

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: February 23, 2021

=====

AGENDA ITEMS:

9:00 Dearborn Minor Subdivision – Whitney Pizzala

ATTENDANCE:

See attached Attendance Sheet for 2021-02-23

MEETING NOTES:

Dearborn Minor Subdivision – 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 0.955-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:

- Per Ralph, the plat being presented is going before the Planning Commission on March 2, 2021 for their approval. Per today's Technical Review Committee (TRC) meeting changes to the plat are required therefore the March 2, 2021 presentation to the Plan Commission may be canceled or tabled. The next Plan Commission meeting will be April 6, 2021.
- An updated site plan drawing was presented at the meeting. Copies were made and distributed.
- Once the plan has been altered it will need to be brought back before the TRC for review.
- Variances approved by the Board of Zoning Appeals (BZA):
 - Setback reduction from Kingston.

- Allowance to park within the E. Jefferson St. setback.
 - Reduction of required parking spaces to 33.
- The BZA gave a variance to reduce the number of spaces to 33 spaces. During the revisions to the site plan if the number of spaces is reduced below 33 spaces the plan will need to go before the BZA to revise their variance.
- If an ingress/egress access easement will be placed across lot 1 of the Dearborn subdivision it needs to appear on the plat.

Emergency Services:

- Nothing provided at this time.

Transportation:

- The proposed North entrance/exit onto Kingston Rd. is too close to the E. Jefferson St. / Kingston Rd. intersection. Per Chapter 4, Section 4.1 of the Plymouth Subdivision Ordinance “No driveway shall be located within 70 feet of the intersection of two street lines”. This distance would be measured from the southern edge of pavement along E. Jefferson St. to the leading edge of the proposed driveway.
- It was noted that the North-West corner of the proposed lot 1 within the Dearborn Subdivision includes a portion of the E. Jefferson St. / Kingston Rd. intersection. This corner should be dedicated to the City of Plymouth in case future enhancements to this intersection are warranted.

Utilities:

- The proposed southern entrance/exit onto Kingston Rd. is located adjacent to an existing City fire hydrant. The designer indicated the developer may need to relocate this fire hydrant.
- Donnie to check on separation requirements between the proposed driveway and the existing fire hydrant.

Drainage:

- Per Section 2, IV, D (2) of the Plymouth Storm Drainage and Sediment Control Ordinance indicates the drainage plan needs to be approved prior to preliminary / final plat approval.
- The current sites storm water system is old and has several problems with many patches made to the system over the years. Major repairs and/or replacements may be necessary to achieve a properly working drainage system.
- Per Whitney Pizzala, R&R Visual of Rochester Indiana has been hired to inspect and clean the existing on-site storm sewer system.
- The existing storm sewer system will be evaluated to determine if the inlets, piping and pumps have the ability and the capacity to address the drainage in the area. The designer will be working with the current owner to evaluate the current storm water system.

- The City recommends easements be placed in the area of all the storm water components.

General:

- Business owners, business representatives and a Plymouth City Council member attended the meeting and voiced their concerns.:
 - The proposed North entrance/exit onto Kingston Rd. and the impact on the current congested intersection.
 - The potential inability to enhance Kingston Rd. due to the variance that was given that will allow the developer to construct the building within feet of the current roadway.
 - Concern about the recent traffic pattern change that has made Kingston Rd. more congested.
 - Drainage and how the construction of the proposed building and parking area will impact the existing outdoor mall and the surrounding property owners. Currently the proposed building will be constructed within the area that currently floods.
 - How will the elimination of parking from the existing outdoor mall impact how the outdoor mall can be used in the future.

