Outlook

RE: EXTERNAL - 4255 THUNDERBIRD - DRAWING RECORD

From Shoemaker, Heather <Heather.Shoemaker@novolex.com>
Date Wed 11/5/2025 3:06 PM
To Eric Pottenger <PottengerE@bceo.org>

Thank you for sending!

Heather Shoemaker | Environmental Manager | Heather.Shoemaker@novolex.com | **m** 215-929-4897

From: Eric Pottenger <PottengerE@bceo.org>
Sent: Wednesday, November 5, 2025 11:56 AM
To: Shoemaker, Heather <Heather.Shoemaker@novolex.com>
Subject: Re: EXTERNAL - 4255 THUNDERBIRD - DRAWING RECORD

Heather,

In speaking to our GIS manager, I just learned something new about the Butler County Auditor's property search feature. They have historical imagery that includes oblique images.

Https://propertysearch.bcohio.gov/forms/htmlframe.aspx?mode=content/home.htm

If you search by Parcel ID for Sugar Creek M5620273000004 it will pull up their property information. In the tan menu bar, select "Pictometry" and a recent aerial image appears. Just below the + / - zoom feature is a square box, that will open a new full-sized window. There are date and oblique options adjacent to the compass. The resolution provided in these images, at times, is better than those of the aerial ortho. These images may help to identify curb, catch basins, and/or document impervious area change.

ERIC J. POTTENGER
Development/Storm Water Manager
Direct: 513-785-4121 | **Cell:** 513-678-6325
BUTLER COUNTY STORM WATER DISTRICT
www.stormwaterdistrict.org |
BUTLER COUNTY ENGINEER'S OFFICE
www.bceo.org | @bceonews
CINCINNATI BUSINESS COURIER | 2025 BEST PLACES TO WORK FINALIST

From: Shoemaker, Heather <Heather.Shoemaker@novolex.com>
Sent: Wednesday, November 5, 2025 10:21 AM
To: Eric Pottenger <PottengerE@bceo.org>; Stinson, Monte <Monte.Stinson@novolex.com>
Cc: Perkins, Jarrod <Jarrod.Perkins@novolex.com>
Subject: RE: EXTERNAL - 4255 THUNDERBIRD - DRAWING RECORD

Thanks again!

Heather Shoemaker | Environmental Manager | Heather.Shoemaker@novolex.com | **m** 215-929-4897

From: Eric Pottenger <PottengerE@bceo.org>
Sent: Wednesday, November 5, 2025 10:16 AM
To: Shoemaker, Heather <Heather.Shoemaker@novolex.com>; Stinson, Monte <Monte.Stinson@novolex.com>
Cc: Perkins, Jarrod <Jarrod.Perkins@novolex.com>
Subject: Re: EXTERNAL - 4255 THUNDERBIRD - DRAWING RECORD

Heather,

Nice meeting with you, Monte, and the rest of the team from Heritage Bag. Attached are aerial images we have on file for the Sugar Creek / Heritage Bag properties. The aerial date is noted at the top of each page, 1999 - 2023.

Let me know if our office can be of further assistance.

ERIC J. POTTENGER
Development/Storm Water Manager
Direct: 513-785-4121 | **Cell:** 513-678-6325
BUTLER COUNTY STORM WATER DISTRICT
www.stormwaterdistrict.org |
BUTLER COUNTY ENGINEER'S OFFICE
www.bceo.org | @bceonews
CINCINNATI BUSINESS COURIER | 2025 BEST PLACES TO WORK FINALIST

From: Shoemaker, Heather <Heather.Shoemaker@novolex.com>
Sent: Monday, November 3, 2025 12:16 PM
To: Eric Pottenger <PottengerE@bceo.org>; Stinson, Monte <Monte.Stinson@novolex.com>

Cc: Perkins, Jarrod <Jarrod.Perkins@novolex.com>
Subject: RE: EXTERNAL - 4255 THUNDERBIRD - DRAWING RECORD

Thanks! I just sent an invite for Wednesday morning. Also added Erich and Gary from our engineering department to the call.

