

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 24, 2019

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AGENDA ITEMS:

12236 Amber Court Subdivide – Doud & Mattix
Centennial Crossings - Bernie Feeney
Relos Minor Subdivision Rezoning – Ralph Booker

ATTENDANCE:

See attached Attendance Sheet for 2019-09-24

MEETING NOTES:

12236 Amber Court Subdivide – Doud & Mattix

12236 Amber Court

Project Summary:

Tim Doud is interested in exchanging portions of his property, located along Diamond Dr., with Duane Mattix in order to square up Mr. Mattix's property and to provide access from Mr. Doud's home to his vacant parcel located the North-West corner of Hillside Dr. and Diamond Dr. Mr. Doud is planning on constructing a garage / storage building on the vacant parcel to house overflow storage items.

Planning:

- A land exchange will take place between two adjacent parcels (Mattix & Vacant Parcel) then two parcels will be combined into one parcel (Doud & Vacant Parcel).
- The parcels within the development do not meet current requirements but did meet the requirements at the time the development was constructed.
- Proposed storage building:
 - Current front yard setback standard is 40' although a 30' setback will be allowed due to previous requirements.
 - Side yard setback is 10', rear yard setback is 20'.
- Plan Commission's next meeting is October 1, 2019.
- Once the Plymouth Plan Commission signs the plat it will then need to be recorded at the Marshall County Recorder's Office.

Transportation:

- A Marshall County driveway permit will need to be obtained for the constructed garage.

Utilities:

- City utilities are not present in the area.

Drainage:

- Marshall County will be responsible for any drainage requirements for the constructed garage.

General:

- A question was asked if the exchange of property will hinder the ability to expand and/or replace the onsite septic system. Per Mr Doud, the land being exchanged contains an electrical easement and would not affect the septic system.

Centennial Crossings - Bernie Feeney

Plymouth-Goshen Trail

Project Summary:

The developer is interested in developing 59 – 2 to 3 bedroom single family homes (12 possible home layouts), 2 buildings for senior living that will contain 48 units, 3 villa buildings containing 24 units, 9 apartment buildings (3 story) containing 132 units and a club house.

An updated site plan was provided to the TRC members for their review of the concept. Secondary plans will need to be brought back to the TRC for final review.

Planning:

- Add the setback requirements to all the individual building sites.
- Per developer: minimum 20' front yard setback, minimum 20' rear yard setback, minimum of 18' between homes.
- The landscape plan will be designed and constructed to meet, or exceed, the City standards.
- The developer would like to be placed on the Plan Commissions agenda for their November meeting. Information for the November Plan Commission needs to be turned in by the 15th of October.
- Refer the City of Plymouth Zoning Ordinance for final site plan requirements.
- There will be no on-street parking designed.
- Vehicles parked in individual driveways will not impair the flow of pedestrian traffic on sidewalks.
- The developers plan is to eventually sell the single family homes.

Emergency Services:

- The Plymouth Fire Chief would like to see a hydrant installed on the north side of Plymouth-Goshen Trail to avoid the need to lay a feed line across Plymouth-Goshen Trail in the event of a fire.
- The width and the turnaround of the private drive that services lots 1, 2 and 3 are a concern. Per the developer, lots 1, 2 and 3 and the private drive could be eliminated if the flood plain elevation determination concludes the lots are not

buildable. The Fire Chief would like to have further discussions, and possible changes, if the lots remain in the design

Transportation:

- Individual driveways will not have access directly onto Plymouth-Goshen Trail.
- During previous discussions the developer will be adding passing blisters and de-acceleration lanes to Plymouth-Goshen Trail. The developer will also be resurfaced and enhanced Plymouth-Goshen Trail. Discussion will need to take place to address the narrow right-of-way on the south side of the road.
- The developer is proposing to dedicate a 10' wide strip of property by the length of the development to the City. This dedicated strip will be located north and adjacent to the north right-of-way line of Plymouth-Goshen Trail.
- Jim asked how the section of roadway adjacent to the development will be handled since this section of roadway is considered a Marshall County road. Sean indicated he will have to take the matter up with Rick.
- Road side trees will be planted between the home and the sidewalk and will not be located within the grassed terrace.

