

**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: February 23, 2021**

=====

**AGENDA ITEMS:**

9:00 Dearborn Minor Subdivision – Whitney Pizzala

**ATTENDANCE:**

See attached Attendance Sheet for 2021-02-23

**MEETING NOTES:**

**Dearborn Minor Subdivision – Whitney Pizzala**

**Project Summary:**

- Dollar General is interested in constructing a new 10,600sf building at the South-East corner of E. Jefferson St. and N. Kingston Rd.
- The new building will be located on a proposed 0.955-acre sub-divided lot.
- Two entrances / exits will be constructed onto N. Kingston Rd. with the southern entrance / exit being shared with the existing plaza. An existing entrance / exit from the plaza will be eliminated.
- The existing entrance / exit onto E. Jefferson St. and the far southern entrance onto N. Kingston Rd. from the existing plaza will remain unchanged.
- Once the construction of the Dollar General is completed the parking spaces for the existing plaza will be painted.

**Planning:**

- Per Ralph, the plat being presented is going before the Planning Commission on March 2, 2021 for their approval. Per todays Technical Review Committee (TRC) meeting changes to the plat are required therefore the March 2, 2021 presentation to the Plan Commission may be canceled or tabled. The next Plan Commission meeting will be April 6, 2021.
- An updated site plan drawing was presented at the meeting. Copies were made and distributed.
- Once the plan has been altered it will need to be brought back before the TRC for review.
- Variances approved by the Board of Zoning Appeals (BZA):
  - Setback reduction from Kingston.

- Allowance to park within the E. Jefferson St. setback.
- Reduction of required parking spaces to 33.
- The BZA gave a variance to reduce the number of spaces to 33 spaces. During the revisions to the site plan if the number of spaces is reduced below 33 spaces the plan will need to go before the BZA to revise their variance.
- If an ingress/egress access easement will be placed across lot 1 of the Dearborn subdivision it needs to appear on the plat.

**Emergency Services:**

- Nothing provided at this time.

**Transportation:**

- The proposed North entrance/exit onto Kingston Rd. is too close to the E. Jefferson St. / Kingston Rd. intersection. Per Chapter 4, Section 4.1 of the Plymouth Subdivision Ordinance “No driveway shall be located within 70 feet of the intersection of two street lines”. This distance would be measured from the southern edge of pavement along E. Jefferson St. to the leading edge of the proposed driveway.
- It was noted that the North-West corner of the proposed lot 1 within the Dearborn Subdivision includes a portion of the E. Jefferson St. / Kingston Rd. intersection. This corner should be dedicated to the City of Plymouth in case future enhancements to this intersection are warranted.

**Utilities:**

- The proposed southern entrance/exit onto Kingston Rd. is located adjacent to an existing City fire hydrant. The designer indicated the developer may need to relocate this fire hydrant.
- Donnie to check on separation requirements between the proposed driveway and the existing fire hydrant.

**Drainage:**

- Per Section 2, IV, D (2) of the Plymouth Storm Drainage and Sediment Control Ordinance indicates the drainage plan needs to be approved prior to preliminary / final plat approval.
- The current sites storm water system is old and has several problems with many patches made to the system over the years. Major repairs and/or replacements may be necessary to achieve a properly working drainage system.
- Per Whitney Pizzala, R&R Visual of Rochester Indiana has been hired to inspect and clean the existing on-site storm sewer system.
- The existing storm sewer system will be evaluated to determine if the inlets, piping and pumps have the ability and the capacity to address the drainage in the area. The designer will be working with the current owner to evaluate the current storm water system.

- The City recommends easements be placed in the area of all the storm water components.

