

THE FIELDS AT LIBERTY WAY

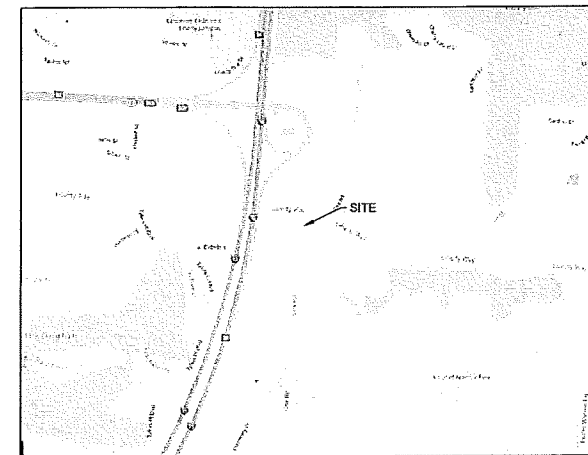
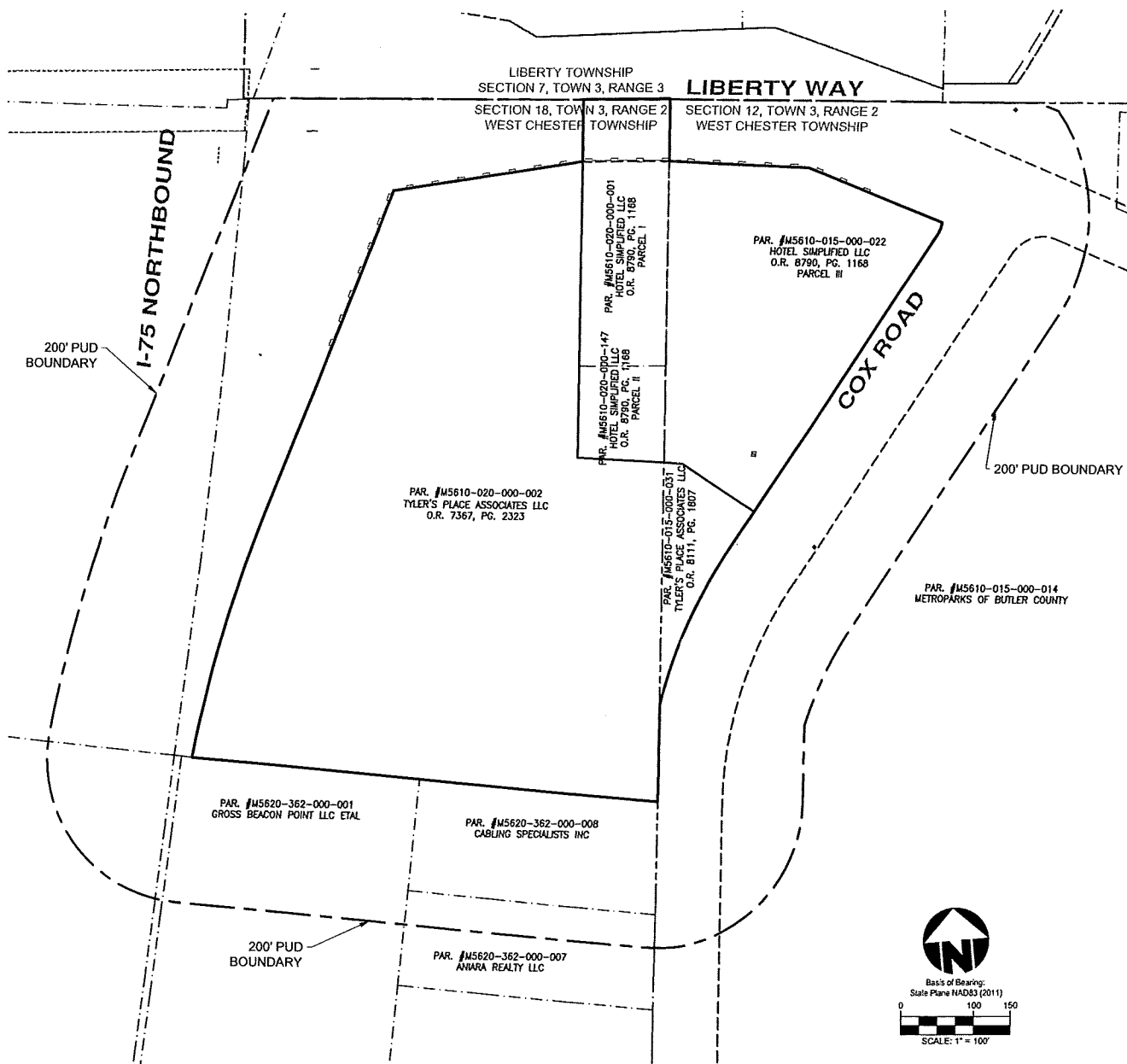
PRELIMINARY DEVELOPMENT PLAN

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
AC	ACRES
B/C	BACK OF CURB
CB	CATCH BASIN
E	EAST/EASTING
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
ICW	INTEGRAL CURB AND WALK
IF	IRON PIPE
INV	INVERT
MH	MANHOLE
MED	MEDIUM
MON	MONUMENT
N	NORTH/NORTHING
PG	PERFORMANCE GRADE
R/W	RIGHT OF WAY
SAN	SANITARY
SF	SQUARE FEET
SL	SANITARY LATERAL
STM	STORM
TBR	TO BE REMOVED
TGR	TOP OF GRATE
TIRM	TOP OF RIM
TYP	TYPICAL
VOL	VOLUME
W	WATER
WM	WATER MAIN
WS	WATER SERVICE

SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	BENCHMARK
—	—	FENCE
▲	▲	FLAG POLE
♿	♿	HANDICAP SYMBOL
MB	MB	MAILBOX
—	—	SIGN
—	—	SURVEY MONUMENTATION
—	—	TRAFFIC BOX
—	—	TRAFFIC SIGNAL POLE
—	—	LANDSCAPING
—	—	VEGETATION LINE
—	—	CABLE MARKERS/STRUCTURES
—	—	UNDERGROUND CABLE
—	—	ANCHOR
—	—	ELECTRICAL
—	—	ELECTRICAL MANHOLE
—	—	LIGHT POLE
—	—	OVERHEAD ELECTRIC
—	—	UNDERGROUND ELECTRIC
—	—	UTILITY POLE
—	—	GAS LINE
—	—	GAS METER
—	—	GAS VALVE/MARKER
—	—	CLEANOUT
—	—	SANITARY LATERAL
—	—	SANITARY MANHOLE
—	—	SANITARY SEWER
—	—	STORM STRUCTURES
—	—	STORM SEWER
—	—	TELEPHONE BOX
—	—	TELEPHONE MANHOLE
—	—	UNDERGROUND TELEPHONE
—	—	FIRE HYDRANT
—	—	WATER MAIN
—	—	WATER MANHOLE
—	—	WATER METER
—	—	WATER SERVICE
—	—	WATER VALVE



VICINITY MAP

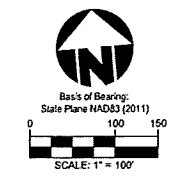
	SHEET NUM	PRELIM DEV. PLAN
CIVIL TITLE SHEET	PD1	06-14-16
EXISTING CONDITIONS	PD2	06-14-16
PRELIMINARY PLAN	PD3	06-14-16
LANDSCAPING PLAN	PD4	06-14-16
EXTERIOR ELEVATIONS	PD5	06-14-16
EXTERIOR ELEVATIONS	PD6	06-14-16
EXTERIOR ELEVATIONS	PD7	06-14-16
EXTERIOR ELEVATIONS	PD8	06-14-16
REZONING PLAT	RZ	06-14-16

LAND PLANNER
HIFIVE DEVELOPMENT SERVICES
 202 WEST MAIN STREET
 MASON, OHIO 45040
 PH: (513)257-0020

OWNERS
HOTEL SIMPLIFIED LLC
 2020 DOWNFLAKE LN SUITE 202E
 ALLENTOWN, PA 18103
TYLER'S PLACE ASSOCIATES LLC
 4000 EXECUTIVE PARK DRIVE SUITE 250
 CINCINNATI, OH 45241

ENGINEER / SURVEYOR
BAYER BECKER
 6900 TYLERSVILLE ROAD, SUITE A
 MASON, OHIO 45040
 PH: (513)336-6600

- GENERAL NOTES**
- EXISTING ZONING - M-1; A-1.
 - SANITARY SEWER SERVICE TO BE TIED INTO BUTLER COUNTY SYSTEM.
 - WATER SERVICE TO BE INSTALLED AND CONNECTED TO BUTLER COUNTY SYSTEM.
 - ELECTRIC TO BE SUPPLIED BY DUKE ENERGY ELECTRIC COMPANY.
 - EXISTING TOPOGRAPHY FROM BAYER BECKER FIELDWORK AND 2008 OGRIPS GIS
 - THE DEVELOPMENT SCHEDULE FOR THIS DEVELOPMENT HAS YET TO BE DETERMINED.
 - STORM WATER MANAGEMENT FACILITIES TO BE MAINTAINED BY LOT OWNERS.
 - EXISTING USE: VACANT
 - ALL PARCELS TO BE DEVELOPED SHALL PROVIDE PARKING TO MEET THE MINIMUM REQUIREMENTS AS ESTABLISHED BY THE WEST CHESTER TOWNSHIP ZONING RESOLUTION.
 - FLOOD ZONE = X



THE FIELDS AT LIBERTY WAY
PRELIMINARY DEVELOPMENT PLAN
 COX ROAD & LIBERTY WAY
 WEST CHESTER TOWNSHIP
 BUTLER COUNTY, OH
 SECTION 12, 18, TOWN 3, RANGE 2

OWNER'S
 HOTEL SIMPLIFIED LLC
 TYLER'S PLACE ASSOCIATES LLC

ENGINEER / SURVEYOR
 BAYER BECKER

DATE 06-14-16
DRAWN MJL
CHECKED MJL

REVISION

Item	Revision Description	Date	CHK
1	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	06-14-16	MJL

