

BUTLER COUNTY, OHIO BOARD OF COMMISSIONERS

Commissioners

Michael A. Fox
Charles R. Furmon
Courtney E. Combs

Department of Development
Division of Planning (513) 887-3413
Economic Development (513) 887-3404
Community Development (513) 785-5391
Fax (513) 785-5723
Building and Zoning (513) 887-3204
Fax (513) 887-5664

MEMORANDUM

TO: Michael A. Novean, P.E., P.S.
Nexus Engineering

FROM: David C. Fehr, Assistant Planning Director
Butler County Planning Commission

RE: **CHAPPELL CROSSING (PRELIMINARY PLAT)**

DATE: February 11, 2004

This will advise you the Butler County Planning Commission at their meeting on **February 10, 2004**, tentatively approves the preliminary plat of: **Chappell Crossing**

- A. County Zoning Administrator - Approved
- B. County Board of Health - Approved, providing:
 - 1. Each lot herein is served by public sanitary sewers.
 - 2. All internal drainage will be approved by the County Engineer.
 - 3. All sewage treatment facilities are approved by the Butler County Sanitary Engineer.
- C. County Planning - Approved, subject to the following:
 - 1. Any requirements which the Planning Commission might have pertaining to storm drainage are to be met.
 - 2. All drainage easements must be maintained by an incorporated Property Owners Association or petition the County Commissioners for their maintenance. If ditch petition process is chosen, it must be completed prior to final plat approval. There will be no exceptions. (The ditch petition process takes approximately 60 days.)
 - 3. Approval is contingent upon receiving EPA approval to extend water and sewer service.
 - 4. All EPA regulations for erosion control must be met prior to final plat approval. A copy of the NPDES permit along with the permit number given by the EPA must be filed with the Butler County Planning Department and the Butler Soil and Water Conservation District.

5. Any requirements which the Butler County Department of Environmental Services might have pertaining to public sanitary sewer and water service are to be met before approval of the final plat.
6. The sanitary sewer main shall be extending to Lots 6 and 7.
7. The internal looped street will require a street name on the Final Plat.
8. Sidewalks shall be required on both sides of all public streets and along Union Centre Boulevard unless a waiver is granted by the Planning Commission.
9. Lots 4, 8 and 11 are in two different zoning districts. The zoning district boundaries shall be labeled on the Final Plat.
10. Place a note on Lots 1, 2, 6, 7, 8, 9, and 10 on the Final Plat stating, there shall be no driveway access to Union Centre Boulevard.

Tentative approval of the above is effective for two (2) years from date of this approval. Any construction performed on this site prior to the approval of the final plat is solely at the risk of the developer. If you have any questions concerning the above mentioned items, please contact me at 887-3413.



David C. Fehr, Assistant Planning Director
Butler County Planning Commission

DCF:df

cc Chappco, LLC

file S:\Planning\subdivisions\Dave sub files\Prelim Appr Letters to Developer and Eng\2004\February\02-10-04 Chappell Crossing.vpd



**Butler County
Department
of Environmental
Services**

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Litter Prevention

Commissioners:

Charles R. Furmon
Michael A. Fox
Gregory V. Jolivet

August 3, 2004

Chappco, LLC
P.O. Box 278
West Chester, Ohio 45071

Re: Chappell Crossings

Lots: 1-11

Dear Sir/Madame:

We are pleased to inform you the Board of County Commissioners of Butler County, Ohio has approved the plans for the extension of public water and/or sanitary sewer mains to the above-referenced project. These plans have been submitted to the Ohio Environmental Protection Agency for their review and approval. Although this letter constitutes approval under the local planning regulations, it does not authorize proceeding with construction prior to Ohio EPA written approval.

Should you elect to initiate construction prior to receipt of approval from Ohio EPA, please be advised that you are proceeding at your own risk and will be responsible for any additions, modifications and/or deletions resulting from the Ohio EPA review and approval. Final acceptance of the improvements and initiation of service cannot be made until the Ohio EPA approval is received and required modifications are made.

We request forty-eight (48) hours prior notice before initiating construction so we can include your development into the inspector's schedules. If at any time construction is suspended for more than two (2) working days, we request twenty-four (24) hours prior notice before work is resumed.

