



AGENDA
OXFORD CITY COUNCIL REGULAR MEETING
COURTHOUSE

TUESDAY, OCTOBER 3, 2023 AT 7:30 PM

William Snavelly, Mayor

Chantel Raghu, Vice-Mayor
Jason Bracken
Glenn Ellerbe

Amber Franklin
Alex French
David Prytherch

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Public Participation.

A. Public Comments

The purpose of the public comments section is for members of the public to speak to the City Council on any subject not scheduled on the Agenda, except consent agenda items. To speak, you may approach the podium and wait to be addressed by the Mayor. You will need to state your name and address for the public record. City Council values your comments, and Council rules limit public comments to five minutes for each person.

Presentations are not to be in the form of public debate, personal attacks on Council, City staff, or other members of the public, and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

- A. Minutes of the September 19, 2023, City Council Meeting. (Heather Barbour, Clerk of Council)

6. Resolutions.

- A. A Resolution by the Oxford City Council appointing Heidi Hill as Finance Director for the City of Oxford, and approving an Employment Agreement with Heidi Hill, as Finance Director. (Doug Elliott, City Manager)
- B. A Resolution authorizing the City Manager to enter into a \$250,000.00 grant agreement with the Ohio Department of Public Safety to Engage in and coordinate as lead agency for the Countywide OVI Taskforce. (John Jones, Police Chief)
- C. A Resolution determining the total cost of the assessment by lot, authorizing the list of assessments by lot to be filed with the Clerk of City Council and ordering the same be opened for public inspection and authorizing the Clerk of City Council to publish notice in a newspaper of general circulation that the list of assessments by lot is available for public inspection. (Michael Dreisbach, Service Director)
- D. A Resolution accepting the amounts and rates as determined by the Budget Commission of Butler County, Ohio and authorizing the necessary tax levies and certifying them to the County Auditor. (Heidi Hill, Finance Director)

7. Ordinances.

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

- A. First Reading

1. An Ordinance accepting the annexation petition from Douglas R. Elliott, Jr. for 6.726 acres of land in the township of Oxford, Butler County, Ohio, and accepting said territory to be annexed. (Michael Dreisbach, Service Director)
2. An Ordinance Approving A Conditional Use Permit Application To Allow For A New Hotel To Be Located At 525 North Campus Avenue, Oxford, Ohio 45056 With Conditions. (Sam Perry, Community Development Director)

B. Second Reading

1. An Ordinance Amending The Future Land Use Map Of The Oxford Tomorrow Comprehensive Plan, From “Rural” To “Campus”, For Three Parcels Of Land, Totalling 6.72 Acres, Located In Oxford Township, Addressed As 525 North Campus Avenue, Outside The Northern Perimeter Of The Oxford Corporate Limits. (Sam Perry, Community Development Director)
2. An Ordinance Approving A Second Final Subdivision Application And Record Plat For South Forest Edge Section 1 With Conditions (Sam Perry, Community Development Director)

8. Announcements & Communications.

A. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

B. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

DATE	Meeting		
1.	Date	Meeting	Location Time
	Oct 4	Environmental Commission	Municipal Building 7:00 p.m.
	Oct 9	Oxford Parking & Transportation Advisory Board	Municipal Building 9:30 a.m.
	Oct 9	Oxford Recreation Board	Municipal Building 11:30 a.m.
	Oct 9	Public Arts Commission of Oxford	Municipal Building 4:15 p.m.

Oct 10	Planning Commission & Housing Advisory Commission	LCNB Community Room	7:00 p.m.
Oct 11	Historic & Architectural Preservation Commission	Courthouse	6:15 p.m.
Oct 12	Housing Advisory Commission - CANCELED	Municipal Building	5:00 p.m.
Oct 17	City Council	Courthouse	7:30 p.m.
Oct 18	Board of Building Appeals	Courthouse	5:30 p.m.
Oct 18	City Council Budget Work Session	Courthouse	7:30 p.m.
Oct 19	Climate Action Steering Committee	Municipal Building	8:30 a.m.
Oct 20	Community Improvement Corporation	College@Elm	12:00 p.m.
Oct 24	Board of Zoning Appeals	Courthouse	6:30 p.m.
Oct 30	Triennial Update Public Presentation, Ms. Nancy Nix Butler County Auditor	Courthouse	7:00 p.m.
Nov 1	Environmental Commission	Municipal Building	7:00 p.m.
Nov 7	City Council	Courthouse	7:30 p.m.

9. Adjourn.



MINUTES

OXFORD CITY COUNCIL REGULAR MEETING COURTHOUSE TUESDAY, SEPTEMBER 19, 2023 AT 7:30 PM

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.

Motion – To Enter Executive Session at 6:31 pm R.C. 121.22(G)(4) To prepare for, conduct, or review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.

(Roll Call Vote) 1st Ms. French 2nd Mr. Prytherch

AYE # 6

Mr. Prytherch, Mr. Bracken, Mr. Ellerbe, Ms. Franklin, Ms. French, and Mayor Snavely

NAY # 0

ABS # 0

Motion – To Return from Executive Session at 7:30 pm R.C. 121.22(G)(4) To prepare for, conduct, or review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.

(Voice Vote) 1st Ms. Franklin 2nd Mr. French

AYE #6

NAY # 0

ABS # 0

A regular meeting of the Oxford City Council was called to order by Mayor Snavely on Tuesday, August 1, 2023, at 7:30 p.m. Members in attendance were Amber Franklin, Alex French, David Prytherch, Glenn Ellerbe, and Jason Bracken, arriving at 6:32 pm. Chantel Raghu was excused.

Staff Members in Attendance

Mr. Doug Elliott, City Manager; Ms. Jessica Greene, Assistant City Manager; Mr. John Detherage, Fire Chief; Mr. John Jones, Police Chief; Mr. Sam Perry, Community Development Director; Mr. Mike Dreisbach, Service Director; Ms. Heidi Hill, Acting Finance Director; Mr. Chris Conard, Law Director; Mr. Ben Mazer, Assistant Law Director; and Ms. Heather Barbour, Clerk of Council.

2. Pledge of Allegiance.

3. Approval of Agenda.

Motion – To Approve the Agenda.

(Voice Vote) 1st Mr. Prytherch 2nd Ms. Franklin

AYE # 6

NAY # 0

ABS # 0

4. Public Participation.

- A. Proclamation - "National Hispanic Latin American Heritage Month" (Jacqueline Rioja Velarde, Chair, UniDiversity Program Planning Committee, Associate Director Global Initiatives' CAWC and, President, International Faculty & Staff Association)

Ms. Rioja Velarde was in attendance to accept the Proclamation. Ms. Rioja Velarde shared the history of the UniDiversity Festival and celebrated its 20-year anniversary! Ms. Rioja Velarde thanked Mayor Snavelly, the City Council, and the Citizens of Oxford and invited everyone to attend the UniDiversity Festival on Friday, September 22, 2023.

B. Public Comments

The purpose of the public comments section is for members of the public to speak to the City Council on any subject not scheduled on the Agenda, except consent agenda items. To

speaking, you may approach the podium and wait to be addressed by the Mayor. You will need to state your name and address for the public record. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff, or other members of the public, and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

Public Comment - None.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

Motion – To Approve the Consent Agenda.
(Voice Vote) 1st Ms. French 2nd Mr. Prytherch
AYE # 6
NAY # 0
ABS # 0

- A. Minutes from the September 5, 2023, City Council Meeting. (Heather Barbour, Clerk of Council)

- B. Minutes from the September 11, 2023, City Council Work Session. (Heather Barbour, Clerk of Council)

- C. Right of Way Permit #00520 Cub Scout popcorn sales. (Jessica Greene, Assistant City Manager)

- D. Report regarding the Environmental Commission Meeting on September 6th, 2023
(Jessica Greene, Assistant City Manager)

6. Resolutions.

- A. A Resolution of Council supporting the submission of a grant application for Ohio Public Works Commission Issue 1 Funds to be used for the design and reconstruction of the storm sewer conduit on Bonham Road. (Michael Dreisbach, Service Director)

Motion – To Adopt Resolution No. 7528.
(Voice Vote) 1st Ms. Franklin 2nd Ms. French
AYE # 6
NAY # 0
ABS # 0

Mr. Dreisbach presented his Staff Report and addressed questions and comments from the Council.

Public Comment - None.

7. Ordinances.

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

- A. First Reading

1. An Ordinance Amending The Future Land Use Map Of The Oxford Tomorrow Comprehensive Plan, From “Rural” To “Campus”, For Three Parcels Of Land, Totalling 6.72 Acres, Located In Oxford Township, Addressed As 525 North Campus Avenue, Outside The Northern Perimeter Of The Oxford Corporate Limits. (Sam Perry, Community Development Director)

Mr. Perry presented his Staff Report and addressed questions and comments from the Council.

Public Comment -None.

2. An Ordinance Approving A Second Final Subdivision Application And Record Plat For South Forest Edge Section 1 With Conditions (Sam Perry, Community Development Director)

Mr. Perry presented his Staff Report and addressed questions and comments from the Council.

Public Comment -None.

B. Second Reading

1. An Ordinance amending Ordinance No. 3697 Supplemental Budget Ordinance Number 5 to make supplemental appropriation for fiscal year 2023. (Heidi Hill, Acting Finance Director)

Motion – To Adopt Ordinance No. 3735.
(Roll Call Vote) 1st Ms. French 2nd Ms. Franklin

AYE # 6

Mr. Bracken, Mr. Ellerbe, Ms. Frankin, Ms. French, Mr. Prytherch, and Mayor Snavelly

NAY # 0

ABS # 0

Ms. Hill reported she had no changes since the first reading and offered to answer any questions.

Public Comment -None.

2. An Ordinance by Oxford City Council authorizing the City Manager to take all action necessary, including but not limited to the negotiation and execution of a contract to purchase the real estate located at 601 West Chestnut Street (parcel id no. H4000121000007), which property is approximately 1.1390 acres, at a cost of \$280,000.00 plus estimated closing costs of \$4,000.00 for a total cost not to exceed \$284,000.00 and to utilize \$97,750 Community Development Block Grant (CDBG) funding and \$186,250.00 of American Rescue Plan Act (ARPA) funds in making the purchase. (Jessica Greene, Assistant City Manager)

Motion – To Adopt Ordinance No. 3736.
(Roll Call Vote) 1st Ms. Franklin 2nd Ms. French

AYE # 6

Mr. Ellerbe, Ms. Franklin, Ms. French, Mr. Prytherch, Mr. Bracken, and Mayor Snavely

NAY # 0

ABS # 0

Ms. Greene reported she had no changes since the first reading and offered to answer any questions.

Public Comment -None.

3. An Ordinance Amending the Oxford Tomorrow Comprehensive Plan to Include the Climate Action Plan Entitled Towards a Sustainable, Resilient Future as a Formal Sub-Plan. (Jessica Greene, Assistant City Manager)

Motion – To Adopt Ordinance No. 3737.
(Roll Call Vote) 1st Mr. Prytherch 2nd Ms. French

AYE # 6

Ms. Franklin, Ms. French, Mr. Prytherch, Mr. Bracken, Mr. Ellerbe, and Mayor Snavely

NAY # 0

ABS # 0

Ms. Greene reported no changes since the first reading and offered to answer any questions.

Public Comment - Mr. Brandon Flessner, 5480 Brown Road - Mr. Flessner shared information regarding the impact of public transit on our environment. Mr. Flessner asked that the Climate Action Plan be amended to reflect this information. Mr. Flessner mentioned the ridership due to structural problems and the frequency of the first and last mile challenge. Mr. Flessner shared that his hometown of Chattanooga, Tennessee, has provided free electric bus service in its

downtown since the 90's.

4. An Ordinance amending Ordinance Number 3701 establishing salaries and certain benefits for salaried and hourly full-time and year-round part-time employees within the service of the City of Oxford, Ohio, paid from January 1, 2023, through December 31, 2023, to reflect an additional two percent (2%) wage increase for certain employees who are not under a collective bargaining agreement. (Jessica Greene, Assistant City Manager)

Motion – To Adopt Ordinance No. 3738.

(Roll Call Vote) 1st Ms. Franklin 2nd Mr. Prytherch

AYE # 6

Ms. French, Mr. Prytherch, Mr. Bracken, Mr. Ellerbe, Ms. Franklin, and Mayor Snively

NAY # 0

ABS # 0

Ms. Greene reported no changes since the first reading and offered to answer any questions.

Public Comment -None.

5. An Ordinance accepting the recommendation of the Planning Commission and approving a combined Preliminary & Final Planned Development Application for the Oxford Cottage Community along Hester Road in the City of Oxford with conditions. (Sam Perry, Community Development Director)

Motion – To Adopt Ordinance No. 3739.

(Roll Call Vote) 1st Ms. French 2nd Mr. Prytherch

AYE # 6

Mr. Prytherch, Mr. Bracken, Mr. Ellerbe, Ms. Franklin, Ms. French, and Mayor Snively

NAY # 0

ABS # 0

Mr. Perry mentioned the request from Councilor French to add the condition regarding the fence. Mr. Perry shared that since the first reading, the concerned neighbors had a conversation with Ms. Muller, and this condition is now not necessary. Mr. Perry requests that on page 175 of the Agenda Packet, Section 6 be removed.

Public Comment -None.

Motion – To Amend Ordinance No. 3739 by removing Section 6.

(Voice Vote) 1st Ms. French 2nd Mr. Prytherch
AYE # 6
NAY # 0
ABS # 0

8. Announcements & Communications.

- A. Discussion - Stand-Alone Short-Term Rentals and Housing Affordability/Neighborhood Stability requested by Mayor Snavelly and Councilor Prytherch.

Councilor Prytherch presented slides to start the discussion. (Slides included in minutes) After much discussion from the Council and City Staff, Councilor Prytherch called for legislation to apply to accessory uses secondary to a principal use and then wanted to refer back to the Housing Advisory Commission and Planning Commission.

Motion – To refer this topic to the Housing Advisory Commission and the Planning Commission to clarify these questions in our code.

(Voice Vote) 1st Mr. Prytherch 2nd Ms. French
AYE # 6
NAY # 0
ABS # 0

- B. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

- C. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

DATE Meeting

1.	Date	Meeting	Location	Time
	Sep 20	Board of Building Appeals	Courthouse	5:30 p.m.
	Sep 26	Board of Zoning Appeals	Courthouse	6:30 p.m.
	Oct 3	Oxford Recreation Board	Municipal Building	11:30 a.m.
	Oct 3	City Council	Courthouse	7:30 p.m.
	Oct 4	Environmental Commission	Municipal Building	7:00 p.m.
	Oct 9	Oxford Parking & Transportation Advisory Board	Municipal Building	9:30 a.m.
	Oct 10	Planning Commission	Courthouse	7:00 p.m.
	Oct 11	Historic & Architectural Preservation Commission	Courthouse	6:15 p.m.
	Oct 16	Housing Advisory Commission	Municipal Building	5:00 p.m.
	Oct 17	City Council	Courthouse	7:30 p.m.
	Oct 18	Board of Building Appeals	Courthouse	5:30 p.m.
	Oct 18	City Council Budget Work Session	Courthouse	7:30 p.m.

9. Adjourn.

Motion – To Adjourn at 8:49 pm.
 (Voice Vote) 1st Ms. French 2nd Mr. Prytherch
 AYE # 6
 NAY # 0
 ABS # 0

Short-Term Rentals and Neighborhood Affordability and Stability





Map area

Dec 13 – 20

Add guests



Airbnb your home



Your search



Rooms



Countryside



Amazing pools



Lake



Display total before taxes



~~\$169~~ night · ~~\$1,024~~ total

~~\$486~~ night · ~~\$3,224~~total



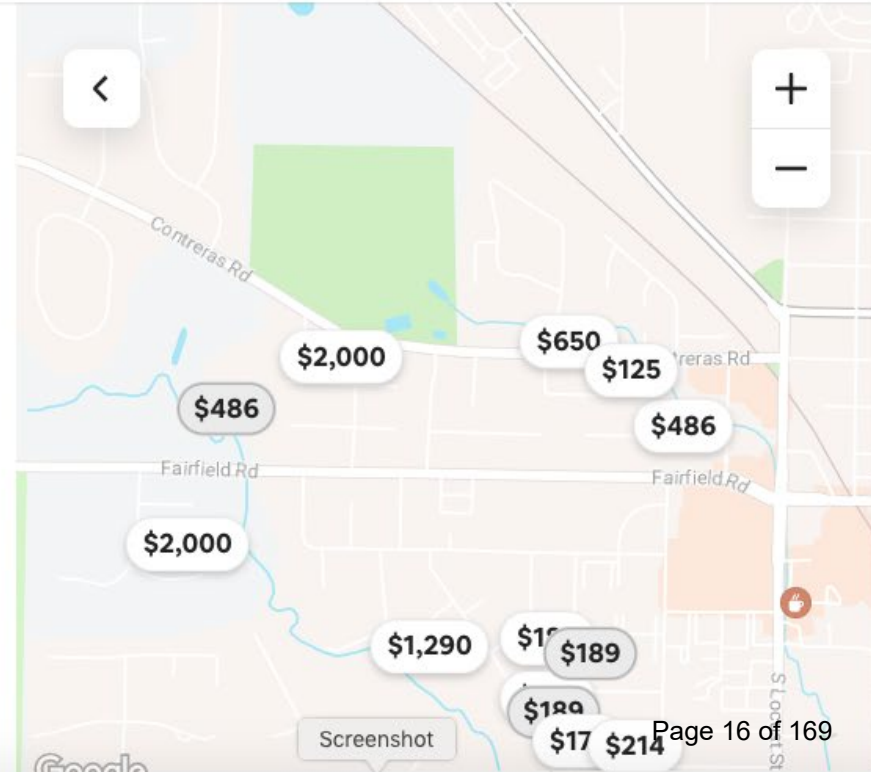
Home in Oxford ★ 5.0 (18)
Contreras House at Miami U,...
3 beds

~~\$650~~ night · ~~\$5,192~~ total



Home in Oxford
Bluebell Hill 3 BR Home
3 queen beds

~~\$748~~ ~~\$486~~ night · ~~\$4,055~~total



Screenshot



Map area

Jan 10 – 11, 2024

Add guests



Airbnb your home



Your search



Rooms



Countryside



Amazing pools



Lake



Filters

Display total before taxes



\$600 night · \$856 total

\$189 night · \$330 total



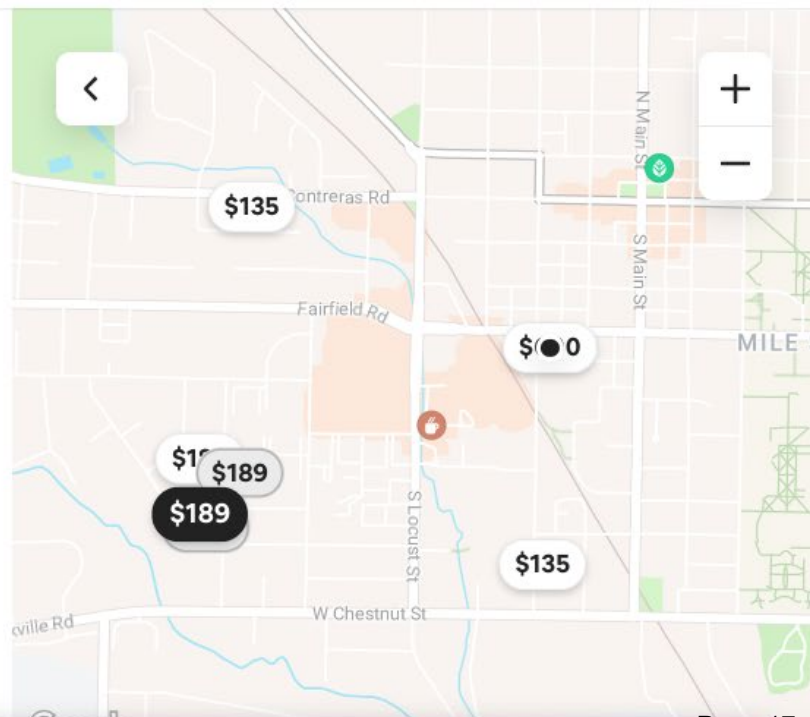
Home in Oxford ★ 4.8 (41)
Dazzling Duplex
2 queen beds

\$189 night · \$330 total



Home in Oxford ★ 5.0 (26)
Darling Duplex
2 beds

\$189 night · \$330 total





Map area

Nov 14 – 16

Add guests



Airbnb your home



Your search



Rooms



Countryside



Amazing pools



Lake



Filters

1

Display total before taxes



\$350 night · \$913 total



Home in Oxford ★ 4.88 (8)

The Nest: Perfect Home for...
7 beds

\$550 night · \$1,426 total

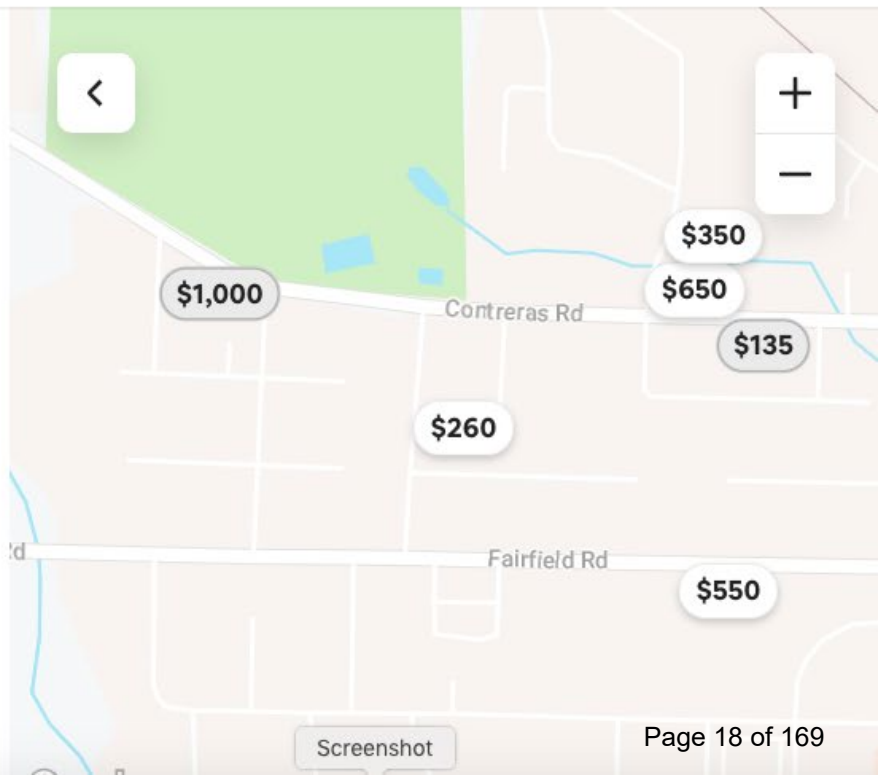
\$650 night · \$1,484 total



Home in Oxford ★ 4.72 (25)

Country Club Home, 5 mins fro...
3 beds

\$1,000 night · \$2,396 total

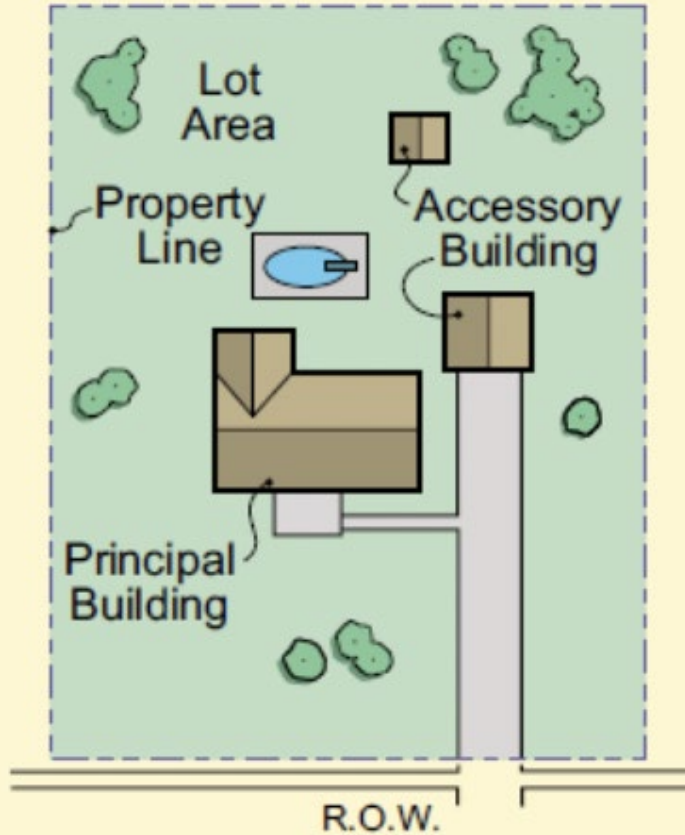


Screenshot

CHAPTER 1141 ACCESSORY, TEMPORARY, SUPPLEMENTAL & ENVIRONMENTAL REGULATIONS

6) Transient Guest Lodging

- A. Transient Guest Lodging is allowed as an accessory use only in Single-, Two- and Three-Family Dwellings, including any that are condominiums. Transient Guest Lodging is prohibited for all other principal uses and building types, including Multi-Family Dwelling structures with four (4) units or more.
- B. The principal use to which the Transient Guest Lodging is associated must be one that is permitted by the underlying zoning district.
- C. For Two- and Three-Family Dwellings, only one (1) unit at a time within a building may be used for Transient Guest Lodging.
- D. There shall be no more than (1) Transient Guest Lodging Booking per dwelling unit at a time.
- E. Transient Guest Lodging is permitted by-right when the number of cumulative days booked per year does not exceed ninety (90) for the entire structure. A Conditional Use Permit is required in order to be allowed more than ninety (90) days.
- F. A Transient Guest Lodging use that cannot meet the standards provided above may seek approval of a Conditional Use Permit as a Bed & Breakfast in accordance with Chapter 1147.
- G. All dwellings being utilized for Transient Guest Lodging shall be registered with the City pursuant to Chapter 743 of the Oxford Codified Ordinances.



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USE, PRINCIPAL - A use which fulfills a primary function of a household, establishment, institution, or other entity.

ACCESSORY USE - A use that is incidental to the principal use of the building or lot.



Map area

Dec 13 – 20

Add guests



Airbnb your home



Your search



Rooms



Countryside



Amazing pools



Lake



Filters

Display total before taxes



~~\$169~~ night · ~~\$1,024~~ total

~~\$486~~ night · ~~\$3,224~~total



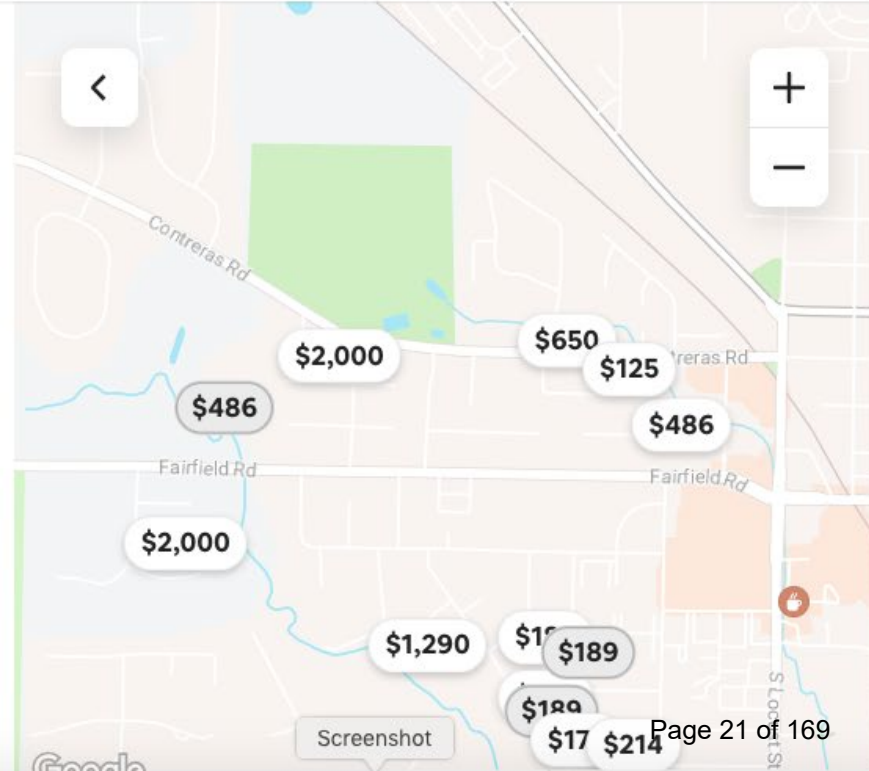
Home in Oxford ★ 5.0 (18)
Contreras House at Miami U,...
3 beds

~~\$650~~ night · ~~\$5,192~~ total



Home in Oxford
Bluebell Hill 3 BR Home
3 queen beds

~~\$748~~ ~~\$486~~ night · ~~\$4,055~~total



Screenshot

To protect neighborhood affordability and stability, do we want to:

- clarify our Transient Guest Lodging ordinance to apply *only to accessory uses* secondary to a principal use (e.g. principal residence)?
- permit stand-alone short-term rentals only as conditional Bed and Breakfast uses?



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Douglas Elliott
DATE PREPARED:	9/20/2023
COUNCIL MEETING DATE:	October 3, 2023
AGENDA TITLE:	A Resolution by the Oxford City Council appointing Heidi Hill as Finance Director for the City of Oxford, and approving an Employment Agreement with Heidi Hill, as Finance Director. (Doug Elliott, City Manager)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

The City advertised for the position of Finance Director and received 15 applications. Four individuals were selected for interviews. As a result, City Council has decided to offer the Finance Director position to Heidi Hill as the candidate who best meets the City's needs. Ms. Hill has been serving as the Acting Finance Director since mid-April. Ms. Hill has been working in the Finance Department in increasing challenging positions for nearly 30 years. On the agenda is a resolution to appoint Ms. Hill to this position and authorize the Mayor to sign an employment agreement with her.

RESOLUTION NO.

A RESOLUTION BY THE OXFORD CITY COUNCIL APPOINTING HEIDI HILL AS FINANCE DIRECTOR FOR THE CITY OF OXFORD, AND APPROVING AN EMPLOYMENT AGREEMENT WITH HEIDI HILL, AS FINANCE DIRECTOR.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council having undertaken an extensive search for an individual to fill the Finance Director vacancy has after interviewing a number of applicants, offered the Finance Director's position to Heidi Hill.

SECTION 2: Ms. Hill has informed Council of her intention to accept the offer of employment.

SECTION 3: Council in accordance with Section 5.06 of the Charter of the City of Oxford, hereby appoints Heidi Hill as Finance Director for the City of Oxford vesting her with all authority granted the Finance Director, and further approves her employment as Finance Director pursuant to the terms of the contract incorporated herein by this reference, effective on the 4th day of October, 2023.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Police Division
PREPARED BY:	John Jones
DATE PREPARED:	9/18/2023
COUNCIL MEETING DATE:	October 3, 2023
AGENDA TITLE:	A Resolution authorizing the City Manager to enter into a \$250,000.00 grant agreement with the Ohio Department of Public Safety to Engage in and coordinate as lead agency for the Countywide OVI Taskforce. (John Jones, Police Chief)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	\$250,000
ACCOUNT CODE:	
RECOMMENDATION:	Approve the Resolution
CITY MANAGER/DEPT HEAD APPROVAL:	JAJ DRE

DISCUSSION:

The Ohio Department of Public Safety's Ohio Traffic Safety Office (OTSO) has awarded \$250,000 in federal funding to the City of Oxford for the Butler County OVI Task Force. The Oxford Division of Police is the lead agency for this grant on behalf of the Butler County OVI Task Force for Federal Fiscal Year (FFY) 2024.

The administration of the grant involves both police and finance personnel. Oxford would serve as the lead agency for FFY2024. There are 13 police agencies within Butler County that participate in the grant program and funding for FFY2024 is \$250,000. This amount would be awarded to Oxford for distribution to participating agencies according to the terms of memorandums of understanding executed by officials of those 13 agencies. Funding through the program is essentially completed on a reimbursement basis. Participating agencies pay their officers and then submit reimbursement from Oxford. Reimbursements are on a monthly basis.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A \$250,000.00 GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF PUBLIC SAFETY TO ENGAGE IN AND COORDINATE AS LEAD AGENCY FOR THE COUNTYWIDE OVI TASKFORCE.

WHEREAS, the City Manager and the Police Chief recommend Council authorize the City Manager to enter into a \$250,000.00 grant agreement with the Ohio Department of Public Safety to engage in and coordinate as Lead Agency for the countywide OVI Taskforce.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council, having determined that it would be beneficial to the City of Oxford to serve as Lead Agency of the OVI Taskforce by providing funding for multiple sobriety checkpoints at various locations in Butler County; Council hereby accepts the recommendation of the City Manager and the Police Chief to enter into a grant agreement.

SECTION 2: The City Manager is hereby authorized to enter into a \$250,000.00 grant agreement with the Ohio Department of Public Safety to engage in and coordinate as Lead Agency for the County-wide OVI Taskforce.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)



Agency:	Oxford Division of Police
Grant Number:	OVI-2024-Oxford Division of Police-00007

FFY 2024 Grant Information

Congratulations! Your Federal Fiscal Year (FFY) 2024 grant proposal has been approved!

The full PDF of the grant can be accessed on the GRANTS Plus online grant management system by clicking the “Management Tools” link and selecting “Create Full PDF Version.” The GRANTS Plus System/PDF version, this letter and attached certificate comprise the entire executed agreement for this grant. Any concerns regarding modifications to your initial proposal must be addressed and resolved prior to the expenditure of grant funds.

Before proceeding with this agreement, a representative from your agency must complete the Pre-Claim online. Directions for completing the Pre-Claim begin on page 60 of the Grantee Manual located under the “My Training Materials” link in GRANTS Plus.

The OTSO representative assigned to this grant is Julie Karchnick and can be contacted at (614) 466-3250 or jlkarchnick@dps.ohio.gov.

Please note the following **SPECIAL CONDITIONS** for FFY 2024:

- All FFY2024 grant requirements (Terms and Conditions, due dates, and individual grant requirements) will be enforced, and sub-recipients must complete the approved work plans (e.g., events, blitz enforcement hours, meetings, etc.). Failure to follow grant requirements could result in being placed in Sub-recipient on Notice status.

The staff of the OTSO looks forward to working with you to reduce traffic related fatal and serious injury crashes in Ohio.

Sincerely,

Emily Davidson

Emily Davidson, Director
Ohio Traffic Safety Office



TRAFFIC SAFETY GRANT AWARD

PRESENTED TO:	
Oxford Division of Police	
FFY2024 Grant #:	OVI-2024-Oxford Division of Police-00007
UEI Number:	KXEKKCP6N6R5
Agency of Record:	City of Oxford

Funding of this agreement is dependent upon the availability of federal funds as appropriated and obligated by the US Department of Transportation for FFY2024. Should any change in federal funding adversely affect the Ohio Traffic Safety Office's (OTSO) ability to implement an approved agreement, the OTSO reserves the right to revise or terminate any approved grant in writing. The OTSO reserves the right to limit grant amounts at any time based on performance and/or available funding.

Catalog of Federal Domestic Assistance (CFDA)	Description	Amount	FAIN Number
20.600	State and Community Highway Safety	\$250,000.00	69A375223000040200H0 69A375233000040200H0

Authorized to Proceed Date: **October 1, 2023**

Agreement Termination Date: **September 30, 2024**

All Expenditure Reports (reimbursement claims and activity reports) for the grant must be accessed and submitted online through the GRANTS Plus system. The only costs eligible for reimbursement under this agreement are approved costs incurred within these dates.

Note: All sub-recipients must follow the Uniform Guidance, 2 C.F.R. Part 200. This agreement is to be funded under the federal grant program that begins October 1, 2023.

Emily Davidson

Director, Ohio Traffic Safety Office



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	9/21/2023
COUNCIL MEETING DATE:	October 3, 2023
AGENDA TITLE:	A Resolution determining the total cost of the assessment by lot, authorizing the list of assessments by lot to be filed with the Clerk of City Council and ordering the same be opened for public inspection and authorizing the Clerk of City Council to publish notice in a newspaper of general circulation that the list of assessments by lot is available for public inspection. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Accessible, High-Quality Infrastructure
BUDGETED AMOUNT:	N/A
ACCOUNT CODE:	N/A
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 9.21.23 MBD 9/21/23

DISCUSSION:

On March 7, 2023, the Oxford City Council passed Resolution No. 7483 declaring the necessity to improve portions of certain properties on multiple streets in the City of Oxford. An exhibit with this Resolution identified properties that required improvement to the property's curb, gutter, sidewalk and/or driveway apron in the Right of Way (ROW).

On May 16, 2023, the Oxford City Council passed Resolution No 7500 authorizing a construction contract with Jackson Construction, Inc. for the removal and replacement of substandard curb, gutter, sidewalk, and driveways. Jackson Construction, Inc. has completed all work necessary associated with this contract.

Since receiving notice of the City's intention to move forward with improvements, several property owners elected to have the work done under their own control and at their own cost. Forty six properties elected to have the City construct the required improvements. Per Ohio Revised Code 729.07, the

attached Exhibit “A” details the actual costs incurred by the City for each property electing improvements via special assessment on their property taxes.

Upon approval of this Resolution, these costs will be filed with the Clerk of Council for public inspection. The City will also publish a notice weekly, for three consecutive weeks, in the *Journal News* detailing the parcels involved and the actual costs of the work performed as required by the Ohio Revised Code. The City will also send a letter, by regular US Mail, to the property owners notifying them of the actual costs for their parcel, and their options for payment. If an owner objects to the assessment, they must file their objection, in writing, with the Clerk of Council within two weeks after the expiration of the notice.

The City Council will have the opportunity to review any objection and then consider adopting an Ordinance levying the costs of improvement upon the parcels as detailed in Exhibit “A”. The Ordinance must detail the number of annual installments, in this case five (5), with the City assessed interest on deferred payments at a rate of 5%. The owner may also pay cash for the assessment within 30 days after passage of the Assessing Ordinance.

Staff recommends Council authorize the Clerk to make said assessment costs available for the public inspection, and to publish such weekly in the *Journal News* for a period of three consecutive weeks. The Clerk shall then report to the Council any objections to the assessments that may be received prior to an assessment authorizing Ordinance.

RESOLUTION NO.

A RESOLUTION DETERMINING THE TOTAL COST OF THE ASSESSMENT BY LOT, AUTHORIZING THE LIST OF ASSESSMENTS BY LOT TO BE FILED WITH THE CLERK OF CITY COUNCIL AND ORDERING THE SAME BE OPENED FOR PUBLIC INSPECTION AND AUTHORIZING THE CLERK OF CITY COUNCIL TO PUBLISH NOTICE IN A NEWSPAPER OF GENERAL CIRCULATION THAT THE LIST OF ASSESSMENTS BY LOT IS AVAILABLE FOR PUBLIC INSPECTION.

WHEREAS, Pursuant to Ohio Revised Code 729.07, the City of Oxford Clerk of Council has reported to the Oxford City Council that the final cost of construction and repair of sidewalks, curbs, and gutters was \$133,213.20; and

WHEREAS, Pursuant to Ohio Rev. Code 729.07, Oxford City Council authorized the creation of a list of estimated assessments ("Exhibit A"), which includes the total cost of construction, repair or installation to each lot or land abutting such construction, repair or installation.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT

SECTION I: Pursuant to Ohio Rev. Code 729.07, Council authorizes Exhibit A to be filed with the Clerk of Council and be made available for public inspection.

SECTION 2: Pursuant to Ohio Rev. Code 729.08, Council authorizes the Clerk of Council to publish a notice in the *Journal News* for three (3) consecutive weeks stating that Exhibit A is on file with the Clerk of Council and is available for public inspection. The notice shall further state that any person who objects to an assessment listed on Exhibit A must file his/her objections in writing with the Oxford Clerk of Council within two (2) weeks after the expiration of the notice.

SECTION 3: Pursuant to Ohio Rev. Code 729.09, the Clerk of Council shall deliver any written objections to City Council for review, and City Council will adopt an ordinance levying upon the lots and lands listed in Exhibit A the final assessment amounts with such changes or corrections, as Council deems proper. The ordinance shall state that the assessments are payable over no more than five (5) annual installments, with interest on deferred payments at the rate of 5%. The ordinance shall also state that assessments may be paid in full in cash within 30 days after the passage of the ordinance.

SECTION 4: This Resolution shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

Curb, Gutter, Sidewalk, for 2023 Resurfacing							
Address	Direction	Street Name	Property Owner	Mailing Address	Parcel #	Estimated Cost	Final Cost
911		Tollgate Dr	Dallas Fletcher	Dallas Fletcher 911 Tollgate Dr. Oxford, OH 45056	H4100124000061	\$ 7,636.60	\$ 5,929.06
919		Tollgate Dr	Mark T. & Lisa A. Winstead	Mark T. & Lisa A. Winstead 919 Tollgate Dr. Oxford, OH 45056	H4100124000060	\$ 7,323.50	\$ 6,735.14
935		Tollgate Dr	Darren Cosgrove & Randee Mcardle	Darren Cosgrove & Randee Mcardle 935 Tollgate Dr. Oxford, OH 45056	H4000124000056	\$ 5,867.45	\$ 6,614.75
943		Tollgate Dr	Bryan & Cristina Van Scoy	Bryan & Cristina Van Scoy 943 Tollgate Dr. Oxford, OH 45056	H4100124000054	\$ 5,992.00	\$ 6,216.59
1201		Tollgate Dr	Russell L. & Brittany R. Peterson	Russell L. & Brittany R. Peterson 1201 Tollgate Dr. Oxford, OH 45056	H4100125000009	\$ 4,204.10	\$ 3,819.68
1205		Tollgate Dr	Thomas & Sue Ann Thompson	Thomas & Sue Ann Thompson 1205 Tollgate Dr. Oxford, OH 45056	H4100125000008	\$ 3,810.40	\$ 3,764.17
1213		Tollgate Dr	Venelin I. & Mila M. Ganev	Venelin I. & Mila M. Ganev 1213 Tollgate Dr. Oxford, OH 45056	H4100125000006	\$ 3,485.25	\$ 3,454.25
1221		Tollgate Dr	Toby & Terese Acheson	Toby & Terese Acheson 1221 Tollgate Dr. Oxford, OH 45056	H4100125000004	\$ 7,699.80	\$ 7,362.64
1225		Tollgate Dr	Stephen A. & Maureen R. Nimis	Stephen A. & Maureen R. Nimis 1225 Tollgate Dr. Oxford, OH 45056	H4100125000001	\$ 5,722.40	\$ 5,767.27
936		Tollgate Dr	Virginia D. Swanson	Virginia D. Swanson 936 Tollgate Dr. Oxford, OH 45056	H4100124000052	\$ 5,442.50	\$ 6,077.14
918		Tollgate Dr	Talaford Manor LLC	Talaford Manor LLC 912 Tollgate Dr. Oxford, Oh 45056	H4100124000049	\$ 961.00	\$ 617.64
900		Tollgate Dr	Talaford Manor LLC	Talaford Manor LLC PO Box 498008 Cincinnati, OH 45249	H4100124000048	\$ 9,069.20	\$ 5,984.57

				Tollgate Drive Totals	\$ 67,214.20	\$ 62,342.89
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	Stone Hedge Cir	Heath & Maureen Kelly	Heath & Maureen Kelly 11 Bull Run Dr. Oxford, OH 45056	H4100126000009	\$ 1,498.00	\$ 1,271.51
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Stone Hedge Cir. Totals	\$ 1,498.00	\$ 1,271.51
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220	S	Beech St	RT3 Oxford LLC	RT3 Oxford LLC 912 Tollgate Dr. Oxford, Oh 45056	H4100004000181	\$ 362.50	\$ 387.00
212	S	Beech St	John E. Pritchett	John E. Pritchett 2214 Lake Park Dr. Anacortes, WA 98221	H4100004000174	\$ 3,383.00	\$ 3,370.37

South Beech Street Totals	\$ 3,745.50	\$ 3,757.37
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116	W	Collins St	Hoelzer/Hoelzer Rentals INC	Hoelzer/Hoelzer Rentals INC 116 E High St. Oxford, OH 45056	H4100004000117	\$ 2,327.00	\$ 2,333.63
16	W	Collins St	Richard Heisel	Richard Heisel 21 N Poplar St. Oxford, OH 45056	H4100003000064	\$ 3,583.00	\$ 3,451.85
120	S	Main St	Tres Walnut LLC Properties	Tres Walnut LLC Properties 116 E High St. Oxford, OH 45056	H4100003000065	\$ 650.00	\$ 722.26
10	E	Collins St	Sous Le Ciel Investments LLC	Sous Le Ciel Investments LLC 21 N Poplar St. Oxford, OH 45056	H4100003000111	\$ 5,713.75	\$ 6,009.96
18	E	Collins St	Sergio & Linda Sanabria	Sergio & Linda Sanabria 18 E Collins St. Oxford, OH 45056	H4100003000132	\$ 1,676.50	\$ 1,004.37
114	E	Collins St	Hoelzer/Hoelzer Rentals INC	Hoelzer/Hoelzer Rentals INC 116 E High St. Oxford, OH 45056	H4100003000195	\$ 2,312.50	\$ 2,003.85
200	S	Campus Ave	200 S Campus LLC Miami Redhawk Investment LLC	200 S Campus LLC Miami Redhawk Investment LLC PO Box 91 West Chester, OH 45071	H4100003000213	\$ 1,872.00	\$ 2,064.14
101	E	Collins St	Tres Walnut LLC	Tres Walnut LLC 3401 Lanes Mill Rd. Oxford, OH 45056	H4100003000198	\$ 1,498.00	\$ 1,009.96
23	E	Collins St	PJ Kellems Consulting LLC	PJ Kellems Consulting LLC 8747 Mt. Hope Rd. Harrison, OH 45030	H4000003000129	\$ 2,349.20	\$ 2,376.42
21	E	Collins St	PJ Kellems Consulting LLC	PJ Kellems Consulting LLC 8747 Mt. Hope Rd. Harrison, OH 45030	H4000003000130	\$ 464.50	\$ -
19	E	Collins St	Jacqueline Kenney Noblitt	Jacqueline Kenney Noblitt 5324 Anacala Ct. Westerville, OH 43082	H4100003000131	\$ 1,524.50	\$ 1,506.91
7	E	Collins St	Smellek LLC	Smellek LLC 8747 Mt. Hope Rd. Harrison, OH 45030	H4100003000114	\$ 2,036.75	\$ 1,938.06
201	S	Main St	Jeffrey Henke ET AL	Jeffrey Henke ET AL 314 Quarter Trak Yorktown, VA 23693	H4100003000115	\$ 7,506.75	\$ 7,719.18

15	W	Collins St	Stephenson-O'Brien LLC	Stephenson-O'Brien LLC 24 Deer Trail Cir. Oxford, OH 45056	H4100003000063	\$	944.25	\$	486.86
17	W	Collins St	17 W. Collins LLC	17 W. Collins LLC PO Box 91 West Chester, OH 45071	H4100003000047	\$	1,307.50	\$	1,400.60
19	W	Collins St	EMD Property Management LLC	EMD Property Management LLC 4515 Longwood Ct. Liberty Township, OH 45011	H4000003000048	\$	1,975.00	\$	2,003.85
131	W	Collins St	Prudence Z. Dana & Stephen F. Dann II	Prudence Z. Dana & Stephen F. Dann II 131 W. Collins St. Oxford, OH 45056	H4100004000115	\$	7,865.90	\$	8,029.75
				Collins Street Totals		\$	45,607.10	\$	44,061.63

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312	S	Poplar St	Oxford Off Campus Student Housing LTD	Oxford Off Campus Student Housing LTD 1121 Dubois Rd. Calisle, OH 45005 Carlisle, OH 45005	H4100103000078	\$	362.50	\$	387.00
316	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000079	\$	3,777.00	\$	2,429.13
320	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000080	\$	1,763.00	\$	1,742.30
322	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000081	\$	4,909.13	\$	6,604.49
10		Wooster Pl	EMD Property Management LLC	EMD Property Management LLC 4515 Longwood Ct. Oxford, OH 45056 Hamilton, OH 45011	H4100103000111	\$	2,028.00	\$	2,056.16
321	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000082	\$	5,522.00	\$	7,256.12
315	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000084	\$	1,763.00	\$	1,742.30
311	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000085	\$	4,524.25	\$	4,566.40
				South Poplar Street Totals		\$	24,648.88	\$	26,783.90

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2		Wooster Pl	Natrey LLC Miami Redhawk Investment LLC	Natrey LLC Miami Redhawk Investment LLC PO Box 91 West Chester, OH 45071	H4100103000064	\$	2,493.00	\$	2,085.20
				Wooster Place Totals		\$	2,493.00	\$	2,085.20

104	Oberlin Ct	Park Place Property Group LLC	Park Place Property Group LLC 11530 Fringe Tree Dr. Walton, KY 41094	H4100103000046	\$	2,733.00	\$	2,250.19
106	Oberlin Ct	Hot Pad Properties LLC	Hot Pad Properties LLC 7900 Brookville Rd. Oxford, OH 45056	H4100103000045	\$	6,149.80	\$	6,802.16
103	Oberlin Ct	Miami Campus Rentals LLC	Miami Campus Rentals LLC 11190 Terwilligers Hill Ct. Cincinnati, OH 45249	H4100103000050	\$	813.00	\$	591.48

Oberlin Court Totals					\$	9,695.80	\$	9,643.83
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COMPLAINT PROPERTIES								
Address	Direction	Street Name	Property Owner	Parcel #				
302	N	Main St	JLS PROPERTIES LLC	H4100007000066	\$	1,900.50	\$	1,111.00
200	S	Locust St.	Oxford Pharmacy DST	H4100016000110	\$	3,098.05	\$	3,098.05
					\$	4,998.55	\$	4,209.05

\$	159,901.03	\$	153,909.38
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Address	Footage of Curb Marked For Replaced	Footage of Curb Replaced by City (water)	Footage of Prop. Owner Curb Damaged by paving	% of Damaged Curb That Was The Prop. Owner responsibility	Original Assesment Cost	Cost of Damaged Curb	Cost Assesed to Prop. Owner For Curb Only After Damages, Not Including Permit Fees	Permit Fees	25 SF of Sidewalk Through Driveway	Original Assesment Cost Including Permit Fees	Total Assesment After Damaged Curb Being Removed
23 East Collins	42	9	10	24%	\$2,197.02	\$523.10	\$1,673.92	\$173.00	\$0.00	\$2,370.02	\$1,846.92
7 East Collins	26	8.5	15	58%	\$1,360.06	\$784.65	\$575.41	\$173.00	\$405.00	\$1,938.06	\$1,153.41
										Total Property Owner Assesment:	\$3,000.33
										Cost Covered by City:	\$2,223.18



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Heidi Hill
DATE PREPARED:	8/8/2023
COUNCIL MEETING DATE:	October 3, 2023
AGENDA TITLE:	A Resolution accepting the amounts and rates as determined by the Budget Commission of Butler County, Ohio and authorizing the necessary tax levies and certifying them to the County Auditor. (Heidi Hill, Finance Director)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

RESOLUTION NO.

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION OF BUTLER COUNTY, OHIO, AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

WHEREAS, Council in accordance with Ohio Revised Code, and having previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2024; and

WHEREAS, the Budget Commission of Butler County, Ohio has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part is within the ten mill tax limitation.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: The amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

SECTION: 2: There is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation, as set forth on Schedule A attached hereto and incorporated herein by reference:

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR
(VILLAGE COUNCIL)

Rev. Code, Secs. 5705.34, 5705.35

The Council of the CITY of **OXFORD**, Butler County, Ohio, met in

_____ session on the _____ day of _____, 20_____, at the
(regular or special)

office of _____ with the following members present:

_____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax
Budget for the next succeeding fiscal year commencing January 1, 2024; and

WHEREAS, the Budget Commission of Butler County, Ohio has certified its action thereon to this
Council together with an estimate by the County Auditor of the rate of each tax necessary to be
levied by this Council, and what part thereof is without, and what part within the ten mill tax
limitation; therefore be it

RESOLVED, By the Council of the **CITY OF OXFORD** Butler County, Ohio, that the
amounts and rates, as determined by the Budget Commission in its certification, be and the same are
hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said Village the rate of
each tax necessary to be levied within and without the ten mill limitation as follows:

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMITATION	AMOUNT TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
			INSIDE 10 MILL LIMIT	OUTSIDE 10 MILL LIMIT
GENERAL FUND	1,440,000.00		3.65	
GENERAL BOND RETIREMENT FUND				
PARK FUND		1,110,000.00		3.25
RECREATION FUND				
FIRE LEVY				
POLICE LEVY				
</				

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	COUNTY AUDITOR'S ESTIMATE OF YIELD OF LEVY (Carry to Schedule A)	MAXIMUM RATE AUTHORIZED TO BE LEVIED
GENERAL FUND:		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
Current expense levy authorized by voters on ,20 not to exceed years.		
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION	0.00	0.00
SPECIAL LEVY FUNDS: Park & Recreation		
Levy authorized by voters on May 8, 2018 not to exceed years.	1,110,000.00	3.25
Levy authorized by voters on ,20 not to exceed years.		0.00
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		
Levy authorized by voters on ,20 not to exceed years.		

and be it further

RESOLVED, That the Clerk of this Council be, and he/she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Adopted the _____ day of _____, 20____.

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

=====

CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Butler County, ss.

I, _____, Clerk of the Council of the Village of _____,
within and for said County, and in whose custody the Files and Records of said Council are required
by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and
copied from the original _____

now on file, that the foregoing has been compared by me with said original document, and that the
the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20____

CLERK OF COUNCIL

NOTE: A copy of this Resolution must be certified to the County Auditor before the first day of
October in each year, or at such later date as may be approved by the Board of Tax appeals.

=====

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION
AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.
(VILLAGE COUNCIL)

ADOPTED _____, 20____

FILED _____, 20____

CLERK OF COUNCIL

COUNTY AUDITOR

DEPUTY AUDITOR



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Douglas Elliott
DATE PREPARED:	8/17/2023
COUNCIL MEETING DATE:	October 3, 2023
AGENDA TITLE:	An Ordinance accepting the annexation petition from Douglas R. Elliott, Jr. for 6.726 acres of land in the township of Oxford, Butler County, Ohio, and accepting said territory to be annexed. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	A Thriving and Resilient Year-Round Economy
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE ANNEXATION PETITION FROM DOUGLAS R. ELLIOTT, JR. FOR 6.726 ACRES OF LAND IN THE TOWNSHIP OF OXFORD, BUTLER COUNTY OHIO, AND ACCEPTING SAID TERRITORY TO BE ANNEXED.

WHEREAS, on July 7, 2023 Douglas R. Elliott, Jr., Agent for the petitioners, filed a petition with the Board of County Commissioners of Butler County, Ohio, to obtain annexation to the City of Oxford, Butler County, Ohio, territories consisting of 6.726 acres of land contiguous to the City of Oxford and the existing corporation line of the Township of Oxford, Ohio. Said petition was filed with the consent of all parties utilizing the annexation procedure set forth in Section 709.023 of the Ohio Revised Code.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: The Board of County Commissioners did, by Resolution No. 23-08-01238 adopted on August 7, 2023, approve the annexation of the proposed territory to the City of Oxford as hereinafter described. Such approval was subject to the terms and conditions contained in the Statement of Services Resolution No. 7514 a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2: The Board of County Commissioners did, through the Clerk of the Board of County Commissioners, Butler County, Ohio, certify a transcript of the proceedings in connection with the map and petition required herein to the Clerk of Oxford City Council who received the same on or about August 11, 2023.

SECTION 3: A certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and the papers relating to all proceedings heretofore with the County Commissioners, are all on file with the Clerk of the City of Oxford and have been for sixty days.

SECTION 4: The proposed annexation, as applied for in the petition of the owners of the real estate in the territory sought to be annexed and filed with the Board of County Commissioners, Butler County, Ohio, in which the petition prayed for annexation to the City of Oxford, Ohio, of certain territory adjacent thereto as hereinafter described, be and the same is hereby accepted and deemed annexed to the City of Oxford, subject to all the terms and conditions provided herein and contained within the Statement of Services Resolution No. 7514 attached hereto and incorporated herein as Exhibit "A". The territory to be annexed is more particularly described in Exhibits "B" and "C," attached hereto and incorporated herein.

SECTION 5: The Clerk of the City of Oxford be and is hereby authorized and directed to make five copies of this ordinance, to each of which shall be attached a copy of the map accompanying this petition for annexation, a copy of the transcript of the proceedings of the Board of County Commissioners of Butler County, Ohio, related thereto, and certified as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, one copy to the County Engineer, and one copy to the Ohio Secretary of State and shall file notice of this annexation with the Board of Elections within thirty (30) days after it becomes effective and the Clerk shall do all other things as required by law.

SECTION 6: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	9/26/2023
COUNCIL MEETING DATE:	October 3, 2023
AGENDA TITLE:	An Ordinance Approving A Conditional Use Permit Application To Allow For A New Hotel To Be Located At 525 North Campus Avenue, Oxford, Ohio 45056 With Conditions. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Economic Development
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Accept Planning Commission recommendation for approval with conditions
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

Background

On August 8 and September 12, the Planning Commission held hearings to review a proposed new 92-room hotel to be located at 525 North Campus Avenue. Earlier in 2023 the review and approval process had originally begun outside the City of Oxford jurisdiction. The application requests later shifted to the City of Oxford following a request for water and sewer services. It was determined by City Council that annexation and utility provisions would need to be simultaneous because of the property location.

Planning Commission hearings

A hearing is required as part of any conditional use in order to determine if the potential negative or nuisance impacts from a particular land use can be mitigated. Property owners within 200 feet of a proposed use are invited to attend the hearing and comment. Commission members hear from staff and the applicant, review public comments and make a recommendation based on the decision standards.

During the August hearing there were several questions raised by Commission members and the public about the location of the building, orientation of the building, architectural materials, storm water runoff, sound trespass, light trespass, vegetative screening, fire truck access, vehicular traffic, vehicular speed and identification signage. The following neighbors spoke at the hearing: Craig Erickson, Sue Cameron, Gina Corso and James Taylor. The Commission voted to table the case so that more information could be collected by staff and the applicant.

During the September hearing, staff and the applicant provided a response letter and a view of updated plans. Staff had not completed a review of the letter or revised plans by the time of the meeting. Neighbor Craig Erickson spoke at the hearing asking for assistance from the applicant team. The majority of the Commission was satisfied with the response and explanations provided by the applicant team. The applicant team had met with one neighbor to work out additional landscaping plantings. The Commission added additional conditions to ensure that the plans would be approved by staff. Two particular details added by the Commission were the dumpster location and an additional walkway.

The Commission was generally disappointed in the minimal review time provided to staff but believed that the items either were already required by codes, or were in the process of being adequately addressed. The Commission asked that staff follow up with Mr. Erickson. The Commission voted 6-1-0 to recommend that Council approve the plans with 17 conditions. These conditions include three code waivers.

Recommendation

Staff recommends Council accept the Planning Commission recommendation with the conditions and waivers as written in the draft ordinance.

ORDINANCE NO.

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT APPLICATION TO ALLOW FOR A NEW HOTEL TO BE LOCATED AT 525 NORTH CAMPUS AVENUE, OXFORD, OHIO 45056 WITH CONDITIONS.

WHEREAS, the Planning Commission met pursuant to Oxford Codified Ordinance Section 1147.02 on August 8 and September 12, 2023 for the purpose of considering the request of Stephen Alexander, Oxford Hotel Group LLC, Applicant, for a Conditional Use permit to allow for the establishment of a new hotel at 525 North Campus Avenue, Oxford, Ohio 45056; and

WHEREAS, the subject property is in the process of annexation into the City of Oxford corporate limits; and

WHEREAS, the Planning Commission, after a public hearing and discussion, voted and approved a motion recommending approval of the Conditional Use permit application to allow for the establishment of a new hotel at 525 North Campus Avenue, Oxford, Ohio 45056 with the following conditions:

- 1) Complete hard-surfaced vehicular connectivity shall be provided between the hotel parking area/drives and N Campus Avenue. This connection shall be two-way unless otherwise determined by City staff.
- 2) A Traffic Impact Study shall be completed to the discretion of the City Engineer.
- 3) The width of the perimeter setback shall be increased from 20 feet to 25 feet, consistent with Section 1143.12(c)(2). Following grading activities and prior to issuance of a Certificate of Occupancy, if remaining vegetation following clearance is insufficient to provide the necessary screening effect required by Code, additional evergreen landscaping may be required to be planted per the discretion of the Zoning Administrator.
- 4) Shrubbery shall be planted along the westernmost and southernmost parking lot edges for the purpose of screening headlight glare from adjoining residential properties.
- 5) All three parcels shall be consolidated together to form a single development site. This shall require processing of a Lot Split/Consolidation Application through the Community Development office, prior to recording with the County. Proof of recording must be provided prior to zoning sign-off on any Building Permit.
- 6) An easement shall be recorded granting the right access to the owner of 5176 Morning Sun Road (Parcel H4000011000025), as well as to the owner of 5196 Morning Sun Road (Parcel ID H3510025000005), across the future hotel driveway to be located on Parcel H3610025000004. Easement rights shall be in perpetuity and shall run with the land. Proof recording must be provided prior to zoning sign-off on any Building Permit.
- 7) Per Section 1149.07(e)(7), a 5-foot wide sidewalk shall be constructed along Morning Sun Road, forming a complete pedestrian link between the future hotel and existing sidewalk adjacent to the Northside Bark dog park.
- 8) Per Section 1149.07(e)(4), crosswalks across asphalt drive aisles shall be concrete and the edges of all parking spaces and drive aisles shall have 6-inch high concrete curb. Curbing will be in lieu of wheel stops as currently shown on certain areas of the plan. Occasional openings in the curb are allowed for stormwater management purposes. As exception is allowed for the stretch of drive located between the new entry point for 5176 Morning Sun Road and where the N Campus Avenue extension intersects the main drive, per the discretion of the Zoning Administrator.

- 9) Fire hydrants shall be provided per the discretion of the Fire Department / Fire Chief.
- 10) Hydrants and all-weather access surface are to be completed prior to delivery of combustible materials to job site. Access must be capable of supporting fire apparatus and maintained throughout construction.
- 11) Stormwater devices shall be installed in accordance with City specifications, and any remaining blockage cleared to ensure proper water flow and function.
- 12) Waivers shall be granted to Section 1143.12, subsections (c) and (d) to permit the building as designed, acknowledging the following: (1) exceedance of the maximum front yard setback of 150 feet; (2) a principal entrance that does not face the street; (3) glazing being reduced from 60% minimum to approximately 34%.
- 13) A waiver to Sections 1148.04 and 1148.05 is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. This waiver is contingent upon the landscaping plan being fulfilled as submitted, along with additional evergreen plantings as may be necessary to achieve adequate screening effect. At any location on the side, dead or invasive vegetation may be removed without issue. Clear cutting is prohibited in areas designated on the plans to remain.
- 14) A waiver to Section 1151.05(a)(3) shall be granted to allow for a total of 2 wall signs and 1 freestanding sign, contingent on: (1) each wall sign being limited to 70 square feet in size; and (2) the future freestanding sign meeting all normally applicable regulations, inclusive of maximum height & width as well as minimum setback from right-of-way.
- 15) A walkway shall be constructed between the south side parking lot and Millett Hall, if feasible.
- 16) The dumpster shall be on the south side of the building, away from adjacent residences.
- 17) The submitted plans shall be approved by staff.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby accepts the action of the Planning Commission, and per the Commission's direction accepts the updated recommendation from City staff, and further grants the Conditional Use permit application to allow for the establishment of a new hotel at 5470 College Corner Pike, Oxford, Ohio 45056 with the following conditions:

- 1) Complete hard-surfaced vehicular connectivity shall be provided between the hotel parking area/drives and N Campus Avenue. This connection shall be two-way unless otherwise determined by City staff.
- 2) A Traffic Impact Study shall be completed to the discretion of the City Engineer.
- 3) The width of the perimeter setback shall be increased from 20 feet to 25 feet, consistent with Section 1143.12(c)(2). Following grading activities and prior to issuance of a Certificate of Occupancy, if remaining vegetation following clearance is insufficient to provide the necessary screening effect required by Code, additional evergreen landscaping may be required to be planted per the discretion of the Zoning Administrator.
- 4) Shrubbery shall be planted along the westernmost and southernmost parking lot edges for the purpose of screening headlight glare from adjoining residential properties.
- 5) All three parcels shall be consolidated together to form a single development site. This shall require processing of a Lot Split/Consolidation Application through the Community Development office, prior to recording with the County. Proof of recording must be provided prior to zoning sign-off on any Building Permit.
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- 10) Hydrants and all-weather access surface are to be completed prior to delivery of combustible materials to job site. Access must be capable of supporting fire apparatus and maintained throughout construction.
- 11) Stormwater devices shall be installed in accordance with City specifications, and any remaining blockage cleared to ensure proper water flow and function.
- 12) Waivers shall be granted to Section 1143.12, subsections (c) and (d) to permit the building as designed, acknowledging the following: (1) exceedance of the maximum front yard setback of 150 feet; (2) a principal entrance that does not face the street; (3) glazing being reduced from 60% minimum to approximately 34%.
- 13) A waiver to Sections 1148.04 and 1148.05 is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. This waiver is contingent upon the landscaping plan being fulfilled as submitted, along with additional evergreen plantings as may be necessary to achieve adequate screening effect. At any location on the site, dead or invasive vegetation may be removed without issue. Clear cutting is prohibited in areas designated on the plans to remain.
- 14) A waiver to Section 1151.05(a)(3) shall be granted to allow for a total of 2 wall signs and 1 freestanding sign, contingent on: (1) each wall sign being limited to 70 square feet in size; and (2) the future freestanding sign meeting all normally applicable regulations, inclusive of maximum height & width as well as minimum setback from right-of-way.
- 15) A walkway shall be constructed between the south side parking lot and Millett Hall, if feasible.
- 16) The dumpster shall be on the south side of the building, away from adjacent residences.
- 17) The submitted plans shall be approved by staff.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:
ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: JASON BRACKEN AND DAVID PRYTHERCH

PREPARED BY: LAW (STAFF)

September 10, 2023

Sam Perry, AICP
Community planning Director
15 South College Avenue
Oxford, Ohio 45056

RE: Oxford Hotel, Marriott Fairfield
Planning commission meeting 9/12/2023
July 27, 2023 correspondence
22-0261 CD – BINDER 230907
22-0261 AT Firetruck
Architectural A211, A212

Sam, thank you for the opportunity to summarize the drawing updates in writing. I have also enclosed for reference the July 27th correspondence as well.

