

**EXHIBIT "A"**

**MONTGOMERY COUNTY ENGINEER'S REPORT**  
**ON THE**  
**MOT-SOCIAL ROW ROAD, PHASES 1 & 2**  
**CITY OF CENTERVILLE & WASHINGTON TOWNSHIP**  
**PID 113360 & 115191, JOB #2019-10 & 2020-17**



A handwritten signature in blue ink, appearing to read "Paul Gruner", written over a horizontal line.

**Paul Gruner, P.E., P.S.**  
**Montgomery County Engineer**  
**March 6, 2023**

**MOT-SOCIAL ROW ROAD, PHASES 1 & 2  
WASHINGTON TOWNSHIP AND CITY OF CENTERVILLE  
PID 113360 & 115191, JOB #2019-10 & 2020-17**

**PROJECT LOCATION**

The project is located in Washington Township and the City of Centerville. The project limits stretch from the intersection of Social Row Road and Waterbury Ridge Lane, east through the intersections of Social Row Road and Paragon Road, as well as Social Row Road and Sheehan Road, to approximately 1,350 ft east of Sheehan Road. The total length of the project along Social Row Road is approximately 4,650 ft.

**REASON FOR PROJECT**

The purpose of the project is to alleviate congestion on Social Row Road caused by increased traffic. The current two-lane configuration of Social Row Road does not accommodate existing traffic volumes, nor will it be able to handle anticipated future traffic volumes at the intersections of Social Row Road & Paragon Road as well as Social Row Road and Sheehan Road. Also, gaps in existing pedestrian and bicycle facilities make this section of Social Row Road a barrier for accessing local parks and regional hike/bike trails.

**SCOPE OF PROJECT**

This project will reconstruct roughly 4,650 feet of Social Row Road from two existing lanes with narrow shoulders to a five-lane curb & gutter section with a sidewalk and shared-use path. The project will include new closed storm drainage, post construction stormwater treatment, and landscaping. Finally, the existing traffic signal at the intersection of Social Row Road and Sheehan Road will be reconstructed, while a new traffic signal will be installed at the intersection of Social Row Road and Paragon Road.

**BENEFITS**

The Federal Highway Administration's Highway Capacity Manual provides several measures of effectiveness for a transportation facility based on geometric configuration and operational conditions. One such measure is a facility's Level of Service (LOS). LOS is a letter grade that describes traffic operations based on the amount of delay experienced by vehicles at an intersection and along an intersection approach. LOS is measured using letter grades ranging from A (best) to F (worst). The existing unsignalized intersection of Social Row Road and Paragon Road was determined to operate at a LOS F in 2025 and would remain as such if these proposed improvements are not constructed. In addition, the currently signalized intersection of Social Row Road and Sheehan Road operates at a LOS D. If the proposed improvements are not constructed, this intersection is expected to fall to a LOS F by the Design Year 2045. To

provide enough capacity at both intersections and raise these LOS, Social Row Road needs to have two-lanes in both directions and left-turn lanes need to be provided on all approaches of both intersections, including on Paragon Road & Sheehan Road. By constructing these improvements, the LOS improves substantially in the immediate future, and only falls to a LOS D by the 2045 Design Year at the intersection of Social Row Road & Sheehan Road.

In addition to the vehicular benefits, pedestrian and bicycle facilities will also be constructed. These new facilities will fill a gap along Social Row Road between existing facilities found on Paragon Road & Sheehan Road, to those adjacent to Yankee Trace. This connection will provide users with a safe route to Robert F. Mays Park and make a critical connection to other regional hike/bike trails and destinations.

Finally, the new traffic signal at Social Row Road and Paragon Road, as well as the reconstructed traffic signal at Social Row Road and Sheehan Road, will tie all the improvements together by creating safe crossings for pedestrians and bicyclists, as well as helping motorists effectively move through the project corridor.

## **SCHEDULE**

The project is scheduled to begin construction in Summer 2025 with the project completion expected approximately 17 months later.

## **COSTS**

Design:	\$1,336,800.00
Right-of-way:	To be determined by real estate appraisal
Construction:	<u>\$7,800,000.00</u>
Total Estimated Project Costs:	\$9,136,800.00

The County has received Federal Grants totaling \$4,531,835 to cover eligible construction projects costs. To help reduce the County's portion of the project, it has partnered with the City of Centerville and Washington Township to share in design and construction costs. Finally, the County will also apply for grant and/or loan funds from the Ohio Public Works Commission (OPWC) in August 2023.

