From: Matthew Loeffler
Sent: Tuesday, August 17, 2021 9:55 AM
To: Bryan Behrmann; Eric Pottenger
Subject: RE: Trepulus in WC
Attachments: 2020 01 05 TIS-Hamilton Mason Rd-Approved.pdf; TREPLUS_PDP.pdf

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Good morning, Bryan.

The TrePlus Development wasn't required to put in any turn lanes due to fairly low trips generated. They do not meet sight distance for a full access on the east end of property. Since they want their main access at east end, they are proposing profile adjustments on Hamilton Mason to achieve sight distance for a full access. I have attached the approved TIS and PDP. I think Eric may have a copy of their preliminary roadway plans showing proposed profile adjustment.

Matthew J. Loeffler, PE
Traffic Engineer
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Butler County Engineer's Office
www.bceo.org
"Check out our new website!"

From: Bryan Behrmann <bbehrmann@liberty-township.com>
Sent: Tuesday, August 17, 2021 8:32 AM
To: Eric Pottenger <PottengerE@bceo.org>; Matthew Loeffler <LoefflerM@bceo.org>
Subject: Trepulus in WC

Eric and Matt,
Can you guys send me a copy of the plan that has been approved for the Trepulus development in West Chester and their TIS. I know I could get it from Tim at WC, but I'm more interested in the road improvements, curb cuts, etc. We have a development proposed on the north side of the road in the same area, which was recommended for denial by the BC Planning Commission and LT Zoning Commission, but still want to understand what is planned. More urgently, we have a meeting with Roger Reynolds at 1pm today who wants to talk road improvements and the potential of a TIF, and he is referencing improvements that he is planning with you guys and the TID. We would like to get a good understanding of what is planned.

Thanks.

Bryan Behrmann

Director of Planning & Zoning
Liberty Township, Butler County, Ohio

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