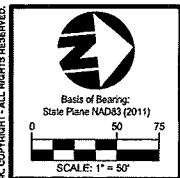
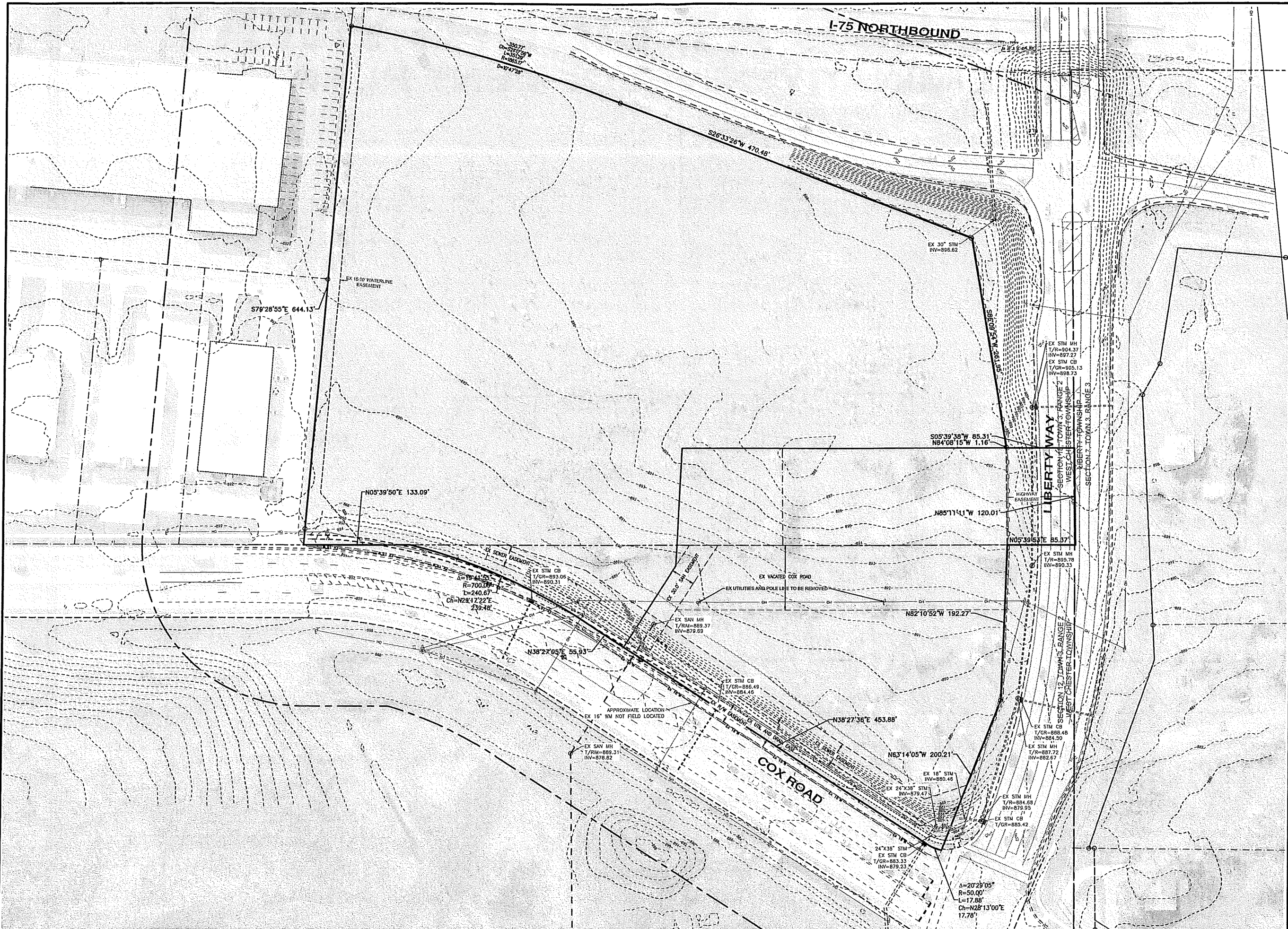
TITLE SHEET

bayer becker
 www.bayerbecker.com
 6900 Tylersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

15M040-000 PDP
Drawn by: MJL
Checked by: MJL
Issue Date: 06-14-16
Sheet: PD1

Plot time: Jun 18 2016 4:29pm
 Drawing name: S:\03\15\15M040-000\03\15M040-000 PDP.dwg - Layout Tab: PD1 Title

Plot file: Jun 13, 2016 - 4:30pm
 Drawing name: J:\2015\15M040-000\CAD\DWG\15M040-000 PDP.dwg - Layout Tab: PD2 Existing



NO.	Revision Description	Date	Drawn	Chk
1	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	06-14-16		
2				
3				
4				
5				
6				
7				
8				
9				

NO.	Revision Description	Date	Drawn	Chk
1	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	06-14-16		
2				
3				
4				
5				
6				
7				
8				
9				

