

RESPONSE TO COMMENTS

RESPONSE TO COMMENTS RECEIVED FROM LEBANON CITY ENGINEER DATED MAY 16, 2023

RESPONSE TO COMMENTS

Project:		AAA Plumbing Development	
Document:		Engineering Drawings and Specifications	
Responder(s):		Roger Azar, PE (DES Engineering)	Date: July 06, 2023
Item	Reference	IDOH Question/Comment	Response/Action
1	Comment #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 Indiana Department of Environmental Management, the Indiana Department of Natural Resources, etc.	CONCUR – All other invested parties will be addressed and design made satisfactory.
2	Comment #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 Limited (CBBEL) pursuant to the City of Lebanon Stormwater Control Ordinance.	CONCUR – Required calculations and a complete Drainage Study Report have been submitted to Kerry Daily of CBBEL. Mr. Daily has provided comments, which are addressed separately from these comments, though changes in design requested by Mr. Daily are reflected in the revised design set associated with these comments.

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3	Comment #3	<p>All Sheets:</p> <ol style="list-style-type: none"> 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. Provide Reference to City of Lebanon Standard details where appropriate. Please note that Lebanon Standards will control where conflict exists. d. Ensure compliance with the requirements of the City of Lebanon Stormwater Control Ordinance and Design Standards as outlined by CBBEL. e. Ensure compliance with requirements set forth by Lebanon Utilities and their reviewing consultants. f. Ensure compliance with the requirements of the City of Lebanon MS4 Department. 	<p>CONCUR –</p> <p>A. The requested note has been added to all appropriate sheets. B. The requested note has been added to all appropriate sheets. C. References have been made to the City of Lebanon Standards. D. Comments from CBBEL have been addressed separately from these comments and the design will be in compliance with said ordinance and standards. E. DES will ensure the design is in compliance with Lebanon Utilities. F. DES will ensure the design is in compliance with the City of Lebanon MS4 Department.</p>
4	Comment #4	<p>All plan and profiles</p> <ol style="list-style-type: none"> a. Indicate Structural backfill within 5’ of all rights-of-way. b. Notes shall be placed that indicate all structural material to be compacted in 6” lifts. c. Indicate conduit and utility crossing locations, size, depth, material, and elevation. d. Provide structural backfill between all conduit, storm sewer, water main, and sanitary sewer crossings. 	<p>CONCUR –</p> <p>D Notes requiring structural backfill within 5’ of the right-of-way have been added to all plan and profile sheets. B. Notes requiring said structural material to be installed in compacted 6” lifts has been added to all plan and profile sheets. C. Utility crossing are indicated where known. Elevations, size, material are not known on existing utilities. D. Notes requiring structural backfill between all conduit have been added to all plan and profile sheets.</p>

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Comment #5	<p>Sheet G0.01 - Title Sheet and Index:</p> <p>a. Add the following contact Information: City of Lebanon 401 S. Meridian Street Lebanon, IN 46052 (765) 482-8845 Kevin Krulik PE PS AICP - City Engineer Scott Calvert – MS4 Coordinator/Public Works</p> <p>b. Indicate Lebanon Standards in sheet index.</p>	<p>CONCUR – A. Contact information for Kevin Krulik and Scott Calvert has been added to sheet G0.01 Title and Index. B. The Lebanon Standards have been added to the sheet index</p>
Comment #6	<p>Sheet G1.01-1.03 – Site Notes (1-2):</p> <p>a. No comment at this time.</p>	<p>CONCUR – No action taken.</p>
Comment #7	<p>Sheet G1.03 – Reduced Plat:</p> <p>a. No comment at this time.</p>	<p>CONCUR – No action taken.</p>
Comment #8	<p>Sheet E1.01 – Existing Conditions:</p> <p>a. No comment at this time.</p>	<p>CONCUR – No action taken.</p>

