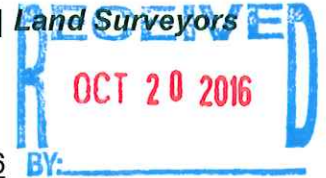




Where Creativity  
Meets Functionality

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

### Letter of Transmittal



**Deliver To:** Butler County Engineers Office  
1921 Fairgrove Ave  
Hamilton, OH 45011

**Date:** October 18, 2016

**Project #:** \_\_\_\_\_

**Attention:** Teresa Barnes

**Project Info:** Keefe Property Tracts 2 & 3  
Roadway and Site Mics PUD

- |  |   |
|--|---|
| <input type="checkbox"/> Copy of Letter    | <input type="checkbox"/> Mylars             |
| <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Legal Descriptions |
| <input type="checkbox"/> Change Order      | <input type="checkbox"/> Specifications     |
| <input type="checkbox"/> Quantities        | <input type="checkbox"/> Shop Drawings      |
| <input type="checkbox"/> Cost Estimate     | <input type="checkbox"/> Renderings         |

**Other:** \_\_\_\_\_

#### Comments:

Enclosed please find two copies of the final development plans for the Keefe Property Tracts 2 & 3 project at the corner of Liberty Way and Tylers Place Blvd. Also enclosed are copies of the storm sewer calculations, the drainage maps, and the Bulletin #2 narrative.

In addition to the Bulletin #2 narrative, all traffic signal structure remain within the right of way, and the dock for future Building A has been relocated to the south so a raised median from 51+75 to 52+50 of Taylor Street was not incorporated nor a marked crosswalk at 0+25 on Private Street A.

If you have any questions or need any additional information let me know.

**From:** Ashley Wallis

**Copy to:** \_\_\_\_\_

**Signed:** 

☒ Copy saved to File

6900 Tylersville Road, Suite A  
Mason, OH 45040  
513-336-6600

110 South College Ave, Suite 101  
Oxford, OH 45056  
513-523-4270

1404 Race Street, Suite 204  
Cincinnati, OH 45202  
513-834-6151

209 Grandview Drive  
Fort Mitchell, KY 41017  
859-261-1113

<http://www.bayerbecker.com>



6900 Tylersville Road, Suite A  
Mason, Ohio 45040  
P 513.336.6600  
F 513.336.9365  
[www.bayerbecker.com](http://www.bayerbecker.com)

## **CIVIL BULLETIN # C002**

**PROJECT** Keefe Tracts 2 & 3

**DATE** October 14, 2016

**DEVELOPER** Liberty Way Investments, LLC

**DISTRIBUTION (via email)** Tim Turton – Coppage Construction (For distribution to contractors)  
Mitch Fry – Steiner + Associates, Inc.  
Justin Leyda – Steiner + Associates, Inc.

### **DESCRIPTION**

#### **Civil Engineering Revisions:**

***Major Plan Areas that changed are listed below and apply to all sub-disciplines:***

***Building Labels have been updated per Leasing Request. Revised layout of Taylor Street on north side of Liberty Way. Revised plan per BCEO & BCWS comments.***

***Other changes are listed below by sheet:***

#### **1.0 Title Sheet**

1. Updated Index of Sheets.

#### **2.0 West Existing Conditions**

1. Added storm sewer information.
2. Added remove sanitary note.

#### **2.1 East Existing Conditions**

1. Added storm sewer information.
2. Added fence removal.
3. Added barricade notes.
4. Added storm removal notes.
5. Added removal of landscaping lights.

#### **C2.2 North Existing Conditions Plan**

1. Revised pavement and median to be removed and sawcut based on change in geometry to Taylor Street on north side of Liberty Way.
2. Revised pavement to be removed and sawcut on Taylor Street to add an additional foot on curb lanes.
3. Removed trees from east median on Taylor Street on north side of Liberty Way.
4. Existing electrical equipment to be relocated from east median on Taylor Street on north side of Liberty Way.
5. Revised label for pedestal on northeast and northwest corner to be relocated instead of removed.
6. Added note for pull box replacement.