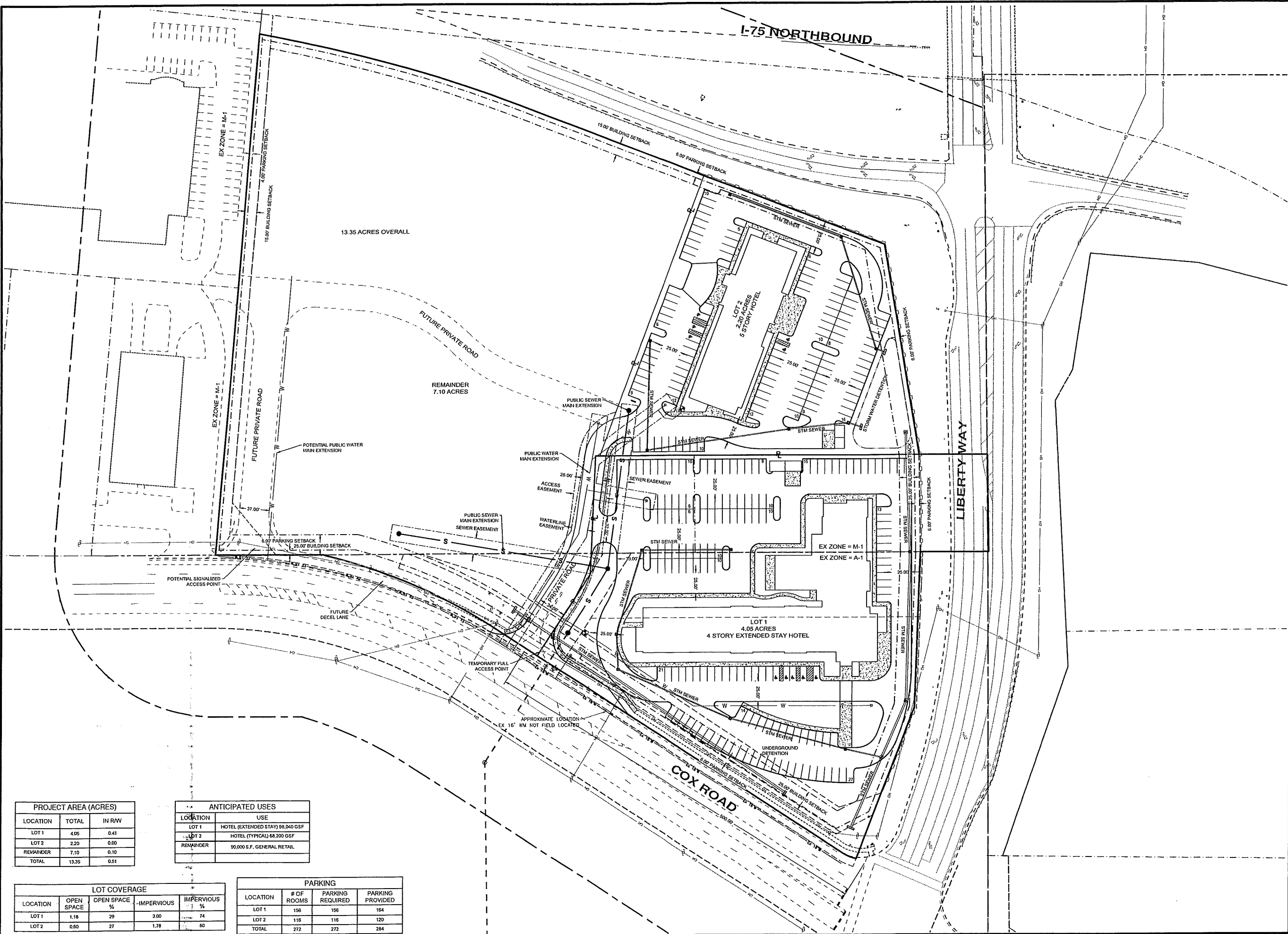
THE FIELDS AT LIBERTY WAY
PRELIMINARY DEVELOPMENT PLAN
 COX ROAD & LIBERTY WAY
 WEST CHESTER TOWNSHIP
 BUTLER COUNTY, OH
 SECTION 12, 18, TOWN 3, RANGE 2

EXISTING CONDITIONS

bayer becker
 www.bayerbecker.com
 6900 Tylerfield Road, Suite A
 Mason, OH 45040 - 513.336.6600

Drawing: 15M040-000 PDP
 Drawn by: M.J.L.
 Checked by:
 Issue Date: 06-14-16
 Sheet: **PD2**

Plot time: Jun 13, 2016 - 5:03pm
 Drawing name: J:\2015\15M040-000\CAD\DWG\15M040-000 PDP.dwg - Layout Tab - P03 Preliminary

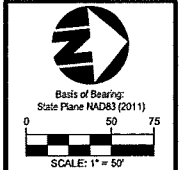


PROJECT AREA (ACRES)		
LOCATION	TOTAL	IN RAW
LOT 1	4.05	0.41
LOT 2	2.20	0.00
REMAINDER	7.10	0.10
TOTAL	13.35	0.51

ANTICIPATED USES	
LOCATION	USE
LOT 1	HOTEL (EXTENDED STAY) 99,040 GSF
LOT 2	HOTEL (TYPICAL) 68,200 GSF
REMAINDER	90,000 S.F. GENERAL RETAIL

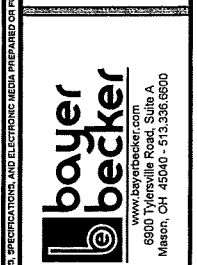
LOT COVERAGE				
LOCATION	OPEN SPACE	OPEN SPACE %	IMPERVIOUS	IMPERVIOUS %
LOT 1	1.18	29	3.00	74
LOT 2	0.50	27	1.78	80

PARKING			
LOCATION	# OF ROOMS	PARKING REQUIRED	PARKING PROVIDED
LOT 1	156	156	164
LOT 2	118	118	120
TOTAL	272	272	284



Item	Revision Description	Date	Drawn	Chk
1	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	05-14-16	M.J.L.	
2				
3				
4				
5				
6				
7				
8				
9				

THE FIELDS AT LIBERTY WAY
 PRELIMINARY DEVELOPMENT PLAN
 COX ROAD & LIBERTY WAY
 WEST CHESTER TOWNSHIP
 BUTLER COUNTY, OH
 SECTION 12, 16, TOWN 3, RANGE 2
 PRELIMINARY PLAN

