



Land Development Committee Agenda

September 8, 2025 at 6:00 PM

Land Development Committee

Jay Shatz, Chair
Bob Rosen
Dara Wood

Staff Liaison

Scot Lahrmer, Village Manager
Chris Fritsch, Project Administrator

TOPICS OF DISCUSSION

1. Utility Relocation at the North Site

ADJOURNMENT

Construction Print & Aid to Construction Cost

 Anthony, Evan <Evan.Anthony@duke-energy.com>
To  Fritsch, Chris

 You replied to this message on 9/3/2025 11:39 AM.

 Construction Print.pdf
525 KB





 Reply

 Reply All

 Forward





Tue 9/2/2025 8:38 AM

Chris,

Please see the attached construction print. I did a final check on material and labor and the final aid to construction cost for the work is \$34,501.44. I understand this will need to go get additional approval. In the meantime, I will have our right of way agents draft a new easement agreement for the proposed path.

Thank you,

Evan Anthony

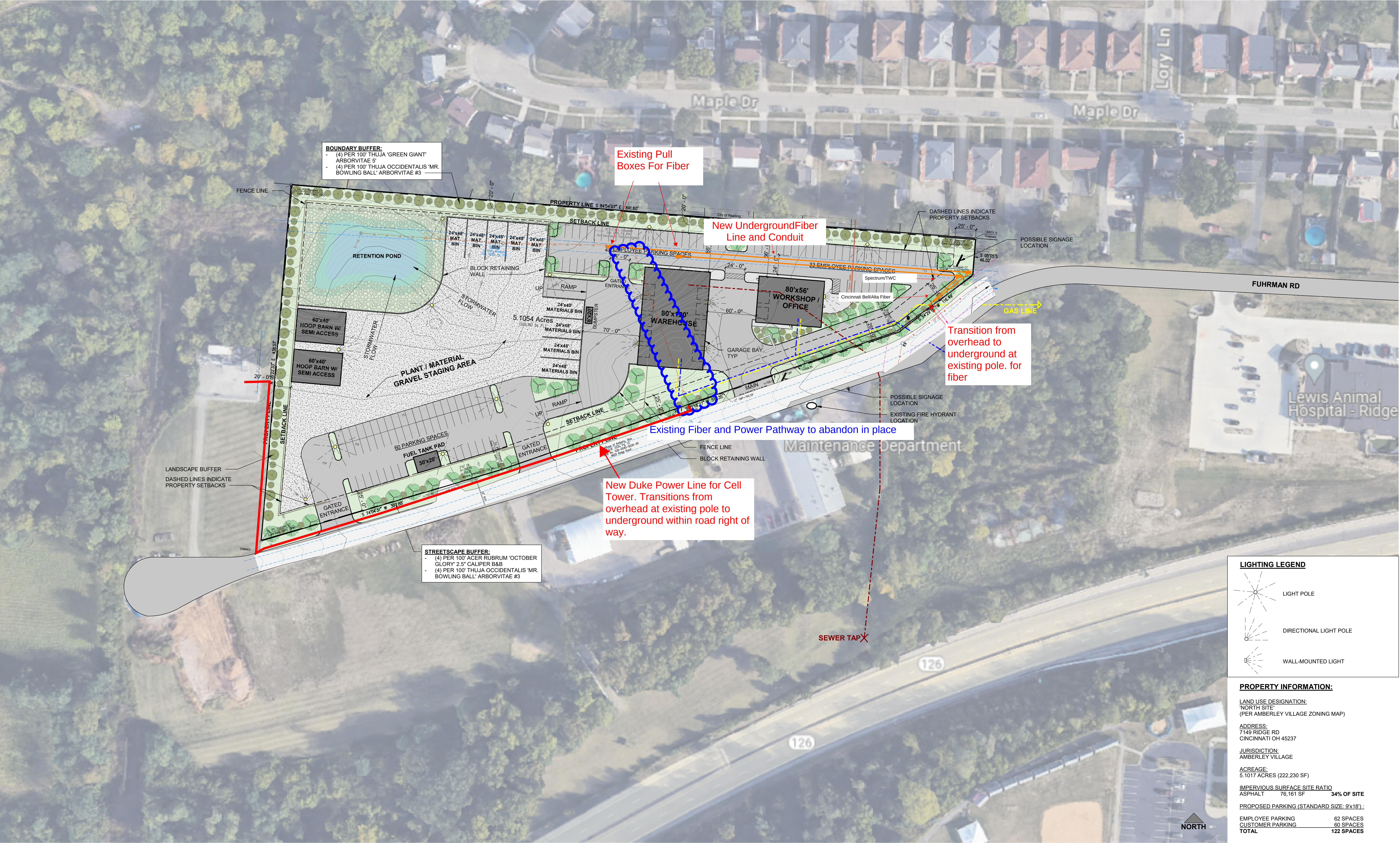
Engineering Specialist III
Duke Energy-PGO-OH/KY North
M: 513-317-7469
7600 Colerain Ave **COLE1**
Cincinnati, OH 45239

