

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Clerk of Council

Originating Department

Council Meeting Of: October 6, 2015

Mary Ann Eaton

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

September 30, 2015

Date Prepared

Agenda Title: A Resolution authorizing a temporary abatement of the Noise Ordinance No. 2550, Section 509.09, on Thursday, October 29, 2015 starting at 11:00 P.M. to Friday, October 30, 2015 at 1:00 a.m. in the Uptown Parks for the Miami Basketball Midnight Madness event.

Recommendation:

Discussion:

Please see the attached Resolution, Request for Public Park Permit, Request for Public Right-of-Way Permit and the Noise Abatement Application.

The event itself has been approved. If Council approves the Noise Abatement Application, the applicant can proceed with plans for a DJ to play from the Uptown pavilion.

Approved By:

Initial Date

Department Head:

City Manager: Acm

GAR

11-6-15

RESOLUTION NO.

A RESOLUTION AUTHORIZING A TEMPORARY ABATEMENT OF THE NOISE ORDINANCE NO. 2550, SECTION 509.09, ON THURSDAY, OCTOBER 29, 2015 STARTING AT 11:00 P.M. TO FRIDAY, OCTOBER 30, 2015 AT 1:00 A.M. IN THE UPTOWN PARKS FOR THE MIAMI BASKETBALL MIDNIGHT MADNESS EVENT.

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

SECTION 1: The City Manager and the Police Chief recommend a temporary abatement of the Noise Ordinance No. 2550, Section 509.09, for the Miami Basketball Midnight Madness event on Thursday, October 29, 2015 starting at 11:00 p.m. to Friday, October 30, 2015 at 1:00 a.m. in the Uptown Parks in accordance with the provisions in the Noise Ordinance No. 2550, Section 509.11, Exceptions to Noise Restrictions, Section G: "Noises resulting from authorized public activities such as parades, fireworks, sports events, musical productions and other activities which have the approval of the City of Oxford, Ohio."

SECTION 2: Council having reviewed the recommendation and finding this to be a favorable event hereby authorizes the City Manager to issue a temporary abatement of the Noise Ordinance.

SECTION 3: The City Manager is hereby authorized to approve a temporary abatement of the Noise Ordinance No. 2550 Section 509.09 for the Miami Basketball Midnight Madness event on Thursday, October 29, 2015 starting at 11:00 p.m. to Friday, October 30, 2015 at 1:00 a.m. in the Uptown Parks.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)


☒ REQUEST FOR PUBLIC PARK PERMIT

☒ REQUEST FOR PUBLIC RIGHT-OF-WAY PERMIT

Date(s) of Event: 10 / 29 / 15 through 10 / 30 / 15 From: 10 a.m./6p.m. To: 2 a.m./p.m.

Today's Date: 9 / 29 / 15 ☐ Emergency Utility Repair (check box, if applicable)

--- Applicant shall allow a minimum of 3 business days for processing ---

Responsible Adult:
(18 years of age or older)*

Address:

Telephone:

Cellular:

Fax:

Email:

Organization:

Advisor:

Address:

Telephone:

Cellular:

Fax:

Email:

Non-Profit:

* Person in charge - Primary contact

PARK REQUESTED

- ☐ Merry Day Park (adjacent to the Miami Mobile Home Park, Reagh Way Drive)
- ☐ Leonard Howell Park (Bonham Road)
- ☐ Oxford Community Park (Fairfield Road) – Contact 523-6314 to confirm date(s)
- ☒ Memorial Park (E. Park Place & N. Main Street – has pavilion)
- ☒ Martin Luther King Jr. Park (W. Park Place & N. Main Street – animal sculptures & fountain)
- ☐ Other: _____

TITLE OF EVENT (be specific and include projected attendance)

Miami Basketball Midnight Madness

Projected Attendance: 200 Has this event been held previously? ☐ Yes ☒ No If "YES", when? _____

DESCRIPTION OF EVENT

Place a description of the event, along with additional requests, on the appropriate attachment. If request is **only** for use of a right-of-way, use the attachment labeled City of Oxford / Right-of-Way Request Details.

Applicant's Signature: Megan Henderson*

Date: 9 / 29 / 15

I have read and understand the rules, guidelines and conditions. Furthermore, I understand that acceptance of them is a condition of approval; and, if approval is granted, it is only for the event specified above. I also understand that the request will be reviewed by various City of Oxford officials and additional conditions may be required before final approval is granted. If additional conditions are required, I agree to meet with the appropriate officials and/or the Oxford Community Event Coordinating Committee.

M.U. Use Only

The organization listed above is a registered student organization in good standing with Miami University.

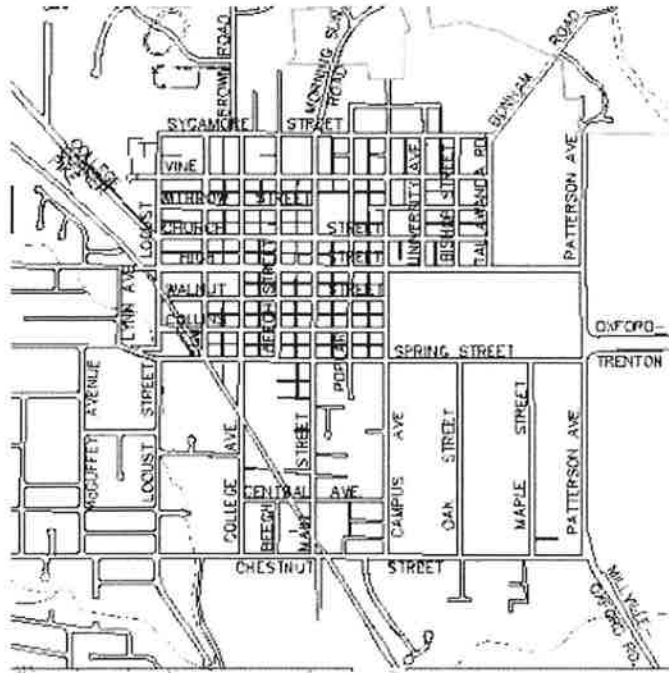
Signature: _____

Date: _____

* Via phone with Jessica Greene
John Buchholz

16
9-29-15

Note
If your event is outside the boundaries of this map, either attach a separate map or contact the City for assistance.



CITY OF OXFORD / RIGHT-OF-WAY REQUEST DETAILS

Instructions for Applicant: Please clearly denote the parade route, streets and/or sidewalk areas being requested. Place a concise narrative explanation on the following lines. Attach additional pages if necessary.

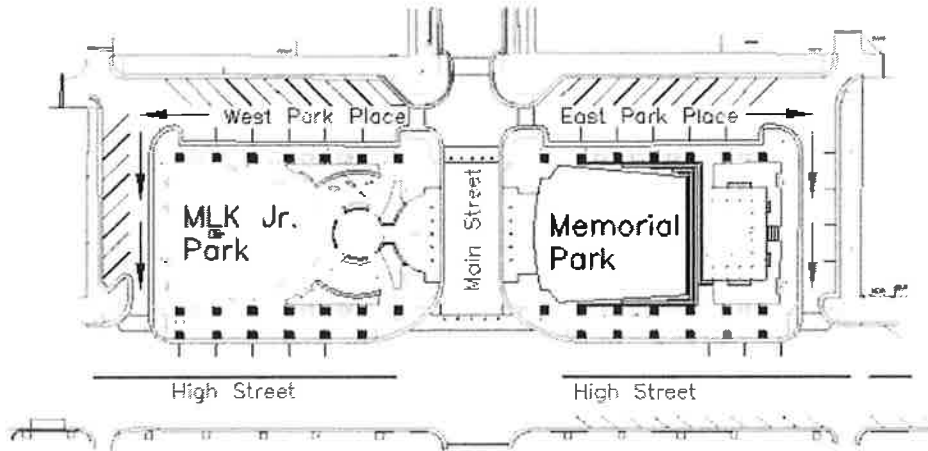
10 No parking spots on East + West Park (5 on each side)

Additional Requests:
(Include details in narrative)

- ☒ No Parking Signs 10
- ☐ Detour(s)
- ☐ Police Assistance

Time Details

	Start	End
Setup	10 Pm	11:00m
Event	11 Pm	1Am
Breakdown	1Am	2 Am



OXFORD MEMORIAL PARK & MARTIN LUTHER KING JR. PARK

Instructions for Applicant: Please clearly denote (1) the sections of the parks that you are requesting, (2) parking spots needed and (3) proposed street closures. Place a concise narrative explanation on the following lines. Attach additional pages if necessary.

Please see attached.

Additional Requests:
(Include details in narrative)

- ☒ Pavilion
- ☐ Extra trash cans
- ☐ PA \ CD System **
- ☒ Stage lighting
- ☒ ~~Special power requirements (explain in narrative)~~ *Towers*
- ☒ Street Closure ** *Main St.*
- ☐ Other: _____

Time Details

	Start	End
Setup	<i>10pm</i>	<i>11pm</i>
Event	<i>11pm</i>	<i>1 Am</i>
Breakdown	<i>1 Am</i>	<i>2 Am</i>

**** Contact the Streets & Maintenance Division 3 days prior to the event at 513-523-8412**

NOTE: Street closures will be at the discretion of the Oxford Police Department

Miami University Basketball Midnight Madness

Highlight the start of the Basketball season and build excitement. Will be immediately following a MU Football Game on 10/29.

Requesting closure of Main St.

- Will set up temporary basketball court on Main St. with hoop facing North.
- Will have shoot out competition.

Requesting stage lights.

- Will hire DJ and Sound.
- Going before council to request noise abatement due to time of event.

Requesting Power on at Trees.

- Will place extra lights on temporary court

Requesting 10 Parking spaces on East and West Park Place (5 on each side) to allow for event booth space.

- Vendors will pass out free items.



Stipulations and Fees

Note: FULL PAYMENT REQUIRED **BEFORE** THE EVENT

RIGHT-OF-WAY

Applicants should allow a minimum of **three (3) business days** for the request to be processed from the time it is submitted to city officials. *(Please provide the City with as much lead time as possible. Events requiring road closures and staffing will require additional processing time. Large event requests shall be submitted no less than fourteen (14) days in advance of the event.)*

1. Applicant shall manage all work zones in the Right-of-Way in compliance with the Ohio Manual of Uniform Traffic Control. *(Note: Applicant is responsible for damages in the right of way or adjacent property.)*
2. Large events (estimated at over 500 people, including all concerts and performances, will require a pre-meeting with the Police (524-5247) and Service Department (524-5206) prior to approval. *Note: Requests **WILL NOT** be approved prior to the pre-meeting.*
3. The period of use may not exceed two (2) days without City Council approval.
4. At least one legally responsible adult must sign the request.
5. The usage may not discriminate for or against a given class of people.
6. All ordinances that regulate noise **shall** be observed.
7. NO nails, spikes, tacks or adhesive material may be driven into or affixed to trees or into the ground within the public right-of-way.
8. The requestor is responsible for cleanup. Failure to cleanup may result in subsequent requests being denied or a deposit being required. In addition, a cleaning charge may be assessed.
9. Safety staffing levels will be determined by the Oxford Police Division and the requestor may be required to hire police officers.
10. All special conditions specified by department heads must be complied with. Fees may be assessed for special services – see below.
11. Miami University approval is required for student events.
12. NO markings may be made on streets or sidewalks within the public right-of-way.
13. Inflatable game requirements: 18 YOA professional operator and **copy of company's insurance policy**.
14. If food is to be distributed to the public, **written approval** from the BCHD is required.