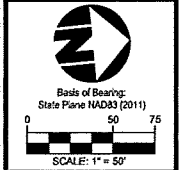
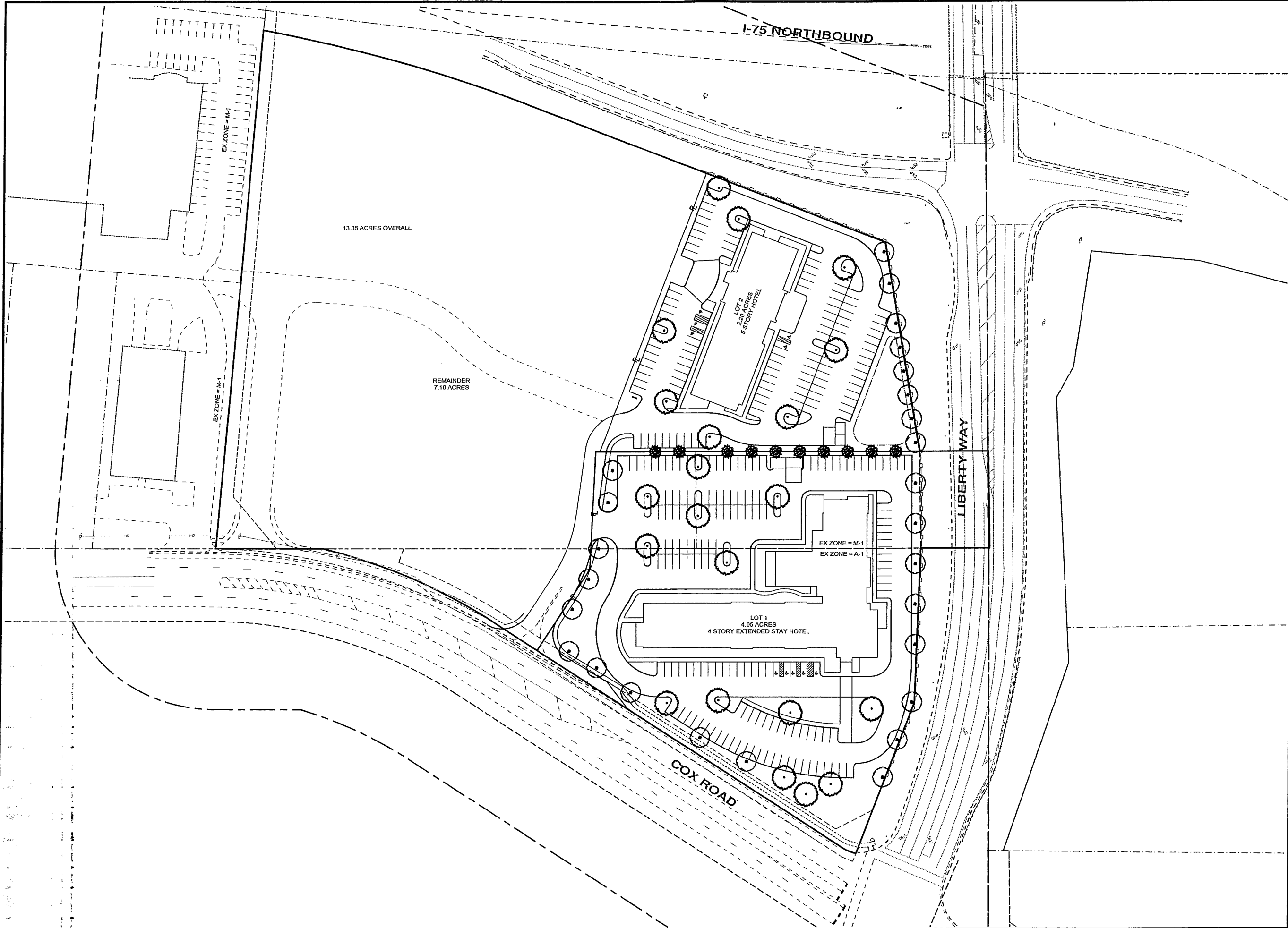


Drawing: 15M040-000 PDP
 Drawn by: M.J.L.
 Checked By:
 Issue Date: 06-14-16
 Sheet:

PD3

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR PURCHASED BY BAYER BECKER ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BAYER BECKER. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BAYER BECKER. ALL RIGHTS RESERVED.

Plot time: Jun 13, 2016 - 5:04pm
 Drawing name: J:\2016\15M040-000\15M040-000\CD\DWG\15M040-000 PDP.dwg - Layout Tab: PD4 Landscaping



Item	Revision Description	Date	Drawn:	CHK
1	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	06-14-16	M.J.L.	
2				
3				
4				
5				
6				
7				
8				
9				
10				

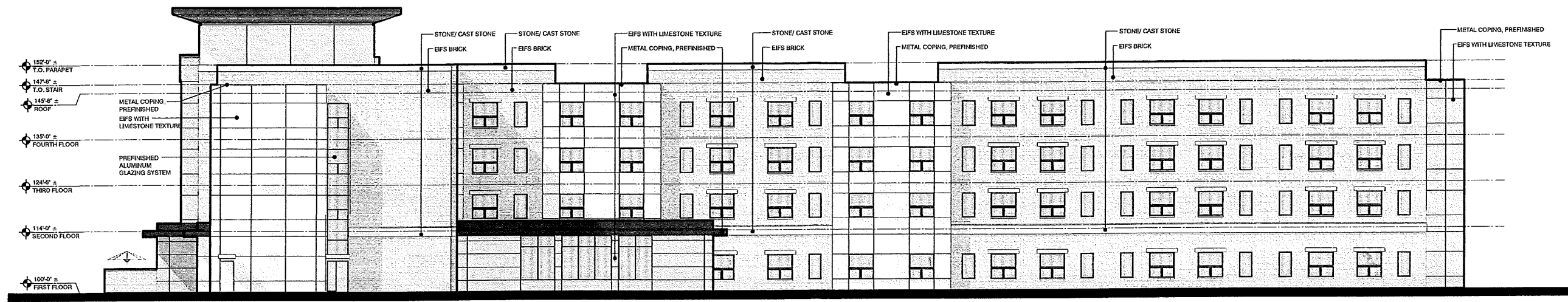
THE FIELDS AT LIBERTY WAY
PRELIMINARY DEVELOPMENT PLAN
 COX ROAD & LIBERTY WAY
 WEST CHESTER TOWNSHIP
 BUTLER COUNTY, OH
 SECTION 12, 18, TOWN 3, RANGE 2



