

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

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TRC MEETING NOTES:

DATE: March 23, 2021

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AGENDA ITEMS:

9:00 2100 N. Michigan – Andy Habich

ATTENDANCE:

See attached Attendance Sheet for 2021-03-23

MEETING NOTES:

2100 N. Michigan – Andy Habich

Project Summary:

- Developers are interested in demolishing the former Ponderosa restaurant located at 2100 N. Michigan Street to construct an approximate 4,300 square foot, 104 seat Culver's Restaurant.
- The site plan and floor plan layout provided is a preliminary design and changes and/or alterations are possible.
- The development will utilize the former Ponderosa double entrance / exits.

Planning:

- One parking space for every 3 seats plus one space per employee based on the largest shift.
- A green space is required for every 15 parking spacings in a row.
- A 3' wide green buffer space along the south side of the property is required to separate the proposed parking area from the adjacent parking area. Refer to the Plymouth Zoning Ordinance for more information.
- Concrete curbing is required around all parking / driveway areas.
- A fire sprinkler system is required when seating exceeds 100 seat capacity.
- Plymouth Zoning Ordinance only allows for up to 4 advertising signs to be placed on the property without a variance.
- An advertising sign along N. Michigan Street would be limited to a maximum height of 20' and a maximum of 75 square feet including any message board.
- Parking lot lighting is limited to 90-degree cutoff lights with no more than 3 lumens allowed to be cast across the property lines.

- Variance requests through the Board of Zoning Appeals (BZA) are due on or before the 15th of the month prior to their regular meeting. Meetings are held on the first Tuesday of each month.
- If installing a privacy fencing the height is limited to 7' in the areas of the side and rear yard. A maximum fence height of 42", with 70% openings, is allowed within the front / front-side yard.
- The dumpster is required to be screened from public view.
- Parking spaces are to be 10'x20'. Parallel parking spaces are to be 10'x24'.
- Street address lettering is to be 3" minimum height.
- The developer will need to provide a State issued Construction Design Release (CDR) to the Plymouth Building Commissioner. The Plymouth Building Commissioner is requesting the CDR to be provided as a PDF file.

Emergency Services:

- The Fire Department will require a Knox Box. The developer should contact the Plymouth Fire Department for more information.

Transportation:

- The existing entrance / exits access onto a State Highway.

Utilities:

- Using the existing water and sewer services will be a savings to the developer of approximately \$18,000 in fees.
- The existing water service to the former Ponderosa structure is currently made of galvanize piping and is deteriorating. It is recommended that the developer replace the water service line, from the curbstop to the building, to prevent future problems.
- Water service connections 1" in diameter and above are the responsibility of the contractor to install and connect to the water main. Contact the Utility Superintendent for more information.
- If lawn irrigation is required a separate meter can be installed for this purpose to eliminate sanitary sewer charges for lawn irrigation.
- Fire service systems are not metered but are charged a monthly fee.
- There is a \$1,000 fire service connecting fee if the existing service is not adequate.
- A grease trap is required. Minimum size of the grease trap is 1,000 gallons.
- The installation of a Sanitary Sewer monitoring manhole is not required.

Drainage:

- Storm water drainage pattern should be designed and built to flow where storm water flows currently.

