From: Teresa Barnes
To: Eric Pottenger; Matthew Loeffler
Subject: FW: Focal Pointe Eye Care Site Engineering
Date: Tuesday, December 05, 2017 4:42:53 PM
Importance: High

Let me know what your thoughts are

Teresa K. Barnes, P.E., CPESC
DESIGN ENGINEER
1921 Fairgrove Avenue
Hamilton, OH 45011

513-785-4142
Fax 513-867-8549

barnest@bceo.org

From: Anthony Golden [mailto:agolden@ghgcivil.com]
Sent: Tuesday, December 05, 2017 4:36 PM
To: Teresa Barnes
Subject: FW: Focal Pointe Eye Care Site Engineering
Importance: High

Teresa,

This was the email I received back from the owner's rep regarding any discussion of an easements or access for the parcel to the east. Please call me with any questions or if you'd like to discuss.

Thanks,

Anthony Golden, P.E.
Gandee Heydinger Group, LLC
642 Brooksedge Blvd.
Westerville, OH 43081
Office: (614) 942-6042 Ext. 219
Web: www.ghghcivil.com

From: Jon Ymker [mailto:jon@ymker.com]
Sent: Tuesday, December 05, 2017 11:46 AM
To: Anthony Golden <agolden@ghgcivil.com>
Cc: 'Abigail Ymker' <abigail@ymker.com>; aaron heydinger <aheydinger@ghgcivil.com>; 'Brady Ymker' <brady@ymker.com>; 'Liz Lyons' <lizcasslyons@gmail.com>; 'Michael Lyons' <lyonsod@gmail.com>

Subject: RE: Focal Pointe Eye Care Site Engineering
Importance: High

Anthony,

Dr. and Mrs. Lyons who bought the property subject to Site Plan Approval know nothing about any of this. We want nothing to do with any of it. Grades, dumpster, and liabilities make this an easy one to deny regardless of how much remuneration they planned on bestowing the Buyers. Please keep us updated on this matter. Thank you.

Jon Ymker
Ymker Companies

From: Anthony Golden [mailto:agolden@ghgcivil.com]
Sent: Tuesday, December 5, 2017 10:24 AM
To: 'Jon Ymker' <jon@ymker.com>
Cc: 'Abigail Ymker' <abigail@ymker.com>; aaron heydinger <aheydinger@ghgcivil.com>
Subject: FW: Focal Pointe Eye Care Site Engineering

Jon,

I received a comment on our Civil Engineering plans from the Butler County Engineer reviewer about a drive connection for the parcel to the east. It appears that Parcel 7249 Liberty Way is going through the process of getting rezoned and the application attached states that they have been involved with discussions with Focal Pointe Eye Care (see attached). I have looked thought our zoning information and was not able to find anything confirming this nor was it brought up during our zoning approval. Do you have any knowledge of this discussion between the owner and the adjacent parcel?

Thanks,

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Web: www.ghghcivil.com

From: Teresa Barnes [mailto:BarnesT@bceo.org]
Sent: Tuesday, December 05, 2017 10:58 AM
To: Anthony Golden <agolden@ghgcivil.com>
Subject: RE: Focal Pointe Eye Care Site Engineering

Anthony

Attached is a copy of the zoning paperwork I was referring to.

Please see the highlighted area on the 3rd page.

THANKS

Teresa

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barnest@bceo.org

From: Anthony Golden [mailto:agolden@ghgcivil.com]
Sent: Tuesday, December 05, 2017 10:52 AM
To: Teresa Barnes
Cc: Matthew Loeffler; Eric Pottenger
Subject: RE: Focal Pointe Eye Care Site Engineering

Teresa,

I looked through our zoning information packet for the Focal Point parcel, and couldn't find any information about granting an easement for the property to the east or conditions put on this parcel. Can you seed me the zoning information you have so I can share it with the owner?