USE OF PARKS (ALL THOSE ABOVE, PLUS)

1. No motor vehicles may be parked within the area of the park or on any sidewalk.
2. Banners are only permitted on the stage area during the function and must be removed immediately after the event. Tying is the only acceptable way of affixing a banner to the stage area.
3. No signs are permitted.
4. The requestor is responsible for damage to grass, shrubs or trees as a result of the event and agrees to compensate the City of Oxford the cost of repairs and/or replacement.
5. No structure shall be defaced and no structure shall be erected within four (4) feet of the base of a tree or shrub.
6. NO nails, spikes, tacks or adhesive material may be driven into or affixed to trees or into the ground within the public right-of-way.

FEE INFORMATION

No Parking Signs \$.35 ea
Metered Parking Spots \$10.00/ea
Trash Boxes \$ 5.00/ea

Personnel

Police Officer(s) Contact OPD
Sound System \$25.00
Street Dept. Personnel \$25.00/hr
Electrician \$100.00
Park & Rec Personnel Contact OPRD

Road Closures (fee includes labor)

Main Street \$135.00
US 27 Detour \$135.00

Sports Fields/Gazebo

Contact OPRD – 513-523-6314

APPLICANT'S ASSURANCE

I have reviewed the estimated cost for the event and agree to compensate the City for services rendered as part of this contract. If the event runs past the stated end time, I understand that additional charges will accrue and agree to compensate the City accordingly.

Megan Henderson
Applicant's Signature

Date: 9/29/15

CITY USE ONLY

	Service	Hours	Rate	Estimate	Final
1	Detour Main St	1	\$ 135-	\$ 135-	\$
2	Personnel	8	\$ 25	\$ 200-	\$
3			\$	\$	\$
4			\$	\$	\$
5			\$	\$	\$
			Total	\$	\$

	Applicant's Initials	Review Date
Police Department		
1 ASSUMES NOISE ABATEMENT IS APPROVED.		
2 HIRE ONE OPD OFFICER FOR GROUP MANAGEMENT		
3 STANDARD FEE FOR "NO PARKING" SIGNS		
4		
Fire Department		
1		
2		
3		
4		
Service Department		
1		
2		
3		
4		
Recreation Department (if applicable)		
1		
2		
3		
4		
City Manager		
1		
2		
3		
4		

Pre-Meeting (if applicable): Reviewed with _____ on _____.

Reviewer(s): _____

APPROVAL SECTION (with conditions)

Police Chief: ☒ Approved ☐ Not Approved

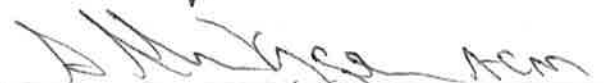
Fire Chief: ☐ Approved ☐ Not Approved

Service Director: ☒ Approved ☐ Not Approved

Recreation Director: ☐ Approved ☐ Not Approved

City Manager: ☒ Approved ☐ Not Approved

9/30/2015
/
WED 9/29/15
/


City Manager's Signature

Date: 9-30-15

Reason(s) event not approved:

CITY OF OXFORD
NOISE ABATEMENT APPLICATION

EVENT INFORMATION:

DATE REQUESTED FOR NOISE ABATEMENT: 10-29-2015

FROM: 10 ^{a.m.}
p.m. TO: 1 ^{a.m.}
p.m.

ACTIVITY/EVENT TO BE UNDERTAKEN:

MU ATHLETICS MIDNIGHT BASKETBALL MADNESS

LOCATION (attach copies of paperwork showing approval to use site):

MAIN BETWEEN HIGH & CHURCH (ROW ATTACHED)

NUMBER OF PEOPLE EXPECTED TO ATTEND: 500

OPEN TO PUBLIC
ALCOHOL AVAILABLE

YES
YES

NO
NO

TYPE OF SOUND EQUIPMENT TO BE USED:

DJ FROM PAVILION

SOUND MONITORING PLANS (including person in charge of this process):

PRE-SET MUSIC LEVEL + MONITOR

APPLICANT ORGANIZATION INFORMATION:

NAME OF ORGANIZATION: MIAMI ATHLETICS

ADDRESS: MILLETT HALL TEL. #: 513-529-1743

What is the contact person's relation to the organization (title, etc.)?

MARKETING DIRECTOR

ATTACH EXTRA PAGES IF THE SPACE PROVIDED ABOVE IS INSUFFICIENT AND ATTACH ANY SUPPLEMENTAL DOCUMENTATION THAT MAY BE OF RELEVANCE.

I have read and understand the rules, conditions and laws applicable to the waiver of the noise ordinances, and understand that acceptance of them is a condition of approval. I hereby certify that the event/activity, which is the subject of this application will be open to the public and alcohol free.

Applicant's signature Megan Henderson Date: 9-29-15

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Human Resources

Originating Department

Council Meeting Of: October 6, 2015

Kim Newton

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

September 24, 2015

Date Prepared

Agenda Title:

Report regarding the September 23, 2015 Civil Service Commission Regular Meeting.

Recommendation:

Discussion: The Civil Service Commission held a regular meeting on Wednesday, September 23, 2015. Those members present were: Karen Martino, Chair; James Burchyett, Vice-Chair; Greg Smith; Brian Martin and Bill Brewer.

Candi Turpin, Human Resources Director; Kim Newton, Recording Secretary and Bob Holzworth, Police Chief were in attendance for the City of Oxford.

The Commission reviewed and approved the Plant Mechanic I, Wastewater Plant Division protocol as well as the Police Officer IPMA Examination and protocol.

The next Civil Service Commission meeting is scheduled for Wednesday, October 28, 2015 at 6:00 p.m.

Approved By:

Initial Date

Department Head:

City Attorney:

ACM City Manager:





 10-1-15

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Council Meeting of: October 6, 2015

Account Code #: N/A

Budgeted Amount: N/A

Service Department

Originating Department

Michael B. Dreisbach, Service Director

Prepared By

September 21, 2015

Date Prepared

Agenda Title: Authorization to Dispose of Surplus Equipment

Recommendation: Approve

Discussion:

The City Council has approved the disposal of certain vehicles and equipment by prior Resolutions. This will be accomplished via Internet auction conducted by GovDeals.

Service Dept. staff is requesting authorization to dispose of two additional items through the same Internet auction. The items include the following:

1. 1999 Spaulding asphalt box Inventory # 514
2. ~1970's Hobart Welder – Model GR303 Inventory # 521

This equipment is no longer used by the City, and it would be cost prohibitive to restore the items for service.

Staff recommends the City Council authorize the sale of this surplus equipment via Internet auction at the earliest convenient date.

Approved By:

Department Head:

City Manager: ACM

Initial Date

MBD \ 9/21/15

SAK 11/9-1-15

RESOLUTION NO.

A RESOLUTION DECLARING A 1999 SPAULDING ASPHALT BOX AND A 1970'S HOBART WELDER MODEL GR303 AS SURPLUS CITY PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE AND AUTHORIZING THE SALE OF SAID ITEMS TO THE HIGHEST BIDDER UTILIZING GOVDEALS, INC.

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

SECTION 1: The City Manager and the Service Director report that the 1999 Spaulding asphalt box and the 1970's Hobart Welder Model GR303 belonging to the City can no longer be used for municipal purposes and should be declared surplus.

SECTION 2: The City Manager and the Service Director recommend that the 1999 Spaulding asphalt box and the 1970's Hobart Welder Model GR303 be disposed of by sale utilizing an on-line auction service.

SECTION 3: The City Manager and the Service Director recommend GovDeals, Inc. be used to sell the said items.

SECTION 4: Council hereby finds and determines that the 1999 Spaulding asphalt box and the 1970's Hobart Welder Model GR303 can no longer be used for municipal purposes and are hereby declared to be surplus. Accordingly, the City Manager or his designee is hereby authorized to dispose of said property through GovDeals, Inc.

SECTION 5: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: October 6, 2015

Account Code No. #:

Sam Perry
Prepared By

Budgeted Amount:

September 29, 2015
Date Prepared

Agenda Title: Planning Commission Meeting Report – September 8, 2015

Zoning Items

PC-2015-17 PRELIMINARY PLANNED DEVELOPMENT, The Fields of Southpointe, Southpointe Crossing, Southpointe Parkway, 37.08 acres, Trinitas Development LLC, (Travis Vencel) Applicant

The case was removed from the table from the August meeting. Staff and Legal counsel explained the history of the case. The applicant had appealed the city's denial of the preliminary subdivision plat. The result was a court mediation appointment. The proposed Preliminary Planned Development was a result of the court mediation seeking to settle the case. Planning Commission members discussed the proposal with the applicant and several members offered suggestions for approval conditions. The Planning Commission voted 4-2-0 to recommend approval to City Council with the following conditions:

1. That, the Petitioner shall work with City Staff in choosing street names similar to those in the Mile Square, preferably traditional tree names.
2. That, a secondary means of emergency ingress/egress, as recommended by the City Fire Chief, be considered.
3. That, the Petitioner will work with City Staff, BCRTA and adjacent property owners to provide regular, year-round public transit.
4. That, the Petitioner will design end units to include windows on all sides of buildings facing streets.
5. That, the Petitioner will work with the City to ensure pedestrian connectivity through the maintenance of a minimum unobstructed 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, that all the sidewalks and multi-use paths be completed concurrent with adjacent building occupancy as well as bonded as public improvements.
6. That, the Petitioner will 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 City of Oxford ordinance.
7. That, 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.
8. That, the Final Plan shall include a commitment to maintain the private streets within the development as publicly-accessible ways for local and through travel.

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.
10. That, the Petitioner will work with City Staff to install a variety of tree species, found in the most recent approved City tree list.
11. That, the Petitioner will address all City Engineer comments found on pages 16-17 of the Planning Commission Agenda of September 8, 2015.
12. That, the 22 single family lots must be built in conjunction with the first 60% of the development that takes place.

Administrative Approvals

PC-2015-21-ADM MINOR AMENDMENT TO AN APPROVED FINAL PLANNED DEVELOPMENT,
419 S. Locust Street (Bishop Square) 11.704 acres, mixed use, **Etta Reed, Agent**

A minor amendment to an approved 2013 Planned Development was administratively approved to allow a pedestrian connection (a foot bridge) between McDonalds Restaurant and Bishop Square.

Mr. McCarthy requested discussion on the handling of emails from the general public to Commission members regarding cases. Staff suggested legal counsel provide an opinion for all decision-making Boards and Commissions to consider.

Approved by:

	Initial	Date
Department Head:	<u>JHC</u>	<u>9-29-15</u>
City Attorney:	<u></u>	<u></u>
City Manager:	<u>AK</u>	<u>10-1-15</u>

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas Elliott, Jr.

**Fire
Originating Department**

Council Meeting Of: October 6, 2015

**John Detherage
Prepared By**

Account Code No. #: 418.152.73108

Budgeted Amount: \$35,000.00

**September 18, 2015
Date Prepared**

Agenda Title: A Resolution authorizing the purchase of hydraulic rescue tools

Recommendation: Adopt the Resolution.

Discussion: The 2015 capital equipment budget includes \$35,000.00 for the purchase of hydraulic rescue tools that will work with the exotic metals used in new car designs and to replace the aging tools currently in use.

Three employees volunteered to research the tools currently available. This process consisted of their own research, experience with hydraulic tools at other departments and the results of an in-depth evaluation conducted by the West Chester Twp. F.D.

Specifications were completed and advertised in the Journal News on 08-23-15 and 08-30-15. Two bid packets were requested and one was returned. The bidder has also offered to take in trade a portion of our current tool set which was not included in the bid.

Based on this information the committee recommends the following purchase and trade-in with Howell Rescue Systems in Kettering, Ohio.

