From: PottengerE@bceo.org
To: mjuengling@westchesteroh.org
Subject: ZMA02-15, Springs at West Chester
Date: Monday, March 02, 2015 3:40:05 PM

BUTLER COUNTY ENGINEER'S OFFICE

BCEO

GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

Mike,

The Butler County Engineer's Office has reviewed the application for Zone Map Amendment, submitted by the applicant, Continental 232 Fund LLC, as it pertains to the Butler County Land Use Plan, Access Management Manual and Subdivision Regulations and all of the design standard regulations, requirements, and standard practices of this department/office.

The department recommends;

1) Dedicate right-of-way per the Butler County Thoroughfare Plan.
2) Comply with Ohio Environmental Protection Agency (OEPA) National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Discharges Associated with Construction Activity.
3) Submit a preliminary drainage report per Section 4.07 of the Subdivision Regulations.
4) Identify 100 year flood limits along west channel. Set MOE for Buildings 8 & 9.
5) Mirror driveway geometry across West Chester Road or adjust north driveway to match proposed.
6) Will existing pedestrian bridge across channel remain?
7) There is erosion along banks of channel. Consider stabilizing channel or grading area as a two-staged channel.
8) Connect sidewalk west to Meridian Way's curb ramp. Provide sidewalk plan to show how sidewalk will be constructed along West Chester Road.
9) The main entrance should be aligned as shown on current plan. This proposed access location has sufficient distance from Union Centre Blvd., is aligned with an existing driveway, and allows for adequate left turn lane storage in the center two way left turn lane.
10) Development should be responsible to construct sidewalk along its frontage and along the south side of West Chester Road to gain access to the existing crosswalk at the existing (Union Centre Boulevard) traffic signal.

We recommend approval with conditions for the aforementioned case.

Sincerely,

Eric J. Pottenger
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Storm Water / Development Manager
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