

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
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TRC MEETING NOTES:

DATE: May 11, 2021

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AGENDA ITEMS:

9:00 SW-19-023 Habitat for Humanity Garro - Replat - Ralph Booker

ATTENDANCE:

See attached Attendance Sheet for 2021-05-11

MEETING NOTES:

Habitat for Humanity Garro – Replat – Ralph Booker:

Project Summary:

- Habitat for Humanity will construct 4 homes on 4 previously divided lots along the South side of West Garro Street.

Planning:

- Nothing was addressed.

Emergency Services:

- Nothing was addressed.

Transportation:

- The temporary construction driveway has already been installed.
- The temporary construction driveway is not located on property owned by Habitat for Humanity therefore Habitat for Humanity is currently in negotiations with the adjacent property owner to obtain an easement.
 - Once the easement is obtained it will need to be recorded and associated with the proposed plat.

Utilities:

- Nothing was addressed.

Drainage:

- Stormwater drainage will outlet into the City Stormwater system to the West of the property through an easement.
 - Once the easement is obtained it will need to be recorded and associated with the proposed plat

- A portion of land to the South of the previously platted lots was given to Habitat for Humanity for the development of their drainage basin.
 - Notes should be added to the proposed plat to address the maintenance of the additional acreage and drainage facility.
- The drainage basin has been constructed and waiting on as-built drawings to be completed.

General:

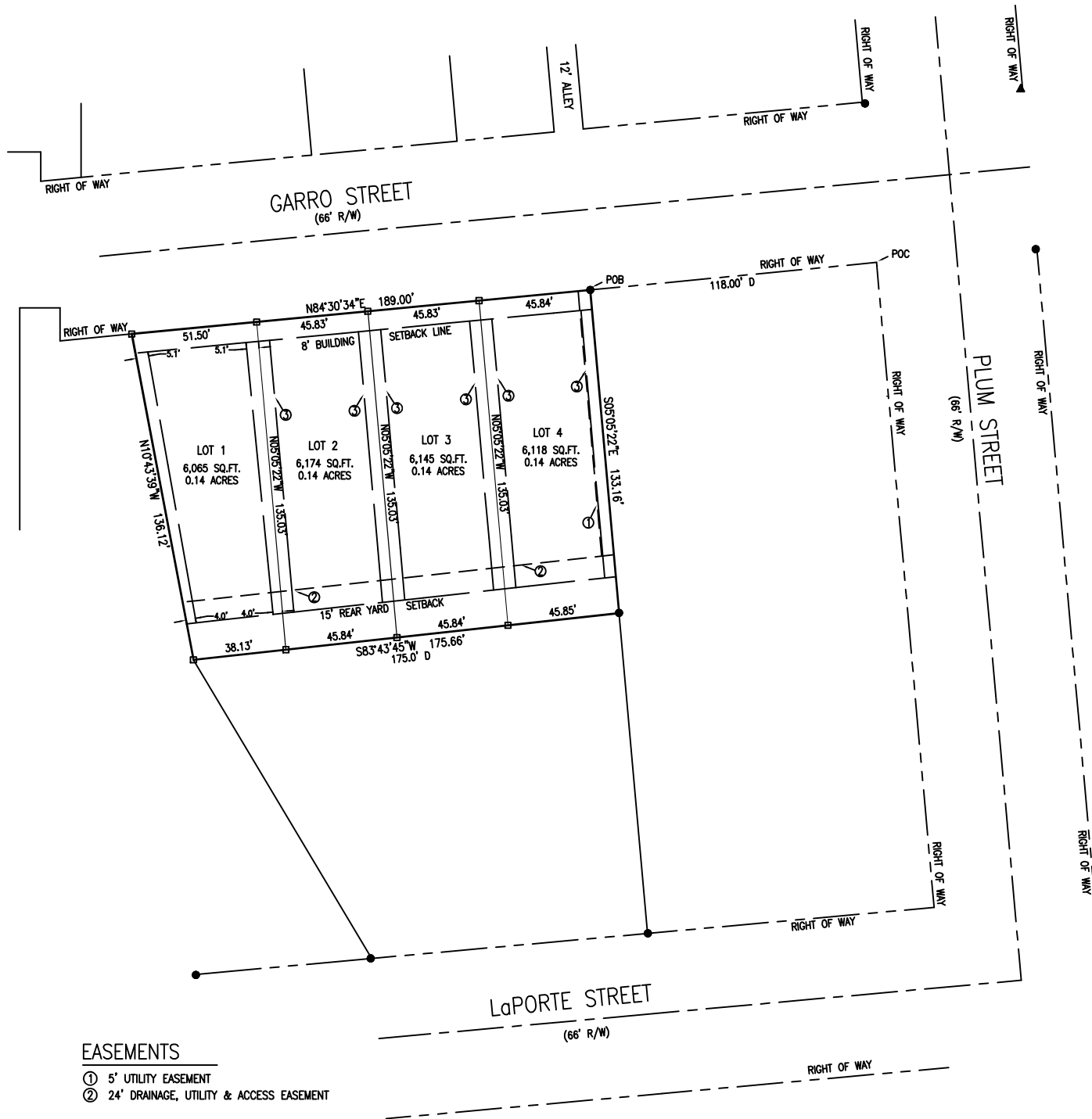
- Per Brent Martin, NIPSCO has requested the sidewalks for the development be placed 18” away from the property line to accommodate the placement of their pedestals.
- Per Brent Martin, Habitat for Humanity is currently in negotiations with the Mayor of Plymouth regarding the placement of sidewalks along Garro Street.

