From: Eric Pottenger
To: Teresa Barnes
Cc: Jody Bohn
Subject: FW: Equipment Depot TIS
Date: Thursday, April 05, 2018 1:05:55 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

FYI

Sincerely,
Eric

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

Butler County Engineer's Office
1921 Fairgrove Avenue (SR4)
Hamilton, OH 45011-1965
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From: Matthew Loeffler
Sent: Thursday, April 05, 2018 10:47 AM
To: 'Schultz, Randy'
Cc: Andrea Harth; Eric Pottenger; Timothy Dawson
Subject: RE: Equipment Depot TIS

Good morning, Randy.

Due to the relatively low volume of Phase 1 entering trips and the left turn lane not being warranted until year 2030 under Phase 1 development, the construction of the westbound left turn lane on Allen Road may be postponed to any future expansion (i.e. Phase 2) or 10 years from Phase 1 opening. No CO will be granted for future expansion until westbound left turn lane is constructed per TIS recommendations. The BCEO or West Chester Township reserve the right to require the construction of the westbound left turn lane by the development prior to future expansion or 10 years from opening day if unsafe road conditions evolve due to higher than expected trips generated by development than what was analyzed in TIS.

Andrea – please include the above paragraph in the text of revised TIS prior to resubmittal.

Thank you.

Matthew J. Loeffler, PE

BCEO Traffic Engineer
1921 Fairgrove Avenue (SR 4)
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513-785-4109
www.bceo.org/traffic

From: Schultz, Randy [mailto:Randy.Schultz@kzf.com]
Sent: Thursday, April 05, 2018 9:16 AM
To: Matthew Loeffler
Subject: Equipment Depot TIS

Matt,

Good morning. Regarding the Equipment Depot TIS, I just wanted to follow up on our conversation earlier this week and see if it will be acceptable to postpone the installation of the left turn lane until the second phase of the project is developed in the future?

The traffic counts used in the traffic impact study for the phase 1 development will be the full count effective day one and are not anticipated to increase until the future phase 2 development occurs.

Thanks,
Randy

Randy Schultz, PE, PMP
Director of Commercial & Industrial Group

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