I apologize on behalf of the design team not having the new updated drawing package in time to be incorporated into the September 12, 2023 agenda minute distribution. I have enclosed the updated civil set for your reference as well.

The following items have been addressed in addition to the July 27th correspondence.

- As can be seen on updated civil drawings attached, we have increased the setback distance to 25' on all sides of the property including the northern edge per recommendation. We have also included the access road on the north side of the building. This has resulted in the building being further to the south. Reference C 3.0 drawing
- Building orientation: The Building orientation was the outcome of a discussion with community neighbors, especially to the north property line. The orientation results in the building windows being more obscure to the neighbors. In additional conversations we have also added more landscape screening/ buffering and fencing to the north line in an east west direction. This has been reflected on the updated civil drawing package. Also, the lighting along the north side access road for the project is utilizing bollard lighting in lieu of pole lighting, thus reducing over spill of lighting. Reference C 3.0 drawing
- Water runoff of all disturbed areas has been directed to detention areas on site via the grading plan and the site utility plan. The parking and access roads including the north side access road are designed to not allow water to escape to the neighboring properties. Reference c 4.0 Utility plan, C 5.0 Grading and Erosion Control Plan.
- The building room air conditioning has been accomplished utilizing low noise level Ptac units. Typically, below 55 dB. For reference normal conversation is measured at about 60 dB.
- The Vegetation that remains is depicted on the site clearing limits Drawing. We have maintained as much existing vegetation as possible on all sides. The landscape drawing indicates additional

buffers added in many areas to aid in light spill and sound avoidance. The Parking lot to the south has been lowered and a planting bed with plantings and vegetation added. As depicted on the Landscape drawing various planting buffer areas have also been added as a result of recommendations and community input. Reference C 6.0 Clearing Limits, L 1.0 Plantings Plan.

- Turn lane analysis will be forthcoming upon issuance of access point permit which is provided by ODOT.
- The exterior façade natural materials has been increased and quantity calculations provided on Drawing A211.
- The Access Road for Fire access is depicted on the civil drawings. The turn radiuses and travel route is shown on Drawing C 3.022-0261 AT Firetruck. A retaining wall and grading of the Southeast corner area adjacent to the access road has been incorporated and is shown on drawing C 5.0 Grading.
- Signage for the Building is now shown only at the front entrance on Morning Side Road (ground monument sign Drawing C 3.0) and on the front elevation of the building only. Reference drawing A211 front elevation depicts the building facade sign. A small ground non illuminated sign at the Campus Avenue entrance for identification if possible is proposed but is not shown unless approved.
- The land clearing permit for the property has been approved and issued by the county.

Sam, Thank you for your time in this matter. Should you have any questions please do not hesitate to contact me at your earliest convenience. I look forward to seeing you at the September 12th meeting.

Respectfully,

Neal Burnett
Oxford Hotel Group, LLC.
333E Ohio Street
Indianapolis, IN 46225

FAIRFIELD INN BY
MARRIOTT- OXFORD
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO

GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUTLER COUNTY ZONING.
2. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION. SITE CONTRACTOR SHALL PROPERLY REMOVE DEBRIS AND SEDIMENT FROM BMPs AS THE PROJECT PROGRESSES.
3. CONTRACTOR TO VERIFY ALL QUANTITIES INCLUDING EARTHWORK VOLUMES WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
4. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON THE PREMISES. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH UTILITY COMPANIES BEFORE MAKING EXCAVATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS WHETHER SHOWN ON THESE PLANS OR NOT.
5. THESE PLANS, AS PREPARED BY BAYER BECKER, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BAYER BECKER'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
6. ALL CONTRACTORS INCLUDING BUT NOT LIMITED TO THE CLEARING, EXCAVATION, PAVING, PLUMBING, ELECTRICAL, SIGN, FIRE PROTECTION, HVAC CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR OR OWNER WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.

SITE PLAN NOTES:

1. PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
2. HANDICAP CURB RAMPS MEETING ADA REQUIREMENTS SHALL BE CONSTRUCTED AT ALL CROSSWALKS.
3. SAWCUT EXISTING PAVEMENT TO CREATE BUTT JOINT ALONG EXISTING PAVEMENT. IF REPLACEMENT OF EXISTING PAVEMENT IS REQUIRED, REPLACE MINIMUM 2' WIDTH PAVEMENT TO PROVIDE FOR PROPER COMPACTION.

BOUNDARY AND TOPOGRAPHIC INFORMATION ARE BASED ON FIELD SURVEY PERFORMED BY BAYER BECKER AND AVAILABLE RECORDS

ZONE: GENERAL BUSINESS DISTRICT (B-3)

PROPOSED USE: HOTEL

ACREAGE: 6.7

PARKING:

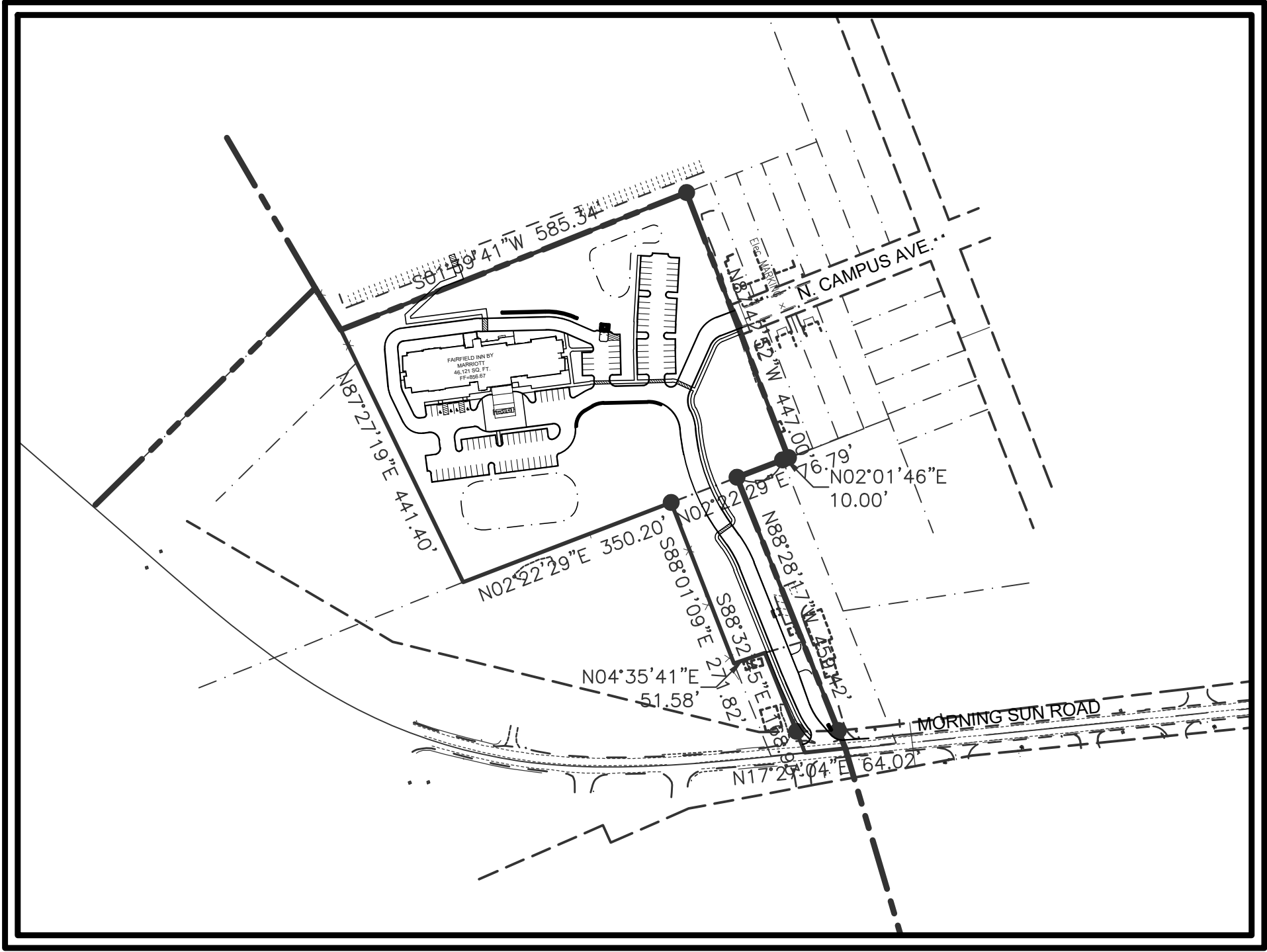
REQUIRED:
1 PER SLEEPING ROOM, PLUS 1 PER 100 SQ. FT. OF OFFICE SPACE AND 1 PER 150 SQ. FT. OF RESTAURANT AND LOUNGE SPACE

PROVIDED: 93 STANDARD SPACES

PROPOSED ADA PARKING:

MIN. REQUIRED 76 TO 100 SPACES = 4 SPACES

PROVIDED 4 SPACES



AREA MAP

1" = 200'

INDEX TO SHEETS

SHEET	DRAWING TITLE	ISSUE DATE	REV. NO.	REV. DATE
C1.0	TITLE SHEET	7-17-23	1	9-7-23
C2.0	DEMOLITION PLAN	7-17-23	1	9-7-23
C3.0	SITE PLAN	7-17-23	1	9-7-23
C3.1	GENERAL NOTES	7-17-23	1	9-7-23
C3.2	SITE DETAILS	7-17-23	1	9-7-23
C4.0	UTILITY PLAN	7-17-23	1	9-7-23
C4.1	UTILITY PROFILES & DETAILS	7-17-23	1	9-7-23
C4.1	UTILITY DETAILS	7-17-23	1	9-7-23
C5.0	GRADING AND EROSION CONTROL	7-17-23	1	9-7-23
C5.1	EROSION CONTROL NOTES & DETAILS	7-17-23	1	9-7-23
C6.0	CLEARING LIMITS	7-17-23	1	9-7-23
L1.0	ZONING MINIMUM PLANTING PLAN	7-17-23	1	9-7-23
L2.0	PLAN NOTES AND DETAILS	7-17-23	1	9-7-23
A100	PHOTOMETRIC PLAN	7-17-23	1	9-7-23

CONTACTS

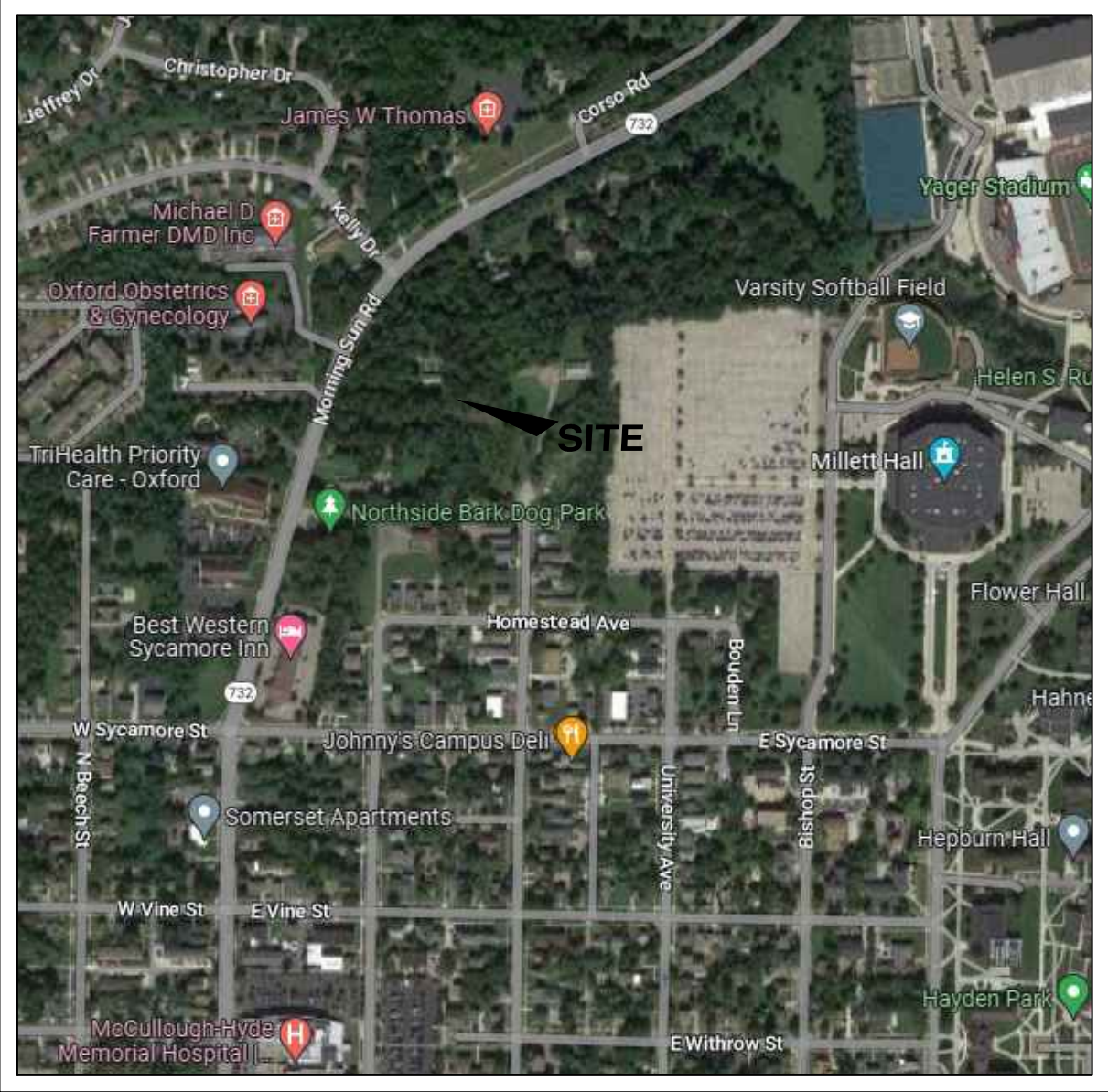
GAS
GLENWOOD ENERGY
5181 COLLEGE CORNER PIKE
OXFORD, OHIO 45056
ATTN: KEITH SMITH
513-523-2555

ELECTRIC
DUKE ENERGY
1199 NILLES ROAD
FAIRFIELD, OHIO 45014
ATTN: ALAN EAST
513-313-9220

SANITARY, WATER & STORM SEWER
CITY OF OXFORD
15 S. COLLEGE AVE
OXFORD, OHIO 45056
ATTN: SCOTT OTTO, PE
513-524-5208

TELEPHONE
FRONTIER
6464 WESTBROOK ROAD
CLAYTON, OHIO 45315
ATTN: CHUCK BERNACCHI
937-833-0468

CABLE TV
SPECTRUM
3691 TURNER ROAD
CLAYTON, OHIO 45415
ATTN: TIM KUSS
937-425-8850



VICINITY MAP

NO SCALE



LEGEND

- -Ex Sanitary M.H.
- -Ex Sanitary Clean Out
- -Ex Storm M.H.
- -Ex Storm Catch Basin
- -Ex Storm Yard Drain
- -Ex Storm Down Spout
- ⚡ -Ex Fire Hydrant
- ⚡ -Ex Fire Connection
- ⚡ -Ex Water Valve
- -Ex Water Meter
- ⌘ -Ex Gas Valve
- -Ex Gas Meter
- ⊙ -Ex Elec. M.H.
- ⊞ -Ex Elec. Box
- ⚡ -Ex Light Pole
- ⊙ -Ex Tele. M.H.
- ⊞ -Ex Tele. Box
- ⊞ -Ex Cable Box
- ⌘ -Ex Sign
- ⊙ -Ex Post
- ⊙ -Ex Bollard
- ⊙ -Ex Deciduous Tree
- ⊙ -Ex Evergreen Tree
- ⊙ -Ex Deciduous Bush
- -Ex Evergreen Bush
- R/W -Ex Right of Way
- P/L -Ex Property Line
- ⊙ -Ex Utility Pole
- ⌘ -Ex Guy Wire
- ⊞ -Ex Air Conditioning

- W — Ex Underground Water Main
- G — Ex Underground Gas Main
- OH — Ex Overhead Utilities
- UE — Ex Underground Electric
- UT — Ex Underground Telephone
- X — Ex Fence
- Ex Landscape Border
- Ex Treeline
- Ex Major Contour
- Ex Minor Contour

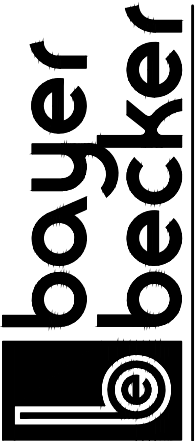
CIVIL JOB LOG

DATE	COMMENT
9-7-23	CITY OF OXFORD CONDITIONAL USE

FAIRFIELD INN BY
MARRIOTT - OXFORD

5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO

TITLE SHEET



www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 22-0261 CD

Drawn by: MLT

Checked By: MAR

Issue Date: 7-17-23

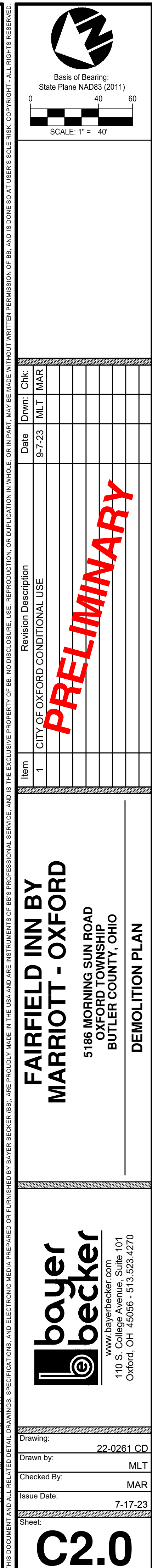
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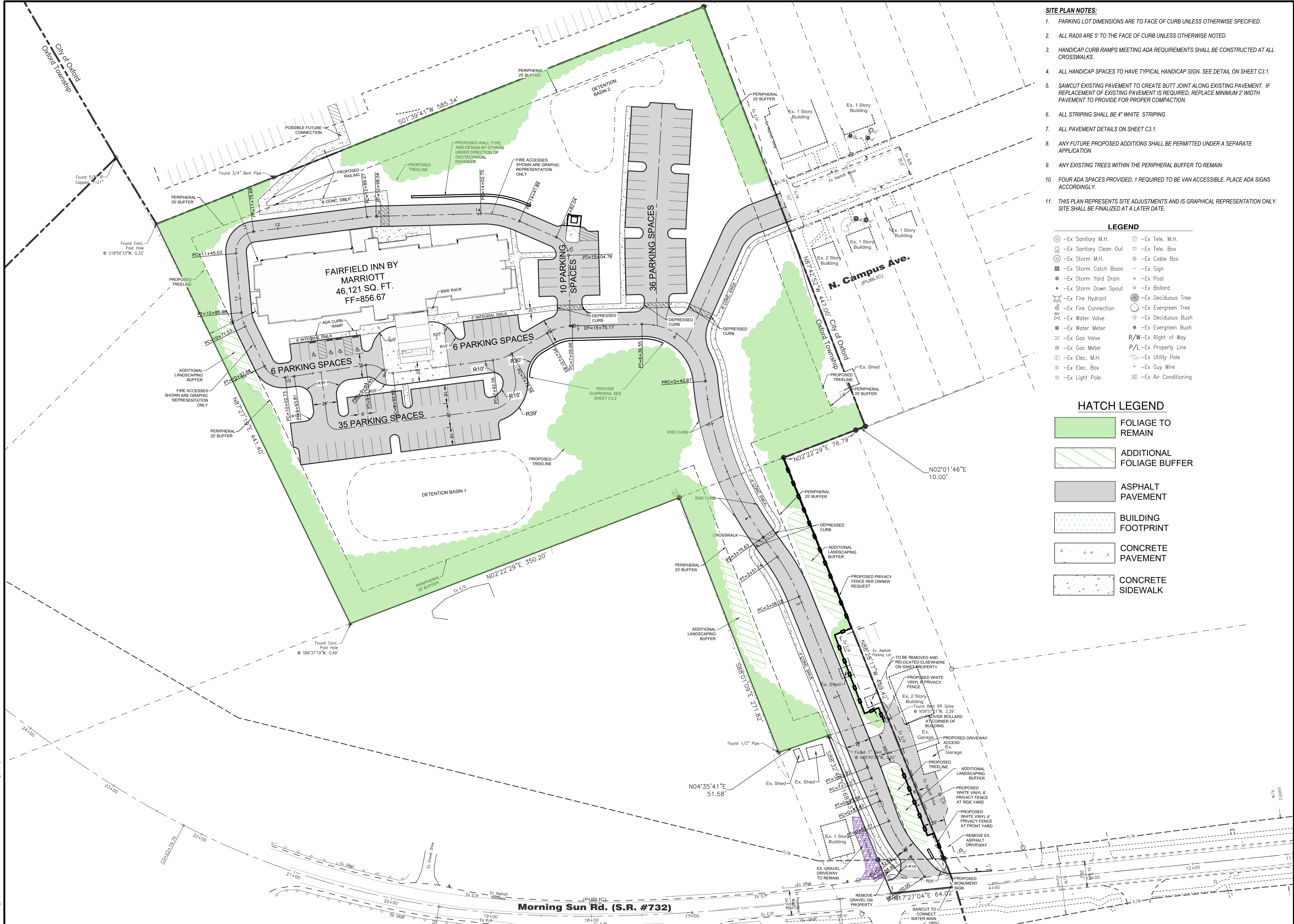
C1.0



Know what's below.
Call before you dig.

1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE (OUPS)
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION





SITE PLAN NOTES:

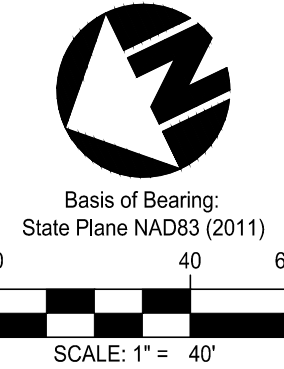
1. PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
2. ALL RADII ARE 5' TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. HANDICAP CURB RAMPS MEETING ADA REQUIREMENTS SHALL BE CONSTRUCTED AT ALL CROSSWALKS.
4. ALL HANDICAP SPACES TO HAVE TYPICAL HANDICAP SIGN. SEE DETAIL ON SHEET C3.1.
5. SAWCUT EXISTING PAVEMENT TO CREATE BUTT JOINT ALONG EXISTING PAVEMENT. IF REPLACEMENT OF EXISTING PAVEMENT IS REQUIRED, REPLACE MINIMUM 2' WIDTH PAVEMENT TO PROVIDE FOR PROPER COMPACTION.
6. ALL STRIPING SHALL BE 4" WHITE STRIPING.
7. ALL PAVEMENT DETAILS ON SHEET C3.1.
8. ANY FUTURE PROPOSED ADDITIONS SHALL BE PERMITTED UNDER A SEPARATE APPLICATION
9. ANY EXISTING TREES WITHIN THE PERIPHERAL BUFFER TO REMAIN.
10. FOUR ADA SPACES PROVIDED, 1 REQUIRED TO BE VAN ACCESSIBLE. PLACE ADA SIGNS ACCORDINGLY.
11. THIS PLAN REPRESENTS SITE ADJUSTMENTS AND IS GRAPHICAL REPRESENTATION ONLY. SITE SHALL BE FINALIZED AT A LATER DATE.

LEGEND

- | | |
|--------------------------|------------------------|
| ○ -Ex Sanitary M.H. | ○ -Ex Tele. M.H. |
| ○ -Ex Sanitary Clean Out | ○ -Ex Tele. Box |
| ○ -Ex Storm M.H. | ○ -Ex Cable Box |
| ○ -Ex Storm Catch Basin | ○ -Ex Sign |
| ○ -Ex Storm Yard Drain | ○ -Ex Post |
| ○ -Ex Storm Down Spout | ○ -Ex Bollard |
| ○ -Ex Fire Hydrant | ○ -Ex Deciduous Tree |
| ○ -Ex Fire Connection | ○ -Ex Evergreen Tree |
| ○ -Ex Water Valve | ○ -Ex Deciduous Bush |
| ○ -Ex Water Meter | ○ -Ex Evergreen Bush |
| ○ -Ex Gas Valve | R/W -Ex Right of Way |
| ○ -Ex Gas Meter | P/L -Ex Property Line |
| ○ -Ex Elec. M.H. | ○ -Ex Utility Pole |
| ○ -Ex Elec. Box | ○ -Ex Guy Wire |
| ○ -Ex Light Pole | ○ -Ex Air Conditioning |

HATCH LEGEND

- | | |
|--|---------------------------|
| | FOLIAGE TO REMAIN |
| | ADDITIONAL FOLIAGE BUFFER |
| | ASPHALT PAVEMENT |
| | BUILDING FOOTPRINT |
| | CONCRETE PAVEMENT |
| | CONCRETE SIDEWALK |

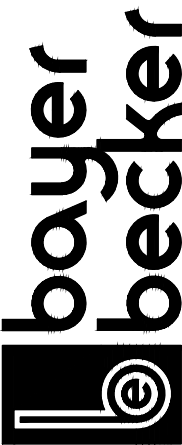


City of Oxford

FAIRFIELD INN BY MARRIOTT - OXFORD

5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO

SITE PLAN



110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 22-0261 CD

Drawn by: MLT

Checked By: MAR

Issue Date:

Sheet:

C3.0

Plot time: Sep 07, 2023 - 9:45am
Drawing name: J:\2022\22-0261\CD\DWG\22-0261 CD.dwg - Layout Tab: C3.1 & 3.2 SITE DETAILS

GENERAL NOTES

- A. ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION) AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE GOVERNING AGENCIES. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- B. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.
- C. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (OUPS) AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE NOT MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.
- D. CONTRACTOR AND OWNER SHALL VERIFY AND ACCEPT ALL QUANTITIES PRIOR TO BEGINNING CONSTRUCTION.
- E. CONTRACTOR SHALL VERIFY THAT COORDINATES, IF USED, MATCH PLAN DIMENSIONS. WHEN IN CONFLICT, THE PLAN DIMENSIONS SHALL GOVERN OVER COORDINATES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- F. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".
- G. EXISTING SITE SURVEY, TOPOGRAPHY, AND SUBSURFACE CONDITIONS: EXISTING CONDITIONS PRESENTED IN DRAWING, REPORT OR SPECIFICATION FORM ARE BELIEVED ACCURATE WITHIN NORMAL INDUSTRY TOLERANCES BUT ARE NOT GUARANTEED. INVESTIGATE, SURVEY, CONFIRM AND VERIFY ALL CONDITIONS BEARING ON THE WORK BY ANY MEANS NECESSARY BEFORE STARTING ANY WORK THAT CHANGES EXISTING CONDITIONS. REPORT ANY UNACCEPTABLE DISCREPANCIES TO THE ENGINEER IN WRITING BEFORE BEGINNING OPERATIONS
- G.A. WRITTEN CLAIMS OF DIFFERENCE SHALL BE ACCOMPANIED BY SUBSTANTIATING EVIDENCE. CLAIMS OF DIFFERENCE SHALL BE RESOLVED, INCLUDING DETERMINATION OF QUANTITIES AND COSTS AND METHODS OF CONTRACT MODIFICATION, BEFORE WORK THAT ALTERS SUCH EXISTING CONDITIONS IS STARTED
- G.B. INITIATION OF SITE-CLEARING, SOIL-MOVING OPERATIONS, DEMOLITION OR OTHER ACTIVITY THAT ALTERS EXISTING CONDITIONS SHALL BE EVIDENCE THAT CONTRACTOR HAS MADE ALL INVESTIGATIONS AND EVALUATIONS IT DEEMS NECESSARY AND HAS ACCEPTED ALL EXISTING CONDITIONS PRESENT WHETHER OR NOT THEY CONFORM EXACTLY TO THE DOCUMENTS.
- G.C. WITHOUT ADVANCE WRITTEN NOTIFICATION OF UNACCEPTABLE DISCREPANCY, NO CLAIM FOR EXTRA WILL BE CONSIDERED FOR A CLAIM OF DIFFERENCE BETWEEN DOCUMENTS AND ACTUAL CONDITIONS AFTER THE CONTRACTOR HAS ALTERED EXISTING CONDITIONS.

DEMOLITION NOTES

- A. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON A COMBINATION OF TOPOGRAPHIC SURVEYS PREPARED BY BAYER BECKER AND VARIOUS UTILITY PLANS PROVIDED BY THOSE GOVERNING AGENCIES.
- B. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON THE PREMISES. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH UTILITY COMPANIES BEFORE MAKING EXCAVATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS WHETHER SHOWN ON THESE PLANS OR NOT.
- C. APPROPRIATE UTILITY COMPANIES AND OHIO UTILITIES PROTECTION SERVICE (811) SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF THE UNDERGROUND UTILITY. UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION.
- D. THESE PLANS, AS PREPARED BY BAYER BECKER, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BAYER BECKER'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- E. ALL CONTRACTORS INCLUDING BUT NOT LIMITED TO THE DEMOLITION, EXCAVATION, PAVING, PLUMBING, ELECTRICAL, SIGN, FIRE PROTECTION, HVAC CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR OR OWNER WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
- F. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- G. REMOVAL AND/OR RELOCATION OF ANY UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR OWNER AND SHALL BE DISCONNECTED PER THE ASSOCIATED UTILITY AGENCY'S REQUIREMENTS.
- H. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, FACILITIES, AND STRUCTURES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER SHOWN ON THE PLANS OR NOT.
- I. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION AND CONSTRUCTION.
- J. AS SOON AS DEMOLITION WORK HAS BEEN OTHERWISE COMPLETED AND APPROVED BY THE OWNER, EARTHWORK MAY BEGIN. THE FINAL GRADE IN AREAS OUTSIDE THE CONSTRUCTION SITE SHALL BE SUCH AS TO PRESENT A NEAT, WELL-DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES.

LAYOUT NOTES

- A. WHERE CONNECTING TO EXISTING ASPHALT PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING EDGE OF PAVEMENT TO PROVIDE A CLEAN AND SOUND EDGE. ITEM 407 TACK COAT SHALL BE APPLIED TO THE ENTIRE CUT FACE OF THE EXISTING PAVEMENT PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT.
- B. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- C. ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- D. ALL RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- E. ALL RADII ARE 5.0' UNLESS NOTED EXCEPT ROADWAY/DRIVEWAY INTERSECTIONS WHERE RADII ARE 20' UNLESS OTHERWISE NOTED.
- F. ALL CURB TO BE ODOT TYPE 6 UNLESS OTHERWISE NOTED.
- G. ALL SITE CONCRETE SHALL BE PER ODOT ITEM 499 CLASS MISC OR QC 1 UNLESS OTHERWISE NOTED ON THE PLANS. CONCRETE FOR VEHICULAR PAVEMENTS SHALL CONFORM TO ITEM 451.

GENERAL UTILITY

- A. BACKFILL OF ALL UTILITY EXCAVATIONS IN STRUCTURAL AREAS INCLUDING UNDER PAVEMENTS OR WITHIN TEN (10) FEET OF ANY BUILDING AREAS SHOULD BE CONTINUALLY MONITORED BY A REPRESENTATIVE OF THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY THAT PROPER LIFT THICKNESS, MOISTURE CONDITION, AND COMPACTIVE EFFORT ARE MAINTAINED.
- B. ALL UTILITY TRENCHES PROPOSED WITHIN THE LIMITS OF EXISTING PAVEMENT AND WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED TO SUBGRADE WITH CONTROL DENSITY FILL TO A DISTANCE OF 5 FT BEYOND THE BACK OF CURB.
- C. CITY OF OXFORD WATER & SEWER DEPARTMENT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR, OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN 5 FT OF THE CENTERLINE OF ANY SANITARY SEWER MAIN OR WATER MAIN.
- D. PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT OF WAY OR WITHIN THE EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR AND FOR PROVIDING ACCESS TO ANY CURB STOP, METER PITS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

STORM SEWERS

- A. ALL STORM SEWER WORK AND MATERIALS ARE TO CONFORM TO THE CURRENT EDITION OF ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND BUTLER COUNTY ENGINEERS SPECIFICATIONS. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
- B. STORM SEWER PIPES DESIGNATED AS "STM" SHALL MEET THE MATERIAL & INSTALLATION REQUIREMENTS SEEN ON SHEET C4.0.
- C. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- D. ALL CATCH BASINS SHALL BE EQUIPPED WITH HEAVY DUTY, BICYCLE SAFE GRATES CAPABLE OF CARRYING AN HS-25 LOADING, UNLESS OTHERWISE NOTED.
- E. ANY EXISTING STORM SEWER CUT IN EXCAVATION WHICH DRAINS AN OFFSITE AREA MUST BE TIED INTO THE STORM SEWER SYSTEM.
- F. AS THE INSTALLATION OF THE STORM SEWER PROGRESSES, EROSION CONTROL MEASURES SHALL BE PLACED AT INLET AND OUTLET OF SEWERS TO CONTROL THE SILT
- G. ALL JOINTS SHALL BE SOIL SEAL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS.
- H. DEFLECTION TESTING FOR STORM SEWERS AND CULVERTS:
15% OF ALL STORM SEWERS SHALL BE TESTED FOR DEFLECTION WITHIN THIRTY DAYS AFTER THEY ARE COMPLETE. BUTLER COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE WILL DETERMINE WHAT 15% SHALL BE TESTED. IF ANY STORM SEWER IN THE ORIGINAL 15% IS FOUND OUT OF COMPLIANCE, DEFLECTION TESTS WILL BE REQUIRED ON 100% OF THE REMAINING STORM SEWER. A VERTICAL RING DEFLECTION GREATER THAN 5% WILL NOT BE ALLOWED. THIS DEFLECTION IS DEFINED AS 5% REDUCTION IN THE VERTICAL BULGE OR AVERAGE INSIDE DIAMETER. THE METHOD OF TESTING SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. IF RIGID BALLS OR MANDRELS ARE USED TO TEST PIPE DEFLECTION, NO MECHANICAL PULLING DEVICES SHALL BE USED. THE DEFLECTION TEST MAY BE CONDUCTED WITH A NINE PRONG MANDREL, A BALL OR A CYLINDER OR ANOTHER MANNER ACCEPTABLE TO THE BUTLER COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE TESTING WILL BE ACCOMPLISHED FROM MANHOLE TO MANHOLE OR CATCH BASIN TO CATCH BASIN, FOLLOWING THE COMPLETE FLUSHING OF THE LINE. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT REQUIRED TO COMPLETE THE DEFLECTION TESTING. THE DEFLECTION TEST SHALL BE WITNESSED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE. ANY SECTION OF PIPE THAT FAILS TO MEET THE FOREMENTIONED REQUIREMENTS SHALL BE REROUNDED BY A PROCEDURE ACCEPTABLE TO THE COUNTY OR BE EXCAVATED AND EITHER BE RELAYED OR REPLACED, AND RE-TESTED UNTIL THE REQUIREMENTS ARE MET.
- I. STORM WATER AND EXTRANEIOUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, PUMPS ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.
- J. ALL CATCH BASINS WITH A DEPTH GREATER THAN 4.0 FT SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT STANDARD 604 AND SHALL CONFORM TO THE DETAILS SHOWN ON THE TYPICAL MANHOLE DETAIL MH-3, C4.1.

WATER MAINS

- A. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF OXFORD WATER & SEWER DEPARTMENTS, "STANDARD SPECIFICATIONS AND DETAILS FOR WATER & SANITARY SEWER CONSTRUCTION."
- B. ALL PUBLIC WATER MAIN MATERIALS, VALVES, FIRE HYDRANTS, FITTINGS, AND APPURTENANCES SHALL BE PER CITY OF OXFORD WATER AND SEWER SPECIFICATIONS, USING CLASS 53 DUCTILE IRON PER AWWA C-151, MEETING THE REQUIREMENTS OF SECTION 2110.
- C. UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDER OR FIRE DEPARTMENT, ALL PRIVATE FIRE HYDRANT'S SHALL BE FACTORY PAINTED RED AND ALL PUBLIC FIRE-HYDRANT'S SHALL BE FACTORY PAINTED YELLOW. COLORS TO MEET THE REQUIREMENTS OF THE GOVERNING AGENCIES.
- D. PRIVATE MAINS AND APPURTENANCES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE GOVERNING AGENCY.
- E. ALL FIRE HYDRANT VALVES AND WATER VALVES SHALL BE ENCASED IN A MIN. 6" CONCRETE SLAB MEETING THE REQUIREMENTS OF THE GOVERNING AGENCY.
- F. NO PART OF ANY FIRE HYDRANT SETTING SHALL BE CLOSER THAN FIVE (5) FEET FROM ANY INLET, DRIVEWAY, PARKING LOT, UTILITY POLE, OR GUY WIRE ANCHOR.
- G. BEDDING AND BACKFILL SHALL BE PER SECTION 2560 EXCEPT THAT GRANULAR TRENCH BACKFILL PER SECTION 1180 SHALL BE EXTENDED TO THE PAVEMENT SUBGRADE. WATERMAIN LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL PER BUTLER COUNTY ENGINEERS OFFICE SPECIFICATIONS.
- H. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
- I. ALL WATER MAIN VALVES SHALL HAVE A MINIMUM DEPTH OF 2.5 FT. AND MAXIMUM DEPTH OF 4.0 FT. FROM PROPOSED GRADE TO THE TOP OF THE VALVE OPERATING NUT.
- J. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL OR EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
- K. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
- L. ALL WATER MAINS SHALL BE PROVIDED WITH JOINT RESTRAINT AT ALL TEES, HORIZONTAL AND VERTICAL BENDS, ETC., WHETHER SHOWN ON THE PLAN VIEW OR NOT. JOINT RESTRAINT SHALL MEET THE REQUIREMENTS OF SECTION 2130.
- M. SERVICE PIPING THREE (3) INCHES AND LARGER SHALL BE AWWA C-151, CLASS 53 DUCTILE IRON, MEETING THE REQUIREMENTS OF THE SECTION 2410. AS AN ALTERNATE, THE CONTRACTOR MAY SUPPLY POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12", FOR WATER DISTRIBUTION PER AWWA C-900, DR-18, CLASS 235 PSI. FITTINGS SHALL BE PER BCWS SPECIFICATION SECTION 2410. ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS PERMITTED BY NFPA 24. THE ALTERNATE MATERIAL SPECIFICATION MAY BE APPLIED TO THE PORTION OF THE WATER MAIN BETWEEN THE BACKFLOW VAULT AND THE BUILDINGS. THE PORTION OF THE WATER MAIN BETWEEN THE PUBLIC MAIN AND BACKFLOW VAULT SHALL MEET THE REQUIREMENTS OF BCWS SECTION 2110.
- N. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
- N.A. FITTINGS SHALL BE COMPRESSION STYLE FOR CTS TUBING, CONSULT GOVERNING AGENCY FOR A LISTING OF ACCEPTABLE MANUFACTURERS AND PRODUCTS.
- N.B. COUPLINGS WITH SET SCREWS OR GRIP RINGS WILL NOT BE ACCEPTABLE.
- N.C. WATER SERVICE TUBING SHALL BE BEDDED SIX (6) INCHES ABOVE AND BELOW WITH SAND OR OTHER NON-COMPACTIBLE MATERIAL APPROVED BY THE GOVERNING AGENCY.
- O. CITY OF OXFORD WATER AND SEWER DEPARTMENT SHALL ESTABLISH PROCEDURES FOR REPAIRS TO WATER MAIN OR WATER SERVICES DAMAGED.
- P. ALL WATER METER PITS SHALL CONFORM TO THE MATERIALS AND SPECIFICATIONS OF THE GOVERNING AGENCY.

SANITARY SEWERS

- A. ALL WORK AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE BUTLER COUNTY WATER & SEWER DEPARTMENTS, "STANDARD SPECIFICATIONS AND DETAILS FOR WATER & SANITARY SEWER CONSTRUCTION."
- B. ROOF DRAINS, FOUNDATION DRAINS, AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- C. SANITARY CONNECTIONS TO EXISTING MANHOLES (IF APPLICABLE) MUST BE CORE DRILLED AND RUBBER GASKET INSTALLED.
- D. NO BUILDING SHALL BE CONNECTED TO A SEWER LATERAL UNTIL THE BUILDING IS UNDER ROOF.
- E. SANITARY SHALL BE A MINIMUM OF SDR 35 FOR DEPTHS LESS THAN 16 FEET AND SDR 26 FOR DEPTHS GREATER THAN OR EQUAL TO 16 FEET.
- F. ALL SANITARY SEWER MANHOLES, CASTINGS, PIPE, ETC., SHALL CONFORM WITH CURRENT SPECIFICATIONS OF THE CITY OF OXFORD WATER & SEWER DEPARTMENT AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
- G. SANITARY LATERALS SHALL BE EXTENDED TO AT LEAST TEN (10) FEET BEYOND THE PROPERTY/RIGHT-OF-WAY OR TO THE EDGE OF THE EASEMENT, WHICHEVER IS GREATER.
- H. SANITARY SEWER MATERIALS AND INSTALLATION TO BE AS PER CITY OF OXFORD WATER & SEWER DEPARTMENT SPECIFICATIONS, USING SECTION 3110 FOR PVC SDR-35 & 26 PIPE; SECTION 3140 FOR ABS OR PVC COMPOSITE PIPE; SECTION 3410 FOR MANHOLES AND SECTION 3510 FOR SERVICE LATERAL CONNECTIONS.
- I. BEDDING AND BACKFILL SHALL BE PER SECTION 3730 EXCEPT THAT GRANULAR TRENCH BACKFILL PER SECTION 1180 SHALL BE CONSTRUCTED TO THE PAVEMENT SUBGRADE. SEWERS LESS THAN 5 FEET FROM AN EXISTING CURB OR UNDER EXISTING PAVEMENT SHALL BE BACKFILLED WITH CONTROL DENSITY FILL PER CITY OF OXFORD ENGINEERS OFFICE SPECIFICATIONS.
- J. ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION AND LOWEST BUILDING LEVEL SERVED BY GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "RECORD DRAWING" PLANS FOR THE DEVELOPMENT, WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY WATER & SEWER DEPARTMENT.
- K. SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER MAIN WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL TO THE SEWER MAIN.

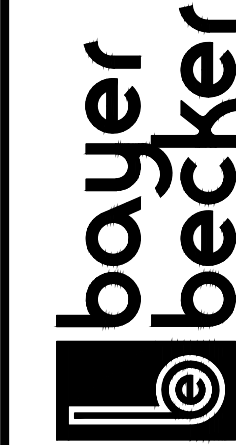
GRADING NOTES

- A. BACKFILL OF ALL UTILITY EXCAVATIONS IN STRUCTURAL AREAS INCLUDING UNDER PAVEMENTS OR WITHIN TEN (10) FEET OF ANY BUILDING AREAS SHOULD BE CONTINUALLY MONITORED BY A REPRESENTATIVE OF THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY THAT PROPER LIFT THICKNESS, MOISTURE CONDITION, AND COMPACTIVE EFFORT ARE MAINTAINED. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
- B. SPOT ELEVATIONS REPRESENT FINISH PAVEMENT GRADE. BUILDING PAD AREAS SHALL BE LEFT 8" BELOW PROPOSED FINISHED FLOOR ELEVATION.
- C. CONTRACTOR AND OWNER SHALL AGREE TO ALL EXCAVATION AND EMBANKMENT QUANTITIES PRIOR TO CONSTRUCTION.
- D. CONTRACTOR SHALL REMOVE ALL TREES AND CLEAN ALL AREAS AS DETERMINED BY THE ENGINEER OR ARCHITECT TO PERFORM ALL GRADING AND UTILITY WORK IN ACCORDANCE WITH THE DRAWINGS, GENERAL NOTES, AND PROJECT SPECIFICATIONS. RESERVE MULCH FOR SOIL EROSION MULCHING AS NECESSARY.
- E. THE PROJECT HAS BEEN DESIGNED TO CONTROL EROSION AND PREVENT DAMAGE TO OTHER PROPERTY. ALL STRIPPING, EARTHWORK, AND REGRADING SHALL BE PERFORMED TO MINIMIZE EROSION. NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE. THE PROPOSED PLAN WILL ALLOW MOST ERODED MATERIALS TO BE RETAINED ON SITE.
- F. CONTRACTOR SHALL SETUP AN ONSITE PRE-CONSTRUCTION MEETING WITH DEVELOPER, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR, BUTLER COUNTY ENGINEER'S OFFICE AND SITE CIVIL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- G. EXCESSIVELY ORGANIC TOPSOIL AND LOOSE MATERIALS SHALL BE STRIPPED FROM THE CONSTRUCTION AREAS AND WASTED OR STOCKPILED. TOPSOIL FOR THIS LOT HAS BEEN REMOVED WITH THE MASS EARTHWORK FOR THE OVERALL DEVELOPMENT.
- H. AFTER STRIPPING OF THE TOPSOIL HAS BEEN PERFORMED, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED WITH APPROVED EQUIPMENT TO IDENTIFY POCKETS OF SOFT UNSUITABLE MATERIALS. UNDER THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER, UNSUITABLE MATERIALS SHOULD BE REMOVED AND REPLACED WITH A WELL-COMPACTED MATERIAL.
- I. SPECIFICATIONS FOR COMPACTED FILLS AND BACKFILLS: ALL FILLS SHALL BE FORMED FROM MATERIAL FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. PRIOR TO PLACEMENT OF FILL, A SAMPLE OF THE PROPOSED FILL MATERIAL SHOULD BE SUBMITTED TO THE PROJECT GEOTECHNICAL ENGINEER FOR HIS APPROVAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS AS INDICATED ON THE "EARTHWORK TABLE" PROVIDED BELOW. EACH LIFT SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTIONS. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT OF THE TYPE REQUIRED BY THE MATERIALS COMPOSING THE FILL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILAR TRACKED VEHICLES BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SO THE SPECIFIED COMPACTION LIMITS CANNOT BE ATTAINED SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTED TO THE SPECIFIED PERCENT OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH THE FOLLOWING TABLES EARTHWORK AND FILL LIFT (TO THE RIGHT).

FAIRFIELD INN BY
MARRIOTT - OXFORD

5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO

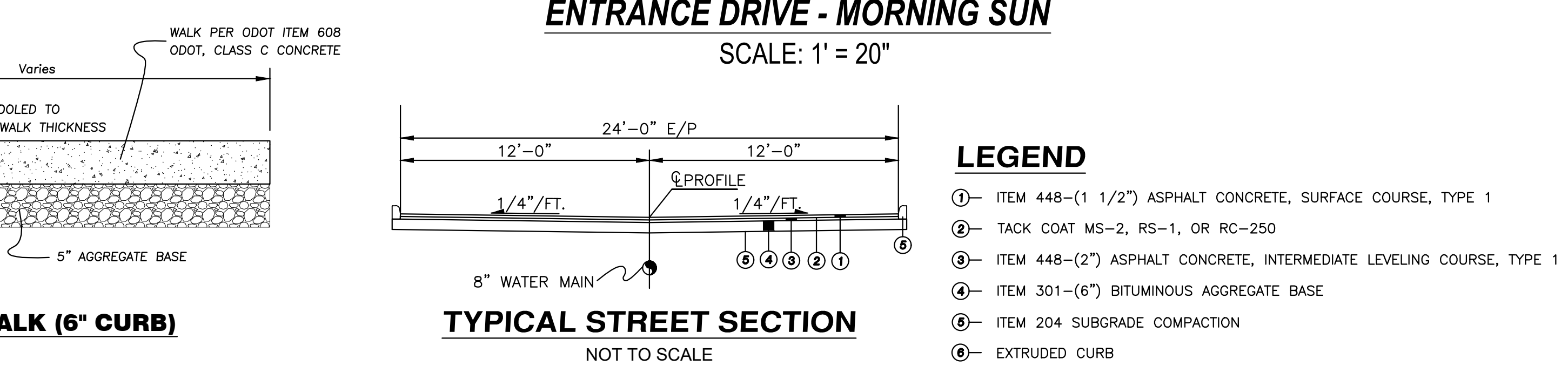
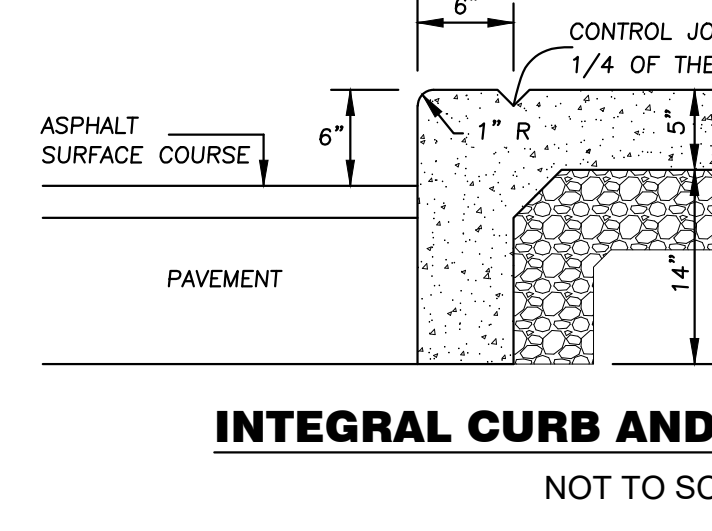
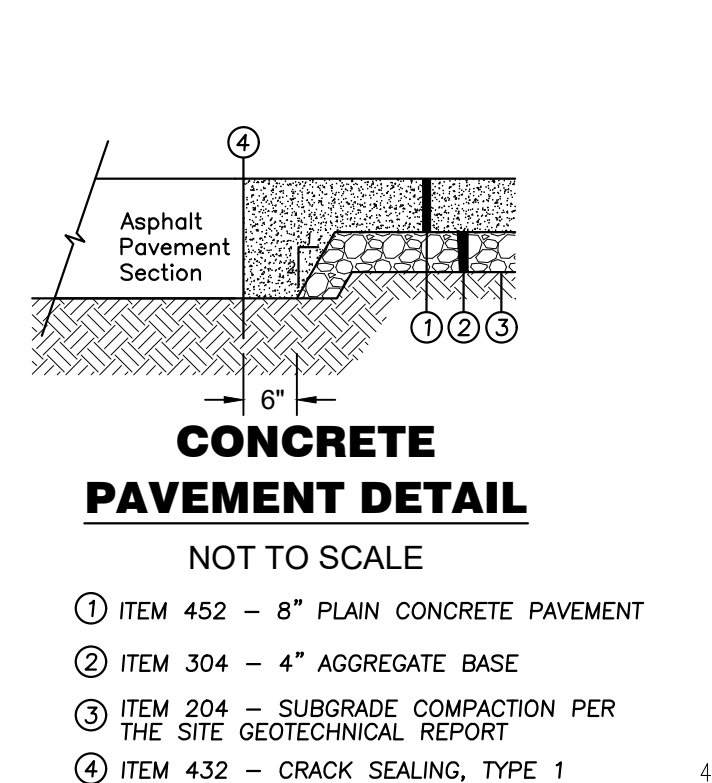
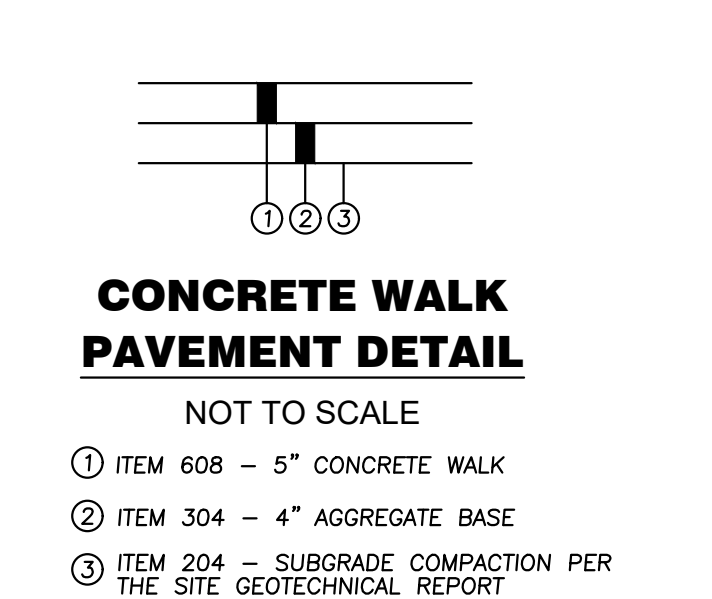
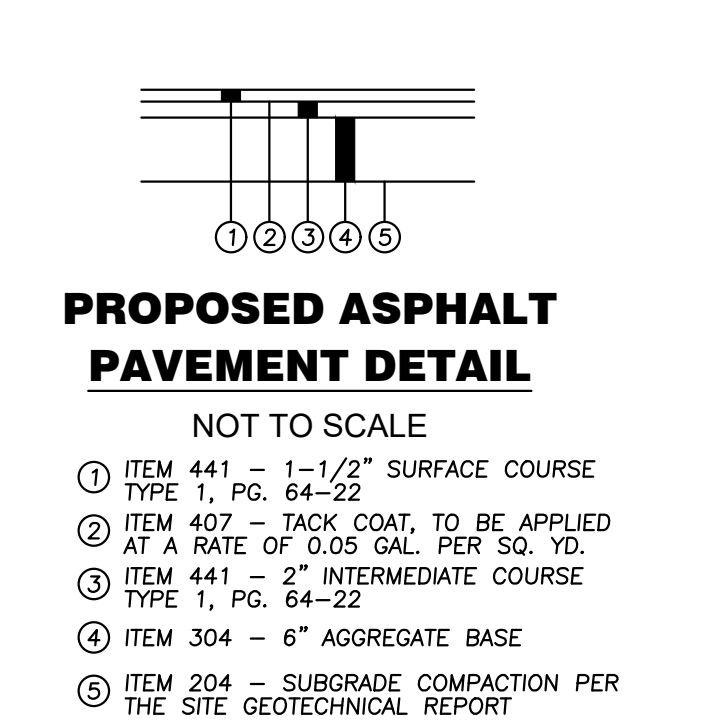
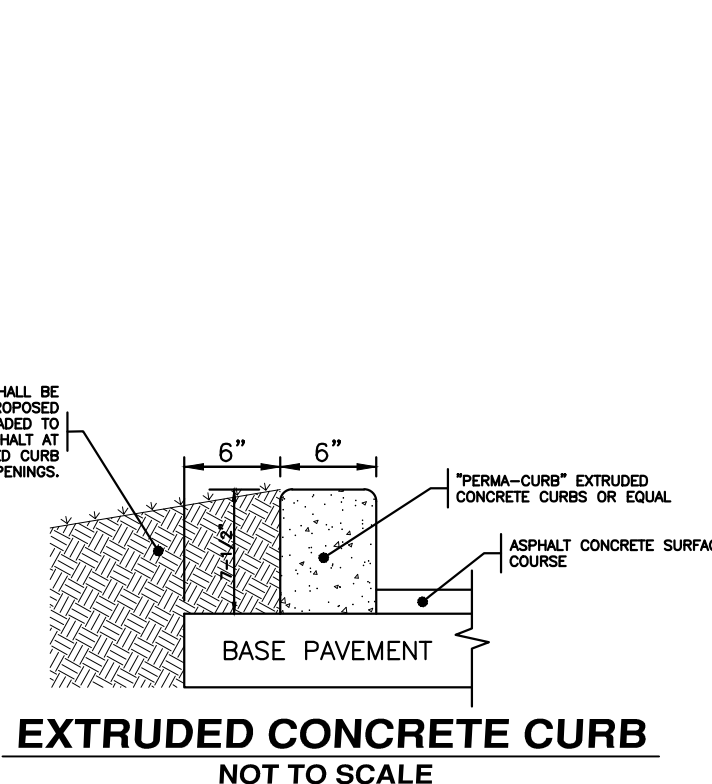
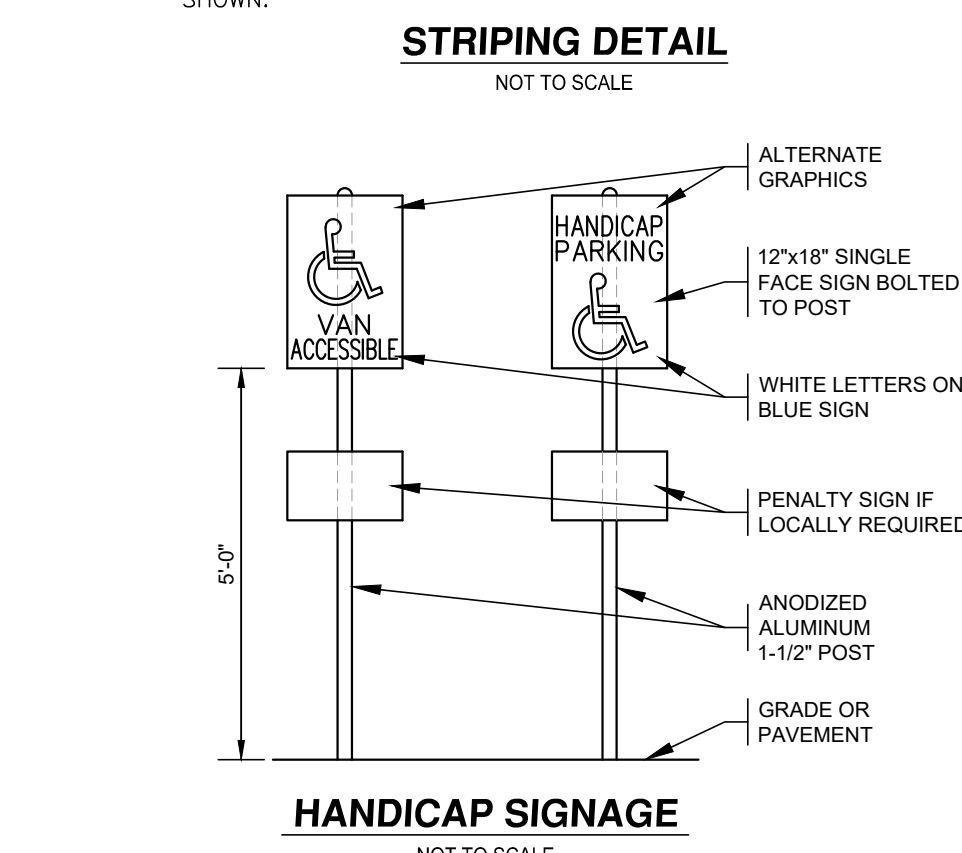
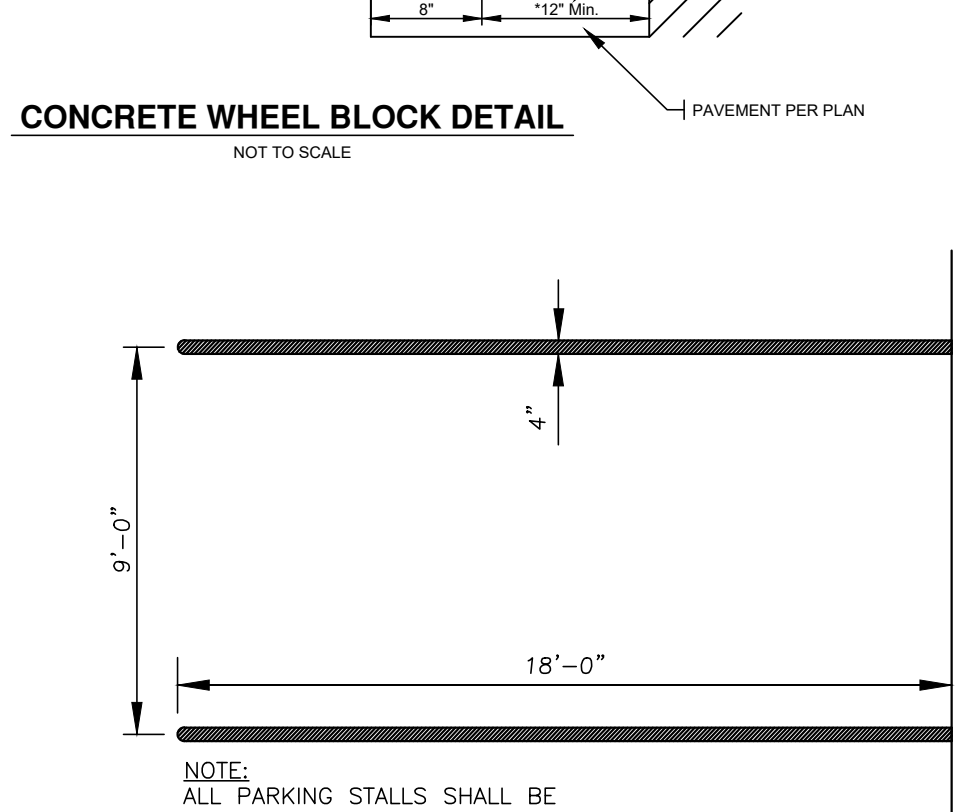
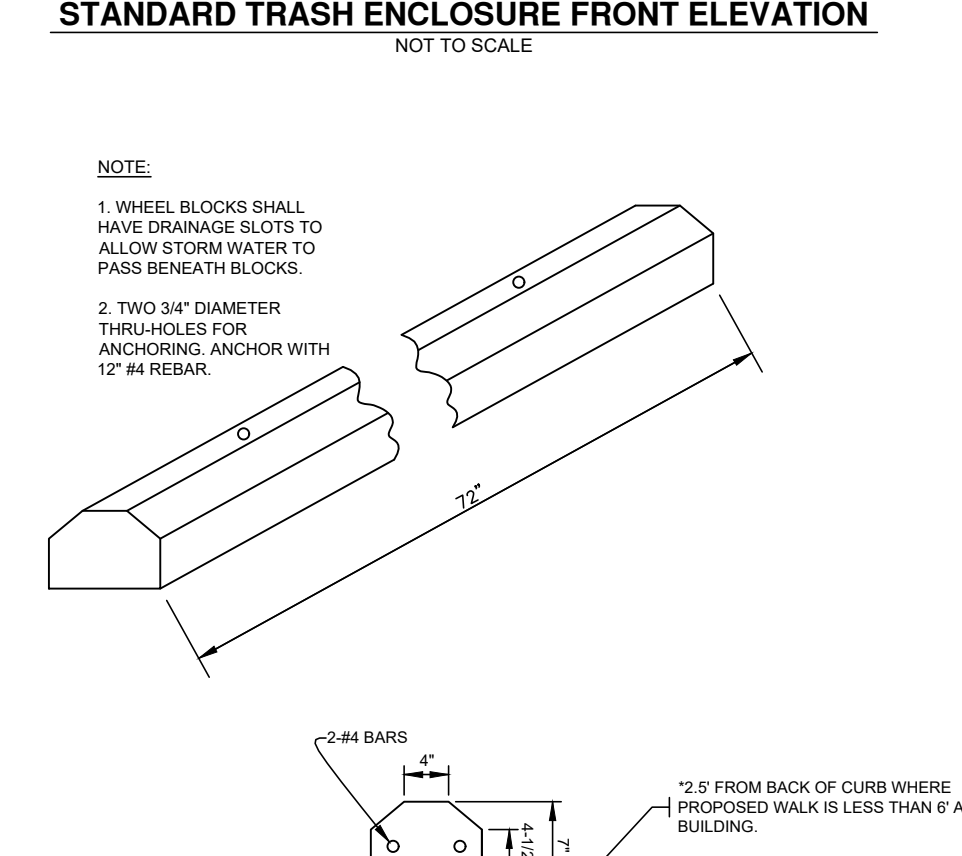
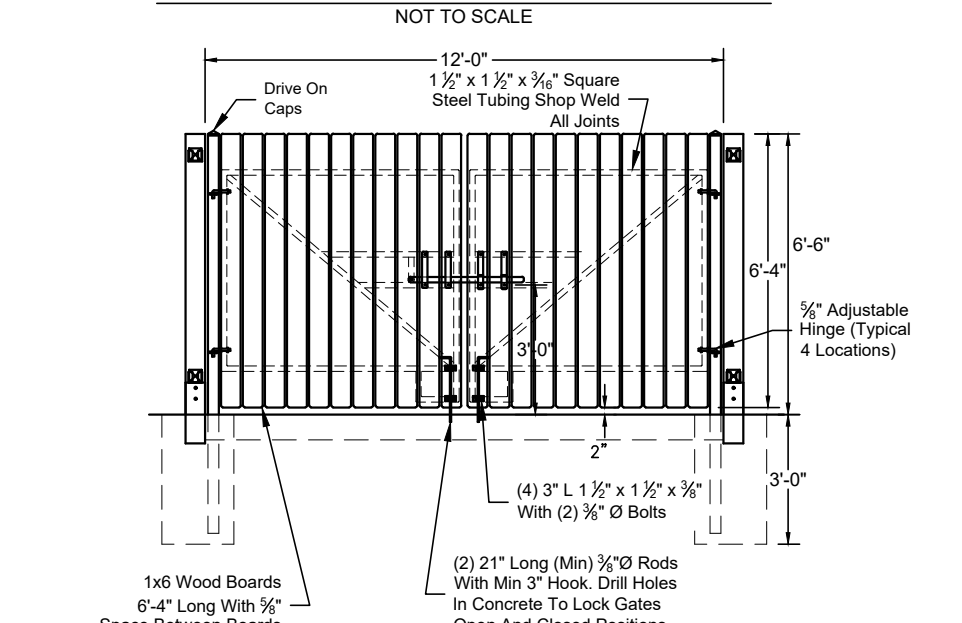
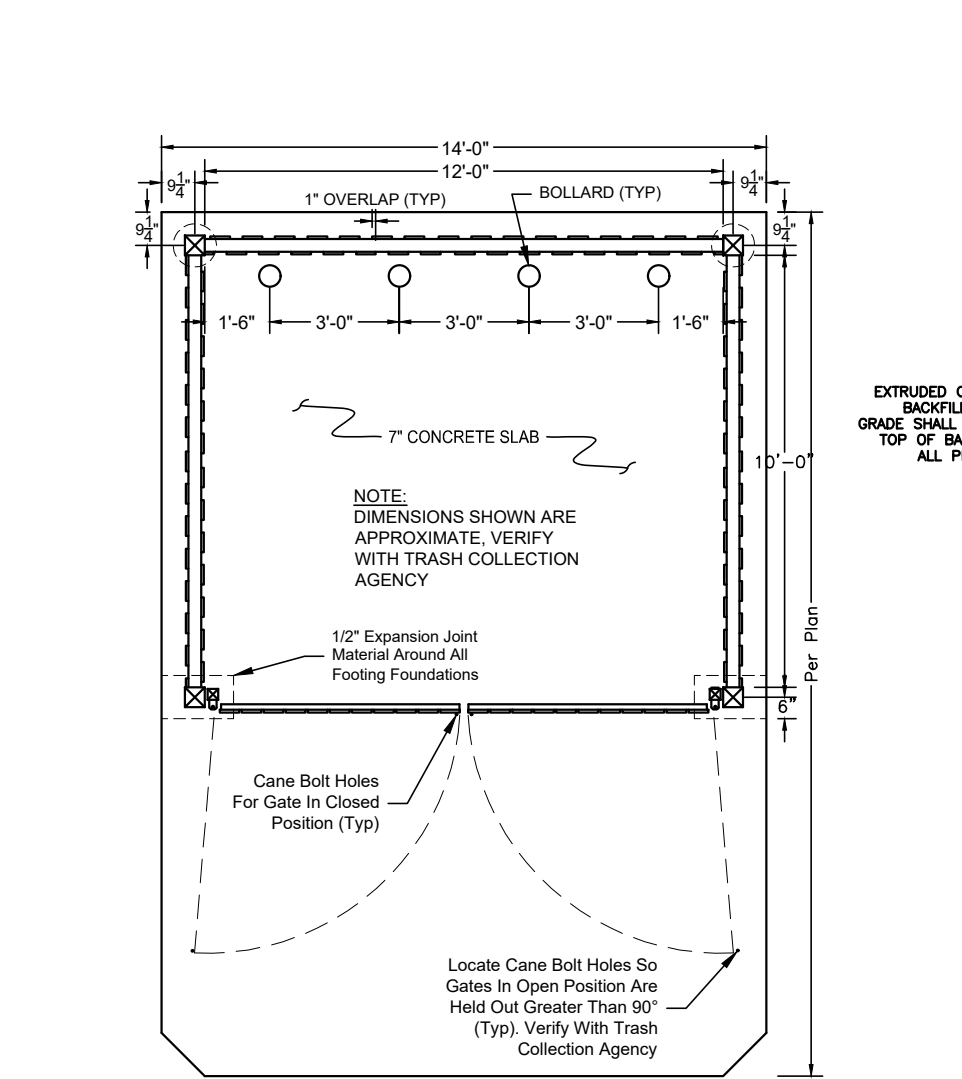
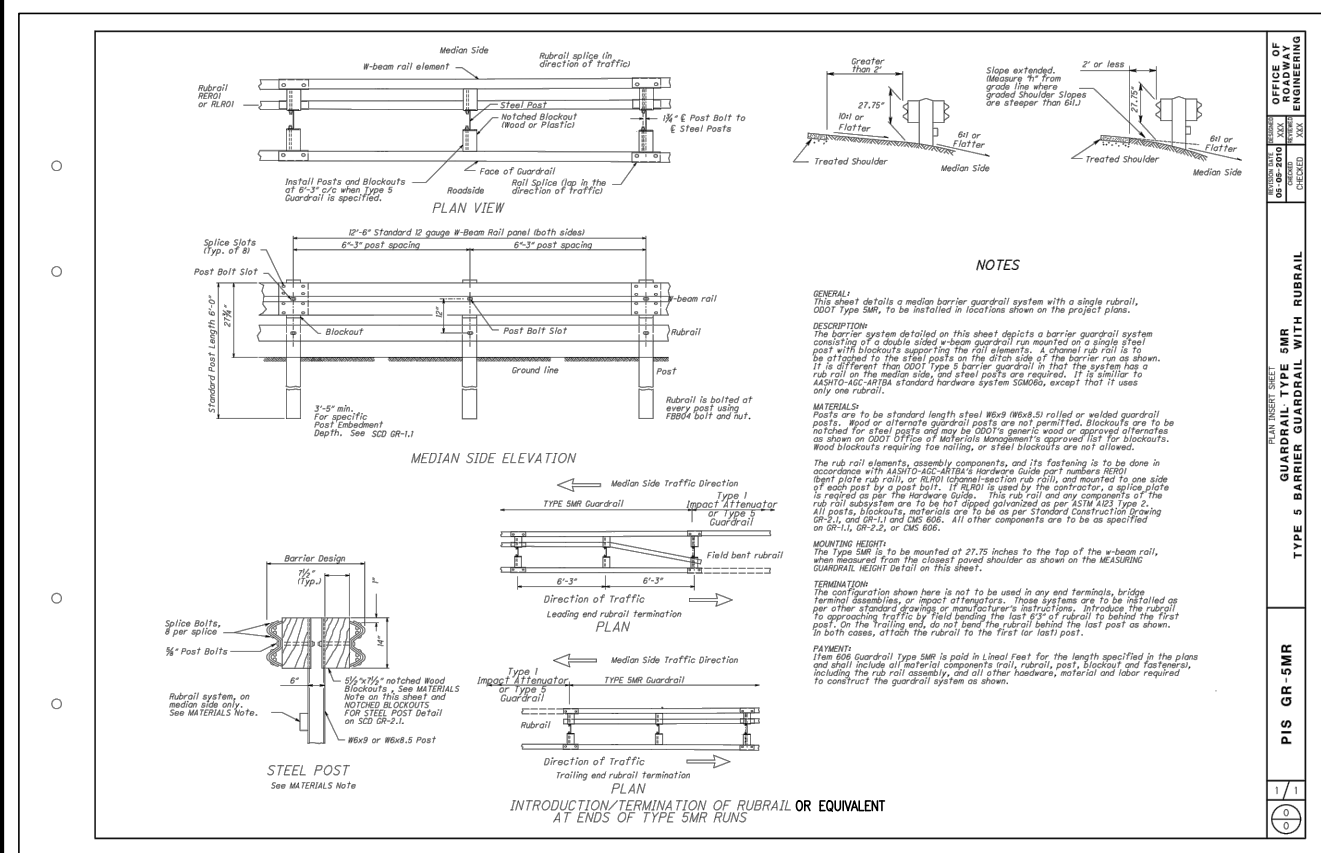
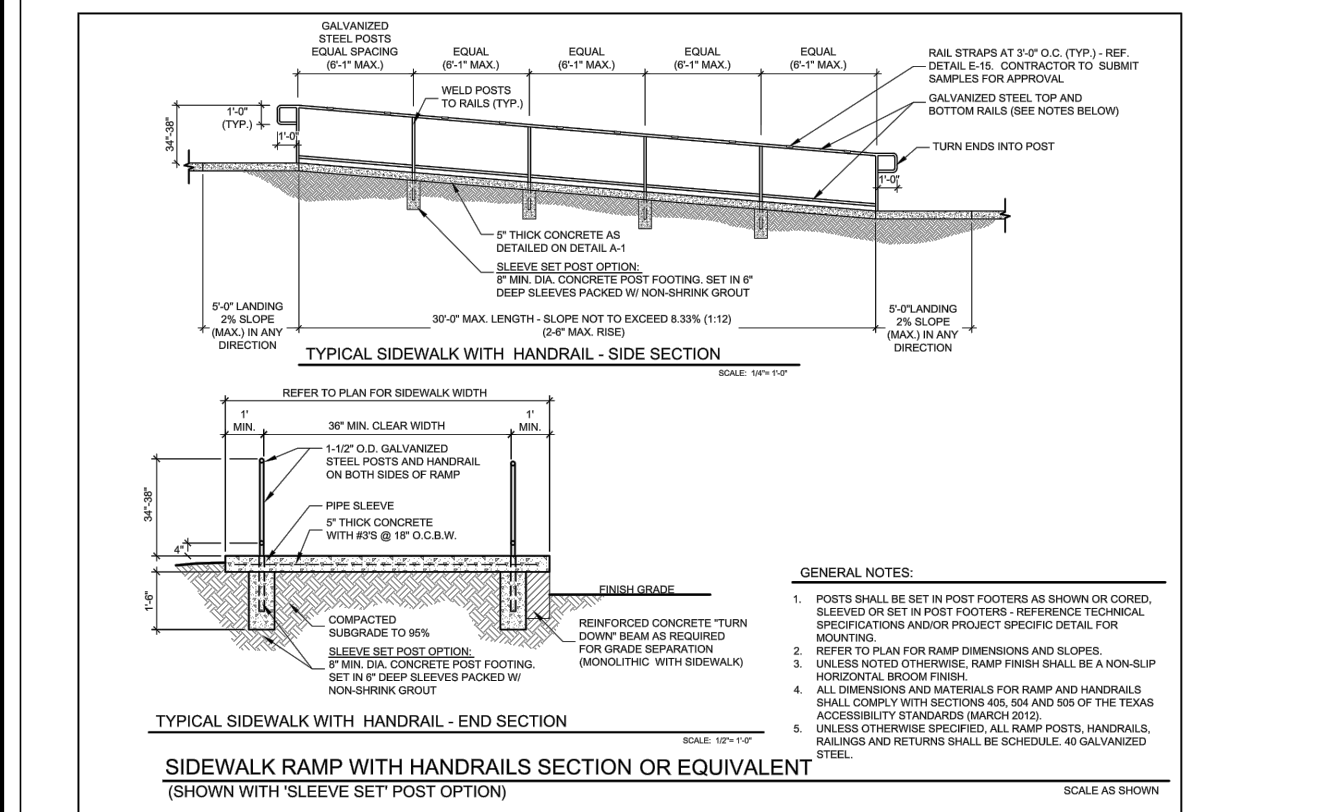
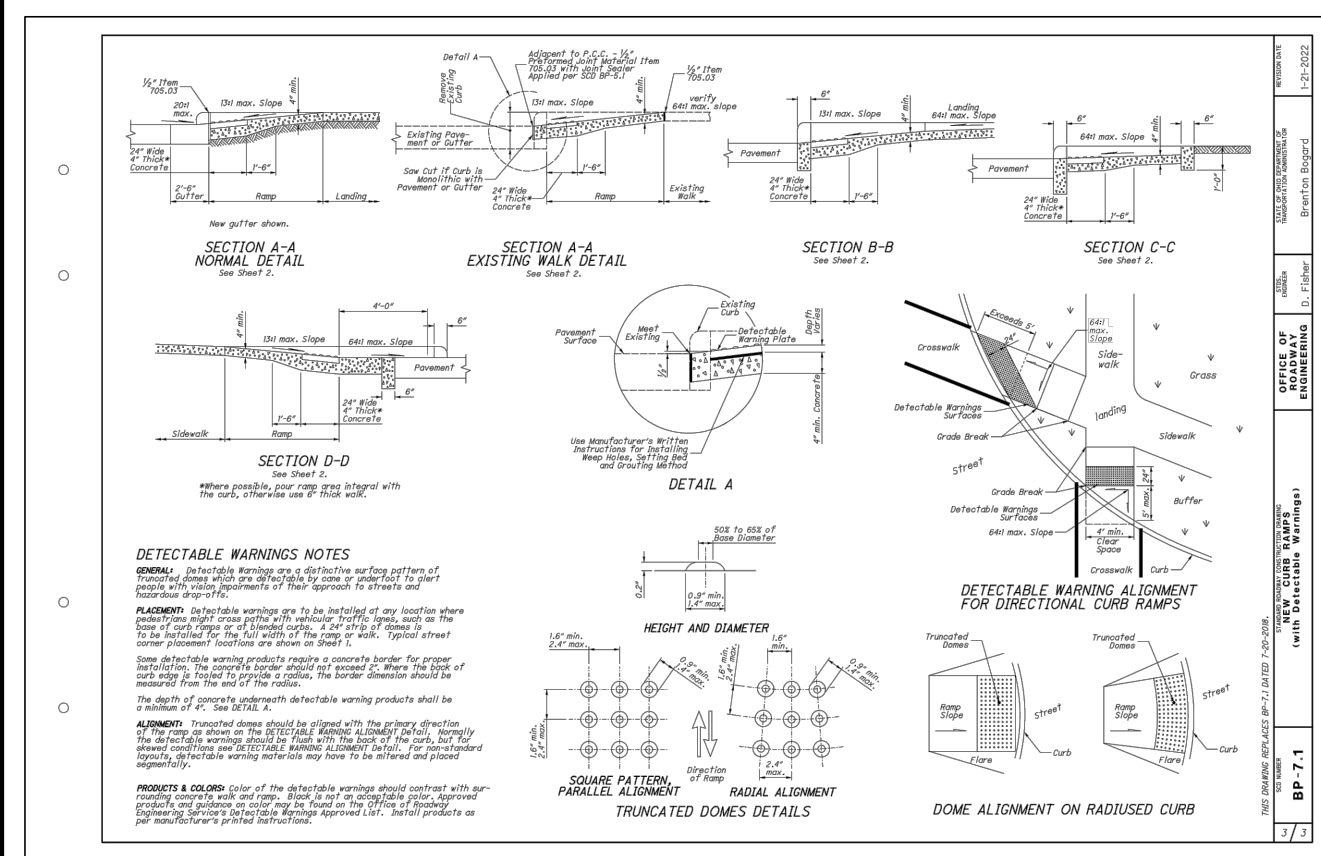
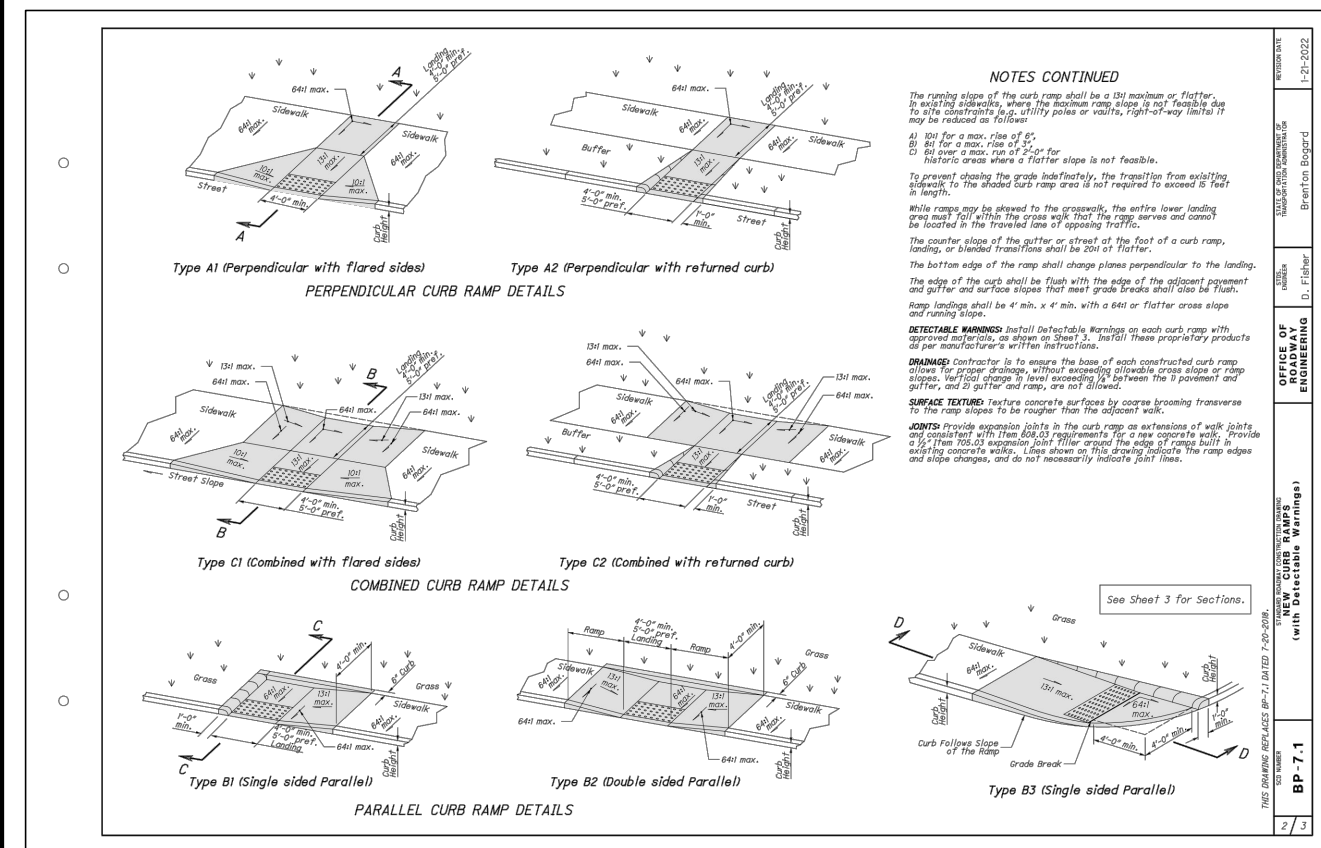
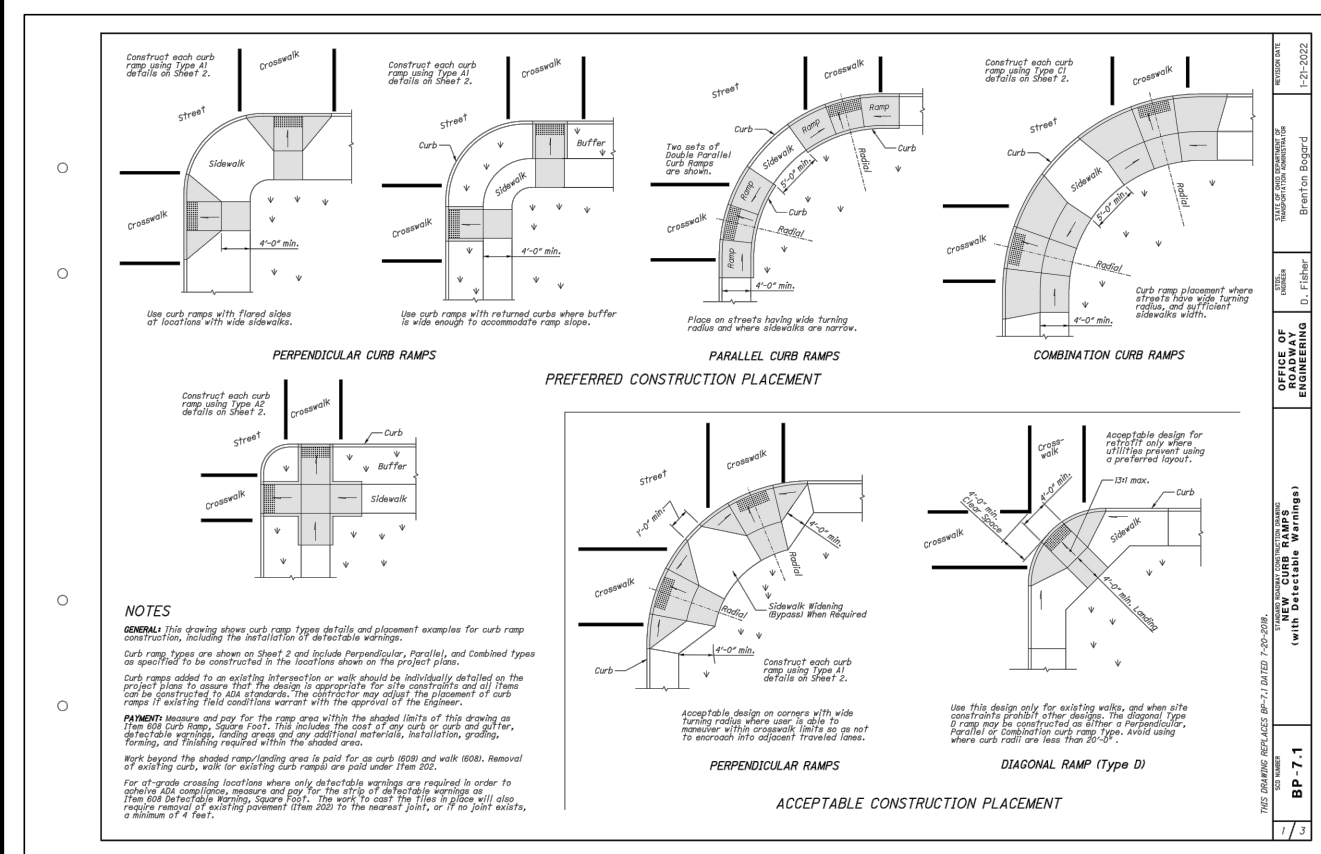
GENERAL NOTES



