

**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 met for the re-plat.
- 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 sidewalks 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:**

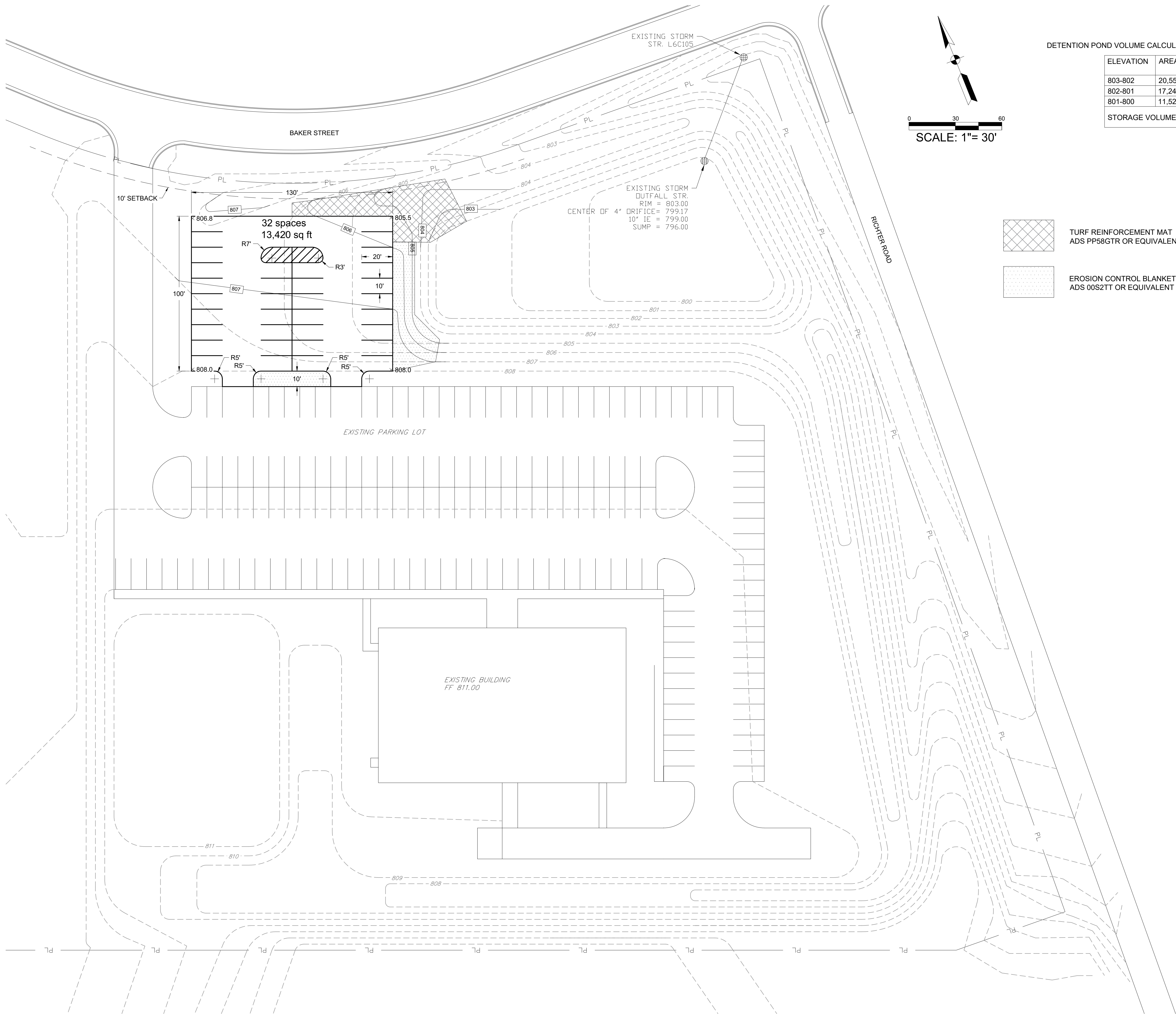
- A Storm Water Pollution Prevention Plan is not required for the development although erosion control measures must be put into place to prevent dirt and silt from leaving the site.
- A drainage plan for the minor subdivision will be required if the total hard surface being added is 4,000 square feet 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.

