



October 3, 2016

Mr. Timothy Dawson  
West Chester Township Community Development Department  
9577 Beckett Road, Suite 100  
West Chester, Ohio 45069

**RE: Final Development Plan  
Fields at Liberty Way, Lot 2 – Holiday Inn Express – FDP 09-16-B**

Dear Tim:

This office has reviewed the requested revision to the final development plan listed above and has the following comments:

1. Water Quality Volume calculations were not provided
2. The current design does not allow for ANY additional development; Any future development will require modifications to the basins as currently designed. – for both water quality and quantity.
3. Please provide a drawing that indicates/proves the proposed 72-inch diameter pipe is included within the basin volume calculations.
4. Sheet C4.0 has a discrepancy between the Structure #20 outlet at 887.0 and the basin outlet detail being at 888.0; please verify and alter accordingly.
5. Sheet C5.0 shows the proposed grading at the bottom of the basin will not allow water to flow out of a pipe invert of 888.11; please verify and revise accordingly.
6. The grading of the dumpster pad should drain any water toward the grass vs across the parking lot and through the pipe system.
7. The proposed basin outlet pipe from the "Hyatt" basin should be angled to align with the existing culvert under Cox Road.

If you have any questions, please contact me at (513) 785-4142 or via email at [barnest@bceo.org](mailto:barnest@bceo.org).

Sincerely,

Teresa Barnes, P.E.  
Design Engineer

cc: file

**West Chester Township, Butler County  
Community Development Department**

**September 16, 2016**

**REQUEST FOR COMMENTS**

**HiFive Design Group** has submitted an application to the West Chester Township Community Development Department requesting a Final Development Plan approval for Cox Road and Liberty Way. This has been assigned case number **Fields at Liberty Way, Lot 2 – Holiday Inn Express – FDP 09-16-B** (according to the West Chester Township Community Development Department's filing system). The subject case is scheduled to be heard by the West Chester Township Zoning Commission on **October 17, 2016**.

**Please return all comments to us by 10/3/16.**

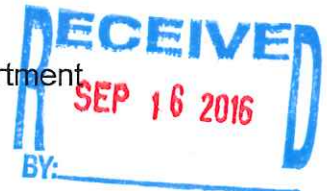
Please submit any comments relevant to the case that may be included in the Community Development Department staff report. Your comments can be faxed or emailed to:

**Timothy Dawson  
West Chester Township  
Community Development Department  
9577 Beckett Road, Suite 100  
West Chester, OH 45069  
tdawson@westchesteroh.org  
Fax: (513) 874-6804**

Thank you for your input.

- ☐ Rick Prinz, West Chester Township Fire Department
- ☐ Eric Pottenger, Butler County Engineer's Office (Res)
- ☒ **Teresa Barnes, Butler County Engineer's Office (Comm)**
- ☐ District Administrator, Butler County Soil & Water Conservation District
- ☐ Constance Kepner, Butler County Environmental Services
- ☐ Jeff Agnew, Butler County Health Department
- ☐ Tim Franck, West Chester Township Community Services Department
- ☐ Chief Herzog, West Chester Police Department
- ☐ Permits Office, ODOT
- ☐ Jim Fox, Butler County Building Department
- ☐ Zeb Acuff, Butler County Planning Commission (ZMA & MC)

Comments:







Application for a Planned Unit Development  
**FINAL DEVELOPMENT PLAN**  
WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT  
9577 BECKETT ROAD • SUITE 100 • WEST CHESTER, OHIO 45069-5014