Utilities:

- Refer to the City of Plymouth water standards for fire hydrant requirements. Standards can be found on the City's webpage.
- The developer is proposing to use 8" diameter main line piping for water within the development. The City requires all the main line water piping to be ductile iron even in the private areas of the development.
- An analysis of the fully designed system will need to be done to determine if an 8" diameter will accommodate the development.
- The City requires individual water meters to be located within a meter pit and to be located outside the streets roadway but within the streets right-of-way.
- Water supply connection from the water main to the meter shall be copper. Connection from the meter to the home, villa or apartments can be copper or poly providing a locate wire accompanies the poly.
- A 12" diameter water main is present on the south side of Plymouth-Goshen Trail including a 12" diameter stub placed under the roadway to the north side of Plymouth-Goshen Trail.
- The apartments and senior living units will be fully sprinkled.
- Sanitary Sewer main line piping shall be SDR35.
- To be verified: The developer would be responsible for the design, installation and the cost of all the sanitary sewer within the development and everything up to the connection to the proposed lift station. The City of Plymouth would be responsible for the design of the lift station and the force main to the Michigan / Plymouth-Goshen intersection although the developer will be responsible for the cost. The lift station and the force main will need to go out for bids.
- Donnie will need an estimated depth of the developer's sanitary sewer connection to the lift station in order to determine capacity. Developer to provide Donnie a topographic map of the area.
- The lift stations force main is proposed to be directionally drilled under the ditch.
- The Designer / Developer should reference the City's design standards for more information.
- It was discussed that road right-of-way, within the City, is becoming more and more congested due to the increase in communication and telecommunication

underground installations. The designer offered to create a 10' wide easement that would be located behind the sidewalk, outside the road right-of-way, on both sides of the street as an installation location for utilities other than City utilities.

Drainage:

- With the possibility of 12, or more, home layouts being proposed the drainage design should consider using the largest home for each lot. The use of the largest homes hard surface will prevent alterations in the drainage due to home layout changes. Additional lot hard surface (driveways, sidewalks, patios, etc.) will also need to be addressed in the drainage calculations.
- The developer is aware they will need an approved Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State of Indiana prior any land disturbance.

General:

- Due to the financing of the project and the involvement of TIF funds utility installation costs will need to be reviewed and compared to installation costs on similar projects.
- After Meeting: The storm water inlet castings shall be reviewed to ensure they will meet the designed storm water volume.

Relos Minor Subdivision Rezoning – Ralph Booker

15959 7th Rd.

Project Summary:

On May 21, 2019 the Relos Minor Subdivision was presented to the TRC reflecting a 3.22 acre parcel being split from a larger 40 acre parcel. The split was later approved by the Plan Commission in June of 2019. Since then the owner of the 3.22 acre property is trying to finalize the loan to construct a home and is running into a snag getting the loan due to the property being zoned I-Industrial.

The owner of the 3.22 acre parcel and the owner of the remaining 36+ acre parcel would like to request the parcels be re-zoned to R-1 zoning.

Planning:

- The parcel to the west and to the north of the requested re-zoned parcels are both zoned R-1.
- During Ralph's research, the re-zoning from Industrial to R-1 will not cause any adverse effects to the area.

Transportation:

- Nothing to discuss.

Utilities:

- Nothing to discuss

Drainage:

- Nothing to discuss

General:

- Nothing to discuss construction.

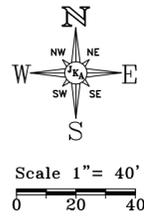
END OF MEETING

PLAT OF DOUD MATTIX SUBDIVISION

A REPLAT OF LOT #117 IN THE REPLAT OF LOTS #115, #116, & #117 IN THE
PLAT OF OAK CREST ADDITION FOURTH SECTION ALONG WITH LOT #120 & #121
IN THE PLAT OF OAK CREST ADDITION FOURTH SECTION



LOCATION MAP
N.T.S.



