



6900 Tylersville Road, Suite A
Mason, OH 45040
P 513.336.6600 ~ F 513.336.9365

LETTER OF TRANSMITTAL

Project #: 07M056.000

Date: Tuesday, May 05, 2009

To: Butler County Engineer's Office
1921 Fairgrove Avenue
Hamilton, OH 45011

Project Info: Voice of America Park

Attn: Matt Loeffler

From: Katie Dillenburg

** We are sending you:

- | | | | |
|---|---|--|-------------------------------------|
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Prints | <input type="checkbox"/> Mylars | <input type="checkbox"/> Vellums |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Legal Descriptions | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Renderings |
| <input type="checkbox"/> Quantities | <input type="checkbox"/> Cost Estimate | <input type="checkbox"/> Change Order | <input type="checkbox"/> Samples |
| <input checked="" type="checkbox"/> Other: CD - Traffic Impact Study & Addendum | | | |

Remarks:

Matt,

Enclosed, please find a CD containing PDF files of the TIS and the TIS addendum for the proposed Voice of America Park development. Also on the CD, are the associated HSC analysis files.

Please let me know if you need anything else.

Thanks,
Katie

Copy to:

Signed: 

☐ Copy Saved to File

** If documents are not enclosed as noted,
please contact us at once.

CIVIL & TRANSPORTATION ENGINEERING

LANDSCAPE ARCHITECTURE

PLANNING

SURVEYING

Rosemount South Subd.
Butter Women Turn lanes @ Tyler Ct.

01/20/06

- MCI line is only about 20' off E
 - ↳ fiber optic
- Curved water main will need to be relocated
 - ↳ new, w/in 3 years
- Currently, Ex. R/W is 30' on West Chester and 20' on Warren County
- Per a document in 12/2000 for the VOA Park district.
 - Intent was 40' R/W from E on West ~~Ch~~ St
 - Intent was 40' EASEMENT behind 40' R/W
- Spacing of proposed park entrance need reviewed

2000

WEST CHESTER TOWNSHIP
EASEMENT DISCUSSIONS – 12/8/00

PROJECT GOALS

- Treat surrounding municipalities, townships and county entities requesting utility easements equally and fairly.
- Allow surrounding municipalities, townships and county entities the ability to meet their current and future utility requirements without having to acquire easements and/or disturb existing residential parcels along the eastern side of Butler-Warren Road.
- Allow surrounding municipalities, townships and county entities the opportunity to place utilities in the ground before the construction of recreational structures, landscaping berms, bike paths, walking trails, etc. that are planned to occur along the western edge of the Voice of America (VOA) Park thus minimizing restorative costs associated with placing utilities in the ground in the future.
- Ensure land is restored back to original condition after utilities are placed.
- Provide the planners of the VOA Park a clear understanding as to the amount of land that will be utilized for utility easements so they can establish the area that will be available for recreation facilities. VOA Park structures will be constructed up to the utility easements and landscaping berms, bike paths, walking trails, landscaping will be constructed over the utility easements.