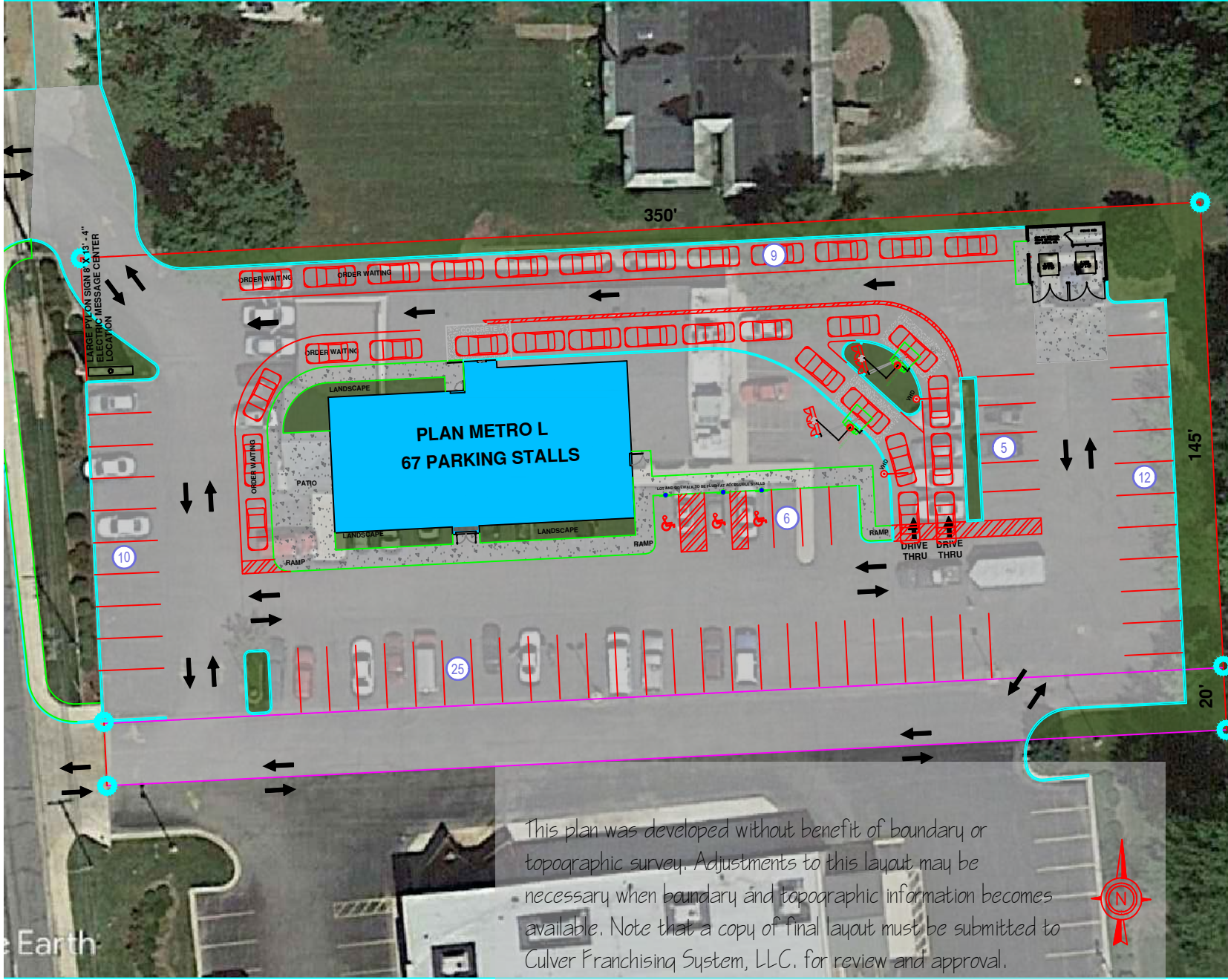
- The developer shall provide the City Engineering Department a site plan indicating existing and proposed drainage patterns.
- Due to the development disturbing more than 1-acre a Storm Water Pollution Prevention Plan (SWPPP) is required.
- The current drainage infrastructure system is a collective private storm water system. The owner may want to check usage agreement, if any.

General:

- A Parks Department Greenway Trail is being proposed that would connect the Price's Pond City Park to the sidewalk along N. Michigan Street. One proposal shows the proposed trailway being placed along the southern property line of the proposed Culver's site within the proposed access easement.

