as requested.
- 3) In a 100 Year Storm event, what will happen to stormwater when the retention pond spills over the top 774 Elevation?
Response: Any overtopping flow from the site drainage retention system will drain north across the site towards Bloomingdale Drive.

Plan Sheet 5

- 1) What is to be used for Slope protection on the south property line?
Response: Grading notes have been added to Sheet 5 regarding the requirements for slope protection.
- 2) On the East retention basin, the Infiltration study recommended excavation deeper into the permeable soils layer at Boring B-2. By not excavating into this layer will this create a wet pond, or will this be dry?
Response: The area of proposed over excavation east of the proposed building addition is shown on Sheet 2.

Plan Sheet 7

- 1) Concrete washout needs to be 50' away from stormwater conveyance system per Indiana Stormwater Quality Manual Chapter 7.
Response: The requested revision is shown on Sheet 7. A note has been added to the legend with the 50 ft. separation requirement.
- 2) Does Stormwater runoff enter the site from the east and/or west?
Response: The general drainage pattern is from north to south in this area. The existing developed sites east and west of this property have onsite drainage systems. The existing soils are generally permeable. This will allow most drainage to infiltrate. If there is overland flow from an adjoining property, it will flow to the site drainage retention system.
- 3) On the south line please show perimeter protection to prevent erosion from off-site sheet flow.
Response: The requested revision is shown on Sheet 7.



Plan Sheet 11

- 4) If Dewatering is required, a dewatering plan shall be submitted and approved prior to dewatering activities. This plan shall show location of discharge, flow rate and duration of dewatering activities.

Response: There is no dewatering anticipated. A note requiring prior approval for dewatering activity has been added to Sheet 7.

Please contact us if there are any questions on this submittal. Thank you for your assistance with this project.

Respectfully submitted,
Debra S. Hughes, P.E.

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