

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-2016-01

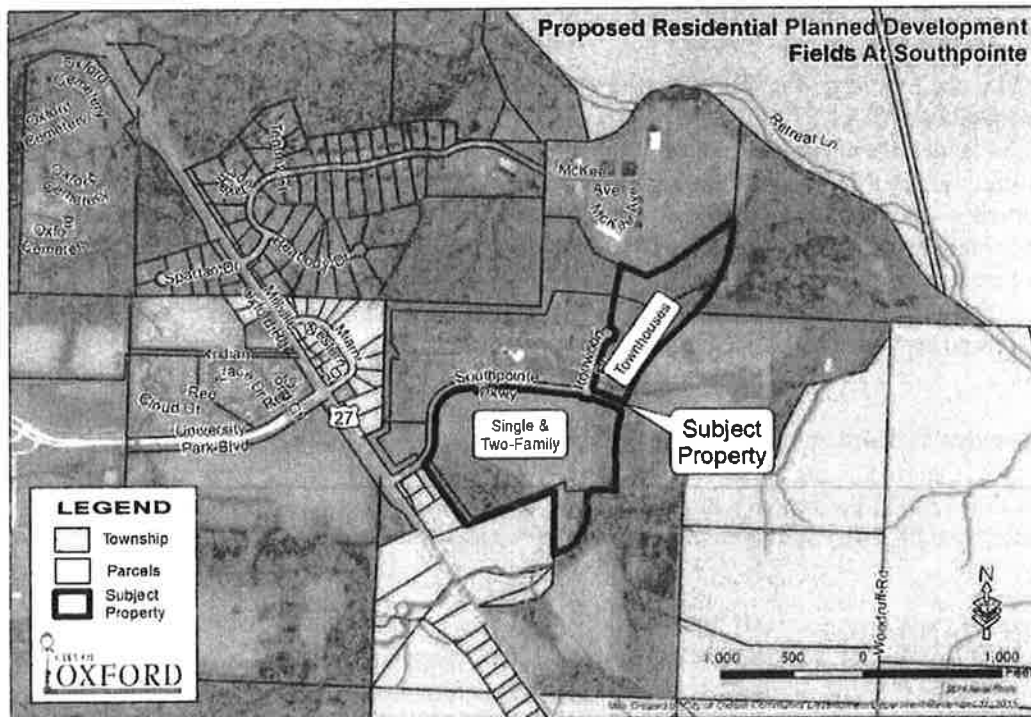
Date – January 12, 2016

APPLICATION

Applicant:	Damian VanMatre, Trinitas Development
Location:	37 acres vacant land on Southpointe Parkway
Proposed Owner:	Trinitas Development LLC
Current Owner:	4-Leaf Development
Action Request:	Recommendation for Final Planned Development – To forward a recommendation to City Council regarding proposed plans
Current Use:	Vacant Agricultural
Surrounding Existing Land Uses:	Multi-Family Residential, Vacant Agricultural and Low Density Residential

DESCRIPTION

This application is a follow-up to the October 6, 2015 approval of the Preliminary Plan by City Council. The request is for a positive recommendation from the Planning Commission regarding the proposed Planned Development (PD) on Southpointe Parkway within a portion of the 37 acres they are in the process of purchasing from 4-Leaf Development. The applicant proposes a 202 dwelling unit housing development on the vacant land. The development is to be a mixture of single, two and multi-family structures and includes on-site recreational amenities for the residents. Below is a general location map:



There are 82 residential buildings proposed, as well as a substantial clubhouse common area. The proposed final plan is substantially similar to the preliminary plan presented to the Planning Commission on September 8, 2015. It meets the requirements for dwelling unit density, setbacks and open space. The purpose of the final planned development process is to formalize the preliminary approval and tie up any loose ends of details that were not yet fleshed out during the preliminary. The broad decisions of public infrastructure capacity, land use, unit density and building type should have already been determined. However, any outstanding issues unaddressed can still be handled at the final plan stage. Below is a table comparing the **Approved** Preliminary to the Proposed Final Plan:

	App. Prelim Bldgs	Final Buildings	App. Prelim Units	Final Units
Unit Type	#Buildings	#Buildings	#Units	#Units
Single Family	22	22	22	22
Two Family	54	54	108	108
Townhouse	6	6	64	72
Total	82	82	194	202

The development is designed with 643 bedrooms which is under the 668 previously agreed to.

SITE HISTORY

- A planned unit development was approved in 2004 by the Butler County Planning Commission
 - The subject property portion was labeled as a Business Planned Unit Development (B-PUD)
- A final Residential PUD, College Suites, 29 acres, was approved in 2005 for a portion of the area
 - “Level 27” Apartment buildings were built 2006-07
- The overall development (172 acres) was annexed/zoned into the City of Oxford in 2007
 - The zoning class for the subject property was set as “OI” in August 2007
- A condominium planned unit development was approved by the City of Oxford in 2007 on land east of the subject property.
 - Adjacent vacant portion currently zoned R-4 (re-labeled from R-3)
 - Did not move forward, therefore plan expired after 5 years per plan ordinance
- The subject property was rezoned from OI to R2A by Ordinance in April 2014
- A Planned Development was reviewed by the Planning Commission for this site in September and October 2014
- The Planned Development request was withdrawn from City Council agenda prior to 2nd reading
- A Preliminary Subdivision Plat was reviewed by Planning Commission and City Council and was denied in May 2015. The applicant appealed the denial and the City and the applicant held court-appointed mediation in August 2015 to seek a settlement of the case. The settlement was finalized in September 2015.
- The Preliminary Planned Development was reviewed by Planning Commission on September 8, 2015 and approved by City Council on October 6, 2015.

The staff’s review is based upon:

- (1) City of Oxford Zoning Code;
- (2) October 6, 2015 Preliminary Plan Ordinance #3329 [See attached Exhibit A];
- (3) September 24, 2015 Settlement Agreement [See attached Exhibit B]

DECISION STANDARDS

The Planning Commission and City Council must review a request for a planned development approval based upon Section 1145.06 of Oxford Zoning Code. Bolded sections set the framework for review discussion.

1145.06 PLANNING COMMISSION AND COUNCIL REVIEW

A preliminary plan shall be approved prior to approval of a final plan, although the processes can be concurrent for small, single phase developments. Both preliminary and final plan approval require a Planning Commission recommendation and Council approval.

The Planning Commission shall base its review of a proposed planned development upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

The general decision standards for approval of a preliminary and final planned development are substantially similar. The final plan requires greater detail and is subject to additional decision standards.

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

- (a) **Burden of Proof.** Planning Commission has no obligation to recommend approval and City Council has no obligation to approve a planned development. This Zoning Code assumes that a planned development is appropriate only if an applicant proves that the proposed uses and design will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed.

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.

- (b) **General Decision Standards.** All planned developments shall satisfy these general decision standards:

- (1) The proposed planned development is in fact permitted in the zoning districts in which it is proposed.
- (2) If the application is for the same site where a planned development application has been denied within one year, the plan is substantially different from the application so denied.
- (3) The uses and site plan will satisfy the general intent of this Zoning Code.
- (4) The uses and site plan will be compatible with the general intent of the Comprehensive Plan.
- (5) The size and shape of the site are sufficient for the proposed planned development.
- (6) The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
- (7) 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.
- (8) Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses.
- (9) 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.
- (10) Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- (11) 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.
- (12) The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.
- (13) Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

PURPOSE STATEMENTS

Below are purpose statements from both applicable sections of Zoning Code:

R2A Underlying Zoning: Section 1143.04(a) Purpose: This district is designed to provide and preserve neighborhoods of smaller single-family residences within and adjacent to areas of similar development. This district also provides for a limited number of two-family residences.

Planned Development Overlay Zoning: Section 1145.01 Purpose:

(a) Purpose. Planned developments incorporate land uses and development patterns that are intended to permit and encourage creative and flexible land development that is not permitted by-right under the administrative regulations of underlying zoning districts. The planned development is particularly well suited to address two distinct goals of the Comprehensive Plan: to provide for environmentally sensitive and cohesive developments that are an attractive alternative to traditional subdivision and infill development that fully utilizes available land and existing utility resources where they already exist.

(1) Planned developments share these common goals:

- A. Protect the neighbors of a planned development and the City in general to at least the same degree normally inherent in the Zoning Code.
- B. Produce a development equal to or better than that resulting from single-use or traditional subdivision
- C. Have a site and situation that permits comprehensive planning both on the site and relative to its immediate surroundings
- D. Result in a design in which the placement, height, and uses of buildings, vehicle management areas, and open spaces efficiently utilize potentials of the site
- E. Include covenants, easements, and other private measures that will help ensure the long-term administrative viability of a development
- F. Be functional within a time period that helps ensure a viable development

(2) **Infill** development also satisfies the following goals:

- A. Fully utilize sites that could not be fully utilized because of their shape or because of their location relative to available public access.
- B. Increase geographic efficiencies of existing utilities such as public streets, water, sewer, electric, telephone, and cable by using them where they are already available.
- C. Help keep development from sprawling to and beyond the municipal boundaries of Oxford.

(3) Open Space development also satisfies the following goals:

- A. Retain natural areas and landscapes.
- B. Protect environmentally sensitive land and water features.
- C. Retain or create active and passive open spaces that serve the recreation needs of the development or the City generally.
- D. Lessen the land area devoted to vehicle management.
- E. Preserve natural scenic views that contribute to the Oxford setting.

DESIGN REQUIREMENTS

Below are the design requirements for Planned Developments:

Section 1145.12

(a) Arrangement. The physical arrangement of a planned development is not subject to the specific dimensional regulations that apply in the underlying zoning district, except as specifically noted in this Chapter. Land uses may be distributed throughout the site and throughout individual buildings in whatever manner is best suited to a particular planned development. Structures, vehicle management areas, open spaces, landscaping, and other elements may be distributed throughout the site in whatever manner is best suited to a particular planned development and the surrounding area.

(b) Land Area. A planned development shall be a minimum of 1 (one) contiguous acre or more.

(c) Land Use.

- (1) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing residential zoning district:
 - A. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.
 - B. Institutional, public, and semi-public land uses that serve the planned development or the general public.
 - C. Commercial land uses, if the total land area of the planned development is greater than 10 acres and if the commercial land use is intended to serve the planned development only. Such commercial land uses shall be limited as follows:
 1. No signs that are visible from outside of the development.
 2. No direct vehicular access to a public thoroughfare.
 3. No less than 95 percent of the total land area shall be devoted to residential land uses.
 4. No separate structure intended to be used, in whole or part, for commercial land uses shall be constructed prior to the construction of not less than 50 percent of the dwelling units.
- (2) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing commercial zoning district:
 - A. Any land use permitted in the underlying zoning district.
 - B. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.
- (3) The following land uses are permitted only in the portions of a planned development that overlay an existing industrial zoning district:
 - A. Any land use permitted in the underlying zoning district.
- (4) The land uses permitted in a planned development may be distributed as follows:
 - A. If a single planned development overlays more than one zoning district, then the land uses permitted according to this Section may be distributed throughout the entire planned development site.
 - B. If a planned development includes land uses permitted only in an industrial zoning district, then those land uses may only be located in that portion of the planned development that overlays the industrially zoned land.

- (d) Residential Density. Residential density shall not exceed 110 percent of the density permitted in the underlying zoning district. Residential land uses in a planned development that overlays a commercial zoning district shall not exceed the density of the R1B Single-Family Medium-Density Residential Zoning District. Area devoted entirely to non-residential land uses, including buildings, vehicle management areas, and other associated land use elements shall be excluded from the area used to calculate residential density.

(e) Dimensional Regulations.

- (1) Building Heights shall be limited as in the underlying zoning district, regardless of land use.
- (2) Front setbacks shall be limited as in the underlying zoning district.
- (3) All buildings and vehicle management areas shall be setback from the perimeter of a planned development no less than:
 - A. Residential zoning district – 25 feet.
 - B. Commercial zoning district – 25 feet.
 - C. Industrial zoning district – 50 feet.

(f) Open Space.

- (1) No planned development shall have less than 20 percent open space, which includes any area not less than 50 by 50 feet, not including the required setbacks, and includes nothing other than natural area.
- (2) Lot coverage shall be regulated according to the underlying zoning district, except that lot coverage for the residential portion of any planned development shall not exceed 40 percent.

- (g) Environmental. A 100 foot natural buffer shall be maintained adjacent to all permanent and natural surface waters, springs, and wetlands. Development of this area is regulated as follows:

- (1) Natural vegetation shall be maintained.
- (2) No structures shall be built or improvements made, except as follows:

- A. Walking paths, bicycling paths, and the like, including infrastructure necessary to facilitate their development are permitted anywhere within the buffer.
- B. Roads and associated infrastructure are permitted in the buffer to facilitate crossing such water elements.
- C. Any improvements approved in a final plan.
- D. Any public safety or public utility improvements not associated with the planned development, but deemed necessary by the Service Director or Chief of Police.

(h) Landscaping and Screening.

- (1) A planned development shall satisfy all landscaping elements required by other sections of this Code.
- (2) The required perimeter setback area shall be retained in natural woods or suitably landscaped with grass, ground cover, shrubs, trees, or earthen mound.
- (3) A planned development that overlays a commercial or industrial zoning district that is adjacent to a residential zoning district shall be screened from the residential zoning district by a dense evergreen hedge a minimum of 8 feet tall and 10 feet wide at planting and that will maintain at least 90 percent opacity over time.

(i) Access and Mobility.

- (1) At residential densities greater than would be permitted in the R-1A District, have direct and principal access from a collector or arterial road.
- (2) Bicycle rack spaces shall be provided at all planned developments that overlay a commercial zoning district at a rate of 3 per acre.
- (3) Adequate pedestrian connectivity shall be provided to and through a planned development.

(j) Utilities and Infrastructure. Electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be located underground.

(k) Plan-Specific. Any other design elements deemed necessary by Planning Commission and Council to ensure that a planned development satisfies the decision criteria of this Chapter.

COMMENT FORMS

All property owners within 200 feet have been notified by letter, a sign has been posted on the property and a notice has been placed in the newspaper. No public comments have been received as of this writing.

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering & Economic Development Departments. The following comments were received:

Police:	Returned with comment (see attached email Exhibit E)
Fire:	Returned with comment
Service/Engineering:	Returned with comment (see attached memo Exhibit D)
Econ. Dev.	Returned with no comments

ANALYSIS

As stated above, the final plan is substantially similar to the preliminary plan; therefore the plan can move forward after any outstanding details are clarified. Planning staff has presented questions and comments, dated December 28 [**See attached Exhibit C**], to the applicant, for consideration. Several topics simply require revisions to plans and some are new details which require discussion by the Commission. The City Engineer has also forwarded comments to the applicant, dated December 30 [**See attached Exhibit D**], for consideration. Responses to these two documents should form the context of discussion for the Commission, in their review. Satisfactory responses and any additional information can result in the conclusion that the final plan meets both the General Decision Standards and the Planned Development Design Requirements. Any outstanding issues can be dealt with by staff and City Council. For efficiency, Planning staff has divided the issues raised by staff into two categories: 1) Requires discussion and 2) Awaiting revisions/additional information:

- 1) Discussion items:
 - a. Multi-modal transportation
 - i. Non-motorized modes personal safety
 - ii. Mass transit plan
 1. Site design
 2. Operation
 - b. Open space
 - i. Townhouse common open space
 - ii. Access plan to peripheral open space
 - c. Potential waivers from code
 - i. Drainage channel setback
 - ii. Lighting fixture height
 - iii. Parking lot lighting level
- 2) Items awaiting revisions/additional information:
 - a. Performance and Maintenance Bonding Agreement
 - b. Revisions/additional information satisfactory to City Engineer
 - c. Revision to Southpointe Parkway cul-de-sac easement
 - d. Additional signage details
 - e. Additional parking lot or building mounted lighting
 - f. Drawing showing lot lines with access easements to 22 single family lots
 - g. Corrections to labeling as noted
 - h. Corrections to building orientation and windows on facades
 - i. Screening for mechanical units along back of townhouses
 - j. Corrections for trash and recycling plan
 - k. Any plans for storm shelter provisions
 - l. Evidence of acceptable tree variety distribution
 - m. Evidence of acceptance of plan from Fire Chief

No building permits can be issued until a final plan is approved and the City Engineer is satisfied with the street and utility improvements adjacent to the proposed building. A Final Plan approval by City Council is valid for one year. Trinitas LLC plans to build the development all in one phase.

RECOMMENDATION

Planning staff recommends that the Commission discuss the items listed in the Discussion Category above, before forwarding a recommendation to City Council. After discussion, the Commission should review the Decision Standards herein and the Preliminary Plan Approval, to ensure all items have been addressed. At the time of this writing, a recommendation of approval can be forwarded based upon these conditions:

- 1.) The establishment of a Performance and Maintenance Bonding Agreement satisfactory to the City Engineer and approved by the City Council.
- 2.) The outstanding items in Category 2 above, awaiting additional information or revisions, be satisfactorily addressed by the particular City Department

SUBMITTED
BY:



Sam Perry, AICP, Planner

DATE: January 4, 2016

ORDINANCE NO. 3329

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION FOR PRELIMINARY PLAN APPROVAL OF A PLANNED DEVELOPMENT ON THIRTY SEVEN (37) ACRES OF VACANT LAND ON SOUTHPOINTE PARKWAY TO ALLOW A DEVELOPMENT FOR RESIDENTIAL USE WITH CONDITIONS.

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

SECTION 1: Council hereby finds that the Planning Commission held a public hearing on September 8, 2015, in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, on the application of Travis Vencel, Trinitas Development, LLC for approval of a Preliminary Plan on thirty seven (37) acres of vacant land on Southpointe Parkway to allow a Planned Development for residential use.

SECTION 2: The Planning Commission, after due deliberation found the application satisfies the code requirements in Chapter 1145 of the Oxford Zoning Code and recommended approval of the Preliminary Plan application for thirty seven (37) acres of vacant land on Southpointe Parkway.

SECTION 3: Council hereby accepts the recommendation of the Planning Commission and further approves the Preliminary Plan application for thirty seven (37) acres of vacant land on Southpointe Parkway to allow a development for residential use based on the submittals of the applicant that are incorporated and made a part of this approval with the following conditions:

- a. The Petitioner shall work with City staff in choosing street names similar to those in the Mile Square, preferably traditional tree names.
- b. A secondary means of emergency ingress/egress, as recommended by the City Fire Chief shall be considered.
- c. The Petitioner shall work with City staff, the Butler County Regional Transit Authority and adjacent property owners to provide regular, year-round public transit.
- d. The Petitioner shall design end units to include windows on all sides of buildings facing streets.
- e. The Petitioner shall work with the City to ensure pedestrian connectivity through the maintenance of a minimum unobstructed five (5) foot sidewalk clearance where technically feasible throughout the entire development, and installation of a multi-use path along the southern side of Southpointe Parkway. Additionally, all of the sidewalks and multi-use paths shall be completed concurrent with adjacent building occupancy as well as bonded public improvements.
- f. The Petitioner shall work with City staff regarding multi-family parking maximums to reduce the number of parking spaces in their Final Plan design, below the maximums specified in the City of Oxford ordinance.

- g. The Final Plan shall provide a traffic impact study including a Transportation Demand Management evaluation and implementation plan for all modes of transportation to achieve a balanced mode split that does not rely primarily on single occupancy vehicular trips.
- h. The Final Plan shall include a commitment to maintain the private streets within the development as publicly-accessible ways for local and through travel.
- i. The Petitioner shall coordinate with the City of Oxford to ensure safe off-site connectivity for non-motorized transportation to US 27 be provided, including installation of either a multi-use path or a bicycle lane along Southpointe Parkway.
- j. The Petitioner shall work with City staff to install a variety of tree species, found in the most recent approved City tree list.
- k. The Petitioner shall address all City Engineer comments found on pages 16-17 of the Planning Commission agenda of September 8, 2015.
- l. The twenty two (22) single family lots shall be built in conjunction with the first sixty (60) percent of the development that takes place.
- m. The existing stub streets off of Southpointe Parkway shall be vacated and taken over by the developer.

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


MAYOR

ADOPTED: October 6, 2015

ATTEST:


CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW(STAFF)



Scott D. Phillips

Member

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513.870.0999 (f)

sphillips@fibtllaw.com

September 24, 2015

VIA E-MAIL AND REGULAR U.S. MAIL

Stephen M. McHugh, Esq.
Coolidge Wall Co., L.P.A.
33 West First Street, Suite 600
Dayton, Ohio 45402-1289

Steven A. Tooman, Esq.
MILLIKIN & FITTON LAW FIRM
9032 Union Centre Blvd., Suite 200
West Chester, Ohio 45069

Re: Trinitas Development LLC, Four Leaf Development, LLC, and City of Oxford,
Ohio – Settlement and Mutual Release Agreement

Dear Counsel:

Enclosed please find a fully executed Settlement and Mutual Release Agreement. Thank you for your cooperation in resolving this matter. If you have any questions, please feel free to call.

Very truly yours,

FROST BROWN TODD LLC

A handwritten signature in cursive script that reads "Scott Phillips / for C.G.". Below the signature is the printed name "Scott D. Phillips".

Scott D. Phillips

cc: Jay C. Bennett (via e-mail)

0110871.0617662 4851-2729-7321v1

SETTLEMENT AND MUTUAL RELEASE AGREEMENT

This Settlement and Mutual Release Agreement ("Agreement") is by and between **Trinitas Development LLC ("Trinitas")**, **Four Leaf Development, LLC ("Four Leaf")** and the **City of Oxford, Ohio ("Oxford")**. Trinitas, Four Leaf, and Oxford are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**." This Agreement shall be effective as of the date upon which the last Party to execute this Agreement has done so, as evidenced by the dates set forth on the signature page of this Agreement (the "**Effective Date**"), and is premised upon the following recitals:

RECITALS

WHEREAS, Trinitas is a development company organized in the State of Indiana; and

WHEREAS, Four Leaf is a property owner and development company legally permitted to do business in the State of Ohio; and

WHEREAS, Oxford is a municipality located in Butler County, organized and operated in conformity with the Ohio Constitution and the Ohio Revised Code; and

WHEREAS, Oxford is governed by a charter and codified ordinances, which include a planning and zoning code (the "**Zoning Code**"); and

WHEREAS, Trinitas has an option to purchase from Four Leaf approximately 37.014 acres of land designated as R-2A Single- and Two-Family Residential under the Zoning Code (the "**Property**"); and

WHEREAS, Trinitas and Four Leaf submitted multiple proposals to Oxford, the most recent being a revised preliminary plat on April 13, 2015, for a development called the Fields at Southpointe (the "**Development**"); and

WHEREAS, Oxford issued a final decision in case number PC-2015-06 denying approval for the Development (the "**Decision**"); and

WHEREAS, Trinitas and Four Leaf timely filed an administrative appeal of the Decision with the Butler County Court of Common Pleas in *Trinitas Development, LLC et al. v. City of Oxford, Ohio*, Case No. CV 2015 06 1305 (the "**Appeal**"); and

WHEREAS, the Parties met on August 4, 2015 and August 24, 2015 for mediation in an attempt to fully and finally settle all issues arising from the Appeal (the "**Mediation**"); and

WHEREAS, Oxford's representatives, including its law director, staff, and City Council members present at the Mediation, provided a concept plan for the Property to Trinitas that they find acceptable and agreed to recommend to Oxford's City Council (the "**Concept Plan**"); and

WHEREAS, Trinitas has revised the Concept Plan and developed preliminary plans for an amended planned unit development based on Oxford's Concept Plan (the "**Preliminary Amended PUD**"), a copy of which is attached hereto as "**Exhibit A**"; and

WHEREAS, subsequent to the Decision, Trinitas submitted preliminary plans for a planned unit development, currently awaiting approval from Oxford in case number PC-2015-17 (the "Preliminary Current PUD"), the subject matter of which is separate and unrelated to the subject matter of the Appeal; and

WHEREAS, the Parties desire to resolve and to fully and finally settle any liability they may have related to the subject matter of the Appeal;

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises and agreements set forth herein, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereto agree as follows:

1. General Mutual Release. In consideration of the foregoing and of the mutual promises and agreements of the Parties contained herein, the Parties, on behalf of themselves and any and all of their respective heirs, assigns, employees, officers, directors, agents, elected officials, representatives, predecessors, successors, affiliates, partners, parent and subsidiary companies, shareholders, members, managers, attorneys, accountants and insurers, predecessors in interest, and anyone claiming by, through or under them, do hereby release and forever discharge each other, jointly and/or severally, their respective employees, agents, representatives, predecessors, successors, affiliates, partners, parent and subsidiary companies, shareholders, elected officials, members, managers, officers, directors, predecessors in interest, successors in interest, assigns, attorneys, accountants and insurers and anyone claiming by, through or under them, from any and all debts, claims, demands, damages, obligations, costs, losses, liabilities, rights, disputes, actions, causes of action, expenses, contracts, judgments, awards and suits of any kind whatsoever, both known and unknown, fixed and contingent, liquidated and unliquidated, whether based on contract, tort, statute or other legal or equitable theory of recovery, arising from the subject matter of the Appeal, provided, however, that such general mutual release of claims arising from the subject matter of the Appeal is subject to the approval of the Final Amended PUD as defined in Paragraph 2(d), and, nothing contained herein shall release, discharge, modify or impair in any manner whatsoever the respective rights and obligations of the Parties set forth in this Agreement. In the event that the Final Amended PUD is not approved by Oxford City Council as described in Paragraph 2(d), neither this Agreement nor anything in law or equity shall prohibit Trinitas or Four Leaf from pursuing any rights they had, now have, or will have in the future with respect to the Property, including but not limited to claims raised in the Appeal and / or any claims for damages and declaratory relief against Oxford.

2. Consideration. Each Party hereto warrants, represents, and acknowledges the following:

- (a) Oxford shall expedite approval of the Preliminary Amended PUD, which it acknowledges is substantially different from and will replace the Preliminary Current PUD;
- (b) Oxford staff will place the Preliminary Amended PUD before Oxford City Planning Commission on September 8, 2015. Oxford staff will then place the Preliminary Amended PUD before the Oxford City Council for the initial reading

and public hearing on September 15, 2015. On October 6, 2015 the Oxford staff will place the Preliminary Amended PUD before the Oxford City Council for the final reading and public hearing, at which time Oxford City Council will vote and render a decision approving or rejecting the Preliminary Amended PUD.

- (c) If the Preliminary Amended PUD is approved by Oxford City Council, then after 30 days, following the referendum period, the Preliminary Amended PUD will be effective.
- (d) Oxford shall provide comments, objections or other instruction to Trinitas within fourteen (14) days of Trinitas submitting final planned unit development plans, building permit applications, or any other document necessary to obtain approval to build and complete the project at the Property (the "Final Amended PUD"). Oxford, shall expedite any necessary final planned unit development plans, building permits or other approvals required to build and implement the Final Amended PUD, including but not limited to calling special meetings of the Oxford City Planning Commission and Oxford City Council.
- (e) Oxford agrees that if the Final Amended PUD is not approved by Oxford City Council, then the Preliminary Current PUD may be resubmitted by Trinitas, and the Preliminary Current PUD shall be deemed materially different than the Preliminary Amended PUD and Final Amended PUD such that the doctrine of res judicata shall not be applicable. Oxford agrees that it will not raise the doctrine of res judicata if the Preliminary Current PUD is resubmitted. In the event the Preliminary Current PUD is resubmitted, such resubmittal will be permitted, irrespective of any provisions in Oxford's Zoning Code, Codified Ordinances, or Charter;
- (f)
 - (i) The Preliminary Amended PUD and Final Amended PUD will have twenty-two (22) single family homes with proposed occupancy of sixty-six (66) to eighty-eight (88) beds.
 - (ii) The maximum number of beds is six hundred and sixty-eight (668).
 - (iii) Trinitas will construct a cul-de-sac at the eastern terminus of Southpointe Parkway as shown on the plans.
 - (iv) The duplexes proposed to be constructed along Southpointe Parkway will be constructed so that the building fronts face Southpointe Parkway.
 - (v) The duplexes abutting the 1.15 acre green space will be constructed so that the building fronts face the open green space.
 - (vi) At the point the North/South walking path crosses a parking lot, the drive isle will be reduced to one lane and a speed table constructed as shown on Exhibit A.

- (g) If Trinitas' purchase of the Property from Four Leaf does not close, Four Leaf shall have the discretion to continue with any applications and approvals for the Property as a PUD or to revert the Property to R-2A Single- and Two-Family Residential under the Zoning Code. Any application for a PUD inconsistent with the Preliminary Amended PUD and Final Amended PUD as described in Paragraph 2(f) shall be considered a new application for a PUD and not subject to this Agreement.
- (h) The Parties shall request a stay of all proceedings in the Appeal with the Butler County Court of Common Pleas until a breach of the terms and conditions of this Agreement, the Final Amended PUD is approved, or the Final Amended PUD is denied, and agree to pay their own costs and attorneys' fees associated with the Appeal to date. Provided there is no material breach of this Agreement in existence, once the Final Amended PUD is approved and all permits, documents, or authority necessary to build and complete the project as described in Paragraph 2(f) have been obtained, Trinitas and Four Leaf shall voluntarily dismiss the Appeal.

3. Further Assurances. In the event any Party to this Agreement is required to enforce any terms of the Agreement related to any breach thereof, the prevailing party in any litigation shall be entitled to recover the court costs of that action from the non-prevailing Party. A prevailing Party shall be one in whose favor a court of competent jurisdiction renders a decision or verdict and enters judgment on a substantial portion of its claims. Each Party will bear its own attorney's fees.

4. Binding Effect; Benefit. The Parties hereto agree that the terms of this Agreement should not be interpreted presumptively to be more or less favorable for or against any signatory. Subject to the terms and conditions hereof, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, predecessors in interest, successors and assigns. This Agreement in all respects shall be interpreted, governed, and enforced by and under the laws of the State of Ohio and any suit arising out of this Agreement must be brought in the proper court in Butler County, Ohio.

5. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and all prior discussions, negotiations, commitments and understandings relating to this subject matter are superseded and merged herein. The terms and provisions of this Agreement shall not be changed, amended, waived, modified or terminated in any respect whatsoever except by written instrument executed by all Parties hereto.

6. No Admission. The Parties agree that the settlement provided for herein is not and shall not be construed to be evidence of, or any admission of, liability or wrongdoing by any of the Parties related to the Vehicle or Contract. The Parties have entered into this Agreement in an effort to compromise disputed claims and to avoid the cost and expense of litigation.

7. Counterparts and Signatures. This Agreement may be executed in one or more counterparts, each of which shall constitute a separate original agreement and all of which, taken together, shall constitute one agreement, binding all Parties hereto, notwithstanding the fact that not all Parties have signed the same counterpart. The exchange of copies of this Agreement and of signature pages by facsimile or electronic transmission shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile or electronically shall be deemed to be their original signatures for all purposes.

12. Severability. If any portion of this Agreement shall be deemed or declared to be unenforceable, invalid, or void, the same shall not impair any of the other portions of this Agreement.

13. Recitals. The Recitals stated within this Agreement are deemed to be a part of the Agreement.

14. Headings. The descriptive headings of this Agreement are inserted for convenience only and will not control or affect the meaning or construction of any of the provisions hereof.

15. Additional Representations. Each Party hereto further warrants, represents, and acknowledges to the others that:

- (a) each has read and fully understands the terms of this Agreement and agrees to be legally bound by it;
- (b) each has executed the Agreement with full knowledge of any and all rights which it may have;
- (c) each has full and complete authority to make the settlement provided herein, to receive the consideration given for this Agreement, and to execute this Agreement;
- (d) each has neither sold, assigned, transferred, conveyed or otherwise disposed of any of the claims covered by this Agreement;
- (e) each has a present intent to perform the obligations of the Agreement, fully recognizing that the other Party is specifically relying upon that intent in entering into the Agreement;
- (f) the consideration received by each Party for this Agreement is fair, reasonable, sufficient, just and adequate and constitutes lawful consideration supporting the execution of the Agreement; and

- (g) each has entered into this Agreement based solely and exclusively upon his/its own analysis and his/its counsel's analysis of the facts and information of which each Party and each Party's counsel is independently aware and not based upon or in reliance upon any statements or representations of the other Party (except to the extent such statements or representations are fully and expressly set forth herein).

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed and made effective as of the Effective Date.

TRINITAS DEVELOPMENT, LLC

CITY OF OXFORD, OHIO

By: _____
(Representative's Name)

By: *Douglas B. Elliott*
(Representative's Name)

Dated: September __, 2015

Dated: September 15, 2015

FOUR LEAF DEVELOPMENT, LLC

By: _____
(Representative's Name)

Dated: September __, 2015

0110871.0617662 4821-8529-8214v15

- (g) each has entered into this Agreement based solely and exclusively upon his/its own analysis and his/its counsel's analysis of the facts and information of which each Party and each Party's counsel is independently aware and not based upon or in reliance upon any statements or representations of the other Party (except to the extent such statements or representations are fully and expressly set forth herein).

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed and made effective as of the Effective Date.

TRINITAS DEVELOPMENT, LLC

CITY OF OXFORD, OHIO

By: _____
(Representative's Name)

By: _____
(Representative's Name)

Dated: September __, 2015

Dated: September __, 2015

FOUR LEAF DEVELOPMENT, LLC

By: 
(Representative's Name)

Dated: September 2, 2015

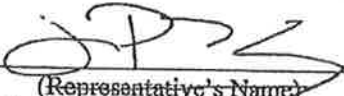
0110871.0617662 4821-8529-8214v15

- (g) each has entered into this Agreement based solely and exclusively upon his/its own analysis and his/its counsel's analysis of the facts and information of which each Party and each Party's counsel is independently aware and not based upon or in reliance upon any statements or representations of the other Party (except to the extent such statements or representations are fully and expressly set forth herein).

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed and made effective as of the Effective Date.

TRINITAS DEVELOPMENT, LLC

CITY OF OXFORD, OHIO

By:  _____

By: _____

(Representative's Name)

(Representative's Name)

Loren P. King, Authorized Representative

Dated: September 8, 2015

Dated: September __, 2015

FOUR LEAF DEVELOPMENT, LLC

By: _____

(Representative's Name)

Dated: September __, 2015

0110871.0617662 4821-8529-8214v15



Where Creativity
Meets Functionality

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August 28, 2015

Mr. Jung Han Chen
Community Development Director
City of Oxford
101 East High Street
Oxford, Ohio 45056

Re: The Fields at Southpointe
Revised Preliminary PUD Submittal

Dear Mr. Chen:

As discussed, Trinitas Development LLC has revised the PUD application for The Fields at Southpointe. More specifically, the following revisions have been made:

- 1) The development will contain a mix of single family, two-family and multi-family residential buildings constructed as a single phase.

	Original Plan	Revised Plan	Original Plan	Revised Plan
Unit type	# of Buildings	# of Buildings	# of Units	# of Units
Single Family	101	22	101	22
Duplex	62	54	124	108
Townhome	0	6	0	64
Total	163	82	225	194

- 2) The impact to the existing natural resources has been reduced and the amount of natural buffer to adjacent properties has increased.
- 3) The amount of open space has increased from 28.3% to 36.7%. In addition to the open space along the north and south sides of the development, 2 pockets of open spaces are located internal to the development.
- 4) The lot coverage % has decreased from 38.8% to 36.4%.
- 5) Access will be provided at 4 locations along Southpointe Parkway rather than 3.
- 6) The maximum number of beds to be contained within the development will be 668.
- 7) The development will provide parking for 88-90% of the proposed beds or 588-602 parking spaces.
- 8) Parking will be provided in single family drives, along the internal private streets and in parking lots around the development.
- 9) The basketball and volleyball courts have been relocated adjacent to the club house.
- 10) A temporary cul-de-sac has been added at the east end of Southpointe Parkway on property owned by 4 Leaf Development LLC. 4 Leaf Development LLC has agreed to grant Trinitas Development LLC an easement to construct said turnaround and an access easement for use of the turnaround.

6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

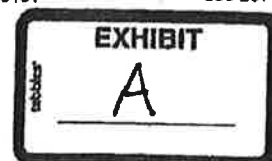
318 South College Avenue
Oxford, OH 45056
513-523-4270

1404 Race Street, Suite 204
Cincinnati, OH 45202
513-834-6151

209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

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Page 1 of 4

Page 2
Mr. Jung Han Chen
The Fields at Southpointe
August 28, 2015

- 11) Hammerhead turnarounds have been added at the end of the streets stubbed to the east.
- 12) Multi-use Trail along the east and south side of the development have been eliminated.

Please dispose of the following plans that were previously submitted to you:

- a. Site Layout Plan.
- b. Open Space Exhibit.
- c. Preliminary Utility Plan.
- d. Lot Coverage Exhibit.
- e. Preliminary Landscape Plan

Enclosed please find thirteen individual packets containing one (1) copy of each of the following. Please combine them with the previously submitted packets.

- a. Site Layout and Open Space Plan.
- b. Preliminary Utility Plan.
- c. Lot Coverage Exhibit.
- d. Preliminary Landscape Plan.
- e. Townhome Building Elevation and Floor Plans.

We have also included a CD containing all of the enclosed drawings.

The following is our revised response as to the Description of use and site:

- a. A legal description of the boundary of the proposed development was submitted with the original application.
- b. The property is currently vacant.
- c. The property is zoned R-2A, Single and Two Family Residential.
- d. A description of the proposed planned development:
 - i. The number of housing units by size and type proposed within each phase.
The Fields at Southpointe will contain a total of 194 units contained in 82 single family, two-family and multi-family residential buildings to be constructed in a single phase. The development will contain a total of 668 bedrooms.
 - ii. A description of any nonresidential operations, including types of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
Not applicable.
 - iii. The hours of operation of any nonresidential use.
Not applicable.
 - iv. A phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned.
Not applicable.

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- e. A narrative statement that evaluates the compatibility of the proposed planned development with the general vicinity and adjacent properties.

- i. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.

The proposed use, single family, two-family and multi-family residential, serves as a transition from Level 27, a multi-family development to the north, to the single family homes to the south and future residential to the east.

The Fields at Southpointe is proposing to construct sidewalks throughout the entire development. The sidewalk will enable residents to bike or walk to Southpointe Parkway and connect to the proposed sidewalk and bike lanes to be constructed along both sides of Millville Oxford Road (US 27) as part of the BUT-27-14.12 project. According to the adopted Oxford Bike and Pedestrian Safety Improvement Plan, upon completion of the widening project currently under construction, the City will allow the paved shoulders of US 27 to be painted for bike use.

As required by the subdivision regulations, sidewalk will be installed along the east side of Corporate Woods Lane, the south side of Southpointe Parkway along the entire development frontage and the north side of Southpointe Parkway east of Corporate Woods Lane, which will enable the residents to connect to the existing sidewalk along Southpointe Parkway and proceed to Millville Oxford Road (US 27).

- ii. How any existing structures, proposed structures, and the site design relate adjacent structures and sites.

The Architecture of the residential buildings within The Fields at Southpointe development closely resemble single family homes and will blend well with the future residential to the east and the existing residential to the south. Furthermore, the proposed townhome and duplex structures will serve as a transition from the multi-story buildings in Level 27 to the traditional single family homes to the south.

- iii. If the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibrations or emissions.

The proposed use, residential, will not involve any operations that create potential nuisances.

- iv. How any potential negative effects on adjacent land will be mitigated.

The Fields at Southpointe will not have a negative effect on adjacent land. The property to the north, Level 27 is a multi-family residential development, while the property to the east is vacant. Century 21 Real Estate office and vacant commercial zoned property is located to the west. The property to the south is currently single family residential and will be buffered from The Fields at Southpointe by the existing vegetation along the south property line. Lastly, landscaping will be installed along Southpointe Parkway providing a visual buffer for properties to the north and west.

- f. A statement about why the location proposed is appropriate for the planned development.

Southpointe Crossings is an ideal location for The Fields at Southpointe development for several reasons:

- 1) Per the Comprehensive Plan, The Fields at Southpointe is located in an area designated for future neighborhood growth, Character Area – Neighborhood General 3.*
- 2) The property is zoned appropriately for residential development, R-2A single and two-family residential.*
- 3) The Fields at Southpointe is part of a much larger development, Southpointe Crossing, which will contain a mix of residential uses.*

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Page 4
Mr. Jung Han Chen
The Fields at Southpointe
August 28, 2015

- 4) *The Fields at Southpointe will contain a mixture of housing products designed to serve students to young families to empty nesters.*
- 5) *The infrastructure is currently in place to support a residential development of this nature.*
- 6) *Will relieve some of the pressure on the existing single family neighborhoods within the Mille Square.*

- g. A statement of the necessity or desirability of the proposed planned development to the neighborhood or community.

The Oxford housing market continues to see a demand for housing that directly affects the affordability of the housing stock of the community. The continued market demand for student housing places additional pressures on the core neighborhoods and this development will aid in alleviating some of this pressure. This project will provide a diverse product to the local market and provide a transition from high density developments to more traditional suburban developments to the southeast. As part of the larger PUD this development will provide a mix of residential styles and products in an area that is already served by public infrastructure and long planned as an area of future growth. Overall impact from this development on the community is limited as the City has long planned for this area to be incorporated into the City's infrastructure.

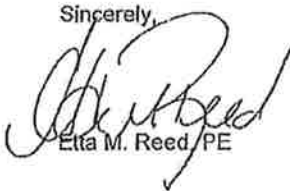
- h. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.

Public water and sanitary sewer are available to the property. Stormwater detention has been provided in the existing detention basin in the southern portion of the development.

Please place this item on the September 8th Planning Commission Meeting agenda.

Should you have any questions, or need any additional information, please do not hesitate to contact us.

Sincerely,



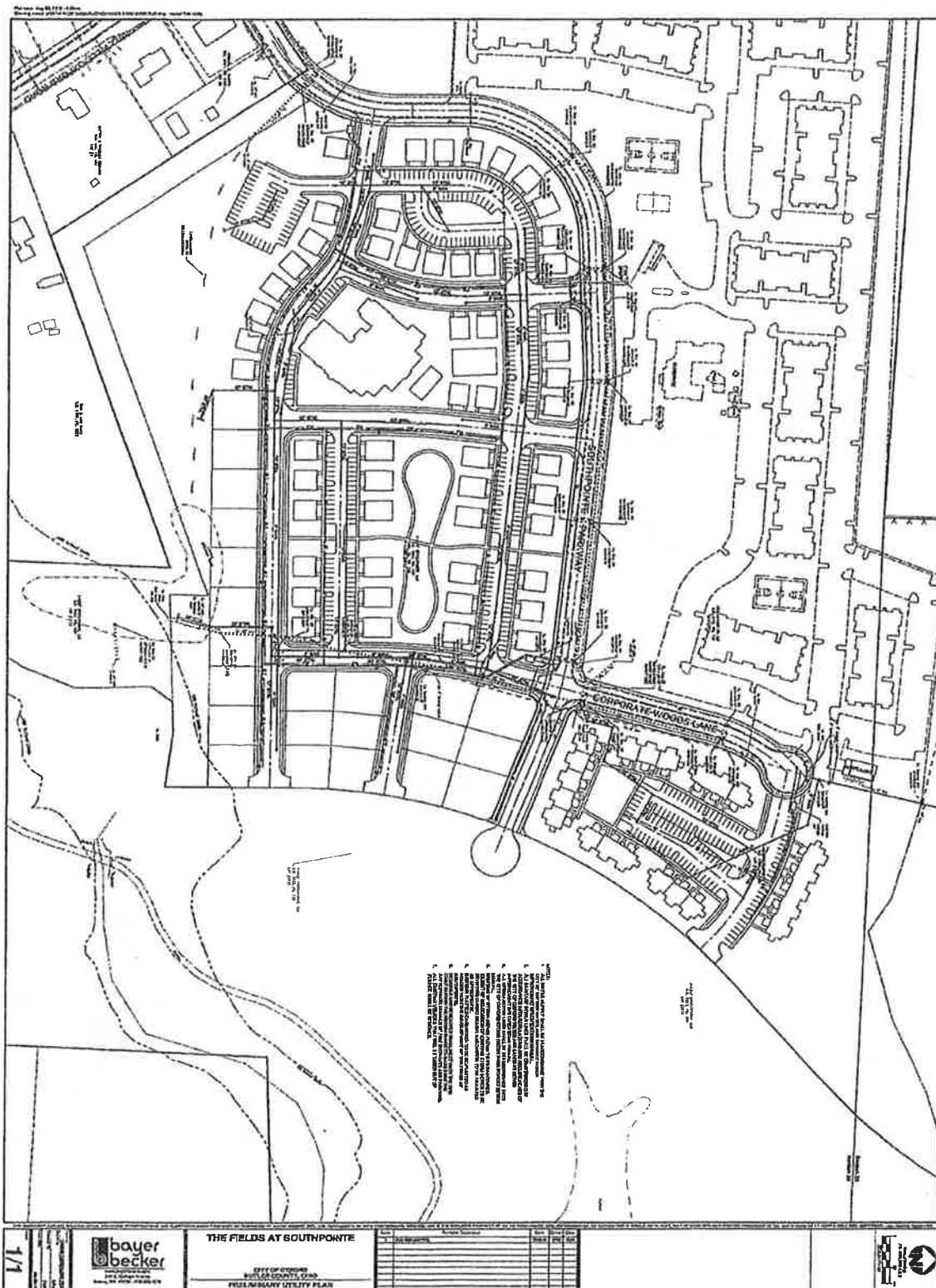
Etta M. Reed, PE

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

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Page 4 of 4





**Community Development Department
Plan Review
513-524-5204**

December 28, 2015

Etta Reed, P.E.
Bayer Becker
110 South College Ave.
Oxford, Ohio 45056

RE: Planning and Zoning Review of Fields at Southpointe Final Plan

Dear Ms. Reed:

Thank you for the plan submittal on Nov 30, 2015. I have reviewed the plans according to the (1)Oxford Zoning Code, the (2) October 6, 2015 Preliminary Plan Ordinance #3329 and the (3) September 24, 2015 Settlement Agreement. Below are my comments and questions categorized by the documents that you have submitted as well as a section regarding general comments / future expectations. Please let me know if you would like to meet or discuss prior to the January 12, 2015 Planning Commission meeting.