END OF MEETING

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OPTION: 1

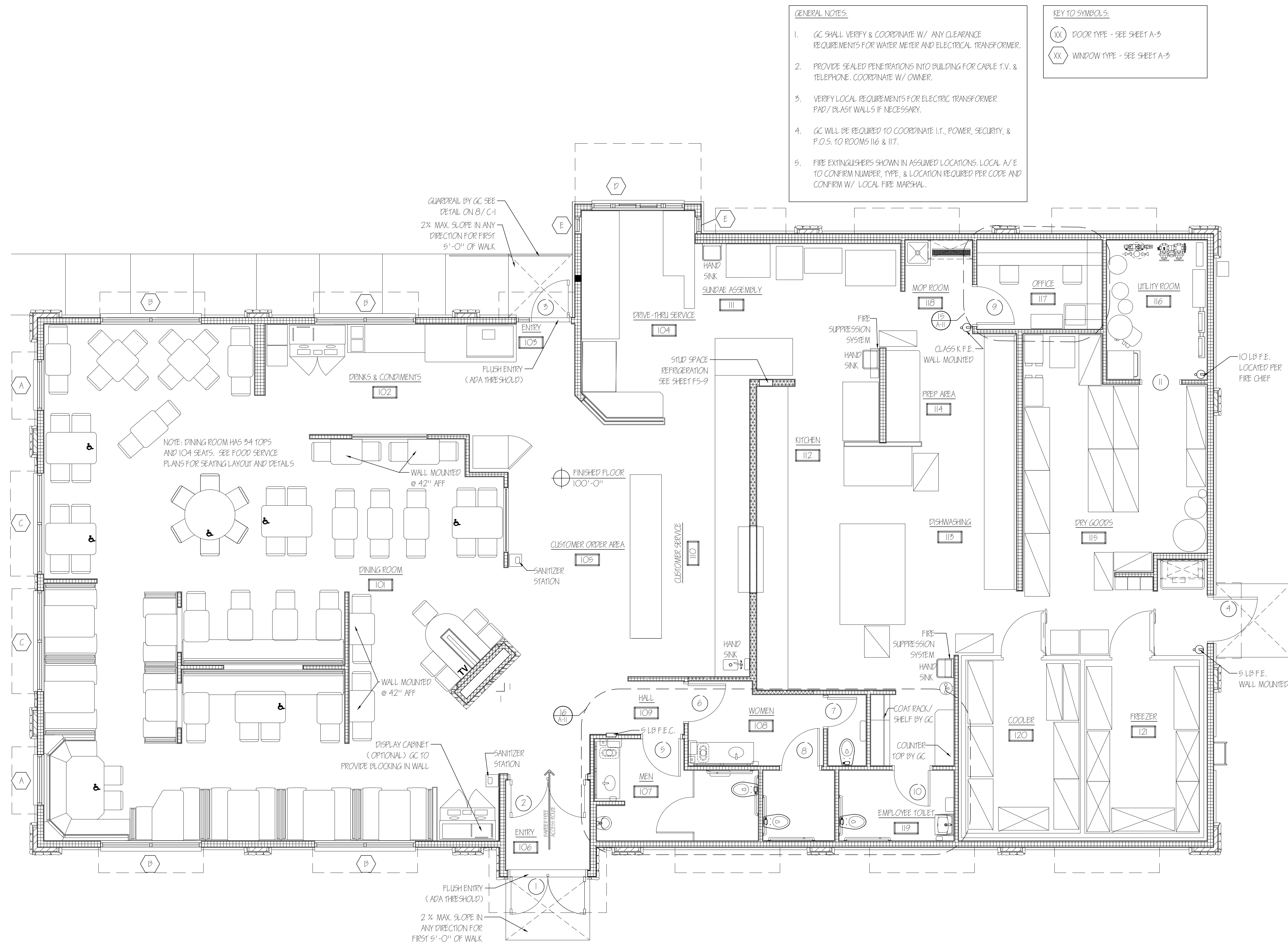
Drawn By: SPH

3/5/2021

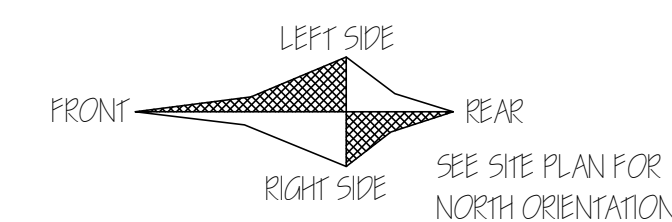
PROPOSED SITE PLAN
PLYMOUTH, IN. PLAN METRO L SHOWN
LOT AREA APPROX. TBD SQ. FT.

LOCATED AT: 41.3594 -86.3108

THIS DRAWING IS CONCEPTUAL ONLY.
ALL SHOWN DIMENSIONS, UTILITY
EASEMENTS, LOT PROPERTY LINES,
GRADING, AND SITE REQUIREMENTS
PERTAINING TO THE PROPERTY SHOULD
BE VERIFIED BY SURVEYOR AND/OR CIVIL
ENGINEER BEFORE ACTUAL
CONSTRUCTION.



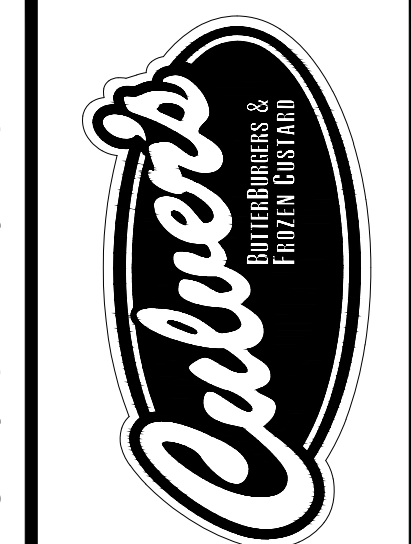
FURNITURE FLOOR PLAN - METRO L - 2021 PROTOTYPE
SCALE: 1/4" = 1'-0" 4,310 SQUARE FEET



WARNING: These plans are for the exclusive use of Culver Franchising System, LLC and authorized franchise holders only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver Franchising System, LLC.

