



GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

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 require 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

Liberty Way Investments LLC has submitted an application to the West Chester Township Community Development Department requesting a Final Development Plan approval on Liberty Way. Case # FDP-05-16-B Keefe Property; Tracts 2 & 3; Phase 2, Misc. Improvements. 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 June 19, 2017.

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

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="writing-mode: vertical-rl; transform: rotate(180deg);">COMMUNITY DEVELOPMENT DEPARTMENT</div> <div style="border: 1px solid black; padding: 5px; text-align: center;">RECEIVED MAY 16 2017</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">DATE OF APPLICATION</div> <div style="text-align: right;">FDP-05-16-ASP# Keefe Property Tracts 2 & 3 Phase 2, Misc. Improvements</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 & 153</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		PAYMENT INFORMATION FEE AMOUNT: <u>\$250.00</u> RECEIPT #: <u>39154</u> RECEIVED BY: <u>TD/MM</u>
D. PARCEL & PROPERTY OWNER INFORMATION (LIST ALL PARCELS AND PROPERTY OWNERS THAT ARE INCLUDED WITH THIS APPLICATION) 1. PARCEL #: <u>M 5610 - 020 - 000 - 0132</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 5610 - 020 - 000 - 0153</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> 3. PARCEL #: <u>M - - - - -</u> NAME: _____ PHONE: () - - - - - ADDRESS: _____ 4. PARCEL #: <u>M - - - - -</u> NAME: _____ PHONE: () - - - - - ADDRESS: _____		
E. DESCRIPTION OF REQUEST <u>Final Development Plan approval to permit construction of the perimeter buffer and landscapes</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: [Signature]
Printed Name: Dwayne Furukawa

Date: 5/9/2017



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.

Signature

Dwayne Furukawa

Printed Name

4016 Townsfair Way, Suite 201

Mailing Address

Columbus, Ohio 43219

City, State, Zip Code

614-416-7300

Phone

Subscribed and sworn to before me this 9th day of May 2017



EMILY A. FREY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 3/5/2020

Notary Public

Person to be contacted for details, other than signatory:

Printed Name

Address

Phone