

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
900 OAKHILL AVENUE - P.O. BOX 492
PLYMOUTH, IN 46563

PHONE 574-936-3614

FAX 574-936-3017

TRC MEETING NOTES:

DATE: June 14, 2022

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AGENDA ITEMS:

9:00 Lot Development (N-E Corner of E. Jefferson St. & Columbus Dr.) – Luke Bradley

9:15 The Rock Subdivision, Lot 1 & Lot 2 – Ralph Booker

ATTENDANCE:

See attached Attendance Sheet for 2022-06-14

MEETING NOTES:

Lot Development (N-E Corner of E. Jefferson St. & Columbus Dr.) – Luke Bradley:

Project Summary:

- Mr. Luke Bradly is interested in developing the corner lot. The lot will contain a small building, an entrance / exit drive, and parking for staff and customers.

Planning:

- One of the proposed site development plans includes an entrance and exit onto Jefferson Street. Jefferson Street has a large volume of traffic that will need to be considered when developing the site plan.
- An alternate entrance / exit location onto Columbus Drive was presented and discussed.
- The development will employ 5 employees on the largest shift.
- Parking will be designed to accommodate 5 employees on the largest shift, shift changes and up to 10 customer spaces.
- The proposed development is permitted in the zoning.
- With the parcel fronting two roadways the development will have two front yard setbacks at 30'.
- Parking areas must be a minimum of 10' from the right-of-way line.
- 5' wide sidewalks will be required along Jefferson St. and Columbus Dr. unless a variance is obtained.
- Signs are restricted to a maximum height of 20'.

Emergency Services:

- If needed the Fire Department will most likely access the property from the City roadways.

Transportation:

- Any proposed driveways are to be a minimum of 50' from an intersection or two roadways.
- A \$100 driveway permit is required for each drive.
- If a drainage culvert is needed under any driveway the culvert needs to be made of reinforced concrete and contain end sections.

Utilities:

- Utility fees are based on the required meter size.
- The minimum sanitary sewer commercial connection to the City Sewer is 6" diameter.
- An existing 6" diameter sanitary sewer lateral was previously installed under Columbus Dr. This service lateral has the ability to service the parcel. Lateral is located near the north-west corner of the parcel.
- Water and sanitary servicing the Knights of Columbus building located at 604 Columbus Drive is located across the proposed parcel and will require an easement to be placed along the length of the utilities. A minimum 15' utility easement is required.

Drainage:

- The disturbed area will be less than 1-acre therefore a Storm Water Pollution Prevention Plan (SWPPP) is not required.
- A drainage plan will be required for any development at or exceeding 4,000 square feet of hard surface.

General:

- Contact the City Engineers Office once site plans have been developed to obtain a site / building address.

The Rock Subdivision, Lot 1 & Lot 2 – Ralph Booker:**Project Summary:**

- Mike Delp is dividing a portion of his property at 1707 S. Michigan St. to give to his son located at 1769 S. Michigan St.
- Mr. Delp is also interested in dividing a 50' wide strip of land to the north of his current property (around the current gravel drive) to give to his son with an easement to access the farm ground to the east.

Planning:

- Nothing was addressed.

Emergency Services:

- Nothing was addressed.

Transportation:

- Nothing was addressed.

Utilities:

- Nothing was addressed.

Drainage:

- Nothing was addressed.

General:

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END OF MEETING

PHONE 574-936-3614
FAX 574-936-3017

DATE: June 14, 2022

WWTP Meeting Room

900 Oakhill Ave

9:15 The Rock Subdivision, Lot 1 & Lot 2 – Ralph Booker

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