

Land Disturbance Classifications and Requirements

Light Land Disturbing Activity

Activities that disturb no more than 2000 square feet of land, or that involve the excavation, filling, or combination thereof of no more than 40 cubic yards of soil.

- [Erosion Control Application](#) must be signed and submitted to the Department of Planning prior to the issuance of an [Improvement Location Permit](#) (ILP).

Moderate Land Disturbing Activity

Activities that disturb between 2000 square feet and 1 acre of land, or activities that involve the excavation and filling of no less than 40 cubic yards and no greater than 2000 cubic yards of material.

- [Erosion Control Application](#) must be signed and submitted to the Department of Planning prior to the issuance of an ILP.
- An abbreviated erosion control plan is required to obtain an (ILP) from the City of Mishawaka.

Significant Land Disturbing Activity

Activities that disturb over 1 acre of land, or activities that involve the excavation and filling of more than 2000 cubic yards of material.

- [Erosion Control Application](#) must be signed and submitted to the Department of Planning prior to the issuance of an ILP.
- An Erosion Control Plan (or Stormwater Pollution Prevention Plan (SWPPP)) must be submitted to the City Engineering Department for review and approval. After the plan is approved, a Notice of Intent (NOI) must be submitted to the IDEM via their Regulatory ePortal, along with a copy of the SWPPP Technical Review Form. The approved SWPPP and submitted NOI are required prior to issuance of the ILP. Erosion control practices employed on site must comply with the requirements of City of Mishawaka Erosion Control Ordinance No. 5085.

Bond Requirements

Significant land disturbing over one acre also requires a license or permit bond to be submitted to the Engineering Department.

The largest dollar amount, as determined below, shall apply:

1. Area Calculation: Up to 5 acres of disturbed land area – \$3000.00 per acre, for each additional acre of disturbed land area – \$1500.00 per acre.
2. Volume Calculation: \$0.50 per cubic yard of disturbed material including both cut and fill.

Prior to land disturbing activities, please submit the following to the City of Mishawaka, MS4 Manager:

1. Documentation of the IDEM Construction Stormwater Permit (CSGP) Notice of Intent (NOI) submittal and the Notice of Sufficiency (NOS) letter.
2. One 24x36 and one 11x17 copy of the approved Construction/Stormwater Pollution Prevention Plan.
3. A City of Mishawaka Erosion & Sediment Control Bond. The bond should be a License/Permit Bond, reference the Project Name and Location, and specify it is for Erosion & Sediment Control.

The City of Mishawaka MS4 Manager should be notified 48 hours prior to land disturbing activities. The MS4 Manager can be contacted by phone at (574) 258-1619 or via email at rob.brennan@mishawaka.in.gov.