



March 25, 2008

Butler County Transportation Improvement District  
Attn: Ron Porter  
1921 Fairgrove Ave.  
Hamilton, OH 45011

**RE: Property Split  
Cox Rd. at Hamilton Mason Rd.**

Dear Mr. Porter:

The Butler County Engineer's Office is sending this letter to notify you that the future parcel that will be located on the northwest corner at the intersection of Cox road and Hamilton Mason road shall be granted a standard un-signalized commercial driveway, with the center line of the driveway to be located 500 feet south of said intersection.

Please contact me at this office if you have any questions.

Thank You,

  
Jason Mahaffey  
Permit/Construction Inspector

JM



**DRIVEWAY PERMIT APPLICATION**

APPLICATION IS HEREBY MADE TO WORK WITHIN THE COUNTY OR TOWNSHIP ROADWAY RIGHT-OF-WAY LIMITS BY:

**OWNER MAILING ADDRESS**

**BUILDER MAILING ADDRESS**

NAME BUTLER CO. TID

NAME TBD

STREET 1921 FAIRGROVE AV.

STREET \_\_\_\_\_

CITY HAMILTON STATE OH

CITY \_\_\_\_\_ STATE \_\_\_\_\_

ZIP 45011 PHONE (513) 785-3456

ZIP \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

(CHECK ONE) EXISTING DRIVE \_\_\_\_\_ NEW DRIVE  PARCEL NO. M5610-015-000-022

ROAD Cop Rd. HOUSE NUMBER N/R TOWNSHIP WESTCHESTER

N  
 W  
 E  
 S  
SIDE OF ROAD W BETWEEN TYLERSVILLE RD AND HAM. MASON RD

**GENERAL INFORMATION & PROCEDURES**

1. Only one permit application per driveway need be completed.
2. With two white stakes, stake driveway location indicating the approximate width of the proposed driveway. (Minimum drive width - 10', Maximum drive width - 20'). NOTE: Consideration should be given for optimal sight distance when choosing a driveway location.
3. The County Engineer's Office will make an inspection of the proposed drive location to determine the size of the pipe and specifications for installation.
4. The County Engineer's Office will mail the applicant the permit and a drawing with driveway specifications and/or pipe installation instructions, and standards for mailbox installation.
5. After installing the pipe and driveway, please call the Butler County Engineer's Office at 785-4119 for a construction inspection.
6. When the driveway has passed the construction inspection, the permit will be released to the Butler County Building Department.
7. A third and final driveway inspection and mailbox inspection is required for Release of Occupancy Permit by the Butler County Building Department. Please call the Butler County Engineer's office at 785-4119 for an inspection.

I, the undersigned, understand that the Butler County Engineer assumes no responsibility or liability for the work done under this permit and that all work shall be done at no cost to the County. All work shall be done as applicable, in accordance with the State of Ohio Department of Transportation Construction and Materials Specification, the Ohio Manual of Uniform Traffic Control Devices, and any supplemental and special provisions deemed necessary or as stated on the permit as special provisions or conditions. The County Engineer reserves the right to order the removal, reconstruction, relocation, or repair of any work performed under a permit at the owner's expense. The County Engineer or his representative may revoke or annul any permit or halt work at any time for non-compliance or non-performance of the conditions set forth in the application or permit. The County Engineer reserves the right to appoint an inspector over the work.

I hereby agree to all terms, conditions, and restrictions so far as they apply to work to be done under the permit as issued and general provisions listed above.

[Signature]