FRAMEWORK/ASSUMPTIONS

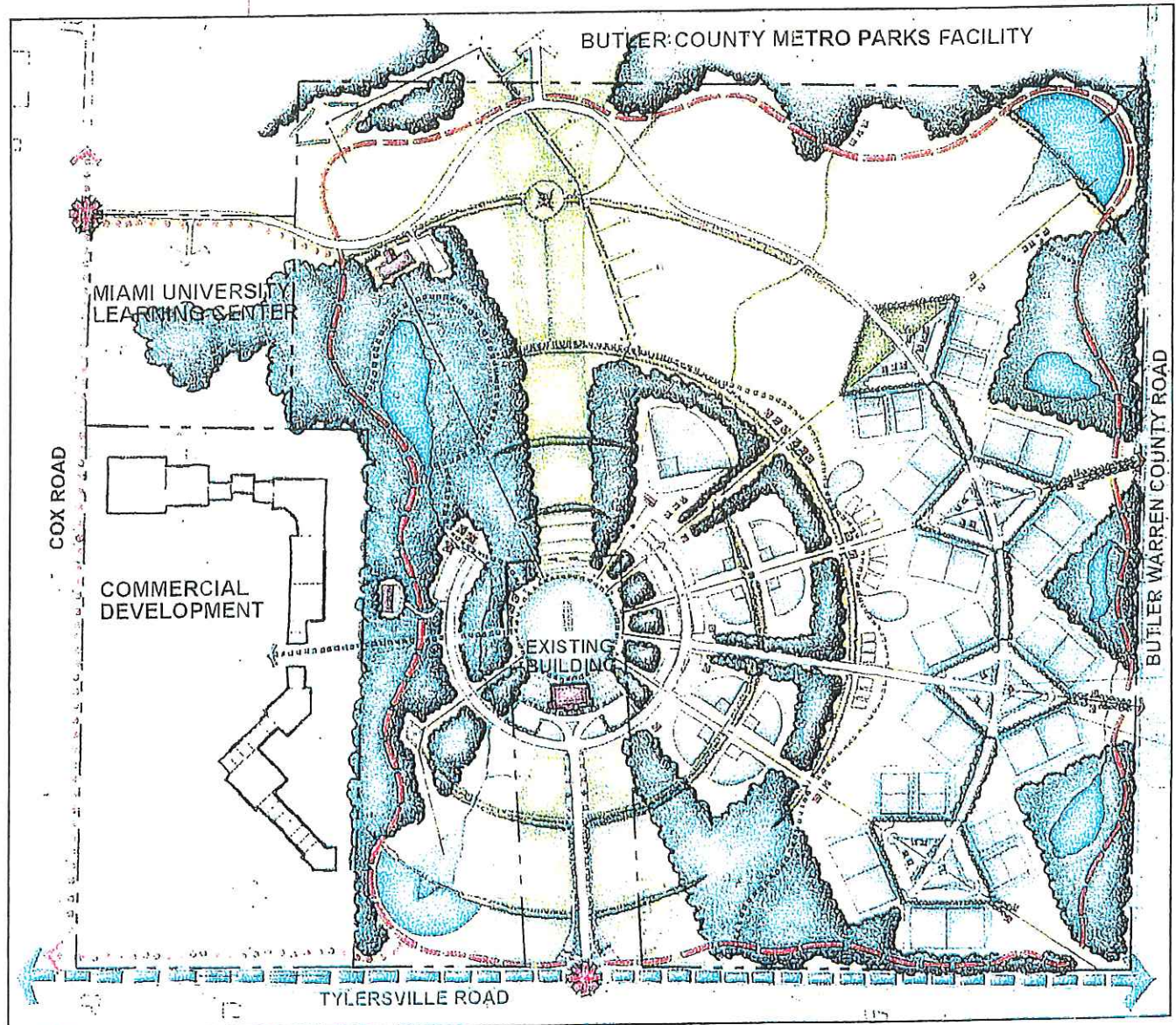
For the purpose of this meeting, let's assume the following:

- 1.) An approximate 40-foot wide strip of land from the centerline of Butler-Warren Road to the west along the entire VOA and Metropark parcels to accommodate any future road expansion plans for Butler-Warren Road between Hamilton-Mason and Tylersville Road will be preserved.
- 2.) An approximate 40-foot wide easement along the entire VOA and Metropark parcels immediately west of the road expansion area described in Item 1 above will be designated for utility placement for Deerfield Township/Warren County's proposed water and sanitary sewer lines, the City of Mason's proposed water line, MCI's fiber optic line and Cinergy's future proposed gas line.
- 3.) West Chester Township desires that tap-ins that can accommodate an average of approximately 175 gallons per minute (Equivalent Fixture Units based on a toilet fixture count of 72 (valve operated flush) and a wash sink fixture count of 36) be provided for the VOA Park. These tap-ins will be used in the future as development occurs at the planned VOA Park.

- 4.) West Chester Township desires that tap-ins that can accommodate an average of approximately 175 gallons per minute (Equivalent Fixture Units based on a toilet fixture count of 72 (valve operated flush) and a wash sink fixture count of 36) be provided for the VOA Park. These tap-ins will be used in the future as development occurs at the planned VOA Park.
 - 5.) West Chester Township desires that fiber optic connections for the VOA Park and to the existing VOA office complex be provided. These connections will be used in the future as development occurs at the VOA Park and as the VOA office upgrade their systems.
 - 6.) A flat fee payable to West Chester Township and Butler County Metroparks will be divided among the entities acquiring easements along the VOA and Metroparks parcels. The actual fee will depend upon total participation and will be based on a ratio of each of the participating entity's easement area requirements to the total easement area.
 - 7.) All entities acquiring easements will be responsible for obtaining and paying for the items SUCH AS surveys, engineering, legal, permitting, recording, transfer fees, plus any information required by the National Park Service associated with the acquisition of property.
 - 8.) All entities acquiring easements will be required to post a Restoration Bond to West Chester Township and Butler County Metroparks.
- Additionally, Metropark desires certain water and sewer tap-ins for their proposed golf course development. Mike Muska will discuss these at the meeting.

citizens. The west side of the property focuses more on **nature study**, with an enhanced forested buffer, wetlands, trails and a nature center.

