From: Tim Turton
Sent: Thursday, August 13, 2020 1:50 PM
To: Eric Pottenger
Subject: RE: Butler County - Coppage Question

Eric,
All good!
Thank you, Tim

Tim L. Turton
V. President / COO

COPPAGE CONSTRUCTION CO., INC.
Complete Site Development Contractor

Our Foundation is TRUST

Office: 859.356.9221 x13
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Website: www.coppage.net

From: Eric Pottenger <PottengerE@bceo.org>
Sent: Thursday, August 13, 2020 9:21 AM
To: Tim Turton <tturton@coppage.net>
Subject: RE: Butler County - Coppage Question

Thanks Tim.

I was not aware of the details you and Greg discussed, other than you two had spoken about a budget for pavement repairs. I too am hopeful the newer section will sufficiently handle truck traffic. I don't want to muddy the water or change what was agreed, as that wasn't my intention. Full depth repair and mill & fill thickness of 1-1/2" along "older" section of Hamilton-Mason. Thanks for clarifying.

Sincerely,
Eric

Eric J. Pottenger
Development Services Manager
pottengere@bceo.org

Butler County Engineer's Office
1921 Fairgrove Avenue (SR4)
Hamilton, OH 45011-1965
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From: Tim Turton <tturton@coppage.net>
Sent: Thursday, August 13, 2020 7:32 AM
To: Eric Pottenger <PottengerE@bceo.org>
Subject: RE: Butler County - Coppage Question

Eric,
I thought it smart to identify to you that the "mill and fill" would be a thickness of 1 ½" of asphalt surface. I had not noted this.

If you have any other thoughts to this please let me know.
Thank you, Tim

Tim L. Turton
V. President / COO

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From: Tim Turton
Sent: Wednesday, August 12, 2020 11:44 AM
To: Eric Pottenger <PottengerE@bceo.org>
Subject: RE: Butler County - Coppage Question

Eric,
Thank you for this. Covers the conversation that we had and globally is a good review. I much appreciate your proactive email. We are working to prepare the information and will be back to you soon.

Regarding the pavement repair please note the following:
From the conversation that I had with Greg Wilkens we did agree to include a cost which was $28,000 for the potential road repair for the west bound lane in the "older" section which picks up at the construction joint of the old / new and runs west just past the North entry (+/- 950'). These include some full depth / partial depth repair as well as lane width mill and fill.
If there is repair needed on the East bound SOUTH entry we will certainly cover that as well.

It was discussed that the "newer" section should handle legal loads and we did not allocate additional costs for any repair. We do not have the entire haul route covered for repairs.

Please LMK your thoughts to this so we have clarity.
Thank you sir, Tim

Tim L. Turton
V. President / COO

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From: Eric Pottenger <PottengerE@bceo.org>
Sent: Wednesday, August 12, 2020 9:16 AM
To: Tim Turton <tturton@coppage.net>
Cc: Adrienne Rice <RiceA@bceo.org>; Jamey Marcum <MarcumJ@stormwaterdistrict.org>
Subject: RE: Butler County - Coppage Question

Tim,

Wanted to follow-up on our conversation from yesterday afternoon, making sure we are on same page. Also see attached HAUL ROUTE pdf.

- Dirt from Parcel D20100013000142 (Owner: Libertytown II LLC) will be taken to two properties (D2010017000004 Owner: Hamilton Mason Property LLC NORTH DRIVE and M5610025000034 Owner: Raymond & Kathleen Reynolds SOUTH DRIVE) along Hamilton-Mason Road.

- The route may include access to Liberty Way from Taylor Street (ACCESS A) and existing drive adjacent to West Chester-Mason Store Lock (ACCESS B)

- Taylor Street is not a traditional street and is overseen by the Liberty Community Authority (LCA). That board is composed of members appointed by county, township and developer. It is strongly recommended you seek their approval prior to using Taylor Street as part of your haul route. I believe David Fehr, Butler County Planning Director, is on that Board. UPDATE: I spoke with David Fehr this morning, the LCA does not own or operate Taylor Street. You will need to verify & obtain permission from owner in order to use Taylor Street.

- Topsoil and unsuitable soil will be taken to property using NORTH DRIVE. That entrance needs to be improved to accommodate sight distance. Any clean hard fill should conform to OEPA requirements. OEPA requires owner to complete Intent to Fill Notification form and return to OEPA. See attached.

- Suitable soil will to hauled to property using SOUTH DRIVE. The entrance is an existing driveway approximately 30-FT in width. Soil is only to be stockpiled on this property. Contractor to reaffirm owner is aware of method of stockpile versus preparing for site for building development. BCEO is not party of that agreement but does not want an issue to arise in future.