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Drawn by: MLT
Checked By: MAR
Issue Date: 7-17-23
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LEGEND
① ITEM 448-(1 1/2") ASPHALT CONCRETE, SURFACE COURSE, TYPE 1
② TACK COAT MS-2, RS-1, OR RC-250
③ ITEM 448-(2") ASPHALT CONCRETE, INTERMEDIATE LEVELING COURSE, TYPE 1
④ ITEM 301-(6") BITUMINOUS AGGREGATE BASE
⑤ ITEM 204 SUBGRADE COMPACTION
⑥ EXTRUDED CURB

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FAIRFIELD INN BY MARIOTT - OXFORD
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO

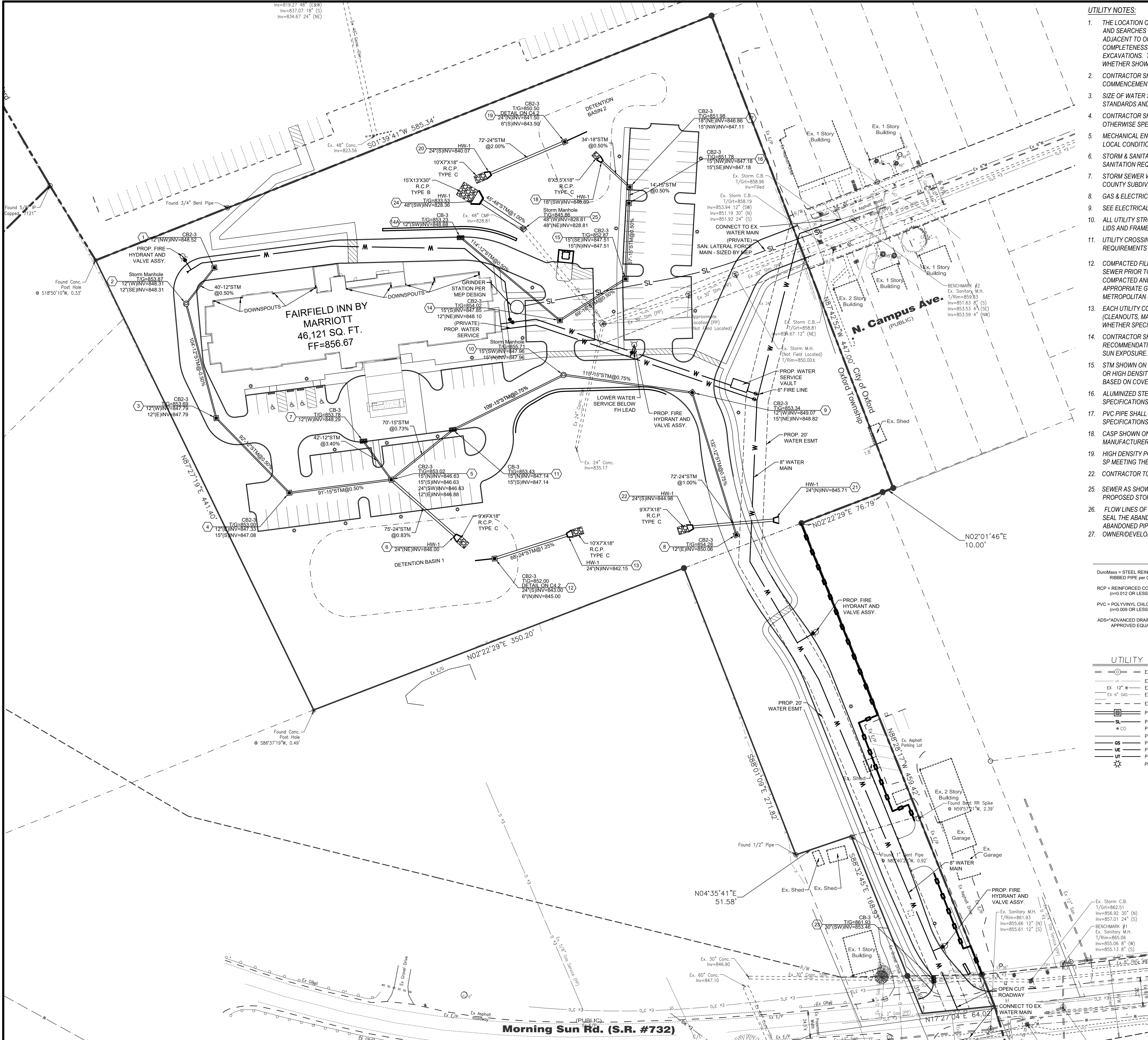
bayer becker
www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

C3.2

Item	Revision Description	Date	Chk
1	CITY OF OXFORD CONDITIONAL USE	9-7-23	MLT

Drawing: 22-0261 CD
Drawn by: MLT
Checked By: MAR
Issue Date: 7-17-23
Sheet:

PRELIMINARY



UTILITY NOTES:

- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON THE PREMISES. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH UTILITY COMPANIES BEFORE MAKING EXCAVATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS WHETHER SHOWN ON THESE PLANS OR NOT.
- CONTRACTOR SHALL VERIFY LOCATION & DEPTH AND INTEGRITY OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PROPOSED UTILITIES.
- SIZE OF WATER SERVICE, FIRE PROTECTION LINE, AND METER PIT DIMENSIONS, PER OXFORD WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE WATER SERVICE CONNECTION WITH THE LOCAL WATER DISTRICT. UNLESS OTHERWISE SPECIFIED, A MINIMUM OF 4'-0" COVER SHALL BE MAINTAINED ON ALL WATER & SERVICE LINES.
- MECHANICAL ENGINEER / PLUMBING CONTRACTOR SHALL VERIFY SIZE OF SEWER AND WATER SERVICES FOR LOCAL CONDITIONS AND REQUIREMENTS.
- STORM & SANITARY BUILDING SEWERS AND TAPS SHALL BE IN ACCORDANCE WITH THE BUTLER COUNTY SANITATION REQUIREMENTS AND THE OHIO PLUMBING CODE.
- STORM SEWER WITHIN THE RIGHT-OF-WAY OR WITHIN DEDICATED EASEMENT SHALL CONFORM TO BUTLER COUNTY SUBDIVISION REGULATION STANDARDS.
- GAS & ELECTRIC SERVICE SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY & MECHANICAL ENGINEER.
- SEE ELECTRICAL PLAN FOR ALL CONDUITS & LIGHT POLE LOCATIONS.
- ALL UTILITY STRUCTURES & CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL HAVE TRAFFIC BEARING GRATES, LIDS AND FRAMES.
- UTILITY CROSSINGS SHALL BE PER THE UTILITY PROVIDERS SPECIFICATIONS WITH THE MORE STRINGENT REQUIREMENTS GOVERNING.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE (3) FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY. A COPY OF THESE TESTING REPORTS SHALL BE SUBMITTED TO THE METROPOLITAN SEWER DISTRICT AND THE ENGINEER'S OFFICE.
- EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- CONTRACTOR SHALL STORE CONSTRUCTION MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO PREVENT DELETERIOUS MATERIALS FROM BECOMING AFFIXED OR DETERIORATED FROM SUN EXPOSURE.
- STM SHOWN ON PLAN REFERS TO ALUMINIZED STEEL TYPE II ULTRA-FLO PIPE, POLYVINYL CHLORIDE PIPE (PVC) OR HIGH DENSITY POLYETHYLENE SMOOTH LINED PIPE (HDPE) MEETING THE MANUFACTURERS SPECIFICATIONS BASED ON COVER AND SURCHARGE.
- ALUMINIZED STEEL TYPE II ULTRA-FLO PIPE (N=0.013 OR LESS) SHALL BE PER THE MANUFACTURERS SPECIFICATIONS FOR GAGE BASED ON COVER AND SURCHARGE.
- PVC PIPE SHALL BE TYPE "B" CONDUIT ASTM F 949, ASTM F 794 OR AASHTO M 304, MEETING THE MANUFACTURERS SPECIFICATIONS FOR WALL THICKNESS BASED ON COVER AND SURCHARGE.
- CASP SHOWN ON PLAN SHALL BE CORRUGATED ALUMINIZED STEEL TYPE II PIPE (N=0.024), MEETING THE MANUFACTURERS SPECIFICATIONS FOR GAGE BASED ON COVER AND SURCHARGE.
- HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED SMOOTH LINED PIPE, ASTM M 294 TYPE S OR SP MEETING THE MANUFACTURERS SPECIFICATIONS FOR WALL THICKNESS BASED ON COVER AND SURCHARGE.
- CONTRACTOR TO CONFIRM AND MAINTAIN ALL EXISTING BUILDING DOWNSPOUTS.
- SEWER AS SHOWN TO BE PRIVATELY OWNED & MAINTAINED UNLESS NOTED AS "PUBLIC" WITH ASSOCIATED PROPOSED STORM SEWER EASEMENTS SHOWN.
- FLOW LINES OF EXISTING STRUCTURES WITH PIPES TO BE ABANDONED SHALL BE RECONSTRUCTED TO PLUG & SEAL THE ABANDONED PIPE OPENING AND CONSTRUCT BENCH (MATCHING EXISTING BENCH) IN PLACE OF ABANDONED PIPE OPENING.
- OWNER/DEVELOPER IS RESPONSIBLE FOR ANY STREAM PERMITTING REQUIRED.

PROPOSED STORM SEWER LEGEND

- DuroMaxx = STEEL REINFORCED THERMOPLASTIC RIBBED PIPE per ODOT SB938. (n=0.012)
- RCP = REINFORCED CONCRETE PIPE, CLASS IV (n=0.012 OR LESS)
- PVC = POLYVINYL CHLORIDE TYPE B PIPE (n=0.009 OR LESS)
- ADS="ADVANCED DRAINAGE SYTEMS" OR APPROVED EQUAL.
- HDPE = HIGH DENSITY POLYETHYLENE PIPE (HDPE) CORRUGATED SMOOTH LINED PIPE, ODOT TYPE B CONDUIT. (n=0.012 OR LESS)
- ULTRA = ALUMINIZED STEEL TYPE II ULTRA-FLO PIPE. (n=0.012 OR LESS)
- STM = HDPE or PVC or ULTRA-FLO PIPE. (n=0.012 OR LESS)
- ALL MATERIALS SHALL MEET MANUFACTURER'S SPECIFICATIONS FOR WALL THICKNESS (GAGE) BASED ON COVER AND SURCHARGE.

UTILITY PLAN LEGEND

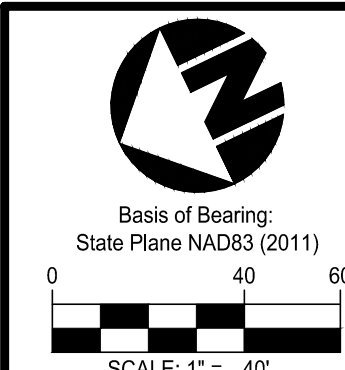
- EXISTING SANITARY SEWER
- EXISTING TELEPHONE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING E/P
- PROPOSED STORM SEWER
- PROPOSED SANITARY LATERAL
- PROPOSED CLEANOUT
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED TELEPHONE
- PROPOSED LIGHT POLE



Know what's below.
Call before you dig.

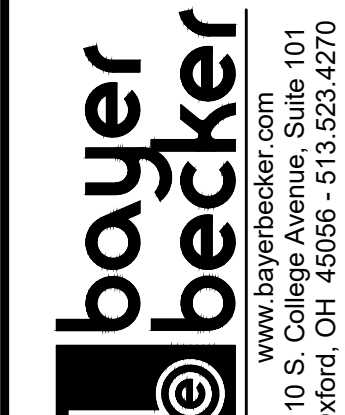
1-800-362-2764

OHIO UTILITIES PROTECTION SERVICE (OUPS)
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



Item	Revision Description
1	CITY OF OXFORD CONDITIONAL USE

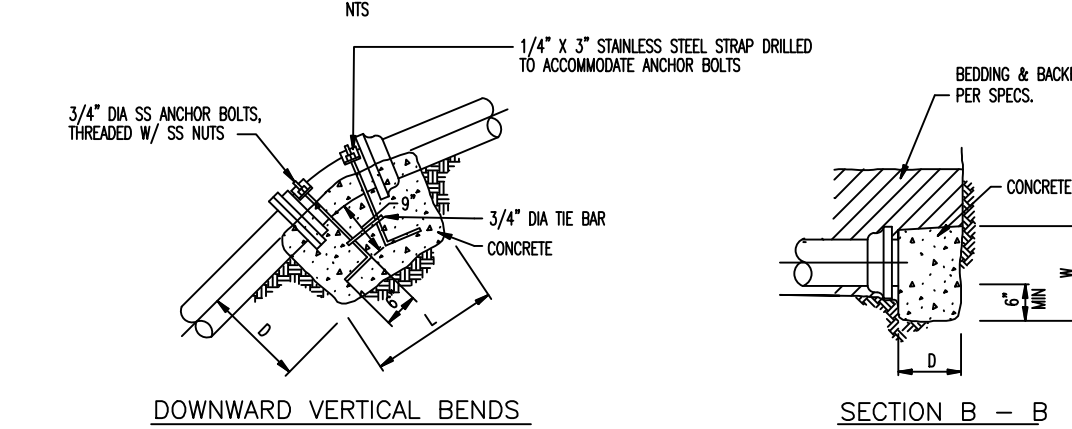
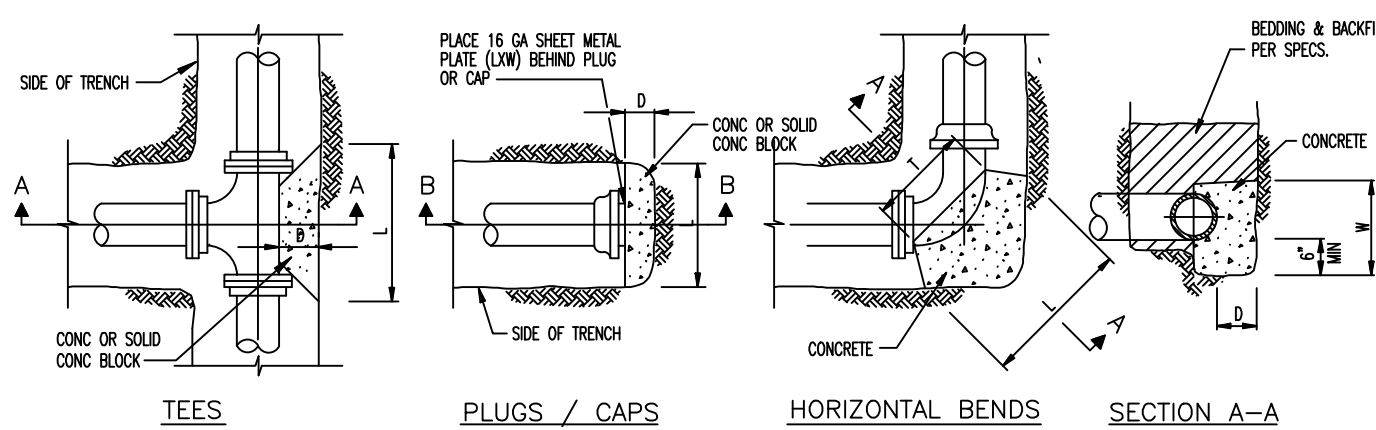
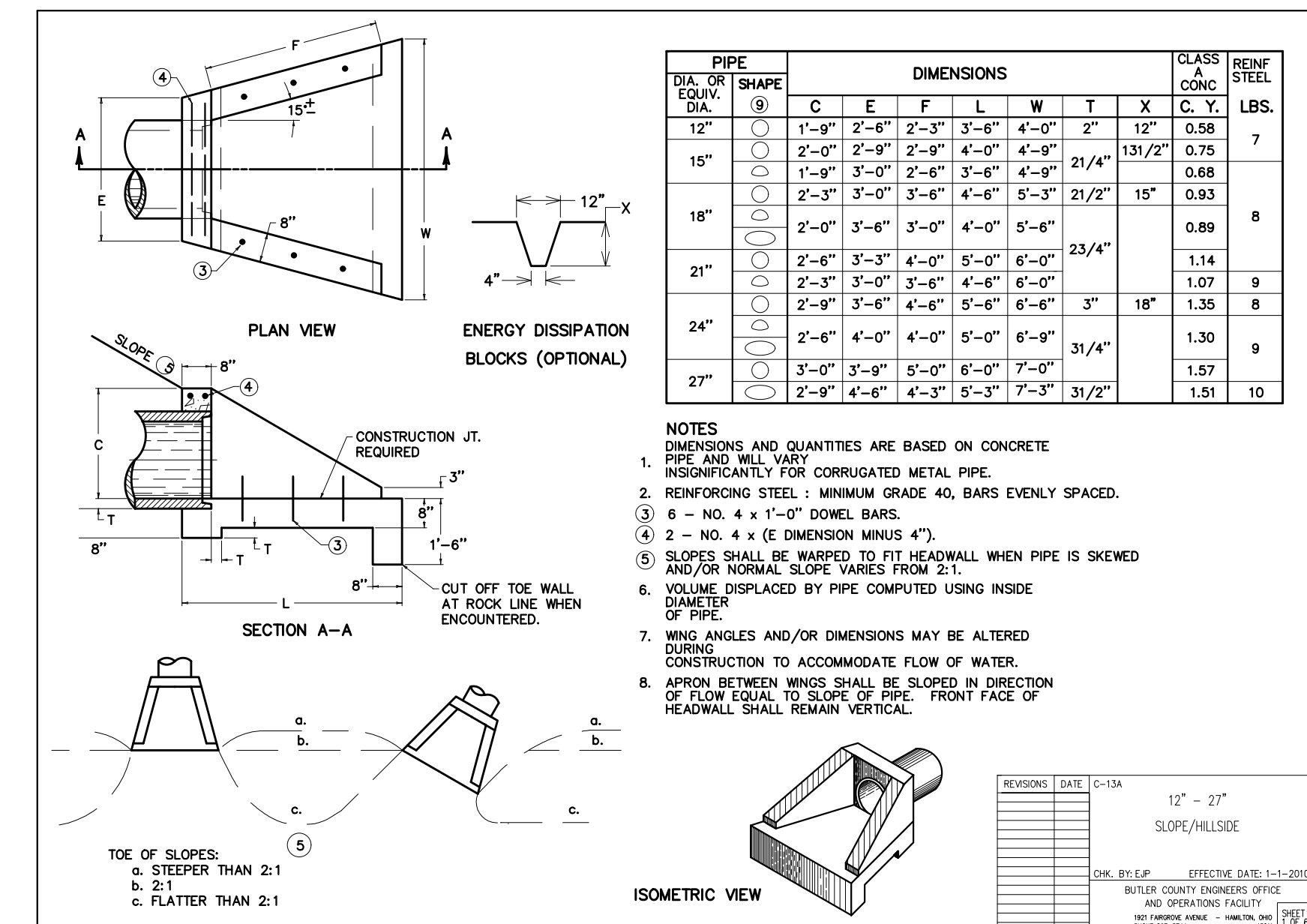
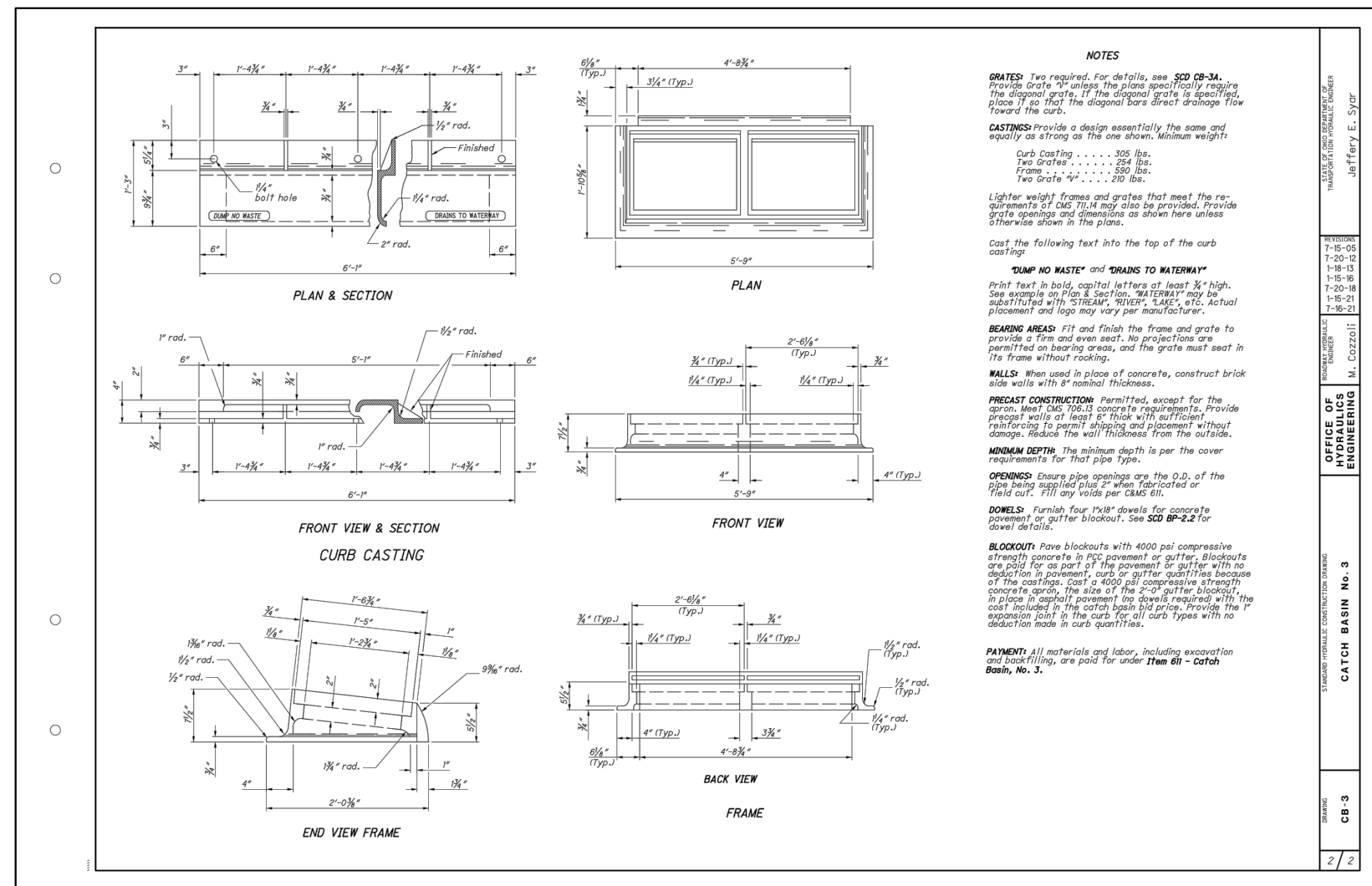
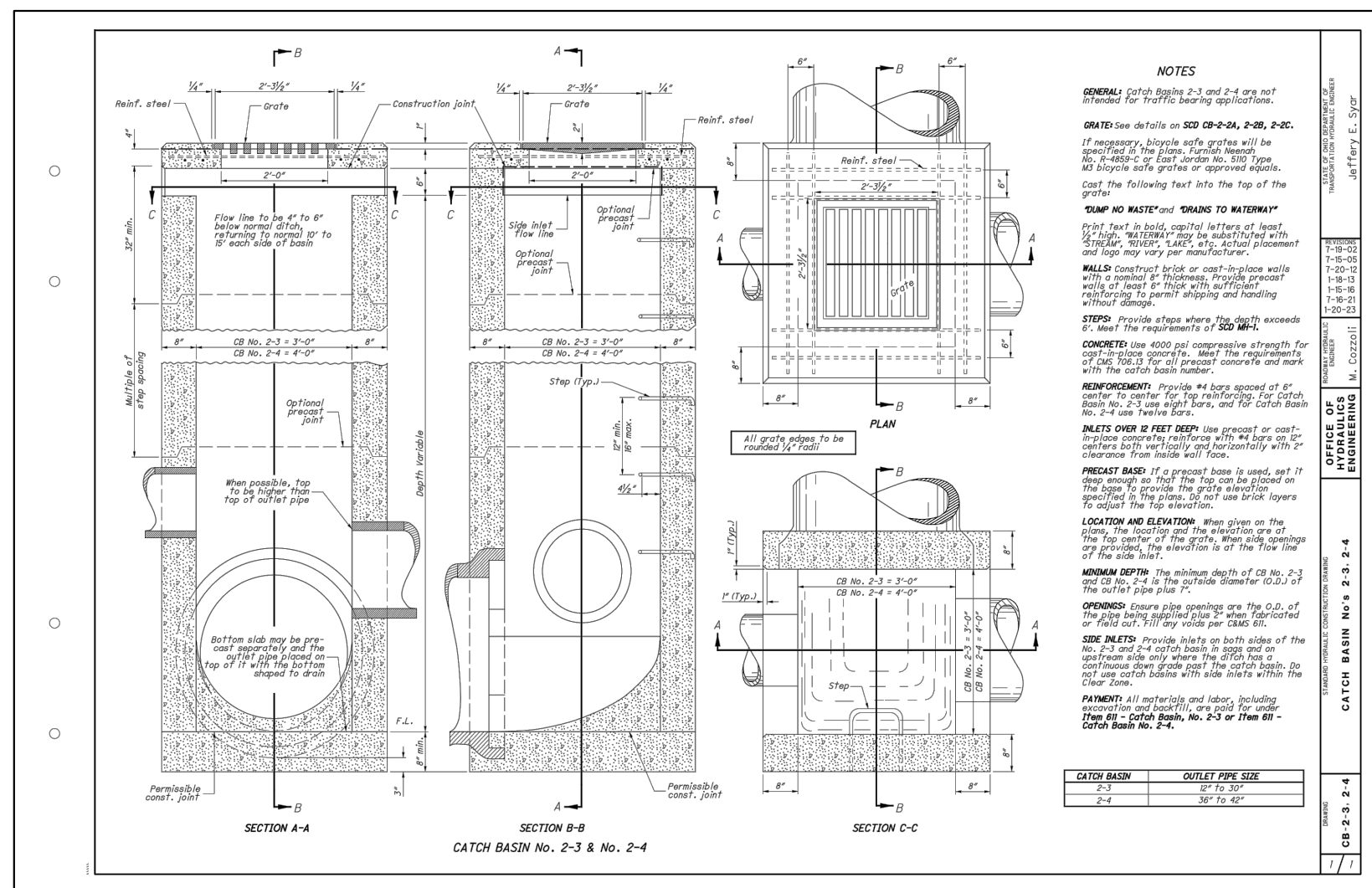
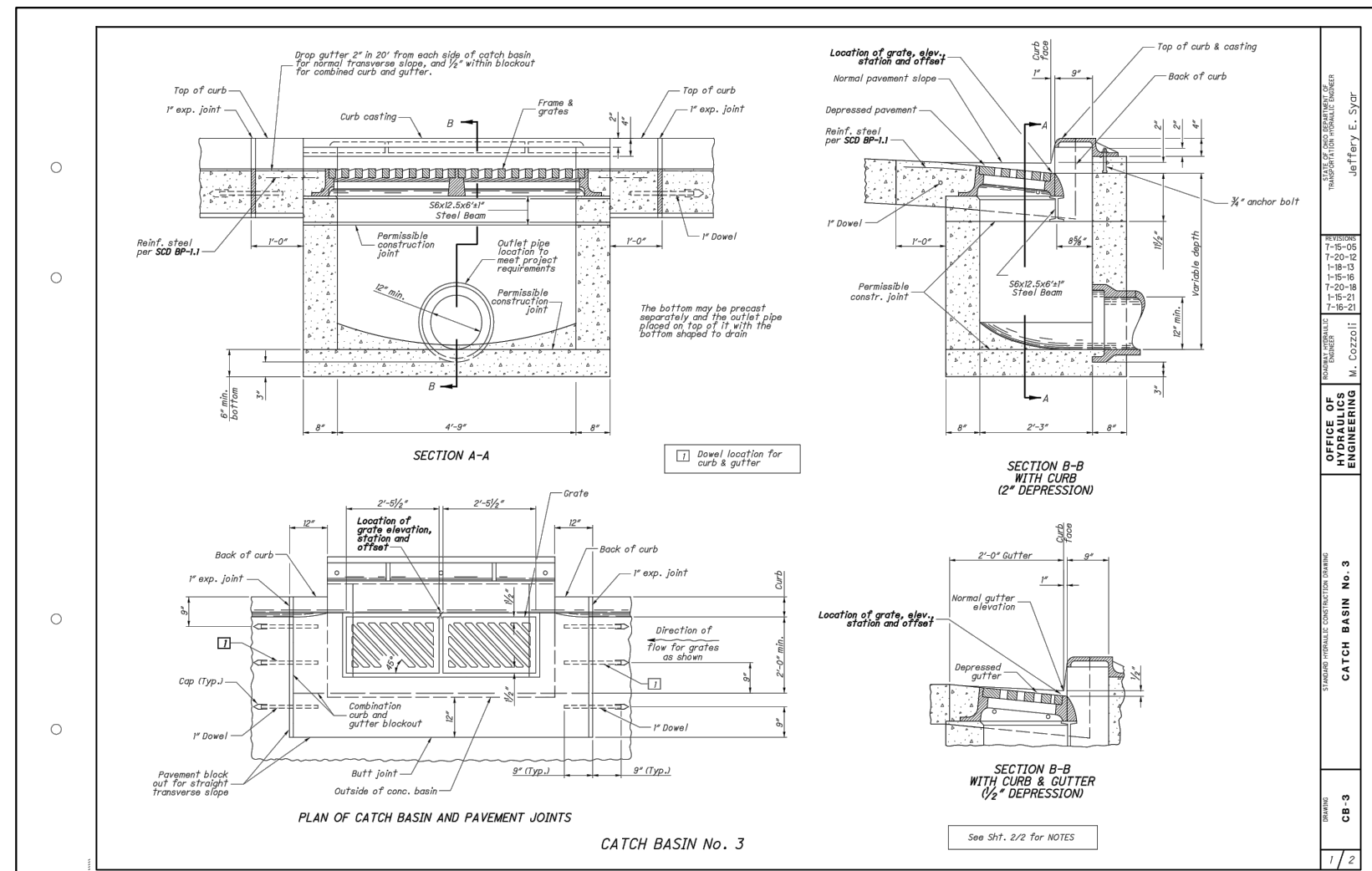
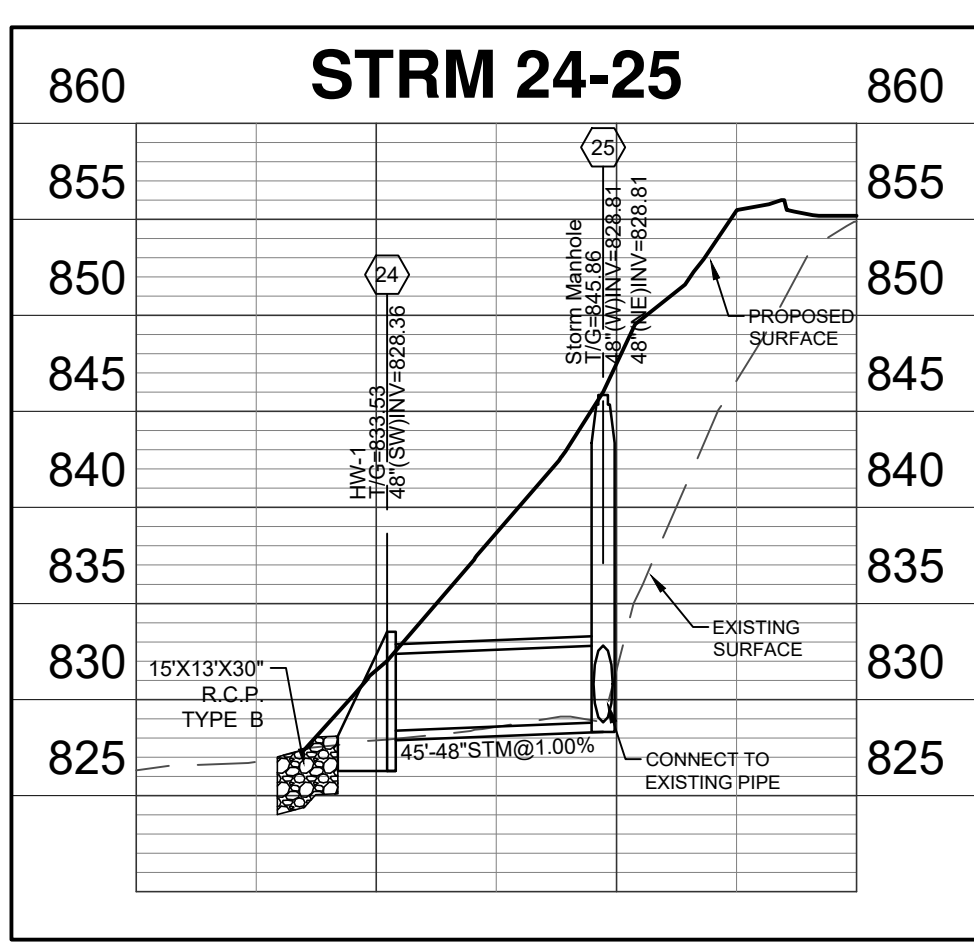
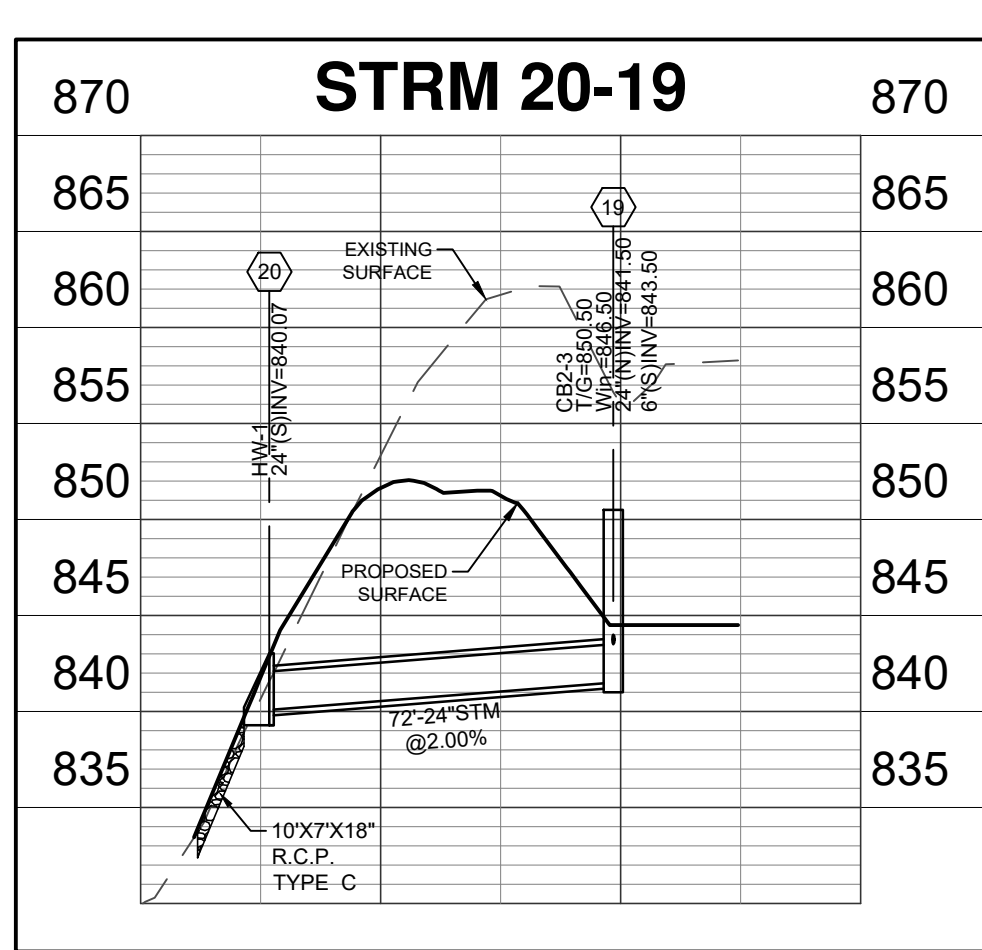
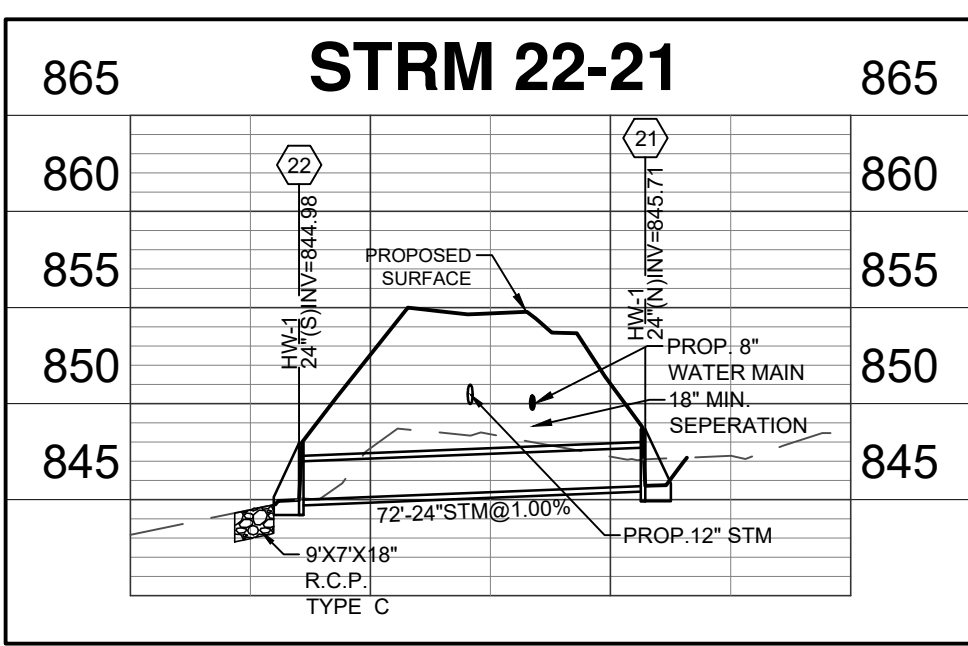
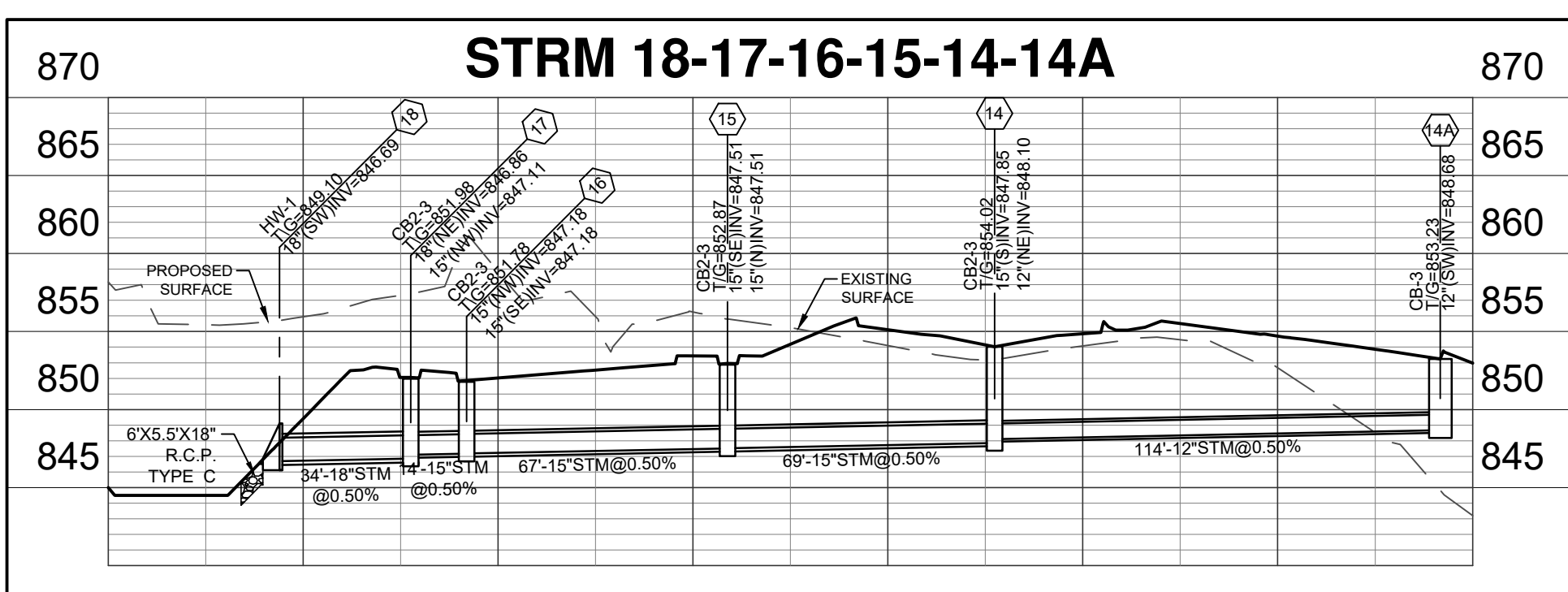
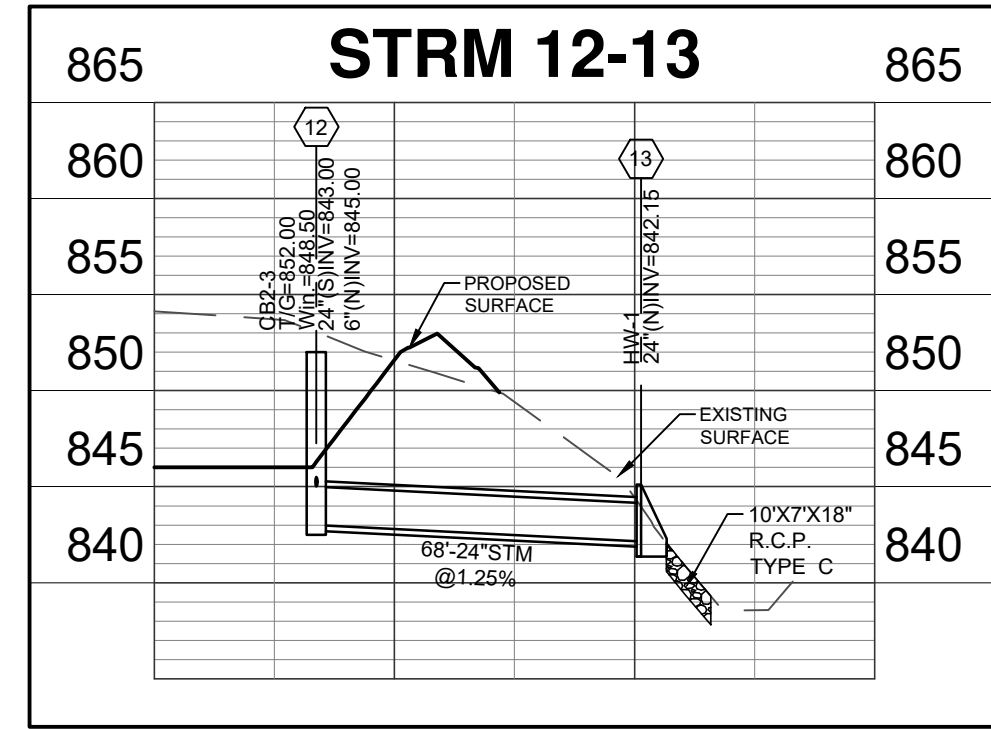
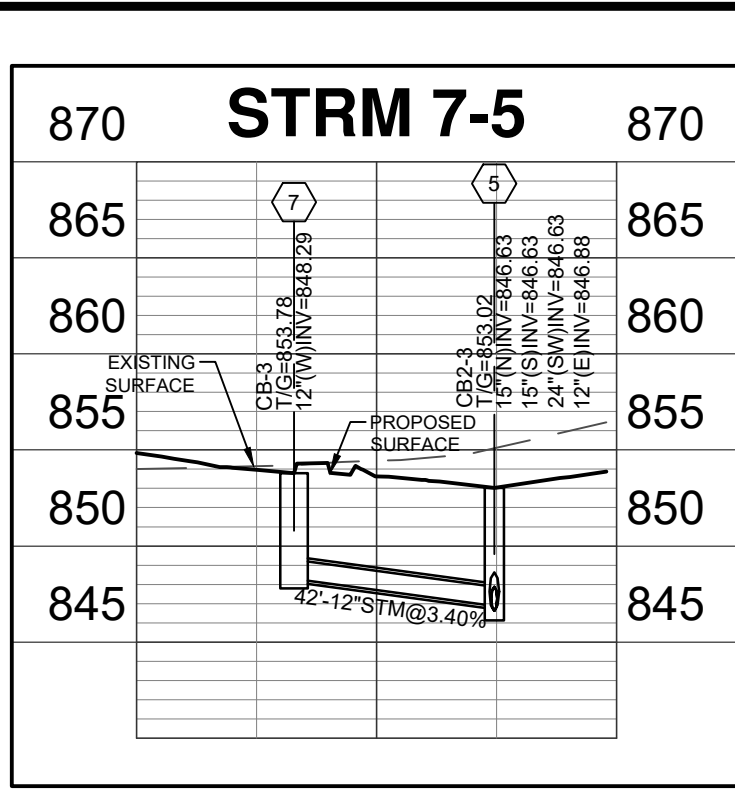
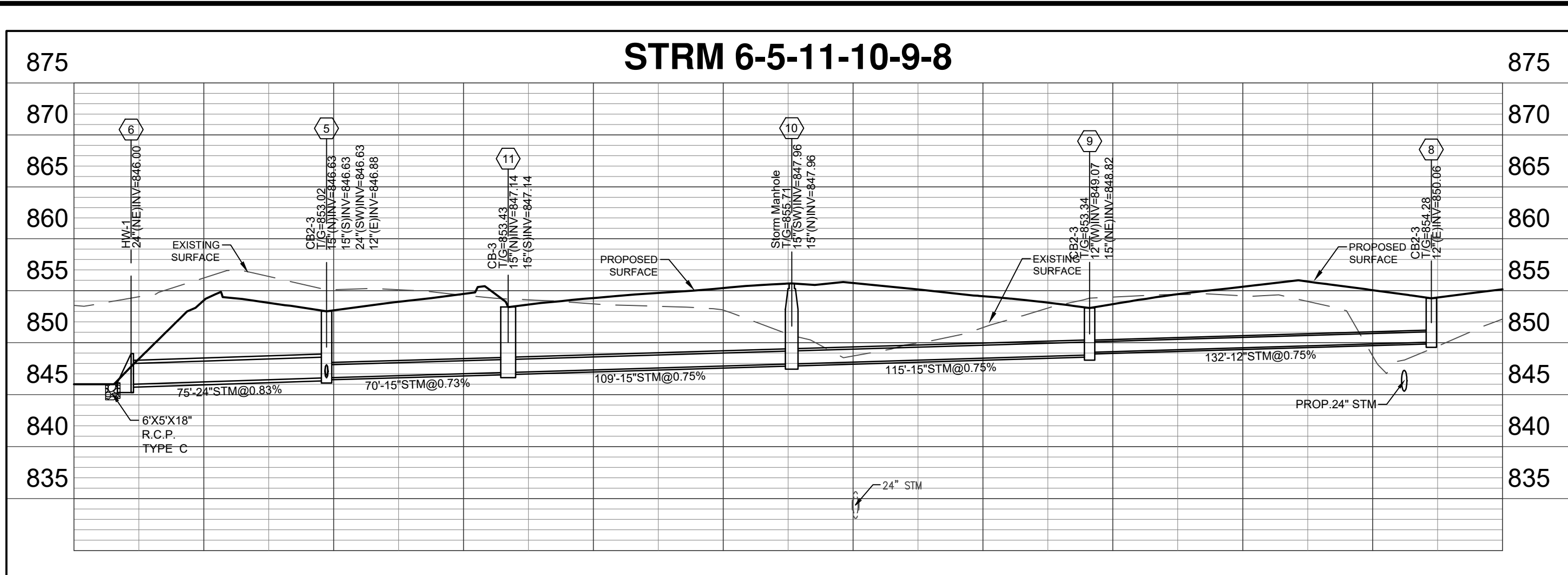
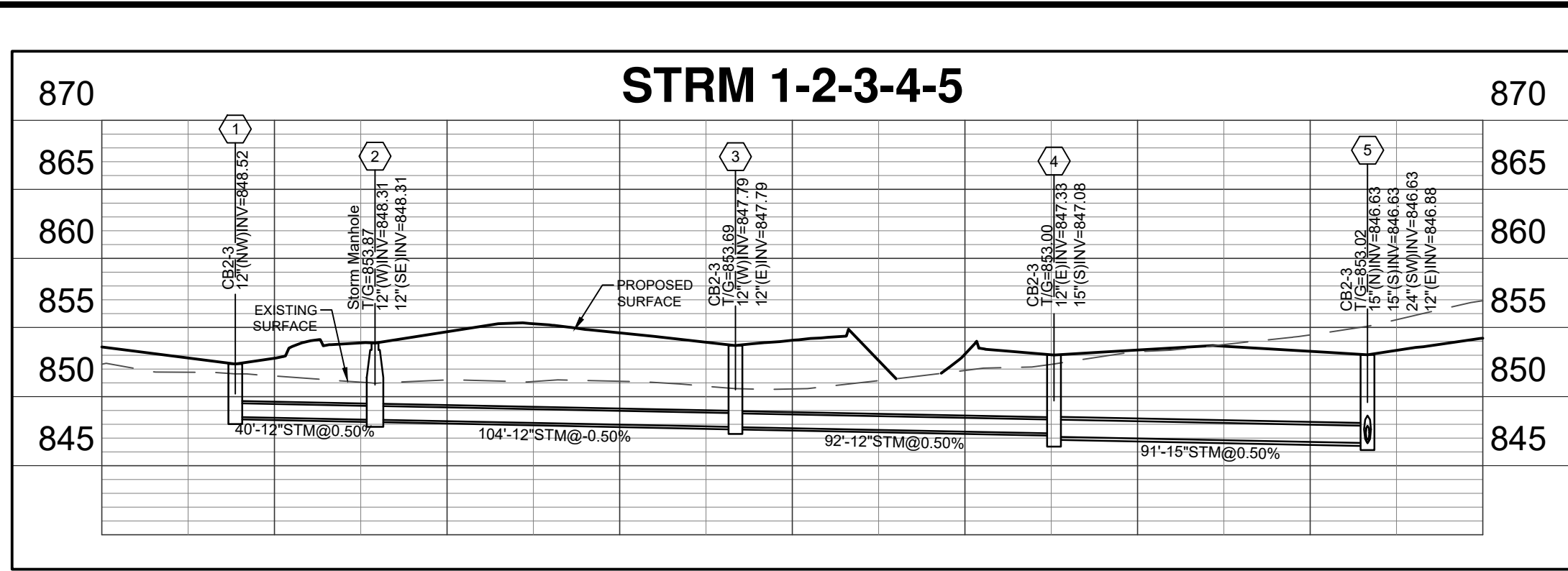
FAIRFIELD INN BY MARRIOTT - OXFORD
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO



Drawing:	22-0261 CD
Drawn by:	MLT
Checked By:	MAR
Issue Date:	7-17-23

C4.0

PRELIMINARY



PLUGS, CAPS & TEES	
SIZE	6" 8" 10" 12" 16" 18" 20" 24" 30" 36"
D	6" 6" 6" 6" 6" 6" 6" 6" 6" 6"
L x W	20" 22" 24" 24" 32" 36" 40" 54" 76" 102"

45° EIGHTH BENDS	
SIZE	6" 8" 10" 12" 16" 18" 20" 24" 30" 36"
D	6" 6" 6" 6" 6" 6" 6" 6" 6" 6"
L	18" 20" 22" 24" 34" 40" 45" 58" 72" 98"
T	16" 16" 18" 18" 28" 33" 37" 46" 52" 58"
W	12" 14" 16" 18" 22" 25" 28" 36" 48" 76"

90° QUARTER BENDS	
SIZE	6" 8" 10" 12" 16" 18" 20" 24" 30" 36"
D	8" 8" 10" 12" 12" 12" 16" 20" 20" 24" 26"
L	24" 27" 30" 34" 48" 51" 54" 78" 92" 144"
T	16" 18" 20" 22" 36" 40" 44" 50" 56" 62"
W	12" 16" 20" 24" 28" 34" 40" 50" 66" 96"

VERTICAL BEND & STRAIGHT PIPE	
SIZE	6" 8" 10" 12" 16" 18" 20" 24" 30" 36"
D	15" 15" 18" 18" 21" 21" 24" 24" 32" 38"
L	24" 24" 30" 30" 36" 36" 36" 42" 56" 68"

- NOTES:
- ANCHORS TO BE FULL WIDTH OF TRENCH
 - DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE. CONC MUST BE PLACED AGAINST UNDISTURBED EARTH.
 - THESE ARE REPRESENTATIVE BLOCKING DIMENSIONS. OTHER BENDS WILL ALSO NEED BLOCKING IF NOT UTILIZING RESTRAINED JOINTS.
 - ENCASE ALL JOINTS, BOLTS, & NUTS WITH POLYETHYLENE BEFORE PLACING CONCRETE.
 - CONCRETE TYPE AND STRENGTH PER SPECS.
 - ALL ANCHOR BOLTS, NUTS, AND STRAPS TO BE STAINLESS STEEL.
 - UPWARD VERTICAL BENDS TO HAVE THRUST BLOCKS WITH SAME DIMENSIONS AS FOR HORIZONTAL BENDS.
 - 11 1/4 DEGREE AND 22 1/2 DEGREE BENDS TO HAVE THRUST BLOCKS WITH SAME DIMENSIONS AS FOR 45 DEGREE BENDS.