- Open Space and Lot Coverage Exhibit
 - Would it be possible to preserve the mature trees in the 6,600 square foot townhouse open space?
 - Underground utilities may need to be re-routed
 - Will access to the larger open spaces be encouraged and provided by any formal trails or trail heads?
- Temporary Construction Easement
 - Should also be an access easement
 - This easement needs to be more permanent because it is unknown when development or a roadway to the east will proceed
 - There are no exhibits included with the easement
- Signage and Lighting Graphics
 - Locations are needed for ground signs. The only two shown are at the main entrance and Dogwood Drive.
 - Dimensions are needed for all signs
 - 48 square foot limit for main entry signs
 - 24 square foot limit for 3+ unit buildings

- Overall limit of 6 feet high and 12 feet wide for ground signs
- Directional signs are limited to 4 square feet unless size is waived
- Street sign photographs proposed appear to be not be city of Oxford standard
- Traffic control signs are not included in sign photographs
- Light fixture height is limited to 16 feet
- Multi-Modal Transportation
 - Thank you for utilizing the suggested NCHRP report to seek to meet the Preliminary Plan condition. We realize there are limited references available in this field.
 - The narrative letter in the application on Page 5, item 9, states that a “5’ sidewalk will be constructed from the site entrance to the sidewalk along U.S. 27.” Where is the drawing to depict this off-site improvement?
 - The personal safety category references street lighting. Is there street lighting adjacent to the development and along U.S. 27?
 - The personal safety category references crossings at signalized intersections. Will there be a pedestrian signal at Southpointe Parkway and US 27?
 - Where are bike racks provided? There should be covered and secure bike storage in key locations, such as at the shuttle stop and in the townhouse buildings.
 - Mass Transit
 - A covered waiting station should be provided
 - What is the frequency of the service?
 - Will the service be year round?
 - If BCRTA is not used, does the private shuttle have permission to use BCRTA bus stops?
 - Will the site be designed to accommodate BCRTA buses?
 - Shuttle stop
 - Intersection turning radii
- Email from BCRTA
 - The email addresses the Preliminary approval condition but is not complete in explaining why the choice of private shuttle and if the service will be year round or not
- Site Lighting Plan
 - The fixture is over 16 feet height
 - Some parking areas have less than 1 foot candle
 - Does the plan analyze the building mounted lighting?
- Final Development Plan Civil and Landscape
 - C1.0
 - What are the final proposed lot lines?
 - The lot splits for the 22 single family lots will need platted with access easements from public roadways
 - C3.0

- The mail kiosk location and size needs to be approved by local USPS (under review)
- The asphalt path width along Southpointe Parkway is labeled as 5 feet and should be 8 feet.
- The hammerhead turn arounds should be labeled as temporary so that they can be restored as yard if roadways continue east.
- The 22 single family lots need to have labeled at least an 18' x 18' driveway beyond the sidewalk.
- The 12 buildings around the central open space need to face the central open space.
- The dumpster locations generally do not appear to allow adequate clearance for a front-load truck to access.
- C5.3
 - Re-route underground utilities outside of townhouse open space area for mature tree preservation?
- C7.0
 - There is grading proposed along a drainage channel that is less than the 100 foot Environmental buffer required. The buffer should be increased to meet the minimum requirement or a waiver is requested and granted.
- L1.0
 - Are shrubs allowed in the treelawn along Southpointe Parkway?
 - Omit tree plantings in the townhouse open space and leave natural mature trees?
 - Screening for ground mounted mechanical units along the rear of townhouses
- A100
 - Trash and Recycling
 - The enclosure placement and size needs to be approved by the city's contractor (under review)
 - Provisions for recyclable materials drop off should be made. Suggest two recycling enclosure drop offs in the development to be combined with the general refuse.
 - A man door is preferred for easy access and to avoid main doors being open
 - Some dumpster enclosure placement may encourage doors to be open and block sidewalks and driveways
 - Gates need to be a more durable material than wood
 - Does the CMU enclosure match the site architecture?
 - The signage plan indicates a trash compactor. Where?
 - Building 001 needs windows on the right side
 - Building 074 needs windows on the right side

- Buildings 040-045 and 028-033 need to face the open space
- Building 054 needs windows on the right side
- Building 079 needs windows on the ends
- What instrument(s) will be used to ensure the following requirements of the City Engineer?:
 - The maintenance of the water line to city standards
 - Hydrant flushing to city standards
 - Extension of water line beyond the project / master metering issue
- General question/comments:
 - It appears that the buildings are all built on slab. Will there be any accommodation for severe storm/tornado protection? Such as a storm shelter in the club house or some other safe zone provision at key locations?
 - To what standard will the private streets, vehicular areas and sidewalks be maintained? How will that standard be ensured?
 - Will the developer clear snow from sidewalks and multi-use paths adjacent to the development?
 - Will the three hammerhead turnarounds be restored to typical front yard/sidewalk/treelawn if/when the three roadways extend beyond the project?

Please let me know if you have any questions at all.

Sincerely,



Sam Perry, AICP
Planner

sperry@cityofoxford.org

513-524-5204

CC: Jung-Han Chen, Community Development Director
Mike Dreisbach, Service Director

EXHIBIT D



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Sam Perry
City Planner

FROM: Victor Popescu, P.E.
City Engineer

RE: PC - 2016 - 01; Final Planned Development
The Fields at Southpointe

DATE: December 30, 2015

Reference is made to the submittal received in the Engineering Division on December 7, 2015.

We have reviewed the submittal and offer the following comments.

- The Development's streets and infrastructure will be private. However, City Specifications will be followed in its construction.
- Infrastructure (water, sanitary, and storm), and the streets (curb, and intermediate asphalt course) are to be constructed prior to initiating construction of the buildings.
- Although the Development's streets and infrastructure will be private, City Staff will inspect the construction to assure that City Specifications are followed.
- Eliminate the separate Fire Water Main. Size the Domestic Water Main to accommodate the Domestic and Fire demand, including a possible irrigation system. City of Oxford's Specifications do not allow separate mains.
- Loop the combined Domestic and Fire Main by tying into one of the existing stubs on Southpointe Parkway.
- Eliminate the Master Meters, and meter each structure individually. City of Oxford's Specifications do not allow master metering.
- The water meters will be read, and billed by the City.
- The City will do the taps on the water main along Southpointe Parkway.

- The Fire Chief will determine the need and locations of the fire hydrants. Presently, the Fire Chief is satisfied with the locations of the fire hydrants; however, depending on the final design, additional fire hydrants may be required.
- Water meters are to be purchased from the City, and installed by the Contractor.
- A backflow preventer will be required for the pool.
- The pool shall be drained to the sanitary sewer.
- To assure that the private streets and utilities are constructed and maintained to City Standards, a performance bond will be required during the construction of the Development. The subject bond will be replaced by a maintenance bond, once the Development is completed.

If there are questions, please contact the Engineering Division.

Sam Perry

From: John Jones
Sent: Monday, December 28, 2015 8:59 AM
To: Sam Perry; John Detherage
Subject: RE: Adequate Fire and Police Protection?

Sam,

I do not foresee a problem with OPD being able to provide adequate police protection for this development.

John A. Jones | Lieutenant
City of Oxford | Division of Police
Desk 513.524.5252 | Fax 513.524.9111
Dispatch 513.524.5240
jjones@cityofoxford.org
11 S. Poplar St. | Oxford | OH 45056

CONFIDENTIALITY NOTICE:

This information transmitted is intended only for the person or entity to which it is addressed and may contain personal information which is privileged, confidential and/or for official use only. If you receive this material/information in error, please contact Lt. John A. Jones at 513-524-5252 and delete or destroy the material/information immediately.

From: Sam Perry
Sent: Wednesday, December 23, 2015 10:09 AM
To: John Detherage; John Jones
Subject: Adequate Fire and Police Protection?

Chiefs:

For The Fields at Southpointe 600+ resident development, the Oxford City Code Section 1145.06(b)(9) requires us to do determine if:

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.

Can you let me know, for our records, if this development can in fact be adequately served as determined by your respective areas of expertise?

Thanks,
Sam

Sam Perry, AICP
Planner
City of Oxford

City of Oxford
Inter-Office Review Transmittal Sheet

Date: December 7, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2016-01 FINAL PLANNED DEVELOPMENT, The Fields at Southpointe, Southpointe Crossings, Southpointe Parkway, 37.08 acres, Trinitas Development LLC, Applicant, Agent

 X Review Revisions Other

Please return no later than: 1/05/2016 Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/ comments without/comments

- All buildings and apartments need to be clearly addressed and labeled
- Secondary access road from 27 is needed to ensure responders can reach development if US 27/Southpointe Pkwy is blocked

"All buildings and apartments need to be clearly addressed and labeled.

Secondary access road from US27 is needed to ensure responders can reach development if US27/Southpointe Parkway is blocked."

Drawings reviewed by:

Lt. J.A. Jones

Date:

1-4-2016

Lt. John A. Jones, APC.

PRINTED NAME

Sam Perry

From: John Detherage
Sent: Thursday, January 07, 2016 4:04 PM
To: Sam Perry; John Jones
Subject: RE: Adequate Fire and Police Protection?

Sam,
As I have mentioned several times through this process, I agree that additional access is need to this development. One traffic crash could easily cut these folks off from any emergency services. Other than that the service will be virtually the same as what is provided to Southpointe.

John P. Detherage
Fire Chief
City of Oxford Fire Department
101 East High St.
Oxford, Ohio 45056
Office: (513) 523-6324

John Detherage

To: Etta Reed; Sam Perry; Mike Dreisbach
Cc: Jung-Han Chen; Victor Popescu; Lynn Taylor
Subject: RE: Fields at Southpointe Final PUD
Attachments: 20160104123822319.pdf

Etta,

After looking at the hydrant locations there is one on sheet C5.1 that needs to be relocated and several additions on sheet C5.2 due to locations and distances. These are noted in blue on the attached pages.

Let me know if you have questions.

Thanks.

John P. Detherage
Fire Chief
City of Oxford Fire Department
101 East High St.
Oxford, Ohio 45056
Office: (513) 523-6324

From: Etta Reed [mailto:ettareed@bayerbecker.com]
Sent: Wednesday, December 30, 2015 4:47 PM
To: John Detherage; Sam Perry; Mike Dreisbach
Cc: Jung-Han Chen; Victor Popescu; Lynn Taylor
Subject: RE: Fields at Southpointe Final PUD

Attached please find pdf's of the utility main drawings showing red clouds around the fire hydrants.

Please let me know if you need anything further. We would be more than happy to meet with you to address any concerns you may have.

--
Etta Reed
Principal
Bayer Becker

513-492-9847 |  profile
ettareed@bayerbecker.com



From: John Detherage [mailto:jdetherage@cityofoxford.org]
Sent: Wednesday, December 30, 2015 2:52 PM
To: Sam Perry <sperry@cityofoxford.org>; Mike Dreisbach <MDreisbach@cityofoxford.org>; Etta Reed <ettareed@bayerbecker.com>
Cc: Jung-Han Chen <JHChen@cityofoxford.org>; Victor Popescu <VPopescu@cityofoxford.org>; Lynn Taylor

City of Oxford
Inter-Office Review Transmittal Sheet

Date: December 7, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2016-01 FINAL PLANNED DEVELOPMENT, The Fields at Southpointe, Southpointe Crossings, Southpointe Parkway, 37.08 acres, **Trinitas Development LLC, Applicant, Agent**

 X Review Revisions Other

Please return no later than: **1/05/2016** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

SEE MEMO DATED 12-30-15.

VP

Drawings reviewed by:

A. Popescu

Date: 12-30-15

VICTOR POPESCU

PRINTED NAME



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Sam Perry
City Planner

FROM: Victor Popescu, P.E.
City Engineer

RE: PC - 2016 - 01; Final Planned Development
The Fields at Southpointe

DATE: December 30, 2015

Reference is made to the submittal received in the Engineering Division on December 7, 2015.

We have reviewed the submittal and offer the following comments.

- The Development's streets and infrastructure will be private. However, City Specifications will be followed in its construction.
- Infrastructure (water, sanitary, and storm), and the streets (curb, and intermediate asphalt course) are to be constructed prior to initiating construction of the buildings.
- Although the Development's streets and infrastructure will be private, City Staff will inspect the construction to assure that City Specifications are followed.
- Eliminate the separate Fire Water Main. Size the Domestic Water Main to accommodate the Domestic and Fire demand, including a possible irrigation system. City of Oxford's Specifications do not allow separate mains.
- Loop the combined Domestic and Fire Main by tying into one of the existing stubs on Southpointe Parkway.
- Eliminate the Master Meters, and meter each structure individually. City of Oxford's Specifications do not allow master metering.
- The water meters will be read, and billed by the City.
- The City will do the taps on the water main along Southpointe Parkway.

- The Fire Chief will determine the need and locations of the fire hydrants. Presently, the Fire Chief is satisfied with the locations of the fire hydrants; however, depending on the final design, additional fire hydrants may be required.
- Water meters are to be purchased from the City, and installed by the Contractor.
- A backflow preventer will be required for the pool.
- The pool shall be drained to the sanitary sewer.
- To assure that the private streets and utilities are constructed and maintained to City Standards, a performance bond will be required during the construction of the Development. The subject bond will be replaced by a maintenance bond, once the Development is completed.

If there are questions, please contact the Engineering Division.



Memo

Service Department
Environmental Division

Ph: 513/524-5274 fax: 513/524-5267

TO: Michael Dreisbach, Service Director
FROM: David Treleaven, Environmental Specialist *DT*
CC: Sam Perry, City Planner
RE: The Fields at Southpointe Plan Review: Tree Plantings
DATE: January 5, 2016

Mike --

Review of the Tree Planting Plans (Sheets L1.1 and L1.2, dated November 25, 2015) indicated some 357 individual shade, ornamental, and conifer trees are posed, including 43 different Species from 32 Genus. The proposed plantings will satisfy the pending revision to Oxford Codified Ordinance Chapter 935.05 (Street Tree Species to be Planted) suggested by the Environmental Commission, Oxford's Tree Authority.

The tree lawns along The Fields at Southpointe at seven feet wide along Southpointe Parkway, and five feet wide along the proposed development's Drives. No Large Trees (requiring a minimum tree lawn of eight feet wide) are proposed for the Parkway or Drives' tree lawns. No evergreen conifers are proposed to be planted in the trees lawns, either.

The Tree Planting Plans do indicate that shrubberies are to be planted in the tree lawn along Southpointe Parkway. Shrubberies are not permitted in the public right-of-way (the tree lawn) as stipulated in Chapter 935.10(d). For shrubberies to be present along the Parkway, they will need to be located on the private property side of the sidewalks along Southpointe Parkway.

Thank you.

David



Memo

Service Department
Environmental Division

Ph: 513/524-5274 fax: 513/524-5267

TO: Michael Dreisbach, Service Director

FROM: David Treleaven, Environmental Specialist 

CC: Sam Perry, City Planner

RE: The Fields at Southpointe Plan Review: Trash Enclosures

DATE: January 5, 2016

Mike --

Review of the Trash Enclosure Plan (Sheet A100, Project Date October 19, 2015) indicates that the proposed trash enclosure "corral" is too narrow for Rumpke's front-load packer truck to access. Also, access to a majority of the dumpsters would likely be problematic (discussed on second page).

The proposed dumpster is labeled as an eight-cubic yard container. Measurement of the depicted dumpster container is 6 feet squared, which most closely approximates the front-load style of dumpster (the eight cubic-yard rear-load dumpster is approximately 11 feet deep).

The proposed trash enclosure measures at approximately 8.5 feet wide. A front-load packer truck is 9.5 feet wide with side view mirrors extended. Rumpke recommends that enclosure "corrals" have a minimum of a twelve-foot wide access opening for both front- and rear-load packer truck access.

Review of the Site Plan Layout (Sheets C3.0 and C3.1, dated November 25, 2015) indicates that the concrete dumpster pads are approximately 35 feet long and 20 feet wide. These dimensions exceed Rumpke's recommend dumpster pad of a minimum 20 feet long by 14 feet wide. While not referenced in the "Site Layout Legend" on Sheets C3.0 and C3.1, construction details of the dumpster pad are included on Sheet 3.2. The proposed pads are to be seven-inches of concrete with a 28-day cured strength of 4,000 pounds per square inch (PSI). The proposed construction meets or exceeds Oxford's requirements (four-inches of 4,000 PSI concrete, Oxford Codified

Ordinance Chapter 1141.04(j)(3)(C). Rumpke recommends the pad be constructed of at least 6-inch thick steel reinforced concrete with a cured strength of 3,000 PSI.

Review of the Site Plan Layout Sheets C3.0 and C3.1 suggests that access to six of the eight proposed dumpster locations by a front-load packer truck would likely be problematic. Two of the dumpster locations (southwestern parking lot in Zone A) and by the intersection of Ironwood and Sassafras Drives in Zone B appear to have more than sufficient distance of clear space (Rumpke recommends approximately 110 feet), although if the dumpster pad in Zone B could be moved to the south or angled to align with the west-bound lane of Sassafras Drive, it would likely ease the collection of this dumpster.

The other six dumpsters are situated in parking lots. In Zone A and B, there is only approximately 25 - 30 feet of free space in front of the dumpster and the back of the opposing parking spots. This distance is reduced to approximately 18.5 - 23.5 feet when the walls and bollards of the trash enclosures (Sheet A100) are included. In Zone C, the dumpsters have approximately 40 feet of clear space (reduced to 33.5 when enclosures are considered).

Rear-load packer could be considered to service these refuse dumpsters, as long as the dumpsters were on caster wheels. The largest wheeled dumpster has a capacity of four cubic yards, so an increase in collection frequency may be needed. Also, access to the dumpster during snowy weather would have to be maintained by Fields at Southpointe personnel (a rear-load packer truck requires approximately 50 feet of clear space in front of the dumpster to properly line up).

Attached are informational sheets from Rumpke. These sheets provide the dimensions of various front- and rear-load dumpster containers, and specifications for access by front- and rear-load packer collection trucks. A final sheet provides enclosure "corral" information.

Thank you.

David



REAR LOAD



TRUCK SPECS:

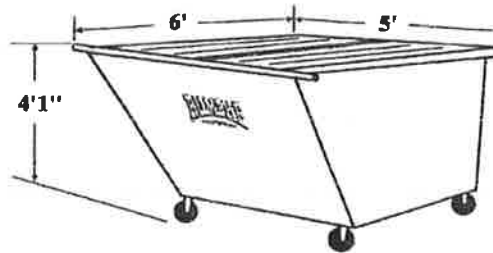
- Rear load truck is approximately 40 ft. long and 13 ft. tall
 - A rear load truck is over 8 ft. wide
- Its turning radius is 40 ft. and it needs 3 times its length to service a container
- To properly back into a container, the square in front of the container should offer a 50 x 50 feet area of clearance
- Make sure you are aware of any overhead wires or obstructions

CORRAL ENCLOSURE:

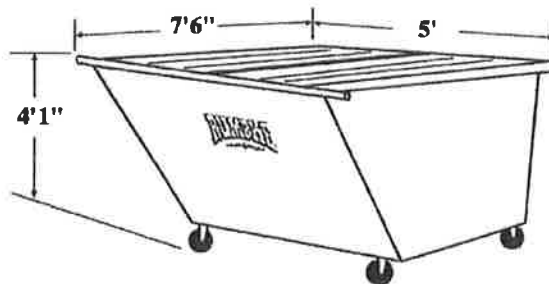
- Minimum of 12 ft. opening and minimum of 14 ft. length
- Minimum 20 ft. long concrete pad 3000 PSI, steel reinforced and 6 in. thick
- The height and length of the enclosure will be determined by the size of the container and/or vertical compactor



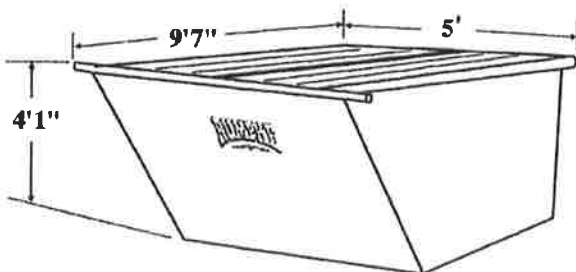
2 CUBIC YARDS



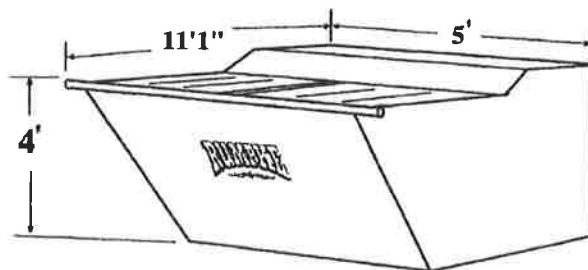
3 CUBIC YARDS



4 CUBIC YARDS



6 CUBIC YARDS



8 CUBIC YARDS

BUMPK



FRONT LOAD

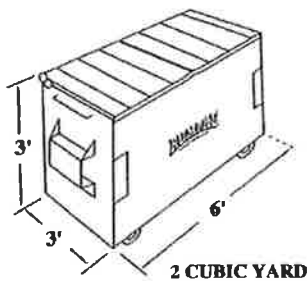


TRUCK SPECS:

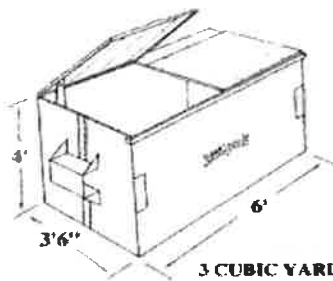
- Front load truck is approximately 37 ft. long and 13 ft. tall
 - 8 ft. wide with mirrors adding an additional 1 ½ ft.
 - Forks are approximately 6 ft. wide
- Its turning radius is 40 ft. and it needs 3 times its length to service a container
 - The maximum height with a raised box is 20 ft.
- Make sure you are aware of any overhead wires or obstructions

CORRAL ENCLOSURE:

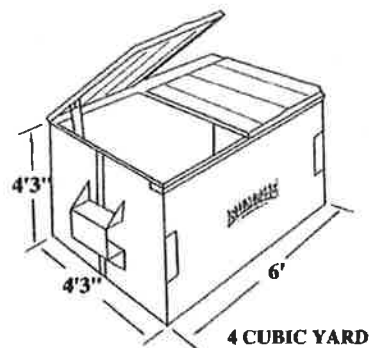
- Minimum of 12 ft. opening and minimum of 14 ft. length
- Minimum 20 ft. long concrete pad 3000 PSI, steel reinforced and 6 in. thick
- The height and length of the enclosure will be determined by the size of the container and/or vertical compactor



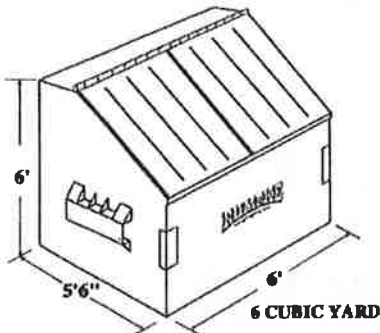
2 CUBIC YARD



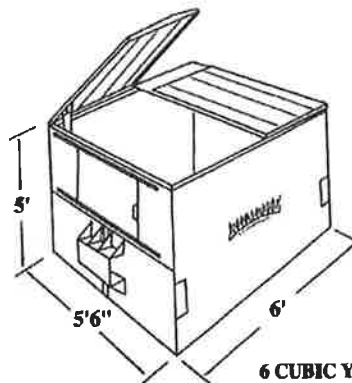
3 CUBIC YARD



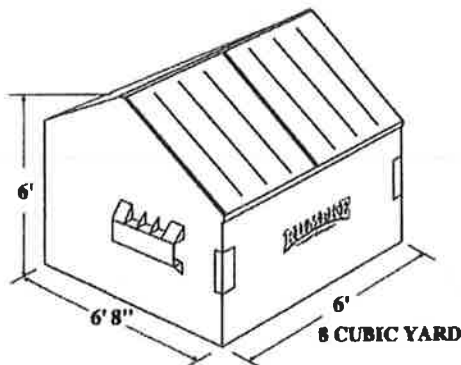
4 CUBIC YARD



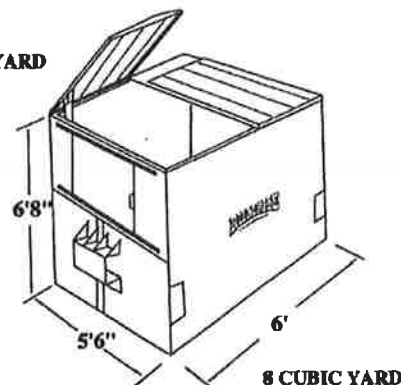
6 CUBIC YARD



6 CUBIC YARD



8 CUBIC YARD



8 CUBIC YARD

RUMPK

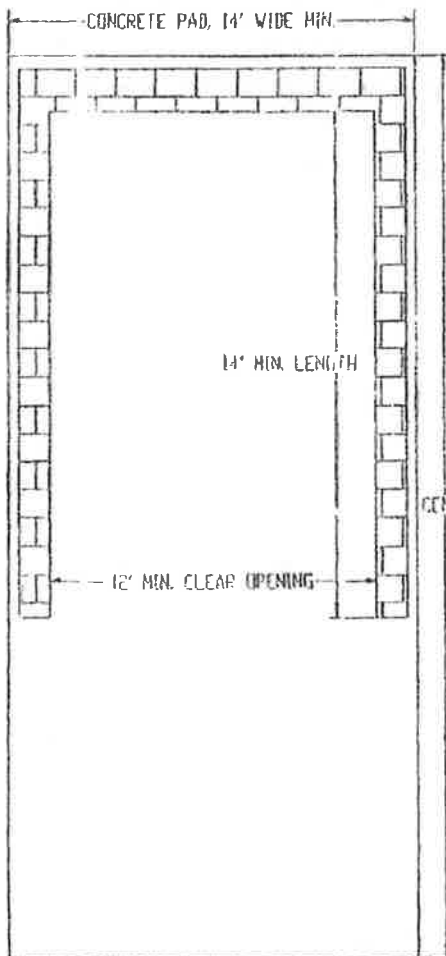


ENCLOSURES



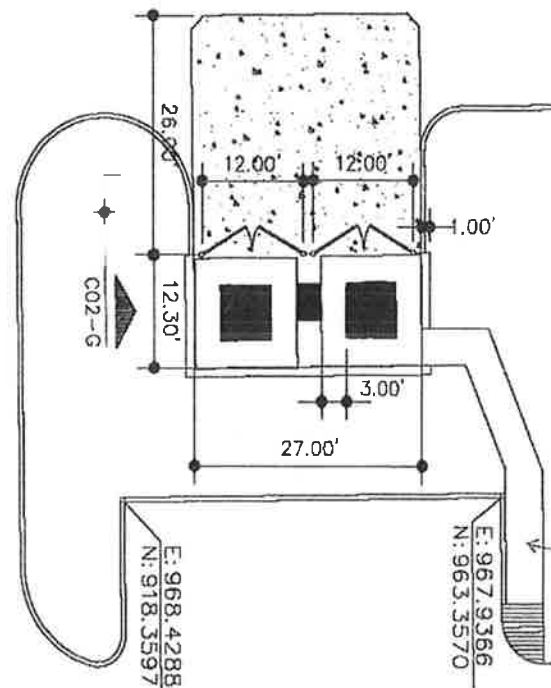
CORRAL ENCLOSURE:

- Minimum of 12 ft. opening and minimum of 14 ft. length
- Minimum 20 ft. long concrete pad 3000 PSI, steel reinforced and 6 in. thick
- The height and length of the enclosure will be determined by the size of the container and/or compactor



ENCLOSURE RECOMENDATIONS FOR
FRONT OR REAR LOAD CONTAINERS
OR COMPACTORS.

CONCRETE PAD, 20' LONG MIN



RUMPK

City of Oxford
Inter-Office Review Transmittal Sheet

Date: December 7, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2016-01 FINAL PLANNED DEVELOPMENT, The Fields at Southpointe, Southpointe Crossings, Southpointe Parkway, 37.08 acres, **Trinitas Development LLC, Applicant, Agent**

 X Review Revisions Other

Please return no later than: **1/05/2016** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by: _____

Date: 12-16-15

G. ALAN KYGER

PRINTED NAME



PC-2016-01 Surrounding Property Owners Map

Legend

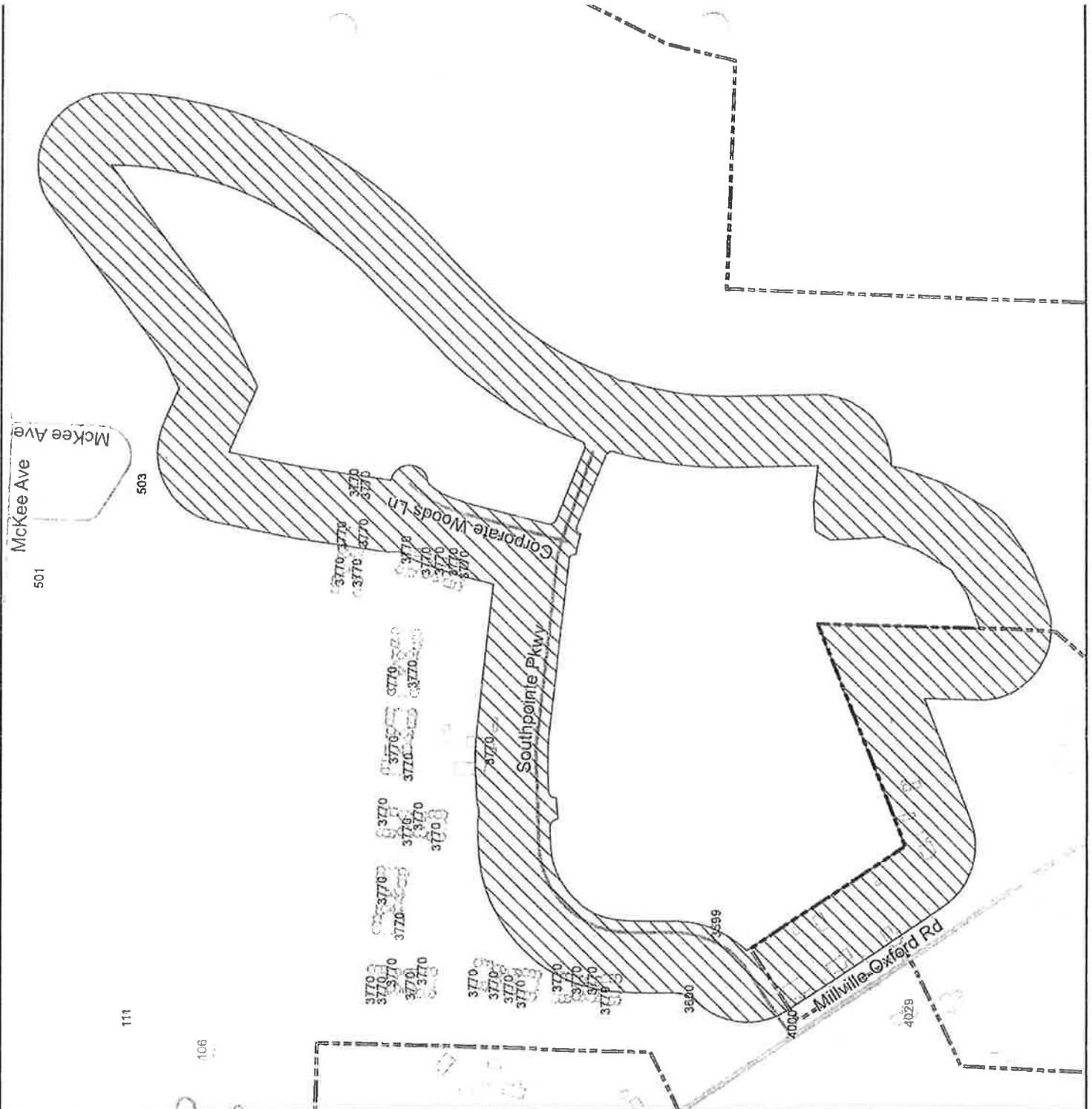
- Subject Parcels
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- Parcel
- Building Footprint
- Paved Roadway



1 inch = 375 feet

Prepared on Friday, December 11, 2015

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.



4-Leaf Development, LLC
125 West Spring Street --- Oxford, OH 45056
(513) 524-9500 / FAX (513) 523-9415

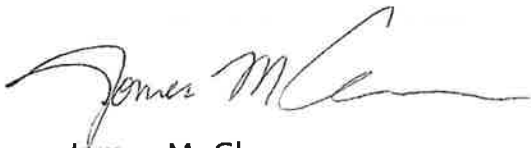
November 18, 2015

To Whom it may Concern:

Please be advised that Trinitas Development LLC has our permission to submit applications for the approval of a Final Planned Development on Lots 3710, 3712, 3714 and 3715 within the Southpointe Crossings development.

Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in dark ink, appearing to read "James M. Clawson". The signature is fluid and cursive, with a long horizontal stroke at the end.

James M. Clawson
4-Leaf Development, LLC

**Internal Use Only:**

Case No. _____

Date Filed _____

Planned Development Application

Application Type

Choose One

☐

Preliminary (\$400)

☒

Final (\$400)

☐

Preliminary & Final (\$400)

Applicant Information

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

Name * Trinitas Development LLC

Mailing Address * 201 Main Street, Suite 1000

City, State & Zip Code * Lafayette, IN 47901

Telephone Number * 765-464-2800 Email Address dvanmatre@trinitas.ventures

Owner Information

Name * 4 Leaf Development LLC

Mailing Address * 125 W. Spring Street

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number * 513-524-9500 Email Address pam@hoteldevelopment.net

Engineer/Surveyor Information

Name * Bayer Becker

Mailing Address * 318 South College Avenue

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number * 513-336-6600 Email Address EttaReed@bayerbecker.com

Location and Lot Information

Name of Subdivision * Southpointe Crossings

Location of Property * Parcels H4100-109-000-010, H4100-143-000-002, 004, 005

Legal Description * Entire Lot #3710, 3712, 3714 and 3715

Zoning District * R-2A/R-PUD Total Area * 37.08 Acres

Submission Requirements and Documentation

The application requirements (Section 1145.05¹) for a preliminary and final planned development are different. The final planned development application requires a greater degree of accuracy and completeness than does the preliminary planned development application. This section describes the application content requirements for each step of the process.

Thirteen (13) complete sets of all information shall be submitted with each preliminary and final application. If any information is submitted in color or on non-standard paper, more copies may be required. The Zoning Administrator may modify this requirement based upon

the type of materials included. The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement.

(a) Preliminary Plan.

- (1) Application fee.
- (2) The name, mailing address, and telephone number of the applicant and all property owners.
- (3) If the applicant is not the owner, or if there are multiple owners within the proposed area, a statement from all owners that the applicant is entitled to apply on their behalf, and that they agree to be legally bound to any decision reached according to this Chapter.
- (4) The name, mailing address, and telephone number of any planner, engineer, surveyor, or other design professional who assisted with preparation of the plans.
- (5) Description of use and site. A written, detailed description shall include the following information. A separate response is required for each subsection.
 - A. A legal description of the site, including all separate lots.
 - B. A description of the existing uses of the site.
 - C. The zoning districts in which the site is located.
 - D. A description of the proposed planned development.
 1. The number of housing units by size and type proposed within each phase.
 2. A description of any nonresidential operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
 3. The hours of operation of any nonresidential use.
 4. A phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned.
 - E. A narrative statement that evaluates the compatibility of the proposed planned development with the general vicinity and adjacent properties.
 1. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.
 2. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
 3. If the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
 4. How any potential negative effects on adjacent land will be mitigated.
 - F. A statement about why the location proposed is appropriate for the planned development.
 - G. A statement of the necessity or desirability of the proposed planned development to the neighborhood or community.
 - H. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.
 - I. A general analysis of expected traffic impact, including vehicular and pedestrian safety, resulting from the proposed development.
 - J. The substance of proposed covenants, easements, and other restrictions on the land and structures.
 - K. A list of the names and mailing addresses of all landowners within 200 feet of the site.
 - L. Such other information regarding the proposed uses, site design, or surrounding area as may be pertinent to the application or required by Planning Commission or Council.

- (6) 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.
 - A. North arrow.
 - B. Scale.
 - C. Vicinity map.
 - D. All existing and proposed lot lines within the site.
 - E. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
 - F. The location and intended purpose of all open spaces
 - G. Approximate location, height, dimensions, and use of all proposed and existing structures.
 - H. Approximate location and design of all proposed vehicle and pedestrian routes and nonresidential vehicle management areas.
 - I. Approximate location and size of all existing and proposed utilities that will serve the planned development.
 - J. Approximate location, size, and type of all proposed signs.
 - K. Approximate location, height, and type of all proposed screening and landscaping.
 - L. Distances to residential zoning districts if within 1,000 feet.
 - M. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
 - N. The location of any nearby schools and commercial facilities.

O. Other information as required by the Planning Commission or Council.

(7) Elevations. Elevations of proposed structures or typical elevations if structures are not yet designed.

(8) Other. Photographs of the existing site and its surroundings.

(b) Final Plan.

- (1) The same items and information as required for the preliminary plan, except that the approximations shall be refined to specific locations, dimensions, and descriptions.
- (2) A detailed traffic impact analysis, including all modes of transportation, prepared by a qualified professional engineer
- (3) Any additional description or information requested by the Planning Commission or Council during the preliminary plan approval process.
- (4) Detailed agreements, contracts, deed restrictions, and sureties that will be used to guarantee performance of the development during and after construction.

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 Search² is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number.

Decision Process

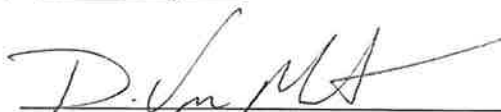
A preliminary plan shall be approved prior to approval of a final plan, although the processes can be concurrent for small, single phase developments. Both preliminary and final plan approval require a Planning Commission recommendation and Council approval. The review is based on the General Decision Standards found in Section 1145.06¹.

Fees & Receipt

The required fee for preliminary and final is \$400.00 plus \$100 per acre, plus postage charge. To calculate the postage charge, multiply the number of adjoining properties by current postage rate³.

Sign and Date

Applicant Signature *



Date *

11-20-15

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 preliminary plans containing all required information as attachments and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, 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 proposed 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 See City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>

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

³ The United States Postal Service: <http://www.usps.com/>



*Where Creativity
Meets Functionality*

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

November 30, 2015

Mr. Sam Perry
Planner
City of Oxford
101 East High Street
Oxford, Ohio 45056

Re: The Fields at Southpointe
Final PUD Submittal

Dear Mr. Perry:

Enclosed please find the following items in support of Trinitas Development LLC's Application for Final Planned Development approval for The Fields of Southpointe to be located in the Southpointe Crossings development:

- 1) Executed Planned Development Application.
- 2) A check in the amount of \$4,111.92 made payable to the City of Oxford for the application fee.
- 3) CD containing a pdf of all the submitted documents.
- 4) 2 copies of drainage calculations.
- 5) Thirteen individual packets containing one (1) copy of each of the following:
 - a. Planned Development Application.
 - b. An Affidavit from 4 Leaf Development LLC granting Trinitas Development LLC permission to submit applications for the approval of a Final Planned Development.
 - c. List of property owners within 200 feet of the site.
 - d. Legal descriptions of the property.
 - e. Multi-Modal Transportation Narrative.
 - f. Site construction drawings including demolition plan, site layout, utilities, grading and landscaping.
 - g. Lot Coverage/Open Space Exhibit.
 - h. Preliminary Building Elevations and Floor Plans for each building type.
 - i. Preliminary Building Elevations and Floor Plan for clubhouse.
 - j. Typical Plot Plan for each unit type.
 - k. Trash enclosure details
 - l. Proposed signage details.
 - m. Photometric lighting plan, with fixture and pole details.
 - n. Response to City Engineer's Comments of September 2, 2015.
 - o. A copy of the draft Temporary Construction Easement for the construction of the cul-de-sac on Southpointe Parkway.
 - p. Correspondence from Butler County Regional Transit Authority.
 - q. Letter from Trinitas Development LLC pertaining to maintenance of the private streets.
 - r. Photos of the subject site and surrounding area.

6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

110 S. College Ave., Ste. 101
Oxford, OH 45056
513-523-4270

1404 Race Street, Suite 204
Cincinnati, OH 45202
513-834-6151

209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

5) Applicant:

*Trinitas Development LLC
201 Main Street, Suite 1000
Lafayette, IN 47901
765-464-2800*

Owner:

*4 Leaf Development LLC
125 W. Spring Street
Oxford, OH 45056
513-524-9500*

6) Design Professionals:

a. Architect:

*KJG Architecture, Inc.
527 Sagamore Pkwy. W, Suite 101,
West Lafayette, IN 47906
765-497-4598*

b. Engineer, Surveyor & Landscape Architect:

*Bayer Becker
110 S. College Ave., Suite 101
Oxford, OH 45056
513-336-6600*

7) Description of use and site:

- a. A legal description of the boundary of the proposed development is enclosed.
- b. The property is currently vacant.
- c. The property is zoned Residential Planned Development with R-2A as the underlying zone district.
- d. A description of the proposed planned development:

- i. The number of housing units by size and type proposed within each phase.

The Fields at Southpointe will contain a total of 202 residential units contained in 82 buildings to be constructed in one phase. The development will contain 643 bedrooms. The following table shows a breakdown of the number of residential buildings to be constructed per type of building.

Building Type	Buildings	Units
Homes	22 buildings	22 units
Cottages	54 buildings	108 units
Townhomes	6 buildings	72 units
	82 buildings	202 units

- ii. A description of any nonresidential operations, including types of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.

Not applicable.

- iii. The hours of operation of any nonresidential use.

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Not applicable.

- iv. A phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned.

The developer intends to construct the development in a single phase.

- e. A narrative statement that evaluates the compatibility of the proposed planned development with the general vicinity and adjacent properties.

- i. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.

The proposed use, single family homes, two-family cottages and multi-family townhomes, serves as a transition from Level 27, a multi-family development to the north, to the single family homes to the south and future residential to the east.

The Fields at Southpointe is proposing to construct a multi-use trail as well as sidewalks throughout the entire development. The trail will enable residents to bike or walk to Southpointe Parkway and connect to the proposed sidewalk and bike lanes to be constructed along both sides of Millville Oxford Road (US 27) as part of the BUT-27-14.12 project. According to the adopted Oxford Bike and Pedestrian Safety Improvement Plan, upon completion of the widening project currently under construction, the City will allow the paved shoulders of US 27 to be painted for bike use.

As required by the subdivision regulations, sidewalk will be installed along the east side of Corporate Woods Lane, which will enable the residents to connect to the existing sidewalk along Southpointe Parkway and proceed to Millville Oxford Road (US 27).

- ii. How any existing structures, proposed structures, and the site design relate adjacent structures and sites.

The Architecture of the residential buildings within the southern portion of The Fields at Southpointe development more closely resemble single family homes and will blend well with the future residential to the east and the existing residential to the south. Similarly, the architecture of the proposed townhomes will serve as a transition from the multi-story buildings in Level 27 to the cottage and single family homes to the south.

- iii. If the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibrations or emissions.

The proposed use, residential, will not involve any operations that create potential nuisances.

- iv. How any potential negative effects on adjacent land will be mitigated.

The Fields at Southpointe will not have a negative effect on adjacent land. The property to the north, Level 27 is a multi-family residential development, while the property to the east is vacant. Century 21 Real Estate office and vacant commercial zoned property is located to the west. The property to the south is currently single family residential and will be buffered from The Fields at Southpointe by the existing vegetation along the south property line. Lastly, landscaping will be installed along Southpointe Parkway providing a visual buffer for properties to the north and west.

- f. A statement about why the location proposed is appropriate for the planned development.

Southpointe Crossings is an ideal location for The Fields at Southpointe development for several reasons:

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

<http://www.bayerbecker.com>

- 1) *Per the Comprehensive Plan, The Fields at Southpointe is located in an area designated for future neighborhood growth, Character Area – Neighborhood General 3.*
- 2) *The property is zoned appropriately for residential development, R-2A single and two-family residential.*
- 3) *The Fields at Southpointe is part of a much larger development, Southpointe Crossing, which will contain a mix of residential uses.*
- 4) *The Fields at Southpointe will contain a mixture of housing products designed to serve students to young families to empty nesters.*
- 5) *The infrastructure is currently in place to support a residential development of this nature.*
- 6) *Will relieve some of the pressure on the existing single family neighborhoods within the Mile Square.*

- g. A statement of the necessity or desirability of the proposed planned development to the neighborhood or community.

The Oxford housing market continues to see a demand for housing that directly affects the affordability of the housing stock of the community. The continued market demand for student housing places additional pressures on the core neighborhoods and this development will aid in alleviating some of this pressure. This project will provide a diverse product to the local market and provide a transition from high density developments to more traditional suburban developments to the southeast. As part of the larger PUD this development will provide a mix of residential styles and products in an area that is already served by public infrastructure and long planned as an area of future growth. Overall impact from this development on the community is limited as the City has long planned for this area to be incorporated into the City's infrastructure.

- h. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.

Public water and sanitary sewer are available to the property. Stormwater detention has been provided in the existing detention basin in the southern portion of the development. The proposed development will be served internally via private sanitary sewer and water mains.

With the approval of the Preliminary Planned Development, City Council placed 13 conditions on the Final Planned Development. Disposition of each of the conditions is as follows:

- 1) The Petitioner shall work with City staff in choosing street names similar to those in the Mile Square, preferably tree names.

The proposed street names, names of trees, have been approved by City staff.

- 2) A secondary means of emergency ingress/egress, as recommended by the City Fire Chief shall be considered.

Trinitas Development LLC has considered the recommendation for a secondary ingress/egress. However given that the proposed development only has public road frontage on Southpointe Parkway and Corporate Woods Lane, any secondary access would need to be provided thru property owned by others.

- 3) The Petitioner shall work with City staff, The Butler County Regional Transit Authority and adjacent property owners to provide regular, year-round public transit.

Attached please find correspondence between Trinitas Development LLC and the Butler County Regional Transit Authority regarding year round public transit service to the development.

- 4) The Petitioner shall design end units to include windows on all sides of buildings facing streets.

Enclosed please find proposed building elevations reflecting windows on all sides of the buildings facing streets.

- 5) The Petitioner shall work with the City to ensure pedestrian connectivity through the maintenance of a minimum unobstructed five (5) foot sidewalk clearance where technically feasible throughout the entire

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development, and installation of a multi-use path along the southern side of Southpointe Parkway. Additionally, all of the sidewalks and multi-use paths shall be completed concurrent with adjacent building occupancy as well as bonded public improvements.

A minimum 5' wide sidewalk is provided throughout the development. In those areas where the walk is located adjacent to perpendicular parking spaces, a proposed 6.5' integral curb and walk has been proposed. An 8' wide multi-use trail is proposed along the south side of Southpointe Parkway from the main entrance to Corporate Woods Lane. Trinitas Development LLC understands that all sidewalks and trails are to be completed concurrent with the adjacent building occupancy, as well as bonded public improvements.

- 6) The Petitioner shall work with City staff regarding multi-family parking maximums to reduce the number of parking spaces in their Final Plan design, below the maximums specified in the City of Oxford ordinance.

Per the City of Oxford Zoning Ordinance, the maximum number of parking spaces permitted is 481 spaces. The plan as submitted provides for 481 parking spaces.

- 7) The Final Plan shall provide a traffic impact study including a Transportation Demand Management evaluation and implementation plan for all modes of transportation to achieve a balanced mode split that does not rely primarily on single occupancy vehicular trips.

Enclosed please find a Memo addressing multi-modal transportation.

- 8) The Final Plan shall include a commitment to maintain the private streets within the development as publicly-accessible ways for local and through traffic.

See attached letter from Trinitas Development LLC.

- 9) The Petitioner shall coordinate with the City of Oxford to ensure safe off-site connectivity for non-motorized transportation to US 27 be provided, including installation of either a multi-use path or a bicycle lane along Southpointe Parkway.

The enclosed site construction drawings reflect the construction of a 5' wide sidewalk along the south side of Southpointe Parkway from the entrance to The Fields at Southpointe development to the existing 5' walk along US 27.

- 10) The Petitioner shall work with City staff to install a variety of tree species, found in the most recent approved City tree list.

The enclosed Landscape Plan specifies a variety of tree species per the approved tree list.

- 11) The Petitioner shall address all City Engineer comments found on pages 16-17 of the Planning Commission agenda of September 8, 2015.

The City Engineer's comments have been addressed in the engineered site plan. See enclosed letter regarding the disposition of each comment.

- 12) The twenty-two (22) single family lots shall be built in conjunction with the first sixty (60) percent of the development that takes place.

Understood.

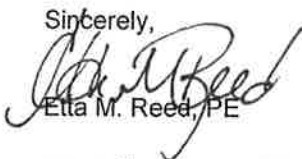
- 13) The existing stub streets off of Southpointe Parkway shall be vacated and taken over by the developer.

Vacation of the existing right of way will occur with the recordation of the Final Record Plat.

Please place this item on the January 12th Planning Commission Meeting agenda.

Should you have any questions, or need any additional information, please do not hesitate to contact us.

Sincerely,



Etta M. Reed, PE

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TRINITAS[®]
DEVELOPMENT

Chase Center
201 Main Street, Suite 1000
Lafayette, IN 47901
phone: (765) 807-2718
fax: (765) 464-2804

November 23, 2015

Mr. Sam Perry
Planner
City of Oxford
101 East High Street
Oxford, OH 45056

Re: Fields at Southpointe – Private Street Maintenance

Dear Sirs:

The newly constructed private streets will be maintained by the property Owner as follows:

MINIMUM STANDARD: The private streets shall be maintained in perpetuity to substantially the same condition it will be when approved by the City at project completion. The travelway shall at all times be maintained so that it is safe and convenient for passenger automobiles and emergency vehicles at all times except in severe temporary weather conditions.

MAINTENANCE: Maintenance includes the maintenance of the private streets, and all curbs, curbs and gutters, drainage structures, and other private street improvements; and the prompt removal of snow, water, debris, or any other obstruction so as to keep the private streets reasonably open for usage by all vehicles, including emergency services vehicles.

COST OF MAINTENANCE: The owner shall be responsible for the cost of the maintenance of, and or repair to the Streets within the development.

Regards,

Damian VanMatre

Enclosures

cc: Travis Vencel

Etta Reed

From: Matt Dutkevicz <dutkeviczmm@butlercountyrta.com>
Sent: Friday, November 20, 2015 5:21 PM
To: Damian VanMatre
Subject: BCRTA
Attachments: proposed SOC map.pdf; trinitas estimate.xlsx

amian

Thanks for reaching out. I have attached a route calc sheet and a draft map with this email. The spreadsheet will calculate the estimated expense for the proposed route. The numbers in the big table represent the number of buses operating during each hour of the day. Feel free to adjust as you like. I also included the estimated passengers per hour and the available capacity so it's easy to see where the capacity limit might be. We would expect Level 27 and your property to generate about 30 000 to 40 000 trips per month.

