

CARL G. HARTMAN, P.E., P.S.
3478 HOLLY RIDGE DRIVE
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513 608 7918
engineercarlhartman@gmail.com

November 8, 2021

Fairfield Township Trustees
6032 Morris Rd
Fairfield Township, Ohio 45011

RE; Final development plan submission
FTZC21
Johnson's Grocery
4005 Hamilton Mason Rd.

Board of Trustees,

As agent for the owner/developer, A & P Inc, we are submitting our packages for the final zoning plans for redevelopment of Johnson's Grocery located at 4005 Hamilton Mason Rd. Our packages include:

- Check made payable to Fairfield Township Trustees for \$350
- Original completed application form and one copy for Final PUD Plan Approval Procedure
- 9 copies of full size ---24" x 36" plans
 - Site development
 - Profile of bypass drive
 - Grading Plan
 - Pavement marking plan
 - Landscaping Plan
 - Architectural elevations of proposed building including monument entrance sign
 - Architectural floor plan
 - Site lighting plan
- 9 copies of adjacent property owners
- 2 copies of reduced plans to size 11" x 17" . An electronic file of above will be sent under a separate submittal
- 9 copies of
 - Existing deeds of record for the parcels. Included is a description of the property which will be created as a consolidation of the two parcels. This is recognized that this needs to be accomplished prior to issuance of a zoning permit.
 - Item IV --- Narrative describing the proposed plan

- Item V --- Narrative that includes confirmation of site access visibility and explanation of investigation to provide extension of sanitary sewers to the site. Includes communication from both the staff of the County Engineer and the Butler County Water and Sewer Department.
- To supplement our pavement marking plan, we are including a letter from Caroline Duffy, P.E..

Ms Duffy's resume, (included) outlines over 36 years of her experience and the many awards that she has earned. During my tenure as serving as the elected Clermont County Engineer, Caroline provided services on multiple assignments.

There are items that were listed in both the County Planning Commission review and the review of the Township staff. As a result of that meetings (County Planning Commission, Township Zoning Commission and two Trustees meetings) coupled with this submission, we are of the opinion that the items have been addressed.

If we can provide any additional information or provide clarification of any item, please advise.

Respectfully submitted,


Carl G. Hartman, P.E., P.S.

Copy:

C. Goins

J. Patel

K. Patel

C.Duffy

CARL G. HARTMAN, P.E., P.S.
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November 5, 2021

FINAL PUD PLAN APPROVAL
ITEM IV

Johnson's Grocery
4005 Hamilton Mason Rd.
Fairfield Township, Ohio

The proposed plan provides for the following:

- The existing outdated building and accessory features will be removed.
- A new architectural pleasing and efficient building will be built. The new building will offer the same products that are currently offered along with expanded brands and choices for the existing customers. The new building will provide an opportunity for ease in acquiring beverages by having a drive thru feature that will allow for traffic with minimal interference for customers who wish to "go in" the store to make their purchases.
- The plan includes a storm water retention basin. The current development has no provision for storm water detention.
- Picnic tables will be provided that overlook the retention basin which will allow customers a place to relax during their community trips.
- Currently the drive entrance to the business is across the existing frontage of the site. A new entrance has been designed to consolidate into one designed location which has been reviewed by the staff of the Butler County Engineer. Additionally, a pavement marking and signage plan is incorporated into the plan. The marking plan has been designed by Caroline Duffy, P. E.. Ms. Duffy has over 36 years of experience in traffic engineering. The plan conforms to both AASHO and ODOT design criteria. Access and internal movements patterns for both fire/ems and delivery of products were submitted as part of the preliminary plan review and approved. These were also prepared by Ms Duffy.

- A new right of way for Hamilton Mason Rd will be dedicated with the plan to a depth of 50 feet from the center line of the road. This will allow for any future road improvements without the need to acquire additional right of way.
- A plan indicating new site lighting has been included that reduces any impact upon adjoining properties.
- A landscape plan is included that features a variety of plants/shrubs that is “pleasing to the eye”.

Respectfully submitted

Carl G. Hartman P.E., P.S.

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November 5, 2021

FINAL PUD PLAN APPROVAL
ITEM V

Site Distance and Possible Sanitary Sewer Extension

Johnson's Grocery
4005 Hamilton Mason Rd
Fairfield Township, Ohio

Adequacy of Site Distance for proposed driveway

- Enclosed is a communication from Matt Loeffler P.E., staff engineer with the Butler County Engineers office that he *"approved"*.