When testing is completed, we require a 10% maintenance bond to be in effect for one (1) year from the date of acceptance or until the final inspections have passed. If you have any questions please contact Shirley Maddox at 887-3074 or me at 887-5699.

Thank you for selecting Butler County as the place you choose to do business.

Yours truly,

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

Martha A. Shelby, P.E.
Engineering & Construction Manager

cc: Nexus Engineering
Broshear Contractors, Inc.
File

**Butler County
Administrative Center**

130 High Street

Hamilton, Ohio 45011

(513) 887-3061

Fax (513) 887-3777

www.butlercountyohio.org/des

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**Butler County
Department
of Environmental
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Litter Prevention

Commissioners:

Charles R. Furman
Michael A. Fox
Gregory V. Jolivetellie

October 15, 2004

Mr. Charles Chappell
Chappco, I.LC
P.O. Box 278
West Chester, Ohio 45071

Re: Beckett Baseball Park Sewer Connection

Dear Mr. Chappell:

West Chester Township is constructing a park just north of your development, Chappell Crossing. The best means of getting sewer service to this new park is to connect a sewer lateral from the park to your sewer in Chappell Crossing. It is our understanding that you are willing to waive the local fees for the township to connect into this sewer.

To formalize this understanding, please sign below and return this to me. Should you have any questions please contact me at (513) 887-5699.

Sincerely,

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

Martha A. Shelby
Engineering and Construction Manager

I agree with waiving the local fees

MAS/ml

Mr. Charles Chappell

Butler County
Administrative Center

130 High Street

Hamilton, Ohio 45011

(513) 887-3061

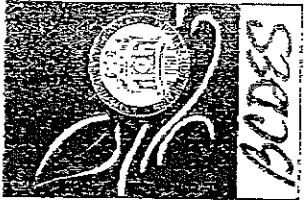
Fax (513) 887-3777

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Cc: Susan E. Vance, Director
Robert B. Leventry, Deputy Director
Judy Carter, West Chester Township
File

S:\Receptionist\Martha Shelby\CharlesChappellBeckett\ BaseballParkFees.doc

Received Time Oct.15. 1:19PM



**Butler County
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Litter Prevention

Commissioners:

Charles R. Furman
Michael A. Fox
Gregory V. Jolivette

FACSIMILE TRANSMITTAL SHEET

NAME: Charlie Chappell

ORGANIZATION: _____

FAX NO: 777-6178

DATE: 10-15-04

Number of pages including cover sheet 2

FROM: Listed below are phone numbers:

Accounting:

____ Tara Dickerson (513) 886-3064
____ Denise Dulle (513) 887-3997
____ Katie Smiddy (513) 887-3083

Engineering:

____ Wynne Deyerlein (513) 785-6367
____ Dennis Cook (513) 887-3114
____ Brian Custer (513) 887-3974
____ Bo Copeland (513) 887-5615
____ Michael Foley (513) 887-3079
____ Jim Grove (513) 785-5172
____ Angela Howard (513) 785-6370
____ Constance Kejner (513) 785-5134
____ Shirley Madlox (513) 887-3074
____ Ron Ray (513) 785-5370
____ Marilyn Shelby (513) 887-5699
____ Chris Smith (513) 887-3077
____ Todd Warrix (513) 785-6588

Human Resources:

____ Jim Davis (513) 887-3246
____ Lisa Diago (513) 887-3425

Information Technology:

____ Bruce Butler (513) 887-3107
____ Chris Covington (513) 887-3098
____ Angela Farrer (513) 785-6375

Public Relations:

____ Shannon Gillespie (513) 887-3967

Secretarial Staff:

____ Mamie Lynch (513) 887-3081
____ Shawna Noble (513) 785-6541
____ Kathy Rutherford (513) 887-3989

Recycling & Litter Prevention:

____ Mary Jo Lahrman (513) 887-3406
____ Sue Stephenson (513) 887-3972

Other: _____

Message: Pls sign return the attached per
our conversation. You can FAX the
return to 887-3777. Thanks, Mathis

**Butler County
Administrative Center**

130 High Street

Hamilton, Ohio 45011

(513) 887-3061

Fax (513) 887-3777

If you have any trouble receiving this fax or questions regarding this fax, please call (513) 887-3061.
Confidentiality: The documents accompanying this transmission contain information which is confidential and/or legally privileged and is intended only for the use of the individual or entity named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the linking of any action in reliance upon the contents of this telecopy information is strictly prohibited and that the documents should be returned to the sender immediately. In this regard, if you have received this telecopy in error, please notify the Department of Environmental Services immediately by telephone at 513-887-3061.