Genesis M-3 Pump -	
Genesis S49XL Spreader -	
Genesis C365 Cutter -	
Genesis 31" Push/Pull Ram -	
Genesis 41" Push/Pull Ram -	
2 - 30'Color Coded Extension Hoses	
Genesis Ram Accessory Kit -	
Genesis 17C Combination Tool -	
Price -	\$36,840.00
Trade-In -	\$2,220.00
Total -	\$34,620.00

Genesis Rescue tools are currently used by numerous departments in the region including Loveland-Symmes, Deerfield Twp, Sharonville, Blue Ash, Liberty Twp, West Chester Twp, City of Dayton, City of Cincinnati, Hamilton County USAR and Butler County Tech Rescue, among others.

Approved By:

Department Head:
City Attorney:
City Manager: *ACM*

Initial	Date
<i>JPH</i>	<i>9-18-15</i>
<i>GAK</i>	<i>10-1-15</i>

RESOLUTION NO.

A RESOLUTION ACCEPTING THE BID SUBMITTED BY HOWELL RESCUE SYSTEMS, INC. AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HOWELL RESCUE SYSTEMS, INC. FOR THE PURCHASE OF HYDRAULIC RESCUE TOOLS AT A COST NOT TO EXCEED 34,620.00. WHICH REFLECTS A CREDIT OF \$2,220.00 FOR TRADE-IN OF EXISTING TOOLS.

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

SECTION 1: Bids were advertised in the *Hamilton Journal* on August 23, 2015, and August 30, 2015. One (1) sealed bid was received, opened and publicly read on September 14, 2015. The bid was provided by Howell Rescue Systems, Inc. in the amount of \$36,840.00 less a credit in the amount of \$2,220.00 for trade-in of existing tools for a cost not to exceed \$34,620.00.

SECTION 2: The City Manager and the Fire Chief recommend Council accept the bid of Howell Rescue Systems, Inc. for the purchase of hydraulic rescue tools and trade-in of existing tools for a total cost not to exceed \$34,620.00.

SECTION 3: Council hereby accepts the recommendation of the City Manager and the Fire Chief and accepts the bid of Howell Rescue Systems, Inc. for the purchase of hydraulic rescue tools at a cost not to exceed \$34,620.00 which reflects a credit of \$2,220.00 for trade-in of existing tools.

SECTION 4: Council hereby authorizes the City Manager to enter into an agreement with Howell Rescue Systems, Inc. for the purchase of hydraulic rescue tools at a cost not to exceed \$34,620.00 which reflects a credit of \$2,220.00 for trade-in of existing tools.

SECTION 5: Funds have been appropriated in an amount in excess of the cost authorized.

SECTION 6: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)



BIDDER'S PROPOSAL

City of Oxford
Oxford, Ohio 45056

Date: September 11, 2015

We, the undersigned bidder, agree to furnish and deliver to the City of Oxford, **HYDRAULIC RESCUE TOOLS SET**, as described in and according to the specifications attached as set forth by the City.

Price Complete F.O.B.

Hydraulic Rescue Tools Set (as described in specification) \$ 36,840.00

Hydraulic Rescue Tools Set as per specs. In words:

Thirty six thousand, eight hundred and forty
dollars and no cents

Deliver in 60 days.

The undersigned signatory for the bidder represents and warrants that he/she has full and complete authority to submit this proposal to the City and to enter into a contract if this proposal is accepted.

Dealer: Howell Rescue Systems, Inc.

Address: 2673 Culver Ave.

Kettering OH 45429
(City) (State) (Zip)

Telephone: 800-228-7612 or 937-290-0522
(Area Code)

By: [Signature] President
(Signature) (Title)

CLARIFICATIONS

Per Our conversation with Chief Detherage on Tuesday, September 8, 2015 at 12:10 PM Howell Rescue Systems has provided trade-in information and offer on existing equipment.

1- Hurst Combination Tool

1-Hurst transformer spreader with 3 sets of arms

2-Rams (40 and 60)

1- 2 Cycle Power Unit

1-Manifold Block

2-Pair spare tips

Total trade in amount \$1,600.00

Ladder -11 Tools

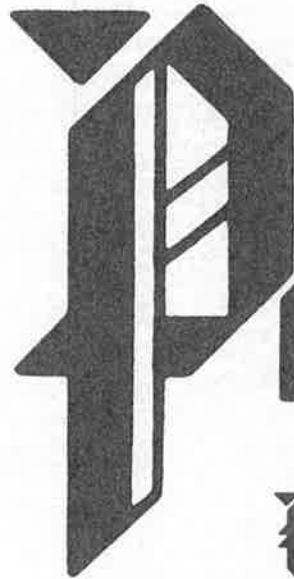
1-Hurst 23A spreader

1-Hurst extractor Cutter

1-Hurst elec. Pump

Total trade in amount \$620.00

Trade in amount will be deducted from total invoice amount and equipment will become property of Howell Rescue Systems at the time of delivery.



Office of the Mayor

Proclamation

Whereas:

Caroline Scott Harrison was born in Oxford, Ohio, at Two South Campus Avenue, on October 1, 1832; and

WHEREAS, her father, John Witherspoon Scott, was a professor at Miami University, and her mother was Mary Neal Scott; and

WHEREAS, Caroline met Benjamin Harrison in Cincinnati while her father taught at Farmer's College. In 1852, Benjamin graduated from Miami University, and Caroline graduated from the Oxford Female Institute. They married in Oxford on October 20, 1853, in her parents' home at 131 West High Street; and

WHEREAS, Benjamin won the U.S. presidential election in 1888, and Caroline and Benjamin left for Washington, D.C., in 1889. Benjamin Harrison became the 23rd President of the United States when he was inaugurated on March 4th of that year; and

WHEREAS, Caroline was the first in the White House to have a decorated Christmas tree, and she was also responsible for having electricity installed in the White House; and

WHEREAS, An advocate of education for women, Caroline agreed to raise funds for the Johns Hopkins Medical School in 1890 on the condition that women be admitted on the same basis as men; and

WHEREAS, Caroline became the first President General of the newly formed Daughters of the American Revolution (DAR) in 1890; and

WHEREAS, Caroline Harrison's contributions as First Lady unfortunately are often overlooked, but she did much to further equality for women, and her plan for White House renovation contributed greatly to its future evolution.

WHEREAS, Caroline died in the White House on October 25, 1892, and she was mourned by the nation. Funerals were held both in Washington, D.C., and in Indianapolis, Indiana, where she is buried at Crown Hill Cemetery, beside her husband who died in 1901.

NOW, THEREFORE, I, Kevin D. McKeenan, Mayor of the City of Oxford, Ohio, do hereby proclaim October 18, 2015, as:

'Caroline Scott Harrison Day'

in the City of Oxford and urge all citizens to celebrate her importance here in Oxford and as First Lady.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Oxford to be affixed this 6th day of October, 2015.

KEVIN D. MCKEEHAN, MAYOR



**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to City Manager

Council Meeting Of : 9/15/2015

Account Code No. : see below

Budgeted Amount : _____

Finance
Originating Department

Joe Newlin
Prepared By

9/9/2015
Date Prepared

Agenda Title: 2015 Supplemental Budget #6

Recommendation: Approve

Issue 1

To reflect projected Income Tax revenue - \$8,100,000 projected, \$7,217,272 budgeted
Increase in appropriations for RITA retainage & refunds

Action Needed:

Revenue Side

General Fund (110) 882,728.00 Increase in Income Tax Revenue

Expense Side

General Fund (110) 30,000.00 Appropriation from unencumbered balance for the retainage to RITA
General Fund (110) 25,000.00 Appropriation from unencumbered balance for the refunds

Net Effect on Fund Balance/(s) 827,728.00
Increase/(Decrease)

Issue 2

To reflect projected Income Tax revenue - \$1,177,851 projected, \$1,030,583 budgeted
To reflect projected EMS revenue - \$475,600 projected, \$405,600 budgeted
Increase in appropriations for RITA retainage & refunds

Action Needed:

Revenue Side

Fire & EMS Fund (418) 147,268.00 Increase in Income Tax Revenue
Fire & EMS Fund (418) 70,000.00 EMS Billing

Expense Side

Fire & EMS Fund (418) 5,000.00 Appropriation from unencumbered balance for the retainage to RITA
Fire & EMS Fund (418) 3,000.00 Appropriation from unencumbered balance for the refunds

Net Effect on Fund Balance/(s) 209,268.00
Increase/(Decrease)

Increase/(Decrease)

Breakdown by Fund

General (110) 852,728.00
Fire & EMS Fund (418) 144,268.00

Net Effect on Fund Balance/(s) 996,996.00

Approved By:

Department Head:

City Manager:

Initials Date
[Signature] 9/10/15
[Signature] 9/11/15

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3286. SUPPLEMENTAL BUDGET ORDINANCE NUMBER 6 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2015.

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 revenues be made:

General Fund 110	882,728.00
Fire & EMS Fund 418	147,268.00
Fire & EMS Fund 418	70,000.00

SECTION 3: The following increase/(decrease)in appropriations from unencumbered balances be made:

General Fund 110	30,000.00
General Fund 110	25,000.00
Fire & EMS Fund 418	5,000.00
Fire & EMS Fund 418	3,000.00

SECTION 4: In all other respects, Ordinance No. 3286 shall remain in full force and effect.

SECTION 5: This ordinance shall take effect immediately upon its adoption.

MAYOR

ADOPTED: _____

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Council Meeting of: October 6, 2015

Account Code #: N/A

Budgeted Amount: \$ N/A

Service Department
Originating Department

Michael B. Dreisbach
Prepared By

September 22, 2015
Date Prepared

Agenda Title: Authorization to Submit Eligible Projects to Butler County Board of Commissioners for the 2016 CDBG Program Year Application

Recommendation: Approval

Discussion:

The City expects to receive approximately \$113,264 in FY2016 from Community Development Block Grant (CDBG) funds administered by the Butler County Board of Commissioners. Of this amount, \$96,275 will be available for eligible improvements in the City of Oxford. These funds have traditionally been used for the removal of architectural barriers from street corners in the City, the installation of new handicapped accessible ramps to improve access to the City's sidewalk network, and for street and alley resurfacing projects. The balance of the funds (\$16,989) will be used for administration of the CDBG program.

Application for these funds requires a Resolution of Council recommending the project. Staff is completing the City's application, due October 16, 2015, and has compiled a proposed listing of alley segments for resurfacing and alley approach aprons and sidewalks for reconstruction; these listings are attached as Exhibits "A" and "B" respectively. It is Staff's recommendation that the City Council authorize the City Manager to submit an application to Butler County for 2016 CDBG funds for these purposes.

Once funds have been approved by the federal government (HUD), Staff will advertise the project for bids (typically in fourth quarter of the year), and present a recommended contract for construction to the City Council for contract authorization.

Approved By:

Department Head:

Initial Date
MBS 9/23/15

City Manager: ACM

GAK 11/01/15

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT ELIGIBLE PROJECTS TO THE BUTLER COUNTY BOARD OF COMMISSIONERS FOR THE 2016 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) YEAR APPLICATION.

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

SECTION 1: The City Manager authorizes the construction project to resurface alleys and reconstruct alley approach aprons and sidewalks by utilizing CDBG funds administered by the Butler County Board of Commissioners.

SECTION 2: The City will receive approximately \$113,264.00 from CDBG funds in 2016. Of these funds, \$96,275.00, or eighty-five percent (85%), will be used to resurface alleys and reconstruct alley approach aprons and sidewalks within the City of Oxford as set forth on Exhibits "A" and "B" attached hereto. The remaining \$16,989.00 or approximately fifteen percent (15%) of the funds will be used for the administration of the program.

SECTION 3: The City Manager is authorized to submit the recommended projects for year 2016 funds and to take all actions necessary to comply with all requirements and commitments for approval of the projects.