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<p style="text-align: center;">Comment #9</p>	<p>Sheet C3.01 – SITE PLAN:</p> <ul style="list-style-type: none"> a. Additional dimensioning needed: <ul style="list-style-type: none"> i. Parking space (typ.) ii. Drive aisles iii. Setbacks iv. Building dimension v. Parking Island geometry vi. Radii vii. Walks viii. Etc. b. Adjacent Main Street pavement to be milled (2” depth) and resurfaced. c. Provide for pedestrian and bicycle connections to the adjacent pedestrian infrastructure. <ul style="list-style-type: none"> i. Depict and label existing walks along Sam Ralston Road. ii. Pedestrian way across proposed parking surfaces can be delineated with thermoplastic striping. d. Depict pavement designs. <ul style="list-style-type: none"> i. Consider heavy duty pavement in drive aisles. ii. Depict right-of-way pavement per city standards in rights-of-way. e. Construction details should be referenced in the plan view. 	<p>CONCUR –</p> <p>A. Dimensions have been added to sheet C3.01 Site Plan for the requested items. Setbacks and building dimensions have been presented in tabular format on sheet C3.01.</p> <p>B. Notes have been added to plan view on sheets C3.01 and C5.01 requiring the adjacent pavement to be milled 2” and resurfaced.</p> <p>C. Existing sidewalks have been added to the plans along with notes requiring pedestrian walkways to be marked with thermoplastic across the drive entrance along Sam Ralston Road.</p> <p>D. A note has been added to conform with city standards for pavement within the right-of-way.</p> <p>E. DEFER – Construction detail callouts have been left in the previously presented tabular format. DES believes including said callouts would create a cluttered site plan making it difficult and confusing to read.</p>
<p style="text-align: center;">Comment #10</p>	<p>Sheet C3.02 – Traffic Plan:</p> <ul style="list-style-type: none"> a. No comment at this time. 	<p>CONCUR – No action taken.</p>
<p style="text-align: center;">Comment #11</p>	<p>Sheet C3.03 – Landscape Plan:</p> <ul style="list-style-type: none"> a. No planting schedules related to species are provided. b. Ensure compliance with requirements set forth by the Lebanon Planning Department 	<p>CONCUR – A note indicating the need to comply with the provided number of trees and shrubs has been added. The note also states that the owner/developer and landscaper shall pick the species from the approved species lists provided and develop a planting schedule based on the selected species and construction timeline. See C3.03 and C3.04 for the note.</p>

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Comment #12	<p>Sheet C3.04 – Landscape – Approved Species:</p> <ol style="list-style-type: none"> a. Planting schedule appears to be generic, site specific schedules shall be provided. b. Ensure compliance with requirements set forth by the Lebanon Planning Department 	<p>CONCUR – A note indicating the need to comply with the provided number of trees and shrubs has been added. The note also states that the owner/developer and landscaper shall pick the species from the approved species lists provided and develop a planting schedule based on the selected species and construction timeline. See C3.03 and C3.04 for the note.</p>
Comment #13	<p>Sheet C4.01 – Utilities Site Plan:</p> <ol style="list-style-type: none"> a. Label all pipe materials, size, slope, invert, etc. b. Verify fire protection and domestic water system, including public fire hydrant location, Fire Department Connection, valves, fittings, etc. c. Only one sanitary sewer lateral should be provided to each storefront space. d. Confirm compliance with Lebanon Utilities and Lebanon Fire Department Standards. 	<p>DEFER – A. DES believes including labels for all pipes including information about material, size, slope, invert, etc. would clutter the Utilities Site Plan making it difficult to read and interpret. Labels for each sanitary lateral line and storm culvert/network have been updated to include the sheets for the associated plan and profile. The plan and profile sheets contain all necessary information for all pipes. B. As the building has not been designed, the required amount of water needed for the building is unknown. A note has been added indicating the design of the water service shall be completed by a Fire Suppression Engineer and shall follow the Lebanon Standards. C. Multiple sanitary laterals are necessary for each store front due to the nature of food preparation and kitchens. The waste water from kitchens must pass through an oil/grease tank before entering the sanitary sewer system. The oil/grease tank cannot have human waste entering the tank. A second lateral is needed for all human waste entering the sanitary sewer system. After kitchen waste water has passed through the oil/grease tank, the two lateral lines will converge and proceed into the sanitary sewer main along Sam Ralston Road. Only one tap in the sanitary sewer main is required for the entire site. CONCUR - D. DES will confirm compliance with Lebanon Utilities and Lebanon Fire Department Standards. Notes based on comments provided at a meeting in June of 2023 have been added regarding electrical services and digital knock boxes for the fire department. (Notes about knock boxes and other building requirements have been added to sheet C3.01)</p>
Comment #14	<p>Sheet C4.02-4.04 – Sanitary Sewer Plan and Profile(s) (1-3):</p> <ol style="list-style-type: none"> a. Label all public and private utility and conduit crossings, including size, depth, material, and elevations. Provide concrete cradles where a vertical separation of 18” between outside of pipes is not attainable (6” min. clearance required). b. Indicate appropriate structural backfill at all utility crossings. c. Notes shall be placed that indicate all structural backfill material within 5 feet of the public right-of-way to be compacted in 6” lifts. 	<p>CONCUR – A. All known utility crossings have been shown on the profiles. A note indicating the possible need for concrete cradles has been added. B. A note has been added indicating the need for structural backfill at all utility crossings. C. Notes have been added indicating the need for structural backfill within 5’ of the right-of-way to be compacted in 6” lifts.</p>

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Comment #15	Sheet C4.05-4.07 – Storm Sewer Plan and Profile(s) (1-3): <ul style="list-style-type: none"> a. Label all public and private utility and conduit crossings, including size, depth, material, and elevations. Provide concrete cradles where a vertical separation of 18” between outside of pipes is not attainable (6” min. clearance required). b. Indicate appropriate structural backfill at all utility crossings. c. Notes shall be placed that indicate all structural backfill material within 5 feet of the public right-of-way to be compacted in 6” lifts. d. Indicate offsite storm sewer and or drainage improvements, as required. e. The following revised standard may apply: (clipping of standards for Polypropylene Storm Pipes) 	<p>CONCUR – A. All known utility crossings have been shown on the profiles. A note indicating the possible need for concrete cradles has been added. The information about existing utilities is unknown. B. A note has been added indicating the need for structural backfill at all utility crossings. C. Notes have been added indicating the need for structural backfill within 5’ of the right-of-way to be compacted in 6” lifts. DEFER - D. No offsite storm sewer or drainage improvements have been made. DEFER - E. The design does not include any polypropylene pipes so no reference to the updated storm sewer standards for polypropylene was made.</p>
Comment #16	Sheet C5.01 – Final Grading Site Plan: <ul style="list-style-type: none"> a. No comment at this time. 	CONCUR – No action taken.
Comment #17	Sheet C5.02 – Pond #1 Final Grading (1): <ul style="list-style-type: none"> a. No comment at this time. 	CONCUR – No action taken.
Comment #18	Sheet C5.03 – Pond #2 Final Grading (2): <ul style="list-style-type: none"> a. No comment at this time. 	CONCUR – No action taken.
Comment #19	Sheet C5.04 – Volume Calculations: <ul style="list-style-type: none"> a. No comment at this time. 	CONCUR – No action taken.
Comment #20	Sheet C6.01 – Erosion Control Plan (1): <ul style="list-style-type: none"> a. No comment at this time. 	CONCUR – No action taken.
Comment #21	Sheet C6.02 – Erosion Control Details (1): <ul style="list-style-type: none"> a. No comment at this time. 	CONCUR – No action taken.
Comment #22	Sheet C7.01-7.02– Construction Details (1-2): <ul style="list-style-type: none"> b. No comment at this time. 	CONCUR – No action taken.
Comment #23	Provide EMERGENCY FLOOD ROUTING PLAN	CONCUR – An emergency overflow weir has been added to the design and addressed in response to comments from CBBEL separately from these comments.

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Comment #24	<p>Provide SITE LIGHTING AND PHOTOMETRIC PLAN</p> <p>c. Ensure compliance with the requirements of the City of Lebanon Planning Department.</p>	<p>DEFER – DES has not provided a site lighting and photometric plan. At a June 2023 meeting with the City of Lebanon, information was provided to DES regarding the photometric requirements. The note indicates that at the property line, 0.5 is the maximum allowed, while 0.6 may be allowed at the entrances. The note can be found on sheet C3.01 under the “Requirements for Architect/Building Design”</p>
Comment #25	<p>Provide MAINTENANCE OF TRAFFIC PLAN</p> <p>d. Ensure compliance with MUTCD for the construction of the proposed right-of-way and entrance improvements.</p>	<p>CONCUR – A Maintenance of Traffic Plan has been added to the associated Operation & Maintenance for Selected Best Management Practices manual.</p> <p>A note indicating the need for stop signs and pavement markings according to Lebanon Standards and the MUTCD has been added to C3.02 Traffic Plan.</p>
Comment #26	<p>Lebanon Standards Details:</p> <p>e. inapplicable details and or sheets may be “X”d out.</p>	<p>CONCUR – Red “X” markings have been added to the Lebanon Standards for details not applying to this specific site and design.</p>
Comment #27	<p>Provide copy of Indiana Department of Natural Resources (IDNR) CSGP (formerly Rule 5) Notice of Intent (NOI) to Scott Calvert, MS4 Coordinator. Weekly City inspections of Stormwater BMPs are required throughout construction. Inspection fees will be \$50 per month from permit issuance till a Notice of Termination (NOT) is filed. Fees shall be paid at the time of Improvement Location Permit (ILP) issuance based on the proposed anticipated construction schedule.</p>	<p>CONCUR – Scott Calvert, Lebanon MS4 Coordinator, will be provided with a copy of the plans, including the CSGP, as well as a copy of the require NOI. Care will be taken to comply to the rules and regulations</p>
Comment #28	<p>Submit the attached Road Impact fee application.</p>	<p>CONCUR – DES has completed the Road Impact Fee application.</p>

**NO ADDITIONAL COMMENTS ARE PROVIDED
END OF RESPONSE TO COMMENTS SECTION**

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ASSOCIATED DOCUMENTS:

REVISED PLAN SHEETS

REVISED DRAINAGE STUDY REPORT

REVISED OPERATION & MAINTENANCE MANUAL

ROAD IMPACT FEE APPLICATION