Possible Extension of Public Sanitary Sewers

- After approval of the preliminary PUD plan by the Trustees, a meeting was conducted with staff engineers of the Butler County Water and Sewer Department which included Township Staff. A more detailed conceptual review was conducted. Enclosed is a letter from Staff Engineer, Steven R. Thompson, and a more detailed cost estimate.
- The cost estimate did not include any acquisition and associated cost of acquiring any easements. Any necessary easements cannot be acquired by the private sector.
- Based upon the estimate and comments from the Butler County Water and Sewer Department, it was deemed unfeasible to extend public sewers to serve Johnson's Grocery. The site can be served by an on-site system which would be reviewed and inspected by the Ohio EPA.

Respectfully submitted

Carl G. Hartman P.E., P.S.

CARL G. HARTMAN, P.E., P.S.
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Oct 4, 2021

Matt Loeffler, P. E,
Eric Pottenger
Butler County Engineers Office
1921 Fairgrove Ave #4
Hamilton Ohio 45011



Thank you. It is understood that possible sight obstructions outside of the two developed parcels is beyond developers control and doesn't impact sight distance safety for the proposed driveway location.

Matthew J. Loeffler

Re: 4005 Hamilton Mason Rd.

Thanks for the fruitful discussion we had last Friday relative to the comment on page 2 in your approval of our site distance study. We shall include a note on our site plan:

- **All existing signs and structures associated with the current store will be removed to a distance of 50 feet from the center line. This 50-foot dimension is the same as the future road right of way. As part of our consolidation of the two parcels the 50 foot right of way shall be dedicated.**
- **Although it does not affect the site distance, there is a tree, west of the current development, that shall also be removed.**

We are of the opinion that these comments/additions satisfy your office. We would appreciate your confirming this to us and to Fairfield Township.

Respectfully submitted,

Carl G. Hartman P.E., P.S.
COPY : C. Goins, K, Patel J. Patel

BUTLER COUNTY
WATER & SEWER

Customer Care Line
513.887.3066

130 High Street
Hamilton, Ohio 45011
water.bcoho.us



June 4, 2021

Mr. Chuck Goins
Assistant Administrator
6032 Morris Road
Fairfield Township, OH 45011

Re: Johnson's Grocery Store / Hamilton-Mason Rd Conceptual Sewer Main
Extension to Ashwood Knolls Dr.

Dear Mr. Goins:

I am pleased to provide at your request a conceptual opinion of cost for a sewer main extension from Ashwood Knolls Drive to 4005 Hamilton Mason Road, Johnson's Grocery Store. This conceptual opinion of cost is slightly more detailed than the opinion of cost that we had previously discussed in our email conversation and includes items likely to be encountered with the project. This opinion of cost does not include existing utilities or items that would become evident with an actual survey. A survey may reveal site conditions that could greatly increase the overall cost of the project. Also not included with this opinion of cost are: the easements required from individual property owners along the conceptual route of the sewer main extension; the fees and associated design costs for the engineering and improvement plan production from a consulting engineer; governmental agency review & permit fees. This conceptual opinion of cost should by no means be considered a comprehensive estimate for project bidding. An Engineer's Opinion of Cost should be prepared by an engineering firm of your choosing once a site study and an improvement plan has been completed by your engineer.

Sincerely,

BUTLER COUNTY WATER AND SEWER DEPARTMENT

A handwritten signature in blue ink, appearing to read 'Steve R. Thompson'.

Steven R. Thompson
Staff Engineer

cc: Martha A. Shelby, P.E., Director
Jack Thornsberry, Division Head – Administration
Jeff Frechtling, P.E., Engineering & Construction Manager

**Johnson's Grocery / Hamilton Mason Road
Conceptual Sewer Extension to Ashwood Knolls Drive
Butler County Water & Sewer Conceptual Opinion of Cost***

