

**DEPARTMENT OF ENGINEERING**  
**PUBLIC WORKS – STORMWATER MANAGEMENT**  
**CITY OF PLYMOUTH, INDIANA**  
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**TRC MEETING NOTES:**

**DATE:** February 22, 2022

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**AGENDA ITEMS:**

9:00 - PIDCO Facility – PIDCO / Majority Builders

**ATTENDANCE:**

See attached Attendance Sheet for 2022-02-22

**MEETING NOTES:**

**PIDCO Facility – PIDCO / Majority Builders:**

**Project Summary:**

- PIDCO is interested in constructing an industrial building located on a parcel currently owned by PIDCO. The parcel is located on the south side of Commerce Street.
- PIDCO has an existing Plymouth company that is interested in leasing the facility once finished.

**Planning:**

- Planning personnel were not present to answer questions. PIDCO and Majority Builders were encouraged to reach out to Keith and Ralph directly to get answers to their question prior to the next TRC Meeting.

**Emergency Services:**

- Emergency representatives were not present to answer questions. PIDCO and Majority Builders were encouraged to reach out to the Fire Department directly to get answers to their question prior to the next TRC Meeting.

**Transportation:**

- Transportation representatives were not present to answer questions. PIDCO and Majority Builders were encouraged to reach out to the Street Department directly to get answers to their question prior to the next TRC Meeting.

**Utilities:**

- The proposed parcel is located within a wellhead protection area. This area has restrictions that may impact the type and/or design of the facility being constructed including possible containment areas.
- Wellhead protection restrictions were previously sent to Majority Builders Engineer.
- Donnie provided an industrial questioner to PIDCO to be filled out by the proposed company. The questioner will give the City a better understanding of the manufacturing process along with the materials / chemicals used and stored at the facility.
- Any future tenants will be required to fill out a new industrial.
- The City will require an annual inspection of the site to ensure information noted in the industrial questioner remains consistent.
- The drawings note a 2" domestic with an 8" fire service will be installed to the proposed facility. The shutoff for each service needs to be placed adjacent to the property line.
- Will the facility be discharging any industrial waste?
- A sanitary sewer monitoring manhole will need to be located on the outside of the facility with the sewer systems separated, sanitary from process water.
- Donnie will review the televising report of the sanitary sewer along Commerce Street to see if a sewer tap had previously been installed for the proposed property.

**Drainage:**

- The drainage and SWPPP plans have been provided. Once review fees are received by the City Office and the industrial questioner has been completed and turned in the drainage and SWPPP can be set out for review.

**General:**

- Any new addresses will need to be assigned through the Plymouth City Engineers Office.

**END OF MEETING**