Received Time Oct. 15. 1:19PM

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* * * Transmission Result Report (MemoryTX) (Oct.15. 2004 2:52PM) * * *
CHAPPELL

File	Destination	Pg (s)	Result	Page
No. Mode				Not Sent
7893 Memory TX	8873777	P. 1	OK	

Reason for error
 E.1) Hang up or line fail
 E.2) Busy
 E.3) No answer
 E.4) No facsimile connection
 OCT-15-04 FRI 12:51 PM BUTLER CO ENVIRON SVC FAX NO. 513 887 3777 P. 02



**Butler County
 Department
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 Litter Prevention

Commissioners:
 Charles R. Hurmon
 Michael A. Fox
 Gregory V. Jolivette

October 15, 2004

Mr. Charles Chappell
 Chappco, LLC
 P.O. Box 278
 West Chester, Ohio 45071

Re: Beckel Baseball Park Sewer Connection

Dear Mr. Chappell:

West Chester Township is constructing a park just north of your development, Chappell Crossing. The best means of getting sewer service to this new park is to connect a sewer lateral from the park to your sewer in Chappell Crossing. It is our understanding that you are willing to waive the local fees for the township to connect into this sewer.

To formalize this understanding, please sign below and return this to me. Should you have any questions please contact me at (513) 887-5699.

Sincerely,

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

Martha A. Shelby
 Martha A. Shelby
 Engineering and Construction Manager

I agree with waiving the local fees

Charles Chappell
 Mr. Charles Chappell
 Butler County
 Administrative Center

Cc: Susan E. Vance, Director
 Robert B. Leventry, Deputy Director
 Judy Carter, West Chester Township
 File

130 High Street
 Hamilton, Ohio 45011
 (513) 887-3061
 Fax (513) 887-3777
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 Received Time Oct.15. 1:19PM



**Butler County
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Litter Prevention

Commissioners:

Charles R. Furmon
Michael A. Fox
Gregory V. Jolivet

November 23, 2004

Chappco, LLC
P.O. Box 278
West Chester, Ohio 45071

Re: Chappell Crossings **Lots: 1-11**

Dear Sir/Madame:

This letter is to advise you that we have received verifications for the sanitary sewer for subject development. Four (4) spans of the sanitary sewer has been installed below the designed minimum grades for 10 inch sewers. All the spans are listed below with the design and installed grades along with the percent error of the spans that will need to be relayed or fines paid for cleaning:

Percent Grade

<u>MH Span</u>	<u>Size</u>	<u>Design</u>	<u>Installed</u>	<u>Error</u>
1 - EX	10 in.	0.28	0.43	
1 - 2	10 in.	0.28	0.30	
2 - 3	10 in.	0.28	0.36	
3 - 4	10 in.	0.28	0.28	
4 - 5	10 in.	0.40	0.38	
5 - 6	10 in.	0.40	0.37	
2 - 7	10 in.	0.28	0.44	
7 - 8	10 in.	0.28	0.33	
8 - 9	10 in.	0.28	0.26	
9 - 10	10 in.	0.28	0.26	
10 - 11	10 in.	0.28	0.30	
11 - 12	10 in.	0.28	0.21	
12 - 13	10 in.	0.40	0.31	
13 - 14	10 in.	0.40	0.31	

This span below OEPA standard,
relay.

This span below OEPA standard,
relay.
22.5 negative variance,
relay or pay \$2,000.00 fine.
22.5 negative variance,
relay or pay \$2,000.00 fine.

Butler County
Administrative Center

Please advise us in writing which option you are going to accept for this error. Your engineer must provide the minimum service elevations for all the lots in this development. 130 High Street

Hamilton, Ohio 45011

(513) 887-3061

Fax (513) 887-3777

www.butlercountyohio.org/des

We will not accept any testing of the sanitary sewers in this development until this problem has been addressed and/or corrected. Thank you for your prompt attention in addressing this problem.

If you have any questions concerning this matter, please contact our office at 887-3074.

