

August 1, 2023

Mr. Kerry Daily
CBBEL
115 W. Washington St. #1368S
Indianapolis, IN 46204

RE: Corbett Towns Planned Unit Development
CBBEL Project No. 200087.00065

Dear Mr. Kerry Daily,

This letter is in response to your comment letter dated July 17, 2023, for the above referenced project. We have prepared the following responses to the plan review comments listed below.

Comments:

1. *Comment: At the time of final stormwater plan submittal, a comprehensive set of development plans, including a complete Stormwater Pollution Prevention Plan (SWPPP) and a complete Stormwater Drainage Technical Report will be required. The plans should include the City of Lebanon detail sheets, with unused details crossed out. The storm sewer plan/profile sheets should note No. 8 stone for backfill under pavement and show all utility crossings.*

Response: Noted.

2. *Comment: At the time of final stormwater plan submittal, an emergency flood routing plan showing compliance with Chapter 4 Section M of the Standards will be required for review. Emergency flood routing paths should be encompassed in 30-foot-wide Drainage Easements (DE's).*

Response: Noted.

3. *Comment: The project should provide two post-construction stormwater quality measures in series for discharges from the site. Any proposed stormwater quality devices should be placed upstream of the detention basins.*

Response: Noted. Water Quality features will be designed in more detail at the construction plan phase.

4. *Comment:* *The final detention design should address the Channel Protection Volume requirements of the Standards.*
- Response:** **Noted.**
5. *Comment:* *The final submittal stormwater report should include a complete delineation of Basin OFF-N.*
- Response:** **Preliminary drainage report has been revised to illustrate contours in support of the basin delineation. Final drainage report will reflect the delineation too.**
6. *Comment:* *The designers should clarify the time-of-concentration Sheet Flow length for Basin DIR-E.*
- Response:** **Figure 3.1 has been revised to display the time of concentration paths. See Section 2 of the preliminary drainage report.**
7. *Comment:* *It should be clarified that the storage above the dry detention basin weirs is calculated separately for each cell in the detention basin.*
- Response:** **The described calculation method is correct. The narrative in the drainage report have been revised to clarify the calculation method.**
8. *Comment:* *The elevation for the emergency spillway in the ICPR model does not agree with the elevation in the stormwater report.*
- Response:** **The elevations for the spillway have been revised to be consistent with what is calculated in ICPR.**
9. *Comment:* *The Burns Regulated Drain tile should be field verified for exact location, size and elevation. The Boone County Surveyor's Office (BCSO) should be notified when this fieldwork will occur.*
- Response:** **This will be noted in the final construction plans.**
10. *Comment:* *The designers should coordinate with BCSO on the relocation of the Burns Regulated Drain tile and its associated easement through the site. The relocated drain should be RCP.*
- Response:** **Noted. Sheet P300 has been revised to show the relocation and tie-in of the Burns Regulated Drain tile. Annotation has been revised to clarify that the proposed drain tile will be RCP.**

11. *Comment:* *The proposed 30-foot wide Regulated Drain Easement (RDE) along the south property line should not be located within the dry detention basin.*

Response: **Per previous conversations between Weihe and the BCSO, it has been requested that the relocated regulated drain be proposed on a relatively flat surface for ease of maintenance. Resultantly, the dry detention basin's top of berm is proposed within the RDE to provide a maintenance strip. See Sheet P300 for cross sections illustrating the dry detention basin in relation to the proposed regulated drain easement.**

However, the dry detention basin has been revised to not attenuate runoff volume or stage within the RDE. The preliminary drainage calculations have been revised accordingly. See Sheet P300 for dry detention grading.

12. *Comment:* *No landscaping is allowed within RDE's.*

Response: **Landscaping has been revised accordingly.**

13. *Comment:* *The existing section of 12-inch diameter pipe into the structure on the Lebanon Pointe site should be replaced with 18-inch diameter RCP.*

Response: **Sheet P300 has been revised to note this. Preliminary drainage calculations have been revised accordingly.**

14. *Comment:* *The existing drain from the Home National Bank site should be located and tied into a storm structure.*

Response: **Sheet P300 has been revised to show the relocation and tie-in of the existing drain.**

Should you have any further questions or requests for additional information pertaining to this project review, please contact me at 317-846-6611.

Sincerely,



Kevin C. Sumner, P.S.
Sr. Project Manager, Residential Development