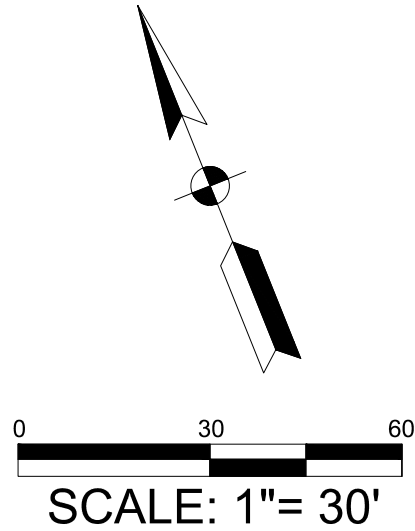
**END OF MEETING**

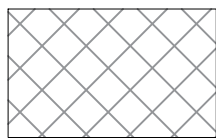


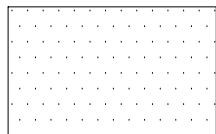


DETENTION POND VOLUME CALCULATION - FROM CHESTER ASBUILT DRAWINGS.

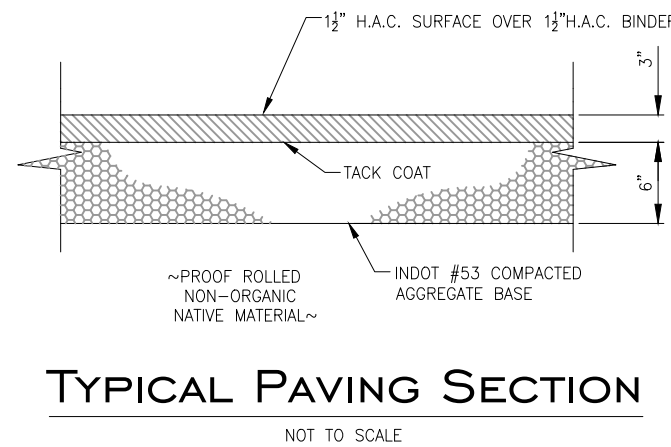
ELEVATION	AREA	AREA	TOTAL =SUM(AREA+AREA)/2
803-802	20,557	17,248	18,903
802-801	17,248	11,528	14,388
801-800	11,528	6,467	8,998
STORAGE VOLUME PROVIDED			0.97 ACRE FT. =SUM(TOTAL)/43,560



- 

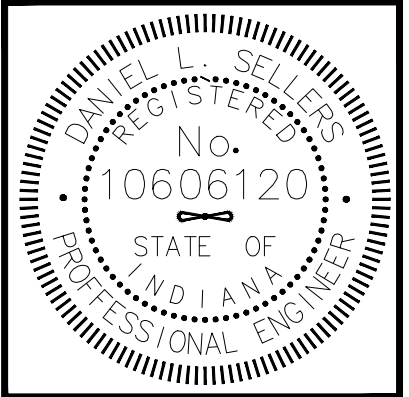
TURF REINFORCEMENT MAT  
ADS PP58GTR OR EQUIVALENT
- 

