



# OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 8 • 505 SOUTH STATE ROUTE 741 • LEBANON, OH 45036

JOHN KASICH, GOVERNOR • JERRY WRAY, DIRECTOR • STEVE MARY, DISTRICT 8 DEPUTY DIRECTOR

April 24, 2014

Mr. Randy Terry  
Carriage Hill Developer  
libertyland@zoomtown.com

Re: Final TIS Acceptance Letter  
BUT-747-Carriage Hill Development

Mr. Terry:

ODOT approves your revised TIS submittal report dated May, 2013 based on the following conditions-

## **I. SR747 @ Willow Ridge/Access 2:**

- 1.) Construct a northbound right turn lane 285 feet in length (includes deceleration and storage length portions) this is required for phase 1 and phase 2 portions of the Carriage Hill development. Right turn lane is located at the SR 747 and Access 2 point on the east side of SR 747 across from Willow Ridge Drive. Traffic signal will be installed once warrant verification is met.
- 2.) Construct a southbound left turn lane 285 ft. in length (includes deceleration and storage length portions) this is required for phase 1 and phase 2 portions of the Carriage Hill development.
- 3.) Items #1 and #2 above shall be completed prior to receiving the 39th CO (Certificate of Occupancy) for the planned residential development. Eligible residential dwelling units include areas demarcated within sections 7, 8 and 9 of the attached map. Note: section 7 is the "patio home" area of the map.

## **II. SR 747 @ Access 1: (approx. 600 ft. north of Access 2):**

- 4.) Construct a northbound right turn lane 285 feet in length (includes deceleration and storage portions) this is required for the phase 2 portions of the commercial development.

## **III. SR747 & Millikin Road:**

The improvements shown in the HCS analysis and in Figure 14 are not reflected in the "Conclusions and Recommendations" section of the report.

- 5.) The HCS analysis and Figure 14 on page 27 of the May 2013 TIS report shows that a NB right turn lane is required at SR 747 and Millikin Road.
- 6.) An extension of the WB left turn lane to a minimum of 210' feet is necessary since the report ran the analysis with a 185' left turn lane but only a 105' left turn lane exists.

#### **IV. Key Points:**

- 1.) A revised traffic impact study is required to be resubmitted to District 8 ODOT, Office of Permits, once the commercial development planning begins. The development will include Access point #1.
- 2.) The first phase includes all 504 single family homes, as well as 42 units of multifamily. The second phase includes all single family homes, all multifamily homes, as well as the commercial area. The multifamily is divided between the two phases because several will be located with the commercial development.
- 3.) Per the response to your proposed agreement outline dated July 16, 2013, there was no indication that the right turn lane drive would be constructed along SR 747 for access into the proposed commercial drive access #1, yet this was warranted in the TIS conclusion report.
- 4.) All sections of the agreement between Liberty Township and the Carriage Hill Developer in proximity to SR 747 will be required and incorporated as part of the issuance of the State of Ohio Right of Way permit.
- 5.) The traffic signal will be installed at SR 747 and Willow Ridge/Access 2 after verification that warrants are met.

If you have any questions concerning this matter please contact me at 513.933.6575.

#### **V. Financial Contingencies:**

-Pertaining to section III, item numbers 5 and 6 on page 1, the following bullet points are applicable:

- If the OKI grant is not approved by January 1, 2015, then the cost to perform the scope of the work associated in items 5 & 6 on pg. 1, are 100% Liberty Land Company, LLC financial responsibility and shall be completed prior to January 1, 2018.
- If the OKI grant is approved by January 1, 2015, then Liberty Land assumes a portion of the financial responsibility strictly shared with the OKI funds per items 5 & 6 on pg. 1.

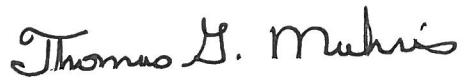
-Pertaining to section II, item number 4 on page 1, the following bullet point is applicable (northbound turn lane) :

- If the OKI grant is not approved by January 1, 2015 and the first CO for the commercial development (green section on map) has been issued then the cost to perform the northbound turn lane is Liberty Land Company, LLC 100% financial responsibility and shall be completed prior to January 1, 2018.