END OF MEETING

REV. DR. RONALD W. LIECHTY MINOR SUBDIVISION

NILES AND SERING'S PARTITION
PART OF LOT 52

BEING A PART OF WEST HALF OF SECTION 13 MICHIGAN ROAD
LANDS, TOWNSHIP 33 NORTH, RANGE 2 EAST, CITY OF PLYMOUTH,
CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA



DESCRIPTION:

COMMENCING ON THE SOUTH SIDE OF GARRO STREET, ONE HUNDRED EIGHTEEN (118) FEET WEST OF THE NORTHEAST CORNER OF LOT FIFTY TOWN (52) IN NILES AND SERING'S PARTITION TO THE CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA; THENCE SOUTH PARALLEL WITH PLUM STREET TO A STAKE WHICH IS ONE HUNDRED THIRTY TWO (132) FEET NORTH OF THE NORTH SIDE OF LAPORTE STREET; THENCE WEST PARALLEL WITH LAPORTE STREET, ONE HUNDRED SEVENTY FIVE (175) FEET TO THE EAST RIGHT-OF-WAY LINE OF THE TERRE HAUTE, LOGANSPORT, AND SOUTH BEND RAILROAD; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT FIFTY TWO (52) TO THE NORTHWEST CORNER THEREOF; THENCE EAST ON THE NORTH LINE OF SAID LOT FIFTY TWO (52) TO THE PLACE OF BEGINNING.

DRAINAGE STATEMENT

DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF WAY, OR ON DEDICATED DRAINAGE EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED, OR OTHERWISE CHANGED WITHOUT WRITTEN PERMISSION OF THE MARSHALL COUNTY SURVEYOR. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS, OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZE CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY SURVEYOR. IN ADDITION, ANY PROPERTY OWNER ALTERING, CHANGING OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY REGISTERED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE MARSHALL COUNTY SURVEYOR WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SUCH REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNERS FOR IMMEDIATE PAYMENT.

CITY OF PLYMOUTH PLAN COMMISSION APPROVAL

THIS PLAT APPROVED BY THE CITY OF PLYMOUTH PLAN COMMISSION THIS _____ DAY OF _____, 20__.

BY: _____
PRESIDENT (SIGNATURE)

(PRINT)

SECRETARY (SIGNATURE)

(PRINT)

AUDITOR'S STATEMENT

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____, _____.