EROSION CONTROL BLANKET  
ADS 00S2TT OR EQUIVALENT



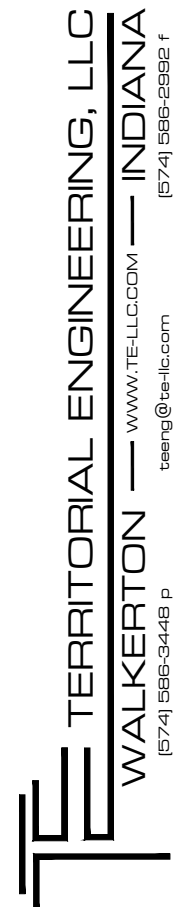
STAGE/DISCHARGE

ELEVATION	VOLUME CFT	DISCHARGE CFS
803	45,551	0.84
802	26,626	0.73
801	12,251	0.59
800	3,251	0.42



Daniel L. Sellers  
DANIEL L. SELLERS, P.E. # 10606120

AUGUST 27TH 2019



NEW SONG CHURCH  
PLYMOUTH, IN  
PARKING ADDITION  
SITE/DRAINAGE PLAN

REVISION	DATE

DATE: 8/27/2019  
JOB #: 19-142  
FILE: ENGR  
CHECKED BY: -- DRAWN BY: DLS  
SCALE: 1" = 40'

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.
3. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
4. NO ENCRAGEMENTS OF STRUCTURES EXIST ON THIS PLAT.
5. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
6. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18099C0133C WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2011, INDICATES THIS AREA TO BE DESIGNATED AS ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THESE LOTS SHALL CONNECT TO MUNICIPAL WATER AND SANITARY SEWER.

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 dwellings

Property Owner(s) Habitat for Humanity of Marshall County, INC  
Address P.O. Box 524 Plymouth, 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

Land Surveyor preparing the Plat Plymouth Land Survey  
Address 1405 N. Michigan St. Plymouth, In. Telephone \_\_\_\_\_

Address or location 718 Pearl St. Plymouth, Indiana

MINOR SUBDIVISION APPLICATION  
(page 2 of 2)

Section 93 Township Center Range \_\_\_\_\_ Area (acres) 150' x 200'

Number of lots 92 & 93 Minimum lot sizes 130.8 x 69.81

Number of feet of new streets to be dedicated None

Legal description of property Wheeler's continued addition  
Town of Plymouth, Marshall County, In.

Current zoning of property Residential

  
Signature of Owner

<sup>4100.00</sup>  
There is a ~~\$10.00~~ 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

