

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: March 11, 2025

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AGENDA ITEMS:

9:00 – Birchmeier - Washington St. Development

ATTENDANCE:

See attached Attendance Sheet for 2025-3-11

MEETING NOTES:

Birchmeier - Washington St. Development:

Project Summary:

- The Birchmeier's are interested in constructing a 3-bedroomm 2-bath home on a vacant parcel located on W. Washington Street.

Planning:

- Ty Adley has researched the property and has determined no variances will be needed to build the proposed home on the existing parcel provided all building setbacks conform to the Plymouth Zoning Ordinance.
- The building shall not exceed 65% lot coverage. This includes all buildings, driveways and sidewalks.
- Any proposed building must be separated from neighboring buildings by a minimum of 10 feet. If the desired separation cannot be achieved the exterior wall must be fire rated. See the Plymouth Building Commissioner for more information.
- Driveways leading to the front of the home or a garage must maintain a 25' distance from the face of the home or garage to the edge of the sidewalk closes to the home. This separation distance helps ensure vehicles parked in a driveway will not block the use of the sidewalk.
- The developer has agreed to dedicate a 6' wide section of land to the city that is located adjacent to the existing alleyway.

Emergency Services:

- Nothing to address at this time.

Transportation:

- A residential driveway permit will need to be obtained. The cost of a residential driveway permit is \$50.
- Concrete sidewalks that pass through a driveway need be 6" thick.

Utilities:

- City utilities are available near the site.
- The City will install the water service from the main to the property line. The water connection fee is \$1,000.
- If the developer provides a properly secured trench the city will install the sanitary sewer connection 'tee' into the sewer main. The sanitary sewer connection fee is \$1,715.
- The developer will need to install a locate wire for the sanitary sewer service, so the lateral is able to be located in the future.

Drainage:

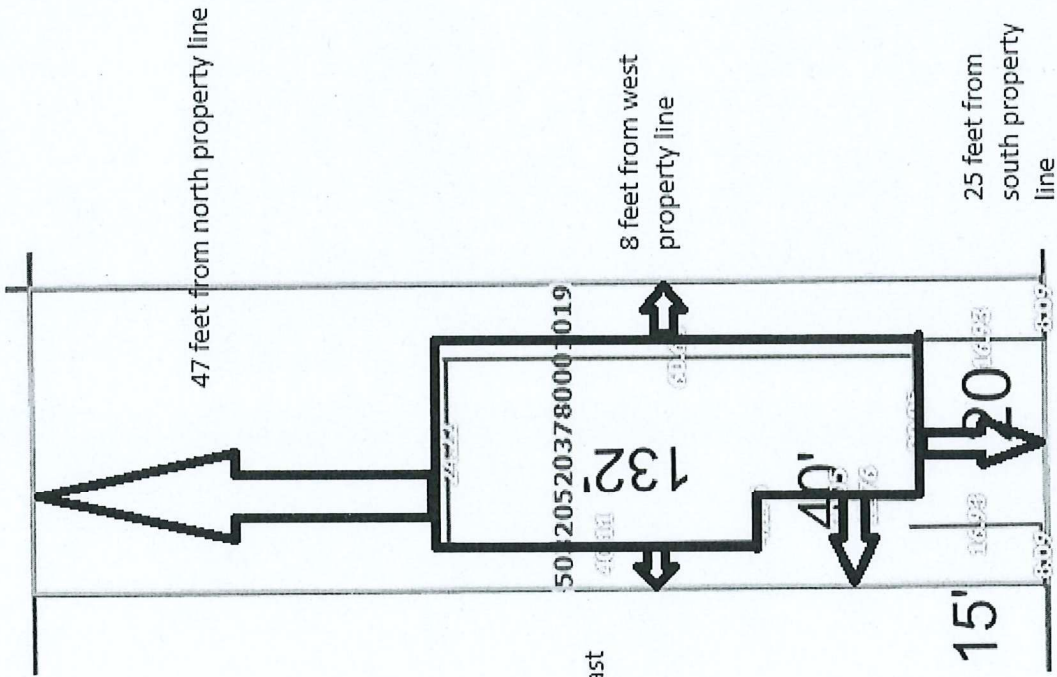
- The developer will need to submit an erosion control plan for the site. The plan will address how the developer will control sediment from leaving the site.
- Downspouts shall be directed away for the neighboring properties.

General:

- An address for the proposed new how has already been requested.

END OF MEETING

North



East

West

South