Thanks,

Anthony Golden, P.E.
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Office: (614) 942-6042 Ext. 219
Web: www.ghghcivil.com

From: Teresa Barnes [mailto:BarnesT@bceo.org]
Sent: Tuesday, December 05, 2017 9:07 AM
To: Anthony Golden <agolden@ghgcivil.com>
Cc: Matthew Loeffler <LoefflerM@bceo.org>; Eric Pottenger <PottengerE@bceo.org>

Subject: RE: Focal Pointe Eye Care Site Engineering

Anthony

In early discussions, it was always intended that the access to the three parcels on the south side of Liberty Way share one access point. This is also mentioned in the zoning paperwork for the property to the east – currently into West Chester Township for the proposed zone change. I also checked with Matt Loeffler, the traffic engineer for BCEO – this was his response.

Yes, I see the connection between UDF and Focal Pointe and language to remove existing curb cut to UDF. I do not see any easement or connection to the east which needs to be shown on plan. I approve of the new access location and removal of the existing UDF drive.

Matthew J. Loeffler, PE
BCEO Traffic Engineer
1921 Fairgrove Avenue (SR 4)
Hamilton, Ohio 45011
513-785-4109
www.bceo.org/traffic

Yes, the property to the east has an existing driveway – for a residential house. Given the proposed zone change and a change in use of the property, we can re-evaluate the driveway locations per the Access Management Regulations. For safety of the traveling public and the persons visiting your business and neighboring businesses, a single access is the best option.

Even a 6-inch yard drain will require 12-inch pipe downstream. Any yard drain that can collect yard waste, trash or debris requires a 12-inch downstream pipe for maintenance purposes.

A drainage report, for both the pipe sizing calculations and the detention basin sizing calculations is required. This will include the information on where the orifice plate(s) is(are), the elevations, how the water flows within the system, 100-yr elevations, etc.

Per the Ohio EPA Construction General Permit, water quality is required on ALL sites with disturbance greater than 1-acre. The Table-2 provided with the CGP applies to sites greater than 5-acres. However, all sites greater than 1-acre must address water quality – there are just more options available. Therefore, the information for water quality must also be contained within the provided drainage report.

Let me know if you have any questions.
THANKS

Teresa

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From: Anthony Golden [mailto:agolden@ghgcivil.com]
Sent: Monday, December 04, 2017 4:53 PM
To: Teresa Barnes
Subject: RE: Focal Pointe Eye Care Site Engineering

Teresa,

Thank you for reviewing the plans for the Focal Pointe Eye Care facility.

Since I am not the one who did the upfront investigation for this project, I do have a few questions for you.

Sheet C-4

- You indicate that access needs to be provided for the parcel to the East which has an existing drive. During the preliminary meetings for this project, we were told that we had to only allow for the UDF connection to our drive. Is this not the case? Does this need to be a service drive? We would not be able to put a turnaround to the south of this project for a trash truck turnaround. I'm not sure how safe it would be for a trash truck to back up, especially with through traffic.

Sheet C-6

- The water from the roof and the rear lot will be controlled by the orifice plate in manhole 4. The area-drain shown going to MH-4 is mislabeled and should be a 6" area drain for the small grass area beside the building.

- The MH-2 has an orifice plate that controls the water from the front parking lot and allows the water to pond in the basin.

- The rear parking lot outlet will be adjusted to 831.12 which is the maximum 100-year water elevation.

- Page 69 under the Soil and Water Management Standards state that Water Quality is not required for sites under 5 acres.

Any help would be greatly appreciated.

Thanks in advance,

Anthony Golden, P.E.
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Web: www.ghghcivil.com

From: Teresa Barnes [mailto:BarnesT@bceo.org]
Sent: Monday, December 04, 2017 2:44 PM
To: Anthony Golden <agolden@ghgcivil.com>
Subject: RE: Focal Pointe Eye Care Site Engineering

Anthony

Please see the marked up drawing set for preliminary comments.
Let me know if you have any questions.
THANKS

Teresa

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barnest@bceo.org

From: Anthony Golden [mailto:agolden@ghgcivil.com]
Sent: Tuesday, November 21, 2017 4:21 PM
To: Teresa Barnes
Subject: Focal Pointe Eye Care Site Engineering

Thresa,

Please find attached, the Site Engineering Plans and Storm Water Calculations for the Focal Point Eye Care located at 7227 Liberty Way for your review. If you need anything additional or have any questions, please let me know.

Thanks,

Anthony Golden, P.E.
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