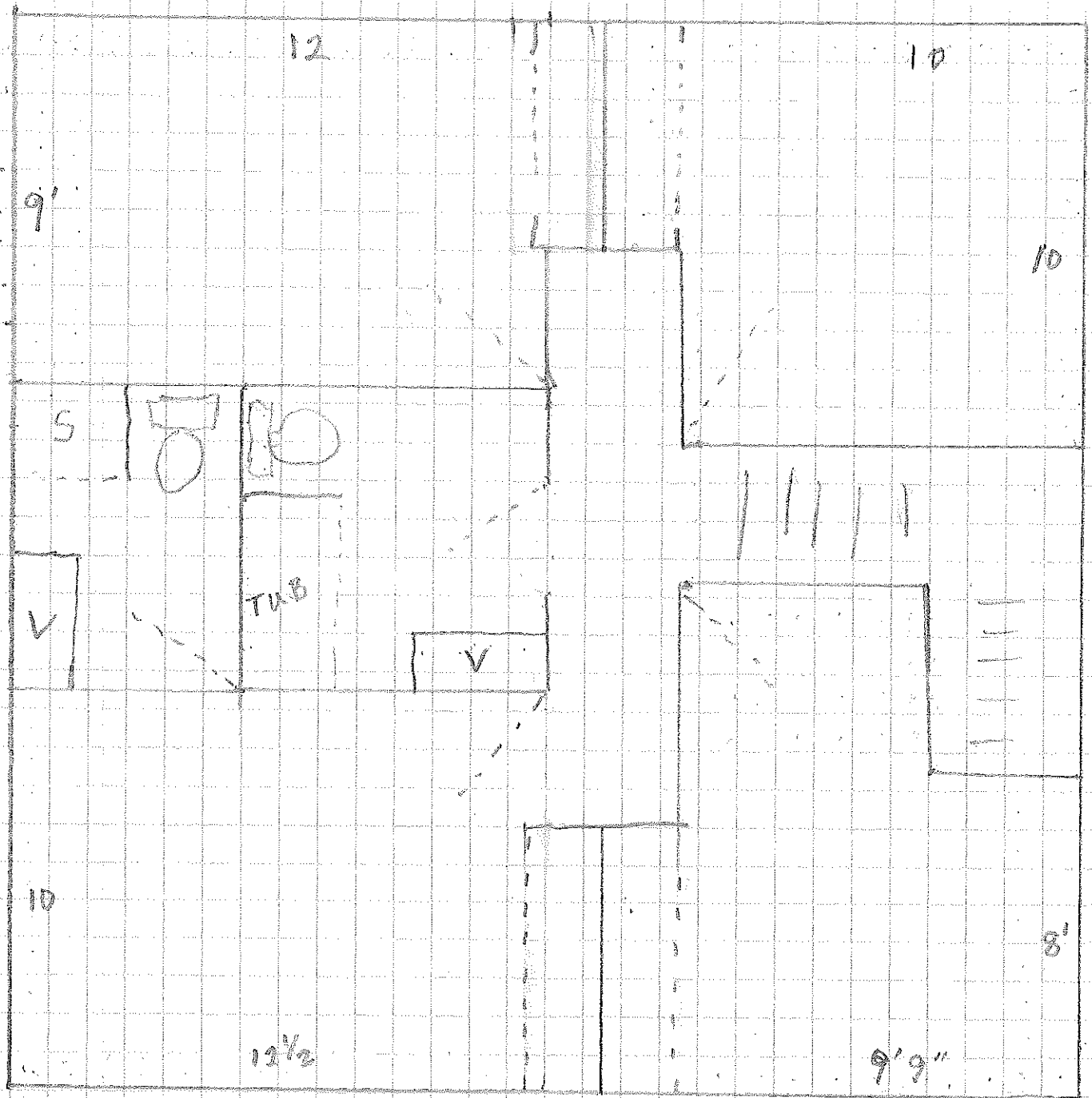
711 Pearl St. John Metsker

707 Pearl St. Scott L. Davis

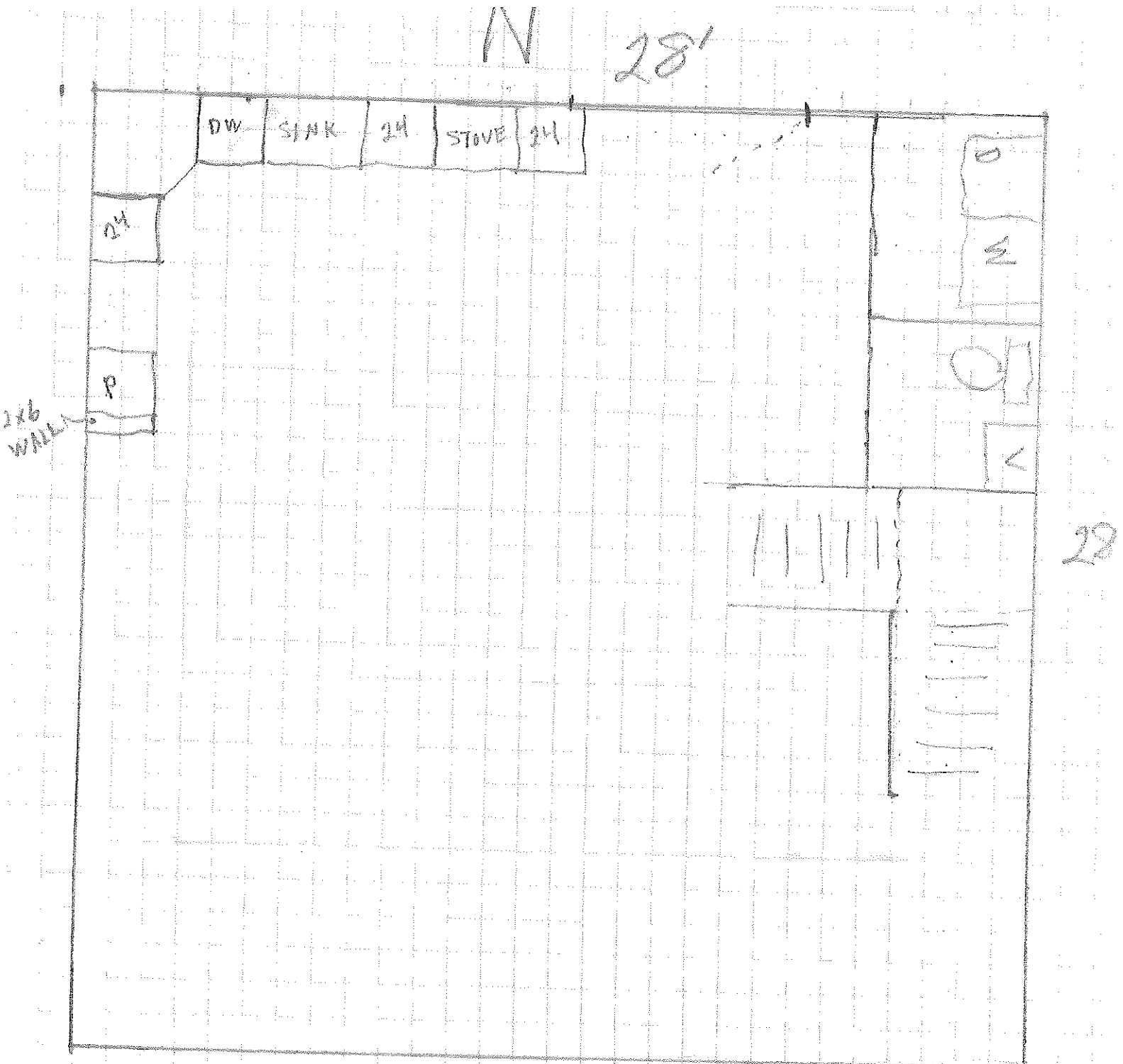


**Proposed home to be built on Lot C of the small sub-division Pearl St.**

N 28'



**PROPOSED FLOOR PLAN**



**PROPOSED FLOOR PLAN  
A 2 STORY STRUCTURE**

50-32-93-304-220.000-019

**General Information**  
**Parcel Number**  
50-32-93-304-220.000-019  
**Local Parcel Number**  
503293304220000019

**Tax ID:**

0170687400

**Routing Number**

32-93-304-181

**Property Class 510**

1 Family Dwell - Platted Lot

**Year: 2019**

**Location Information**

**County**

Marshall

**Township**

CENTER TOWNSHIP

**District 019 (Local 019 )**

PLYMOUTH (CENTER)

