

February 11, 2022

Mr. Kevin Krulik
City of Lebanon, Indiana
One Municipal Plaza, 2nd Floor
Lebanon, IN 46052

Subject: Little Angels Daycare Expansion
925 Hendricks Drive
Lebanon, IN 46052
CEC Project 316-249

Dear Mr. Krulik:

Thank you for your initial review of the Little Angels Daycare Expansion project in Lebanon, IN. This letter addresses the review comments received on 01/18/2022 for the engineer review. Below is a response to the plan review comments.

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.

Response: Comment noted.

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 (CBBEL) pursuant to the City of Lebanon Stormwater Control Ordinance

Response: The comments made by Kerry Daily 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.
- 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. All Roof Drains are required to discharge at grade. 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.
- 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).

Response:

- a. **The note has been added to Sheets C200, C300, C301, C700, and C900.**
 - b. **The note has been added to Sheets C200, C300, C301, C700, and C900.**
 - c. **Downspouts on the east side of the building are proposed to collect below grade since sidewalks are proposed along the building exterior. Splashing on grade could provide slip hazards in the winter when this discharge freezes on the sidewalks. The runoff from downspouts on the west side of the building is unable to be detained without underground roof drain piping. Therefore, they will be collected below grade to meet the discharge requirements from the redevelopment.**
 - d. **There are no planned utility and utility conduit crossings. The existing utility connections and piping are to be maintained in their existing state.**
4. Sheet C000 – Title Sheet:
- a. **“APPROVED FOR CONSTRUCTION” stamp, shall be added, when appropriate**
 - b. **Update Stormwater Contact information.**
- Response: The “APPROVED FOR CONSTRUCTION” stamp will be added in the provided format when plans have been approved for construction. The stormwater contact information has been updated on the title sheet to include the information provided.**
5. Sheet BNDRY – Boundary Retracement Survey: no comments at this time.
Response: Noted.
6. Sheet TOPO – Topographic Survey: no comments at this time.
Response: Noted.
7. Sheet C100 – Existing Conditions Plan: no comments at this time.
Response: Noted.
8. Sheet C101 – Demolition Plan: no comments at this time.
Response: Noted.
9. Sheet C200 – Site Plan: Please coordinate with the City of Lebanon Planning Department regarding deficiencies in the existing Site Plan that may include but are not necessary limited to the following: right of way frontage sidewalk, pedestrian access, landscaping, lighting, etc.
Response: The plans have been reviewed by the City of Lebanon Planning Department and their comments have been addressed.
10. Sheet C300 – Grading Plan: Address all comments proved by CBBEL and Lebanon Utilities and/or their reviewing consultants.

Response: All comments proved by CBBEL and Lebanon Utilities have been addressed.

11. Sheet C301 – Flood Routing Plan: Address all comments proved by CBBEL.

Response: All comments proved by CBBEL have been addressed.

12. Sheet C400 – Drainage Plan: Address all comments proved by CBBEL.

Response: All comments proved by CBBEL have been addressed.

13. Sheet C700 – Landscape Plan: Address all comments proved by Lebanon Planning Department.

Response: All comments proved by Lebanon Planning Department have been addressed.

14. Sheet C800-801 – Drainage Plan: Address all comments proved by CBBEL and Lebanon Utilities and/or their reviewing consultants.

Response: All comments proved by CBBEL and Lebanon Utilities have been addressed.

15. Sheet C900 – Stormwater Pollution Prevention Plan: Address all comments proved by CBBEL.

Response: All comments proved by CBBEL have been addressed.

16. Sheet C901 – Stormwater Pollution Protection Details: Address all comments proved by CBBEL. Add note “IF CONFLICTS ARE ENCOUNTERED BETWEEN THESE DETAILS AND THE CITY OF LEBANON STANDARD DETAILS, PLEASE CONTACT THE CITY OF LEBANON, CITY ENGINEER FOR CLARIFICATION.”

Response: All comments proved by CBBEL have been addressed. Please see the updated Sheet C901 with the added note.

17. Provide copy of Rule 5 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 certificate of occupancy is received. Fees shall be paid at the time of permitting based on the proposed anticipate construction schedule.

Response: A copy of the draft NOI permit application will be sent to Scott Calvert. The inspection fees will be paid to the City once construction has started on the project. The fees will be paid as described above.

18. Incorporate current Lebanon Standards details sheets. Inapplicable details and or sheets shall be “X”d out. New details were adopted on 1/1/2022 and can be downloaded from the Engineering Department page at www.Lebanon.in.gov.

Response: The current Lebanon Standards details sheets dated 1/1/2022 have been incorporated into the most recent submission of the plan set.

Mr. Kerry Daily – Hancock Gateway Park Senior Living
CEC Project 312-630
Page 4
February 11, 2022

19. Provide Site lighting plan.

Response: A site lighting plan has been included in the most recent submission of the plan set.

If you have any questions on the proposed response, please feel free to contact us at 317-655-7777 or via email at jpasyk@cecinc.com or bedwards@cecinc.com. Thanks for your help!

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Jonathan Pasyk, PE
Project Manager

Cc: Aaron Hurt, PE | CEC | ahurt@cecinc.com