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

TRC MEETING NOTES:

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

DATE: April 27, 2021

AGENDA ITEMS:

9:00 Riverside Commons – Kevin Easterday 9:20 Gallardo Minor Subdivision - Ralph Booker 9:30 Fredora Street Vacate – Sam Goebel 9:40 Dollar General

ATTENDANCE:

See attached Attendance Sheet for 2021-04-27

MEETING NOTES:

Riverside Commons – Kevin Easterday:

Project Summary:

- It has been some time since the TRC committee has seen the developers design plans or the direction the developer is heading. Kevin Easterday was asked to attend todays TRC meeting to bring the committee up to speed.
- Final plans are still not available but the developer hopes to have plans by the end of May 2021 with construction hopefully to begin in August 2021.
- The site will consist of multiple townhouse type homes with some being ADA accessible.
- The proposed landscaping plan will consist of native plants to make up a sustainable landscaping.
- 8 of the townhouse units along the north side of the property will each have a garage unit that will access directly onto the adjacent alleyway.

Planning:

- A landscaping plan will need to be provided to the City for their review.
- (After Meeting Note) the parking and entrance / exits per Plymouth Zoning Ordinance are to have concrete curbs.

Emergency Services:

• The developer / designer needs to ensure access to the site and structures can be achieved in case emergency services are needed.

Transportation:

- Due to a no access easement along Baker St. direct access to the property from Baker St. is not allowed except through the existing alleyway.
- The alleyway right-of-way width exiting onto Baker St. was mentioned to be 24' in width.
- There is a concern that the alleyways will not hold up to construction traffic and if repairs are needed who is responsible for the repairs.
- The main entrance to the development is being proposed off of Richter Rd. with a secondary entrance/exit provided to the alleyway to the west of the development.
- The developer indicated there was an agreement with the City to enhance the alleyway. The Street Superintendent is not aware of such an agreement and is concerned as to where the money is coming from for such an enhancement.
 - This may be a question for the City Attorney or the Mayor.

Utilities:

• The developer is interested in constructing public utilities within the development and have them placed within easements.

Drainage:

• Information regarding drainage has been provided to the developer previously and at this time it is unknow how much additional hard surface will be created that will need to be addressed.

General:

- Addresses will be assigned by City of Plymouth Engineering Department upon request.
 - Street addresses are based on the street from where the property is accessed.

Gallardo Minor Subdivision - Ralph Booker:

- The land owner is interested in dividing off the home site (2.00 acres) from the existing sites acreage.
- The maintenance easement for the Clifford Brown regulated drain is missing from the plat and will need to be addressed prior to being presented to the Plan Commission.
- Ralph and the surveyor are looking to determine if the proposed platted parcel lines around the home incorporate the homes existing onsite septic system.
- Per Ralph, Marshall County will regulate any future drainage needs for the site.

Fredora Street Vacate – Sam Goebel:

Project Summary

- Sam Goebel, on behalf of Fredora, wanted to discuss the unused right-ofway located west of Richter Rd., approximately 600' north of Jefferson St.
- Fredora has a potential buyer for the properties south of said right-of-way but the buyer does not want to be obligated to construct a roadway within the right-of-way adjacent to the property.
- The potential buyer is also interested in having the property rezoned to Commercial zoning.

Planning:

- The right-of-way was originally platted to become New York St. but the developer of the area did not construct the roadway previously.
- It is Ralph's recommendation that if the buyer is purchasing several adjacent properties from Fredora all the lots should be re-platted into one single lot.
- If the City were to vacate the right-of-way, half would be vacated to the property to the north and half would be vacated to the property to the south.
- There would also need to be a compelling reason why the right-of-way would need to be vacated.
- The rezoning of the property would need to be done by the Plan Commission and the right-of-way vacating would need to be done by the City Council.

Emergency Services:

• Nothing to address at this time.

Transportation:

• The City does not have a transportation plan that indicates a street being placed in this location.

Utilities:

• No utilities are located within the questioned right-of-way.

Drainage:

• Nothing to address at this time.