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OHIO UTILITIES PROTECTION SERVICE (OUPS)
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

**FAIRFIELD BY
MARriott - OXFORD**
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO



Drawing: 22-0261 CD
Drawn by: MLT
Checked By: MAR
Issue Date: 7-17-23
Sheet:

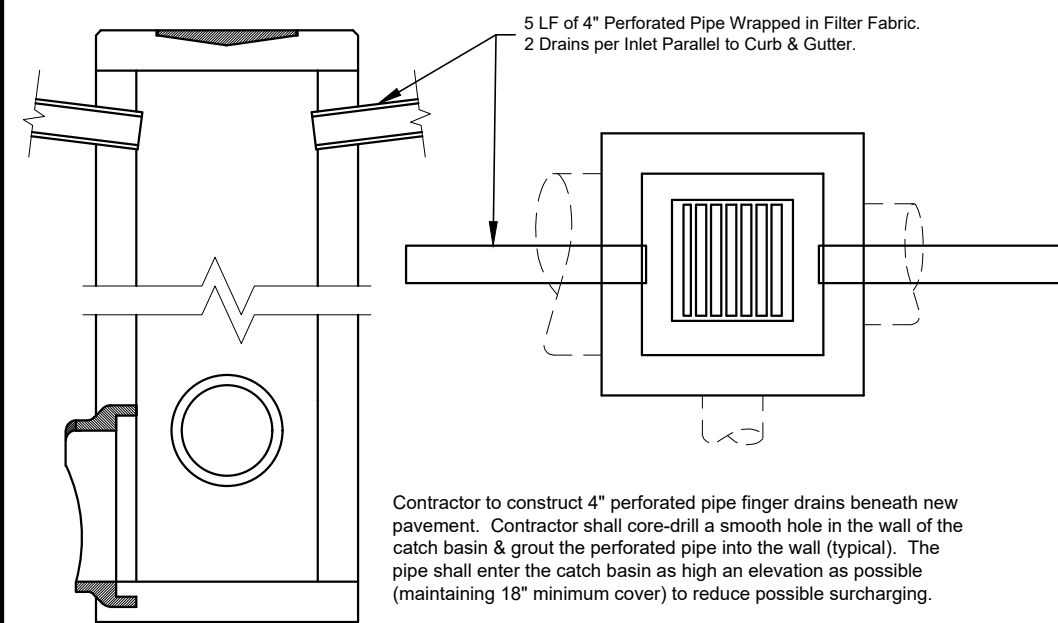
C4.1

SCALES:
1"=40' HOR
1"=10' VER

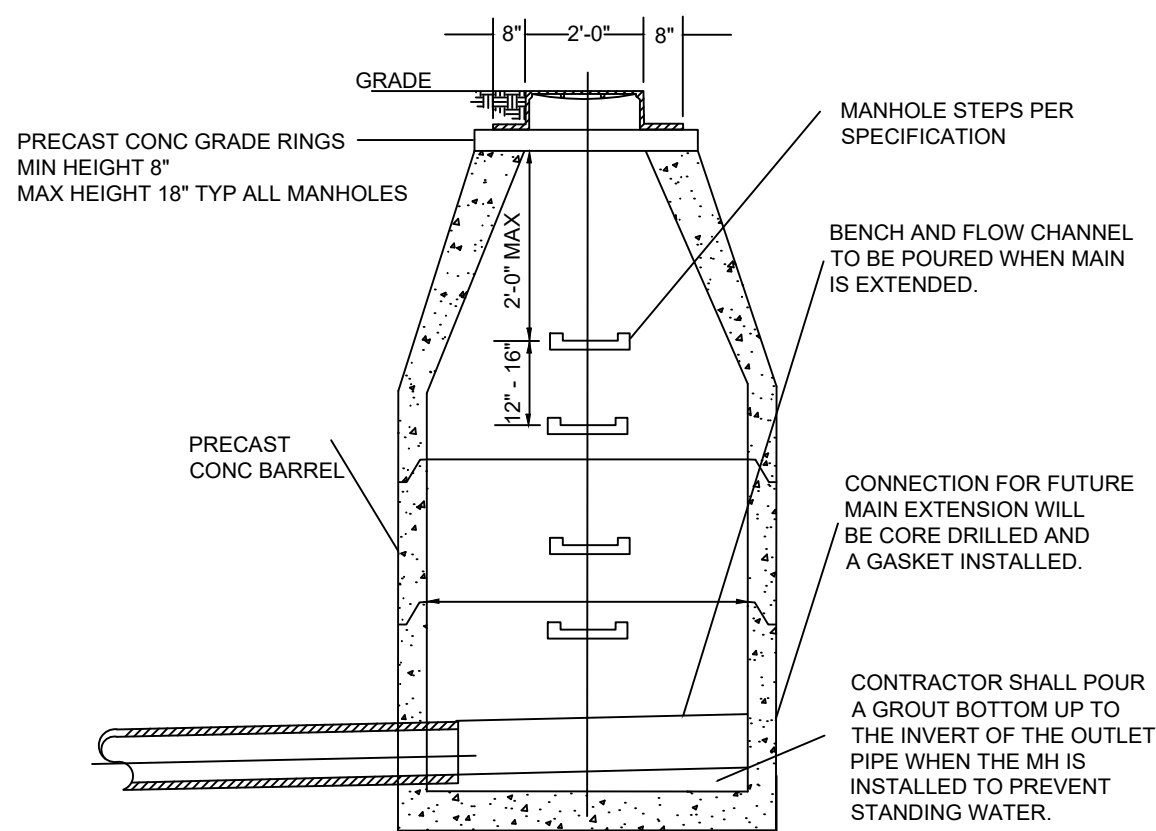
Item	Revision Description	Date	Chk
1	CITY OF OXFORD CONDITIONAL USE	9-7-23	MLT

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PRELIMINARY

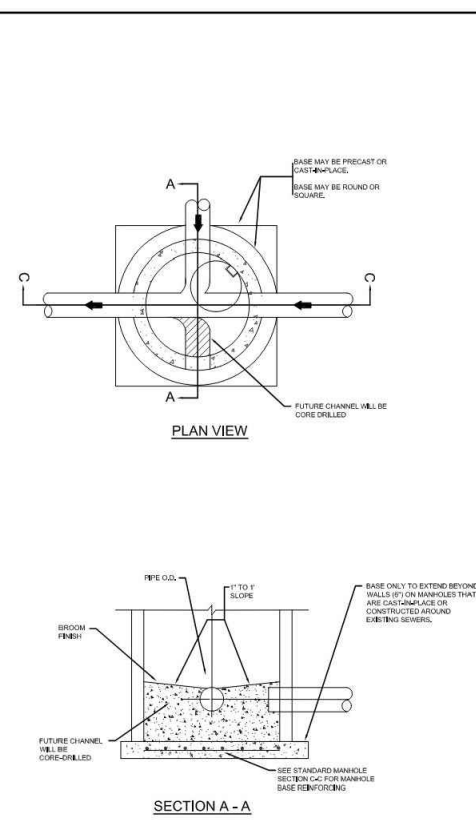


ALL MATERIALS SHALL BE PER KYTC SPECIFICATIONS
TYPICAL PAVEMENT AREA CATCH BASINS W/FINGER DRAINS
 NOT TO SCALE

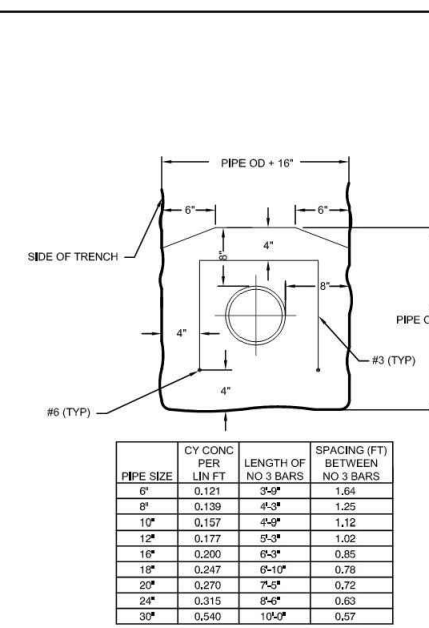


DEAD END MANHOLE DETAIL

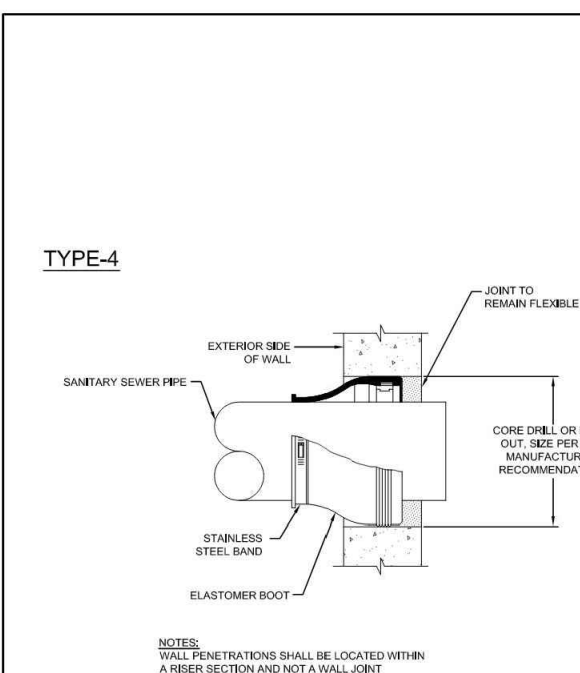
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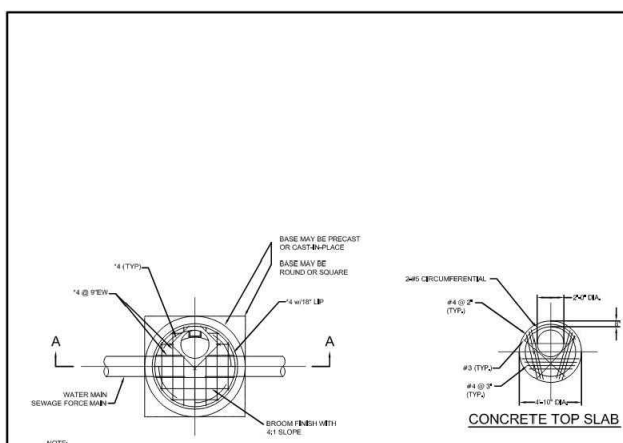
STANDARD CAST IN-PLACE MANHOLE



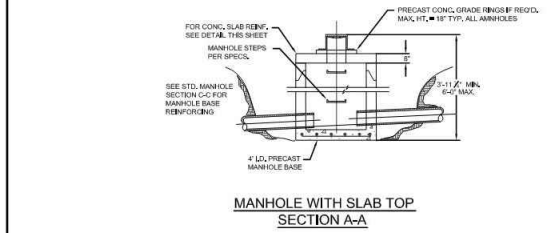
CONCRETE ENCASEMENT DETAIL



CONNECTION TO EXISTING MANHOLE

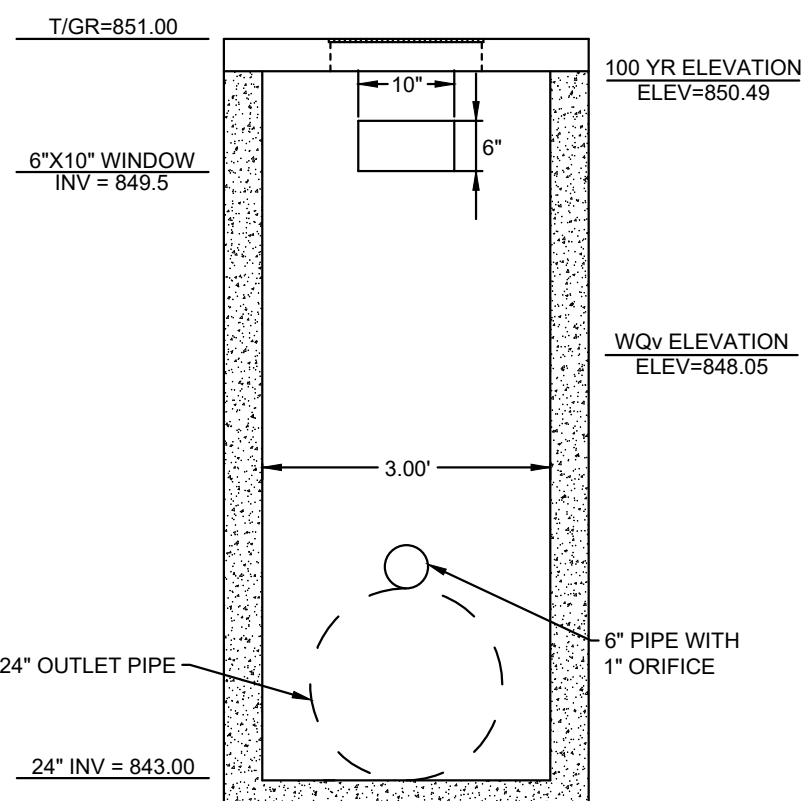


MANHOLE DETAIL (FRAME AND LID REMOVED)

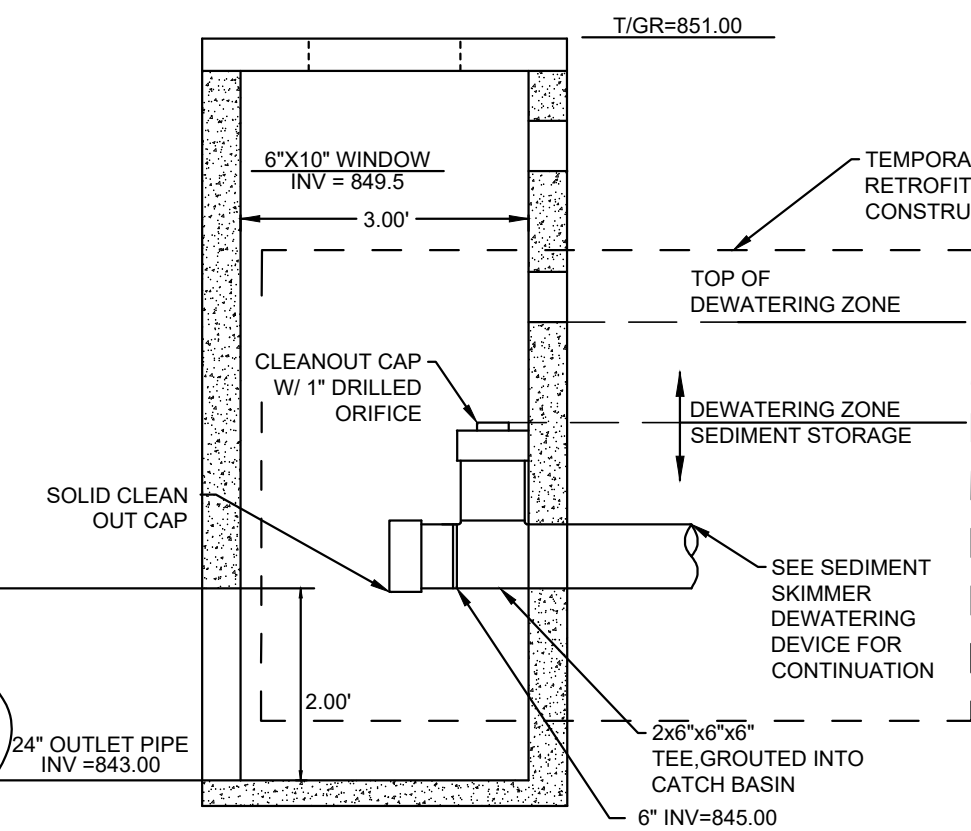
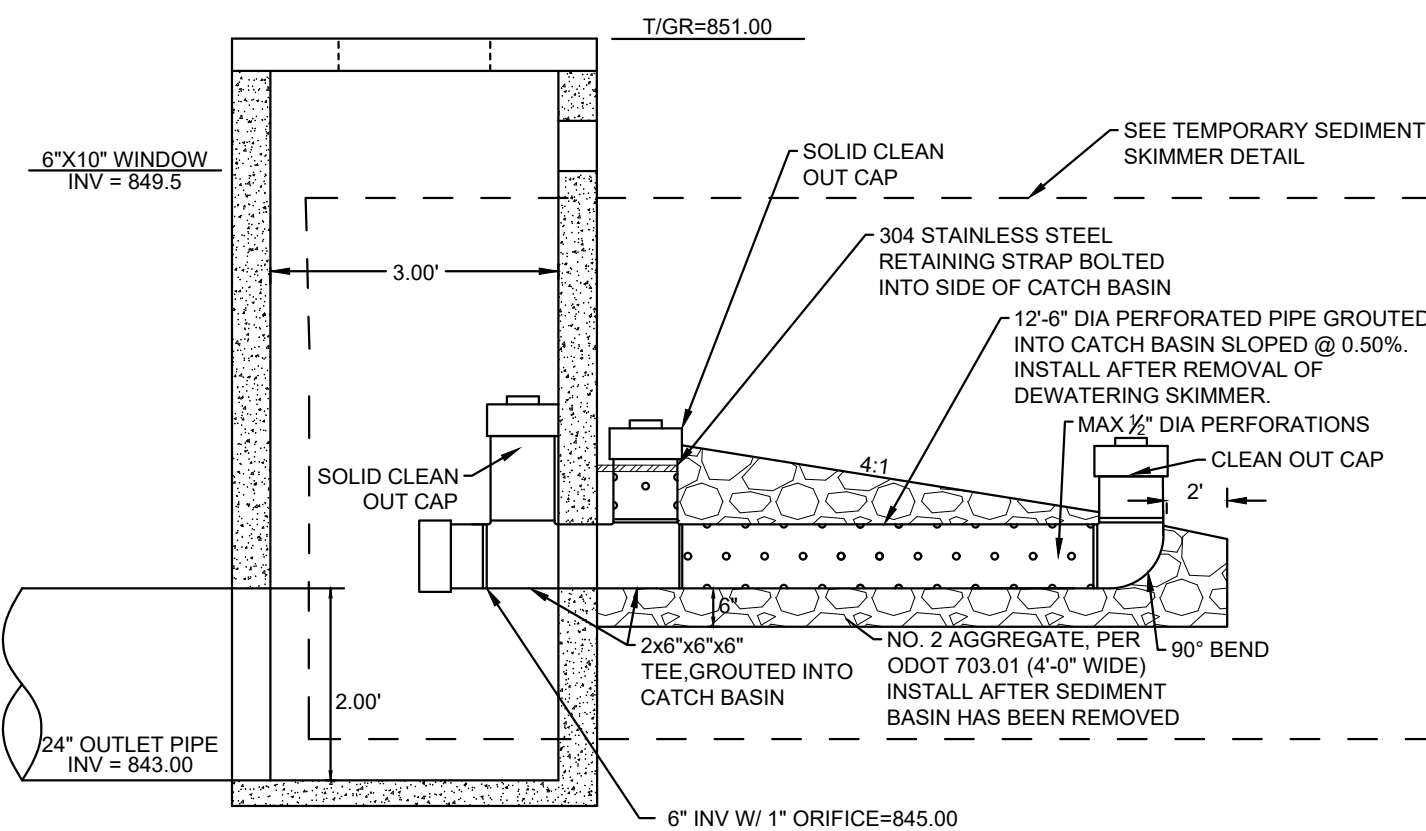


MANHOLE WITH SLAB TOP

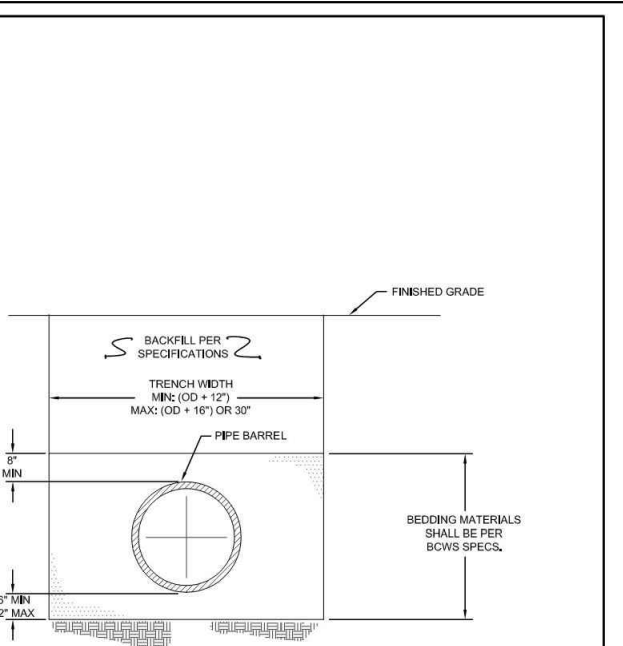
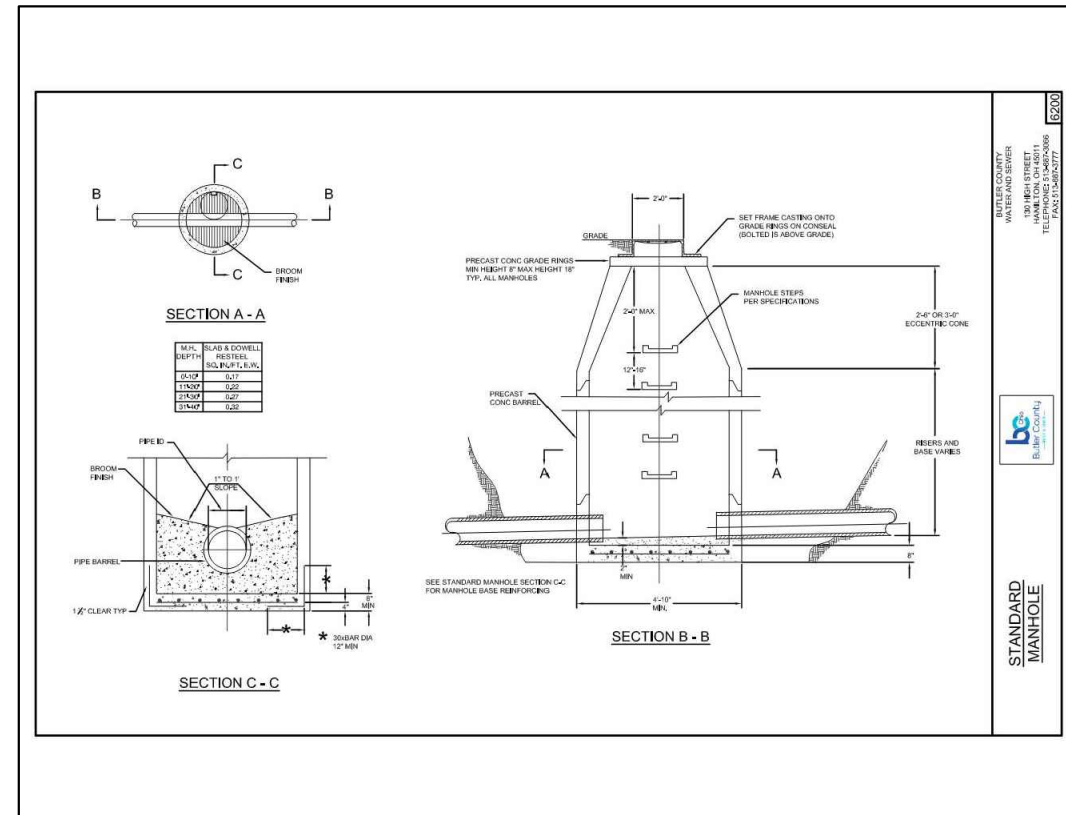
6190



**STR 11 - MOD. ODOT CB2-3
 BASIN 1 POST-CONSTRUCTION
 DETENTION BASIN OUTLET STRUCTURE**
 NOT TO SCALE

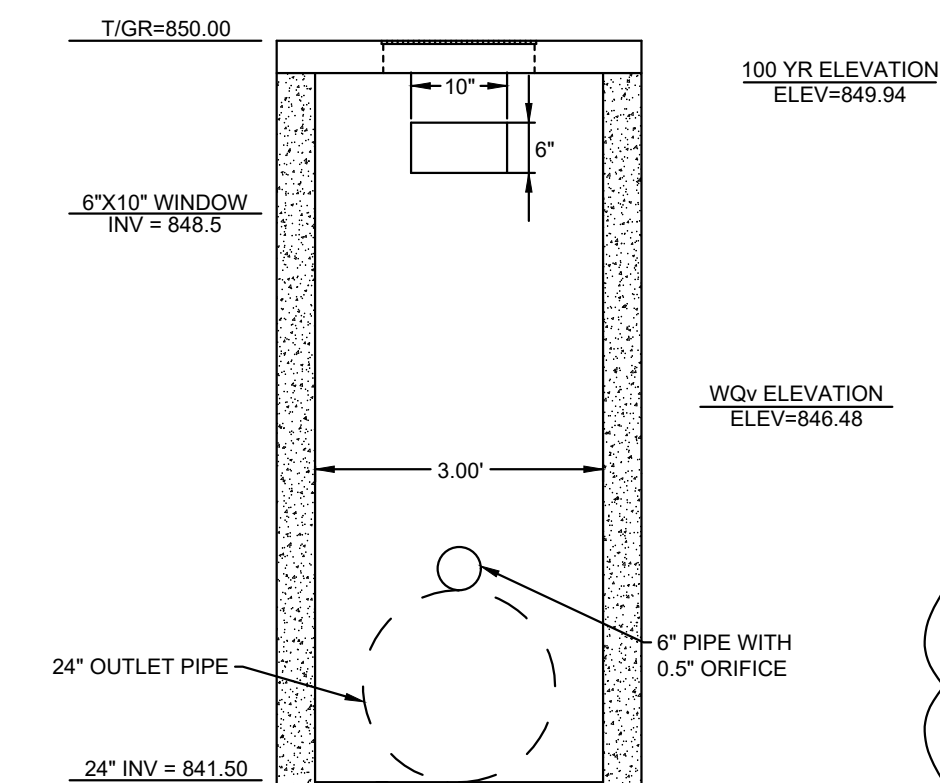


**BASIN 1 TEMPORARY SEDIMENT
 BASIN OUTLET DETAIL**
 NOT TO SCALE

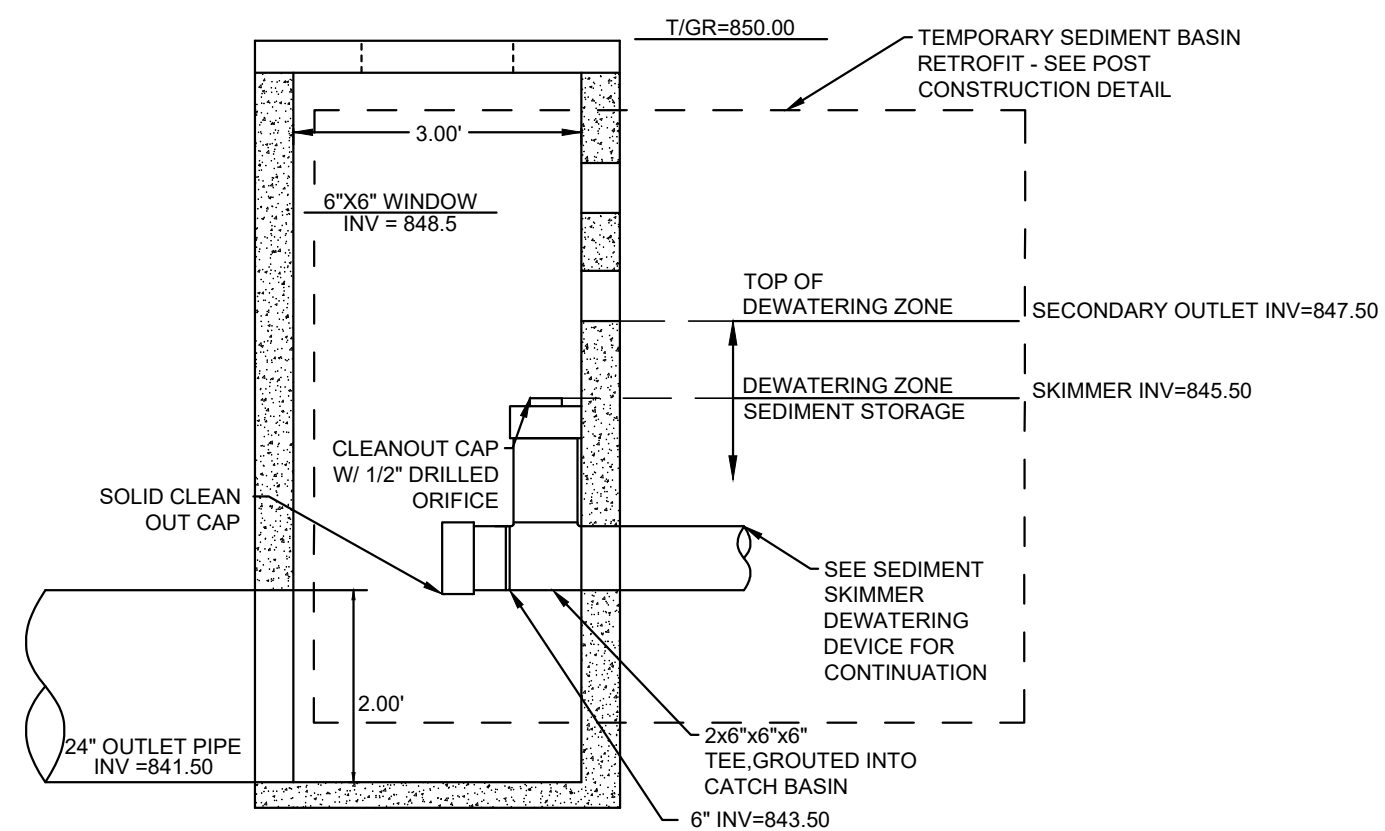
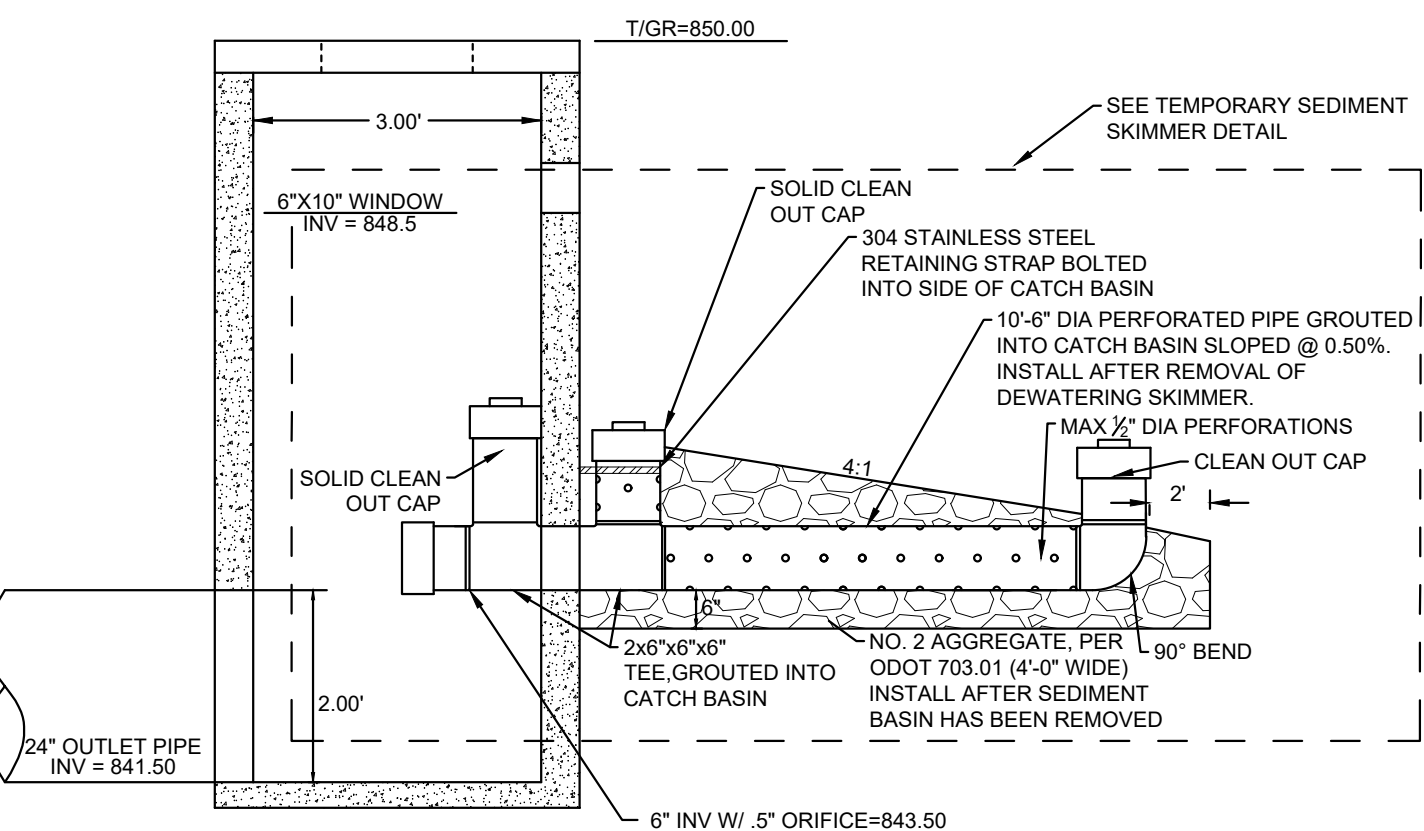


**TYPICAL TRENCH
 DETAIL
 SEWER INSTALLATION**

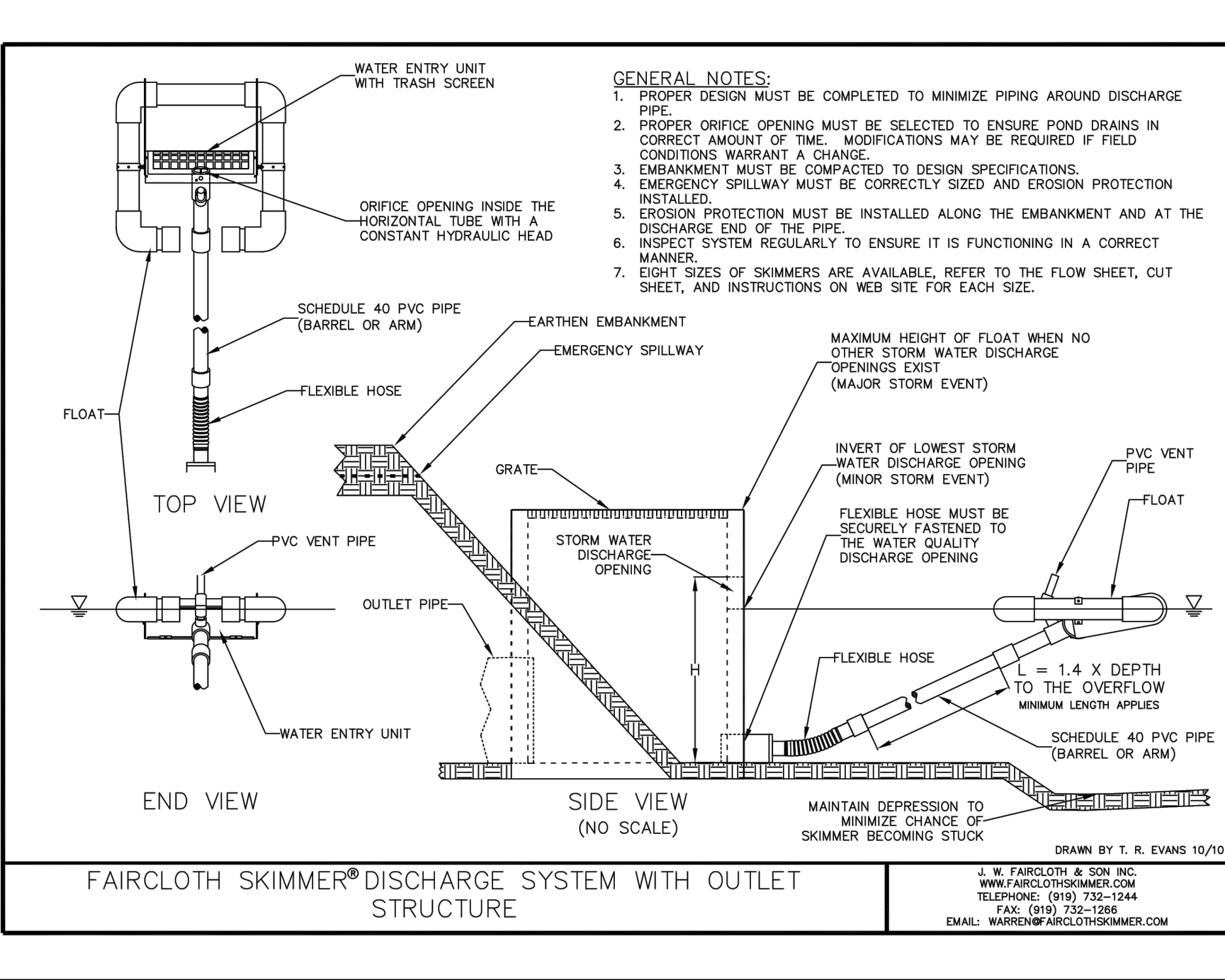
6270



**STR 17 - MOD. ODOT CB2-3
 BASIN 2 POST-CONSTRUCTION
 DETENTION BASIN OUTLET STRUCTURE**
 NOT TO SCALE



**BASIN 2 TEMPORARY SEDIMENT
 BASIN OUTLET DETAIL**
 NOT TO SCALE



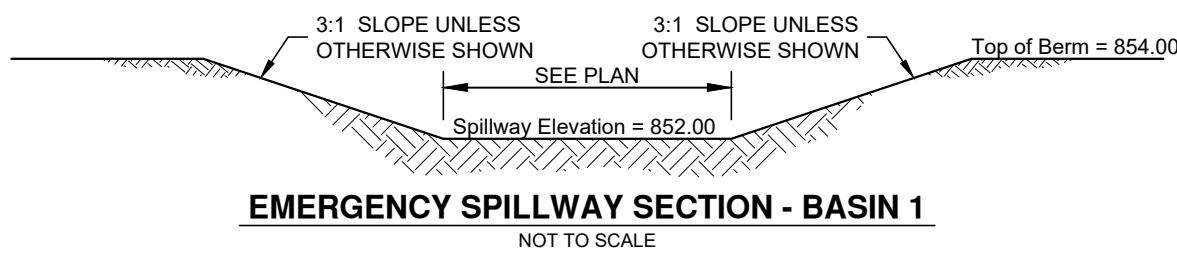
**FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET
 STRUCTURE**

1-800-362-2764
 OHIO UTILITIES PROTECTION SERVICE (OUPS)
 LOCATION OF ALL EXISTING UTILITIES TO BE
 DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

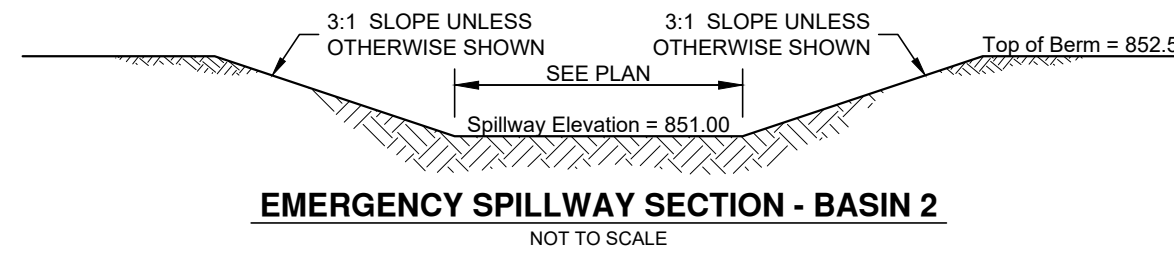


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1-800-362-2764
 OHIO UTILITIES PROTECTION SERVICE (OUPS)
 LOCATION OF ALL EXISTING UTILITIES TO BE
 DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



EMERGENCY SPILLWAY SECTION - BASIN 1
 NOT TO SCALE

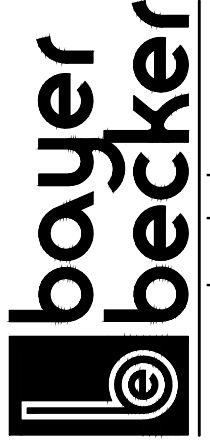


EMERGENCY SPILLWAY SECTION - BASIN 2
 NOT TO SCALE

FAIRFIELD INN BY
 MARRIOTT - OXFORD

5186 MORNING SUN ROAD
 OXFORD TOWNSHIP
 BUTLER COUNTY, OHIO

UTILITY DETAILS



www.bayerbecker.com
 110 S. College Avenue, Suite 101
 Oxford, OH 45056 - 513.523.4270

Drawing: 22-0261 CD

Drawn by: MLT

Checked by: MAR

Issue Date: 7-17-2023

Sheet:

C4.2

SWPPP NOTES

- THE CONSTRUCTION ACTIVITY WILL CONSIST OF MASS EARTHWORK, UTILITY INSTALLATION, CURB AND PAVEMENT CONSTRUCTION, AND BUILDING FOR A PROPOSED HOTEL.
- ACREAGE:

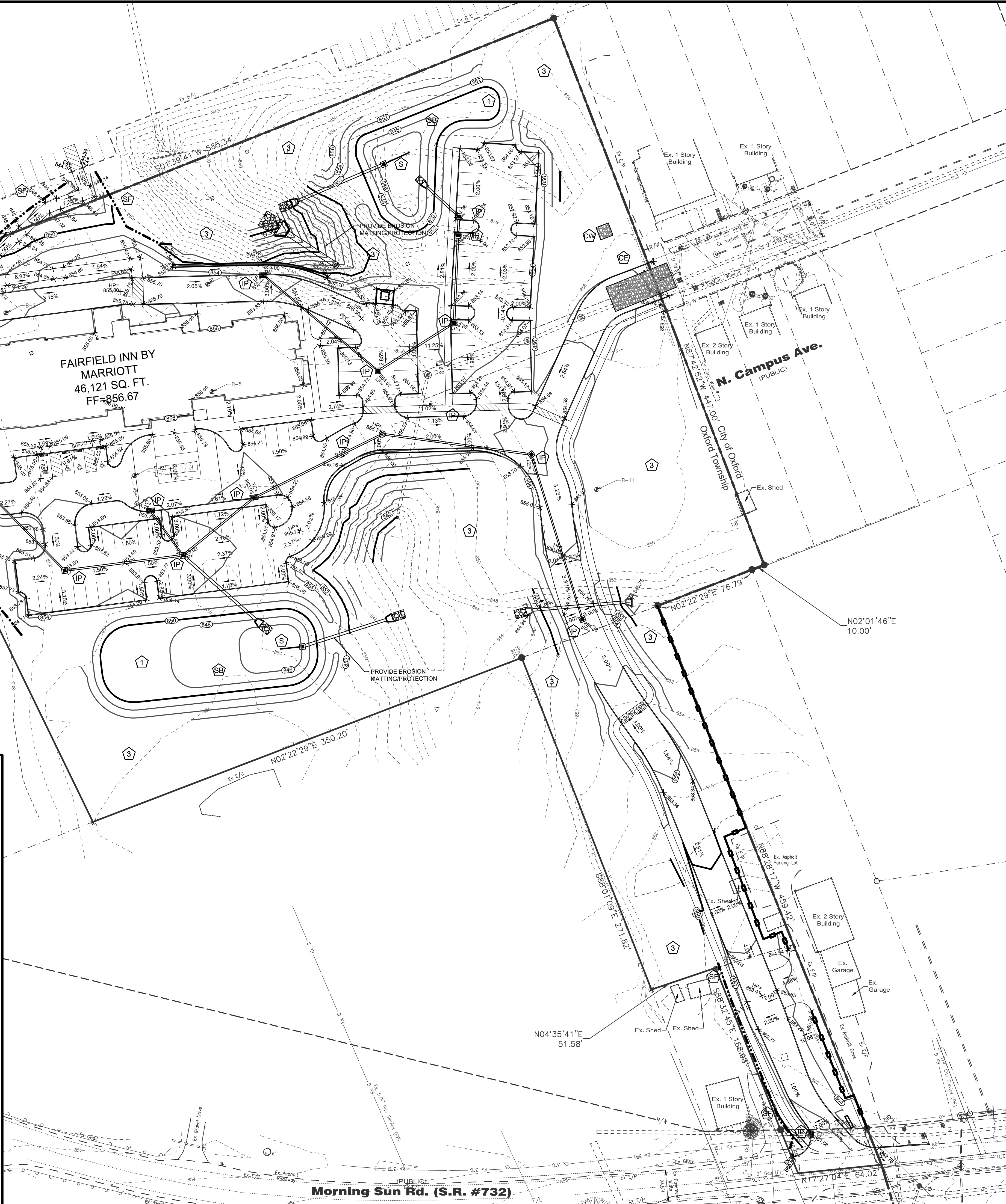
DISTURBED AREA	4.86 ACRES
PRIOR LAND USE:	SMALL BLDG & VACANT LAND
- IMPERVIOUS CALCULATIONS:

IMPERVIOUS AREA	
PRE-DEVELOPED	0.46 ACRES
POST-DEVELOPED	2.35 ACRES

IMPERVIOUS PERCENTAGE	
PRE-DEVELOPED	11.65%
POST-DEVELOPED	48.35%
- EXISTING SOIL DATA:

SYMBOL	SOIL NAME	HSG
HeE2	Hennepin-Miamian Silt Loams 18 to 25 percent slopes Moderately eroded	C
RvB2	RussellO Miami Silt Loams 2 to 6 percent slopes Moderately eroded	C
RxB	Russell-Urban land complex gently sloping 6 to 12 percent slopes	C
- THE DEVELOPMENT DRAINS TO THE WEST AND EAST TO PROPOSED DETENTION BASINS. THERE IS ALSO DIRECT RUNOFF TO AN EXISTING CULVERT THAT RUNS THROUGH THE SITE.
- CURVE NUMBER:

PRE-DEVELOPED	73.1
POST-DEVELOPED	87.0



EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION CONTROL MEASURES PER THE OHIO EPA NPDES GENERAL PERMIT.
- BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON PLANS SHALL BE REVISED OR IMPLEMENTED AS REQUIRED. CONTRACTOR SHALL MONITOR CONSTRUCTION BMPs AND PROVIDE ADDITIONAL BMPs AS REQUIRED TO PREVENT SEDIMENT RUNOFF FROM CONSTRUCTION SITE ONTO PAVEMENT AND NON-WORK AREAS.
- AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL (THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS) SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
- DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.
- SITE STABILIZATION SHALL BEGIN WITHIN 7 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 14 DAYS.
- ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS AND PARKING LOT PAVEMENT SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY CITY OF CINCINNATI DOTE OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED.
- IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT.
- THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL EXISTING TREES AND BUSHES TO REMAIN SHALL BE PROTECTED WITH RIGID CONSTRUCTION FENCING AT THE DRIPLINE TO PROTECT ROOTS FROM DAMAGE. DO NOT STORE ANY EQUIPMENT OR MATERIALS UNDER THE DRIPLINE.
- AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED.
- A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EACH POINT OF INGRESS AND EGRESS TO THE SITE DURING CONSTRUCTION.

GRADING PLAN NOTES:

- THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
- ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL PROPOSED ELEVATIONS ARE TO THE FINISHED SURFACE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE CITY OF FLORENCE BUILDING DEPARTMENT, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR AND SITE CIVIL ENGINEER.
- ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE ENTIRE PERIMETER OF THE SITE TO PREVENT SEDIMENT RUNOFF TO SURROUNDING PROPERTIES.
- WHERE EXISTING GROUND COVER IS PRESENT, CONTRACTOR SHALL REMOVE THE TOPSOIL. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER FOR DEPTH OF TOPSOIL TO BE REMOVED.
- THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES AFTER AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY THE OWNER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.
- PARKING ISLANDS AND PLANTING AREAS ARE TO BE BACKFILLED WITH TOPSOIL. BUILDING PAD SUBGRADE SHALL BE CONSTRUCTED AS SHOWN ON THE FOUNDATION PLAN. SEE ARCHITECTURAL PLANS FOR BUILDING FOUNDATION DIMENSIONS.

SWPPP LEGEND

- | | |
|-----------------------|--------------------------------|
| SEDIMENT BASIN | SILT FENCE / WOOD CHIP BARRIER |
| SKIMMER | INLET PROTECTION |
| CONSTRUCTION ENTRANCE | SEEDING & MULCHING |
| CHECK DAM | PRESERVE EXISTING VEGETATION |
| CONCRETE WASHOUT | |

SPOT ELEVATION LEGEND

- EX = EXISTING
HP = HIGH POINT
LP = LOW POINT
GS = GROUND SHOT
FC = FACE OF CURB
TS = TOP OF CURB
TS = TOP OF STEP
BS = BOTTOM OF STEP
EP = EDGE OF PAVEMENT
BW = BOTTOM OF WALL
TW = TOP OF WALL
PAVT = PAVEMENT
PH 1 = PHASE 1

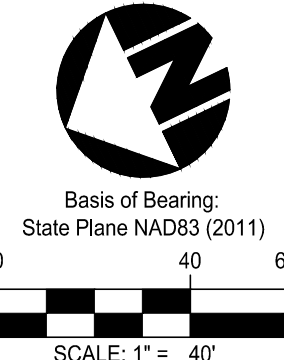
GRADING & SWPPP PLAN LEGEND

- | | |
|--|--|
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | PROPOSED SPOT ELEVATION |
| | PROPOSED DIRECTIONAL FLOW |
| | PROPOSED PAVEMENT SLOPE |
| | EXISTING TREE-LINE |
| | PROPOSED TREE-LINE |
| | PROPERLY PLACED SILT FENCE OR WOOD CHIP SILT BARRIER |
| | PROPERLY PLACED TURF REINFORCED MATTING (TRM) PERMANENT (RETENTION POND) |
| | APPROX. BORING LOCATION |
| | REFERENCE GEO-TECH REPORT |
| | TEMPORARY DIVERSION DITCH |



Know what's below.
Call before you dig.

1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE (OUPS)
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



City of Oxford Conditional Use

Revision Description

Date

Drawn: Chk: MLT MAR

Item

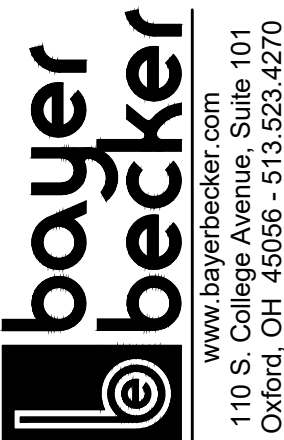
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PRELIMINARY

FAIRFIELD INN BY MARRIOTT - OXFORD

5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO

GRADING AND EROSION CONTROL PLAN



Drawing: 22-0261 CD

Drawn by: MLT

Checked By: MAR

Issue Date: 7-17-23

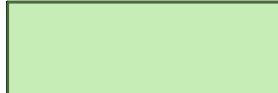
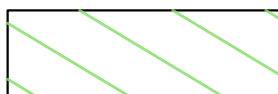
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C5.0

Plot time: Sep 07, 2023 - 10:08am
Drawing name: J:\2022\22-0261\CD\DWG\22-0261 CD.dwg - Layout Tab: C6.0 CLEARING LIMITS



HATCH LEGEND

-  FOLIAGE TO REMAIN
-  ADDITIONAL FOLIAGE BUFFER
-  CLEARED FOLIAGE (2.33 ACRES)


Basis of Bearing:
State Plane NAD83 (2011)
0 40 60
SCALE: 1" = 40'

Item	Revision Description	9-7-23	MLT	MAR
1	CITY OF OXFORD CONDITIONAL USE			

**FAIRFIELD INN BY
MARRIOTT - OXFORD**
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO
CLEARING LIMITS


www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 22-0261 CD
Drawn by: MLT
Checked by: MAR
Issue Date: 7-17-2023
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C6.0

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PRELIMINARY



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1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE (OUPS)
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



GENERAL NOTES

SEE SHEET L2.0 FOR PLANTING NOTES & DETAILS

PLANT MATERIAL TYPE

- PLANT LIST A TREES (LRG DECIDUOUS 50'+ MATURE HEIGHT)
- PLANT LIST B TREES (MED DECIDUOUS 30-50' MATURE HEIGHT)
- PLANT LIST C TREES (SML DECIDUOUS 10-30' MATURE HEIGHT)
- PLANT LIST C SHRUBS (TALL DECIDUOUS SHRUBS)
- PLANT LIST D TREES (EVERGREEN)
- PLANT LIST E SHRUBS (SMALL/LOW SHRUBS)

MINIMUM INSTALL

- = 2.0" CALIPER
- = 2.0" CALIPER
- = 1.5" CALIPER
- = 24" HEIGHT
- = 6.0' HEIGHT
- = 3 GALLON

CITY OF OXFORD ZONING CODE

1148.04 TREE PLANTING REQUIREMENTS

OVERALL SITE TREES: A MINIMUM OF ONE (1) TREE PER TEN (10) FEET OF LINEAR LOT FRONTAGE ON A PUBLIC STREET RIGHT OF WAY.

FRONT YARD TREES: A MINIMUM OF ONE (1) TREE PER EVER TWENTY-FIVE (25) FEET OF LOT FRONTAGE ON A PUBLIC STREET RIGHT OF WAY. SUCH TREES MAY CONTRIBUTE TOWARDS THE OVERALL SITE TREE REQUIREMENT.

PARKING AREA TREES: PARKING TREES REQUIRED PER 1149.05 MAY CONTRIBUTE TOWARDS THE OVERALL SITE TREE REQUIREMENT.

1149.05 REQUIRED PARKING SPACES

6b) TREES & LANDSCAPED AREAS: A PARKING AREA SHALL HAVE TWO (2) TREES PER PARKING FACILITY PLUS ONE (1) TREE PER EVERY FIVE (5) PARKING SPACES OF FRACTION THEREOF.

- 93 PARKING SPACES / 5 = 18.6 + 2 = **21 TREES REQUIRED**

1149.07 NON-RESIDENTIAL REGULATIONS

C) LANDSCAPED AREAS: ALL AREAS THAT ARE NOT PAVED SHALL BE LANDSCAPED

- SHRUBS SHALL BE A MINIMUM OF ONE (1) GALLON. SHRUBS ARE TO BE MAINTAINED AS TO NOT EXCEED THIRTY-SIX (36) INCHES IN HEIGHT.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
GIN AUT	8	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	B & B	2.0" Cal
LIR TUL	1	Liriodendron tulipifera	Tulip Tree	B & B	2.0" Cal
ULM PRI	9	Ulmus americana 'Princeton'	American Elm	B & B	2.0" Cal
ULM MOR	5	Ulmus x 'Morton Accolade' TM	Elm	B & B	2.0" Cal

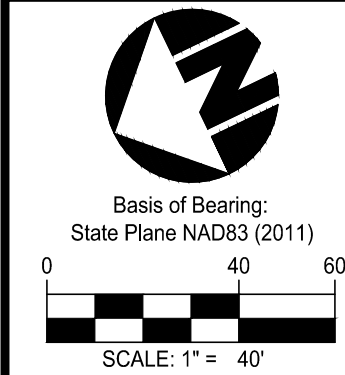
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ABI PHA	2	Abies balsamea phanerolepis	Canaan Balsam Fir	B & B	6' Ht.
JUN PE4	13	Juniperus chinensis 'Perfecta'	Perfecta Juniper	B & B	6' Ht.
JUN WIC	24	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	B & B	6' Ht.
PIC OMO	12	Picea omorika	Serbian Spruce	B & B	6' Ht.

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
RHU TIG	18	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	24" Ht.
VIB JUD	20	Viburnum x juddii	Judd Viburnum	5 gal	24" Ht.

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CHA VE7	39	Chamaecyparis obtusa 'Verdoni'	Verdoni Hinoki False Cypress	5 gal	24" Ht.