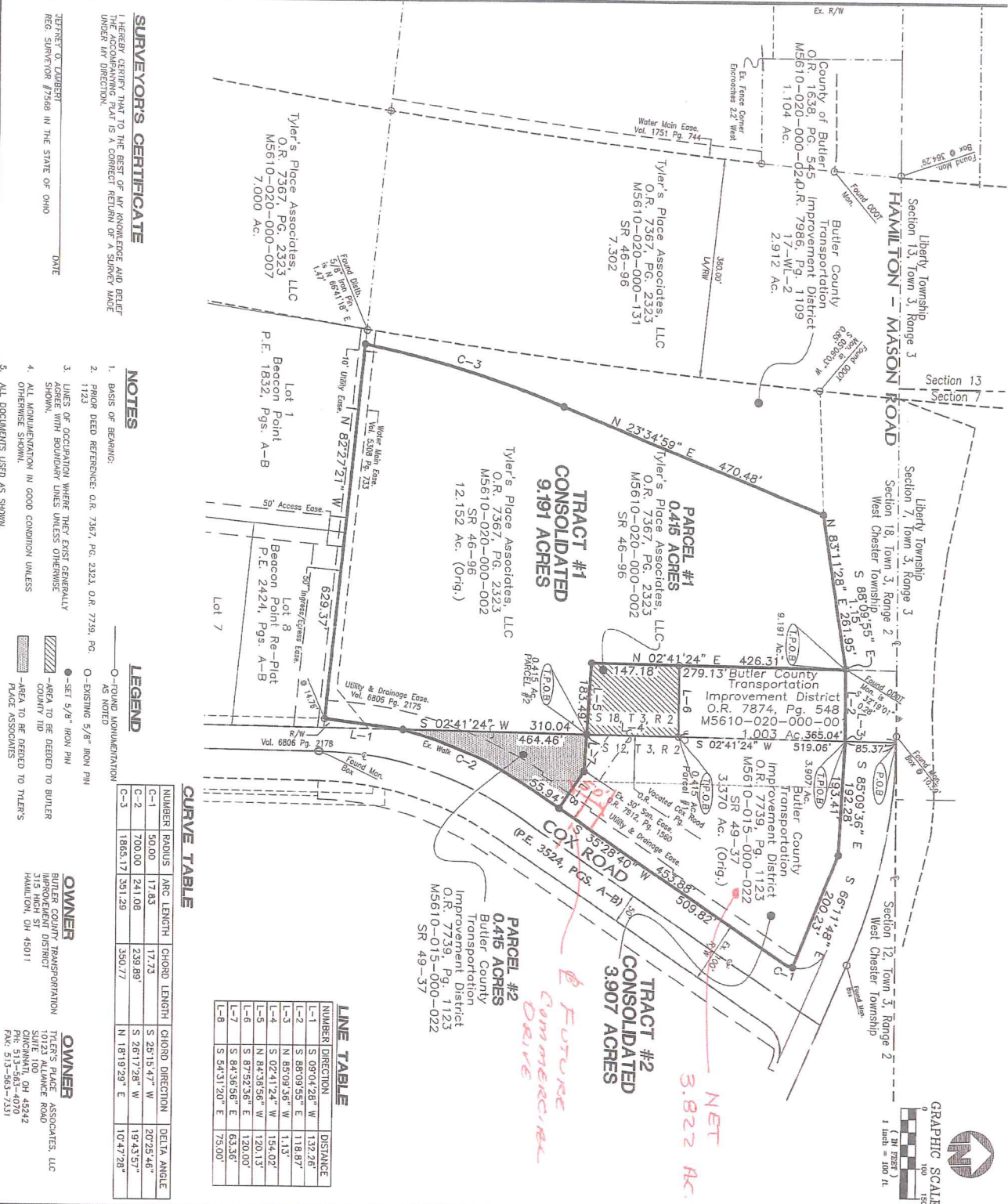
3-5-08

Applicant's Signature/Title

Date

Permit to be mailed to (check one): \_\_\_\_\_ Owner ~~\_\_\_\_\_~~ Builder, or  picked up at the Butler County Engineer's Office.

**Note: The driveway must pass inspection before your building permit can be released. Non-compliance with the above procedures could delay issuance of your building permit.**



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ACCOMPANYING PLAT IS A CORRECT REPRISANT OF A SURVEY MADE UNDER MY DIRECTION.

DATE \_\_\_\_\_

- NOTES**
1. BASIS OF BEARINGS: O.R. 7367, Pg. 2323, O.R. 7739, Pg. 2323, O.R. 7739, Pg. 2323.
  2. PRIOR DEED REFERENCE: O.R. 7367, Pg. 2323, O.R. 7739, Pg. 2323, O.R. 7739, Pg. 2323.
  3. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN.
  4. ALL MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
  5. ALL DOCUMENTS USED AS SHOWN.

