

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
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TRC MEETING NOTES:

DATE: May 09, 2023

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AGENDA ITEMS:

- 9:00 – CMD Office and Warehouse - Dan Yerks
- 9:20 – Bowen Center, Miller Drive - Discussion

ATTENDANCE:

See attached Attendance Sheet for 2023-5-09

MEETING NOTES:

CMD Office and Warehouse - Dan Yerks:

Project Summary:

- CMD is interested in constructing an office space and warehouse area in an empty lot on the west side of Oak Drive north of Pidco Drive.
- Access to the property will utilize the existing drive entrance of Teachers Credit Union with traffic exiting from the proposed development by means of a new entrance/exit onto Pidco Drive approximately 440' west of the Oak Drive centerline.
- At this time only a single sign affixed to the building is planned.

Planning:

- Parking islands have been added. Due to the addition of the parking islands some parking spaces were relocated near to the warehouse area.
- The developer will provide a 10' wide strip adjacent to Oak Drive for a future sidewalk.
- The existing entrance for Teacher Credit Union is for entering only. The shared use will need to remain entrance only.
- The shared use entrance agreement will need to be recorded with the deed for the CMD development along with the deed for Teachers Credit Union.
- The developer will need to ensure lot coverage does not exceed 70%.
- Parking spaces are designed to be 10 foot wide by 20 foot deep with handicap parking spaces installed to meet ADA requirements.
- Refer to the Plymouth Zoning Ordinance for sign requirements.
- At this time plans do not show parking lot lighting. All lighting is to be 90-degree cutoff. Refer to the Plymouth Zoning Ordinance for more information.

Emergency Services:

- Ensure emergency vehicles can navigate within the development area.
- There was discussion about the distance to the existing fire hydrants.

Transportation:

- A driveway permit is required for the entrance/exit onto Pidco Drive. The cost of the permit is \$100.

Utilities:

- The developer is looking to connect to City utilities by means of Pidco Drive to avoid cutting Oak Drive.
- A 6" diameter service will be installed to the building to provide for a fire suppression system. Water service is to be ductile iron pipe.
- The 6" fire service to the building may be split to provide the metered domestic water service provided both services are isolate with separate valves and the valves are placed outside the building and placed a minimum of 5' away from the building or anything that could prevent their operation.
- Water connections are a minimum of \$1,000 plus construction cost up to 1" in diameter.
- Sewer connection fees are based on the water meter size. The sewer connection fee based on a 1" water meter is \$4,288. The sewer connection fee based on a 1-1/2" water meter is \$9,947.
- The development will require a back-flow preventer to be installed on the water service inside the conditioned space of the building. Back-flow preventors will need to be inspected once per year.
- Sanitary sewer connection material shall be SDR 35 with a locate wire.
- Sanitary sewer fees are based on the diameter of the domestic water service size.
- If floor drains are installed within the warehouse, they will need to run through a grease / sediment trap prior to entering the City sanitary sewer system. Sediment trap must be upstream of sanitary waste.
- If a lawn irrigation system will be installed it will need to be connected to its own separately metered water service.

Drainage:

- All drainage basins should be designed as dry detention basins due the proximity to the airport. This means the basins are to be dry within 48 hours after a rain event.
- Plan development shall follow the City ordinances to prevent delays during the review process.
- The drainage for the site needs to be designed based on a 24 hour / 100-year storm event with a release not to exceed the undeveloped release rate. Please see www.plymouthin.com for more information.
- The drainage basin that addresses watershed B does not have a controlled outlet and is being designed as such. Soil samples and calculations are required in this area to show that the basin will be drained within 48 hours per ordinance.

- When using drywells, plans should include a soil analysis in the area of the drywells to determine the distance between high water indicators in the soil and the bottom of the drywell.

General:

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Bowen Center, Miller Drive - Discussion:

Project Summary:

- The Bowen Center is interested in constructing a new facility on the two lots located on the North-West corner of the Pioneer Drive and Miller Drive intersection.

Planning:

- It was recommended the two properties be platted into a single parcel. This process would be done as a Minor Plat process. See the Plymouth Building Commissioner for more information.
- Plans do not depict landscaping or parking lot lighting requirement.
- Ensure the building will be constructed out of the flood plain.

Emergency Services:

- Nothing at this time.

Transportation:

- A driveway permit will need to be obtained. Driveway permits are \$100 each.

Utilities:

- The planning stage is not far enough along to review utility concerns.

Drainage:

- The new entrance/exit will be placed through a side road vegetated swale located on the north side of Miller Dr. A culvert along with end sections will need to be placed under the drive entrance at this swale location.
- The legal drain Newcomb Eisenhower ditch is located on the South side of the property and the legal drain Schuh tile is located on the North and the East sides of the property. The setback from a legal ditch is 75' from the top of bank unless considered by the Marshall County Drainage Board. The setback from a legal tile is 75' from the center of the tile unless considered by the Marshall County Drainage Board. See attached image for reference.
- The drainage for the site needs to be designed based on a 24 hour / 100-year storm event with a release not to exceed the undeveloped release rate. Please see www.plymouthin.com for more information.
- Controlled release into the nearby ditch will require approval by the Marshall County Drainage Board.

- At no time should stormwater be allowed to flow over the bank.

END OF MEETING