Drawing: 15M040-000 PDP
 Drawn by: M.J.L.
 Checked by:
 Issue Date: 06-14-16

Sheet: **PD4**

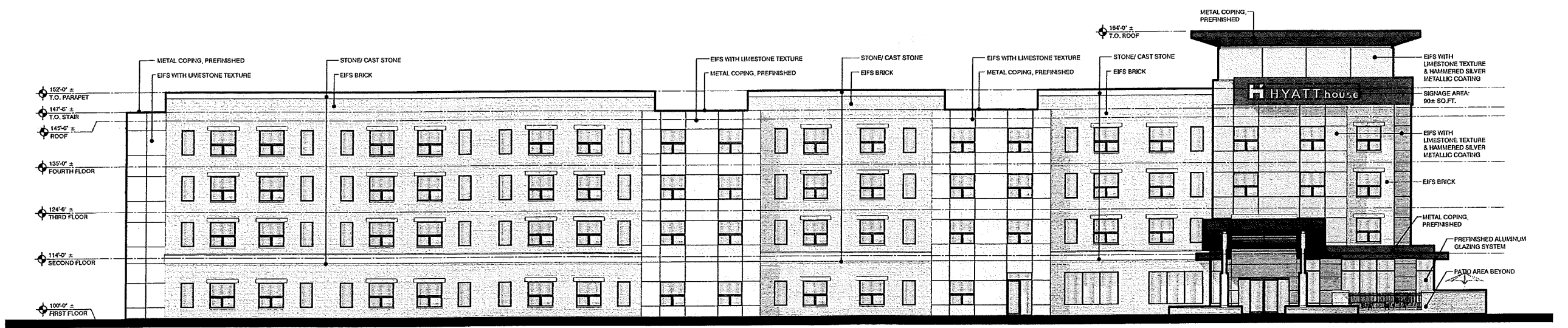
THIS DOCUMENT AND ALL RELATED PLOTTING, DIMENSIONS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSE, USE, REPRODUCTION, OR DURATION IN WHOLE OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.



WEST EXTERIOR ELEVATION (FACING DEVELOPMENT INTERIOR)
 NTS

1
 PD5

MASONRY % THIS ELEVATION - 59%



EAST EXTERIOR ELEVATION (FACING COX ROAD)
 NTS

2
 PD5

MASONRY % THIS ELEVATION - 60%

C:\Users\shomey\AppData\Local\Temp\A6\pub\sh_2500\BHP_A001_Bldg Elevations.dwg 14:59:13 06/13/2016 bhshms

© 2016 HIVE DESIGN GROUP. THIS DOCUMENT IS THE PROPERTY OF HIVE DESIGN GROUP. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF HIVE DESIGN GROUP.
 NOTE: THIS DRAWING IS FOR DESIGN INTENT AND PRELIMINARY BUDGET ANALYSIS ONLY. INFORMATION IS SUBJECT TO CHANGE PER SURVEY, CIVIL ENGINEERING AND LOCAL BUILDING OFFICIALS.



HIVE DESIGN GROUP
 architecture | interior design | planning
 202 West Main St | Mason, OH 45040
 513.336.9280 | www.hivedesign.com



HYATT house™



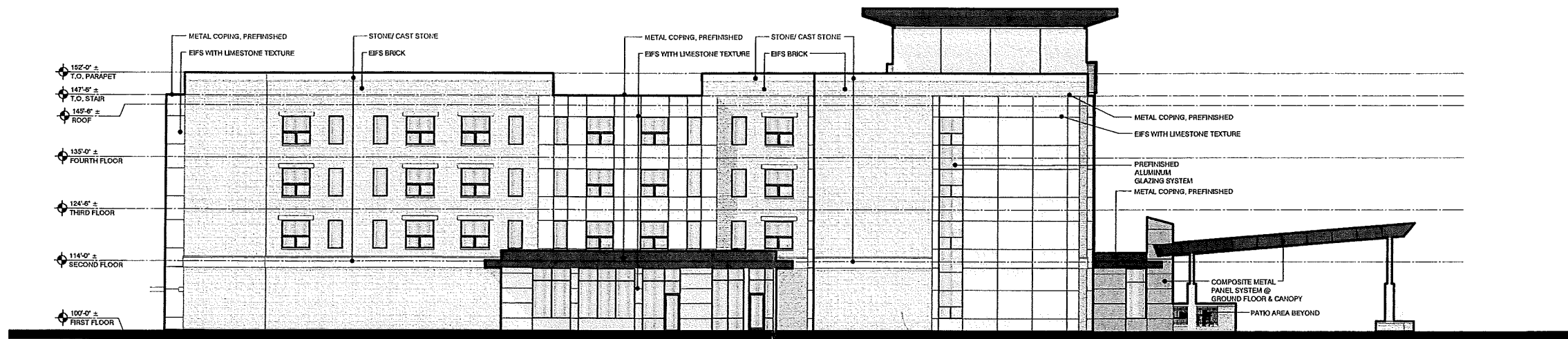
MARK A. DAVIS, LICENSE #9784
 EXPIRES DATE: 12/31/2018

A NEW HOTEL FOR THE FIELDS AT LIBERTY WAY
HYATT HOUSE
 LIBERTY WAY & COX ROAD
 WEST CHESTER, OHIO • 45069

© 2016 HIVE DESIGN GROUP. THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF HIVE DESIGN GROUP. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED, REPRODUCED OR USED FOR ANY OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT WRITTEN CONSENT OF HIVE DESIGN GROUP.