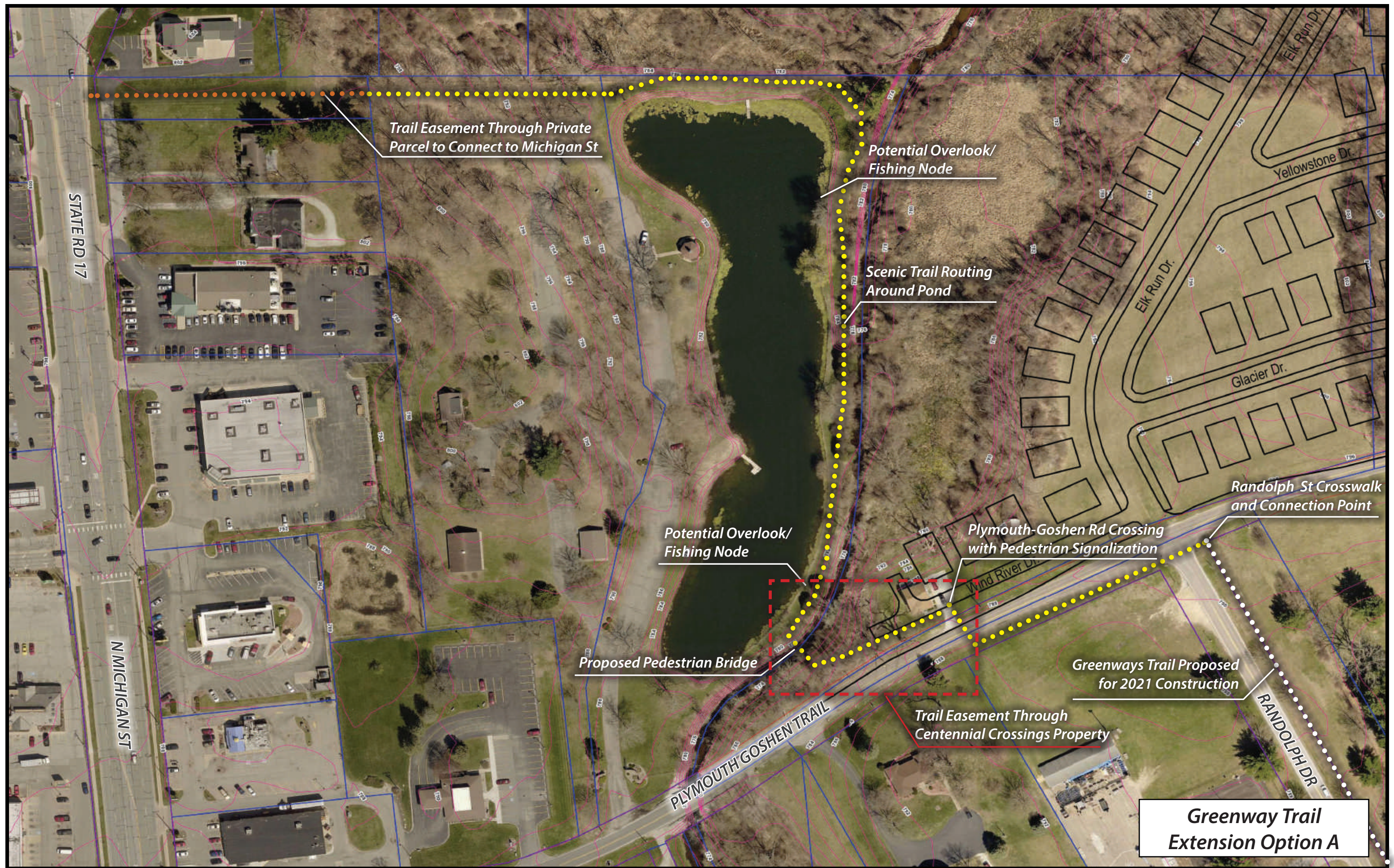
By	
Revision	
Date	

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980



CULVER FRANCHISING SYSTEM, LLC
METRO L - 2021 PROTOTYPE PLANS

Sheet Contents:	
FURNITURE FLOOR PLAN	
Project No.	Metro L - 2021
Drawn By:	S. Datka
Date:	Jan. 1, 2021



Trail Easement Through Private Parcel to Connect to Michigan St

Potential Overlook/
Fishing Node

Scenic Trail Routing
Around Pond

Potential Overlook/
Fishing Node

Proposed Pedestrian Bridge

Plymouth-Goshen Rd Crossing
with Pedestrian Signalization

Randolph St Crosswalk
and Connection Point

Greenways Trail Proposed
for 2021 Construction

Trail Easement Through
Centennial Crossings Property

**Greenway Trail
Extension Option A**



**Greenway Trail
Extension Option B**