

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

TRC MEETING NOTES:

DATE: January 12, 2021

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AGENDA ITEMS:

9:00 Dollar General: Jefferson & Kingston (SEC) – AR Engineering – Whitney Pizzala

ATTENDANCE:

See attached Attendance Sheet for 2021-01-12

MEETING NOTES:

Dollar General: Jefferson & Kingston – AR Engineering – Whitney Pizzala

Project Summary:

- Dollar General is interested in constructing a new 10,600sf building at the South-East corner of E. Jefferson St. and N. Kingston Rd.
- The new building will be located on a proposed 1-acre sub-divided lot.
- Two entrances / exits will be constructed onto N. Kingston Rd. with the southern entrance / exit being shared with the existing plaza. An existing entrance / exit from the plaza will be eliminated.
- The existing entrance / exit onto E. Jefferson St. and the far southern entrance onto N. Kingston Rd. from the existing plaza will remain unchanged.
- Once the construction of the Dollar General is completed the parking spaces for the existing plaza will be painted.

Planning:

- The site plan provided indicates 33 parking spaces were designed. Plymouth Zoning Ordinance requires 1-space per 300 sf plus 1-space per employee based on the largest shift unless a variance is obtained. Need at least 35 spaces plus those for employees. Would need a Variance of Development Standards.
- A variance will need to be obtained along E. Jefferson St. for parking within a front yard setback.
- A variance will need to be obtained along N. Kingston Rd. for a reduced setback distance. This would need to be done before a Subdivision Plat.
- The provided plan indicates the parking spaces will be 9' wide. Per Plymouth Zoning Ordinance parking spaces are to be 10'x20' unless a variance is obtained.

- Variance requests must go before the Board of Zoning Appeals (BZA) for approval. Applications must be turned in by the 15th of the month to be placed on the BZA's agenda. BZA meets on the first Tuesday of the month at 7:30pm local time. There is a \$100 fee for variance requests. This fee covers the advertisement and the notification mailings.
- Variance applications may be found on the City's website. www.plymouthin.com. For more information contact Ralph Booker.
- Refer to the Plymouth Zoning Ordinance for landscaping and lighting requirements.
- The existing plaza owner will need to file an application to subdivide the property or authorization will need to be obtained from the existing property owner to subdivide. This divide would be considered a minor subdivide.
- The final site plan will need to be presented to the Technical Review Committee (TRC) for approval. TRC meetings are held on the 2nd and 4th Tuesday of each month. The request, along with all materials, shall be emailed to the City Engineer no later than noon on Wednesday prior to the meeting to be eligible to be added to the agenda.
- The Plaza owner would need a Variance of Use for it to be used for self-storage.

Emergency Services:

- Nothing provided at this time.

Transportation:

- A 50' minimum separation between the southern edge of E. Jefferson St. and the leading edge of the proposed entrance / exit is required. More separation is better if space is available.
- The development will need to obtain a driveway permit. The fee for a driveway permit is \$100, payable at the Street Department.
- There are currently site obstructions at the intersection of E. Jefferson St. and N. Kingston Rd. that needs to be addressed.
- If excavation needs to take place within the City street there is a required base fee of \$500 plus material cost. If the excavated area exceeds the Street Departments abilities a paving contractor will need to complete the job at the developer's expense.

Utilities:

- No as-built information is available for the plaza site.
- Donnie to forward utility tap fees and various information pertaining to the utilities in the area.
- Sanitary Sewer and a 4" diameter water main is available along N. Kingston Rd. Existing taps are not present.
- The main concern for the Utilities is how the drainage concerns will be addressed.

Drainage:

- The area being proposed by Dollar General for their new building construction is currently being used by the existing plaza as a stormwater detention area. This detention area will need to be addressed or relocated.
- Stormwater from the existing plaza area and the surrounding parking area passes through private inlets into a private underground piping system then into a private lift station located on the South-East corner of the plaza's property. From the lift station stormwater is pumped into an existing basin located approximately 800' to the East / South-East of the plaza's property.
- Due to flooding conditions within the area during heavy rain events it is believed the existing stormwater infrastructure, including the inlets, gravity piping, lift station and force main, may not be sized appropriately and/or operating properly therefore it is recommended the stormwater system be analyzed.
- It shall be noted, the stormwater lift station system fails quite frequently.
- Easements should already be in place along the route of the stormwater system. As mentioned in the meeting there is perpetual easement agreements 1984 page 0375ff that can be found in the Marshall County's Records Office.
- City stormwater piping is located along E. Jefferson St. and N. Kingston Rd. but both systems are at capacity.
- The proposed stormwater drainage must be addressed and runoff shall not be allowed to flow onto the adjacent roadways or the surrounding properties.
- An easement between the new and remnant parcels owner needs to be executed regarding the use & maintenance of the drainage system.

