



VI: Utilities

Like roadway access, the availability of utilities is a key attribute affecting viable land use and economic development in Liberty Township. This chapter discusses sanitary sewer, water, communications, gas, and electric utility service within the Township.

7.1 Sanitary Sewer & Water

Sanitary Sewer availability is a vital component to planning the future development in Liberty Township. The availability of public sewer service has direct implications on growth densities and commercial development. Public sewers within Liberty Township are owned and maintained by Butler County Water and Sewer Department (BCWS).

BCWS policies require that developers install the local sewers within their development. This includes extending to their upstream boundary in order to have the sewer available for the next upstream parcel. There are also policies in place to reimburse developers for oversize sewers if needed to serve the upstream drainage basin and to extend the sewers offsite of their development if needed to gain access to public sewer.

Water availability is also very important to development. Liberty Township is covered with a grid of water mains on most of the major roadways. Since the water is readily available throughout the Township, it has less impact on development planning than sewers. All the public water mains in the Township are owned and maintained by BCWS.

Sanitary sewer service and availability in Liberty Township is shown in Map 6 and water service and availability is shown in Map 7.

Developers are required to install local water mains within their development and to install the water mains across the frontage of the development along the major roadway.

Areas already developed without sewer and/or water service can petition for service. If the petition is favorable to the majority of the properties affected, and property owners agree to the assessment, BCWS will install the sewer and/or water and assess the cost of the project to the property taxes of the parcels gaining availability to the sewer and/or water.

BCWS installs sewers to eliminate lift stations, to relieve capacity issues, or rehabilitate sewers in the existing collection systems. BCWS also performs construction projects to increase treatment capacity of the water reclamation facilities. BCWS installs water transmission mains and replaces existing cast iron water mains. The cast iron mains were installed in the 1970s and are prone to breaks.

Projects increasing the system capacity are funded with capacity fees. Projects to rehabilitate existing sewers and/or water mains are funded with rate revenue obtained from monthly water and sewer service billings.

BCWS periodically updates its Capital Improvement Plan. In doing so, the department evaluates planned future land use to anticipate needed improvements and future demand. The BCWS water system will be able to support the build out of Liberty Township. This plan also evaluates the existing sanitary sewer system capacity and growth projections. The plan identifies any existing trunk sewers projected to have capacity limitations as well as develop a schedule in which additional treatment capacity is needed. BCWS is committed to ensuring the sewer system will also support the build out of Liberty Township.



Section VII: Utilities

7.2 Communications

Liberty Township is served by Cincinnati Bell and Time Warner Cable for wired communication. Telephone and cable infrastructure is available along all main roadways and to most commercial and residential properties in the Township.

There is also high speed and capacity fiber optic cable running through the Township. As the Township desires to attract more corporate, medical, and technology oriented development, the availability of fiber optic and other types of infrastructure can be a key attribute.

7.3 Gas and Electricity

Duke Energy is the gas and electricity service provider in Liberty Township. Duke is proactive in planning their network improvements to accommodate future planned development. Duke also sponsors a Site Readiness Grant Program through which local governments are provided with a comprehensive development consultation for potential development sites. In 2012, a 95 acre site between Cincinnati-Dayton Road and I-75 in Liberty Township was selected for the Site Readiness Program. The report acknowledged the site's superior visibility along I-75 and also the lack of access to sanitary sewer and natural gas service. The report is helpful to identify specific hurdles to potential development.