This plan balances the need for active recreation facilities with more passive recreational activities while reflecting the influences of the Voice of America history.



HUMAN NATURE

FEARING + HAGENAUER

BARGE, WAGGONER, SUMNER, & CANNON

VOICE OF AMERICA PARK



"Jonathan Granville "
<granvillejr@butlercou
ntyohio.org>

02/05/2009 03:30 PM

To <LoefflerM@bceo.org>

cc <WilkinsG@bceo.org>, <nimtzre@muohio.edu>

bcc

Subject Re: Signs for Miami VOALC on Tylersville and Cox roads

Matt:

I appreciate your efforts to up-grade area roadway signage to accommodate the growing numbers patrons of the new Learning Center and the MetroParks. The MetroParks in is favor of combined signage/shared posts with its neighbors and partners at Miami University and also with West Chester Township which is present on nearby Tree Grove and Museum Voice of America sites.

If at all possible the MetroParks, would prefer the use of the entire name "**Voice of America Park**" on nearby roadway signs. We find that many of our visitors, especially those from out of the area have no clue what a "Voa" is or what "VOA" stands for. Since our marketing efforts will be pointed toward recognition and celebration of the complete name and our expectations are that tens of thousands of non-county residents will attend tournaments at the park during the coming years we believe it important to display the complete name whenever possible.

In regard, to whether the green space there should be called a "MetroPark" or simply a "Park" on the signs, in keeping with a land transfer agreement between the MetroParks and West Chester Township the official name is "Park".

Thanks for keeping me in the loop,

Jon

Jonathan R. Granville
Executive Director
MetroParks of Butler County
2051 Timberman Road
Hamilton OH 45013
513-867-5835
513-867-5954 Fax
www.butlercountymetroparks.org

>>> <LoefflerM@bceo.org> 2/5/2009 2:20 PM >>>

Good afternoon, Mr. Nimtz.

← 48" →

Voice of America ~~Park~~

← Miami ~~University~~ Learning Center

← Lodge

← Lake

↑ Museum

↑ Athletic Fields

Voice of America

- ~~Voi Metro Park~~ Entrance
metropark
- Miami U. L.C.
- Museum

Future

- Athletic Fields

Brown
w/ white letters

- email Jon & Rod & Gordon a draft of the sign.

Voice of America

← MetroPark Entrance

← Miami U. Learning Center
Learning Center

↑ Museum

↑ Athletic Fields

*Sent to Jerry
on 3/16/09*

Voice of America

← MetroPark Entrance

← Miami University
Learning Center

↑ Museum

↑ Athletic Fields

60 INCHES WIDE 48 INCHES HIGH

VOA 6 INCH LOCATIONS 4 INCH

NOTE: Arrows are Changeable.

← 60" →

Voice of America

← MetroPark Entrance

← Miami University
Learning Center

↑ Museum

↑ Athletic Fields

↑ 48" ↓

60" width
48" Height

6" VoA

4" Guide letters + Arrows

Voice of America

 **MetroPark Entrance**

 **Miami Learning Ctr**

 **Museum**

 **Athletic Fields**



"Jonathan
Granville"
<granvillejr@butl
ercountyohio.org
>

10/08/2009 04:55
PM

To <LoefflerM@bceo.org>

cc

bcc

Subject Re: VOA MetroParks signs

Matt:

Everything you sent is correct as you have it. In answer to your "Museum - Tylersville Road (Can this be accessed off of Cox Road as well)." question, the Museum can not be accessed from Cox. The boundary line is fenced between the Twp and MetroParks properties and the gate in the fence normally closed and locked.

Jon

Jonathan R. Granville
Executive Director
MetroParks of Butler County
2051 Timberman Road
Hamilton OH 45013
513-867-5835
513-867-5954 Fax
www.metroparksofbutlercounty.org

The mission of the MetroParks of Butler County is to provide a superior park system that maximizes the community's quality of life through conservation, education and recreation.

>>> <LoefflerM@bceo.org> 10/8/2009 4:16 PM >>>

Jon,

We are in the process of making the signs for the VOA. So that I do not mess them up, please confirm the access locations for each destination.

MetroPark Entrance - Cox Road
Miami Learning Center - Cox Road
Museum - Tylersville Road (Can this be accessed off of Cox Road as well)
Athletic Fields - Cox Road (future access is to be located on Tylersville and Butler Warren)

Thank you for your assistance.

Matthew J. Loeffler, P.E.