General:

Dollar General:

Project Summary:

•

Planning:

- Ralph indicated everything should have been cleared up previously in order to proceed to Plan Commission except for an approved drainage plan.
- Per discussion, the plans do not show sidewalks. The Plan Commission will likely require sidewalks along the North and West sides of the property.
- A 5' wide sidewalk is required in residential areas, an 8' wide sidewalk is required in non-residential & commercial areas.
- The Designer / Developer would like to be placed on the Plan Commission agenda for their June meeting.
- A building permit can be obtained within a day or two after Plan Commission approval, an assigned address is given and all tap fees have been paid.

Emergency Services:

•

Transportation:

•

Utilities:

- The Utility Superintendent offered to work with the designer in determining the physical draw down capacity of the pumps.
- Information Note: there is an existing excavated area on the south side of the existing mall were the City repaired a water break this past winter.

Drainage:

- The Engineering Department received an email after hours from the designer containing a drainage site plan only on Monday prior to the TRC meeting on Tuesday.
- During the TRC meeting the designer provided some stormwater calculations but was missing the inlet, storm structure, and convenance system calculations.
 - As a reminder, per ordinance the inlet castings shall be designed as if they are 50% plugged with debris.
- Please refer to

https://www.plymouthin.com/department/division.php?structureid=57 for more information regarding the storm water requirements.

- Submit the three part application along with hard copies of the design documentation and the financial guarantee to the: City of Plymouth; Clerk-Treasurers Office 124 N Michigan Street; Plymouth, IN; 46563
- Email the three part application and the design documentation to the Engineering Department <u>publicworks@plymouthin.com</u> and <u>gis@plymouthin.com</u>.
- Once the Clerk Treasurer's Office & Engineering Department receives the above items, they will be forwarded for review. Typically, the review takes about 2 weeks to complete.
- As noted in the meeting, the stormwater checklist needs to be followed and every item addressed to avoid delays in the review processes. The checklist is part 2 of the application.
- The designer indicated the enlarged basin has been designed to handle the stormwater runoff from the entire site.
- With the approximate depth of the proposed drainage basin around 8' deep there is a concern about the water table in the area and whether the basin will remain a dry bottom basin or if ground water will affect the amount of storm water storage the basin can detain.
- Due to the proposed depth of the basin a shelf is needed when depths exceed 4'. A permanent fence will also need to be installed around the basin to prevent unwanted access. The fence shall have a lockable gate that can be used for maintenance purposes.
- The actual capability of the existing lift station is a concern. A physical draw down test will need to be performed to determine the current flow.

General:

• An address will need to be assigned by City of Plymouth Engineering Department upon request from the owner of the property.

END OF MEETING

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 ATTENDANCE SHEET: DATE:____ April 27, 2021 _____

9:00 Riverside Commons – Kevin Easterday
9:20 Gallardo Minor Subdivision - Ralph Booker
9:25 Fredora Street Vacate – Sam Goebel
9:30 Dollar General - Whitney Pizzala

ATTENDANCE: CITY ATTORNEY:

CITY ENGINEER: ZONING ADMINISTRATOR: STREET DEPT SUPT: UTILITY DEPT SUPT: WATER DEPT AST SUPT: WASTEWATER & SEWER AST SUPT: GIS: POLICE CHIEF: FIRE CHIEF: PLAN COMMISSION:

Sean Surrisi Tel I **Rick Gaul** 1 Keith Hammonds Jim Marquardt 123 Donnie Davidson nvil. Jeff Yeazel 1 Larry Hatcher [] Chris Marshall Chief Bacon Chief Miller STEVE Klack . Ralph Booker 1 Doug Feece [] Fred Webster e ., Mark Gidley []]

OTHER ATTENDANCE:

NAME	COMPANY	E-MAIL	- 1
Brent Martin	SRKM Architecture	brat C srkmarch. am	
KEVIN EASTERDAY	EASTERDAY CONSTRUCTION	5	
JOHN WOJTINA	ZAROMAN GROVP	Juvitia @ zoremba	group. w
ANDREN ROSSIEL	- AREA.	and reve Afengineerin	llc.com
		J	
3			

Carolinarg97@embarqmail.com

MINOR SUBDIVISION APPLICATION (page 1 of 2)