ISSUE	DATE
SCHEME A	12-7-15
SCHEME B	1-13-16
SCHEME C	1-21-16
ZONING SUBMISSION	8-9-16

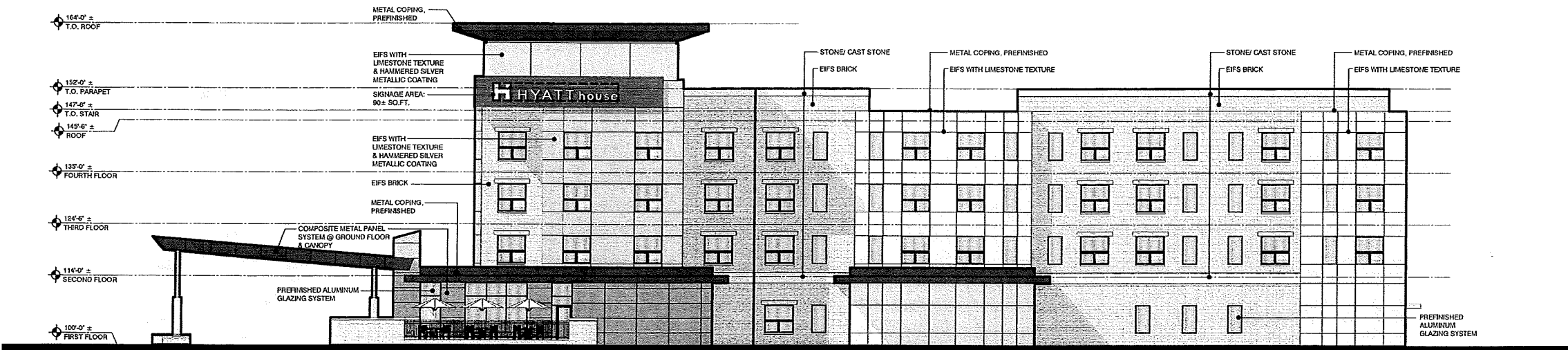
SHEET TITLE
EXTERIOR ELEVATIONS
 SHEET NO.
PD6



SOUTH EXTERIOR ELEVATION (FACING DEVELOPMENT INTERIOR)
 NTS

1
 PD6

MASONRY % THIS ELEVATION - 54%



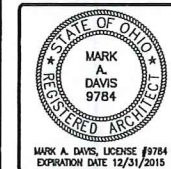
NORTH EXTERIOR ELEVATION (FACING LIBERTY WAY)
 NTS

2
 PD6

MASONRY % THIS ELEVATION - 45%

© 2016 HIVE DESIGN GROUP. THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF HIVE DESIGN GROUP. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED, REPRODUCED OR USED FOR ANY OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT WRITTEN CONSENT OF HIVE DESIGN GROUP.

© 2016 HIVE DESIGN GROUP. THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF HIVE DESIGN GROUP. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED, REPRODUCED OR USED FOR ANY OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT WRITTEN CONSENT OF HIVE DESIGN GROUP.



A NEW HOTEL FOR THE FIELDS AT LIBERTY WAY
HOLIDAY INN EXPRESS & SUITES
LIBERTY WAY & COX ROAD
WEST CHESTER • OHIO • 45069

© 2016 HIVE DESIGN GROUP. THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF HIVE DESIGN GROUP. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED, REPRODUCED, OR USED FOR ANY OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF HIVE DESIGN GROUP.

ISSUE:	DATE:
SCHEME A	12-7-15
SCHEME B	1-13-16
SCHEME C	1-21-16
ZONING SUBMISSION	6-14-16



NORTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

1
FD7

MASONRY % THIS ELEVATION - 80%



SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

2
PD7

MASONRY % THIS ELEVATION - 80%

SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO.
PD7

E:\Projects\1135 - Liberty Way Hotel\Architectural Design\1135-LW-Bldg Elevations.dwg 15:22:13 06/12/2016 bhe/mks

© 2016 HIVE DESIGN GROUP. THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF HIVE DESIGN GROUP. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED, REPRODUCED, OR USED FOR ANY OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF HIVE DESIGN GROUP.
NOTE: THIS DRAWING IS FOR DESIGN INTENT AND PRELIMINARY BUDGET ANALYSIS ONLY. INFORMATION IS SUBJECT TO CHANGE PER SURVEY, CIVIL ENGINEERING AND LOCAL BUILDING OFFICIALS.