- LEGEND**
- = Pipe/Pin Found
 - = Iron Pin Set
 - M = Measured Distance
 - P = Platted Distance

**R-2 SUBURBAN RESIDENTIAL DISTRICT
TOWN OF PLYMOUTH MINIMUM BUILDING SETBACKS**

- FRONT YARD - 40'
- SIDE YARD - 10'
- REAR YARD - 20'
- MAX BUILDING HEIGHT - 35'
- MAX LOT COVERAGE - 30%

CERTIFICATION

I, Christopher W. McCrea, hereby certify that I am a 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; that all monuments will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown. This 14th day of September, 2019.

Christopher W. McCrea
Christopher W. McCrea - P.L.S. #20300062

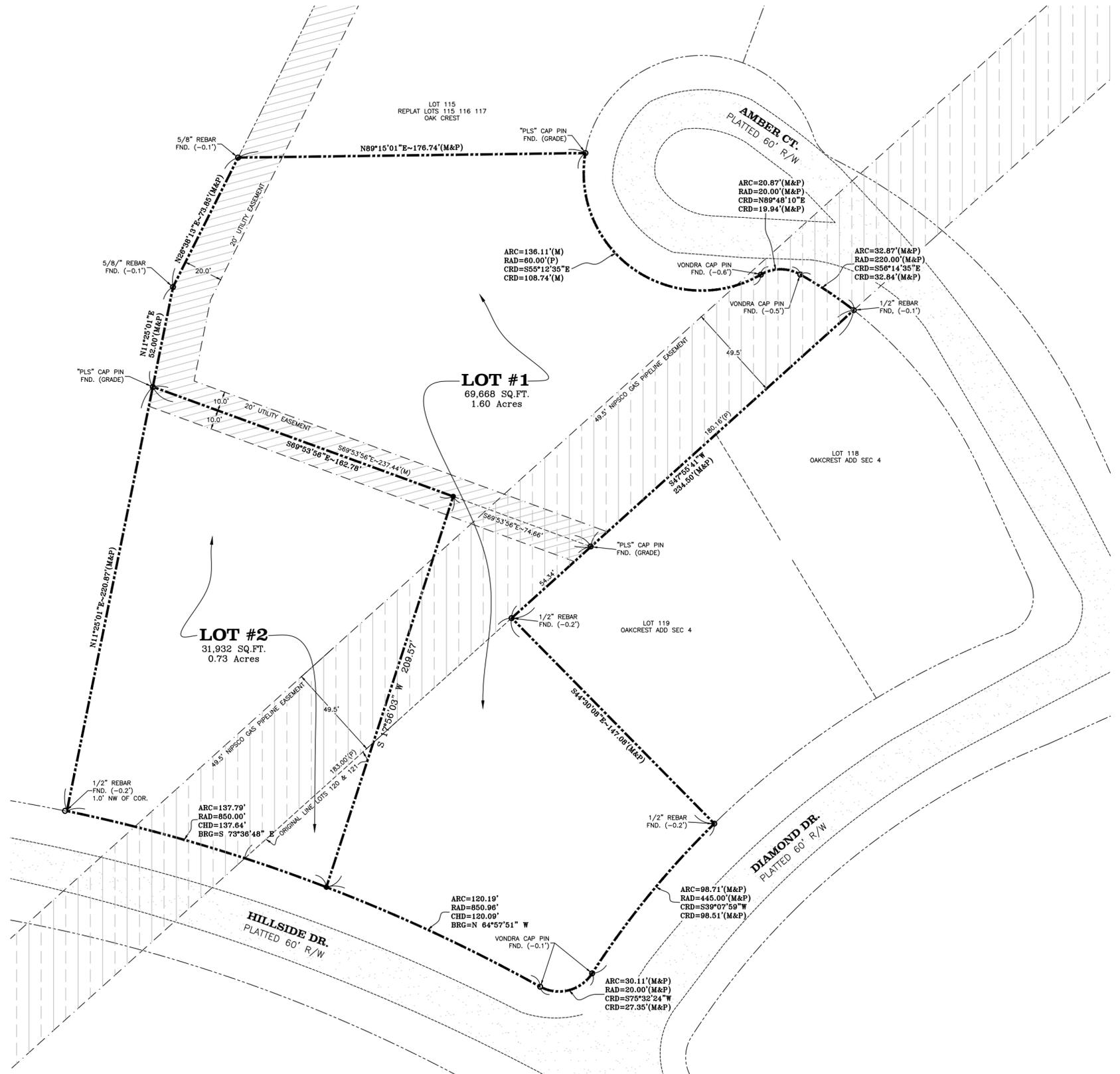


SUBDIVIDERS:

TIM & MISTI DOUD @ 12236 AMBER CT. PLYMOUTH, IN 46563
DUANE D. & SUSAN M. MATTIX @ 12573 HILLSIDE DR. PLYMOUTH, IN 46563

PREPARER:
John Kimpel & Associates, Inc.
Christopher W. McCrea - #LS20300062

Prepared By: JOHN KIMPEL & ASSOCIATES, INC. 902 S 325 E WARSAW, INDIANA 46582	Christopher W. McCrea P.L.S. #20300062 574-269-1148	JOB # JK-19377
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PLAT OF DOUD MATTIX SUBDIVISION

A REPLAT OF THE REPLAT OF LOTS #115, #116, & #117 IN THE PLAT OF OAK CREST ADDITION FOURTH SECTION ALONG WITH LOT #120 & #121 IN THE PLAT OF OAK CREST ADDITION FOURTH SECTION

DEED OF DEDICATION

We, the undersigned, Tim Doud and Misti Doud do hereby lay off, plat and subdivide said real estate in accordance with the plat herein. This subdivision shall be known and designated as Doud Mattix Subdivision, an addition to the City of Plymouth, Indiana. There are strips of ground shown on this plat and marked "Drainage and or Utility Easement", reserved for the use of public utilities for the installation for storm water, water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. Front, rear and side yard setback lines are hereby established as shown on said plat, between said setback lines and property lines there shall not be erected or maintained any building or structure.

WITNESS, this _____ day of _____, 2019.

By: _____ By: _____
Tim Doud Misti Doud

NOTARY PUBLIC