SECTION 4: Once HUD has approved the funds for the project, the City will advertise the projects for bids and authorize a contract to resurface alleys and reconstruct alley approach aprons and sidewalks within the City of Oxford.

SECTION 5: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

2016 CDBG Alley Resurfacing

[illegible][illegible]

10% ADDED TO 2015 CONTRACT (\$2.50/yd - Milling, \$75.35/ton - 448 Asphalt)	\$ 46,211.23
--	---------------------

ESTIMATE FOR ALLEY APRONS, SIDEWALK & CURB (SEE ATTACHED SPREADSHEET) \$ 56,632.81

Traffic Control (estimated)	\$	2,000.00
------------------------------------	----	----------

TOTAL ESTIMATE ASPHALT (page 1) & CONCRETE (page 2) COMBINED \$ 104,844.04

Option 1

2016 CDBG Alley Aprons, Sidewalk & Curb

9/16/15 - EK

Location	From	To	Lin Ft.Curb Removal & Replacement	Sq ft Sidewalk Removal & Replacement with 8" concrete	Alley Apron Removal & Replacement with 8" concrete	# of Detectable Warning Mats
Campus & Bern						
NE			15	145		1
NW			44	200		2
SW			30	170		1
Campus & Central						
NW			0	72		1
SW			55	110		2
Campus & Plum						
NW			30	55		1
SW			26	65		1
Campus & Ardmore						
NW			28	60		1
SW			25	65		1
Campus & Chestnut						
NE			15	63		2
NW			37	90		2
SE			0	88		1
SW			13	27		1
NS Btw Poplar & Campus	High St.	Walnut St.				
		South Apron	26	125	119	
NS Btw Poplar & Campus	Walnut St.	Collins St.				
		North Apron	26	85	119	
		South Apron	40	175	112	
EW Btw Walnut & Collins	Main	Poplar	29	110	126	
EW Btw Church & Withrow	University	Bishop				
		West Apron	31	80	216	
EW Btw Church & Withrow	Bishop	Tallawanda Rd.				
		East End	28	120	100	
EW Btw High & Church	College	Beech				
		East Apron	20	100	80	
EW alley btwn High & Church	Beech	E Park Place				
		West Apron	30	221	95	1
			Lin Ft.Curb Removal & Replacement	Sq ft Sidewalk Removal & Replacement with 8" concrete	Alley Apron Removal & Replacement with 8" concrete	# of Detectable Warning Mats
Total Estimate			548	2226	967	18
			X \$26.62/ft	X \$12.25/sq ft	X \$12.25/sq ft	
			\$ 14,368.56	\$ 27,268.50	\$ 11,845.75	3150
Estimate for Alley Apron Concrete Replacement					\$ 56,632.81	

Applicant: _____
 Project Title: _____
 Project Priority: # _____ of _____ Application Submissions

Departmental Use Only:	
Date Received:	_____
Received By:	_____



BUTLER COUNTY COMMUNITY DEVELOPMENT

2016 Application (CDBG & HOME Programs)

Due Date: October 16, 2015 by 4:00 pm



SECTION I: APPLICANT INFORMATION

Applicant: _____
 Contact Person: _____
 Title: _____
 Address: _____
 Phone 1: _____ Phone 2: _____
 Fax: _____ E-Mail: _____

SECTION II: PROJECT DESCRIPTION

A. NATIONAL OBJECTIVE (select one)

- | | |
|--|----------------------------|
| _____ Benefits low and moderate income people: Area Benefit | Complete Section III - A-1 |
| _____ Benefits low and moderate income people: Limited Clientele | Complete Section III - A-2 |
| _____ Eliminates slum and blight. | Complete Section III - B |
| _____ Corrects an urgent need. | Complete Section III - C |

B. PROJECT TYPE (select one)

- | | |
|----------------------------------|-------------------------|
| _____ Housing Project | Complete Section VI - A |
| _____ Public Improvement Project | Complete Section VI - B |
| _____ Public Service Project | Complete Section VI - C |

C. DIRECT IMPACT

- _____ Number of Households who will directly benefit from this project.
 _____ Number of People who will directly benefit from this project.

D. PROJECT NARRATIVES (complete as an Attachment)

- How will this project impact the community?
- How does this project address the National Objective?
- What is the current status of the project?
- What are the quantifiable results? (i.e. feet of sidewalk, number of buildings renovated, number of people assisted, additional jobs created, etc...)
- How do you expect to measure the success of the project?

SECTION III: NATIONAL OBJECTIVE

A-1. Low / Moderate Income Benefit: Area

This project qualifies as an LMI area as determined by which of the following:

☐ **Census**

Census Tract: _____
Census Block Group(s): _____
Population: _____
LMI percentage: _____

☐ **Income Survey** *Provide Surveys & Survey Summary as Attachment.*

Number of Households: _____
Number of LMI Households: _____
Percentage of LMI Households: _____
Number of Residents: _____
Number of LMI Residents: _____
Percentage of LMI Residents: _____

A-2. Low / Moderate Income Benefit: Limited Clientele

Who does this project primarily benefit?

☐ Disabled ☐ Elderly ☐ Homeless ☐ Other _____

How many people will benefit from this project? _____

B. Elimination of Slum or Blighted Condition *(Municipal Resolution required.)*

1. What is the condition to be addressed by the project?
2. Describe the strategy that will be implemented to address the condition:

C. Urgent Need

1. What is the condition that is causing a threat to the health and welfare of the community?
2. When did this condition occur?
3. From what sources did the community seek to address this problem?

SECTION IV: PROJECT LOCATION

A. **Address:**

City: _____ Zip: _____
Jurisdiction: _____

B. **Census:**

Tract: _____ Block Group: _____

C. **Base Map:**

Provide a Base Map as an Attachment, clearly indicating the following:

- ♦ Location of the project.
- ♦ Service area of the project.

SECTION V: BUDGET

A. GENERAL

- Original cost estimate is required as an Attachment.
- Estimate must be itemized and prepared by a third party, and signed by a qualified source.
- Any project above \$2,000 must adhere to Federal Prevailing Wages.
- Local funding match must include a Resolution / Ordinance of financial commitment.

- | | Yes | No |
|---|--------------------------|--------------------------|
| 1. Prevailing wages have been included in the estimate. | ☐ | ☐ |
| 2. Architectural / Engineering fees are included in the estimate. | ☐ | ☐ |
| 3. Estimate provided is valid for what time period? | _____ | |

B. FUNDING

HUD	\$
Local	\$
Other*	\$
TOTAL PROJECT COST:	\$

* Explain any additional resources which have been applied for, and the status.

SECTION VI: PROJECT DEVELOPMENT

A. HOUSING PROJECT

- | | Yes | No |
|---|--------------------------|--------------------------|
| 1. Do you own the property? | ☐ | ☐ |
| 2. Does this project involve real property acquisition? | ☐ | ☐ |
| 3. Will this project cause the relocation of residents? | ☐ | ☐ |
| 4. How many households will directly benefit from this project? | _____ | |
| 5. Who will be responsible for the maintenance of this project upon completion? | _____ | |

B. PUBLIC IMPROVEMENT PROJECT

- | | Yes | No |
|--|--------------------------|--------------------------|
| 1. Does this project involve real property acquisition? | ☐ | ☐ |
| 2. Will this project cause the relocation of residents? | ☐ | ☐ |
| 3. Has engineering been completed on this project? | ☐ | ☐ |
| 4. Will this project result in assessments to residents? | ☐ | ☐ |
| 5. How many households will directly benefit from this project? | _____ | |

6. Who will be responsible for the maintenance of this project upon completion?

7. Are there any current situations that may affect the timing of this project?

C. PUBLIC SERVICE PROJECT

	Yes	No
1. Is this project a continuation of an existing service?	☐	☐
2. Is this project an expansion of an existing service?	☐	☐
3. If this service is not currently provided, are there sufficient staff to implement this service?	☐	☐
4. Has CDBG funding been received previously to provide this service?	☐	☐

If yes, when?

5. **How many people will directly benefit from this service?**

SECTION VII: ENDORSEMENT

I, the undersigned, as official representative of the applicant, hereby acknowledge that if a grant is awarded, the terms, conditions, and budget pursuant to the Action Plan submitted to the U.S. Department of Housing and Urban Development, and the sequential Project Agreement between Butler County Board of Commissioners and the applicant will be the limit of participation from the Board of Commissioners of Butler County.

I also hereby certify that the information contained in this application is true and accurate to the best of my knowledge.

Name

Title

Signature

Date

Municipalities:

Each application from a municipality must contain a copy of a resolution from the Board of Trustees or Village / City Council endorsing the submission of the project application, stating the amount of the grant request in the application, and the amount to be contributed by the municipality for the project.

Not-For-Profit Organizations:

Each application from a not-for-profit organization must contain a resolution from the organization's Board of Directors endorsing the submission of the application, stating the amount of the grant request in the application, and stating the amount to be contributed by the organization.

A SEPARATE RESOLUTION IS REQUIRED FOR EACH APPLICATION

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Council Meeting of: October 6, 2015

Account Code #: 330.830.69137

Budgeted Amount: \$390,000.00

Service Department
Originating Department

Michael B. Dreisbach
Prepared By

September 23, 2015
Date Prepared

Agenda Title: Purchase of Replacement Truck and Utility Maintenance Equipment for the Wastewater Collection Division of the Service Department

Recommendation: Approve

Discussion:

The 2015 Capital Equipment Budget includes \$390,000 for the purchase of a replacement sanitary sewer jetting / vacuum truck for use by the Wastewater Collection Division of the Service Department. The existing vehicle is in fair condition, but is nearing the end of its useful service life and has been budgeted for replacement:

00-44 15 years old GMC C8500 with jetting pump and tank

This truck is used on a daily basis for utility maintenance and emergency operations and is critical in the performance of the utility. While the existing equipment only provides jetting capabilities, its replacement will also provide vacuum capabilities. This will allow removal of materials from manholes rather than just jetting the blockages downstream. This will also minimize the exposure of staff to dangerous confined space entries.

This equipment, installed on a Freightliner chassis, is available through the National Joint Purchasing Alliance – Contract # 022014-FSC. The unit price for this vehicle, following national contract discounts and trade-in of the existing vehicle is \$335,882. Pricing specifics have been included with the attached proposal dated June 9, 2015 from Jack Doheny Companies.

This machine and chassis has been purchased by dozens of communities in southwest Ohio and comes highly rated by the agencies we contacted. The City has been doing business with Doheny for many years and are very pleased with their training, service, and warranty repairs.

This Resolution will authorize the City Manager to enter into an agreement with Jack Doheny Companies for the purchase of a 2016 Freightliner 114SD cab and chassis with Vactor Combination Sewer equipment (Model 2110-824P) at a cost not to exceed \$335,882.00. This price includes trade-in of the existing vehicle and reflects the credit of \$20,000 for the used machine.

Approved By:

Department Head: Initial MBA Date 9/23/15

City Manager: ACM Initial QAK Date 10-1-15

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH JACK DOHENY COMPANIES FOR THE PURCHASE OF A 2016 FREIGHTLINER 114SD CAB AND CHASSIS WITH VACTOR COMBINATION SEWER EQUIPMENT (MODEL 2110-824P) THROUGH THE NATIONAL JOINT PURCHASING ALLIANCE CONTRACT # 022014-FSC AT A COST NOT TO EXCEED \$335,882.00 WHICH REFLECTS A \$20,000.00 CREDIT FOR TRADE-IN OF THE EXISTING VEHICLE.

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

SECTION 1: Truck #00-44 used by the Wastewater Collection Division of the Service Department, a GMC C8500 with jetting pump and tank, has met its planned replacement cycle of fifteen (15) years.

