

**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:** April 16, 2019

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**AGENDA ITEMS:**

Garden Court - Jefferson - Lee Nagai  
Habitat for Humanity – Garro – Brent Martin  
Patty Paper – Oak Drive – Brent Martin

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**ATTENDANCE:**

See attached Attendance Sheet for 2019-04-16

**MEETING NOTES:**

**Garden Court - Jefferson - Lee Nagai**

**Project Summary:**

Garden Court is interested in constructing an 18 unit facility located on the North side of West Jefferson Street approximately 400' West of the Oak/Jefferson intersection.

**Planning:**

- All setbacks will be adhered to with no variances needed.
- A variance of use and a parking variance have been previously obtained.
- Parking lot lighting is required, lights are restricted to 90 degree cutoff.
- An un-lite 32 square foot sign is being proposed near the entrance.
- The site and parking will be landscaped.
- Per the grant requirements a sidewalk will be placed within the right-of-way across the width of the property.

**Transportation:**

- Nothing was addressed.

**Utilities:**

- The building will contain a fire sprinkler system.
- Sewer connection fees are based on water meter size.
- If the project will contain a food prep area a grease trap is required.
  - Grease traps should be located where they are easily serviceable.
- The City's water main is located on the South side of West Jefferson St.

- The City's sanitary sewer main is located on the North side of West Jefferson St.
- It was recommended that one water tap be made to the site then split between domestic and fire service. Domestic and fire service must be isolated from one another with shutoff valves on the exterior of the building at the approximate property line.

#### **Drainage:**

- Per Brent Martin the site is approximately 3.74 acres with only 1.25 acres being disturbed.
- Brent Martin is looking into the possibility of expanding Centier Banks drainage basin, located near West Jefferson St., onto the Garden Court site to address Garden Courts drainage requirements. The existing basin outlet would be modified to accommodate both sites.
  - It was recommended that an agreement between Centier Bank and Garden Courts be drafted, signed and recorded to protect all parties in the future.
  - Research: As-built drawings were found. Centier Bank does outlet to West Jefferson St.
- Rick to look up Centier Banks drainage as-built drawings to determine what was installed.
- All the hard surface storm water runoff from the development is to be detained before being released.
- Roof drains will be conveyed to the drainage basin via underground storm water piping.
- The parking lot will sheet flow to the drainage basin.
- If site conditions prevent the concrete pad outside of the walkout basement from drainage to the basin additional measures may need to be taken to prevent the runoff from entering the adjacent wetland area.
- The project will require a drainage plan and a Storm Water Pollution Prevention Plan (SWPPP). Show construction limits on the SWPPP and include the final seeding as part of the SWPPP.
- Financial guarantees will be required for the drainage and SWPPP.
- A packet of information was handed out to Lee Nagai and Brent Martin that outlines storm water drainage, SWPPP and associated fees.

#### **General:**

- Contingent on the grant, possible construction could start in July or August with a possible 11 month construction window.
- Once the building layout is completed and finalized the City will assign the address for the site and all the internal apartments.
- A small playground will be placed on the site.

## **Habitat for Humanity – Garro – Brent Martin**

### **Project Summary:**

Habitat for Humanity is interested in constructing 4 individual residential homes, with the help of a grant, on the South side of Garro Street approximately 200' West of Garro/Plum intersection. The homes will be single story set on a crawl space foundation. Garages will be located near the rear of each lot. The grant application will be submitted in about 2 weeks.

### **Planning:**

- The area will need to be re-platted into the 4 individual lots and any necessary easements.
- A variance is required to reduce the front yard setback.
- Minimum lot sizes are 6,000 square feet.

### **Transportation:**

- The developer is interested in making the proposed common drive a public alleyway in order to have the City maintain and remove the snow in the winter. The proposal will not accommodate equipment turning around once the end is reached causing drivers, and equipment, to navigate the area in reverse. This lack of mobility could also hinder emergency service that would need to access the proposed alleyway for an emergency.

### **Utilities:**

- Each home will connect directly to the sanitary sewer main.
- Each home will connect independently to the existing water main. Two adjacent homes will share a single meter pit.

### **Drainage:**

- The area of the proposed development has experienced flooding in the past.
- Drainage is being proposed along the rear of the property within a recorded drainage easement. A common drive is also being proposed within the drainage easement to serve garages on each lot.
- City storm sewers in the area are at capacity and are not able to accept any additional storm water.
- The disturbed area of the lot will be less than 1 acre therefore a Storm Water Prevention Pollution Plan is not required but best management practices shall be added to the drainage plan.

### **General:**

- Addresses for the proposed homes have been addressed but not assigned. Once the developer finalizes the plans they will notify our office to have the addresses assigned.

### **Patty Paper – Oak Drive – Brent Martin**

Patty Paper is interested in constructing a 24 space parking lot to the South of Bomarko in order to be ISO compliant. The parking lot will utilize the existing street cut already present in the area.

#### **Planning:**

- The surveyor will be in to perform a topography of the area in about 1.5 weeks.
- The parking will be about 8,000 square feet in size.
- Per the zoning ordinance 1 space is required per employee on the largest shift.
- A landscaping strip is required along the area between the parking area & Oak Drive. Brent will address the landscaping requirements per the zoning ordinance requirements.