State of _____)
) S.S.
County of _____)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Tim Doud and Misti Doud and separately and severally acknowledged the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this ____ day of _____, 2019.

My Commission Expires: _____

County of Residence: _____

DEED OF DEDICATION

We, the undersigned, Duane D. Mattix and Susan M. Mattix do hereby lay off, plat and subdivide said real estate in accordance with the plat herein. This subdivision shall be known and designated as Doud Mattix Subdivision, an addition to the City of Plymouth, Indiana. There are strips of ground shown on this plat and marked "Drainage and or Utility Easement", reserved for the use of public utilities for the installation for storm water, water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. Front, rear and side yard setback lines are hereby established as shown on said plat, between said setback lines and property lines there shall not be erected or maintained any building or structure.

WITNESS, this _____ day of _____, 2019.

By: _____ By: _____
Duane D. Mattix Susan M Mattix

NOTARY PUBLIC

State of _____)
) S.S.
County of _____)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Duane D. Mattix and Susan M. Mattix and separately and severally acknowledged the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this ____ day of _____, 2019.

My Commission Expires: _____

County of Residence: _____

DRAINAGE STATEMENT

Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled or otherwise changed without written permission of the Marshall County Surveyor. Property owners must maintain these swales as sodded grass ways 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 ditches will be held responsible for such action and will be given 10 days notice by registered mail to repair said damage, after which time, if no action is taken, the Marshall County Surveyor will cause such repairs to be accomplished, and the bill for such repairs will be sent to the affected property owners for immediate payment.

