

**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

**MEETING NOTES:**

**DATE: 11-23-2021**

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**AGENDA ITEMS:**

9:00 TSC Parcel Split – Dan Sellers, Territorial Engineering

**ATTENDANCE: SEE ATTACHED ATTENDANCE SHEET**

**MEETING NOTES:**

**Parcel Split**

**Project Summary**

- The proposed parcel split will split off the current Tractor Supply building (TSC) and parking (Lot #1) from the current parcel and will also split off the grass area south-east of TSC and near Pilgrim Lane (Lot #2).
- Proposed lot coverage for Lot #1 is currently over 90% and will require a variance.

**Planning**

- Building setback adjacent to the roadway on the east side of Tractor Supply needs to be 30'
- Building setback on all side of the proposed Lot #2 need to be 30'
- Required parking for Lot #1 is satisfactory.

**Emergency Services**

- No comment

**Transportation**

- Due to the curve in Pilgrim Lane a driveway to the proposed Lot #2 is not allowed onto Pilgrim Lane. A non-access easement is proposed.

**Utilities**

- Ensure proposed Lot #2 has access to utilities.
- Water service to Lot #2 would need to come off the water main along Pilgrim Lane.
- There is a 12" diameter water main along Pilgrim Lane.
- Water mains need to be ductile-iron.

- Water services can be poly but will need to be in a meter pit, refer to City Standards for additional information.

**Drainage**

- When Lot #2 develops, they will need to address drainage.

**General**

- No comment

**END OF MEETING**

PHONE 574-936-3614  
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DATE: November 23, 2021

**WWTP Meeting Room**

**900 Oakhill Ave**

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