



October 3, 2016

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

**RE: Revised Final Development Plan
Keefe property – Tract 2&3, Phase 1 – Misc. Improvements –
FDP 09-16-A**

Dear Tim:

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

1. On Sheet C2.2, some items are labeled to be removed but are to be relocated
2. Minimum lane widths shall be unobstructed 10' which includes being free and clear of catch basin grates. All curb lanes shall be 12' minimum (face of curb to lane line).
3. On Sheet C3.1, a curb ramp type is not labeled.
4. Use ODOT 2016 Specifications.
5. Need note describing steps to relocate existing signal structures to assure minimum downtime of traffic signal operation. An LEO shall be required during periods when signal is "dark" without power or battery backup.
6. All traffic signal structures shall remain within road right of way.
7. On sheet C8.1, note 6 refers to splicing of existing wiring. No splicing shall be allowed. Either reuse existing cable if adequate length exists or run new cable the entire length of need.
8. Revise proposed signal head #11 to a 4-section head. This will allow future flexibility in northbound left turn operation.
9. The revised Taylor Street alignment is not per previous discussion. The left turn and through movements shall be offset no more than one-half lane width. Please revise per BCEO sketch.
10. A raised median is required from 51+75 to 52+50 on Taylor Street.
11. A marked crosswalk is necessary at 0+25 on private street.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Barnes', with a large circular flourish on the left side.

Teresa Barnes, P.E.
Design Engineer

cc: file

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

September 16, 2016

REQUEST FOR COMMENTS

Liberty Way Investments LLC has submitted an application to the West Chester Township Community Development Department requesting a Final Development Plan approval for Liberty Way. This has been assigned case number **Keefe Property-Tracts 2&3, Phase I – Misc. Improvements – FDP 09-16-A** (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



A. APPLICANT INFORMATION NAME: <u>Liberty Way Investments, LLC</u> PHONE: <u>(614) 414 - 7300</u> ADDRESS: <u>4016 Townsfair Way, Suite 201, Columbus, OH 43219</u> EMAIL: <u>lwedekind@steiner.com</u> APPLICANT IS THE: <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> LESSEE <input type="checkbox"/> AGENT <input type="checkbox"/> OPTIONEE		<div style="border: 1px solid black; padding: 5px; text-align: center;">RECEIVED SEP 13 2016 WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT</div> <div style="border: 1px solid black; padding: 5px; text-align: center;">PAYMENT INFORMATION FEE AMOUNT: \$250.00 RECEIPT #: <u>36755</u> RECEIVED BY: <u>Blk/W</u></div>
B. PLANNED UNIT DEVELOPMENT INFORMATION TYPE OF PUD: <input type="checkbox"/> C-PUD <input type="checkbox"/> R-PUD <input type="checkbox"/> I-PUD <input checked="" type="checkbox"/> SP-PUD NAME OF PUD: <u>Keefe Tracts 2 & 3</u> ORIGINAL DATE OF PUD APPROVAL: <u>2/19/16</u>		
C. PROPERTY LOCATION INFORMATION PROPERTY ADDRESS: _____ GENERAL LOCATION (IF NO ADDRESS): <u>Parcel# M5610-020-000-132</u> SECTION: <u>18</u> TOWN: <u>3</u> RANGE: <u>2</u> TYPE OF PROPERTY: <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> OTHER		
D. PARCEL & PROPERTY OWNER INFORMATION (LIST ALL PARCELS AND PROPERTY OWNERS THAT ARE INCLUDED WITH THIS APPLICATION) 1. PARCEL #: <u>M 5610 - 020 - 000 - 132</u> NAME: <u>Liberty Way Investments, LLC</u> PHONE: <u>(614) 414 - 7300</u> ADDRESS: <u>4016 Townsfair Way, Suite 201, Columbus, Ohio 43219</u> 2. PARCEL #: <u>M - - - -</u> NAME: _____ PHONE: () - - ADDRESS: _____ 3. PARCEL #: <u>M - - - -</u> NAME: _____ PHONE: () - - ADDRESS: _____ 4. PARCEL #: <u>M - - - -</u> NAME: _____ PHONE: () - - ADDRESS: _____		
E. DESCRIPTION OF REQUEST <u>Phase One Final Development Plan approval to permit construction of the mass earthwork, utilities, the roadway, landscape and sidewalks adjacent to the street and the retention basin including the retaining wall.</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: Laura Wedekind
Printed Name: Laura Wedekind

Date: 9.8.16



Submission Instructions and Requirements for a
FINAL DEVELOPMENT PLAN



PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (we) Liberty Way Investments, LLC

hereby certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to the Zoning Commission of West Chester Township approving a development plan for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the West Chester Community Development Department and Zoning Resolution; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the Final Development Plan. I (we) authorize West Chester Township to place a Public Meeting notification sign on the property. I (we) authorize West Chester Township staff and board members to enter and inspect the property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Laura Wedekind
Signature

Laura Wedekind
Printed Name

4016 Townstar Way Ste 201
Mailing Address

Columbus, OH 43219
City, State, Zip Code

614.414.7300
Phone

Subscribed and sworn to before me this 9th day of September 2016



Sharon Kondracki
Notary Public, State of Ohio
My Commission Expires 4-18-20

Person to be contacted for details, other than signatory:

Dwayne Furukawa 4016 Townstar Way Columbus OH 43219 614.414.7300
Printed Name Address Phone