From: Matthew Loeffler
To: "Melissa A. Miller"; Eric Pottenger; Dylan Meyer
Cc: Teresa Barnes; Andy Juengling (ajuengling@liberty-township.com); Bryan Behrmann
Subject: RE: Horseshoe Bend Rd, Liberty TWP-Burger King Development
Date: Friday, December 08, 2017 10:50:23 AM

Good morning, Melissa.

Due to the size of your proposed development and the existing traffic control, no traffic study is required for the proposed Burger King development and the single southern access point aligned with the existing access drive for Taco Bell, Waffle House and LaRosa's. No additional traffic study would be required for shared frontage access with western parcel. We will want to review the location and proposed traffic flow pertaining to a frontage road.

Matthew J. Loeffler, PE
BCEO Traffic Engineer
1921 Fairgrove Avenue (SR 4)
Hamilton, Ohio 45011
513-785-4109
www.bceo.org/traffic

From: Melissa A. Miller [mailto:MAMiller@manniksmithgroup.com]
Sent: Thursday, December 07, 2017 4:24 PM
To: Eric Pottenger; Dylan Meyer
Cc: Teresa Barnes; Matthew Loeffler
Subject: RE: Horseshoe Bend Rd, Liberty TWP-Burger King Development

Good afternoon, Eric.

Carrols Corporation and MSG met with Liberty Township last week for a pre-application meeting. At that time, Andy Juengling and Bryan Behrmann advised that we follow up with the county regarding traffic study requirements and storm water related to the ditch that routes through this site.

I left a message with both Teresa and Matthew today, and wanted to follow up via email with all.

- Is a traffic study required for the southern access point only (as you have noted the northern access on Horse Shoe Bend would not be permitted)? If so, could you please forward requirements?
- Our client is investigating the possibility of a frontage shared access with the property to the west in order to have a second access point to this site. Would this trigger any additional traffic study requirements?
- Is the county aware if the ditch through this site is a regulated stream? We have proposed a formal delineation to our client, but wanted to see if you had any insight as well.
- A 6' mound is required to screen the residences to the south. This will require piping at least some of the ditch through this site. Are record plans or reports for the existing pipe under Hamilton Middletown Road (and subsequently through the shopping center) available to verify tributary areas?

Thank you again for your assistance!

Melissa A. Miller
Project Manager
The Mannik & Smith Group, Inc.
614-441-4222 x1207 (Office)
937-902-3581 (Cell)

From: Eric Pottenger [mailto:PottengerE@bceo.org]
Sent: Thursday, October 19, 2017 3:07 PM
To: Dylan Meyer
Cc: Melissa A. Miller; Teresa Barnes; Matthew Loeffler
Subject: RE: Horseshoe Bend Rd, Liberty TWP-Burger King Development

Dylan,

Comments incorporated within your message.

Sincerely,
Eric

Eric J. Pottenger
Development Services Manager
pottengere@bceo.org

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1921 Fairgrove Avenue (SR4)
Hamilton, OH 45011-1965
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www.bceo.org

From: Dylan Meyer [mailto:DMeyer@manniksmithgroup.com]
Sent: Thursday, October 12, 2017 3:00 PM
To: Eric Pottenger
Cc: Melissa A. Miller
Subject: Horseshoe Bend Rd, Liberty TWP-Burger King Development

Good afternoon Eric,

Thank you for speaking with me earlier this week. The information you have provided has been very helpful to our team thus far as we work on the report for our client. As mentioned in my call, we are working with a restaurant client, Carrols Corp., through the due diligence phase investigating a possible Burger King located just east and across Horseshoe Bend Rd from the Taco Bell.

The attached layout is provided for reference initially but is being refined prior to proceeding to formal site plan submittal. There are a few items that I am still seeking information on to finish our report, and any feedback would be very helpful and appreciated!

- Submittal process: it is my understanding that full engineering plans are submitted to the County Building and Zoning Dept, and then distributed to the Engineer's office and Water and Sewer office. Is that correct? Or are full engineering plans submitted to Liberty TWP, and then routed to the County from there? Township does not distribute site plans for review, only zone changes. You can submit site plans directly to BCEO or County Building and Zoning Department. Revisions must be sent directly to department requesting revisions. BCEO only reviews access, grading storm water and site layout. Butler County Water and Sewer Department can assist you with their review process.
- Review: can you provide any information on review fees? If not, is Theresa Barnes the person to talk to about that? BCEO does not charge a review fee. Other department may have review fees.
- Are "as-built" drawings required? Yes. As-built of storm drainage system and/or detention is required prior to final inspection for certificate of occupancy.
- I previously noted that there is a permit required for drive construction in the Horseshoe Bend right of way. Does a single permit include utility connections, grading, landscaping within the right of way? No. Our review/approval does not constitute a blanket permit. A utility permit (for installation/connection of water & sanitary sewer within road right-of-way) is required. A driveway permit will be necessary for construction, and permanent driveway. Grading within the right-of-way is often a condition of the building permit site/plan approval. As discussed, our Access Management Regulation prohibits driveway access points which are in conflict with existing/proposed turn lanes. Similar to the adjacent development, the access closest to SR 4 would not be granted.

Again, thank you for your time and feedback as we work on our report. Your assistance is very much appreciated.

Best regards,

Dylan Meyer, EI
Civil Engineer I
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