**School Corp 5485**

PLYMOUTH COMMUNITY

**Neighborhood 1700517-019**

PLY SOUTH

**Section/Plat**

93

**Location Address (1)**

718 PEARL ST

PLYMOUTH, IN 46563

**Zoning**

**Subdivision**

**Lot**

**Market Model**

N/A

**Characteristics**

**Topography**

Level

**Flood Hazard**

ERA

**Public Utilities**

All

**Streets or Roads**

Paved, Sidewalk

**Neighborhood Life Cycle Stage**

Static

Printed

Wednesday, March 20, 2019

**Review Group**

2016

SMITH ROBIN & DIANA HW

**Ownership**

SMITH ROBIN & DIANA HW

13460 13TH RD

PLYMOUTH, IN 46563

**Date**

10/13/1994

SMITH ROBIN & DIAN

10/24/1986

FAIRFIELD AFFILIAT

01/01/1900

GIVEN, WILLIAM F &

**Owner**

WD

WD

WD

**Doc ID**

94/6611

**Book/Page**

Adj Sale Price

\$0

\$0

\$0

**Legal**

ACREAGE: AUDITOR DESC: WHEELERS CONT

ADD LOT 93 LEGAL DESC: COMB KEY 655 W/220

SPAY6

718 PEARL ST

**Transfer of Ownership**

**Date**

10/13/1994

SMITH ROBIN & DIAN

10/24/1986

FAIRFIELD AFFILIAT

01/01/1900

GIVEN, WILLIAM F &

**Owner**

WD

WD

WD

**Doc ID**

94/6611

**Book/Page**

Adj Sale Price

\$0

\$0

\$0

**Legal**

ACREAGE: AUDITOR DESC: WHEELERS CONT

ADD LOT 93 LEGAL DESC: COMB KEY 655 W/220

SPAY6

510, 1 Family Dwell - Platted Lot

**Transfer of Ownership**

**Date**

10/13/1994

SMITH ROBIN & DIAN

10/24/1986

FAIRFIELD AFFILIAT

01/01/1900

GIVEN, WILLIAM F &

**Owner**

WD

WD

WD

**Doc ID**

94/6611

**Book/Page**

Adj Sale Price

\$0

\$0

\$0

**Legal**

ACREAGE: AUDITOR DESC: WHEELERS CONT

ADD LOT 93 LEGAL DESC: COMB KEY 655 W/220

SPAY6

PLY SOUTH/1700517-019

**Notes**

1/17/2019 186: HOUSE WAS NOT REMOVED

AFTER FIRE. ADDED DWELLING BACK ON

PARCEL FOR 19P20 AT VP CONDITION &

REMOVED VACANCY PER EL

1/8/2018 F137: DESTROYED STRUCTURE FORM

137R FILED 1/8/18 EFFECTIVE FOR 17P18

(HOUSE FIRE IN DEC. 2017). REMOVED

DWELLING. UPDATED PROP CLASS, PRICED

LAND AS ONE LAND LINE AT 3% CAP). AND

APPLIED VACANCY. 113 MAILED TO TAXPAYER

& C OF E GIVEN TO AUDITOR 1/8/18 FOR 17P18.

10/14/2016 160R: REVISED EFF. YEAR OF

DWELLING TO 1945. REMOVED CONC. AND

REPLACED WITH WDDK.

12/22/2009 CMTX: 017-07672-00 (17-913-33/2-655)

DELETED & COMB'D W/ THIS

PARCEL FOR TAX PURPOSES ONLY

1/11/1900 12RE: REAS: NO CHANGES NOTED

**Land Computations**

Calculated Acreage

0.69

Actual Frontage

150

Developer Discount

0.00

Parcel Acreage

0.00

81 Legal Drain NV

0.00

82 Public Roads NV

0.00

83 UT Towers NV

0.00

9 Homesite

0.00

91/92 Acres

0.00

Total Acres Farmland

0.00

Farmland Value

\$0

Measured Acreage

0.00

Avg Farmland Value/Acre

0.0

Value of Farmland

\$0

Classified Total

\$0

Farm / Classified Value

\$0

Homestead(s) Value

\$0

91/92 Value

\$0

Supp. Page Land Value

\$0

CAP 1 Value

\$0

CAP 2 Value

\$0

CAP 3 Value

\$26,000

**Total Value**

**\$26,000**

**Res**

**Valuation Records (Work In Progress values are not certified values and are subject to change)**

2019	2018	2017	2016
Assessment Year	Assessment Year	Assessment Year	Assessment Year
Reason For Change	Reason For Change	Reason For Change	Reason For Change
As Of Date	As Of Date	As Of Date	As Of Date
Valuation Method	Valuation Method	Valuation Method	Valuation Method
Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor
Notice Required	Notice Required	Notice Required	Notice Required
Land	Land	Land	Land
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
Improvement	Improvement	Improvement	Improvement
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
Total	Total	Total	Total
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 50' X 140', Cl 50' X 140')

Land Pricing Soil	Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market	Value
Type Method ID	Front.							Elig % Factor	
F F	150	150x200	1.15	\$225	\$259	\$38,850	-33%	0% 1.0000	\$26,030

Appraiser 10/14/2015 EL

Collector 07/14/2015 PKL

Data Source Aerial