

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
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TRC MEETING NOTES:

DATE: July 22, 2025

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AGENDA ITEMS:

9:00 – Ben Oviedo, Three New Home Sites (Harrison St. & Beerenbrook St.)

9:20 - Dollar General, Queen Road & Plymouth LaPorte Trail - Rusty Doss (VIRTUAL)

ATTENDANCE:

See attached Attendance Sheet for 2025-7-22

MEETING NOTES:

Ben Oviedo, Three New Home Sites (Harrison St. & Beerenbrook St.):

Project Summary:

- Mr. Oviedo would like to replat 4 existing lots located along the east side of Beerenbrook St. between West Harrison St. and Corbin St. into 3 lots.
- The existing home located at 1025 W. Harrison St. would remain and would be located on the northern most replated lot.
- The detached building located at 1025 W. Harrison St. will be demolished and removed.
- A Modular home placed on a permanent foundation is being proposed. Note: Manufactured homes, formally known as mobile homes, are not allowed.

Planning:

- A surveyor will need to prepare a minor subdivision plat for the area. The plat will need to include all easements.
- Nothing shall be built within any easements.
- The demolition of the detached building located at 1025 W. Harrison St. will require a demolition permit issued by the Building Commissioner
- All application fees, connection fees and stormwater fees shall be paid prior to obtaining a building permit.
- The replat of the lots will not need to go before the Plan Commission and can be signed by the Plymouth Building Commissioner once correctly completed.
- Depending on the style of homes being placed on each lot a variance of use may be needed.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Each proposed lot will require a driveway permit. Visit the Street Department for a permit and more information.

- All street cuts require a Street Cut Permit obtained through the Street Department. Street cut fees start at a \$500 base plus asphalt costs. Large street cuts must be made by a qualified contractor.
- All street cuts shall be neatly cut.
- Compacted granular backfill shall be used for all street cuts. Compacted granular backfill shall extend a minimum of 5-foot beyond the edge of pavement.

Utilities:

- The existing sanitary sewer lateral for the existing home located at 1025 W, Harrison St. exits the existing structure and connects into the sanitary sewer main located along Corbin St. This sanitary sewer lateral will be removed from the proposed northern two lots and will remain in place on for the southern lot sanitary sewer connection.
- The northern two lots will connect to either the sewer main along Harrison St. or Beerenbrook St. provided the installation is economical due to the sanitary sewer mains depth. If a sanitary sewer lateral connection to Harrison St. or Beerenbrook St. is not economical a proposed 15-foot wide (min.) easement located along the east property line of the development will allow the northern two lots to access the sanitary sewer main along Corbin St.
- Due to potential depth to utility mains any excavation performed in the city right-of-way must be done by a qualified contractor.
- The sanitary sewer laterals must be SDR 35 gasketed piping with a tracer wire and shall have a minimum 12-inch cover. Laterals shall be separated from each other by a minimum of 3-feet.
- The City of Plymouth will core drill all utility mains provided the excavated trench is properly stabilized.
- Sanitary sewer cleanouts need to be located within 5-feet of the home.
- Any existing or proposed home shall be connected to the sanitary sewer and water main independently from each other.
- Mr. Ovideo needs to provide the Utility Superintendent with a sketch of the utility layout for each of the 3 proposed lots.
- Additional specifications can be found at www.plymouthin.com.

Drainage:

- If the developed site has more than 10,000 square feet of impervious surface the developer is required to submit a drainage plan. The hard surface quantities include the home, driveway, sidewalk, patios and any detached structures.
- To prevent sediment from leaving the proposed lots each lot will need to follow the "Small Lot Erosion Control" measures outlined on Plymouth's Stormwater Management webpage.

General:

- When calling in locates all proposed installations shall be marked with white paint.
- After the re-plat is approved and signed the developer may request addresses for the newly created lot, no self-assigned addresses are allowed.

Dollar General, Queen Road & Plymouth LaPorte Trail:

Project Summary:

- Rusty Doss with Overland Engineering, LLC presented a design to place a Dollar General development on the north-east corner of U.S. 30 and Queen Road.
- This location is outside the Plymouth corporate limits but within its 2-mile jurisdiction.

Planning:

- The proposed development will need to go before the Board of Zoning for a variance of use due to its retail space classification.
- The developer is aware of the final report of the proposed ProPEL US 30 project and potential changes to the intersection.
- A driveway permit will need to be obtained through Marshall County.
- An address will need to be obtained through Marshall County Plan Commission.
- Per the designer, Dollar General has their own advertising sign people that will obtain any approvals needed to place a sign for the development.
- A set of plans and a copy of the State Design Release (CDR) will need to be sent to the Plymouth Building Commissioner for review.
- A building permit cannot be issued until all applicable fees are paid to the City of Plymouth.
- All contractors and sub-contractors need to be registered with the city of Plymouth.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- Ensure a private water supply well and an onsite septic system can be placed on the parcel.

Drainage:

- A drainage plan and a Storm Water Pollution Prevention Plan SWPPP will be required for the development. Plans are to be submitted to the City of Plymouth for review and approval.
- For drainage there is a \$750 base review fee for the first acre plus \$50 for each additional acre.
- For the SWPPP there is a \$750 base review fee for the first acre plus \$50 for each additional acre.
- The designer will need to calculate the breakdown of costs associated with the drainage infrastructure including the basins, swales, manholes, inlets, piping, etc. This calculation will be used to determine the required financial guarantee for the drainage portion of the project.
- The designer will also need to calculate the breakdown of costs associated with the SWPPP components used for the project including the construction entrance, silt fence, inlet protection basin and swale stabilization, etc. This calculation will be used to determine the required financial guarantee for the SWPPP portion of the project.

General:

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END OF MEETING

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