**General:**

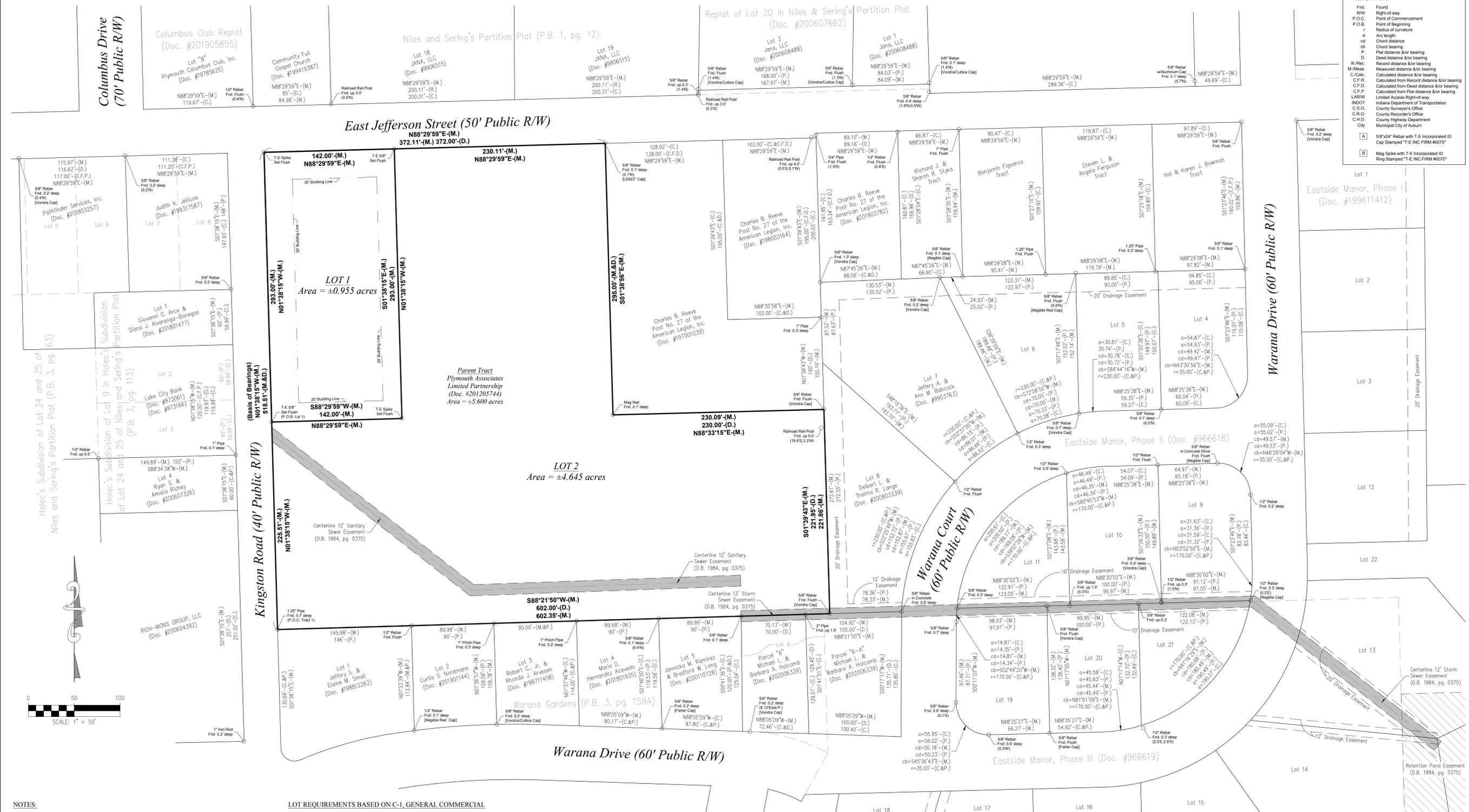
- Business owners, business representatives and a Plymouth City Council member attended the meeting and voiced their concerns.:
  - The proposed North entrance/exit onto Kingston Rd. and the impact on the current congested intersection.
  - The potential inability to enhance Kingston Rd. due to the variance that was given that will allow the developer to construct the building within feet of the current roadway.
  - Concern about the recent traffic pattern change that has made Kingston Rd. more congested.
  - Drainage and how the construction of the proposed building and parking area will impact the existing outdoor mall and the surrounding property owners. Currently the proposed building will be constructed within the area that currently floods.
  - How will the elimination of parking from the existing outdoor mall impact how the outdoor mall can be used in the future.

**END OF MEETING**



# DEARBORN MINOR SUBDIVISION

Section 13, Michigan Road Lands, Township 33 North, Range 2 East  
Center Township, Marshall County, Indiana



**ABBREVIATIONS:**

Found	Found
R/W	Right-of-way
P.O.B.	Point of Commencement
a	Arc length
r	Radius of curvature
cd	Chord distance
cb	Chord bearing
P	Plat distance &/or bearing
D	Deed distance &/or bearing
R.Dist.	Record distance &/or bearing
M.Meas.	Measured distance &/or bearing
C.Calc.	Calculated distance &/or bearing
C.F.R.	Calculated from Record distance &/or bearing
C.F.D.	Calculated from Deed distance &/or bearing
C.F.P.	Calculated from Plat distance &/or bearing
L.A.R.W.	Limited Access Right-of-way
INDOT	Indiana Department of Transportation
C.S.O.	County Surveyor's Office
C.R.O.	County Recorder's Office
C.H.D.	County Highway Department
City	Municipal City of Auburn