Additionally, I added the high school to the draft map as it was served in the past. School district did not contribute but did offer to advertise for Level 27 as part of the agreement. I wonder if the city would consider participating if they thought it would keep traffic out of the city. Let me know if you would like me to broker any conversations with U the City school district or Level 27. We have contacts at each.

Lastly, if this is something you would like to pursue, we would very much like to discuss access points and bus stop locations. We just had an unfortunate situation in another location where the planning did not accommodate the bus site and we were unable to serve the area originally planned by the developer because of design limitations.

Please let me know if you have any questions

Matthew M. Dutkevicz
Chief Operating Officer

Butler County Regional Transit Authority
3045 Moser Court
Hamilton, Ohio 45011
513.785.5246 P
513.844.1361
dutkeviczmm@butlercountyrta.com

Service at every stop as frequently as every 5 minutes during AM peak and no more than every 30 min during non-peak service hours.

Evening Loop - Uptown
Proposed South Oxford Connector

© 2015 Google

Level 27

Talawanda HS

Trinitas Ventures

4000 ft



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Memo

November 25, 2015

To: Victor Popescu, PE
City Engineer

From: Etta M. Reed, PE

Re: The Fields at Southpointe
PC-2015-17
Final Development Plan

This memo is in response to your comments of September 2, 2015 in regards to The Fields at Southpointe Preliminary Planned Development submittal.

Comments of September 2, 2015

- The proposed Domestic Water System will be "master metered". Thus, it is assumed that the Domestic Water System within the proposed development will be private. The maintenance of the Domestic Water System will be the responsibility of the Developer, not the City.
The domestic water system will be private and maintained by the developer.
- The Fire Water Main is not metered. The City does not meter the Fire Water Mains. A decision must be made as to the maintenance of the Fire Water Main, including the flushing of the Fire Hydrants.
It is understood that the fire water main is not to be metered and will be maintained by the developer.
- The Domestic Water Main has to be flushed once a year. How will this be accomplished?
Yearly flushing of the domestic water main will be incorporated into the regular maintenance provided by the developer.
- There are "dead ends" in the water main at various locations. We understand that the water system will be private. However, stagnant water will be drawn for consumption from "dead end" mains. Strongly recommend that elimination of the "dead end" mains by looping the water mains.
The dead end water mains have been eliminated.
- How would water be supplied for a future development, east of the Fields at Southpointe, since this proposed development is master metered?
The existing 8" public water main on the south side of Southpointe Parkway will be extended with the extension of Southpointe Parkway. Said water main can serve future development to the east.
- Will there be irrigation? Is so, the irrigation system must not pull water from the Fire Water Main.
Should irrigation be provided, water will be provided via the domestic water main.
- For most of the proposed development, the Fire Water Main and the Domestic Water Main run parallel. It is important to note that the two mains cannot be placed in the same ditch. There must be a four (4) feet separation between the mains.

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513-523-4270

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513-834-6151

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The fire and domestic water mains have been designed to provide 4' horizontal separation between the mains.

- Backflow preventers to be placed in a structure to prevent freezing.
Backflow preventers will be placed in a structure.
- What is the size of the Fire Water Main (minimum size is 8").
The size of the fire water main is 8".
- What will be the size of the Domestic Water Main?
The size of the domestic water meter will be 8".
- All sanitary manholes shall be located at the furthest point of the structure that the sanitary system serves.
The construction drawings reflect such.
- Refer to the Sanitary Manhole at the east entrance (1st access from Southpointe). Relocate the subject manhole westward to a point where the sanitary system can be extended south to serve the properties along the Southpointe Parkway. As easement will be required for the proposed extension.
The sanitary manhole has been located so that the sanitary sewer can be extended to the south.



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Memo

November 25, 2015

To: Sam Perry
Planner, City of Oxford

From: Etta M. Reed, PE

Re: The Fields at Southpointe
Multi-Modal Transportation Evaluation

Trinitas Development LLC understands that each project is unique and works to transform the development into a community asset which utilizes various forms of transportation. Each development has different needs as well as options for both public and private transportation. Additionally, as indicated in the *NCHRP Report 770: Estimating Bicycling and Walking for Planning and Project Development: A Guidebook*, several factors influence the amount of pedestrian and bicyclist trips. Some of these factors include distance to the destination, accessibility, the natural environment, personal safety, and sociodemographic factors.

- 1) **Distance to Destination** – According to NCHRP, the average distance for a pedestrian travelling to work/school is approximately 1 mile and 4 miles for a bicyclist. The Fields at Southpointe development is located approximately 1 mile from the Miami University campus and not more than approximately 1.5 to 1.75 miles. Therefore, the proposed development is within the range of acceptable distances for a person to walk or bike to campus. For those individuals who feel this distance is too far, the development will provide a shuttle for their use.
- 2) **Accessibility** – Observations have found that the ease of accessibility plays an important role in whether a person will walk or bike to their destination. As part of the proposed development, 5'-8' wide sidewalks and multi-use trails will be provided throughout the development allowing for easy access to the existing sidewalk along Corporate Woods Lane and Southpointe Parkway which will connect to the sidewalks that are currently under construction on US 27. These walks and trails will take an individual into town where they can reach their destination easily via existing sidewalks and bike lanes. Should a resident wish to ride the shuttle, it will also be easily accessible as the pick-up and drop off location is in front of the clubhouse in the middle of the development. A schedule of transfer times and a GPS tracker of the shuttle location is readily available via the development's website. There is a future plan for Miami's recreational trail system to connect to McKee Avenue which could possibly be extended to the Southpointe Crossings development. This will improve connectivity to the university.
- 3) **Natural Environment** – Extremes in temperature and precipitation can have negative impacts on pedestrians and bicyclists. The likelihood of bicyclists riding to campus decreases once the temperature exceeds 90°. For the inclement weather days, the shuttle is available for the residents use.
- 4) **Personal Safety** – One of the most important factors for bicycle ridership and pedestrians is safety. The addition of sidewalks, street lighting and future bike lanes on US 27 will improve safety for both the cyclist and the pedestrian. There are only a few intersections for a person to cross on their way to campus which is an important factor. All major crossings will be at signalized intersections thus reducing the likelihood of accidents.

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- 5) **Sociodemographic Factors** – Younger men and women are more likely to walk or bike to work or school. Since most of the residents of the development are expected to be university students, the majority of trips will be by younger people.

Typically Trinita's Development's projects provide no less than 50% parking across all dwelling units. The Fields at Southpointe will be providing 481 parking spaces to serve the 643 beds. Other forms of transportation and design elements which could be incorporated into the development include motor scooters, bicycles, compact and energy-efficient vehicles, shuttles, public transit stations, and ride sharing programs. Often times walking is a predominant mode of travel for their residents. A diverse mix of land uses and dense residential uses often require strategic implementation of transportation utilizing both onsite and offsite resources.

In an effort to promote multi-modal transportation to and from The Fields at Southpointe, several elements will be incorporated into the design and operation of the development.

- **Bicycle and Pedestrian Improvements**
 - 5 to 8 feet Sidewalks.
 - Landscaping and lighting enhancements.
 - Multi-use trails along Southpointe Parkway and throughout the development.
 - Connectivity to existing community sidewalk along Corporate Woods Lane, Southpointe Parkway and US 27.
 - Bicycle racks.
 - Safety and wayfinding signage.
- **Transit and Road Improvements**
 - Frequent shuttle service to and from the surrounding community.
 - Shuttle waiting area and GPS locator for shuttle.
 - Compact parking spaces.
 - Motorcycle and scooter parking.
 - Safety and wayfinding signage.
 - Street lights.

After evaluating the factors which affect the use of the various modes and the design and operational elements that will be incorporated in The Fields at Southpointe development, it is expected that a significant number of the residents will utilize the various modes that are made available to them.



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After evaluating the factors which affect the use of the various modes and the design and operational elements that will be incorporated in The Fields at Southpointe development, it is expected that a significant number of the residents will utilize the various modes that are made available to them.

Prepared by and return to:
Trinitas Ventures LLC
201 Main Street, Suite 1000
Lafayette, Indiana
Attn: Chris Stoker

OHIO

BUTLER COUNTY

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (this "Easement") is executed as of the ____ day of _____ 20__, by 4-LEAF DEVELOPMENT, LLC, an Ohio limited liability company with its principal place of business located at 125 West Spring Street, Oxford, Ohio, ("Grantor"), for the benefit of OH-MU HOLDINGS LLC, a Delaware limited liability company with its principal place of business located at 201 Main Street, Suite 1000, Lafayette, Indiana 47901 ("Grantee").

STATEMENT OF PURPOSE

Grantor is the owner of fee simple title to that certain tract of land shown as Parcel E on the aerial drawing attached as **Exhibit A** and Parcel Number H4100143000006 in Oxford, Ohio (the "Grantor Tract").

Grantee is the owner of fee simple title to that certain tract of land shown as Parcel C on the aerial drawing attached as **Exhibit A** and Parcel Number H4100143000004 in Oxford, Ohio (the "Grantee Tract").

The construction of the cul-de-sac shown on **Exhibit B** on the Grantee Tract (the "Cul-De-Sac") is required by the City of Oxford as a part of Grantee's project contemplated for Parcel C (the "Project").

Subject to the terms of this Easement, Grantor hereto desires to grant Grantee the rights and easements described herein.

TERMS

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant Grantee, its licensees, successors, and assigns certain rights as follows:

1. Temporary Construction Easement. Subject to the terms, covenants, and conditions of Section 2, Grantor hereby grants to Grantee a limited duration, non-exclusive easement (the "Temporary Construction Easement") over the portion of the Grantor Tract described on Exhibit C attached hereto and made a part hereof. The Temporary Construction Easement shall commence as of the date of this Easement and shall terminate on the date that is sixty (60) days following substantial completion of the Project as determined by the City of Oxford's issuance of all certificates of occupancy necessary to enable Grantee's use and occupancy of the Project. Notwithstanding the foregoing, the Temporary Construction Easement shall terminate no later than December 1, 2017. Grantee shall restore that part of the Grantor Tract subject to the Temporary Construction Easement, as improved by the Cul-De-Sac, to a materially similar condition as it was on the date hereof.

2. Terms and Conditions. This Easement is subject to the following terms, covenants and conditions:

(a) Prior to commencement of work for the Project within the Temporary Construction Easement, Grantee shall submit to Grantor the pertinent drawings and specifications for construction of the Cul-De-Sac. Grantor shall have ten (10) business days to review such plans and provide approval or disapproval, which approval shall not be unreasonably withheld. In the event Grantor fails to timely provide approval or disapproval, Grantor shall forfeit its approval rights under this Subsection 2(c).

(b) Any work performed within the Temporary Construction Easement shall be done by duly licensed contractors and sub-contractors and be completed in a good and workmanlike manner. Any work performed within the Temporary Construction Easement shall be undertaken and performed in a manner that avoids or minimizes any interference with Grantor's access to the Grantor Tract.

(c) Grantee shall indemnify and save Grantor harmless from and against (i) any and all claims, suits, demands, actions, fines, damages, and liabilities, and all costs and expenses thereof (including, without limitation, reasonable attorneys' fees) arising directly or indirectly out of Grantee's exercise of its rights under this Easement.

(d) Prior to the commencement of any work for the Project performed within the Temporary Construction Easement, Grantee shall obtain and shall keep in force, and shall cause all other parties exercising the rights set forth herein to obtain and to keep in force a commercial general liability insurance policy with an insurance company licensed in the State of Ohio, providing insurance against claims for bodily injury, personal injury, and property damage involving or arising out of the exercise of the rights by Grantee or such other party hereunder. Such policy shall provide combined limits of not less than \$500,000.00 per occurrence, and shall name Grantor, and any bank, lender, or other entity holding a mortgage on the Grantor Tract as an additional insured.

(e) Upon the failure of either party to fulfill any of the conditions in this

Easement, the non-breaching party shall have any right or remedy permitted such party under this Easement or at law or in equity.

(f) This Easement may be modified, amended or terminated by the recording of an agreement of modification, amendment or termination executed by Grantor and Grantee, or their successors and assigns.

(g) The rights and obligations contained in this Easement shall run with the Grantor Property and the Grantee Property and shall be binding upon and inure to the benefit of the heirs, administrators, successors and assigns of the parties hereto, unless all parties agree in writing to terminate the Temporary Construction Easement described herein.

TO HAVE AND TO HOLD the aforesaid easement interest and all privileges and rights thereunto appertaining, subject to the conditions stated herein unto Grantee, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by persons duly empowered to bind the parties to perform their respective obligations hereunder the day and year first above written.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, **GRANTEE** has executed this Easement as of the day and year set forth above.

OH-MU HOLDINGS LLC

By: Trinitas OH-MU LLC, its Manager

By: _____ (SEAL)
Loren P. King, Authorized Representative

STATE OF _____
COUNTY OF _____

I certify that the following person personally appeared before me this, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein: Loren P. King as the authorized representative of Trinitas OH-MU LLC, the Manager of **OH-MU HOLDINGS LLC**.

Witness my hand and notorial seal this _____ day of _____, 20__.

Notary Public

Notary Printed Name

(Official Seal)

My commission expires: _____

IN WITNESS WHEREOF, **GRANTOR** has executed this Deed of Easement as of the day and year set forth above.

4-LEAF DEVELOPMENT LLC

By: _____ (SEAL)
David Wespiser, Managing Member

STATE OF _____
COUNTY OF _____

I certify that the following person personally appeared before me this, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein: David Wespiser as the Managing Member of 4-Leaf Development LLC.

Witness my hand and notorial seal this _____ day of _____, 20__.

Notary Public

Notary Printed Name

(Official Seal)

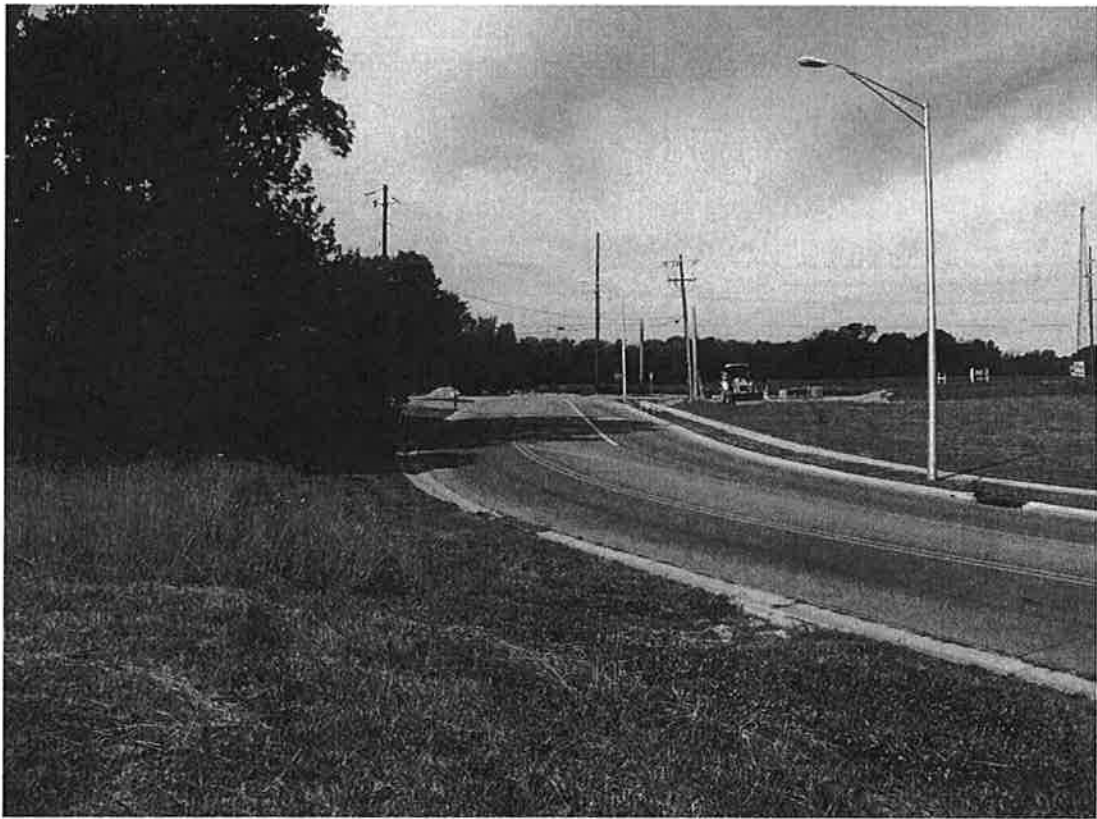
My commission expires: _____



(1) View from the intersection of U.S. 27 looking east along Southpointe Parkway.



(2) View from the center of Southpointe Parkway looking towards subject site.



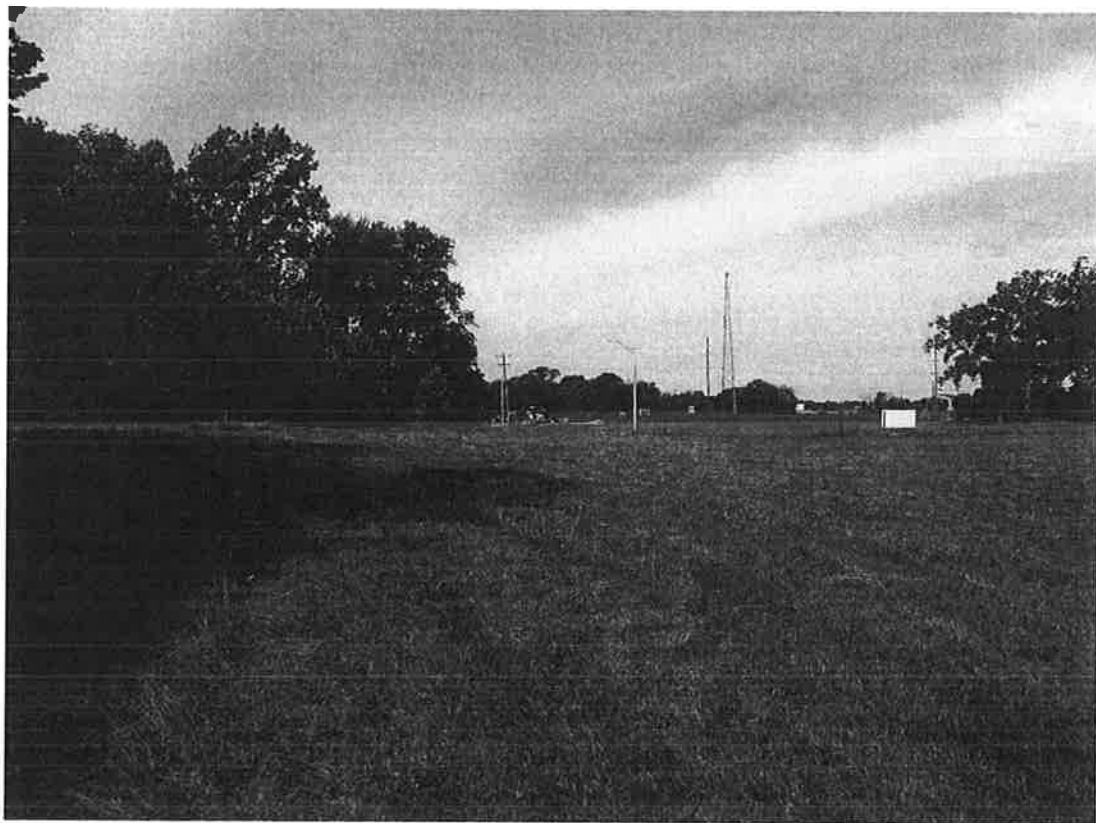
(3) View from proposed main entrance of Collegiate at Oxford looking west along Southpointe Pkwy. towards U.S. 27.



(4) View from proposed main entrance of Collegiate at Oxford looking north along Southpointe Pkwy. towards Level 27 Apartments.



(5) View from proposed main entrance of Collegiate at Oxford looking east into the subject site.



(6) View from the center of the subject site looking west towards U.S. 27.



(7) View from the center of the subject site looking northwest.



(8) View from the center of the subject site looking north.



(9) View from the center of the subject site looking northeast.



(10) View from the center of the subject site looking east.



(11) View from the center of the subject site looking southeast.



(12) View from the center of the subject site looking south.



(13) View from the east side of the subject site looking west.



(14) View from the proposed entrance to Collegiate at Oxford opposite Corporate Woods Lane looking north.



(15) View from the intersection of Southpointe Parkway and Corporate Woods Lane looking south into the subject site.



(16) View from the intersection of Southpointe Parkway and Corporate Woods Lane looking northwest towards Level 27 Apartments.



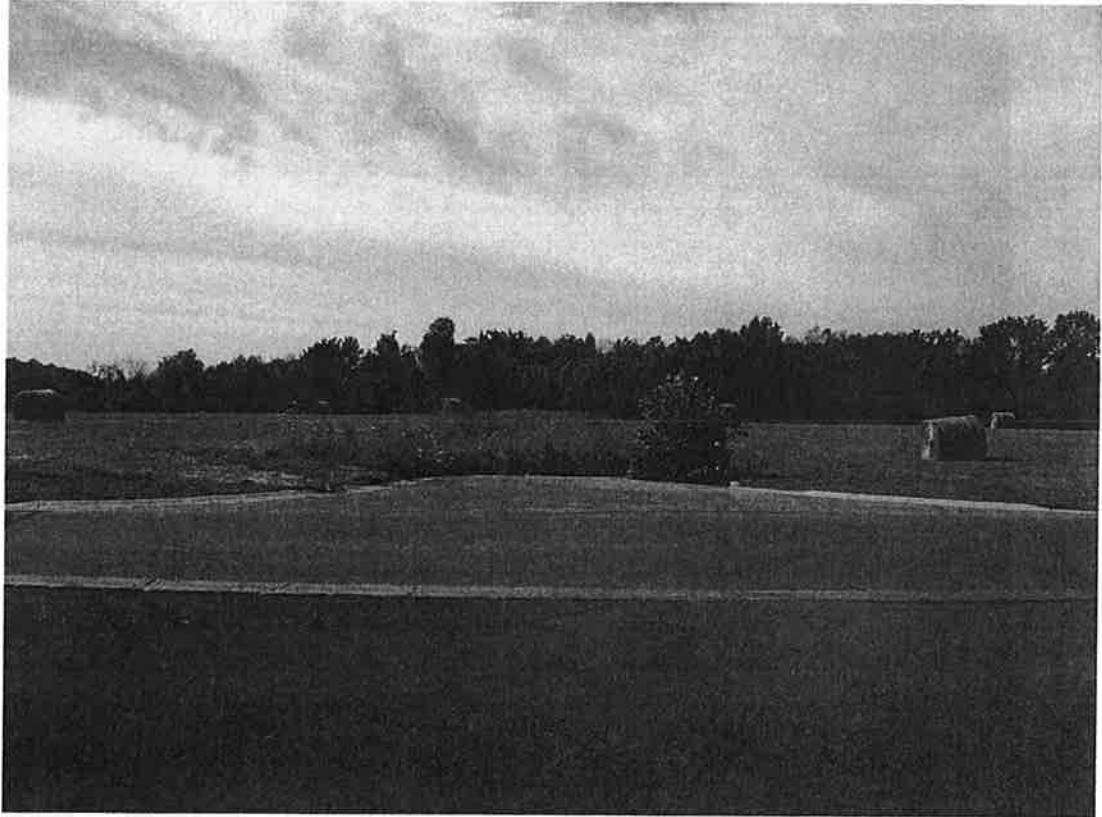
(17) View from the center of Corporate Woods Lane looking south towards the proposed entrance to Collegiate at Oxford.



(18) View from the north side of Southpointe Parkway looking south into the subject site.



(19) View from the north side of Southpointe Parkway looking south into the subject site.



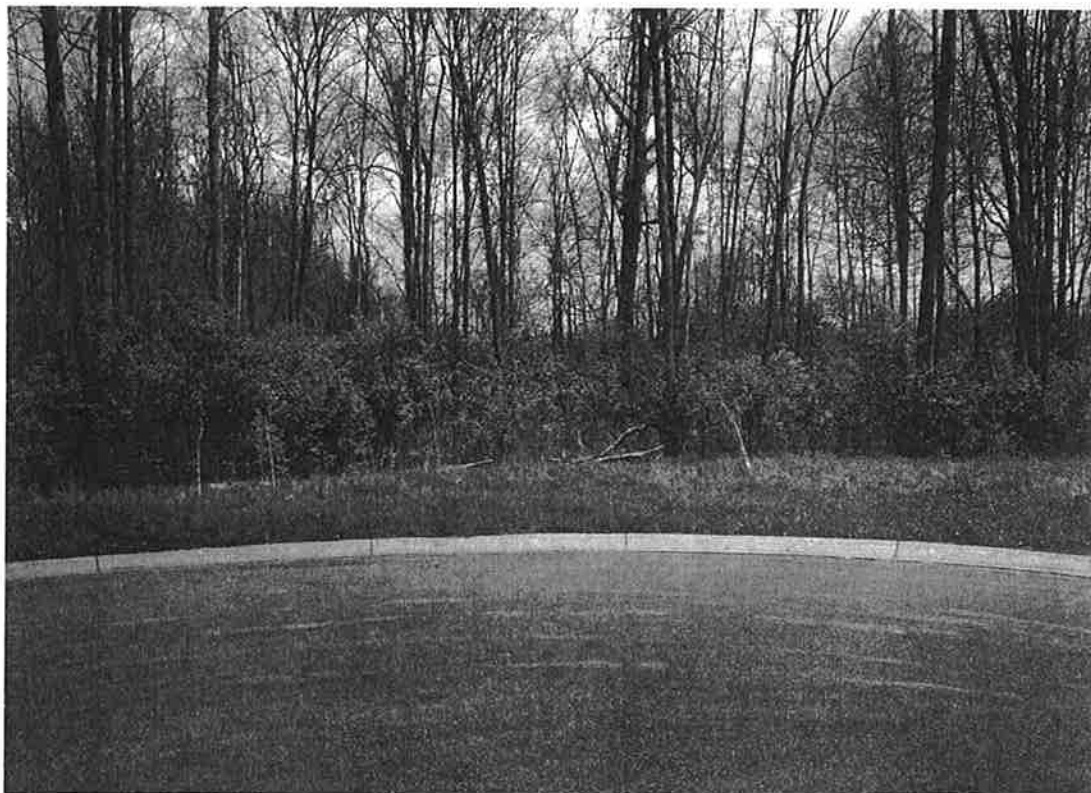
(20) View from the entrance of Level 27 Apartments looking south into the subject site.



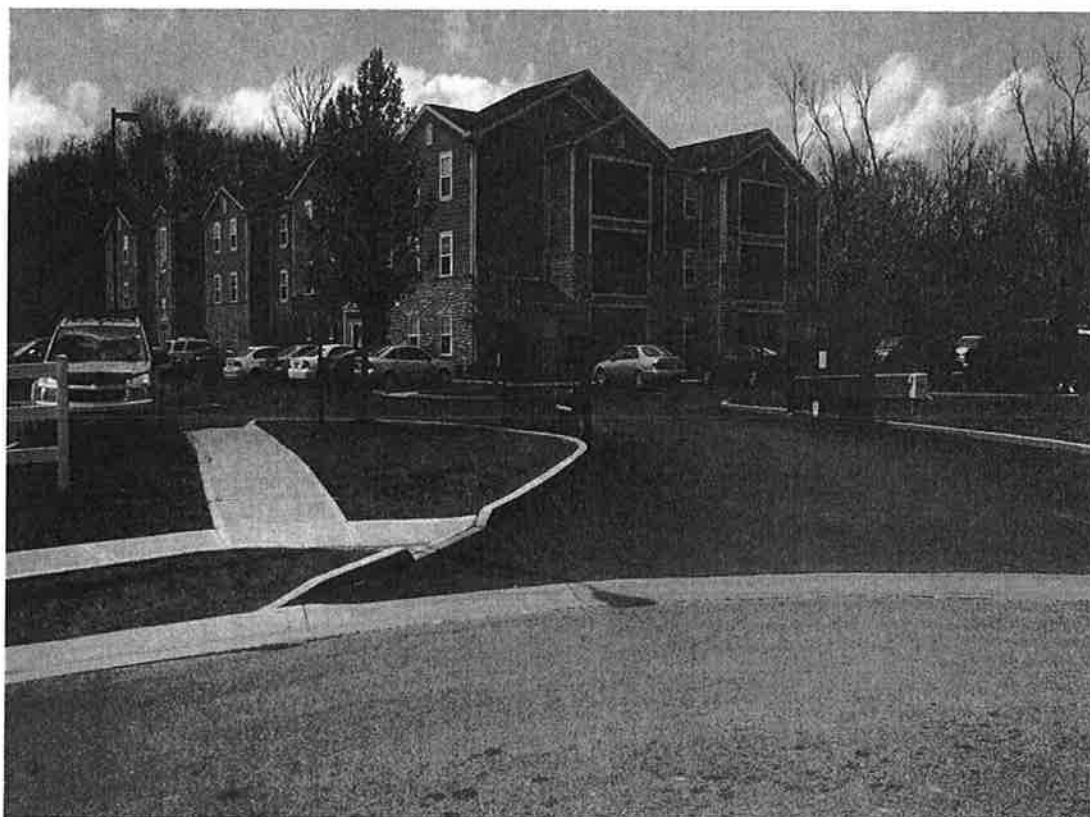
(21) View from Southpointe Parkway looking north at the entrance to Level 27 Apartments.



(22) View from intersection of Southpointe Parkway and Corporate Woods Lane looking northeast into the subject site.



(23) View from the cul-de-sac of Corporate Woods Lane looking east into the subject site.



(24) View from the cul-de-sac of Corporate Woods Lane looking west into Level 27 apartments.



ALL PROPOSED OPENINGS IN THE PAVEMENT MUST BE HAND CUT AND ALL EXCAVATED MATERIAL REMOVED FROM THE AREA AND NOT PILED UPON THE PAVEMENT.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF PRIVATE OR GOVERNMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS AND STANDARD DRAWINGS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH T&E AND OTHER APPLICABLE PORTIONS OF THE CAM PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS AT 1"=10'.

ALL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

THE CONTRACT SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DULME DUMPS CAUTION AT ALL TIMES.

ALL TREES SHALL BE LEFT OPEN UNCHANGED. IN CASE TREES MUST BE REMOVED BECAUSE OF INADEQUATE CLEARANCE OR OTHER REASONS, THE TREES OR THE UNCAUGHTED TREES SHALL BE PLANTED OR REPLANTED WITHIN 90 DAYS OF THE DATE OF REMOVAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPLANTING.

[illegible]

SITE SUMMARY

- [illegible]

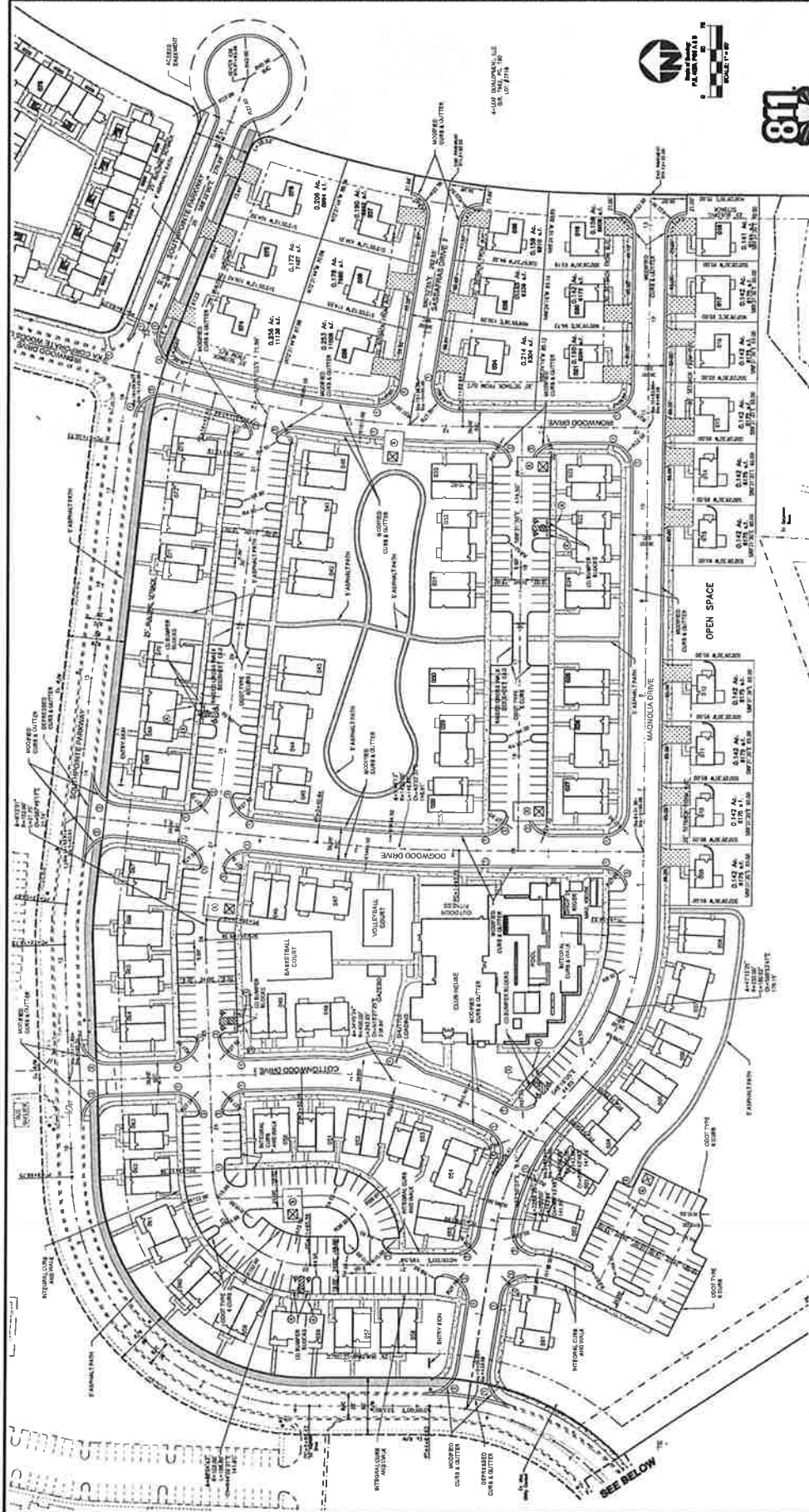
SITE SUMMARY		RESIDENTIAL NUMBER DEVELOPMENT		SPACES	
EXISTING ZONING	37-58 ACRES				
ACREAGE					
NUMBER OF UNITS					
BUILDINGS	24 UNITS				
COTTAGES	24				
HOMES	22				
CONDOMINIUMS	8				
TOTAL UNITS	82		302		
PARKING REQUIRED	321-441				
COTTAGE CIRCULATING	276 SPACES				
COTTAGE ACCESSIBLE	10 SPACES				
HOMES DRIVEWAY	22 SPACES				
HOMES DRIVEWAY ACCESSIBLE	10 SPACES				
TOWNHOMES ACCESSIBLE	153 SPACES				
CONDOMINIUMS ACCESSIBLE	10 SPACES				
TOTAL	451 SPACES				

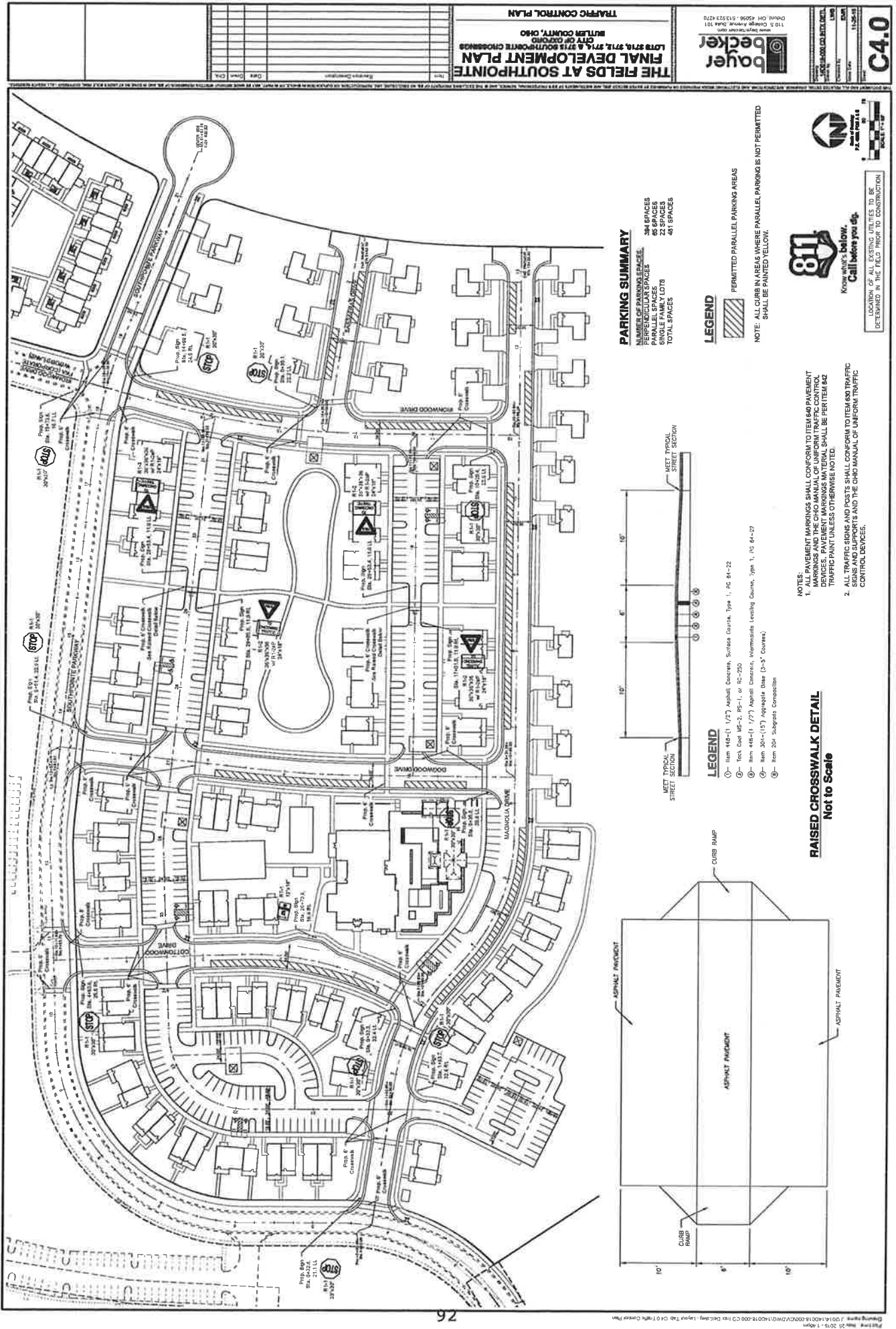
5. AND 6. MULTI-USE ASPHALT PATH

**Know what's below.
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Society of Heating,
 Refrigerating and Air-Conditioning Engineers
 P.O. Box 17870, Atlanta, GA 30316-0780





TRAFFIC CONTROL PLAN
FINAL DEVELOPMENT PLAN
 LOT 8 5714, 5712, 5710 & 5718 SOUTHPONTE CROSSINGS
 BUTLER COUNTY, OHIO
 CITY OF DAYTON
 1115 S. CHURCH AVENUE, SUITE 101
 DAYTON, OH 45406-5132/5133/5134/5135

bayer
 1115 S. CHURCH AVENUE, SUITE 101
 DAYTON, OH 45406-5132/5133/5134/5135
 937.233.4270

C4.0

DATE: 11-26-11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]

PARKING SUMMARY

NUMBER OF PARKING SPACES	PERMITTED PARALLEL PARKING AREAS
3M SPACES	
PERPENDICULAR SPACES	
PARALLEL SPACES	
TOTAL SPACES	

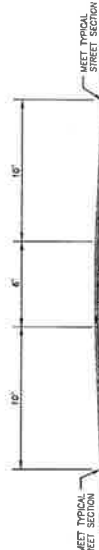
LEGEND

PERMITTED PARALLEL PARKING AREAS

NOTE: ALL CURB IN AREAS WHERE PARALLEL PARKING IS NOT PERMITTED SHALL BE PAINTED YELLOW.

811
 Know what's below.
 Call before you dig.
 1-800-485-5747

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



LEGEND

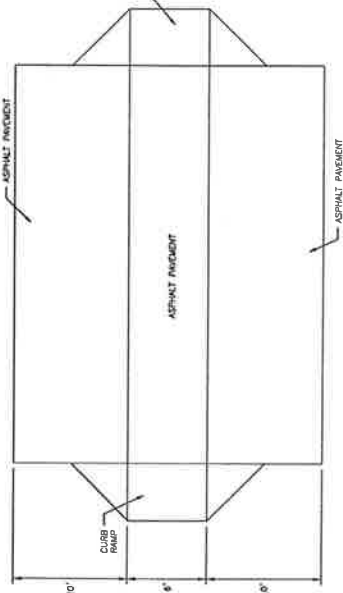
① - Item 146-1 1/2" Asphalt Concrete, Surface Course, Type 1, RC 64-22
 ② - Item 146-2 1/2" Asphalt Concrete, Surface Course, Type 1, RC 64-22
 ③ - Item 448-1 1/2" Asphalt Concrete, Intermediate Leaching Course, Type 1, RC 64-22
 ④ - Item 301-1(157) Aggregate Base (3-5" Courses)
 ⑤ - Item 204 Subgrade Compaction

NOTES:

1. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM 640 PAVEMENT MARKINGS AND THE CHD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL PAVEMENT MARKINGS SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED.

2. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC CONTROL DEVICES AND THE CHD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

RAISED CROSSWALK DETAIL
Not to Scale



[illegible]

UT 1 5 5
ST 1 3 8

[illegible]

Architectural drawing of a building section. It shows a staircase on the left and a room on the right. A door is visible in the room. The drawing is a technical sketch with lines indicating walls, doors, and stairs.

