



November 3, 2017

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

**RE: Final Development Plan Approval  
FDP 10-17-B The Fields, Lot 1; Hyatt House**

Dear Tim:

This office has reviewed the revised preliminary development plan request as referenced above and has the following comments:

1. Storm drain pipe sizing calculations were not provided; further review to occur upon submittal
2. Detention Basin and Water Quality calculations were not submitted; further review to occur upon submittal.
3. Sheet C4 indicates a large number of utility crossings at the south east corner of the project; please provide a detail of the area.
4. The building shown on the grading plan does not match the building shown on the provided architectural drawings; specifically at the proposed outdoor common area; please ensure that the correct grading information is provided.

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



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>HH Liberty Way LLC</u> PHONE: ( ) - ADDRESS: <u>1050 Central Ave, Middletown, OH 45044</u> EMAIL: <u>pmrobinette@gmail.com</u> APPLICANT IS THE: <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> LESSEE <input type="checkbox"/> AGENT <input type="checkbox"/> OPTIONEE		<div>RECEIVED OCT 17 2017 WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT</div> <div>DATE OF APPLICATION <u>Lot 15 Hyatt House</u> FDP 10-17-CASE# <u>Fields at Liberty Way</u></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>D. PARCEL &amp; PROPERTY OWNER INFORMATION</b> (LIST ALL PARCELS AND PROPERTY OWNERS THAT ARE INCLUDED WITH THIS APPLICATION)		<b>PAYMENT INFORMATION</b> FEE AMOUNT: \$250.00 RECEIPT #: <u>40572</u> RECEIVED BY: <u>MM</u>
1. PARCEL #: <u>M 5610 .020 .000 .001</u> NAME: <u>HH Liberty Way LLC</u> PHONE: ( ) - ADDRESS: <u>1050 Central Ave, Middletown, OH 45044</u>		
2. PARCEL #: <u>M 5610 .015 .000 .022</u> NAME: <u>HH Liberty Way LLC</u> PHONE: ( ) - ADDRESS: <u>1050 Central Ave, Middletown, OH 45044</u>		
3. PARCEL #: <u>M 5610 .020 .000 .147</u> NAME: <u>HH Liberty Way LLC</u> PHONE: ( ) - ADDRESS: <u>1050 Central Ave, Middletown, OH 45044</u>		
4. PARCEL #: <u>M - - - -</u> NAME: PHONE: ( ) - ADDRESS:		
<b>E. DESCRIPTION OF REQUEST</b> <u>Final Development Approval of a Hyatt House 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: Tahera Jaffer  
Printed Name: Tahera Jaffer

Date: 10/12/2017



*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
Liberty Way Innkeepers LLC	4404 Buckeye Ln, Suite 220, Kettering OH 45440	M5610-020-000-002
Liberty Way Innkeepers LLC	4404 Buckeye Ln, Suite 220, Kettering OH 45440	M5610-020-000-154



West Chester Township, Butler County  
Community Development Department  
Zoning Commission

October 20, 2017

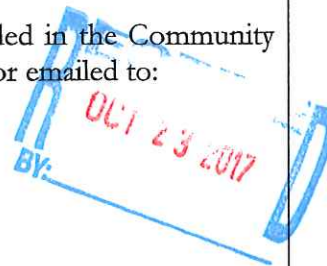
REQUEST FOR COMMENTS

HH Liberty Way LLC has submitted an application to the West Chester Township Community Development Department requesting a Final Development Plan approval for Cox Road and Liberty Way. Case # FDP 10-17-B The Fields, Lot 1; Hyatt House. The applicant is requesting approval for a Final Development Plan for a five (5) story, 103,711 s.f., 136 room hotel including a 5,331 s.f. retail use. The subject case is scheduled to be heard by the West Chester Township Zoning Commission on November 20, 2017.

Please return all comments to us by November 3, 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: