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Letter of Transmittal

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

Date: November 23, 2016

Project #: _____

Attention: Teresa Barnes

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

- ☐ Copy of Letter ☐ Mylars
☒ Prints ☐ Legal Descriptions
☐ Change Order ☐ Specifications
☐ Quantities ☐ Shop Drawings
☐ Cost Estimate ☐ 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 is the Bulletin #3 narrative and a letter addressed to Matt Loeffler responding to his comments.

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

From: Ashley Wallis

Copy to: Mitch Fry

Signed: _____

☒ Copy saved to File

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November 23, 2016

Mr. Matt Loeffler, P.E.
Butler County Engineer's Office
1921 Fairgrove Avenue (SR 4)
Hamilton, Ohio 45011-1965

**Re: Keefe Property SP-PUD Tracts 2 & 3 Roadway and Misc Site FDP
West Chester Township, Butler County, Ohio**

Dear Mr. Loeffler,

We have revised the construction drawings for the Keefe Property SP-PUD Tracts 2 & 3 Roadway and Misc Site FDP based on your comments received via email on October 28, 2016. Your comments are summarized and were addressed (*in italics*) as follows:

1. The revised Taylor Street alignment is approved. *Noted.*
2. The plans show two crosswalk details. Only one detail is needed to reflect 12" wide markings, 48" on center. All crosswalk markings within the general area should be consistent. *All crosswalk markings within Liberty Way right of way will be 12" wide and 48" on center. Within the Keefe Property site, it is preferred that the crosswalk markings will be 24" wide to try to make them stand out more.*
3. On Sheet C7.0, relocate eastbound approach thru STOP line to 35+60. *Revised.*
4. On Sheet C7.0, if pedestrian crossing at 51+20 is to include a raised median, detectable warning surfaces are required within depressed walkway. *We make note of this requirement. However, this crosswalk will be constructed as part of a future phase.*
5. On the north leg of Taylor Street, revise single center line marking to a double, center line marking between STOP line and center median. *Revised.*
6. Existing overhead signs, S10 and S11, need to be relocated to align with center of turn lane. *Revised.*
7. Due to recent request from visually impaired resident, please update intersection with Accessible Pedestrian Signals (APS). This shall include installing APS pushbuttons with proper alignment and clearance thresholds. If the existing signal support, P4, on the SW corner cannot be relocated closer to the sidewalk, a pedestal will need to be installed to cross Liberty Way. The APS pushbutton shall be able to be programmed with a PDA and include setting to allow "rest in WALK" option. (All existing ped pushbuttons shall be returned to BCEO.) *Pushbuttons were changed to APS with audible pedestrian signal heads. Pushbuttons were aligned with crosswalks, and pushbutton signs were revised as necessary. A pedestal was added on the southwest corner to cross Liberty Way. The Removal of Traffic Signal Installation general note was revised to include pushbuttons as equipment to be returned to the County.*

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8. Revise Pedestrian Pushbutton note to reflect previous comment. *The pushbutton general note was revised to include the APS specifications, and a general note was added for the audible pedestrian signal heads.*
9. Locate ped pedestal, P3, in the corner of sidewalk and ramp. *Revised.*
10. On Sheet C8.1, note #9 – The engineer should verify whether the existing signal support/mast arm, P4, can handle revised configuration. It should not be the contractor's responsibility. *Moved the signal support, P4, 5 feet to the east to reduce loading and moment to less than the original design of the pole when located at the intersection of Liberty Way and Tylers Place Boulevard. Removed note for it to be the contractor's responsibility.*

Please review the enclosures and contact us with any additional questions or comments.

Sincerely,



Lucas W. Braun

Enclosures



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CIVIL BULLETIN # C003

PROJECT Keefe Tracts 2 & 3

DATE November 23, 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:

Revisions per BCEO Traffic comments & client comments.

Other changes are listed below by sheet:

1.0 Title Sheet

1. Updated Index of Sheets.

C3.2 North Layout Plan

1. Revised location of signal pole and pedestal on southwest corner of the intersection of Liberty Way and Taylor Street.
2. Added pedestrian pedestal P9 on southwest corner.

C4.0 West Utility Plan

1. Swapped #114 ODOT CB2-2B to a ODOT CB2-3 per previously issued shop drawings.

C4.1 East Utility Plan

1. Removed Sanitary MH A.
2. Revised Sanitary EX J from "Ex. San MH to be Removed" to "Connect to Ex MH Adjust to Grade; Kor-N-Seal or Approved Equal".
3. Relocated Control MH for Building A from 5' outside of Building A to 17' north of the centerline.
4. Relocated Control MH for Building D 15' south of the centerline.
5. Added a temporary fire hydrant at 5+40.22, RT 28' and 96' -6" W.M.
6. Revised MH G to dead end MH per BCWS comment and previously issued shop drawings.

C4.4 Utility Profiles

1. Revised Private Street A profile to match plan revisions.
2. Revised MH G to dead end MH per BCWS comment and previously issued shop drawings.

CIVIL & TRANSPORTATION ENGINEERING

LANDSCAPE ARCHITECTURE

PLANNING

SURVEYING

C4.5 Utility Profiles

1. Revised Sanitary Sewer ExJ- A profile to match plan revisions.

C4.6 Utility Notes

1. Adjusted Note A to revise security inner ducting and gas pull pits.

C4.12 East Dry Utility Plan

1. Adjusted gas services to connect into main on north side of Liberty Way. Gas services will be installed under Liberty Way by Duke Energy.

C4.13 West Dry Utility Plan

1. Adjusted call outs related to installation requirements in each section.
2. Adjusted gas notes to include warning tape and pull pits.

C7.0 West Traffic Control Plan

1. Revised striping for stop line on eastbound thru approach to station 35+60.
2. Added pedestrian pedestal P9 on southwest corner.

C7.2 North Traffic Control Plan

1. Revised centerline striping on north leg of Taylor Street from single to double yellow centerline between the stop line and median.
2. Added pedestrian pedestal P9 on southwest corner.

C8.0 Traffic Signal Notes

1. Revised pedestrian pushbutton note for accessible pushbutton.
2. Added note for audible pedestrian signal head.
3. Added note for contractor to salvage pedestrian pushbuttons and pedestrian signal heads that are to be removed.

C8.1 Traffic Signal Plan

1. Relocated overhead signs S10 and S11 to align with center of road.
2. Relocated signal pole, P4, to reduce the amount of moment on the pole and remove note for contractor to be responsible per BCEO comments.
3. Revised location of pedestal, P3, to be in corner of curb ramp and sidewalk.
4. Revised traffic signal support table to account for change to location of signal pole, P4.
5. Added pedestal P9 and 3" conduit due to relocation of signal pole P4, and moved pedestrian signal head 17 and pushbutton PPB3 from P4 to this pedestal.
6. Added note to southwest corner to remove existing pedestrian signal head and pushbutton.
7. Added note to northwest corner to remove existing pedestrian signal head and pushbutton.
8. Added note to northeast corner to remove existing pedestrian signal head and pushbutton, and changed existing pedestrian signal head and pushbutton to proposed.
9. Added note to southeast corner to remove existing pedestrian signal head and pushbutton.
10. Added pedestal P9 to the traffic signal supports table.
11. Removed pedestrian signal head and pushbutton from P4 in the traffic signal supports table.
12. Changed pedestrian signal head and pushbutton on P8 from existing to proposed in the traffic signal supports table.
13. Updated legend to reflect all pedestrian pushbuttons changed to proposed Accessible Pedestrian Pushbutton.
14. Updated legend to reflect all pedestrian signal heads changed to proposed Audible Pedestrian Signal Heads.
15. Updated legend to reflect one additional pedestrian signal pedestal.
16. Updated signal head legend to reflect all pedestrian signal heads to be audible.

17. Revised signs above pedestrian pushbuttons PPB2, PPB3, and PPB6 to point in direction which pedestrians will be crossing.

C8.2 Traffic Signal Details

1. Relocated overhead signs S10 and S11 on elevation view.
2. Revised south elevation detail for support P4 for changes due to relocation of the pole.
3. Added pedestal P9 with pedestrian signal head 17 and pushbutton PPB3 to the wiring diagram.

END OF BULLETIN