File Starter

If development is a subdivision, either residential or industrial, it must be assigned a cus number in the black book labeled Subdivision Information.

Options:

☒ Start a new file

☐ Rename file

File Type

- ☐ Subdivision
- ☒ Site plan
- ☐ Ditch Petition
- ☐ Annexation
- ☐ Vacation
- ☐ Assessment
- ☐ Private Roadway

☐ Other _____

Development
Name: VOA Soccer Complex

Development Section: VOA

Township: West Chester

Sec. 12 T- 3 R- 2

Engineer: _____

Developer: _____

Drawing No.: _____

Make Rol-O-Dex: Y N

Notify Accounting: Y N

File Type

- ☒ Subdivision
- ☐ Site plan
- ☐ Ditch Petition
- ☐ Annexation
- ☐ Vacation
- ☐ Assessment
- ☐ Private Roadway

☐ Other _____

Old Name: _____

Rename to: _____

Change Rol-O-Dex: Y

Notify Accounting: Y

Revise Sub-stat: Y

New Drawing No.: Y

New Dwg No.: _____



"Greg Koch"
<gregkoch@bayerbecker.com>

02/12/2009 10:21 AM

To "Teresa Barnes" <barnest@bceo.org>
cc
bcc
Subject VOA Park - Preliminary Drainage

Teresa,

Before we go too much farther in our design, we wanted to run our preliminary pre-developed and post-developed drainage areas by you. The following is a breakdown of the acreages and attached is PDF of the preliminary drain areas:

Analysis Point #1

Pre-Developed = 33.9 Ac. *-4.1 acres*
Post-Developed = 29.8 Ac.

Analysis Point #2

Pre-Developed = 87.6 Ac. *-14.58 acres*
Post-Developed = 73.02 Ac.

Analysis Point #3

Pre-Developed = 36.6 Ac. *-3.9 acres*
Post-Developed = 32.7 Ac.

Analysis Point #4

Pre-Developed = 46.3 Ac.
Post-Developed = 76.2 Ac. *+ 29.9 acres*

Analysis Points #3 and #4 combined

Pre-Developed = 82.9 Ac.
Post-Developed = 108.9 Ac.



As you can see, at analysis points 1, 2, and 3 the amount of acreage was reduced in the post-developed. For the most part the acreage that was reduced at points 1, 2, and 3 was added to analysis point 4. We are planning to drain the site this way, in order to route additional water to Lake #4, which will be used for irrigation. If we were to look at the acreage that is coming to the Existing VOA lake (analysis points #3 and #4 combined) you can see that an additional 26 acreages will be coming to this lake that doesn't drain there naturally. To account for this additional acreage, we plan to over detain in Lake #4 by reducing the post-developed flow out of Lake #4 to the pre-developed flow rate.

Please review this email. I will follow up with a phone call.

Thanks
Greg

Gregory J. Koch, P.E.
gregkoch@bayerbecker.com

6900 Tylersville Road
Suite A

*conveyance channels
- more volume over time
? erosion issues
- check down even further
from existing
? 2 or 5 yrs.
? energy dissipators*

Mason, Ohio 45040

P.513.336.6600

F.513.336.9365

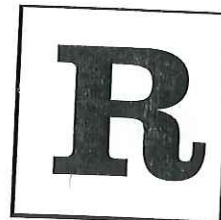
Visit us @ www.bayerbecker.com

Enclosed is the electronic media file(s) requested (). All documents on electronic media are instruments of professional service. Bayer Becker (BB) is providing you with the attached files for your limited use. User shall not reuse or make, or permit to be made, any modification to the attached files without the prior written authorization of BB. Accepting this electronic media, the user agrees to waive any claim against BB arising from any reuse or modification of the files contained within this media. User must assume all risks and liability for any electronic or optical alteration of this data. BB makes no warranties, either expressed or implied, of merchantability and fitness for any particular purpose of the electronic media. In no event shall BB be liable for any loss of profit or any damages arising from information contained on this electronic media.



VDA Preliminary Drainage 2-12-09.pdf

RHEIN



INTERESTS

LETTER OF TRANSMITTAL

Date: 10-5-06

To: Matt Hoeffler
Butler Co. Engineer's Office

From: Graham Parlin

Project: Butler-Warren Widening @ Tyler Ct.

Re:

We are sending you the following:

☐ Shop drawings☐ Disk☐ Attached☐ Under Separate Cover☐ Copy of Letter☐ Change Order☐ Samples☐ Specifications☐ Plans☐ Other

Copies

Date

No.

Description

1

8-30-06

Plan for right decel lane
@ B-W road + Tyler
Ct.