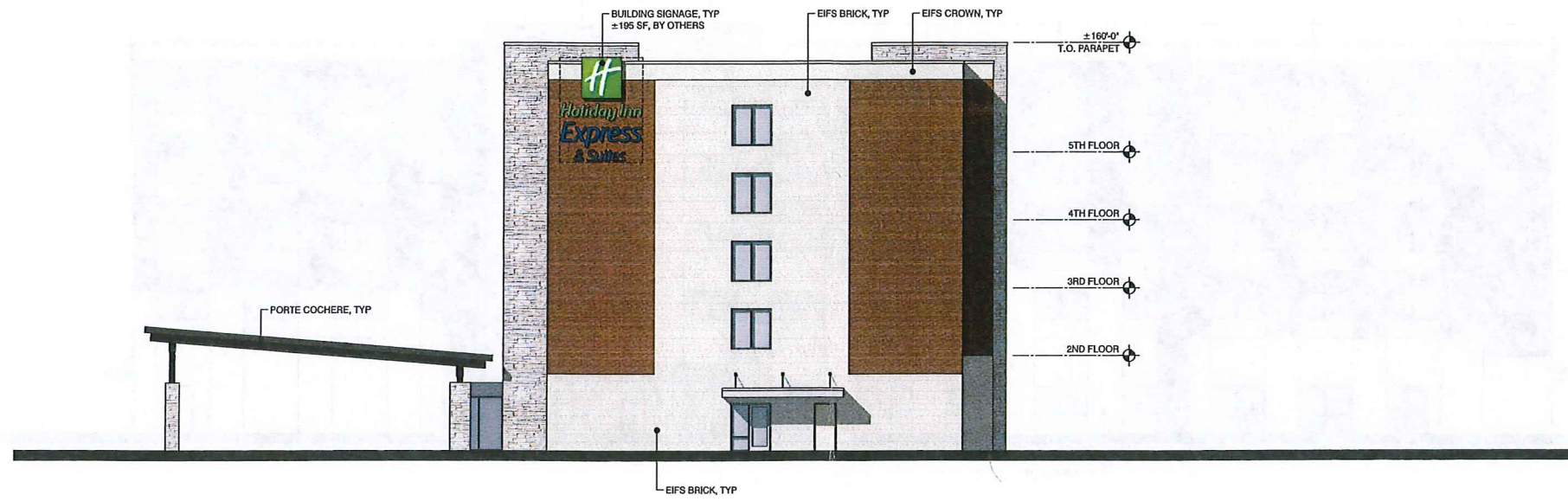


A NEW HOTEL FOR THE FIELDS AT LIBERTY WAY
HOLIDAY INN EXPRESS & SUITES
 LIBERTY WAY & COX ROAD
 WEST CHESTER • OHIO • 45069

© 2016 HIVE DESIGN GROUP. THIS DOCUMENT IS THE PROPERTY AND EXCLUSIVE PROPERTY OF HIVE DESIGN GROUP. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED WITHOUT EXPRESS WRITTEN CONSENT OF HIVE DESIGN GROUP.

ISSUE:	DATE:
SCHEME A	12-7-15
SCHEME B	1-13-16
SCHEME C	1-21-16
ZONING SUBMISSION	6-14-16

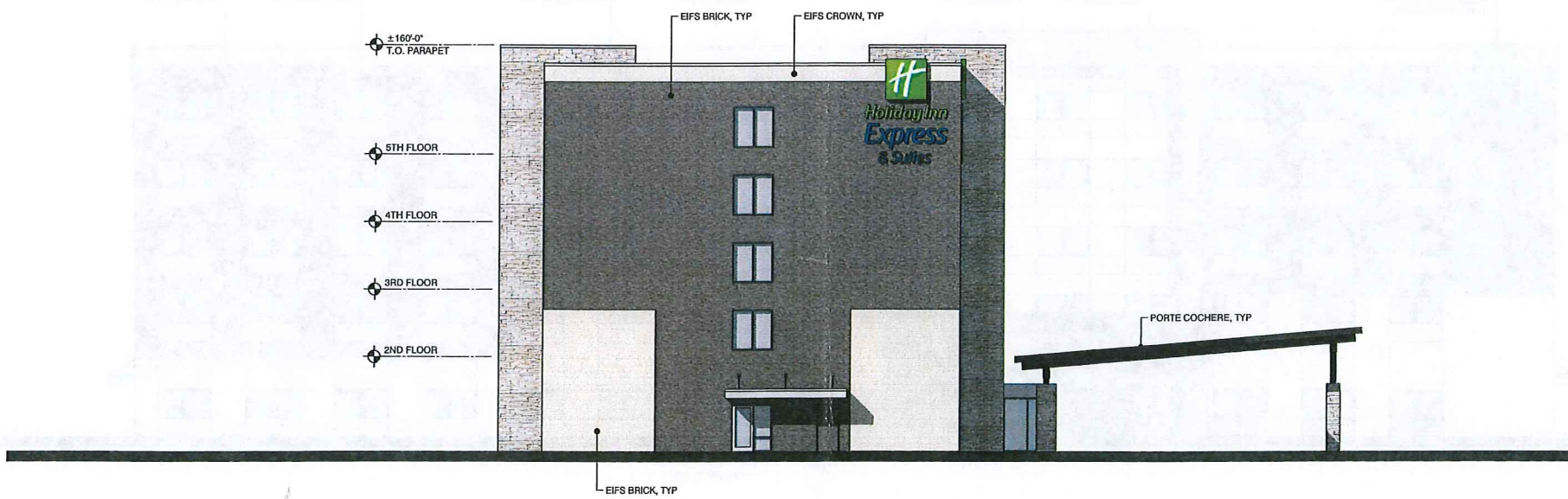
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO.
PD8



EAST EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"

1
 PDS

MASONRY % THIS ELEVATION: ±90%



WEST EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"

2
 PDS

MASONRY % THIS ELEVATION : ±90%

K:\Properties\1012 - Liberty Way (160Varch)Dmoss\Brien Design\HDS-160\Draws\Elevations.dwg 15:22:16 06/13/2016 bshelm

© 2016 HIVE DESIGN GROUP. THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF HIVE DESIGN GROUP. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED, REPRODUCED OR USED FOR ANY OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF HIVE DESIGN GROUP.
 NOTE: THIS DRAWING IS FOR DESIGN INTENT AND PRELIMINARY BUDGET ANALYSIS ONLY. INFORMATION IS SUBJECT TO CHANGE FOR SURVEY, CIVIL ENGINEERING AND LOCAL BUILDING OFFICIALS.