Evan.Anthony@Duke-Energy.com

[Redbook](#)

<https://ww2.e-billexpress.com/ebpp/DukeEnergy/>

Duke Energy



BOUNDARY BUFFER:
- (4) PER 100' THUJA 'GREEN GIANT' ARBORVITAE 5'
- (4) PER 100' THUJA OCCIDENTALIS 'MR. BOWLING BALL' ARBORVITAE #3

Existing Pull Boxes For Fiber

New Underground Fiber Line and Conduit

Transition from overhead to underground at existing pole. for fiber

Existing Fiber and Power Pathway to abandon in place

New Duke Power Line for Cell Tower. Transitions from overhead at existing pole to underground within road right of way.

STREETSCAPE BUFFER:
- (4) PER 100' ACER RUBRUM 'OCTOBER GLORY' 2.5" CALIPER B&B
- (4) PER 100' THUJA OCCIDENTALIS 'MR. BOWLING BALL' ARBORVITAE #3

LIGHTING LEGEND

- LIGHT POLE
- DIRECTIONAL LIGHT POLE
- WALL-MOUNTED LIGHT

PROPERTY INFORMATION:

LAND USE DESIGNATION:
'NORTH SITE'
(PER AMBERLEY VILLAGE ZONING MAP)

ADDRESS:
7149 RIDGE RD
CINCINNATI OH 45237

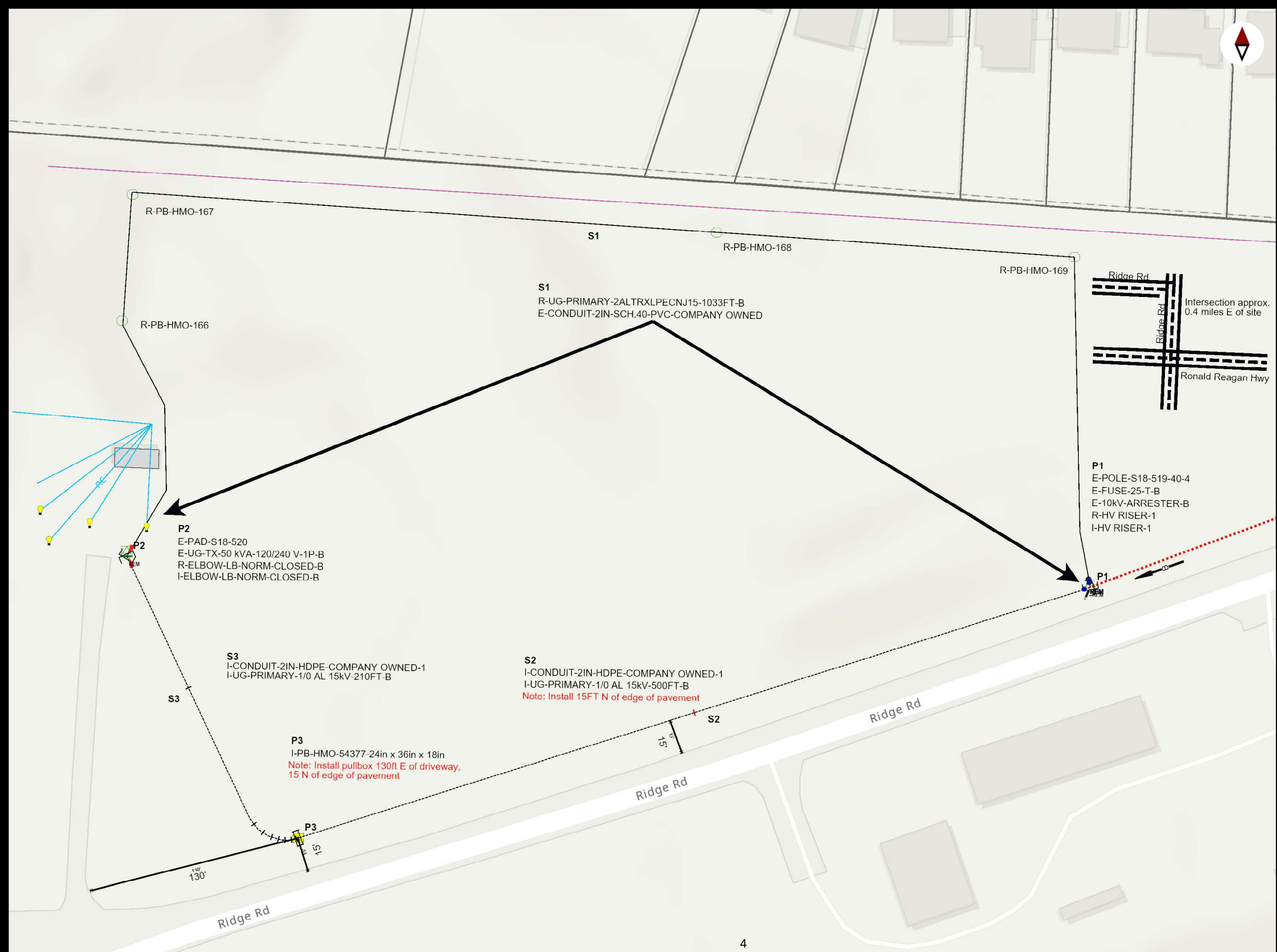
JURISDICTION:
AMBERLEY VILLAGE

ACREAGE:
5.1017 ACRES (222,230 SF)

IMPERVIOUS SURFACE SITE RATIO
ASPHALT 76,161 SF 34% OF SITE

PROPOSED PARKING (STANDARD SIZE: 9'x18'):

EMPLOYEE PARKING	62 SPACES
CUSTOMER PARKING	60 SPACES
TOTAL	122 SPACES





Custom Engineering and Construction

Christopher Fritsch
Amberley Village
7149 Ridge Road
Cincinnati, OH 45237

September 4, 2025

Re: Work Order B8286R

This letter is to confirm our cost for the work to be done located at 8609 Ridge Rd as discussed with Ben Dickason of Cincinnati Bell's engineering department.

We have assigned CBT project number **B8286R** to this proposal. It will help us expedite communications as this project progresses if you could reference this project number in the future when contacting us about it.