-Pertaining to section IV, key point number 5, the following bullet point is applicable (traffic signal):

- If the OKI grant is not approved by January 1, 2015 and the signal warrant is verified, then the cost to perform the traffic signal work are Liberty Land Company, LLC 100% financial responsibility and shall be completed prior to January 1, 2018.

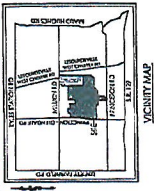
Sincerely,

A handwritten signature in black ink that reads "Thomas G. Makris". The signature is written in a cursive style with a large, prominent initial "T".

Thomas G. Makris, PE  
District Permit Supervisor

c: J. Hamilton T. Arnold, G. Wilkens, M. Loeffler, J. West, R. Arnold, E. Williams, Reading  
File.

# CARRIAGE HILL



AREA	TOTAL ACRES	TOTAL ACRES		TOTAL ACRES	TOTAL ACRES
		IMPROVED	UNIMPROVED		
1	2.1	1.8	0.3	2.1	2.1
2	1.5	1.2	0.3	1.5	1.5
3	1.2	1.0	0.2	1.2	1.2
4	1.8	1.5	0.3	1.8	1.8
5	1.2	1.0	0.2	1.2	1.2
6	1.5	1.2	0.3	1.5	1.5
7	1.8	1.5	0.3	1.8	1.8
8	1.2	1.0	0.2	1.2	1.2
9	1.5	1.2	0.3	1.5	1.5
10	1.8	1.5	0.3	1.8	1.8
11	1.2	1.0	0.2	1.2	1.2
12	1.5	1.2	0.3	1.5	1.5
13	1.8	1.5	0.3	1.8	1.8
14	1.2	1.0	0.2	1.2	1.2
15	1.5	1.2	0.3	1.5	1.5
16	1.8	1.5	0.3	1.8	1.8
17	1.2	1.0	0.2	1.2	1.2
18	1.5	1.2	0.3	1.5	1.5
19	1.8	1.5	0.3	1.8	1.8
20	1.2	1.0	0.2	1.2	1.2
21	1.5	1.2	0.3	1.5	1.5
22	1.8	1.5	0.3	1.8	1.8
23	1.2	1.0	0.2	1.2	1.2
24	1.5	1.2	0.3	1.5	1.5
25	1.8	1.5	0.3	1.8	1.8
26	1.2	1.0	0.2	1.2	1.2
27	1.5	1.2	0.3	1.5	1.5
28	1.8	1.5	0.3	1.8	1.8
29	1.2	1.0	0.2	1.2	1.2
30	1.5	1.2	0.3	1.5	1.5

SWISHER	STREET	APPROX. IMPROVEMENTS	ESTIMATE COST
A.I.L.H.O.	27' VC	C&E	6
C.D.E.L.I.N.	28' IC	C&E	6
A.L.P.X.	29' VC	T&D	4
K	29' VC	T&D	4
F	29' VC	T&D	4

