

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

DATE: October 28, 2025

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AGENDA ITEMS:

9:00 – Briarwood Estates, JLBS Construction

ATTENDANCE:

See attached Attendance Sheet for 2025-10-28

MEETING NOTES:

Briarwood Estates, JLBS Construction:

Project Summary:

- The Owner / Developer is interested in building out the remaining home sites within the Briarwood Estates development. Approximately 64 stick-built structures are being proposed.
- Homes will be a mix of single and multi-family homes ranging from 1-bedroom units to 3-bedroom units constructed on crawl space concrete foundations.
- Homes will be market-rate owned, managed and rented by the JLBS and their team.
- Currently four of the existing homes within the Briarwood development are owned by the developer.

Planning:

- Owner / Developer should confirm with the Marshall County surveyor that the original developments setback reduction from the ditch in the area still applies.
- It was suggested that the shared space between the parking areas at each duplex be removed to eliminate a potential maintenance situation.
- When landscaping around the homes the City encourages the use of native species vegetation and avoid invasive species.
- All contractors and subcontractors need to be registered with the City of Plymouth and listed on the building permit.
- If some of the existing homes will be relocated and/or moved the developer will need a permit to do so.
- The development is located on two parcels. If building near the shared line of the two parcels setbacks will need to be observed unless the two parcels are combined through a minor subdivision process.
- The City encourages good communication between all parties.

Emergency Services:

- Maintain access to fire hydrants at all times.

Transportation:

- Streets are currently private and will remain private.

Utilities:

- Utilities are currently private and will remain private.
- The City is aware that the utilities within this development do not contain a locate wire.
- Utility connection fees are required for each new dwelling unit constructed. Connection fees are to be paid prior to the issuance of a building permit.
- A single utility meter will continue to serve the entire development.
- Sewer and water standards are located on the City's website at www.plymouthin.com.

Drainage:

- During the development process drainage runoff shall be diverted to the previously constructed drainage facilities.

General:

- Most of the development has previously assigned addresses. Contact Chris Marshall for any address-related questions.

END OF MEETING