5/8"x24" Rebar with T-E Incorporated ID  
 Cap Stamped T-E INC FIRM #00707  
 Mag Spike with T-E Incorporated ID  
 Ring Stamped T-E INC FIRM #00707

**T-E INCORPORATED**

8620 Bluffton Road  
Fort Wayne, IN 46809  
Phone (260) 489-5541  
FAX (260) 489-3174  
Email TE@t-enc.com

The concepts, designs, plans, and details as shown on this plat were created, developed, and presented for use on this specific project by T-E INCORPORATED. T-E INCORPORATED shall be used or disseminated of any kind without the written consent of T-E INCORPORATED.

Surveying • Engineering • Asphalt • Utilities • Site Development

By:	Z/E	Remarks
	Z/E	Removal County Plan Commission Approval
	Z/E	Add Lot 2

Date:	No.	Remarks
02/10/21	1	Removal County Plan Commission Approval
02/16/21	2	Add Lot 2

**DEARBORN MINOR SUBDIVISION**

Part of Section 13, Michigan Road Lands, Township 33 North, Range 2 East, Center Township, Marshall County, Indiana

Address: 370 North Kingston Road, Plymouth, IN 46683  
 Parent Owner: Warana Gardens Partnership  
 Surveyed For: R.E. Engineering  
 Attn: Mark R. Rosehill  
 Warana, Michigan Division, BTR, Park  
 10000 Northline, Indianapolis, IN 46256

- NOTES:**
- The bearings this survey were established from the Indiana County Coordinate System for the County in which the survey was executed.
  - No open ditches were observed within 75 feet of the tract boundaries.
  - Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the offices of the County Auditor and Recorder.
  - First American Title Insurance Company commitment NCS-1043164-CLE, dated December 28, 2020 was provided this survey.
  - The subject tract has direct access to East Jefferson Street and Kingston Road.

