

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

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**TRC MEETING NOTES:**

**DATE: February 09, 2021**

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**AGENDA ITEMS:**

9:00 AUTO PARK GMC – 2021 ADDITION – Dave Paston

**ATTENDANCE:**

See attached Attendance Sheet for 2021-02-09

**MEETING NOTES:**

**Auto Park GMC – 2021 Addition – Dave Paston**

**Project Summary:**

- Auto Park GMC (2303 N. Oak Dr.) is interested in adding onto their current building to better accommodate current and future vehicles.
- The building's exterior will be constructed to match the existing building.
- Auto Park representatives are looking into their options to either sprinkle the building or providing area separation walls to limit each area of the building to 12,000 square feet maximum.
- Additional landscaping will not be added.

**Planning:**

- The property is zoned C-3.
- 20' rear yard setback and 20' side yard setback.
- Per Ralph there are no wetlands present in the area of the proposed addition.
- Additional parking lighting will be added as required.
- Wall pack lighting will need to be limited to 90 degree cutoff.
- A permit from the Building Commissioner will need to be obtained for additional exterior signs.
- Parking design shall contain 1 parking space per 500 square feet + 1 space per employee on the largest shift + 1 space per displayed vehicle. Interior display / service area cannot be counted towards parking requirements. Parking spaces shall be 10'x20'. Plan shall be submitted to the Building Commissioner for review / approval.
- The proposed building addition will cross an existing utility / water easement that will require the owner / contractor to research, vacate and replat the parcel.

**Emergency Services:**

- Nothing to discuss at this time.

**Transportation:**

- Nothing to discuss at this time.

**Utilities:**

- Current water service meter is 1-1/2" diameter with a 2" service line.
- If the water service needs to be increased the owner responsible for the cost of the meter and any additional costs.
- An increase in water meter size will also increase the monthly water and sanitary sewer base charge.
- A properly sized sediment and a grease trap will be required.
- Information on the size, slope and depth of the sanitary sewer line is unknown and the designer will need to determine if gravity can be utilized or if a lift pump is required.

**Drainage:**

- Auto Park GMC installed a paved parking area North of their existing building in 2019/2020 and did not address the additional storm water runoff therefore it will need to be addressed along with the proposed building / parking.
- Previous drainage information allows for the storm water collection of the existing 3 acres of hard surface to be collected in the adjacent Walmart retention / detention ponds. The drainage ponds for the developed Walmart area are currently undersized and cannot be utilized.
- The paved parking from 2019/2020 and the proposed additional hard surface will need to be routed and collected into an onsite storm water detention pond. Refer to the Plymouth Storm Water Ordinance for more information.
- If the proposed construction will disturb 1 acre or more a Storm Water Pollution Prevention Plan (SWPPP) is required. This disturbed area includes the building and parking construction limits and all non-hard surface material storage areas.
- Proposed construction disturbances less than 1 acre are required to place erosion control measures on the drainage plans.

**General:**

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**END OF MEETING**