Heather Shoemaker | Environmental Manager | Heather.Shoemaker@novolex.com | **m** 215-929-4897

From: Eric Pottenger <PottengerE@bceo.org>
Sent: Monday, November 3, 2025 12:03 PM
To: Shoemaker, Heather <Heather.Shoemaker@novolex.com>; Stinson, Monte <Monte.Stinson@novolex.com>
Cc: Perkins, Jarrod <Jarrod.Perkins@novolex.com>
Subject: Re: EXTERNAL - 4255 THUNDERBIRD - DRAWING RECORD

Heather,

I've got availability Wednesday morning (8-Noon) and pretty much all-day Thursday & Friday. Let me know which day is best for your group.

ERIC J. POTTENGER
Development/Storm Water Manager
Direct: 513-785-4121 | **Cell:** 513-678-6325
BUTLER COUNTY STORM WATER DISTRICT
www.stormwaterdistrict.org |
BUTLER COUNTY ENGINEER'S OFFICE
www.bceo.org | @bceonews
CINCINNATI BUSINESS COURIER | 2025 BEST PLACES TO WORK FINALIST

From: Shoemaker, Heather <Heather.Shoemaker@novolex.com>
Sent: Monday, November 3, 2025 8:23 AM
To: Eric Pottenger <PottengerE@bceo.org>; Stinson, Monte <Monte.Stinson@novolex.com>
Cc: Perkins, Jarrod <Jarrod.Perkins@novolex.com>
Subject: RE: EXTERNAL - 4255 THUNDERBIRD - DRAWING RECORD

Good morning Eric,

We are taking a closer look at the stormwater issue on our property and have a few questions. Could we set up a call with you this week? Specifically, we would like to see if any of the Sugar Creek expansion should have been reviewed by Butler County. Below is a screen shot of the City of Fairfield GIS map.



Second, we would like to ask if there was a permit or approved design of the drainage put on between 2014 and 2015. Please see Google images below.

2014



2015



Thank you,

Heather Shoemaker | Environmental Manager | Heather.Shoemaker@novolex.com | **m** 215-929-4897

From: Eric Pottenger <PottengerE@bceo.org>
Sent: Monday, July 14, 2025 1:35 PM
To: Shoemaker, Heather <Heather.Shoemaker@novolex.com>; Stinson, Monte <Monte.Stinson@novolex.com>
Subject: EXTERNAL - 4255 THUNDERBIRD - DRAWING RECORD

External Email: Verify sender before clicking links or opening attachments.

Heather & Monte,

As you may know, Adrienne Rice is no longer with our office.

I have posted drawings for the property at 4255 Thunderbird to our online archive. Please visit our website www.bceo.org

In the yellow heading hover over "TAX MAP" and select "PUBLIC RECORDS"

From there, select "Historical" and then "Request" your files will be under the "G-I" folder and labeled as "Heritage Bag - 4255 Thunderbird"

From the 1991 grading & utility plan, there appears to be an 18" corrugated metal pipe (CMP) between the west spur and mainline, north of the switch. That pipe then drains diagonally to the west side of the rail spur. The plan also notes a drainage swale between the two lines. Note 22 states top of rail spur subgrade and all grading to be coordinated with railroad engineering drawings. Unfortunately, we were not supplied a copy of the railroad engineering drawing. I would be curious what the swale dimensions were between the two lines.

Monte, Let me know if you would like to meet on-site to discuss and what day/time is best for you. I am fairly open the next week or two with the exception of 7/25.

Eric J. Pottenger

Development / Storm Water Manager

Direct: 513-785-4121 | Cell: 513-678-6325

Butler County Storm Water District

www.stormwaterdistrict.org

Butler County Engineer's Office

www.bceo.org

"Check o*ut our new website!"*