100

[illegible]

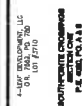
ANSON

ROW

STRUCTURE 1



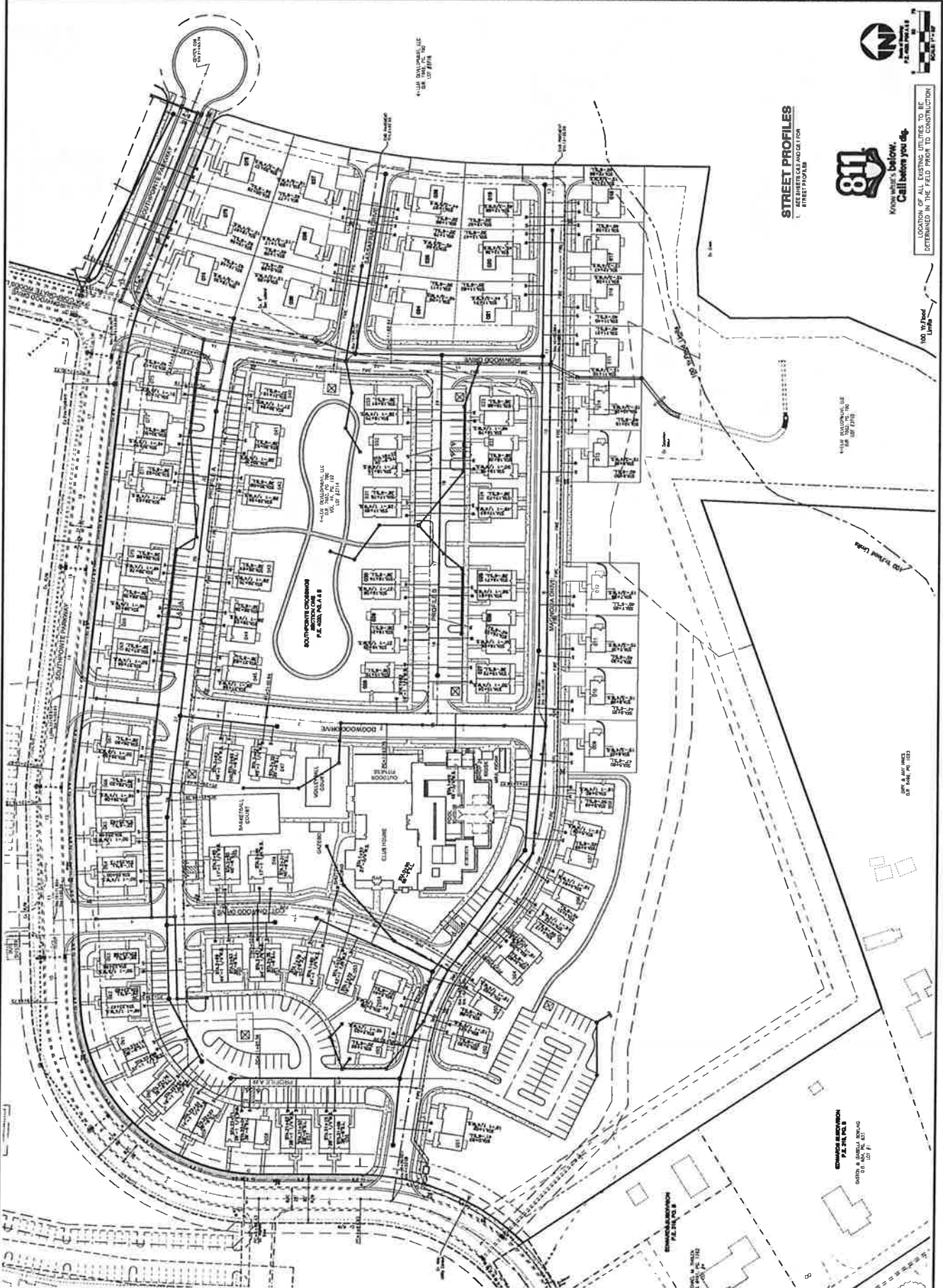
Strain #	Strain Origin	Strain Date
53	STA 2+45.00 COOT CB-29-29 12/TWINV-6357 12/TWINV-6358	12/19/99
54	STA 2+45.00 COOT CB-29-29 12/TWINV-6357 12/TWINV-6358	12/19/99
55	STA 2+45.00 COOT CB-29-29 12/TWINV-6357 12/TWINV-6358	12/19/99
56	STA 2+45.00 COOT CB-29-29 12/TWINV-6357 12/TWINV-6358	12/19/99
57	STA 2+45.00 COOT CB-29-29 12/TWINV-6357 12/TWINV-6358	12/19/99
58	STA 2+45.00 COOT CB-29-29 12/TWINV-6357 12/TWINV-6358	12/19/99



ANGLE	STATION	OFFSET	ANGLE
45° Band	Constant	7' 4" L	45° Band
45° Band	35A+121.2	7' 4" L	45° Band
45° Band	Constant	11' 6" L	45° Band
45° Band	35B+42.7	11' 6" L	45° Band
45° Band	Constant	13' 2" Band	45° Band
45° Band	35C+11.4	13' 2" Band	45° Band
45° Band	Constant	16' 7" L	45° Band
45° Band	35D+14.8	16' 7" L	45° Band
45° Band	Constant	18' 1" L	45° Band
45° Band	35E+17.1	18' 1" L	45° Band
45° Band	Constant	21' 6" L	45° Band
45° Band	35F+27.2	21' 6" L	45° Band
45° Band	Constant	23' 5" L	45° Band
45° Band	35G+28.2	23' 5" L	45° Band

UTILITY NOTES:

- [illegible]



STREET PROFILES

**Know what's below.
Call before you dig.**

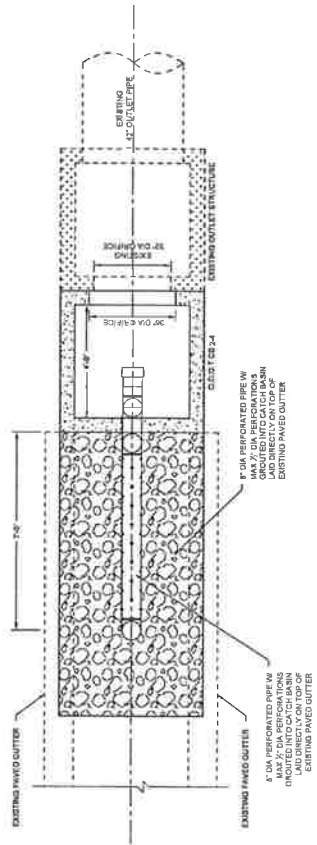
CLARK & JURY HANCOCK
CLARK 8400, MD 1073

SECTION 8, ISABELLA BORN 410
Q.G. 824, PG. 833
LCT #1

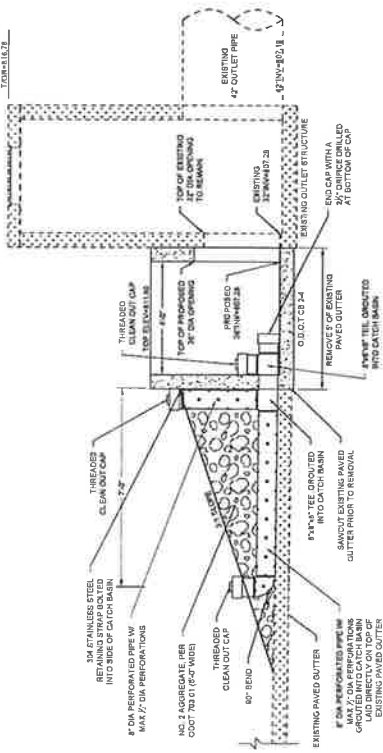
STANDARD SUBMITTAL
P.E. 318, PG. 8

95

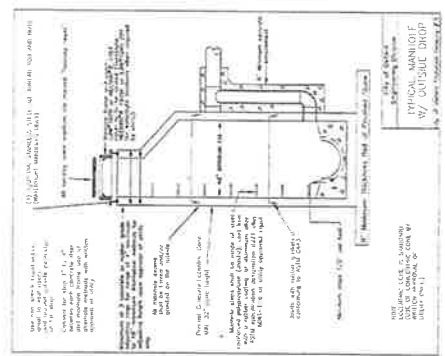
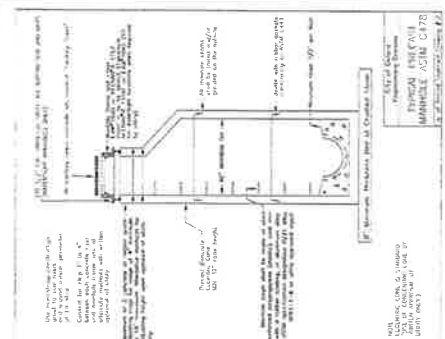
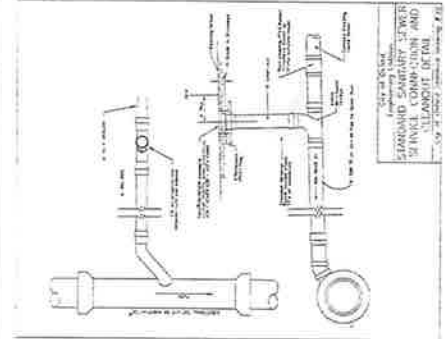
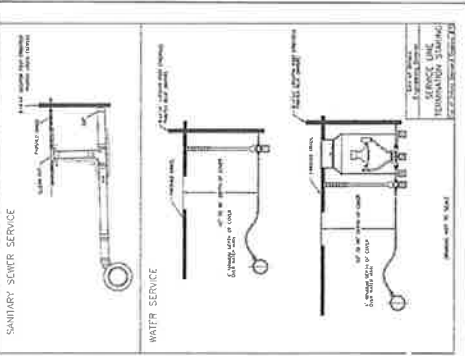
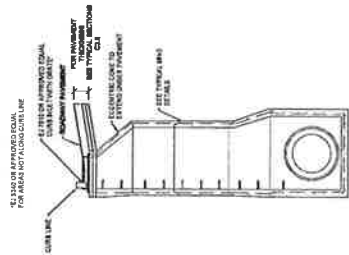
BASIN OUTLET STRUCTURE MODIFICATIONS - TOP VIEW
NOT TO SCALE

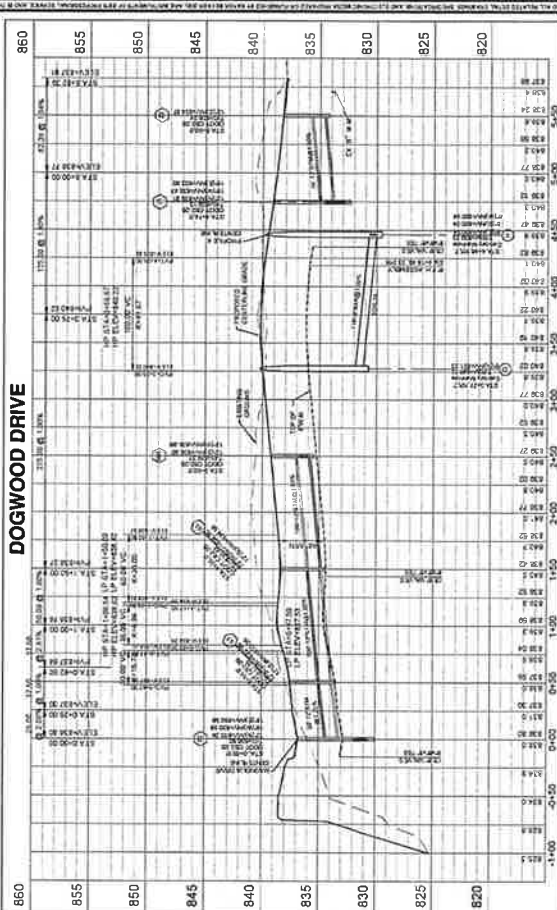
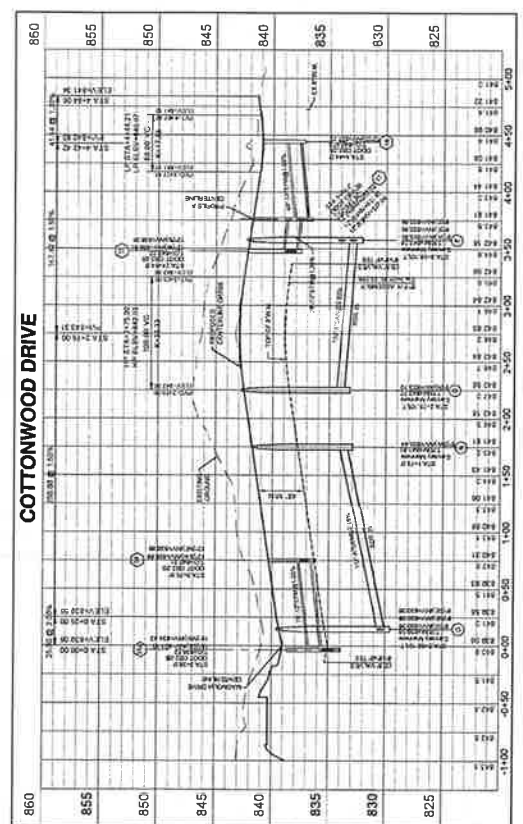
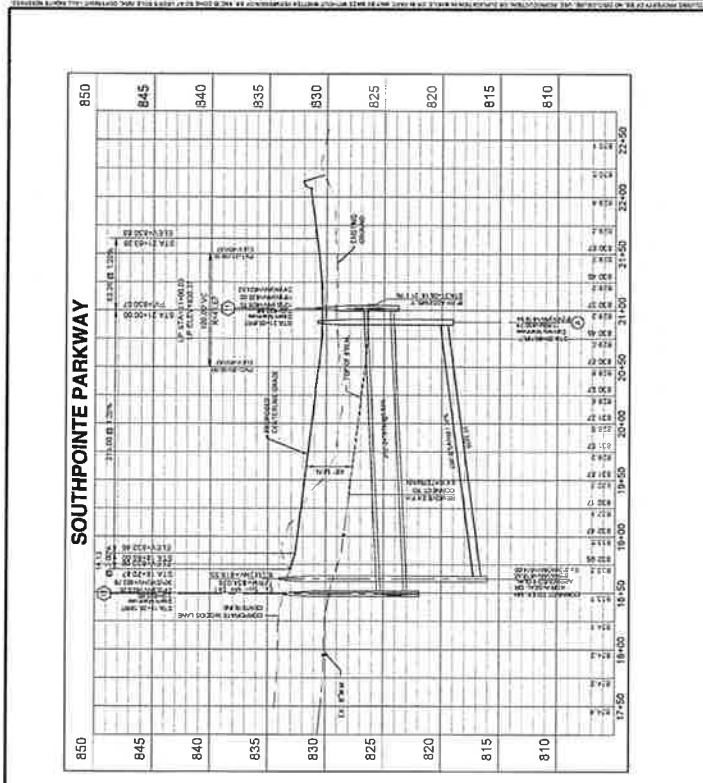
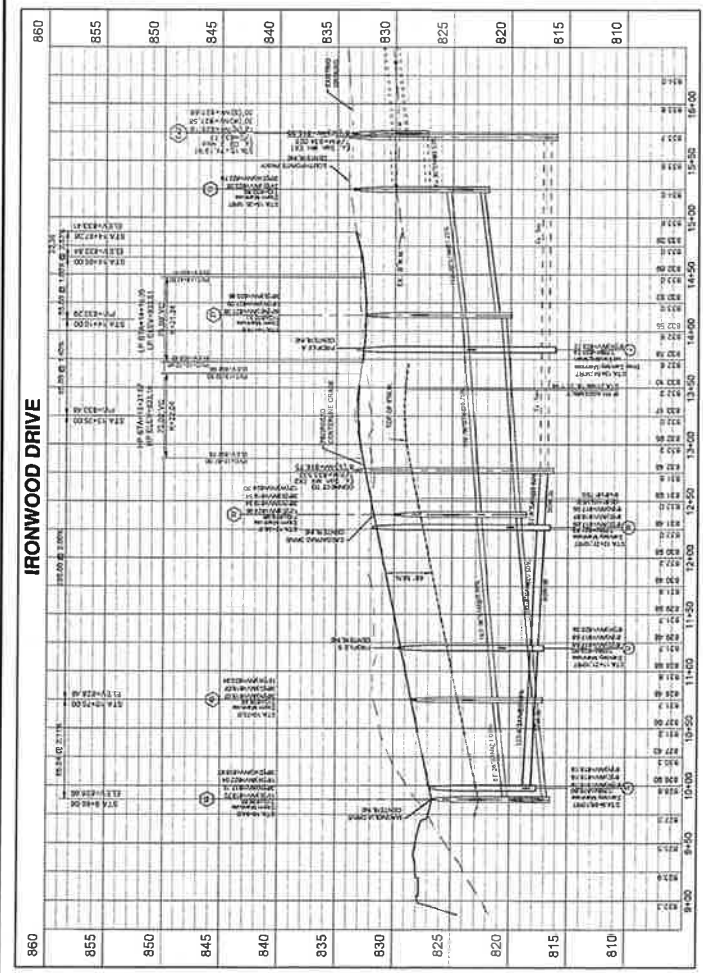


BASIN OUTLET STRUCTURE MODIFICATIONS - SIDE VIEW
NOT TO SCALE



STORM MANHOLE WITH GRATED TOP
NOT TO SCALE





STREET PROFILES
BUTLER COUNTY, OHIO
CITY OF OXFORD
FINAL DEVELOPMENT PLAN
LOTS 3719, 3712, 3714 & 3715 SOUTHPOINTE CROSSINGS



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Sheet No.	11-34-12
Date	11-30-18
Drawn By	CHM
Checked By	CHM

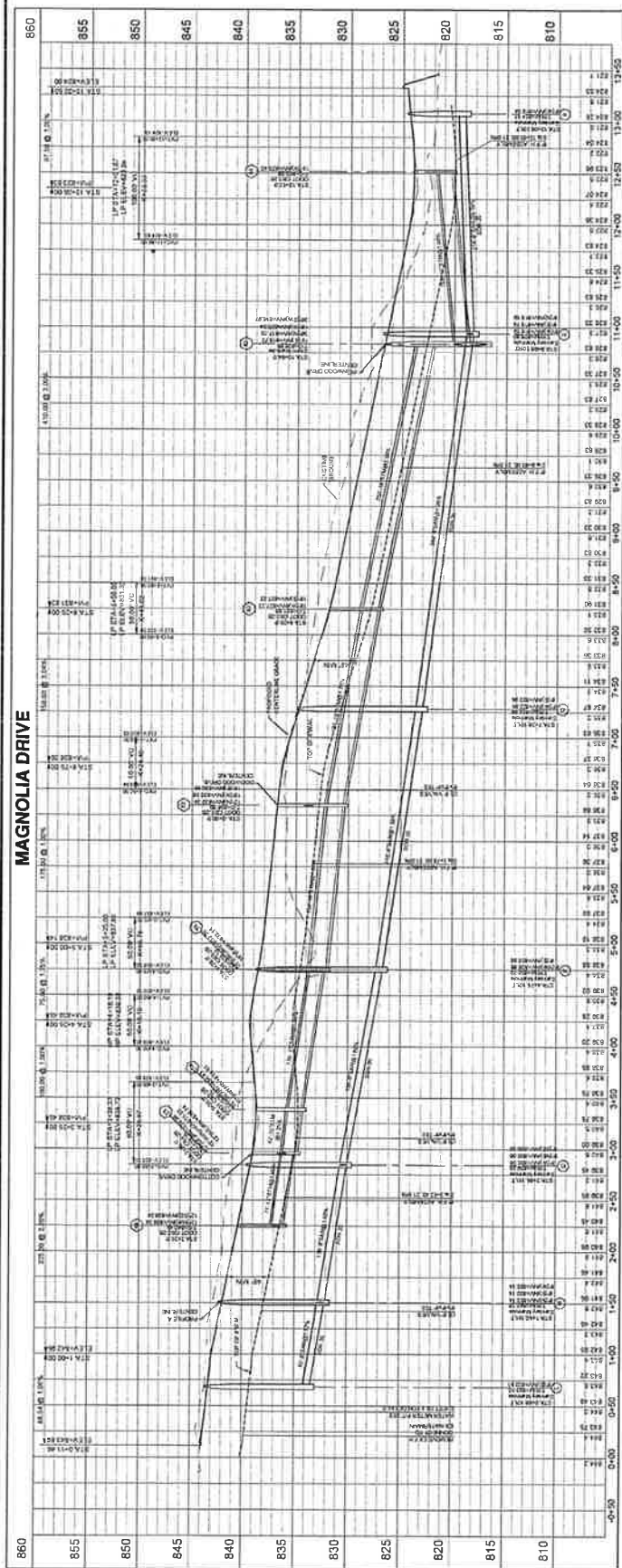
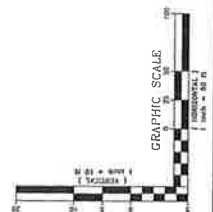
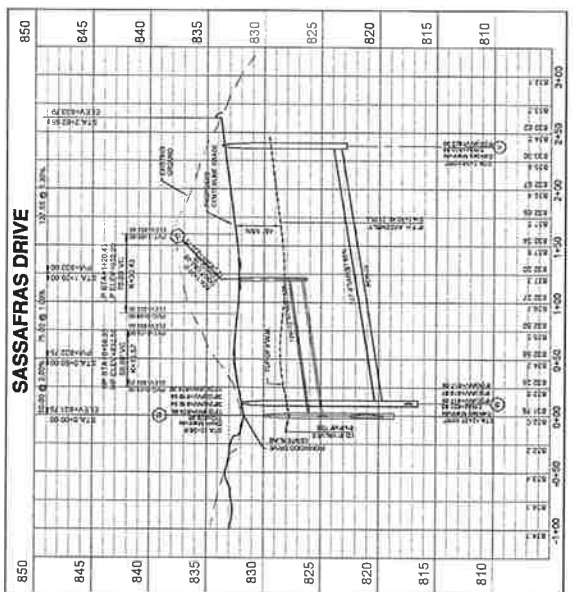
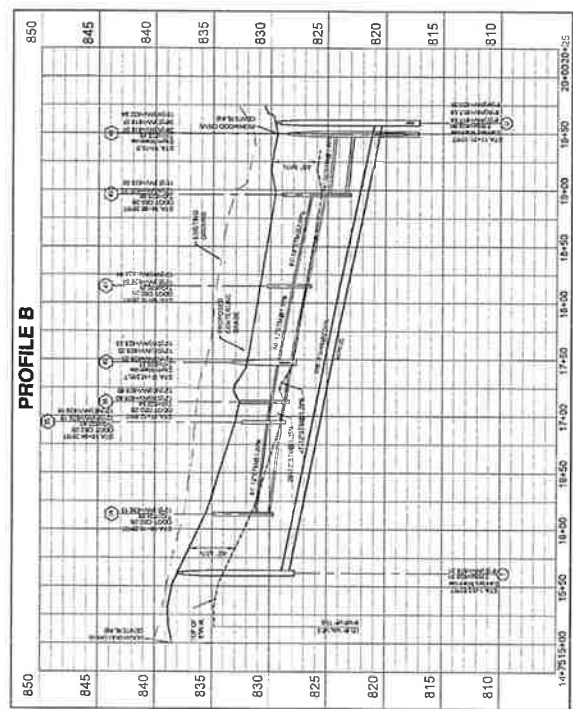
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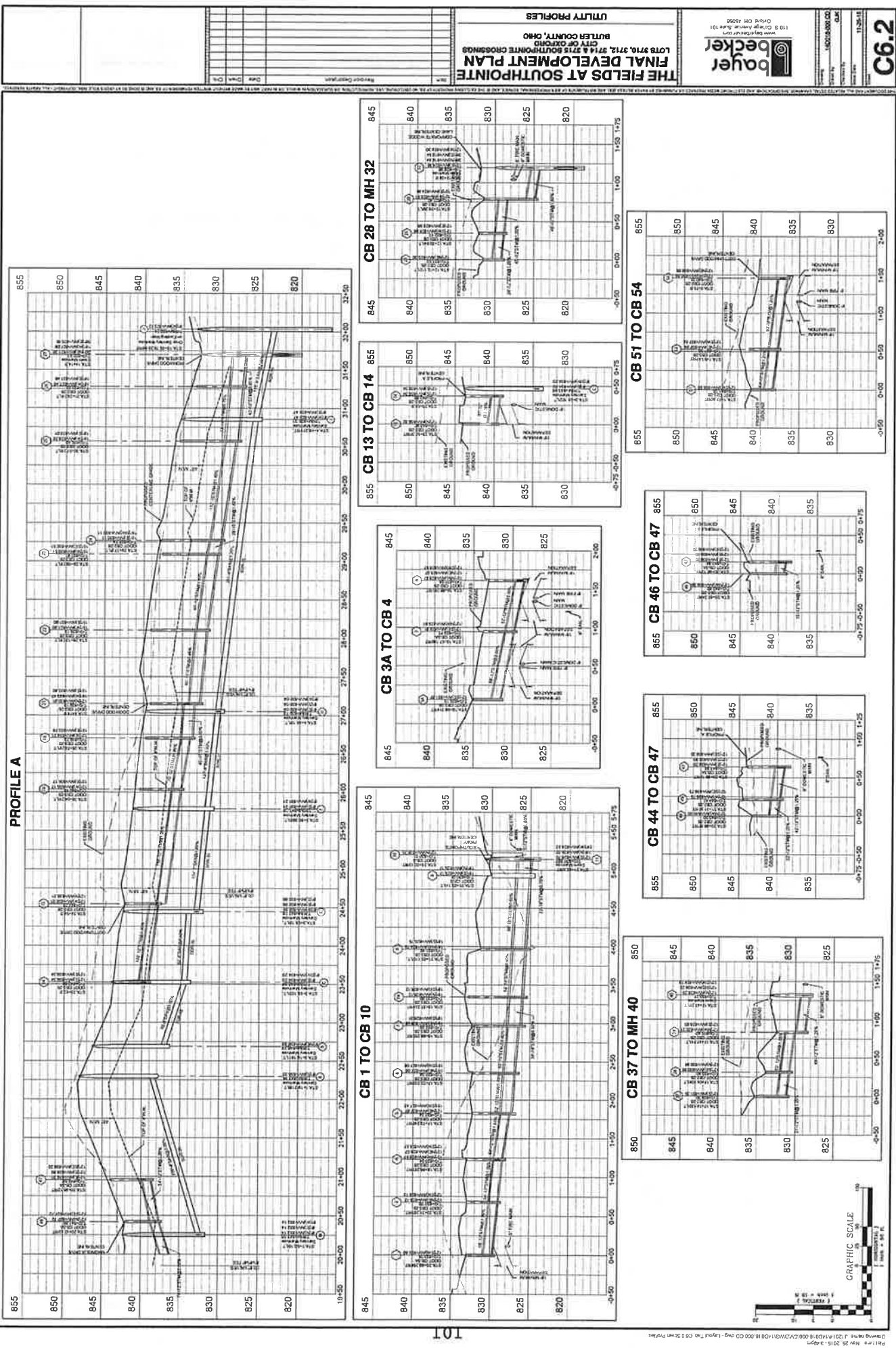
C6.1

1:500
DATE: 11-25-15
DRAWN BY: J. L. BAKER
CHECKED BY: J. L. BAKER
SCALE: 1" = 50'



THE FIELDS AT SOUTHPONTE
FINAL DEVELOPMENT PLAN
LOTS 2710, 2712, 2714 & 2715 SOUTHPONTE CROSSINGS
BUTLER COUNTY, OHIO
STREET & UTILITY PROFILES





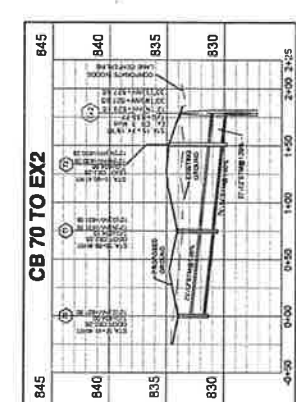
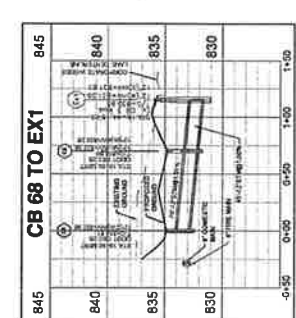
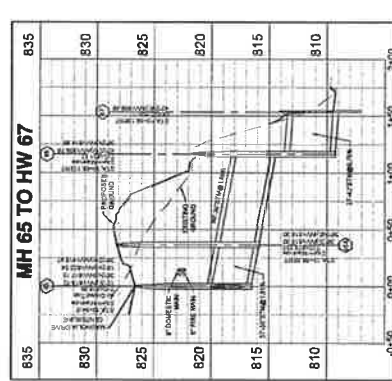
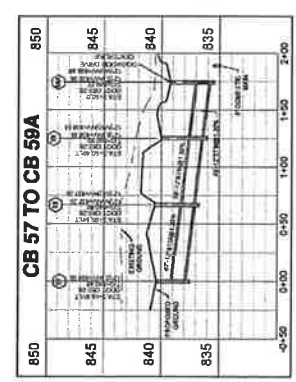
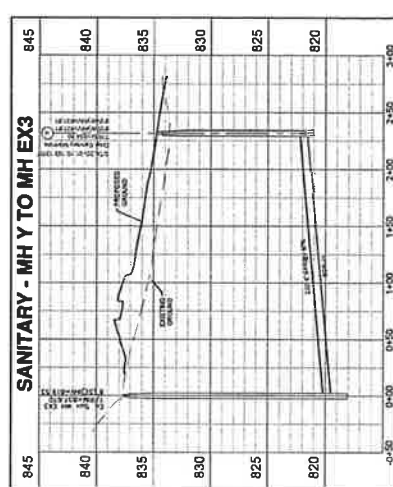
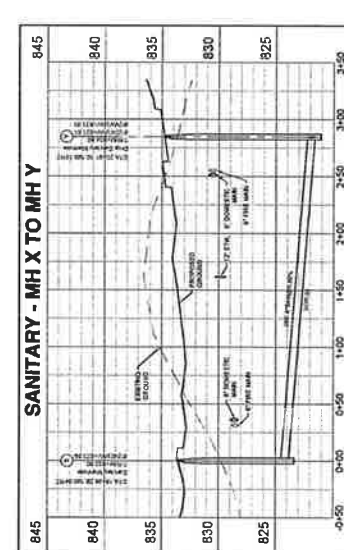
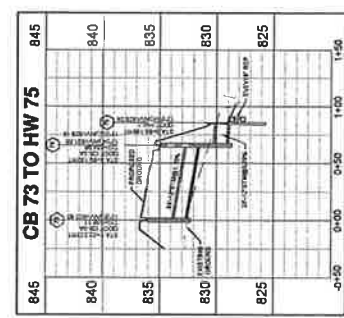
FINAL DEVELOPMENT PLAN
 LOTS 3719, 3712, 3714 & 3715 SOUTHPOINTE CROSSINGS
 BUTLER COUNTY, OHIO
 CITY OF DAYTON

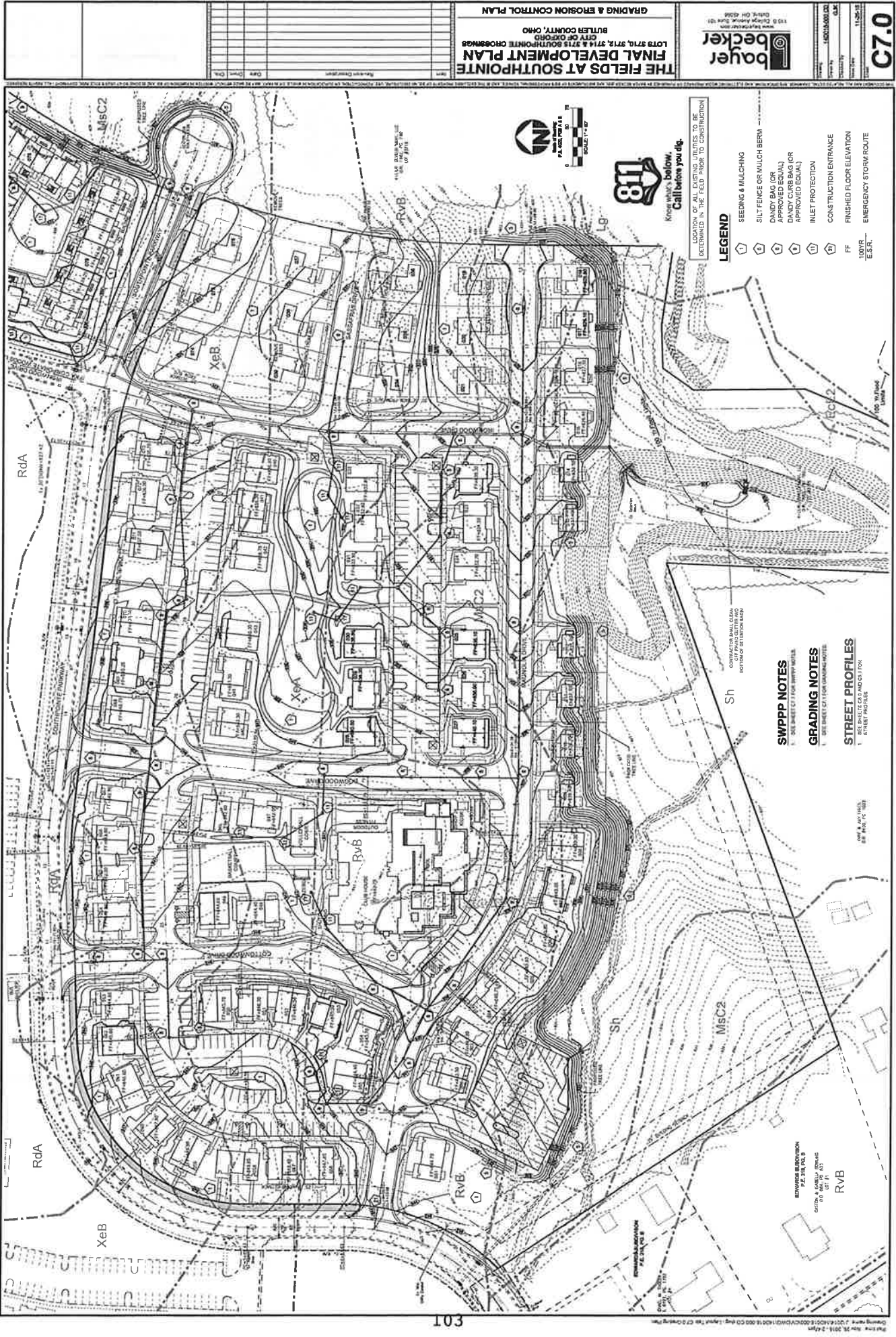
C6.2

C6.3



UTILITY PROFILES
FINAL DEVELOPMENT PLAN
LOT 3714, 3715, 3716 & 3717 SOUTHPORT CROSSINGS
CITY OF COLUMBUS
BUTLER COUNTY, OHIO





THE FIELDS AT SOUTHPONTE
FINAL DEVELOPMENT PLAN
LOTS 3710, 3712, 3714 & 3715 SOUTHPONTE CROSSINGS
CITY OF OXFORD
BUTLER COUNTY, OHIO
GRADING & EROSION CONTROL PLAN

boyer
1100 S. College Avenue, Suite 101
Westerville, OH 43081
Phone: 614.885.1234
Fax: 614.885.1235
www.boyerinc.com

C7.0

- LEGEND**
- SEEDING & MULCHING
 - SILT FENCE OR MULCH BERM
 - DANDY BAG (OR APPROVED EQUAL)
 - DANDY CURB BAG (OR APPROVED EQUAL)
 - INLET PROTECTION
 - CONSTRUCTION ENTRANCE
 - FINISHED FLOOR ELEVATION
 - FF
 - 100' R - 100' RADIUS
 - E.S.R. - EROSION STORM ROUTE

SWPPP NOTES
1. SEE SHEET C7 FOR SWPPP NOTES.
2. SEE SHEET C7 FOR SWPPP NOTES.

GRADING NOTES
1. SEE SHEET C7 FOR GRADING NOTES.
2. SEE SHEET C7 FOR GRADING NOTES.

STREET PROFILES
1. SEE SHEET C7 FOR STREET PROFILES.
2. SEE SHEET C7 FOR STREET PROFILES.

SWPPP NOTES
1. SEE SHEET C7 FOR SWPPP NOTES.
2. SEE SHEET C7 FOR SWPPP NOTES.

GRADING NOTES
1. SEE SHEET C7 FOR GRADING NOTES.
2. SEE SHEET C7 FOR GRADING NOTES.

STREET PROFILES
1. SEE SHEET C7 FOR STREET PROFILES.
2. SEE SHEET C7 FOR STREET PROFILES.

PERMANENT SEEDING 1

TEMPORARY SEEDING 1

CONSTRUCTION ENTRANCE 1

INLET PROTECTION & SEDIMENT CONTROL DIG LINES ON YARD INLETS 1

EROSION PREVENTION AND SEDIMENT CONTROL SITE INSPECTION FORM

FINAL DEVELOPMENT PLAN

boyer

LOT 8710, 8712, 8714 & 8716 SOUTHPOINTE CROSSINGS

BUTLER COUNTY, OHIO

EROSION CONTROL NOTES & DETAILS

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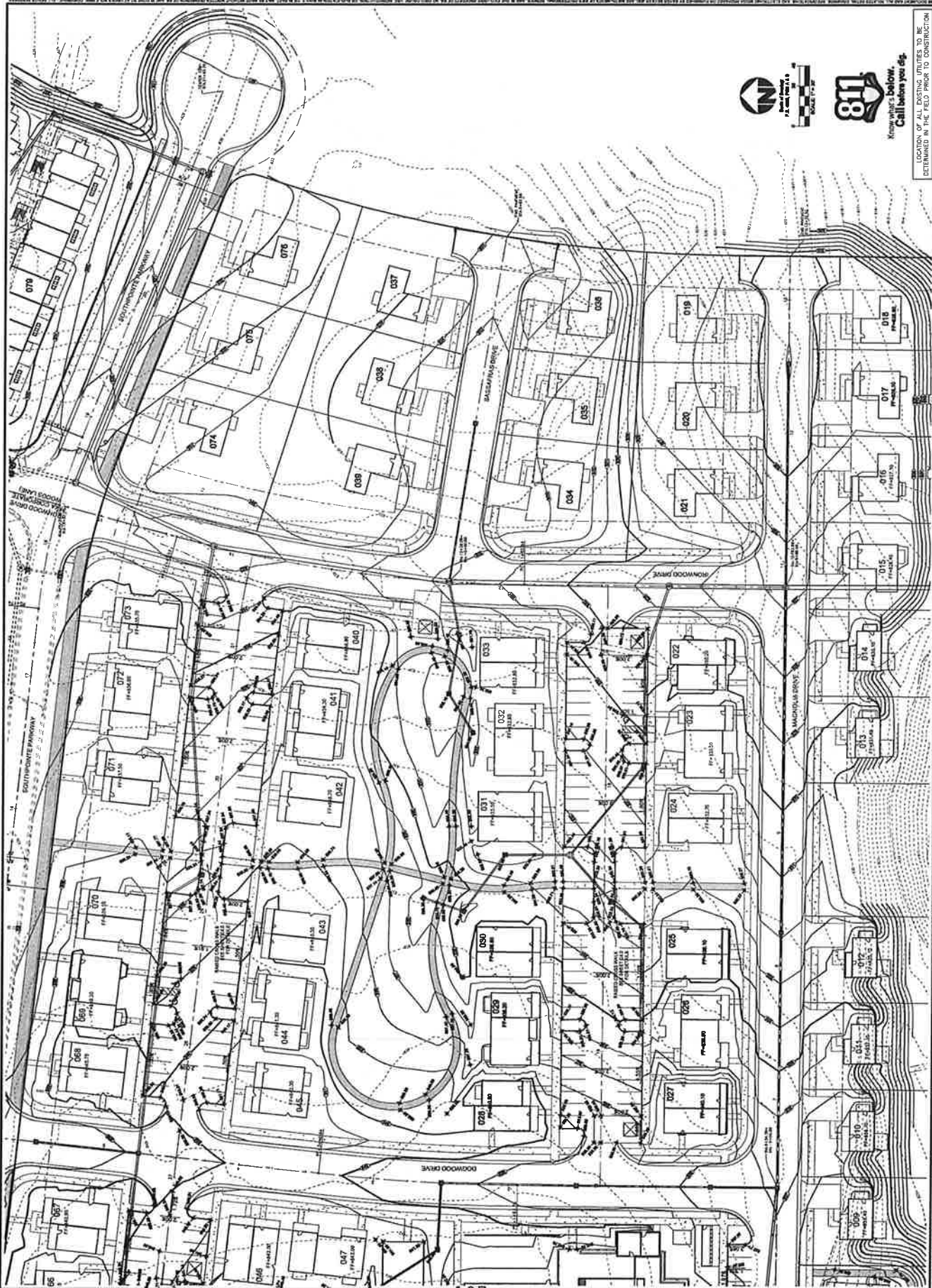
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98

99

100



811
 Call before you dig.
 Know what's below.
 Location of all existing utilities to be determined in the field prior to construction.

bayer becker
 110 S. College Avenue, Suite 101
 Columbus, OH 43206
 Phone: 614.291.0000
 Fax: 614.291.0001
 Email: info@bayerbecker.com

THE FIELDS AT SOUTHPOINTE
 FINAL DEVELOPMENT PLAN
 CITY OF COLUMBUS
 BUTLER COUNTY, OHIO
 GRADING DETAIL PLAN

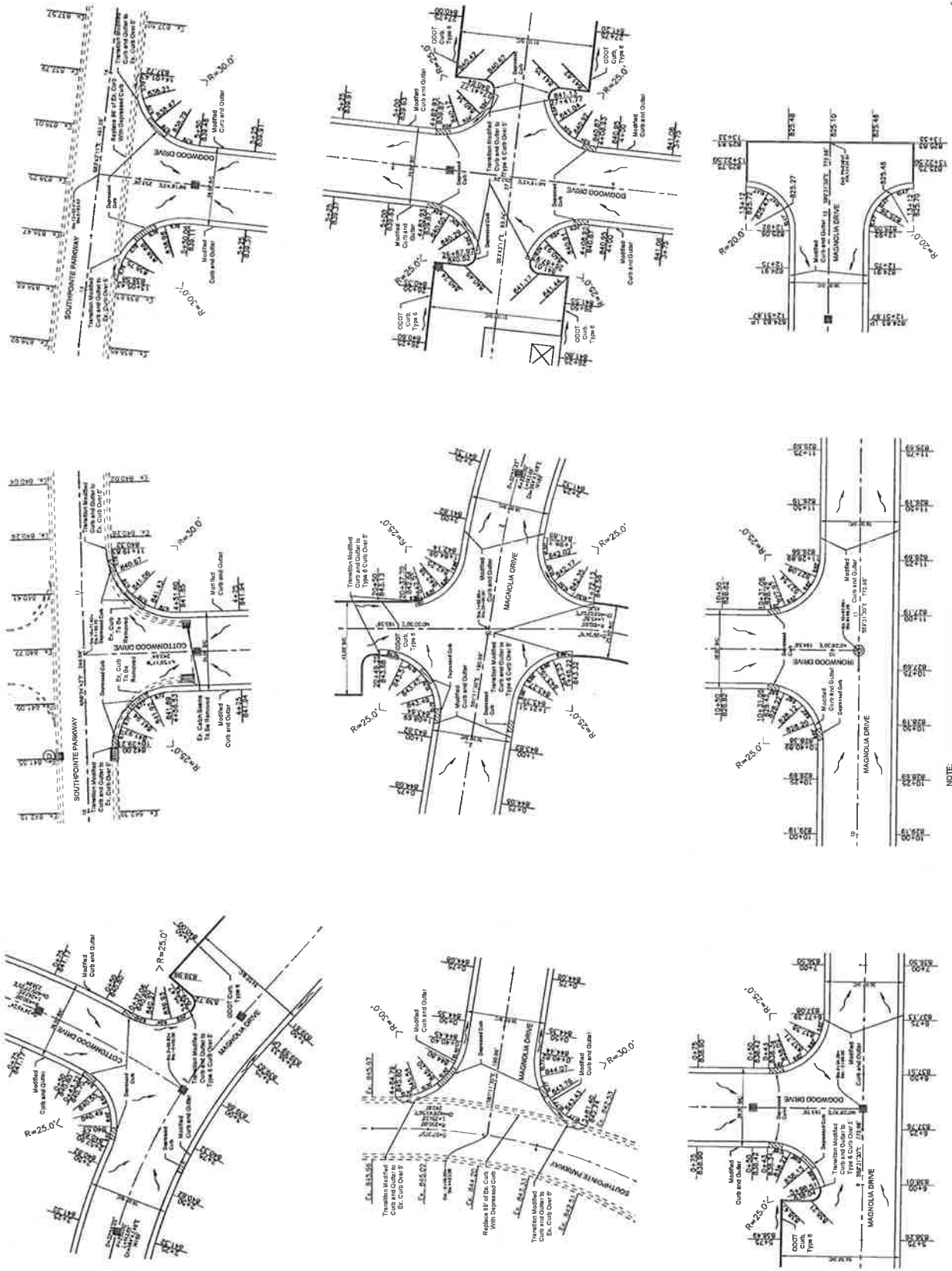
C7.4

C8.0

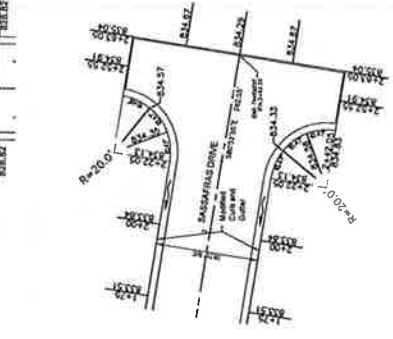
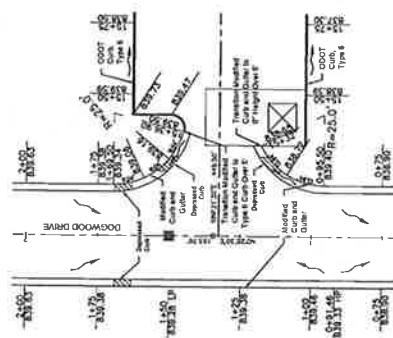
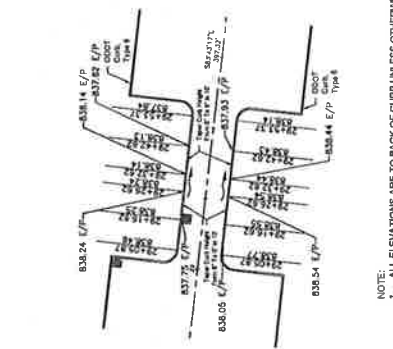
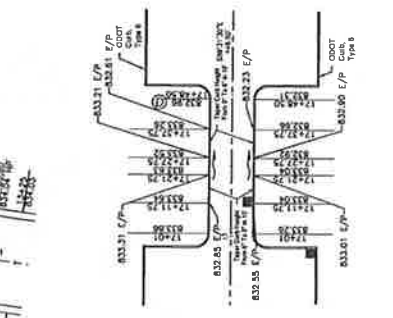
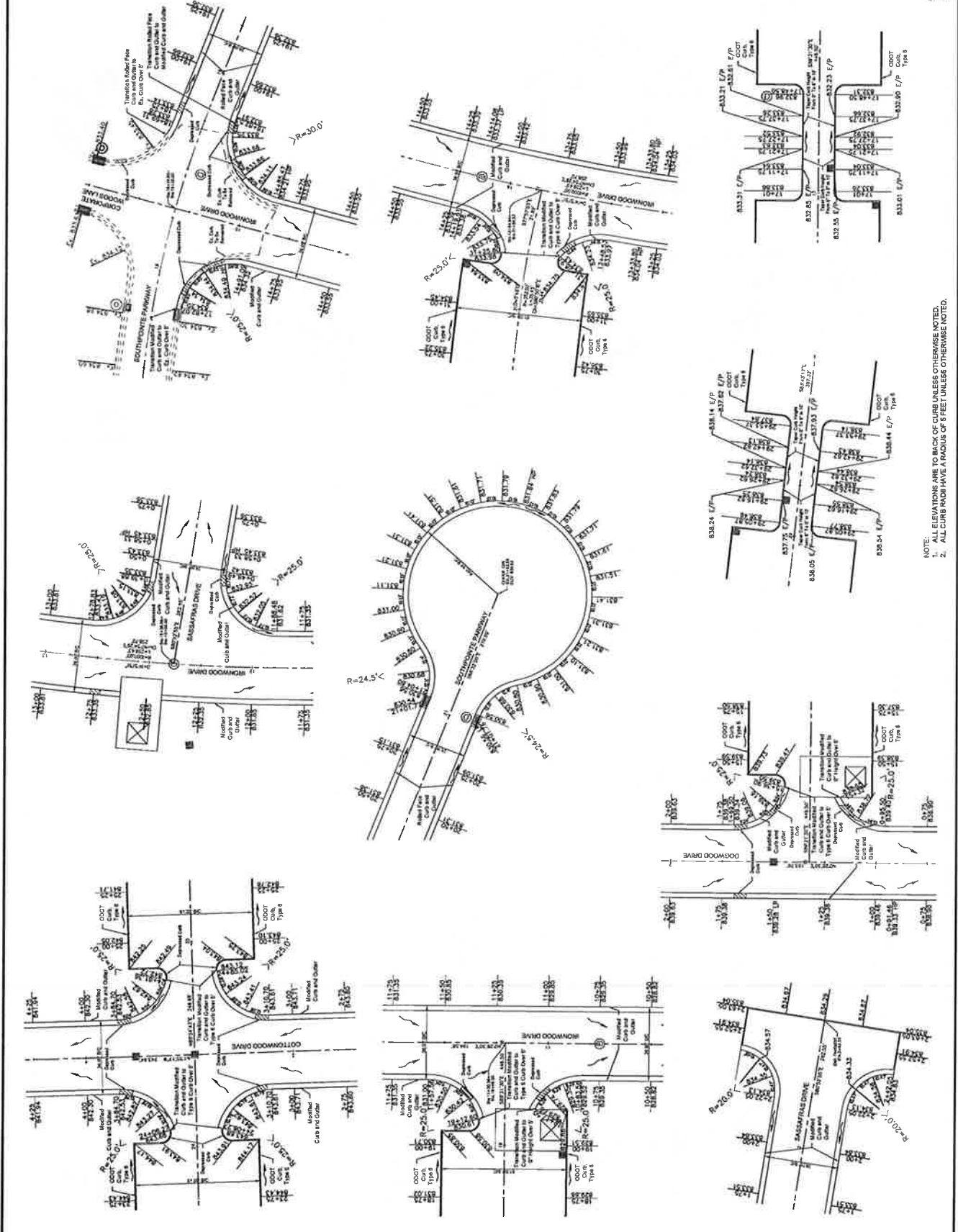
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bayler
bayler & bayler
1113 Chicago Avenue, Suite 101
Chicago, IL 60606-5133

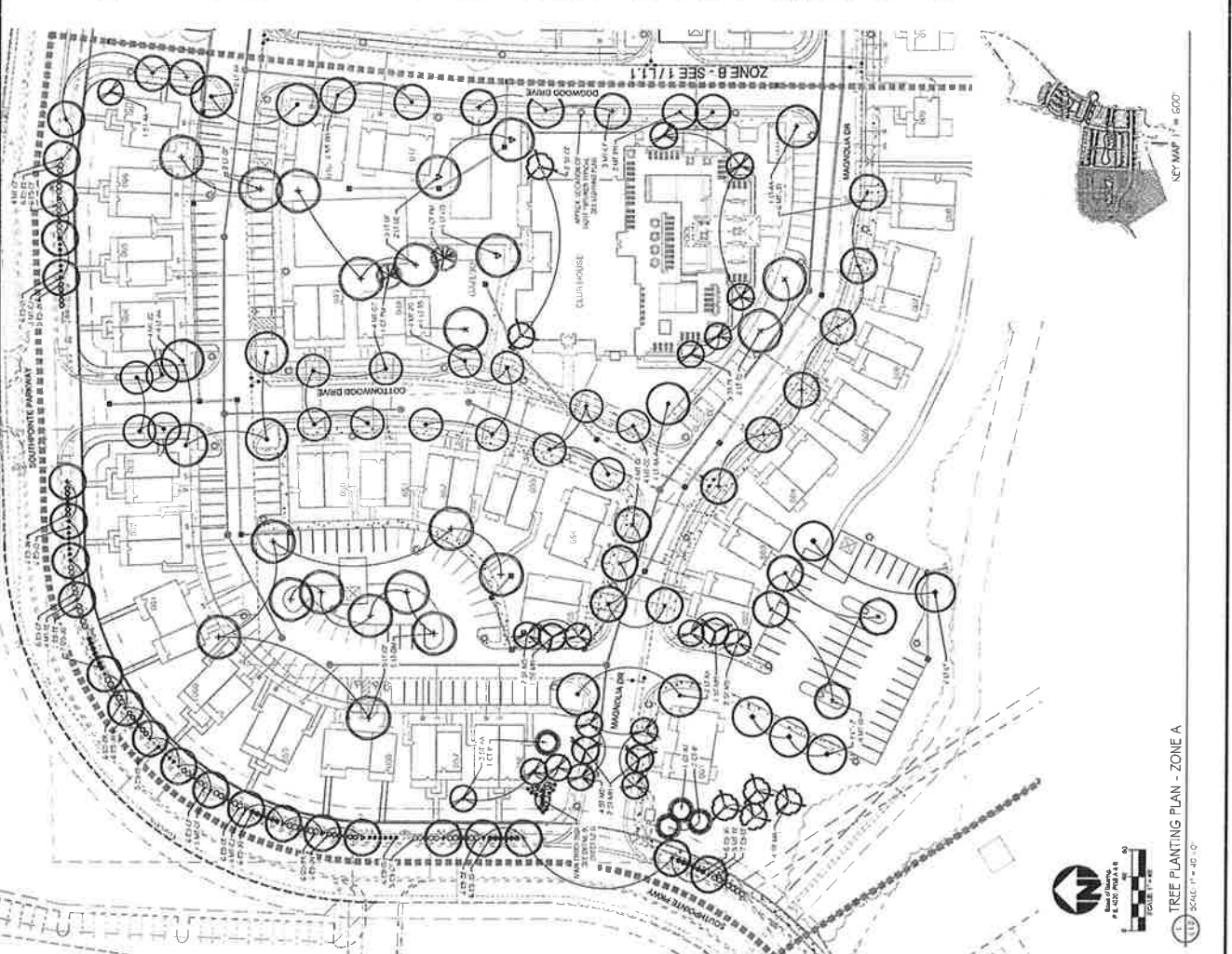
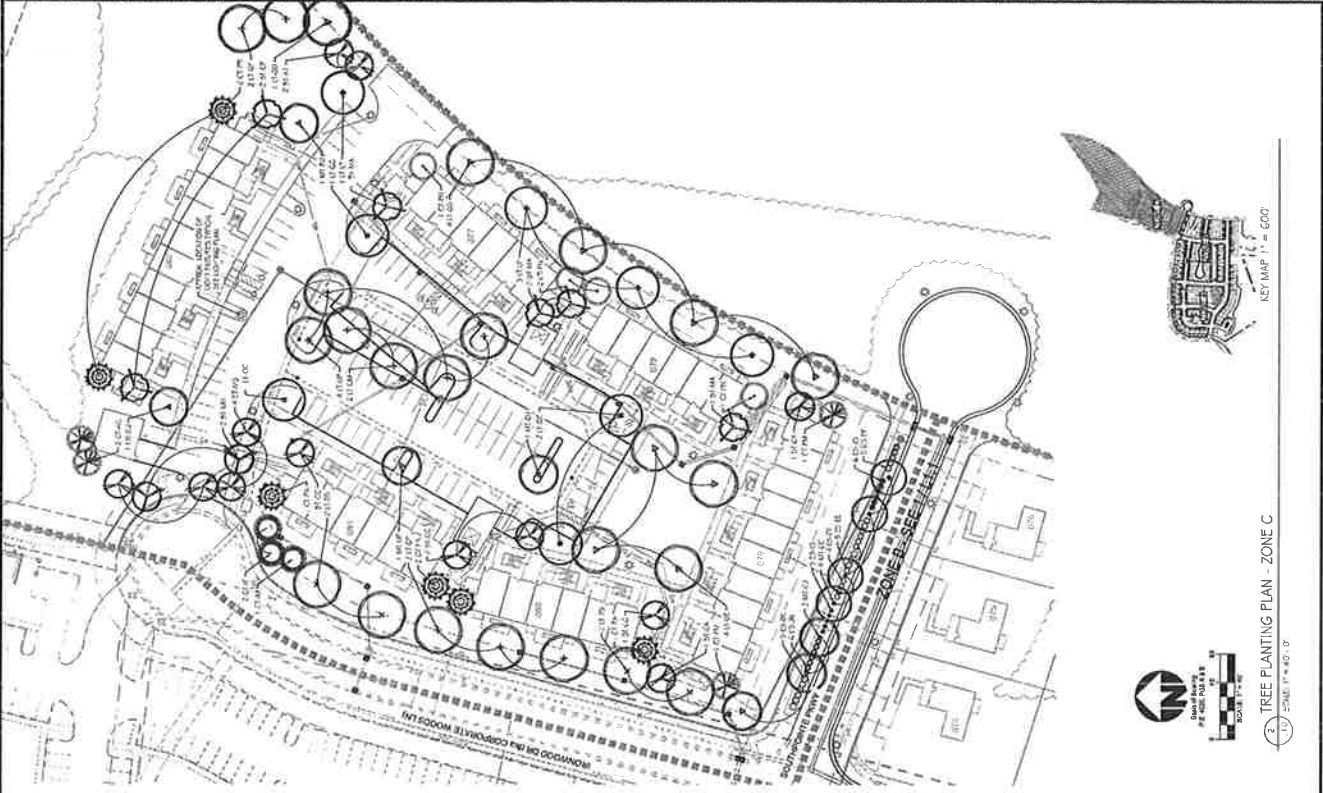
INTERSECTION DETAILS
FINAL DEVELOPMENT PLAN
LOTS 3710, 3712, 3714 & 3715 SOUTHPONTE CROSSROADS
CITY OF SPRINGFIELD
BUTLER COUNTY, OHIO

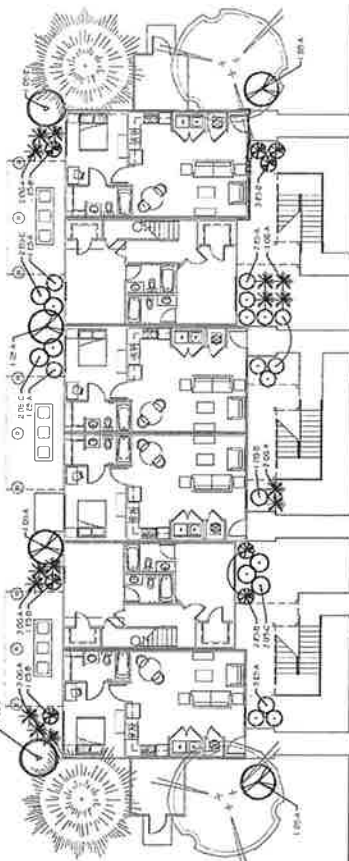


NOTE:
1. ALL ELEVATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADIUS HAVE A RADIUS OF 5 FEET UNLESS OTHERWISE NOTED.