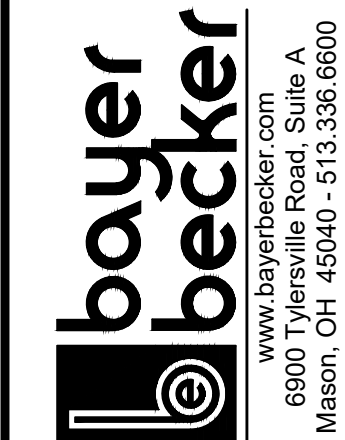
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	WETLAND SEED MIX
	SEED
	SOD (TO BE INSTALLED ON SLOPES)
	MULCH



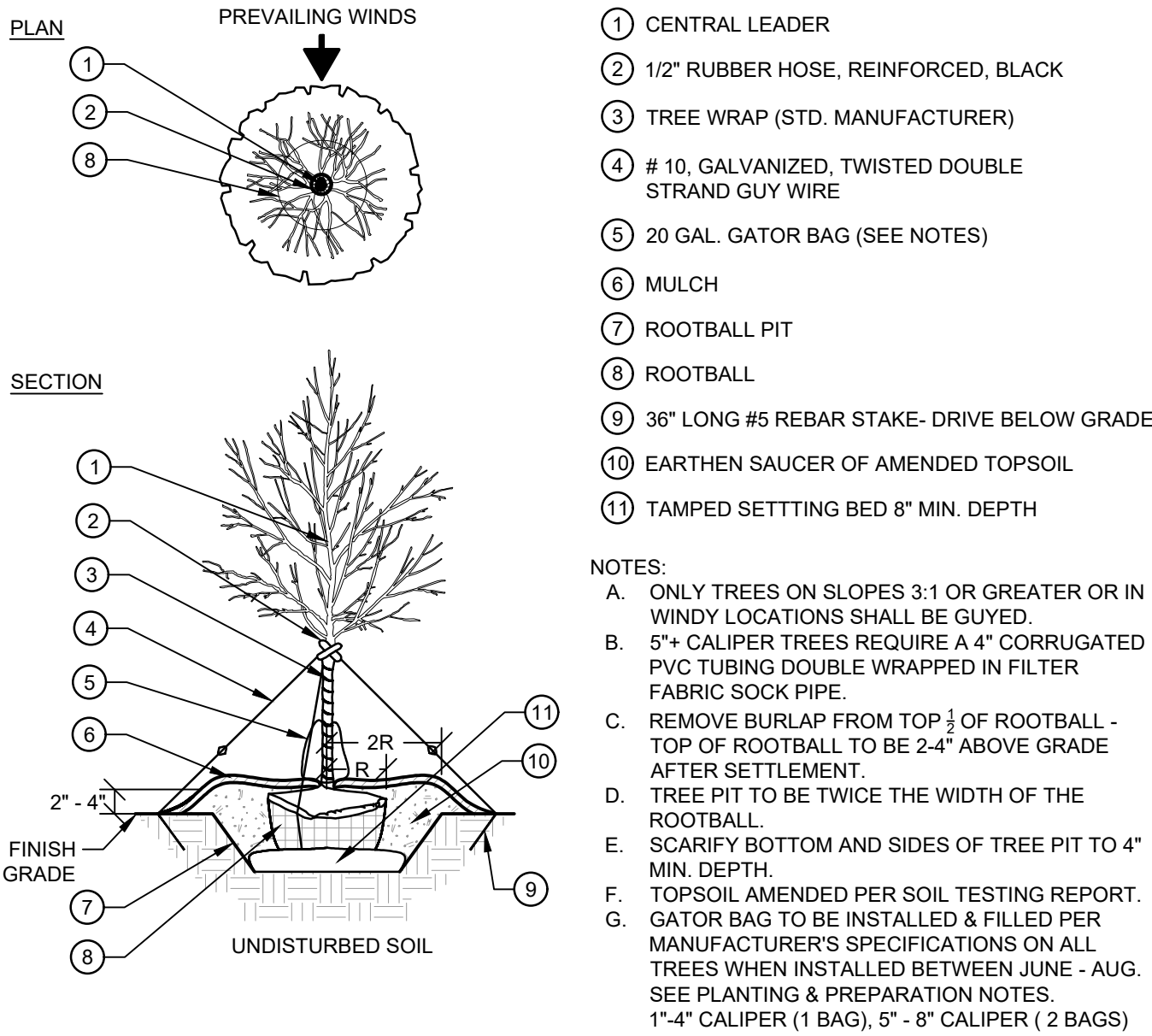
Item	Revision Description	Date	Chk	Dwn
1	CITY OF OXFORD CONDITIONAL USE	9-7-23	CDO	MAR

FAIRFIELD BY MARRIOTT - OXFORD
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO
ZONING MINIMUM PLANTING PLAN

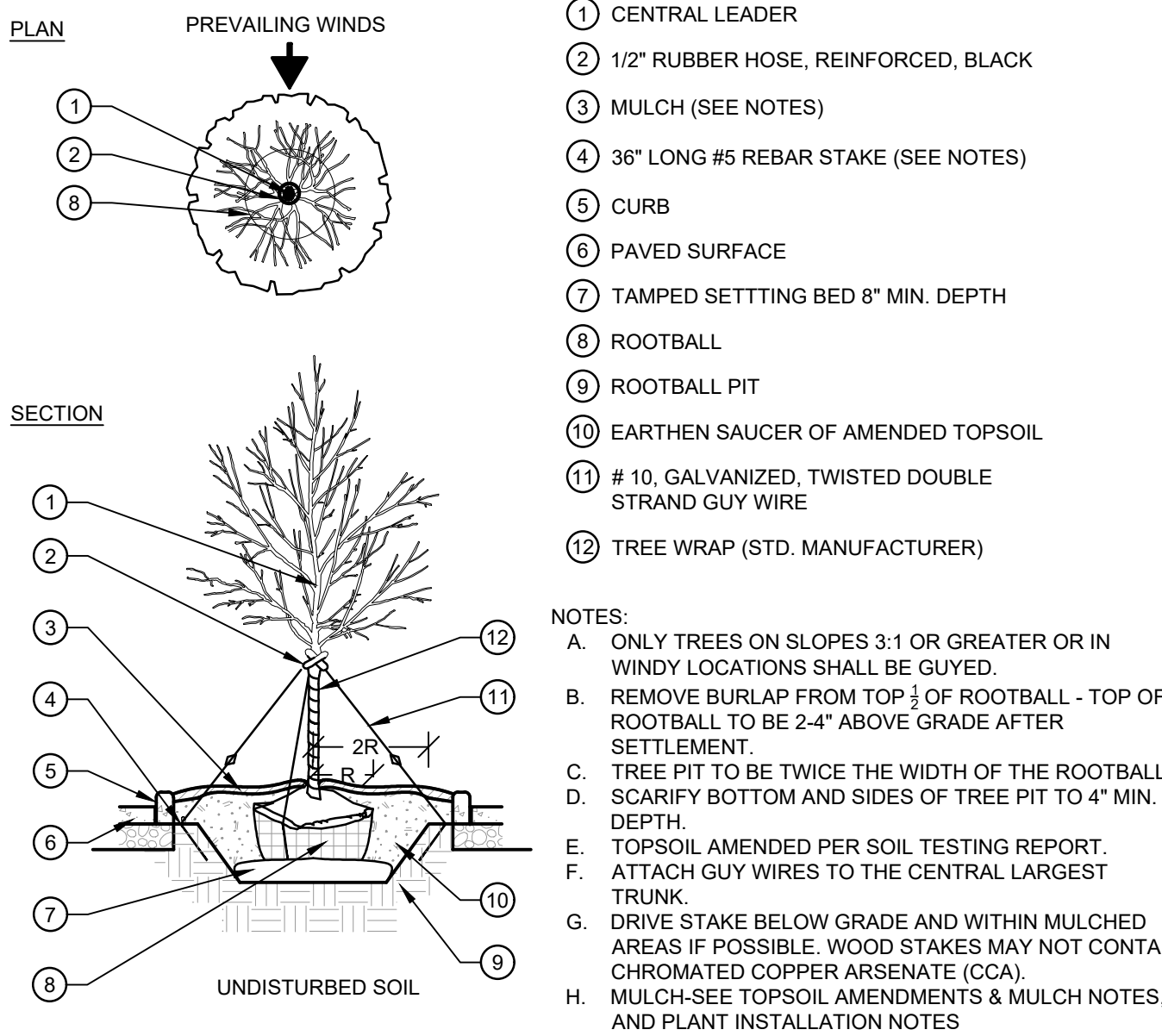


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Drawn by:	CDO
Checked By:	LEM
Issue Date:	7-17-2023

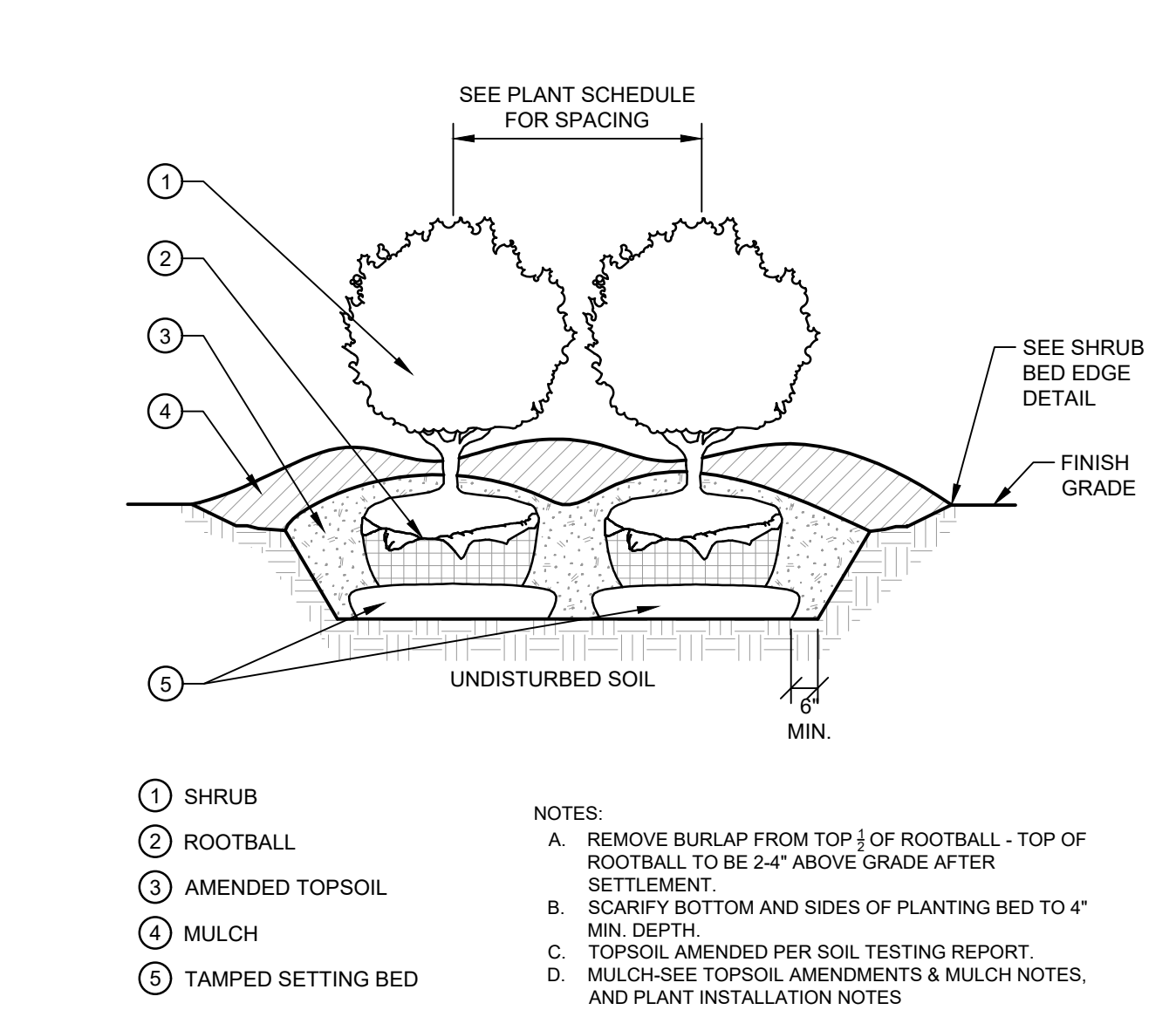
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1 TREE PLANTING
NOT TO SCALE 329343.46-06



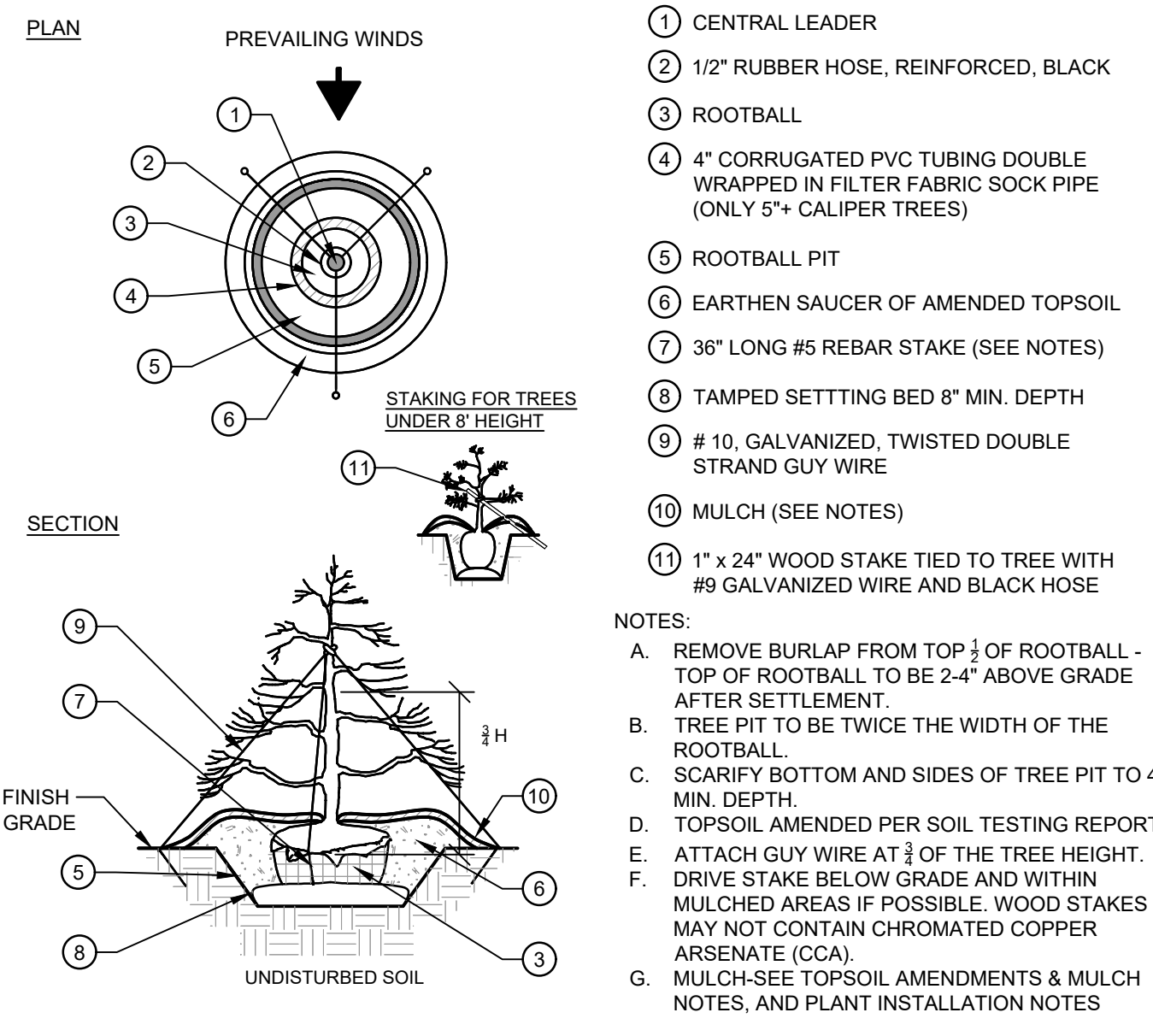
2 EVERGREEN TREE DETAIL
NOT TO SCALE 329343.46-03



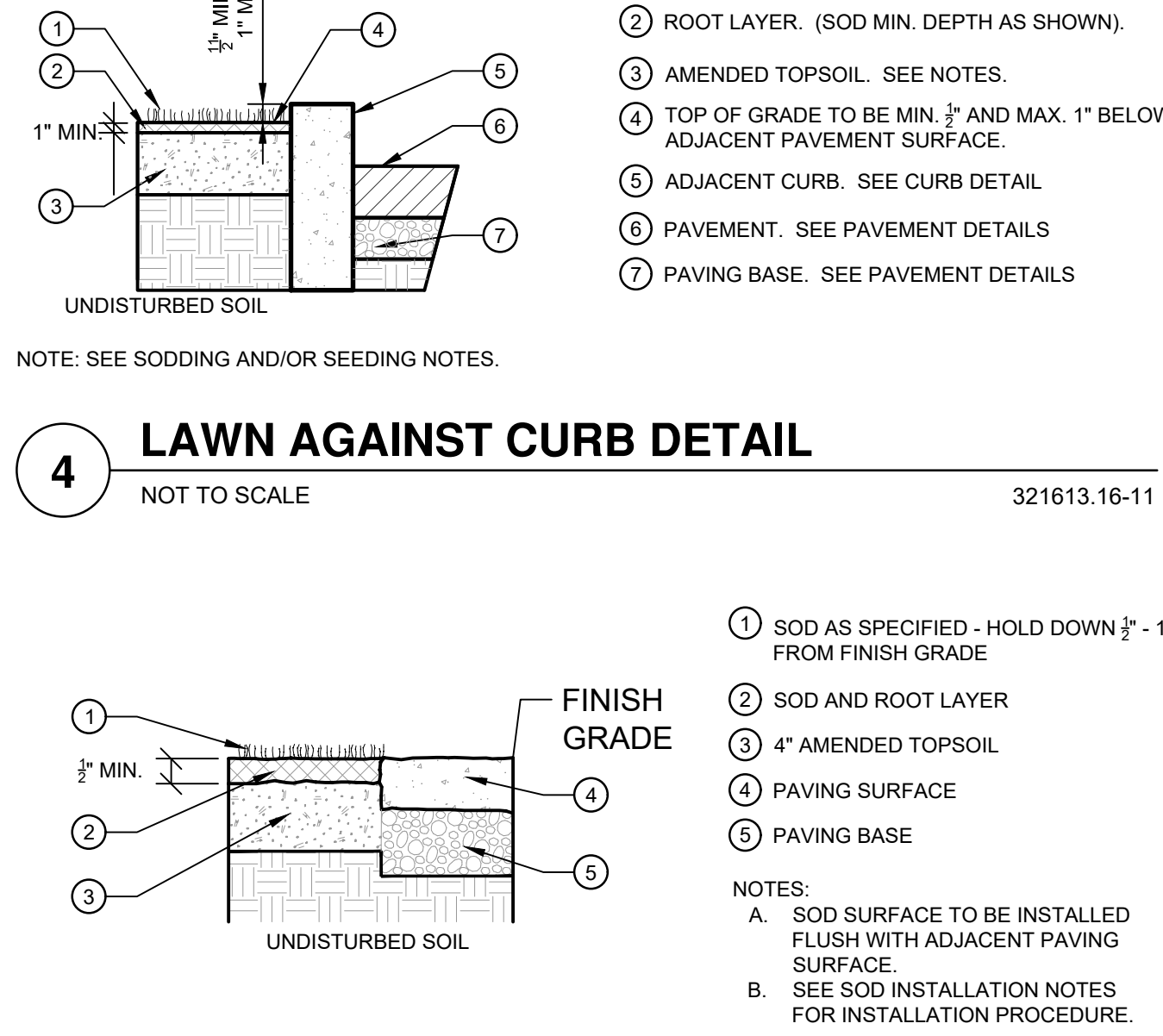
3 TREE ISLAND PLANTING
NOT TO SCALE 329343.46-07



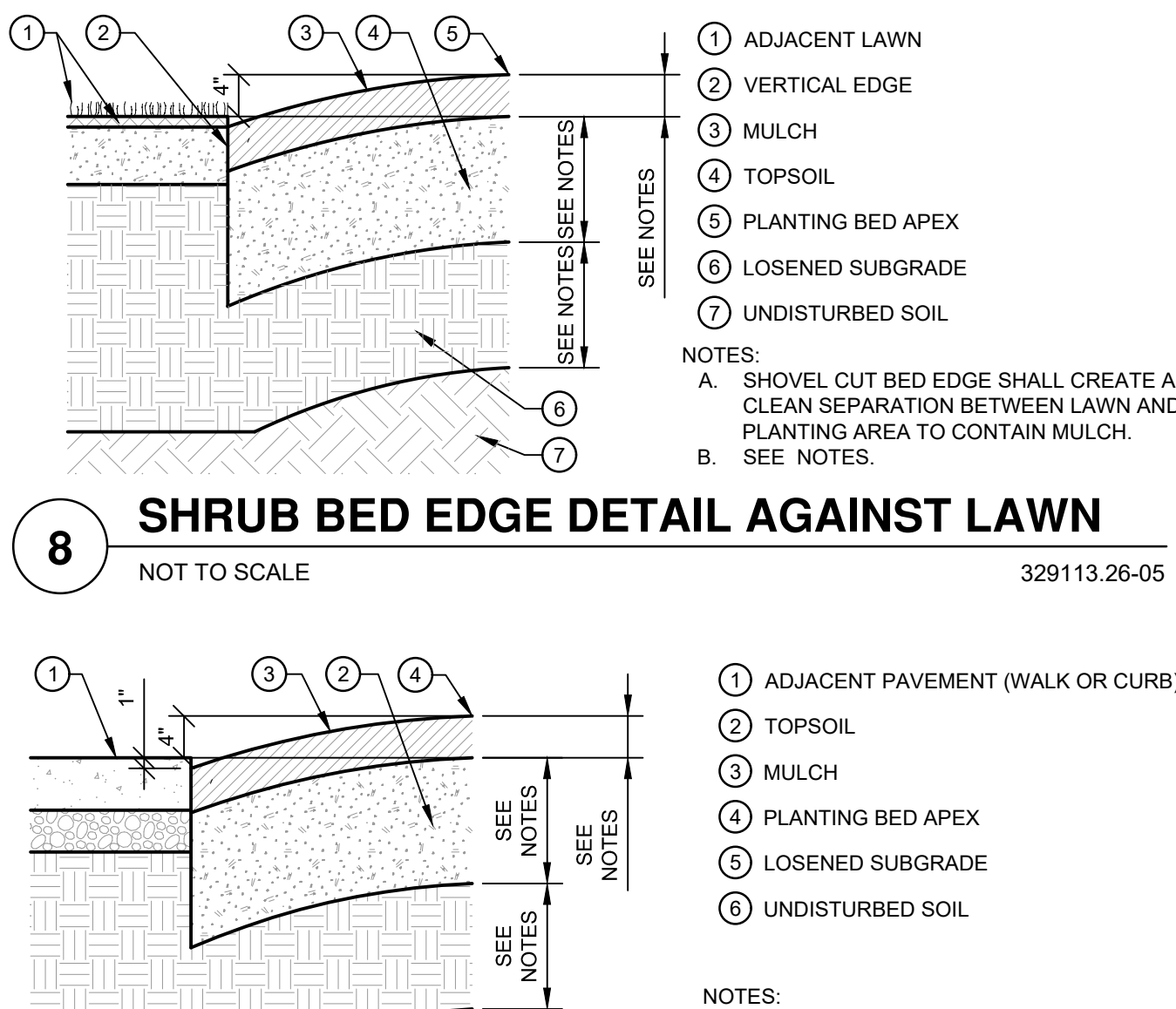
4 LAWN AGAINST CURB DETAIL
NOT TO SCALE 321613.16-11



5 SOD INSTALLATION AT PAVEMENT EDGE
NOT TO SCALE 321623-01



6 SHRUB BED EDGE DETAIL AGAINST LAWN
NOT TO SCALE 329113.26-05



7 SHRUB BED EDGE DETAIL AT PAVEMENT
NOT TO SCALE 329113.26-04

GENERAL LANDSCAPE NOTES

A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED, FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL, RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY, ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

B. PROTECT ALL EXISTING VEGETATION TO REMAIN WITHIN 20' OF CONSTRUCTION DISTURBANCE AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 4' TALL FENCE 5' OUTSIDE THE DRIP LINE OF TREES TO REMAIN. WATER TREES AND VEGETATION TO REMAIN WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAA LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.

C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.

D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.

E. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

F. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.

G. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TO WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.

H. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.

I. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.

J. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES, ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING BY THE OWNER OR OWNER REPRESENTATIVE AND MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.

K. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

L. THE CONTRACTOR SHALL FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

M. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

N. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

O. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.

P. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER REPRESENTATIVE.

Q. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.

R. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC., ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

S. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.

T. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.

U. IF IRRIGATION IS PART OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLANT MATERIAL WITH THE IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS.

V. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

TOPSOIL, AMENDMENTS & MULCH

A. STRIP TOPSOIL TO ITS FULL DEPTH AT AREAS IMPACTED AND AT ALL AREAS TO BE RE-GRADED AND RESURFACED. STOP TOPSOIL STRIPPING OUTSIDE THE DRIP LINE OF TREES TO REMAIN / DO NOT STRIP AS TO IMPACT THE ROOT LINE OF TREES TO REMAIN.

B. COORDINATE WITH THE OWNER PRIOR TO ESTABLISHING TOPSOIL STORAGE AREAS. GRADE AND SLOPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. THE REUSE OF STOCKPILE TOPSOIL WITHIN THE PROJECT SITE MUST BE APPROVED FOR PLACEMENT BY THE LANDSCAPE ARCHITECT.

C. ALL TOPSOIL SHALL BE SHREDDED, CLEAN, AND UNIFORM IN QUALITY FREE FROM HARD CLODS, STIFF CLAY, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:
- ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER
- pH - SHALL RANGE BETWEEN 6.0 - 7.5
- SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY PASSING THROUGH A 2.00 U.S. (47.5) SIEVE: SAND - 30%-75%, SILT - 15%-70%, CLAY - 10%-30%.

D. TOPSOIL MUST BE APPROVED PRIOR TO PLACEMENT. TOPSOIL TEXT RESULTS SHALL SHOW RECOMMENDATION FOR SOIL ADDITIVES FOR FERTILIZERS TO CORRECT NUTRIENT DEFICIENCIES AS NECESSARY.

E. INORGANIC SOIL AMENDMENTS INCLUDE THE FOLLOWING:
- LIME - ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE EQUIVALENT AS FOLLOWS:
a. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 805, CONTAINING NO LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
- SULFUR - GRANULAR BIODERGRADABLE AND CONTAINING A MINIMUM OF 90% SULFUR, WITH A MINIMUM OF 99% PASSING THROUGH NUMBER 6 SIEVE AND A MAXIMUM OF 10% PASSING THROUGH A NUMBER 40 SIEVE.
- AXIS CALCINED DIATOMACEOUS EARTH SOIL AMENDMENT - SEE PREPARATION AND PLANTING NOTES FOR APPLICATION RATES.

F. ORGANIC MULCH - FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE DOUBLE SHREDDED HARDWOOD BARK.

PLANTING PREPARATION

A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS ARE CORRECTED.

B. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

C. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

D. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGGS, AND FOLIAGE TO PROTECT DURING HANDLING AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO (2) WEEKS AFTER PLANTING.

E. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

F. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND BED EDGES FOR ALL EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S, OWNER'S, OR OWNER REPRESENTATIVE'S WRITTEN ACCEPTANCE OF LAYOUT PRIOR TO PLANTING. TREES SHALL BE SITED IN THE FIELD BY THE LANDSCAPE ARCHITECT WHERE NOTED ON THE PLAN. CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES OR ISSUES WITH PLACEMENT.

WARRANTY

A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR LABOR AND MATERIALS.

B. CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

C. WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER PLANTS.

D. WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

E. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING IRRIGATION SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

TRAFFIC & SAFETY

A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

PLANT INSTALLATION

A. LOOSEN SUBGRADE OF PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES. REMOVE STONES LARGER THAN ONE (1) INCH IN ANY DIMENSION, STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OF THE OWNER'S PROPERTY.

B. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.

C. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL. APPLY TURF/MATRIX SOIL AMENDMENT AT THE FOLLOWING RATES:
2" DEEP BEDS - 450 LBS / 1000 SF; 3" DEEP BEDS - 500 LBS / 1000 SF;
6" DEEP BEDS - 1,300 LBS / 1000 SF; 8" DEEP BEDS - 1,750 LBS / 1000 SF.

D. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.

E. MIX LIME WITH DRY SOIL PRIOR TO MIXING FERTILIZER.

F. SPREAD TOPSOIL TO A DEPTH OF (6) SIX INCHES FOR LAWN OR (12) TWELVE INCHES FOR BEDS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADE SIX INCHES AFTER NATURAL SETTLING. DO NOT SPREAD IF PLANTING SOIL IS FROZEN, MUDDY, OR EXCESSIVELY WET.

G. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM, SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSION TO MEET FINISH GRADES.

H. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

I. FOR PLANTING PITS AND TRENCHES, EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING THE CENTER AREA OF THE BOTTOM RAISED 8" TO SUPPORT THE ROOT BALL AND ASSIST WITH DRAINAGE AWAY FROM THE CENTER. DO NOT FURTHER DISTURB THE BASE. ENSURE THAT THE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PIT SMEARED OR SMOTHERED DURING EXCAVATION.

J. EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR BALLED AND BURLAPPED STOCK.
- FOR BARE ROOT STOCK, EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS.
- IF DRAIN TILE IS SHOWN ON DRAWINGS OR DETAILS, OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.

K. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATION MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DELETERIOUS MATERIAL.

L. NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

M. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING.

N. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS ON THIS SHEET FOR PLANT INSTALLATION.

O. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.

P. ALL DECIDUOUS TREES SHALL BE WRAPPED WITH STANDARD MANUFACTURER'S TREE WRAP TO PREVENT WINTER DAMAGE. TREE WRAP TO BE REMOVED AFTER THE FIRST WINTER BY THE LANDSCAPE CONTRACTOR.

Q. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED.

R. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE (PREEN OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATION.

S. IF NOTED ON PLAN TO USE WEED CONTROL FABRIC, INSTALL WEED CONTROL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO RECEIVE FABRIC, OVERLAPPING EDGES A MINIMUM OF SIX (6) INCHES. SECURE THE SEAMS WITH GALVANIZED PINS. PINS TO BE 8"-10" APART ALONG EDGES AND 12" MIN. IN CENTER. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS AS INDICATED.

U. APPLY MULCH ACCORDING TO THE FOLLOWING:
- DO NOT PLACE MULCH WITHIN THREE (3) INCHES OF THE TRUNKS OR STEMS OR VOLCANO MULCH.
- FOR TREES AND SHRUBS IN TURF AREAS - APPLY ORGANIC MULCH RING OF FOUR (4) INCH AVERAGE THICKNESS, WITH THIRTY-SIX (36) INCH RADIUS AROUND TRUNKS OR STEMS.
- FOR PLANTS IN BEDS, APPLY ORGANIC MULCH TWO (2) INCH AVERAGE THICKNESS AND EXTENDING TWELVE (12) INCHES BEYOND THE PERIMETER OF EACH INDIVIDUAL PLANTING PIT OR TRENCH AND OVER THE WHOLE SURFACE OF THE PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES.

V. THE LANDSCAPE CONTRACTOR SHALL INSTRUCT THE OWNER OR OWNER REPRESENTATIVE ON WATERING NEEDS OF INSTALLED PLANTINGS.

SEEDING / SOD PREPARATION

A. DE-COMPACT AREAS HEAVILY TRAFFICKED BY CONSTRUCTION ACTIVITIES WITH HOE OR OTHER APPROVED METHOD.

B. GRADE SURFACES TO ASSURE DRAINAGE AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. PROVIDE SUBGRADE FREE FROM IRREGULAR SURFACE CHANGES AND AS FOLLOWS:
- ROUGH GRADE SHALL EQUAL PLUS / MINUS TWO TENTHS (0.20) FEET. SUBGRADE TOLERANCE AND SHALL BE FREE OF EXPOSED BOULDERS OR STONE EXCEEDING ONE (1) INCH IN GREATEST DIMENSION.
- FILL IN ALL AREAS OF SETTLEMENT TO PROPER GRADE BEFORE SUBSEQUENT PLACEMENT OF TOPSOIL.

C. PLACE TOPSOIL A MINIMUM OF SIX (6) INCHES AVERAGE DEPTH.

D. GRADE AREA TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. ROLL, SCARIFY, RAKE, AND LEVEL AS NECESSARY TO OBTAIN A TRUE, EVEN LAWN SURFACE AND FILL DEPRESSIONS AS REQUIRED TO DRAIN. SEED BED TO BE APPROXIMATELY ONE HALF (½) TO ONE (1) INCH BELOW ALL SIDEWALKS AND CURBS. DO NOT MOVE HEAVY OBJECTS EXCEPT NECESSARY LAWN MAKING EQUIPMENT OVER LAWN AREAS AFTER THE SOIL IS PREPARED UNLESS IT IS LOOSEENED AND RE-GRADED. RESTORE PREPARED AREAS TO SPECIFIED CONDITIONS IF ERODED, SETTLED, OR OTHERWISE DISTURBED.

E. APPLY TYPE A / STARTER FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO ONE (1) POUND OF ACTUAL NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET OR AS OTHERWISE INDICATED. APPLY FERTILIZERS BY MECHANICAL DROP OR ROTARY DISTRIBUTOR, THOROUGHLY AND EVENING INCORPORATED WITH THE SOIL TO A DEPTH OF THREE (3) INCHES BY OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AN INCORPORATE INTO THE SOIL.

F. ACCEPTABLE SEEDING TIMES: SPRING SEED PLANTING - APRIL 1 TO JUNE 1; FALL SEED PLANTING - AUG. 15 TO OCT. 1

SEED INSTALLATION

A. HYDROSEED
LANDSCAPE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR SEEDING CONTRACTOR.

B. CONTRACTOR SHALL APPLY CELLULOSE FIBER MULCH AT A MINIMUM RATE OF 1500 LBS/ACRE AND FERTILIZERS: BEST 6-20-20 OR BEST 15-15-15 OR APPROVED EQUIV. APPLIED AT RATE APPROPRIATE FOR PRODUCT. ORGANIC TACKIFIER SHALL BE APPLIED AT RATE OF 70 LBS./ACRE. HYDROSEED SEED MIX SHALL BE APPLIED AT THE 2,000 LBS./ACRE.

C. CONTRACTOR SHALL WATER ALL PLANT AREAS THOROUGHLY TO SATURATE UPPER LAYERS OF SOIL PRIOR TO THE HYDROSEEDING OPERATION. ALLOW THE PLANTING AREA SOIL SURFACE TO DRY OUT FOR ONE DAY ONLY PRIOR TO THE HYDROSEEDING APPLICATION.

D. CONTRACTOR SHALL APPLY THE HYDROSEEDING IN THE FORM OF A SLURRY CONSISTING OF ORGANIC SOIL AMENDMENTS, COMMERCIAL FERTILIZER, AND ANY OTHER CHEMICALS THAT ARE CALLED OUT. WHEN HYDRAULICALLY SPRAYED ONTO THE SOIL, THE MULCH SHALL FORM A BLOTTER-LIKE MATERIAL. SPRAY THE AREA WITH A UNIFORM VISIBLE COAT. USING THE DARK COLOR OF THE CELLULOSE FIBER AS A VISUAL GUIDE. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. CONTRACTOR SHALL INSURE THAT ALL OF THE SLURRY COMPONENTS ENTER AND MIX WITH THE SOIL.

E. IF SLURRY COMPONENTS ARE LEFT FOR MORE THAN TWO HOURS IN THE MACHINE, ADD 50% MORE OF THE ORIGINALLY SPECIFIED SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED WITHIN THE TWO HOURS AFTER MIXING. ADD 75% MORE OF THE ORIGINAL SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED EIGHT (8) HOURS AFTER MIXING. ALL MIXTURES MORE THAN EIGHT (8) HOURS OLD, SHALL BE DISPOSED, OFFSITE, AT THE CONTRACTOR'S EXPENSE.

F. CONTRACTOR SHALL REMOVE ALL SLURRY SPRAYED ONTO HARDSCAPE AREAS INCLUDING CONCRETE WALKS, FENCES, WALLS, BUILDINGS, ETC., AT THE CONTRACTOR'S EXPENSE.

G. CONTRACTOR SHALL SAVE ALL SEED AND FERTILIZER TAGS AND FIBER MULCH BAGS FOR THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

IRRIGATION (IF APPLICABLE)

A. FURNISH ALL DESIGN, LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION OF AN IRRIGATION SYSTEM TO SERVICE ALL LAWN AND PLANTED AREAS.

B. THE CONTRACTOR SHALL PROVIDE LAYOUT AND DESIGN COORDINATION WITH THE LANDSCAPE REQUIREMENTS OF THE PLANTING TYPES, LOCATIONS AND SHALL INCLUDE WATER SAVING PRODUCTS (LIKE EPA WATERSENSE) AND PRACTICES WHICH DEMONSTRATE THE HIGHEST LEVEL OF PERFORMANCE (WATER SAVING FEATURES).

C. SMART CONTROLLED HIGH-LEVEL PRESSURE REGULATOR HEADS, AND DRIPLINE IN BEDS MUST BE INCORPORATED. INDIVIDUAL SUB-ZONES MUST BE TAILORED TO THE WATERING REQUIREMENTS OF EACH MAJOR PLANT TYPE. UNDER NO CIRCUMSTANCES SHALL ANY TURF AREAS BE WATERED IN COMBINATION WITH PLANT BEDS. SPACING OF ALL SPRINKLER EQUIPMENT SELECTED SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS AS PUBLISHED. "HEAD TO HEAD" COVERAGE IS REQUIRED IN ALL TURF AREAS.

D. IRRIGATION CONTRACTOR SHALL PARTICIPATE IN COORDINATION MEETINGS AS REQUIRED WITH THE OWNER'S REPRESENTATIVE AND RELATED PARTIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

E. THE IRRIGATION SYSTEM IS TO BE INSTALLED BY A CONTRACTOR WHO SPECIALIZES IN IRRIGATION DESIGN AND INSTALLATION AND HAS INSTALLED AT LEAST FIVE (5) PROJECTS OF EQUAL OR COMPARATIVE SIZE AND COMPLEXITY. IRRIGATION WORK SHALL BE PERFORMED BY A SINGLE FIRM, ACCEPTABLE TO THE OWNER'S REPRESENTATIVE AND LICENSED AS A CONTRACTOR IN THE STATE WHERE THE PROJECT IS TO BE INSTALLED.

F. THE SYSTEM SHALL BE DESIGNED BY A CERTIFIED EPA WATERSENSE PARTNER, AS FOUND ON THE EPA WATERSENSE WEBSITE, OR MUST BE A MEMBER OF THE IRRIGATION ASSOCIATION (IA), FAIRFAX, VA, AND HOLD A CID (CERTIFIED DESIGNER DESIGNER) QUALIFICATION.

G. REFERENCED STANDARDS: AMERICAN SOCIETY FOR TESTING AND MATERIALS, ANNUAL BOOK OF ASTM STANDARDS, LATEST EDITION.

H. CODES AND STANDARDS: IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL GOVERNING AGENCY REQUIREMENTS AND TO INDUSTRY STANDARDS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES, OR CONTRADICTORY REQUIREMENTS.

I. SUBSTITUTIONS: NO SUBSTITUTIONS FROM THE INITIAL PLAN WILL BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. REQUESTS MUST BE MADE IN ADVANCE OF THE PROJECT START DATE. IN THE EVENT THE CONTRACTOR WISHES TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE, NEW DESIGN, AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE, AND THE DESIGN AS FUNCTIONAL. THE PROPOSED MATERIAL SUBSTITUTION MUST MEET THE ORIGINAL DESIGN INTENT AS IT PERTAINS TO WATER CONSERVATION.

J. APPROVAL AND SELECTION OF MATERIALS AND WORK. THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THIS PERFORMANCE SPECIFICATION IS SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE WHO HAS THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN THEIR OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATION. REMOVE REJECTED WORK AND MATERIALS FROM PROJECT SITE AND REPLACE PROMPTLY.

Drawing: 22-0261.ZN			
Drawn by:	CDO	Checked by:	LEM
Issue Date:	7-17-2023	Sheet:	L2.0
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FAIRFIELD BY
MARRIOTT - OXFORD

5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO

planting notes & details

bayer
becker

www.bayerbecker.com
6800 Tylersville Road, Suite A
Mason, OH 45040 • 513.336.6600

EXTERIOR FINISH KEY

EEF-001	PEARLESCENT ACCENT EIFS FINISH
TB-002	DARK THIN BRICK COLOR
TB-002B	ACCENT THIN BRICK COLOR
EEF-002	DARK EIFS FINISH COLOR
EEF-002A	ACCENT EIFS COLOR
EEF-002B	DARK EIFS FINISH COLOR - TEXTURED
EEF-003	STAIR TOWER EIFS COLOR
EEF-004	MAIN BUILDING EIFS COLOR
EEF-004A	ACCENT EIFS COLOR
MSM-001	MANUFACTURED STONE MASONRY
EDS-001	CAST STONE MASONRY
EWP-001	SOLID PHENOLIC EXTERIOR WALL PANELS
ERF-002	PARAPET COPINGS
ERF-003	GRAVEL STOPS
ERF-004	FASCIAS
ECT-001	PAINT - CANOPIES
ECT-002	PAINT - EXTERIOR RAILINGS
ECT-003	PAINT - BOLLARDS AT TRASH ENCLOSURE
EFM-001	FENCE AT TRASH ENCLOSURE
EFM-002	FENCE AT OUTDOOR POOL

GENERAL NOTES

- BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
- ALL DOWNSPOUTS MUST HAVE CLEANOUTS.
- PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
- IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO BUILDING SITE + EXTERIOR BUILDING PRODUCT MANUAL FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET

CRITERIA NOTES

- CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.
- ARCHITECTURE:**
- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- A3 OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.

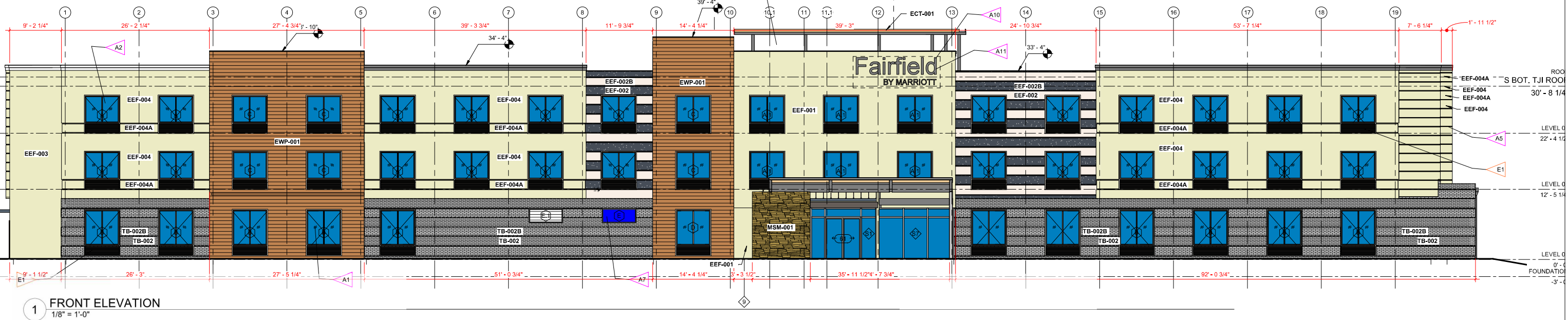
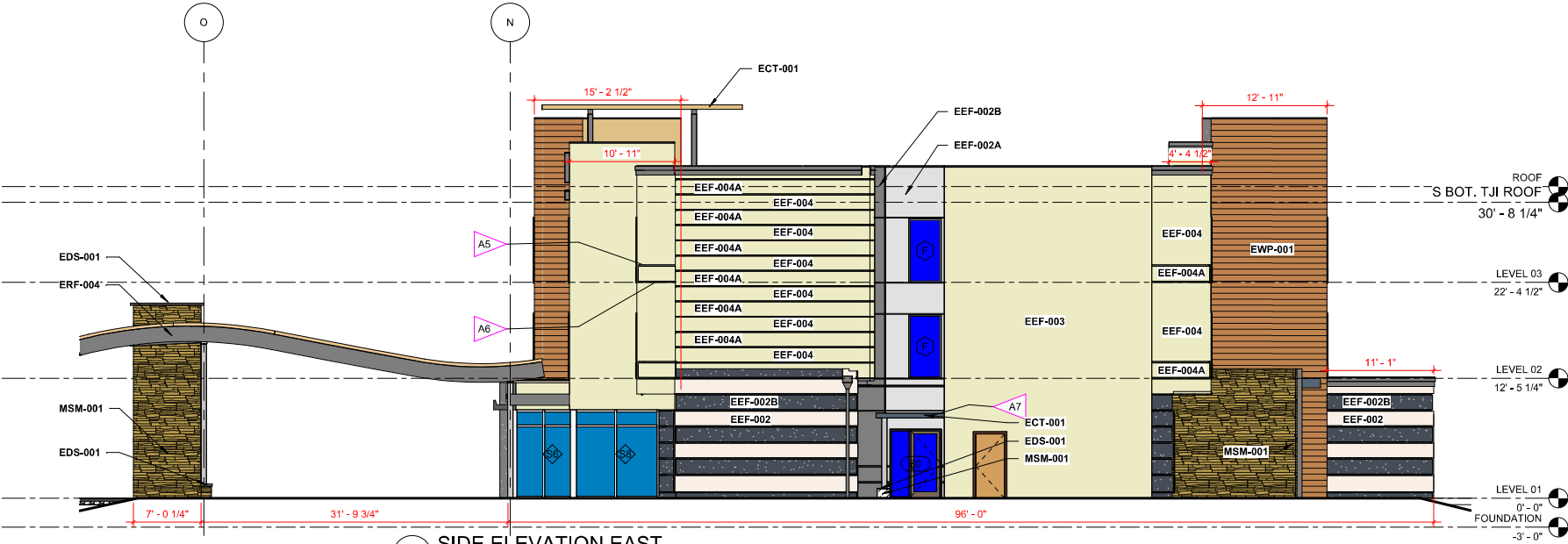
- A4 OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE AND SEE NOTE A3 ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.
- A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A6 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- A7 SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- A8 ROOF SHADE CANOPY. SEE SHEET 202 FOR DETAILS.
- A9 WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.

- A10 CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS.
- A11 PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL.
- A12 NOT USED.

- ENGINEERING:**
- E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

FRONT FACADE CALCULATIONS FOR CITY OF OXFORD:

THIN BRICK	1,335 SF
CEMENT FIBER PLANK	426 SF
STONE	123 SF
GLAZING	2,447 SF
EIFS (VARIOUS)	4,537 SF
TOTAL	4,331 SF
FRONT FACADE	8,868 SF



REVISIONS		
No.	Description	Date

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ARCHITECTURE:

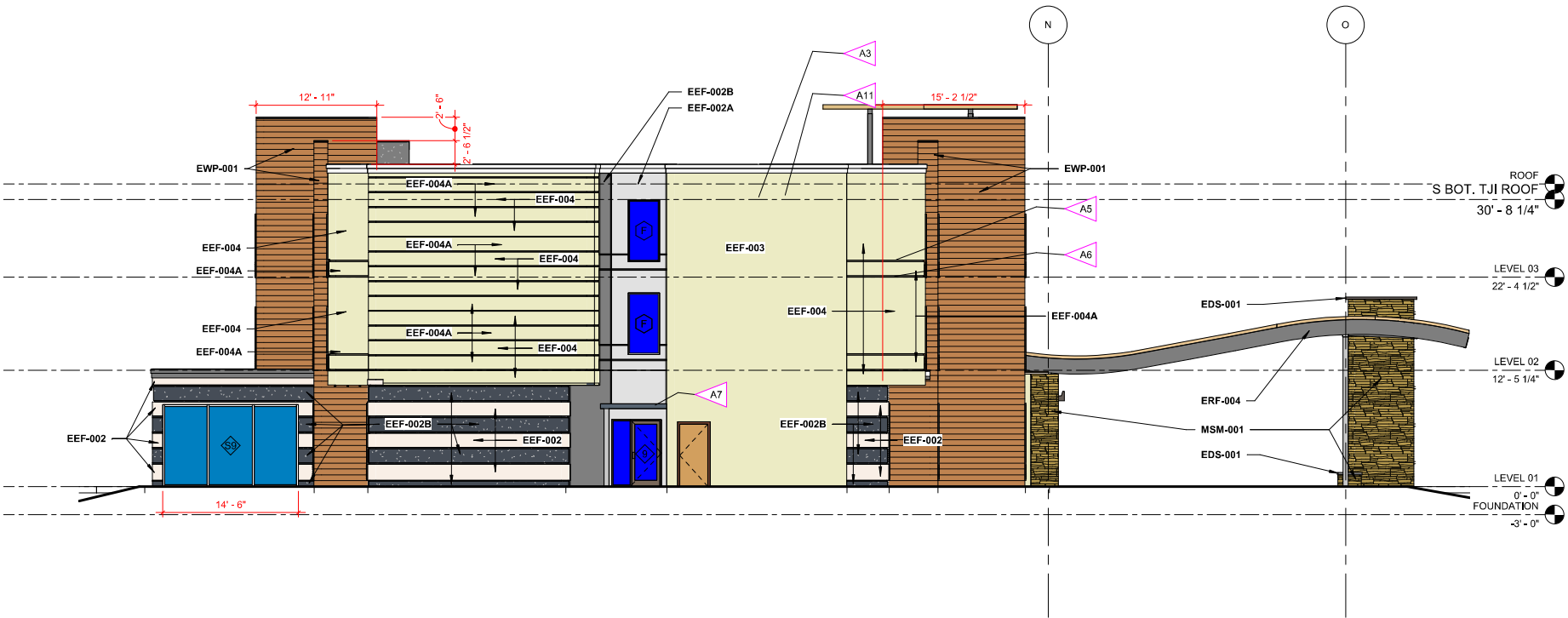
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- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR.
- A3 NOT USED.
- A4 LOUVERED SUNSHADE.

ENGINEERING:

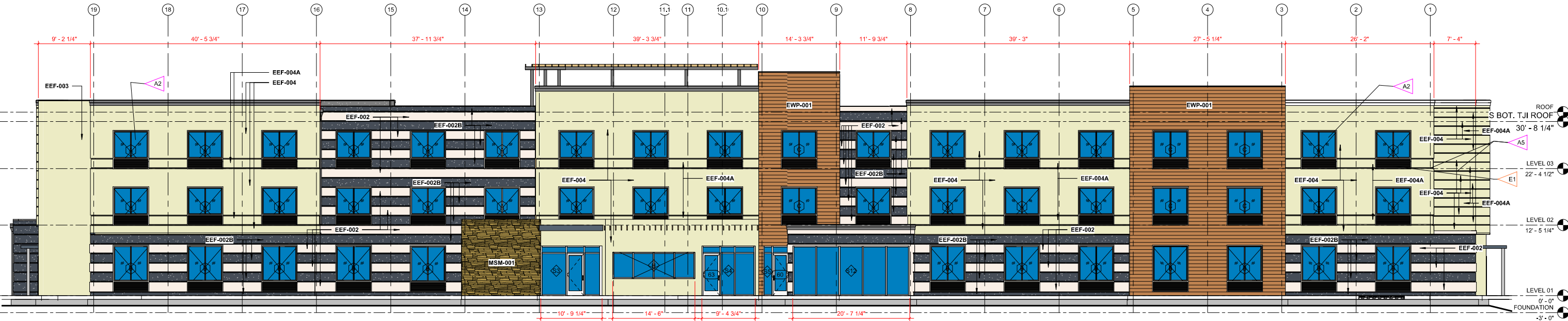
- A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
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- EFM-001 FENCE AT TRASH ENCLOSURE
- EFM-002 FENCE AT OUTDOOR POOL



3 SIDE ELEVATION WEST
1/8" = 1'-0"



1 REAR ELEVATION
1/8" = 1'-0"

prince alexander

850 SOUTH MERIDIAN STREET INDIANAPOLIS 46225
317-261-0070 LLC WWW.PRINCEALEXANDER.BIZ

PROJECT

FAIRFIELD BY MARRIOTT - OXFORD

5186 MORNING SUN ROAD
OXFORD, OH 45056

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REVISIONS

No.	Description	Date

BID SET

SHEET TITLE

EXTERIOR ELEVATIONS

DATE

08-29-2023

A212

Page 71 of 169



MEMORANDUM
Community Development Department
513-524-5204

TO: Planning Commission

FROM: Sam Perry, AICP
Director

DATE: September 7, 2023

MEETING DATE: September 12, 2023

RE: **PC-2023-07, 525 N Campus Avenue, CONDITIONAL USE,**
new Fairfield by Marriott hotel, Oxford Hotel Group LLC,
Steve Alexander, Applicant/Agent

525 North Campus Avenue – H3610026000034
5192 Morning Sun Road – H3610025000004
Morning Sun Road – H3510025000006

After a lengthy discussion at the August 8 meeting, the Planning Commission tabled the conditional use application, requesting additional information from the design team. Staff provided a summary of Commission comments to the design team. The design team has provided two sets of revised drawings. Staff and the design team have met and discussed the Commission comments but staff have not received a comprehensive response in writing. The two new documents that are noteworthy are a drawing from the civil engineer that shows the turning radius movements of a fire truck on the fire access road around the proposed hotel. The civil engineer's grading plan has not been updated yet to show the fire access road. The other document is a cross section document showing the elevation difference between the proposed hotel and a neighboring home.

The design team shared with staff in our meeting together that they have met with a neighbor and discussed and agreed upon additional fencing and tree plantings. At the time of the writing of this memo, no drawings have been submitted to show this agreement.

On August 15, City Council passed a resolution to waive the tree survey requirement for this project, on condition that an approved Landscape Plan be completed and installed prior to the

hotel opening. The intent of the resolution by City Council was to allow land clearing to proceed while the project is still in the design process. Because the land is still currently outside the Oxford corporate limits, this requires jurisdictional coordination between the City of Oxford and Butler County Engineer's office for a land clearing permit prior to annexation. The coordination process started but it is city staff's understanding at the time of this writing, that no land clearing has been approved yet, nor has it started. Based on current schedule the annexation of the three parcels will be complete in November 2023.

Options available

The Commission has the following options per Oxford Code, Commission Rules and City Charter:

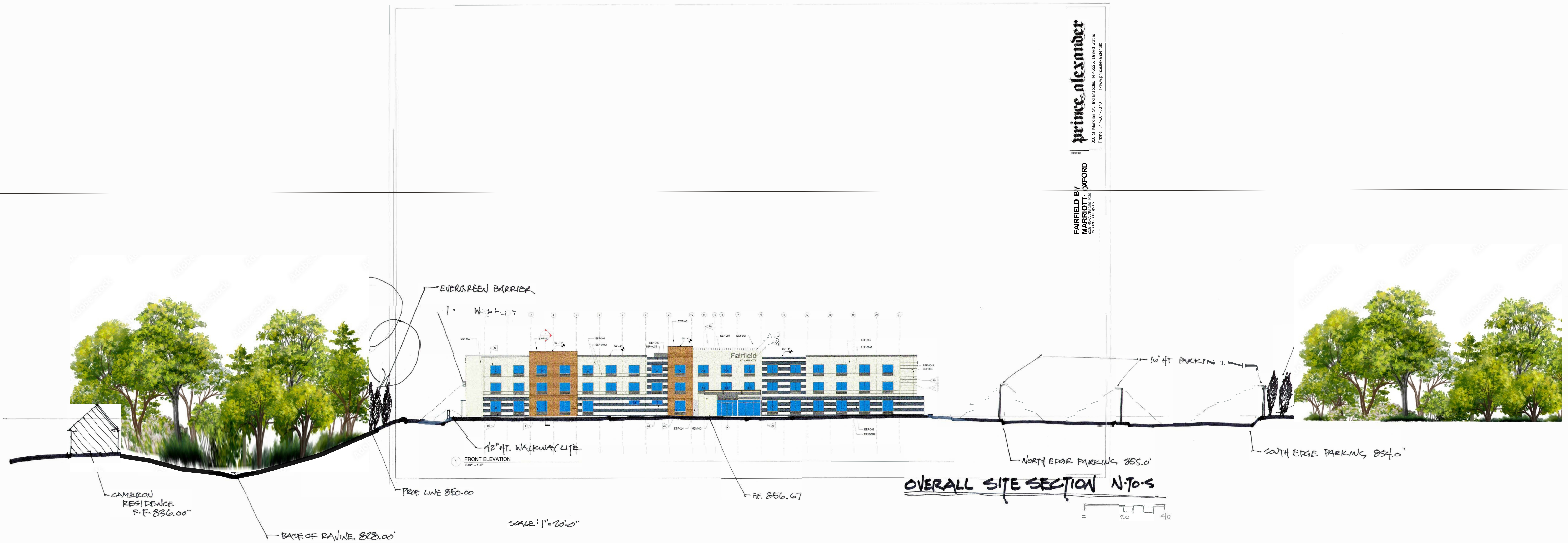
1. Keep the case on the table and not remove it for discussion. The case would automatically be on the October 10 meeting agenda. There is not a codified time limit for keeping an item on the table, though it is not recommended by staff to be indefinite. Typically cases are tabled for 1-3 months, according to time needed by an applicant or staff to obtain additional information or an applicant making appropriate plan revisions.
2. Remove the case from the table to discuss and potentially vote to recommend approval with conditions to City Council, based on any findings of fact and pertinent Oxford codes.
3. Remove the case from the table to discuss and potentially vote to recommend denial to City Council, based on any findings of fact and pertinent Oxford codes.

Summary of August 8 hearing

A brief summary of the Commission comments from the August 8 meeting is below. This same list was also shared with the design team on August 10. Staff comments on status are in **bold italics**.

1. Concerns with building orientation and positioning (*design team responded with cross section drawing*)
 - a. Close to northern property line?
 - b. Concern of lighting spill on to adjacent property
 - i. No mention of building orientation being a result of prior conversation with neighbor
 - c. Water runoff and volume. How does the project impact the existing flow during storm events in the drainage way along the northern property line?
 - d. Proximity and sound volume of air conditioning units?
2. Concerns with code waiver of tree survey requirement. This was previously requested by staff (*Council responded with waiver of tree survey*)
 - a. What vegetation will remain after site is cleared and prepped?
 - b. Will this be sufficient screening in relationship to grade elevation of adjacent homes?
 - c. Can staggered rows of newly planted evergreens suffice in lieu of a full tree survey?
See local Arby's restaurant in Oxford along Contreras Road side.
3. Turn Lane Warrant analysis needs reviewed by City and ODOT. ODOT is not the only approving authority.
4. Concerns from neighbors with additional traffic generated by hotel that adds to the volume and speed that already exists on 732. Potential safety issue

5. Concerns with the code waiver of natural material requirement. Reduce or remove the amount of EIFS on the building exterior. Change to brick exterior to blend with Miami campus?
6. Fire Chief attended but did not get to testify regarding the access road. He is ok with it in concept, but has not reviewed it in detail. He does not know yet if it meets his approval. It may need turning template information based on the Oxford equipment sizes. If adjustments to the road to accommodate the equipment affect the site grading, we will need to see a revised site plan. *(design team responded with turning radius drawing)*
7. Concerns with waiving the sign code which limits the project to 2 signs, when one of the 3 proposed signs would not be visible.



Case No:
PC-2023-07



Meeting Date:
August 8, 2023

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	Oxford Hotel Group LLC, c/o Stephen J. Alexander, AIA
Action Request	Conditional Use
Location & Site Area	3 Parcels – 6.67 acres total (exclusive of ROW): 1. 5192 Morning Sun Rd – Parcel ID H3610025000004 (0.20 acres) 2. Morning Sun Rd – Parcel ID H3510025000006 (0.71 acres) 3. 525 N Campus Avenue – Parcel ID H3610026000034 (5.76 acres)
Additional Affected Parcels*	4. 5176 Morning Sun Road – Parcel ID H4000011000025 (0.77 acres) 5. 5196 Morning Sun Road – Parcel ID H3510025000005 (0.15 acres)
Engineer	Bayer Becker, c/o Mark Rosenberger, PE
Owners	1. Dudley Prime Properties LLC 2. Jane R Swift 3. Ohio Association of Regular Baptist Churches 4. Jane R Swift 5. Carol Ann Johnson
Current Uses	1. Vacant / Undeveloped Land 2. Vacant / Undeveloped Land 3. Former Church / Place of Worship; now vacant 4. Multi-Family Residential (2 buildings; 5 units) 5. Single-family home
Current Zoning & Jurisdiction	1. B-3 General Business (Oxford TWP; County Zoning) 2. B-3 General Business (Oxford TWP; County Zoning) 3. B-3 General Business (Oxford TWP; County Zoning) 4. OI Office Industrial (City of Oxford; City Zoning) 5. R-3 One- and Two-Family Residence (Oxford TWP; County Zoning)
Site Frontage	1. Approx. 66 feet along Morning Sun Road ROW 2. No frontage on public ROW (landlocked parcel) 3. 50-foot ROW “stub” on N Campus Avenue 4. Approx. 80 feet along Morning Sun Road 5. Approx. 56 feet along Morning Sun Road

PROPOSAL SUMMARY

Indianapolis-based Architect Stephen Alexander is representing a development team seeking to construct a new Fairfield by Marriott branded hotel to serve the Oxford area. The proposed hotel totals 56,357 square feet in gross floor area, is 3 stories tall, and consists of 92 total guest rooms. The structure itself would occupy a footprint approximately 18,200 square feet in size. To facilitate the prospect for a commercial site in what is otherwise currently a residential neighborhood setting, the team proposes assembling three different parcels – each of which is currently under separate ownership – together to form a single development site. The westernmost parcel has 64 feet of width along Morning Sun Road (SR 732), and is planned as the location for a new primary access into the hotel site. The largest of the three parcels, the site of the former Faith Baptist Church, totals 5.76 acres in size and has 50 feet of frontage on the ‘stub’ end of N Campus Avenue. The stub street for N Campus Avenue is part of the Homestead Subdivision, recorded in 1909. All three parcels currently fall outside the Oxford corporate limits, being located in unincorporated Oxford Township and therefore under the jurisdiction of the Butler County Rural Zoning Resolution. The project as envisioned predates formal involvement by the City administration & officials, having first progressed through County-level planning & zoning procedures where the City has no decision-making authority.

PROJECT TIMELINE

A timeline of notable events pertinent to the hotel development currently under consideration is provided below:

- March 6, 2023: Butler County Commissioners approve rezoning of 3 subject parcels from R-3 One- and Two-Family Residential to B-3 General Business. It was known at the time that the purpose of the rezoning was to accommodate a future hotel development adjacent to the City. The rezoning cleared the way for possible consideration of a new hotel use by the County Board of Zoning Appeals (BZA) via their Conditional Use process.
- May 9, 2023: Due to learning about an upcoming Conditional Use hearing scheduled with the County BZA for May 16, the Community Development Director composes a memo summarizing the implications of a potential future annexation (a required step in order to receive sewer & water services from the City) and presents the information to the Oxford Planning Commission for discussion and feedback.
- May 15, 2023: Meeting between developer, realtor and City staff at the City offices to discuss the project, including the subjects of annexation, utility connections, and the necessary procedural steps. The development team communicates their desire to break ground in July. In response, City staff offers to expedite Conditional Use review proceedings, essentially by reviewing a future application as if the property in question has already been annexed by the City and is zoned to allow a hotel.
- May 26, 2023: The City receives a written request for municipal water & sewer connection from the Ohio Association of Regular Baptist Churches, the current owner of the largest parcel involved which is the proposed location for the hotel that would require utility services.
- June 6, 2023: City Council holds a First Reading on the request for utility connection. While the notion of a hotel in the area was generally seen favorably at this time, Councilors also seemed disenchanted with the process appearing to circumvent City-level planning & zoning procedures. The request had been on track for a Second Reading on June 20, but was postponed to the following meeting at the request of the applicant & owner.
- June 23, 2023: City of Oxford receives an executed Conditional Use application form electronically from the applicant. Through a number of email exchanges in the days following, various other

application components, plans, details, etc. are later requested by City staff and transmitted by the applicant.

- July 18, 2023: City Council adopts Ordinance No. 3727, granting the property owner's request for extension of sewer and water utilities on condition of "signing a water service and utility agreement that included [sic] a requirement that any new owner, successor, and assign must agree to the annexation of the Property into the City of Oxford at the City's sole request. Upon annexation, the Property will be zoned General Business."
- July 13, 2023: First round of department comments on the Conditional Use application, including memos from Engineering & Fire Departments as well as a formalized Preliminary Zoning Review letter, are delivered electronically to the applicant.
- July 18, 2023: The County BZA votes 4-1 to deny a Conditional Use request for a new hotel, citing no access to public water or sewer as of the date of the hearing.

PUBLIC COMMENTS

Public notices were mailed to surrounding property owners and a sign was posted on Morning Sun Road. On 7/28, staff received a voicemail from Mr. Bob Blackburn, who is the property owner of 511 N Campus Avenue; Mr. Blackburn voiced support for the project but expressed concerns for asbestos that may have been dumped at the site over time and would need to be cleaned up properly. An email was also received on 8/2 from Sue Cameron, who is the owner of property at 5258 Morning Sun Road; Ms. Cameron posed various questions and concerns which this report largely addresses.

DEPARTMENT COMMENTS

Below are comments from City departments:

Department	Respondent	Response
Economic Development	Seth Copenbaker, Economic Development Specialist	Returned with Comments
<i>Comments Received June 28:</i> <i>The proposed development of a 100+ "key" hotel is a welcomed addition to the City of Oxford. A new hotel, particularly one located to Miami's campus and athletic facilities would support the vibrant University-driven tourism cycle in Oxford. The robust annual calendar of University events, associated organization events, athletic contests and other local and regional events lead to a high occupancy of local hotels on the majority of weekends throughout each year. An additional hotel would support more guests staying in Oxford and utilizing the City's many restaurants, shops, etc. during their stay.</i> <i>Presently the property at 525 N. Campus Ave. is outside the City of Oxford's incorporated limits. This fact depresses the economic benefits of the project. If outside the city limits, the proposed hotel guests would support other Oxford businesses, but income tax benefits of all hotel-related employees, through all phases of the project from site prep through daily operations, would not benefit the City. The greatest economic benefit to the City of Oxford would be for annexation of the property, before any phase of construction begins for the proposed hotel.</i> <i>The issue of annexation, and the property currently outside the Oxford City limits is the only concern for the Economic Development Staff at this time.</i> <i>Comments Received July 31:</i> <i>Economic Development staff are in support of this project</i>		

<i>The potential job creation for operations staff at the hotel would be a benefit to the City of Oxford.</i> <i>The potential lodging tax would further help support the City of Oxford, and our partners at the Enjoy Oxford visitors bureau.</i> <i>The additional lodging would help support the variety of programs and events across Oxford, Butler County, and southwest Ohio.</i> <i>Economic Development staff have some concerns at this time</i> <i>Annexation, prior to any development, would help capture income tax revenues through the construction phases.</i> <i>At this time the site exists outside of the purview of the City of Oxford and all related planning and zoning regulations.</i> <i>Has a written agreement been broached with the developers seeking adherence to our development process?</i> <i>If annexation cannot be completed prior to development of this project, the Economic Development Staff would support the creation of a written and binding agreement between the City of Oxford and the developers prior to development of this site.</i> <i>Outline parameters for annexation.</i> <i>Agreement to adhere to Oxford planning and zoning rules/regulations, and Planning Commission process, etc.</i>		
Engineering	Scott Otto, City Engineer	Returned with Comments
See Engineering Memo dated 7/5/2023		
Fire	John Detherage, Fire Chief	Returned with Comments
See Fire Department Memo dated 6/29/2023		
Police	John Jones, Police Chief	Returned with Comments
<i>Connectivity to N. Campus Ave should be required. Assists with police patrolling, emergency response to the location, and traffic flow for guests. Concerned with the driveway on SR732 (Morning Sun Rd) and the off-set from the drive across from it. Traffic crashes in that area tend to be disabling damage. Another driveway with higher traffic counts will only increase the number of traffic crashes in that stretch.</i>		

COMMENTARY

Staff comments on site conditions and a number of key development aspects are provided below:

- Building Architecture:** The hotel building proposed follows the corporate branding palette for Marriott-branded hotels. Much of the exterior façade is shown to consist of EIFS material. ***Section 1143.12(d)(6)*** requires the front facades of new buildings developed in the GB District to utilize *at least 50% natural materials including brick, stone, masonry, glass or wood*. Staff estimates that stone masonry and composite materials (resembling wood) together constitute roughly 19% of the overall façade. The amount of glazing (i.e., windows / transparent surfaces) is also deficient, calculated at around 34% as compared to the usual standard minimum of 60%. Given the relative proximity to

the Miami University campus, the Commission may want to consider whether the building should exemplify a more Oxford-centric architectural style so as to better blend in with the college town aesthetic.

- **Landscaping:** The landscaping plan submitted by the applicant includes a total of 22 deciduous trees and 30 evergreen trees. The deciduous plantings are shown interspersed throughout the parking areas proposed to the west and south of the building. Those of an evergreen variety are shown in two district areas of the site where anticipated tree clearance would encroach into a 20-foot buffer area surrounding the perimeter of the site. This perimeter buffer zone was apparently inspired by County Zoning standards; the minimum transitional buffer found in the Oxford Zoning Code for the GB District is 25 feet per **Section 1143.12(d)(2)(A)**; in order to approve the plan as-is, a waiver to this standard would be required. Several other zoning standards emphasize the need for screening from adjoining residential districts; an example being **Section 1149.07(e)(4)** which requires a *6-foot high visual screen* and further specifies that any parking space oriented toward residential structures must have a *fence, wall, or solid hedge* at least 4 feet high to screen the glare from headlights. Staff recommends revisions be made to the landscaping plan to include additional shrubbery/plantings along the edges of westernmost and southernmost parking bay edges. Additionally, it should be noted that tree survey information consistent with the requirements of **Section 1148.05** has not been provided; for the most recent hotel proposal (Holiday Inn Express) approved in June 2022, the Planning Commission chose to waive the surveying requirement finding the plan was sensitively designed with respect to a pocket of woods present on the site.
- **Lighting:** A photometric grid plan, which displays anticipated foot-candle readings, has been submitted as part of the application. Foot-candles are a measurement of light intensity directed toward the ground by light sources. Proposed site lighting includes new poles/fixtures to illuminate parking lots, as well as bollard-style lamps to illuminate pedestrian walkways linking the future hotel to N Campus Avenue to the south and the Miami University campus (Millett Hall parking) to the east. Per the Zoning Code, light sources are required to be recessed (i.e. full cut-off), and cannot exceed more than 1 foot-candle at any residential property line. It appears the area most at-risk for negative spillover is the single-family property located at 5196 Morning Sun Road, immediately north of where the hotel entrance is proposed. It should also be noted that the current photometric plan is based on a pole height of 20 feet, which exceeds the Code limit for no more than 16 feet.
- **Non-Vehicular Mobility:** Relevant topics are discussed below:
 - **Bicycle Parking:** Bicycle racks are required to be provided at a rate of 3 per 10,000 square feet of gross floor area, per **Section 1143.12(d)(5)**. Since the building is proposed to comprise 50,575 square feet of area per the provided architectural plans, this results in a total of fifteen (15) bicycle parking spaces being required. The applicant recently revised their plans to provide a pad for bike racks near the hotel entrance.
 - **Pedestrian Mobility:** Pedestrian walkways measuring at least 5 feet in total width are required to be constructed between building entrances and public sidewalks pursuant to **Section 1149.07(e)(7)**. The original site plan provided by the applicant only showed a pedestrian connection to N Campus Avenue; the plan has since been revised to show a second connection to Morning Sun Road. In cases where no sidewalk exists in the right-of-way adjacent to development site, one is required to be built. Staff considers the property at 5176 Morning Sun Road to be part of the development site, since it is owned by one of the affected property owners and changes are proposed to vehicle drives/access in this location. A new sidewalk must therefore be built along the entire frontage, linking to existing sidewalk which currently terminates near the Northside Bark dog park property line.

- **Signage:** The applicant has communicated the intention to install a total of 3 signs, including 1 freestanding sign at the Morning Sun Road entrance as well as 2 wall signs on the western (front) and eastern (rear) building facades. Looking to the architectural plan set provided, the elevation views of the building appear to include wall signs which are “conceptually” drawn (the lettering does not seem match the actual corporate logo for Fairfield Inn). On the plans, a roughly 14-foot wide by 5-foot tall (70 sq ft) sign is depicted on the west façade and 2 signs measuring roughly 8 feet wide by 3 feet tall (24 sq ft) are shown on the northern and southern facades. A design plan for the freestanding sign has not yet been provided, though the sign area would be capped at 48 square feet along with meeting all other applicable Code standards. The overall signage area allowance for this site is 128 square feet per *Section 1151.05(a)(3)*, calculated at a rate of no more than 2 square feet per linear front foot of the site (64 feet of frontage on Morning Sun Road x 2 = 128). Moreover, the Code also normally limits the total number of signs for any single business site in the GB District to no more than 2. Given the Code parameters, waivers will be needed in order to accommodate the size and number of signs anticipated.
- **Stormwater Management:** Stormwater is proposed to be managed by a network of new storm pipes as well as two detention basins located in the northwestern and southeastern corners of the site. The site is located downstream from a significant drainageway running east from the vicinity of Hawks Landing and under SR 732. An existing storm sewer runs north from the N Campus Avenue right-of-way and meets up with this stream, where it continues east to Miami property. Another stream runs immediately north of the site, though most of the runoff from surfaces should instead be captured by the proposed stormwater system and exit the site via the Miami property. At the time of Building Permit submission, plans will need to demonstrate compliance with the City’s Stormwater Design Manual.
- **Traffic Circulation & Parking:** The site plan includes a total of 96 off-street parking spaces, meeting the Zoning Code’s requirement for a minimum of 1 parking space per hotel guest room. These spaces are split between two general areas to the west and south of the building. As evident in the comments returned by the Fire and Police Chiefs, accessibility has been a significant concern and point of discussion with the applicant up to this point. Consistent with similar logic and revisions previously applied to the Holiday Inn Express project, the Fire Chief would like to see the site plan redesigned to accommodate wrap-around access for a fire apparatus, to improve the ability for fire attack. Additionally, both Chiefs have indicated a desire for connectivity to N Campus Avenue, thus enabling more than one way in and out of the site. N Campus Avenue is currently a stub street, with an “informal” turnaround located on private property. The original proposal was for only a turnaround in this area, but has since been revised to propose a one-way connection with “Do Not Enter” signs posted to deter ingress into the site. Should a full two-way vehicular connection be established, it may necessitate eliminating one row of parallel parking along N Campus Avenue leading to Sycamore Street.
- **Utilities:** Comments on individual utility services are provided below.
 - **Garbage & Recycling Collection:** A refuse enclosure serving the new hotel is proposed at the northern edge of the site. Plans illustrating the design of this enclosure have not yet been provided. A series of standards pertaining to trash/recycling facilities are provided in *Section 1141.04(j)* and would be required to be met at the Building Permit stage, including such things as: (1) having gates and walls constructed of durable materials [e.g., masonry walls & metal gates]; (2) having an exterior appearance compatible with the principal structure; (3) providing adequate area for storage of both trash and recycling receptacles; and (4) providing the ability for walk-in access without having to open main enclosure gates.

- **Sewer and Water:** City utility connections will be routed to the hotel building from existing mains located in the right-of-way at the north end of N Campus Avenue. A new water line will also be installed to loop around to an existing main along Morning Sun Road. City Council, by Ordinance, has agreed to provide increased service/flow to the site, contingent on an Agreement being signed by the City and property owner.

DECISION CRITERIA

A. The proposed use is in fact a Conditional Use appropriate in the zoning district in which it is proposed.

The site is not presently located in the City of Oxford zoning jurisdiction, though a recently adopted Ordinance stipulates that the property eventually be zoned GB General Business upon annexation. If accepting the zoning classification as a given, out of the list of permitted uses prescribed by the Zoning Code, a hotel is likely one of the most suitable uses for this site.

B. The use and site will satisfy the general intent of the Zoning Code.

Section 1143.12(a) describes the purpose of the GB General Business District as being *intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community. The District is also intended to accommodate retail trade establishments in the community that cannot be practically provided for in a neighborhood commercial district development*, and is only appropriate for *areas that are presently served, or will be served upon development, with both central water and sewer*. As the City's Economic Development Specialist has indicated, there is an apparent community need for more lodging that would support University events and the local economy in general. Being on the periphery of the City and somewhat co-located in conjunction with residential and office uses in the vicinity, it is important that this site not become a "blank slate" available for other commercial usage by-right, and to that end may be somewhat contradictory to the general spirit of other areas in town which are zoned GB.

C. The use and site will be compatible with the general intent of the Comprehensive Plan.

The Comprehensive Plan adopted in January of this year designates the subject property as a "Rural" Character Type. It would be most appropriate to amend the Future Land Use Map (FLUM) prior to considering rezoning or development approvals. On page 136 of the Plan, it is specified that *amendments to the future land use map shall first require a recommendation from the Planning Commission prior to Council considering adoption of an Ordinance*. Again, if GB zoning is inevitable, re-designating the property as a "Campus" Character Type would bring the property into better alignment with the Plan.

D. The use and shape of the site are sufficient for the proposed use.

Yes, the size and shape of the site are more than sufficient to accommodate the structure, parking, and driveways attributed to developing a future hotel use.

E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.

A hotel is generally not hazardous but could be disturbing depending on the traffic, lighting and visual impacts. Per the lighting plans provided, it seems any light spillover effects will be appropriately mitigated. Evergreen screening is proposed along the northernmost end of the proposed parking lot, which should help screen the development from single-family residential properties in Oxford Township to the north, though complete visual obstruction is probably unavoidable seeing as how the proposal entails a three-story building. Anticipated traffic patterns and impacts would be better understood by having a Traffic Impact Study performed.

- F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.**
This standard is generally intended for industrial operations and generally does not apply to this proposal, sparing perhaps consideration for future traffic impacts.
- G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.**
Staff is not aware of any accessory uses that will operate independently of the hotel use. A restaurant would be an example of an accessory use that would be acceptably ancillary to a hotel use. Vinyl privacy fencing measuring 6 feet in height is proposed to the south of the hotel entry drive, adjacent to 5176 Morning Sun Road; the applicant has expressed this is a per their agreement with the owner of this property.
- H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.**
The most significant outstanding concern is the provision of sufficient access to/from and around the hotel building. It is the opinion of staff that complete two-way connections should be provided to both Morning Sun Road and N Campus Avenue, along with a vehicular route of appropriate width and radii wrapping around the entire building to provide sufficient access in the event of an emergency. The latest version of the site plan only shows the additional accessways at a conceptual level (i.e. red hatching); these routes need to be integrated into the more precise engineering characteristic of the rest of the site layout.
- I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.**
All development costs are to borne privately by the developer. As the City's Service Director has noted in a previous staff report, the proposed demand will not have a noticeable effect on the City's utilities for reliability, acceptable flow, pressure and volume, provided improvements are constructed in accordance with City specifications.
- J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.**
The development will actually be altering the character of the area from a more pastoral setting with limited/light intensity of development (i.e. former church building) to a more substantial commercial setting with a higher degree of traffic throughout the week.
- K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.**
The primary access proposed off of Morning Sun Road falls outside of the City corporate limits, and therefore is currently under ODOT jurisdiction when it comes to access management & roadway infrastructure improvement standards. The applicant has provided documentation that ODOT has approved a Variance to allow for driveway spacing less than the 50 foot minimum typically required under their standards. The future hotel access drive is positioned approximately 21 feet away from the neighboring property line at 5196 Morning Sun Road, which is a small 6,500 square foot lot supporting an older single-family home built in 1941. A gravel driveway serving this dwelling unit currently straddles the property line, and the submitted plan indicates that the encroaching portion of gravel would be cleared away to make way for the new hotel access. ODOT indicates in their documentation that a Traffic Impact Study (TIS) is still required, and in speaking with the City

Engineer, he also agrees a Study is warranted. A TIS could help determine whether additional improvements, such as a turning lane, are needed along Morning Sun Road, or may help to verify that traffic could be better dispersed by providing two connections as opposed to one.

L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The site is presently underutilized and has been used illegally as a dump site for some time. Apart from the mature woodlands tucked around the outside of the site, staff is not aware of any other notable scenic or historic feature of importance.

M. Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from the existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.

The most substantial pocket of mature trees to be cleared to make way for development totals around an acre in size and is located in the northwestern corner of the site, where a detention basin and parking lot are presently planned. It does appear there has been a concerted effort with the site design to steer development features away from other patches of woods present throughout the site, though this may be more a natural consequence of designing with the existing terrain to lessen the amount of cut/fill needed.

N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

Following annexation and Conditional Use approval by City Council, the developer would be required to obtain Building Permit approval from the City prior to commencing work on the site. Occasionally, a developer will seek approval of a Site Work Permit so that earth movement activities can get a head start before the construction of building(s) and installation of utilities.

STAFF RECOMMENDATION

Based upon a review of the relevant Decision Standards, staff recommends **tabling** the Conditional Use request at this time, pending revisions being received which address the following major items at minimum: (1) provision of full access from N Campus Avenue; and (2) complete access around the perimeter of the building for emergency vehicles.

Additionally, staff encourages the Commission to provide the applicant as much guidance as possible on whether the current site plan & building design are “on target” in terms of desirability consistent with the Decision Criteria, or should undergo a more significant redesign to reposition the building and/or further condense development features to lessen the degree of environmental impact.

If however the Planning Commission is generally in favor of the site design presented and inclined to recommend approval at this stage, staff believes the following conditions should be applied to the approval:

1. Complete hard-surfaced vehicular connectivity shall be provided between the hotel parking area/drives and N Campus Avenue. This connection shall be two-way unless otherwise determined by City staff.
2. A Traffic Impact Study shall be completed to the discretion of the City Engineer.
3. The width of the perimeter setback shall be increased from 20 feet to 25 feet, consistent with **Section 1143.12(c)(2)**. Following grading activities and prior to issuance of a Certificate of Occupancy, if remaining vegetation following clearance is insufficient to provide the necessary screening effect

required by Code, additional evergreen landscaping may be required to be planted per the discretion of the Zoning Administrator.

4. Shrubbery shall be planted along the westernmost and southernmost parking lot edges for the purpose of screening headlight glare from adjoining residential properties.
5. All three parcels shall be consolidated together to form a single development site. This shall require processing of a Lot Split/Consolidation Application through the Community Development office, prior to recording with the County. Proof of recording must be provided prior to zoning sign-off on any Building Permit.
6. An easement shall be recorded granting the right of access to the owner of 5176 Morning Sun Road (Parcel H4000011000025), as well as to the owner of 5196 Morning Sun Road (Parcel ID H3510025000005), across the future hotel driveway to be located on Parcel H3610025000004. Easement rights shall be in perpetuity and shall run with the land. Proof of recording must be provided prior to zoning sign-off on any Building Permit.
7. Per **Section 1149.07(e)(7)**, a 5-foot wide sidewalk shall be constructed along Morning Sun Road, forming a complete pedestrian link between the future hotel and existing sidewalk adjacent to the Northside Bark dog park.
8. Per **Section 1149.07(e)(4)**, crosswalks across asphalt drive aisles shall be concrete and the edges of all parking spaces and drive aisles shall have 6-inch high concrete curb. Curbing will be in lieu of wheel stops as currently shown on certain areas of the plan. Occasional openings in the curb are allowed for stormwater management purposes. An exception is allowed for the stretch of drive located between the new entry point for 5176 Morning Sun Road and where the N Campus Avenue extension intersects the main drive, per the discretion of the Zoning Administrator.
9. Fire hydrants shall be provided per the discretion of the Fire Department / Fire Chief.
10. Hydrants and all-weather access surface are to be completed prior to delivery of combustible materials to job site. Access must be capable of supporting fire apparatus and maintained throughout construction.
11. Stormwater devices shall be installed in accordance with City specifications, and any remaining blockages cleared to ensure proper water flow and function.
12. Waivers shall be granted to **Section 1143.12**, subsections **(c)** and **(d)** to permit the building as designed, acknowledging the following: (1) exceedance of the maximum front yard setback of 150 feet; (2) a principal entrance that does not face the street; (3) glazing being reduced from 60% minimum to approximately 34%; and (4) natural materials being reduced from 50% minimum to approximately 19%.
13. A waiver to **Sections 1148.04** and **1148.05** is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. This waiver is contingent upon the landscaping plan being fulfilled as submitted, along with additional evergreen plantings as may be necessary to achieve adequate screening effect. At any location on the site, dead or invasive vegetation may be removed without issue. Clear cutting is prohibited in areas designated on the plans to remain.
14. A waiver to **Section 1151.05(a)(3)** shall be granted to allow for a total of 2 wall signs and 1 freestanding sign, contingent on: (1) each wall sign being limited to 70 square feet in size; and (2)

the future freestanding sign meeting all normally applicable regulations, inclusive of maximum height & width as well as minimum setback from right-of-way.

SUBMITTED BY:



Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: August 2, 2023

APPENDIX A

RELEVANT ZONING CODE PROVISIONS

Within the Oxford Zoning Code, *Section 1143.12* provides the base zoning standards for the GB General Business District. *Section 1147.02(c)-(d)* governs the Planning Commission's decision making process on Conditional Uses. *Section 1147.03(b)(27)* provides standards specific to motels that should be reviewed during the Conditional Use process.

1143.12 – GB General Business District.

- (a) Purpose.

This district is intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community. This district is also intended to accommodate retail trade establishments in the community that cannot be practically provided for in a neighborhood commercial district development. This district is only appropriate within areas that are presently served, or will be served upon development, with both central water and sewer.
- (b) Uses.
 - (1) Permitted uses.
 - A. Retail services. (Not to exceed 15,000 square feet of total gross floor area)
 - 1. Apparel and jewelry.
 - 2. Books, stationery, newspapers, magazines, office equipment and office supply stores.
 - 3. Department stores.
 - 4. Drug stores selling health and personal care aids.
 - 5. Food products, including groceries, meat, fish, baked goods, confectionary, and beverages.
 - 6. Flowers, potted plants, and garden supplies.
 - 7. Hardware, paint, home furnishings, and other home improvement products.
 - 8. Optical aids.
 - 9. Photography, bicycles, gifts and toys, pets, music, sporting goods, and other hobby and craft supplies.
 - 10. Restaurants, not including drive-in or fast food.
 - 11. Sales of new and used motor vehicles by dealerships holding franchises authorized by manufacturers for the sale of new vehicles.
 - B. Personal and professional services. (Not to exceed 15,000 square feet of total gross floor area)
 - 1. Accounting, advertising, architectural, auditing, bookkeeping, legal, and medical offices, and offices for other similar professional service providers.
 - 2. Banks, credit agencies, investment firms, real estate, insurance offices, and other similar establishments engaged primarily in financial services.
 - 3. Barber and beauty shops.
 - 4. Cleaners, including dry cleaning and Laundromats.
 - 5. Home improvement services, including carpentry, electrical, heating, plumbing, and decorating.
 - 6. Offices for nonprofit, charitable, labor, and other service organizations.
 - 7. Repair establishments for bicycles, household appliances, locksmiths, shoes, and motor vehicles (if no gasoline is sold and repair work is done inside).
 - 8. Theaters, not including drive-ins.
 - 9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.
 - C. Accessory buildings incidental to the principal use.
 - (2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Retail services.
 - 1. Automobile service stations selling gasoline.
 - 2. Bars and establishments serving alcohol.
 - 3. Banks with drive-through facilities.
 - 4. Building supplies, garden supplies.
 - 5. Drive-in and fast-food restaurants.
 - 6. Sales of motorcycles and used motor vehicles, rental and service of motor vehicles, sales and rental of boats and marine equipment, and sales and rental of trailers.
 - 7. Temporary or outdoor sales of plants and garden supplies.
- B. Personal and public services.
 - 1. Animal hospitals or kennels.
 - 2. Bowling alleys.
 - 3. Cultural institutions, including libraries, art galleries and museums.
 - 4. Hotels and motels.
 - 5. Places of worship.
 - 6. Funeral homes.
 - 7. Indoor skating rinks, arcades, and similar recreational uses.
 - 8. Instructional studios.
 - 9. Night clubs, discotheques, and other entertainment facilities.
- C. Other uses.
 - 1. Community-Oriented Residential Social-Service Facilities (CORSSF's).
 - 2. Shared Housing and Congregate Housing for the elderly.
 - 3. Government owned and/or operated parks and recreational facilities.
 - 4. Bed & Breakfasts.
 - 5. Publicly owned and operated neighborhood recreation centers.
 - 6. Day care facilities, including Day Care for child, Day Care Center for child, Day Care Home Type A family, and Day Care Home Type B family.
 - 7. Schools: primary, intermediate, and secondary, both public and private.
 - 8. Mini-warehouse (Self-Storage Units)
 - 9. Business Incubator
 - 10. Any permitted or combination of any retail, personal or public services that exceed 15,000 square feet of gross floor area

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)

(1) Lot requirements.

- A. Minimum lot frontage and width: 100 feet
- B. No minimum lot size is specified; however, the lot size shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard requirements.

A. Minimum setbacks.

Front yard	Rear yard	Side yard
35 feet	25 feet	0 feet

When a side or rear lot line abuts residential district lot lines, the minimum side or rear transitional setback distance shall be 25 feet in depth and shall be screened from the residential district by a dense evergreen hedge a minimum of 6 feet tall at planting and that will maintain at least 90 percent opacity over time. Existing vegetation may be considered as long as the anticipated overall opacity effect can be achieved. Alternatively, different types of screenings may be utilized subject to review and approval by the Zoning Administrator if the alternative material can achieve the overall 90% opacity effect.

B. Maximum front yard setback.

A maximum front yard setback of 150 feet; and at least 75% of the façade of the principal building must be setback no more than 150 feet from the front lot line.

(3) Structural requirements.

- Maximum building height 45 feet
- (d) Supplementary Regulations.
- (1) All merchandise, new and used, with the exception of boat, automobile, truck or farm implements and plants and garden supplies, shall be stored within a completely enclosed building. Displays of boats, automobiles, tractors, recreational trailers and/or mobile homes shall conform to the requirements as defined in Section 1141.03 (e)
 - (2) Landscaping:
Landscaping of the site shall comply with the requirements of Chapter 1148.
 - (3) The building should be oriented so that the principal building entrance faces the principal street or the street providing main access to the site. The entrance must be connected to the street and adjacent parking with clearly marked sidewalks/walkways. The building façades facing the street must adhere to the façade treatment as outlined in the following sections. In no instance, shall the rear of the building face the public right-of-way.
 - (4) Building facades that are oriented toward a right-of-way shall be provided for visual relief as follows:
 - A. Windows and transparent doors must occupy a minimum of 60% of the entire building wall area measured between 2.5 and 7 feet in height above grade along the entire front façade. Glass block, opaque or darkly tinted glass is not considered to be transparent.
 - B. Building façades must have different articulation in height and setback. Different horizontal articulations with material, color and opening shall also be utilized when building elevation is higher than 14 feet. Preferred materials include brick, stone, glass or wood.
 - (5) Each development is required; where appropriate, to provide adequate space (including easements) for alternative modes of transportation such as bike paths, multi-use paths, bus stops and turnarounds. Each development is also required to provide bicycle rack space at a rate of 3 per 10,000 square feet of gross floor area.
 - (6) The front façade of the principal structure shall be finished, utilizing at least 50% natural materials including brick, stone, masonry, glass, or wood. No aluminum or vinyl siding shall be used in finishing or utilized on the front façade of the building.
 - (7)
 - A. All utility boxes must be screened with appropriate landscaping material such that they are not visible from a right-of-way or other publicly accessible area.
 - B. All refuse collection and recycling containers must be enclosed or screened so as not to be visible from a right-of-way or other publicly accessible area. The structure surrounding the container(s) must be enclosed on all sides, one of which includes a gate or door that can be secured. The enclosure may consist of wood or masonry walls. Containers shall not be located in any front yard. The exterior perimeter of the enclosure(s) must be landscaped, excluding the access point.

1147.02(c) – Planning Commission Review.

The Planning Commission shall base its review of a proposed Conditional Use upon the complete application, upon any staff report, and upon any relevant and credible testimony presented during the public hearing.

If the Planning Commission finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

- (1) Burden of Proof.
 - A. Planning Commission has no obligation to recommend approval and City Council has no obligation to approve a Conditional Use. This Zoning Code assumes that the uses listed in this section are not appropriate unless an applicant proves that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed.

- B. Applicants shall prove that potential negative impacts of elements such as location, size and extent of facilities and operations, site design, traffic generation, site access, and potential impact upon public facilities will be adequately mitigated.
- (2) General Decision Standards.
All Conditional Uses shall satisfy these General Decision Standards.
- A. The proposed use is in fact a Conditional Use appropriate for in the zoning district in which it is proposed.
 - B. The use and site will satisfy the general intent of this Zoning Code.
 - C. The use and site will be compatible with the general intent of the Comprehensive Plan.
 - D. The size and shape of the site are sufficient for the proposed use.
 - E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
 - F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
 - G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
 - H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
 - I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
 - J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
 - K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
 - L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
 - M. Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.
 - N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

1147.02(d) – Action by Planning Commission.

- (1) The Planning Commission shall recommend to Council approval, approval with conditions, or denial of an application as presented and shall clearly state the findings upon which its recommendation is based.
- (2) The Planning Commission shall base its recommendation to Council upon how well the application satisfies the General Decision Standards and the Decision Standards for the proposed use. In its recommendation, Planning Commission may waive or modify dimensional regulations of the Zoning Code, or impose more strict regulations and any additional conditions, guarantees, and safeguards it deems necessary to satisfy the purposes of this Zoning Code.

1147.03(b)(27) – Motels.

- (A) Potential Concerns
 - 1. Proximity to residential.

2. Screening from residential.
3. Appropriate street access.

PC-2023-07

**Surrounding
Property Owners
Notifications Map**

Legend

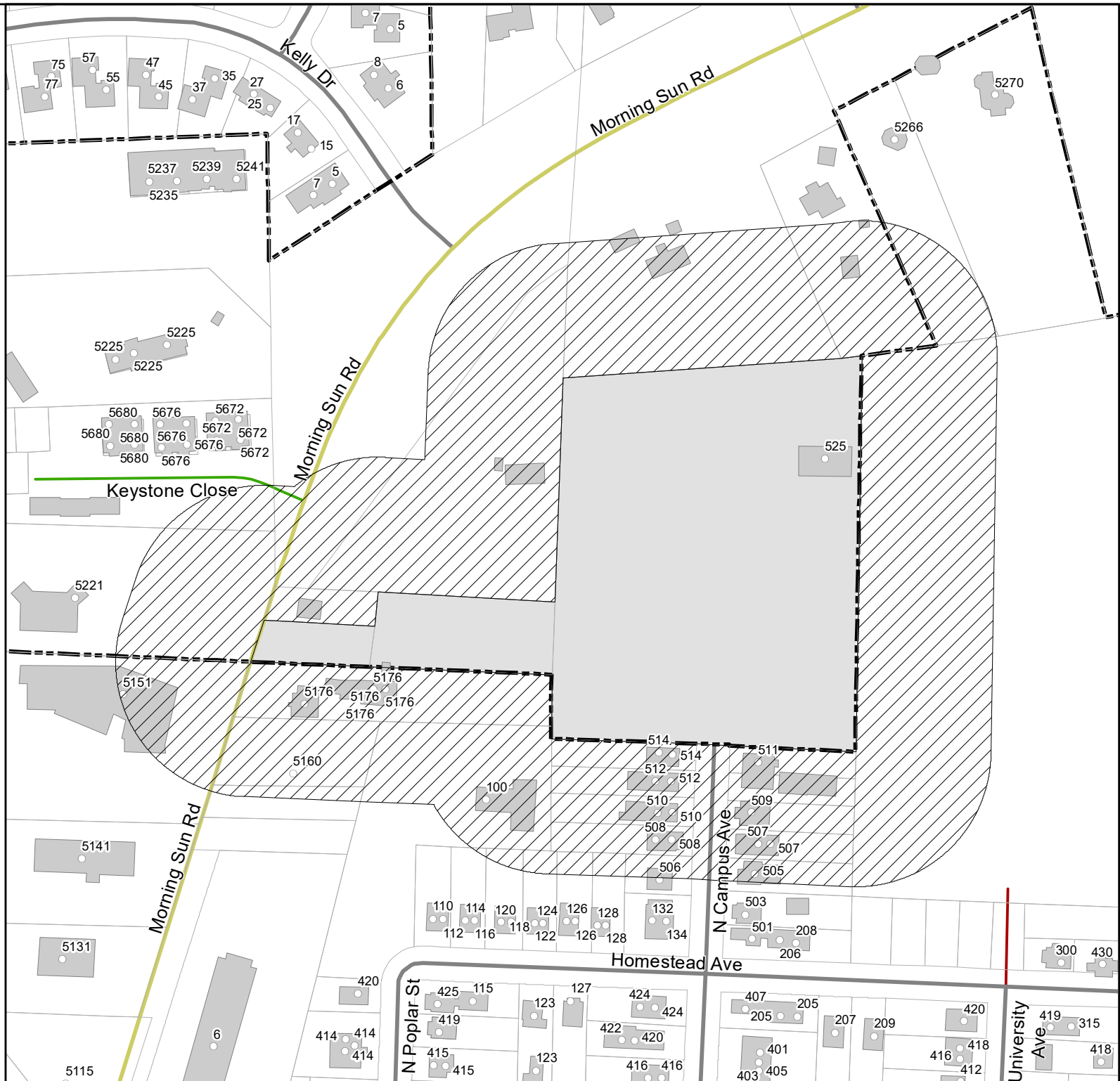
-  Subject Area
-  200 Ft. Buffer
-  Oxford Corp. Limit
-  Address Point
-  16.5' Vacated ROW
-  Building Footprint



1 inch = 200 feet

Prepared on Wednesday, July 12, 2023

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



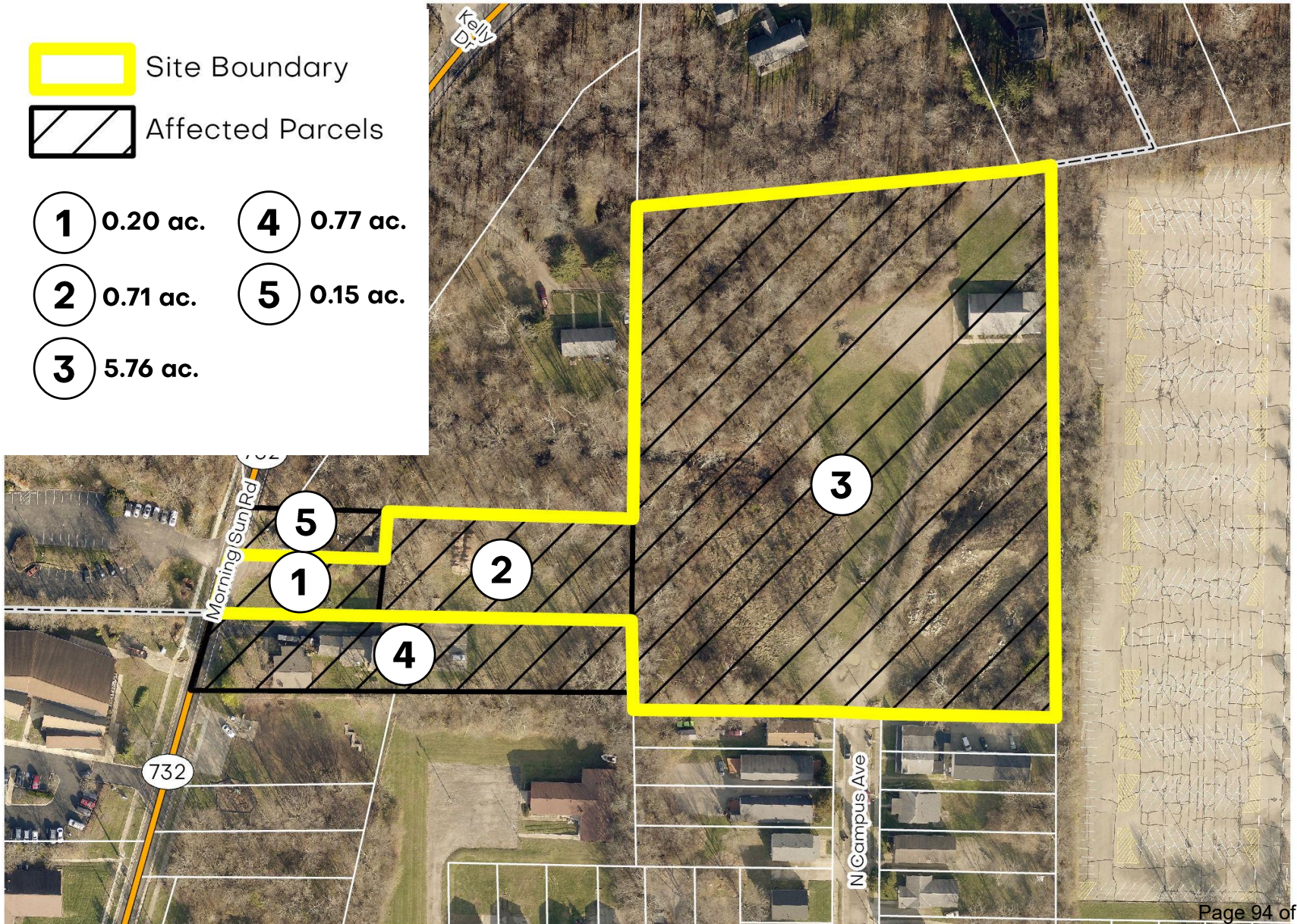
Aerial Map

0 100 200 400 Feet



-  Site Boundary
-  Affected Parcels

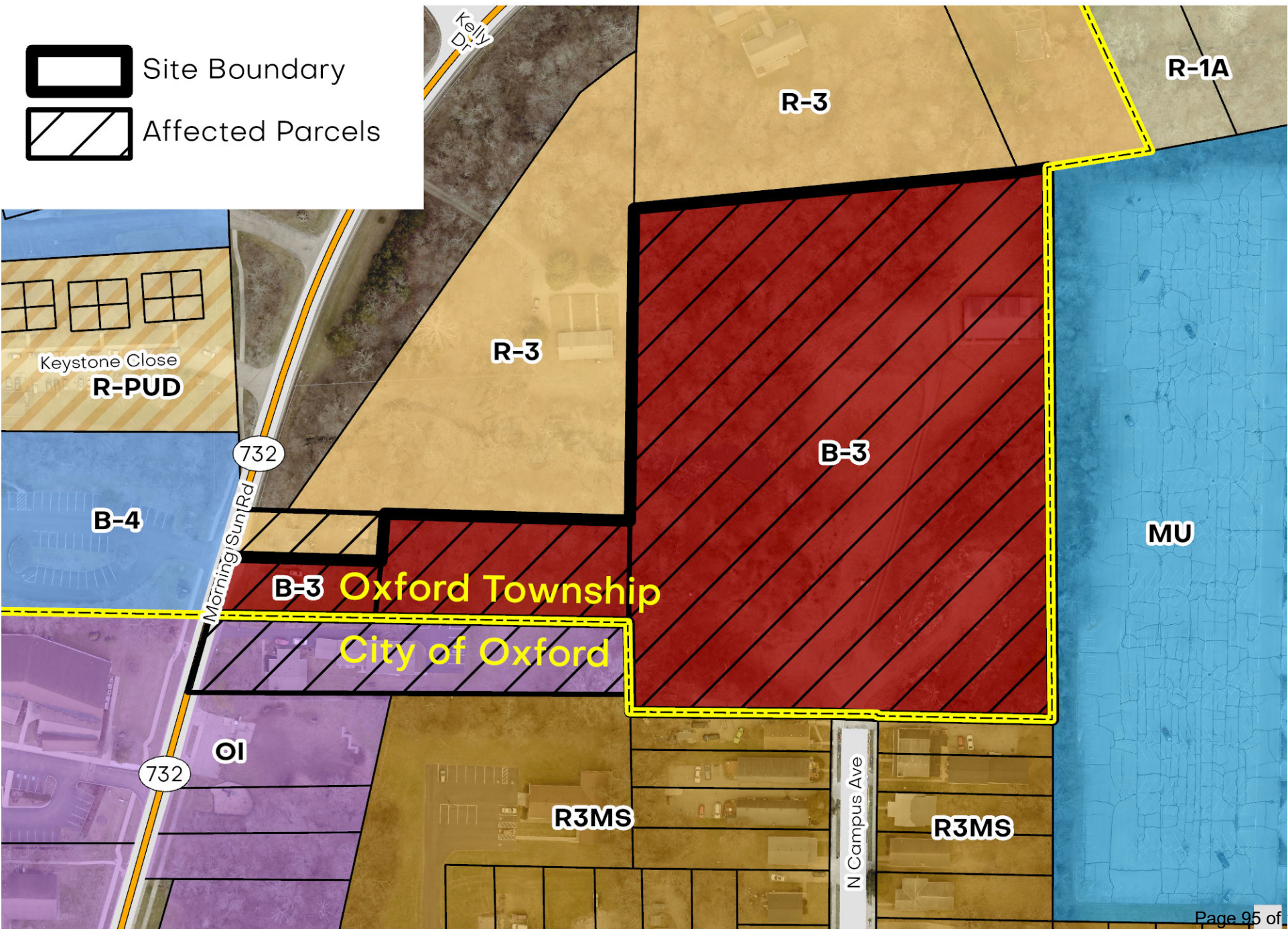
- 1** 0.20 ac.
- 2** 0.71 ac.
- 3** 5.76 ac.
- 4** 0.77 ac.
- 5** 0.15 ac.



Zoning Map



- Site Boundary
- Affected Parcels



ORDINANCE NO. 3727

AN ORDINANCE GRANTING, UPON ANNEXATION, THE REQUEST OF THE OHIO ASSOCIATION OF REGULAR BAPTIST CHURCHES TO CONNECT TO AND/OR EXTEND THE CITY WATER AND SANITARY UTILITIES TO SERVE A PROPOSED 92-UNIT HOTEL AT 525 NORTH CAMPUS AVENUE OUTSIDE THE OXFORD CORPORATE LIMITS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD,
BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The request for service includes both water and wastewater utilities with a domestic demand of ~ 14,000 gallons per day and a 6" main extension to provide fire service to the property 525 North Campus Avenue, Parcel ID Number H610026000034 (the "Property") more particularly described in Exhibit "A" attached hereto, to serve a 92-unit hotel.

SECTION 2: Council has determined that the City has surplus water and that the grant of this request will not be detrimental to the City's water supply or its residents. Further, the granting of such request will be beneficial to the City and is in the best interest of the City.

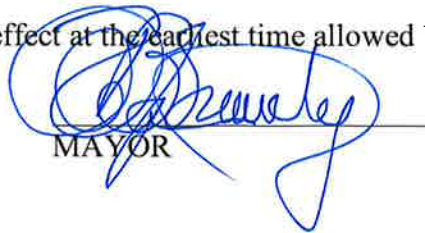
SECTION 3: The applicant shall pay for the total cost of the connections, all necessary water taps, water capacity benefit charges, and any surcharges for the use of the City utilities outside the corporate limits. The owner shall also meet the Oxford standards for utility construction.

SECTION 4: The costs associated with any necessary permits and the acquisition of any easements shall be the sole responsibility of the applicant.

SECTION 5: No additional water taps into this water line shall be allowed without prior approval of Council.

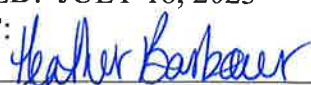
SECTION 6: This grant is further conditioned upon the applicant, the Ohio Association of Regular Baptist Churches, signing a water service and utility agreement that included a requirement that any new owner, successor, and assign must agree to the annexation of the Property into the City of Oxford at the City's sole request. Upon annexation, the Property will be zoned General Business.

SECTION 7: This Ordinance shall take effect at the earliest time allowed by law.


MAYOR

ADOPTED: JULY 18, 2023

ATTEST:


CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW(STAFF)

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF BUTLER COUNTY, OHIO
PETITION BY OWNERS OF REAL ESTATE FOR ANNEXATION OF 6.916 ACRES
OF LAND MORE OR LESS IN OXFORD TOWNSHIP, BUTLER COUNTY, OHIO
TO CITY OF OXFORD, OHIO

(Expedited Type 2 Annexation- Sections 709.021 & 709.023 Ohio Revised Code)

The undersigned, being 100% of the owners of land adjacent to the City of Oxford, Butler County, herein respectfully petition that the real estate hereinafter described be annexed to the City of Oxford, Butler County, Ohio.

The territory proposed for annexation contains 6.916 acres, more or less, in Oxford Township, Butler County, and is contiguous and adjacent to the boundary of the City of Oxford, Ohio, for five percent (5%) or more of the perimeter of the territory proposed for annexation. The undersigned understand the property will not be excluded from the township.

The full description of the territory sought to be annexed is attached hereto and incorporated herein as Exhibit A.

1. The number of owners of real estate in the territory sought to be annexed is three (3), the Petitioners.
2. A map or plat of the above-described territory sought to be annexed is attached hereto and made a part hereof as Exhibit B.
3. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
4. There is no annexation agreement between the municipality and township pursuant to R.C. § 709.192 applicable to this annexation nor an applicable Cooperative Economic Development Agreement (C.E.D.A.) pursuant to R.C. § 701.07.
5. The owners who sign this petition by their signature expressly waive their right to appeal in law or equity from the Board of County Commissioners' entry of any resolution passed under R.C. § 709.023 and waive any rights they may have to sue on any issue relating to a municipal corporation requiring a buffer as provided in R.C. § 709.023 and further waive any rights to seek a variance that would relieve or exempt them from the buffer requirement.
6. Douglas R. Elliott, Jr. is hereby appointed and authorized to act as agent for Petitioners in securing such annexation.

7. Petitioner's agent is hereby authorized to make any amendments and/or deletions which in his absolute and complete discretion are proper under the circumstances then existing. In addition, the petitioner's agent is authorized to make such amendments and/or deletions in the petition, map, plat or description in order to correct any discrepancy or mistake noted by the County Engineer or others in their examination of the petition, map, plat or description. Amendments to correct the map, plat or description may be made by the presentation of an amended map or plat and description to the Board of County Commissioners on, before or after the date set for hearing of this petition unless otherwise specified by law.
8. "WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

PETITIONERS/OWNERS:

David Kisner POA
Ohio Association of Regular Baptist Churches
David Kisner POA
Owner of Parcel No. H3610-026-000-03
Date Signed: _____

dotloop verified
07/03/23 10:14 AM EDT
L3GS-RKH1-MPKY-JXXM

Jane R. Swift
Jane R. Swift
Owner of Parcel No. H3510-025-000-006
Date Signed: 6-28-2023

Terry Dudley
Dudley Prime Properties, LLC
Owner of Parcel No. H3610-025-000-004
Date Signed: 6-27-23

Agent:

Douglas R. Elliott, Jr., City Manager
City of Oxford
15 South College Avenue

Zachary Moore

From: S Cameron <suebcameron@gmail.com>
Sent: Wednesday, August 2, 2023 10:27 AM
To: Zachary Moore
Subject: 525 N. Campus Ave

Zachary,

We received the courtesy notice of the August 8th planning commission and City council meeting. I have a few questions about the proposed hotel.

1. I see from the drawing that the hotel is placed just a few feet from the 20 ft easement of our property. Is there consideration that at the other side of the easement is a very steep embankment? What are the chances that the construction will alter that unstable hillside?
2. I understand that access is needed around the entire perimeter of a building for fire emergencies. Is it possible that the hotel building should be placed further towards Campus avenue to allow this kind of access?
3. Given that there are private residences on the north side of the lot, is it not possible for the hotel to be built closer to the north campus entrance where the adjacent properties are rentals and Miami greenspace? Also, since we are near the bottom of the embankment on the north side, we will have three stories of windows looking down on our home.
4. The proposed drawing shows, I believe, a 20 ft easement but it does not show the promise for a berm and evergreens placed in an offset pattern to completely block from the residences all the lighting and activity.
5. How does the hotel expect to manage water runoff from the 18,200 square foot building plus the 96 paved parking spaces? We have endured a much higher water volume during storms in the creek behind our home after the elementary school did not provide a drainage pond for its runoff. Instead, all their water comes to the creek by our home and has eroded our land significantly. The creek is the lowest point and I know water flows to the lowest point possibly flooding out our yard and home.
6. When would the construction start and how long do they expect construction to take? At what hours will they be working?
7. Has there been approval by ODOT to build the access road off of 732?

Feel free to call me at 810-265-0600. I plan to be at the meeting on Tuesday, but these are concerns that I have ahead of time.

Thank you.

Sue Cameron



Community Development Department
Preliminary Zoning Review
513-524-5204

July 13, 2023

Stephen J. Alexander, AIA
Oxford Hotel Group LLC
333 E Ohio Street
Indianapolis, IN 46204

VIA EMAIL:
steve@princealexander.biz

RE: Preliminary Zoning Review for 525 N Campus Avenue – Fairfield by Marriott Hotel

Dear Mr. Alexander:

This letter is being provided as a prelude to an eventual staff report to be released prior to the Oxford Planning Commission's consideration of your Conditional Use application on August 8. Though not expressly required by the Oxford Zoning Code, a Preliminary Zoning Review is a typical first step performed by City staff in order to examine draft development plans and gauge how closely the plans conform to applicable codes and standards, usually prior to accepting submission of a formal application. Given the potential for several decisions related to the application to be made by other applicable authorities earlier than the August 8 date, I felt it would be prudent to more formally document the issues I am finding from the perspective of Oxford (city) zoning, for our mutual benefit.

This is only a preliminary review based upon the plans, details, and various other application components the Community Development Department has received from your team since June 19. This letter is not intended to be as exhaustive, or as summarizing, as a Planning Commission staff report which provides recommendations in a more holistic manner. The primary purpose of this review is to cite various Code standards/sections where a lack of compliance seems to be apparent, or where staff feels commentary is warranted at this time.

Keep in mind that Conditional Use reviews in Oxford are considered discretionary, meaning waivers and/or variations to Code standards may be considered, so not all of the issues cited here may end up necessitating plan revisions. Additionally, the discretionary nature of this type of review means various changes may eventually be requested that are not directly associated with a specific standard stated in the Zoning Code, but rather are based on applicable decision criteria.

Lastly, it must be clarified that this review is based on a couple "hypothetical" assumptions, those being: (1) the site being located within the City of Oxford corporate limits [as of the date of this letter, the site has not yet been annexed and is located in unincorporated Oxford Township]; and (3) the site being zoned GB General Business District under the City of Oxford Zoning Code [as of the date of this letter, the site falls within the jurisdiction of the Butler County Rural Zoning Resolution and is zoned B-3 General Business].

With the parameters and limitations as previously mentioned in mind, comments staff can share are as follows:

1. **Section 1141.03(b)** requires every building to be on a lot of record and *have its principal entrance upon a street bordering such lot*. The entrance as proposed is not considered to be "upon" a public street.
2. **Section 1141.01(c)(4)(A)** provides that residential fences cannot exceed 4 feet in height in front yards or 8 feet in height in side and rear yards. New 8-foot tall privacy vinyl fencing is proposed to be constructed along the property line separating 5176 Morning Sun Road from the subject site (3 parcels) being developed. Portions of this new fence are also proposed to enclose portions of an existing parking area which are currently encroaching onto the site. The minimum front yard in the GB District is 35 feet, therefore 8-foot tall fencing cannot be situated within this front yard area as measured from the right-of-way line along Morning Sun Road.
3. The Oxford Zoning Code provides a series of standards pertaining to trash/recycling collection facilities in **Section 1141.04(j)**. Key requirements for refuse enclosures include such things as: (1) having gates and walls constructed of

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durable materials [e.g., masonry walls & metal gates]; (2) having an exterior appearance compatible with the principal structure; (3) providing adequate area for storage of both trash and recycling receptacles; and (4) providing the ability for walk-in access without having to open main enclosure gates. While Bayer Becker has provided a “Standard Trash Enclosure Plan” in their civil set, compliance with applicable zoning standards is not yet certain.

4. **Section 1143.12(c)(2)(B)** specifies a maximum front yard setback of 150 feet, and also that at least 75% of the façade of any principal building be set back no more than 150 feet from the front lot line. No matter whether the front lot line is considered to be along Morning Sun Road or N Campus Avenue, the building as situated does not comply with this standard. It could be said the Zoning Code does not anticipate “campus-style” development, characterized by deep setbacks from public thoroughfares, in the GB zoning district.
5. **Section 1143.12(d)(2)(A)** provides that *whenever a side or rear lot line abuts residential district lot lines, the minimum side or rear transitional setback distance shall be 25 feet in depth and shall be screened from the residential district by a dense evergreen hedge a minimum of 6 feet tall at planting and that will maintain at least 90 percent opacity over time.* The Code allows for existing vegetation to substitute for the required screening effect, as long as adequate opacity is present. The subject property is adjacent to residential districts in the City to the south and Township to the north and west. Landscaping and tree survey plans that would help express compliance with these standards have not yet been received.
6. **Section 1143.12(d)(3)** requires buildings *to be oriented so that the principal building entrance faces the principal street or the street providing main access to the site*, thus similarly worded as compared to **Section 1141.03(b)**. This Section also requires entrances *to be connected to the street and adjacent parking with clearly marked sidewalks/walkways.* The entrance does not face a principal street as called for by the Code. Additionally, while a pedestrian connection is included between the entrance and public sidewalk network present on N Campus Avenue, no such connection is shown to Morning Sun Road.
7. **Section 1143.12(d)(3)(A)** provides glazing standards for buildings in the GB District to follow, requiring a minimum of 60% of front building wall area (within a band measured between 2.5 feet and 7 feet in height above grade) to consist of transparent windows & doors. Staff estimates the percentage of glazing on the currently proposed building plans to be approximately 34%.
8. **Section 1143.12(d)(5)** requires bicycle racks to be provided at a rate of 3 per 10,000 square feet of gross floor area. Since the building is proposed to comprise 50,575 square feet of area per the provided architectural plans, this results in a total of fifteen (15) bicycle parking spaces being required. This standard can be met by showing an appropriate number of bicycle racks installed on a paved pedestrian surface somewhere within reasonable proximity to the hotel entrance.
9. **Section 1143.12(d)(6)** requires the front façade of a new building to utilize *at least 50% natural materials including brick, stone, masonry, glass, or wood.* Much of the façade currently proposed consists of EIFS exterior material. Staff estimates that stone masonry and composite materials (resembling wood) together constitute roughly 19% of the overall façade. Being adjacent to the Miami University campus, which has highly standardized and distinct architectural styling, staff believes architectural design likely deserves heightened scrutiny in this situation as compared to other locations in town.
10. Additional tree planting and preservation standards found in **Chapter 1148** cannot yet be evaluated, as the City has yet to receive requested plans/exhibits.
11. **Section 1149.07(e)(4)** requires non-residential parking areas *to be screened from an adjacent residential district by a 6-foot high visual screen* and furthermore that *any parking space oriented in such a way as to have headlights shine into a residential structure shall have a fence, wall, or solid hedge of no less than 4' in height screening the headlights.* This standard reads very similar to a standard previously cited in Comment #5. Because a landscaping plan has yet to be provided, it is not yet adequately understood whether these provisions are met. Headlight glare may also be addressed through the installation of additional fencing.

12. **Section 1149.07(e)(4)(D)** requires parking areas to have a minimum security lighting level of 1 foot-candle, and also specifies a maximum light pole height of 16 feet. While it appears the parking area would be sufficiently lit, the submitted lighting spec sheet seems to indicate that lights would be mounted at 20 feet above the ground in excess of the 16-foot height limit.
13. **Section 1149.07(e)(4)(E)** specifies that *all unpaved areas adjacent to an off-street parking area shall be raised, landscaped, and separated from the parking area by a minimum 6-inch high concrete curb*. Examining Sheet C3.0, it appears that not all proposed vehicular drive surfaces have curbing around the outside edges. Occasional openings are permitted for stormwater management purposes, but entire stretches of drive/parking cannot lack curbing.
14. **Section 1149.07(e)(4)(G)** specifies that *interior rows of parking shall have an access aisle between each 15 parking spaces*. Staff believes the spirit of this standard can be reasonably met by providing a more direct walkway between the front entrance/canopy area and the westernmost aisle of parking spaces, as well as by adding a dedicated walkway in between the two parking bays to the south of the hotel building and leading from there along the northern edge of the two easternmost bays.
15. **Section 1149.07(e)(4)(R)(3)** provides that *pedestrian walkways shall be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a differing paving material, or similar method. Surface striping alone, is insufficient*. The proposed pedestrian path linking the hotel to N Campus Avenue crosses drive aisles twice near the southernmost parking bays; these crossings should consist of concrete so as to differ from the rest of the asphalt driving surface.
16. **Section 1149.07(e)(6)(B)** outlines a formula to determine the number of new tree plantings that should accompany any newly constructed parking area, at a rate of *2 trees per parking facility plus 1 tree for every 5 spaces or fraction thereof generally distributed throughout the parking area*. Finding that there are two total parking facilities (one to the west of the building and one to the south) comprising a total of 96 spaces, this equates to a requirement for 24 new trees to be planted and interspersed throughout the new parking areas. A landscaping plan is needed in order to verify compliance with this standard.
17. **Section 1149.07(e)(7)** requires five-foot wide walkway connection(s) between a building entrance and any public sidewalk present. Should sidewalk not be present along a public street, one is required to be built per the specs of the City of Oxford Curb, Gutter & Sidewalk Specifications Manual and ideally located within the public right-of-way (when the right-of-way width does not allow for sidewalk construction, a public access easement may instead be recorded). To comply, a walkway should be built linking the hotel to the Morning Sun Road right-of-way, as well as new sidewalk built along Morning Sun Road to link to the existing network currently terminating near the northern edge of the Northside Bark Dog Park.
18. **Section 1151.03(e)(1)** provides that *no freestanding sign shall be closer to a lot line or the public right-of-way than the height of the sign [...]*. Per Sheet C3.0, a monument sign is proposed to be situated partially within the right-of-way along Morning Sun Road, thus not conforming to this standard despite what the planned height might be.
19. **Section 1151.05(a)(3)** provides a number of standards for determining signage allowance in the GB District, inclusive of the following:
 - a. **Subsection (A)** specifies that *maximum total sign area for all signs on a development site shall be no more than 2 square feet of sign area per linear front foot of the site*. If using Morning Sun Road as the “front” of the site, this equates to 128 square feet of total signage area allowance. Although dimensions are not called out for the proposed wall signs on Sheets 211 & 212, staff estimates the sign on the western (front) façade comprises an area of approximately 74 square feet, while the signs on the northern and southern (side) facades are around 24 square feet in size. Design plans for the proposed freestanding sign were not included in the submittal.
 - b. **Subsection (A)(1)** limits the total number of signs on a development site overall to no more than 2 wall or freestanding signs. The site and building plans appear to convey the possibility for up to 4 total signs, including 1 freestanding sign at the Morning Sun Road entrance and up to 3 wall signs on the hotel building, which exceeds the limit for no more than 2 overall.

- c. **Subsection (A)(1)(b)** limits any freestanding sign to no more than 48 square feet in sign area per side, a maximum overall sign structure height of 6 feet, and maximum overall sign structure width of 12 feet. Please keep these standards in mind as plans for the freestanding sign are developed.

20. In consideration of the Conditional Use Decision Standards in **Section 1147.02(c)(2)**, other general comments and/or subjects staff feels are worthwhile to mention at this stage are as follows:

- a. **North Campus Avenue:** Fire and Police Departments both would like to see connectivity of some kind to the stub end of North Campus Avenue, to better facilitate emergency response. “Connectivity” here more than likely means extension of pavement, either as a public or private thoroughway, where the connection is obviously apparent to drivers (as opposed to reinforced ground that can support an emergency vehicle while still allowing grass to grow). If instead the ultimate outcome from the process is that N Campus Avenue should remain a dead-end, the turnaround area should be revised to sufficiently comply with City specs as well as Fire Department expectations.
- b. **Relationship to Miami Campus:** The future hotel is expected to have a symbiotic relationship with the Miami University campus to the east, particularly the Millett Hall arena which is the location of many notable events throughout the year, including graduation ceremonies. City staff have shared the submitted application/plans with Miami’s Physical Facilities Department, offering an opportunity to review and comment. Depending on the University’s outlook, it may make sense for the pedestrian connection to be oriented differently, and/or to add a vehicular connection between the Millett lot and hotel parking.
- c. **Wrap-Around Access:** Oxford’s most recent Conditional Use review for a hotel – a new Holiday Inn Express coming to 5046 College Corner Pike – went through several design iterations. The Fire Department sought provision for access around the entire perimeter of the building, therefore the parking area was re-designed to wrap completely around. The current site design for 525 N Campus does not exemplify this type of arrangement.
- d. **Parcel Consolidation:** Another dimension to this proposal is the notion of combining 3 otherwise separately distinct parcels – one of which is “landlocked” with no frontage on a public thoroughfare – to form one single development site. In theory, once the properties are transferred and a new entity assumes ownership and management responsibility for the hotel use, it would make sense for all 3 parcels to be consolidated together (dissolving the division lines in-between) thus better preventing future severance of maintenance and ownership interests. The consideration of this particular aspect technically requires a procedure separate from the Conditional Use to be followed, that being an application for a [Lot Split/Consolidation](#). Per the Oxford Subdivision Regulations, these types of applications have the ability to be approved administratively by the Community Development Director and Planning Commission Chair, and may entail the dedication of additional street right-of-way to conform to the City’s Thoroughfare Plan. Morning Sun Road is classified as an Urban Minor Arterial, with a typical section calling for 50-feet of right-of-way from centerline. Existing right-of-way width varies, around 30-33 feet.
- e. **Access Easements:** As also mentioned by the City Engineer, ingress/egress easements will need to be crafted and recorded to ensure the occupants of residential units at 5176 Morning Sun Road – and potentially also the dwelling at 5196 Morning Sun Road – can be guaranteed the right to access in perpetuity. The extension/enhancement of N Campus Avenue – whether it results in a dead-end or connection of some kind to the rest of the development – will also need either a public access easement or right-of-way dedication, to ensure the public can use the space unimpeded by future owner interests or preferences.
- f. **Access from Morning Sun Road:** It is understood the development team desires primary access into the hotel site to be provided via a new entrance on Morning Sun Road, opposite the Phi Kappa Tau Executive Offices. In this area there are two “cuts” on the eastern side of the State highway – one is a paved driveway serving a small residential housing complex at 5176 Morning Sun Road (Parcel ID H4000011000025) located within the City limits, and the other is a gravel driveway serving a single-family home at 5196 Morning Sun Road (Parcel ID H4000011000025) located in Oxford Township. While the existing driveway

cut at 5176 is proposed to be eliminated in favor of offering a new point of access along the hotel entry drive, the gravel drive on the opposing property at 5196 is shown to remain. A portion of the gravel drive currently encroaches onto the parcel where the new hotel drive would be located, leaving the portion falling directly on the 5196 property untouched. Measured at the right-of-way line, the distance between what will remain on the neighbor's property as a gravel drive and the edge of the proposed hotel entry drive is approximately 21 feet. Based on the documentation from ODOT, it appears the recommended spacing is 360 feet and the absolute minimum is usually 50 feet, though ODOT has granted a Variance in this case. In his review, the City Engineer suggests that due to the eventual Corp line following the centerline of Morning Sun Road, access management be reviewed and approved by both ODOT and the City.

Please contact me if you have any questions.

Respectfully,

A handwritten signature in black ink that reads "Zachary W. Moore". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Zachary Moore, AICP
City Planner / GIS Coordinator
zmoore@cityofoxford.org
513-524-5204



Memo
Service Department
Engineering Division
513/524-5208

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: PZE-2023-07 Conditional Use
525 N. Campus – Fairfield By Marriott
Proposed Hotel

DATE: July 5, 2023

The subject plan has been reviewed with the following comments:

- The following items will need to be addressed prior to final construction drawing approval. Review of construction drawings may result in additional comments:
 - The preliminary plan references Boone and Butler County zoning and utility standards. All notes and standards need updated to City of Oxford.
 - Provide names and contact information for all utility companies in the area.
 - No Ohio PE Stamp, needs added for final plan set.
 - No storm water management design calculations provided.
 - Downspout connections not shown.
 - No details/specs for sanitary sewer grinder pump provided.
 - Show profile for proposed water main.
 - No tap, service, or meter sizes shown for proposed domestic water service.
 - No water usage demand calculations provided. Concern with supply for Fire suppression system.
 - Plan shows existing driveway to the south on Morning Sun Rd. will be removed, and access for the property will be provided from the new hotel driveway. Ingress/Egress easement needed?
- It is understood that the proposed driveway access at Morning Sun Rd. has been reviewed by ODOT. Has ODOT approved this proposed access, or provided comments? With annexation, the City corp limits will be at the CL of Morning Sun Rd. adjacent to ODOT jurisdiction. It is recommended the proposed access point be reviewed and approved by City of Oxford and ODOT.
- The narrative describes a history of debris being dumped on site and major blockages of storm water on the site. What will be done to improve these conditions, and ensure a viable building site?



MEMORANDUM

Fire Department

513-523-6324

TO: Oxford Hotel Group LLC
Applicant

FROM: John Detherage
Fire Chief

DATE: 06-29-2023

RE: PC-2023-07 | 525 N. Campus Ave.

The subject application is Returned, Revisions Required.

1. Provide fire department access to the perimeter of the building. See Holiday Inn Express 5470 College Corner Pk.
2. Provide second ingress/egress from N. Campus Ave.
3. Provide fire hydrants at the South West and North East corners of the building.
4. Fire hydrants must be installed along the access drive no more than 300' apart.
5. Hydrants and all-weather access surface to be completed prior to delivery of combustible materials to job site. Access must be capable of supporting fire apparatus and maintained throughout construction.

All revisions are to be submitted through the Community Development Department.

July 27, 2023

Sam Perry, AICP
Community planning Director
15 South College Avenue
Oxford, Ohio 45056

RE: Microsoft Teams meeting 7-26-2023, Fairfield review

Sam, thank you for arranging this meeting with your review group and the Fire Department Chief. The meeting was very productive. Below I have recapped our discussion and understanding of the attached July 13, 2023, Preliminary zoning review, July 5, 2023 PZE-2023-07 Conditional use and June 29, 2023 fire Chief Memorandum PC-2023-07. Also attached is a proposed site drawing indicating a paved wrap-around access for the building and North Campus Road access.

The following was resolved relative to the numbered items in the July 13, 2023, letter.

1. Section 1141.03(b). Per our conversation the parcel consolidation will resolve this issue.
2. Section 1141.01 (c) (4) (A), We are resolved and changing to 4' high fence at Morning Sun Road and all other fencing shall be 6'.
3. Section 1141.04 (j). We will modify civil drawings to incorporate architectural features compatible with principal structure.
4. Section 1143.12 (c) (2) (B). Per our conversation we will submit and ask for waiver as the building is set back further.
5. Section 1143.12 (d) (2) (A). Per our conversation this will be incorporated into the landscape drawings
6. Section 1143.12 (d) (3). Per our conversation we will incorporate the sidewalk to Morning Sun Road. We will submit and ask for a waiver concerning the orientation of the principal building.
7. Section 1143.12 (d) (3) (A). Per our conversation we will submit and ask for a waiver as it is understood to be consistent with the Marriott brand hotel.
8. Section 1143.12 (d) (5). Bike parking spaces (15) will be provided adjacent to the building as discussed on a paved pedestrian surface.
9. Section 1143.12 (d) (6). Per our conversation we will submit and ask for waiver.
10. Additional tree planting: Landscape drawing was sent which should identify this and resolve item.
11. Section 1149.07 (e) (4). Screening: Landscape drawing to address this issue and resolve item
12. Section 1149.07 (e) (4) (D). Photovoltaic drawing will be clarified that minimum security lighting and maximum pole height will be met.
13. Section 1149.07 (e) (4) (E). Per our conversation we will submit and ask for waiver on the connector drives to N Campus Ave and Morning Sun Road portions as these portions will have inverted crown. The parking areas adjacent to the building do indicate curbs in the civil drawings.
14. Section 1149.07 (e) (4) (G). per our discussion civil drawings will incorporate dedicated walkway south of hotel building. Civil drawings should now reflect walkways as discussed.
15. Section 1149.07 (e) (4) (R) (3). Per our conversation we are providing clearly differentiated pedestrian walkways as required.

16. Section 1149.07 (e) (6) (B). Tree formula: per discussion this item is represented in the landscape drawing.
17. Section 1149.07 (e) (7). Sidewalk connection: per our conversation we are providing and will revise civil drawings accordingly.
18. Section 1151.03 (e) (1). Free standing sign: per our conversation we will submit drawing for review.
19. Section 1151.05 (a) (3). Signage standards: Per our conversation we will provide a ground monument sign (drawing to be reviewed) as well as a building sign on the west facing façade meeting standards. We would like to ask and submit for waiver the possibility of adding a sign on the east facing façade (facing the campus parking lot).
20. In consideration of the conditional use standards in Section 1147.02 (c) (2).
 - a. North Campus Ave: We will provide connector drive. We would suggest that one-way traffic signs be posted to curtail two-way traffic in this area for public traffic. Please see attached proposed drive drawing.
 - b. Relationship to Miami University: Per our discussion we have had discussions with Miami University and will provide a letter concerning sidewalk connectivity to the campus parking lot.
 - c. Wrap-around access: per discussion with Fire Chief, it is understood, and we will provide wrap around access pavement around building. Please see attached proposed drive drawing.
 - d. Parcel Consolidation: per our conversation we agree that a 50' R.O.W. is appropriate at Morning Sun Road. We also agree that the parcels will be combined under a separate procedure from the conditional use.
 - e. Access Easements: per our conversation it is agreed concerning easements.
 - f. Access from Morning Sun Road: Per our discussion the easements should address these items.

The following was resolved relative to the PZE-2023-07 Conditional use July 5, 2023, Memo:

Bullet point concerning existing blockage of storm water on site was discussed. The blockage has been removed.

The following was resolved relative to the PC-2023-07 Fire Chief Memo:

Item 1. Fire department access to perimeter of building: agreed and providing perimeter access to the building. Please see attached proposed drive drawing.

Item 2. North Campus Drive access: agreed, please see attached proposed drive drawing.

Item 3. Hydrants: agreed and will be incorporated.

Item 4. Hydrants distance along access drive no more than 300': agreed civil drawings should now reflect.

Item 5. Hydrant and all-weather surface to be maintained during construction: understood.

Again, thank you all for this meeting and your time. Please confirm the accuracy of the above.

We appreciate the cooperation by all involved in helping to accomplish the project!
We look forward to the August 8th meeting in Oxford.

Respectfully,

A handwritten signature in blue ink, appearing to read 'NB', with a long horizontal flourish extending to the right.

Neal Burnett
Oxford Hotel Group, LLC.
333E Ohio Street
Indianapolis, IN 46225

**Internal Use Only:**Case No. PC-2023-07Date Filed 06/23/2023

Conditional Use Permit Application

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name * OXFORD HOTEL GROUP LLC

Mailing Address * 333 EAST OHIO

City, State & Zip Code * INDIANAPOLIS IN 46204

Telephone Number(s) * 317-261-0070

Email Address STEVE@PRINCEALEXANDER.BIZ

Owner Information

Name * OHIO ASSOC. REG. BAPTIST CHURCHES / J.SWIFT / DUDLEY PRIME PROPERT Ilc

Mailing Address * 525 CAMPUS AVE

City, State & Zip Code * OXFORD OHIO

Telephone Number(s) *

Email Address

Location and Lot Information

Location of Property * 525 CAMPUS AVE

Legal Description * H3510-026-000-034 H3510-025-000-006 H3610-025-000-004

Zoning District * GB

Total Area * 6.2758 → Check One * Acres ☒ Square Feet ☐

Existing Use Description * CHURCH

Proposed Use Description * HOTEL

Submission Requirements and Documentation

From Section 1147.02(a)¹.

- (1) Contents of application for conditional use permit. Thirteen complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. Please contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.

A. Application Fee.

B. Description of Use and Site.

A written, detailed description shall include the following information. A separate response is required for each subsection.

1. The name, mailing address, and telephone number of the applicant and the property owner.
2. If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf.
3. A legal description of the site, including all separate lots.

4. A description of the existing uses of the site.
 5. The zoning district in which the site is located.
 6. A description of the proposed use.
 - a. A description of operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
 - b. The hours of operation.
 7. A narrative statement that evaluates the compatibility of the proposed use with the general vicinity and adjacent properties.
 - a. How the use is similar to or different from existing area uses and if there will be any interaction between the proposed use and existing uses.
 - b. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
 - c. If the use will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
 - d. How any potential negative effects on adjacent land will be mitigated.
 8. A statement about why the location proposed is more appropriate for the use than other locations.
 9. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 10. Separate, detailed statements that individually address each of the items listed as potential concerns for the proposed use.
 11. A list of the names and mailing addresses of all land owners within 200 feet of the site (see [next section](#)).
 12. Such other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by Planning Commission.
- C. Site Plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
1. North arrow.
 2. Scale.
 3. Vicinity map.
 4. All existing and proposed lot lines within the site.
 5. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
 6. Location, height, and use of all proposed and existing structures.
 7. Location and design of all proposed vehicle management areas.
 8. Location, size, and type of all proposed signs.
 9. Location, height, and type of all proposed screening and landscaping.
 10. Distances to residential zoning districts if within 1,000 feet.
 11. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
 12. Other information as required by the Planning Commission.
- D. Landscape Plan. The plan shall demonstrate compliance with the requirements of Chapter 1148.
- E. Elevations of proposed structures, or typical elevations if structures are not yet designed, shall be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.
- F. Other. Photographs of the existing use and its surroundings.

See Chapter 1147, *Conditional Uses*, for the full text, particularly 1147.03 for use-specific regulations¹.

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The [Butler County Auditor Real Estate Search](#)² is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number.

Planning Commission Review

From Section 1147.02(c)¹.

The Planning Commission shall base its review of a proposed Conditional Use upon the complete application, upon any staff report, and upon any relevant and credible testimony presented during the public hearing.

If the Planning Commission finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

From Section 1147.02(c)(2) General Decision Standards¹. All Conditional Uses shall satisfy these General Decision Standards.

- A. The proposed use is in fact a Conditional Use appropriate for in the zoning district in which it is proposed.
- B. The use and site will satisfy the general intent of this Zoning Code.
- C. The use and site will be compatible with the general intent of the Comprehensive Plan.
- D. The size and shape of the site are sufficient for the proposed use.
- E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
- F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
- G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
- H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
- I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
- K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
- L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- M. Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.
- N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

Fees & Receipt

The required fees are \$525.00 plus \$10.00 for postage. You may write a \$535.00 check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature *

stephen j alexander aia, managing
member Oxford Hotel Group LLC

Date *

6.23.23

Submit Application, Submission Requirements and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required plans and documentation as attachments and a check for fee and postage made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Dept. at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 45 days prior to the Planning Commission meeting on which the action is requested. City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage at the completion of the hearing(s).**

For Staff Use Only

Fee Paid Date *

Receipt Number *

¹ City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter/>

² Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that
Oxford Hotel Group LLC

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding
Conditional Use Permit

(Application Description)

located at
5192 Morning Sun Rd, Oxford, OH 45056

(Property Address/Location)

Thank you,

~~Kathy Dudley~~ Terry Dudley
(Property Owner Printed Name – must be a person)

Dudley Prime Properties

(Property Owner Company Name – if applicable)

Terry Dudley
(Property Owner Signature – must correspond to printed name above)

6-22-23
(Date)

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Oxford Hotel Group LLC

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding
Conditional Use Permit

(Application Description)

located at

525 N Campus Ave, Oxford, OH 45056

(Property Address/Location)

Thank you,

David Kisner, POA

(Property Owner Printed Name – must be a person)

Ohio Association of Regular Baptist Churches

(Property Owner Company Name – if applicable)

David Kisner POA

dotloop verified
06/22/23 7:35 PM EDT
LF5H-MEVC-2XAE-P0M0

(Property Owner Signature – must correspond to printed name above)

(Date)

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that
Oxford Hotel Group LLC

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding
Conditional Use Permit

(Application Description)

located at

0 Morning Sun Rd, Oxford, OH 45056

(Property Address/Location)

Thank you,
Jane R Swift

(Property Owner Printed Name – must be a person)

(Property Owner Company Name – if applicable)

Jane R. Swift, Jane R. Swift
(Property Owner Signature – must correspond to printed name above)

6/23/2023
(Date)



HOSPITALITY

MULTIFAMILY

MIXED USE

URBAN RENEWAL

NEWFIELD

DEVELOPMENT

June 23, 2023 - NARRATIVE LETTER

525 CAMPUS AVE. - FAIRFIELD HOTEL

CONDITIONAL USE REQUEST

1. NAME AND ADDRESS OF APPLICANT

OXFORD HOTEL GROUP LLC (C/O MWA Masterbuilders LLC)

333 E Ohio Street, Indianapolis IN 46204

2. LETTERS OF AGENCY – Sent under separate cover

3. LEGAL DESCRIPTION OR PARCEL NUMBERS

4. EXISTING SITE CONDITIONS

The existing site comprises approximately 6 1/2 acres that is mostly rolling wooded forest fairly undisturbed by development. Approximately 2 acres of the site has been developed as a church in 1980 when the Ohio Baptist Church assembly received permission for water and utilities from the city. Over the intervening 40 years or so. The site has variously been developed or used as a landfill by contractors and other people in the city to dump dirt and debris. A ravine that appears to have been a rather natural drainage way through the site. A concrete culvert to the east under the University's athletic facilities parking lot. The building appears to have been vacant for several years. The east side of the site adjoins the Miami University athletic fields parking lot. To the north and West is a mix of medical office buildings smaller scale and residential buildings. Some of which have commercial operations in them some of them are served by city utilities and some are on well and septic. Historically, the location has been rather low-end socioeconomic housing. The church that occupied the site was an African American congregation.

5. ZONING DISTRICT

The current zoning of the property is B3 under the Butler County zoning ordinance. This zoning designation is similar to the GB zoning district of the Oxford City planning designations. Each of those classifications requires conditional use approval pursuant to their subsections of their zoning ordinance. The expectation of the procedure currently under consideration is that the property would be annexed with the base zoning of GB



HOSPITALITY

MULTIFAMILY

MIXED USE

URBAN RENEWAL

NEWFIELD

DEVELOPMENT

6. DESCRIPTION OF PROPOSED USE

- DESCRIPTION OF OPERATION - The proposed use of the property is a hotel and related hospitality uses. Visitors typically arrive from out of town to stay in overnight accommodations. They expect hospitality and guest services. This requires vehicles arriving usually later afternoon or evening while guests are checking in. Then departing in the morning after breakfast. A few delivery trucks for cleaning supplies, linens and limited food services arrive throughout the day.
- HOURS OF OPERATION - 24 hours a day 365 days a year

7. COMPATIBILITY WITH GENERAL VICINITY AND ADJACENT PROPERTIES

- How the use is similar or different to existing uses and if there will be interaction - - There is an adjacent hotel approximately 500 feet South of this location on Morning Sun Rd. To the east property line, A 2500 car parking lot serves the sports facilities for the University. It is expected that there will be significant interactions with the University athletic parking facilities. To the West is a mixed-use of commercial and medical office buildings, mixed with residential, some of which are occupied by small businesses To the South is a lower income residential neighborhood. And a few blocks further South of that is the central business district (CBD). The site design has taken into consideration that the traffic flow to the central business district and points north is better served by accessing Morning Sun Rd, rather than going through the residential district on Campus Ave.
- HOW EXISTING STRUCTURES, PROPOSED STRUCTURES AND DESIGN RELATE TO ADJACENT STRUCTURES -- The existing structure on the site is a dilapidated, 40 year old, cheaply constructed building that has not been maintained well over the years. The site has not been maintained well and allowed for major blockages of the storm water flow through the site. The current owners have allowed debris and dumping of dirt and concrete and other materials on the site, of unknown origin. This has led the site to hold down the value of the surrounding neighborhood. Now with the construction of the proposed new hotel, that is more compatible with the growth of the University and support of the medical office buildings and medical related services being provided on morning sun Rd. With another hotel nearby it begins to create a district of potential growth in the hospitality industry.



HOSPITALITY

MULTIFAMILY

MIXED USE

URBAN RENEWAL

NEWFIELD

DEVELOPMENT

- IF THE KEY USE WILL INVOLVE ANY OPERATION CREATION OF POTENTIAL NUISANCES SUCH AS NOISE, LIGHTING, ODOR, FUMES, VIBRATION, HOW ANY POTENTIAL NEGATIVE EFFECTS ON ADJACENT LAND WILL BE MITIGATED -- The hotel operation is a quiet neighbor to consider for this location and the hospitality being provided allows that visitors from out of town get to see a beautifully wooded part of the town. Since this is not a convention hotel and there is no bar, it has limited delivery trucks or other disturbances. The hotel franchise expects the site to be well manicured to meet their corporate requirements of the presentation of the building to the community.
8. WHY THIS LOCATION IS MORE APPROPRIATE THAN OTHER LOCATIONS -- Due to the size of the hotel project and the expectation of parking ratios, the size of a hotel site needs to be approximately 3 acres or larger. There are no sites of this size available currently in the City of Oxford near the university. The expectation of the visitor demographic to the City of Oxford is primarily related to guests of family and students who are attending events at Miami University. Proximity and adjacency to the university and near the central business district where food and beverage businesses are available is the determining factor of the ideal location for a hotel to be developed. The City of Oxford has no other available sites that it is encouraging to be developed.
9. STATEMENT OF NECESSITY OR DESIRABILITY TO THE NEIGHBORHOOD OR COMMUNITY -
- Due to the shortage of hotel rooms and guest accommodations in the City of Oxford, when large events take place, sporting events or theatrical events at the university or other surges in students/parents attending events, guests have to travel to neighboring cities to get hotel accommodations. In this case if the city had more hotel rooms that could capture more visitors and populate its food and retail sales districts for the benefit of its businesses.
10. DETAILED STATEMENT THAT INDIVIDUALLY ADDRESSES POTENTIAL CONCERNS OR REGULATIONS MAY BE SPELLED OUT IN THE CODE FOR THE DESIRED SECTION OF OXFORD ZONING CODE – Aside from a few details regarding building design, the hotel is a minimally invasive project and guests are quiet Items of the Oxford zoning ordinance that create problems for the compliance of this project are specifically the requirement



HOSPITALITY

MULTIFAMILY

MIXED USE

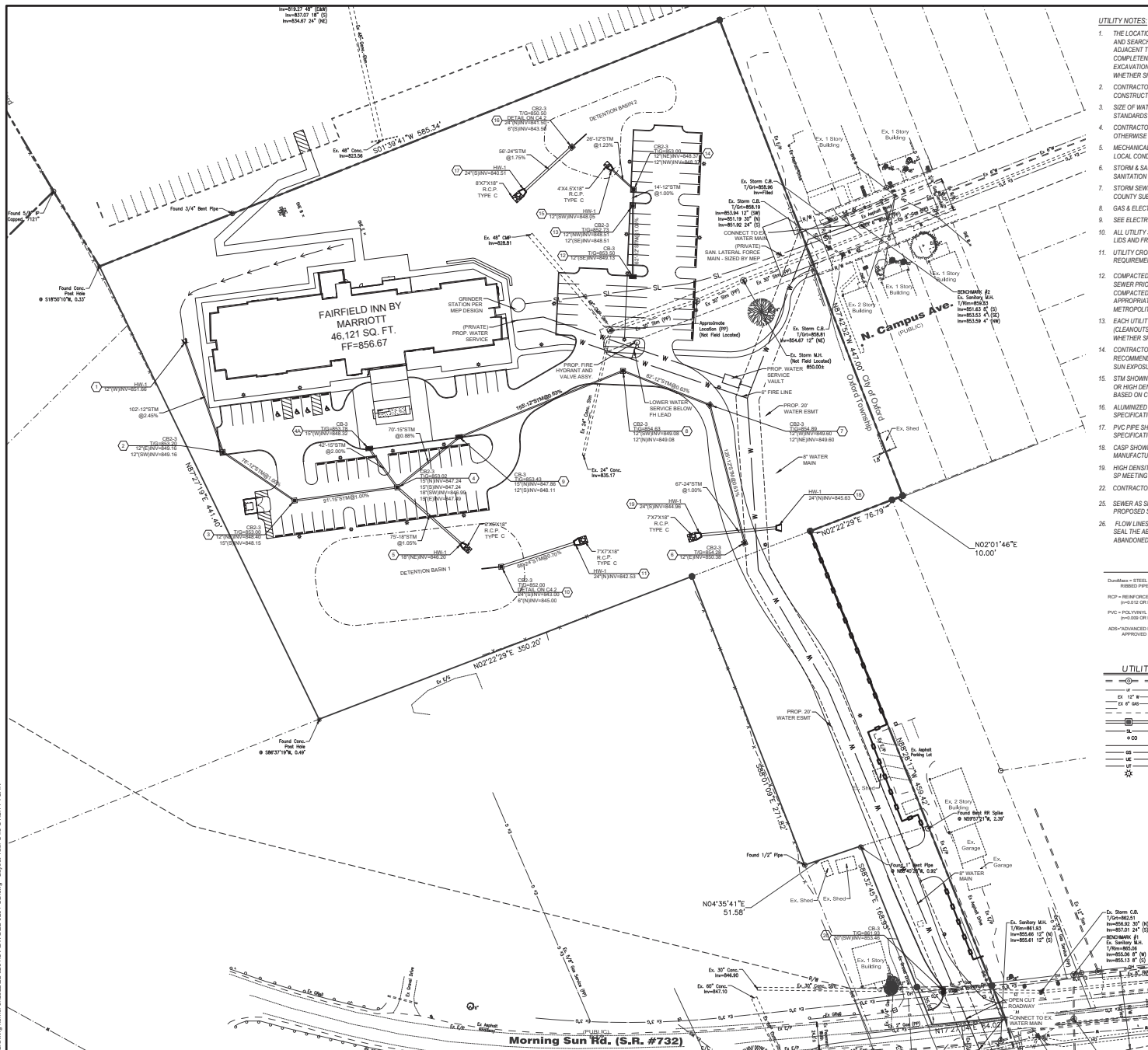
URBAN RENEWAL

NEWFIELD

DEVELOPMENT

of first floor glazing of retail spaces facing the highway and masonry facade requirements.

11. LIST OF ADJOINING LAND-OWNERS (forthcoming under separate cover)



UTILITY NOTES:

1. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON THE PREMISES. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH UTILITY COMPANIES BEFORE MAKING EXCAVATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS WHETHER SHOWN ON THESE PLANS OR NOT.
2. CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OF PROPOSED UTILITIES.
3. SIZE OF WATER SERVICE, FIRE PROTECTION LINE, AND METER PIT DIMENSIONS, PER OXFORD WATER DISTRICT STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE WATER SERVICE CONNECTION WITH THE LOCAL WATER DISTRICT. UNLESS OTHERWISE SPECIFIED, A MINIMUM OF 4'-0" COVER SHALL BE MAINTAINED ON ALL WATER & SERVICE LINES.
5. MECHANICAL ENGINEER / PLUMBING CONTRACTOR SHALL VERIFY SIZE OF SEWER AND WATER SERVICES FOR LOCAL CONDITIONS AND REQUIREMENTS.
6. STORM & SANITARY BUILDING SEWERS AND TAPS SHALL BE IN ACCORDANCE WITH THE BUTLER COUNTY SANITATION REQUIREMENTS AND THE OHIO PLUMBING CODE.
7. STORM SEWER WITHIN THE RIGHT-OF-WAY OR WITHIN DEDICATED EASEMENT SHALL CONFORM TO BUTLER COUNTY SUBDIVISION REGULATION STANDARDS.
8. GAS & ELECTRIC SERVICE SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY & MECHANICAL ENGINEER.
9. SEE ELECTRICAL PLAN FOR ALL CONDUITS & LIGHT POLE LOCATIONS.
10. ALL UTILITY STRUCTURES & CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL HAVE TRAFFIC BEARING GRATES, LIDS AND FRAMES.
11. UTILITY CROSSINGS SHALL BE PER THE UTILITY PROVIDERS SPECIFICATIONS WITH THE MORE STRINGENT REQUIREMENTS GOVERNING.
12. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE (3) FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF S&D SEWERS. ALL FILLS SHALL BE PROPOSED, COMPACTED AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY. A COPY OF THESE TESTING REPORTS SHALL BE SUBMITTED TO THE METROPOLITAN SEWER DISTRICT AND THE ENGINEER'S OFFICE.
13. EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
14. CONTRACTOR SHALL STORE CONSTRUCTION MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS TO PREVENT DELETERIOUS MATERIALS FROM BECOMING AFFIXED OR DETEIORATION FROM SUN EXPOSURE.
15. STM SHOWN ON PLAN REFERS TO ALUMINIZED STEEL TYPE II (ULTRA-FLO PIPE, POLYVINYL CHLORIDE PIPE (PVC) OR HIGH DENSITY POLYETHYLENE SMOOTH LINED PIPE (HDPE) MEETING THE MANUFACTURERS SPECIFICATIONS BASED ON COVER AND SURCHARGE.
16. ALUMINIZED STEEL TYPE II (ULTRA-FLO PIPE (H=0.013 OR LESS), SHALL BE PER THE MANUFACTURERS SPECIFICATIONS FOR GAGE BASED ON COVER AND SURCHARGE.
17. PVC PIPE SHALL BE TYPE "B" CONDUIT ASTM F 949, ASTM F 794 OR AASHTO M 304, MEETING THE MANUFACTURERS SPECIFICATIONS FOR WALL THICKNESS BASED ON COVER AND SURCHARGE.
18. CASP SHOWN ON PLAN SHALL BE CORRUGATED ALUMINIZED STEEL TYPE II (H=0.024), MEETING THE MANUFACTURERS SPECIFICATIONS FOR GAGE BASED ON COVER AND SURCHARGE.
19. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED SMOOTH LINED PIPE, ASTM M 294 TYPE S OR SP MEETING THE MANUFACTURERS SPECIFICATIONS FOR WALL THICKNESS BASED ON COVER AND SURCHARGE.
20. CONTRACTOR TO CONFIRM AND MAINTAIN ALL EXISTING BUILDING DOWNSPOUTS.
21. SEWER AS SHOWN TO BE PRIVATELY OWNED & MAINTAINED UNLESS NOTED AS "PUBLIC" WITH ASSOCIATED PROPOSED STORM SEWER EASEMENTS SHOWN.
22. FLOW LINES OF EXISTING STRUCTURES WITH PIPES TO BE ABANDONED SHALL BE RECONSTRUCTED TO PLUG & SEAL THE ABANDONED PIPE OPENING AND CONSTRUCT BENCH (MATCHING EXISTING BENCH) IN PLACE OF ABANDONED PIPE OPENING.

PROPOSED STORM SEWER LEGEND

Double line = STEEL REINFORCED THERMOPLASTIC	HDPE = HIGH DENSITY POLYETHYLENE PIPE (HDPE)
RIBBED PIPE per (DOT 555B) (H=0.013)	CORRUGATED SMOOTH LINED PIPE
PVC = REINFORCED CONCRETE PIPE, CLASS IV (H=0.013 OR LESS)	DOT TYPE B CONDUIT (H=0.013 OR LESS)
ULTRA = ALUMINIZED STEEL TYPE II ULTRA-FLO PIPE (H=0.013 OR LESS)	
PVC = POLYVINYL CHLORIDE TYPE B PIPE (H=0.013 OR LESS)	
HDPE = HIGH DENSITY POLYETHYLENE PIPE (H=0.013 OR LESS)	
ADP = ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL	

UTILITY PLAN LEGEND

—●—	EXISTING SANITARY SEWER
—●—	EXISTING TELEPHONE
—●—	EXISTING WATER MAIN
—●—	EXISTING GAS MAIN
—●—	EXISTING L/P
—●—	PROPOSED STORM SEWER
—●—	PROPOSED SANITARY LATERAL
—●—	PROPOSED CLEANOUT
—●—	PROPOSED WATER SERVICE
—●—	PROPOSED GAS SERVICE
—●—	PROPOSED ELECTRIC SERVICE
—●—	PROPOSED TELEPHONE
—●—	PROPOSED LIGHT POLE



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OHIO UTILITIES PROTECTION SERVICE (UAPS)
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



Scale: 1" = 40'

PRELIMINARY

**FAIRFIELD INN BY
MARRIOTT - OXFORD**
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO



22-0281.CD
Drawn by: M.L.T.
Checked by: MAR
Issue Date: 7-17-23

C4.0

SWPPP NOTES

- THE CONSTRUCTION ACTIVITY WILL CONSIST OF MASS EARTHWORK, UTILITY INSTALLATION, CURB AND PAVEMENT CONSTRUCTION, AND BUILDING FOR A PROPOSED HOTEL.
- AVERAGE:
DISTURBED AREA 3.95 ACRES
PRIOR LAND USE: SMALL BLDG & VACANT LAND
- IMPERVIOUS CALCULATIONS:
IMPERVIOUS AREA
PRE-DEVELOPED 0.46 ACRES
POST-DEVELOPED 2.27 ACRES

IMPERVIOUS PERCENTAGE
PRE-DEVELOPED 11.65%
POST-DEVELOPED 57.46%
- EXISTING SOIL DATA:

SYMBOL	SOIL NAME	HSG
HsE2	Hennepin-Miamian Silt Loams 18 to 25 percent slopes Moderately eroded	C
RvE2	Russell/Miamian Silt Loams 2 to 6 percent slopes Moderately eroded	C
RvB	Russell-Urban land complex gently sloping 6 to 12 percent slopes	C
- THE DEVELOPMENT DRAINS TO THE WEST AND EAST TO PROPOSED DETENTION BASINS. THERE IS ALSO DIRECT RUNOFF TO AN EXISTING CULVERT THAT RUNS THROUGH THE SITE.
- CURVE NUMBER:
PRE-DEVELOPED 73
POST-DEVELOPED 86.5

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION CONTROL MEASURES PER THE OHIO EPA NPDES GENERAL PERMIT.
- BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON PLANS SHALL BE REVISED OR IMPLEMENTED AS REQUIRED. CONTRACTOR SHALL MONITOR CONSTRUCTION BMPs AND PROVIDE ADDITIONAL BMPs AS REQUIRED TO PREVENT SEDIMENT RUNOFF FROM CONSTRUCTION SITE ONTO PAVEMENT AND NON-WORK AREAS.
- AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL, THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL, AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
- DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.
- SITE STABILIZATION SHALL BEGIN WITHIN 7 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 14 DAYS.
- ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS AND PARKING LOT PAVEMENT SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY CITY OF CINCINNATI DOT OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED.
- IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT.
- THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL EXISTING TREES AND BUSHES TO REMAIN SHALL BE PROTECTED WITH RIGID CONSTRUCTION FENCING AT THE DRUPLINE TO PROTECT ROOTS FROM DAMAGE. DO NOT STORE ANY EQUIPMENT OR MATERIALS UNDER THE DRUPLINE.
- AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED.
- A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EACH POINT OF INGRESS AND EGRESS TO THE SITE DURING CONSTRUCTION.

GRADING PLAN NOTES

- THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
- ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL PROPOSED ELEVATIONS ARE TO THE FINISHED SURFACE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE CITY OF FLORENCE BUILDING DEPARTMENT, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR AND SITE CIVIL ENGINEER.
- ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE ENTIRE PERIMETER OF THE SITE TO PREVENT SEDIMENT RUNOFF TO SURROUNDING PROPERTIES.
- WHERE EXISTING GROUND COVER IS PRESENT, CONTRACTOR SHALL REMOVE THE TOPSOIL. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER FOR DEPTH OF TOPSOIL TO BE REMOVED.
- THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES AFTER AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY THE OWNER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.
- PARKING ISLANDS AND PLANTING AREAS ARE TO BE BACKFILLED WITH TOPSOIL. BUILDING PAD SUBGRADE SHALL BE CONSTRUCTED AS SHOWN ON THE FOUNDATION PLAN. SEE ARCHITECTURAL PLANS FOR BUILDING FOUNDATION DIMENSIONS.

SWPPP LEGEND

- | | |
|-----------------------|--------------------------------|
| SEDIMENT BASIN | SILT FENCE / WOOD CHIP BARRIER |
| SUMMER | INLET PROTECTION |
| CONSTRUCTION ENTRANCE | SEEDING & MULCHING |
| CHECK DAM | PRESERVE EXISTING VEGETATION |
| CONCRETE WASHOUT | |

SPOT ELEVATION LEGEND

- | | |
|-----------------------|-----------------------|
| EX - EXISTING | EX - EXISTING |
| SP - SPOT ELEVATION | LP - LOW POINT |
| GA - GROUND POINT | FC - FACE OF CURB |
| FC - FACE OF CURB | TC - TOP OF CURB |
| TC - TOP OF CURB | TS - TOP OF STEP |
| TS - TOP OF STEP | BS - BOTTOM OF STEP |
| BS - BOTTOM OF STEP | EP - EDGE OF PAVEMENT |
| EP - EDGE OF PAVEMENT | RP - ROST TOP OF WALL |
| RP - ROST TOP OF WALL | PRF - PERMANENT |
| PRF - PERMANENT | PRF - PERMANENT |

GRADING & SWPPP PLAN LEGEND

- | | |
|----------------------|----------------------|
| EXISTING STORM SEWER | PROPOSED STORM SEWER |
| EXISTING STORM SEWER | PROPOSED STORM SEWER |
| EXISTING STORM SEWER | PROPOSED STORM SEWER |
| EXISTING STORM SEWER | PROPOSED STORM SEWER |
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| EXISTING STORM SEWER | PROPOSED STORM SEWER |
| EXISTING STORM SEWER | PROPOSED STORM SEWER |



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LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



PRELIMINARY

FAIRFIELD INN BY
MARRIOTT - OXFORD
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO
GRADING AND EROSION CONTROL PLAN



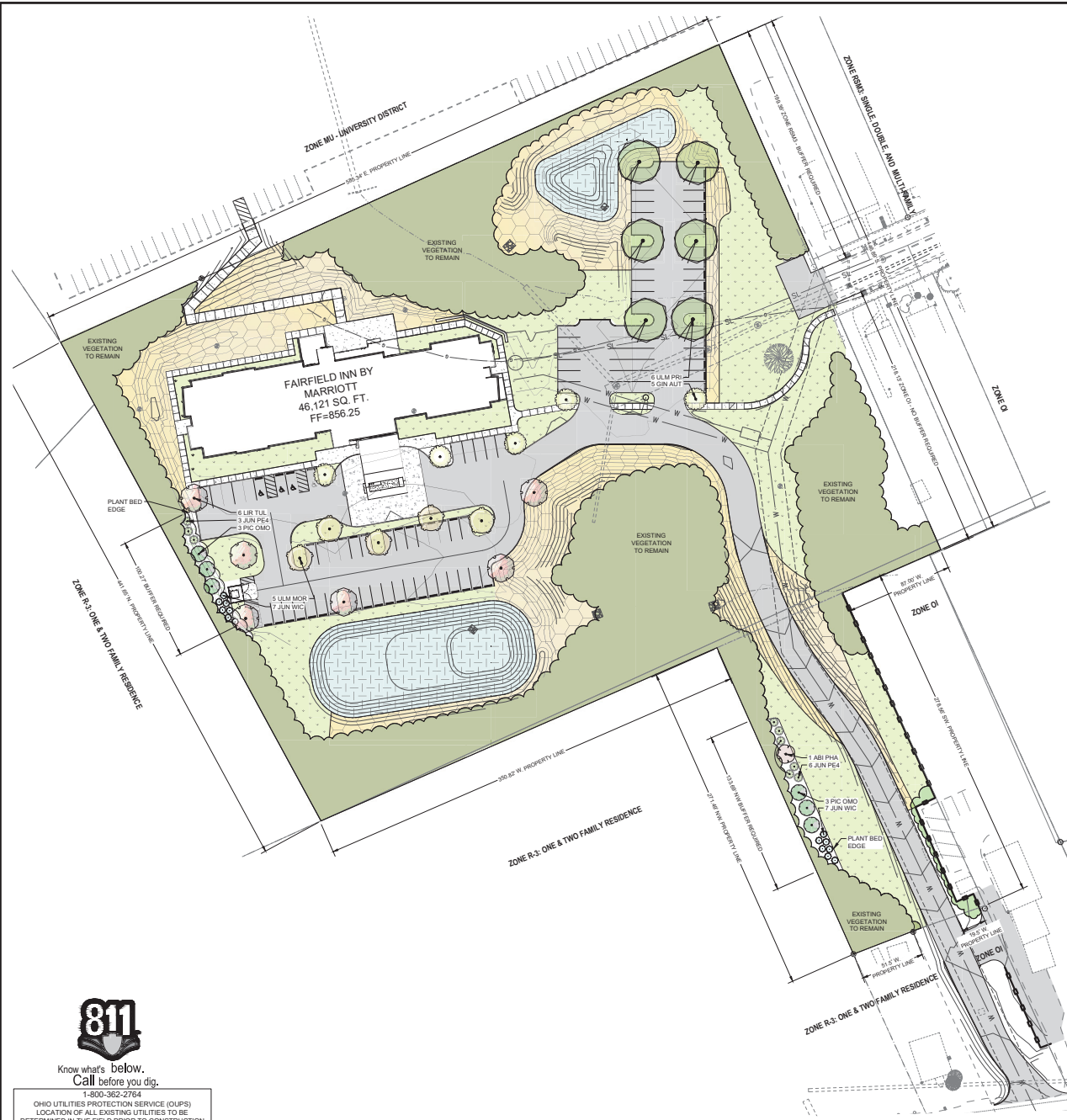
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GENERAL NOTES
SEE SHEET L2.0 FOR PLANTING NOTES & DETAILS.

PLANT MATERIAL TYPE

- PLANT LIST A TREES (LGR DECIDUOUS 50' MATURE HEIGHT)
- PLANT LIST B TREES (MED DECIDUOUS 30-50' MATURE HEIGHT)
- PLANT LIST C TREES (SMALL DECIDUOUS 10-30' MATURE HEIGHT)
- PLANT LIST D SHRUBS (TALL DECIDUOUS SHRUBS)
- PLANT LIST E TREES (EVERGREEN)
- PLANT LIST F SHRUBS (SMALL/LOW SHRUBS)

MINIMUM INSTALL

- 2.0" CALIPER
- 2.0" CALIPER
- 1.5" CALIPER
- 24" HEIGHT
- 6.0' HEIGHT
- 3 GALLON

CITY OF OXFORD ZONING CODE

1148.04 TREE PLANTING REQUIREMENTS

OVERALL SITE TREES: A MINIMUM OF ONE (1) TREE PER TEN (10) FEET OF LINEAR LOT FRONTAGE ON A PUBLIC STREET RIGHT OF WAY.

FRONT YARD TREES: A MINIMUM OF ONE (1) TREE PER EVER TWENTY-FIVE (25) FEET OF LOT FRONTAGE ON A PUBLIC STREET RIGHT OF WAY. SUCH TREES MAY CONTRIBUTE TOWARDS THE OVERALL SITE TREE REQUIREMENT.

PARKING AREA TREES: PARKING TREES REQUIRED PER 1149.05 MAY CONTRIBUTE TOWARDS THE OVERALL SITE TREE REQUIREMENT.

1149.05 REQUIRED PARKING SPACES

B) TREES & LANDSCAPED AREAS: A PARKING AREA SHALL HAVE TWO (2) TREES PER PARKING FACILITY PLUS ONE (1) TREE PER EVERY FIVE (5) PARKING SPACES THEREOF.

- 96 PARKING SPACES / 5 = 19.2 + 2 =
- 22 TREES REQUIRED

1149.07 NON-RESIDENTIAL REGULATIONS

D) LANDSCAPED AREAS: ALL AREAS THAT ARE NOT PAVED SHALL BE LANDSCAPED

- SHRUBS SHALL BE A MINIMUM OF ONE (1) GALLON. SHRUBS ARE TO BE MAINTAINED AS TO NOT EXCEED THIRTY-SIX (36) INCHES IN HEIGHT.

BUTLER COUNTY ZONING CODE

17.0507 REQUIRED CONDITIONS: LANDSCAPE BUFFER

A LANDSCAPE BUFFER SHALL BE PROVIDED AND MAINTAINED ALONG ALL SIDE AND REAR LOT LINES WHICH ARE ADJACENT TO ANY R-DISTRICT.

- WHERE THE PARCEL WIDTH IS GREATER THAN 100 FEET, THE BUFFER SHALL BE 20 FEET WIDE AND 8 FEET HIGH.
- WHERE THE PARCEL WIDTH IS 100 FEET OR LESS, THE BUFFER SHALL BE TEN (10) FEET WIDE AND 6 (SIX) FEET HIGH.

LANDSCAPE BUFFERS

- 441.05 N PROPERTY LINE
- 100.27' PROPOSED BUFFER
- 446.89 S PROPERTY LINE
- 199.39' PROPOSED BUFFER
- 218.13' PROPOSED BUFFER
- 385.35 E PROPERTY LINE
- 51.5 W PROPERTY LINE
- 350.82 W PROPERTY LINE
- 19.50 W PROPERTY LINE
- 274.90 NW PROPERTY LINE
- 133.69 PROPOSED BUFFER

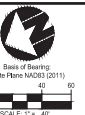
- 20' PERIPHERAL BUFFER REQUIRED & PROVIDED (EXISTING VEGETATION)
- 20' PERIPHERAL BUFFER REQUIRED & PROVIDED (EXISTING VEGETATION)
- 20' PERIPHERAL BUFFER REQUIRED & PROVIDED
- ZONE OI - NO BUFFER REQUIRED
- ADJACENT TO ZONE MU - NO BUFFER REQUIRED
- 10' PERIPHERAL BUFFER REQUIRED & PROVIDED (EXISTING VEGETATION)
- 20' PERIPHERAL BUFFER REQUIRED & PROVIDED (EXISTING VEGETATION)
- ADJACENT TO ZONE OI - NO BUFFER REQUIRED
- 20' PERIPHERAL BUFFER REQUIRED & PROVIDED (EXISTING VEGETATION)
- 20' PERIPHERAL BUFFER REQUIRED & PROVIDED

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
GIN AUT	5	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	B & B	2.0" Cal
LIR TUL	6	Liriodendron tulipifera	Tulip Tree	B & B	2.0" Cal
ULM PRI	6	Ulmus americana 'Princeton'	American Elm	B & B	2.0" Cal
ULM MOR	5	Ulmus x 'Morton Accolade' TM	Elm	B & B	2.0" Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ABI PHA	1	Abies balsamea phanerolepis	Canadian Balsam Fir	B & B	6" Ht.
JUN PE4	9	Juniperus chinensis 'Perfecta'	Perfecta Juniper	B & B	6" Ht.
JUN WIC	14	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	B & B	6" Ht.
PIC OMO	6	Picea omorika	Serbian Spruce	B & B	6" Ht.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	WETLAND SEED MIX
	GRASS
	SOD



PRELIMINARY

FAIRFIELD BY MARRIOTT - OXFORD
5186 MORNING SUN ROAD
OXFORD TOWNSHIP
BUTLER COUNTY, OHIO
ZONING MINIMUM PLANTING PLAN



Drawing: 22-0261.ZN
Drawn by: CDO
Checked by: LEM
Issue Date: 7-7-2023

Sheet: **L1.0**



ECO FORM ECF-S
SMALL AREA LIGHT
STREET LIGHT
REFER TO FAIRFIELD NB 111K
SITE + EXTERIOR BUILDING
PRODUCT MANUAL (PAGES 826-834)



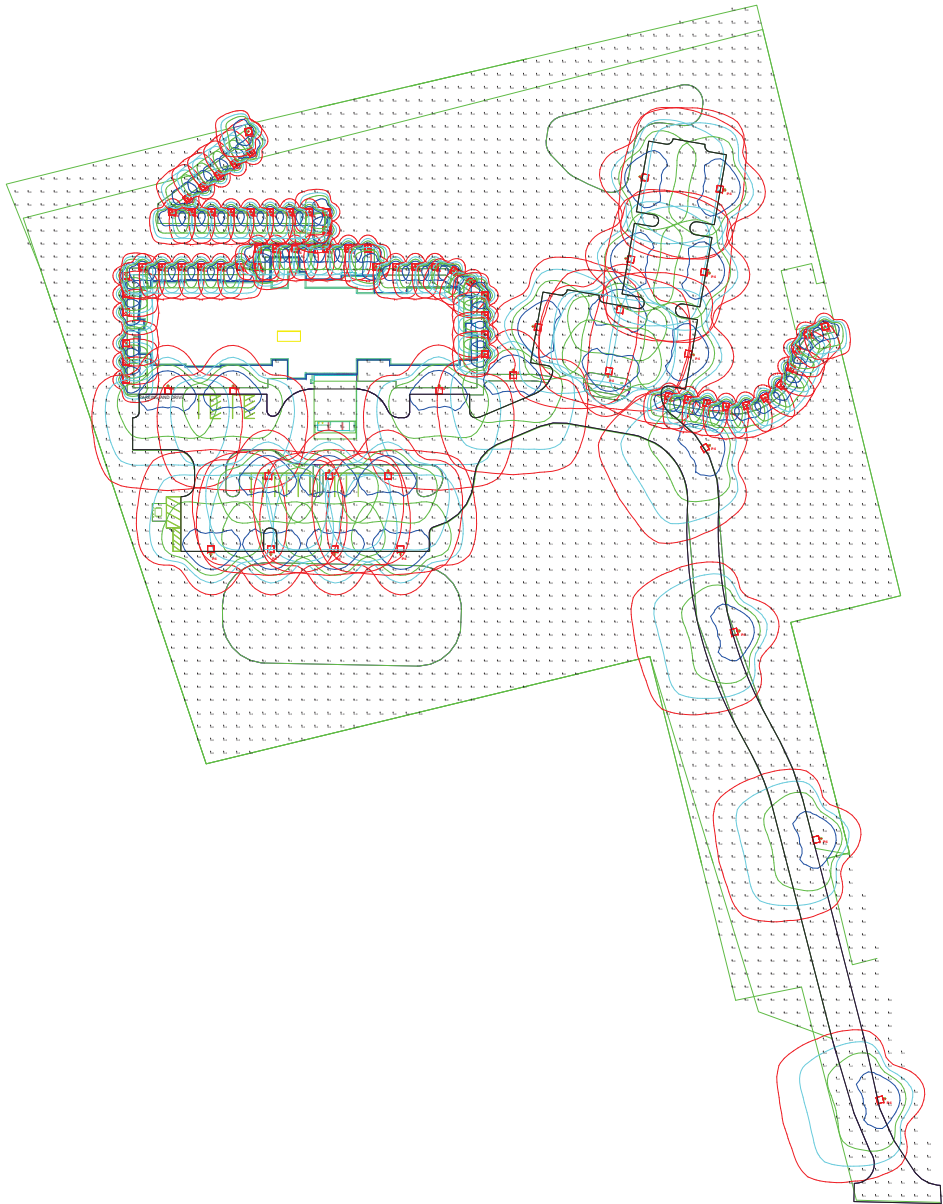
2 SITE PLAN KEY PLAN
1" = 160'-0"



EON BOLLARD SINGLE SIDE EDGE LIT IP66
EXTERIOR BOLLARD LIGHT
REFER TO FAIRFIELD NB 111K
SITE + EXTERIOR BUILDING
PRODUCT MANUAL (PAGES 845-848)



REVISIONS		
No.	Description	Date



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	
□	23	P4	Single	0.920	VLL-PLD-IV-F-T-80LED-350mA-40K @20'AFG	85.4
□	57	B4	Single	0.920	RZRB1-PLD-IV-F-T-20LED-175mA-40K	11
						Total Watts
						1664.2

Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	
ALL POINTS	Illuminance	Fc	1.08	10.3	0.0	N.A.
PARKING AND DRIVE	Illuminance	Fc	2.46	7.4	0.0	N.A.

NOTES:
-Contact Techlite for pricing, (317) 517-8354 Kim Winship
-All readings taken at grade
-Buildings included as blocking entities
-Drawing scaled from PDF. Techlite does not guarantee accuracy of scale.
- Fixture Symbols are not to scale
-This drawing shows suggested fixtures and mounting locations based on the information provided.
-Techlite assumes no responsibility for variation of light levels that result from changes in project parameters not reported at the time of design.

Site photometry

Oxford, OH Fairfield

Drawn By: SLB

Checked By: KW & CM

Date: 7/25/2023

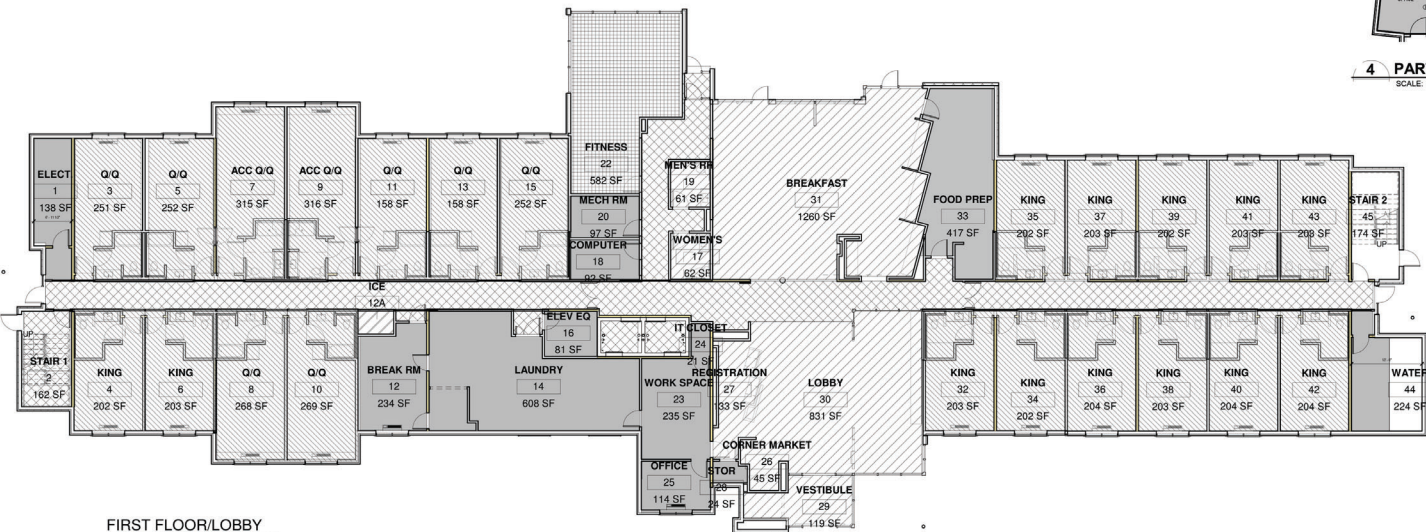
Revisions

#	Date	Comments

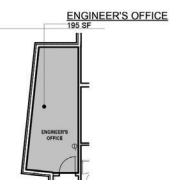
TECHLITE

ILLUMINATING SINCE 1987

Techlite Corporation
1775 E. Main Street
Princeton, IN 46788
(317) 517-8354
www.techlitecorp.com



- Lobby Areas
- Meeting Spaces
- Recreation Facilities
- Guestrooms
- Guest Corridors
- Guest Support
- BOH



4 PART 3RD FLR AREA PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

- GUESTROOM MIX:** PERCENTAGE OF GUESTROOMS AND SUITES MAY VARY BASED ON SPECIFIC MARKET CONDITIONS. MAINTAIN THE PROTOTYPIC PERCENTAGE MIX WITH THE INDOOR POOL ALTERNATIVE.
- SHOWERS:** SEE DESIGN STANDARD, "GUESTROOM" CHAPTER FOR KING AND QUEEN/QUEEN GUESTROOM SHOWER PERCENTAGES.
- ACCESSIBLE GUESTROOMS & SUITES:** COMPLY WITH ALL GOVERNING REGULATIONS FOR PERCENTAGE AND DISTRIBUTION OF GUESTROOMS FOR DISABLED PERSONS TO INCLUDE HEARING IMPAIRED GUESTROOMS AND QUANTITY OF ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWERS AND TUBS CONFIGURED FOR DISABLED PERSONS.
- CONNECTING DOORS:** COMPLY WITH ALL GOVERNING REGULATIONS. PROVIDE CONNECTING DOORS IN ACCESSIBLE GUESTROOMS TO ADJACENT NON-ACCESSIBLE GUESTROOM OR SUITE TYPES. SEE DESIGN STANDARDS FOR MARKET AND BRAND STANDARD CONNECTING DOOR CRITERIA.

PROTOTYPE FACILITIES PROGRAM

GUEST SPACES		QUANTITY	REQUIRED PERCENTAGE	UNIT AREA	TOTAL NET SF
LOBBY AREAS	Entrance Vestibule	1		138 SF	138 SF
	Reception	1		202 SF	202 SF
	Lounge	1		417 SF	417 SF
	Breakfast Area & Communal Table	1		943 SF	943 SF
	Quick Print	1		11 SF	11 SF
	Concession	1		73 SF	73 SF
	Public Restrooms	1		122 SF	122 SF
	Lobby Areas Total				2880 SF
	Food & Beverage Front-of-House				
	Breakfast Buffet & Coffee Bar				441 SF
FOOD & BEVERAGE - RECREATION - MEETING	Recreation Facilities				
	Fitness Center	1		604 SF	604 SF
	Pool Equipment (Storage) (Optional Not Included)				
	Swimming Pool (Optional Not Included)				
	Recreation Facilities Total				604 SF
	Panel				
	The Corner Market				69 SF
	Meeting Spaces (Optional, not included)				
	Optional 1-Day Meeting Room (275 SF)				
	Optional 4-Day Meeting Room (1100 SF)				
GUESTROOMS	Guestrooms				
	King Guestroom	35	30-35 %	275 SF	9625 SF
	Accessible King Guestroom	1		325 SF	325 SF
	Queen Queen Guestroom	43	30-35 %	325 SF	13,975 SF
	Accessible Queen Queen Guestroom	1		379 SF	379 SF
	King Suite	25	40-45 %	379 SF	9475 SF
	Accessible King Suite	1		475 SF	475 SF
	Queen Queen Suite	1	25-30 %	475 SF	475 SF
	Accessible Queen Queen Suite	1		475 SF	475 SF
	GUESTROOM TOTALS	111	100 %		36,233 SF
GUESTROOM CORRIDORS & SUPPORT	Guestroom Corridors & Support				
	Corridors / Elevator Lobby	1 / FLR		VARIES	4792 SF
	Stairs	2 / FLR		155 SF	1240 SF
	Guest Laundry	1		110 SF	110 SF
	Ice Machine	1 / FLR		VARIES	277 SF
	Guestroom Corridors & Support Total				6419 SF
	TOTAL GUEST SPACES				48,649 SF
BACK OF HOUSE	Administration				
	Work Room				332 SF
	Office				112 SF
	Employee Break Room				238 SF
	Engineering & Maintenance				195 SF
	Engineering Maintenance Office				195 SF
	Food & Beverage Back-of-House				
	Food Prep				394 SF
	Laundry				639 SF
	Housekeeping				
SUMMARY	Total Number of Guestroom Room Floors	4			
	Total Number of Floors	4			
	Guest Spaces				48,649 SF
	Back Of House				3,929 SF
	Total Net Building Area				50,575 SF
	Walk and Stairs				5,192 SF
	Total Gross Building Area				55,767 SF
	Total Gross Square Feet per Room				508 SF

850 S. Meridian St., Indianapolis, IN 46225, United States
Phone: 317-261-0070
www.princealexander.biz

PROJECT

FAIRFIELD BY MARRIOTT - OXFORD
5186 MORNING SUN ROAD
OXFORD, OH 45056

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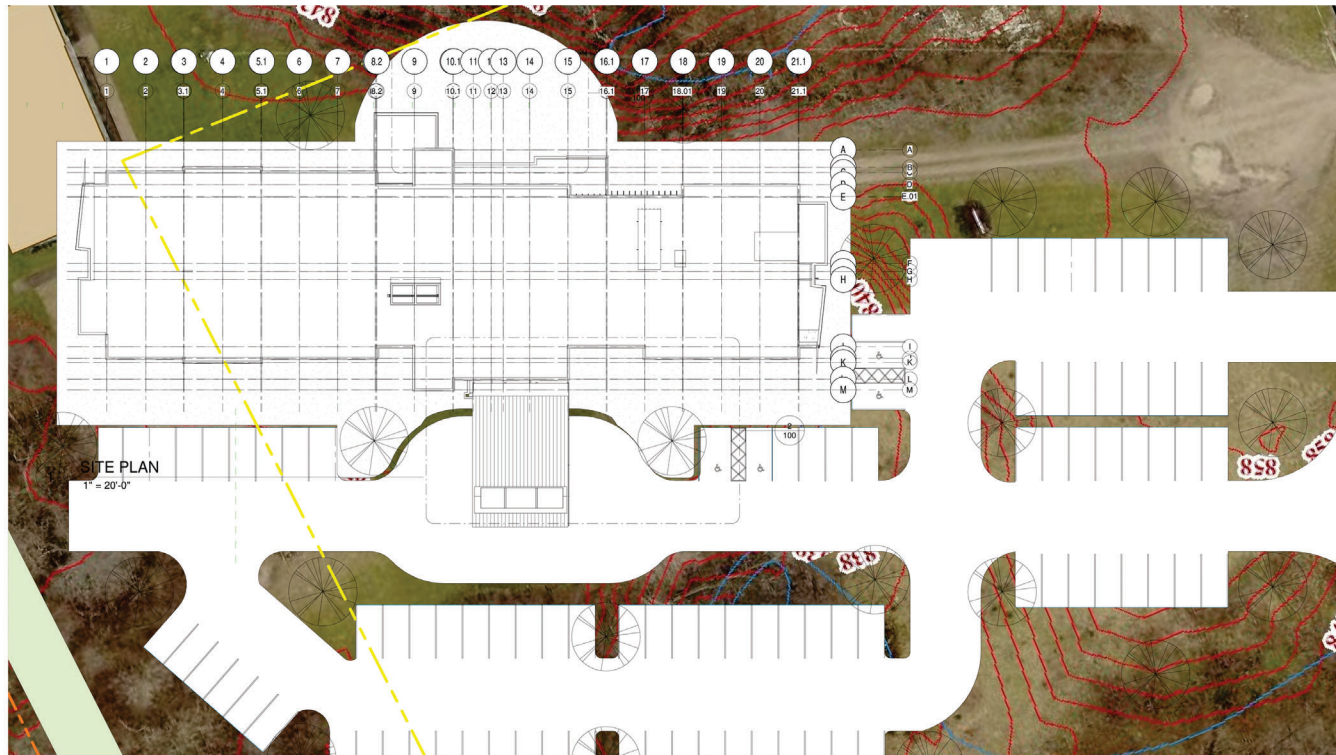
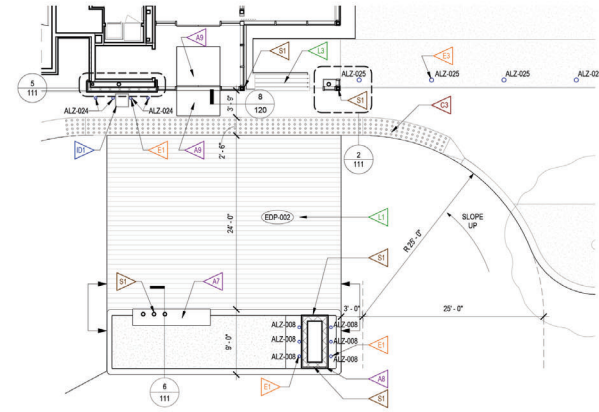
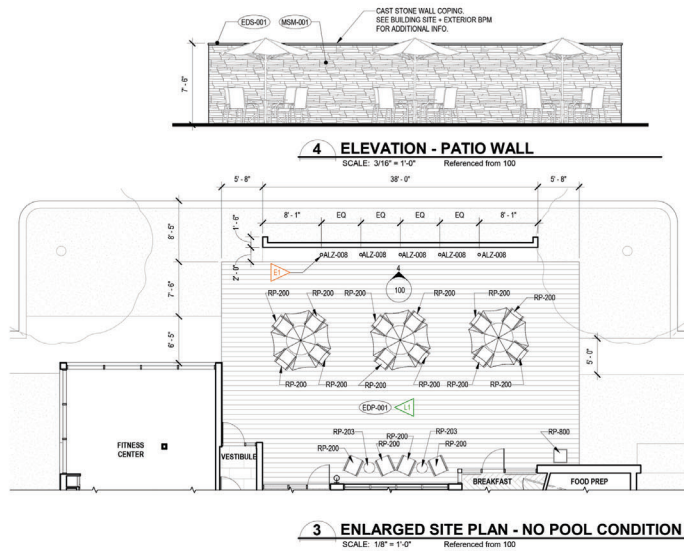
REVIEW SET

No.	Description	Date

SHEET TITLE
AREA PLAN

DATE: 06-02-2023
Issue Date

004



REFERENCE NOTES

- REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- REFER TO BUILDING SITE + EXTERIOR BUILDING PRODUCT MANUAL FOR SPECIFICATIONS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PRECIPITANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

- CIVIL**
 - CONCRETE APRON 8'-0" DEEP x WIDTH OF DUMPSTER ENCLOSURE.
 - SLOPE ENTRANCE DRIVEWAY AT PORTE COCHERE TO BRING PAVEMENT FLUSH WITH CURB AT TRANSITION. PROVIDE TRUNCATED DOME TACTILE WARNING AT FLUSH CURB CONDITION.
 - SLOPED SIDEWALK FOR ACCESSIBLE PARKING. PROVIDE MAXIMUM SLOPE OF 1:12 AND ENSURE CURB IS 8" HIGH OR LESS.
 - QUANTITY OF PARKING SPACES TO BE IN ACCORDANCE WITH DESIGN STANDARDS AND LOCAL CODES.

LANDSCAPE ARCHITECTURE

- STAMPED CONCRETE. REFER TO BUILDING SITE + EXTERIOR BPM.
- SCREEN DUMPSTER ENCLOSURE WITH LARGE EVERGREEN SHRUBS OR TREES.
- PALLISADES 96" SURFACE MOUNTED BENCH IN EXTERIOR REDWOOD BY LANDSCAPE FORMS. CONTACT: BARBARA NOLAN, INC. (703) 688-0868.

ARCHITECTURE

- MONUMENT SIGN.
- DUMPSTER ENCLOSURE. DO NOT BLOCK OVERHEAD FUNCTIONING OF TRUCK.
- EDGE OF BOFFIT ABOVE. SEE RCP FOR EXTERIOR LIGHTING.
- SIDE ENTRY CANOPY ABOVE. SEE RCP FOR EXTERIOR LIGHTING.
- LOW WALL W/ PRECAST BENCH & SUPPORT COLUMNS FOR SIDE ENTRY CANOPY.
- EDGE OF PORTE COCHERE CANOPY ABOVE. SEE GROUND FLOOR RCP FOR EXTERIOR LIGHTING.
- WALL W/ PRECAST BENCH. EXTEND CONCRETE FOOTING TO SUPPORT COLUMNS & PROTECT AGAINST VEHICLE IMPACT. SEE PORTE COCHERE DRAWINGS FOR ADDITIONAL INFORMATION.
- STRUCTURAL WALL W/ CULTURED STONE VENEER & WELCOME SIGN. EXTEND CONCRETE FOOTING TO PROTECT AGAINST VEHICLE IMPACT.
- DEPRESSED SIDEWALK AND FLOOR SLAB AT VESTIBULE FOR WALK-OFF MAT.
- POOL PATIO FENCE. SEE SHEET 420 FOR DETAILS.

INTERIOR DESIGN

- OUTDOOR TRASH CAN. SEE INTERIOR DESIGN SPECIFICATION MANUAL FOR SPECIFICATIONS.

STRUCTURAL

- REINFORCE BUILDING ELEMENTS AND STRUCTURE TO PROTECT AGAINST VEHICLE IMPACT. SEE ALSO PORTE COCHERE DETAILS.

ENGINEERING

- FLOOD LIGHTS. ADJUST & AIM LIGHTS TO GRAZE TEXTURED WALL SURFACE.
- SITE LIGHTING POLES. INDICATE TO BE CENTERED ON PARKING STRIPES TO PROTECT FROM CAR OVER HANG DAMAGE.
- LIGHT BOLLARDS @ 10'-0" ON CENTER. LOCATE IN GROUND 8" FROM EDGES OF SIDEWALK (CENTER TO EDGE). PROVIDE CONCRETE FOUNDATION W/ J-BOX PER MANUF. REQUIREMENTS.
- ALTERNATE HVAC EQUIPMENT LOCATION. PROVIDE SPLIT FACE CANI SCREEN WALL ON BUILDING SIDE OF ENCLOSURE & ALUMINUM PICKET RAILING ON REMAINING SIDES. COORDINATE FOOTPRINT W/ EDGES OF PLANTING BEDS.
- ELECTRIC CAR (PEV) CHARGING STATIONS - PROVIDE A MINIMUM OF FOUR, 16 CM x 16 CM INCH EMPTY CONDUIT OR ONE PER 100 GUEST ROOMS FROM MAIN ELECTRIC ROOM UNDERGROUND TO TERMINATION POINTS. PARKING SPACE TERMINATION POINTS ARE DETERMINED ON AN INDIVIDUAL PROJECT BASIS AND APPLICABLE TO SURFACE PARKING, GARAGES AND VALET LOTS. MAINTAIN ACCESSIBLE WIDTH REQUIREMENT OF ADJACENT SIDEWALK. PROVIDE PIPE BOLLARD TO PROTECT CHARGING STATION. PROVIDE SIGN STATING "ELECTRIC VEHICLE PARKING AND CHARGING STATION". COORDINATE ALL REQUIREMENTS WITH CHARGING STATION MANUFACTURER.

PROJECT

**FAIRFIELD BY
MARRIOTT - OXFORD**
5186 MORNING SUN ROAD
OXFORD, OH 45066

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No.	Description	Date

SHEET TITLE
**SITE &
LANDSCAPE PLAN**

DATE: 06-02-2023
Issue Date

100

FILED



1 EXTERIOR PERSPECTIVE

PROJECT

**FAIRFIELD BY
MARRIOTT - OXFORD**
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OXFORD, OH 45056

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REVIEW SET

No.	Description	Date

SHEET TITLE
**EXTERIOR
PERSPECTIVES**

DATE
Issue Date

A210

No.	Description	Date

REFERENCE NOTES

- REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- REFER TO BUILDING SITE - EXTERIOR BUILDING PRODUCT MANUAL FOR MATERIALS AND COLORS AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FINISHES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- REFER TO THE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

- BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
- ALL DOWNSPOUTS MUST HAVE CLEANOUTS.
- PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAIN AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
- IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

CRITERIA NOTES

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ARCHITECTURE

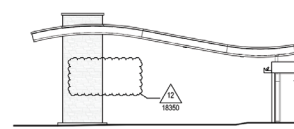
- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- A3 OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VISIBILITY PARALLEL HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS. REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.
- A4 OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE AND SEE NOTE A3 ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.
- A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. (SEE ENLARGED DETAILS FOR DIMENSIONS)
- A6 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- A7 SIDE ENTRY CANOPY. (SEE ENLARGED ELEVATIONS FOR DETAILS)
- A8 ROOF SHADE CANOPY. SEE SHEET 202 FOR DETAILS.
- A9 WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.
- A10 CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS.
- A11 PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL.
- A12 NOT USED.

ENGINEERING

- E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

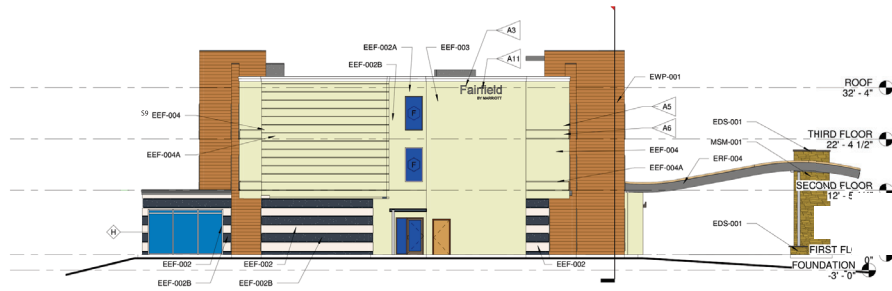
EXTERIOR FINISH KEY

- EEF-001 PEARLESCENT ACCENT EPS FINISH
- EEF-002 DARK EPS FINISH COLOR
- EEF-003 ACCENT EPS COLOR
- EEF-004 DARK EPS FINISH COLOR - TEXTURED
- EEF-005 STAR TOWER EPS COLOR
- EEF-006 MAIN BUILDING EPS COLOR
- EEF-007 ACCENT EPS COLOR
- MSM-001 MANUFACTURED STONE MASONRY
- EDS-001 CAST STONE MASONRY
- EW-001 SOLID PHENOLIC EXTERIOR WALL PANELS
- ERF-002 PARAPET CORNICES
- ERF-003 GRAVEL STOPS
- ERF-004 FASCIA
- ECT-001 PAINT - CANOPIES
- ECT-002 PAINT - EXTERIOR RAILINGS
- ECT-003 PAINT - BOLLARDS AT TRASH ENCLOSURE
- EFM-001 FENCE AT TRASH ENCLOSURE
- EFM-002 FENCE AT OUTDOOR POOL



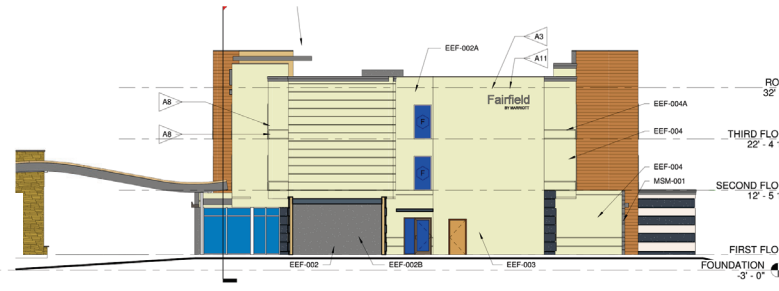
2A SIDE ELEVATION - SIGN AT PORTE COCHERE

SCALE: 3/32" = 1'-0" Referenced from 200



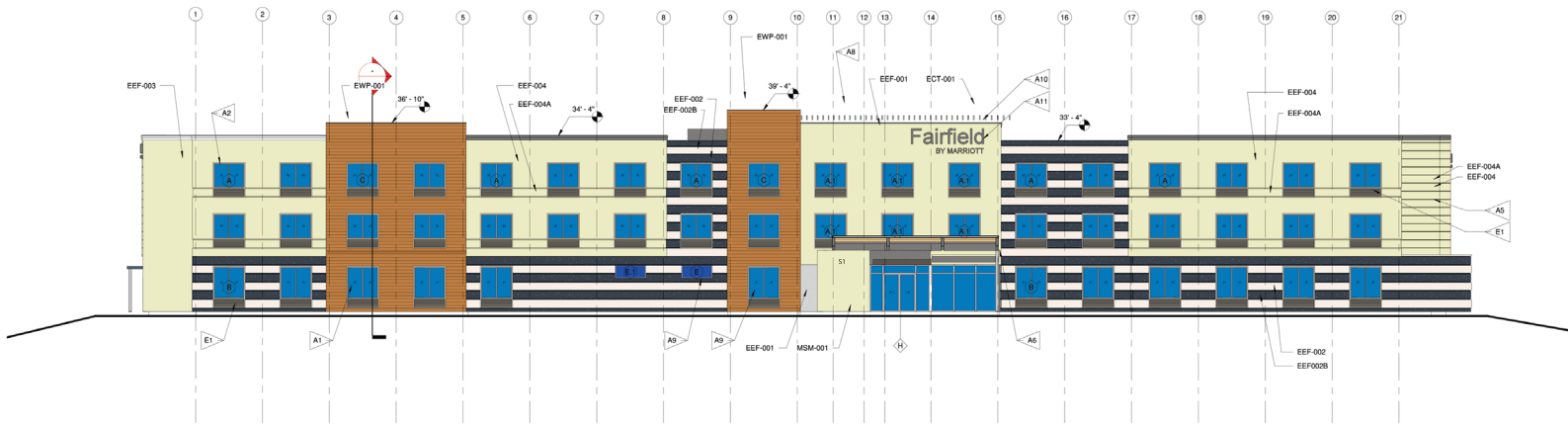
3 SIDE ELEVATION WEST

3/32" = 1'-0"



2 SIDE ELEVATION EAST

3/32" = 1'-0"



1 FRONT ELEVATION

3/32" = 1'-0"



EXTERIOR 3D VIEW - NO
POOL CONDITION

2



REAR ELEVATION

3/32" = 1'-0"

1

REFERENCE NOTES

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CRITERIA NOTES

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ARCHITECTURE:

- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR.
- NOT USED.
- LOUVERED BUNGHADE.
- ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

ENGINEERING:

- E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EEF-001 PEARLESCENT ACCENT EPS FINISH
- EEF-002 DARK EPS FINISH COLOR
- EEF-003 ACCENT EPS COLOR
- EEF-004 DARK EPS FINISH COLOR - TEXTURED
- EEF-005 STAIR TOWER EPS COLOR
- EEF-006 MAIN BUILDING EPS COLOR
- EEF-007 ACCENT EPS COLOR
- MSM-001 MANUFACTURED STONE MASONRY
- EDM-001 CAST STONE MASONRY
- WVP-001 SOLID PENCILIC EXTERIOR WALL PANELS
- EW-001 PARAPET COPINGS
- EW-002 GRAVEL STOPS
- EW-003 FASCIES
- ECT-001 PAINT - CANOPIES
- ECT-002 PAINT - EXTERIOR RAILINGS
- ECT-003 PAINT - BOLLARDS AT TRASH ENCLOSURE
- EFM-001 FENCE AT TRASH ENCLOSURE
- EFM-002 FENCE AT OUTDOOR POOL

prince alexander

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Phone: 317-261-0070
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PROJECT

**FAIRFIELD BY
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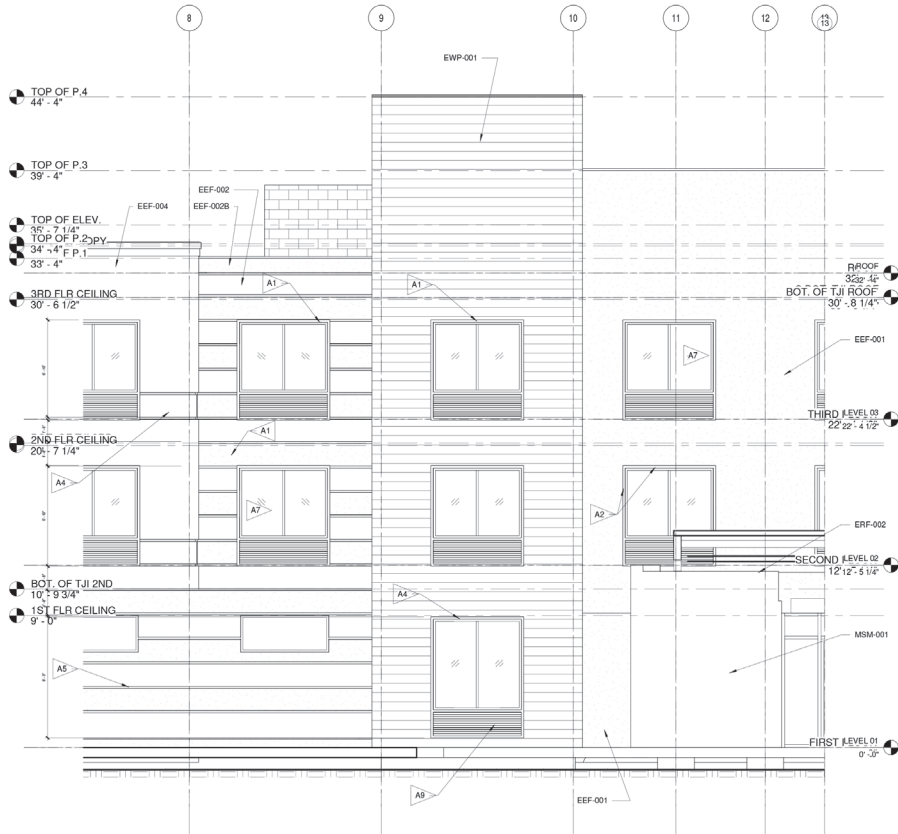
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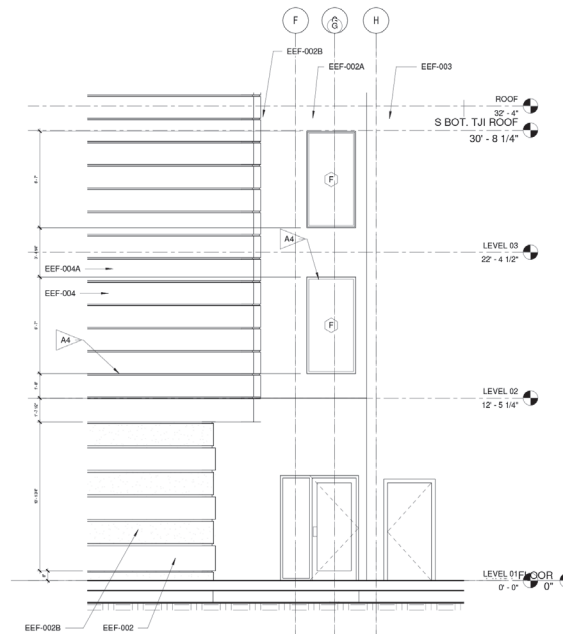
SHEET TITLE
EXTERIOR ELEVATIONS

DATE 06-02-2023
Issue Date

212



ENLARGED FRONT
ELEVATION
1/4" = 1'-0"



ENLARGED SIDE
ELEVATION
1/4" = 1'-0"

REFERENCE NOTES

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- REFER TO THE BUILDING SITE - EXTERIOR RPM FOR MATERIALS AND COLORS. AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.