END OF MEETING

Philip R. 'Rick' Gaul, P.E.
City Engineer

FAX 574-936-3017

DATE: Feb 23, 2021

WWTP Meeting Room

900 Oakhill Ave

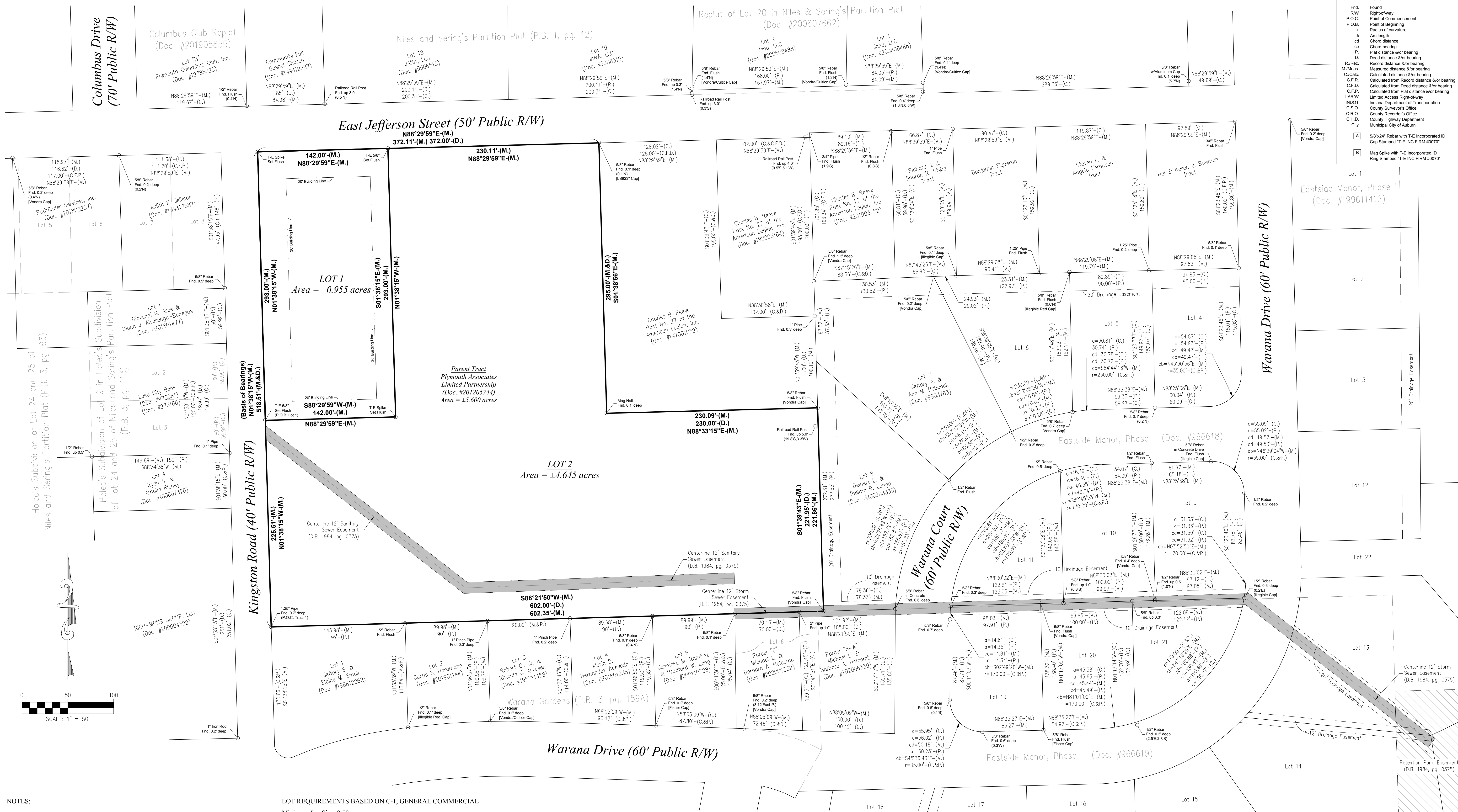
E-MAIL

[illegible]

DEARBORN MINOR SUBDIVISION

Section 13, Michigan Road Lands, Township 33 North, Range 2 East

Center Township, Marshall County, Indiana



T-E INCORPORATED

The concepts, designs, plans, and details as shown on this plat were created, developed, and presented for use on this specific project by T-E Incorporated. No other ideas, designs, plans, or details shall be used or dissemination of this information may be made without the written consent of T-E INCORPORATED.