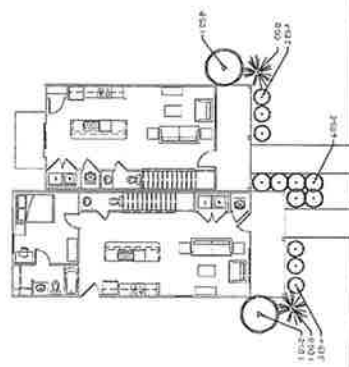


NOTE:
 1. ALL ELEVATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURBS MUST HAVE A RADIUS OF 5 FEET UNLESS OTHERWISE NOTED.

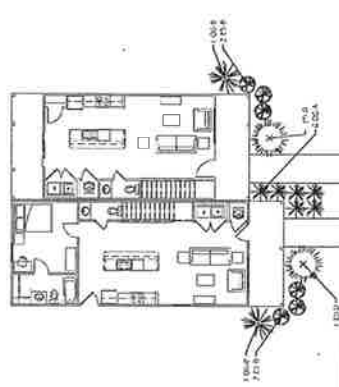




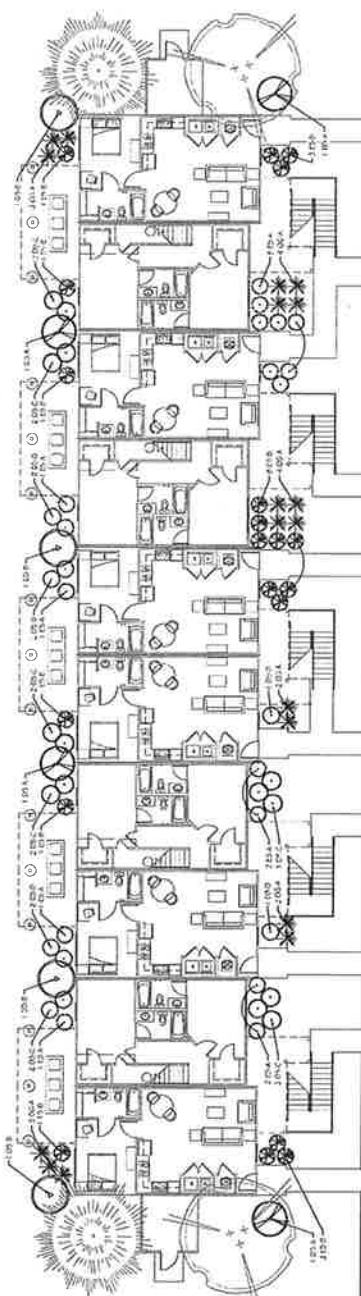
TOWNHOME BUILDING T1 - FOUNDATION PLANTING



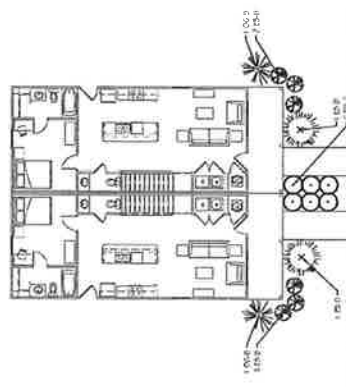
2 COTTAGE BUILDING D1 - FOUNDATION PLANTING



9 COTTAGE BUILDING D2 - FOUNDATION PLANTING



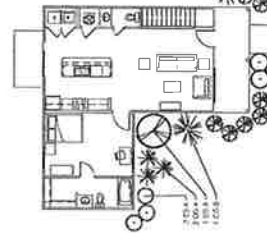
TOWNHOME BUILDING T2 - FOUNDATION PLANTING



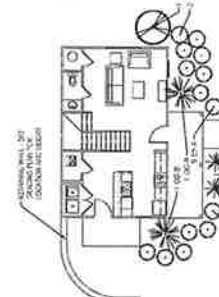
COTTAGE BUILDING D3 - FOUNDATION PLANTING



COTTAGE BUILDING D4 - FOUNDATION PLANTING



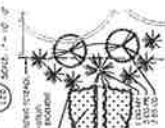
HOME - BUILDING F - FOUNDATION PLANTING



HOME - BUJIDING G - FOUNDATION PLANTING



MAIN ENTRY SIGN



SECONDARY ENTRY SIGN

PROPOSED PLANT LIST - MAIN ENTRY SIGN

[illegible]

PROPOSED PLANT LIST - SECONDARY ENTRY SIGN

[illegible]

GENERAL NOTES

- A. SEE THIS SHEET FOR ENTRY SIGN PLANT SCHEDULES
B. SEE SHEET L1.1 FOR TOWNHOUSE PLANT SCHEDULE
C. SEE SHEET L2.1 FOR COTTAGE AND HOUSE PLANT SCHEDULES

[illegible]

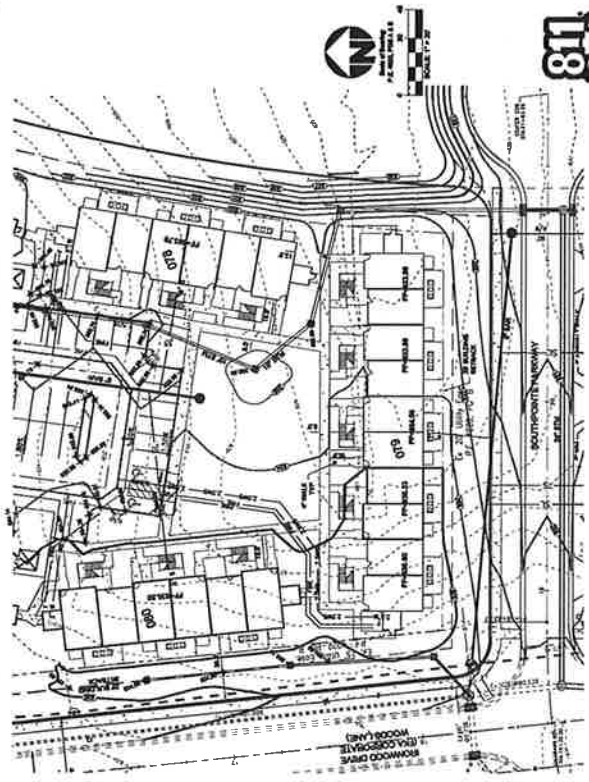
Socio-Economic Trends		Land Use		Current Land Use		Future Land Use	
Area	Year	Current Land Use	Future Land Use	Current Land Use	Future Land Use	Current Land Use	Future Land Use
1.1	2010	Residential	Residential	Residential	Residential	Residential	Residential
1.2	2010	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
1.3	2010	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
1.4	2010	Public	Public	Public	Public	Public	Public
1.5	2010	Open Space	Open Space	Open Space	Open Space	Open Space	Open Space
1.6	2010	Water	Water	Water	Water	Water	Water
1.7	2010	Transportation	Transportation	Transportation	Transportation	Transportation	Transportation
1.8	2010	Other	Other	Other	Other	Other	Other
1.9	2010	Other	Other	Other	Other	Other	Other
1.10	2010	Other	Other	Other	Other	Other	Other
1.11	2010	Other	Other	Other	Other	Other	Other
1.12	2010	Other	Other	Other	Other	Other	Other
1.13	2010	Other	Other	Other	Other	Other	Other
1.14	2010	Other	Other	Other	Other	Other	Other
1.15	2010	Other	Other	Other	Other	Other	Other
1.16	2010	Other	Other	Other	Other	Other	Other
1.17	2010	Other	Other	Other	Other	Other	Other
1.18	2010	Other	Other	Other	Other	Other	Other
1.19	2010	Other	Other	Other	Other	Other	Other
1.20	2010	Other	Other	Other	Other	Other	Other
1.21	2010	Other	Other	Other	Other	Other	Other
1.22	2010	Other	Other	Other	Other	Other	Other
1.23	2010	Other	Other	Other	Other	Other	Other
1.24	2010	Other	Other	Other	Other	Other	Other
1.25	2010	Other	Other	Other	Other	Other	Other
1.26	2010	Other	Other	Other	Other	Other	Other
1.27	2010	Other	Other	Other	Other	Other	Other
1.28	2010	Other	Other	Other	Other	Other	Other
1.29	2010	Other	Other	Other	Other	Other	Other
1.30	2010	Other	Other	Other	Other	Other	Other
1.31	2010	Other	Other	Other	Other	Other	Other
1.32	2010	Other	Other	Other	Other	Other	Other
1.33	2010	Other	Other	Other	Other	Other	Other
1.34	2010	Other	Other	Other	Other	Other	Other
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1.36	2010	Other	Other	Other	Other	Other	Other
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1.38	2010	Other	Other	Other	Other	Other	Other
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1.42	2010	Other	Other	Other	Other	Other	Other
1.43	2010	Other	Other	Other	Other	Other	Other
1.44	2010	Other	Other	Other	Other	Other	Other
1.45	2010	Other	Other	Other	Other	Other	Other
1.46	2010	Other	Other	Other	Other	Other	Other
1.47	2010	Other	Other	Other	Other	Other	Other
1.48	2010	Other	Other	Other	Other	Other	Other
1.49	2010	Other	Other	Other	Other	Other	Other
1.50	2010	Other	Other	Other	Other	Other	Other
1.51	2010	Other	Other	Other	Other	Other	Other
1.52	2010	Other	Other	Other	Other	Other	Other
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1.57	2010	Other	Other	Other	Other	Other	Other
1.58	2010	Other	Other	Other	Other	Other	Other
1.59	2010	Other	Other	Other	Other	Other	Other
1.60	2010	Other	Other	Other	Other	Other	Other
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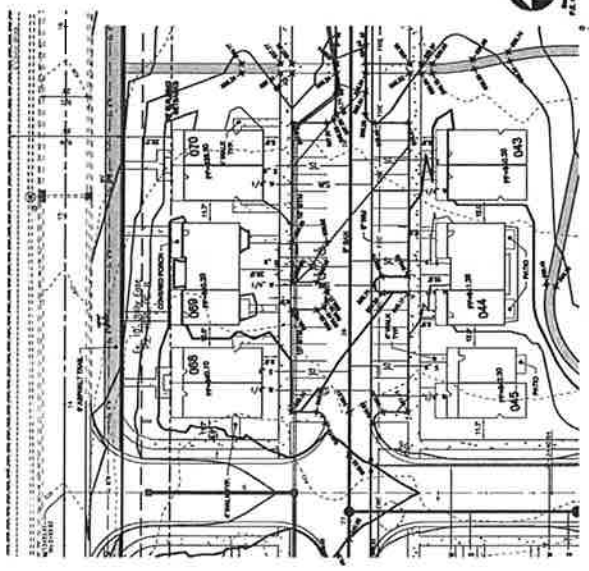
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To	MAY
By	JIC
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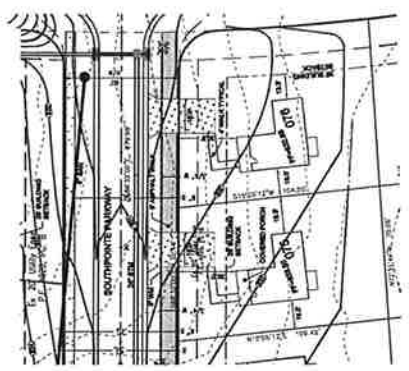
THE FIELDS AT SOUTHPointe
FINAL DEVELOPMENT PLAN
LOTS 3710, 3712, 3714 & 3715 SOUTHPointe CROSSINGS
CITY OF OXFORD
BUTLER COUNTY, OHIO
PLANTING PLAN - CLUBHOUSE



COTTAGES



HOUSES





KJG Architecture, Inc.
2000 Superior Avenue N., Suite 200
Cleveland, Ohio 44114
Phone: 216.462.0000 Fax: 216.462.0009
www.kjgarch.com

THE FIELDS AT SOUTHPOINTE
SOUTHPOINTE CROSSINGS
OXFORD, OHIO

ENCLOSURE
FOR CONSTRUCTION
50% REVIEW SET - NOT
FOR CONSTRUCTION

PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

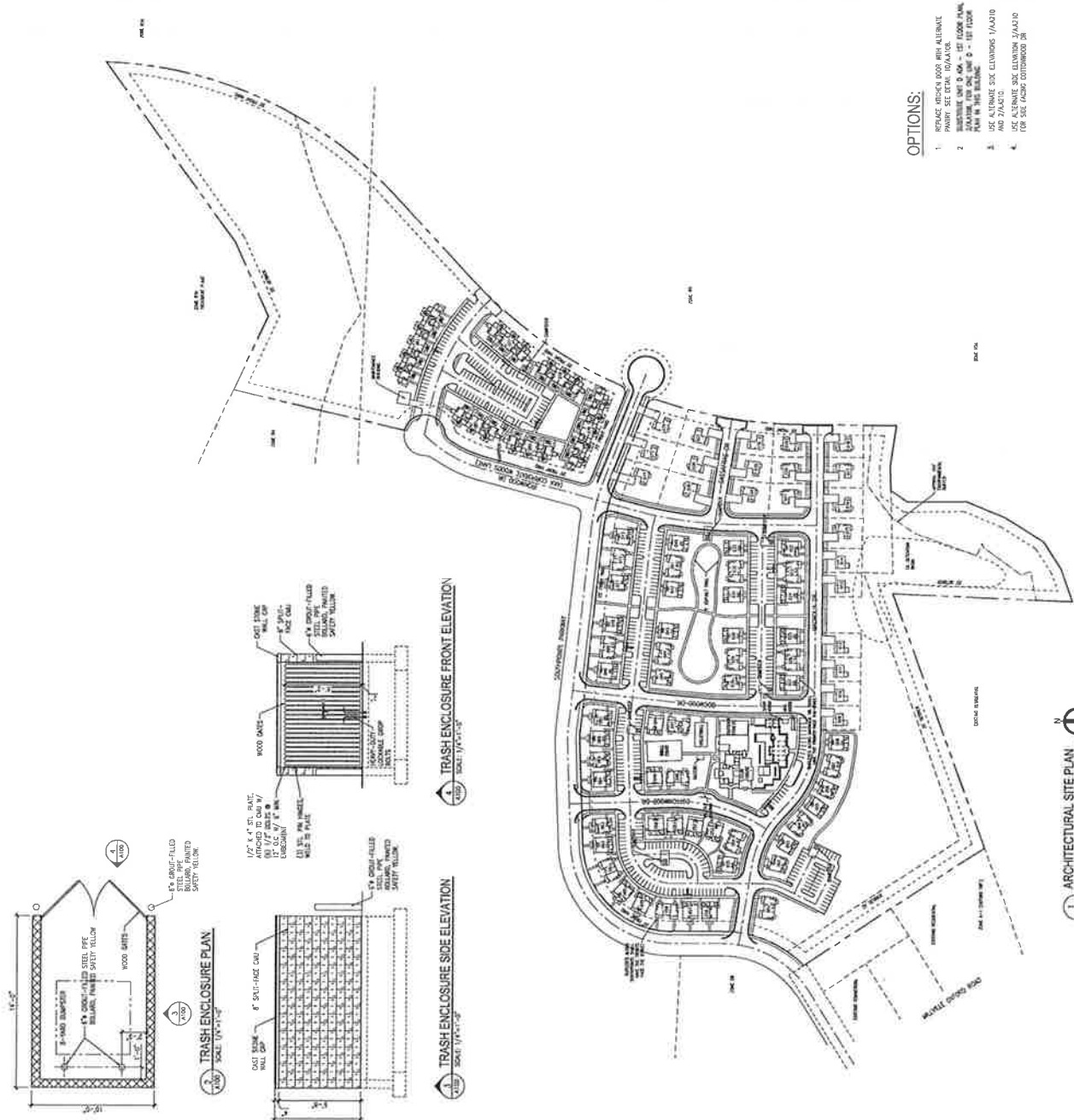
PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

PROJECT NUMBER
10.19.2015

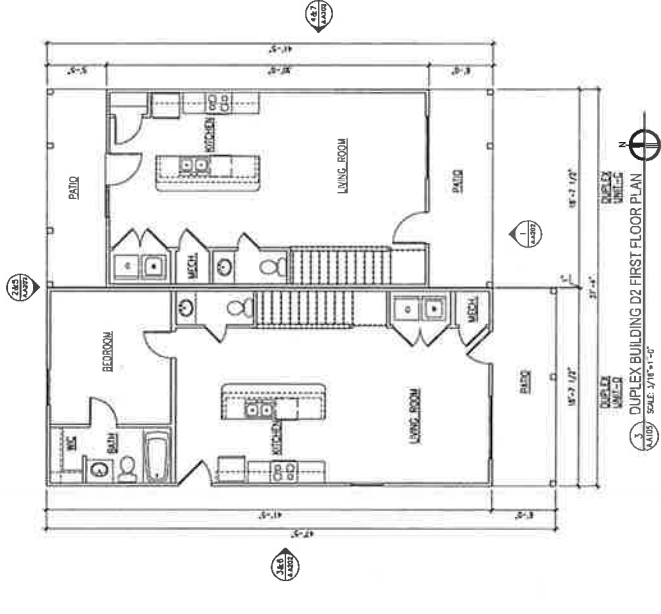
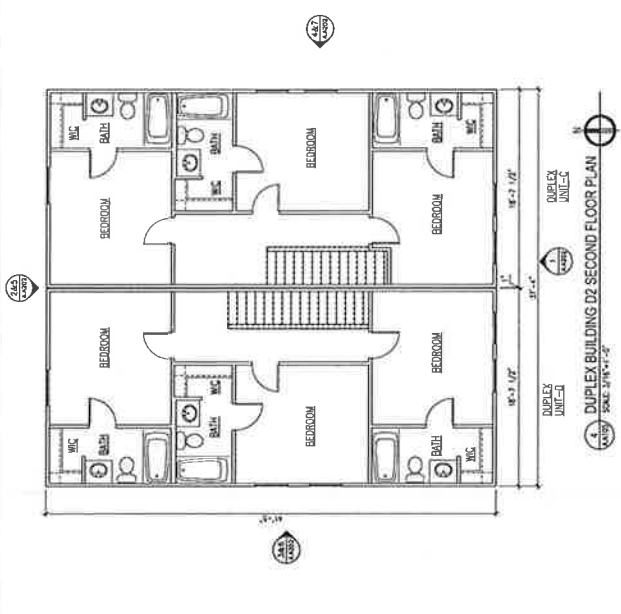
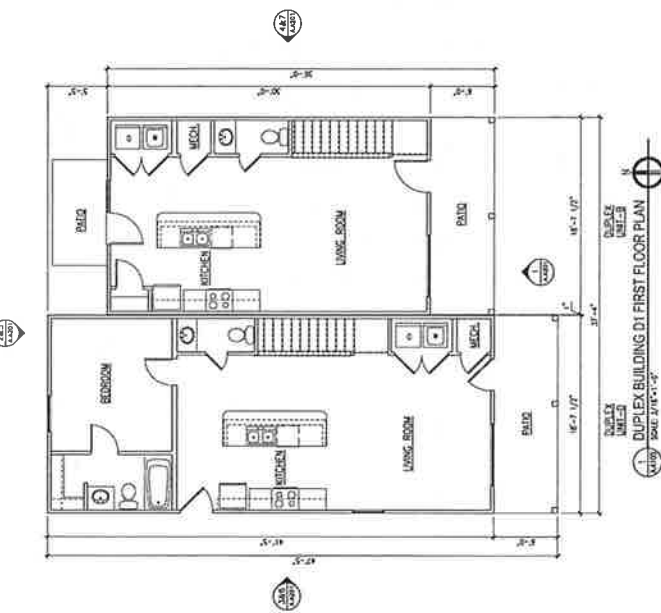
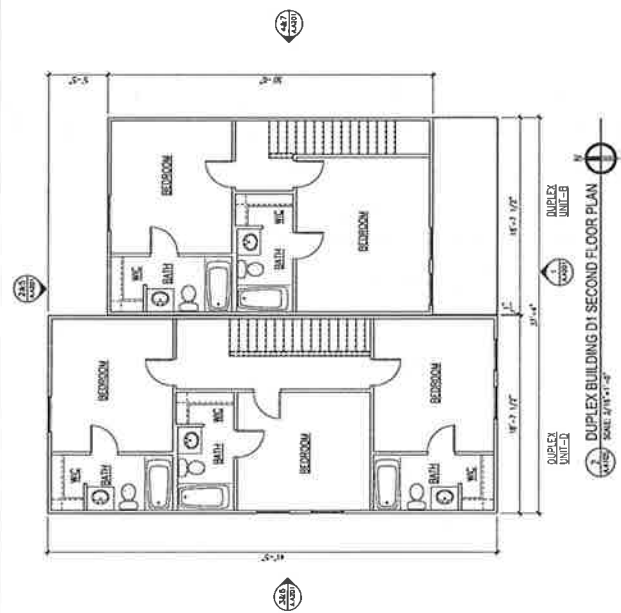
PROJECT NUMBER
10.19.2015

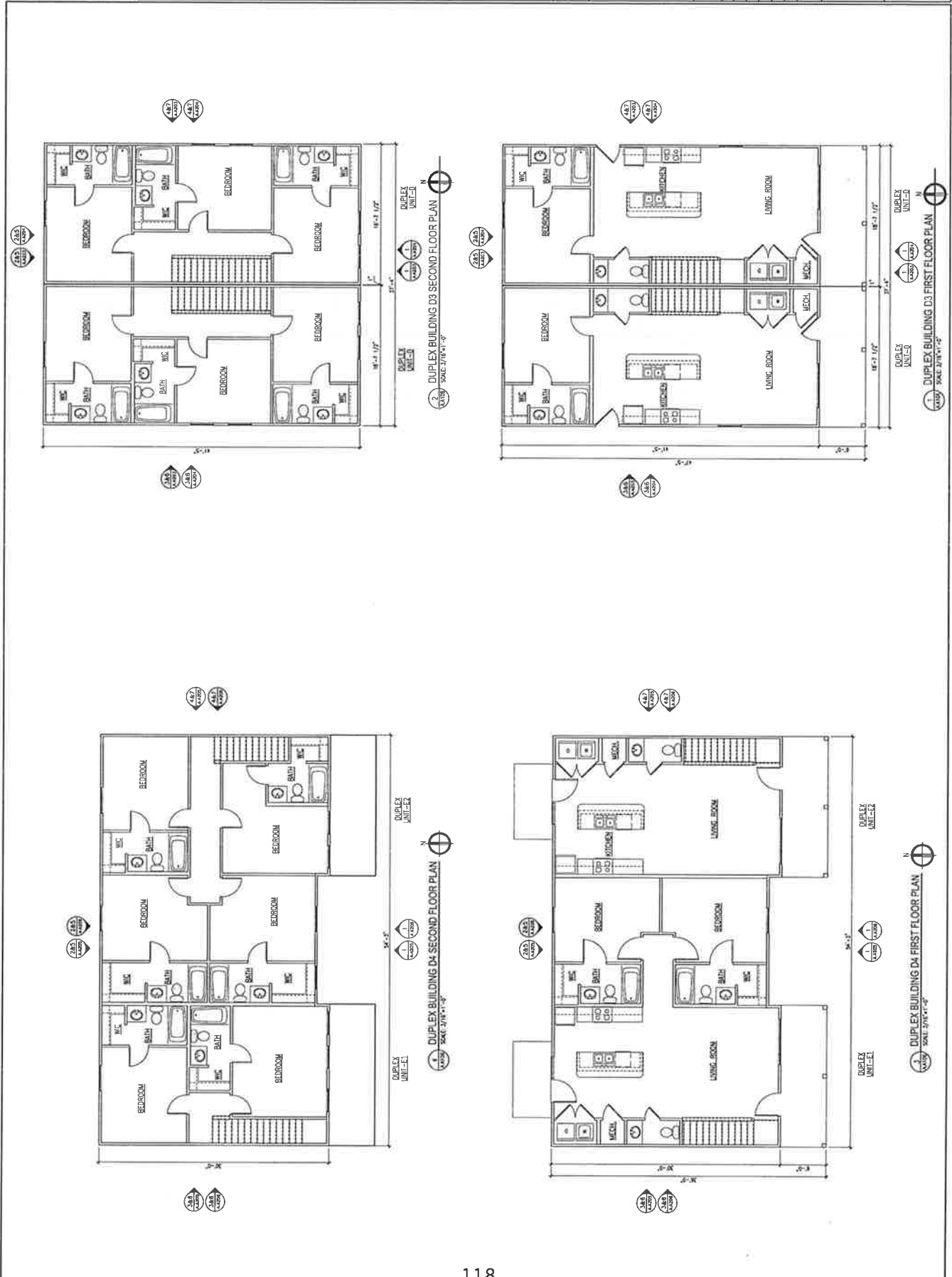
BUILDING NUMBER	STREET	ADDRESS	BUILDING TYPE	ELEVATIONS	OPTIONS
001	WINDYBUSH DR		54	81	
002	WINDYBUSH DR		81	41	1, 2
003	WINDYBUSH DR		81	81	1, 2
004	WINDYBUSH DR		81	41	1
005	WINDYBUSH DR		81	41	1
006	WINDYBUSH DR		81	41	1
007	WINDYBUSH DR		81	41	1
008	WINDYBUSH DR		81	41	1, 2
009	WINDYBUSH DR		81	41	1
010	WINDYBUSH DR		81	41	1
011	WINDYBUSH DR		81	41	1
012	WINDYBUSH DR		81	41	1
013	WINDYBUSH DR		81	41	1
014	WINDYBUSH DR		81	41	1
015	WINDYBUSH DR		81	41	1
016	WINDYBUSH DR		81	41	1
017	WINDYBUSH DR		81	41	1
018	WINDYBUSH DR		81	41	1
019	WINDYBUSH DR		81	41	1
020	WINDYBUSH DR		81	41	1
021	WINDYBUSH DR		81	41	1
022	WINDYBUSH DR		81	41	1
023	WINDYBUSH DR		81	41	1
024	WINDYBUSH DR		81	41	1
025	WINDYBUSH DR		81	41	1
026	WINDYBUSH DR		81	41	1
027	WINDYBUSH DR		81	41	1
028	WINDYBUSH DR		81	41	1
029	WINDYBUSH DR		81	41	1
030	WINDYBUSH DR		81	41	1
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100	WINDYBUSH DR		81	41	1



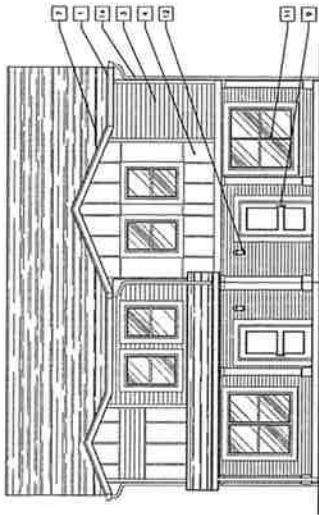
- OPTIONS:
- 1. REPLACE WINDYBUSH DR WITH ALTERNATE
 - 2. REPLACE WINDYBUSH DR WITH ALTERNATE
 - 3. REPLACE WINDYBUSH DR WITH ALTERNATE
 - 4. REPLACE WINDYBUSH DR WITH ALTERNATE

ARCHITECTURAL SITE PLAN
SCALE 1/8"=1'-0"

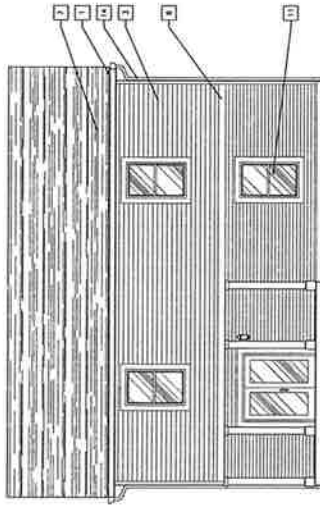




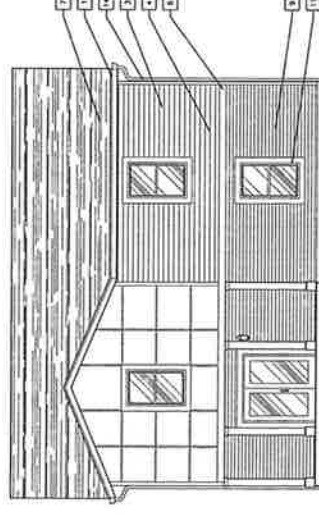




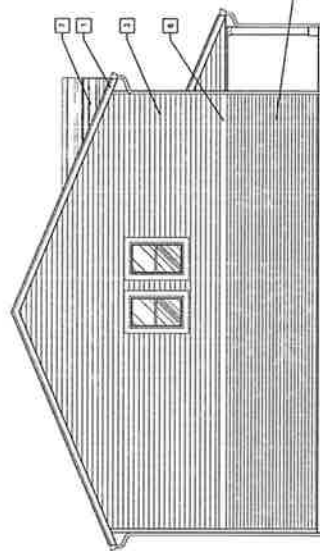
1. DUPLEX BUILDING D2 FRONT ELEVATION B1/B2
SCALE 3/16"=1'-0"



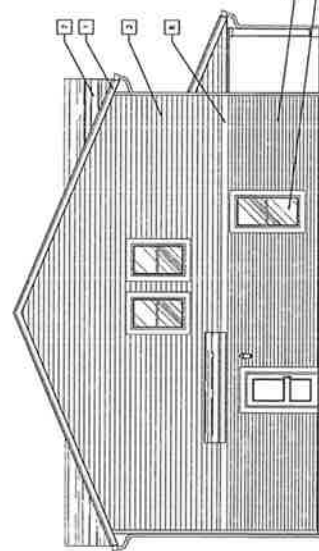
2. DUPLEX BUILDING D2 REAR ELEVATION B1
SCALE 3/16"=1'-0"



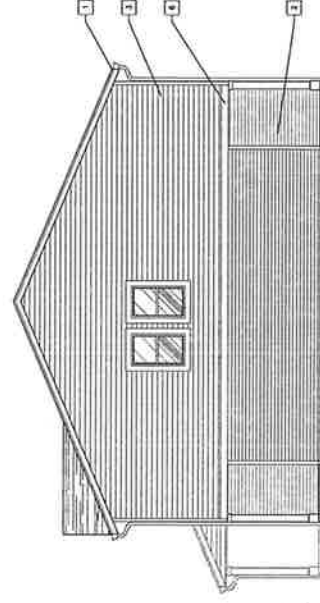
3. DUPLEX BUILDING D2 LEFT SIDE ELEVATION B2
SCALE 3/16"=1'-0"



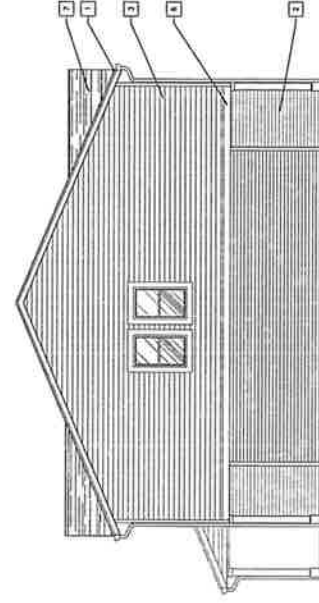
4. DUPLEX BUILDING D2 RIGHT SIDE ELEVATION B1
SCALE 3/16"=1'-0"



5. DUPLEX BUILDING D2 RIGHT SIDE ELEVATION B2
SCALE 3/16"=1'-0"



6. DUPLEX BUILDING D2 FRONT ELEVATION B1
SCALE 3/16"=1'-0"



7. DUPLEX BUILDING D2 REAR ELEVATION B2
SCALE 3/16"=1'-0"

KEYNOTES:

1. PRESSURE TREATED (OR COASTAL WOOD STRUCTURAL POST) USED FOR ALL EXTERIOR WOODWORK.
2. ALL EXTERIOR WOODWORK SHALL BE PAINTED WITH A COLOR COORDINATE WITH THE BUILDING EXTERIOR FINISH.
3. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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9. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
13. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ELEVATION NOTES

1. COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, SHALL BE DETERMINED BY THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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10. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
13. EXTERIOR WOODWORK SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE FIELDS AT SOUTHPONTE

SOUTHPONTE CROSSINGS
OXFORD, OHIO

INSTALLATION
THE FIELDS AT SOUTHPONTE

PROJECT DATE
11.25.15

PROJECT NAME
DUPLEX EXTERIOR ELEVATIONS

PROJECT NUMBER
A.A202



1. COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, TO BE PROVIDED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL JOINTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE EXTERIOR SHALL BE FINISHED WITH THE SAME COLOR ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE SPECIFIED, SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. COORDINATE WITH EQUIPMENT OPERATION AS DIRECTED BY THE UTILITY COMPANY, VERNY WITH ARCHITECT.
4. COORDINATE PAINT GRACE UNITS WITH THE CIVIL ENGINEERS SITE INSURED GRACE FOR EXTERIORS AND LOCATIONS OF BRACK LECTORS, VENTS, BOTTOM OF FOOTERS, STOPS AND RAUPS, ETC.
5. REFER TO SHEET A001 FOR GENERAL NOTES.
6. REFER TO SHEET A001 FOR ASSURABLE SPECIFICATIONS.

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

BOOKS AVAILABLE

11.25.15

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7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

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10

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12	12
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17

CHILD LANGUAGE

EX EXTEN

EVALUATION

1000

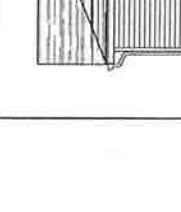
PERSONAL DATA

CC

0744

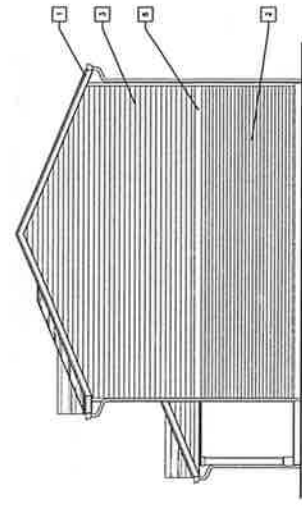
5 DUPLX BUILDING D3 LEFT SIDE ELEVATION 82

7 DUPLEX BUILDING D3 RIGHT SIDE ELEVATION 82



KEYNOTES:

-
- A detailed technical drawing of a building facade, showing a section with a gabled roof and a section with a flat roof. The drawing includes various architectural details such as windows, doors, and structural elements. Callouts with numbers 1 through 10 are present, pointing to specific features: 1 points to a window frame, 2 to a door frame, 3 to a structural element, 4 to a roof edge, 5 to a roof edge, 6 to a roof edge, 7 to a roof edge, 8 to a roof edge, 9 to a roof edge, and 10 to a roof edge.

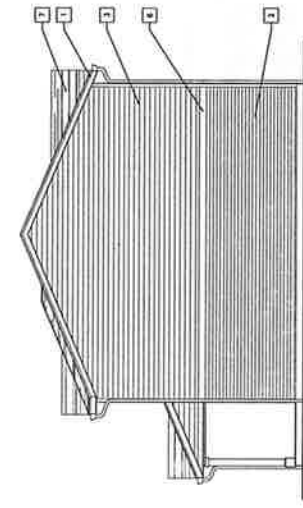


1
A4320 SCALE 3/16" = 1'-0"

1
WATER

DUPLEX BUILDING D4 RIGHT SIDE ELEVATION A1

SCALE: 3/16"=1'-0"



6 DUPLEX BUILDING D4 LEFT SIDE ELEVATION A2
SCALE 2/16"=1'-0"

7 DUPLEX BUILDING D4 RIGHT SIDE ELEVATION A2
SCALE 3/16"=1'-0"

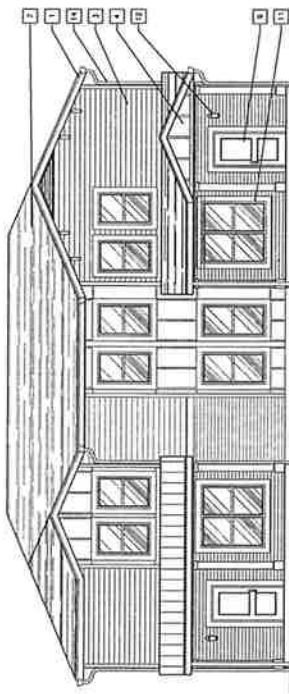
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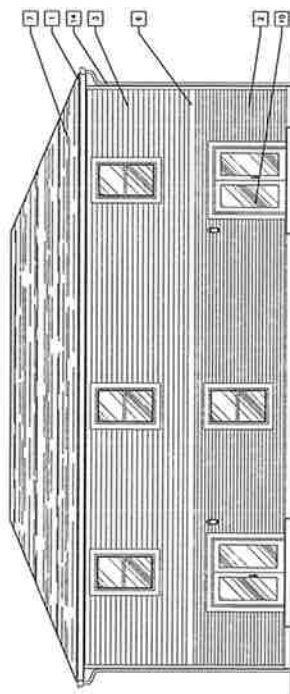
PROFESSIONAL SEAL:

▲	報告事項	議決事項	議決理由

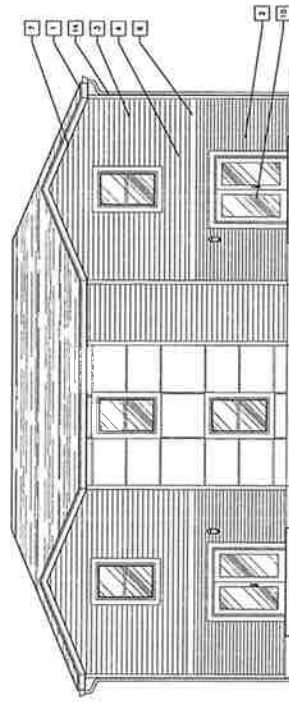
WEEK NUMBER
A.A205



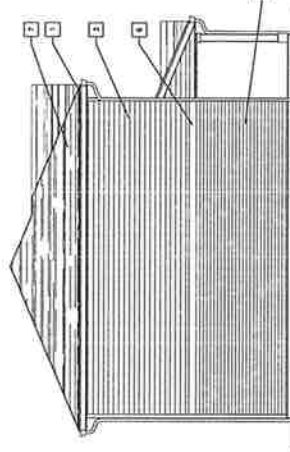
1. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 FRONT ELEVATION B1/B2**



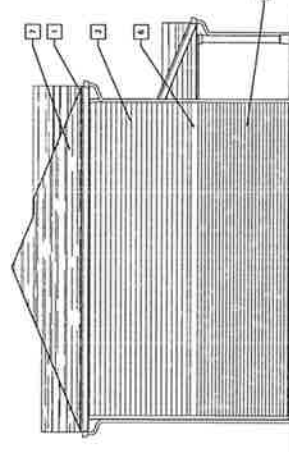
2. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 REAR ELEVATION B1**



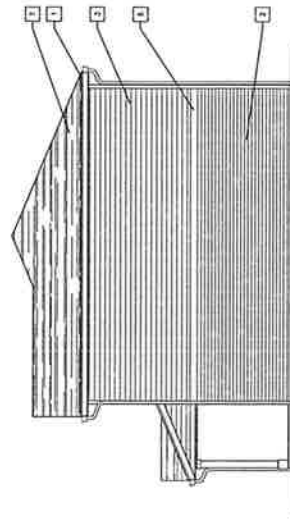
3. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 LEFT SIDE ELEVATION B2**



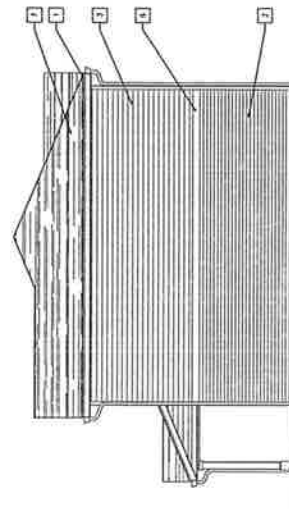
4. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B1**



5. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B2**



6. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 LEFT SIDE ELEVATION B1**



7. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B2**

KEYNOTES:

1. TRUCK FROM TRAIL 2 1/2 HOURS TO ARRIVE AT PROJECT SITE. ALL MATERIALS TO BE DELIVERED TO PROJECT SITE. ALL MATERIALS TO BE DELIVERED TO PROJECT SITE. ALL MATERIALS TO BE DELIVERED TO PROJECT SITE.
2. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 4" LAP
3. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
4. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
5. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
6. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
7. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
8. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
9. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
10. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
11. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
12. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP

ELEVATION NOTES

1. COLOR AND TEXTURE OF MATERIAL, IF NOT SPECIFIED, TO BE DETERMINED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE EXTERIOR SHALL BE PAINTED A COLOR TO MATCH THE EXTERIOR SURFACE. ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE EXTERIOR SHALL BE PAINTED A COLOR TO MATCH THE EXTERIOR SURFACE.
3. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 4" LAP
4. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
5. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
6. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
7. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
8. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
9. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
10. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
11. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP
12. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SINK 8" LAP

THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

INSULATION
THE FIELDS AT SOUTHPOINTE
OXFORD, OHIO

11.25.15

PROJECT NUMBER
ASB1007
DESIGNED BY
THE FIELDS AT SOUTHPOINTE
OXFORD, OHIO

11.25.15

1. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 FRONT ELEVATION B1/B2**

2. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 REAR ELEVATION B1**

3. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 LEFT SIDE ELEVATION B2**

4. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B1**

5. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B2**

6. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 LEFT SIDE ELEVATION B1**

7. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B2**

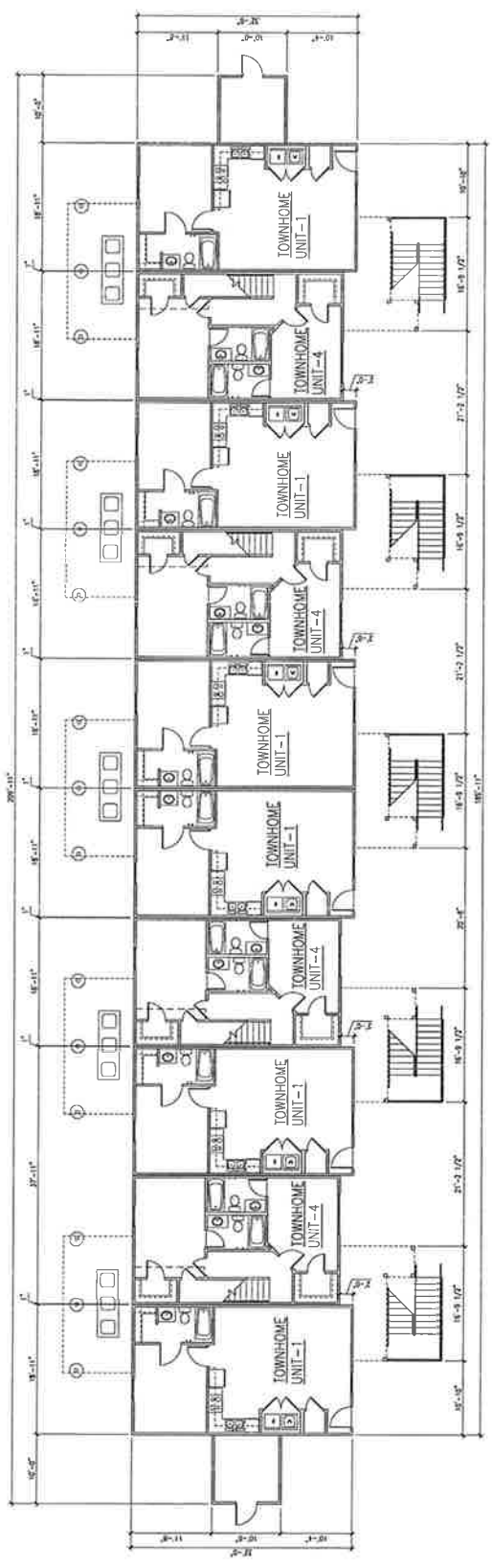
8. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B1**

9. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 LEFT SIDE ELEVATION B2**

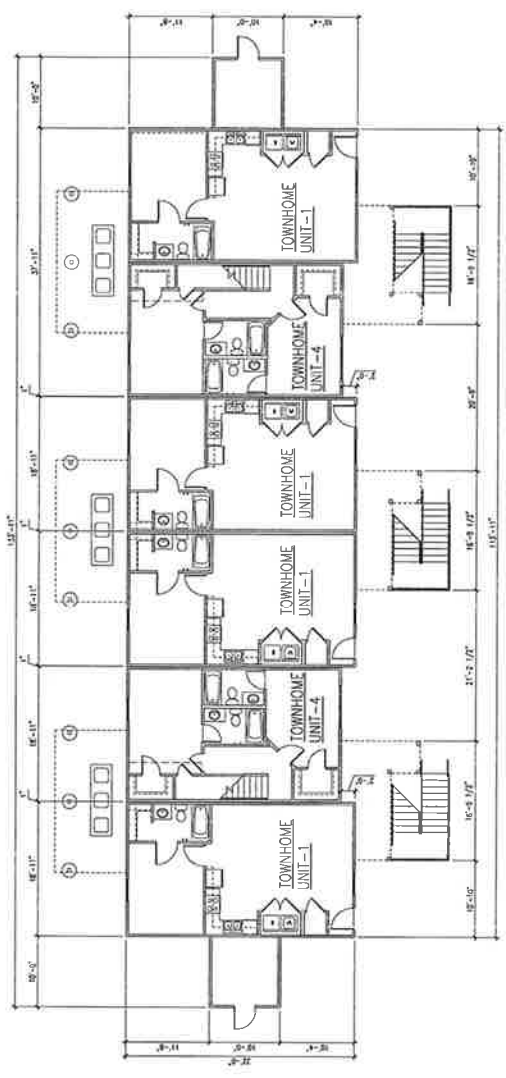
10. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B1**

11. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B2**

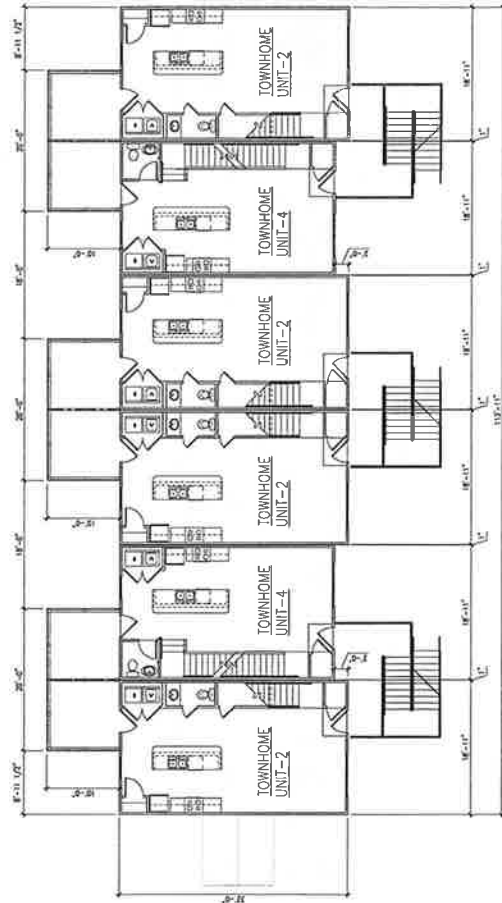
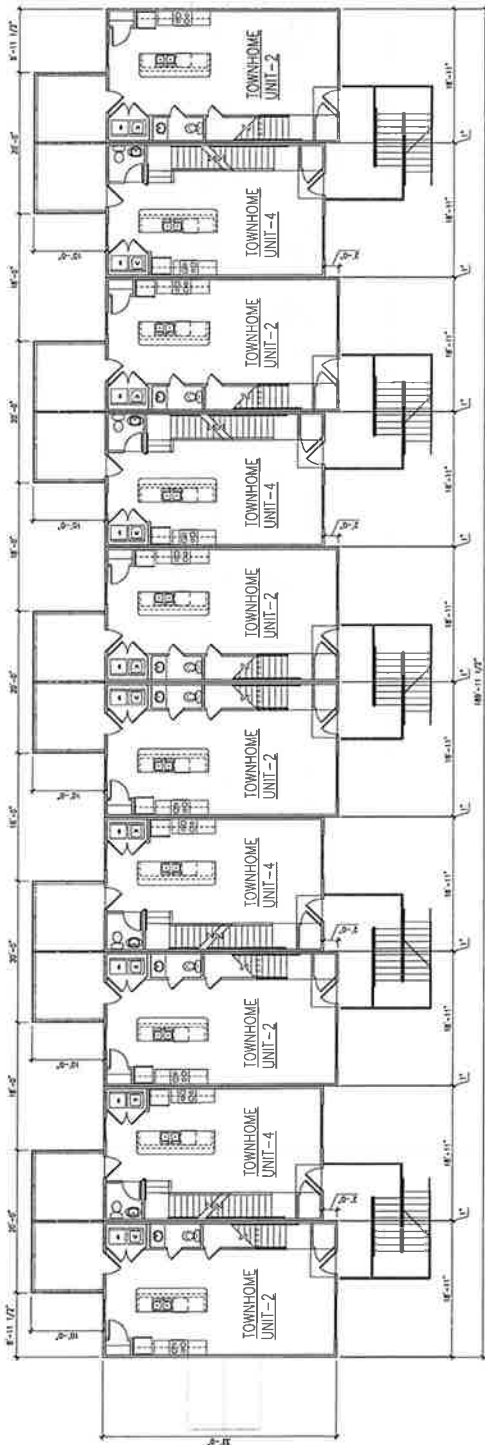
12. 1/8" = 1'-0" SCALE 2/16" x 1'-0" **DUPLEX BUILDING D4 LEFT SIDE ELEVATION B1**

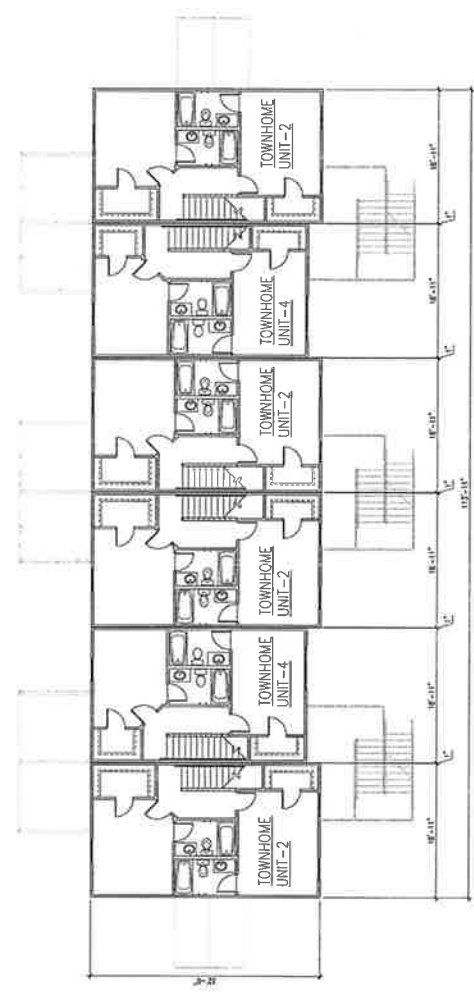
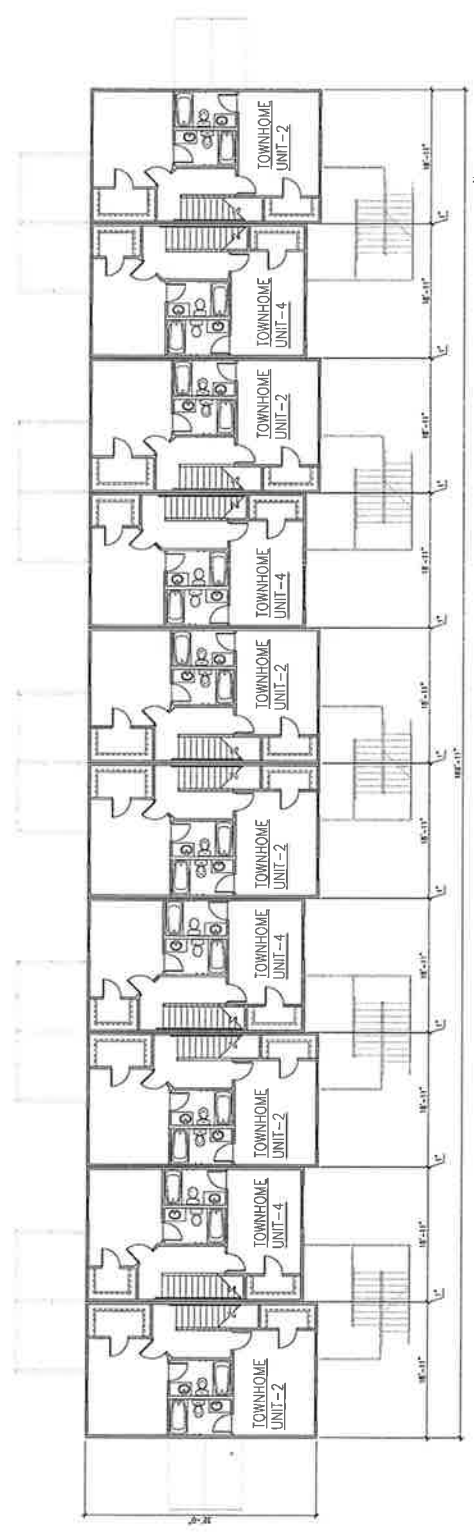


TOWNHOME BUILDING T2 PLAN 1ST FLOOR
SCALE: 1/8" = 1'-0"

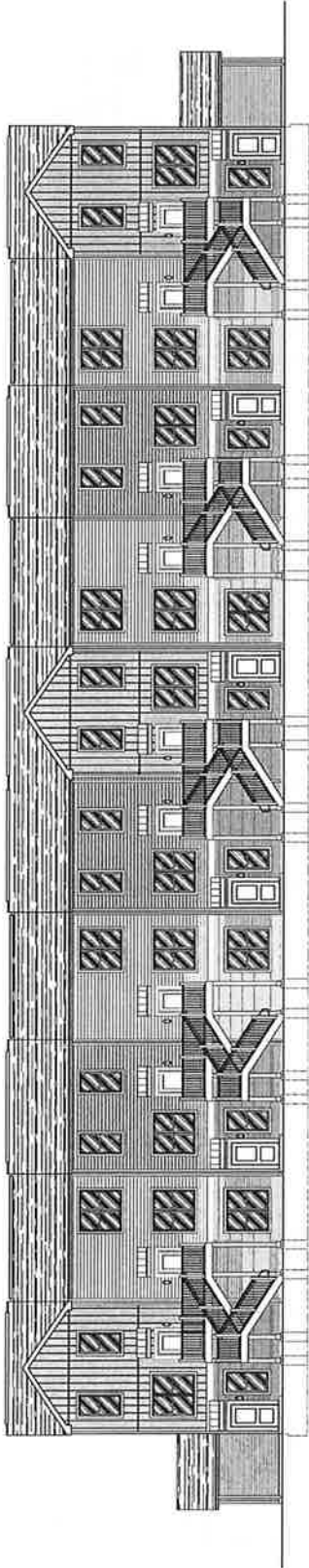


TOWNHOME BUILDING T1 PLAN 1ST FLOOR
SCALE: 1/8" = 1'-0"

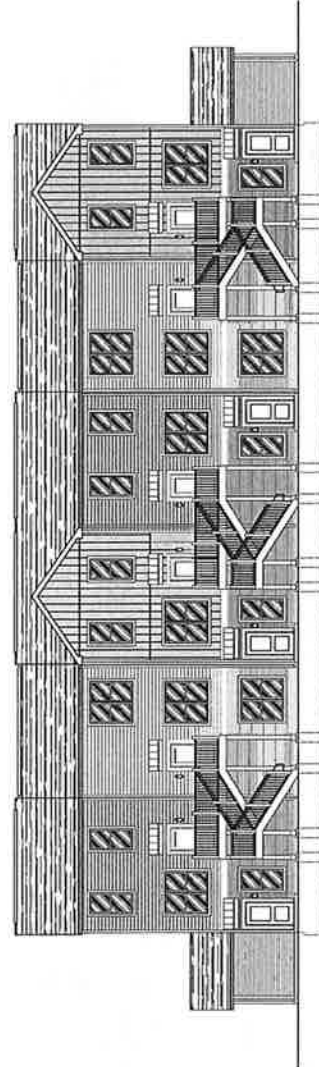




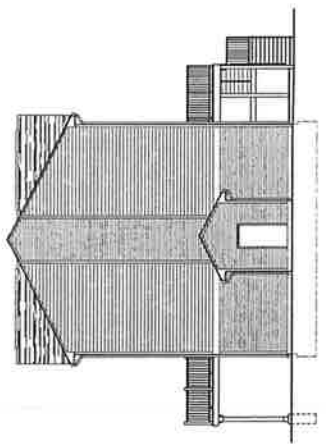
- KEYNOTES:**
1. TYPICAL FASCIA TRIM 2" X 4" ALUM. CLAD
 2. EXTERIOR RISK-CLIENT RISK BOARD ON 50MM E" LAP EXPOSURE
 3. EXTERIOR RISK-CLIENT RISK BOARD ON 50MM E" LAP EXPOSURE
 4. EXTERIOR RISK-CLIENT RISK BOARD ON 50MM E" LAP EXPOSURE
 5. EXTERIOR RISK-CLIENT RISK BOARD ON 50MM E" LAP EXPOSURE
 6. 1" THICK SMOOTH FINE FIBER CONCRETE TRIM BOARD NOTCHES AS INDICATED ON DRAWINGS
 7. FIBERGLASS/ASPHALT 25 YR. MIN. WARRANTY CLASS A W/40 YEAR SHINGLES
 8. METAL INSULATED BARRY DOOR FOR SCHEDULES
 9. METAL INSULATED BARRY DOOR FOR SCHEDULES
 10. METAL INSULATED BARRY DOOR FOR SCHEDULES
 11. METAL INSULATED BARRY DOOR FOR SCHEDULES
 12. METAL INSULATED BARRY DOOR FOR SCHEDULES
 13. PRESSURE TREATED (OR COMPO) WOOD STRUCTURAL POSTS & FRAMING SHOWN IN FIRST-FLIGHT VIEW
- ELEVATION NOTES**
1. COLOR AND FINISH OF MATERIALS, IF NOT SPECIFIED, SHALL BE AS SHOWN BY THE ARCHITECT'S SCHEDULES.
 2. ALL ROOF AND JOIST COMPONENTS SHALL BE INSULATED AND VENTED PER THE MANUFACTURER'S RECOMMENDATIONS. A COLOR TO MATCH THE EXTERIOR SURFACE, UNLESS OTHERWISE NOTED.
 3. EXTERIOR FINISHES SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACES UNLESS NOTED OTHERWISE. THE VENDOR SHALL VERIFY WITH ARCHITECT FOR ELEVATION AND LOCATION OF ROOF LINES, GUTTERS, DOWNSPUTS, ETC.
 4. COMPONENTS SHALL COME WITH THE MANUFACTURER'S WARRANTY. THE VENDOR SHALL VERIFY WITH ARCHITECT FOR ELEVATION AND LOCATION OF ROOF LINES, GUTTERS, DOWNSPUTS, ETC.
 5. REFER TO SHEET AND FOR EXTERIOR NOTES.
 6. REFER TO SHEET AND FOR ASSUMPTIONS.



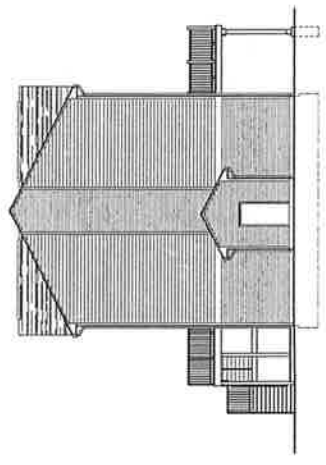
TOWNHOME BUILDING T2 FRONT ELEVATION A/B
 SCALE: 1/8" = 1'-0"



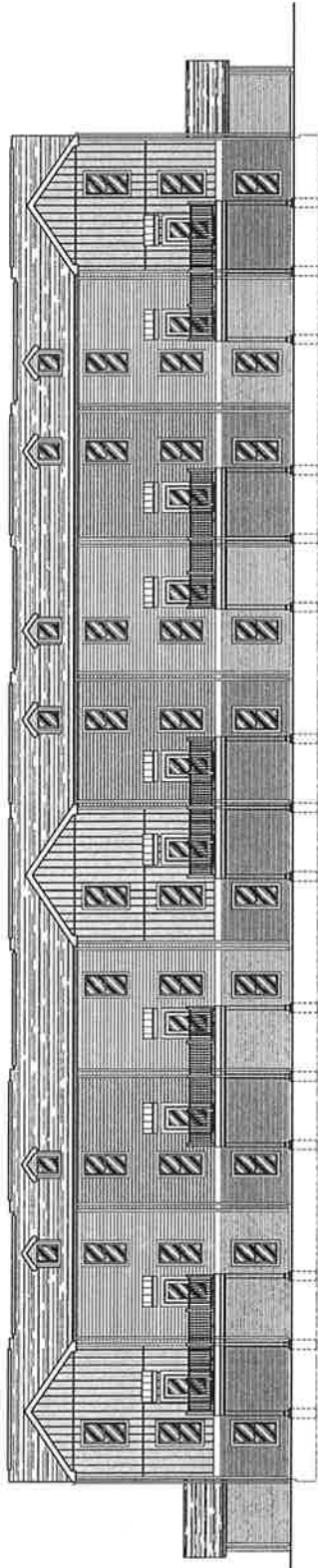
TOWNHOME BUILDING T1 FRONT ELEVATION A/B
 SCALE: 1/8" = 1'-0"



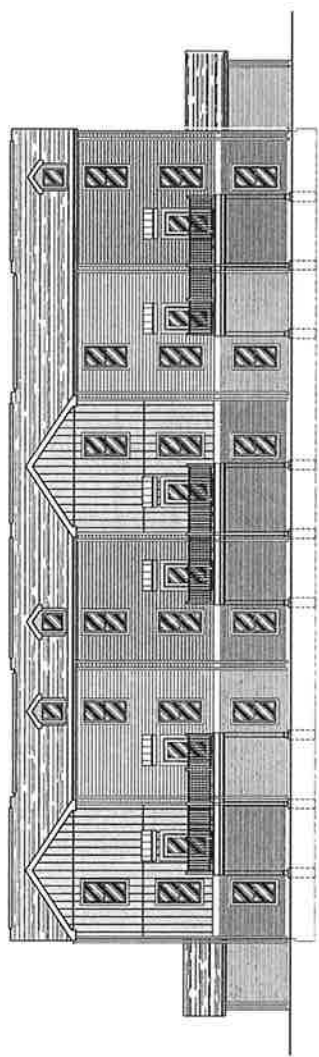
TOWNHOME BUILDING T1/T2 SIDE ELEVATION B
 SCALE: 1/8" = 1'-0"



TOWNHOME BUILDING T1/T2 SIDE ELEVATION B
 SCALE: 1/8" = 1'-0"

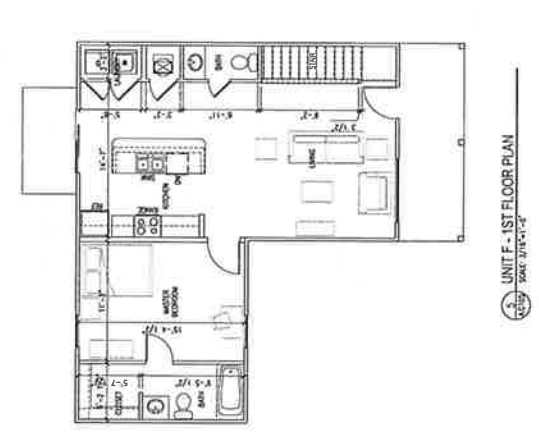
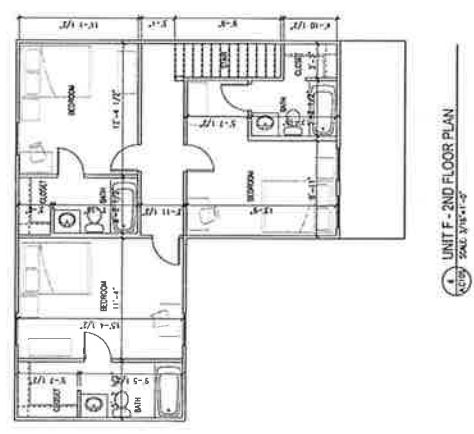
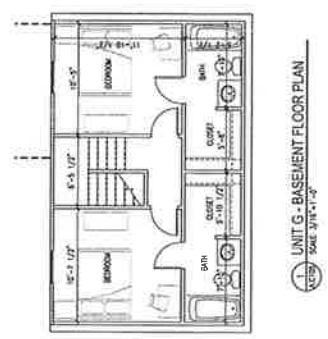
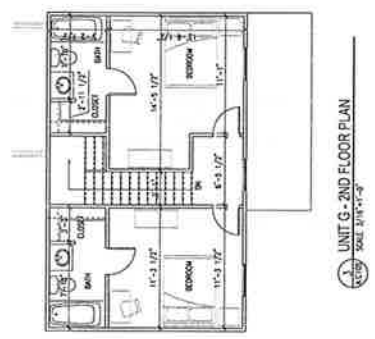


TOWNHOME BUILDING T2 REAR ELEVATION B
 SCALE: 1/8" = 1'-0"



TOWNHOME BUILDING T1 REAR ELEVATION B
 SCALE: 1/8" = 1'-0"

- KEYNOTES:**
1. TYPICAL FLOOR FINISH: 3/8" X 8" ALUM. CLAD
 2. TYPICAL ROOF FINISH: 1/2" X 1/2" ALUM. CLAD
 3. TYPICAL ROOF FINISH: 1/2" X 1/2" ALUM. CLAD
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- ELEVATION NOTES:**
1. COLOR AND FINISH OF MATERIALS, IF NOT SPECIFIED, SHALL BE AS SHOWN ON THE ELEVATION.
 2. ALL VENTS AND ROOF COMPONENTS SHALL BE COORDINATED WITH THE ARCHITECT'S INTENT. A COLOR TO MATCH THE ADJACENT SURFACE SHALL BE USED.
 3. UNLESS SPECIFICALLY NOTED, ALL SHALL BE COORDINATED WITH THE ARCHITECT'S INTENT. A COLOR TO MATCH THE ADJACENT SURFACE SHALL BE USED.
 4. COORDINATE FINAL COLOR WITH THE ARCHITECT'S INTENT. A COLOR TO MATCH THE ADJACENT SURFACE SHALL BE USED.
 5. REFER TO SHEET A001 FOR GENERAL NOTES.
 6. SPECIFICATIONS





THE FIELDS AT SOUTHPOINTE
SOUTHPOINTE CROSSINGS
OXFORD, OHIO

PROJECT NAME	11.25.15
DATE	
BY	
CHECKED	
APPROVED	
PROJECT NUMBER	A2014.017
DATE AND TITLE	
SINGLE FAMILY EXTERIOR ELEVATIONS	

THIS IS A PRELIMINARY SET OF DRAWINGS. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SET OF DRAWINGS.

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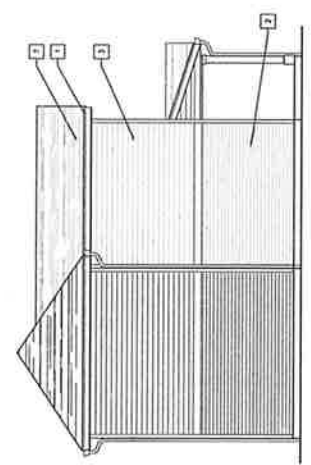
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KEYNOTES:

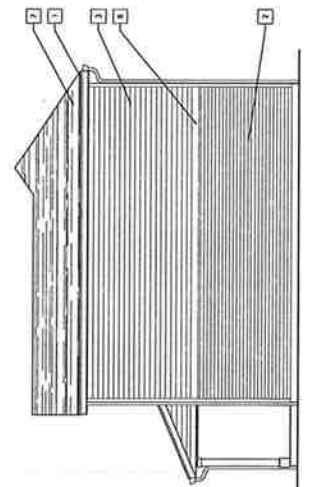
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ELEVATION NOTES

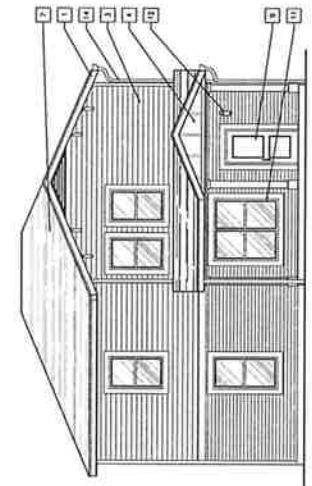
1. COLOR AND FINISH OF MATERIALS SHALL BE AS SHOWN. ALL MATERIALS SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING. THE MATERIALS SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING. THE MATERIALS SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.
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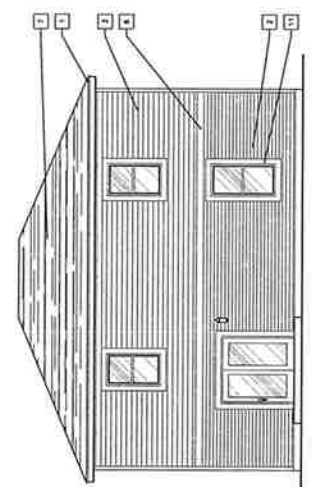
SINGLE FAMILY LEFT ELEVATION A
SCALE 3/8" = 1'-0"



SINGLE FAMILY RIGHT ELEVATION A
SCALE 3/8" = 1'-0"



SINGLE FAMILY FRONT ELEVATION A
SCALE 3/8" = 1'-0"

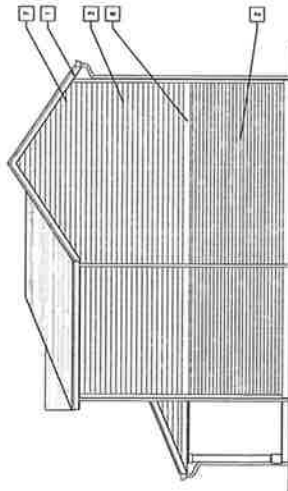


SINGLE FAMILY REAR ELEVATION A
SCALE 3/8" = 1'-0"

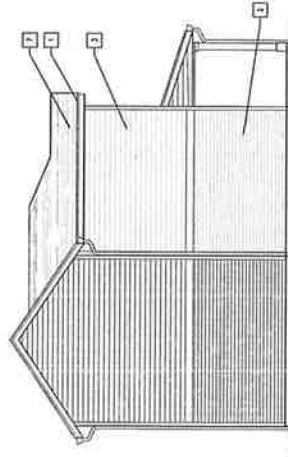
1. PHYSICAL DATA: THIS IS A 16' X 16' X 10' CUBIC CONCRETE TOWER, 16' DIAMETER, 10' HIGH. THE TOWER IS TO BE CONSTRUCTED PERMANENTLY AND IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
2. MATERIALS: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
3. DESIGN: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
4. CONSTRUCTION: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
5. FINISHES: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
6. UTILITIES: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
7. MAINTENANCE: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
8. SAFETY: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
9. ENVIRONMENTAL: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
10. COST: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
11. SCHEDULE: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.
12. SUMMARY: THE TOWER IS TO BE CONSTRUCTED USING 16' X 16' X 10' CUBIC CONCRETE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE. THE TOWER IS TO BE A PERMANENT PERMANENT STRUCTURE.

ELEVATION NOTES

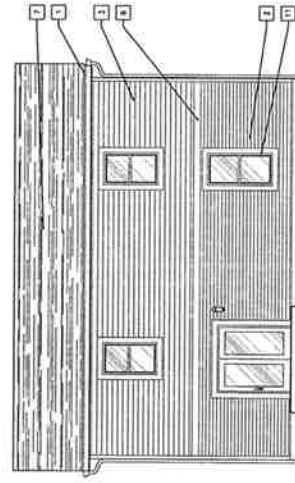
1. COLOR AND TEXTURE OF MATERIALS IS NOT TO BE CHANGED. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL WALLS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE GROUND SHALL BE PAINTED A COLOR TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
3. UNITARY ENTRANCE EQUIPMENT SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE. UNLESS PAINT WOULD INFERFERE WITH EQUIPMENT OPERATION AS DIRECTED BY THE EQUIPMENT MANUFACTURER AND THE ARCHITECT.
4. COORDINATE FINAL GATE LANE WITH THE EXISTING DRIVEWAY. PROVIDE PROTECTIVE FENCINGS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
5. REFER TO SHEET A001 FOR GENERAL NOTES.
6. REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.



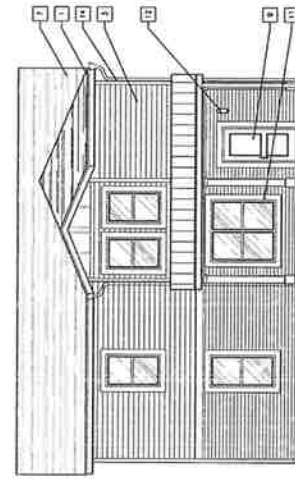
SINGLE FAMILY FRONT ELEVATION A
SCALE 3/16"=1'-0"



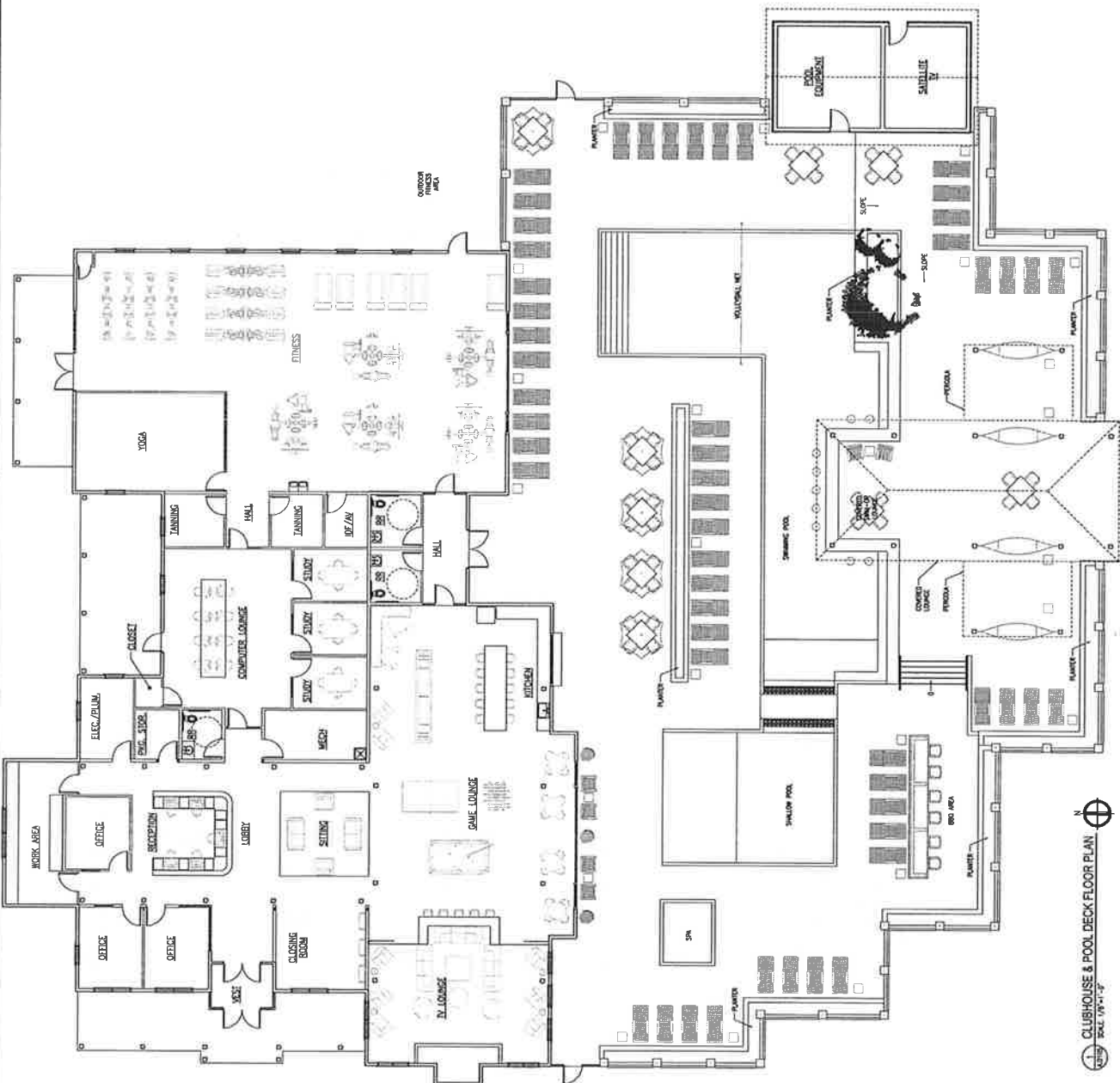
3 SINGLE FAMILY F LEFT ELEVATION B
AC201 SCALE: 3/16" = 1'-0"



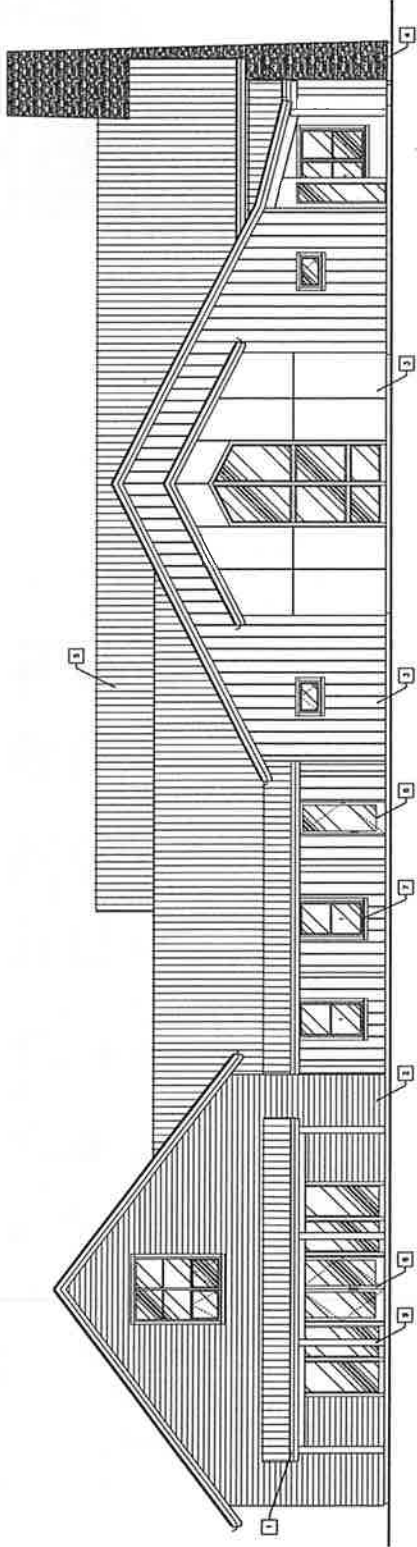
7 SINGLE FAMILY F REAR ELEVATION B
ACCU SCALE 1/16" = 1'-0"



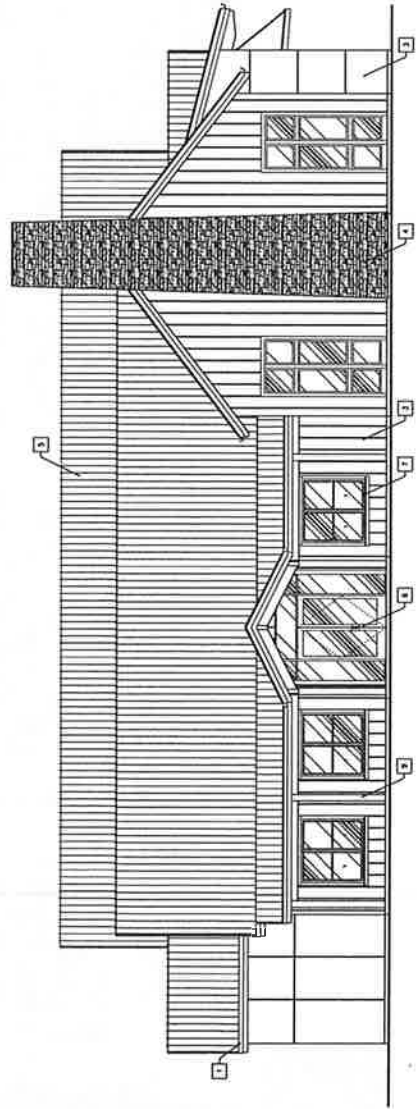
SINGLE FAMILY FRONT ELEVATION



CLUBHOUSE & POOL DECK FLOOR PLAN
 SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH (OPTION 2)
 SCALE: 1/4" = 1'-0"



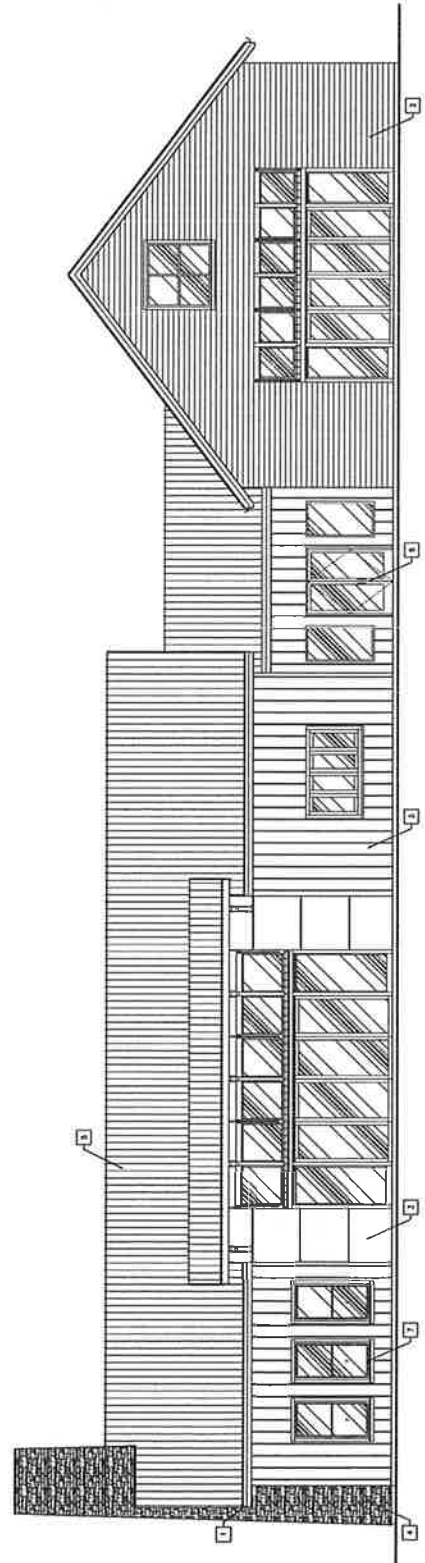
EXTERIOR ELEVATION - WEST
 SCALE: 1/4" = 1'-0"

KEYNOTES:

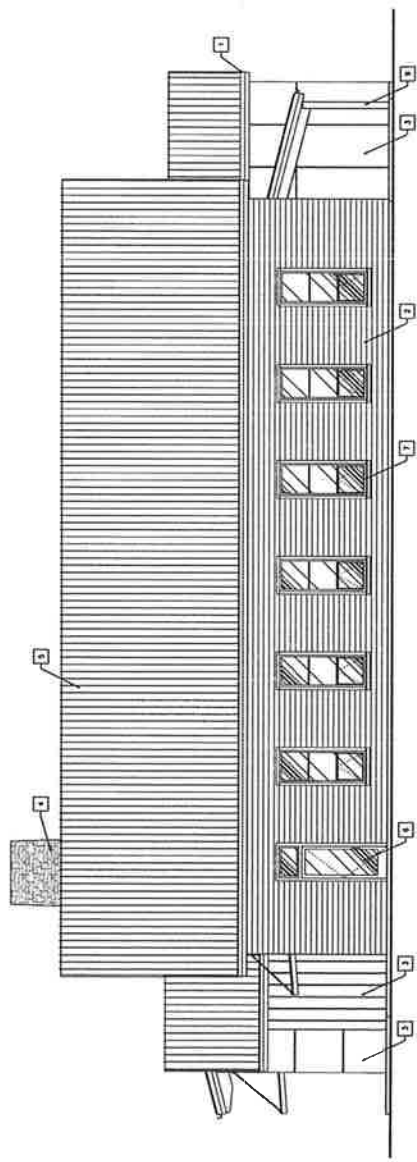
1. FINISH SCHED. THE 2 X 8 RAFTERS SHALL BE CONCEALED UNDER BOARD "X".
2. ALL ROOFING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE ROOF SHALL BE FINISHED WITH A FLAT ROOFING SYSTEM.
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ELEVATION NOTES

1. COLOR AND FINISH OF MATERIALS, IF NOT INDICATED, SHALL BE DETERMINED BY THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL ROOFING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE ROOF SHALL BE FINISHED WITH A FLAT ROOFING SYSTEM.
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EXTERIOR ELEVATION - SOUTH
 SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION - EAST
 SCALE: 3/8" = 1'-0"

ELEVATION NOTES

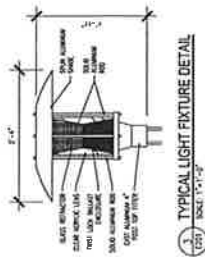
1. REFER TO SHEET 001 FOR GENERAL NOTES.
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6. REFER TO SHEET 001 FOR GENERAL NOTES.

KEYNOTES:

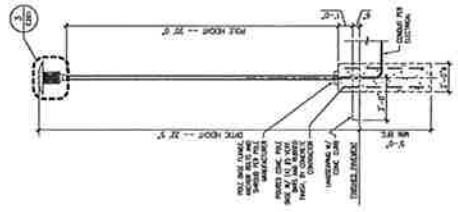
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5. REFER TO SHEET 001 FOR GENERAL NOTES.
6. REFER TO SHEET 001 FOR GENERAL NOTES.



