

An application for Final Development Plan approval submitted to the Liberty Township Planning and Zoning Department must comply with the requirements and procedures outlined herein.

This packet contains a checklist of general, written, and graphic requirements in addition to application submittal forms, which explain the Final Development Plan process. The checklist together with all required information, original application forms, and copies must be submitted in its entirety before the application will be processed by the Planning and Zoning Department. If a request is submitted by the advertised Closing Date, which is maintained in the Planning and Zoning Department, and if it is deemed to be complete and accurate, a public hearing will be scheduled during the next available Zoning Commission Meeting. After the Closing Date, the Applicant cannot modify any portion of the information submitted, unless specifically requested by Staff or Zoning Commission. Therefore, early submission is highly recommended to assure placement on the agenda and adequate time for revisions and corrections.

***REQUIRED CONDITIONS FOR APPROVAL OF FINAL DEVELOPMENT PLAN***

*per Liberty Township Zoning Resolution Article 4.11*

- *The Township Zoning Commission shall study, review, and make written findings regarding the Final Development Plan to ensure the following specific conditions have been met:*
- *Appropriate arrangements with the applicant have been made which will ensure the accomplishment of the public improvements and reservation of common open space as indicated on the Preliminary and Final Development Plan. If deemed necessary by the Board of Township Trustees during the Preliminary Development Plan process, this may require that the Board of Township Trustees hold bond to ensure the successful and proper completion.*
- *The proposed detailed Final Development Plan(s) for the individual section(s) of the overall Planned Unit District is consistent in contents (building location--as applicable, land uses, densities and intensities, yard requirements, and area and frontage requirements) with the approved Preliminary Development Plan and the Liberty Township Land Use Plan.*
- *Each individual phase of the development can exist as an independent unit which is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained.*
- *That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the Zoning Commission, left in its natural state.*
- *That any exception from the design standards provided in the PUD is warranted by the design and amenities incorporated in the detailed Final Development Plan.*
- *That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.*
- *That the detailed Final Development Plan is consistent with the intent and purpose of this Resolution to promote the public health, safety and general welfare of the residents of Liberty Township, Butler County, Ohio.*
- *The Final Development Plan has been transmitted to all other agencies and departments charged with the responsibility of review.*



5021 Winners Circle Dr.  
Liberty Township Ohio 45011  
Phone (513) 759-7500 • Fax (513) 759-7501

Application for a  
**FINAL PUD**

<b>A. APPLICANT INFORMATION</b> NAME: _____ PHONE: (    ) _____ - _____ ADDRESS: _____ CITY/ST/ZIP: _____ EMAIL: _____ APPLICANT IS THE: <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> AGENT <input type="checkbox"/> OPTIONEE		CASE No. <u>ZC2021-004</u>
<b>B. PROPERTY INFORMATION</b> PROPERTY ADDRESS (IF ANY): _____ CITY/ST/ZIP: _____ SECTION: _____ TOWN: _____ RANGE: _____ PARCEL #: <u>D</u> _____ - _____ - _____ CURRENT USE OF PROPERTY (CHECK ALL THAT APPLY): <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> AGRICULTURAL <input type="checkbox"/> OTHER		
<b>C. PROPERTY ZONING</b> CURRENT ZONING OF PROPERTY: _____ REQUESTED ZONING OF PROPERTY: _____ TOTAL ACRES OF PROPERTY TO BE REZONED: _____		<b>PAYMENT INFORMATION</b> FEE AMOUNT: <b>\$250</b> RECEIPT #: <u>11096</u> RECEIVED BY: <u>ME/WGR</u>
<b>D. PROPERTY OWNER INFORMATION</b> (LIST ALL PARCELS AND PROPERTY OWNERS THAT ARE INCLUDED WITH THIS APPLICATION)		
1. PARCEL #: <u>D</u> _____ - _____ - _____ - _____ NAME: _____ PHONE: (    ) _____ - _____ ADDRESS: _____		
2. PARCEL #: <u>D</u> _____ - _____ - _____ - _____ NAME: _____ PHONE: (    ) _____ - _____ ADDRESS: _____		
3. PARCEL #: <u>D</u> _____ - _____ - _____ - _____ NAME: _____ PHONE: (    ) _____ - _____ ADDRESS: _____		
4. PARCEL #: <u>D</u> _____ - _____ - _____ - _____ NAME: _____ PHONE: (    ) _____ - _____ ADDRESS: _____		
<b>E. DESCRIPTION OF REQUEST</b> _____ _____ _____ _____		



## **PEAKS OF ASPEN TRAILS – ADJOINING PROPERTY OWNERS WITHIN 200'**

D2020-282-000-079  
CERBERUS SFR HOLDINGS II LP  
1850 PARKWAY PLACE  
SUITE 900  
MARIETTA, GA 30067-8261

D2020-282-000-078  
JR 2 LLC  
10305 READING ROAD  
CINCINNATI, OH 45241

D2020-122-000-079  
DREW & KATIE J. LINDSAY  
5114 OAK CREEK TRAIL  
LIBERTY TOWNSHIP, OH 45011

D2020-122-000-078  
REGEN & DIRGA GURUNG  
5104 OAK CREEK TRAIL  
LIBERTY TOWNSHIP, OH 45011

D2020-122-000-077  
FRANCIS BROWN  
5094 OAK CREEK TRAIL  
LIBERTY TOWNSHIP, OH 45011

D2020-122-000-076  
HOLLY REUSZER  
5085 OAK CREEK TRAIL  
LIBERTY TOWNSHIP, OH 45011

D2020-122-000-054  
VICTOR PAUL NEEDHAM  
5199 PRINCETON-GLENDALE ROAD  
LIBERTY TOWNSHIP, OH 45011

D2020-122-000-055  
TRAVIS BLOCK  
5511 WHISPERING BROOK COURT  
LIBERTY TOWNSHIP, OH 45011

D2020-122-000-053  
ZACHARY J. & JAMIE A. ZAWILA  
5556 ALEX WAY  
LIBERTY TOWNSHIP, OH 45044



D2020-122-000-052  
TIEN M. LE & THUONG T. DO  
7927 FURROW COURT  
WEST CHESTER, OH 45069

D2020-122-000-050  
RICHARD A. & ONDREA S. BILLER  
6389 W. ALEXANDRIA ROAD  
MIDDLETOWN, OH 45042

D2010-004-000-082  
LIBERTY TOWNSHIP BOARD OF TRUSTEES  
BUTLER COUNTY OHIO  
5021 WINNERS CIRCLE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-050  
D2020-275-000-023  
ASPEN TRAILS HOMEOWNERS ASSOCIATION, INC.  
PO BOX 747  
MASON, OH 45040