STORM WATER NOTE

Developers of the individual lots in this Plat shall be responsible for Storm Water and Erosion Control submittals to the City of Plymouth.

AUDITOR

This is to certify that the herein described Plat has been duly entered on the Tax Rolls of Marshall County,

This _____ day of _____, 2019.

Auditor _____

Marshall County, Indiana

RECORDER

This is to certify that the herein described Plat was received as Record No. _____ this _____ day of _____, 2019 at _____ O'Clock and was recorded in Plat Book _____ page

_____, in the records of Marshall County, Indiana.

Recorder _____

Marshall County, Indiana

CERTIFICATION

I, Christopher W. McCre, hereby certify that I am a 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; that all monuments will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown. This 14th day of September, 2019.

Christopher W. McCre - P.L.S. #20300062

SUBDIVIDERS:

TIM & MISTI DOUD @ 12236 AMBER CT. PLYMOUTH, IN 46563

DUANE D. & SUSAN M. MATTIX @ 12573 HILLSIDE DR. PLYMOUTH, IN 46563

PREPARER:

John Kimpel & Associates, Inc.
Christopher W. McCre - #LS20300062

Prepared By: JOHN KIMPEL & ASSOCIATES, INC. / Christopher W. McCre / JOB #
902 S. 325 E. / R.L.S. #LS20300062 / 574-269-1148 / JK-19377
WARSAW, INDIANA 46582

PRELIMINARY SITE PLAN

CENTENNIAL CROSSING PLANNED UNIT DEVELOPMENT

PART OF THE SOUTH HALF OF SECTION 11 MICHIGAN ROAD LAND AND THE NORTH HALF OF SECTION 12 MICHIGAN ROAD LAND, ALL IN TOWNSHIP 34 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, CITY OF PLYMOUTH, INDIANA.

