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: September 10, 2019

AGENDA ITEMS:

New Song Church Parking Lot Expansion – Dan Sellers Habitat for Humanity – Minor Subdivision

ATTENDANCE:

See attached Attendance Sheet for 2019-09-10

MEETING NOTES:

New Song Church Parking Lot Expansion – Dan Sellers

1292 Baker St.

Project Summary:

New Song Church is interested in constructing a 32 space limestone parking lot north of their existing parking lot location. The new parking lot will be used for overflow parking during times of need.

Planning:

- Limestone parking areas are only permitted for a duration of a year. After the year, per ordinance, the parking area needs to become either concrete or asphalt.
- The Plymouth Zoning Ordinance requires the parking lot to have curbs unless a variance is obtained from the Board of Zoning and Appeals (BZA). Reference page 184 of the Plymouth Zoning Ordinance.
- The Plymouth Zoning Ordinance requires the green space island areas within the parking lot to be curbed and contain grass unless a variance is obtained from the Board of Zoning and Appeals (BZA). Reference page 162 of the Plymouth Zoning Ordinance.
- The Plymouth Zoning Ordinance requires a vegetative area between the parking area and the residential homes across the street.

Transportation:

Nothing to address.

Utilities:

Nothing to address.

Drainage:

- The original drainage basin was oversized during its construction and potentially has the extra capacity to accommodate the additional hard surface.
- A drainage plan has been received and the review has been placed on hold until the above planning items have been addressed.

General:

Nothing to address.

Habitat for Humanity – Minor Subdivision

718 Pearl St.

Project Summary:

Habitat for Humanity has purchased two lots at the corner of Pearl St. and Clark St. and is interested in re-plat the two lots into three lots in order to construct three Habitat for Humanity homes. The plan will be to build one home a year until all three homes are built.

Planning:

- Keith and Ralph agree that all the standards have been meet for the replat.
- The provided re-plat drawing contains a signature block for "Building Commissioner Approval" and "Acceptance of Dedications" that will need to be removed prior to attending the Plan Commission meeting.
- The developers will replace/repair the sidewalks along Pearl St. and add a sidewalk along Clark St.
- New concrete sidewalk are a minimum of 4' wide (5' preferable) and 4" thick (6" thick through driveways). Sidewalk cross slope shall not exceed a 2% slope.
- Two off street parking spaces will be provided at each home.
- Off Street parking for Lot A and Lot C will access onto the alleyway.
- There will be no on-street parking.

Transportation:

 A driveway permit is required for any new or relocated driveway that access a public street.

Utilities:

- The existing sanitary service for the former home at 718 Pearl St. could be re-used for the service to Lot A. Lot B and Lot C will require new services to be run by the developer.
- The City of Plymouth will install new water service to each lots property line. The developer is responsible for the water service from the property line to the homes.

Drainage:

- A Storm Water Pollution Prevention Plan is not required for the development although erosion control measures must be put into place to prevent dirt and silt from leaving the site.
- A drainage plan for the minor subdivision will be required if the total hard surface being added is 4,000 square feet or greater.
- The square footage of the existing home, that was formally located on the site, may be deducted from the total new hard surface.
- The hard surface square footage of the former home calculated by the City of Plymouth was 5,470 square feet.

General:

 A visual line of site between property corners has indicated a neighbors shed is partially located on Habitat for Humanity's property. The location of the shed does not hinder the re-plat or the property but should be noted during construction.

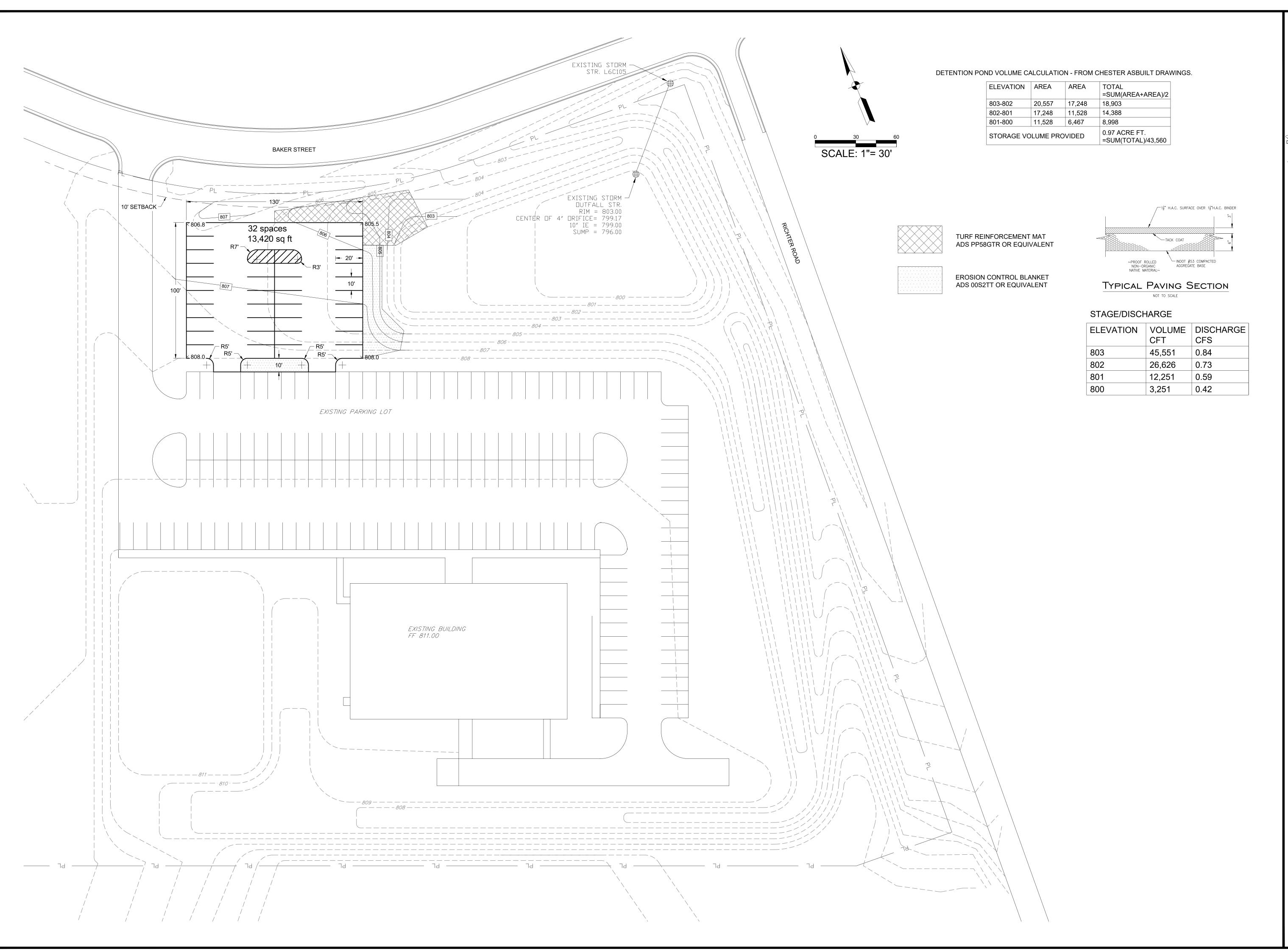
END OF MEETING

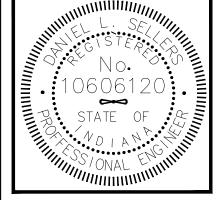
DEPARTMENT OF ENGINEERING

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 ATTENDA		
DATE: Tuesday, Sept	ember 10, 2019 ========	
AGENDA ITEMS:		
9:00 New Song Church Parki		
9:20 Habitat for Humanity – N	linor Subdivision – 718 Pe	earl St.
ATTENDANCE:		
CITY ATTORNEY:	Sean Surrisi	[]
CITY ENGINEER: ZONING ADMINISTRATOR:	Rick Gaul Keith Hamm	onds M
STREET DEPT SUPT:	Jim Marquar	- N
UTILITY DEPT SUPT:	Donnie Davi	
WATER DEPT AST SUPT:	Jeff Yeazel	[]
WASTEWATER & SEWER AST GIS:	SUPT: Larry Hatche Chris Marsh	
POLICE CHIEF:	Chief Bacon	~ 1
FIRE CHIEF:	Chief Miller	į į
PLAN COMMISSION:	Ralph Booke Doug Feece	
	Fred Webste	
	Jim Sherwoo	d [j
OTHER ATTENDANCE:	COREDANY	C 8443
NAME	COMPANY	E-MAIL
F BEVARAGES	JAJI SLAP	
David Dinius Daviel Sellers	Habitat	
Daniel Sellers	SENBITAL Habitat Territorial Eng.	dan@te-1/c.com
	0	





Daniel L. Sellers, P.E.# 10606120

August 27th 2019

ENGINEERING, LLC WW.TE-LLC.COM — INDIANA Be-Ic.com (574) 586-2892 f

-W SONG CHURCH
PLYMOUTH, IN
PARKING ADDITION

REVISION	DATE	1
TEVIOIO!	57112	

DATE:	
8/27/	2019
"	
JOB #:	
19-	142
FILE:	
EN	GR
CHECKED BY:	DRAWN BY:
	DLS
SCALE:	
ι" =	40'

l of l

HABITAT FOR HUMANITY'S REPLAT

BEING A REPLAT OF LOTS 92 & 93 IN WHEELER'S CONTINUED ADDITION IN THE TOWN, NOW CITY OF PLYMOUTH, INDIANA

PART OF SECTION 13 MICHIGAN ROAD LANDS, TOWNSHIP 33 NORTH, RANGE 2 EAST, CITY OF PLYMOUTH, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA

In accordance with Title 865, Article 1, Chapter 12, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and comers established on this survey as a result of variances in reference monuments, discrepancies in record descriptions and plats, inconsistencies in lines of occupation and random errors in measurement (Relative