Sincerely,

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

Shirley M. Maddox

Shirley M. Maddox
Engineering

cc: Susan E. Vance, Director
Robert B. Leventry, Deputy Director
Martha A. Shelby, P.E., Engineering & Construction Manager
Inspections, Keith Bargo
Nexus Engineering
Broshear Contractors
file



**Butler County
Department
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Litter Prevention

Commissioners:

Charles R. Furmon
Michael A. Fox
Gregory V. Jolivet

January 31, 2005

Chappco, LLC
P.O. Box 278
West Chester, Ohio 45071

Re: Chappell Crossings Lots: 1-11

Dear Sir/Madame:

This letter is to advise you that we have received a **second set** verifications for the sanitary sewer for subject development. Two (2) spans of the sanitary sewer have been installed below the designed minimum grade of 0.40% for 10-inch sewers. The spans are listed below with the design and installed grades along with the percent error:

	Percent Grade			
<u>MH Span</u>	<u>Size</u>	<u>Design</u>	<u>Installed</u>	<u>Error</u>
12 – 13	10	0.40	0.28	30.0 negative variance, Relay or pay \$2,000.00 fine.
13 – 14	10	0.40	0.31	22.5 negative variance, Relay or pay \$2,000.00 fine.

You will have the following options to correct this situation:

1. 20 – 30 percent error:
 - A. \$2,000.00 fine per violating sewer section for Cleaning Allowance or Surcharge Control.
 - B. Relay the sewer at the proper grade.

Please advise us in writing which option you are going to accept for this error. Your engineer must provide the minimum service elevations for all the lots in this development.

**Butler County
Administrative Center**

130 High Street

Hamilton, Ohio 45011

(513) 887-3061

Fax (513) 887-3777

www.butlercountyohio.org/des

It is our understanding that your contractor modified the flow channels through the manholes to cause the change in grades on the verifications. We have informed your contractor that we must reinspect the sewers with the CCTV to verify that the modifications are acceptable and allow the sewers to flow satisfactorily. The sewers need to be cleaned prior to this inspection. Your contractor has been informed of this. We will schedule the CCTV inspection as soon as possible after the sewers are cleaned.

We will not accept any testing of the sanitary sewers in this development until this problem has been addressed and/or corrected. Thank you for your prompt attention in addressing this problem.

If you have any questions concerning this matter, please contact our office at 887-3074.

Sincerely,

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

Shirley M. Maddox

Shirley M. Maddox
Engineering

cc: Susan E. Vance, Director
Robert B. Leventry, Deputy Director
Martha A. Shelby, P.E., Engineering & Construction Manager
Inspections – Keith Bargo
Nexus Engineering
Broshear Contractors
file



**Butler County
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Commissioners:

Charles R. Furmon
Michael A. Fox
Gregory V. Jolivette

March 1, 2005

Chappco, LLC
P.O. Box 278
West Chester, Ohio 45071

Re: Chappell Crossing Lots: 1-11

Dear Sir/Madame:

We are pleased to inform you the water/sanitary sewer main extensions for the above-mentioned project have been tested and approved for connection by our inspector and the "As Built" drawings received.

Accordingly, your Performance Bond has been satisfied and your one (1) year Maintenance Bond period will begin 3-1-2005 and expire on 3-1-2006 provided subject improvement has passed the Final Inspection.

If you have any questions concerning this matter, please contact Shirley Maddox at 887-3074 or me at 887-5699. Thank you for selecting Butler County as the place you choose to do business.

Yours truly,

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

Martha A. Shelby, P.E.
Engineering & Construction Manager

cc: Shirley M. Maddox
Broshear Contractors
Cincinnati Insurance Company (\$29,500.00)
File

**Butler County
Administrative Center**

130 High Street

Hamilton, Ohio 45011

(513) 887-3061

Fax (513) 887-3777

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www.butlercountyohio.org/des



May 17, 2005

ChappCo, LLC
Attn. John Chappell
PO Box 278
West Chester, OH 45071-0278

Re: Chappell Crossings
Barb's Way

Dear John:

This office has inspected the above referenced street within the development, Chappell Crossings. Barb's Way has been substantially completed and in accordance with the Butler County Engineer's Office standards for construction. Our inspector, Kevin Sams, will be present throughout the remainder of the construction of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric J. Pottenger", written over a white background.

Eric J. Pottenger
Development Services Manager

cc: file