

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
900 OAKHILL AVENUE - P.O. BOX 492
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TRC MEETING NOTES:

DATE: October 24, 2023

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AGENDA ITEMS:

9:00 – Restaurant at 2110 N. Michigan St. - Jacob Cooke, Woolpert

ATTENDANCE:

See attached Attendance Sheet for 2023-10-24

MEETING NOTES:

Restaurant at 2110 N. Michigan St.:

Project Summary:

- The developer is proposing a 2,515 square foot restaurant with drive-thru on the parcel located at 2110 N. Michigan St.
- The restaurant will contain seating for 24 people with 6 employees on the largest shift.
- The site will contain 14 parking spaces (1 space per 3 customers & 1 space per employee on the largest shift per ordinance).

Planning:

- Signage for the development will need to follow the Plymouth Zoning Ordinance. If the signage requirements cannot be achieved a variance will need to be obtained.
- Signs shall not be located within the City or State right-of-way. For more information regarding sign placement and size contact the Plymouth Building Commissioner.
- A demolition permit will be required in order to demolish the existing home.
- The developer will need an Indiana State Design release prior to receiving a local building permit.
- Local building permits can be applied for through the City’s website. See <https://www.plymouthin.com/departments/index.php?structureid=12> for more information.
- Exterior lighting must be 90-degree cutoff and shall emit no more than 4 lumens off the property.

Emergency Services:

- Nothing at this time.

Transportation:

- Per the provided plans ingress / egress will utilize the existing entrance / exit onto N. Michigan St. (S.R. 17) therefore a driveway permit issued by the City is not required. Although a City driveway permit is not required if alterations are made to the existing driveway a permit from INDOT may be required.
- The plans indicate a portion of the private drive on the north side of the property will be enhanced. It would be a good idea to consult the adjacent property owner to the north to better understand how this enhancement may benefit them. Easements for this private drive are unknown.
- The shared responsibilities for the private access road should be documented, recorded and made part of your plan submission to the City.
- There is a concern with traffic flow and traffic backup due to access from the adjacent properties to the north and south. Designer should look at the traffic pattern to ensure traffic flow will not be an issue.

Utilities:

- The designer is responsible for determining the size of utilities that are needed.
- The existing water meter serving the property is 5/8" in diameter.
- Domestic water service sizes 1" in diameter and above connection fees are based on time & material with a \$1,000 minimum cost.
- Sanitary sewer tap fee based on an 1-1/2" water service is \$9,987 with a potential of a 10% reduction due to the existing service located at the site.
- The developer is not planning on using a fire suppression system within the building.
- It is unknown if a lawn irrigation system will be utilized at this time. If a lawn irrigation system will be utilized contact the Plymouth Utility Superintendent for guidance.
- A water backflow device will need to be installed in an accessible location. Backflow devices are to be inspected annually by an IDEM licensed inspector of your choice with reports provided to the Plymouth Water Department.
- A food service prep business requires the development to install a grease trap located on the outside of the building. The grease trap must be 1,000 gallons.
- All water and sanitary sewer applications will need to be filled out and tap fees paid prior to the City issuing a local building permit.

Drainage:

- The drainage for the development must be designed and constructed to prevent stormwater from leaving the site uncontrolled.
- The sites stormwater is to be designed for a 24-hour / 100-year storm event. Any discharge from the site cannot exceed a 10-year undeveloped rate.
- Site designed stormwater may discharge into the City's stormwater system provided the discharge does not exceed the 10-year pre-

- developed condition with a maximum discharge pipe / orifice of 4” diameter.
- A drainage plan will need to be provide to the City for review prior to obtaining a building permit. Refer to <https://www.plymouthin.com/departments/index.php?structureid=39> for more information.
 - Due to the site being less than 1-acre a full Storm Water Pollution Prevention Plan (SWPPP) is not required but stormwater best management practices need to be included on the drainage plan.

General:

- Requirements
 - Indiana State Design Release
 - Drainage design approvals with paid financial guarantee
 - Water and Sewer Applications and Fees
 - Variances, if required
 - Local Building Permit with permit fee

END OF MEETING