**CIVIL & TRANSPORTATION ENGINEERING**

**LANDSCAPE ARCHITECTURE**

**PLANNING**

**SURVEYING**

7. Revised median removal on Taylor Street for pulling median back to begin at a minimum of 4' wide face to face of curb per BCEO comments

### **C3.0 West Layout Plan**

1. Revised width of Taylor Street.
2. Revised location of driveway to future Building A.
3. Added curb ramp south of future Building A.
4. Revised wording on Crosswalk call out.
5. Added call outs for sidewalk and curb.

### **C3.1 East Layout Plan**

1. Added label for curb ramp.
2. Added bearing and distance to Private Street B.
3. Revised wording on Crosswalk call out.
4. Added call outs for sidewalk and curb.
5. Adjusted curb radii along right-in/out drive.
6. Adjusted curb radii south of Building F.

### **C3.2 North Layout Plan**

1. Revised geometry on Taylor Street on north side of Liberty Way to better align with south side. Moved proposed trees and light poles as necessary.
2. Added one foot of pavement to all curb lanes.
3. Revised geometry on Taylor Street for pulling median back to begin at a minimum of 4' wide face to face of curb per BCEO comments

### **C3.3 Site Details**

1. Revised wording on detail 3/C3.3.
2. Revised wording on detail 4/C3.3.
3. Revised depth of underdrain on detail 6/C3.3.
4. Revised detail 11/C3.3 & 8/C3.3.
5. Added Detectable Warning notes.
6. Added note for surface course for Liberty Way pavement to be per 2016 ODOT Construction and Material Specifications.

### **C3.4 Site Details**

1. Revised detail 6/C3.4.
2. Added note to Detail 7/C3.4.
3. Revised Note J, N.

### **C4.0 West Utility Plan**

1. Added Connect to Ex Stm label to #512.
2. Added invert labels to future stormtech chamber between #128-130.
3. Revised storm between #128 to stormtech unit.
4. Added labels to the existing sanitary MH & pipes to be removed.
5. Revised inverts of 15" stm between 102-and 107.
6. Revised FH location near STA 39+00.
7. Revised #56, 60, 61, 44, 45, 41, 42, 43, 59, 57, 58 CB3A to CB2-2B.
8. Revised #62 CB3A MH to MH-3 W/ Inlet.
9. Revised 108-119 & 41-44, 130-131 to future.

### **C4.1 East Utility Plan**

1. Revised #59, 60, 61, 41, 47, 36-38, 30-33, CB3A to CB2-2B.
2. Revised #62, 37, 38 CB3A MH to MH-3 W/ Inlet.



3. Revised 6" WQ drain pipe location and length. *-why?*
4. Removed CB #40 and 73' -12" STM.
5. Revised location of CB#41.
6. Labeled the cleanout south of Building B.
7. Removed CB#2 and 32' -12" STM.
8. Revised location of CB#3 and added 20' -12" STM.
9. Revised location of FH north of STA 5+00 in island.

#### **C4.2 North Utility Plan**

1. Revised storm based on revised geometry of Taylor Street on the north side of Liberty Way.
2. Added labels for existing electric equipment to be relocated in east median.
3. Revised utilities on Taylor Street for pulling median back to begin at a minimum of 4' wide face to face of curb per BCEO comments

#### **C4.3 Utility Profiles**

1. Revised profile per plan changes and CB#75.

#### **C4.4 Utility Profiles**

1. Revised profiles per plan changes.

#### **C4.5 Utility Profiles**

1. Revised profiles per plan changes.

#### **C4.6 Utility Notes**

1. Revised sanitary sewer note O.
2. Revised water main note C.
3. Removed water main note S: "IF METER PITS CANNOT BE INITIALLY INSTALLED AT THE LOCATION SHOWN ON THE TYPICAL SECTION, A CURB STOP CAN BE SET UP AT THIS LOCATION."
4. Removed duplicate notes from "General Conduit Installation Notes" (they remain in the "General Utility").
5. Revised General Conduit Installation Note F.