PLANNING AND CONCEPT ONLY

DEVELOPER NAME ADDRESS CITY
 OWNER CARL & TANYA STOCKBERGER
 11652 11th ROAD
 PLYMOUTH, INDIANA 46563

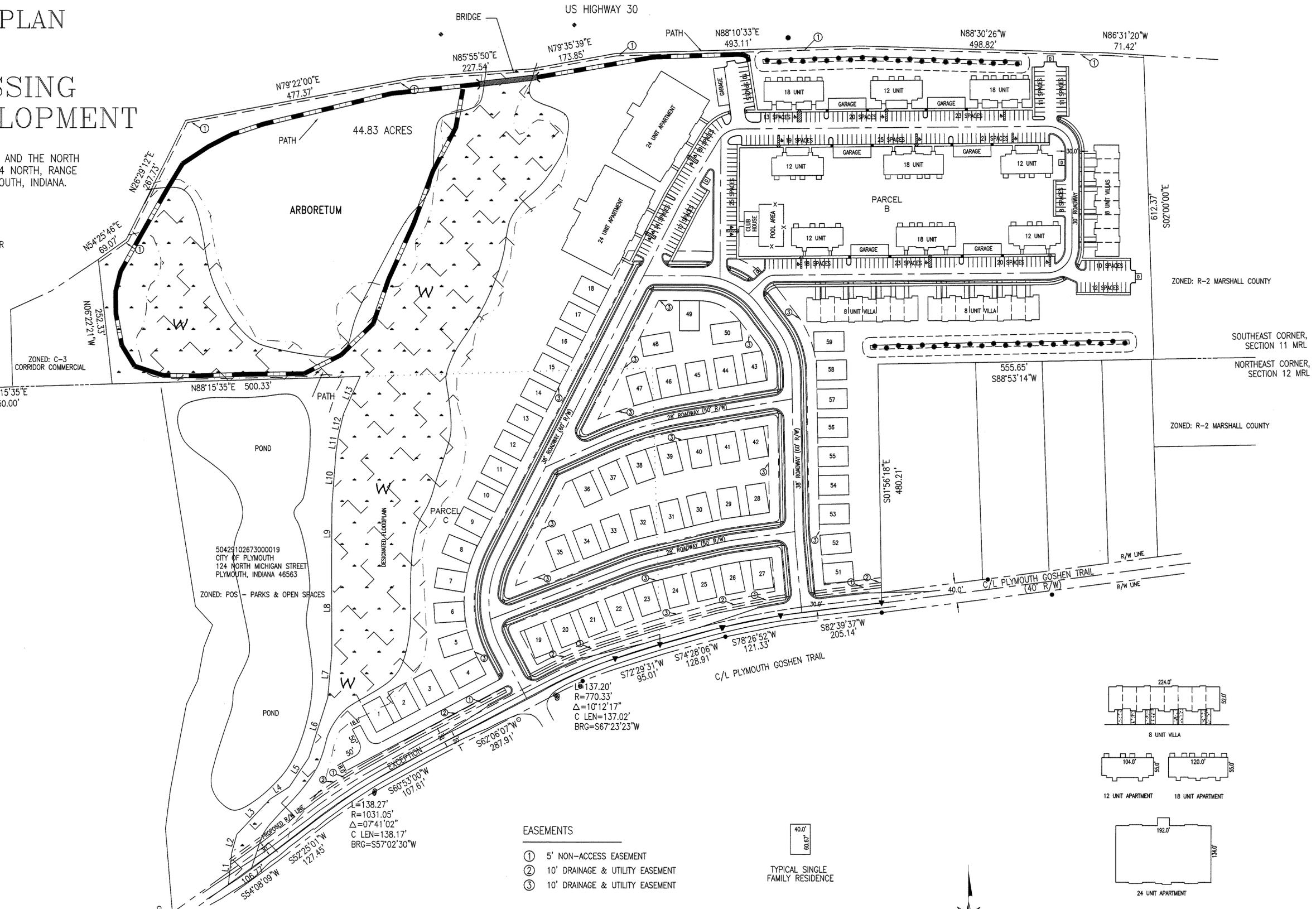
SOUTH LINE OF SECTION 11 MRL
 NORTH LINE OF SECTION 12 MRL

- SITE INFORMATION:
- TOTAL AREA: 44 ACRES
 - CURRENT ZONE: C-3 CORRIDOR COMMERCIAL
 - PROPOSED ZONE: PUD PLANNED UNIT DEVELOPMENT
 - CURRENT USE: VACANT
 - PROPOSED USE: SINGLE FAMILY AND MULTI FAMILY COMPLEX

TABULATED DATA	PARKING SPACES PROVIDED
PRELIMINARY PLANNING AND CONCEPT ONLY	
SINGLE FAMILY UNITS: 56	SPACES: 304
8 UNIT VILLA: 3 = 24	HANDICAPPED: 15
12 UNIT APARTMENT: 6 = 72	TOTAL: 319
18 UNIT APARTMENT: 3 = 54	
24 UNIT APARTMENT: 2 = 48	

LINE	BEARING	DISTANCE
L1	S05°39'58"W	64.24'
L2	S15°07'26"W	38.33'
L3	S43°20'23"W	97.62'
L4	S57°20'21"W	46.33'
L5	S33°27'55"W	70.73'
L6	S17°34'17"W	125.87'
L7	S04°58'11"W	92.35'
L8	S00°19'25"E	177.00'
L9	S00°28'11"W	122.00'
L10	S04°26'29"W	103.31'
L11	N08°07'48"E	35.36'
L12	N13°05'31"E	44.15'
L13	S24°11'36"W	82.05'

