

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
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PLYMOUTH, IN 46563

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TRC MEETING NOTES:

DATE: May 26, 2020

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AGENDA ITEMS:

9:00 Boman's Tin Shop – SE corner Fifth & Madison – Chet Gamble

9:20 Garro Street Minor Subdivision - Habitat for Humanity – Brent Martin

ATTENDANCE:

See attached Attendance Sheet for 2020-05-26

MEETING NOTES:

Bowman's Tin Shop

Project Summary:

- New building construction for a sheet metal fabrication business
- West end offices, overhang set at the front yard setback line on north
- Drive entrances are at the same location as existing.
- Detention pond may be moved from north on the east side of the building.
- Service trucks are typically not leftover night at the site.
- Mechanical work on truck will not be performed in the building or in the lot, but truck washing is anticipated

Planning:

- Parking & drive surfaces must be concrete or asphalt. May be placed later but within one year of construction.
- Parking area sufficient in size.
- Exterior lighting shall be 90 degree cut off
- Signs are to be mounted on the wall at gable end
- The necessity of sidewalks need to be determined by the Plan Commission or the BZA.
- Application must be submitted by the 15th of each month prior to Plan Commission or BZA meeting (if the 15th is on a weekend the due date is the Friday to said weekend)

Wastewater:

- Floor Drain – no vehicle maintenance – need to use sediment trap
- Tap the Sewer line on the southside of the building
- A list of tap fees and costs were presented to the designer
 - Sewer Tap fees based on a 1" water tap is \$4,288.00 tap fee
 - Use SDR 35 gasketed with locator wire on all poly lines

- City Utility Map was provided

Water:

- A list of tap fees and costs were presented to the designer
 - 1" water tap = \$1,000.00 tap fee
 - May use poly pipe on private lined with locator wire on all poly lines line
 - The City makes the tap on the main with the water line being extended to the property line where the city will set the meter pit. The developer is responsible from the meter pit to the building.
- Tap water from Madison Street

Drainage:

- Need to address all hard surfaces as new.
- 4" orifice outlet permitted at the upstream inlet of the outlet structure
- It is suggested that larger pipe diameter be placed from the outlet structure to the Fifth Street Storm Sewer line (a new manhole will need to be placed) to aid in cleaning & maintenance.
- Use SDR 35 gasketed with locator wire on all poly lines
- Prior to entering the manhole the City may provide a 4" or a 6" backflow preventer to protect the pond from water backing into the pond from the City's Storm Sewer
- Detention pond may be no closer than 5' from the fence.

Street:

- No issues with the existing driveway locations
- Street cut for utilities \$500.00 plus the cost of asphalt

Garro Street Minor Subdivision

Project Summary:

- Four lot subdivision – lots BZA approved
- Brownfield Grant – old warehouse
- Questions regarding driveways (2) of private alley (1) and maintenance split by property owners
- Lot to the west abandon railroad right-of-way – possibly loop to alley and run drainage to the stormwater structure to the west if easement is granted

Planning:

- Concerns regarding driveway sharing
- If loop of the alley is installed a dead end is present (no cul-de-sac)

Wastewater-Water:

Previously discussed at a site meeting.

- Utilities are to the north of the buildings

- A stormwater structure is present to the west, on railroad property an easement would be needed to get into the stormwater system
- Utility tap fees were previously discussed and a list of tap fees and costs were provided

Drainage:

- Drain properties to the south to the new detention areas
 - Buildings and hard surfaces
- Actual outlet unknown at this time
- City of Plymouth does not want to be responsible for maintenance of private detention areas
- It was also noted that stormwater drainage issues are present in the area of the W Garro St and N Plum St intersection.

Street:

- Do not want a dead-end alley with 90 degree turns because of maintenance issues and turnarounds.
- Street cuts for Sanitary sewers is \$500.00 plus asphalt costs.
- City may be open to accepting the alley if both ends are open to public streets
- There may be issues with subdivision splits and unbuildable lots for the alley to be a public alley.
- Garro Street improvement Project has been put on hold until the subdivision is completed.

1431 JEFFERSON DEMOLITION ITEMS

- Ponded water is present in the footprint of the demolished building
- City has requested that the ponded water be removed
- A drainage inlet was requested be placed. Storm Sewer is not present in that area.
- As with all demolition projects the grading of the site is required so that water is not ponded and original drainage is restored

END OF MEETING