1 ENLARGED ELECTRICAL SITE PLAN
 SCALE 1/8" = 1'-0"



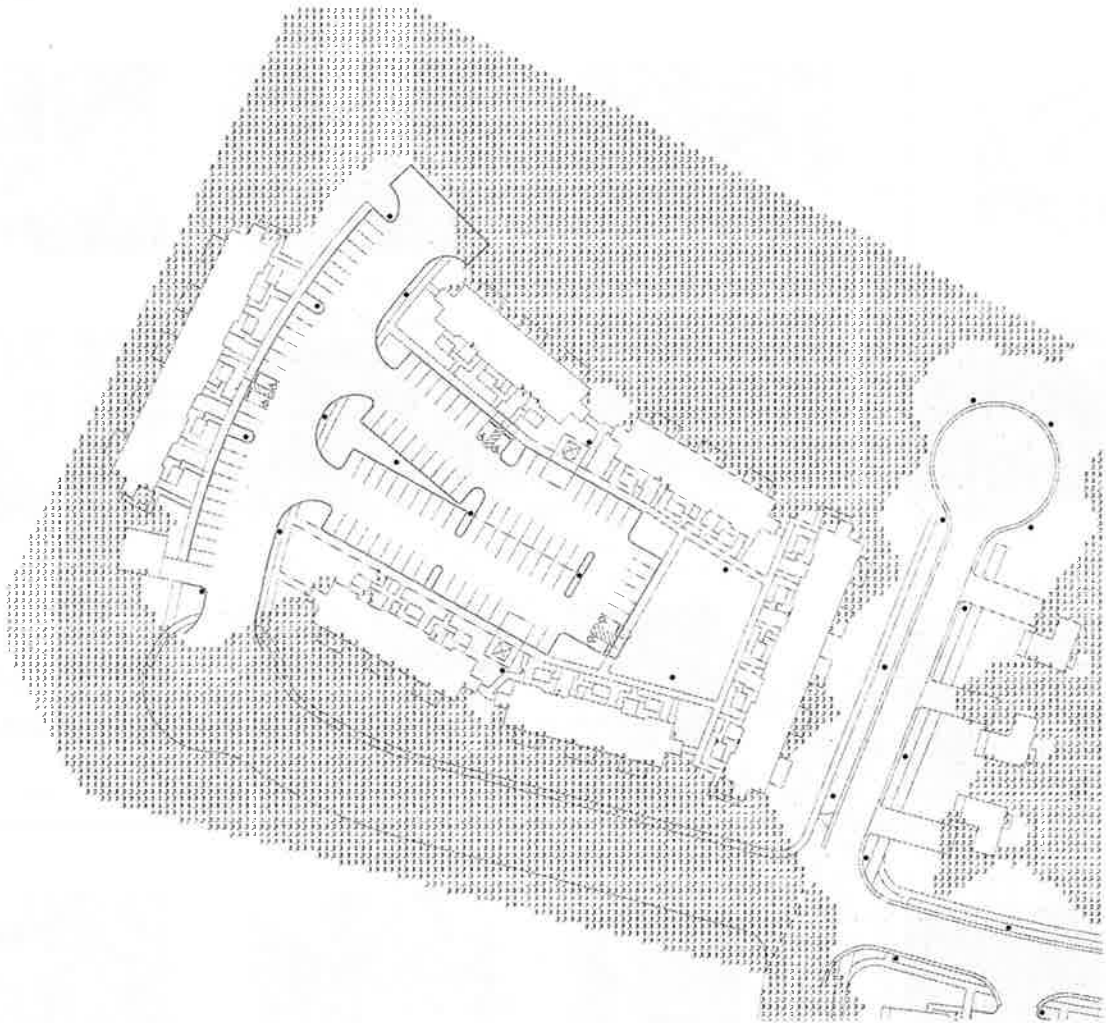
2 TYPICAL LIGHT FIXTURE DETAIL
 SCALE 1/4" = 1'-0"

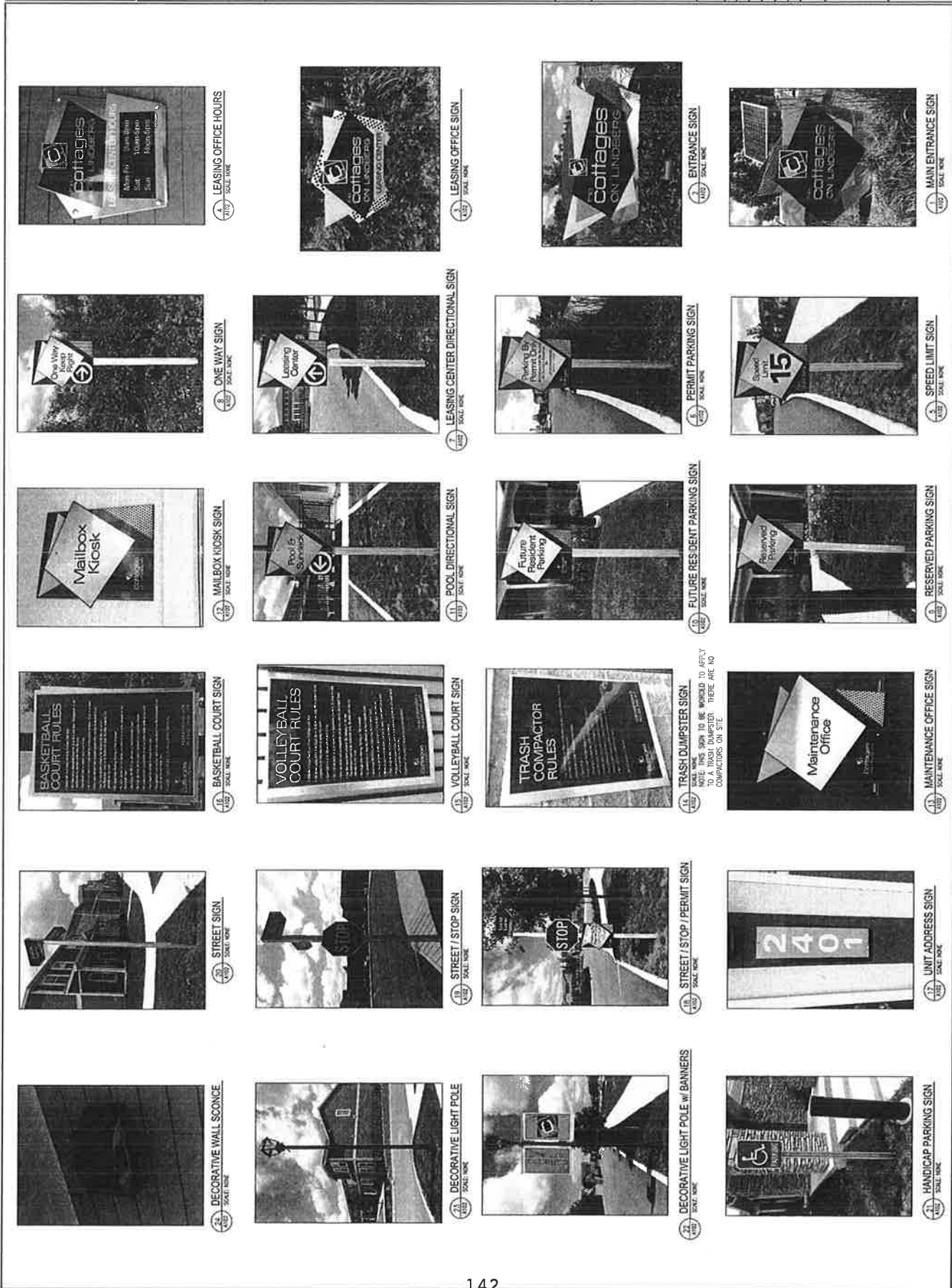


3 TYPICAL LIGHT POLE DETAIL
 SCALE 1/4" = 1'-0"



1 ENLARGED ELECTRICAL SITE PLAN
 1" = 20'







J. HAZARDOUS CHEMICALS SIGN



H. EMERGENCY PHONE SIGN



G. POOL WARNING SIGN



F. BATHER LOAD SIGN



E, NO DIVING SIGN



D. NO FOOD OR DRINK SIGN



C. SPA / EMERGENCY SIGNS



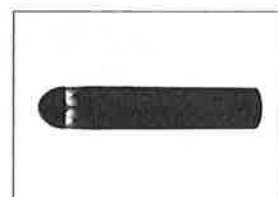
B. SPA RULES SIGN



A. POOL RULES SIGN

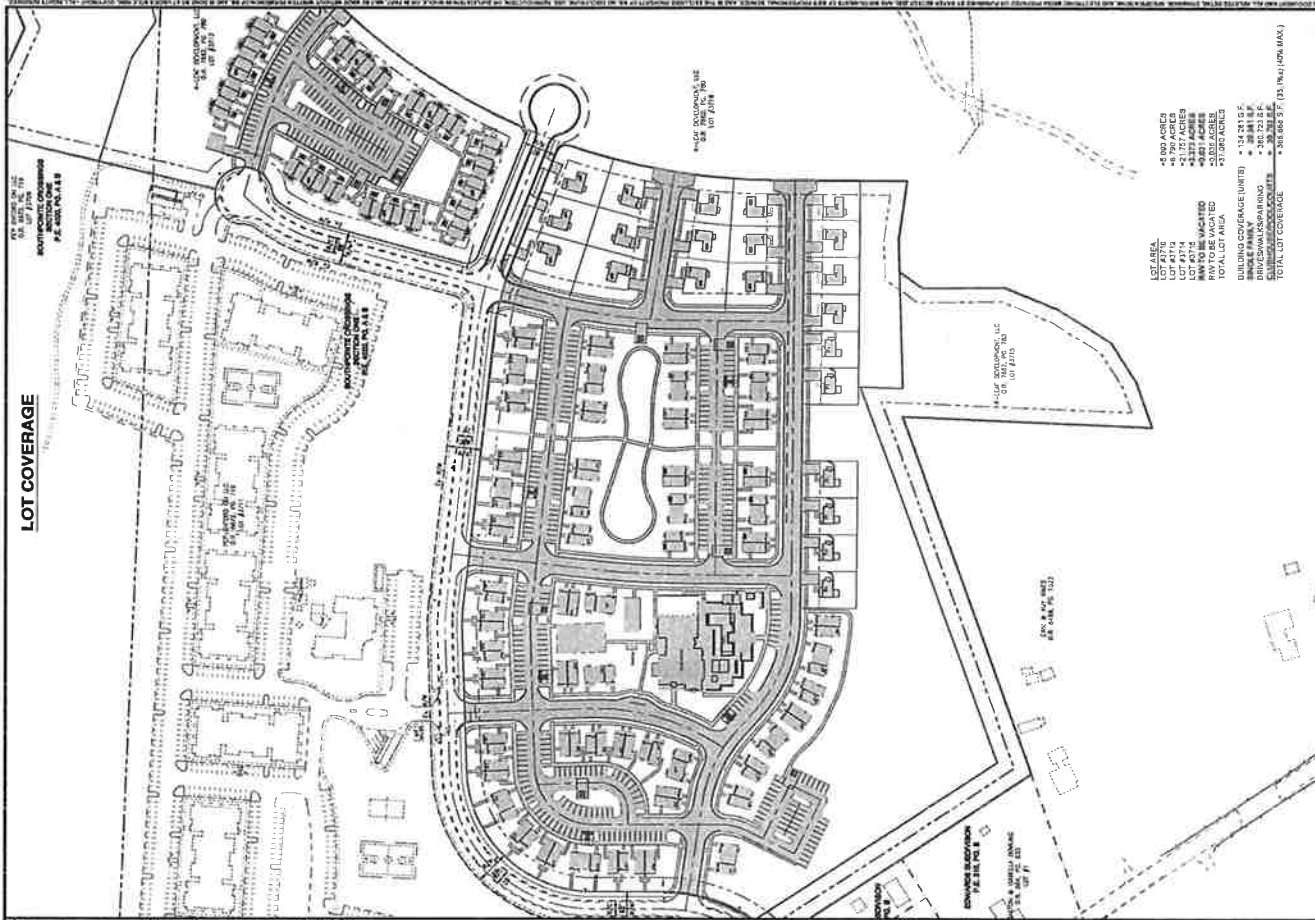


SINGLE HEAD POLE LIGHT
A103 SOLE NAME



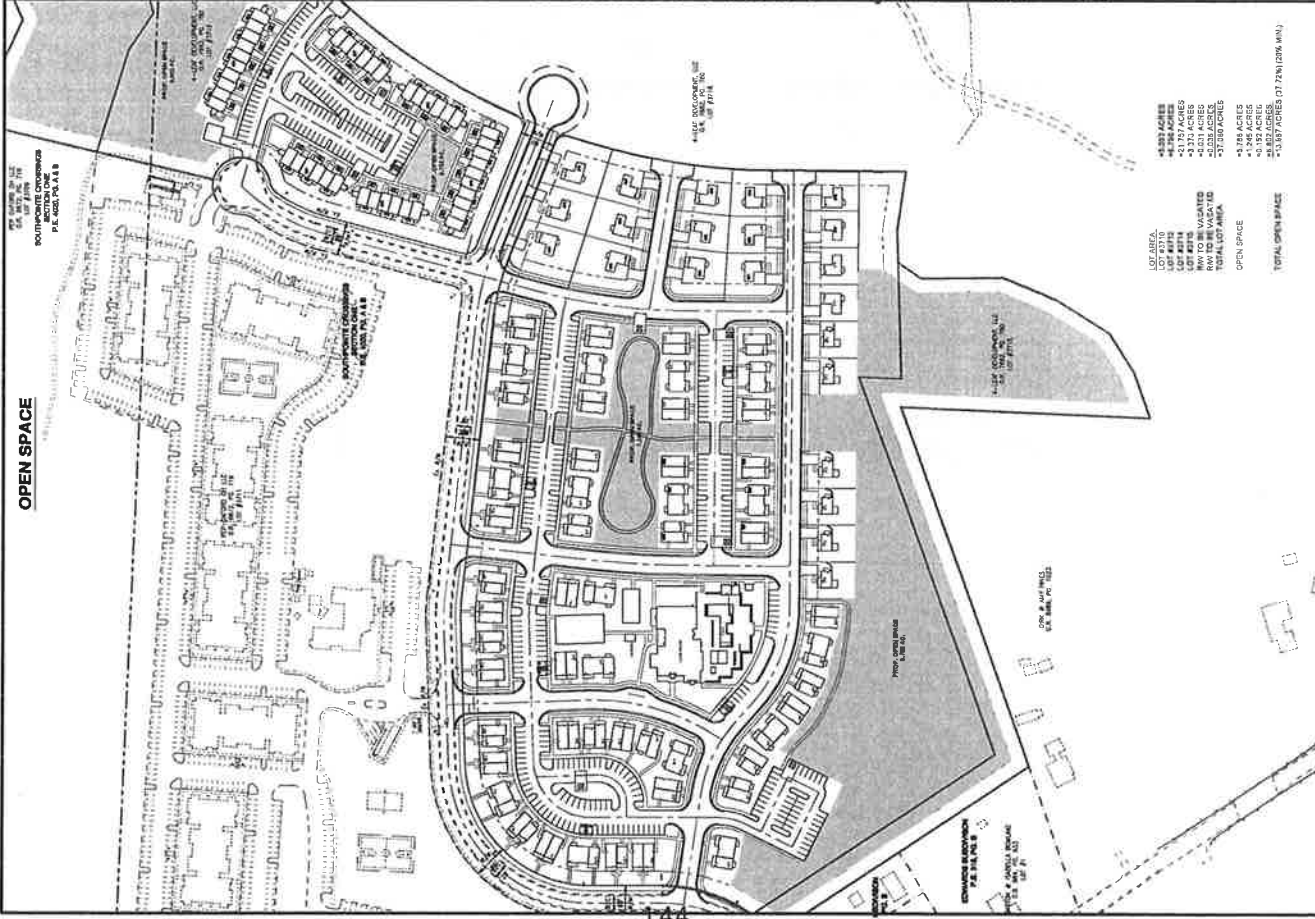

BOLLARD LIGHT
 800-543-7000

LOT COVERAGE



LOT AREA	BUILDING COVERAGE (UNITS)
LOT #3716	134,241 S.F.
LOT #3717	28,141 S.F.
LOT #3714	30,723 S.F.
LOT #3715	30,723 S.F.
HWY TO BE VACATED	SALES TAX COVERAGE
HWY TO BE VACATED	TOTAL LOT COVERAGE
TOTAL LOT AREA	365,666 S.F.

OPEN SPACE



LOT AREA
LOT #3170
LOT #3171
LOT #3172
LOT #3173
LOT #3174
LOT #3175
HOW TO BE VACATED
RAW TO BE VACATED
TOTAL LOT AREA
OPEN SPACE
TOTAL OPEN SPACE





Water Quality Volume

Project: The Fields at Southpointe Designed By: GJK Date: 11/25/15
 Job No.: 14D018-000 Checked By: _____ Date: _____
 Basin ID: Basin Revised By: _____ Date: _____

Required Water Quality Volume

$$WQ_v = P C A / 12$$

$$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$$

i = fraction of post-construction impervious surface

Site Drainage Area (A) = 72.00 acres (To Basin #2)
 Impervious Area (A) = 28.90 acres
 i = 0.40 WQ_v = 1.262 acre-ft.
 Rainfall Depth (P) = 0.75 in. Sediment Storage Allowance = -25 %
 Sediment Storage Allowance = -0.32 Ac-ft
 Runoff Coefficient (C) = 0.28
Total WQ_v = 0.947 Ac-ft
= 41,237 cu.ft.

Water Quality Release Rate

$$Q_{wqv} = \text{Total } WQ_v / RT$$

Required Retention Time (RT) = 48 hours Q_{wqv} = 0.239 cfs
 Provided Retention Time (PT) = 46.83 hours

Water Quality Outlet Orifice

Contour Areas

	Elevation ft	Area ft ²	Volume ft ³	Cum. Vol. ft ³	Elevation at V	Storage at Elev
Basin Inv. =	807.28	0	0.00	0.00		
Contour 1 =	808.00	450	162.00	162.00		
Contour 2 =	809.00	4,762	2606.00	2768.00		
Contour 3 =	810.00	12,034	8398.00	11166.00		
Contour 4 =	811.00	17,481	14757.50	25923.50		
Contour 4 =	812.00	21,484	19482.50	45406.00	811.79	41236.65
Contour 4 =	813.00	29,802	25643.00	71049.00		
Contour 4 =	814.00	30,438	30120.00	101169.00		

$$Q = N C_d A_o (2 g Dh)^{1/2}$$

C_d = 0.61
 A_o = 0.03 ft² $D^2/4$ for circular orifices; $= h * w$ for rectangular orifices
 g = 32.20 ft/sec²
 Q = 0.245 cfs

Orifice h = 2.500 inch Orifice w = 0.00 inch (= 0 for circular orifice)
 Number of orifices = N = 1

$$Dh_{avg} = (\text{Elev at V} - \text{Basin Inv})/2 - 1/2 h = \underline{2.15} \text{ ft}$$

Avg Flow Rate x 1/3 Drawdown Time = 14090 cu. ft.

1/2 x Total WQ_v = 20618 cu. ft.



Project:	The Fields at Southpointe	Designed By:	GJK	Date:	11/25/15
Job No.:	14D018-000	Checked By:		Date:	
Basin ID:	Basin	Revised By:		Date:	

Drainage Area to Basin for Water Quality Calculations

Collage Suites

Pervious	8.0 AC
Impervious	11.2 AC
Total	19.2 AC

Off-Site to Basin

Pervious	14.9 AC
Impervious	3.2 AC
Total	18.1 AC

On-Site to Basin

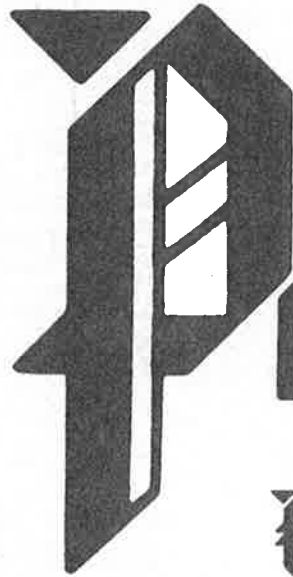
Pervious	20.2 AC
Impervious	14.5 AC
Total	34.7 AC

Total Overall Drainage Area to Basin

Pervious	43.1 AC
Impervious	28.9 AC
Total	72.0 AC

Note:

The existing detention basin is designed to reduce the 50 year post-developed storm runoff to that of the 10 year pre-developed storm runoff. Per the original detention calculations, the 50 year storm volume does not start until elevation 813.39. For the required water quality volume, we are using the area under the 813.39 elevation. The outlet structure has been modified to provide the required storage volume at the required 48 hour drawdown time for a dry basin.



Office of the Mayor

Proclamation



Whereas:

there are nearly 7,000 diseases and conditions considered rare (each affecting fewer than 200,000 Americans) in the United States, according to the National Institutes of Health (NIH); and

WHEREAS, while each of these diseases may affect small numbers of people, rare diseases as a group affect almost 30 million Americans; and

WHEREAS, many rare diseases are serious and debilitating conditions that have a significant impact on the lives of those affected; and

WHEREAS, while more than 450 drugs and biologics have been approved for the treatment of rare diseases according to the Food and Drug Administration (FDA), millions of Americans still have rare diseases for which there is no approved treatment; and

WHEREAS, individuals and families affected by rare diseases often experience problems such as diagnosis delay, difficulty finding a medical expert, and lack of access to treatments or ancillary services; and

WHEREAS, while the public is familiar with some rare diseases, many patients and families affected by less widely known rare diseases bear a large share of the burden of funding research and raising public awareness to support the search for treatments; and

WHEREAS, residents of Oxford are among those affected by rare diseases because nearly one in 10 Americans have rare diseases; and

WHEREAS, the National Organization for Rare Disorders (NORD) is organizing a nationwide observance of Rare Disease Day on February 29, 2016.

NOW, THEREFORE, I, Kate Rousmaniere, Mayor of the City of Oxford, Ohio, do hereby proclaim Monday, February 29, 2016 as,

'RARE DISEASE DAY'

in the City of Oxford and encourage all citizens to help raise awareness of this worthy cause.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Oxford to be affixed this 12th day of February, 2016.

KATE ROUSMANIERE, MAYOR



A Regular meeting of the Oxford City Council was called to order by Mayor Kate Rousmaniere on Tuesday, February 2, 2016 at 7:33 p.m. Those members present were Steve Dana, Glenn Ellerbe, Kevin McKeehan, Mike Smith and Edna Southard. Bob Blackburn was excused.

Staff members present: Mr. Doug Elliott, City Manager; Mr. Mike Dreisbach, Service Director; Mr. John Jones, Acting Police Chief; Mr. Joe Newlin, Finance Director; Mr. Casey Wooddell, Parks and Recreation Director, Mr. Jung-Han Chen, Community Development Director; Mr. Steve McHugh, Law Director; and Ms. Mary Ann Eaton, Clerk of Council.

PLEDGE OF ALLEGIANCE

Mayor Rousmaniere requested the Pledge of Allegiance.

APPROVAL OF AGENDA

Mr. Dana moved to amend the agenda by adding an Executive Session at the conclusion of the regular meeting. Mr. Smith seconded. The motion passed 6-0-0.

Ms. Southard moved to approve the agenda as amended. Mr. Dana seconded. The motion passed 6-0-0.

PUBLIC PARTICIPATION

PUBLIC COMMENTS

Mr. David Brown, Butler County Auditor's Office, noted he was in attendance as part of the Auditor's Outreach to Local Governments Program. Mr. Brown updated Council and the public with regard to Ohio's Homestead Exemption Law noting due to amended legislation more disabled veterans would qualify for a double exemption for the 2015 tax year. Mr. Brown advised he left some brochures explaining the law with the City Manager for those interested. Mr. Brown noted the deadline for an appointment with the Board of Revision was March 31, 2016 for those who wanted to challenge their property value. Mr. Brown advised the tax deadline set by the Butler County Treasurer was March 3, 2016 and tax mailings should be received by property owners this week.

Mayor Rousmaniere thanked Mr. Brown for his report.

Mr. Bill Scott, 200 McKee Avenue, expressed his personal gratitude for some developments taking place in Oxford that would greatly enhance the safety of biking in his area of town. Mr. Scott noted the widening of 27 South, installation of sidewalks, widening sidewalks on Patterson Avenue and the installation of bike lanes on Spring Street. Mr. Scott advised two significant events would occur in Oxford this June with regard to biking which were RAM (Race Across America) and GOBA the (Great Ohio Bike Adventure). Mr. Scott noted Ram was the most grueling endurance race in the world where bicyclists and teams rode from the Pacific Coast in California to the Atlantic Coast in Maryland 24 hours a day 7 days a week. Mr. Scott advised Oxford would man a timing station and hospitality tent again this year for those bicyclists who would arrive in Oxford beginning June 20th through very early in July.

Mr. Scott noted GOBA was a week long tour traveling to different parts of Ohio and this year it would be in southwest Ohio and Oxford was on the route. Mr. Scott advised GOBA involved about 2,000 bicyclists who rode 7 days 50 miles per day from town to town and they camped or stayed in hotels. Mr. Scott noted GOBA riders would arrive in Oxford on June 20th have a lay over day on June 21st and depart on June 22nd. Mr. Scott noted they would stay in our hotels, eat in our restaurants and be here to cheer on the RAM bicyclists and teams. Mr. Scott advised the Visitors Bureau was hosting a community wide forum next week to kick off the GOBA planning effort. Mr. Scott asked Council to support the bicycling events and to ensure the streets were in good shape for bicyclists by being clean, free from obstructions and that the bike lanes were clearly marked.

Mayor Rousmaniere thanked Mr. Scott for his comments.

CONSENT AGENDA

MINUTES

Minutes of the January 19, 2016 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

REPORT

Report regarding the January 12, 2016 Planning Commission Meeting, (Jung-Han Chen, Community Development Director)

Report regarding the January 20, 2016 Board of Zoning Appeals Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the January 27, 2016 Civil Service Commission Meeting. (Candi Turpin, Human Resources Director)

RESOLUTION

SURPLUS PROPERTY

A Resolution No. 4965 declaring certain City property no longer needed for municipal purposes as surplus and authorizing its advertisement and sale to the highest bidder at public auction or internet auction. (John Jones, Acting Police Chief)

Mr. Smith moved to approve the consent agenda. Mr. Dana seconded. The motion passed 6-0-0.

RESOLUTIONS

RESOLUTION **BWC GRANT**

A Resolution No. 4966 rescinding Resolution number 4962 and authorizing the City Manager to accept the Ohio Bureau of Workers' Compensation Safety Grant in an amount not to exceed \$16,622.50 with a 25% match by the City in an amount not to exceed \$5,540.83 plus local funds of \$8,580.77 for the purchase of one (1) Ferno iNX Intelligent Transport Loading System (EMS Cot) designed to reduce injuries to firefighters and emergency medical technicians. (John Detherage, Fire Chief)

Mr. Elliott advised the proposed Resolution would rescind the previous Resolution adopted January 19th since the incorrect numbers were supplied for the purchase of the cot system. Mr. Elliott noted grant funds in the amount of \$16,622.50 would be utilized for the purchase and the remaining funds including the City's 25% match would be paid from the Life Squad Gift Fund. Mr. Elliott advised the new cot system would bear the weight of a patient during loading and unloading and he recommended approval of the proposed Resolution.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. Ellerbe inquired if this was a continuation of the CIP discussion in July and Mr. Elliott noted the CIP discussion had to do with the 'stair chair' purchase.

Mr. McKeehan moved to adopt Resolution No. 4966. Mr. Ellerbe seconded. The motion passed 6-0-0.

RESOLUTION **FACILITIES ASSESSMENT AND** **PROGRAMMING REPORT**

A Resolution No. 4967 accepting the Facilities Assessment and Programming Report prepared by MSA Architects for City owned property located at 15 S. College Avenue and 101 E. High Street and directing staff to obtain Requests for Qualifications from a design professional for the necessary drawings, specifications and estimates for the rehabilitation of City owned property located at 15 S. College Avenue and 101 E. High Street. (Mike Dreisbach, Service Director)

Mr. Dreisbach advised Council directed staff to engage an architect to verify the previous space needs study and to determine all of the departmental needs for office space at the Municipal Building in anticipation of purchasing the former Lane Library building. Mr. Dreisbach noted the original report was done by MSA Architects approximately 10 years ago and they were hired again to interview all departments and note if any changes occurred in 10 years. Mr. Dreisbach advised the needs were about the same and with changes in the dispatch center the Police Department space needs may be a little less. Mr. Dreisbach noted the Municipal Building had approximately 14,000 square feet available and currently housed the Finance Department, City Manager's Office, Human Resources, Service, Community Development and the Police Divisions.

Mr. Dreisbach advised the space needs analysis indicated the Police Division required approximately 18,000 square feet and City Administration required approximately 16,000 square feet and noted the former Lane Library building was 16,000 square feet. Mr. Dreisbach advised MSA performed an analysis of both buildings and found deficiencies in both related to current building codes and in being ADA assessable. Mr. Dreisbach noted Council received a detailed report from MSA Architects in their Friday Packet. Mr. Dreisbach advised MSA found both buildings to be good solid structures. Mr. Dreisbach noted Mr. Nester Melnyk from MSA was in attendance and he was very familiar with the report and was involved 10 years ago. Mr. Dreisbach advised Mr. Melnyk and his staff looked at what the best use of the two buildings would be and because of the change of building use and building code requirements it was cost prohibitive to update the former Lane Library building for the Police functions. Mr. Dreisbach noted the report indicated the other City departments should move to the former Lane Library building and the Police Division should take over the entire Municipal Building. Mr. Dreisbach advised the City did not have the funds to upgrade the former Lane Library building to an essential facility and he and Mr. Melnyk would be glad to answer any questions.

Mr. Nester Melnyk, MSA Architects, advised he would clarify the issue of why it was more cost effective to keep the Police functions in the existing building and move administrative functions. Mr. Melnyk noted a section of the Ohio Building Code required essential facilities such as Police, Fire, hospitals and schools to comply with a stricter structural standard and the former Lane Library was currently an assembly use. Mr. Melnyk advised moving a Police function into a building designated for assembly use would trigger a lot of code updates which were very costly. Mr. Melnyk noted radios and generators were already in place at the Municipal Building and the high dollar construction of a holding area and Sallie port were already in place at the Municipal Building. Mr. Melnyk advised it made sense from a cost standpoint to move the office functions to another building and keep the Police functions where they were.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. Dana inquired how the projects would be financed and over what period of time. Mr. Elliott advised the report contained preliminary construction budget numbers. Mr. Elliott noted assuming Council adopted the proposed Resolution this evening staff would move to the next step of issuing a Request for Qualifications and select an architect to provide drawings, specifications and estimates for the projects. Mr. Elliott advised if the City did a 5.5 million dollar project for two buildings the City would have to issue debt. Mr. Elliott advised his goal was to do both projects in a conservative manner that would serve the City for many years to come.

Ms. Southard inquired how the needs for parking and traffic were being taken into account. Mr. Dreisbach advised there were defined parking spaces at the Municipal Building on the Poplar Street side and there were defined parking spaces at the former Lane Library building.

Mr. Ellerbe asked if there had been inquiry into complete tear down and rebuild. Mr. Dreisbach advised that had been discussed in the early 2000s and abandoned as Council decided they wanted the City's presence to be Uptown and reuse buildings.

Mr. Melnyk noted MSA went into this effort with the task of assessing the buildings for reuse and they knew when there were existing assets they should be maximized to be fiscally responsible and good stewards of the taxpayers funding. Mr. Melnyk advised both buildings had value and it would be less expensive to renovate them.

Mayor Rousmaniere recapped that Council was being asked to approve a report, not a budget or a design. Mr. Dreisbach noted staff would like Council to accept the report and the recommendation so it was clear what the function of each building would be and it would give staff the authority to obtain RFQs from architectural firms.

Mr. McKeehan noted the Police would still not be in an essential facility and asked if there had been an inquiry into the lot adjacent to the former Lane Library to create a City compound at that corner. Mr. Elliott advised 3 million dollars was budgeted in the CIP for municipal facilities and the former Lane Library was purchased for 1.5 million. Mr. Elliott noted he felt the adjacent lot was too expensive to consider.

Ms. Southard moved to adopt Resolution No. 4967. Mr. Dana seconded. The motion passed 6-0-0.

ORDINANCES **FIRST READING**

ORDINANCE **FINAL PLANNED DEVELOPMENT**

An Ordinance Accepting The Planning Commission's Recommendation For Final Plan Approval Of A Planned Development On Thirty Seven (37) Acres Of Vacant Land On Southpointe Parkway To Allow A Development For Residential Use With One Condition. (Jung-Han Chen, Community Development Director)

Mr. Chen advised the Planning Commission reviewed the Final Planned Development application on January 12, 2016 and recommended approval with the condition that an asphalt path be installed along the southern side of Southpointe Parkway connecting the development to US 27. Mr. Chen noted the Planning Commission felt the other conditions as detailed on pages 39 and 40 of Council's packet for Preliminary Plan approval had been met. Mr. Chen advised the Planning Commission felt the Final Planned Development application substantially conformed with the Preliminary Plan, Chapter 1145 of the zoning code and it conformed with the settlement agreement between the City of Oxford and the applicant as a result of litigation. Mr. Chen referred to page 41 of the agenda which showed the proposed asphalt path connecting the development with US 27 which the applicant provided based on the recommendation from the Planning Commission.

Ms. Etta Reed, Bayer Becker, 110 S. College Avenue, noted Damian Van Matre with Trinitas Development was also in attendance this evening. Ms. Reed advised all of the conditions for approval had been addressed as well as all of the conditions of the settlement agreement.

Ms. Reed noted the Planning Commission had concerns about the width of the path from the southernmost entrance of the development to US 27 and they would now provide a 7 foot asphalt trail 8 feet from the entrance to the property line and then transition from 8 feet to 7 feet the rest of the way across Century 21 frontage to the sidewalk on US 27. Ms. Reed advised the 7 foot wide asphalt trail would accommodate multi-uses. Ms. Reed offered to answer any questions.

Mayor Rousmaniere clarified there were 13 conditions for approval requested by the Planning Commission and those were responded to. Mayor Rousmaniere noted there was one final request regarding the asphalt path which had been addressed this evening. Ms. Reed advised that was correct and noted she believed all of the concerns and conditions had been addressed and requested approval of the Final Planned Development application at the next Council meeting.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. Dana referred to Ordinance No. 3329 on page 39 of Council's packet and inquired what the status of the secondary means of emergency ingress/egress was and how Tax Increment Financing might assist in establishing it. Mr. Elliott advised what Mr. Dana referred to would address a more permanent secondary means of ingress/egress and it would require a legislative process and cooperation from the original developer (4Leaf). Mr. Elliott noted it would be a totally separate project from the Planned Development being discussed this evening although it was something he wanted Council to be aware of and to think about.

Ms. Southard inquired for the public what the procedure was after the final plan was approved and what the timetable was for development. Ms. Southard referred to Mr. Perry's recommendation on page 38 of Council's packet 'The establishment of a Performance and Maintenance Bond Agreement satisfactory to the City Engineer and approved by Council' and inquired if that would happen in the future. Mr. Chen advised the Service Department would identify the actual costs for improvements and set the bond accordingly and that would happen at a later date. Mr. Chen noted with Council's approval of the Final Planned Development application the developer could submit construction drawings and they would like to start construction in April. Mr. Chen advised from this point forward staff would handle all of the plan reviews, permitting and inspections.

Mr. McKeehan inquired if staff knew how much the performance bond would be and Mr. Elliott advised 10% of the actual costs.

Mayor Rousmaniere advised the proposed Ordinance would be on the February 16, 2016 agenda for second reading.

ORDINANCE **SUPPLEMENTAL BUDGET**

An Ordinance Amending Ordinance No. 3335 And Declaring An Emergency. Supplemental Budget Ordinance Number 2 To Make Supplemental Appropriations For Fiscal Year 2016. (Joe Newlin, Finance Director)

Mr. Newlin referred to the Resolution adopted this evening for the purchase of a power cot for the Fire Department and advised an additional \$5,544.10 needed to be appropriated for the purchase.

Mayor Rousmaniere inquired if there were any comments from the public or from Council and there were none. Mayor Rousmaniere noted the proposed Ordinance would be on the February 16, 2016 agenda for second reading.

ANNOUNCEMENTS

Mr. Elliott advised the first meeting of the Police Community Relations and Review Commission would take place February 18, 2016 at 7:00 p.m. at the Oxford Fire Station.

Mr. Elliott noted staff was in the process of updating the Emergency Operations Plan and would work with the Butler County Emergency Management Agency, Miami University and McCullough Hyde Memorial Hospital to complete the project.

Mr. Elliott advised the Community Relations Commission (CRC) met recently and thanked the CRC members for their involvement, input and persistence in seeing the Police Community Relations and Review Commission come to fruition.

Mr. Dana advised the League of Women Voters recently published the new Oxford Area Government Services Directory and noted copies could be obtained from Prue Dana, City Hall or the Lane Library.

Ms. Southard advised the League of Women Voters held an event for elected officials recently and had a nice turn out. Ms. Southard noted her hope it would become an annual event.

Mayor Rousmaniere advised the Oxford Visitors Bureau was sponsoring a "Lets Keep it Rolling" event on Tuesday, February 9th from 5:30 to 6:30 p.m. at the Oxford Community Arts Center. Mayor Rousmaniere noted this was a public forum and information sharing session about upcoming bicycle and transportation plans in the City.

Mayor Rousmaniere advised at the last meeting she proposed moving Council meetings from beginning at 7:30 p.m. to beginning at 7:00 p.m. Mayor Rousmaniere noted she received positive comments regarding the change from staff, Council members and the public. Mayor Rousmaniere advised at the March 1, 2016 Council meeting she would entertain a motion to change the meeting time to 7:00 p.m. unless she received comments opposing the change.

ADJOURN TO EXECUTIVE SESSION

Mr. Dana moved to adjourn to Executive Session at 8:40 p.m. in accordance with Ohio Revised Code Section 121.22(G)(3) for the purpose of discussing pending litigation. Ms. Southard seconded. The motion passed by the following roll call:

AYE: Mr. McKeehan, Mr. Smith, Ms. Southard, Mr. Dana, Mr. Ellerbe, Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

RETURN FROM EXECUTIVE SESSION

Mr. Ellerbe moved to return from Executive Session at 9:19 p.m. Mr. Smith seconded. The motion passed 4-0-0.

ADJOURN

Mr. McKeehan moved to adjourn at 9:20 p.m. Mr. Ellerbe seconded. The motion passed 4-0-0.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Clerk of Council

Originating Department

Council Meeting Of: February 16, 2016

Mary Ann Eaton

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

February 8, 2016

Date Prepared

Agenda Title: Legislative Authority Notice - Transfer from Safekeeping - Morning Sun Café and Bakery on High LLC 109-11 W. High Street Oxford, Ohio 45056 to Maranatha LLC DBA Kofenya 38 W. High Street Oxford, Ohio 45056

Recommendation: N/A

Discussion:

The permit is for:

D5 - Spirituous Liquor for on premises consumption only, beer, wine, and mixed beverages for on premises, or off premises in original sealed containers, until 2:30 a.m.

D6 - Sale of intoxicating liquor on Sunday between the hours of one p.m. and midnight.

This permit will go through the normal process with all required inspections being conducted by the Ohio Liquor Commission.

Approved By:

Initial Date

Department Head:

City Manager:

DBE \ 2/12/16

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

5520049			TFOL	MARANATHA LLC
PERMIT NUMBER			TYPE	DBA KOFENYA
06	01	2014	38 W HIGH ST	
ISSUE DATE			OXFORD OH 45056	
02	03	2016		
FILING DATE				
D5	D6	PERMIT CLASSES		
09	088	A	F15496	
TAX DISTRICT		RECEIPT NO.		

RECEIVED

2-8-16

City of Oxford

FROM 02/05/2016 SAFEKEEPING

6164821				MORNING SUN CAFE & BAKERY ON HIGH LLC
PERMIT NUMBER			TYPE	109-11 W HIGH ST
06	01	2014	OXFORD OH 45056	
ISSUE DATE				
02	03	2016		
FILING DATE				
D5	D6	PERMIT CLASSES		
09	088			
TAX DISTRICT		RECEIPT NO.		



MAILED 02/05/2016

RESPONSES MUST BE POSTMARKED NO LATER THAN. 03/07/2016

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A TFOL 5520049**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF OXFORD CITY COUNCIL
101 E HIGH ST
OXFORD OHIO 45056

5520049 PERMIT NBR
MARANATHA LLC
DBA KOFENYA
38 W HIGH ST
OXFORD OH 45056

ELIZABETH A SNYDER
CARL A SNYDER
ANN E SNYDER

02/03/2016 ACTIVE
02/03/2016 ACTIVE
02/03/2016 ACTIVE

MNMB5%V5%M
5%VOT5%MEM
5%VOT5%MEM

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: February 2, 2016

Sam Perry
Prepared By:

Account Code No. #:

Budgeted Amount:

January 20, 2016
Date Prepared:

PC-2015-17 FINAL PLANNED DEVELOPMENT, The Fields at Southpointe, Southpointe Crossings, Southpointe Parkway, 37.08 acres, **Trinitas Development LLC, Applicant, Agent**

Recommendation by the Planning Commission: Approval

Discussion:

The applicant is seeking approval for a Final Planned Development, 37 acres of R2A-zoned land fronting on Southpointe Parkway and Corporate Woods Lane. The Preliminary Planned Development was approved by City Council on October, 6, 2015. The Applicant is proposing 202 dwelling units consisting of a mix of single, two and multi-family structures and on-site recreational amenities for the residents. The breakdown of the development is as follows: 22 single family lots, 54 two-family buildings for 108 units and 6 townhouses for 72 units, as indicated in the table below.

	App. Prelim Bldgs	Final Buildings	App. Prelim Units	Final Units
Unit Type	#Buildings	#Buildings	#Units	#Units
Single Family	22	22	22	22
Two Family	54	54	108	108
Townhouse	6	6	64	72
Total	82	82	194	202

This is the final step of the Planned Development, as well as the litigation settlement from the denial of a subdivision application. The development is designed with 643 beds, which is under the 668 beds as agreed in the settlement agreement.

The Planning Commission reviewed the proposed Final Planned Development, based on the conditions of the approved Preliminary Planned Development, along with the decision standards outlined in the Oxford Zoning Code. The Commission discussed the proposal of public transportation, secondary means of ingress/egress, all modes of transportation and a multi-use path connection from the development site to US27.

The Commission found that the proposed Final Planned Development has substantially conformed to the approved preliminary plan and the conditions of approval, as well as the settlement agreement as a result of litigation and voted 6-0-0 to recommend approval with one clarification to be provided by the Applicant during the 1st reading before City Council. The applicant is going to show a multi-use path along the southern side of Southpointe Parkway, wider than 5 feet of sidewalk to connect to US 27.

Approved By:

Department Head:

City Attorney:

City Manager:

JHC 1/27/16
DRE 1/29/16

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION FOR FINAL PLAN APPROVAL OF A PLANNED DEVELOPMENT ON THIRTY SEVEN (37) ACRES OF VACANT LAND ON SOUTHPOINTE PARKWAY TO ALLOW A DEVELOPMENT FOR RESIDENTIAL USE ~~WITH ONE CONDITION~~.

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

SECTION 1: Council hereby finds the Planning Commission held a public hearing on January 12, 2016 in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, on the application of Damian VanMatre, Trinitas Development, LLC for approval of a Final Planned Development on thirty seven (37) acres of vacant land on Southpointe Parkway to allow a Planned Development for residential use.

SECTION 2: The Planning Commission, after due deliberation found the application satisfies the code requirements in Chapter 1145 of the Oxford Zoning Code and substantially conforms to the approved preliminary plan, meets the thirteen (13) conditions set forth for Preliminary Plan approval and conforms with the settlement agreement and recommended approval of the Final Planned Development application for thirty seven (37) acres of vacant land on Southpointe Parkway with one condition **which has subsequently been met**.

SECTION 3: Council hereby accepts the recommendation of the Planning Commission and further approves the Final Planned Development application for thirty seven (37) acres of vacant land on Southpointe Parkway to allow a development for residential use based on the submittals of the applicant that are incorporated herein and made a part of this approval ~~with the following condition:~~.

- ~~1. An asphalt path no less than seven feet wide shall be installed along the southern side of Southpointe Parkway connecting the development site to U.S. 27.~~

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

**EXHIBIT "A" CONTAINING ADDITIONAL DOCUMENTS
FOR THIS AGENDA ITEM IS AVAILABLE AT CITY HALL
DURING NORMAL OFFICE HOURS**

**Certification of Action
Oxford Planning Commission
Recommendation to City Council**

<u>Report Date</u>	February 2, 2016
<u>Case Number</u>	PC-2016-01
<u>Applicant Information</u>	Trinitas Development, LLC 4-Leaf Development
<u>Requested Action</u>	Final Planned Development
<u>Summary of Request</u>	To allow for a Planned Development on 37 acres of vacant land located at Southpointe Parkway.
<u>Public Hearing Information</u>	A Public Hearing took place at 118 W. High Street on January 12, 2016. A Public Hearing notice was published in the Journal News on December 13, 2015. Courtesy notices were mailed to adjacent property owners on December 11, 2015. Signage was posted at the site on January 5, 2016.
<u>Commission Action</u>	The Planning Commission voted 6-0-0 recommending approval with the condition that there be a widened sidewalk extension to US 27
<u>Commission Findings and Conclusions</u>	The Final Planned Development was recommended for approval since it substantially conformed to the approved Preliminary Planned Development and the settlement agreement.
<u>*Exhibits Included (Please note: plans and elevations are excerpts only)</u>	1. Staff Report Dated January 4, 2016 2. Ordinance No. 3329 Approval of a Preliminary Plan 3. Sidewalk Extension to US 27 4. Final Plan 5. Site Layout Plans 6. Townhome Exterior Elevations 7. Duplex Exterior Elevations 8. Single-Family Exterior Elevations 9. Clubhouse Exterior Elevations

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-2016-01

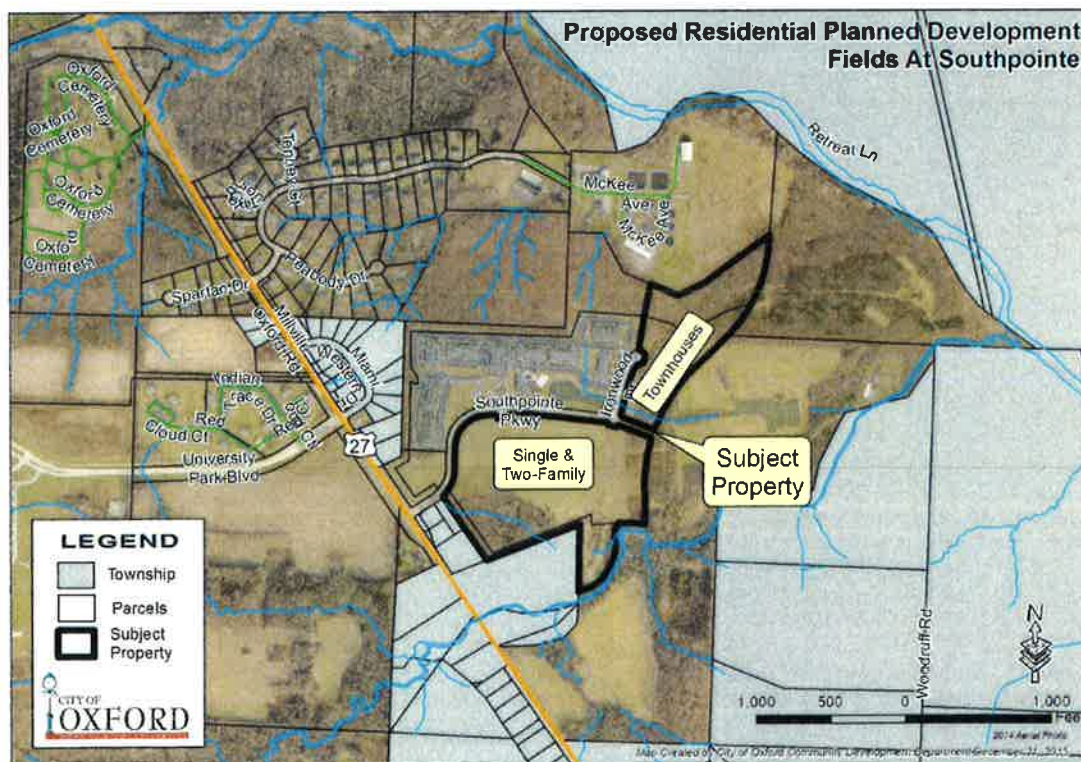
Date – January 12, 2016

APPLICATION

Applicant:	Damian VanMatre, Trinitas Development
Location:	37 acres vacant land on Southpointe Parkway
Proposed Owner:	Trinitas Development LLC
Current Owner:	4-Leaf Development
Action Request:	Recommendation for Final Planned Development – To forward a recommendation to City Council regarding proposed plans
Current Use:	Vacant Agricultural
Surrounding Existing Land Uses:	Multi-Family Residential, Vacant Agricultural and Low Density Residential

DESCRIPTION

This application is a follow-up to the October 6, 2015 approval of the Preliminary Plan by City Council. The request is for a positive recommendation from the Planning Commission regarding the proposed Planned Development (PD) on Southpointe Parkway within a portion of the 37 acres they are in the process of purchasing from 4-Leaf Development. The applicant proposes a 202 dwelling unit housing development on the vacant land. The development is to be a mixture of single, two and multi-family structures and includes on-site recreational amenities for the residents. Below is a general location map:



There are 82 residential buildings proposed, as well as a substantial clubhouse common area. The proposed final plan is substantially similar to the preliminary plan presented to the Planning Commission on September 8, 2015. It meets the requirements for dwelling unit density, setbacks and open space. The purpose of the final planned development process is to formalize the preliminary approval and tie up any loose ends of details that were not yet fleshed out during the preliminary. The broad decisions of public infrastructure capacity, land use, unit density and building type should have already been determined. However, any outstanding issues unaddressed can still be handled at the final plan stage. Below is a table comparing the **Approved** Preliminary to the Proposed Final Plan:

	App. Prelim Bldgs	Final Buildings	App. Prelim Units	Final Units
Unit Type	#Buildings	#Buildings	#Units	#Units
Single Family	22	22	22	22
Two Family	54	54	108	108
Townhouse	6	6	64	72
Total	82	82	194	202

The development is designed with 643 bedrooms which is under the 668 previously agreed to.

SITE HISTORY

- A planned unit development was approved in 2004 by the Butler County Planning Commission
 - The subject property portion was labeled as a Business Planned Unit Development (B-PUD)
- A final Residential PUD, College Suites, 29 acres, was approved in 2005 for a portion of the area
 - “Level 27” Apartment buildings were built 2006-07
- The overall development (172 acres) was annexed/zoned into the City of Oxford in 2007
 - The zoning class for the subject property was set as “OI” in August 2007
- A condominium planned unit development was approved by the City of Oxford in 2007 on land east of the subject property.
 - Adjacent vacant portion currently zoned R-4 (re-labeled from R-3)
 - Did not move forward, therefore plan expired after 5 years per plan ordinance
- The subject property was rezoned from OI to R2A by Ordinance in April 2014
- A Planned Development was reviewed by the Planning Commission for this site in September and October 2014
- The Planned Development request was withdrawn from City Council agenda prior to 2nd reading
- A Preliminary Subdivision Plat was reviewed by Planning Commission and City Council and was denied in May 2015. The applicant appealed the denial and the City and the applicant held court-appointed mediation in August 2015 to seek a settlement of the case. The settlement was finalized in September 2015.
- The Preliminary Planned Development was reviewed by Planning Commission on September 8, 2015 and approved by City Council on October 6, 2015.

The staff’s review is based upon:

- (1) City of Oxford Zoning Code;
- (2) October 6, 2015 Preliminary Plan Ordinance #3329 [See attached Exhibit A];
- (3) September 24, 2015 Settlement Agreement [See attached Exhibit B]

DECISION STANDARDS

The Planning Commission and City Council must review a request for a planned development approval based upon Section 1145.06 of Oxford Zoning Code. Bolded sections set the framework for review discussion.

1145.06 PLANNING COMMISSION AND COUNCIL REVIEW

A preliminary plan shall be approved prior to approval of a final plan, although the processes can be concurrent for small, single phase developments. Both preliminary and final plan approval require a Planning Commission recommendation and Council approval.

The Planning Commission shall base its review of a proposed planned development upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

The general decision standards for approval of a preliminary and final planned development are substantially similar. The final plan requires greater detail and is subject to additional decision standards.

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

- (a) **Burden of Proof.** Planning Commission has no obligation to recommend approval and City Council has no obligation to approve a planned development. This Zoning Code assumes that a planned development is appropriate only if an applicant proves that the proposed uses and design will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed.

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.

- (b) **General Decision Standards.** All planned developments shall satisfy these general decision standards:

- (1) The proposed planned development is in fact permitted in the zoning districts in which it is proposed.
- (2) If the application is for the same site where a planned development application has been denied within one year, the plan is substantially different from the application so denied.
- (3) The uses and site plan will satisfy the general intent of this Zoning Code.
- (4) The uses and site plan will be compatible with the general intent of the Comprehensive Plan.
- (5) The size and shape of the site are sufficient for the proposed planned development.
- (6) The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
- (7) 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.
- (8) Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses.
- (9) 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.
- (10) Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- (11) 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.
- (12) The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.
- (13) Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

PURPOSE STATEMENTS

Below are purpose statements from both applicable sections of Zoning Code:

R2A Underlying Zoning: Section 1143.04(a) Purpose: This district is designed to provide and preserve neighborhoods of smaller single-family residences within and adjacent to areas of similar development. This district also provides for a limited number of two-family residences.

Planned Development Overlay Zoning: Section 1145.01 Purpose:

(a) Purpose. Planned developments incorporate land uses and development patterns that are intended to permit and encourage creative and flexible land development that is not permitted by-right under the administrative regulations of underlying zoning districts. The planned development is particularly well suited to address two distinct goals of the Comprehensive Plan: to provide for environmentally sensitive and cohesive developments that are an attractive alternative to traditional subdivision and infill development that fully utilizes available land and existing utility resources where they already exist.

(1) Planned developments share these common goals:

- A. Protect the neighbors of a planned development and the City in general to at least the same degree normally inherent in the Zoning Code.
- B. Produce a development equal to or better than that resulting from single-use or traditional subdivision
- C. Have a site and situation that permits comprehensive planning both on the site and relative to its immediate surroundings
- D. Result in a design in which the placement, height, and uses of buildings, vehicle management areas, and open spaces efficiently utilize potentials of the site
- E. Include covenants, easements, and other private measures that will help ensure the long-term administrative viability of a development
- F. Be functional within a time period that helps ensure a viable development

(2) **Infill** development also satisfies the following goals:

- A. Fully utilize sites that could not be fully utilized because of their shape or because of their location relative to available public access.
- B. Increase geographic efficiencies of existing utilities such as public streets, water, sewer, electric, telephone, and cable by using them where they are already available.
- C. Help keep development from sprawling to and beyond the municipal boundaries of Oxford.