The Relative Positional Accuracy due to random errors in measurement of the corners of the subject tract established in this survey is within the specifications for a Urban Survey as defined in IAC 865.

REFERENCE SURVEYS: Frank Kleinke - 84-08 - Survey of part of Lot 99 Wheelers PLS 91-354 - Survey of parts of Lots 96 & 97 Wheeler's PLS 98-640 – Survey of part of Lot 80 Wheeler's PLS 00-255 – Survey of Lot 91 Wheeler's

This survey was performed at the request of Habitat for Humanity in order to replat Lots 92 and 93 of Wheeler's Addition into three buildable lots. Property corners were located from previous surveys by this office in the block. Best Fit routines were run for the Northerly and Southerly lines of Clark Street as well as the Westerly line of Pearl Street. All corners were within tolerances for this type of survey and all were used in performance of the work. New corners were set on the new lot lines as shown.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners of the subject tract are as follows

Due to variances in reference monuments: none were found Due to discrepancies in the record description: None were found Due to inconsistencies in lines of occupation: None were found

DRAINAGE STATEMENT

DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF WAY, OR ON DEDICATED DRAINAGE EASEMENTS, ARE NOT TO BE ALTERES, DUG OUT, FILLED IN, TILED, OR OTHERWISE CHANGED WITHOUT WRITTEN PERMISSION OF THE MARSHALL COUNTY SURVEYOR. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS, OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZE CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY SURVEYOR. IN ADDITION, ANY PROPERTY OWNER ALTERING, CHANGING OR DAMAGING THESE DRAINAGE SWALES OR DITCHS WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY

			MMEDIATE PAYMENT.	
CITY OF PLYMOUTH PLAN CON	MMISSION APPROVAL			
THIS PLAT APPROVED BY THE	CITY OF PLYMOUTH PLAN	COMMISSION THIS	DAY OF	
,	20			
BY: PRESIDENT (SIGNATURE)				
(PRINT)				
SECRETARY (SIGNATURE)				
(PRINT)				
BUILDING COMMISSIONER APP THIS PLAT APPROVED BY THI	E CITY OF PLYMOUTH BUILI		DAY	
THIS PLAT APPROVED BY THI	E CITY OF PLYMOUTH BUILI		DAY	
THIS PLAT APPROVED BY TH	E CITY OF PLYMOUTH BUILI		DAY	
THIS PLAT APPROVED BY THI	E CITY OF PLYMOUTH BUILI		DAY	
THIS PLAT APPROVED BY THE OF KEITH HAMMONDS, BUILDING ACCEPTANCE OF DEDICATION BE IT RESOLVED BY THE (E CITY OF PLYMOUTH BUILD COMMISSIONER NS CITY OF PLYMOUTH BOAR		DAY ETY, MARSHALL COUNTY, INDIANA D THIS DAY OF	THA
THIS PLAT APPROVED BY THE OF KEITH HAMMONDS, BUILDING ACCEPTANCE OF DEDICATION BE IT RESOLVED BY THE (COMMISSIONER NS CITY OF PLYMOUTH BOAR HIS PLAT ARE HEREBY A		ETY, MARSHALL COUNTY, INDIANA	. Tha

CONGER STREET (50' R/W) RIGHT OF WAY 100 0' P STREET 87%) 20' ALLEY 200.0' P N68'33'53"E 200.08' M SIDE YARD SETBACK 15' REAR YARD SETBACK 9,079 SQ.FT. 0.21 ACRES 93 7' SIDE YARD SETBACK LOT C 9,784 SQ.FT. 0.22 ACRES 90 N68'33'41"E 130.01 7' SIDE YARD SETBACK 92 LOT B 9,080 SQ.FT. 0.21 ACRES 20' FRONT SETBACK 20' FRONT SETBACK 70.00 S68'30'54'W 199.94' CLARK STREET RIGHT OF WAY O IRON PIPE FOUND FRONT YARD = 25'
SIDE YARD = 10% OF LOT WIDTH REBAR FOUND

5/8" REBAR SET
WITH CAP PLS 80040309

MAG NAIL FOUND 1. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.

2. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. SCALE: 1" = 30' 2. BUILDING SCHBACKS SHALL CURFORM ID THE APPLICABLE PROVISIONS OF THE ZUNING URDINANCE.

3. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.

4. NO ENCROACHMENTS OF STRUCTURES EXIST ON THIS PLAT.

5. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.

6. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1809900133C WITH AN EFFECTIVE DATE OF NOVEMBER 16,

2011, INDICATES THIS AREA TO BE DESIGNATED AS ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2%

ANNIHAL CHARGE ELOOPOLAN.

ANNUAL CHANCE FLOODPIAIN.

7. THESE LOTS SHALL CONNECT TO MUNICIPAL WATER AND SANITARY SEWER.

DESCRIPTION:

LOTS NUMBERED NINETY-TWO (92) AND NINETY-THREE (93) IN WHEELER'S CONTINUED ADDITION IN THE TOWN, NOW CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA.

DEED OF DEDICATION:
THE UNDERSIGNED, HABITAT FOR HUMANITY OF MARSHALL COUNTY, INDIANA, OWNER OF THE REAL ESTATE
SHOWN AND DESCRIBED HEREIN, DOES HEREBY LAYOFF, PLAT AND SUBDIMIDE SAID REAL ESTATE IN
ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIMISION ORDINANCE OF THE CITY OF PLYMOUTH, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS: HABITAT FOR HUMANITY'S REPLAT. ALL STREETS, ALEYS, RIGHTS-OF-WAY, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND BUILDING SCIBACK LINES ARE HERCEPT ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO ESTRUCTURE. THE AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAIMAGE FACILITIES, AND ACCESS FOR PRESENT OR FOR FUTURE DEVELOPMENT SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF THE OTHER

OWNER'S CERTIFICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED, HABITAT FOR HUMANITY OF MARSHALL COUNTY, INDIANA, IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

HABITAT FOR HUMANITY OF MARSHALL COUNTY, INDIANA BY: DEAN BYERS, EXECUTIVE DIRECTOR PLYMOUTH, INDIANA 46563

NOTARY CERTIFICATION:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HABITAT FOR HUMANITY OF MARSHALL COUNTY, INDIANA BY DEAN BYERS, EXECUTIVE DIRECTOR AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS ___ DAY OF __



MARY L. ENGLAND, NOTARY PUBLIC IS A RESIDENT OF MARSHALL COUNTY, INDIANA.