<b>A. APPLICANT INFORMATION</b> NAME: <u>HiFive Design Group</u> PHONE: <u>(513) 257 - 0026</u> ADDRESS: <u>202 West Main Street, Mason, OH 45040</u> EMAIL: <u>blake@hifive1.com</u> APPLICANT IS THE: <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> LESSEE <input checked="" type="checkbox"/> AGENT <input type="checkbox"/> OPTIONEE		<div>RECEIVED SEP 13 2016 WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT</div> <div>Fields at Liberty Way Lot 2, Holiday Inn Express DATE OF APPLICATION mm</div>
<b>B. PLANNED UNIT DEVELOPMENT INFORMATION</b> TYPE OF PUD: <input checked="" type="checkbox"/> C-PUD <input type="checkbox"/> R-PUD <input type="checkbox"/> I-PUD <input type="checkbox"/> SP-PUD NAME OF PUD: <u>Fields at Liberty Way</u> ORIGINAL DATE OF PUD APPROVAL: <u>9/13/16</u>		
<b>C. PROPERTY LOCATION INFORMATION</b> PROPERTY ADDRESS: <u>Cox Road and Liberty Way</u> GENERAL LOCATION (IF NO ADDRESS): _____ SECTION: <u>18</u> TOWN: <u>3</u> RANGE: <u>2</u> TYPE OF PROPERTY: <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER		<b>PAYMENT INFORMATION</b> FEE AMOUNT: \$250.00 RECEIPT #: <u>36760</u> RECEIVED BY: <u>mm</u>
<b>D. PARCEL &amp; PROPERTY OWNER INFORMATION</b> (LIST ALL PARCELS AND PROPERTY OWNERS THAT ARE INCLUDED WITH THIS APPLICATION)		
1. PARCEL #: <u>M 5610 - 020 - 000 - 002</u> NAME: <u>Tylers Place Associates LLC</u> PHONE: <u>(513) 563 - 4070</u> ADDRESS: <u>4000 executive Park Drive, Ste 250, Cincinnati, OH 45241</u>		
2. PARCEL #: <u>M 5610 - 015 - 000 - 031</u> NAME: <u>Tylers Place Associates LLC</u> PHONE: <u>(513) 563 - 4070</u> ADDRESS: <u>4000 executive Park Drive, Ste 250, Cincinnati, OH 45241</u>		
3. PARCEL #: <u>M - - - -</u> NAME: _____ PHONE: ( ) - - ADDRESS: _____		
4. PARCEL #: <u>M - - - -</u> NAME: _____ PHONE: ( ) - - ADDRESS: _____		
<b>E. DESCRIPTION OF REQUEST</b> <u>Final Development Approval of a Holiday Inn Express and associated parking, access drives and utilities.</u> _____ _____ _____		

As the Applicant, I do hereby agree that I am the Property Owner, or I am submitting this application on behalf of the Property Owner with their knowledge and understanding. Furthermore, I hereby certify that the information and statements provided on this application, drawings and specifications are true and correct to the best of my knowledge and belief. I understand that all information submitted with this application will be assumed to be correct and the Applicant shall assume responsibility for any errors and/or inaccuracies resulting in an improper application.

Applicant Signature: \_\_\_\_\_

Printed Name: Blake E. Helms

Date: 9.13.16



*Submission Instructions and Requirements for a*  
**FINAL DEVELOPMENT PLAN**



**ADJACENT PROPERTY OWNERS**

ALL PROPERTY OWNERS WITHIN TWO HUNDRED (200) FEET OF THE SUBJECT PROPERTY SHALL BE LISTED. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE A COMPLETE AND ACCURATE LIST. THE COMMUNITY DEVELOPMENT DEPARTMENT WILL APPROPRIATELY NOTIFY THE ADJOINING PROPERTY OWNERS OF THE SCHEDULED PUBLIC HEARING.

<u>PROPERTY OWNER</u>	<u>TAX MAILING ADDRESS</u>	<u>PARCEL #</u>
Gross Beacon Point LLC Etal	12426 W. Explorer Dr, Boise, ID 83713	M5620-362-000-001
Cabling Specialists Inc.	7305 Cox Road, West Chester, OH 45069	M5620-362-000-008
Aniara Reality LLC	6560 Gove Ct., Mason, OH 45040	M5620-362-000-007
Metroparks of Butler County	2051 Timberman Rd, Hamilton, OH 45013	M5610-015-000-014
Hotel Simplified LLC	2020 Downyflake Ln Ste 202E, Allentown, PA 18103	M5610-015-000-022