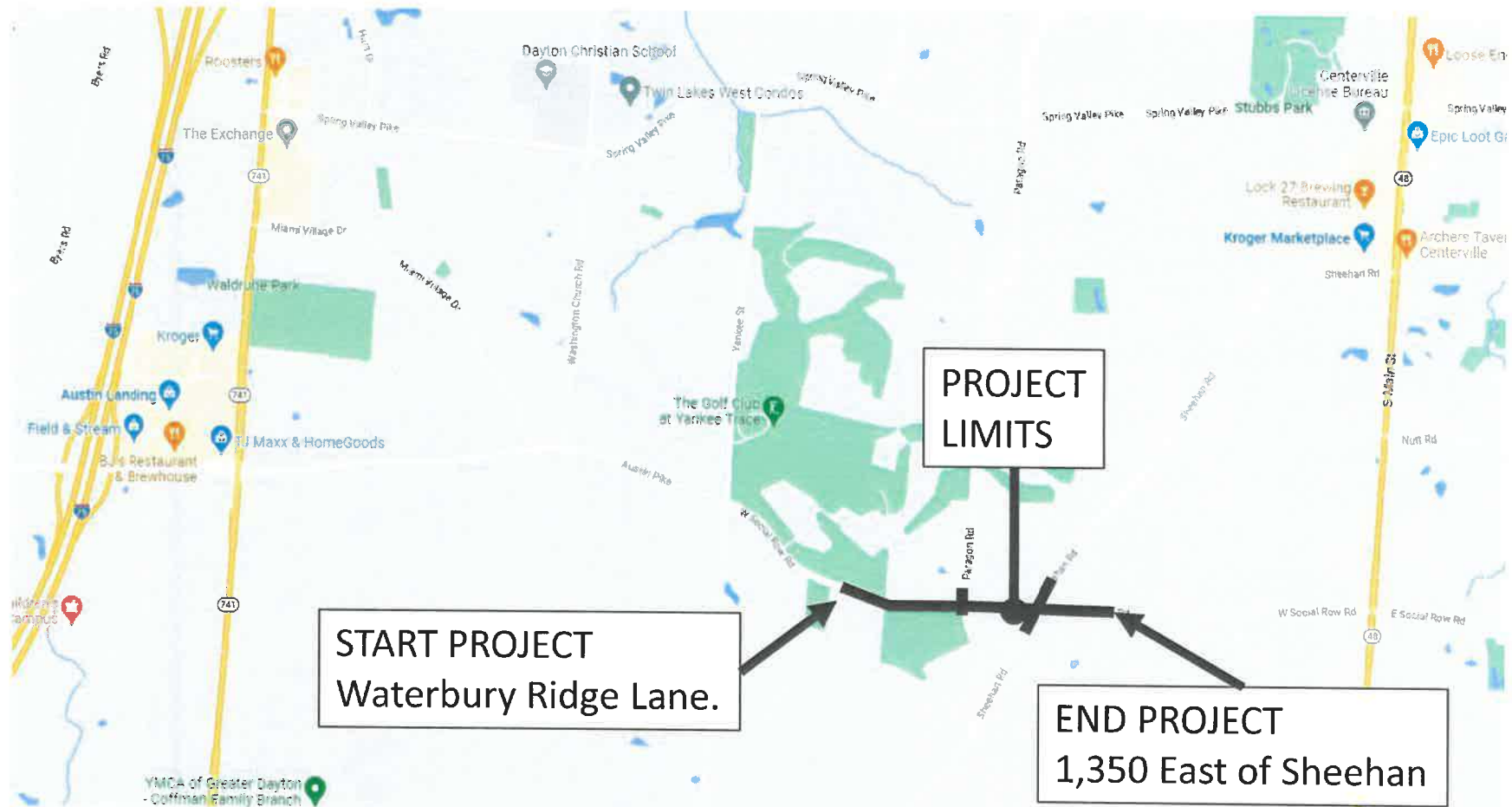
## **RECOMMENDATIONS**

It is the opinion of the Montgomery County Engineer that this project is needed for the safety, convenience, and welfare of the traveling public for the reasons listed above. Also, in the Engineer's judgment, the improvement is necessary to facilitate the right of the public to improvement and maintenance of and uninterrupted travel on roads. I, therefore, recommend that the Board of County Commissioners of Montgomery County, Ohio, find the project necessary pursuant to Chapter 5553 of the Ohio Revised Code, and authorize the County Engineer to proceed with right-of-way negotiations.