Surveying • Engineering • Asphalt • Utilities • Site Development

8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
FAX (260) 489-3174
Email TE@t-inc.com

By: ZJE
Date: 02/05/2021
Remarks: Remove Marshall County Plan Commission Approval Add Lot 2

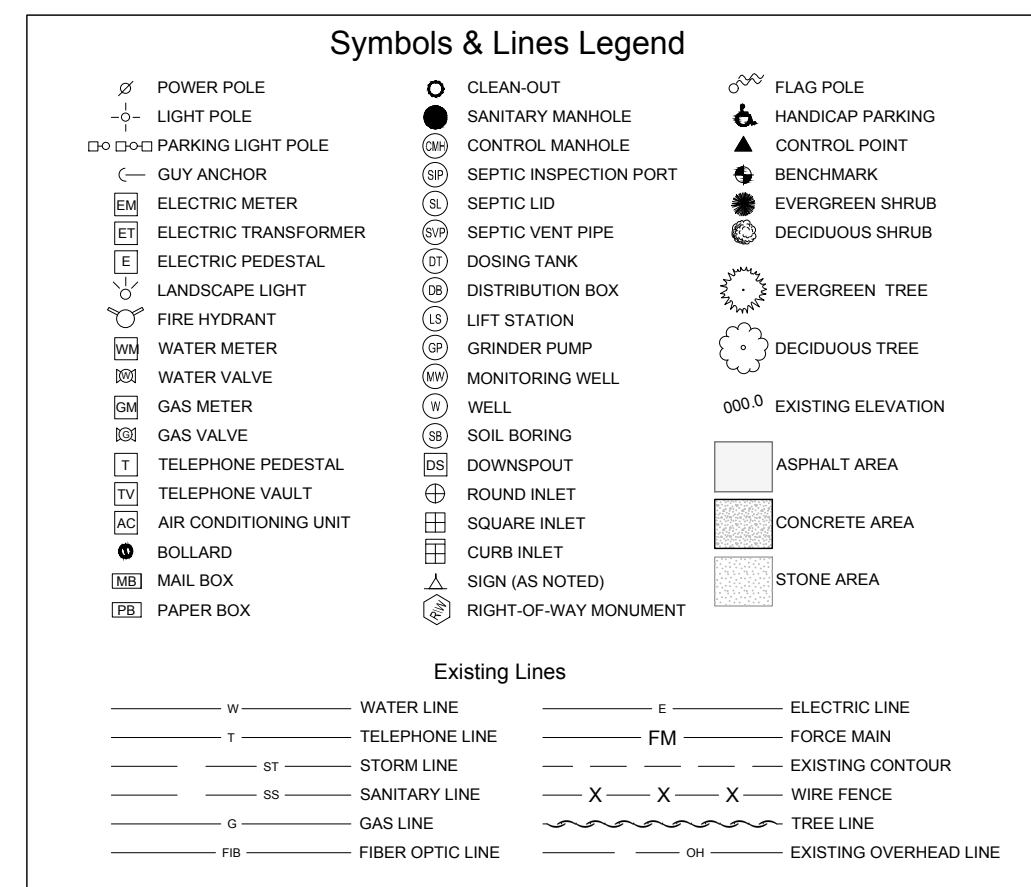
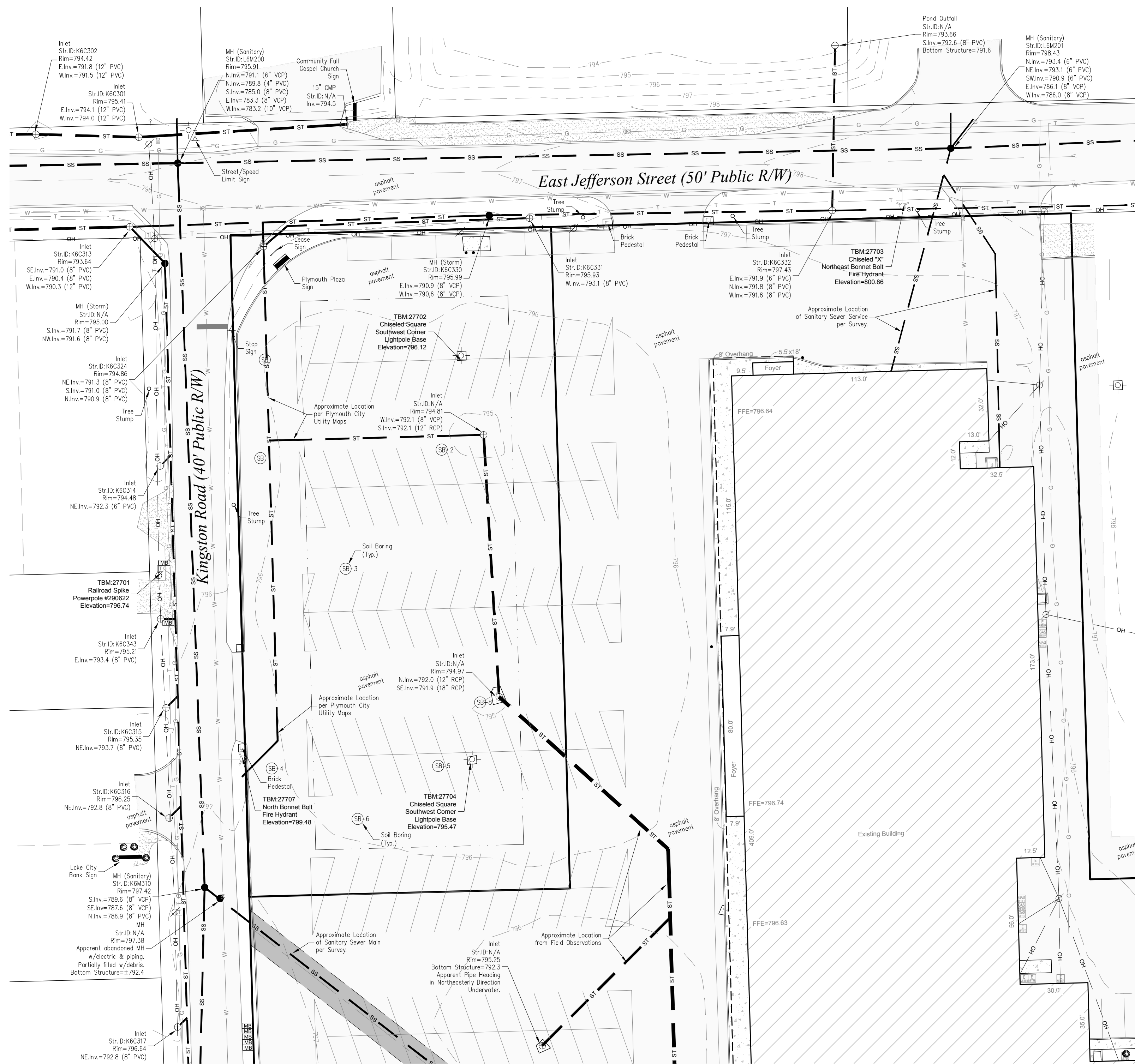
Part of Section 13, Michigan Road Lands, Township 33 North, Range 2 East, Center Township, Marshall County, Indiana
Address: 320 North Kingston Road, Plymouth, IN 46663
Parcel Containing: 1.00 Acres
Surveyed For: R. H. Engineering
Attn: R. H. Engineering
Westport, Michigan
Kalamazoo, MI 49008

