

**DEPARTMENT OF ENGINEERING**  
**PUBLIC WORKS – STORMWATER MANAGEMENT**  
**CITY OF PLYMOUTH, INDIANA**  
**900 OAKHILL AVENUE - P.O. BOX 492**  
**PLYMOUTH, IN 46563**

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**TRC MEETING NOTES:**

**DATE: August 11, 2020**

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**AGENDA ITEMS:**

9:00 Goodwill; Pilgrim Lane – Andrew Cunningham JPR

**ATTENDANCE:**

See attached Attendance Sheet for 2020-08-11

**MEETING NOTES:**

**Goodwill; Pilgrim Lane – Andrew Cunningham JPR**

**Project Summary:**

- Goodwill is interested in constructing a facility on the South side of Pilgrim Lane.
- The facility will contain an approximate 8,800 square foot retail space and a 92 seat career / vocational space.
- 70% plans are expected to be completed by the end of August.
- 100% plans are expected to be completed by September 16<sup>th</sup>.
- The goal is to have all permits obtained and under construction sometime in October of 2020.
- Due to the site design an existing fire hydrant will need to be relocated. The hydrant is located on the east side of the property and conflicts with a proposed driveway.

**Planning:**

- The planned site is zoned C-3 with a 30' front setback, 20' side yard setbacks and a 10' parking lot setback from all property lines.
- Maximum lot coverage is 70%.
- The lighting and landscaping design will meet the City Zoning Standards.
- When calculating parking requirements for the retail area use gross floor space plus one space per employee based on the largest shift.
- When calculating parking requirements for the career / vocational area 1 space is required for every 4 students plus one space per employee based on the largest shift.
- Per the Plymouth Zoning Ordinance, the green spaces within the parking lot require trees to be planted in them.
- Per Ralph, the replat of the area may be completed by 08/14/2020.
- Refer to the City's website for design standards.

- Variances, if needed, must go before the Board of Zoning Appeals (BZA). Information must be turned in by the 15<sup>th</sup> of the month prior to the BZA meeting. BZA meetings are the 1st Tuesday of each month.

#### Wastewater:

- JPR is looking into the possibility of connecting wastewater to the City's existing system to the West by means of a gravity sewer.
- The proposed gravity system will be constructed per City standards and dedicated to the City for future development. Once dedicated the City will accept the maintenance of the dedicated portion.
- The minimum acceptable gravity sanitary sewer line diameter is 8".
- Currently there are 2 private force mains that are located along the south side of Pilgrim Lane that are for the 2 businesses to the east of the proposed project.

#### Water:

- The proposed building will require domestic water and a fire suppressant system.
- The water main located along Pilgrim Lane is 12" diameter ductile iron pipe.
- A meter pit shall be located within the Pilgrim Lane Right-of-Way for domestic water.
- Domestic water service must be either copper or ductile iron pipe from the main to the meter pit. Poly may be used from the meter pit to structure provided it is accompanied by a tracer wire.
- Fire suppression service must be ductile iron pipe.
- Wet taps to the water main must be performed by a City approved contractor and paid for by the developer.
- Backflow protection devices are to be installed on the domestic service and the fire suppression water service.

#### Drainage:

- A drainage plan and a SWPPP (Rule 5) plan are required and are to be submitted to the City Engineer.
- Stormwater design items
  - The storm water release rate from the site is limited to a 10 year pre-developed rate or by flow restriction of the 36" downstream culvert, whichever is less.
  - The adjacent developed and undeveloped lots/areas that utilize the ditch along Pilgrim Lane and will need to be considered when sizing the pipes under the proposed driveways.
    - the runoff from the south half of Pilgrim Lane
    - the flow from the 24" ditch culvert to the west
    - the flow from the 24" parking lot culvert from the northwest
    - The release rate from the proposed Goodwill development
    - The release rate from the proposed undeveloped property

- Financial guarantees are required for the drainage and the SWPPP.
- Place final seeding within the SWPPP (Rule 5) financial guarantee. Doing so will allow the drainage financial guarantee to be released quicker.
- The undeveloped lot to the West has the potential of being developed at 70% lot coverage.

Street:

- A driveway permit application must be completed. A \$100 driveway permit fee is required per driveway.
- Street cuts require a permit. Cuts up to 4' wide by 24" long will be \$500 plus the cost of asphalt. Larger cuts must be performed by a qualified paving contractor, who's cost above the \$500 base permit fee shall be paid by the person making the application.
- Street cut permits and standard information may be found on the City's Website.

General:

- Donnie will forward the various tap fee information to JPR.
- Contact the City Engineers Office to request a mailing address. Address requests must be made by the property owner.

**END OF MEETING**

