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

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

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TRC MEETING ATTENDANCE SHEET: DATE: November 23, 2021		
AGENDA ITEMS:		WWTP Meeting Room
9:00 A.M.		900 Oakhill Ave
9:00 TSC Parcel Split - Dan S	Sellers, Territorial Engineering	
ATTENDANCE: CITY ATTORNEY: CITY ENGINEER: ZONING ADMINISTRATOR: STREET DEPT SUPT: UTILITY DEPT SUPT: WATER DEPT AST SUPT: WASTEWATER & SEWER AST GIS: POLICE CHIEF: FIRE CHIEF: PLAN COMMISSION:	Sean Surrisi Rick Gaul Keith Hammonds Jim Marquardt Donnie Davidsor Jeff Yeazel Larry Hatcher Chris Marshall Chief Bacon Steve Holm Ralph Booker Doug Feece Fred Webster Mark Gidley	ĺ
OTHER ATTENDANCE: NAME COMPANY		E-MAIL
Dan Sollees	Territorial Engineering	Dan@te-11c.Com