SECTION 2: The 2015 Capital Equipment Budget includes \$390,000.00 for the purchase of a replacement sanitary sewer jetting/vacuum truck.

SECTION 3: The City Manager and the Service Director recommend Council authorize the City Manager to enter into a contract with Jack Doheny Companies for the purchase of a 2016 Freightliner Cab and chassis with Vactor Combination Sewer equipment (Model 2110-824P) through the National Joint Purchasing Alliance Contract # 0022014FSC at a cost not to exceed \$335,882.00 which reflects a \$20,000.00 credit for trade-in of the existing vehicle.

SECTION 4: Council hereby accepts the recommendation of the City Manager and the Service Director and authorizes the City Manager to purchase from Jack Doheny Companies a 2016 Freightliner 114SD cab and chassis with Vactor Combination Sewer equipment (Model 2110-824P) through the National Joint Purchasing Alliance Contract # 022014-FSC at a cost not to exceed \$335,882.00 which reflects a \$20,000.00 credit for trade-in of the existing vehicle.

SECTION 5: Funds have been appropriated in an amount in excess of the purchase price authorized.

SECTION 6: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)



377 CAVETT AVENUE
CINCINNATI, OH 45215

t 513.921.8824
f 513.921.8820

To: City of Oxford
503 McKee
Oxford, OH 45056

Date: June 9, 2015
Quote ID: 00006348

Attn: Len Wagner
Email: lwagner@cityofoxford.org

Phone: 513-523-2014
Cell: 513-839-0195

WE ARE PLEASED TO SUBMIT A QUOTATION FOR THE EQUIPMENT LISTED BELOW.

One (1) Vactor Combination Sewer Cleaner, Model 2110-824P, per National Joint Purchasing Alliance (Contract# #022014-FSC):

Sale Price per NJPA Contract	\$ 201,421.00
Options Price per NJPA Contract	\$ 70,107.00
	Sales Price Module:
	\$ 271,528.00
Less 3% Discount per NJPA Contract	\$ - 8,146.00
Total Sales Price per NJPA Contract	\$ 263,382.00
Chassis Price – 2015/2016 Freightliner 114SD	\$ 92,500.00
	Sales Price w/Chassis:
	\$ 355,882.00
	Less Trade In:
	\$ - 20,000.00
Final Sale Price.....	\$ 335,882.00

This quotation becomes a contract for payment and delivery of the merchandise listed above
ONLY when signed by the customer or one of its officers.

Customer: _____

By: _____

Date: _____

Rob Stineman – 513-673-9708
Jack Doheny Companies, Inc.

www.dohenysupplies.com

15 Taylor Road • Winston, NJ 07885 • 1-800-892-2195 • 800-577-5843

2015 NJPA Price Worksheet				
2100 PLUS PD				
EFFECTIVE 07-14-2014				
ALL INFORMATION MUST BE FILLED IN OR ORDER WILL NOT BE ACCEPTED				
AD FORM MUST ALSO BE INCLUDED - CLICK ON RED "AD FORM" TAB				
Vector requires that PLUS Chassis Specifications Must Meet Vector Requirements. All Chassis Specs Must Be Approved by Vector.				
PURCHASE ORDER SUMMARY				
ENTER DATA IN YELLOW CELLS				
Date	06/08/15			
Dealer PON				
Model				
Requested Delivery Date				
> > > M.S.O. INFORMATION < < < <				
Assign To	City of Oxford			
Address				
City				
State				
Zip				
FedEx To				
Address				
City				
State				
Zip				
Attention			Financed by Dealer:	
			Yes	
			No	
ALL NON-EXEMPT CUSTOMERS MUST PAY F.E.T.				
ANY VEHICLE UNDER 33,000 LB GVWR IS NOT SUBJECT TO F.E.T.				
Dealer				
Address				
City/State/Zip				
Terms:				
Customer	City of Oxford			
Address	503 McKee			
City	Oxford			
State	OH			
Zip	45056		Delivery Instructions:	
Contact	Len Wagner		You Must Choose One	
Phone	513-523-2017 / 513-839-0195 (cell)		Vector Delivery	
Fax	513-524-3027		Customer Pick-Up	
ENTER DATA IN YELLOW CELLS ONLY				
MODEL	PLUS PD COMBINATION SEWER CLEANERS	QTY	PRICE	EXT PRICE
15" HG BLOWER MACHINES				
16" HG BLOWER MACHINES				
2110P-16	PD Blower, 10 Yard Debris Body Capacity 1000 Gallon Water Capacity As Standard/4X2 or 6x4 Chassis	1	\$ 201,421	\$ 201,421
18" HG BLOWER MACHINES				
TOTAL MODULE		1		\$ 201,421
STANDARDS INCLUDED:			PRICE	EXT PRICE
010PSTD	One Aluminum Toolbox (Weather Proof Lockable) 48x22x24 Located Passenger Side on Subframe. (46849MW) Std on 6x4 and 4x2 Models	1		STD
011PSTD	Aluminum Fenders	1		STD
012PSTD	Mud Flaps	1		STD
014PSTD	Electric/Hydraulic Four Way Boom	1		STD
016PSTD	Color Coded Sealed Electrical System	1		STD
018PSTD	Remote Pendant Control With 35' Cord	1		STD

019PSTD	Vansco-Electronic Package: Vactor Includes As Standard-Chassis Tach, Blower Tach, Operating Mode, PTO Mode, Hydraulic Oil Temp Shutdown, (E-STOP-Turns Off Rodder Pump, Turns Off PTO A And PTO B, Shuts Off Aux Engine (If equipped), Sets Chassis Throttle Back To Idle. Disables Vacuum Opens Vacuum Disable). E-Stop Located @ Front Reel Controls, Rear Reel Controls, Pendant, Wireless Control (if equipped) and At Dump Control Location Machine Functions and Diagnostics (Chassis and Module)	1	STD
020PSTD	Double Acting Dump Hoist Cylinder	1	STD
022PSTD	2" Y-Strainer With 25' Fill Hose	1	STD
025PSTD	Handgun Assy w/35' x 1/2" Hose With Quick Disconnects	1	STD
026PSTD	Ex-Ten Steel Cylindrical Debris Tank	1	STD
030PSTD	Flexible Hose Guide	1	STD
032PSTD	(3) Nozzles with Carbide Inserts with Nozzle Rack (1) 30" Sand, (1) 30" Sanitary, (1) 15" Penetrator	1	STD
045PSTD	Suction Tube Storage: Curbside 2 Pipe, Rear Door 2 Pipe	1	STD
046PSTD	1" Nozzle Pipe	1	STD
1001PSTD	Flat Rear Door w/Hydraulic Locks and Door Power Up, Power Down, Open/Close Feature (NO GRABBER)	1	STD
1005PSTD	Dual 10" Stainless Steel Float Shut Off System/Rear Mounted in The Body	1	STD
1016PSTD	55 Microstrainer Prior to Blower	1	STD
1024PSTD	Debris Body Vacuum Relief System	1	STD
1031PSTD	Debris Deflector Plate	1	STD
1032PSTD	48" Dump Height (w/1000 Gallon Capacity)	1	STD
1033PSTD	60" Dump Height (w/1300 & 1500 Gallon Capacities)	1	STD
2022PSTD	Water Sight Gauge D/S & P/S	1	STD
2023PSTD	Liquid Float Level Indicator	1	STD
3008PSTD	Blower Air Shift Controls	1	STD
4000PSTD	180 Degree Rotation Non Telescopic Boom, Front Loading 8" Suction Hose	1	STD
4010PSTD	Post Type Front Bumper Boom Storage	1	STD
5001PSTD	60 GPM Variable Flow Water System	1	STD
5011PSTD	3" Y-Strainer @ Water Pump w/3" Drain Valve	1	STD
5012PSTD	Performance Package: (Hyd Variable Flow, Dual PTO's, Dual Hyd Pumps)	1	STD
5014PSTD	Water Relief Valve, 1"	1	STD
5015PSTD	Midship Handgun Coupling	1	STD
5019PSTD	AUXILIARY COOLING PACKAGE FOR CHASSIS ENGINE - System provides additional cooling for the chassis engine, by routing the chassis coolant through a heat exchanger. AVAILABLE ON IH MAXXFORCE ENGINES ONLY	1	STD
5022PSTD	Side Mounted Water Pump	1	STD
6000PSTD	400'x 1" Piranha Sewer Hose 2500 PSI	1	STD
6004PSTD	Hose Wind Guide (Dual Roller)	1	STD
6005PSTD	Hose Footage Counter Located Front Side Of Hose Reel-Mechanical	1	STD
6007PSTD	Hose Reel Manual Hyd Extend/Retract	1	STD
6009PSTD	Hose Reel Chain Cover (Full)	1	STD
6020P8STD	15" Hydraulic Telescoping & 270" Rotating Hose Reel (800'x 1" Piranha or Aeroquip Capacity) w/ Dual Controls	1	STD
7001PSTD	Tachometer - Chassis Engine w/Hourmeter	1	STD
7003PSTD	HOURLY METER FOR WATER PUMP OPERATION	1	STD
7004PSTD	HOURLY METER FOR PTO OPERATION	1	STD
7007PSTD	Tachometer & Hourmeter - Blower	1	STD
8000PSTD	Circuit Breakers	1	STD
8025PSTD	Led Lights, Clearance, Back Up, Stop, Tail & Turn	1	STD
9000PSTD	1+1 Vactor Manual-Partial Manual and CD Version	1	STD
9002PSTD	Tow Hooks, Front And Rear	1	STD
9003PSTD	Electronic Back-Up Alarm	1	STD

