1 Allegheny Square, Suite 402
Pittsburgh, PA 15212
724.638.8500

June 21, 2023
Via Email

Butler County Storm Water District
1921 Fairgrove Avenue
Hamilton, OH 45011

Attention: Eric Pottenger
Development/Storm Water Manager

Re: Proposed Tidal Wave Auto Spa
3100 Princeton Road
Fairfield City
Hamilton County, OH
PAD220070.00

Dear Eric Pottenger:

With regard to the above referenced project, enclosed please find the following:

- One (1) copy of the *Planned Unit Development Plans*, prepared by Bohler, dated 7/29/2022, last revised 6/21/2023.

The enclosed items have been revised in accordance with the following County: Butler County Engineer/Butler County Storm Water District's review letter, dated 06/09/23.

The following are responses to the comments from Butler County Engineer/Butler County Storm Water District's review letter, dated 06/09/23 as follows:

C-301 SITE PLAN

1. *Prop cut was not constructed with Bridgewater Landings Project so there is no need to show this cut to be removed.*

   Response: Acknowledged. The prop cut was removed from all plan sheets.

2. *Who is to install perimeter sidewalk?*

   Response: The perimeter sidewalk is to be installed as part of the overall development. A note has been added to Sheet C-301.

3. *Curb Ramp: plan needs to provide ODOT BO-7.1 curb ramp detail.*

   Response: Acknowledged. ODOT curb ramps have been added to the plans and details have been added to Sheet C-905.

4. *Sidewalk should be 6" thick through driveway apron. T-8 does not seem to apply.*

   Response: Acknowledged. Crosswalk pavement markings have been added to the site plan, Sheet C-301, and a crosswalk detail (T-24) has been added to Sheet C-901. The proposed crosswalk width is 6' and pavement marking lines are 6" thick. Since heavy-duty

concrete is already proposed as the driveway material, additional sidewalk concrete pavement is not proposed.

5. *Applicable and/or appropriate agencies: Butler County Stormwater District.*

   Response: Site layout notes on Sheet C-301 have been updated accordingly.

6. *Entity with jurisdiction: Butler County Engineer's Office.*

   Response: Site layout notes on Sheet C-301 have been updated accordingly.

7. *(LEGEND: T-5) 24" stop bar.*

   Response: The legend on Sheet C-301 has been updated accordingly.

8. *(LEGEND: T-8) Is this a 4" or 6" channel line? Yellow or white?*

   Response: The legend on Sheet C-301 has been updated accordingly.

C-302 SIGNAGE PLAN

1. *Prop cut was not constructed with Bridgewater Landings Project so there is no need to show this cut to be removed.*

   Response: Acknowledged. The prop cut was removed from all plan sheets.

2. *Plan location does not appear to be in the same location shown in Detail C-303. Detail appears to depict the diagonal hatch area adjacent to Gilmore Road/Princeton Road intersection. Please clarify.*

   Response: Acknowledged. The detail on Sheet C-303 has been updated to reflect the new sign location.

C-303 SIGNAGE DETAILS

1. *If this is the correct sign location, BCEO needs to see a sight triangle for the intersection of Gilmore & Princeton to ensure the sign does not obstruct line of sight.*

   Response: Acknowledged. The location shown on this detail was not the correct sign location. The detail on Sheet C-303 has been updated to reflect the correct sign location.

C-401 GRADING/UTILITY PLAN

1. *Prop cut was not constructed with Bridgewater Landings Project so there is no need to show this cut to be removed.*

   Response: Acknowledged. The prop cut was removed from all plan sheets.

2. *What is the width of curb opening?*

   Response: Acknowledged. The curb opening is 2.5'. This dimension was added to Sheet C-301.

C-501 UTILITY PLAN

1. *Prop cut was not constructed with Bridgewater Landings Project so there is no need to show this cut to be removed.*

   Response: Acknowledged. The prop cut was removed from all plan sheets.

C-601 SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN

1. *Prop cut was not constructed with Bridgewater Landings Project so there is no need to show this cut to be removed.*

   Response: Acknowledged. The prop cut was removed from all plan sheets.

C-602 SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES

1. *Add: dewatering shall not create turbid or sediment laden discharge.*

   Response: This note was added to the Soil Types, Limitations & Resolutions section of Sheet C-602.

2. *OHIO EPA PERMIT NO. OHC000006.*

   Response: This note was added to the PCSWM BMP Inspection and Maintenance Notes section of Sheet C-602.

3. *Butler County Storm Water District.*

   Response: Acknowledged. This note was added to the General Conservation Notes and Specifications section of Sheet C-602.

4. *Must meet timeline. Ohio EPA Permit No. OHC000006 Table 2.*

   Response: A note has been added to the temporary stabilization section of Sheet C-602.

5. *Must meet timeline. Ohio EPA Permit No. OHC000006 Table 1.*

   Response: A note has been added to the permanent stabilization section of Sheet C-602.

6. *Contact Butler County Storm Water District for Pre-Construction Meeting. Ohio EPA has identified Butler County & Fairfield Township as a municipal separate storm sewer system (MS4).*

   Response: This note was added to the Sequence of BMP Installation and Removal section of Sheet C-602.

7. *Butler County Storm Water District and/or Ohio EPA.*

   Response: This note was added to the Sequence of BMP Installation and Removal section of Sheet C-602.

8. *Eliminate Butler Soil & Water Conservation District and replace with Butler County Storm Water District (see comment above).*

   Response: This was adjusted in the Sequence of BMP Installation and Removal section of Sheet C-602

9. *Notify Butler County Storm Water District inspector for final inspection prior to recommendation for a certificate of occupancy.*

   An as-built drawings of the drainage system is required prior to final inspection by the storm water district. An electronic pdf of the as-built drawing can be emailed to Eric Pottenger. Also copy district inspector on email correspondence.

   Response: These notes were added under #14 in the Sequence of BMP Installation and Removal section of Sheet C-602.

C-603 SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS

1. *Per Ohio EPA, min. filter sock or tubular filter must have a diameter of 12" or a silt fence can be used.*

   Response: The minimum size was added to the detail on Sheet C-603.

2. *Ohio DOT #2 stone. See ODOT Construction material specifications (CMS) 2019.*

   Response: This note was added to the detail on Sheet C-603.

C-701 LIGHTING PLAN, C-702 LANDSCAPE PLAN

1. *Prop cut was not constructed with Bridgewater Landings Project so there is no need to show this cut to be removed.*

   Response: Acknowledged. The prop cut was removed from all plan sheets.

C-901 DETAILS

1. *Is this double yellow or solid yellow to depict separate lanes? Trying to see how this detail applies to C-301. Basically, the detail should show an "in" and "out" in lieu of a "right-out only" and a "thru" as driveway only needs to be two-lanes.*

   Response: Acknowledged. The detail for item T-8 has been removed from the plans. Instead, the pavement marking width and color have been added to the legend on Sheet C-

301. Regarding the crosswalk at the site access point, a crosswalk detail, T-24, has been added to Sheet C-901 which specifies 6" wide pavement markings.

Upon your review, should you have any questions or require additional information, please contact our office at 724-638-8500.

Sincerely,

BOHLER ENGINEERING PA, LLC

Lauren R. Breslin

Lauren Breslin, RLA, ASLA
Assistant Project Manager

cp/bmj
R:\2022\PAD220070.00\Admin\Correspondence\County PC\2023.06.21_Butler County Storm Water\PAD220070.00_2023-06-21_RCL.doc