From: Greg Ripple
To: Teresa Barnes
Cc: Don Potter; Chris Hake; Ashlee Boyd; Eric Abroms
Subject: RE: West Chester-Thompson Thrift Proposed Development - Meijer Outlot
Date: Tuesday, June 19, 2018 10:38:57 AM
Attachments: image002.png
image007.png
Pre TF_West Chester_033018_OPT1.pdf

Good morning Teresa, just wanted to shoot you a quick email regarding some of the items we would like to discuss during tomorrow morning's meeting. I have attached the latest preliminary Site Plan and aerial below. Ashlee, Eric and I will be attending the meeting. Thanks.

1. Access off Tylersville Rd.
    a. Knowing the County would like to limit this access during redevelopment, our ultimate goal would be to maintain a RI/RO/LI.
2. Access to Meijer Lot
3. Parking/Landscaping/Signage requirements
4. Water/Sewer availability
5. Stormwater tie ins
6. Permitting process and timelines
    a. Site Plan, Site Construction Dwgs and Building Permit
7. Fees
    a. Application, water/sewer, Impact, building permit, etc.

I'm sure there will be more to discuss, but this should give us a good start. Thank you again and we look forward to meeting you both.

Greg Ripple, PE
Thompson Thrift Retail Group

O: 317-853-5482
C: 772-485-3858

From: Teresa Barnes <BarnesT@bceo.org>
Sent: Wednesday, June 13, 2018 4:41 PM
To: Greg Ripple <gripple@thompsonthrift.com>
Subject: RE: West Chester-Thompson Thrift Proposed Development - Meijer Outlot

WARNING! *This email originated from outside of the organization. Please proceed with caution!*

I have the meeting on both my and Matt's schedule for Wednesday, June 20th at 10:30 am at BCEO.
See you and Ashlee then
THANKS

Teresa

Teresa K. Barnes, P.E., CPESC
DESIGN ENGINEER
1921 Fairgrove Avenue
Hamilton, OH 45011

513-785-4142
Fax 513-867-8549
barnest@bceo.org

From: Greg Ripple [mailto:gripple@thompsonthrift.com]
Sent: Wednesday, June 13, 2018 4:33 PM
To: Teresa Barnes
Subject: RE: West Chester-Thompson Thrift Proposed Development - Meijer Outlot

Lets plan for 1030am, Wednesday, June 20! Thank you very much.

Greg Ripple, PE
Thompson Thrift Retail Group

O: 317-853-5482
C: 772-485-3858

From: Teresa Barnes <BarnesT@bceo.org>
Sent: Wednesday, June 13, 2018 4:05 PM
To: Greg Ripple <gripple@thompsonthrift.com>
Subject: RE: West Chester-Thompson Thrift Proposed Development - Meijer Outlot

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Greg

Yes, both Matt and I are available anytime before noon on Wednesday, June 20th.
Let me know what time you and Ashlee would like to come in.
THANKS

Teresa

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From: Greg Ripple [mailto:gripple@thompsonthrift.com]
Sent: Wednesday, June 13, 2018 3:20 PM
To: Teresa Barnes
Subject: RE: West Chester-Thompson Thrift Proposed Development - Meijer Outlot

Hi Teresa! Good afternoon. Does next Wednesday morning before noon work for you and Matt? Ashlee Boyd and I will be attending. Thank you!

Greg Ripple, PE
Thompson Thrift Retail Group

O: 317-853-5482
C: 772-485-3858

From: Teresa Barnes <BarnesT@bceo.org>
Sent: Tuesday, June 12, 2018 9:45 AM
To: Greg Ripple <gripple@thompsonthrift.com>
Subject: RE: Thompson Thrift Proposed Development - Meijer Outlot

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Greg

Matt Loeffler is our traffic engineer – he would have final determination on the access point to tylersville road and how it could or could not be configured.
Therefore, I thought it beneficial that he be in the meeting with us.
THANKS

Teresa

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From: Greg Ripple [mailto:gripple@thompsonthrift.com]
Sent: Monday, June 11, 2018 3:33 PM
To: Teresa Barnes
Subject: RE: Thompson Thrift Proposed Development - Meijer Outlot

Thanks Teresa, may I ask who Matt is? Thank you.

Greg Ripple, PE
Thompson Thrift Retail Group

O: 317-853-5482
C: 772-485-3858

From: Teresa Barnes <BarnesT@bceo.org>
Sent: Monday, June 11, 2018 2:14 PM
To: Greg Ripple <gripple@thompsonthrift.com>
Subject: RE: Thompson Thrift Proposed Development - Meijer Outlot

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Greg

Sorry for the delay – unfortunately – Matt is out of the office till this Friday – but we both appear to be available anytime on Friday or next week.
Let me know what works for you.
THANKS

Teresa

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From: Greg Ripple [mailto:gripple@thompsonthrift.com]
Sent: Wednesday, June 06, 2018 11:35 AM
To: Teresa Barnes
Subject: Thompson Thrift Proposed Development - Meijer Outlot

Teresa, good morning. Thank you very much for taking my call. Please see the attached gis map showing the property in question. We are hoping to have a pre application with you and your team to get some preliminary buy in. A very important issue at this stage is the access off Tylersville Rd. The end user would obviously prefer to maintain the full access cut but understand the County's code requirements, but they would ultimately be ok with a right in right out. Please send over a list of days and times over the next week or so that we can schedule a meeting. Thank you.

Greg Ripple, PE | Retail Development Manager

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