



January 10, 2023

Kevin Krulik, PE, PS, AICP
Lebanon City Engineer
Engineering Department
401 S. Meridian St. 2nd Floor
Lebanon, IN 46052

**RE: The Cedars @ Lebanon Business Park – Tyre Road and John Shaw
City of Lebanon Utilities Comments**

Dear Mr. Krulik,

The plans have been revised per the Lebanon Utilities Comment Letter (provided by John Lightner with BF&S) dated November 16, 2022. I have addressed each of the items individually with a numbering system consistent to your comment letter.

General

- 1. Ensure the most recent set of Lebanon City Standards are included with the Plan Set. The most recent set is dated 01/01/2022 and can be found at the link below.**
<https://lebanon-utilities.com/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-010122.pdf>
Response: The most recent set of Lebanon City Standards are included with the Plan Set as downloaded from the provided PDF.
- 2. Structure backfill shall be utilized when trench openings encroach within 5 feet of proposed paved areas.**
Response: A note has been added to Sheet C0.1 "General Notes" in the Earthwork Notes, Note #9 that states "Structure backfill shall be utilized when trench openings encroach within 5 feet of proposed paved areas."

Water (Lebanon Utilities):

- 3. The City Standards requires ductile iron be utilized for water mains. PVC C900 can be considered on a conditional basis by Lebanon Utilities. Provide an explanation as to why PVC C900 is being proposed in lieu of ductile iron for this project. Note that to be approved, PVC C900 shall be DR 14.**
Response: A letter has been provided by HWC Engineering on behalf of RealtyLink requesting a conditional use of PVC C900 DR 14. A note has been added to Sheet C0.1 "General Notes" in the Water System Notes, Note #1 that states "The City Standards

requires ductile iron be utilized for water mains. PVC C900 can be considered on a conditional basis by Lebanon Utilities. Contractor must confirm with Engineer that Lebanon Utilities has provided this project conditional basis for use of PVC C900 before installation. Note that to be approved, PVC C900 shall be DR 14.”

4. **Provide valve clusters at all tees and crosses in accordance with the City Standards.**
Response: Valve clusters at all tees and crosses in accordance with the City Standards have been integrated in the plans on Utility Sheets C4.0-4.5 and C4.8-4.10.
5. **Indicate the size and material of proposed service lines between the connection with the offsite water main extension and the proposed meter vaults.**
Response: The size and material of proposed service lines between the connection with the offsite water main extension and the proposed meter vaults on Site Utility Plan Sheets C4.1-4.4.
6. **Ensure at least 18 inches of vertical separation between water main and sanitary or storm sewers at crossing locations.**
Response: 18 inches minimum of vertical separation between water main and sanitary or storm sewers at crossing locations will be maintained or a concrete cradle will be provided as shown on the C5.0 Plan & Profile sheets.

Sanitary Sewer (Lebanon Utilities):

7. **Sanitary sewer laterals shall be PVC SDR-26 with a minimum slope of ¼” per foot (2.08%) in accordance with the City Standards. General Utility Note 8 on Sheet C500 appears to conflict with these requirements.**
Response: Notes #2 and #3 on Sheet C0.1 “General Notes” in the Sanitary Sewer Notes section have been updated to reflect that Sanitary sewer laterals shall be PVC SDR-26 with a minimum slope of ¼” per foot (2.08%) in accordance with the City Standards.
8. **Mainline gravity sanitary sewers shall be PVC SDR-26 in accordance with City Standards.**
Response: Note #2 on Sheet C0.1 “General Notes” in the Sanitary Sewer Notes section have been updated to reflect that “Mainline gravity sanitary sewers shall be PVC SDR-26 in accordance with City Standards.”
9. **Provide profiles including sizes, slopes, and inverts, for the proposed sanitary sewer system.**
Response: Profiles including sizes, slopes, and inverts have been provided for the proposed sanitary sewer system on the Sanitary Sewer Plan & Profile sheets.
10. **Will the 10-inch gravity sewer that runs south from Structure 12 be considered public or private? All public sanitary sewers must be within the Right-of-Way or an easement.**
Response: It is the intent for the 10-inch gravity sewer that runs south from Structure 12 be considered public and will be located within an easement.
11. **Note that after construction of the Hickory Junction Lift Station that downstream capacity will be limited until a future expansion project is completed. The initial phase of the Hickory Junction Lift Station provides approximately 200 EDUs of capacity for the area.**
Response: This has been noted. We will work with Lebanon Utilities on future development to ensure available capacity is considered with the future expansion of the lift station.

Electrical (Lebanon Utilities):

12. Coordinate electrical needs and proposed connections with the Lebanon Utilities Electric Department.

Response: HWC Engineering and RealtyLink are working in conjunction with the Lebanon Utilities Electric Department to coordinate electrical needs and proposed connections to the site.

13. Routing for the electrical extension needs to be confirmed. The electrical extension work cannot proceed unless an easement or Right-of-Way has been secured. An executed MOU will also be needed before work can proceed.

Response: HWC Engineering and RealtyLink are working in conjunction with the Lebanon Utilities Electric Department to coordinate electrical needs and proposed connections to the site. Routing will be confirmed with Lebanon and the extension will only proceed within an easement or Right-of-Way. An MOU will be executed before work proceeds.

14. There is a need for an additional MOU regarding transformers for the spec buildings. Lebanon Utilities is not able to bear the burden of oversizing the transformers initially.

Response: HWC Engineering and RealtyLink are working in conjunction with the Lebanon Utilities Electric Department to coordinate electrical needs and proposed connections to the site. An MOU will be executed before work proceeds regarding transformers for the spec buildings.

HWC has reviewed the comments for reference purposes in the comment letter and has no objections providing the information requested for the final construction plan submittals.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,



Ryan A. Robinson, P.E.
Project Manager