P110STD	Module Paint Wet-On-Wet (DuPont)	1			STD
S390ASTD	8" Vacuum Pipe Package	1			STD
S560STD	Emergency Flare Kit	1			STD
S590STD	Fire Extinguisher 5 Lbs.	1			STD
	DEBRIS TANK ACCESSORIES		PRICE	EXT PRICE	
1003P	DEBRIS BODY FLUSH OUT SYSTEM	1	\$ 1,387	\$ 1,387	
1004P	DEBRIS BODY VACUUM RELIEF SYSTEM WITH DEBRIS BODY LOAD LIMIT ALARM	1	\$ 1,910	\$ 1,910	
1008PB	6" PORT IN REAR DOOR, BDC 6:00 POSITION WITH FIXED PERFORATED BASKET SCREEN / NO STANDPIPE / NO VALVE	1	\$ 540	\$ 540	
1009P	SUBMERSIBLE TRASH PUMP - INTERNAL MOUNTED - FORWARD WALL IN BODY/INCLUDES INTERNAL SCREEN/2.5 X 25' DRAIN HOSE AND HOSE HOLDER	1	\$ 10,051	\$ 10,051	
1014P	CENTRIFUGAL SEPARATOR REAR MOUNTED (PLUS STYLE)	1	\$ 4,851	\$ 4,851	
1015P	FOLDING PIPE RACK/CURBSIDE	1	\$ 962	\$ 962	
1015PA	FOLDING PIPE RACK/STREET SIDE	1	\$ 962	\$ 962	
1022P	SPLASH SHIELD - BOLTED TO BODY FLANGE REAR DOOR	1	\$ 1,413	\$ 1,413	
1023P	LUBE MANIFOLD (INCLUDES OPTIONS 1023PA)	1	\$ 2,097	\$ 2,097	
	WATER TANK ACCESSORIES		PRICE	EXT PRICE	
2001P	LOW WATER LIGHT AND ALARM AND WATER PUMP FLOW INDICATOR-GPM	1	\$ 597	\$ 597	
2014PSTD	1000 GALLON WATER CAPACITY - STANDARD ON 5,10,12 YD UNITS, WILL HAVE 48" DUMP HEIGHT 5 yd body 4x2 chassis only 10 yd body 4x2 or 6x4 chassis 12 yd body 6x4 chassis only (DEPENDING ON CHASSIS FRAME HEIGHT)	1	STD	STD	
	VACUUM SYSTEM ACCESSORIES		PRICE	EXT PRICE	
	BOOM ACCESSORIES		PRICE	EXT PRICE	
4004P	8 FT. HYDRAULIC TELESCOPIC BOOM WITH 180 DEGREE ROTATION	1	\$ 12,939	\$ 12,939	
4006P	JOYSTICK CONTROL FOR BOOM FUNCTION (1) - FRONT	1	\$ 732	\$ 732	
4011PB	T300 OMNEX REMOTE CONTROL BELLY PACK - WIRED OR WIRELESS CAPABILITY. THIS SYSTEM WILL ACTIVATE ALL BOOM FUNCTIONS: UP, DOWN, LEFT, RIGHT, (IN & OUT IF SO EQUIPPED) VACUUM RELIEF ON/OFF, RODDER PUMP ON/OFF, THROTTLE UP/DOWN, E-STOP, HOSE REEL PAY IN/PAY OUT, HOSE REEL SPEED CONTROL, WATER PRESSURE CONTROL (IF REMOTE IS REQUIRED, YOU MUST SELECT THIS OPTION FOR A 5X5 BOOM)	1	\$ 2,857	\$ 2,857	
	HIGH PRESSURE WATER PUMP		PRICE	EXT PRICE	
5002PA	80 GPM/2500 PSI WATER SYSTEM - ILO STD WATER SYSTEM	1	N/C	N/C	
5008PB	EXTREME COLD WEATHER RECIRCULATION SYSTEM - MINIMUM 25 GPM - DRIVEN FROM ALLISON AUTOMATIC TRANS	1	\$ 1,590	\$ 1,590	
5010P	ACCUMULATOR SYSTEM FOR JET RODDER WATER SYSTEM	1	\$ 2,553	\$ 2,553	
5021P	HYDRO EXCAVATION KIT WITH RETRACTABLE REEL, 50' X 3/8" HOSE, HANDGUN & PLUMBING (MUST HAVE OPTION #5010 ACCUMULATOR ON THE MACHINE) THIS IS NOT AVAILABLE ON CATCH BASIN UNITS	1	\$ 3,177	\$ 3,177	
	HOSE REEL ACCESSORIES		PRICE	EXT PRICE	
6002PB - 48783V56	600' X 1" PIRANHA SEWER HOSE/2500 PSI (IN LIEU OF STD)	1	\$ 848	\$ 848	
6004PA	AUTOMATIC HOSE LEVEL WIND GUIDE	1	\$ 4,411	\$ 4,411	
6005PD	DIGITAL HOSE COUNTER/ENGLISH OR METRIC (STD FRONT MECHANICAL HOSE FOOTAGE COUNTER WILL MOVE TO REAR)	1	\$ 1,590	\$ 1,590	
6011P	HANDGUN HOSE REEL - SPRING RETRACTABLE REEL WITH 50' HOSE ASSEMBLY	1	\$ 1,194	\$ 1,194	
6019P	RODDER PUMP DRAIN VALVES (2)	1	\$ 460	\$ 460	
	FRONT STATION AND IN CAB CONTROLS		PRICE	EXT PRICE	
7005P	HYDRAULIC OIL HIGH TEMPERATURE LIGHT AND ALARM	1	\$ 345	\$ 345	
	LIGHT ACCESSORIES		PRICE	EXT PRICE	

8001PA	SIGNAL-MASTER DIRECTIONAL ARROW ONE PIECE 10 LIGHTS - REAR	1	\$ 1,298	\$ 1,298
8002P	HAND LIGHT WITH BUMPER PLUG	1	\$ 345	\$ 345
8020PE	FS DOT 3 - 6 LIGHT SYSTEM - ALL LED SYSTEM - 2 FED SIG MIRROR MOUNT STROBES, 2 MID-SHIP, 2 REAR MOUNTED OVAL LED QUAD FLASH STROBES	1	\$ 2,679	\$ 2,679
8028P	LED WORK LIGHTS (2) ON ALL BOOMS	1	\$ 722	\$ 722
8029P	LED WORK LIGHTS (2) ON REAR DOOR	1	\$ 573	\$ 573
8029PA	LED WORK LIGHT AT OPERATOR STATION (EACH)	1	\$ 607	\$ 607
8029PB	LED WORK LIGHT @ HOSE REEL MANHOLE (EACH)	1	\$ 607	\$ 607
8029PC	LED WORK LIGHT @ CURB SIDE	1	\$ 455	\$ 455
8029PD	LED WORK LIGHT @ STREET SIDE	1	\$ 455	\$ 455
CHASSIS ACCESSORIES			PRICE	EXT PRICE
9019P	DELIVERY TO DEALER (INSERT PRICE)		\$ -	\$ -
9021PA	CAMERA SYSTEM, FRONT & REAR CAMERA	1	\$ 2,172	\$ 2,172
9023PA	SAFETY CONE STORAGE RACK/POST TYPE	1	\$ 150	\$ 150
ALUMINUM TOOLBOXES AND TOOLTRAYS			PRICE	EXT PRICE
Series 9070P	MOUNTED FRONT BUMPER & LONG HANDLE TOOL STORAGE Aluminum Toolboxes			
9070PA	46849MQ/16x12x18 FRONT BUMPER TOOLBOXES (2) PD or FAN 4X2 & 6X4 CHASSIS 1000, 1300, 1500 GALLON CAPACITIES	1	\$ 1,826	\$ 1,826
9070PB	LONG HANDLE TOOL STORAGE - (6) 2.5" PVC STORAGE TUBES LOCATED REAR SUBFRAME AND ON BOOM REST	1	\$ 324	\$ 324
Series 9071P	BEHIND CAB TOOLBOXES AND TOOL TRAYS CONTACT THE SALES DEPARTMENT FOR CORRECT CHASSIS LENGTH FOR THESE TOOLBOX AND TRAY SELECTIONS			
Series 9072P	MOUNTED DRIVER SIDE-CHASSIS FRAME Aluminum Toolboxes			
Series 9073P	MOUNTED PASSENGER SIDE-CHASSIS FRAME Aluminum Toolboxes			
PAINT			PRICE	EXT PRICE
***	MATCH CAB - YES OR NO			
***	ENTER COLOR AND PAINT CODE			
***	ENTER COLOR AND PAINT CODE			
***	ENTER COLOR AND PAINT CODE			
***	ENTER COLOR AND PAINT CODE			
***	ENTER COLOR AND PAINT CODE			
**	ENTER COLOR			
***	ENTER COLOR AND PAINT CODE			
**	ENTER COLOR			
**	ENTER COLOR			
BODY DECAL			PRICE	EXT PRICE
ITEM #	SPECIAL OPTIONS/INSERT DESCRIPTIONS		INSERT NJPA PRICE	EXT PRICE
Special	370 HP in lieu of 330 HP		\$ 450	\$ 428
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

[illegible]

[illegible][illegible]

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: October 6, 2015

Service Department
Originating Department

Account Code #: N/A

David Treleven
Prepared By

Budgeted Amount: N/A

September 10, 2015
Date Prepared

Agenda Title: Environmental Commission Meeting of September 2, 2015

Recommendation: For Review and Consideration

Discussion:

Environmental Commission members present at the Wednesday, September 2, 2015 meeting were: Vice-Chair, Mr. Vince Hand; City Council Representative, Ms. Kate Rousmaniere; Planning Commission Representative, Mr. Robert Bell, Mr. Kevin Armitage, and Mr. Ted Wong. A quorum was present. Ms. Sophie Ryan and Mr. G M Akand Sabik, both Miami University undergraduate students, were also in attendance in association with a Journalism class assignment. Chair, Mr. Wright Gwyn had previously informed the Commission that he would be unable to attend the September 2nd meeting.

The minutes from the August 5, 2015 Environmental Commission meeting were unanimously accepted with an edit of a typographical error requested.

Councilor Kate Rousmaniere informed the Commission that plans for residential development at the Fields of Southpointe along Southpointe Parkway had been re-submitted. The currently proposed residential development (apartments, single-family, and duplex structures) consists of 668 beds in 82 buildings. This proposed plan has a density decrease of approximately 20% - 25% from the previously proposed development plan. The current proposal is also not as expansive, with more green space, and preserves more of the existed wooded areas than the previously submitted development plan.

Commissioners went over potential subjects for upcoming efforts, both returning to topics previously discussed, and new ideas. Topics previously touched upon included the Oxford Area Trail, public education of the existing Stormwater Management Program, and the on-going pedestrian and bicycle safety program. New topics suggested included investigation into the environmental aspects of City operations and facilities, and review of existing Planning and Zoning Codes for potential environmental enhancements in conjunction with the Community Development Department's proposed update of these Codes. Mr. Bell was requested to contact the Planning Commission and the Community Development Department to inquire if input from the Environmental Commission would be of assistance in their pending Code updates. Meanwhile, Commissioners were asked to review the existing Codes regarding conservation developments and bring suggestions for revisions to the October 7th Commission meeting.

(Continued)

Approved By:

Department Head:
City Manager:

Initial Date

MRB 9/21/15
SK 10-1-15

The possibility of Mr. Tyler Hammerle making a presentation to the City Council regarding the installation of a storm water capture and recovery system at Carstar of Oxford Autobody, 5017 College Corner Pike, was discussed. Councilor Rousmaniere suggested that City Council may not be the appropriate body to receive the information included in Mr. Hammerle's presentation, and suggested the Oxford Chamber of Commerce. Councilor Rousmaniere indicated she would provide a contact with the Chamber of Commerce in order to determine their interest in Mr. Hammerle's presentation on storm water capture and re-use at a local business.

Mr. Bell informed the Commission that Miami University had installed a bio-digester in the Garden Commons on Western Campus. The "Enviro-Pure" food waste disposal system mechanically grinds food wastes (including the compostable flatware and utensils) and introduces a proprietary micro-nutrient and vitamin solution ("BioMix"), which performs an enhanced aerobic decomposition of the food wastes. After a 24-hour period, the resulting "gray water" is discharged to the sanitary sewer. Use of the Enviro-Pure system is intended to reduce the volume of organic material that would have been landfilled in the past, and the environmental impact associated with the transport of the organic wastes to the landfill.

The Commission adjourned at 8:25 p.m. The next scheduled meeting of the Environmental Commission is on Wednesday, October 7, 2015 at 7:00 p.m., in the Municipal Building's Second Floor Conference Room.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Parks and Recreation
Originating Department

Council Meeting Of: 10/8/2015

Gail S. Brahier

Account Code No. #: 110.620.52320

Prepared By

Budgeted Amount: \$36,014 (2016)

9/29/15

Date Prepared

Agenda Title: Renewal of T.R.I. Lease

Recommendation: Approve

Discussion:

The Parks and Recreation Department is housed on 9 acres owned by the Talawanda Recreation, Incorporated (TRI), and located at 6025 Fairfield Rd. in Oxford. The current lease agreement expires on 12/31/15.

The attached two year lease renewal is for 2016 and 2017, which includes a 3% increase each year, or \$36,014 and \$37,094 respectively. The funds for this lease agreement are used primarily for upkeep of the TRI Community Center and grounds of the TRI property, which includes the skate park, ball field, tennis courts and playgrounds.

This agreement has served both the City and TRI Board well by providing facilities for recreation programs and office space for Department staff.

Approved By:

Initial Date

Department Head:

GB \ 9/29/15

City Attorney:

/

City Manager: ACM

CAR 10-1-15

RESOLUTION NO.

