From: Matthew Loeffler
Sent: Tuesday, December 22, 2020 2:29 PM
To: Timothy Foster
Cc: Eric Pottenger
Subject: RE: Treplus Reynolds Site - Traffic

Tim, I understand your concern but all sight distance thresholds need to be met. We are basing the sight distance calcs on the posted speed limit of 45 mph. In reality, we all know that drivers do not drive the speed limit. The majority of drivers are likely traveling closer to 50 mph. Thus, we are going to be firm at requiring sight distance to be met at the 45 mph thresholds.

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 2:16 PM
To: Matthew Loeffler <LoefflerM@bceo.org>
Subject: RE: Treplus Reynolds Site - Traffic

Thanks Matt, totally understand,

One question we hope you can answer (as you review), is whether, even at our best sight distance location (the western entrance right now), if the ISD looking right is not able to be met (currently 430' instead of 500'), but all other sight distance is met, then will the development be unable to continue? We will try to improve the ISD through driveway grading design, but the 500' looking east may not be possible even at our furthest west boundary and even with a steep driveway. It would be helpful to know if the development can proceed even if we aren't able to achieve 500'+ for that one criteria (currently 430'). Hope you understand the reason for the question.

And a happy new year to you!

Thanks,
Tim

Timothy S. Foster, PE, LEED AP
Project Engineer
Infrastructure & Development Engineering, Inc.
9338 Cincinnati Columbus Rd
West Chester, Ohio 45241
(513) 671-8144 x105

From: Matthew Loeffler <LoefflerM@bceo.org>
Sent: Tuesday, December 22, 2020 2:05 PM
To: Timothy Foster <timf@ide-oh.com>
Cc: Eric Pottenger <PottengerE@bceo.org>; Timothy Dawson <tdawson@WestChesterOH.Org>
Subject: RE: Treplus Reynolds Site - Traffic

Good afternoon, Tim.

Thank you for submitting the TIS. Due to the holidays, I likely will not be able to review the TIS until next week or the week after. Based on our discussion this morning, any proposed driveway location will be required to meet ISD and SSD for 45 mph. If the proposed western entrance C meets the sight distance requirements and access management spacing requirements, it will be approved.

Have a Merry Christmas!

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
Project Engineer
Infrastructure & Development Engineering, Inc.
9338 Cincinnati Columbus Rd
West Chester, Ohio 45241
(513) 671-8144 x105