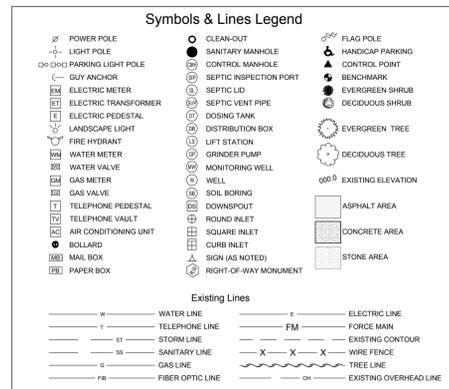
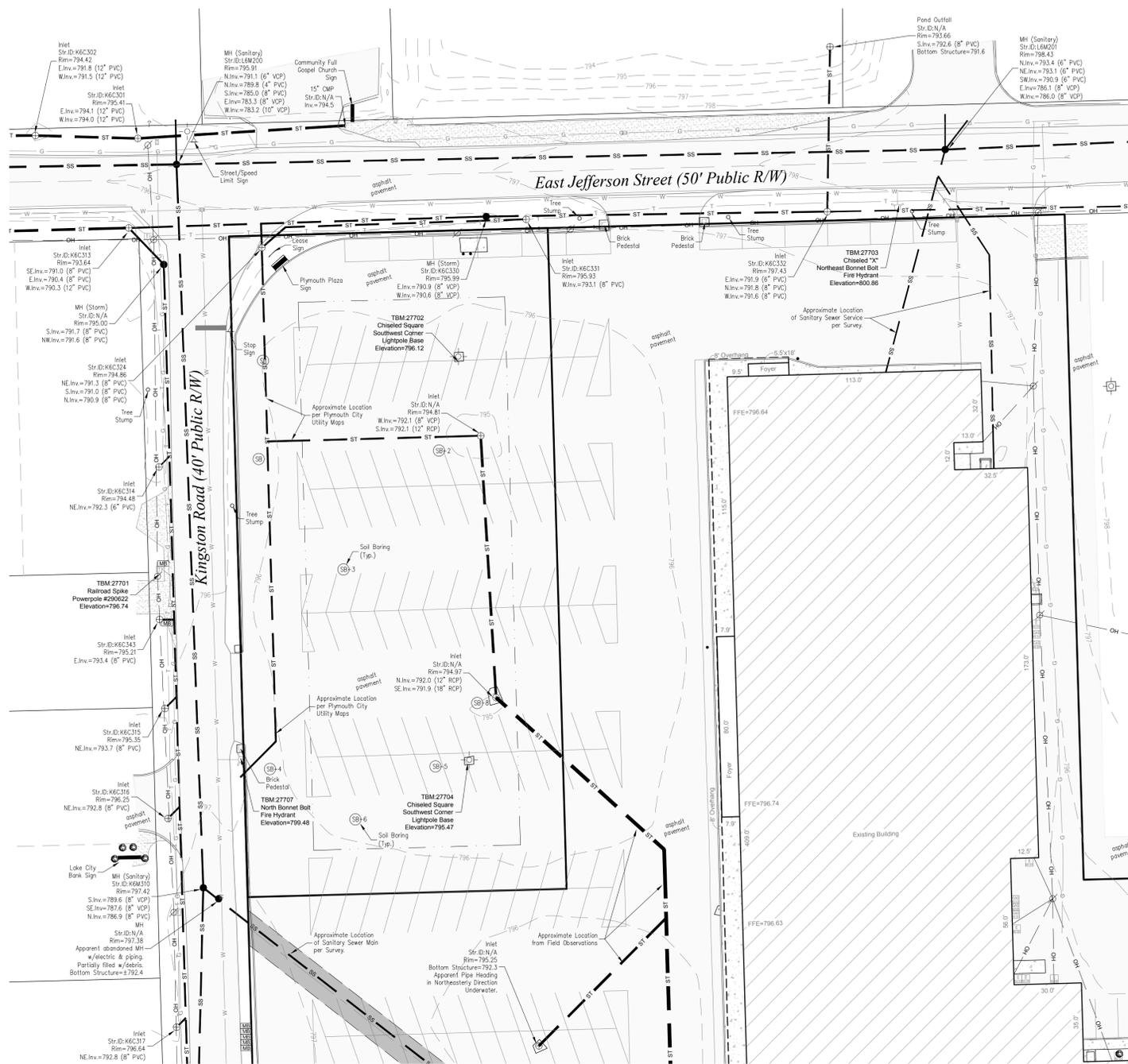
**LOT REQUIREMENTS BASED ON C-1, GENERAL COMMERCIAL**

Minimum Lot Size: 0.50 acres  
 Minimum Lot Width: 150 feet  
 Minimum Lot Frontage: 100 feet  
 Front Yard Setback: 30 feet (North & West Lot Lines)  
 Side Yard Setback: 20 feet (East Lot Line)  
 Rear Yard Setback: 20 feet (South Lot Line)

Date:	02-05-2021
Drawn By:	ZJE
Checked By:	AIC
Job No.:	21008 - PLAT
Scale:	as shown
Sheet No.:	1 of 2

# DEARBORN MINOR SUBDIVISION

Section 13, Michigan Road Lands, Township 33 North, Range 2 East  
Center Township, Marshall County, Indiana



### Legal Description - Parent Tract:

This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123 and employed by T-E Incorporated, was created as part of a Retracement Survey for Job No. 21008 on January 29, 2021. A part of Section 13, Michigan Road Lands, Township 33 North, Range 2 East, Center Township, Marshall County, Indiana, also being a tract of land conveyed to Plymouth Associates Limited Partnership by Document 201205744, all recorded documents in this description are recorded in the Office of the Recorder of Marshall County, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1 in Warana Gardens, as recorded in Plat Book 3, page 159A, also being a point on the East right-of-way of Kingston Road, being marked by a 1.25-inch pipe; thence North 01 degrees 38 minutes 15 seconds West (being the basis of bearings this description), on and along said East right-of-way of Kingston Road, a distance of 518.51 feet to the South right-of-way of East Jefferson Street, being marked by a mag spike with an identification disk stamped "T-E INC FIRM ID #0070"; thence North 88 degrees 29 minutes 59 seconds East, on and along said South right-of-way of East Jefferson Street, a distance of 372.11 feet to the Northwest corner of a tract of land conveyed to Charles B. Reeve Post No. 27 of the American Legion, Inc. by Document 197001039; thence South 01 degrees 38 minutes 56 seconds East, on and along the West line of said American Legion tract, a distance of 295.00 feet to the Southwest corner of said American Legion tract, being marked by a mag nail; thence North 88 degrees 33 minutes 15 seconds East, on and along the South line of said American Legion tract, a distance of 230.09 feet to the Southeast corner of said American Legion tract, also being a point on the West line of Lot 8 in Eastside Manor, Phase 1, as shown in Document 966618, being marked by a 5/8-inch diameter rebar with a Vondra identification cap; thence South 01 degrees 39 minutes 43 seconds East, on and along said West line of Lot 8, a distance of 221.86 feet to the Southwest corner of said Lot 8, also being an extension of the North line of said Warana Gardens, being marked by a 5/8-inch diameter rebar with a Vondra identification cap; thence South 88 degrees 21 minutes 50 seconds West, on and along said North line of Warana Gardens and extension thereof, a distance of 602.35 feet to the Point of Beginning, containing 5.600 acres of land more or less, being subject to and/or together with all easements and rights-of-way of record.

### Legal Description - Lot 1:

This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123 and employed by T-E Incorporated, was created as part of an Original Survey for Job No. 21008 on January 29, 2021. A part of Section 13, Michigan Road Lands, Township 33 North, Range 2 East, Center Township, Marshall County, Indiana, also being a part of a tract of land conveyed to Plymouth Associates Limited Partnership by Document 201205744, all recorded documents in this description are recorded in the Office of the Recorder of Marshall County, and more particularly described as follows:

Commencing at the Northwest corner of Lot 1 in Warana Gardens, as recorded in Plat Book 3, page 159A, also being a point on the East right-of-way of Kingston Road, being marked by a 1.25-inch pipe; thence North 01 degrees 38 minutes 15 seconds West (being the basis of bearings this description), on and along said East right-of-way of Kingston Road, a distance of 225.51 feet to the Point of Beginning, being marked by a 5/8-inch diameter rebar stamped "T-E INC FIRM ID #0070"; thence continuing North 01 degrees 38 minutes 15 seconds West, on and along said East right-of-way of Kingston Road, a distance of 293.00 feet to the South right-of-way of East Jefferson Street, being marked by a mag spike with an identification disk stamped "T-E INC FIRM ID #0070"; thence North 88 degrees 29 minutes 59 seconds East, on and along said South right-of-way of East Jefferson Street, a distance of 142.00 feet to 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence South 01 degrees 38 minutes 15 seconds East, a distance of 293.00 feet to a mag spike with an identification disk stamped "T-E INC FIRM ID #0070"; thence South 88 degrees 29 minutes 59 seconds West, a distance of 142.00 feet to the Point of Beginning, containing 0.955 acres of land more or less, being subject to and/or together with all easements and rights-of-way of record.

### Legal Description - Lot 2:

This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123 and employed by T-E Incorporated, was created as part of an Original Survey for Job No. 21008 on January 29, 2021. A part of Section 13, Michigan Road Lands, Township 33 North, Range 2 East, Center Township, Marshall County, Indiana, also being a part of a tract of land conveyed to Plymouth Associates Limited Partnership by Document 201205744, all recorded documents in this description are recorded in the Office of the Recorder of Marshall County, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1 in Warana Gardens, as recorded in Plat Book 3, page 159A, also being a point on the East right-of-way of Kingston Road, being marked by a 1.25-inch pipe; thence North 01 degrees 38 minutes 15 seconds West (being the basis of bearings this description), on and along said East right-of-way of Kingston Road, a distance of 225.51 feet to a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence North 88 degrees 29 minutes 59 seconds East, a distance of 142.00 feet to a mag spike with an identification disk stamped "T-E INC FIRM ID #0070"; thence North 01 degrees 38 minutes 15 seconds West, a distance of 293.00 feet to the South right-of-way of East Jefferson Street, being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070"; thence North 88 degrees 29 minutes 59 seconds East, on and along said South right-of-way of East Jefferson Street, a distance of 230.11 feet to the Northwest corner of a tract of land conveyed to Charles B. Reeve Post No. 27 of the American Legion, Inc. by Document 197001039; thence South 01 degrees 38 minutes 56 seconds East, on and along the West line of said American Legion tract, a distance of 295.00 feet to the Southwest corner of said American Legion tract, being marked by a mag nail; thence North 88 degrees 33 minutes 15 seconds East, on and along the South line of said American Legion tract, a distance of 230.09 feet to the Southeast corner of said American Legion tract, also being a point on the West line of Lot 8 in Eastside Manor, Phase 1, as shown in Document 966618, being marked by a 5/8-inch diameter rebar with a Vondra identification cap; thence South 01 degrees 39 minutes 43 seconds East, on and along said West line of Lot 8, a distance of 221.86 feet to the Southwest corner of said Lot 8, also being an extension of the North line of said Warana Gardens, being marked by a 5/8-inch diameter rebar with a Vondra identification cap; thence South 88 degrees 21 minutes 50 seconds West, on and along said North line of Warana Gardens and extension thereof, a distance of 602.35 feet to the Point of Beginning, containing 4.645 acres of land more or less, being subject to and/or together with all easements and rights-of-way of record.

### SURVEYOR'S REPORT

The purpose of this survey was to perform a Retracement and an Original Survey of the aforesaid tracts of land.

In accordance with 865 Indiana Administrative Code (IAC) 1-12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
- Relative Positional Accuracy (RPA); the acceptable relative positional accuracy for the various survey classifications are as follows:
  - (1) Urban surveys: 0.07 feet plus 50 parts per million.
  - (2) Suburban surveys: 0.13 feet plus 100 parts per million.
  - (3) Rural surveys: 0.26 feet plus 200 parts per million.

### Reference Monuments

- A 1.25-inch Pipe was found and accepted as marking the Southwest corner of the subject tract, also being the East right-of-way of Kingston Road.
- A 1-inch Iron Rod was found and accepted as marking the West right-of-way of Kingston Road, at the Southeast corner of the RICH-MONS GROUP, LLC tract.
- A 1-inch Pipe was found and accepted as marking the West right-of-way of Kingston Road, at the Southeast corner of the Lake City Bank tract.
- A 5/8-inch Rebar was found and accepted as marking the West right-of-way of Kingston Road, at the Southeast corner of the Jellicoe tract.
- A 1-inch Pipe was found and accepted as marking the South right-of-way of East Jefferson Street (40-foot right-of-way East of subject tract), at the Northeast corner of the Styka tract.
- A 3/8-inch Rebar was found and accepted as marking the South right-of-way of East Jefferson Street (40-foot right-of-way East of subject tract), at the Northeast corner of the Bowman tract.
- A 5/8-inch Rebar with a "Vondra" identification cap was found and accepted as marking the South right-of-way of East Jefferson Street (40-foot right-of-way East of subject tract), at the Northwest corner of Lot 1 in Eastside Manor, Phase 1.
- A 5/8-inch Rebar with a "LS9232" identification cap was found and accepted as marking the East line of the subject tract, corresponding to the West line of the American Legion tract, near the Northeast corner.
- A Mag Nail was found and accepted as marking a corner of the subject tract, corresponding to the Southwest corner of the American Legion tract.
- A 5/8-inch Rebar with a "Vondra" identification cap was found and accepted as marking a corner of the subject tract, corresponding to the Southeast corner of the American Legion tract.
- A 5/8-inch Rebar with a "Vondra" identification cap was found and accepted as marking the Southeast corner of the subject tract.

- A 5/8-inch diameter rebar with identification cap stamped "T-E INC FIRM ID #0070" was set at the Northeast and Southwest corners of Lot 1.
- A Mag Spike with identification disk stamped "T-E INC FIRM #0070" was set at the Northwest and Southeast corners of Lot 1.

### Theory of Location

The West right-of-way of Kingston Road was established through reference monuments 2, 3 and 4. The West line of the subject tract, corresponding to the East right-of-way of Kingston Road, was established 40-foot equidistant to said West right-of-way. A 1.25-inch pipe at the Southwest corner of the subject tract was found in agreement with the established right-of-way. The South right-of-way of East Jefferson Street (40-foot right-of-way East of the subject tract) was established through reference monuments 5, 6 and 7. The North line of the subject tract, corresponding to the South right-of-way of East Jefferson Street (50-foot right-of-way along subject tract), was established 5-foot equidistant to the South right-of-way established East of the subject tract. The East line of the subject tract, corresponding to the West line of the American Legion tract, was established through reference monuments 8 and 9. The North line of the subject tract, corresponding to the South line of the American Legion tract, was established through reference monuments 9 and 10. The East line of the subject tract, corresponding to the West line of Lot 8 in Eastside Manor, Phase 3, was established through reference monuments 10 and 11. The South line of the subject tract, corresponding to the North line of Warana Gardens, was established through reference monuments 11 and 1. The new boundary lines were established at the direction of the owner.

