



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065



CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

September 1, 2021

Via Email

Kevin Krulik, PE, PS, AICP  
City of Lebanon City Engineer  
401 S. Meridian St.  
Lebanon, IN 46052

**Re: Lebanon Gateway - Lot 4 Commercial Building  
1511 W. South St.  
Lebanon, IN 46052**

Dear Mr. Krulik:

The following is our response to your comment letter dated August 17, 2021. Our responses to your comments are in **bold**.

1. Satisfactorily address all comments provided by Lebanon Utilities, Police, Fire, Street, Stormwater, and Planning departments, in addition to requirements of other authorities having jurisdiction, such as: the Boone County Surveyor, the Indiana Department of Transportation, the Indiana Department of Environmental Management, the Indiana Department of Natural Resources, etc. **Understood.**
2. Submit required calculations and satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering Limited (CBBEL) pursuant to the City of Lebanon Stormwater Control Ordinance **Understood. A separate response will be submitted to Kerry Daily of Christopher Burke to address his comments.**
3. All Sheets:
  - a. Add a note to all appropriate sheets which states the following: All work within the right-of-way shall meet current City of Lebanon Construction Standards.
  - b. Add a note to all appropriate sheets which states the following: The contractor/developer shall protect existing right-of-way infrastructure and be responsible for restoration as necessary.
  - c. Add a note to all appropriate sheets which states the following: Roof drain downspouts shall discharge at grade adjacent to the structure with proper grading to ensure drainage away from foundation.  
**These notes have been added to the appropriate sheets.**

4. Sheet C1.0 – Cover Sheet:
- a. “APPROVED FOR CONSTRUCTION” stamp, shall be added, when appropriate, as follows:

---

**APPROVED FOR CONSTRUCTION**

---

Release For Construction Date: \_\_\_\_\_

Preconstruction Conference Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Krulik PE PS AICP, City Engineer

---

**City of Lebanon, IN**

---

**This block has been added to Cover Sheet**

5. Sheet C2.0 – Typical Sections & General Notes:
- a. Provide References to City of Lebanon Standard details sheets. **This reference has been added to Sheet C2.0.**
6. Sheet C3.0 – Existing Conditions/Demolition Plan:
- a. Add full depth asphalt sawcut between toe of curb and asphalt to ensure clean removal of curb and minimize damage to asphalt. Developer/Contractor is responsible for any damage to adjacent existing infrastructure. **Revised accordingly.**
  - b. All concrete and asphalt removal shall include perimeter saw cuts. Concrete shall be cut at existing joints. Add appropriate notes as needed. **A note on Sheet C3.0 has been added.**
  - c. Provide reference to maintenance of traffic plan associated with demolition and reconstruction of existing rights-of-way. **A note on Sheet C3.0 has been added.**

7. Sheet C4.0 – Site Plan:

- a. Provide “DO NOT ENTER” signage near southwest corner of building to ensure proper operation of the west side drive through aisle. **A sign has been shown on C4.0.**
- b. Entrance at Ping Drive is required to be right-in/right-out only.
  - i. In order to ensure this traffic operation, signage shall be installed at the entry/exit to the site in addition to the installation of plastic flexible delineator bollards along the east side of the southbound lane of Ping Avenue to ensure the left exits from the site are not permissible. **After discussion with the City on August 27<sup>th</sup>, it was determined to leave the curb cut as full access with some additional signage and striping now shown on C4.0.**
- c. Provide 4” white thermoplastic side lines for all crosswalk locations entrance compliant with PROWAG and MUTCD requirements. **Added to C4.0.**
- d. Provide 24” white thermoplastic stop bar at Ping Avenue entrance compliant with PROWAG and MUTCD requirements. **Added to C4.0. Revised location per the meeting on August 27<sup>th</sup>.**
- e. Provide stop sign at Ping Avenue entrance compliant with PROWAG and MUTCD requirements. **Added to C4.0**
- f. All traffic control posts installed within the right-of-way shall be black painted square breakaway steel posts. **A note was added on C4.0 providing this specification.**
- g. All traffic control signage within the right-of-way to have black painted sign backs. **A note was added on C4.0 providing this specification.**
- h. Indicate Street Light locations. **Light pole locations have been shown on C4.0.**

8. Sheet C5.0 – Grading Plan:

- a. Ensure that drainage directed to the Ping Avenue is in compliance with the Ping Avenue storm sewer design. **The drainage directed to Ping Avenue near the proposed curb cut was not specifically accounted for in the original storm design. However, the area proposed to drain there is a factor of matching existing grades to design elevations and is small enough to not cause adverse effects.**
- b. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL. All CBBEL comments have been satisfied. **A separate response will be sent to CBBEL addressing their comments.**

9. Sheet C6.0 – Utility Plan:

- a. Indicate all utility crossing elevations. Provide concrete cradles where a vertical separation of 18” between outside of pipes is not attainable (6” min. clearance required). Denote all gas, electric, and water crossings. **All utility crossing have been called out on C6.0.**

10. Sheet C6.1 – Storm Sewer Plan and Profiles:

- a. Notes shall be placed that indicate all structural backfill material to be compacted in 6” lifts. **This note has been added to C6.0.**
- b. Indicate all conduit and private utility crossing locations, size, depth, and material as necessary. **All utility crossings have been added to the storm sewer profiles.**
  - i. On profile Storm – 01: Indicate location of gas line between structure 102 and 101.

- ii. On Profile Storm – 02: Indicate location of sanitary sewer line between structure 202 and 201.
    - iii. On Profile Storm – 02: Indicate location of sanitary sewer line between structure 202 and 101.
  - a. Depict Hydraulic Grade Line. **The hydraulic grade line has been added to the storm sewer profiles.**
  - c. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL. **All CBBELL comments have been resolved. A separate response will be provided to them.**
11. Sheet C7.0-C7.3 – Soil Erosion and Sediment Control Plan:
- a. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL. **All CBBELL comments have been resolved. A separate response will be provided to them.**
12. Sheet C8.0-C8.2 – Details
- a. No comments at this time.
13. Sheet C9.0 – Specifications
- a. No comments at this time.
14. Provide Maintenance of Traffic plan in compliance with MUTCD for the construction of the proposed entrance along Ping Avenue. **A maintenance of traffic plan has been added as Sheet C10.0.**
15. Provide copy of Indiana Department of Natural Resources (IDNR) Rule 5 Notice of Intent (NOI) to Scott Calvert, MS4 Coordinator. Weekly City inspections of Stormwater BMP's are required throughout construction. Inspection fees will be \$50 per month from permit issuance till a Notice of Termination (NOT) is filed. Fees shall be paid at the time of permitting based on the proposed anticipate construction schedule. **The Rule 5 NOI will be included with this resubmittal.**
16. Incorporate current Lebanon Standards details sheets. Inapplicable details and or sheets shall be "X"d out. **Inapplicable details have been "X"d out and entire sheets removed if no details applied.**

Please contact me with any questions or comments you may have regarding the attached submittal.

Sincerely,



Dillon Reynolds, PE  
Senior Project Manager  
[dreynolds@spacecoinc.com](mailto:dreynolds@spacecoinc.com)  
(812) 249-7276