D2020-275-000-027  
FRANK MCPHERSON  
5125 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-026  
MICHAEL A. & NANCY J. JACKSON  
5135 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-025  
JORDAN & NICOLE CARRIER  
5145 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-024  
AMRIK SINGH & RAJINDER KAUR  
4396 TYLERVILLE ROAD  
WEST CHESTER, OH 45011

D2020-275-000-010  
EDMUND SOWAH & AUGUSTINA MACCARTHY  
5164 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-009  
WILLIAM S. CREECY IV.  
5175 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-008  
HUNTINGTON NATIONAL BANK TR. FOR  
JAIDEN PORTER SPL NEEDS TR. &  
TANYA L. ROBBINS  
7 EASTON OVAL LOC EA5W83  
COLUMBUS, OH 43219

D2020-275-000-007  
MICHAEL W. MEADORS  
5195 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-006  
SAUNDRA P. SLANKARD  
5205 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-005  
L. VERNON & JOANNE GILLIAM  
5215 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-004  
ADRIANNA S. & RYAN JORDAN  
5225 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-003  
TESFALEM BAHTA GEBRU &  
BISRAT NEGSH  
5235 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-002  
ANDREW & RACHEL APKE  
5245 SNOW VALLEY LANE  
LIBERTY TOWNSHIP, OH 45011

D2020-275-000-001  
RJS HOME GROUP LLC.  
5649 KYLES LANE  
MIDDLETOWN, OH 45044

D2020-312-000-037  
ASPEN TRAILS TWO COMMUNITY ASSOCIATION INC.  
4168 TONYA TRAIL  
HAMILTON, OH 45011

D2020-312-000-030  
GEORGE A. & KATHLEEN L. WIETMARSCHEN TR.  
5070 ALTA DRIVE  
LIBERTY TOWNSHIP, OH 45011

D2020-312-000-029  
SEYEDMEYSAM HASHEMNEJAD &  
SEDIGHEH JOWZAEE  
5060 ALTA COURT  
LIBERTY TOWNSHIP, OH 45011

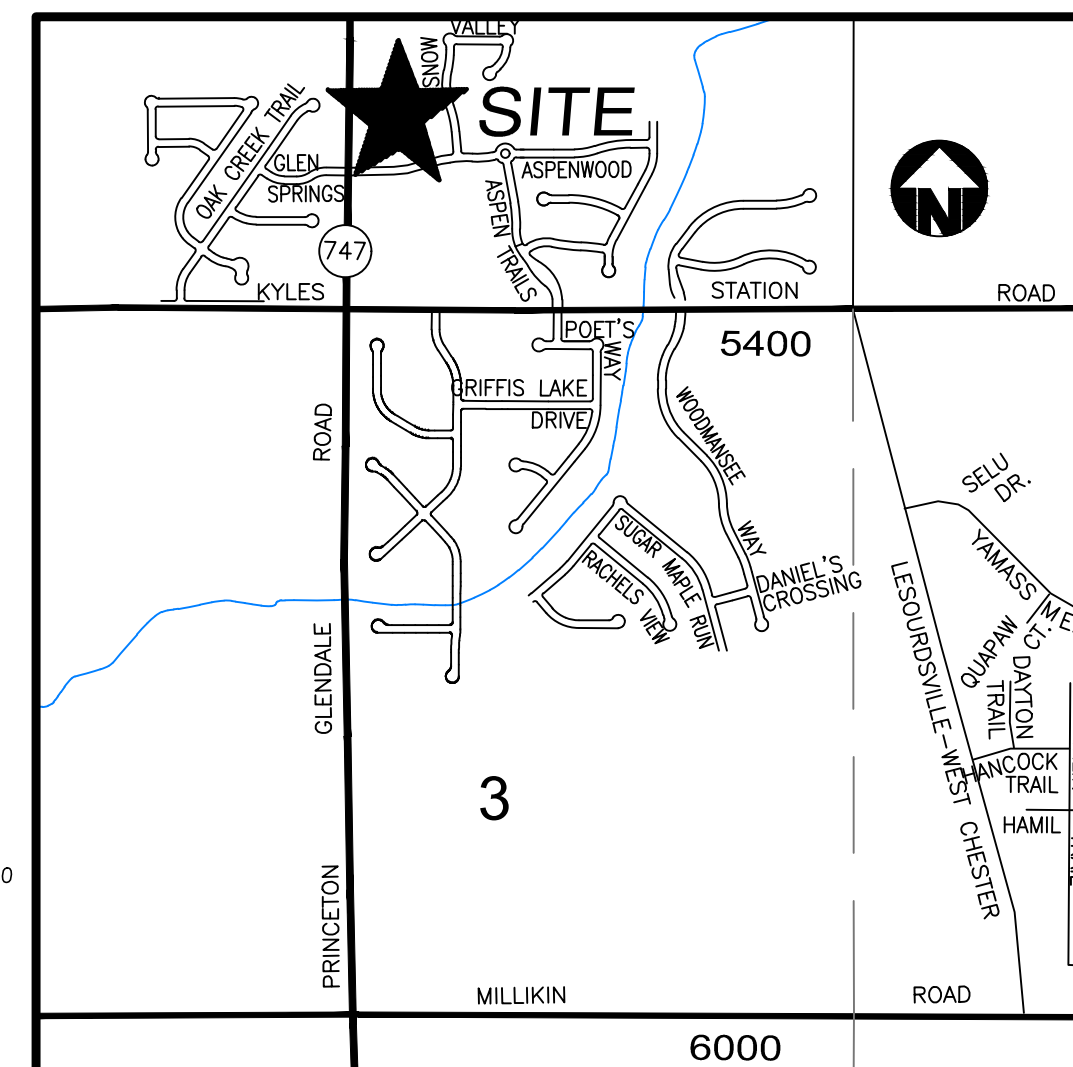
D2020-312-000-028  
JONATHAN C. & KERRY A. LEWIS  
5050 ALTA COURT  
LIBERTY TOWNSHIP, OH 45011