USE	ACRES	ADJUSTED VALUE
RESIDENTIAL	112	595
COMMERCIAL	112	595
TOTAL	224	1190

TYPE	ACRES	ADJUSTED VALUE
RESIDENTIAL	112	595
COMMERCIAL	112	595
TOTAL	224	1190

PROPERTY	ACRES	ADJUSTED VALUE
1	112	595
2	112	595
TOTAL	224	1190

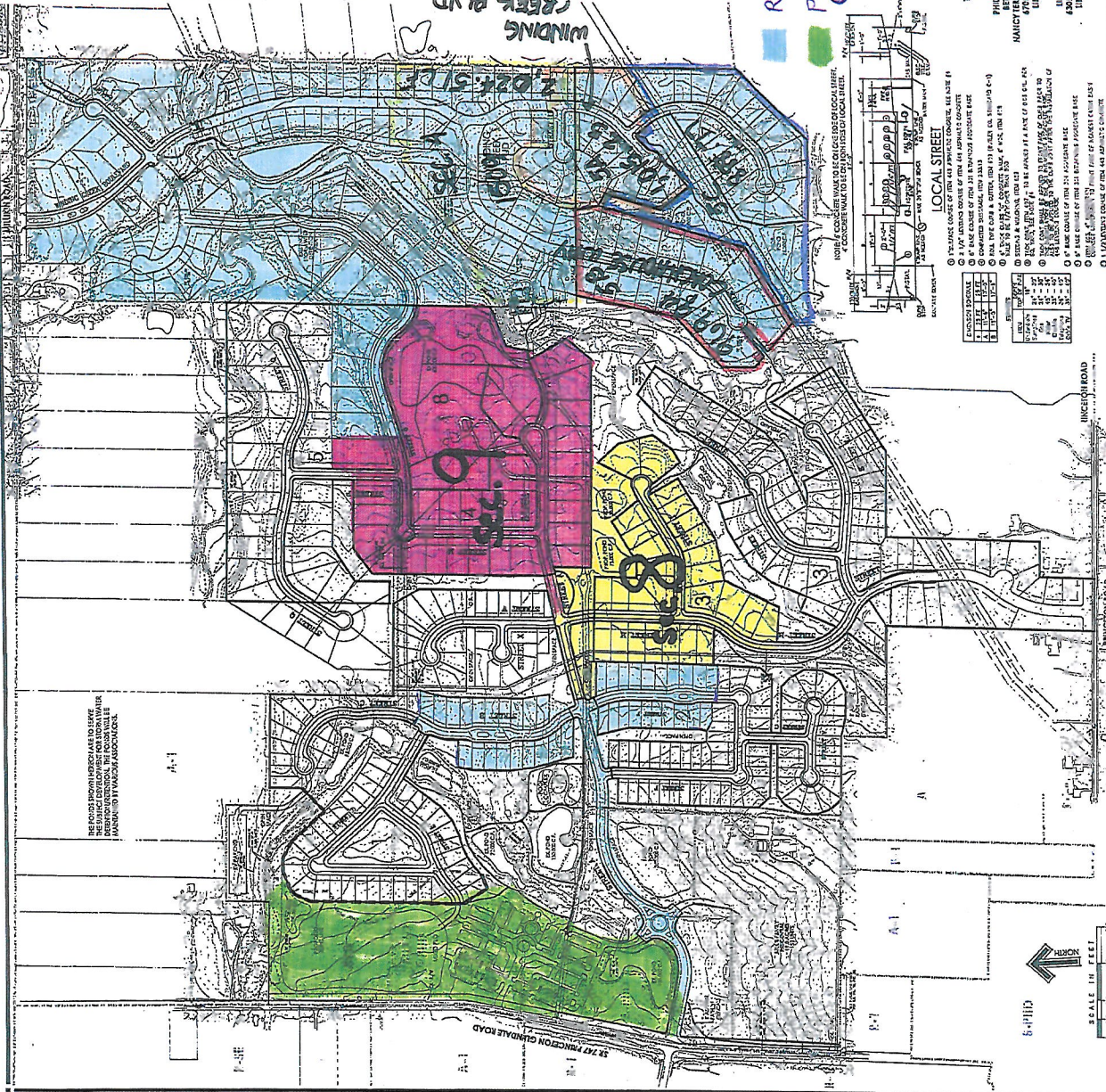
PROPERTY	ACRES	ADJUSTED VALUE
1	112	595
2	112	595
TOTAL	224	1190

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TOTAL	224	1190

PROPERTY	ACRES	ADJUSTED VALUE
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2	112	595
TOTAL	224	1190

**CARRIAGE HILL PRELIMINARY DEVELOPMENT PLAN**  
**JANUARY 31, 2014**



- 1. TRAILING COURSE OF THE 445' APPLICABLE CORNER, SEE USE IN
- 2. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER
- 3. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER
- 4. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER
- 5. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER
- 6. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER
- 7. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER
- 8. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER
- 9. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER
- 10. 1/4" LINES COURSE OF THE 445' APPLICABLE CORNER

APPLICANT: **LIBERTY LAND COMPANY, LLC**  
 13211 TOWNSHIP, OHIO 45031  
 (513) 884-4455

ENGINEER: **TRACY DEWITT ENGINEERING, LLC**  
 13211 TOWNSHIP, OHIO 45031  
 (513) 884-4455

PHYSICIAN: **DR. JERRY L. HAYES, M.D.**  
 13211 TOWNSHIP, OHIO 45031  
 (513) 884-4455

ARCHITECT: **MANCY BERTHOUD LAURENTI, CO., INC.**  
 13211 TOWNSHIP, OHIO 45031  
 (513) 884-4455

SCALE IN FEET: 1" = 40'