From: Matthew Loeffler
Sent: Tuesday, December 29, 2020 3:56 PM
To: Timothy Foster; Andrea Harth
Cc: Eric Pottenger
Subject: RE: Treplus Reynolds Site - Traffic
Attachments: TIS-TrePlus Reynolds Site-BCEO_review122920.pdf; L&D_section201.1.pdf

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Good afternoon, Tim and Andrea.

I finished reviewing the TIS for the Treplus development. Please let me know if you have any questions.

Have you had a chance to set up a meeting with Liberty Twp and West Chester Twp?

Have a safe and healthy New Year!

Matthew J. Loeffler, PE
BCEO Traffic Engineer
1921 Fairgrove Avenue (SR 4)
Hamilton, Ohio 45011
513-785-4109
www.bceo.org/traffic

From: Timothy Foster <timf@ide-oh.com>
Sent: Tuesday, December 22, 2020 10:45 AM
To: Matthew Loeffler <LoefflerM@bceo.org>
Cc: Eric Pottenger <PottengerE@bceo.org>
Subject: RE: Treplus Reynolds Site - Traffic

Hello Matt,

Thanks for your time and allowing us to present the report and give our qualifications and intent. See attached for the TIS. The developer is looking at the possibility of bringing the two townships together to determine any potential improvement of Hamilton Mason that would resolve sight distance concerns and allow a preferred entrance location. However, that may or may not come together. Based on the results of the TIS and sight distance study, can you confirm that it appears utilizing a western entrance C may be approvable by your office if they wanted to pull the trigger on the development as-is? It appears to be the best option for sight distance. We'd have to make the eastern entrance emergency access only due to the sight distance values obtained. Thanks for clarifying that even a less than 1 second dip below the measurement height is not acceptable, so while we might be able to increase our ISD numbers looking west (from the preferred entrance), we can't really improve the SSD numbers at the east entrance without modifying the road. Have a great end of year!

Thanks,
Timothy @ **IDE**

(513) 671-8144 x105

From: Timothy Foster <timf@ide-oh.com>
Sent: Thursday, December 17, 2020 11:51 AM
To: 'Matthew Loeffler' <LoefflerM@bceo.org>
Cc: 'Eric Pottenger' <PottengerE@bceo.org>
Subject: Treplus Reynolds Site - Traffic

Hello Matt,

If you recall this project from our virtual meeting back on November 6, Treplus, a senior-living rental apartment complex intends to develop the Reynolds site on the south side of Hamilton Mason Rd. Since November 6, we have been going through concept plan development and TEC has been preparing the traffic study. **We are in a position to share with you a concept plan right now, see attached. We also have a draft TIS ready to discuss**. Included in the TIS is an analysis of "existing" sight distance conditions. We would like to present this TIS to you in a virtual meeting, as there are some photos and discussion items on sight distance that we would like to convey at the same time you see the TIS results. We also want to convey our design intent and our ideas for how we will prove sight distance is met with the proposed design once better survey and civil data is available. We would then share a TIS and IDE memo after the meeting. With the holidays here shortly, I'm not sure the best time, **can you share some times you could be available?** The developer would like to know the driveway location restrictions as soon as possible for due diligence and design reasons, so the sooner we can present this the better, before the holidays?

Thanks,
Tim

Timothy S. Foster, PE, LEED AP
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