



TAC Responses

Date: April 8, 2022

To: Ben Bontrager, City of Lebanon, Director of Planning & Zoning

From: Caitlin Dopher, Arbor Homes, Director of Entitlements

Josh Cribelar, American Structurepoint

Project: Stonehorse PUD

Arbor Homes has reviewed the TAC comments, dated March 15, 2022, and have provided responses below.

BOONE COUNTY SURVEYOR

1. Prairie Creek is the closest drainage outlet to the Stonehorse development. Currently, the pipe between the development and Prairie Creek is a clay pipe and not sized appropriately for the development, therefore legal drain reconstruction will be required.
The existing clay tile will be replaced by a RCP storm sewer that is sized appropriately to convey the proposed drainage from the proposed ponds as well as perpetuate the tile through the site to continue servicing any sites upstream.
2. Review where the drainage runs from the single-family homes fronting CR 300E and accommodate the stormwater in the development.
There will be a swale along the eastern boundary of this development, which will be lower than the homes along CR 300E. This swale will have an underdrain that will allow for connectivity for sump pumps. The swale will drain any existing drainage that flows west from those homes.

UTILITIES

3. The SE Regional Lift Station is in planning stages. It is anticipated that the Stonehorse development will feed into this. The location of the SE Regional Lift Station is on the north side of CR 100S to the east of the County Fair Grounds. The specific location is still being determined.
Please provide updates to Arbor Homes and American Structurepoint as they are available.
4. Lebanon will send the current preliminary drawings for the SE Regional Lift Station
The conceptual drawings were received. Please provide updates to Arbor Homes and American Structurepoint as they are available.
5. The gravity sanitary is not close to the site, therefore, it's likely a local lift station will be needed for the development. Location of the local lift station can be recommended by the project engineer.
The local lift station will be reviewed and incorporated into the drawings during platting.
6. Look into providing sanitary to service the single-family homes fronting CR 300E. The routing can be flexible but will need to be located in an easement.
The option to service those homes with sanitary will be analyzed with the construction documents.



7. There is a 16" water line that stops at the County Fair Grounds; therefore, it will need extended to the development site.
This comment has been noted and this extension will be coordinated with construction documents.
8. If upsizing on any utilities is requested, Lebanon is willing to offset credit for the difference. This may include off-site utility extensions. Staff is willing to work with Arbor Homes to create an agreement.
This comment is noted and appreciated.
9. Waterford PUD is planned to start off-site utilities Summer / Fall 2022.
This comment is noted and further coordination will take place.
10. Electric is REMC; therefore the City of Lebanon is not involved.
This comment is noted.

FIRE

11. Fire did not have any comments
This comment is noted.

MS4 / PUBLIC WORKS

12. MS4 / Public Works did not have any comments
This comment is noted.

PLANNING

13. A markup of the PUD document was provided.
See revised PUD document.
14. Provide landscape buffer plantings between the east edge of the development and the single-family homes.
This has been added to the concept plan. Pending the additional utilities needed to service the existing adjacent homes, additional coordination may be necessary to ensure the landscape does not conflict with the utilities.
15. Extend the 20' landscape buffer adjacent to the electric substation to the western edge of the parcel.
This has been incorporated into the concept plan.
16. Add the Big 4 Trail and adjacent landscaping to the plan.
This has been added to the concept plan.