No.	DESCRIPTION	QUANTITY	UNITS	BCWS CONCEPTUAL OPINION OF COST	
				UNIT COST	ITEM PRICE
1	Mobilization/Demobilization	1	LS	\$ 15,000.00	\$ 15,000.00
2	Traffic Control & Maintenance	1	LS	\$ 25,600.00	\$ 25,600.00
3	Clearing & Grubbing	1	LS	\$ 7,500.00	\$ 7,500.00
4	Erosion Control	1	LS	\$ 10,500.00	\$ 10,500.00
5	Bypass Pumping	1	LS	\$ 10,000.00	\$ 10,000.00
6	Connection to Existing Manhole	1	EA	\$ 10,000.00	\$ 10,000.00
7	8" PVC Conduit Gravity Sewer Pipe With LSM or Structurally Compacted Backfill	875	FT	\$ 200.00	\$ 175,000.00
8	Standard Manhole	4	EA	\$ 8,000.00	\$ 32,000.00
9	Support Utility Pole	4	EA	\$ 5,000.00	\$ 20,000.00
10	Remove & Reset Water meter pit & components	5	EA	\$ 3,500.00	\$ 17,500.00
11	Landscaping Restoration (Ashwood Knolls entry feature, landscaping and walls.	1	LS	\$ 30,000.00	\$ 30,000.00
12	Sidewalk, Removed & Replaced, In-Kind	560	SF	\$ 15.00	\$ 8,400.00
13	Pavement Replacement, Portland Cement Concrete Driveway	800	SY	\$ 100.00	\$ 80,000.00
14	6" Service Connection Trenchless	3	EA	\$ 1,200.00	\$ 3,600.00
15	6" Service Connection Open Cut	5	EA	\$ 500.00	\$ 2,500.00
16	Concrete Curb & Gutter Replacement	500	LF	\$ 65.00	\$ 32,500.00
17	Pavement Replacement, Asphalt Road Pavement Restoration	1000	SY	\$ 100.00	\$ 100,000.00
SUBTOTAL					\$ 580,100.00
TOTAL W/50% CONTINGENCY					\$ 870,150.00

***NOTE:** This conceptual opinion of cost has been developed without a survey of actual site conditions or the knowledge of existing utilities.
The total estimate with contingency should be considered as a budgetary number and may not reflect actual project costs.
Easements have not been included with the cost of the project and could vary greatly in cost.



Mr. Carl Hartman, P.E.
3478 Holly Ridge Drive
Cincinnati, Ohio 45245-3003
engineercarlhartman@gmail.com

Re: Johnson Grocery Site Internal Circulation

Dear Carl,

It is my understanding that there is a comment about the Johnson Grocery Site concerning the access road and possible confusion on site. As we discussed, the addition of pavement markings and signing, per the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) can help provide directional information to the users of the site. The OMUTCD is the standard for traffic signs, road surface markings, and traffic signals in the U.S. state of Ohio. It is developed by the Ohio Department of Transportation's Office of Roadway Engineering "in substantial conformance to" the national Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration. The first edition of the OMUTCD was published in 1924; the most recent edition was published in 2012. The OMUTCD defines the content and placement of traffic signs. I have found over the 36 years of my career as a transportation engineer, that pavement markings and signing can provide the necessary wayfinding for the driver.

I have enclosed recommendations to be added to the site plan to communicate desired traffic patterns to the driver.

Yours Respectfully,

Caroline F. Duffy, PE
143Engineers
3249 Plateau Place, Cincinnati, Ohio 45241
143Engineers@gmail.com
(513) 476-6271



Education:

- University of Cincinnati, Bachelors of Science in Civil Engineering, Transportation & Construction Majors, 1988
- Cincinnati Technical College, Associates of Science, Surveying, 1999 (summa cum laude)

Years of Experience:

- Years 36 of experience in the Transportation Engineering Industry

Registrations:

- Professional Engineer - OH (1993)
- Professional Engineer - KY (1998)

Certifications:

- A Case Study, Planning, Design, Construction and Operation of HAWK Signal Training
- Advanced Business Leadership Education Certification
- AGi32 Lighting Training, Intermediate Roadway Class
- AGi32 Lighting Training, Roadway Emphasis
- Allen Block Construction Certification
- American Society of Civil Engineers, Leadership in Engineering Workshop
- Construction Supervision and Inspection, Construction Education Management Corp.
- FHWA-NHI, Accessible Pedestrian Signals
- FHWA-NHI, Bicycle Facility Design
- FHWA-NHI, Designing for Pedestrian Safety
- FHWA-NHI, Human Factors Training
- FHWA-NHI, Roadside Safety Audits/Assessments
- FHWA-NHI, Signalized Intersection Guidebook
- FHWA-NHI, Speed Management
- Hazard Communication Training
- Intersection Capacity Analysis Training Course
- KYTC, Basic Traffic Engineering Design Course
- KYTC, Thinking Beyond the Pavement Context Sensitive Design
- KYTC, Traffic Impact Study Training
- Nurdura, Certified Insulated Concrete Forms Construction Installer
- ODOT, ADA Self Evaluations/Transition Plan Training
- ODOT, GCAT Computer Training for Local Agencies
- ODOT, Highway Lighting and Traffic Signals Standards Update
- ODOT, Highway Safety Manual Training
- ODOT, Intersection & Interchange Geometrics Design
- ODOT, Local Public Agency Training
- ODOT, Overview of Elements of Public Right-Of-Way Accessibility
- ODOT, Railroad Preempted Traffic Signal Training
- ODOT, Right-of-Way Plan Development Training
- ODOT, Sign CAD Training
- ODOT Traffic Academy, Highway Lighting
- ODOT Traffic Academy, Interchange Justification Studies
- ODOT Traffic Academy, Maintenance of Traffic
- ODOT Traffic Academy, Traffic Signals
- ODOT Traffic Academy, Safety Studies
- ODOT Traffic Academy, Signing and Markings
- ODOT, OHGO Website Training
- OSHA, Confined Space Training
- PSMJ, Project Manager Certification; Certified Project Manager Trainer
- Synchro Signal Timing Training Course
- Zweig White Leadership Seminar

Professional Activities:

- American Society of Civil Engineers, International member
- American Society of Civil Engineers, Ohio member
- American Council of Engineering Companies of Ohio, ODOT Transportation Committee
- American Council of Engineering Companies of Ohio, SW Section
- American Society of Highway Engineers, Great Lakes Region President
- American Society of Highway Engineers, National Board of Directors-Great Lakes Region
- American Society of Highway Engineers, National Conference Chair, Cincinnati, 2010
- American Society of Highway Engineers, National Legislative Committee
- American Society of Highway Engineers, National Project of the Year Committee
- American Society of Highway Engineers, TRIKO Valley Section President
- American Society of Highway Engineers, TRIKO Valley Section Legislative Committee
- American Society of Highway Engineers, TRIKO Valley Section Golf Committee
- American Society of Highway Engineers, TRIKO Valley Section Scholarship Committee
- Institute of Transportation Engineers, International member
- Institute of Transportation Engineers, Kentucky member
- Institute of Transportation Engineers, Ohio member
- Smart Cities Cincinnati Coalition, Board of Directors
- Society of Marketing Professional Services, Cincinnati member
- St. Rita School for the Deaf, Facilities and Grounds Committee
- University of Cincinnati, Civil Engineering Advisory Board of Directors
- Westwood Community Urban Redevelopment Corporation, Board of Directors, founding member
- Women Transportation Seminar, SW Program Committee

Awards:

- American Society of Highway Engineers National Member of the Year, 2015
- Wooster Pike Revitalization Project, multi-award winning project:
 - ASHE TRIKO Valley Section Project of the Year
 - ASHE Great Lakes Region Project of the Year
 - AASHTO America's Transportation Awards competition, ODOT District 8 Award
 - AASHTO America's Transportation Awards competition, ODOT State of Ohio Award
 - AASHTO America's Transportation Awards competition, Midwest Region Award
 - American Council of Engineering Companies of Ohio, Honor Award

Speaking Engagements:

- American Society of Highway Engineers, TRIKO Valley Section Legislative Update, 2004-present
- Ohio Transportation Engineering Conference, Wooster Pike Revitalization presentation, 2015
- Latonia Small Area Study, Wooster Pike Revitalization presentation, 2017
- Northern Kentucky Restoration Planning Conference, 2017
- International Bicycle Symposium, 2017

Professional Experience & Responsibilities:

Caroline Duffy has over 36 years of diversified experience in civil engineering that includes designing and managing interstate and roadway improvement projects, bicycle facilities projects, and site projects for both for public and private clients. Her design experience encompasses roadway and bicycle facility design, traffic control and signing, traffic signal and signal system design, lighting design, utility relocations, drainage design, pavement design, safety studies, traffic signals, cost estimating, and assisting with right-of-way acquisition. Her involvement spans the entire life of a project and includes initial traffic and planning studies, grants to secure the funding for the client, conceptual layout, public hearings to gain consensus, final construction plan preparation, bid package preparation, bid letting, and construction administration of these projects. She carried the ODOT certifications for Bicycle Facilities and Enhancement Design, Roadway Design including Traffic Control and Signing, Safety Studies, Interchange Justification Studies, Highway Lighting, Traffic Signals and Signal System for the firm.