7.4 Utilities Goals and Objectives

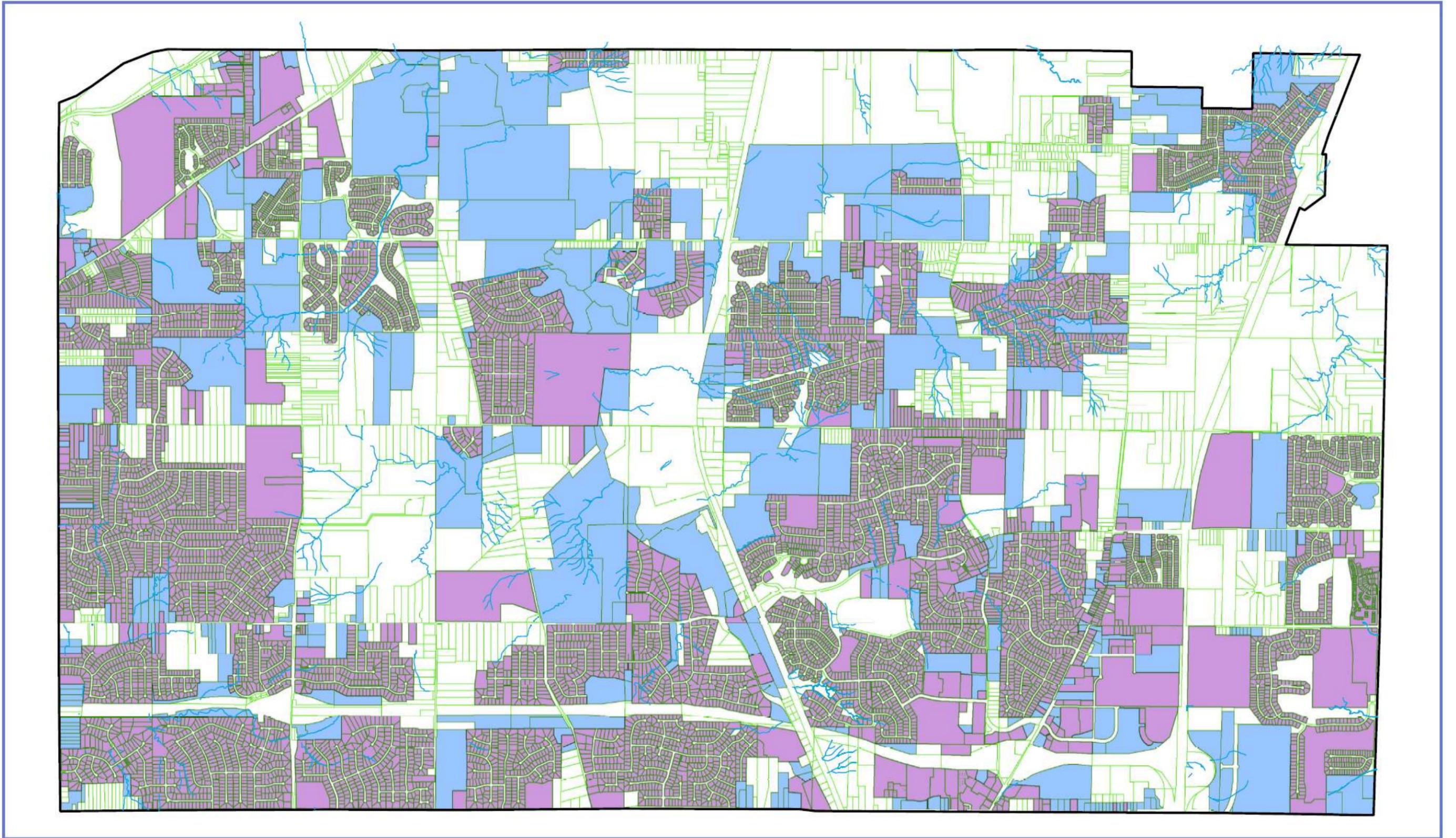
The following goal and objective and tasks related to utilities were prepared by the Vision Plan Steering Committee and presented for comment at a public open house. These goals and objectives are not listed in any particular order of priority.

Goal #1: Help open up land planned for commercial development by making those areas accessible to utility service.

Objective: Create an infrastructure plan for key areas to identify hurdles to providing needed infrastructure and services for planned development.

Task: Develop a public / private partnership and overall plan for water, sewer, and other infrastructure needs for Millikin Center in coordination with BCWS, Duke Energy, and other appropriate entities.