I (we) do hereby apply for minor subdivision approval of the following described subdivision in the City of Plymouth, Indiana.
Date Filed 42021
Name of Subdivision <u>Gallardo Minor Subdivision</u>
Specific Request (1-2 sentence explanation) Seperate house on Approx.
2 acre lot
Explain Intended Use of Property <u>personal use - no specific plans</u>
Property Owner(s) Jose and Carolina Gallardo
Address 13784 6A Rd., Plymonth Telephone 574-780-8844
Developer
AddressTelephone
Land Surveyor preparing the Plat <u>Christopher WMcCrea-John Kimpel</u> & Assoc. Address 902 S 325 E, Warsaw IN Telephone 574-269-1148
Address or location 13784 GA Rd, Plymonth IN 46503

MINOR SUBDIVISION APPLICATION (page 2 of 2)

Section _	\checkmark	_ Township_	Range	Area (acres)
Number o	of lots_	<u>2</u> N	/inimum lot sizes_	Lot 1 = 2 aures, Lot 2= 11.85
Number o	of feet o	of new streets	to be dedicated	0.7
Legal des	criptio	n of property_	included	on plat
Current z	oning c	f property	P1	
				Inchia Guller Signature of Owner

100.00

'e , - ' ' '

There is a **\$10.00** advertising fee at the time of application.

You must furnish the names and mailing addresses of neighboring property owners (within 300' of the owner's property) at the time of application.

We require that you furnish the City of Plymouth with a copy of the recorded plat within one month of approval.

You must furnish a plat with the different zoning areas marked on the plat.

Subject to the Subdivision Control Ordinance, Zoning Ordinance and all other ordinances of the City of Plymouth, Indiana.

GALLARDO MINOR SUBDIVISION

13.92-ACRE TRACT IN THE NORTHWEST CORNER OF THE NORTHWEST QUARTER SECTION 20, T. 34 N., R. 2 E. NORTH TOWNSHIP MARSHALL COUNTY, INDIANA



JK-21101 PAGE 1 OF 2



GALLARDO MINOR SUBDIVISION

JK-21101 PAGE 2 OF 2

3.92-ACRE TRACT IN THE NORTHWEST CORNER OF THE NORTHWEST QUARTER SECTION 20, T. 34 N., R. 2 E. NORTH TOWNSHIP MARSHALL COUNTY, INDIANA

<u>CERTIFICATE OF OWNERSHIP</u> We, Jose V. Gallardo and Carolina A. Gallardo, do hereby cartify that we are the uwners of the property described in the above captioned and that hes such owners, We have caused the above described to be surveyed as shown on the hereon drawn plat as our free and wolumitary and thed.

By: Jose V. Gallardo

Carolina A. Gallardo

AUDITOR

DESCRIPTION Part of the Wost Fourteen (14) acres of the East Forty (40) acres of the following described tract: Eighty-iwo and fiftuen hundredths (52.16) acres in the Northwest corner of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Thirty-four (34) North, Range Two (2) East, being the tract lying North of the East-West Highway in said Quarter Section and the West Eighty-two and fifteen hundredths (82.16) acres, thereof, more particularly described as follows:

Commencing at a Harrison Monument at the Southwest corner of the Northwest Quarter of said Section 20, being within the right-of-way of Oak Road; thence North 00'08'48" East, (basis of bearings established by NDOT VRS Base, using NADE3 Indiana East coordinate system), along the West line of said Northwest Quarter being within said right-of-way, 670.66 feet to a point being 0.2 feet East of a railroad splke; thence North 89'45'25" East, along the centerline of 6A Road, 969.71 feet to a Mag mail at the Southwest corner of the West Fourteen acres of said East Forty acres at the Foint of Reginning; thence North 00'20'30" West, along the West line of said West Fourteen acres, 1765.74 feet to the Northwest corner of said West Fourteen acres being 3.4 feet South of a Mag null in a railroad tie post; thence North 68'212' East, South of a Eck cap pin; thence South 00'2'2'' last, along the East line of said West Fourteen acres, 1765.54 feet to a Square pin on said centerline; thence South 8'45'25' West, along said centerline, 343.37 feet to the Point of Beginning, containing 13.91 acres more or less.

