City of Mishawaka
Erosion Control Ordinance
Classification of Land Disturbing Activities

Light Land Disturbing Activities

Non-agricultural land disturbing activities including residential, industrial, commercial, institutional, utility, and highway construction falling within the following parameters:

a. Activities involving the excavation, filling, or combination thereof of no more than 40 cubic yards of soil, sand, gravel, stone, or similar material.

b. Activities which disturb no more than 2000 square feet of land.

c. Emergency repair or replacement of existing utility lines located within easements or rights-of-way as required to restore interrupted service or imminent hazards.

d. Public utility improvements or other public projects that require a performance bond to the City of Mishawaka relative to the satisfactory completion of land disturbing activities.

Moderate Land Disturbing Activities

Non-agricultural land disturbing activities including residential, industrial, commercial, institutional, utility, and highway construction falling within the following parameters:

a. Activities involving the excavation, filling, or combination thereof of more than 40 cubic yards but less than or equal to 2000 cubic yards of soil, sand, gravel, stone, or similar material.

b. Activities which disturb more than 2000 square feet of land but less than or equal to one acre of land.

Significant Land Disturbing Activities

Non-agricultural land disturbing activities including residential, industrial, commercial, institutional, utility, and highway construction falling within the following parameters:

a. Activities involving the excavation, filling, or combination thereof of more than 2000 cubic yards of soil, sand, gravel, stone, or similar material.

b. Activities which disturb more than one acre of land.

City of Mishawaka
Erosion Control Ordinance
Permitting and Bonding Requirements

Classification	Activity	Permit Requirements		Bonding Requirements	Erosion Control Plan
		City Improvement Location Permit (ILP)	IDEM Notice of Intent (NOI)		
Light Land Disturbing	-Less than or equal to 40 CY -Less than or equal to 2000 SF -Emergency utility repairs -Public utility projects with performance bond	None	None	None	None
Moderate Land Disturbing	-More than 40 CY but less than or equal to 2000 CY -More than 2000 SF but less than or equal to 1 acre	Permit required. Fee to be determined	Permit required if at least one acre disturbed. $175 Fee to IDEM. See Note 2.	None	Required. See Note 1.
Significant Land Disturbing	-More than 2000 CY -More than 1 acre	Permit required. Fee to be determined	Permit required if at least one acre disturbed. $175 Fee to IDEM. See Note 2.	Required. See Note 3.	Required. See Note 4.

Notes:

1. Erosion Control Plan can be part of Site Plan submitted with ILP.
2. NOI filing to IDEM is same as current Rule 5 procedure.
3. Area Calculation – Up to 5 acres of disturbed land is $5,000 per acre with each additional acre at $2,500 per acre. Volume Calculation - $1.00 per cubic yard of disturbed material including both cut and fill. Largest dollar amount calculated applies.
4. Erosion control plan information similar to Rule 5 requirements.