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PROJECT #:

BUTLER COUNTY ENGINEER'S OFFICE

Sh. _____ of _____ Pg. _____

PROJECT:

By _____ Date _____

SUBJECT:

Dans Farm
($\frac{1}{2}$ Miller?)
Seward rd...



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

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Ck _____ Date 9-5-17

Will require a CLOMR w/FEMA

- may be adding part of SD prop to N.
- a portion of which is out of F.P.

- JED not enacted (fully or correctly)
- in process yet...

sewer on W side of Seward : along canal/Mill Creek
water to NW corner by UDF

- bldg 1 & 2 likely need to be pumped
to sanitary - only access @ Seward
(south & East will be all pond/channel)
- ? maybe stub to Village of Providence ~ E?
for bldg 1 ?

Current "use" unknown ; designing as "speck industrial"

- distribution or maybe call center

for water ; ? install a PRV off west end of Villages
(instead of up @ Tyler'sville)

- consider looping to 2 feeds
- but PRV location can make difference
as to 1 feed or 2 ; changes pressure, etc...
- ? do fire pumps in buildings or not...

W: S willing to "phase" system installation

- trunk main for sanitary between channel : "pond"
will need to be constructing weirs over the sanitary
? restrictions - Similar to IKEA and Streets of W.C.
- not located where a MH is
- like to see 4' cover maintained
- ? obtain/maintain access to sewer for ...
- maybe concrete top of weirs to "drive" over

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Traffic:

Kleingers submitted traffic to City for 1, 2 & 3

- will update to include 4 & 5

- moves street intersection to N some; better would allow remaining farm access to the cul-de-sac

? w/ all 5 bldgs ? improvements @ Seward: tylersville
 proposed cul-de-sac would be public/twsp
 but county does not have anything N/in R/W

- anticipate the left-turn lane requirements...
 ? right drops, etc...

- be sure to look @ prop to N - how connect to proposed road; slopes matter...

- align drives as much as possible
 throat length limit to 1st driveway or street A...
 if not aligned... spacing 200 ft...

- anticipate Street A be 3 lanes (middle turn lane)
 - built into 2 phases

R/W typical is 60' (28' back to back)

industrial ? 80'

x section 3 11' lanes w/ 2.5 (x2) curb & gutter

? sidewalk required ?? JED w/ no annex
 (type 2 - prop tech in "both")

- lights - dist w/ twsp ...

→ check all properties along creek - ensure not leaving landlock parcels...

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Flood Plain :

- lake wright ...

- maintaining "flood access" all way along east ; to the N property
- anticipate it being wet but maybe some dry / w/mitigation
- property to east may become part of "package"

have a wetland consultant...

- keep BCED involved but permit thru EPA...

Jim Fox ok to do bldg 4:5 seperately

- not require CLOMR for those "before" construction ; but part of whole after...
- as long as can get dirt w/out south portion

- want to submit to BCED: FEMA w/out CD's ! get feedback

Jim issue permit once FEMA approves CLOMR

- mass grading after feedback done in 1 mass project / 3 bldg pads

parking : docks @ flood plain
bldg 1.5 ft above

- equilibrium pipes ... ok but submerged storm pipes / main system not desired
 - ~~design~~ design / construction issues
 - inspection issues...
- detention required to be plotted as part of buildable lot