**LEGEND**

○ - ROUND MONUMENTATION  
 ○ - EXISTING 5/8" IRON PIN  
 ○ - SET 5/8" IRON PIN  
 ▨ - AREA TO BE REDEEMED TO BUTLER COUNTY ID  
 ▨ - AREA TO BE REDEEMED TO TYLER'S PLACE ASSOCIATES

**CURVE TABLE**

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	DELTA ANGLE
C-1	50.00	17.83	17.73	S 25°15'47" W	20°25'46"
C-2	700.00	241.08	239.89	S 26°17'28" W	19°43'37"
C-3	1865.17	351.29	350.77	N 18°19'29" E	10°47'28"

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L-1	S 09°04'28" W	132.26
L-2	S 86°09'55" E	118.87
L-3	N 85°09'38" W	11.13
L-4	S 02°41'24" W	154.02
L-5	N 84°38'58" W	120.13
L-6	S 87°32'38" E	120.00
L-7	S 84°36'58" E	63.36
L-8	S 54°31'20" E	75.00

**OWNER**  
 BUTLER COUNTY TRANSPORTATION IMPROVEMENT DISTRICT  
 HAMILTON, OH 45011

**OWNER**  
 TYLER'S PLACE ASSOCIATES, LLC  
 51723 ALLIANCE ROAD  
 CINCINNATI, OH 45242  
 PH: 513-563-4070  
 FAX: 513-563-7331

**1 OF 1**

**bayer becker**  
 www.bayerbecker.com  
 6900 Tylersville Road, Suite A  
 Mason, OH 45040 - 513.336.6600

**TYLER'S PLACE ASSOCIATES, LLC  
 BUTLER COUNTY TID**  
 SECTION 12, TOWN 3, RANGE 3  
 WEST CHESTER TOWNSHIP  
 BUTLER COUNTY, OHIO

**PLAT OF SURVEY**

Item	Revision Description	Date	Dwn	Chk

BUTLER CO. ENGINEER

PLAT NO. \_\_\_\_\_  
 BUTLER COUNTY ENGINEERS RECORD OF LAND SURVEYS



Matthew Loeffler/BCEO  
04/18/2008 03:00 PM

To Jim Kiefer <JEK@gtldc.com>  
cc Eric Pottenger/BCEO@BCEO, ron\_p@bctid.org,  
dave\_s@bctid.org  
bcc  
Subject Re: FW: Cox Road Access 

Good afternoon, Jim.

The proposed access locations as shown on the attached file are approved as noted:

1. Cross access easement is obtained between Tract 1 and Tract 2 for the shared use of Access A;
2. The centerline of proposed Access A is located 500 feet from centerline of Hamilton Mason Road and the centerline of proposed Access B is located a minimum of 425 feet from proposed Access A;
3. Cross access easement is obtained between Tract 1 and existing parcel to the south of Tract 1;
4. Existing Access C is removed;
5. Connector road between existing parcel to south and proposed Access B drive is constructed as shown on attached file.

Let me know if you have any questions. Thank you.

Matthew J. Loeffler, P.E.  
BCEO Traffic Engineer  
1921 Fairgrove Avenue (SR 4)  
Hamilton, Ohio 45011  
513-785-4109

PLEASE DRIVE SAFELY & REMEMBER TO ALWAYS BUCKLE YOUR SEAT BELT!  
Jim Kiefer <JEK@gtldc.com>



Jim Kiefer  
<JEK@gtldc.com>  
04/17/2008 02:18 PM

To "Loeffler, Matt" <loefflerm@bceo.org>  
cc  
Subject FW: Cox Road Access

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**From:** Jim Kiefer  
**Sent:** Monday, April 14, 2008 10:42 AM  
**To:** Loeffler, Matt  
**Cc:** Saunders, Dave; Porter, Ron; Garlock, Bob; Morris, Eric; Christopher Breda  
**Subject:** Cox Road Access