AUDITOR: _____

EASEMENT DEDICATION

Now, therefore, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree to the following:

- The responsibility for the construction, repair, and maintenance of the private access easement serving the said lots shall be shared equally among the said lots served by the easement.
- The private access road within the said easement shall be constructed and maintained only as a roadway sufficient for vehicular traffic, with maintenance to include, without limitation, grading, scraping, ditching, snow removal, and any new improvements as necessary, in the sole discretion of the owners of the lots served by said easement.
- The parties hereto state and acknowledge that said access road or access easement is private and its maintenance, including snow removal, is not a public responsibility. It shall not be eligible for acceptance into the Plymouth Street system for maintenance.

DEED OF DEDICATION:

THE UNDERSIGNED, HABITAT FOR HUMANITY OF MARSHALL COUNTY, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PLYMOUTH, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS: REV. DR. RONALD W. LIECHTY MINOR SUBDIVISION. ALL STREETS, ALLEYS, RIGHTS-OF-WAY, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FOR FUTURE DEVELOPMENT SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HABITAT FOR HUMANITY OF MARSHALL COUNTY, INC., IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

HABITAT FOR HUMANITY OF MARSHALL COUNTY, INC.
BY G. DEAN BYERS, EXECUTIVE DIRECTOR
116 S. WALNUT ST.
PLYMOUTH, INDIANA 46563

NOTARY CERTIFICATION:

STATE OF INDIANA
COUNTY OF ST. JOSEPH SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HABITAT FOR HUMANITY OF MARSHALL COUNTY, INC. BY G. DEAN BYERS, EXECUTIVE DIRECTOR AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION AS ITS VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, _____.
MY COMMISSION EXPIRES JANUARY 20, 2027.



MARY L. ENGLAND, NOTARY PUBLIC
NOTARY IS A RESIDENT OF MARSHALL COUNTY, INDIANA.

LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON APRIL 27, 2020. THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF PLYMOUTH, INDIANA. FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. BY: J. BERNARD FEENEY.



J. BERNARD FEENEY, PLS NO. 80040309

EASEMENTS

- 5' UTILITY EASEMENT
- 24' DRAINAGE, UTILITY & ACCESS EASEMENT

SETBACKS

- 4.6' SIDE YARD (10% OF LOT WIDTH)

NOTES:

- ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.
- BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
- 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
- NO ENCROACHMENTS OF STRUCTURES EXIST ON THIS PLAT.
- NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
- FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18099C0129C WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2011, INDICATES THIS AREA TO BE DESIGNATED AS ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THESE LOTS SHALL CONNECT TO MUNICIPAL WATER AND SANITARY SEWER.

VARIANCES:

ON MAY 12, 2020 THE AREA BOARD OF ZONING APPEALS GRANTED THE FOLLOWING VARIANCES:

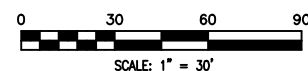
- FROM THE REQUIRED 60' OF FRONTAGE TO 45.00' OF FRONTAGE FOR LOT 1
- FROM THE REQUIRED 60' OF FRONTAGE TO 45.00' OF FRONTAGE FOR LOT 2
- FROM THE REQUIRED 60' OF FRONTAGE TO 45.00' OF FRONTAGE FOR LOT 3
- FROM THE REQUIRED 60' OF FRONTAGE TO 45.00' OF FRONTAGE FOR LOT 4
- FROM THE REQUIRED 20' BUILDING SETBACK TO 8' BUILDING SETBACK

STREET CLASSIFICATION:
GARRO STREET- 66' R/W - LOCAL



LEGEND

- IRON FOUND
- 5/8" REBAR SET WITH CAP PLS 80040309
- ▲ PK NAIL FOUND
- (M) MEASURED
- (D) DEED



		PLYMOUTH LAND SURVEYING & DESIGN, INC. 1405 NORTH MICHIGAN STREET PLYMOUTH, INDIANA 46563 Phone (574) 936-3489 Fax (574) 936-1356	
		Land Surveyors • Soil Scientists	
Scale	1" = 30'	Drawn	KAW
Date	4/27/2020	Job Name	Rev.Dr.RonaldW.LiechtyMinor
Rev.	5/14/20 -	Job No.	21-28
Rev.	6/5/20 - OWNERS NAME		