

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: July 13, 2021

=====

AGENDA ITEMS:

9:00 Riverside Commons within the Riverside Meadows PUD

ATTENDANCE:

See attached Attendance Sheet for 2021-07-13

MEETING NOTES:

Riverside Commons:

Project Summary:

- Riverside Commons will be a 40 unit townhouse development that will include an onsite community building.
- A portion of the 40 units will be handicapped accessible.
- Except for a small play area, the remaining greenspace will consist of sustainable native grasses that will be mowed twice per year and controlled burned every 5 years.
- The individual townhouses have a potential of being sold in the future.
- A homeowner's association will be responsible for all maintenance within the parcel including utility maintenance.

Planning:

- The developer is constructing the separation wall between each townhouse as a 2-hour area separation wall.
- A KnoxBox is required at the community building. Check with the Plymouth Fire Chief for desired placement.
- Due to the existing driveway from the parcel to Richter Rd. being relocated to the South the Plymouth Plan Commission may want to review the changes. Sean to look into the need to go before the Plymouth Plan Commission.
- The developer claims there currently is a 20' front yard setback exists along Baker St. and he would like to reduce that to 15'.

Emergency Services:

- A public fire hydrant is being proposed on the north-west corner of the property. Developer is to discuss the need for this proposed fire hydrant with the Plymouth Fire Chief.

Transportation:

- The developer / designer is expecting the existing alleyways to be damaged during the construction process and would like information on the alley profile needed to replace the damaged alleyways. Jim will provide the city standard profile.
- Alley is expected to remain 16' wide as it exists now.
- A street cut permit is required for each street cut. Street cuts 4' wide (max.) and no more than 24' in length will be \$500.00 plus asphalt costs. Larger street cuts must be performed by a qualified paving contractor, who's cost above the \$500.00 base permit fee shall be paid by the person making the application.
- Due to the existing driveway from the parcel to Richter Rd. being relocated to the South the island located on Richter Rd. will need to be modified to accommodate passenger vehicle and emergency vehicle traffic.
- Sean will review who is responsible for the maintenance of the islands in Richter Rd. and will report the findings to the developer and the Street Superintendent.
- How would trash be collected by the City's trash hauler since each unit will have an individual water meter and receive a water, sewer and trash bill. Sean to check into this.
- A question was asked how snow will be removed. The developer and/or the designer have not addressed the issue as of yet.
- Parking spaces shall be 10' wide by 20' long per Plymouth Zoning Ordinance.
- No handicapped spaces were shown on the drawing.
- Parking areas and entrances shall be designed so passenger and emergency vehicles can maneuver safely. It was recommended that vehicle maneuverability tracking be preformed to ensure the designed components work.
- 90 degree parking, this includes the parking spaces along the back side of the units, should have a 25' clear area to back into. Refer to the Plymouth Zoning Ordinance for more information.
- A discussion took place regarding guest parking. Developer expects there will be guest and delivery vehicles parking on Baker Street.

Utilities:

- A new 6" or 8" water main is being proposed along the west and the north side of the development to create a loop around the property.
- The new water main will be placed within a 10' wide utility easement outside the 24' west alley easement and along the northern edge or the north alleyway.
- Dedicated water mains are to be constructed of ductile iron pipe (DIP).
- The sanitary sewer, storm sewer and domestic water infrastructure within the parcel will remain private and not dedicated to the City of Plymouth.

- Each unit, including the community building, will be served by individual water meters.
- Meters will be ganged together to serve a group of townhouses with a single master shutoff valve placed prior to the meter gang and individual shutoff valves placed after each individual meter. The single master shutoff valve shall be placed in the tree lawn and located away from sidewalks, roadway or structures to allow for maintenance.
- The developer is responsible for the meter cost.
- Private sanitary sewer mains will be placed under each townhouse building cluster. Minimum size required is 6" diameter with a possibility of using an 8" diameter.
- Dedicated storm sewer mains are to be constructed of water tight joints.
- Developer / designer to refer to the Plymouth City Standards for sanitary and storm castings used on dedicated utilities.
- With the townhouses having the ability of being sold a strong agreement will need to be in place for any utilities that are placed under or through adjoining buildings explaining where exactly, operation / maintenance responsibilities are.

Drainage:

- The drainage designer will be designing the drainage to include some of the storm water being detained within the proposed underground private piping. Storm water will also be detained within the asphalt parking area of the development.
- Drainage needs to be designed for a 100-year storm, contained on-site and is limited to a 9.3 CFS discharge into the existing City stormwater system.
- To achieve the 9.3 CFS an orifice will need to be placed in the last private storm sewer manhole prior to discharging into the city storm sewer system.
- The storm water from the covered porches along with the sidewalks adjacent to Baker Street that do not flow to the north will need to be addressed once the accumulated square footage meets or exceeds 4,000 square feet.
- A Storm Water Pollution Prevention Plan (SWPPP) is required if 1 acre of land or more will be disturbed.
- The developer discussed the urgency to get approvals. Please note: The City has check lists for drainage plan and SWPPP preparation. To avoid delays in the review process all items on the check lists need to be fully addressed and the drainage calculations need to be complete and accurate per the City's Ordinance. Failure to follow the above information could drastically increase the review time.

General:

- Addressing: the developer desires to address the units facing Baker Street with Baker Street addresses although the city addresses each building

based on the drivable access to the building. The rear of the buildings facing the parking area do not have an entrance into each unit other than an overhead garage door.

- The site plan provided to the TRC indicated areas of the plan that will need adjustments to meet the City's Zoning Ordinance.
- Plans need to show where the gang mailboxes will be placed.

END OF MEETING