LAND SURVEYORS' CERTIFICATION:
I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON AUGUST 19, 2019. THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PLYMOUTH, INDIANA, ENTHIFIER, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. BY: J. BERNARD FEENEY.



PLYMOUTH LAND SURVEYING & DESIGN. INC. 1405 NORTH MICHIGAN STREET Phone (574) 936-3469 Fax (574) 936-135 Land Surveyors • Soil Scientists Drawn KAW Date 8/19/19

Job No. 19-90

MINOR SUBDIVISION APPLICATION (page 1 of 2)

I (we) do hereby apply for minor subdivision approval of the following described subdivision in the City of Plymouth, Indiana.
Date Filed August 26, 2019
Name of Subdivision Habitat for Humanity
Specific Request (1-2 sentence explanation) Sub - divide
property from one single family dwelling to three separate lots
Explain Intended Use of Property Build three Single
family devellings
Property Owner(s) Habitat for Humanity of Marshall County, INC
Property Owner(s) Habitat for Humanity of Marshall County, INC Address P. D. Box 524 Plymoth, In. Telephone 1-574-935-4214
Developer Habitat for Humanity of Marshall County, INC Address P.O. Box 524 Plymouth In Telephone 1-574-935-4214
and Surveyor preparing the Plat Plymouth Land Survey
Address 1405 N. Michigan St. Pynath, In Telephone
Address or location 718 Pearl St. Plymouth, Indiana

MINOR SUBDIVISION APPLICATION (page 2 of 2)

Section 93 Tow	nship Center Range	Area (acres) <u>150 'x 200 '</u>
Number of lots 92 &	3 Minimum lot sizes	130.8 × 69.81
Number of feet of new	streets to be dedicated/	None
Legal description of p	coperty Wheeless Co	intinued addition
Jown of P.	lymouth, Marsh	all County In.
0	(<i>U</i> .
Current zoning of prop	perty Residential	
	·	
		Signature of Owner
i	•	

 $4 \mid 00.70$ There is a \$10:80 advertising fee at the time of application.

*You must furnish the names and mailing addresses of neighboring property owners (within 300' of the owner's property) at the time of application.

We require that you furnish the City of Plymouth with a copy of the recorded plat within one month of approval.

You must furnish a plat with the different zoning areas marked on the plat.

Subject to the Subdivision Control Ordinance, Zoning Ordinance and all other ordinances of the City of Plymouth, Indiana.