Description of Work: American Tower relocate fiber path – Cell Site #273809

Based on the overall scope of your request, our fixed cost to perform the work would be **\$23,137.00**. This amount reflects our average construction costs for the work required to be completed.

Please signify your approval by forwarding payment along with a signed copy of this letter to me at the address below. Please indicate any Purchase Order or special billing address you would like us to use below your signature. Once I am in receipt of your letter and payment I will proceed with the preparation and issue specifications to our construction department.

Please mail payment to:
Altafiber Specialized Billing
PO BOX 631783
Cincinnati, OH 45263-1783

Please contact Ben Dickason @ 513-397-1766 if you would like to discuss the charges we are proposing, any proposed construction details or the actual schedule for completion of this work.

Continued on next page

If you have questions about the Terms and Conditions for this work, or the actual invoicing you can contact me. I can be reached at 513-954-6478 or by email jacob.anglin@altafiber.com if I can assist in any other way, please do not hesitate to call on me.

Sincerely,

Jake Anglin

I AUTHORIZE CINCINNATI BELL TELEPHONE TO PROCEED WITH
CONSTRUCTION OF THE WORK DESCRIBED HEREIN. PAYMENT FOR THIS
WORK IS ATTACHED.

Signed: _____ Date: _____

Title: _____

Phone: _____

Purchase Order: _____

Please Complete If Different than the Addressee:

Billing Name: _____

Billing Address: _____