- Both NORTH & SOUTH DRIVES require a Driveway Permit from BCEO. These will be issued as temporary construction driveways. Permit application can be downloaded from BCEO website: http://www.bceo.org/permitforms.html

- Both properties will require coverage under Butler County Stormwater District's Earth Moving Permit. Erosion & Sediment Control (ESC) plan is required for each site, showing location of fill and/or stockpile, proposed best management practices (BMP's) such as silt fence or mulch berm and construction entrance. We will issue one permit for both sites. You may need to amend existing OEPA permit, if permit remains open, to include proposed stockpile sites on Hamilton-Mason Rd. UPDATE: I did not find an open permit for the Liberty Center development on OEPA's website. You may want to check with current owner as it may be under another name or entity. If permit was closed, then you will need to obtain a new permit (must include all three properties) from their website: https://epa.ohio.gov/dsw/permits/GP_ConstructionSiteStormWater The OEPA Storm Water Discharge from Small and Large Construction Activities – General Permit is for sites which: clear, grade, excavate, grub and/or fill one or more acres.

- Download Earth Moving Permit application from District website: http://www.stormwaterdistrict.org/esc.html

- Although trucks will be of legal limit, BCEO feels some pavement failure is possible. Per your conversation with County Engineer, Contractor is to be prepared to perform full depth pavement repair along haul route. It is assumed most damage will occur in westbound lane and at NORTH AND SOUTH DRIVE entrances. Presently, there is some "cupping" in pavement. Further cupping and eventually rutting may occur and require repair. UPDATE: In speaking with Greg last evening, BCEO inspected haul route documenting current condition of pavement. At the time of our conversation I was not aware of our inspection. It's my understanding our Construction Department performed inspection.

- Contractor is responsible for Work Zone safety & signage alerting motorist of trucks entering/leaving roadway, (was not stated during conversation but assumed) and for keeping Hamilton-Mason Rd. and Liberty Way free of dirt, mud or debris associated with hauling of material.

Let me know if you're in agreement or want to add, change, delete or if I left out or stated something incorrectly.

ESC & Driveway Permit Inspectors will be Adrienne Rice & Jamey Marcum and are copied.

Sincerely,
Eric

Eric J. Pottenger
Development Services Manager
pottengere@bceo.org

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From: Tim Turton <tturton@coppage.net>
Sent: Tuesday, August 11, 2020 9:25 AM
To: Eric Pottenger <PottengerE@bceo.org>
Subject: RE: Butler County - Coppage Question

Eric,
I will call you at 1:30 today.
Thank you,

Tim L. Turton
V. President / COO
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From: Eric Pottenger <PottengerE@bceo.org>
Sent: Tuesday, August 11, 2020 9:24 AM
To: Tim Turton <tturton@coppage.net>
Cc: Adrienne Rice <RiceA@bceo.org>; Jamey Marcum <MarcumJ@stormwaterdistrict.org>
Subject: RE: Butler County - Coppage Question

Tim,

I've got a little time this afternoon from 1:30-2:30 otherwise, I'm available Wednesday morning (8-Noon), Thursday afternoon (1-4) or anytime Friday.

Sincerely,
Eric

Eric J. Pottenger
Development Services Manager
pottengere@bceo.org

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From: Tim Turton <tturton@coppage.net>
Sent: Tuesday, August 11, 2020 9:07 AM
To: Eric Pottenger <PottengerE@bceo.org>
Cc: Adrienne Rice <RiceA@bceo.org>; Jamey Marcum <MarcumJ@stormwaterdistrict.org>
Subject: RE: Butler County - Coppage Question

Eric,
Thanks. Will be able to get this completed.

Would like to chat with you regarding the Earth moving plan. When is a good time to chat on this? Are you open today?

LMK and thank you, Tim

Tim L. Turton
V. President / COO
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From: Eric Pottenger <PottengerE@bceo.org>
Sent: Tuesday, August 11, 2020 7:00 AM
To: Tim Turton <tturton@coppage.net>
Cc: Adrienne Rice <RiceA@bceo.org>; Jamey Marcum <MarcumJ@stormwaterdistrict.org>
Subject: RE: Butler County - Coppage Question

Tim,

Before starting operations, we require the following:

Driveway Permit (to be issued as Temporary Construction Entrance) at proposed spoil site, and Work Zone Plan (alerting motorist of trucks entering/leaving roadway @ each entrance)

Earth Moving Permit (including Sediment & Erosion Control Plan) and application fee

Sincerely,
Eric

Eric J. Pottenger
Development Services Manager
pottengere@bceo.org

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From: Tim Turton <tturton@coppage.net>
Sent: Thursday, August 06, 2020 6:03 PM
To: Eric Pottenger <PottengerE@bceo.org>
Subject: Butler County - Coppage Question

Eric,
Hope you are well and all good on your end…

We are looking to start a project soon that will be dirt import to a couple of farm properties in Butler County.

Our plan was to have a construction entry to keep mud off the road and install silt fence for erosion control. We will certainly remain proactive to maintenance as the project and process goes forward. Is there anything that I need to do for this from your point?

Just looking to be proactive so we don't have any problems. If you would, please let me know I would appreciate.
Thank you, Tim

Tim L. Turton
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