RE: Field at Liberty Way Meeting

Matthew Loeffler <LoefflerM@bceo.org>

Mon 10/30/2023 4:05 PM

To:Mork Lachniet <MLachniet@ctconsultants.com>;Eric Pottenger <PottengerE@bceo.org>
Cc:Christopher Palmer <PalmerC@bceo.org>;mnrinvestmentllc@gmail.com <mnrinvestmentllc@gmail.com>

Good afternoon, Mork.

Thank you for the rough concept of relocated access to Cox Road. You are correct in that this access would replace the existing access near Cable Specialist. The BCEO recommends showing both alternatives to Cable Specialists (CS) and other businesses that share the current existing access.

Alternative 1 – Rework of existing full access drive located adjacent to CS.

Alternative 2 – Relocate full access onto developments parcel while eliminating existing full drive access near CS.

Please see below for additional comments pertaining to your summary.

Matthew J. Loeffler, PE
Traffic Engineer
Direct: 513-785-4109 | Cell: 513-505-6508
Butler County Engineer's Office
www.bceo.org

From: Mork Lachniet <MLachniet@ctconsultants.com>
Sent: Wednesday, October 25, 2023 1:52 PM
To: Matthew Loeffler <LoefflerM@bceo.org>; Eric Pottenger <PottengerE@bceo.org>
Cc: Christopher Palmer <PalmerC@bceo.org>; mnrinvestmentllc@gmail.com
Subject: RE: Field at Liberty Way Meeting

Matt,

Attached would be a rough concept with the current layout. It sounds like the request is to replace the existing access point for Cabling specialists; which is covered by appropriate cross-access easements with a new drive that doesn't meet potential signal spacing and has a fair amount of challenges. I would much rather try the approach of potential improvements to the existing Cabling Specialists drive because the easements, location, and infrastructure are in place and more in line with Access Management Requirements. This is where a letter from the engineers office outlining the purpose and expectation of cross access easements would help in negotiations.

Not that any of us can go back in time; typically if this development was proposed within a few years of the replat back in 1994, the request would be to continue the common access road north through our development and access onto Cox would likely have been limited to a single right in/right out given that there was a full access point with easements on lot 8 of Beacon Point. It's not very clear, but the note on the record plat that Lots 4,5,6,7 & 8

are not to have direct access to Cox Road, would indicate that the drive apron and ingress egress easement for this property should be under control of the property association as a piece of common infrastructure.

To summarize what I think the proposed improvements requested for the project:

- Install a new common driveway onto Cox Road on our property
  - This driveway is roughly 100' closer to the intersection of Cox and Liberty Way.
    (BCEO: This is OK now that the capacity improvements are completed at Liberty Way.)
  - It is not likely that this intersection will ever warrant a traffic signal, so there will be a southbound right decel lane.
    (BCEO: Intersection may or may not meet warrants but new common driveway is better equipped to accommodate signal control. A requirement for a SB right decel is waived. An existing right decel does not exist at CS or Service Center. Vehicles patronizing new proposed development would likely turn into RI/RO north of full access.)
  - Since this drive will serve both our project and the existing light industrial zone to the south it will need to accommodate a WB-67.
    (BCEO: Why would this be a requirement? Current drive does not and Service Center is better equipped for larger vehicles.)
  - Drive will require re-locating an overhead utility pole, and likely will need to re-feed electrical to the existing water valve pit.
    (BCEO: Coordination with BCW&S regarding valve pit is critical.)
  - Provide access for Cabling Specialists parking.
    (BCEO: Access to CS should be able to be accommodated in rear without construction of new drive. Re-design of "rough" layout required.)
- Adjust striping on Cox Road to align with new driveway
  - Extend north bound left turn lane; removal of transverse striping and addition of channelizing line, arrows, and double yellow centerline.
  - Remove and replace dashed channelizing line for bicyclist lane.
- Remove existing access point to Cox Road
  - Remove drive apron.
  - Continue Sidewalk.
  - Replace depressed curb.
- Remove existing access point to rear drive (BCEO: Not necessary if new drive layout is re-designed.)
  - Primarily to prevent trucks from getting stuck in the wrong driveway.
  - Would need to evaluate dock deliveries to Cabling specialists.

If we construct an entirely new drive, it would be my understanding that the Engineers office would take the lead in closing down the existing access points.
(BCEO: Contingent on CS approval, BCEO will issue a permit and developer is responsible for removal of existing drive.)