NOTE: CITY OF PLYMOUTH UTILITIES WILL BE EXTENDED FROM HERE TO SERVICE P.U.D. BY CONTRACTOR



EASEMENTS

- ① 5' NON-ACCESS EASEMENT
- ② 10' DRAINAGE & UTILITY EASEMENT
- ③ 10' DRAINAGE & UTILITY EASEMENT



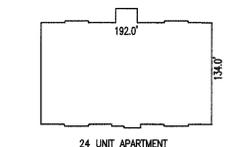
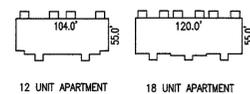
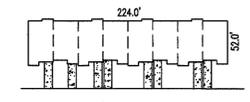
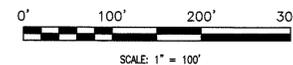
DESIGNATED FLOOD PLAIN
 NORTH - 782.9
 SOUTH - 782.8



WETLANDS RESTRICTIONS
 ACCORDING TO THE 1987 U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, INVENTORY MAPS, THE HATCHED AREA DELINEATED ON THIS PLAT CONTAINS A WETLAND AREA. PRIOR TO ANY CONSTRUCTION, EXCAVATION, OR DEVELOPMENT WITHIN THE WETLAND, THE PROPERTY OWNER NEEDS TO CONTACT THE ARMY CORPS OF ENGINEERS AND THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FOR ANY APPLICABLE PERMITS TO PROCEED WITH THE DESIRED ACTIVITY.



TYPICAL SINGLE FAMILY RESIDENCE



TYPICAL UNITS

PLYMOUTH LAND SURVEYING & DESIGN, INC.
 505 NORTH WALNUT STREET
 PLYMOUTH, INDIANA 46563
 Phone (574) 936-3469 Fax (574) 936-1358

Scale 1" = 100'	Drawn KAW
Date 9/23/19	Job Name CentennialCrossing PUD
Rev. -	Job No.
Rev. -	19-14 CC

Application Information

Case Number: 2019-18

Date: 9-13-19

Property Address: 15959 7th Rd. Plymouth, IN

Property Owner: Mary Relos

Mailing Address: 15959 7th Road
Plymouth, IN 46563

Phone: 574-780-5624 **Fax:** _____

E-mail: Keely0062@gmail.com

Applicant: Same

Mailing Address: _____

Phone: _____ **Fax:** _____

E-mail: _____

Developer: _____

Mailing Address: _____

Phone: _____ **Fax:** _____

E-mail: _____

Plan Preparer: _____

Mailing Address: _____

Phone: _____ **Fax:** _____

E-mail: _____

Residential Development

How many residential units are being requested?

Single-Family: _____ Two-Family: _____ Multi-Family: _____ TOTAL: _____

Commercial/Institutional/Industrial Development

Indicate the type of commercial/institutional and/or industrial development proposed.

Indicate the gross and leasable square footage for each type of development.