GENERAL NOTES

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- PROVIDE INTERNAL DOWNSPOUTS, GLITTERS, ROOF DRAINS AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
- IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

CRITERIA NOTES

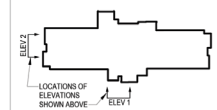
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ARCHITECTURE

- △ ALIGN WINDOWS AT HEAD ACROSS BUILDING (TYP)
- △ ALUMINUM JAMB AND HEADER EXTENSION WITH FINISH ACCENT COLOR TO MATCH WINDOW. SEE WINDOW SCHEDULE FOR DETAILS.
- △ RAINSCREEN BRIDG. SEE BUILDING SITE - EXTERIOR RPM FOR OPTIONAL MATERIAL.
- △ 1" EIFS REVEAL. SEE WALL PROFILES FOR DETAILS.
- △ ALIGN RUSTICATION ACROSS BUILDING, MAINTAIN CONSISTENCY BETWEEN DARK AND LIGHT EIFS FINISHES.
- △ CMU KNEE WALL WITH CULTURED STONE FINISH AND PRECAST TOP TO CREATE BENCH.
- △ SEE GUESTROOM PLANS FOR TYPICAL WINDOW LOCATIONS.
- △ ALUMINUM CLADDING FINISH AT COVE TO MATCH STOREFRONT FINISH.
- △ BLANK LOUVER TO MATCH GUESTROOM LOUVER.
- △ ALUMINUM ROOF SHADE CANOPY. SEE SHEET 202 FOR DETAILS.

EXTERIOR FINISH KEY

- EEF-001 PEARLESCENT ACCENT EIFS FINISH
- EEF-002 DARK EIFS FINISH COLOR
- EEF-002A ACCENT EIFS COLOR
- EEF-002B DARK EIFS FINISH COLOR, TEXTURED
- EEF-003 STAIR TOWER EIFS COLOR
- EEF-004 MAIN BUILDING EIFS COLOR
- EEF-004A ACCENT EIFS COLOR
- MSM-001 MANUFACTURED STONE MASONRY
- EDS-001 CAST STONE MASONRY
- EWP-001 SOLID PHENOLIC EXTERIOR WALL PANELS
- ERF-002 PARAPET COPINGS
- ERF-003 GRAVEL STOPS
- ERF-004 FASCIA
- ECT-001 PAINT - CANOPIES
- ECT-002 PAINT - EXTERIOR RAILINGS
- ECT-003 PAINT - BOLLARDS AT TRASH ENCLOSURE
- EFM-001 FENCE AT TRASH ENCLOSURE
- EFM-002 FENCE AT OUTDOOR POOL



KEY PLAN

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www.princealexander.biz

PROJECT
**FAIRFIELD BY
MARRIOTT - OXFORD**
5185 MORNING SUN ROAD
OXFORD, OH 45066

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No.	Description	Date

SHEET TITLE
**EXTERIOR
ELEVATION
DETAILS**

DATE: 06-02-2023
Issue Date

213



REFERENCE NOTES

A REFER TO DESIGN STANDARDS "LOBBY AREAS" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

GENERAL NOTES

1. AREA SHOWN IN GRAY HATCHING REMAINS UNCHANGED AND IS SHOWN ONLY FOR REFERENCE PURPOSES.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

- ARCHITECTURE:**
- WELCOME DESK ARTWORK: PIECE IN FRAME WITH EDGE LIGHTING. SEE WELCOME DESK DETAILS SHEET 322 FOR ADDITIONAL INFORMATION AND DETAILS.
 - LOUNGE SCREEN WALLS: SEE DETAILS ON 324.
 - PROVIDE BLOCKING IN WALL AND CEILING AND AT COLUMNS TO SECURE AND BRACE EACH CASEWORK UNIT.
 - LOCATE COFFEE BAR USING STEEL POST AT START POINT.
 - PROVIDE POCKET DOORS IN OPEN POSITION, WITH THE ELECTROMAGNETIC HOLD-OPEN TIED TO FIRE ALARM SYSTEM.
 - ALIGN VESTIBULE AND ENTRY DOORS.
 - DEPRESS SLAB AT VESTIBULE FOR RECESSED WALK OFF MAT WITH FRAME. SEE SHEET 340 FOR DETAIL.
 - WALL NICHE FOR FEATURED ART PIECE. SEE FINISH PLAN AND ELEVATION FOR ADDITIONAL INFORMATION.
 - INTERIOR GLAZED STOREFRONT: SEE FITNESS CENTER SHEET FOR DETAILS.
 - ALL COLUMNS IN THE LOBBY AREAS - BOTH PRESTANDING AND ENCLOSED IN WALLS AND MILLWORK - ARE CRITICAL AND MUST BE COORDINATED WITH ARCHITECTURAL AND FURNITURE ELEMENTS.
 - PRESTANDING COLUMNS WITH ROUND ENCLOSURES ARE NOT TO CONTAIN ANY PLUMBING OR UTILITY LINES AND ARE TO MAINTAIN AS SMALL A FOOTPRINT AS POSSIBLE IN THESE AREAS.
 - REFER TO THE CALL-OUT ON THE SEAMING DIAGRAM FOR THE 12'-0" WIDE INSET CARPETS FOR THE FAIRFIELD INN & SUITES. THE TILE OPENING FOR THE LOBBY INSET CARPET IS TO BE THE MAXIMUM WIDTH OF 11'-0" AND MAXIMUM LENGTH OF 18'-0" AS SHOWN ON THIS PLAN TO ENSURE THERE WILL BE NO GAP AT THE TILE ONCE CARPET IS INSTALLED INTO TILE OPENING. THE SEAMING DIAGRAM IS LOCATED IN THE APPENDIX OF THE INTERIOR DESIGN MANUAL.
 - "OPTIMIZED" FIREPLACE CASSETTES WITHIN HEARTH, AND CLEAR TEMPERED GLASS PANEL AT FRONT. SEE SHEET 323 FOR DETAILS. FOR ALTERNATE "FAUX-PLACE" WITH ONLY AN ARTPIECE. SEE SHEET 324.

- ENGINEERING:**
- DRINKING FOUNTAIN IS OPTIONAL EXCEPT WHERE REQUIRED BY LOCAL CODE.

REVIEW SET

No.	Description	Date

SHEET TITLE LOBBY AREA PLANS

DATE: 06-02-2023
Issue Date

300



HOSPITALITY

MULTIFAMILY

MIXED USE

URBAN RENEWAL

NEWFIELD

DEVELOPMENT

June 23, 2023 - PHOTOS OF SITE

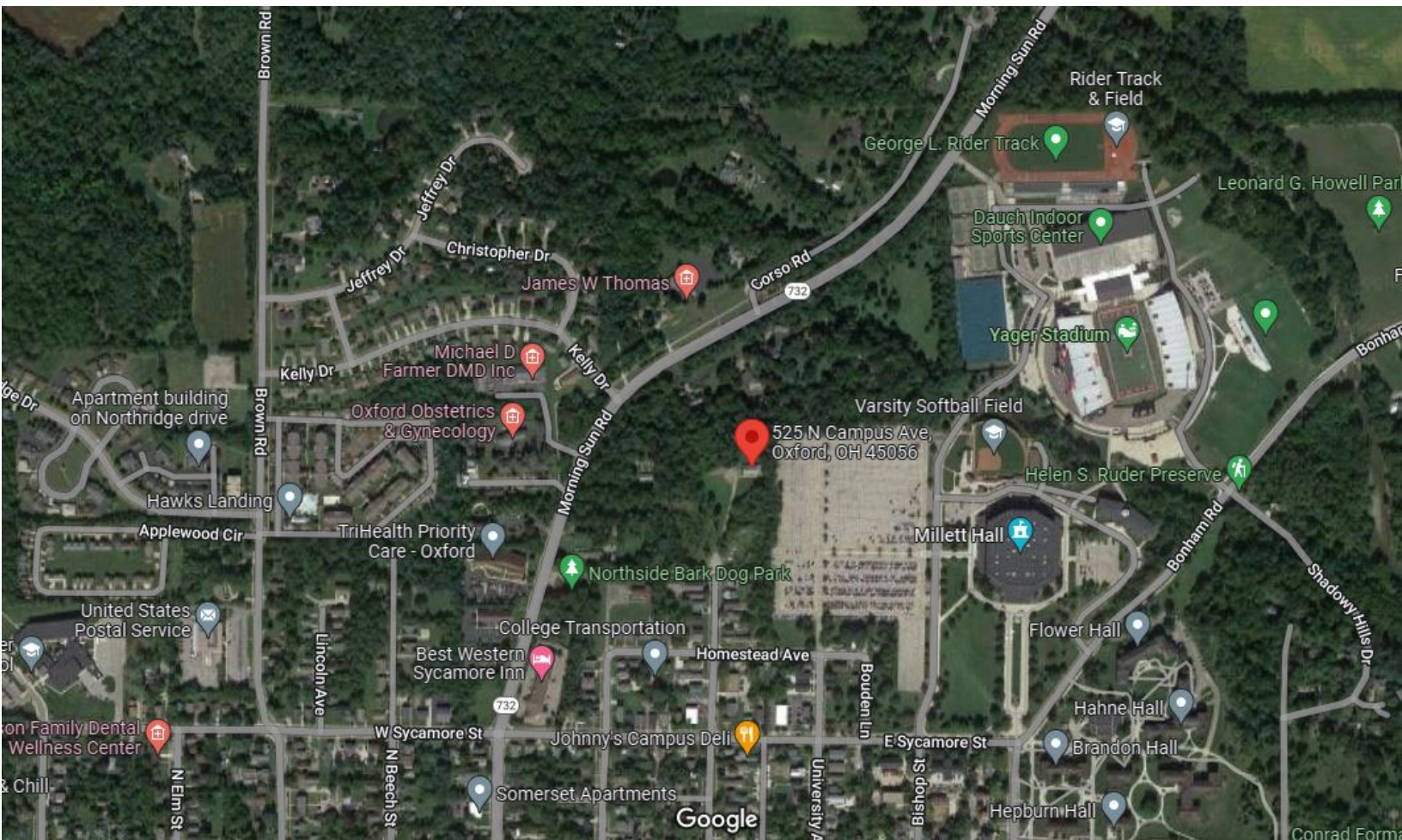
525 CAMPUS AVE. - FAIRFIELD HOTEL

CONDITIONAL USE REQUEST

1. NAME AND ADDRESS OF APPLICANT

OXFORD HOTEL GROUP LLC (C/O MWA Masterbuilders LLC)

333 E Ohio Street, Indianapolis IN 46204





535 KENTUCKY AVE INDIANAPOLIS

IN 46225

317-989-8699













Fairfield

BY MARRIOTT





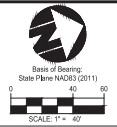
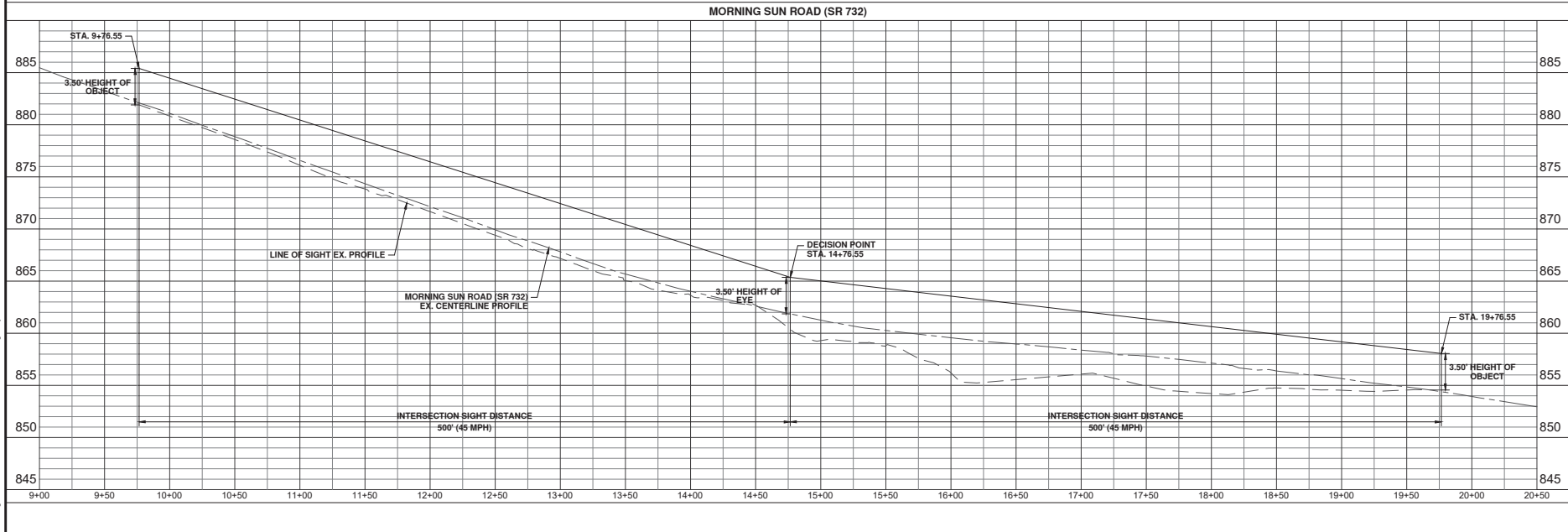
OHIO DEPARTMENT OF TRANSPORTATION

District 8 Permit Driveway Variance Review Form

Project Location: SR 732 (Morning Sun Road) Oxford Township, Butler County, Ohio	SLM: 9.85	Access Category: 3L	Speed Limit: 45 MPH
Type of Drive: Commercial <i>Permit #</i>		Drive Spacing Requirement: 360' (Recommended) / 50' (Minimum)	
Access Restrictions: When a parcel has access to a local street system, ODOT typically does not permit access to a state highway.			
Review/Variance Requested: - Development requests access to SR 732 (Morning Sun Road) instead of to the local street system. - Request that the required 360' driveway spacing be waived. The frontage of the property does not have the required distance to accommodate the 360' driveway spacing. The proposed location of the new hotel access will be offset approximately 30' to the south of the existing drive. The existing residential drive, to the south, will be eliminated and reconstructed to access via the new hotel access.			
NOTE: Sight distance at the proposed location will not be an issue. Please see attached sight distance survey.			
Manual Reference: State Highway Access Management Manual. Section: 3.0, 4.1-4.2 (pages 7 - 11)			
ADT: 4,049 (22)	DHV: 400 (20)	%Trucks: 1%	Trip Ends AM Peak Hour: 39 Trip Ends PM Peak Hour: 40 Trip Ends TIS Required? Turn Lane Warrant Analysis Required
Accident History:			
Project Summary/History:			
Approved: ☒ <i>Brianne Hetzel</i>		Denied: ☐	

Attachments:
Sight Distance Analysis

Plot time: Jun 15, 2023 - 8:14am
Drawing name: J:\2022\22-0261\115RD\DWG\22-0261 15D.dwg - Layout Title 15D



Revision	Description	Date	Drawn	Check
1				
2				
3				
4				
5				
6				
7				
8				
9				

FAIRFIELD BY
MARRIOTT - OXFORD
5188 MORNING SUN ROAD
OXFORD, OHIO 45056
BUTLER COUNTY, OHIO



Drawing: 22-0261 15D
Drawn by: AG
Checked by: KMD
Issue Date: 06-15-23
Sheet: 1/1



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	9/12/2023
COUNCIL MEETING DATE:	October 3, 2023
AGENDA TITLE:	An Ordinance Amending The Future Land Use Map Of The Oxford Tomorrow Comprehensive Plan, From “Rural” To “Campus”, For Three Parcels Of Land, Totalling 6.72 Acres, Located In Oxford Township, Addressed As 525 North Campus Avenue, Outside The Northern Perimeter Of The Oxford Corporate Limits. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Economic Development, Environmental Sustainability
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Accept the recommendation of the Planning Commission
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

Earlier in 2023, Planning Commission and City Council discussed a proposed hotel to be located at 525 North Campus Avenue, currently outside of Oxford Corporate Limits. An annexation is in process, following past discussions of water and sewer service. The recently adopted Oxford Tomorrow Comprehensive Plan does not show any changes in the future land use map (FLUM) for these land parcels. The property is designated as Rural, which is typical for most of the land surrounding the City of Oxford. The recent Comprehensive Plan process did not have extensive planning of the growth of Oxford with surrounding jurisdictions. It primarily involved only the land currently within Oxford.

The land proposed for the hotel is zoned B-3 in Oxford Township, but is unlikely to develop without City of Oxford participation in water and sewer services. Changing the designation to something other than Rural could facilitate a zoning designation and development plan. The Campus designation could support large, well-planned campus-type developments similar to the University scale of buildings and

landscaping. A future zoning designation such as General Business, along with a planning process for a hotel, such as the conditional use process, currently underway, could be combined to support a hotel project. Even if a hotel does not happen, the Planning Commission and City Council need to think strategically about where to grow and when. The where is typically easier to determine than the when. Other land use designations such as Urban Mile Square and Employment Corridor are also designated nearby on the FLUM.



MEMORANDUM
Community Development Department
513-524-5204

TO: Planning Commission

FROM: Sam Perry, AICP
Director

DATE: August 3, 2023

MEETING DATE: August 8, 2023

RE: **Future Land Use Map Amendment**
6.73 Acres total land area in 3 parcels:

525 North Campus Avenue – H3610026000034
5192 Morning Sun Road – H3610025000004
Morning Sun Road – H3510025000006

**Amending the 2023 Comprehensive Plan Future Land Use
Map Designation of “Rural” to “Campus”**

Background

In parallel with the hotel conditional use application also on this agenda, is a recommended amendment to a portion of the Future Land Use Map (FLUM) of the 2023 Comprehensive Plan. The suggestion is to amend the FLUM for three parcels from “Rural” to “Campus.” The FLUM is the primary influential document for a proposed zone change or major land use change. Because a rezoning process has not happened for these three parcels, Commission members may question if and when it will happen. This can be done in multiple ways. Historically, the Planning Commission sometimes does not have an opportunity to influence the zoning designation because that is sometimes done through an annexation agreement with City Council. Other times an annexation happens with no city zoning designation. When this happens, the zoning defaults to the Township/County Zoning. In this situation however, on July 18, 2023, City Council established the future zoning as General Business for the primary parcel, 525 North Campus Avenue. It is expected that City Council will also mandate General Business for the other two parcels as part of an annexation agreement, following the Planning Commission review of the conditional use.

New FLUM Amendment Process

Ideally, amendments to the FLUM and/or the Comprehensive Plan are done pro-actively to respond to changing community needs. However, it is not always possible to know about a potential development project. Hence the decisions may be done in parallel but still separated legislation for clarity. There is not a local or state law mandating a specific process at this time.

The newly adopted 2023 Comprehensive Plan includes a detailed Future Land Use section within the Land Use and Development Chapter. The previous 2008 plan did not provide specific land use recommendations for changes. Page 136 of the 2023 plan outlines the types of amendments to the Comprehensive Plan. It specifically states that a change to the Future Land Use Map shall be done by recommendation of the Planning Commission to City Council. City Council shall adopt an Ordinance. Pages 44-49 illustrate the 12 Land Use Character Types that could be considered for these parcels. The subject parcels are already designated Rural but could be changed with Commission and Council action. While the FLUM is not considered a binding regulation of land, it does provide recommendations for consideration as a development begins to take shape.

Timeline of Events

Below is a timeline of events up to this point, copied from the hotel conditional use report and including dates regarding annexation procedures.

March 6, 2023: Butler County Commissioners approve rezoning of 3 subject parcels from R-3 One- and Two-Family Residential to B-3 General Business. It was known at the time that the purpose of the rezoning was to accommodate a future hotel development adjacent to the City. The rezoning cleared the way for possible consideration of a new hotel use by the County Board of Zoning Appeals (BZA) via their Conditional Use process.

May 9, 2023: Due to learning about an upcoming Conditional Use hearing scheduled with the County BZA for May 16, the Community Development Director composes a memo summarizing the implications of a potential future annexation (a required step in order to receive sewer & water services from the City) and presents the information to the Oxford Planning Commission for discussion and feedback.

May 15, 2023: Meeting between developer, realtor and City staff at the City offices to discuss the project, including the subjects of annexation, utility connections, and the necessary procedural steps. The development team communicates their desire to break ground in July. In response, City staff offers to expedite Conditional Use review proceedings, essentially by reviewing a future application as if the property in question has already been annexed by the City and is zoned to allow a hotel.

May 26, 2023: The City receives a written request for municipal water & sewer connection from the Ohio Association of Regular Baptist Churches, the current owner of the largest parcel involved which is the proposed location for the hotel that would require utility services.

June 6, 2023: City Council holds a First Reading on the request for utility connection. While the notion of a hotel in the area was generally seen favorably at this time, Councilors also seemed disenchanted with the process appearing to circumvent City-level planning & zoning procedures. The request had been on track for a Second Reading on June 20, but was postponed to the following meeting at the request of the applicant & owner.

June 7, 2023: An Expedited Type II Annexation Petition for 6.7 acres of land was filed with Butler County Commissioners.

June 23, 2023: City of Oxford receives an executed Conditional Use application form electronically from the applicant. Through a number of email exchanges in the days following, various other application components, plans, details, etc. are later requested by City staff and transmitted by the applicant.

July 13, 2023: First round of department comments on the Conditional Use application, including memos from Engineering & Fire Departments as well as a formalized Preliminary Zoning Review letter, are delivered electronically to the applicant.

July 18, 2023: In response to the June 7 annexation petition, the City Council adopted two resolutions: 1) Statement of services to be provided and 2) Buffer area requirements if uses are incompatible

July 18, 2023: City Council adopts Ordinance No. 3727, granting the property owner's request for extension of sewer and water utilities on condition of "signing a water service and utility agreement that included [sic] a requirement that any new owner, successor, and assign must agree to the annexation of the Property into the City of Oxford at the City's sole request. Upon annexation, the Property will be zoned General Business."

July 18, 2023: The County BZA votes 4-1 to deny a Conditional Use request for a new hotel, citing no access to public water or sewer as of the date of the hearing.

Urban Growth and Development

The recently adopted 2023 Comprehensive Plan recommends that careful attention is given to development proposals. Action E5-A1 states: "Consider the tax benefits and other residual economic benefits when reviewing development proposals". It goes further to state that "Oxford should connect land use and fiscal policy for a sustainable and resilient future." Action L4-A2 states: "Develop an annexation policy and adequate public facilities ordinance to ensure growth aligns with public goals." It goes further to link the adequacy (or lack thereof) of public facilities to the merits of a particular annexation request. While a new policy has not been formulated, the intent is clear. A consideration of impact on public services should be considered when land is added to the City.

The proposed development would likely increase tax base, improving the fiscal health of the community. This is compared to residential annexation which typically is a decrease in fiscal health because residential growth requires more public services than it financially supports. Non-

residential growth improves fiscal health because it creates opportunity for job creation. New jobs result in increased income tax collection by the City of Oxford. These non-utility public services (Fire, Police, Recreation, Zoning, and Administration) are funded by general fund revenue from income taxes. Utility services are funded by user fees, therefore they can operate more independently.

Land Use

The newly adopted FLUM of the 2023 Comprehensive Plan intentionally did not recommend changes to most of the lands outside the corporate limits. The reason was that the plan recommended that a joint land use policy be formulated with surrounding jurisdictions (Action L4-A1). This is why the FLUM lists the property as “Rural”. It does not mean that it is intended to stay that designation until the next major plan update in ten years. The plan can be revised at any time and should be revised to adapt to changing community needs. However, in this case, the plan was silent on the matter for this property. This means that the Commission can and should recommend a future land use designation. Or no change at all, if that is more appropriate at this time.

The abutting land use designations are “Campus” to the east and “Urban Mile Square Neighborhood” to the south. If the Commission was inclined to recommend a land use designation specific for a hotel use, it could recommend Employment Corridor. However, in this context, Employment Corridor would allow a Zoning Designation such as General Business, which is not consistent with the abutting land uses. Neighborhood Business would be a closer fit for a Zoning Designation but would not allow the type of square footage desired by the developer. In this case, staff does not see that Employment Corridor would be a best fit, nor in alignment with the recently adopted plan. Urban Mile Square Neighborhood would be a close fit, but would not allow a Zoning district that would support a hotel. The best and safest fit for the Commission and the developer to partner could potentially be “Campus.” The campus designation aligns best with larger institutional buildings, large open spaces and strong planning principles such as pedestrian and other types of connectivity. However, the designation by itself would not be enough. There would have to be some other type of agreement in place. There has been recent interest from Miami University to have a hotel near this area in order to create a destination experience for visitors to the stadium complex. A “Campus” designation could potentially be paired with an annexation agreement to ensure that all of the City’s expectations are met.

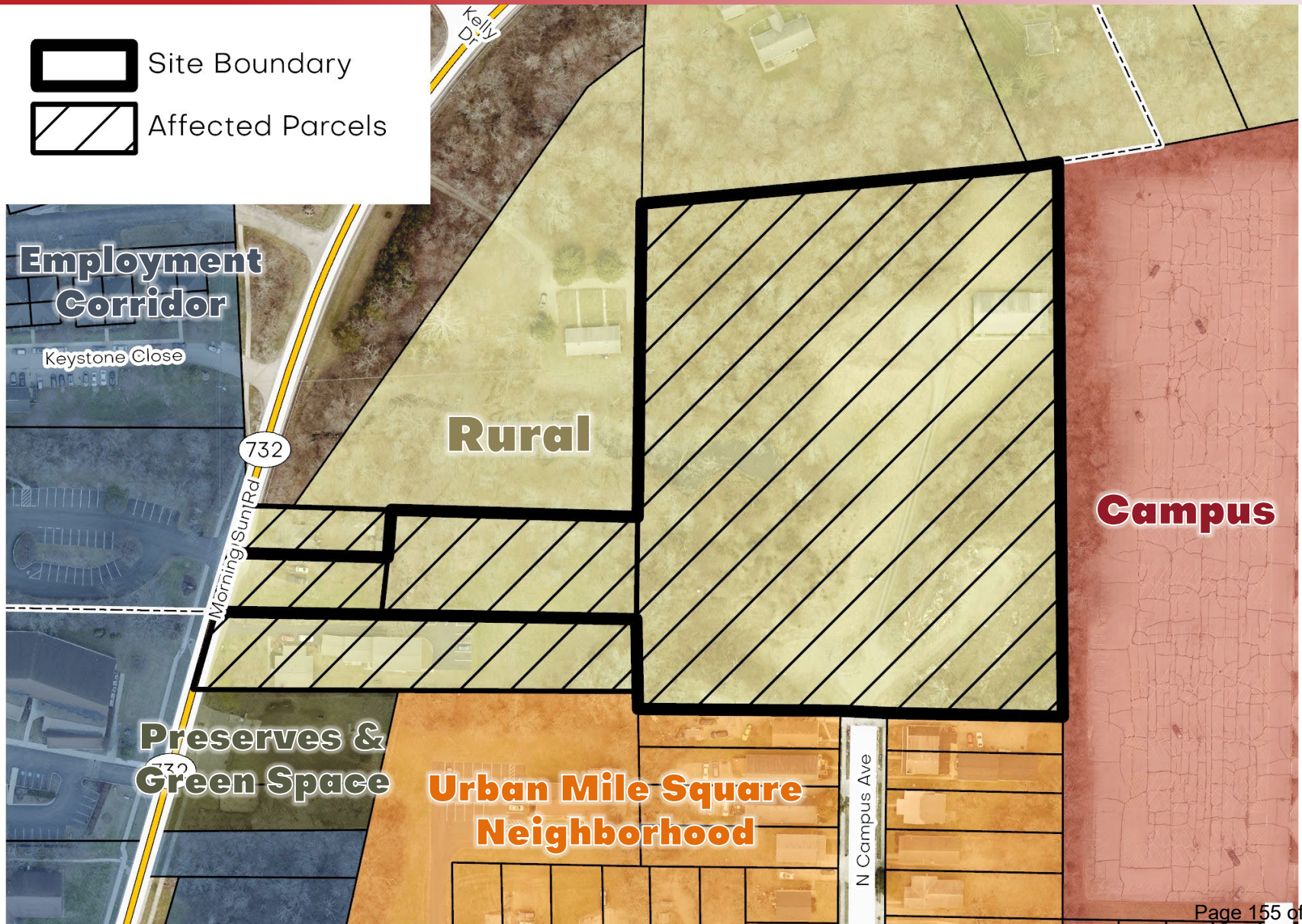
If the City decides that non-residential land use is inappropriate for this location, it may be best to not change the FLUM and to deny the conditional use. However, there could be some risk that future development could possibly happen under County development processes since the land is zoned B-3 in the Township/County. Additionally, previous comments from neighboring owners have been around the topic of demolition materials being dumped on the site. If a FLUM amendment was passed, it could increase the likelihood that there will be improved maintenance and upkeep of the properties. The likelihood for development not involving the City of Oxford is somewhat low because the City is the provider of water, sanitary sewer and Fire/EMS services in this location. Those services are typically not provided unless an outside service agreement is

reached or annexation moves forward. Some type of change or development of these properties could be an improvement over the current vacant/underutilized condition, if done correctly.

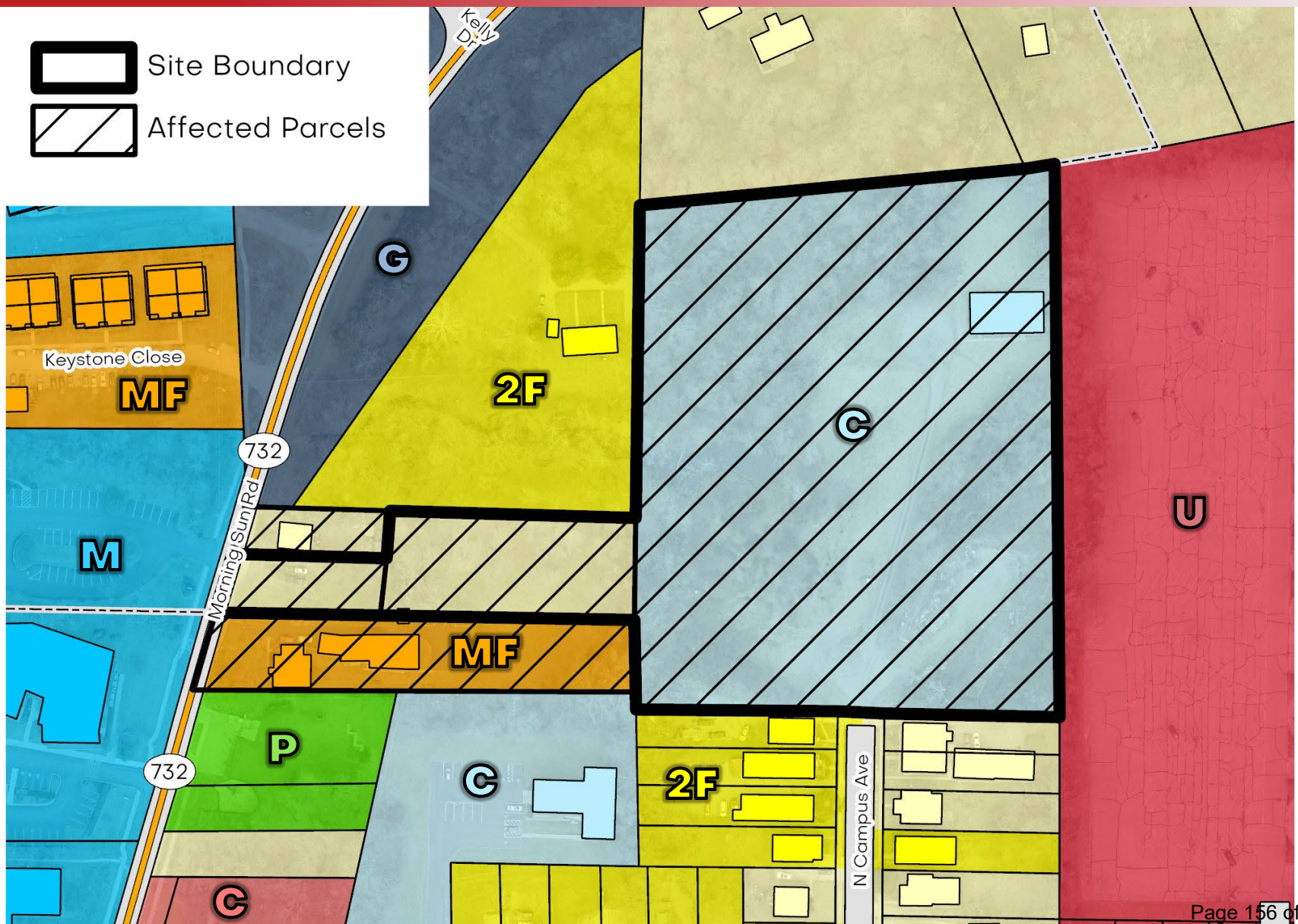
Conclusion and Recommendation

Since FLUM amendments are a relatively new procedure, staff does not have a recommendation at this time. Staff will assist the Commission in formulating a Council recommendation and associated vote so that a potential ordinance and/or annexation agreement can eventually be considered by Council. The outcome of the FLUM recommendation will also be influential on the hotel conditional use review.

Comprehensive Plan (2023)



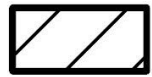
Existing Land Use



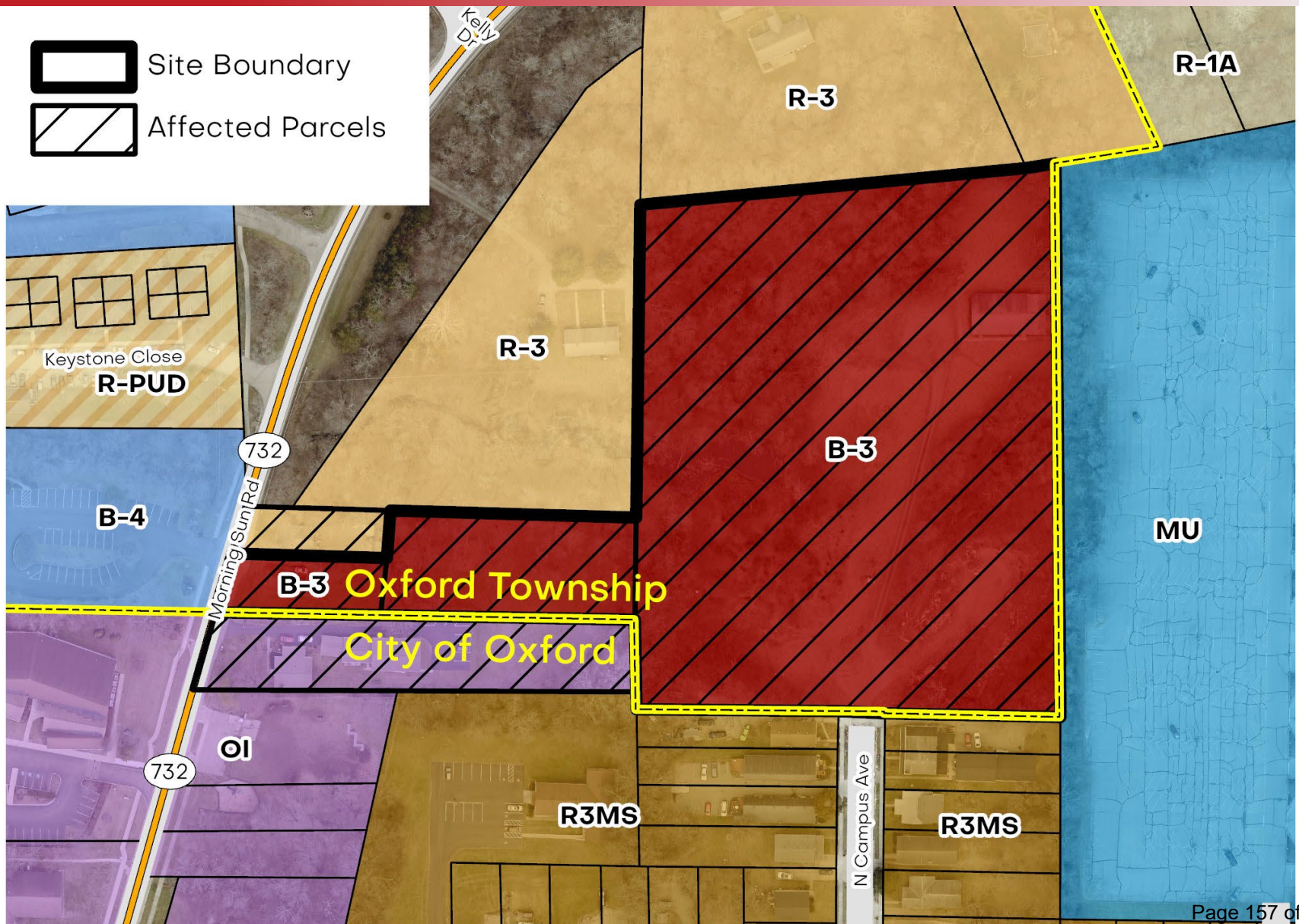
Zoning



Site Boundary



Affected Parcels



ORDINANCE NO.

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE OXFORD TOMORROW COMPREHENSIVE PLAN, FROM “RURAL” TO “CAMPUS”, FOR THREE PARCELS OF LAND, TOTALLING 6.72 ACRES, LOCATED IN OXFORD TOWNSHIP, ADDRESSED AS 525 NORTH CAMPUS AVENUE, OUTSIDE THE NORTHERN PERIMETER OF THE OXFORD CORPORATE LIMITS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: On January 17, 2023, Council adopted the Oxford Tomorrow Comprehensive Plan. The Land Use & Development Chapter included a Future Land Use Map (FLUM) on pages 50-51.

SECTION 2: Per page 43 of the Plan, the FLUM provides City Council, boards, commissions, and staff with strong guidance when considering development proposals, annexation requests, rezonings, and infrastructure investments.

SECTION 3: Per page 136 of the approved plan, Minor Plan Amendments can be made. Changes to the FLUM may be considered Minor and shall be made by Ordinance after a recommendation from the Planning Commission.

SECTION 4: The subject properties are currently outside the Oxford Corporate Limits and thus have a “Rural” designation on the FLUM.

SECTION 5: Planning Commission discussed the properties on May 9, 2023 and held a hearing on August 8, 2023 to consider the amendment. The Commission voted 6-0 to recommend approval of the amendment to City Council.

SECTION 6: The City Manager and Community Development Director recommend that the “Campus” designation be applied to the subject properties on the FLUM. The current “Rural” designation on the FLUM is not supportive of urban growth. A “Campus” designation would be the closest fit for future zoning and development while respecting surrounding land use character.

SECTION 7: Council accepts the recommendation of the City Manager and Community Development Director to amend the FLUM from “Rural” to “Campus” for the three subject properties.

SECTION 8: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: JASON BRACKEN AND DAVID PRYTHERCH

PREPARED BY: LAW(STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	9/14/2023
COUNCIL MEETING DATE:	October 3, 2023
AGENDA TITLE:	An Ordinance Approving A Second Final Subdivision Application And Record Plat For South Forest Edge Section 1 With Conditions (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Housing For Everyone
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

Proposal Summary:

The developer for South Forest Edge Section 1 is requesting approval of a Final Subdivision (Record Plat) for a planned 36-unit landownership development. Approval of the Record Plat would allow for the creation of individual “pad” lots for each of the 36 dwelling units planned, with the remaining private land surrounding the pads devoted to access (streets, parking and sidewalks), amenities, and open/green space. This remaining land, essentially becoming one large parcel intertwined with the 36 other lots, would eventually be held in common by a homeowners’ association (HOA) responsible for maintaining the infrastructure and features within. The previous Final Subdivision first approved in September 2021 is due to expire on September 21, after being allowed a total of two 6-month extension requests in August 2022 and March 2023 respectively; hence, the developer is now required to formally resubmit for a brand new Final Subdivision approval. The project has been delayed for some time as the developer has sought financial assistance from the City in order to extend sanitary sewer service to support development of both Section 1 and Section 2 of South Forest Edge. The Final Subdivision for Section 2, to contain a total of 21 lots, is currently valid until March 15, 2024 and therefore is not under consideration for extension at this time.

Background:

A summary of submissions and approvals related to the South Forest Edge Section 1 project is provided below:

- **Preliminary Planned Development (PD)** – approved by Council on March 2, 2021 by Ord. No. 3613
- **Construction Drawings** – previous set approved on a contingent basis by City staff on August 5, 2021
- **Final Planned Development (PD)** – approved by Council on August 17, 2021 by Ord. No. 3632
- **Final Subdivision (attempt #1)** – approved by Council on September 21, 2021 by Ord. No. 3638
- **Final Subdivision (attempt #1)** – 6-month extension approved by Council on August 16, 2022 by Ord. No. 3687
- **Final Subdivision (attempt #1)** – additional 6-month extension approved by Council on March 7, 2023 by Ord. No. 3714
- **Sanitary Sewer Agreement** – Council approves Resolution No. 7527 authorizing the City Manager to enter into Agreement with 4-Leaf Development to substitute sanitary sewer construction in-lieu of roadway construction
- **Final Subdivision (attempt #2)** – application submitted to Community Development on September 1, 2023
- **Construction Drawings** – revised plans for sewer lift station to serve South Forest Edge Sections 1 and 2 received from project engineer on September 11, 2023; currently under review by City staff

Discussion and Recommendation:

The Record Plat is the legal instrument to be recorded with the Butler County Recorder which will officially subdivide new lot boundaries and establish necessary easements for access, drainage, and utilities. The Community Development Department has reviewed the proposed Record Plat instrument and believes it satisfies all prior design-related approval conditions inherent to past Planned Development approvals. The Service Department has also reviewed the proposed plat, and has no concerns. The submitted plat is virtually the same as the one previously approved, sparing a couple minor changes including a new 20-foot water main easement as well as slight bump-outs to utility easements near future dwelling units per a request from Duke Energy.

In keeping with Section 203 of the Oxford Subdivision Regulations, staff recommends the subject application be **approved** subject to the following conditions:

1. The Final Subdivision shall be valid for 1 year from the City Council ordinance date. All recordings shall be completed and construction of the infrastructure improvements started within this 1 year time period.
2. As necessary, the applicant shall update and/or re-file Construction Drawings along with any necessary cost estimates for approval by applicable City departments.
3. The applicant shall file with the City a suitable form of financial security in order to guarantee construction of the improvements. The Record Plat shall not be released to the subdivider for recording until such financial security is accepted by the City.

ORDINANCE NO.

AN ORDINANCE APPROVING A SECOND FINAL SUBDIVISION APPLICATION AND RECORD PLAT FOR SOUTH FOREST EDGE SECTION 1 WITH CONDITIONS.

WHEREAS, the Oxford City Council previously approved a Final Subdivision and Record Plat for South Forest Edge Section 1 on September 21, 2021 by Ordinance No. 3638; and

WHEREAS, in accordance with Oxford Codified Ordinance Section 1101.205, the Oxford City Council approved a 6-month extension to the Final Subdivision on August 16, 2022 by Ordinance No. 3687; and

WHEREAS, in accordance with Oxford Codified Ordinance Section 1101.205, the Oxford City Council approved a second 6-month extension to the Final Subdivision on March 7, 2023 by Ordinance No. 3714; and

WHEREAS, the original Final Subdivision approval has therefore exhausted its two allowable extensions pursuant to Oxford Codified Ordinance Section 1101.205 and is due to expire on September 21, 2023; and

WHEREAS, since 2021, 4-Leaf Development has sought assistance from the City of Oxford in funding an extension of the municipal sanitary sewer utility to service the South Forest Edge development site; and

WHEREAS, on September 5, 2023 the Oxford City Council by Resolution No. 7527 authorized the City Manager to enter into a Sanitary Sewer Construction Agreement with 4-Leaf Development in support of an eventual sanitary sewer extension and lift station; and

WHEREAS, in accordance with Oxford Codified Ordinance Section 1101.203, the City of Oxford's Community Development Department received a second application for Final Subdivision approval for South Forest Edge Section 1 (Exhibit "A") consisting of 11.663 acres on September 1, 2023; and

WHEREAS, the Community Development Department, in coordination with the Service Department, has reviewed the proposed Record Plat instrument in correspondence to the Final Planned Development approved on August 17, 2021 by Ordinance No. 3632; and

WHEREAS, the Community Development Department finds that the Record Plat meets the requirements of Oxford Codified Ordinance Section 1101.203 and further finds that the Plat substantially corresponds to the approved Planned Development; and

WHEREAS, the City Manager and the Community Development Director recommend Council approve the Final Subdivision Application and Record Plat for South Forest Edge Section 1 attached hereto as Exhibit "A" with the following conditions:

1. The Final Subdivision shall be valid for one year from the City Council Ordinance date. All recordings shall be completed and construction of the infrastructure improvements started within this one year time-period.
2. As necessary, the applicant shall update and/or re-file construction drawings along with any necessary cost estimates for approval by applicable City departments.
3. The applicant shall file with the City a suitable form of financial security in order to guarantee the construction of the public improvements. The Record Plat shall not be released to the subdivider for recording until such financial security is accepted by the City.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Community Development Director and further approves the Final Subdivision Application and Record Plat for South Forest Edge Section 1 consisting of 11.663 acres with the conditions set forth above.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)



Internal Use Only:

Case No.

PC-2023-13

Date Filed

9/1/2023

Final Subdivision Application

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name * 4-Leaf Development, LLC
 Mailing Address * 125 West Spring St
 City, State & Zip Code * Oxford Ohio 45056
 Telephone Number(s) * 513-524-9500
 Email Address jim@hoteldevelopment.net; pam@hoteldevelopment.net

Engineer/Surveyor Information

Name * Bayer Becker
 Mailing Address * 110 S College Ave, Unit 101
 City, State & Zip Code * Oxford Ohio 45056
 Telephone Number(s) * 513-523-4270
 Email Address etareed@bayerbecker.com

Location and Lot Information

Name of Subdivision * South Forest Edge Section 1
 Location of Property * Part of lot # 3716 Congress lands West of Miami River
 Legal Description * See attached
 Date of Planning Commission Preliminary Approval * 1/12/2021
 Number of Lots * 36
 Zoning District * R2 A
 Total Area * 11.663 Acres

Requirements and Documentation

Plat

Fifteen (15) copies of the plat on bond. Drawing size must be at least 18x24" and should never exceed 24x36." The plat must be prepared in accordance with Chapter 1101, Subdivision Regulations and Chapters 1121-1137, Zoning Code of the City of Oxford¹. Scale should not exceed 1" = 100.' Plats containing less than three lots are exempted from the provisions of this section. The following information must appear on the plat:

- Boundary lines of the area being subdivided with accurate distances and bearings. Each section which is presented for final plat approval must have all of the required improvements extended to the property lines where necessary in order that future final plat sections may connect with them to maintain the continuity of the approved preliminary plan.
- A statement dedicating all proposed streets and alleys with their widths and names.

- C. The accurate outline of any portions of the property to be dedicated or granted for public use.
- D. The lines of adjoining streets and alleys with their widths and names.
- E. All lot lines together with an identification system for all lots and blocks. Lot numbers shall be secured from the County Auditor.
- F. The locations of all building lines and easements provided for public use, services or utilities.
- G. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements and any other areas for public or private use. Linear dimensions are to be given to the nearest one hundredth of a foot.
- H. The radii, arcs, lengths, points of tangency and central angles for all curvilinear streets and the radii and lengths for rounded corners.
- I. The location of all survey monuments and benchmarks together with their descriptions. There shall be a minimum of four permanent markers in each subdivision section located at or near the outer corner.
- J. The name of the subdivision, the scale of the plat, points of the compass and name of owner or owners and subdivider if other than the owner and name of the surveyor and engineer preparing the plat.
- K. The certificate of the surveyor attesting to the accuracy of the survey and to the correct locations of all monuments shown.
- L. Any private restrictions and trusteeships and their duration. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable, thus necessitating the preparation of a separate instrument, reference to such instrument shall be made on the plat.
- M. Acknowledgement by the owner or owners of the plat restrictions.
- N. One tracing cloth or comparable material of the approved final plat, for the City records.
- O. The names and record owners of all adjoining subdivisions and the names of recorded owners of adjoining parcels of un-subdivided land.
- P. A receipt showing that all legally due taxes have been paid.
- Q. North arrow, scale and date.
- R. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses, and drainage ways.
- S. Any existing water mains, culverts, water or sewer lines, easements, buildings and streets, within the tract or immediately adjacent thereto.
- T. Size of the tract in acres and lots in square feet and the boundary lines along with the linear measurement thereof.
- U. The proposed location and width of streets, alleys lots and easements.
- V. The seal, registry number and signature of the public surveyor who prepared the plat.
- W. Any portion of the floodplain as delineated by the Butler County Flood Insurance Rate Maps (FIRM), effective December 17, 2010, must be clearly illustrated and labeled on the plat.

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The [Butler County Auditor Real Estate Search](#)² is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number:

Fees & Receipt

The required fee for final plan is \$595.00 plus \$10.00 per lot, plus \$10.00 postage charge.

Sign and Date

Applicant Signature *

Date *


9/1/23

Submit Application, Plans and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required copies of the plat containing all required information as attachments and a check for fees and postage charge made payable to **City of Oxford**, to Community Development Director, 15 S. College Ave., Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

Notes

- You must adhere to notification and publication requirements.
- Submit materials 14 days prior to the Planning Commission meeting on which the action is requested.
- City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage at the completion of the hearing(s).**
- Per Planning and Zoning Code 1101.203(H)¹, after final recording at the Butler County Recorder's Office, the applicant shall furnish a proof of such recording for filing to the Community Development Department prior to the issuance of any construction permits for site preparation.

¹ City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>

² Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	100°03'05"	1100.00'	192.97'	N05°30'03"E 192.73'
C-2	26°28'23"	527.50'	243.73'	S02°44'36"E 241.57'
C-3	16°25'18"	472.50'	135.42'	S07°44'09"E 134.96'
C-4	55°47'35"	1172.50'	1141.75'	S28°22'18"W 1097.17'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-5	10°43'40"	158.75'	28.73'	N04°14'46"W 29.88'
C-6	2°40'52"	1147.50'	53.58'	S07°40'24"W 53.58'
C-7	14°52'24"	158.75'	41.23'	S07°53'19"W 41.12'
C-8	14°52'24"	158.75'	41.23'	S06°45'18"W 41.28'
C-9	12°18'07"	158.75'	36.86'	S30°01'28"W 36.77'
C-10	13°02'24"	181.25'	41.15'	S38°52'37"W 41.06'
C-11	11°57'51"	181.25'	33.73'	N03°17'52"E 33.77'
C-12	16°59'11"	181.25'	53.73'	S07°00'07"W 53.54'
C-13	2°43'02"	181.25'	8.64'	S77°44'48"W 8.64'
C-14	19°52'33"	133.75'	37.07'	S08°10'17"W 36.80'
C-15	16°37'58"	205.70'	59.73'	N04°43'47"E 59.52'
C-16	14°10'58"	108.25'	32.11'	N02°15'58"E 32.11'
C-17	30°17'51"	133.75'	70.73'	S37°43'07"W 69.86'
C-18	18°47'48"	133.75'	36.80'	S10°72'33"W 36.78'
C-19	1°40'13"	318.75'	8.29'	S01°43'48"W 8.29'
C-20	12°03'57"	318.75'	67.12'	S06°04'57"W 66.89'
C-21	7°28'27"	318.75'	41.60'	S16°30'12"E 41.57'
C-22	8°07'48"	318.75'	45.33'	N03°00'07"W 45.19'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-23	8°16'56"	401.75'	58.31'	N09°14'17"E 58.26'
C-24	49°10'17"	1147.50'	83.30'	N08°17'08"E 83.18'
C-25	4°12'31"	401.75'	32.88'	S47°03'25"E 32.87'
C-26	4°30'15"	318.75'	25.06'	N41°10'00"W 25.00'
C-27	12°40'01"	251.25'	56.20'	N39°53'36"W 56.20'
C-28	8°46'46"	5.00'	7.67'	N09°41'17"E 6.74'
C-29	33°56'31"	268.75'	48.87'	N05°05'25"E 38.76'
C-30	41°44'11"	607.75'	107.07'	N07°00'19"E 40.86'
C-31	4°43'01"	508.75'	45.17'	N44°46'42"E 45.12'
C-32	4°30'37"	627.75'	53.07'	S44°46'42"W 53.05'
C-33	4°43'09"	508.75'	45.17'	N39°05'14"E 45.14'
C-34	1°01'07"	1147.50'	21.11'	S34°47'49"W 21.11'
C-35	2°55'08"	627.75'	31.88'	S39°58'41"W 31.88'
C-36	41°16'17"	508.75'	41.86'	S32°57'30"E 41.97'
C-37	0°17'11"	1080.75'	3.85'	S01°43'22"E 3.85'
C-38	2°28'51"	1146.75'	51.86'	S32°07'59"E 51.86'
C-39	2°27'08"	1080.75'	44.88'	S02°03'27"E 44.88'
C-40	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'

PEDESTRIAN ACCESS NOTE:

ANY "PEDESTRIAN ACCESS EASEMENT" AS SHOWN ON THIS PLAN IS GRANTED IN FAVOR OF THE CITY OF OXFORD. THE EASEMENT GRANTS THE CITY OF OXFORD, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, MAINTAIN, REPAIR, REPLACE, AND REMOVE SIDEWALKS AND STAIRS, TO ALLOW GRADING, REPAIR, REALIGNMENT, WIDENING FOR SIDEWALK AND STAIR CONSTRUCTION AND FOR THE RIGHT OF ACCESS AND EGRESS OVER AND ACROSS THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED FOR PEDESTRIAN USE FOREVER.

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-41	22°27'08"	1080.75'	44.88'	S02°03'27"E 44.88'
C-42	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-43	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-44	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-45	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-46	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-47	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-48	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-49	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-50	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-51	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-52	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-53	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-54	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-55	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-56	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-57	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-58	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-59	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'
C-60	22°57'17"	1146.75'	47.88'	S29°23'37"E 47.88'

EASEMENT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
EE-111	4°24'42"	65.00'	5.00'	S02°50'32"E 5.00'
EE-112	0°53'56"	318.75'	5.00'	S14°18'06"E 5.00'
EE-113	2°25'30"	181.25'	7.68'	N08°10'04"E 7.68'
EE-114	1°48'18"	158.75'	5.00'	S46°34'40"W 5.00'
EE-115	31°07'17"	81.25'	5.00'	S39°59'59"W 5.00'
EE-116	41°01'44"	81.25'	5.00'	N14°08'45"E 5.00'
EE-117	0°10'54"	1080.75'	5.00'	N07°48'07"E 5.00'
EE-118	0°30'44"	508.75'	5.00'	N05°20'07"E 5.00'

EASEMENT LINE TABLE		
Line	Direction	Distance
EE-109	S06°10'59"W	3.00'
EE-110	S06°10'59"W	3.00'
EE-111	S06°10'59"W	3.00'
EE-112	S06°10'59"W	3.00'
EE-113	S06°10'59"W	3.00'
EE-114	S06°10'59"W	3.00'
EE-115	S06°10'59"W	3.00'
EE-116	S06°10'59"W	3.00'
EE-117	S06°10'59"W	3.00'
EE-118	S06°10'59"W	3.00'
EE-119	S06°10'59"W	3.00'
EE-120	S06°10'59"W	3.00'
EE-121	S06°10'59"W	3.00'
EE-122	S06°10'59"W	3.00'
EE-123	S06°10'59"W	3.00'
EE-124	S06°10'59"W	3.00'
EE-125	S06°10'59"W	3.00'
EE-126	S06°10'59"W	3.00'
EE-127	S06°10'59"W	3.00'
EE-128	S06°10'59"W	3.00'
EE-129	S06°10'59"W	3.00'
EE-130	S06°10'59"W	3.00'
EE-131	S06°10'59"W	3.00'
EE-132	S06°10'59"W	3.00'
EE-133	S06°10'59"W	3.00'
EE-134	S06°10'59"W	3.00'
EE-135	S06°10'59"W	3.00'
EE-136	S06°10'59"W	3.00'
EE-137	S06°10'59"W	3.00'
EE-138	S06°10'59"W	3.00'
EE-139	S06°10'59"W	3.00'
EE-140	S06°10'59"W	3.00'
EE-141	S06°10'59"W	3.00'
EE-142	S06°10'59"W	3.00'
EE-143	S06°10'59"W	3.00'
EE-144	S06°10'59"W	3.00'
EE-145	S06°10'59"W	3.00'
EE-146	S06°10'59"W	3.00'
EE-147	S06°10'59"W	3.00'
EE-148	S06°10'59"W	3.00'
EE-149	S06°10'59"W	3.00'
EE-150	S06°10'59"W	3.00'
EE-151	S06°10'59"W	3.00'
EE-152	S06°10'59"W	3.00'
EE-153	S06°10'59"W	3.00'
EE-154	S06°10'59"W	3.00'
EE-155	S06°10'59"W	3.00'
EE-156	S06°10'59"W	3.00'
EE-157	S06°10'59"W	3.00'
EE-158	S06°10'59"W	3.00'
EE-159	S06°10'59"W	3.00'
EE-160	S06°10'59"W	3.00'
EE-161	S06°10'59"W	3.00'
EE-162	S06°10'59"W	3.00'
EE-163	S06°10'59"W	3.00'
EE-164	S06°10'59"W	3.00'
EE-165	S06°10'59"W	3.00'
EE-166	S06°10'59"W	3.00'
EE-167	S06°10'59"W	3.00'
EE-168	S06°10'59"W	3.00'
EE-169	S06°10'59"W	3.00'
EE-170	S06°10'59"W	3.00'
EE-171	S06°10'59"W	3.00'
EE-172	S06°10'59"W	3.00'
EE-173	S06°10'59"W	3.00'
EE-174	S06°10'59"W	3.00'
EE-175	S06°10'59"W	3.00'
EE-176	S06°10'59"W	3.00'
EE-177	S06°10'59"W	3.00'
EE-178	S06°10'59"W	3.00'
EE-179	S06°10'59"W	3.00'
EE-180	S06°10'59"W	3.00'
EE-181	S06°10'59"W	3.00'
EE-182	S06°10'59"W	3.00'
EE-183	S06°10'59"W	3.00'
EE-184	S06°10'59"W	3.00'
EE-185	S06°10'59"W	3.00'
EE-186	S06°10'59"W	3.00'
EE-187	S06°10'59"W	3.00'
EE-188	S06°10'59"W	3.00'
EE-189	S06°10'59"W	3.00'
EE-190	S06°10'59"W	3.00'
EE-191	S06°10'59"W	3.00'
EE-192	S06°10'59"W	3.00'
EE-193	S06°10'59"W	3.00'
EE-194	S06°10'59"W	3.00'
EE-195	S06°10'59"W	3.00'
EE-196	S06°10'59"W	3.00'
EE-197	S06°10'59"W	3.00'
EE-198	S06°10'59"W	3.00'
EE-199	S06°10'59"W	3.00'
EE-200	S06°10'59"W	3.00'

TIE CURVE TABLE				
Curve	Delta	Radius	Length	Chord
TC-109	11°44'13"	1200.00'	246.81'	S02°58'52"E 246.38'
TC-110	11°44'13"	1200.00'	246.81'	N03°50'37"E 213.77'

ACCESS EASEMENT LINE TABLE		
Line	Direction	Distance
AL-170	S06°10'59"W	11.00'
AL-171	S06°10'59"W	11.00'
AL-172	S06°10'59"W	11.00'
AL-173	S06°10'59"W	11.00'
AL-174	S06°10'59"W	11.00'
AL-175	S06°10'59"W	11.00'
AL-176	S06°10'59"W	11.00'
AL-177	S06°10'59"W	11.00'
AL-178	S06°10'59"W	11.00'
AL-179	S06°10'59"W	11.00'
AL-180	S06°10'59"W	11.00'
AL-181	S06°10'59"W	11.00'
AL-182	S06°10'59"W	11.00'
AL-183	S06°10'59"W	11.00'
AL-184	S06°10'59"W	11.00'
AL-185	S06°10'59"W	11.00'
AL-186	S06°10'59"W	11.00'
AL-187	S06°10'59"W	11.00'
AL-188	S06°10'59"W	11.00'
AL-189	S06°10'59"W	11.00'
AL-190	S06°10'59"W	11.00'
AL-191	S06°10'59"W	11.00'
AL-192	S06°10'59"W	11.00'
AL-193	S06°10'59"W	11.00'
AL-194	S06°10'59"W	11.00'
AL-195	S06°10'59"W	11.00'
AL-196	S06°10'59"W	11.00'
AL-197	S06°10'59"W	11.00'
AL-198	S06°10'59"W	11.00'
AL-199	S06°10'59"W	11.00'
AL-200	S06°10'59"W	11.00'

TIE LINE TABLE			TIE
Line	Direction	Distance	Line
TL-130	S36°02'44"W	37.35'	TL-150
TL-131	S24°13'10"W	22.50'	TL-151
TL-132	N66°26'46"W	22.50'	TL-152
TL-133	S53°39'20"W	19.31'	TL-153
TL-134	S37°58'48"W	10.00'	TL-154
TL-135	S26°03'49"E	39.61'	TL-155
TL-136	S37°55'08"E	35.85'	TL-156
TL-137	S30°07'48"W	10.22'	TL-157
TL-138	S86°37'53"W	10.22'	TL-158

EASEMENT LINE TABLE		
Line	Direction	Distance
B-247	S25°42'E30"	216.23'
B-248	S53°52'30"E	30.00'
B-249	N28°21'S15"E	11.61'
B-250	N31°13'43"E	85.93'
B-251	N58°08'17"E	174.24'
B-252	N69°29'39"E	36.50'
B-253	N48°50'35"E	11.55'
B-254	N07°11'19"E	82.64'
B-255	N14°32'39"E	106.73'
B-256	N57°20'54"E	36.50'
B-257	S81°45'55"E	13.72'
B-258	N33°43'55"E	221.94'
B-259	S29°32'39"W	70.81'
B-260	N40°33'26"W	33.99'
B-261	N49°40'54"E	2.50'
B-262	S40°07'46"E	25.35'
B-263	S45°08'27"E	25.52'
B-264	S32°22'25"E	145.62'
B-265	S32°22'25"E	64.07'
B-266	S32°22'25"E	81.55'
B-267	N77°19'53"E	41.45'
B-268	N57°33'30"E	36.48'