Mork Lachniet, PE, UAS Pilot
Senior Engineer

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From: Matthew Loeffler <LoefflerM@bceo.org>
Sent: Wednesday, October 25, 2023 7:44 AM
To: Mork Lachniet <MLachniet@ctconsultants.com>; Eric Pottenger <PottengerE@bceo.org>
Cc: Christopher Palmer <PalmerC@bceo.org>; mnrinvestmentllc@gmail.com
Subject: RE: Field at Liberty Way Meeting

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Good morning, Mork.

We are still trying to figure out the content of the letter. While researching the history of the development of this property, we came across the attached sketch and showing the full access drive located north of the existing driveway near Cable Specialist. This may be a better option as Cable Specialists was in favor of relocated access per 2016 meeting notes. Eric and I don't think Cable Specialist would be agreeable to the proposed modifications to their drive aisle.

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From: Mork Lachniet <MLachniet@ctconsultants.com>
Sent: Monday, October 23, 2023 9:42 AM
To: Eric Pottenger <PottengerE@bceo.org>; Matthew Loeffler <LoefflerM@bceo.org>
Cc: Christopher Palmer <PalmerC@bceo.org>; mnrinvestmentllc@gmail.com
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Eric and Matt,

Just following up on the south drive concept for Fields at Liberty way to see if you have any comments and can provide us a letter for Cabling Specialists.

Based on the attached replat, ingress/egress easements currently exist for the development to the south.

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From: Mork Lachniet
Sent: Thursday, October 12, 2023 1:55 PM
To: Eric Pottenger <PottengerE@bceo.org>; Matthew Loeffler <LoefflerM@bceo.org>
Cc: Christopher Palmer <PalmerC@bceo.org>; mnrinvestmentllc@gmail.com
Subject: RE: Field at Liberty Way Meeting

Eric and Matt,

Attached please find a concept plan for modifications to the existing Cabling Specialists driveway related to the Fields at Liberty Way project. We feel that these modifications are a logical way to approach access management requirements, and existing facilities. We did look at placing a "Boulevard" approach to this area, but the width of the Boulevard would be at least 40' to encompass the valve pit, utility pole and electric service to this area, and the existing drive is roughly 40' wide so there would be lots of signage that would likely be ignored.

Please review and let us know if you have any concerns with the plan, the plan is to use this to start discussions with the property owner. Since the request based on access management is to work with the existing drive and most of these improvements are on an adjoining property, can we get a letter from your office to help facilitate the conversion with Cabling Specialist and other potentially interested parties?

Thanks,

Mork Lachniet, PE, UAS Pilot
Senior Engineer

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From: Mork Lachniet
Sent: Tuesday, October 3, 2023 4:07 PM
To: Eric Pottenger <PottengerE@bceo.org>
Cc: Matthew Loeffler <LoefflerM@bceo.org>; Christopher Palmer <PalmerC@bceo.org>
Subject: RE: Field at Liberty Way Meeting

Eric,

I will send out an invite for 10am on 10-6; my house is about 10 minutes from the Engineers office, and my client seems to prefer in person meetings should he choose to attend, so if you can get a small conference room that would be great. Attached is the concept we are working with; the initial questions center around if this layout would require a traffic study.

I am meeting with Tim Dawson this Thursday for a pre-application meeting. The development will go through the revised preliminary development plan process, which should go to County Planning for comments.

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From: Eric Pottenger <PottengerE@bceo.org>
Sent: Tuesday, October 3, 2023 3:39 PM
To: Mork Lachniet <MLachniet@ctconsultants.com>
Cc: Matthew Loeffler <LoefflerM@bceo.org>; Christopher Palmer <PalmerC@bceo.org>
Subject: Re: Field at Liberty Way Meeting

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Mork,

Your memory didn't fail you!

In looking at our schedules we have availability:

10/6 - after 9:30 am open all day, less our standard Skyline lunch from Noon-1:00
10/9 - all day
10/10 - 10-Noon or 1-2
10/11 - 8-Noon
10/13 - all day

I know West Chester Township had a lot of zoninig conditions/requirements - Tim Dawson or Arron Wiegand should be included in the conversation as well.

Either in-person or virtual meetings are fine with BCEO. If in-person, let me know so I can reserve a conference room.

Eric J. Pottenger

Development / Storm Water Manager

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Butler County Storm Water District

www.stormwaterdistrict.org

Butler County Engineer's Office

www.bceo.org

"Check out *our new website!*"

From: Mork Lachniet <MLachniet@ctconsultants.com>
Sent: Tuesday, October 3, 2023 3:23 PM
To: Eric Pottenger <PottengerE@bceo.org>
Subject: Field at Liberty Way Meeting

Eric,

Hopefully this message reaches you, I'm going off memory for how BCEO email addresses were set up. Trying to set up a meeting to discuss an old project near the Holiday Inn Express and Hyatt House.