Date: 02-05-2021
Drawn By: ZJE
Checked By: AJC
Job No.: 21008 - PLAT
Scale: as shown
Sheet No.: 1 of 2

DEARBORN MINOR SUBDIVISION

Section 13, Michigan Road Lands, Township 33 North, Range 2 East

Center Township, Marshall County, Indiana



Legal Description - Parent Tract:

This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123 and employed by T-E Incorporated, was created as part of a Retracement Survey for Job No. 21008 on January 29, 2021. A part of Section 13, Michigan Road Lands, Township 33 North, Range 2 East, Center Township, Marshall County, Indiana, also being a tract of land conveyed to Plymouth Associates Limited Partnership by Document 201205744, all recorded documents in this description are recorded in the Office of the Recorder of Marshall County, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1 in Warana Gardens, as recorded in Plat Book 3, page 159A, also being a point on the East right-of-way of Kingston Road, being marked by a 1.25-inch pipe; thence North 01 degrees 38 minutes 15 seconds West (being the basis of bearings this description), on and along said East right-of-way of Kingston Road, a distance of 518.51 feet to the South right-of-way of East Jefferson Street, being marked by a mag spike with an identification disk stamped "T-E INC FIRM ID #0070"; thence North 88 degrees 29 minutes 59 seconds East, on and along said South right-of-way of East Jefferson Street, a distance of 372.11 feet to the Northwest corner of a tract of land conveyed to Charles B. Reeve Post No. 27 of the American Legion, Inc. by Document 197001039; thence South 01 degrees 38 minutes 56 seconds East, on and along the West line of said American Legion tract, a distance of 295.00 feet to the Southwest corner of said American Legion tract, being marked by a mag nail; thence North 88 degrees 33 minutes 15 seconds East, on and along the South line of said American Legion tract, a distance of 230.09 feet to the Southeast corner of said American Legion tract, also being a point on the West line of Lot 8 in Eastside Manor, Phase 1, as shown in Document 966618, being marked by a 5/8-inch diameter rebar with a Vondra identification cap; thence South 01 degrees 39 minutes 43 seconds East, on and along said West line of Lot 8, a distance of 221.86 feet to the Southwest corner of said Lot 8, also being an extension of the North line of said Warana Gardens, being marked by a 5/8-inch diameter rebar with a Vondra identification cap; thence South 88 degrees 21 minutes 50 seconds West, on and along said North line of Warana Gardens and extension thereof, a distance of 602.35 feet to the Point of Beginning, containing 5.600 acres of land more or less, being subject to and/or together with all easements and rights-of-way of record.

SURVEYOR'S REPORT

The purpose of this survey was to perform a Retracement and an Original Survey of the aforesaid tracts of land.

In accordance with 865 Indiana Administrative Code (IAC) 1-12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
- Relative Positional Accuracy (RPA); the acceptable relative positional accuracy for the various survey classifications are as follows:
 - Urban surveys: 0.07 feet plus 50 parts per million.
 - Suburban surveys: 0.13 feet plus 100 parts per million.
 - Rural surveys: 0.26 feet plus 200 parts per million.

