

August 22, 2025

City of Franklin  
1 Benjamin Franklin Way  
Franklin, OH 45005  
Attn: Eric Damian

RE: Casey's Franklin, OH – Engineering Review Letter #2

Dear Mr. Damian:

We are in receipt of your Engineering Review Letter #2 dated August 19, 2025, for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses, along with revised drawings at your earliest opportunity so Casey's may obtain the permits necessary to begin construction.

#### Traffic Impact Study Review

- 1) The report will need to be updated for the correct trip generation for the building size of 4-5.5k.  
**Response:** See revised Traffic Impact Study.
- 2) Include Frostwood Farms in No-Build and Build traffic as stated in the MOU.  
**Response:** See revised Traffic Impact Study.

#### Civil Plans

- 1) Extend walk along E 2<sup>nd</sup> Street to western property line.  
**Response:** Walk along E 2<sup>nd</sup> Street has been intentionally designed to terminate short of the property line in order to appropriately tie into the existing grades while maintaining compliant slopes.
- 2) For tapered section of walk along E 2<sup>nd</sup> Street, maintain 5' buffer from back of curb.  
**Response:** Addressed. Walk along E 2<sup>nd</sup> Street has been revised to be located 5' behind the back of curb. Refer to sheet C-101.
- 3) For section of walk along E 2<sup>nd</sup> Street between the turn lane and the parking lot: Per ODOT Multimodal Design Guide, 8 ft sidewalk is required when immediately adjacent to curb: "When a buffer cannot be provided, then the minimum curb- attached sidewalk width is 7ft. for residential areas and 8 ft. for all other contexts."  
**Response:** Addressed. A buffer has been provided at this location. Refer to sheet C-101.
- 4) Please provide reasoning as to why the turn lane is so wide.  
**Response:** Addressed. Turn lane width has been revised to 12'. Refer to sheet C-101.

- 5) Adjust dimensioning of turn lane to show that the design matches what is described in the TIS updated per the comments listed above.  
**Response:** Addressed.
- 6) Indicate width of turn lane from the curb line  
**Response:** Addressed. Turn lane dimension has been added to the Site Plan. Refer to sheet C-101.
- 7) An ADA compliant curb ramp is required on the west side of the access along E 2<sup>nd</sup> Street.  
**Response:** Addressed. ADA compliant curb ramp has been added to the west side of the access along E 2<sup>nd</sup> Street. Refer to sheet C-201.
- 8) Along E 2<sup>nd</sup> Street, extend curb line beyond, at a minimum, to the width of the approach apron to deter and right out movements, can be mountable curb if needed for non-passenger vehicle movements (see marked up plans).  
**Response:** Addressed. Curb line has been extended along E 2<sup>nd</sup> Street. Refer to sheet C-101.
- 9) Adjust approach apron at the E 2<sup>nd</sup> Street access location to be concrete per City SCD.  
**Response:** Addressed. Approach apron at the E 2<sup>nd</sup> Street access has been revised to be concrete. Refer to sheet C101.
- 10) Sidewalk needs to continue down East Lawn Drive to the property line and the East Lawn Access Drive should be design with an ADA compliant crossing.  
**Response:** Addressed. Sidewalk has been added along East Lawn Drive. Refer to sheet C-201.
- 11) Parking should not obstruct access to the dumpster enclosure.  
**Response:** This is a Casey's requirement/standard.
- 12) Proposed right of way lines need to be shown indicating right of way to be dedicated. The entirety of the turn lane and sidewalks are required to be within dedicated right of way. This will need to be shown on preliminary plat before presenting to planning commission.  
**Response:** Addressed. Right of way lines have been added. Refer to sheet C-101 and preliminary plat.

We greatly appreciate your partnership through your prompt review of these responses and for working with us and Casey's to make the Permit(s) available as soon as possible, so construction may begin on this project.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Paul Hanson  
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