



August 5, 2021

City of Lebanon
One Municipal Plaza
401 S. Meridian Street
2nd Floor
Lebanon, IN 46052

Attention: Kevin Krulik, City Engineer

Re: Angilee Gardens

Dear Mr. Krulik:

The primary plat for the above-referenced project have been revised per your comment letter dated May 18, 2021 (updated July 13, 2021). Those comments were addressed **in red** as follows:

1. Satisfactorily address all comments provided by Lebanon Utilities, Police, Fire, Street, Stormwater, and Planning departments, in addition to requirements of other authorities having juris diction, such as: the Boone County Surveyor, the Boone County Highway Department, Boone County REMC, 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 pursuant to the City of Lebanon Stormwater Control Ordinance **CBBEL comments have been addressed**
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. **Note added to sheets C107-C109**
 - 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. **Note added to sheets C107-C109**
 - 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. **Note added to sheets C107-C109**
 - d. Indicate all utility and utility conduit crossings on all appropriate plan and profile views. Denote locations, size, depth, and material. Provide concrete cradles

where vertical separation of 18" between outside of pipes is not attainable (6" min. clearance required).

This information will be provided with construction plans – to be filed
08/13/2021

4. Sheet C101-C103 – Topographic Conditions:
5. Sheet C104-C106 – Plan Layout:
 - a. Elm Swamp Road and Future John Bart Road dedications must adhere to the City of Lebanon Thoroughfare plan recommendation and adjacent development patterns.
 - i. Elm Swamp Road – 50' half width required dedication. Revised to 50' half R/W
 - ii. Future John Bard Road – 55' half width required dedication.
Per discussion with Lebanon, John Bart will have a 35' half R/W
 - b. Sidewalks shall be 5' minimum width 5' minimum tree lawn area. Larger walks and tree lawns may be provided. Plan was revised with 5' sidewalks
 - c. Provide for 10' asphalt multi use paths along the east side of Elm Swamp Road and along the west side of Future John Bart Road. A 10' path was added to Elm Swamp Road. With the 35' half R/W on John Bart, there is not enough room for a 10' path. A 5' sidewalk has been shown.
 - d. Curb ramps shall meet the layout standards established in the Lebanon, Indiana - Lebanon Standards, issuance 3/12/2020 (currently being updated with 2021 revisions). Curb ramps will comply with ADA Standards
 - e. Curb ramps (street crossings) should only be installed at stop-controlled intersections. Mid-Block or non stop protected crossings should be eliminated. Understood
 - f. The city's standard lane width is currently 11'. Assuming the project is proposing a roll type mountable curb minimum street width can be as follows: 30' BC to BC width with signed parking on one side only (50' minimum right-of-way). A 52' R/W was used to allow room between the R/W and back of 5' sidewalk.
 - g. Provide a traffic impact assessment for the proposed development. Recommendations for off-site improvements that a complete and competent assessment provides are subject to further review.
Client is currently in contact with A&F Engineering concerning traffic assessments.
 - h. Existing Elm Swamp Road shall be widened to comply with the Lebanon Thoroughfare plan.
 - i. Provide for 2 – 11' through lanes in addition to areas for traffic control striping along the entire project frontage.
 - ii. Provide for 2' stone shoulder along the entire project frontage.
 - iii. Provide 10' multi-use path within R/W



- iv. in addition, widen Elm Swamp Road as needed to accommodate acceleration/deceleration lanes, passing blisters, and tapers to accommodate turn maneuvers for traffic entering the site, as recommended by the previously referenced traffic impact assessment.
- v. full width milling, resurfacing, and restriping of existing pavement is required across the property frontage. All striping to be thermoplastic in compliance with the AASHTO – MUTCD

Proper Elm Swamp improvements will be detailed in the construction plans to be submitted on 08/13/2021

- 2. Sheet C107-C109 – Utility Layout:
 - a. Provide minimal grading to depict drainage patters (high and low points along street center lines, centerline intersections and minimal swale grading) **Minimum grading has been added. Full grading will be detailed in the construction plans to be filed 08/13/2021**
 - b. All intersections shall be high points. **Understood**
 - c. Minimum slope of 1.0% to be provided on streets. **Understood**
 - d. Indicate Street lighting locations. **Street lights have been added**
 - e. Address all comments proved by Lebanon Utilities and/or their reviewing consultants. **Understood**
- 3. Sheet C110 – Offsite Sanitary:
 - a. Address all comments proved by Lebanon Utilities and/or their reviewing **Understood**

If you have any questions or comments concerning these revisions, please contact me at gkritz@stoepfelwerth.com or my direct line at (317) 570-4701.

Very truly yours,
STOEPPELWERTH & ASSOCIATES, INC.



Gordan D. Kritz
Project Manager

Cc:

Melissa Garrard/ads

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