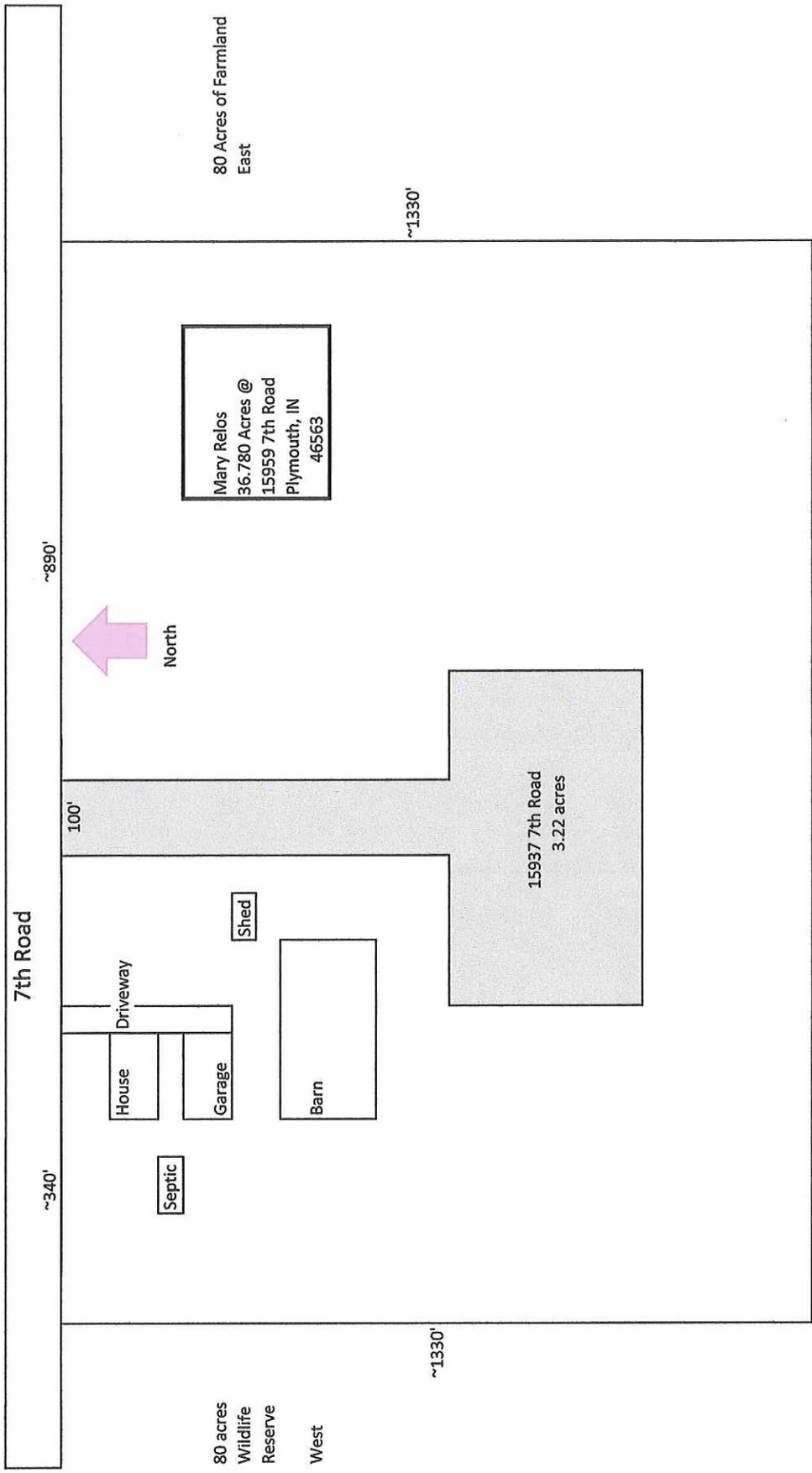
Justification for Request

On a separate piece of paper, please describe your proposed project, and provide a justification for the Amendment to the Zoning Map (rezone)

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge. I understand that any misrepresentations of submitted data may invalidate any approval of this variance.

LEGAL OWNER Mary K Relos DATE 9-13-19

APPLICANT Mary K Relos DATE 9-13-19



Mary Relos
15959 7th Road
Plymouth, IN 46563
September 11, 2019

City of Plymouth Planning Commission
Plymouth, IN 46563

To Whom it May Concern:

I am requesting that my property, located at 15959 7th Road, Plymouth, Indiana be rezoned back to agricultural which is what it was zoned as when I purchased it in 1987. It is my understanding that my property was rezoned industrial in 2008. The notification was placed in the paper and neither myself, or my husband at the time, Donald Relos, saw that the property was to be changed to industrial.

In the past few months my daughter, Kristina Relos, has had some difficulties securing a loan for building on acreage that she received from me. My property has been farmed since it was purchased, and I plan to have it farmed while it is in my possession. To the west of me is 120 acres of wildlife preserve and to the east is 80 acres of farm acreage. There is no industry on 7th Road, and I do not see any industry proposed in this area soon. My property is in the northwest corner of the section that was changed to industrial in 2008, and I believe that this would make it easier to change this section back to its original state.

Thank you for your consideration with this matter.

Sincerely,

A handwritten signature in cursive script that reads "Mary K. Relos". The signature is written in black ink and is positioned above the printed name.

Mary K. Relos