RESOLUTION GRANTING THE TALAWANDA RECREATION, INC. (TRI) A TWO (2) YEAR LEASE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE NEW LEASE.

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

SECTION 1: The City Manager having reviewed the proposed two (2) year lease between the City and the TRI, hereby recommends Council authorize him to sign on the City's behalf, the new Lease attached hereto as Exhibit "A".

SECTION 2: Council hereby accepts the City Manager's recommendation and authorizes the City Manager to execute on the City's behalf the new Lease with the TRI. Council supports the TRI facility and believes it is important to ensure continued use of the facility by the citizens of Oxford.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW(STAFF)

EXHIBIT 'A'

LEASE AGREEMENT

This agreement entered into at Oxford, Ohio, this _____ day of _____, 2015, between Talawanda Recreation Incorporated, hereinafter referred to as "TRI" and the City of Oxford, Butler County, hereinafter referred to as "City". This lease supercedes the previous lease entered into by the parties.

WHEREAS, TRI, a corporation not for profit and being the owner of the following described real estate:

Situate in the City of Oxford, Butler County, Ohio, and being a part of Lot No. 1668 of said City and bounded as described as follows: Beginning at a point in the North line of Section 27, Town 5, Range 1 East and formerly of Oxford Township, located 936.45 feet West of the Northeast corner of the Northwest quarter of said Section; thence from said point of beginning South 0° 53' East 227.18 feet; thence South 88° 54'; West 334.37 feet; thence South 0° 53' East 390.82 feet; thence South 88° 54' West 300.00 feet; thence North 0° 53' West 618.00 feet to a point in the North line of said Section 27; thence North 88° 54' East along the Section line 634.37 feet to the point of beginning containing 6.00 acres of land more or less. The above described tract includes a strip of land 53 feet wide along the North line which will ultimately become a part of Fairfield Road, the North 40 feet being the portion already dedicated for said road.

desires to lease to the City the land, facilities and building, and;

WHEREAS, the City desires to lease said land, facilities and buildings.

NOW, THEREFORE, the parties hereto agree as follows:

SECTION 1: TRI does hereby lease unto the City the above described real estate, including buildings and facilities for the first year rent fee of \$36,014.00 during the first year of said lease and \$37,094.00 during the second year of said lease. The rent shall be paid quarterly on January 15, April 15, July 15 and October 15 of each year. The City shall be entitled to possession immediately upon the execution of this lease agreement, and the City shall quietly have and enjoy said premises during the lease term free from hindrance by TRI; and if any part of said premises

shall be destroyed or rendered untenable by fire or other unavoidable casualty, no rent shall be charged during the time that the same shall be untenable by the City because of such destruction or untenable condition and any rent previously paid shall be prorated and refunded to the City.

SECTION 2: The term of said lease shall be from January 1, 2016 through December 31, 2017. It is specifically provided that either party may terminate this lease at any time hereafter by giving a written six months advance notice to the other party of the termination date. Upon the termination by either party, the rent shall be prorated as of the effective termination date with the same paid on a pro-rated basis to TRI or refunded on a pro-rated basis to the City, as the case may be.

SECTION 3: City, at its own expense, agrees to provide janitorial and custodial services for said buildings and grounds.

SECTION 4: TRI agrees to provide repairs for the exterior and interior of said building. It is the obligation of TRI to see to it that the building and grounds are in compliance with the laws of Ohio so that the same may be lawfully used by the City for recreational and other public programs.

SECTION 5: It is further agreed that TRI shall continue to develop and improve the recreational site at the expense of TRI and in a manner that does not interfere with possession or use by the City and does not require an increased rental sum from the City.

SECTION 6: It is further agreed that TRI shall maintain insurance on the building and contents and shall carry public liability coverage, and shall hold the city harmless for liability related to defects in building, structures, contents, and grounds of which TRI has actual or constructive notice.

SECTION 7: It is further agreed that the City shall employ a full-time Recreation Director for said facility at the expense of the City, and an appropriate office will be provided for the Parks and Recreation Director by TRI.

SECTION 8: TRI agrees to provide heating and electrical service in good working order for said facility during the term of this lease.

SECTION 9: It is further agreed that the City shall be responsible for gas, electric, water, refuse collection and sewer charges for said facility at the expense of the City.

SECTION 10: The City shall maintain public liability insurance and shall hold TRI harmless for injuries resulting from any cause other than defects in the building, structures, contents, and grounds of which TRI has actual or constructive notice.

SECTION 11: It is understood between the parties that said facility shall be used for civic and recreational purposes only and cannot be used for partisan political purposes.

SECTION 12: It is further agreed between the parties that the Parks and Recreation Director shall be under the sole control of the City.

SECTION 13: It is further agreed by the parties that during the term of this lease the parties will work cooperatively to study the possibility of expanding the TRI recreation facility and how to fund any expansion.

IN WITNESS WHEREOF, the parties have caused signatures to be subscribed hereon binding the parties to the contents herein contained.

WITNESSES:

TALAWANDA RECREATION,
INCORPORATED

By: _____
President

By: _____
Secretary

CITY OF OXFORD, OHIO

By: _____
Douglas R. Elliott, Jr.
City Manager

State of Ohio,
County of Butler, ss:

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, President of Talawanda Recreation, Inc., an Ohio corporation, on behalf of the corporation.

Notary Public

State of Ohio,
County of Butler, ss:

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Douglas R. Elliott, Jr., City Manager, for the City of Oxford, on behalf of the City of Oxford.

Notary Public

State of Ohio,
County of Butler, ss:

The undersigned Clerk of Council of the City of Oxford, does hereby attest that the foregoing instrument was executed by, Douglas R. Elliott, Jr., City Manager pursuant to Resolution authorizing the execution of said instrument dated _____ 2015, and being Resolution No. _____ whereby Council of the City of Oxford expressly authorized the execution of said lease.

Clerk of Council

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas R. Elliott, Jr.

Police

Originating Department

Council Meeting Of: October 6, 2015

Robert Holzworth

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

September 25, 2015

Date Prepared

Agenda Title: Resolution to sell junk/abandoned motor vehicles to the highest bidder.

Recommendation: Adopt the Resolution

Discussion: Pursuant to Oxford City Code and in accordance with ORC 4513.62, the Division of Police requests that City Council approve the sale of salvage/junk/abandoned motor vehicles described in the attached memorandum to the highest bidder and that the proceeds from such sale be placed in the General Fund.

Approved By:

Department Head:

City Attorney:

City Manager: ACM

Initial Date

[Signature] / 9/28/2015

GAK / 10-1-15

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE SALE OF SALVAGED, JUNK AND/OR ABANDONED MOTOR VEHICLES.

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

SECTION 1: The Police Chief recommends that unclaimed motor vehicles ordered into storage pursuant to Section 4513.62 of the Ohio Revised Code be sold to a motor vehicle salvage dealer or scrap metal processing facility at the highest obtainable salvage price. The motor vehicles to be sold are listed in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 2: City Council hereby accepts the recommendation of the Police Chief and authorizes the sale of the salvaged, junk and/or abandoned motor vehicles listed in Exhibit "A" to a motor vehicle salvage dealer or scrap metal processing facility at the highest obtainable salvage price.

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

MAYOR

ADOPTED:

ATTEST

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

Memorandum

To: Chief Holzworth
Fr: Sgt. D. Colyer
Re: Salvage Vehicles
Dt: 10/1/2015

Sir,

We respectfully request that the Oxford Police Department dispose of the attached list of vehicles.

14T71



Year: 1996 Oldsmobile Alero
Vin: 1G3NL52E31C238380
Con: Poor
Reason for tow: DUS

15T86



Year: 2000 Pontiac Sunfire
Vin: 1G2JD12T9Y7123129
Con: Poor
Reason for Tow: Theft

15T108



Year: 1994 Dodge Ram 3500
Vin: 2B7KB31Z4RK130716
Con: Poor
Reason for Tow: Abandon

15T116



Year: 2001 Cadillac Deville
Vin: 1G6KD54Y51U130850
Con: Poor
Reason for Tow: Abandon

15T119



Year: 2003 Kia
Vin: KNDC7339356102401
Con: Poor
Reason for Tow: Abandon

15T138



Year: 1993 Ford F-250
Vin: 1FTHF25H6PNB32432
Con: Poor
Reason for Tow: OVI

15T146



Year: 1996 Volvo 850

Vin: YV1LW5552T2254292

Con: Poor

Reason for Tow: Unpaid parking tickets

n/a



Year: 2000 Chevy Impala

Vin: 2G1WH55K1Y9296585

Con: Wrecked

Non-impound, city-owned vehicle

15T158



Year: 2004 Chevrolet Malibu
Vin: 1G1ND52FX4M608673
Con: Poor
Reason for Tow: Abandon

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: September 15, 2015

Sam Perry
Prepared By:

Account Code No. #:

Budgeted Amount:

September 10, 2015
Date Prepared:

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

Recommendation by the Planning Commission: Approval with Conditions

Discussion:

The application is for a proposed Planned Development, 37 acres of R2A-zoned land fronting on Southpointe Parkway and Corporate Woods Lane. The Applicant is proposing 194 dwelling units consisting of a mix of single, two and multi-family structures and on-site recreational amenities for the residents. This request is a result of a preliminary subdivision application that was denied by the City and then appealed to the Butler County Court of Appeals. Subsequently, the applicant submitted a new planned development application for review. In response to the appeal, city representatives and the applicant met in a court-appointed mediation and established an agreeable development plan.

A lengthy discussion took place regarding this plan, which included the timeframe for the construction, parking, sidewalks, connectivity, traffic demands, site layout, number of beds, trees, and items to be discussed during the Final Plan Application phase.

The Planning Commission voted 4-2-0 to recommend approval with conditions:

1. That, the Petitioner shall work with City Staff in choosing street names similar to those in the Mile Square, preferably traditional tree names.
2. That, a secondary means of emergency ingress/egress, as recommended by the City Fire Chief, be considered.
3. That, the Petitioner will work with City Staff, BCRTA and adjacent property owners to provide regular, year-round public transit.
4. That, the Petitioner will design end units to include windows on all sides of buildings facing streets.
5. That, the Petitioner will work with the City to ensure pedestrian connectivity through the maintenance of a minimum unobstructed 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, that all the sidewalks and multi-use paths be completed concurrent with adjacent building occupancy as well as bonded as public improvements.
6. That, the Petitioner will 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 City of Oxford ordinance.

7. That, 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.
8. That, the Final Plan shall include a commitment to maintain the private streets within the development as publicly-accessible ways for local and through travel.
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.
10. That, the Petitioner will work with City Staff to install a variety of tree species, found in the most recent approved City tree list.
11. That, the Petitioner will address all City Engineer comments found on pages 16-17 of the Planning Commission Agenda of September 8, 2015.
12. That, the 22 single family lots must be built in conjunction with the first 60% of the development that takes place.

Approved By:

Department Head:
City Attorney:
City Manager:

JHC 9/10/15
[Signature] 9/11/15

ORDINANCE NO.

