

RE: Bridgewater Church Development Traffic Impact Study

Matthew Loeffler <LoefflerM@bceo.org>

Tue 12/6/2022 11:43 AM

To: Mark Nolt <Mark.Nolt@kleingers.com>

Cc: Jerry Royce <jerry@basiscompanies.com>; Steve Korte <steve.korte@kleingers.com>; Eric Pottenger <PottengerE@bceo.org>

Yes, that is correct.



Matthew J. Loeffler, PE

Traffic Engineer

Direct: 513-785-4109 | Cell: 513-505-6508



Butler County Engineer's Office

www.bceo.org

"Check out our new website!"

From: Mark Nolt <Mark.Nolt@kleingers.com>

Sent: Tuesday, December 06, 2022 11:42 AM

To: Matthew Loeffler <LoefflerM@bceo.org>

Cc: Jerry Royce <jerry@basiscompanies.com>; Steve Korte <steve.korte@kleingers.com>; Eric Pottenger <PottengerE@bceo.org>

Subject: RE: Bridgewater Church Development Traffic Impact Study

Thanks Matt. Just to confirm, we would only be analyzing the proposed right-in/right-out and the Princeton/Gilmore intersection, correct?

Thanks,
Mark

Mark W. Nolt, PE, PTOE

THE KLEINGERS GROUP



From: Matthew Loeffler <LoefflerM@bceo.org>

Sent: Tuesday, December 6, 2022 11:36 AM

To: Mark Nolt <Mark.Nolt@kleingers.com>

Cc: Jerry Royce <jerry@basiscompanies.com>; Steve Korte <steve.korte@kleingers.com>; Eric Pottenger <PottengerE@bceo.org>

Subject: RE: Bridgewater Church Development Traffic Impact Study

[EXTERNAL]

Good morning, Mark.

Since the counts are over 4 years old, updated counts will be required. We will need to agree on a growth rate to determine design volumes for the 2033 horizon year.

As I told Steve during our discussion about a possible right in-right out for First Watch, it is unlikely that the access will be granted. It will need to show a notable benefit to the existing Gilmore intersection. The other access drives along this corridor connect to multiple trip generators and not a single business with the exception of Home Dept which is a very high trip generator.

I understand the attached exhibit is preliminary but the proposed right in/right out, if approved, will need to be designed to BCEO standards with a drop right turn lane.



Matthew J. Loeffler, PE

Traffic Engineer

Direct: 513-785-4109 | Cell: 513-505-6508



Butler County Engineer's Office

www.bceo.org

"Check out our new website!"

From: Mark Nolt <Mark.Nolt@kleingers.com>

Sent: Tuesday, December 06, 2022 8:40 AM

To: Matthew Loeffler <LoefflerM@bceo.org>

Cc: Jerry Royce <jerry@basiscompanies.com>; Steve Korte <steve.korte@kleingers.com>

Subject: Bridgewater Church Development Traffic Impact Study

Good morning Matt,

I believe you are aware of the request for a right-in/right-out driveway on Princeton Road for the proposed First Watch restaurant as shown in the attached 2022-10-18_EXHIBIT. Steve Korte passed the word along to me that you need to see some traffic analysis for the driveway. If you can provide a quick outline of what you are looking to see, I would appreciate it. Let me know if this would be easier to accomplish on a phone call.

The counts we did when we were looking at the original development concept here were performed in November of 2018. Would it be acceptable to utilize these counts for the analysis of this right-in/right-out?

Thank you,
Mark

Mark W. Nolt, PE, PTOE
Project Manager

THE KLEINGERS GROUP

6219 Centre Park Drive
West Chester, Ohio 45069

P: 513.779.7851

C: 513.312.1072

F: 513.779.7852

www.kleingers.com

www.truescan3D.com

www.sportworksdesign.com