Reference Monuments

- A 1.25-inch Pipe was found and accepted as marking the Southwest corner of the subject tract, also being the East right-of-way of Kingston Road.
- A 1-inch Iron Rod was found and accepted as marking the West right-of-way of Kingston Road, at the Southeast corner of the RICH-MONS GROUP, LLC tract.
- A 1-inch Pipe was found and accepted as marking the West right-of-way of Kingston Road, at the Southeast corner of the Lake City Bank tract.
- A 5/8-inch Rebar was found and accepted as marking the West right-of-way of Kingston Road, at the Southeast corner of the Jellitoc tract.
- A 1-inch Pipe was found and accepted as marking the South right-of-way of East Jefferson Street (40-foot right-of-way East of subject tract), at the Northeast corner of the Styka tract.
- A 3/8-inch Rebar was found and accepted as marking the South right-of-way of East Jefferson Street (40-foot right-of-way East of subject tract), at the Northeast corner of the Bowman tract.
- A 5/8-inch Rebar with a "Vondra" identification cap was found and accepted as marking the South right-of-way of East Jefferson Street (40-foot right-of-way East of subject tract), at the Northwest corner of Lot 1 in Eastside Manor, Phase 1.
- A 5/8-inch Rebar with a "LS9232" identification cap was found and accepted as marking the East line of the subject tract, corresponding to the West line of the American Legion tract, near the Northeast corner.
- A Mag Nail was found and accepted as marking a corner of the subject tract, corresponding to the Southwest corner of the American Legion tract.
- A 5/8-inch Rebar with a "Vondra" identification cap was found and accepted as marking a corner of the subject tract, corresponding to the Southeast corner of the American Legion tract.
- A 5/8-inch Rebar with a "Vondra" identification cap was found and accepted as marking the Southeast corner of the subject tract.

- A 5/8-inch diameter Rebar with identification cap stamped "T-E INC FIRM ID #0070" was set at the Northeast and Southwest corners of Lot 1.
- A Mag Spike with identification disk stamped "T-E INC FIRM #0070" was set at the Northwest and Southeast corners of Lot 1.

Theory of Location

The West right-of-way of Kingston Road was established through reference monuments 2, 3 and 4. The West line of the subject tract, corresponding to the East right-of-way of Kingston Road, was established 40-foot equidistant to said West right-of-way. A 1.25-inch pipe at the Southwest corner of the subject tract was found in agreement with the established right-of-way. The South right-of-way of East Jefferson Street (40-foot right-of-way East of the subject tract) was established through reference monuments 5, 6 and 7. The North line of the subject tract, corresponding to the South right-of-way of East Jefferson Street (50-foot right-of-way along subject tract), was established 5-foot equidistant to the South right-of-way established East of the subject tract. The East line of the subject tract, corresponding to the West line of the American Legion tract, was established through reference monuments 8 and 9. The North line of the subject tract, corresponding to the South line of the American Legion tract, was established through reference monuments 9 and 10. The East line of the subject tract, corresponding to the West line of Lot 8 in Eastside Manor, Phase 3, was established through reference monuments 10 and 11. The South line of the subject tract, corresponding to the North line of Warana Gardens, was established through reference monuments 11 and 1. The new boundary lines were established at the direction of the owner.

Occupation and Possession Lines

A Roadway exists along the North and West lines of the subject tract and is as shown on the Topographic Detail. Underground and overhead utilities exist along all sides and through the subject tract and is as shown on the Topographic Detail.

Clarity or Ambiguity

No ambiguities were found this survey.

Referenced Documents:

- Niles & Serings Partition Plat as recorded in Plat Book 1, Page 12.
- Hole's Subdivision of Lot 24 and 25 of Niles & Serings Partition Plat as recorded in Plat Book 3, Page 63.
- Hole's Subdivision of Lot 9 of Hole's Subdivision of Lot 24 and 25 of Niles & Serings Partition Plat as recorded in Plat Book 3, Page 113.
- Plat of Warana Gardens as recorded in Plat Book 3, page 159A.
- Eastside Manor, Phase 1 as recorded in Document 199611412.
- Eastside Manor, Phase 2 as recorded in Document 966618.
- Eastside Manor, Phase 3 as recorded in Document 966619.
- Jefferson Square First Replat as recorded in Document 970906.
- Neidinger Park, Section 3 as recorded in Document 200206886.
- Durans Replat as recorded in Document 200402831.
- Replat of Lot 20 in Niles & Serings Partition Plat as recorded in Document 200607662.
- Columbus Club Replat as recorded in Document 201905855.
- Survey by Plymouth Land Surveying & Design, Inc., recorded April 23, 2001 in Document 200102737.