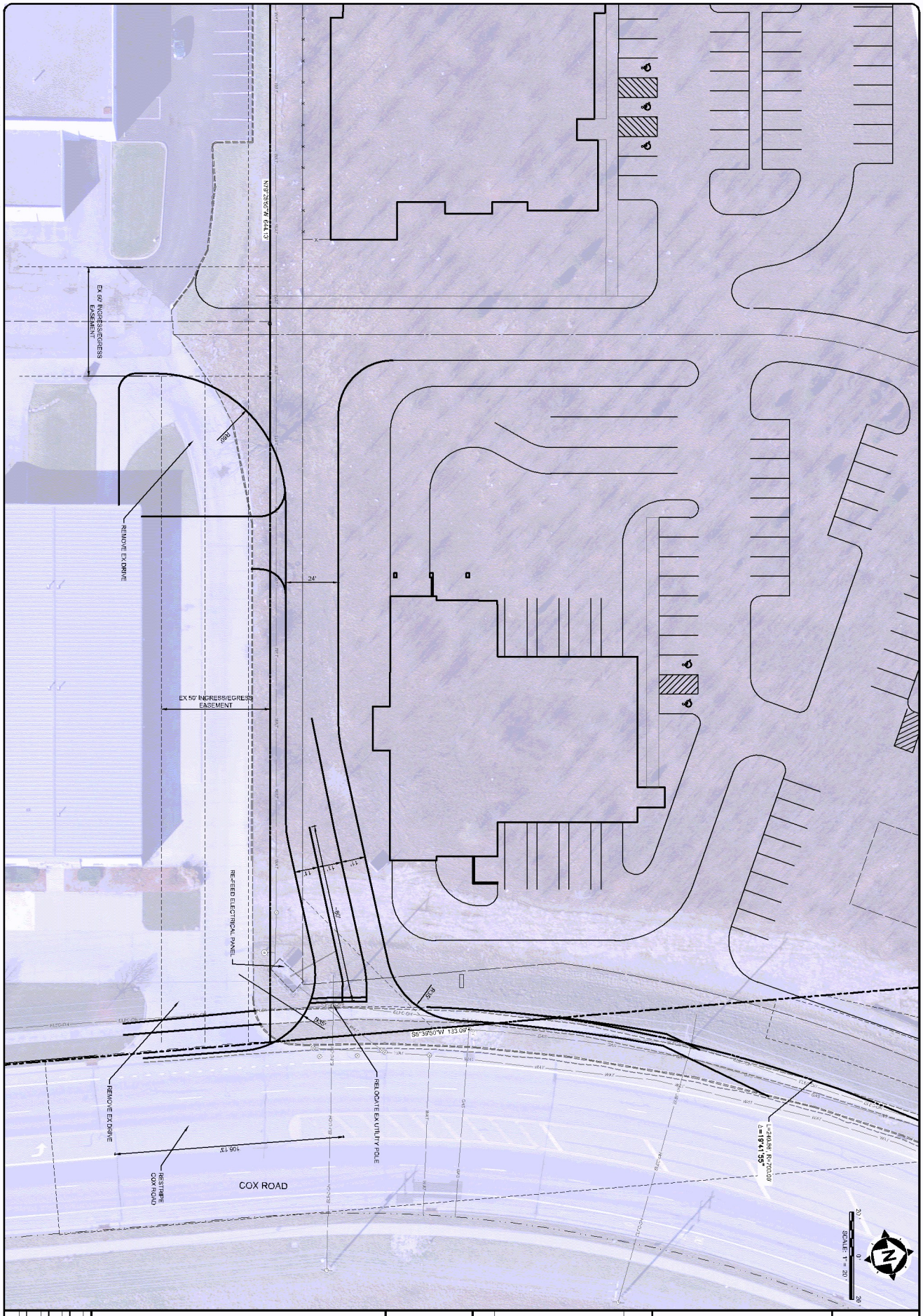
I'm open all day tomorrow and Friday, and fairly open Next week except Thursday. Let me know a good time for you, if needed I can set up a Teams meeting.

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THE FIELDS AT LIBERTY WAY

UN-DEVELOPED AREAS

COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

SOUTH DRIVE CONCEPTS

ISSUED FOR:	PUD REVIEW
ISSUE DATE:	10/11/23
SCALE:	AS SHOWN
DESIGNED BY:	MLAC
DRAWN BY:	MLAC
CHECKED BY:	MLAC

NO	REVISION	DATE

your trusted advisor consultants — engineers architects planners

PRELIMINARY

PROJECT NO. 230064

DISCIPLINE: CIVIL

SHEET NAME: EX1

SHEET 1 OF 1