D2010-004-000-007  
ASPEN TRAILS LLC.  
8073 TYLERSVILLE ROAD  
WEST CHESTER, OH 45069



Project Phase	Zoning	Use	Intensity of Land Use	Acreage	Open Space Acreage	Percent
Existing 1A	R-PUD	Single Family	42 Units	22.040	4.873	22.11
Existing 1B	R-PUD	Single Family	27 Units	23.090	6.798	29.44
Existing 2A	R-PUD	Single Family	31 Units	8.800	0.000	0.00
Existing 2B	R-PUD	Single Family	20 Units	13.950	7.435	53.30
Existing 2C	R-PUD	Single Family	26 Units	8.840	2.187	24.74
Existing 3A	R-PUD	Single Family	20 Units	20.730	11.043	53.27
Existing 3B	R-PUD	Single Family	30 Units	12.530	2.021	16.12
Existing Parcel A	B-PUD	Open Space/Fire Station		2.645	2.645	100.00
Parcel B	B-PUD	Duplex Patio Homes	54 Units	11.002	4.9100	44.63
Parcels C & D	B-PUD	FUTURE Retirement Center	95,000 S.F.	12.267	3.9720	32.38
Existing Parcel E	R-PUD	Single Family	40 Units	20.481	3.990	20.58
Existing Parcel F	R-PUD	Single Family	16 Units	16.180	5.732	35.43
<b>Total</b>				<b>172.555</b>	<b>55.606</b>	<b>32.22</b>

SECTION 4, TOWN 2, RANGE 3  
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO  
JANUARY, 2021



**OWNER**  
Aspen Trails LLC.  
8073 Tylersville Road  
West Chester, OH 45069  
(513) 777-1400

## LEGEND

- OPEN SPACE

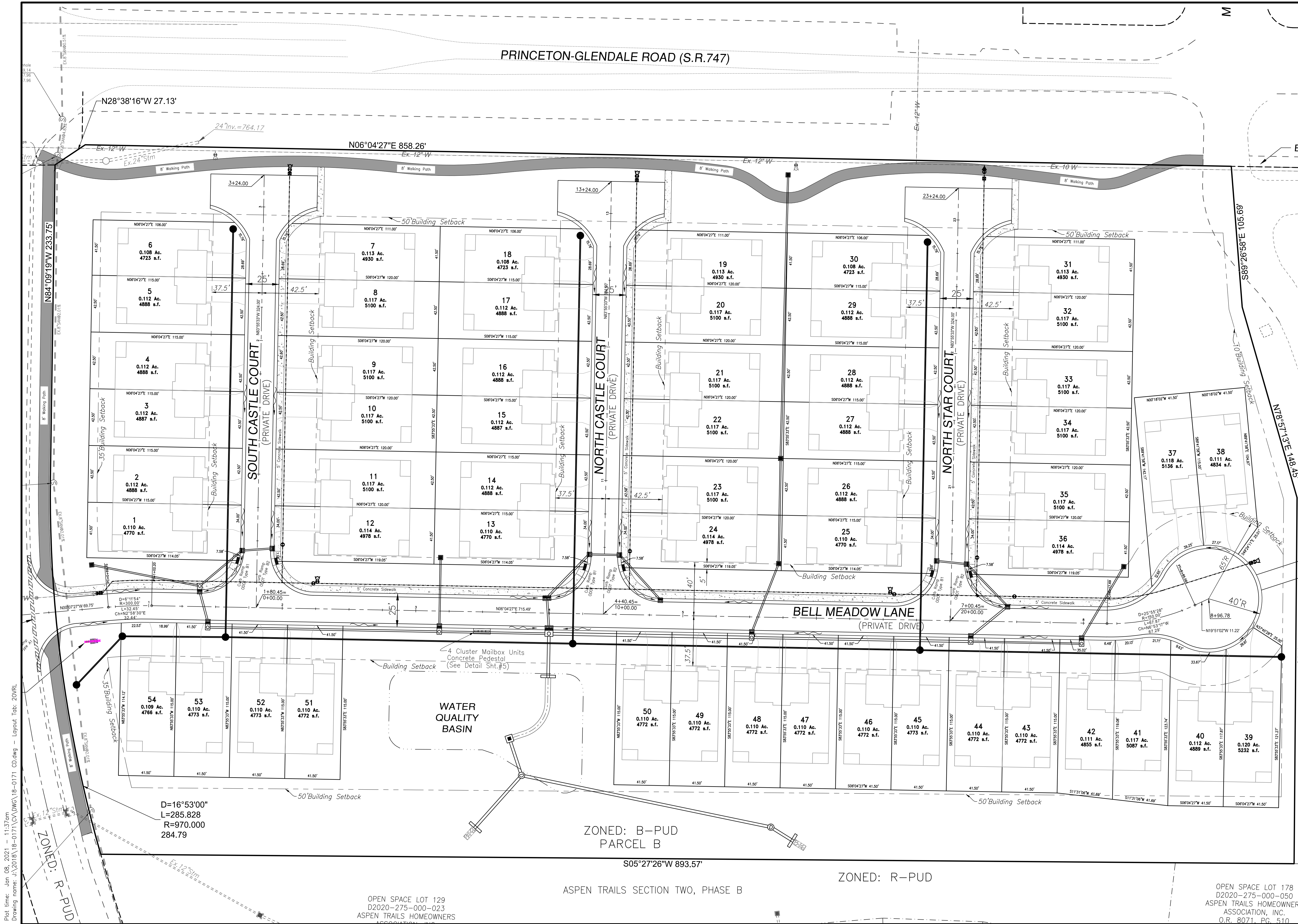
ASPHALT WALK

CONCRETE WALK

FRONTAGE (MIN)	41'
MINIMUM LOT SQUARE FOOTAGE	4,715
FRONT SETBACK FROM CENTERLINE (MIN)	37.5'
SIDE SETBACK (MIN)	*5'
* 0' SIDE YARD SETBACK ON SHARED LOT LINE	
REAR SETBACK	10'
# OF DUPLEX UNITS	27
TOTAL # OF RESIDENTIAL UNITS = 54	
TOTAL OPEN SPACE REQUIRED = 2.20 Acres (20%)	
TOTAL OPEN SPACE PROVIDED = 4.91 Acres (44.6%)	
TOTAL ACREAGE = 11.0020 Acres	
OVER-ALL DENSITY = 4.91 Units/Ac.	

1. Sanitary to be tied into Butler County System.
2. Water to be installed and connected to Butler County System.
3. Electric to be supplied by Duke Energy.
4. Detention has been provided with prior phases. Water Quality will be provided on site according to Ohio EPA and Butler County standards and specifications.
5. All private streets to be constructed according to Butler County standards and specifications.
6. Contours furnished from aerial photography based on U.S.G.S. datum.
7. Existing Zoning: B-PUD



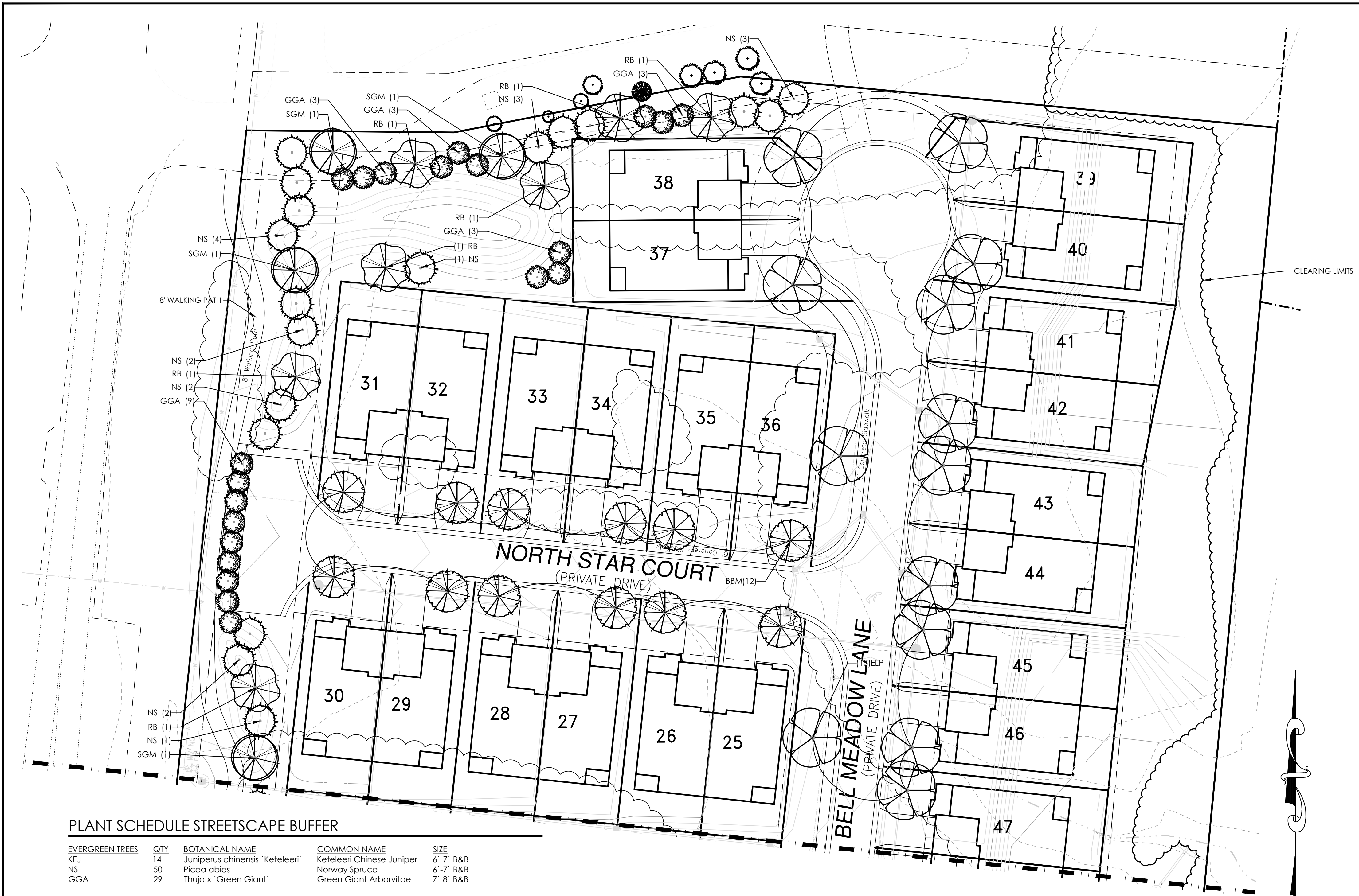








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PLANT SCHEDULE STREETSCAPE BUFFER

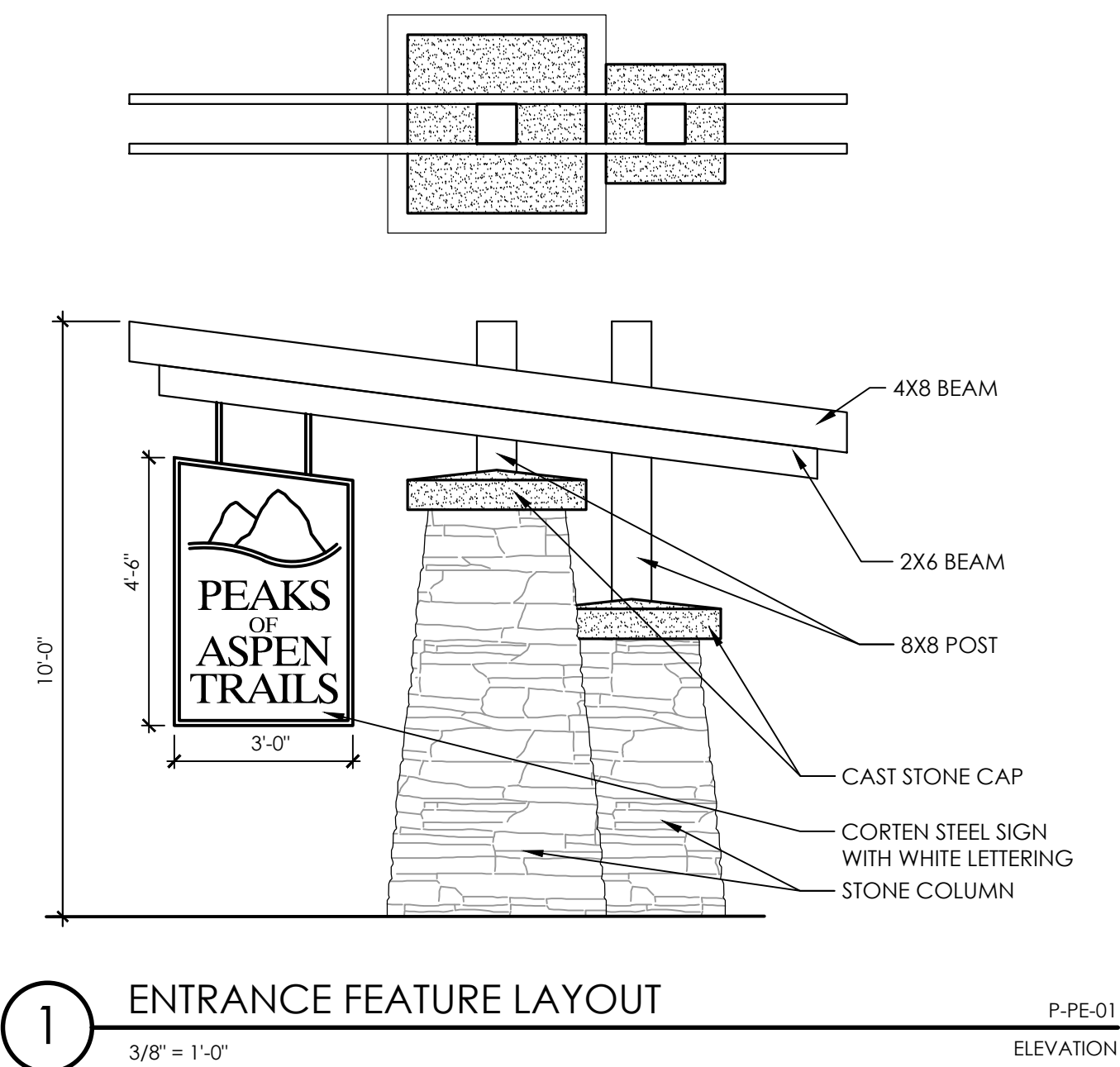
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
KEJ	14	Juniperus chinensis 'Keteleeri'	Keteleeri Chinese Juniper	6'-7' B&B
NS	50	Picea abies	Norway Spruce	6'-7' B&B
GGA	29	Thuja x 'Green Giant'	Green Giant Arborvitae	7'-8' B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SGM	7	Acer x freemanii 'Sienna'	Sienna Glen Maple	2 1/2' - 3' CAL. B&B
RB	17	Betula nigra	River Birch	8'-10' B&B

PLANT SCHEDULE STREET TREES

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	3	Picea abies	Norway Spruce	6'-7' B&B
GGA	6	Thuja x 'Green Giant'	Green Giant Arborvitae	7'-8' B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
MS	3	Magnolia virginiana	Sweet Bay Magnolia	8'-10' B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BBM	24	Acer rubrum 'Magnificent Magenta' TM	Burgundy Belle Maple	2 1/2' - 3' CAL. B&B
RB	3	Betula nigra	River Birch	8'-10' B&B
EH	10	Carpinus betulus	European Hornbeam	2 1/2' - 3' CAL. B&B
ELP	17	Platanus x acerifolia 'Morton Circle' TM	Exclamation! London Plane Tree	2 1/2' - 3' CAL. B&B
UPE	12	Ulmus x 'Patriot'	Patriot Elm	2 1/2' - 3' CAL. B&B
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JBL	3	Juniperus chinensis 'Blue Point'	Blue Point Juniper	6'-7' B&B
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
KFG	10	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 CONT.

PLANT SCHEDULE ENTRANCE FEATURE

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CPB	11	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	#3 CONT.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JBL	3	Juniperus chinensis 'Blue Point'	Blue Point Juniper	6'-7' B&B
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
KFG	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 CONT.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SDD	23	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 CONT.
EPP	27	Phlox subulata 'Emerald Pink'	Emerald Pink Creeping Phlox	#1 CONT.



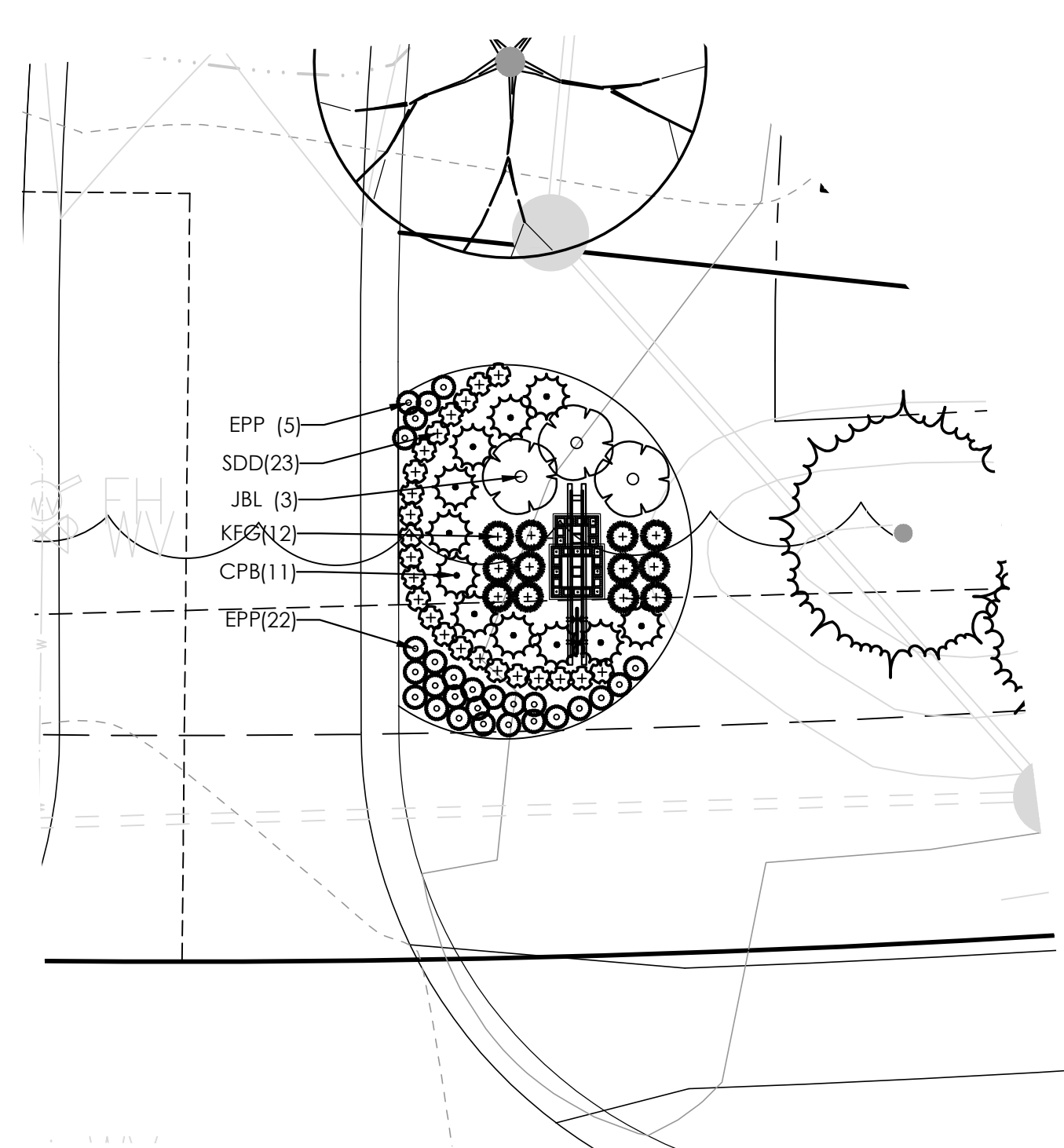
LANDSCAPE REQUIREMENTS

STREETSCAPE BUFFER - 1 TREE PER 40 LINEAR FEET  
1366 FT / 40 = 34.15 (35 TREES)

1 TREE PER PARCEL FOR EACH RESIDENCE

ENTRANCE FEATURE LANDSCAPE

SCALE: 1" = 10'



Issue/Revision	No.	Date

PEAKS OF ASPEN TRAILS  
LANDSCAPE PLANS

PRINCETON GLENDALE RD AND ASPENWOOD DR  
LIBERTY TOWNSHIP, OH

Sheet Title

LANDSCAPE PLAN





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ENTRANCE SIGN

3/8" = 1'-0"

P-FE-01  
ELEVATION

# PEAKS OF ASPEN TRAILS

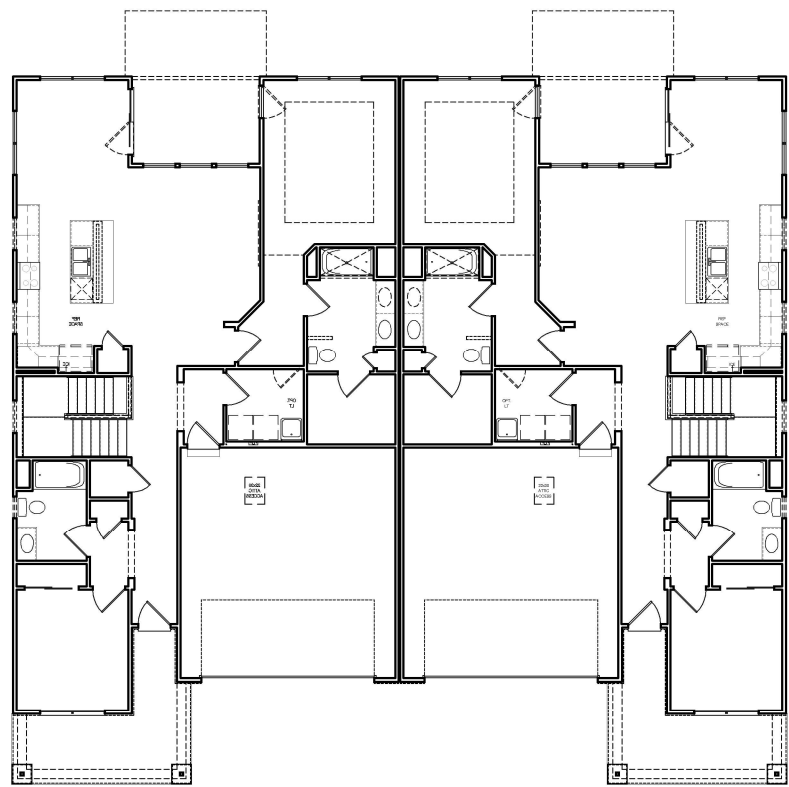
SITE PLAN RENDERING

PROJECT NUMBER: 20643.00 | DATE: 01.06.20



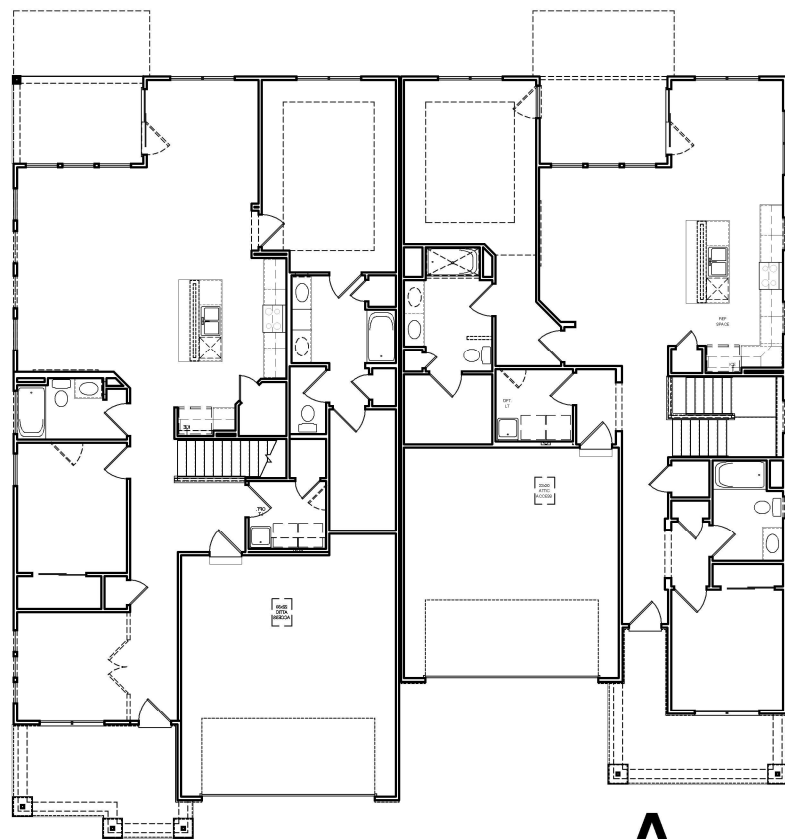
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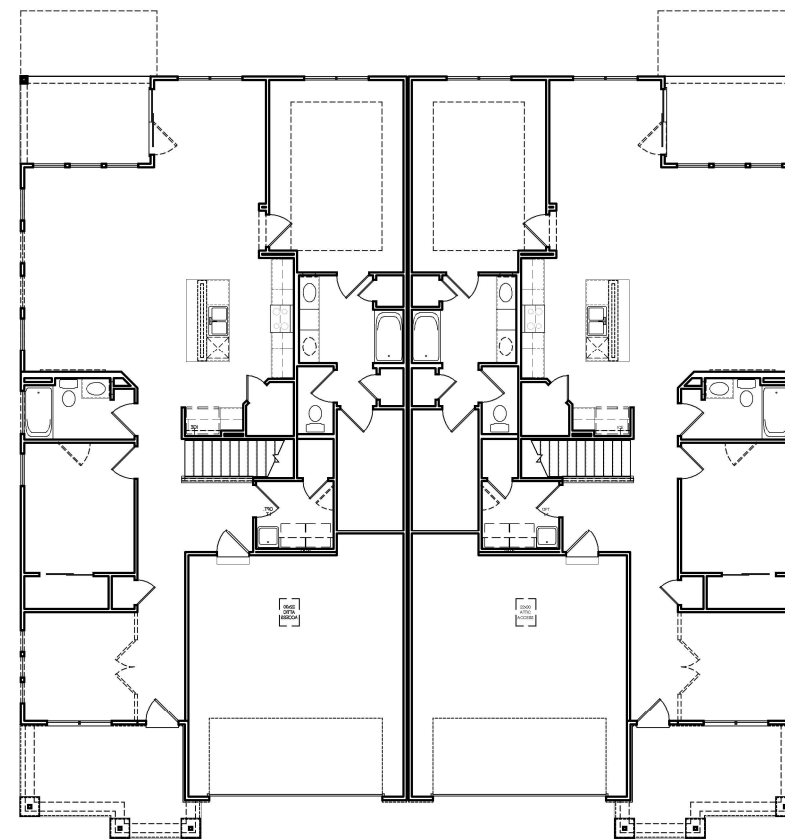
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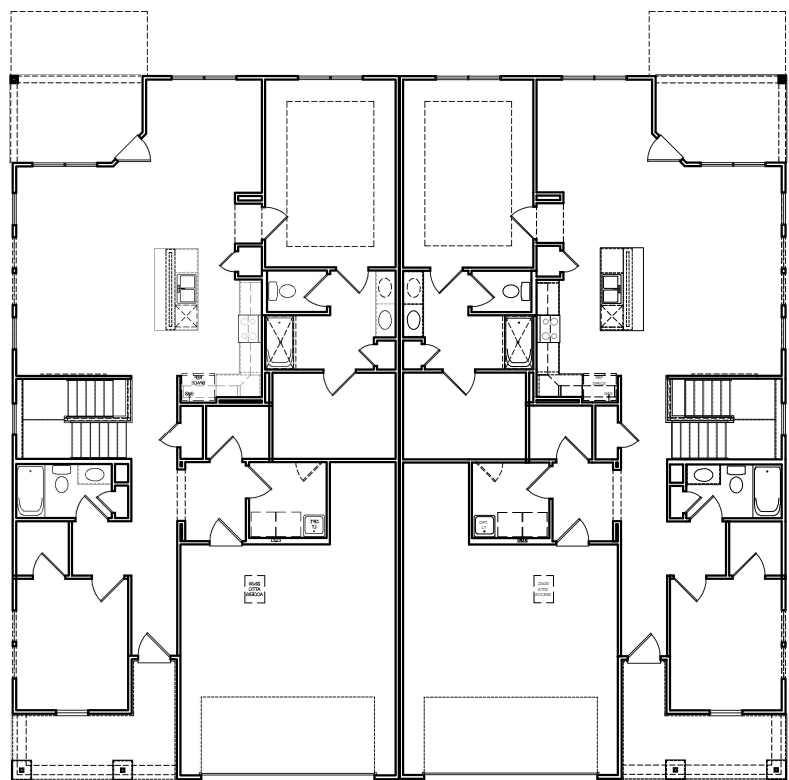
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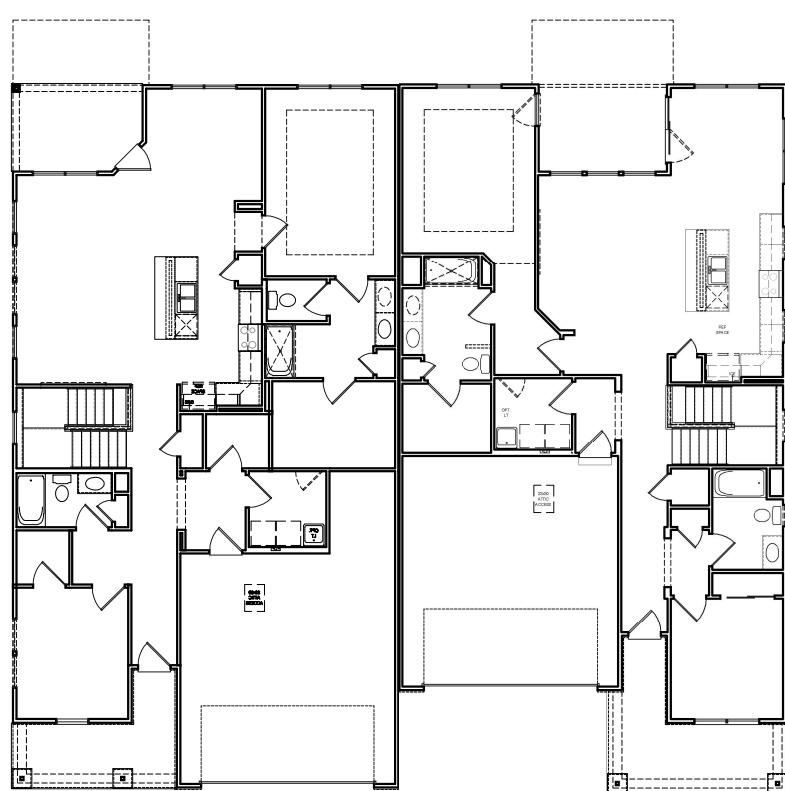
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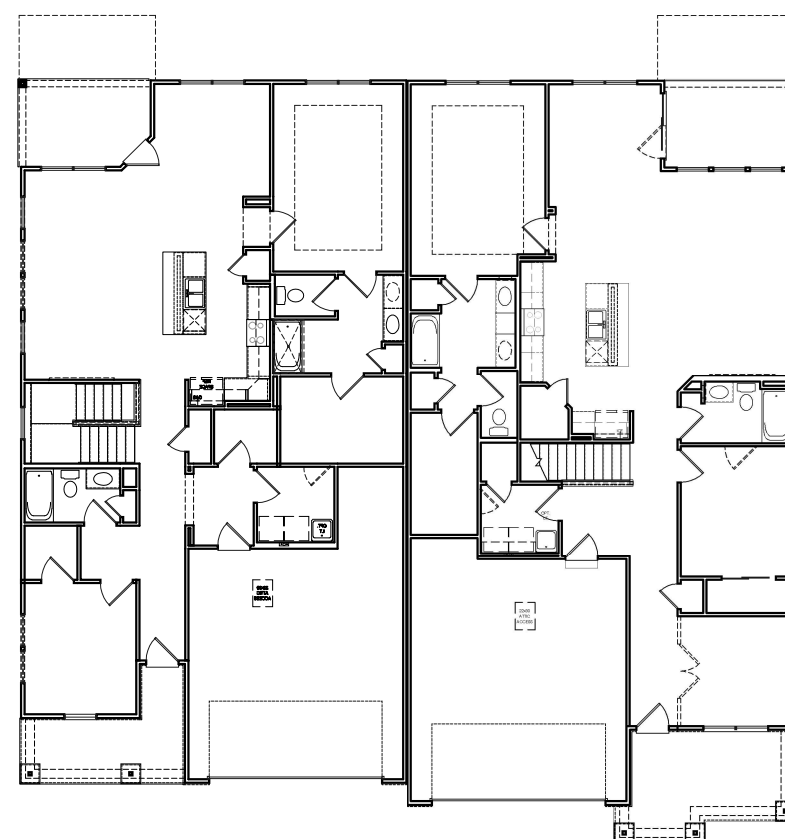
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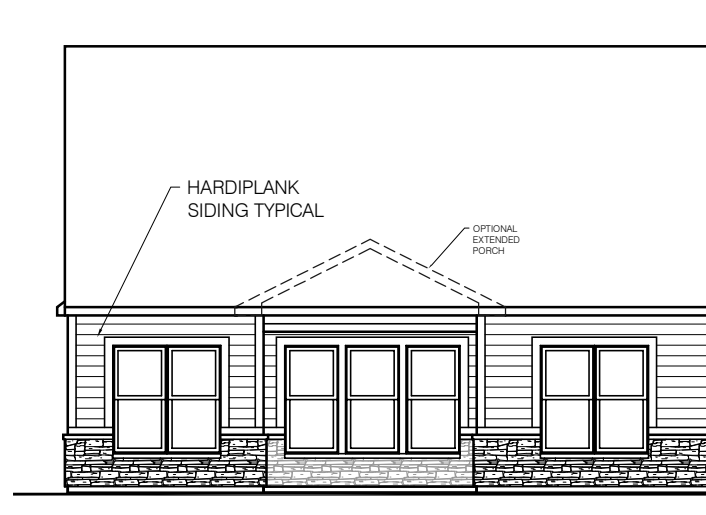
Cameron/Avery



Brody/Avery



Brody/Cameron



Typical Duplex Rear Elevation



Typical Duplex Side Elevation

## DUPLEX UNITS

**AVERY**  
1476 SF

**BRODY**  
1626 SF

**CAMERON**  
1715 SF