### Occupation and Possession Lines

A Roadway exists along the North and West lines of the subject tract and is as shown on the Topographic Detail. Underground and overhead utilities exist along all sides and through the subject tract and is as shown on the Topographic Detail.

### Clarity or Ambiguity

No ambiguities were found this survey.

### Referenced Documents:

- Niles & Serings Partition Plat as recorded in Plat Book 1, Page 12.
- Holec's Subdivision of Lot 24 and 25 of Niles & Serings Partition Plat as recorded in Plat Book 3, Page 63.
- Holec's Subdivision of Lot 9 of Holec's Subdivision of Lot 24 and 25 of Niles & Serings Partition Plat as recorded in Plat Book 3, Page 113.
- Plat of Warana Gardens as recorded in Plat Book 3, page 159A.
- Eastside Manor, Phase 1 as recorded in Document 199611412.
- Eastside Manor, Phase 2 as recorded in Document 966618.
- Eastside Manor, Phase 3 as recorded in Document 966619.
- Jefferson Square First Replat as recorded in Document 970906.
- Neidinger Park, Section 3 as recorded in Document 200206886.
- Durans Replat as recorded in Document 200402831.
- Replat of Lot 20 in Niles & Serings Partition Plat as recorded in Document 200607662.
- Columbus Club Replat as recorded in Document 201905855.
- Survey by Plymouth Land Surveying & Design, Inc. recorded April 23, 2001 in Document 200102737.
- \*All documents referenced above are recorded in the Office of the Recorder of Marshall County, Indiana.

### CITY OF PLYMOUTH PLAN COMMISSION APPROVAL

This plat approved by the City of Plymouth Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_

Douglas Feece, President  
Fred Webster, Secretary

Duly entered for taxation this \_\_\_\_\_ day of \_\_\_\_\_

Auditor: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and was completed on January 29, 2021. This subdivision consists of 2 Lots labeled Lot 1 and Lot 2, and streets as shown hereon. The size of lots and widths of streets as shown on this plat in figures denoting feet and decimal parts thereof.

This subdivision contains 0 lineal feet of open ditches and 0 lineal feet of tile drains.

Hereby certified on the 5<sup>th</sup> day of February, 2021.

Aaron J. Carl, P.E., P.S.  
Licensed Land Surveyor  
Indiana No. LS20800123



### CERTIFICATE OF OWNERSHIP

We the undersigned, as owners of the real estate hereon do hereby declare the real estate as described, shall be known as DEARBORN MINOR SUBDIVISION.

Owner (Signature) \_\_\_\_\_ Owner (Print) \_\_\_\_\_

Witness our hand and seals this \_\_\_\_\_ day of \_\_\_\_\_

State of Indiana )  
County of Marshall ) SS:

Before me the undersigned, Notary Public, in and for the county and state, personally appeared \_\_\_\_\_

Owner (Signature) \_\_\_\_\_  
who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public (Seal) \_\_\_\_\_

County of Residence \_\_\_\_\_

My Commission Expires \_\_\_\_\_

### RECORDING CERTIFICATE

Recorded in Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_, Page Number \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ (Time). Instrument No. \_\_\_\_\_

Fee Paid \_\_\_\_\_

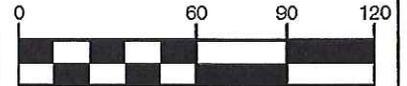
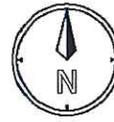
Marshall County Recorder \_\_\_\_\_

**T-E INCORPORATED**  
8620 Bluffton Road  
Fort Wayne, IN 46809  
Phone (260) 489-5541  
FAX (260) 489-3174  
Email TE@t-enc.com

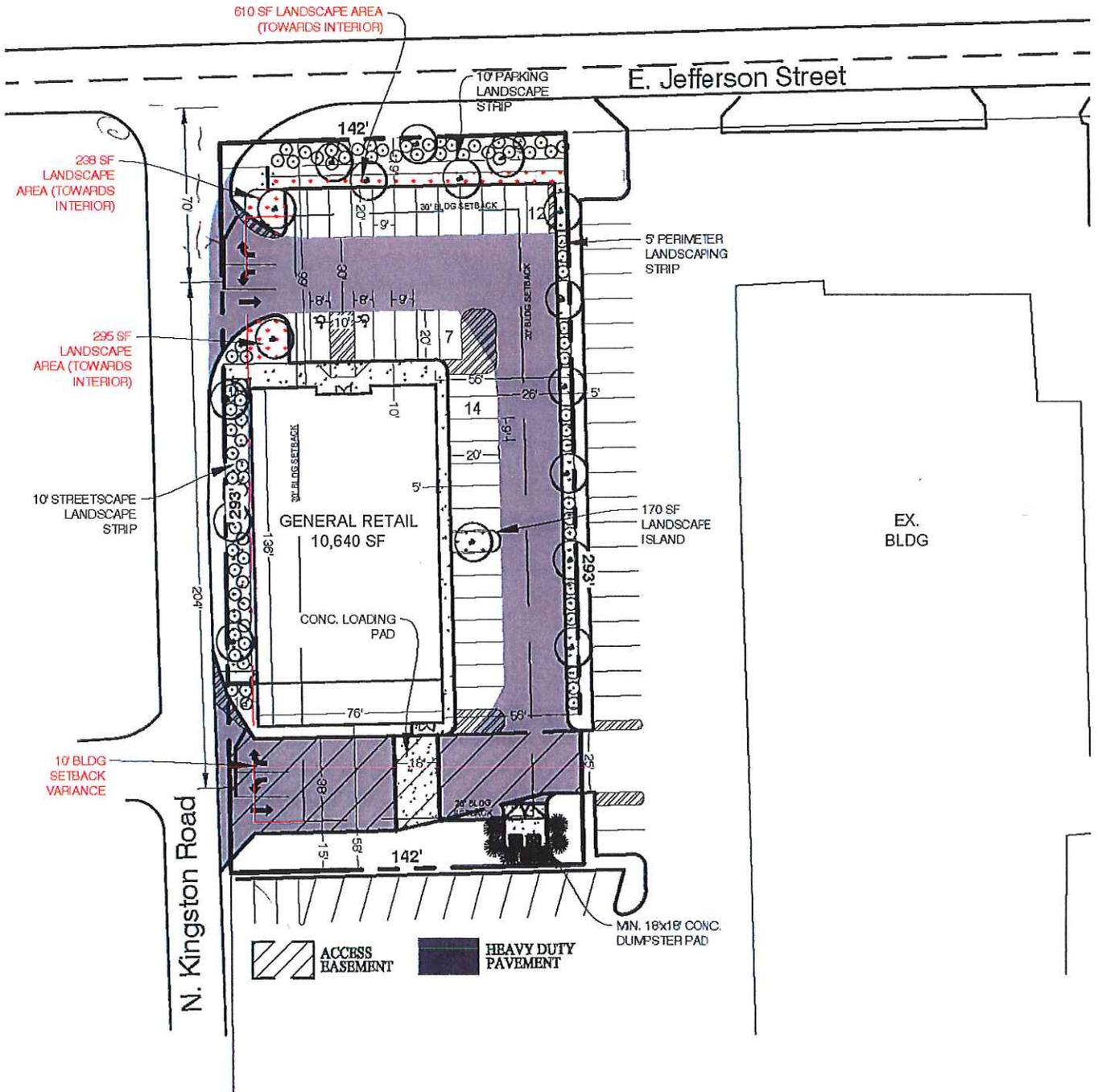
By: \_\_\_\_\_ Z/E  
Remarks: Remorse Marshall County Plan Commission Approval Add Lot 2  
Date: 02/10/21 1  
02/16/21 2

**DEARBORN MINOR SUBDIVISION**  
Part of Section 13, Michigan Road Lands, Township 33 North, Range 2 East, Center Township, Marshall County, Indiana  
Address: 370 North Regency Road, Plymouth, IN 46683  
Plymouth Associates Limited Partnership  
Surveyed For: T-E Incorporated  
AIA, Indiana, Registered Professional Engineer  
Wesley A. Schmitt, PE, PLS  
1000 North Main Street, Suite 100  
Kalamazoo, MI 49008

Date: 02-05-2021  
Drawn By: ZJE  
Checked By: AIC  
Job No.: 21008 - PLAT  
Scale: as shown  
Sheet No.: 2 of 2



1 inch = 60 ft.



EX. BLDG



Civil Engineers & Surveying  
 MICHIGAN | INDIANA | ILLINOIS | OHIO  
 202.262.8881 PHONE | 800.692.0004 FAX  
 www.arengineeringco.com

PROJECT  
 PLYMOUTH, IN DOLLAR GENERAL

SHEET TITLE  
 PRELIM SITE LAYOUT

JOB NUMBER  
 2012052

DATE  
 01/13/2021

EXHIBIT  
 A