

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
900 OAKHILL AVENUE - P.O. BOX 492
PLYMOUTH, IN 46563

Philip R. 'Rick' Gaul, P.E.
City Engineer

PHONE 574-936-3614
FAX 574-936-3017

TRC MEETING NOTES:

DATE: March 19, 2019

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AGENDA ITEMS:

Culver Tool – 2121 Walter Glaub Drive
Alley Vacate Request - 1400 N Michigan – Status
Small Wireless Facilities - Discussion

ATTENDANCE:

See attached Attendance Sheet for 2019-03-19

MEETING NOTES:

Culver Tool – 2121 Walter Glaub Drive

Project Summary:

The owner wants to add onto the East side of the existing building and will add additional parking to the South of the existing / new building. The owner is wanting to complete the addition before fall 2019.

Planning:

- Building setback from property lines is 50'.
- Parking setback from property lines is 10'
- Permission from the DNR will need to be obtained.
- Parking located near the southern property line will be less than 10' from the property line. A variance will be required.
- Per the zoning ordinance the parking lot should contain concrete curbs.
- Variance Information: The Board of Zoning Appeals meeting will be on May 8, 2019. Applications for the May 8th meeting will need to be turned into the City Office by April 15, 2019.
- The building will need a State design release.
- Green space is required within the proposed parking area.
- The Fire Department will require a NOX box be installed for emergency access to the building.

Transportation:

- The addition of an additional driveway will require a driveway permit, \$100.

- There is a \$500 base permit fee for any street cut.
- A reinforced concrete culvert is required under the proposed driveway sized to be the same, or larger, than the adjacent driveway culvert.
- If truck/trailers will be entering and exiting the site ensure there is adequate space available to navigate the area to avoid damage to the parking area or the street.

Utilities:

- During the meeting the size of the fire main to the building was unknown.
- Only water needed will be for restrooms, no production water is needed.
- No manufacturing will take place at this location that will require any special discharge permits. (Anodizing)

Drainage:

- The design Engineer indicated the existing pond that is on site was previously created as a detention pond.
- Runoff from of the proposed building/parking expansion could be collected and discharged into the existing detention pond.
- Any modifications to the existing detention pond would require a DNR permit due to its location within the areas flood plain.
- Measures would also need to be taken to prevent any additional storm water from impacting the neighboring property owner to the South.
- Other options, for storm water detention, would be to create additional drainage basins in other areas of the property.
- The storm water runoff for the new hard surface needs to be addressed within a drainage plan. Release rate will be restricted to a 10 year undeveloped rate.
- A Storm Water Pollution Prevention Plan (SWPPP) will be required for the site.
- If discharging storm water into a legal drain or tile contact the Marshall County Surveyor for requirements.

General:

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Alley Vacate Request - 1400 N Michigan – Status

Project Summary:

The owner would like to have the City vacate the alleyway that runs north to south along the rear portion of the property.

Planning:

- Planning would like to see the area re-platted.
- Requests to vacate an alleyway will need to be brought before the City Council for approval.

Transportation:

- Nothing Address.

Utilities:

- There is an existing underground storm drain located in the alleyway.
- Overhead utilities are located in the alleyway.

Drainage:

- Nothing Addressed.

General:

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Small Wireless Facilities - Discussion

Discussions took place.

END OF MEETING

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TRC MEETING ATTENDANCE SHEET:

DATE: March 19, 2019

AGENDA ITEMS: _____

8:00 Culver Tool – 2121 Walter Glaub Drive –

8:20 Alley Vacate Request - 1400 N Michigan – Status

8:30 Small Wireless Facilities - Discussion

ATTENDANCE:

CITY ATTORNEY:

Sean Surrisi

CITY ENGINEER:

Rick Gaul

ZONING ADMINISTRATOR:

Keith Hammonds

STREET DEPT SUPT:

Jim Marquardt

UTILITY DEPT SUPT:

Donnie Davidson

WATER DEPT AST SUPT:

Jeff Yeazel

WASTEWATER & SEWER AST SUPT:

Larry Hatcher

GIS:

Chris Marshall

POLICE CHIEF:

Chief Bacon

FIRE CHIEF:

Chief Miller

PLAN COMMISSION:

Ralph Booker

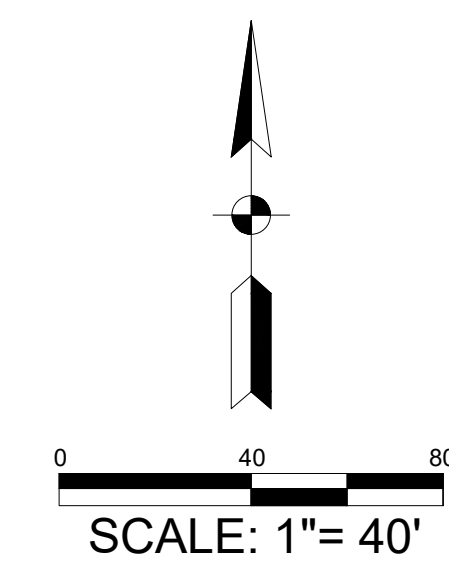
Doug Feece

Fred Webster

Jim Sherwood

OTHER ATTENDANCE:

[illegible]

