

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: August 24, 2021

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AGENDA ITEMS:

9:00 PLYMOUTH WESLEYAN CHURCH

9:15 MENOMINEE SUBDIVISION PHASE

ATTENDANCE:

See attached Attendance Sheet for 2021-08-24

MEETING NOTES:

Plymouth Wesleyan Church:

Project Summary:

- The Plymouth Wesleyan Church is interested in removing the interior parcel lines within their properties to consolidate everything into a single parcel.
- The exterior lot lines will not be affected or changed.

Planning:

- A final plat does not need to be presented to the Plymouth Plan Commission for approval. The Plymouth Building Commissioner has the authority to sign the Plat.

Emergency Services:

- Nothing was addressed.

Transportation:

- Nothing was addressed.

Utilities:

- The Plymouth Wesleyan Church uses a privately owned sanitary sewer force main that is located along Michigan Road terminating into a City of Plymouth sanitary sewer manhole near Eastwood Drive.
- Due to the nature of the private force main it does not get located when someone calls for utility locates in the area.
- Plymouth Wesleyan Church is responsible for locating their private force main anytime locates are requested in the area.

- Oliver Dongell was encouraged to join Indiana 811 in order to be informed when a locate request is received that would impact their force main. This information would give Plymouth Wesleyan Church notice that they would need to locate their private force main within the requested area.

Drainage:

- No City drainage facilities are located in the area, nothing to address.

General:

- The Marshall County Surveyor reviewed the plat and prepared a list of deficiencies for the surveyor preparing the plat. The list was emailed to the surveyor preparing the plat on 8/23/21 and a copy was given to Oliver Dongell and Keith Hammonds for reference at the meeting.

MENOMINEE SUBDIVISION PHASE:

Project Summary:

- Developers of the Menominee Subdivision intend to develop the existing 19 lots.
- Each lot will contain a home, driveway and sidewalks not to exceed 3,500sqft of hard surface per lot.
- The desire of the developer is to present the provided plat' with changes to the Plymouth Plan Commission on September 7th.
- Any property not used / sold as a home site will be retained and maintained by 'Beachview Properties, LLC 1906 N. Oak Drive Plymouth, IN 46563 including the area of the storm water drainage basin.

Planning:

- Per the Building Commissioner the lots meet all the setback requirements.
- The plat should indicate the areas that will be dedicated to the City of Plymouth.
- Remove the easement note located on the portion of Knott Court since this area will become a portion of the dedicated street right-of-way.
- Add the 'Utility Easement' note to the easement between lots 18 and 19 and lots 8 and 18.

Emergency Services:

- Nothing was addressed.

Transportation:

- The plans presented at the TRC meeting does not contain street light placement. The developer or the consultant will email a set of construction plans for reference.

- A question was asked regarding where the driveways will be placed for each lot. The developer plans to have driveway access to the lots from the cul-de-sac's when feasible.

Utilities:

- Utilities are being placed per the original design from 2006.
- The City would like to loop the water main from the end of the developer installed water main at the Nutmeg / Discovery intersection North along Nutmeg to the Nutmeg / Poplar intersection.
- The Utility Superintendent has asked the developer to extend the water main past the proposed hydrant at the North-East corner of Nutmeg and Discovery to allow the City to 'loop' the water system.
- As discussed in the meeting the developer will provide an easement along the East side of Nutmeg, for the length of the developed property, for the future installation of water and/or sewer. The easement shall be for water and sewer exclusively.

Drainage:

- The detention basin is to be built according to the plans for the subdivision's complete buildout.
- The City did not receive any as-builts for the drainage basin of phase 1 of the development therefore the volume of the basin that was constructed is unknown.
- The orifice for the existing drainage basin is located within a City stormwater structure (I8C127) located on the East side of Elm St. This orifice shall be monitored during construction to prevent the restriction of storm water discharge from the property.
- The developer will submit the Storm Water Pollution Protection Plan (SWPPP) once complete but prior to any site operations.
- Once the SWPPP is submitted to IDEM a copy of the email and response from IDEM shall be forwarded to the Plymouth City Engineers Office.

General:

- Sean will put together information regarding the Discovery Lane right-of-way for the school to sign.
- Burke Richeson will work with the Plymouth City Attorney to put together the required financial guarantees for the above project.

END OF MEETING

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