

June 2, 2017

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

> RE: Final Development Plan

> > FDP-05-16-B Keefe Property; Tracts 2 & 3; Phase 2,

Misc. Improvements

Dear Tim:

This office has reviewed the Final Development Plan Approval request as referenced above and has the following comments:

- 1) The improvements to Taylor Street on the north side of Liberty Way are not shown within this drawing set. Ensure that what is shown aligns with the required alterations.
- 2) Please label Taylor Street correctly. Will the street be a private street or will it be part of a community authority? If a community authority is being created, the documents will need to be provided.
- 3) Will the sidewalk along Taylor Street be public? Ensure that the correct language is contained within the documentation.
- 4) Please show the proposed right-of-way on both sheets C3.0 and C3.1; this will required the shown 25-ft front set-back to be changed. In addition, please label the existing easements in this area. Please ensure that all existing easement will be subordinate to the new right-of-way.
- 5) What is the "box" shown within the proposed sidewalk at the west end of the proposed turn lane?
- 6) Ensure that all of the electrical cabinets and pads for the traffic control devices are within the proposed right-of-way.
- 7) Include language within the documentation that the proposed storm drain pipes and catch basins that are right of the proposed right-of-way between Taylor Street and Liberty Way are being maintained by the property owners.

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

Sincerely,

Teresa Barnes, P.E.

Design Engineer

West Chester Township, Butler County Community Development Department Zoning Commission

May 19, 2017

REQUEST FOR COMMENTS

<u>Liberty Way Investments LLC</u> has submitted an application to the West Chester Township Community Development Department requesting a Final Development Plan approval on Liberty Way. <u>Case # FDP-05-16-B Keefe Property; Tracts 2 & 3; Phase 2, Misc. Improvements.</u> The applicant is requesting approval for common elements to include grading and landscaping within the buffers along the south and west property lines; a privacy fence along the south property line; landscaping, sidewalks, and light fixtures along Taylor Street; and fencing and landscaping along Liberty Way. The subject case is scheduled to be heard by the West Chester Township Zoning Commission on <u>June 19, 2017.</u>

Please return all comments to us by June 2, 2017.

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.

- □ Chief 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
- □ Steve Thompson, 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, ZTA)

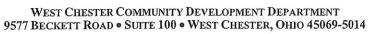
Comments:





Application for a Planned Unit Development

FINAL DEVELOPMENT PLAN





A. APPLICANT INFORMATION NAME: Liberty Way Investments, LLC ADDRESS: 4016 Townsfair Way, Suite 201, Columbus, OH 43219 EMAIL: Wedekind@steiner.com APPLICANT IS THE: PROPERTY OWNER LESSEE AGENT OPTIONEE	FDP-Q5-1648 Reefc Property DATE OF ALL MAY WEST CH COMMUNITY DEV
B. PLANNED UNIT DEVELOPMENT INFORMATION	
TYPE OF PUD: C-PUD R-PUD I-PUD SP-PUD NAME OF PUD: Keefe Tracts 2 & 3 ORIGINAL DATE OF PUD APPROVAL: 2/19/16	PLICATION E V 16 2017 STIER TOWNS STIER TOWNS
	PART PART
C. PROPERTY ADDRESS:	PAYMENT INFORMATION
PROPERTY ADDRESS:	FEE AMOUNT: \$250.00 RECEIPT#: 39154
TYPE OF PROPERTY: COMMERCIAL RESIDENTIAL OTHER	RECEIVED BY: 10/mm
D. PARCEL & PROPERTY OWNER INFORMATION (LIST ALL PARCELS AND PROPERTY OWNERS THAT 1. PARCEL #: M 5610 _ 020 _ 000 _ 0132 NAME: Liberty Way Investments, LLC	ARE INCLUDED WITH THIS APPLICATION) PHONE: (614) 414 - 7300
ADDRESS: 4016 Townsfair Way, Suite 201, Columbus, Ohio 43219	,
2. PARCEL#: M 5610 _ 020 _ 000 _ 0153 NAME: Liberty Way Investments, LLC ADDRESS: 4016 Townsfair Way, Suite 201, Columbus, Ohio 43219	PHONE: (614) 414 _ 7300
3. PARCEL#: M	PHONE: ()
4. PARCEL#: M	PHONE: ()
E. DESCRIPTION OF REQUEST Final Developement Plan approval to permit construction of the perimeter.	r buffer and landscapes
As the Applicant, I do hereby agree that I am the Property Owner, or I am submitting this ap with their knowledge and understanding. Furthermore, I hereby certify that the informapplication, drawings and specifications are true and correct to the best of my knowledge and submitted with this application will be assumed to be correct and the Applicant shall assume the Applicant Signature: Dwayne Furukawa Dwayne Furu	mation and statements provided on this d belief. I understand that all information



Submission Instructions and Requirements for a

FINAL DEVELOPMENT PLAN



PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO COUNTY OF BUTLER

COUNTY OF BUT	LER		
I (we) Liberty	Way Investments, LLC		
hereby certify that application; that we development plan processed in according Department and Z stipulations and complace a Public Med board members to be a stipulation of the stipul	we are all of the owners of the real we hereby consent to the Zoning Confor the subject real estate. We underdance with the regulations as set for oning Resolution; that we agree to ach aditions attached to the Final Developmenting notification sign on the property. The statest of my/our knowledge and belief.	mmission of West Chester Townshirstand that our application will be the by the West Chester Communicept, fulfill and abide by those regent Plan. I (we) authorize West Chester Townshirstand attached exhibits are in Signature	nip approving a considered and ty Development gulations and all ster Township to wnship staff and
	e e	Dwayne Furukawa	NOTICE CONTRACTOR OF THE PARTY
		Printed Name	11
		4016 Townsfair Way, Suite 20 Mailing Address) <u> </u>
		Columbus, Ohio 43219	
		City, State, Zip Code	
		614-416-7300	
		Phone	
	EMILY A. FREY NOTARY PUBLIC, STATE OF OHIO My Commission Expires 3/5/2020 ted for details, other than signatory:		
Printed Name	Address		Phone