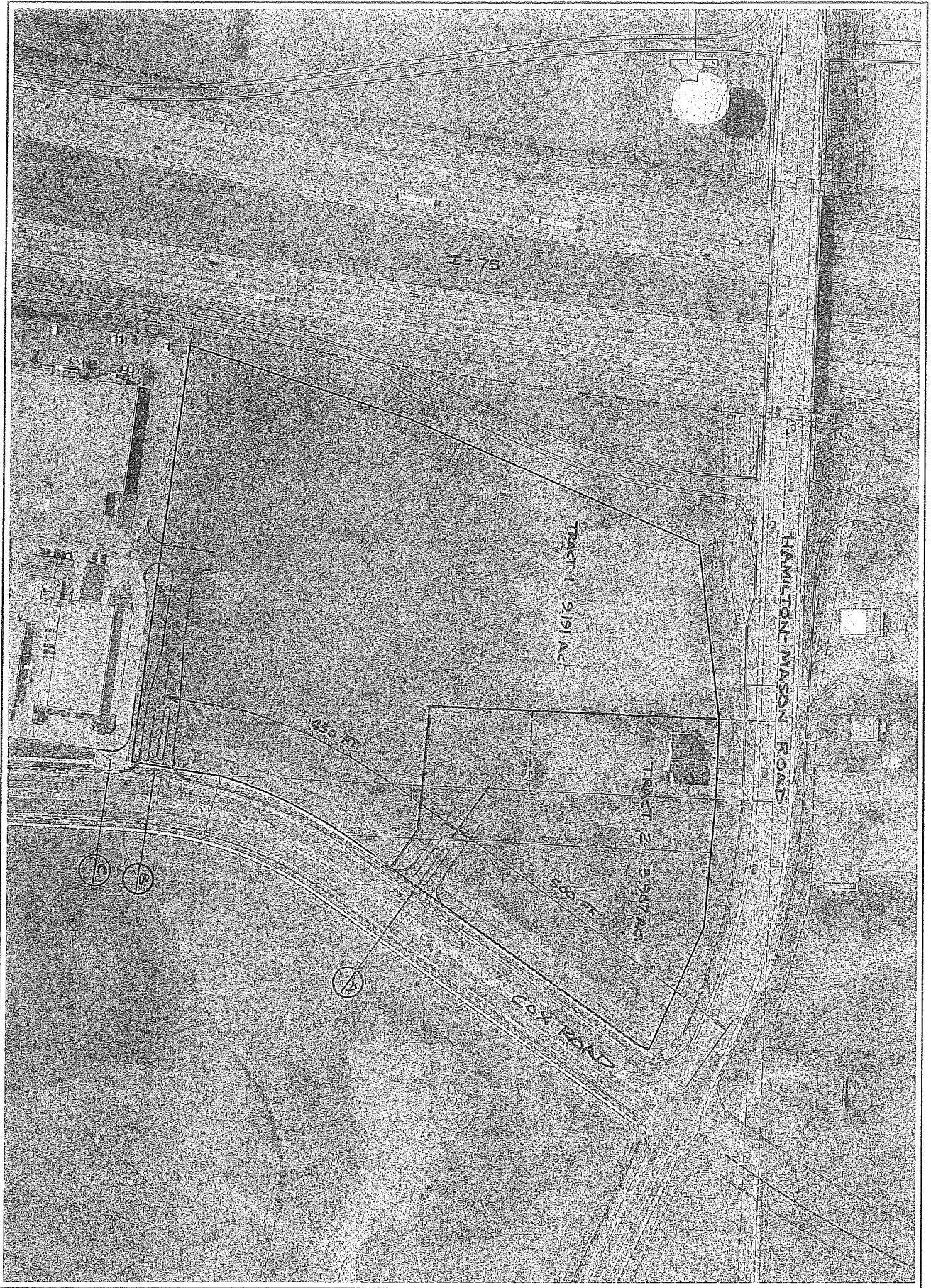
Hello Matt,  
Thank you for the reply to my previous e-mail. Attached please find a preliminary site plan indicating revised intersection locations. Is the attached preliminary plan OK. Let me know.

Jim Kiefer



Great Traditions Development Group Cox Road Access.pdf





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Revision	Description	Date	Drawn	Checked
1	PRELIMINARY ACCESS	02/16/2008		
2	LOCATIONS			

**bayer  
becker**

www.bayerbecker.com  
 5520 Lyndon Road, Suite A  
 Mason, OH 45040 513.328.6803

**KEEFE EAST**

HAMILTON MASON ROAD  
 COX ROAD  
 WEST CHESTER TOWNSHIP  
 BUTLER COUNTY, OHIO

GIS BASE MAP

GRAPHIC SCALE

1" = 100 FT