# MOT-SOCIAL ROW ROAD, PHASES 1 & 2

## Washington Township & City of Centerville

### Project Location Map



MOT-SOCIAL ROW ROAD, PHASES 1 & 2  
WASHINGTON TOWNSHIP & CITY OF CENTERVILLE  
PIDs 113360 & 115191, Job Nos 2019-10 & 2020-17

Parcel No.	OWNER NAME	PROPERTY ADDRESS	MAILING ADDRESS
1	City of Centerville	Yankee Trace	100 W. Spring Valley Pk Centerville, OH 45458
5	WATERBURY WOODS II HOMEOWNERS ASSOCIATION	WATERBURY RIDGE LN	1035 WILD HICKORY LN DAYTON, OH 45458
6	JOSEPH J. MONDOCK, III AND AUDREY S. ADAMS	0800 WATERBURY RIDGE LN	10800 WATERBURY RIDGE LN DAYTON, OH 45458
7	KALPANA SURPANI	1198 SOCIAL ROW RD W	2810 OAKHILL CIR RENSSELAER, NY 12144
8	DURGARANI CHADALAWADA AND AMIR GOLLOMUNDI	1120 SOCIAL ROW RD W	374 W COUNTRYSIDE DR N TROY, OH 45373
9	STEPHEN L. SPITLER AND KAREN SUE SPITLER, TRUSTEES	1087 SOCIAL ROW RD	1087 W SOCIAL ROW RD DAYTON, OH 45458
11	WASHINGTON TOWNSHIP TRAILS, INC.	SOCIAL ROW RD W	1243 SOCIAL ROW RD DAYTON, OH 45458
12	WASHINGTON TOWNSHIP PARK DISTRICT	SOCIAL ROW RD W	221 N MAIN ST STE A DAYTON, OH 45459
13	REAL LIFE CHURCH	1087 SOCIAL ROW RD W	P O BOX 181 SPRINGBORO, OH 45066
14	BRADLEY H. HUFFMAN	975 SOCIAL ROW RD	975 W SOCIAL ROW RD DAYTON, OH 45458
15	JEFFREY SACKSTEDER AND DORRIE SACKSTEDER	957 SOCIAL ROW RD W	5857 SEYBOLD RD BROOKVILLE, OH 45309
16	GOLSHAN PROPERTIES, LLC	925 SOCIAL ROW RD W	245 W ELMWOOD DR STE 200 DAYTON, OH 45459
17	PARAGON DEVELOPERS, LLC	PARAGON RD	245 W ELMWOOD DR STE 200 CENTERVILLE, OH 45459
18	GARY N. MARTIN	10407 PARAGON RD	10407 PARAGON RD DAYTON, OH 45458
19	THE RANDALL RESIDENCE OF CENTERVILLE ASSOCIATION, INC.	PARAGON RD	4653 TRUEMAN BLVD STE 100 HILLIARD, OH 43026
20	CENTERVILLE COMMUNITY IMPROVEMENT CORPORATION	SHEEHAN RD	100 W SPRING VALLEY RD DAYTON, OH 45458
22	EPIPHANY EVANGELICAL LUTHERAN CHURCH	10551 SHEEHAN RD	6430 FAR HILLS AVE DAYTON, OH 45459
23	DAYTON-MONTGOMERY COUNTY PORT AUTHORITY	10400 RANDALL PARK RD	RRYT HOLDINGS LLC C/O EQUITY INC 4653 TRUEMAN BLVD STE 100 HILLIARD, OH 43026
24	DIVIDED RIDGE ASSOCIATES, LTD.	SOCIAL ROW RD W	3445 NEWMARK DR MIAMISBURG, OH 45342
25 & 27	THE BOARD OF TRUSTEES OF WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO	SHEEHAN RD & 517 SOCIAL ROW RD	8200 MCEWEN RD CENTERVILLE, OH 45458
26	SAMUEL C. LOVETT	SHEEHAN RD	10440 SHEEHAN RD DAYTON, OH 45458
28	Lynne Allen Brown, Trustee	10616 SHEEHAN RD	3609 Old US 68 S. Xenia, OH 45385
29	THE BOARD OF EDUCATION OF THE CENTERVILLE CITY SCHOOL DISTRICT, COUNTY OF MONTGOMERY, OHIO	SHEEHAN RD	111 VIRGINIA AVE DAYTON, OH 45458