#### **Transportation:**

- The developer will be utilizing the existing street entrance.

#### **Utilities:**

- Nothing addressed.

#### **Drainage:**

- A drainage consultant will need to determine if the Storm water runoff from the proposed parking can be diverted within a swale into the existing drainage basin located to the West of the Bomarko buildings.
  - Research: As-built drawings were not submitted. Drainage Plans & Calculations were found in the files. It appears the South pond may have been constructed undersized. However, one of the proposed additions was not performed.
  - A drainage consultant will need to verify the above information to determine if there is enough capacity in the South pond.
- A drainage plan is required.
- A Storm Water Pollution Prevention Plan (SWPPP) is required on this site due to the size of the site. Show construction limits on the SWPPP and include the final seeding as part of the SWPPP.
- Financial guarantees will be required for the drainage and SWPPP.
- A packet of information was handed out to Brent Martin that outlines storm water drainage, SWPPP and associated fees

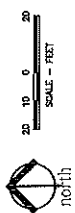
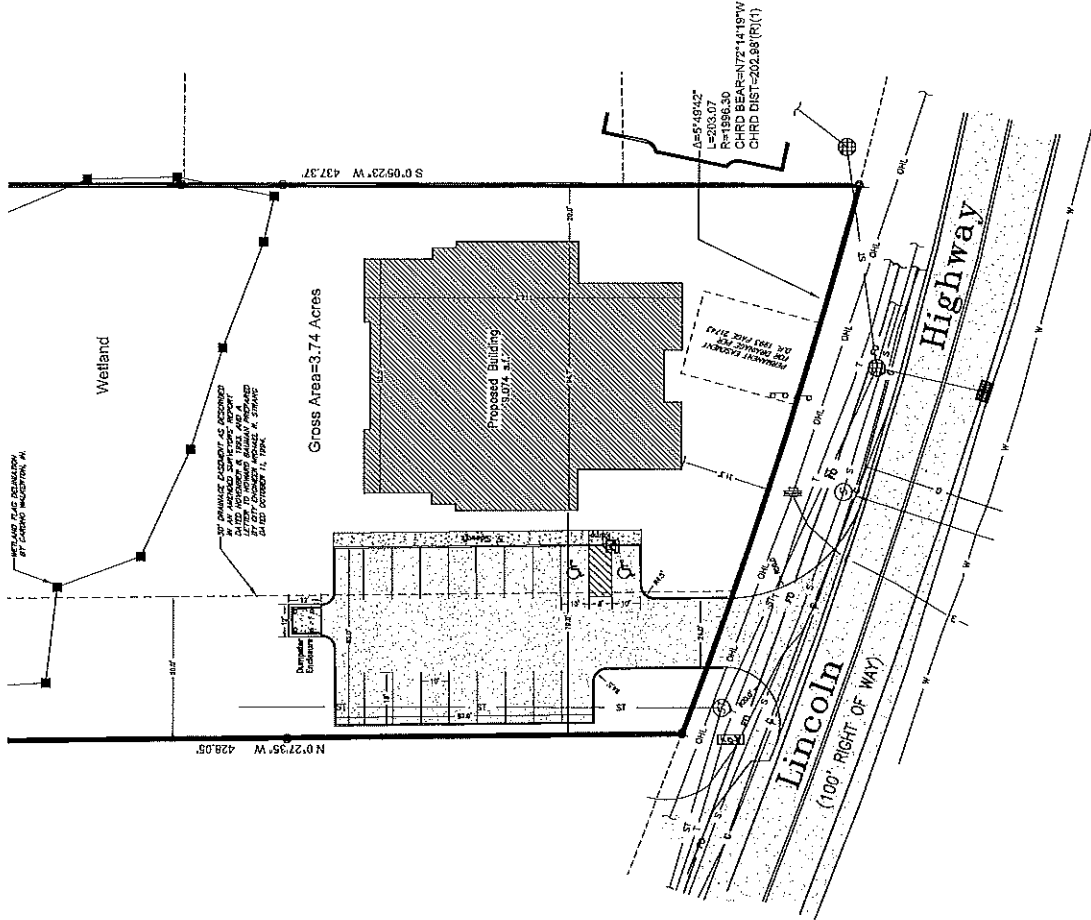
#### **General:**

- After the meeting the GIS map was consulted to determine if anything from the adjacent Bomarko building was connected to the City's storm sewer system. Per the information we have it does not appear there is a storm water connection into the City's storm water system.

**END OF MEETING**



Site Plan



**Thomas Hazel Surveying & Engineering, LLC**  
 1 South Starke Street  
 Hamlet, Indiana 46342  
 Phone: 219-967-2828

From land drawings, profiles and  
 other data furnished by the  
 owner, the engineer has prepared  
 this plan showing the location  
 and extent of the proposed  
 improvements. It is the engineer's  
 duty to see that the proposed  
 improvements conform to the  
 applicable laws and regulations.  
 The engineer does not warrant  
 the accuracy of the data  
 furnished by the owner.