(3) Open Space development also satisfies the following goals:

- A. Retain natural areas and landscapes.
- B. Protect environmentally sensitive land and water features.
- C. Retain or create active and passive open spaces that serve the recreation needs of the development or the City generally.
- D. Lessen the land area devoted to vehicle management.
- E. Preserve natural scenic views that contribute to the Oxford setting.

DESIGN REQUIREMENTS

Below are the design requirements for Planned Developments:

Section 1145.12

(a) Arrangement. The physical arrangement of a planned development is not subject to the specific dimensional regulations that apply in the underlying zoning district, except as specifically noted in this Chapter. Land uses may be distributed throughout the site and throughout individual buildings in whatever manner is best suited to a particular planned development. Structures, vehicle management areas, open spaces, landscaping, and other elements may be distributed throughout the site in whatever manner is best suited to a particular planned development and the surrounding area.

(b) Land Area. A planned development shall be a minimum of 1 (one) contiguous acre or more.

(c) Land Use.

- (1) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing residential zoning district:
 - A. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.
 - B. Institutional, public, and semi-public land uses that serve the planned development or the general public.
 - C. Commercial land uses, if the total land area of the planned development is greater than 10 acres and if the commercial land use is intended to serve the planned development only. Such commercial land uses shall be limited as follows:
 1. No signs that are visible from outside of the development.
 2. No direct vehicular access to a public thoroughfare.
 3. No less than 95 percent of the total land area shall be devoted to residential land uses.
 4. No separate structure intended to be used, in whole or part, for commercial land uses shall be constructed prior to the construction of not less than 50 percent of the dwelling units.
- (2) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing commercial zoning district:
 - A. Any land use permitted in the underlying zoning district.
 - B. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.
- (3) The following land uses are permitted only in the portions of a planned development that overlay an existing industrial zoning district:
 - A. Any land use permitted in the underlying zoning district.
- (4) The land uses permitted in a planned development may be distributed as follows:
 - A. If a single planned development overlays more than one zoning district, then the land uses permitted according to this Section may be distributed throughout the entire planned development site.
 - B. If a planned development includes land uses permitted only in an industrial zoning district, then those land uses may only be located in that portion of the planned development that overlays the industrially zoned land.

(d) Residential Density. Residential density shall not exceed 110 percent of the density permitted in the underlying zoning district. Residential land uses in a planned development that overlays a commercial zoning district shall not exceed the density of the R1B Single-Family Medium-Density Residential Zoning District. Area devoted entirely to non-residential land uses, including buildings, vehicle management areas, and other associated land use elements shall be excluded from the area used to calculate residential density.

(e) Dimensional Regulations.

- (1) Building Heights shall be limited as in the underlying zoning district, regardless of land use.
- (2) Front setbacks shall be limited as in the underlying zoning district.
- (3) All buildings and vehicle management areas shall be setback from the perimeter of a planned development no less than:
 - A. Residential zoning district – 25 feet.
 - B. Commercial zoning district – 25 feet.
 - C. Industrial zoning district – 50 feet.

(f) Open Space.

- (1) No planned development shall have less than 20 percent open space, which includes any area not less than 50 by 50 feet, not including the required setbacks, and includes nothing other than natural area.
- (2) Lot coverage shall be regulated according to the underlying zoning district, except that lot coverage for the residential portion of any planned development shall not exceed 40 percent.

(g) Environmental. A 100 foot natural buffer shall be maintained adjacent to all permanent and natural surface waters, springs, and wetlands. Development of this area is regulated as follows:

- (1) Natural vegetation shall be maintained.
- (2) No structures shall be built or improvements made, except as follows:

- A. Walking paths, bicycling paths, and the like, including infrastructure necessary to facilitate their development are permitted anywhere within the buffer.
- B. Roads and associated infrastructure are permitted in the buffer to facilitate crossing such water elements.
- C. Any improvements approved in a final plan.
- D. Any public safety or public utility improvements not associated with the planned development, but deemed necessary by the Service Director or Chief of Police.

(h) Landscaping and Screening.

- (1) A planned development shall satisfy all landscaping elements required by other sections of this Code.
- (2) The required perimeter setback area shall be retained in natural woods or suitably landscaped with grass, ground cover, shrubs, trees, or earthen mound.
- (3) A planned development that overlays a commercial or industrial zoning district that is adjacent to a residential zoning district shall be screened from the residential zoning district by a dense evergreen hedge a minimum of 8 feet tall and 10 feet wide at planting and that will maintain at least 90 percent opacity over time.

(i) Access and Mobility.

- (1) At residential densities greater than would be permitted in the R-1A District, have direct and principal access from a collector or arterial road.
- (2) Bicycle rack spaces shall be provided at all planned developments that overlay a commercial zoning district at a rate of 3 per acre.
- (3) Adequate pedestrian connectivity shall be provided to and through a planned development.

(j) Utilities and Infrastructure. Electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be located underground.

(k) Plan-Specific. Any other design elements deemed necessary by Planning Commission and Council to ensure that a planned development satisfies the decision criteria of this Chapter.

COMMENT FORMS

All property owners within 200 feet have been notified by letter, a sign has been posted on the property and a notice has been placed in the newspaper. No public comments have been received as of this writing.

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering & Economic Development Departments. The following comments were received:

Police:	Returned with comment (see attached email Exhibit E)
Fire:	Returned with comment
Service/Engineering:	Returned with comment (see attached memo Exhibit D)
Econ. Dev.	Returned with no comments

ANALYSIS

As stated above, the final plan is substantially similar to the preliminary plan; therefore the plan can move forward after any outstanding details are clarified. Planning staff has presented questions and comments, dated December 28 [**See attached Exhibit C**], to the applicant, for consideration. Several topics simply require revisions to plans and some are new details which require discussion by the Commission. The City Engineer has also forwarded comments to the applicant, dated December 30 [**See attached Exhibit D**], for consideration. Responses to these two documents should form the context of discussion for the Commission, in their review. Satisfactory responses and any additional information can result in the conclusion that the final plan meets both the General Decision Standards and the Planned Development Design Requirements. Any outstanding issues can be dealt with by staff and City Council. For efficiency, Planning staff has divided the issues raised by staff into two categories: 1) Requires discussion and 2) Awaiting revisions/additional information:

- 1) Discussion items:
 - a. Multi-modal transportation
 - i. Non-motorized modes personal safety
 - ii. Mass transit plan
 1. Site design
 2. Operation
 - b. Open space
 - i. Townhouse common open space
 - ii. Access plan to peripheral open space
 - c. Potential waivers from code
 - i. Drainage channel setback
 - ii. Lighting fixture height
 - iii. Parking lot lighting level
- 2) Items awaiting revisions/additional information:
 - a. Performance and Maintenance Bonding Agreement
 - b. Revisions/additional information satisfactory to City Engineer
 - c. Revision to Southpointe Parkway cul-de-sac easement
 - d. Additional signage details
 - e. Additional parking lot or building mounted lighting
 - f. Drawing showing lot lines with access easements to 22 single family lots
 - g. Corrections to labeling as noted
 - h. Corrections to building orientation and windows on facades
 - i. Screening for mechanical units along back of townhouses
 - j. Corrections for trash and recycling plan
 - k. Any plans for storm shelter provisions
 - l. Evidence of acceptable tree variety distribution
 - m. Evidence of acceptance of plan from Fire Chief

No building permits can be issued until a final plan is approved and the City Engineer is satisfied with the street and utility improvements adjacent to the proposed building. A Final Plan approval by City Council is valid for one year. Trinitas LLC plans to build the development all in one phase.

RECOMMENDATION

Planning staff recommends that the Commission discuss the items listed in the Discussion Category above, before forwarding a recommendation to City Council. After discussion, the Commission should review the Decision Standards herein and the Preliminary Plan Approval, to ensure all items have been addressed. At the time of this writing, a recommendation of approval can be forwarded based upon these conditions:

- 1.) The establishment of a Performance and Maintenance Bonding Agreement satisfactory to the City Engineer and approved by the City Council.
- 2.) The outstanding items in Category 2 above, awaiting additional information or revisions, be satisfactorily addressed by the particular City Department

SUBMITTED

BY:



Sam Perry, AICP, Planner

DATE: January 4, 2016

ORDINANCE NO. 3329

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION FOR PRELIMINARY PLAN APPROVAL OF A PLANNED DEVELOPMENT ON THIRTY SEVEN (37) ACRES OF VACANT LAND ON SOUTHPOINTE PARKWAY TO ALLOW A DEVELOPMENT FOR RESIDENTIAL USE WITH CONDITIONS.

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

SECTION 1: Council hereby finds that the Planning Commission held a public hearing on September 8, 2015, in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, on the application of Travis Vencel, Trinitas Development, LLC for approval of a Preliminary Plan on thirty seven (37) acres of vacant land on Southpointe Parkway to allow a Planned Development for residential use.

SECTION 2: The Planning Commission, after due deliberation found the application satisfies the code requirements in Chapter 1145 of the Oxford Zoning Code and recommended approval of the Preliminary Plan application for thirty seven (37) acres of vacant land on Southpointe Parkway.

SECTION 3: Council hereby accepts the recommendation of the Planning Commission and further approves the Preliminary Plan application for thirty seven (37) acres of vacant land on Southpointe Parkway to allow a development for residential use based on the submittals of the applicant that are incorporated and made a part of this approval with the following conditions:

- a. The Petitioner shall work with City staff in choosing street names similar to those in the Mile Square, preferably traditional tree names.
- b. A secondary means of emergency ingress/egress, as recommended by the City Fire Chief shall be considered.
- c. The Petitioner shall work with City staff, the Butler County Regional Transit Authority and adjacent property owners to provide regular, year-round public transit.
- d. The Petitioner shall design end units to include windows on all sides of buildings facing streets.
- e. The Petitioner shall work with the City to ensure pedestrian connectivity through the maintenance of a minimum unobstructed five (5) foot sidewalk clearance where technically feasible throughout the entire development, and installation of a multi-use path along the southern side of Southpointe Parkway. Additionally, all of the sidewalks and multi-use paths shall be completed concurrent with adjacent building occupancy as well as bonded public improvements.
- f. The Petitioner shall work with City staff regarding multi-family parking maximums to reduce the number of parking spaces in their Final Plan design, below the maximums specified in the City of Oxford ordinance.

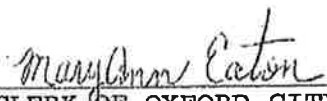
- g. The Final Plan shall provide a traffic impact study including a Transportation Demand Management evaluation and implementation plan for all modes of transportation to achieve a balanced mode split that does not rely primarily on single occupancy vehicular trips.
- h. The Final Plan shall include a commitment to maintain the private streets within the development as publicly-accessible ways for local and through travel.
- i. The Petitioner shall coordinate with the City of Oxford to ensure safe off-site connectivity for non-motorized transportation to US 27 be provided, including installation of either a multi-use path or a bicycle lane along Southpointe Parkway.
- j. The Petitioner shall work with City staff to install a variety of tree species, found in the most recent approved City tree list.
- k. The Petitioner shall address all City Engineer comments found on pages 16-17 of the Planning Commission agenda of September 8, 2015.
- l. The twenty two (22) single family lots shall be built in conjunction with the first sixty (60) percent of the development that takes place.
- m. The existing stub streets off of Southpointe Parkway shall be vacated and taken over by the developer.

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


MAYOR

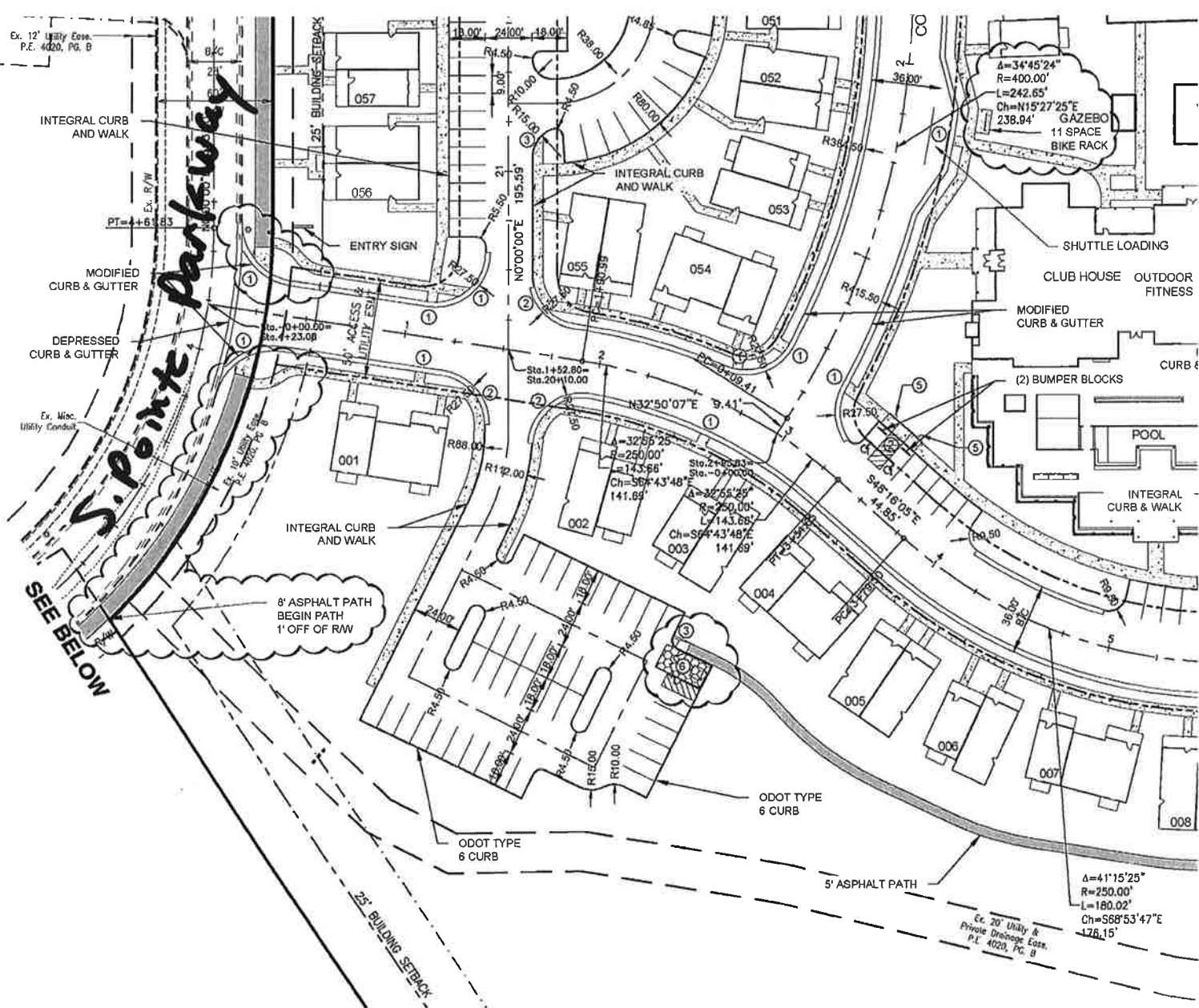
ADOPTED: October 6, 2015

ATTEST:

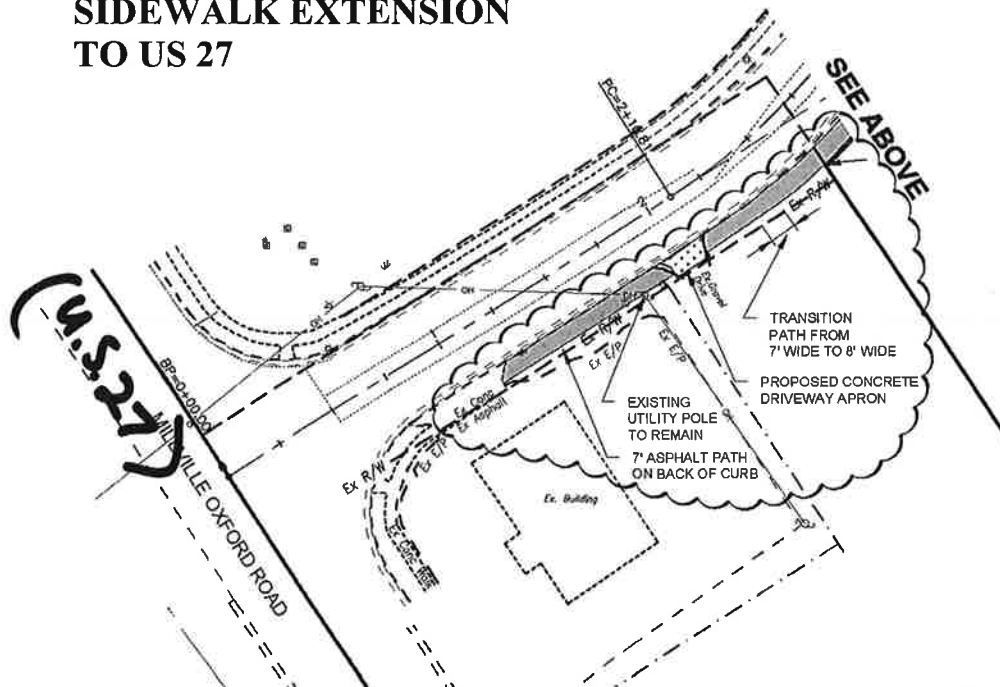

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

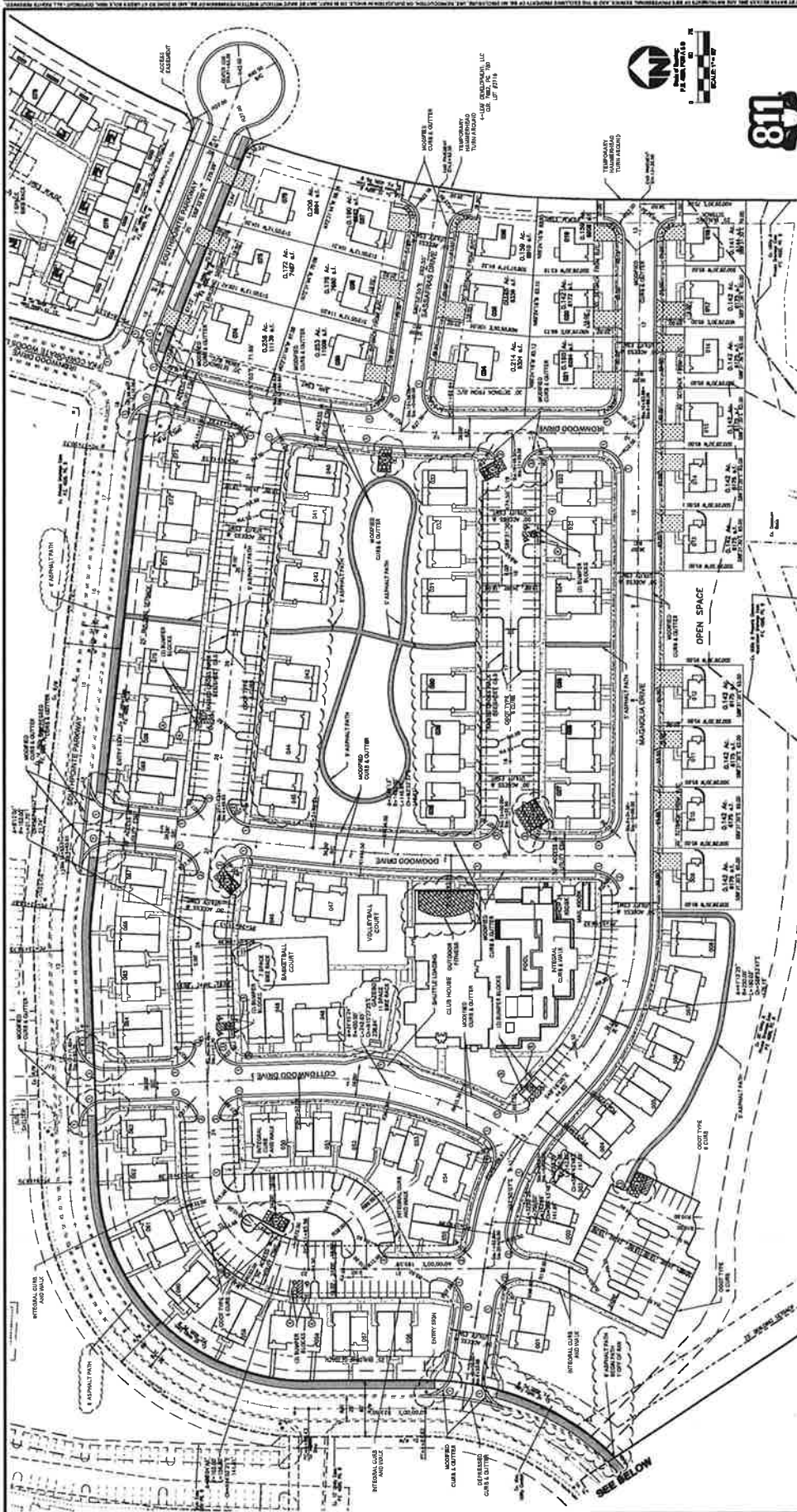


SIDEWALK EXTENSION TO US 27



SITE LAYOUT LEGEND

- ① ODOT TYPE A2 CURB RAMP. SEE DETAIL ON SHEET E110
- ② ODOT TYPE B2 CURB RAMP. SEE DETAIL ON SHEET E110
- ③ ODOT TYPE B3 CURB RAMP. SEE DETAIL ON SHEET E110
- ④ HANDICAP ACCESSIBLE PARKING SPACE WITH 5' CLEARANCE
- ⑤ HANDICAP VAN ACCESSIBLE PARKING SPACE WITH 8' CLEARANCE
- ⑥ DUMPSTER ENCLOSURE, SEE SHEET E110 FOR DETAILS

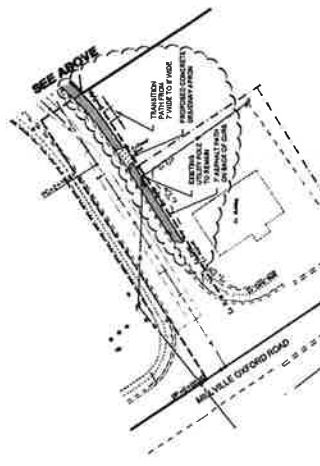


NOTE ! AVOID NOTES

ALL CONTRACTS MUST BE IN WRITING. The contract must be in writing and signed by the parties. The contract must be in writing and signed by the parties. The contract must be in writing and signed by the parties.

ENTE / A VOI IT / LEGEND

- 1 COOT TYPE AT CURB RAMP. SEE DETAIL ON SHEET C3.2
- 2 COOT TYPE AT CURB RAMP. SEE DETAIL ON SHEET C3.2
- 3 COOT TYPE AT CURB RAMP. SEE DETAIL ON SHEET C3.2
- 4 WALKWAY ACCESSIBLE PARKING SPACE WITH SIGN AND POST. SEE DETAIL ON SHEET C3.2
- 5 WALKWAY ACCESSIBLE PARKING SPACE WITH SIGN AND POST. SEE DETAIL ON SHEET C3.2
- 6 WALKWAY ACCESSIBLE PARKING SPACE WITH SIGN AND POST. SEE DETAIL ON SHEET C3.2
- 7 WALKWAY ACCESSIBLE PARKING SPACE WITH SIGN AND POST. SEE DETAIL ON SHEET C3.2
- 8 WALKWAY ACCESSIBLE PARKING SPACE WITH SIGN AND POST. SEE DETAIL ON SHEET C3.2



SITE SUMMARY

[illegible]

LEGEND

- | | | | |
|---|---|---|---|
|  |  |  |  |
| 5' AND 4" WIDE ASPHALT PATH
SEE PLAN FOR WIDTH | CONCRETE PAVEMENT (DRIVEWAY) | CONCRETE PAVEMENT (DUMFISTER PAD) | PROPOSED CONCRETE WALK |

Know what's below.
Call before you dig.





9. METAL INSULATED ENTRY DOOR PER SCHEDULES

10. 6000 SERIES INSULATED SLIDE DOOR

11. 6000 SERIES SLIDE HUNG WINDOW

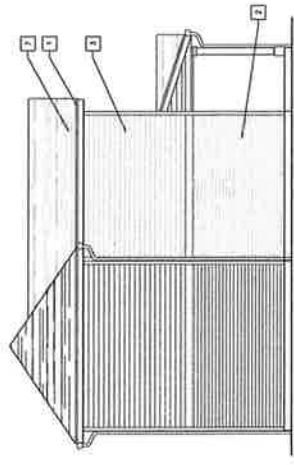
12. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)

KEYNOTES:

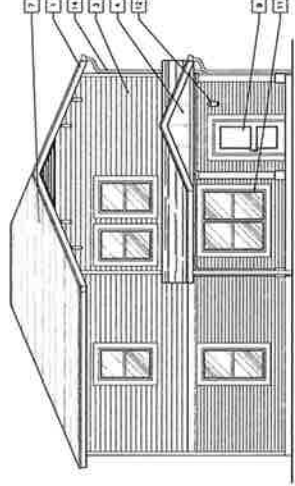
1. FINISH: SIDING: 1/2" x 6" PINE, C&G
 GSP DECORATIVE FASMA, DARK STAIN
 SHOWN. ALL SIDING TO BE MATCHED
 WITH SIGHTS ATTACHED WITH ALL
 MANUFACTURERS CHANNELS AND INTERLOCKS AS
 SHOWN.
2. EXTERIOR: INTER-CONNECT: INTERCONNECT, SPACED
 4" LAP EXPOSURE.
3. EXTERIOR: INTER-CONNECT: INTERCONNECT, LAP
 SPACING 4" LAP EXPOSURE.
4. EXTERIOR: SIDING: INTER-CONNECT, SPACED
 4" LAP EXPOSURE.
5. 1" THICK SHEDDING FIBER CONCRETE FIBER
 BOARD, MATCHING AS INDICATED ON DIMENSIONS.
6. FIBERGLASS/ASPHALT 25 YR. W/4. WATERPROOF
 CASE A RATED ROOF SHINGLES.
7. EXTERIOR: SIDING: INTER-CONNECT, SPACED
 4" LAP EXPOSURE.
8. METAL INSULATED ENTRY DOOR PER
 SCHEDULES.
9. VINYL FINISHED INSULATED HINGE DOOR.
10. VINYL FINISH: SINGLE HINGE DOOR.
11. EXTERIOR: INTER-CONNECT: INTERCONNECT, LAP
 SPACING 4" LAP EXPOSURE.
12. EXTERIOR: INTER-CONNECT: INTERCONNECT, LAP
 SPACING 4" LAP EXPOSURE.
13. PRESSURE TREATED (OR GRAY) WOOD
 STRUCTURAL POST & RAILING, MATCHED IN
 COLOR TO SIDING.
14. ALUM. CORN. CUTTING & CORNERPOSTS.

ELEVATION NOTES

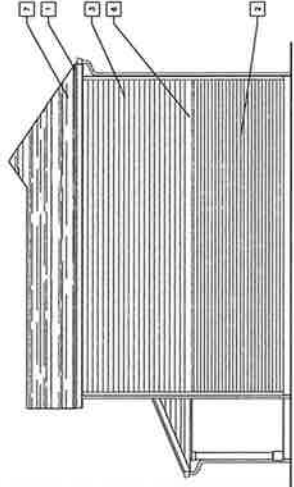
- A. FINISH: SIDING: 1/2" x 6" PINE, C&G
 GSP DECORATIVE FASMA, DARK STAIN
 SHOWN. ALL SIDING TO BE MATCHED
 WITH SIGHTS ATTACHED WITH ALL
 MANUFACTURERS CHANNELS AND INTERLOCKS AS
 SHOWN.
- B. EXTERIOR: INTER-CONNECT: INTERCONNECT, SPACED
 4" LAP EXPOSURE.
- C. EXTERIOR: INTER-CONNECT: INTERCONNECT, LAP
 SPACING 4" LAP EXPOSURE.
- D. EXTERIOR: SIDING: INTER-CONNECT, SPACED
 4" LAP EXPOSURE.
- E. 1" THICK SHEDDING FIBER CONCRETE FIBER
 BOARD, MATCHING AS INDICATED ON DIMENSIONS.
- F. FIBERGLASS/ASPHALT 25 YR. W/4. WATERPROOF
 CASE A RATED ROOF SHINGLES.
- G. EXTERIOR: SIDING: INTER-CONNECT, SPACED
 4" LAP EXPOSURE.
- H. METAL INSULATED ENTRY DOOR PER
 SCHEDULES.
- I. VINYL FINISHED INSULATED HINGE DOOR.
- J. VINYL FINISH: SINGLE HINGE DOOR.
- K. EXTERIOR: INTER-CONNECT: INTERCONNECT, LAP
 SPACING 4" LAP EXPOSURE.
- L. EXTERIOR: INTER-CONNECT: INTERCONNECT, LAP
 SPACING 4" LAP EXPOSURE.
- M. PRESSURE TREATED (OR GRAY) WOOD
 STRUCTURAL POST & RAILING, MATCHED IN
 COLOR TO SIDING.
- N. ALUM. CORN. CUTTING & CORNERPOSTS.



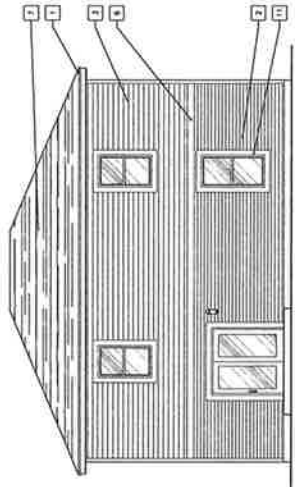
SINGLE FAMILY F LEFT ELEVATION A
 SCALE: 3/16" = 1'-0"



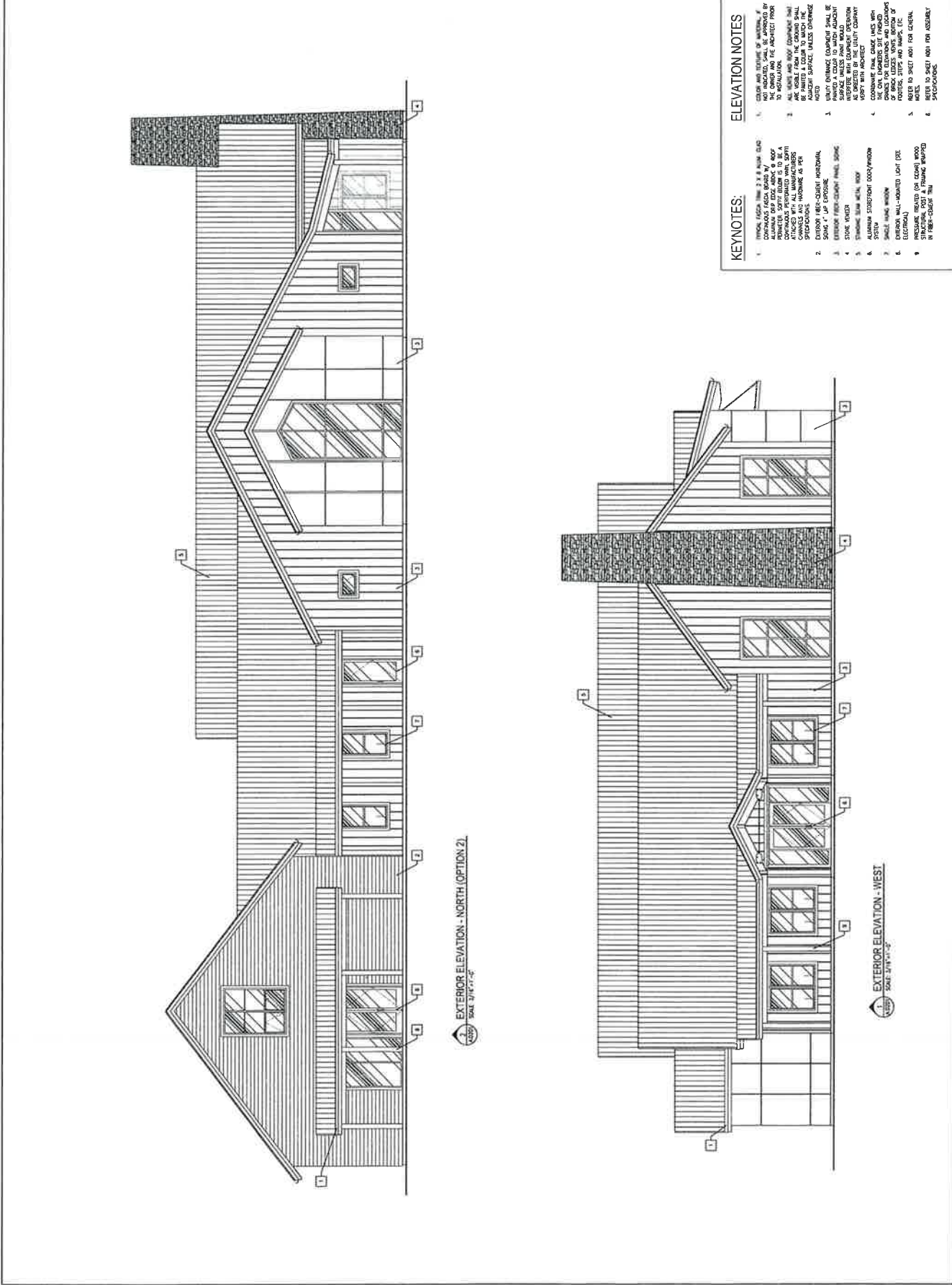
SINGLE FAMILY F FRONT ELEVATION A
 SCALE: 3/16" = 1'-0"



SINGLE FAMILY F RIGHT ELEVATION A
 SCALE: 3/16" = 1'-0"



SINGLE FAMILY F REAR ELEVATION A
 SCALE: 3/16" = 1'-0"



- KEYNOTES:**
1. FINISH: EXTERIOR WALLS: 2" X 8" RAISED CLAD
 EXTERIOR ROOF: 1/2" X 12" RAISED CLAD
 EXTERIOR FLOOR: 1/2" X 12" RAISED CLAD
 EXTERIOR CEILING: 1/2" X 12" RAISED CLAD
 EXTERIOR DOOR: 1/2" X 12" RAISED CLAD
 EXTERIOR WINDOW: 1/2" X 12" RAISED CLAD
 EXTERIOR PORCH: 1/2" X 12" RAISED CLAD
 EXTERIOR STAIR: 1/2" X 12" RAISED CLAD
 EXTERIOR RAMP: 1/2" X 12" RAISED CLAD
 EXTERIOR BALCONY: 1/2" X 12" RAISED CLAD
 EXTERIOR TERRACE: 1/2" X 12" RAISED CLAD
 EXTERIOR DRIVEWAY: 1/2" X 12" RAISED CLAD
 EXTERIOR PARKING: 1/2" X 12" RAISED CLAD
 EXTERIOR LANDSCAPE: 1/2" X 12" RAISED CLAD
 EXTERIOR FENCE: 1/2" X 12" RAISED CLAD
 EXTERIOR GATE: 1/2" X 12" RAISED CLAD
 EXTERIOR SIGN: 1/2" X 12" RAISED CLAD
 EXTERIOR LIGHT: 1/2" X 12" RAISED CLAD
 EXTERIOR VENT: 1/2" X 12" RAISED CLAD
 EXTERIOR CAP: 1/2" X 12" RAISED CLAD
 EXTERIOR TRIM: 1/2" X 12" RAISED CLAD
 EXTERIOR CORNER: 1/2" X 12" RAISED CLAD
 EXTERIOR EDGE: 1/2" X 12" RAISED CLAD
 EXTERIOR JOINT: 1/2" X 12" RAISED CLAD
 EXTERIOR SEAL: 1/2" X 12" RAISED CLAD
 EXTERIOR FINISH: 1/2" X 12" RAISED CLAD
 EXTERIOR MATERIAL: 1/2" X 12" RAISED CLAD
 EXTERIOR COLOR: 1/2" X 12" RAISED CLAD
 EXTERIOR TEXTURE: 1/2" X 12" RAISED CLAD
 EXTERIOR PATTERN: 1/2" X 12" RAISED CLAD
 EXTERIOR SHADE: 1/2" X 12" RAISED CLAD
 EXTERIOR HIGHLIGHT: 1/2" X 12" RAISED CLAD
 EXTERIOR CONTRAST: 1/2" X 12" RAISED CLAD
 EXTERIOR HARMONY: 1/2" X 12" RAISED CLAD
 EXTERIOR BALANCE: 1/2" X 12" RAISED CLAD
 EXTERIOR RHYTHM: 1/2" X 12" RAISED CLAD
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 EXTERIOR PLACE: 1/2" X 12" RAISED CLAD
 EXTERIOR PEOPLE: 1/2" X 12" RAISED CLAD
 EXTERIOR OBJECTS: 1/2" X 12" RAISED CLAD
 EXTERIOR EVENTS: 1/2" X 12" RAISED CLAD
 EXTERIOR ISSUES: 1/2" X 12" RAISED CLAD
 EXTERIOR DECISIONS: 1/2" X 12" RAISED CLAD
 EXTERIOR ACTIONS: 1/2" X 12" RAISED CLAD
 EXTERIOR REACTIONS: 1/2" X 12" RAISED CLAD
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 EXTERIOR SPIRITUALITY: 1/2" X 12" RAISED CLAD
 EXTERIOR PHILOSOPHY: 1/2" X 12" RAISED CLAD

ELEVATION NOTES

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE ELEVATIONS. FINISHES SHALL BE APPLIED TO THE ENTIRE EXTERIOR SURFACE OF THE BUILDING, INCLUDING ROOFS, PORCHES, BALCONIES, TERRACES, DRIVEWAYS, PARKING AREAS, FENCES, GATES, SIGNS, LIGHTS, VENTS, CAPS, TRIMS, CORNERS, EDGES, JOINTS, SEALS, FINISHES, MATERIALS, COLORS, TEXTURES, PATTERNS, SHADES, HIGHLIGHTS, CONTRASTS, HARMONIES, BALANCES, RHYTHMS, PROPORTIONS, SCALES, WEIGHTS, VOLUMES, MASSES, FORMS, SPACES, TIMES, PLACES, PEOPLE, OBJECTS, EVENTS, ISSUES, DECISIONS, ACTIONS, REACTIONS, FEELINGS, THOUGHTS, BELIEFS, VALUES, PRINCIPLES, LAWS, ETHICS, AESTHETICS, SCIENCE, TECHNOLOGY, ART, LITERATURE, MUSIC, DANCE, THEATRE, FILM, TELEVISION, RADIO, INTERNET, MOBILE, GAMING, SPORTS, RECREATION, EDUCATION, HEALTHCARE, BUSINESS, GOVERNMENT, MILITARY, RELIGION, SPIRITUALITY, PHILOSOPHY.
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CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Council Meeting of: February 16, 2016

Account Code #: N/A

Budgeted Amount: N/A

Service Department

Originating Department

Michael B. Dreisbach, Service Director

Prepared By

February 3, 2016

Date Prepared

Agenda Title: Authorization to Release 90% of a Cash Performance Bond

Recommendation: Approve

Discussion:

As part of the redevelopment of 417 S. Locust (aka former Wal-Mart site), the developers were required to install new traffic control signals at the site's entrance/exit with Locust St. Due to delays in procuring the necessary materials, the developer was not able to meet the August 2015 deadline for completion. In order to protect the City's interest in the completion of this project, New Village Construction, LLC provided a cash bond of \$72,000 to the City to ensure the proper installation of the required traffic control system and associated appurtenances.

In February 2016, New Village Construction, LLC notified the City of the completion of all work associated with the cash surety. The Engineering Division has inspected the work, and approved the installation being in conformance with the City's standards and specifications.

New Village Construction, LLC has requested the City release the cash surety for this project. As typical with other public improvements in the right of way, the City should retain 10% of the surety as a maintenance bond for a period of one year from the acceptance of the improvements. As such, 90% of the cash surety should be authorized for release. While there is not a line item appropriation for this amount, the funds were encumbered by purchase order in 2015 and are available for release.

It is Staff's recommendation that City Council authorize the City Manager to release 90% of the \$72,000 cash surety posted by New Village Construction, LLC. The cash amount recommended for release is therefore **\$64,800.00.**

Approved By:

Department Head:

City Manager:

Initial

Date

MBD \ 2/3/16

DRE \ 2/12/16

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO RELEASE NINETY PERCENT (90%) OF THE \$72,000.00 CASH PERFORMANCE BOND POSTED BY NEW VILLAGE CONSTRUCTION, LLC., AND RETAINING TEN PERCENT (10%) OF THE SURETY AS A MAINTENANCE BOND FOR A PERIOD OF ONE YEAR.

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

SECTION 1: The developer was required to post a cash performance bond in the amount of \$72,000.00. The developer has satisfactorily completed the work and therefore Council hereby releases 90% of the cash performance bond and retains 10% as a surety maintenance bond in the amount of \$7,200.00. This surety maintenance bond warranties the public improvements within the right-of-way for a period of one year from the acceptance of the improvements.

SECTION 2: The City Manager and the Clerk of Council are hereby authorized to execute the necessary paperwork, releasing ninety percent (90%) of the cash performance bond and to take all other steps necessary.

SECTION 3: This release is hereby given upon report of the City Engineer that the work secured by the cash surety bond has been satisfactorily completed.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

CITY OF OXFORD STAFF SUMMARY REPORT

Report to City Manager

Finance
Originating Department

Council Meeting Of : 2/2/2016

Account Code No. : see below

Joe Newlin

Prepared By

Budgeted Amount : _____

1/22/2016

Date Prepared

Agenda Title:	2016 Supplemental Budget #2
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Recommendation:	Approve
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Issue 1

To make adjustment to amended budget the purchase of an additional power cot, miscalculation on the first

Action Needed:

Revenue Side

N/A

Expense Side

Life Squad Gift (210)	5,544.10	Appropriation from unencumbered balance for power cot purchase
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Net Effect on Fund Balance/(s) Increase/(Decrease)	(5,544.10)	
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Total Net Effect on Fund Balance/(s) Increase/(Decrease)	(5,544.10)	
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Breakdown by Fund

Life Squad Gift (210)	(5,544.10)	
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Net Effect on Fund Balance/(s) Increase/(Decrease)	(5,544.10)	
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Approved By:

Department Head:

City Manager:

Initials

Date

	1/27/16
	1/29/16

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3335. SUPPLEMENTAL BUDGET ORDINANCE NUMBER 2 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2016.

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

SECTION 1: Additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds, and changes to estimated revenues;

SECTION 2: The following increase/(decrease) in appropriations from unencumbered balances be made:

Life Squad Gift Fund 210	5,544.10
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SECTION 3: In all other respects, Ordinance No. 3335 shall remain in full force and effect.

SECTION 4: This ordinance shall take effect immediately upon its adoption.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: February 16, 2016

Service Department
Originating Department

Account Code #: N/A

David Treleven
Prepared By

Budgeted Amount: N/A

February 5, 2016
Date Prepared

Agenda Title:	Environmental Commission Meeting of February 3, 2016
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Recommendation:	For Review and Consideration
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Discussion:

Environmental Commission members present at the Wednesday, February 3, 2016 meeting were: Chair, Mr. Wright Gwyn; Vice-Chair, Mr. Vince Hand; Planning Commission Representative, Mr. Robert Bell; Mr. Ted Wong, and Ms. Madeline Maurer. A quorum was present. City Council Representative, Mayor Kate Rousmaniere, as well as Mr. Kevin Armitage had previously informed the Commission that they would be unable to attend this meeting. Also in attendance were Ms. Morgan Waltersheide and Ms. Sydney Weiss, students from the Miami University Journalism 201 course.

The minutes from the January 6, 2016 Environmental Commission meeting were unanimously approved as presented.

Mr. Robert Bell updated Commissioners on recent developments with the Planning Commission. During the January 2016 Planning Commission meeting, the Final Plan for The Fields at Southpointe was reviewed and approved. At a February 2, 2016 work session with City Council, Planning Commission was tasked with code and regulations review regarding off-campus student residential housing, overlay permits, and encouraging development/re-development of properties within the Mile Square. Mr. Bell indicated these tasks would supersede the Planning Commission's review/revision of the Planning and Zoning Code (Part Eleven of the Codified Ordinances of Oxford). It was concluded that the review and revision suggestions by the Environmental Commission on sensitive development areas, planned developments, and major site development plans for Oxford's Planning and Zoning Code (discussed below) were still pertinent and would still continue.

Mr. Bell stated that he is still working to incorporate the comments received from Commissioners regarding their review of Planned Unit Development (PUD) codes and regulations from Oxford Codified Ordinance Chapter 1145, from Yellow Springs, Ohio, and other sources. Mr. Bell indicated he anticipated having the suggestions for Oxford's PUD code revisions completed during February and will issue them to Commissions for their review. The intent is to finalize the Environmental Commission's suggestions for PUD code revisions during the March Commission meeting.

Staff had been requested by Commissioners to determine native tree species present within Oxford's approved street tree list. Commissioners had previously expressed concern that native species were not specifically required in a species diversity requirement being considered for inclusion in the City of Oxford's Codified Ordinance Chapter 935 (Trees, Shrubs and Other Plants). Discussion with the Ohio

(Continued)

Approved By:

Department Head:
City Manager:

Initial Date

WBD \ 2/5/16
DRE \ 2/13/16

Department of Natural Resources (ODNR) Urban Forester for the area, Ms. Wendi Van Buren, indicated which tree species are considered "native" is not necessarily clear cut. For example, are cultivars from native species being considered as native (as the Autumn Blaze Freeman Maple, a hybrid of Silver and Sugar Maples)? The ODNR provided a list of trees that are generally accepted as native to the southwest Ohio area and a list of suggested trees species. A list of common Ohio tree species was also accessed from the ODNR internet site. Review of the 79 trees listed as approved Oxford street trees found approximately 60% (47) to be present on the common, native, and/or suggested listings. The Commissioners concluded that the available common, native, and/or suggested tree species in Oxford's approved street tree list provided for sufficient options, and decided against making a specific requirement for native trees in the planting for diversity revision included in Chapter 935.05.

Commissioners reviewed proposed revisions to Chapter 935. These had initially been approved during the August 2015 Commission meeting, but the question of specifically requiring native trees in Chapter 935.05 was subsequently raised and researched. Also, the revision to Chapter 935.07 regarding traffic control signage was made more general. These proposed revisions to the City of Oxford's Codified Ordinance Chapter 935 were once again seconded, unanimously approved, and are as follows:

Motion:

935.05 STREET TREE SPECIES TO BE PLANTED.

The Tree Plan contains a list of the official Street Tree species for the City of Oxford. No species other than those included in this list may be planted as Street Trees without the written permission of the Service Director. The tree(s) to be planted as street trees shall have calipers of at least two (2) inches diameter at breast height (DBH), with an appropriate height of branching for the tree's species. *Concurrent plantings of six (6) or more street and/or public trees shall adhere to the "10-20-30 Rule", with no more than 10% of a tree Species being planted, no more than 20% of a tree Genus being planted, and no more than 30% of a tree Family being planted.* The Tree Authority shall categorize street trees in three species size classes.

(Ord. 3189. Passed 11-20-12.)

Motion:

935.07 DISTANCE AND CLEARANCES.

It is prohibited to plant a street tree less than:

- (a) 30 feet from the street corner measured from the point of the nearest intersecting curbs or curb lines. *Trees shall not obscure any traffic control signs;*
- (b) 10 feet distance from fire hydrants;
- (c) *§ 10* feet from alleys and driveways; and
- and (d) No street trees other than low growing species that do not attain a mature height greater than 20 feet shall be planted under or within 10 feet from overhead power lines, utility signals, street lights, utility wires, underground water sewer pipes, and water meters.

(Ord. 2385. Passed 3-7-95.)

Motion:

935.12 NEW DEVELOPMENTS.

Developers shall plant trees in tree lawns in all subdivisions ~~a minimum of every thirty feet~~ according to the specifications of *Section 935.06 in* this chapter and the Oxford Zoning Code. The Oxford Planning Commission shall require a landscaping plan for all subdivisions, Planned Unit Developments and commercial developments.

(Note: Ordinance number and date passed not provided)

The Commissioners concluded discussion at 7:55 p.m. The next scheduled meeting of the Environmental Commission is on Wednesday, March 6, 2016 at 7:00 p.m., in the Municipal Building's Second Floor Conference Room.