General:

- Per the existing plaza owner, the existing plaza is approximately 59,000sf in size.
 - 20,000sf will be utilized by a proposed self-storage facility.
 - 10,000sf is currently being occupied by a church.
 - 29,000sf would remain as unused.
- Once parking spaces are eliminated from the existing plaza due to the proposed Dollar General the proposed plaza may be restricted in use due to parking space availability.

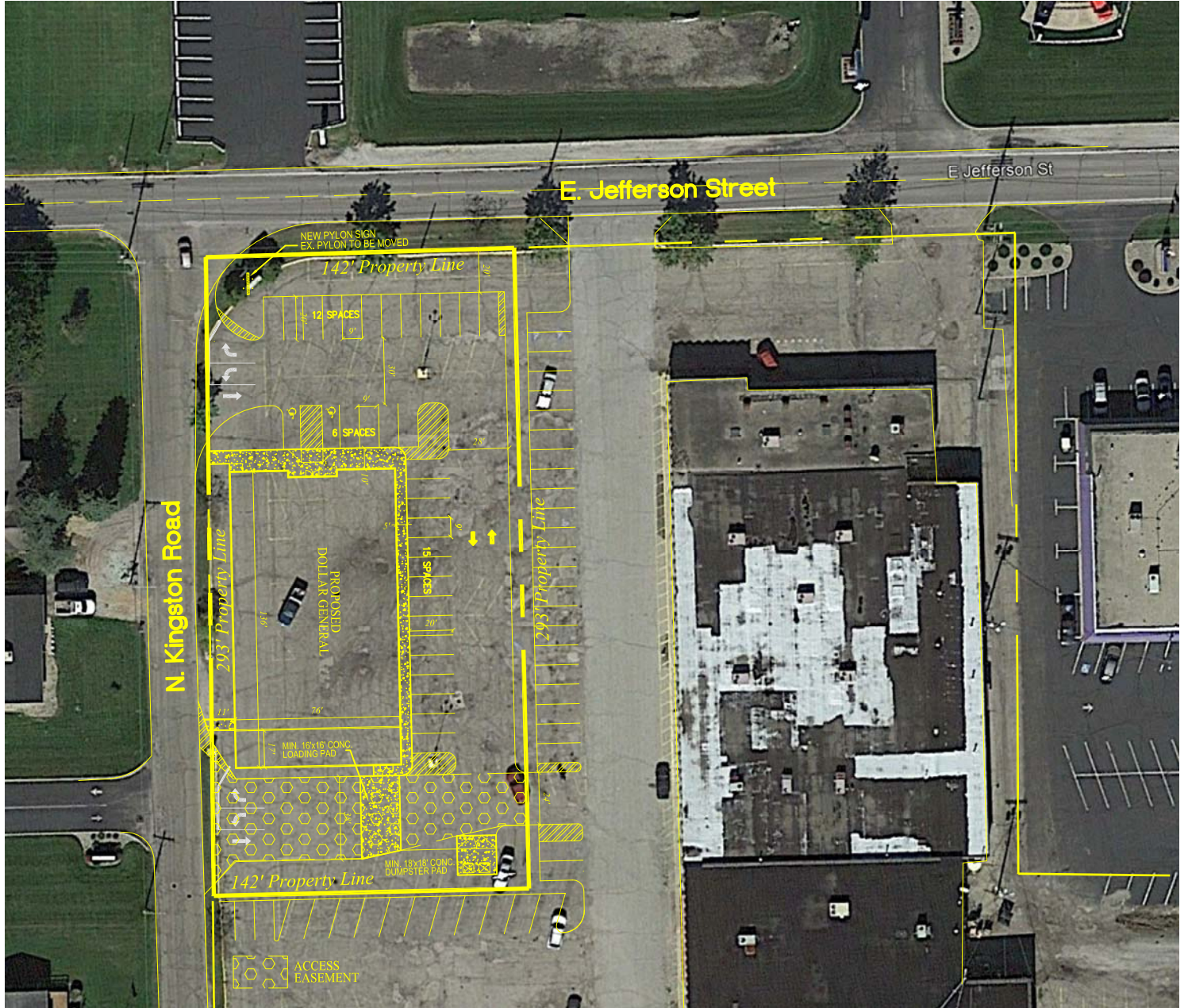
END OF MEETING

PRELIMINARY SITE PLAN

CITY, STATE - STREET:

Plymouth, IN - SEC E. Jefferson Street & N. Kingston Rd.

PROTOTYPE:	A
BASE / LEASE SF:	10,640 / 10,566
SALES / RECEIVING SF:	8,522 / 1,196
USABLE ACREAGE:	0.97
PARKING SPACES:	33



SCALE 1" = NTS