DATE	05/20/2014
BY	JK
CHECKED BY	JK
PROJECT NO.	424718
JOB NO.	300
DATE	2014

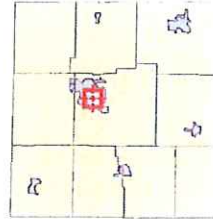
**Garden Court**  
**Permanent Supportive Housing**  
 Plymouth, Indiana

DATE	2014
BY	JK
CHECKED BY	JK
PROJECT NO.	424718
JOB NO.	300
DATE	2014

1A  
 SHEET NO.  
 Site Plan



**Overview**



**Legend**

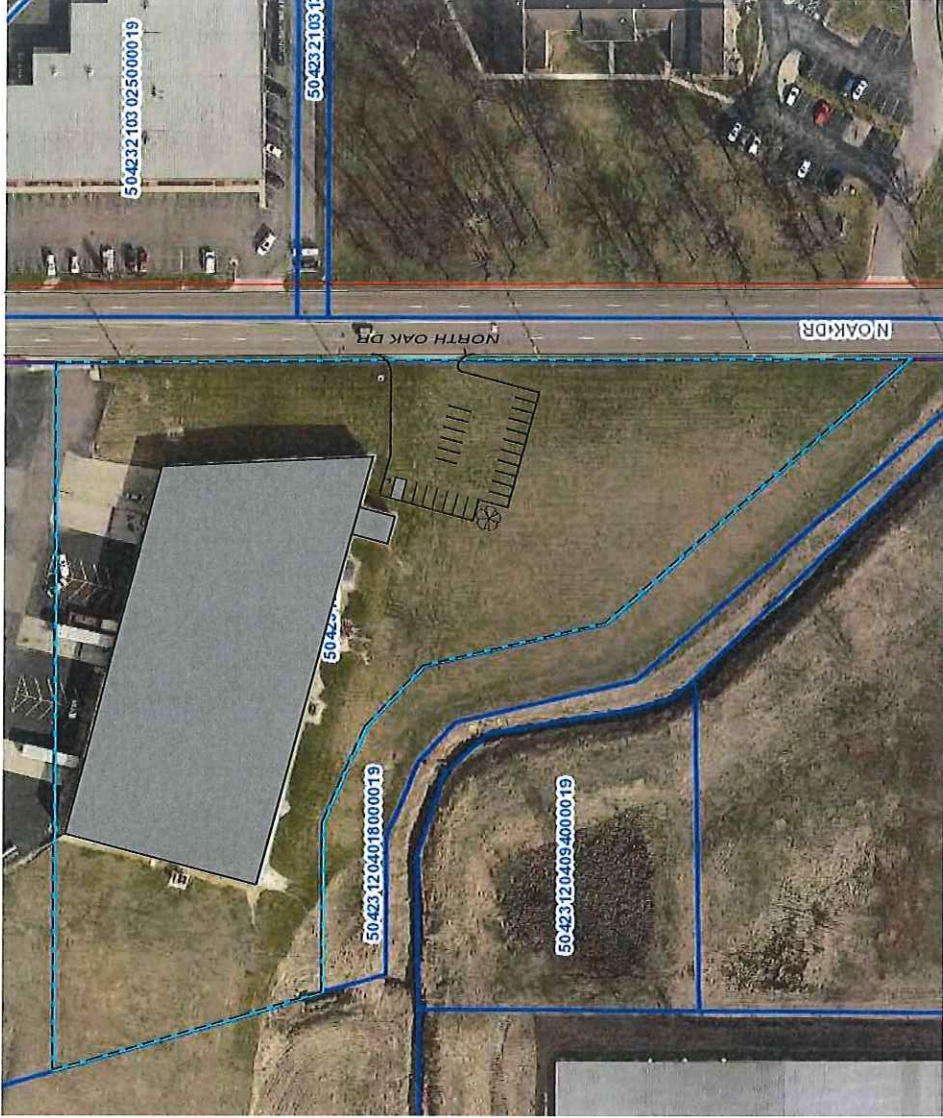
-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

<b>Parcel ID</b>	503293103033000019	<b>Alternate ID</b>	0170429600	<b>Owner Address</b>	NEW YORK CENTRAL LINES LLC
<b>Sec/Twp/Rng</b>	93-33-2	<b>Class</b>	State Railroad		200 MERIDIAN CENTRE STE 300
<b>Property Address</b>	413 W LAPORTE ST PLYMOUTH	<b>Acreage</b>	n/a		ROCHESTER, NY 14618
<b>District</b>	PLYMOUTH-CENTER				
<b>Brief Tax Description</b>	ACREAGE: AUDITOR DESC: NILES & SERING PRT LOT 53 LEGAL DESC: STATE ASSESSED <i>(Note: Not to be used on legal documents)</i>				

Date created: 3/27/2019  
Last Data Uploaded: 3/27/2019 5:17:25 AM

Developed by  Schneider  
GEOSPATIAL





PROPOSED SITE PLAN  
SCALE 1:100  
NORTH

# SITE LAYOUT PATTY PAPER PARKING PLACES

2019-008 4-9-2019 SITE LAYOUT