*All documents referenced above are recorded in the Office of the Recorder of Marshall County, Indiana.

Legal Description - Lot 1:

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Legal Description - Lot 2:

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CITY OF PLYMOUTH PLAN COMMISSION APPROVAL

This plat approved by the City of Plymouth Plan Commission this _____ day of _____, _____.

Douglas Feece, President Fred Webster, Secretary

Duly entered for taxation this _____ day of _____, _____.


Auditor: _____

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and was completed on January 29, 2021. This subdivision consists of 2 Lots labeled Lot 1 and Lot 2, and streets as shown hereon. The size of lots and widths of streets as shown on this plat in figures denoting feet and decimal parts thereof.

This subdivision contains 0 lineal feet of open ditches and 0 lineal feet of tile drains.

Hereby certified on the 5th day of February, 2021.


Aaron J. Carl, P.E., P.S.
Licensed Land Surveyor
Indiana No. LS20800123



CERTIFICATE OF OWNERSHIP

We the undersigned, as owners of the real estate hereon do hereby declare the real estate as described, shall be known as DEARBORN MINOR SUBDIVISION.

Owner (Signature) _____ Owner (Print) _____

Witness our hand and seals this _____ day of _____, _____.

State of Indiana)

County of Marshall) SS:

Before me the undersigned, Notary Public, in and for the county and state, personally appeared

Owner (Signature) _____

who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, _____.

Notary Public (Seal) _____

County of Residence _____

My Commission Expires _____

RECORDING CERTIFICATE

Recorded in Plat Cabinet _____, Slide _____, Page Number _____.

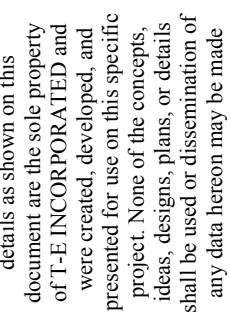
this _____ day of _____, at _____ (Time). Instrument No. _____.

Fee Paid _____.

Marshall County Recorder _____

T-E INCORPORATED

8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
FAX (260) 489-3174
Email TE@t-enc.com



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By: _____ Z/E _____
Remarks Remove Marshall County Plan Commission Approval Add Lot 2
Date: 02/10/21 1 02/16/21 2

By: _____ Z/E _____
Remarks Remove Marshall County Plan Commission Approval Add Lot 2
Date: 02/10/21 1 02/16/21 2

DEARBORN MINOR SUBDIVISION
Part of Section 13, Michigan Road Lands, Township 33 North, Range 2 East, Center Township, Marshall County, Indiana
Address: 330 North Kingston Road, Plymouth, IN 46663
Surveyed For: T-E Incorporated
Surveyed By: Aaron J. Carl
Surveyed On: 01/29/21
Surveyed At: 330 North Kingston Road, Plymouth, IN 46663
Surveyed For: T-E Incorporated