#### **C4.7 Water & Sewer Details**

1. Removed detail 11/C4.7.

#### **C4.8 Water & Sewer Details**

1. Revised details 19/C4.8 & 22/C4.8.

#### **C4.9 Storm Details**

1. Revised detail 4/C4.9.
2. Added detail 7/C4.9.

#### **4.10 Utility Details**

1. Revised detail 3/C4.10.
2. Removed detail 4/C4.10.

#### **C4.11 West Dry Utility Plan**

1. Labeled Conduit Stubs.
2. Labeled Electric Cable Pit.
3. Labeled Future Transformer.
4. Labeled Future pull Box.
5. Added notes for Security Loop and how to connect into Liberty Center.
6. Added Security Pull Boxes.

7. Added Future Security Conduits.

#### **4.12 East Dry Utility Plan**

1. Revised service runs for All Buildings.
2. Revised electrical transformer for Building F.
3. Added Security Pull Boxes.
4. Added Future Security Conduits.
5. Added Security Conduit Crossing across Liberty Way.
6. Revised and Labeled Location of Telephone Pull Box.
7. Revised and Labeled Location of Cable Pull Box.
8. Revised Gas service to Building D.
9. Revised services to building F, C, B, A.

#### **4.13 Utility Details**

1. Revised Sections E2, E4, J1, J2, J4, J6, J7, J8, J11, J15, J17, J20, J21.
2. Removed Sections C1, C2, C3.
3. Added Sections T4, G3, S1, J22.
4. Updated Point Table.

#### **4.15 Utility Details**

1. Revised chart of detail 5/C4.15.

#### **C5.0 West Grading Plan**

1. Revised grading based on revised geometry of Taylor Street on the north side of Liberty Way and internal review.

#### **C5.1 East Grading Plan**

1. Revised grading based on internal review.

#### **C5.2 North Grading Plan**

1. Revised grading based on revised geometry of Taylor Street on the north side of Liberty Way.
2. Revised grading on curb returns on south side of Taylor Street and Liberty Way.
3. Added detail 2/C5.2.
4. Revised grading on Taylor Street for pulling median back to begin at a minimum of 4' wide face to face of curb per BCEO comments.

#### **C5.3 Grading Notes & Details**

1. Revised Earthwork Table.
2. Added Maximum Lift Thickness Table
3. Revised note R.

#### **C6.0 West Erosion Control Plan**

1. Added swale flow arrows.

#### **C6.1 East Erosion Control Plan**

1. Added swale flow arrows.

#### **C7.0 West Traffic Control Plan**

1. Revised traffic control based on revised geometry of Taylor Street on the north side of Liberty Way.
2. Relocated "Keep Right" sign in existing median.
3. Revised Private Street A per 60' shift.

### **C7.1 East Traffic Control Plan**

1. Revised Private Street A per 60' shift.

### **C7.2 North Traffic Control Plan**

1. Revised traffic control based on revised geometry of Taylor Street on the north side of Liberty Way.
2. Relocated "Keep Right" sign in existing median.
3. Revised striping on Taylor Street for pulling median back to begin at a minimum of 4' wide face to face of curb per BCEO comments. Added centerlines and transverse lines.
4. Added note for pavement markings to be removed by water blasting.
5. Moved eastbound stop line back to Sta. 35+60 on Liberty Way.
6. Added note for dotted lines to be 1' length with 3' spacing between.
7. Added single yellow centerline around median on Taylor Street.

### **C7.3 Traffic Control Details**

1. Revised detail 3/C7.3.
2. Added detail 4/C7.4.

### **C8.0 Traffic Signal Notes**

1. Added "Traffic Signal Construction Sequence" note.

### **C8.1 Traffic Signal Plan**

1. Revised location of pedestals on northwest corner of intersection of Liberty Way and Taylor Street.
2. Added note to see "Traffic Signal Construction Sequence" note on sheet C8.0.
3. Revised vehicular signal head 11 to be four section instead of three section. Added note for flashing yellow indication to be for future use only.
4. Revised signal heads on pole P4 to align with revised geometry of Taylor Street.
5. Added note for contractor to verify that pole P4 can support proposed overhead equipment.
6. Removed note for wires to be spliced.
7. Pulled median back on Taylor Street to begin at a minimum of 4' wide face to face of curb.

### **C8.2 Traffic Signal Details**

1. Revised vehicular signal head 11 to be four section head.
2. Revised signal heads on pole P4 to align with revised geometry of Taylor Street.

**END OF BULLETIN**