Properties in area of 718 Pearl Street Plymouth, IN 46563

320 Conger St. Lori Coldiron

320 Clark St. Michael Weider

714 Pearl St. Thorn & Cynthia Helms

323 Conger St. Daniel & Elvira B. Tiani

325 Conger St. Steven & Sylvia Towne

723 Lincoln Yenefur R. Jimeniz

808 Pearl St. Wayne & Judith A. Smith

305 Clark St. Sara A. Thomas

321 Clark St. Patricia Ganshorm

809 Pearl St. Kimberly Overmyer

805 Pearl St. Jesus Luval Rosas

723 Pearl St. Ivan Arroyo

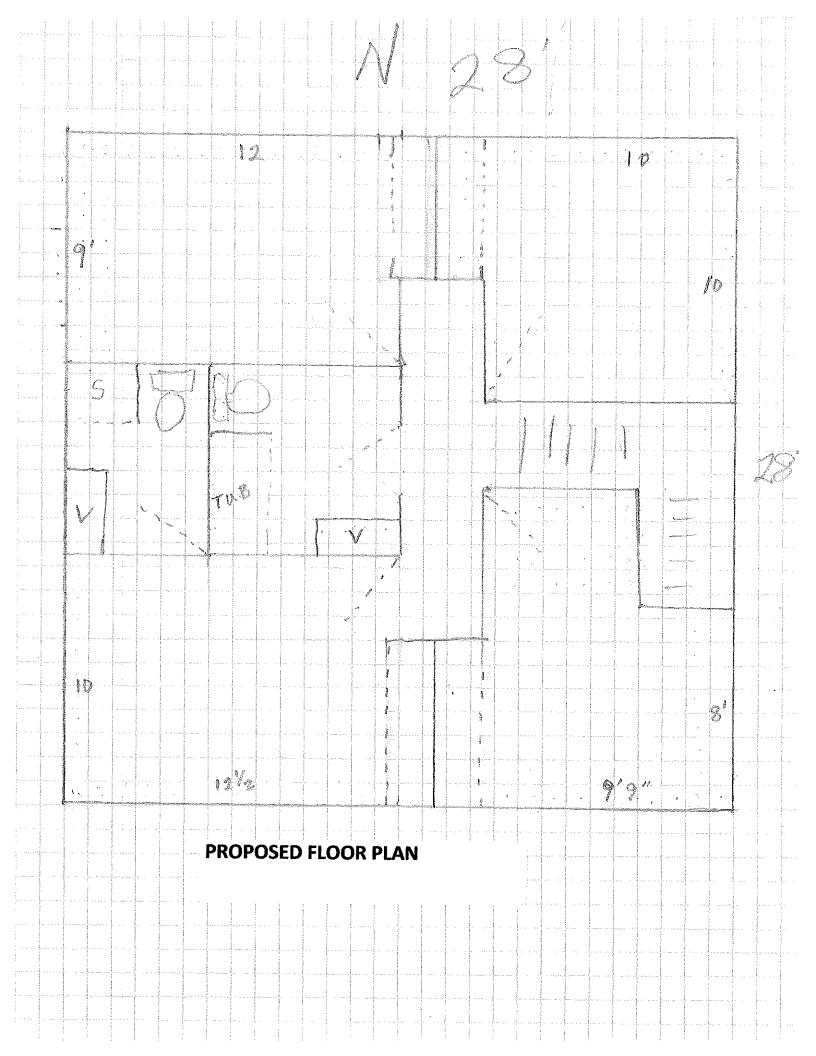
719 Pearl St. Kay Metsker

711 Pearl St. John Metsker

707 Pearl St. Scott L. Davis



Proposed home to be built on Lot C of the small sub-division Pearl St.