Date: 02-05-2021

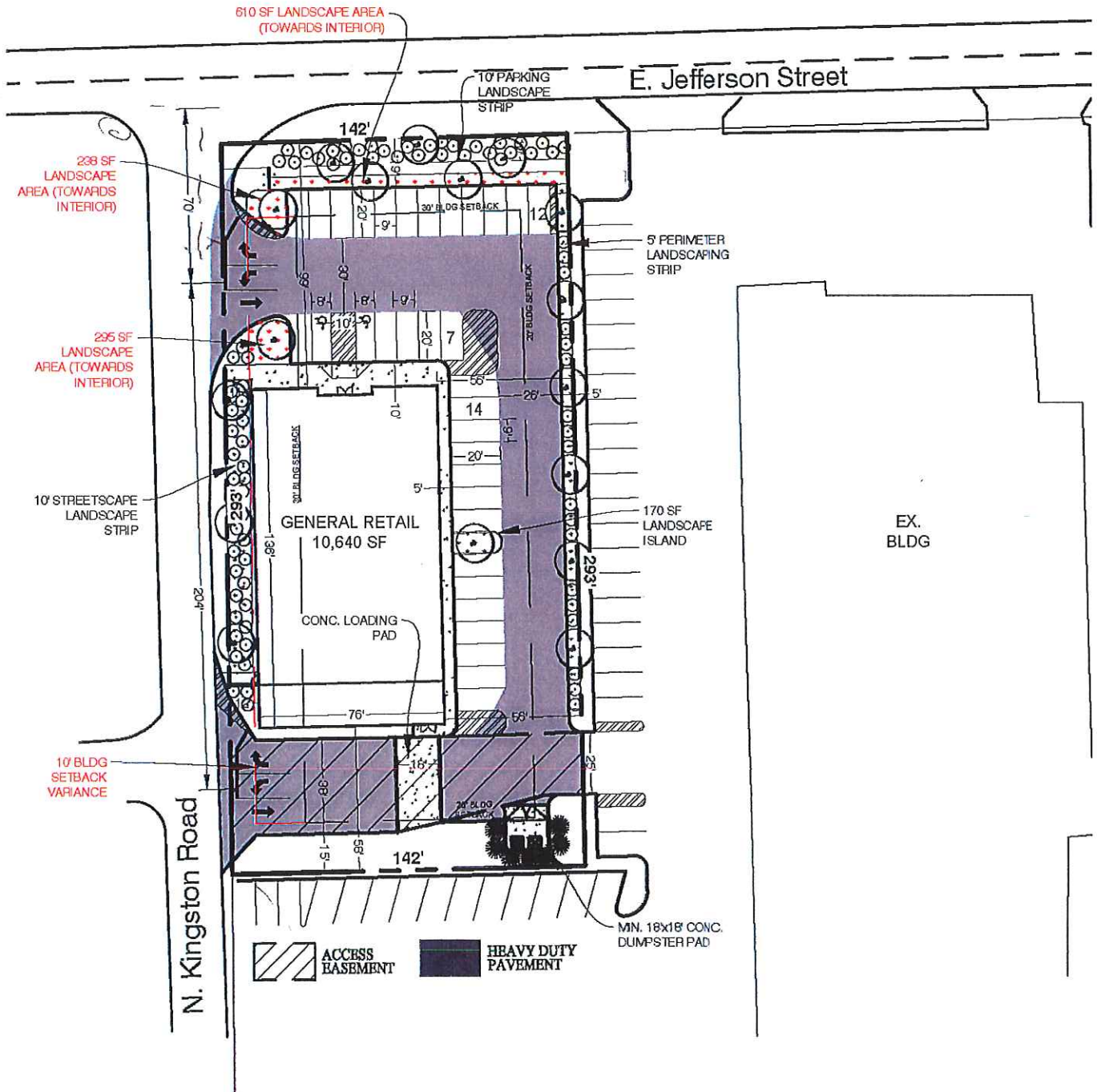
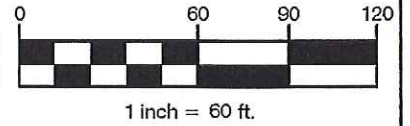
Drawn By: ZJE

Checked By: AJC

Job No.: 21008 - PLAT

Scale: as shown

Sheet No.: 2 of 2



Civil Engineers & Surveying
MICHIGAN | INDIANA | ILLINOIS | OHIO
202.262.6601 PHONE | 800.692.0004 FAX
www.arengineeringco.com

PROJECT
PLYMOUTH, IN DOLLAR GENERAL

SHEET TITLE
PRELIM SITE LAYOUT

JOB NUMBER
2012052

DATE
01/13/2021

EXHIBIT

A