From:	Tom.Makris@dot.ohio.gov
To:	Timothy S. Foster
Cc:	Chris Petrocy; Eric Pottenger; brianne.hetzel@dot.ohio.gov; Tom.Arnold@dot.ohio.gov; Matthew Loeffler
Subject:	RE: Request for Traffic Considerations for New Development
Date:	Friday, March 03, 2017 12:21:14 PM
Attachments:	image001.png image002.png

Hi Timothy,

In response to your questions.

From: Timothy S. Foster [mailto:timf@ide-oh.com]
Sent: Tuesday, February 28, 2017 11:11 AM
To: Makris, Thomas <Tom.Makris@dot.ohio.gov>
Cc: 'Chris Petrocy' <PetrocyC@bceo.org>; 'Eric Pottenger' <PottengerE@bceo.org>; Hetzel, Brianne <brianne.hetzel@dot.ohio.gov>; Arnold, E <Tom.Arnold@dot.ohio.gov>; loefflerm@bceo.org
Subject: RE: Request for Traffic Considerations for New Development

Hello Tom,

Thanks for your response and consideration. Are you able to provide any indication if more substantial traffic improvements than those at 9248 Princeton Glendale Road and at both Sutton Place and Ashley Drive would be expected for this development? The Traffic Impact Study Analysis report will revel if traffic improvements are necessary.

For construction cost purposes, can we assume that what is currently the extent of traffic improvements at these locations would be expected for this development? We can't make any assumptions until a TIS is developed.

Or is there a possibility that the results of the traffic study could mandate more expensive improvements? The TIS could mandate that roadway improvements are need to maintain a roadway LOS Level of Service.
Without knowing what the future 2/3 of the site will be developed as, do you have any recommendations for how the study must be done? Please consult with a Licensed Professional Engineer, Traffic Engineer with a PTOE-Professional Traffic Operations Engineer credential.

Are you able to provide any indication that a legal access onto SR 747 would be granted or can this only be answered after a traffic study?
If there are multiple drives for one parcel or one owner for more than one parcel, a variance application process will be review by a Variance Committee.

We are trying to answer some initial due diligence questions for the developer. Any further information would be very helpful.

Thanks,
Timothy @ **IDE**

(513) 671-8144 x105

From: Tom.Makris@dot.ohio.gov [mailto:Tom.Makris@dot.ohio.gov]
Sent: Tuesday, February 28, 2017 8:36 AM
To: 'timf@ide-oh.com'
Cc: Chris Petrocy; Eric Pottenger; brianne.hetzel@dot.ohio.gov; Tom.Arnold@dot.ohio.gov; loefflerm@bceo.org
Subject: RE: Request for Traffic Considerations for New Development

Tim,

Per your email and attached letter, since the trip generations are close to our TIS threshold requirements (99 on Saturday), a Traffic Impact Study is required.

Thank you,

Thomas G. Makris, PE, MBA
ODOT District 8 Permit Engineer
505 South State Route 741
Lebanon, Ohio 45036
(513) 933.6575
tom.makris@dot.ohio.gov

EXCELLENCE IN GOVERNMENT

From: Matthew Loeffler [mailto:LoefflerM@bceo.org]
Sent: Friday, February 24, 2017 2:49 PM
To: 'timf@ide-oh.com' <timf@ide-oh.com>
Cc: Chris Petrocy <PetrocyC@bceo.org>; Eric Pottenger <PottengerE@bceo.org>; Makris, Thomas <Tom.Makris@dot.ohio.gov>; Hetzel, Brianne <brianne.hetzel@dot.ohio.gov>
Subject: RE: Request for Traffic Considerations for New Development

Good afternoon, Tim.

Thanks for submitting your request for information regarding your proposed development along SR 747 in West Chester Township. Unfortunately, I will not be able to provide the information you requested since the proposed development is on SR 747 which is owned and maintained by ODOT. You will need to contact ODOT to obtain answers to your traffic-related questions.

I have copied Tom Makris and Brianne Hetzel with ODOT. Please reach out to either Tom or Brianne for further assistance. Thank you.

Matthew J. Loeffler, PE

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

From: Chris Petrocy
Sent: Friday, February 24, 2017 2:02 PM
To: Eric Pottenger; Matthew Loeffler
Subject: FW: Request for Traffic Considerations for New Development

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From: Timothy S. Foster [mailto:timf@ide-oh.com]
Sent: Friday, February 24, 2017 1:10 PM
To: BCEO Info
Subject: Request for Traffic Considerations for New Development

To Matt Loeffler, PE,

My name is Tim Foster, a civil engineer at IDE. We are representing a developer who is looking at M5610007000007 on Princeton Glendale Road. Based on what the developer is hoping to accomplish, we are requesting some preliminary info related to traffic study needs and probable traffic improvements needed. Please see attached letter for a formal request for information regarding this, as it contains much more information about the subject site and proposed development.

Thanks,
Tim

Timothy S. Foster, PE, LEED AP
Project Engineer
Infrastructure & Development Engineering, Inc.
2451 Crowne Point Drive
Cincinnati, Ohio 45241
(513) 671-8144 x105

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