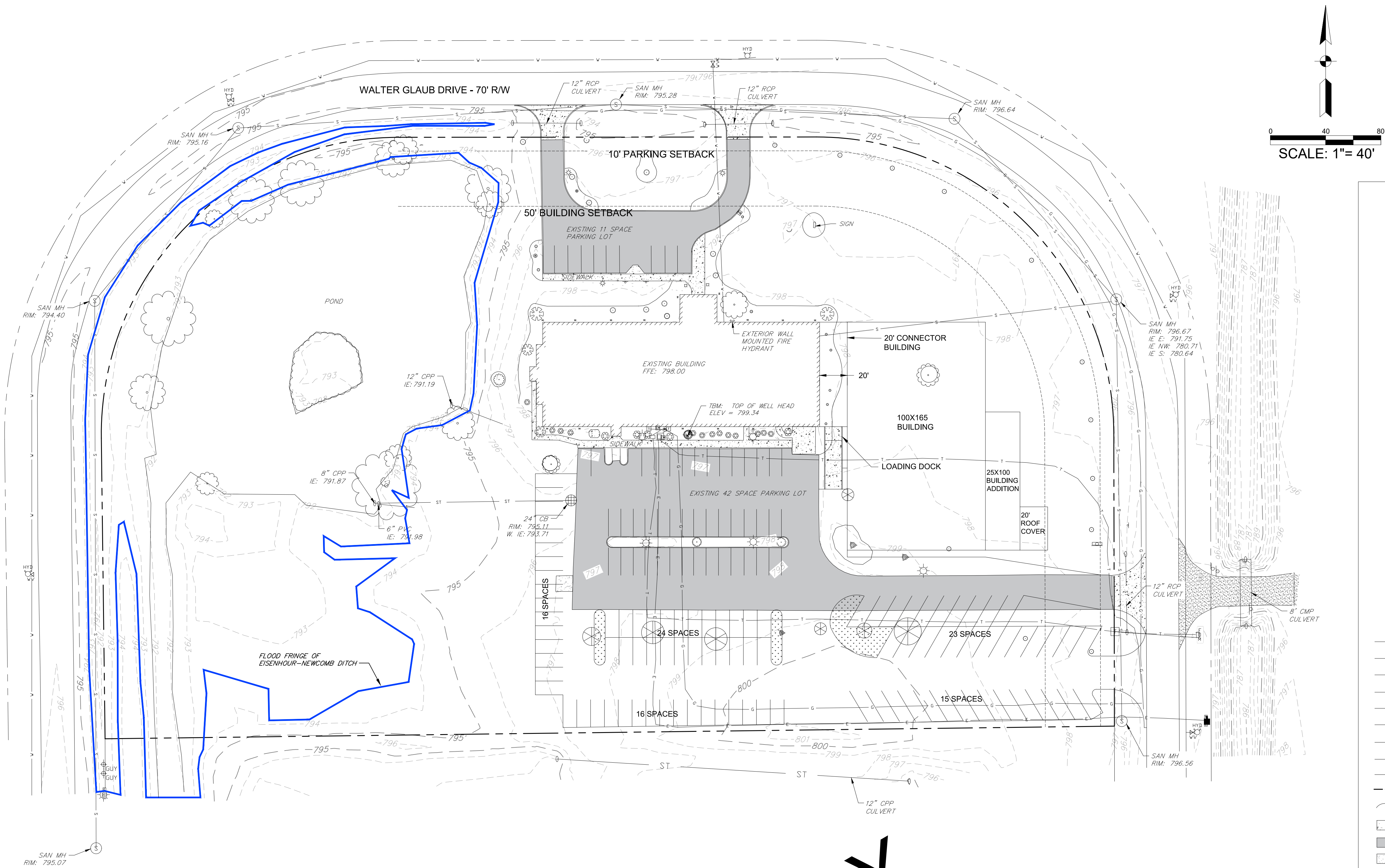


	BENCHMARK
	DOWNSPOUT
	FLAG POLE
	SINGLE POST SIGN
	STUMP
	SHRUB
	CONIFEROUS TREE
	DECIDUOUS TREE
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	GUY ANCHOR
	GUY POLE
	UTILITY POLE
	LIGHT POLE
	UTILITY POLE W/ LIGHT
	TELEPHONE PEDESTAL
	ELECTRIC METER
	GAS METER
	ELECTRIC RISER
	TELEPHONE RISER
	CLEANOUT
	STORM INLET
	CURB INLET
	STORM MANHOLE
	SANITARY MANHOLE
	UNKNOWN MANHOLE
	CHAINLINK FENCE
	ELECTRIC LINE
	TELEPHONE LINE
	FIBER OPTIC LINE
	GAS LINE
	WATER LINE
	SANITARY LINE
	STORM LINE
	OVERHEAD UTILITY LINE
	APPARENT PROPERTY, R/W LINE

TE TERRITORIAL ENGINEERING, LLC
WALKERTON — INDIANA
www.te-engineering.com
ph: 317.336.6222 f: 317.336.6222

CTE SOLUTIONS
PLYMOUTH, IN
EXISTING TOPOGRAPHIC PLAN

DATE: 3-01-2019	
JOB #: --	
FILE: --	
CHECKED BY: RSA	DRAWN BY: DLS
SCALE: 1" = 40'	



SCALE: 1"= 40'

LEGEND

	BENCHMARK
	DOWNSPOUT
	FLAG POLE
	SINGLE POST SIGN
	STUMP
	SHRUB
	CONIFEROUS TREE
	DECIDUOUS TREE
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	GUY ANCHOR
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	ELECTRIC LINE
	TELEPHONE LINE
	FIBER OPTIC LINE
	GAS LINE
	WATER LINE
	SANITARY LINE
	STORM LINE
	OVERHEAD UTILITY LINE
	APPARENT PROPERTY, R/W LINE
	TREE LINE
	CONCRETE
	ASPHALT
	GRAVEL

BENCHMARK DATUM CALIBRATED TO MONUMENT "PLYPORT AZ MK"
AT AIRPORT: ELEV. = 789.73 (NAVD 88)

PRELIMINARY

DANIEL L. SELLERS, P.E. # 10606120

2018

TERRITORIAL ENGINEERING, LLC
WALKERTON, INDIANA
www.te-engineering.com
tel: 317.438.5448
dls@te-engineering.com

CTE SOLUTIONS
PLYMOUTH, IN

PROPOSED SITE PLAN

REVISION	DATE

DATE:	3-01-2019
JOB #:	--
FILE:	--
CHECKED BY:	RSA
DRAWN BY:	DLS
SCALE:	1" = 40'

SHEET
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