Map 6: Sanitary Sewer Service Area



BUTLER COUNTY WATER AND SEWER
FOR INFORMATIONAL PURPOSES ONLY
NOT INTENDED FOR USE AS A SURVEY
BUTLER COUNTY, OHIO

LEGEND

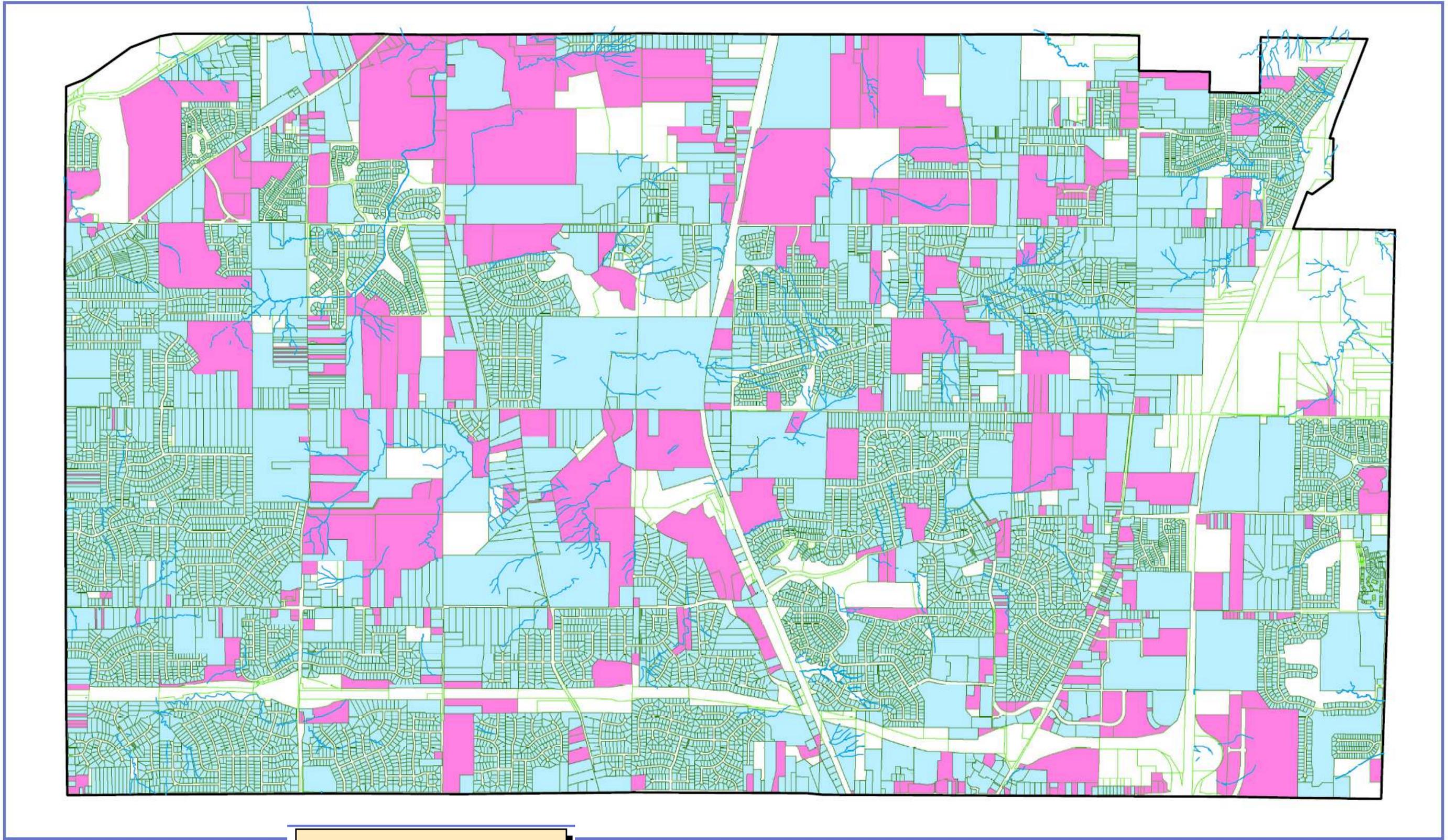
PARCELS	SEWER AVAILABLE AREA
STREAMS	EXISTING SEWER SERVICE AREA
LIBERTY TWP.	



1 inch = 2,500 feet



Map 7: Water Service Area



BUTLER COUNTY WATER AND SEWER
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 PARCELS	 WATER AVAILABLE AREA
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