DW-SINK 24 STOVE V_{γ} 140 PROPOSED FLOOR PLAN

A 2 STORY STRUCTURE

50-32-93-304-220.000-019	SMITH ROBIN & DIANA HW	& DIANA HW	718 PEARL	-ST		510, 1 Family Dwell	Dwell	- Platted Lot	PLY SOUTH/1700517-019	1/2
Parcel Number 50-32-93-304-220,000-019	SMITH ROBIN & DIANA HW 13460 13TH RD	& DIANA HW RD	Date	Owner		Doc ID Code	Book/Page	Adj Sale Price VII	N 11772019 19GI: HOUSE WAS NOT REMOVED AFTER FIRE, ADDED DWELLING BACK ON	Q
Local Parcel Number	PLYMOUTH, IN 46563	6563	10/13/1994	SMITH ROBIN & DIAI FAIRFIELD AFFILIAT	SMITH ROBIN & DIAN FAIRFIELD AFFILIAT	a ax	7 94/6611 0 - 4/6611	G G	PARCEL FOR 19P20 AT VP CONDITION & REMOVED VACANCY PER EL.	
503293304220000019			01/01/1900	GIVEN, WILLIAM F &	LIAM F &	ΩM	,	0\$	1 4/9/2018 F137: DESTROYED STRUCTURE FC 137R FILED 1/8/18 EFFECTIVE FOR 17P18	ORM.
lax ID: 0170687400 Routing Number 32-93-304-181	ACREAGE: AUDITOR ADD LOT 93 LEGAL D 5PAY6	Legal ACREAGE: AUDITOR DESC: WHEELERS CONT ADD LOT 93 LEGAL DESC: COMB KEY 655 W220 SPAY6							(HOUSE FIRE IN DEC. 2017). REMOVED DWELLING, UPDATED PROP CLASS, PRICED LAND AS ONE LAND LINE (47 3% CAP), AND APPLIED VACANCY. 113 MAILED TO TAXPAYER & C OF E GIVEN TO AUDITOR 19918 FOR 17P-8.	:0 D AYER 7P18.
Property Class 510						Res	ø		10/14/2015 16CR: REVISED EFF. YEAR OF	
Farmity Dwell - Platted Lot	IB),	Valuation Records (Work In		values are	Progress values are not certified values and are subject to change	ilues and are	nehe o Halins	(96)	REPLACED WITH WOOK.	
rear: 2019	2019	Assessment Year		2019	2018	2017	2017	2016	12/22/2009 CMTX: 017-07672-00 (17-913-33/2-655)	(2-655)
Location Information	WIP	Reason For Change	₹		Annual Value	DstryStr	Annual Value	Annuai Value		
County Marshall	03/12/2019 Indiana Cost Mod	As Of Date	01/01/2019 Indiana Cost Mod		01/01/2018 Indiana Cost Mod India	01/09/2018 Indiana Cost Mod	01/01/2017 Indiana Cost Mod	01/01/2016 Indiana Cost Mod	1/1/1900 12RE: REAS; NO CHANGES NOTED	۵
Township	1,000	Fanalization Factor					1 0000	1 0000		
CENTER TOWNSHIP		Notice Required								
District 019 (Local 019) PLYMOUTH (CENTER)	\$26,000	Land Rec (1)	\$26,000	000	\$20,000	\$20,400	\$29,300	\$29,300		
School Corp 5485	9 9 0	Land Non Res (2)	6	9 6 6	9 8 6	9 69	08 80 80	000		
PLYMOUTH COMMUNITY	\$26,000	Land Non Res (3)	\$26,000		\$20,000	\$20,400	\$120 600	\$120 600	_ 1 _	
Neighborhood 1700517-019	\$12,100	Imp Res (1)	\$12,100	<u> </u>	3 S 3	9 69	\$120,600	\$120,600		
PLY SOUTH	O 9	Imp Non Res (2)		0 8 8	0 0	G 6	O	\$		
Section/Plat 93	\$38,100	Total	\$38,100	100	\$20,000	\$20,400	\$149,900	\$149,900		
	\$12,100 \$0	Total Res (1)	\$12,	91	O G	Q G	\$149,900	\$149,900 \$0	Shirt Compatibility	000
Location Address (1) 718 PEARL ST	\$26,000	Total Non Res (3)	\$26,000	200	\$20,000	\$20.400	9 9	08	Actival Employee	50.0
PLYMOUTH, IN 46563		Land Data (Semdard D	anue	182, 61482	Base Lot	Res 50 X 140	CI 50" X 140		Developer Discount	3 [
1	Land Pricing Soil	oil Act	Size Factor	Rate			Infl. % Res Ma	Market Value	Parcel Acreage] 8:
Zoning	<u>6</u>	Front.		•		•	Elig %	•	81 Legal Drain NV	0.00
	.	150 15	150x200 1.15	\$225	5 \$259	\$38,850	-33% 0% 1.	1.0000 \$26,030	82 Public Roads NV	0.00
Subaivision									srs NV	0.00
**************************************										0.00
i										0.00
Market Model									Lotal Acres Farmland Farmland Value	0.08 80
NJA									ege Ge	0.00
Shelens									Avg Farmland Value/Acre	0.0
Level									Value of Farmland	\$0
Public Utilities ERA									Classified Total	မှာ မ
									Farm / Classified Value) J
Streets or Roads TIF									91/92 Value	8 8
Paved, Sidewalk									Supp. Page Land Value	
Neighborhood Life Cycle Stage									CAP 1 Value	D 6
Wednesday, March 20,										\$26,000
Review Group 2016	Data Source Ae	Aerial Col	Collector 07/14/2015	:015 PKL		Appraiser 10/14/2015		ᆸ		\$26,000