Subject to all covenants, sasements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights of tile and drainage ditches.

This original description from a survey by Christopher W. McCrea dated March 19, 2021. Job Number JK-21101 with John Kimpel & Associates.

RECORDER

DEED OF DEDICATION We, the undersigned, lose V. Gallardo and Carolina A. Gallardo, do hereby lay off, plat and subdivide said real estate in necordance with the plat herein. This subdivision shall be known and designated as Gallardo Minor Subdivision an addition to Markani County, indiane. All streets and public areas shown and not harekolers are hereby dedicated to the public. Front, rear and side yard setback lines are hereby established as shown on said plat, between said setback lines and property lines there shall not be erected or maintained any building or structure.

By: Jose V. Gallardo

By: _ Carolina A Gallardo

WITNESS TO THE ABOVE SIGNATURES

Signature

State of

PLAT LOCATION

SUBDIVIDERS:

JOSE V. GALLARDO AND CAROLINA & GALLARDO

vegred / JOHN KIMPEL & ASSOCIATES, INC. / Christophy W. Gocrea By. Boz South 325 EAST P.L.S. #20300068 WARSAW, INDLANA 48582 674-289-1148

Printed Name

NOTARY PUBLIC

County of_ Before me the undersigned Notary Public, in and for the County and State, personally

appeared Jose V. Gallardo and Carolins A. Gallardo and who acknowledged the execution of the above and foregoing instrument. I have, in witness thereof, subscribed my name and affixed my official seal.

witness my hand and notarial seel this _____ day of _____

VETERANS

78 RD.

OF

LYMOUTE

My Commission Expires:

County of Residence:

LOCATION MAP (N.T.S.)

Notary Signature

HEALTH STATEMENT

The vacant lots in this Minor Subdivision may not have had soil evaluations for a private served disposal system (septic). The lots are not to be sold as buildable lots for a septic unless they have been evaluated for a septic that meets the proposed house and lot requirements.

STORM WATER NOTE: Developers of the individual lots in this Plate shall be responsible for Storm Water and Erosion Control submittals to the City of Plymouth.

Health Department Representative

Date

COMMISSION CERTIFICATE OF APPROVAL

Pursuit to the authority provided by the Acts of the General Assembly of the State of Indiana, and all Acts amondatory thereto, the undersigned certify that this plat was considered; found to be in compliance with the standards set forth in the Ordinance; and approved by the City of Plymouth Plan Commission on the ______ day of _______ 2021.

In Witness whereof, we have attached our signatures and the Commission's seal hereupon. By: _

Secretary;

	_



By:

	I attivna, under the penalties for perjury, that I have faven reasonable acre to redact each Saclat Sacurity number to this document, uniese required by law.
" / JOB # /JK-21101	Christopher W. M. Cure

By:

CONLEY ARTHUR A JR & BEVERLY J
13819 6A RD
PLYMOUTH, IN 46563

13908 6A RD PLYMOUTH, IN 46563

EVERLY DWAIN L & MARJORIE J TRUSTE FORSYTHE JUNE B TRUSTEE OF JUNE E 315 E LINCOLN ST BREMEN, IN 46506

GALLARDO JOSE V & CAROLINA A H/W	MASTERSON JAMES D	MASTERSON JAMES D
13784 6A RD	2200 N MICHIGAN ST	2200 N MICHIGAN ST
PLYMOUTH, IN 46563	PLYMOUTH, IN 46563	PLYMOUTH, IN 46563

MCCARTNEY SCOTT L & MARCIA M H/W	MILLER MARK R & CHRISTINA J	SAUER ROBERT J & JUSTINE
13726 6A RD	13698 W 6A RD	13860 6A RD
PLYMOUTH, IN 46563	PLYMOUTH, IN 46563	PLYMOUTH, IN 46563

SCARBERRY LINDA E REVOCABLE TRUS	SWIHART ROBERT I
PO BOX 11	13848 6A RD
MISHAWAKA, IN 46546	PLYMOUTH, IN 46563