These are transmitted as follows:

☐ For approval☐ Approved as submitted☐ Resubmit☐ Copies for approval☐ For your use☐ Approved as noted☐ Submit☐ Copies for distribution☐ As requested☐ Return for correction☐ Return☐ Corrected prints☐ Other☐ For review and comment☐ For bids due☐ For your information

Comments:

Matt, Dave Mick asked me to send you this
for your review. Please let me know if
you have any comments.

Thanks, Graham

ROBERT C. RHEIN INTERESTS, INC.

Kenwood Executive Center • 7265 Kenwood Road • Suite 220 • Cincinnati, OH 45236-4411
513-891-7100 Phone • 513-891-9234 Fax

"Metro Parks"

VOA Park in West Chester (Sec. 12) 4/2/2008

Mtg w/ Josh C. & Barnes, Quinby, Harbo, ~~Scott~~ Loeffler

→ As of 4/1/08, Transfer of 257 Acres transferred to Metro Parks

- Museum and existing access off of Tylersville is still west
↳ Tree Grove Chestn Twp

- Metro Parks - Lake, Boathouse, Ball Fields

Access to Park

Ham-Mason → Emergency / Event Access Only

- Sign or make it look more like Emergency Entrance

Butler Warren → One or Two access drives that must be aligned w/ Cross Streets

→ Signalization - Warranted or Peds

Tylersville → Relocate Full to align w/ Pepper Pike

→ Signalization @ Pepper Pike

→ Ex. Drive (Crusby) to be RT/RO

→ What to do w/ ex. stub to VOA Centn Dr.
↳ Red Access

use is asking for → Representative from BCED on Design Team?
4/10/2008 from 1-4 (Design Chart)

Development Services
↳ SITE PLAN
↳ WEST CHESTER
↳ Sec. 12-3-2
↳ Metro Parks
↳ ~~Meeting~~ to 08APR02
correspondence after



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

May 4, 2009

Bayer Becker
Attn: Ms. Katie Dillenburg, P.E.
6900 Tylersville Road, Suite A
Mason, Ohio 45040

Project: VOA Park TIS Addendum
Re: TIS Approval

Dear Ms. Dillenburg,

The BCEO has finished reviewing the TIS Addendum for Voice of America Park dated April 6, 2009. All BCEO review comments from a letter dated March 17, 2009 have been addressed to the satisfaction of this office. Therefore, the TIS dated February 2009 and the corresponding addendum are approved.

Please submit to this office a copy of the approved report in .pdf format and all corresponding HCS analysis files on CD-ROM.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

Matthew J. Loeffler, P.E.
BCEO Traffic Engineer

Cc: Kar Singh – BCEO
Steve Hartke - BCEO
Bryan Behrmann – West Chester Township (email)
Dave Mick – Warren County Engineer's Office (email)
Jon Granville – Butler County MetroParks (email)
File

BUTLER COUNTY ENGINEER'S OFFICE



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

May 4, 2009

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Cc: Kar Singh – BCEO
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Jon Granville – Butler County MetroParks (email)
File



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Mason, OH 45040
P 513.336.6600 ~ F 513.336.9365

LETTER OF TRANSMITTAL

Project #: 07M056.000

APR 07 2009

Date: Monday, April 06, 2009

To: Butler County Engineer's Office
1921 Fairgrove Avenue
Hamilton, OH 45011

Project Info: Voice of America Park

Attn: Matt Loeffler

From: Katie Dillenburg

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- | | | | |
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| <input checked="" type="checkbox"/> Other: Traffic Impact Study | | | |

Remarks:

Matt,

Enclosed, please find two (2) copies of the traffic impact study addendum for the proposed Voice of America Park development, located at Tylersville Road and Pepper Pike, in West Chester Township, Butler County, Ohio. We are also providing a copy of the addendum to the Warren County Engineer's Office for their reference.

Please review and let us know if you have any questions or comments.

Thanks,
Katie

Copy to: Jon Granville - Butler Co. MetroParks

Signed: 

☒ Copy Saved to File

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6900 Tylersville Road, Suite A
Mason, OH 45040
P 513.336.6600 ~ F 513.336.9365

LETTER OF TRANSMITTAL

Project #: 07M056.000

Date: Friday, February 20, 2009

To: Butler County Engineer's Office
1921 Fairgrove Avenue
Hamilton, OH 45011

Project Info: Voice of America Park



Attn: Matt Loeffler

From: Katie Dillenburg

** We are sending you:

- | | | | |
|---|---|--|-------------------------------------|
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Katie

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Signed:

☒ Copy Saved to File

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