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.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

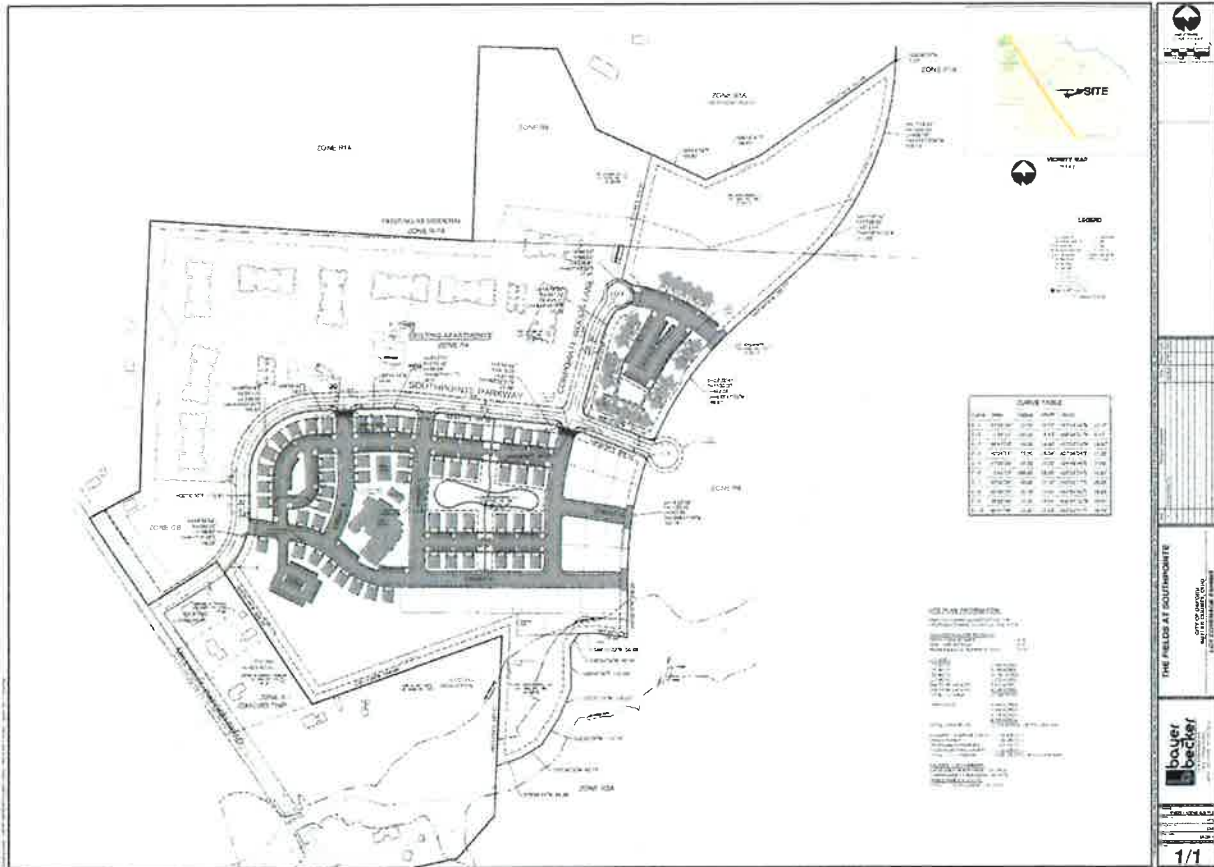
INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW(STAFF)

Certification of Action
Oxford Planning Commission
Recommendation to City Council

<u>Report Date</u>	September 15, 2015
<u>Case Number</u>	PC-2015-17
<u>Applicant Information</u>	Trinitas Development, LLC 4-Leaf Development
<u>Requested Action</u>	Preliminary 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 September 8, 2015. A Public Hearing notice was published in the Journal News on July 12, 2015. Courtesy notices were mailed to adjacent property owners on July 23, 2015. Signage was posted at the site on August 4, 2015 and September 1, 2015.
<u>Commission Action</u>	The Planning Commission voted 4-2-0 recommending approval with conditions of the Preliminary Planned Development.
<u>Commission Findings and Conclusions</u>	The application was initially to be heard on August 11, 2015; however, the Applicant wished to Table their application and the Planning Commission heard the application on September 8, 2015. The application was discussed at length between the Planning Commission and the Applicant. Public comments were also heard. Discussion included sidewalks, connectivity, modes of transportation, parking space reduction, traffic demands, secondary ingress/egress, timeframe for construction, light filtering.
<u>Exhibits Submitted to the Commission</u>	1. Staff Report Dated September 3, 2015 2. Interoffice Review Transmittal Sheets 3. Postponement letter from Applicant's Attorney Dated August 4, 2015. 4. Right-of-Way Vacation Memo from City Engineer Dated August 4, 2014. 5. Property Notification Map 6. Review and Comment Form 7. Letter of Agency 8. Planned Development Application June 26, 2015 9. Supporting Documents from Applicant

on-site recreational amenities for the residents. This request for action by the Commission is a result of a preliminary subdivision application that was denied by the City in May. The applicant appealed the denial to the Butler County Court of Appeals and also submitted a new PD application for review. In response to the appeal, city representatives and the applicant met in a court-appointed mediation and established an agreeable development plan. The agreed upon development plan therefore replaced the new PD application as the more desirable plan to the City of Oxford.



ABOVE: Proposed site layout of Preliminary Planned Development

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.

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. One comment was received from Robert and Tami Kuginskie at 3926 Oxford-Millville Road.

AGENCY REVIEWS

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

Police:	Returned without comment
Fire:	Returned with comment
Service/Engineering:	Returned with comment
Econ. Dev.	No comment on revised plans

BRIEF ANALYSIS

The proposed planned development meets the requirements for dwelling unit density, setbacks and open space. The property is zoned R2A which could permit a higher dwelling unit density than is proposed with this planned development. This layout presented has a smaller overall footprint than both the 2014

PD proposal and the original 2015 PD proposal. Therefore there is less natural area being disturbed at the site extremities and more green space as an end result.

The Engineering comment regarding on and off-site utilities should be addressed before the final plan is approved. Sufficient securities, easements or documentation should be put in place so that water and sewer service can be maintained of equal service levels for residents whether it is public or private ownership. Additionally, the extension of public water and sewer service to adjacent lands should be understood and detailed before a final plan is approved.

If the preliminary plan is approved by City Council, a final plan will then be submitted for review by Planning Commission and City Council. The final plan will contain more details such as parking lot lighting, road cross sections, landscaping materials and building elevations. 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 Preliminary Plan approval by City Council is valid for 2 years and a Final Plan approval by City Council is valid for one year.

Performance bonding for during and after the development can be required by the City as part of the final approval.

RECOMMENDATION

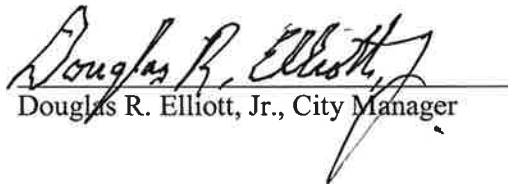
City representatives have worked with the applicant to come up with an agreeable plan that allows some development to occur consistent within the R2A zoning, while still respecting the intent of the Planned Development code to minimize environmental impact and allow flexibility in land uses. Therefore it is the recommendation of city staff to forward a recommendation of approval to City Council.

SUBMITTED

BY:



Sam Perry, AICP, Planner



Douglas R. Elliott, Jr., City Manager

DATE: September 3, 2015

City of Oxford
Inter-Office Review Transmittal Sheet

Date: August 31, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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

 X Review X Revisions Other

Please return no later than: **9/2/2015** Note: If no comments are received, we will assume the project meets your department's standards.

Attached is a revised Preliminary Planned Development application originally submitted June 26, 2015. It was tabled without discussion, awaiting revised plans following a court mediation appointment regarding the appealed May 5 decision of the denied Preliminary Subdivision Plat. Revised plans were submitted August 28, 2015. This layout changed significantly. Please compare these plans to the June 26, 2015 plans that you have already reviewed. Let us know if you need to view a copy for comparison or we can email one to your review appointee.

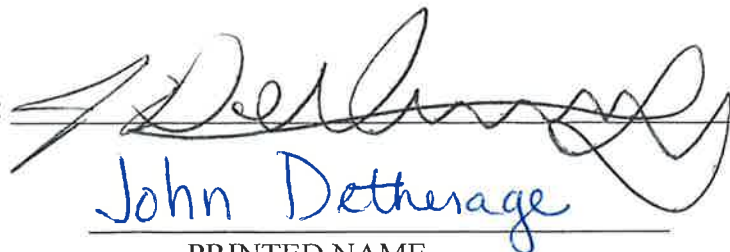
*Per court mediation agreement this item must be on the September 8, 2015 Planning Commission agenda next week. Therefore, if you have comments that you would like included in the packet please get those to us by **Wednesday, September 2 at 12:00 p.m.***

Drawings are returned: w/comments without/comments

Consider secondary emergency ingress/egress.

" consider secondary emergency ingress/egress "

Drawings reviewed by:


John Detherage

PRINTED NAME

Date: 9-1-15



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

RE: PC – 2015 – 17; Preliminary Planned Development
Fields at Southpointe

DATE: September 2, 2015

Below are our review comments.

- 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, and not the City.
- 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.
- The Domestic Water Main has to be flushed once a year. How will this be accomplished?
- 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.
- How would water be supplied for a future development, east of the Fields at Southpointe, since this proposed development is “master metered”?

- Will there be irrigation? If so, the irrigation system must not pull water from the Fire 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.
- Backflow preventers to be placed in a structure to prevent freezing.
- What is the size of the Fire Water Main? (minimum size is 8')
- What will be the size of the Domestic Water Main?
- All sanitary manholes shall be located at the furthest point of the structure that the sanitary system serves.
- 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.

If there are questions, please contact the Engineering Division.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: August 31, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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

 X Review X Revisions Other

Please return no later than: **9/2/2015** Note: If no comments are received, we will assume the project meets your department's standards.

Attached is a revised Preliminary Planned Development application originally submitted June 26, 2015. It was tabled without discussion, awaiting revised plans following a court mediation appointment regarding the appealed May 5 decision of the denied Preliminary Subdivision Plat. Revised plans were submitted August 28, 2015. This layout changed significantly. We have included the June 26 "Preliminary Layout Plan" so that you can see the difference. All of the layout plans including the 6/26 version are clipped together. The 6/26 version is stamped "Superseded".

*Per court mediation agreement this item must be on the September 8, 2015 Planning Commission agenda next week. Therefore, if you have comments that you would like included in the packet please get those to us by **Wednesday, September 2 at 12:00 p.m.** Even if you do not have comments please return the plans to us so they can be used for review by the Planning Commission members.*

Drawings are returned: w/comments without/comments

Drawings reviewed by:


R.B. HOLZWORTH
PRINTED NAME

Date: 9/1/2015

PRINTED NAME

JAY C. BENNETT
ATTORNEY AT LAW
Oxford Professional Building
5995 Fairfield Road, Suite #5
Oxford, Ohio 45056-1587
Telephone 513.523.4104
Fax 513.523.1525

August 4, 2015

Jung-Han Chen
Director of Planning
City of Oxford
101 E. High Street
Oxford, Ohio 45056

Re: Trinitas Planned Unit Development Application dated 6/26/15

Dear Jung-Han:

Please postpone consideration of the preliminary plan of the planned unit development of Southpointe Crossings from the August meeting of Planning Commission until the September meeting of Planning Commission scheduled for September 8th.

Very truly yours,



Jay C. Bennett
Attorney at Law

JCB/da



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

RE: PC-2014-10
Preliminary Planned Development – R/W Vacation

DATE: August 4, 2014

Reference is made to the correspondence dated July 25, 2014 from Ms Etta Reed, Bayer Becker, to Mike Dreisbach, Service Director – City of Oxford.

The correspondence is requesting that right-of-way for two (2) street entrances, as plated in the record plat for the Southpointe Crossings, be vacated. The proposed Collegiate at Oxford development will not need the plotted street entrances, as per the presented preliminary design.

The City of Oxford accepts the request for the right-of-way vacations without objections.

If there are questions, please contact the Engineering Division.



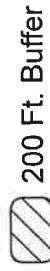


PC-2015-17 Surrounding Property Owners Map

Legend



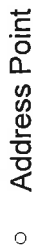
Subject Area



200 Ft. Buffer



Oxford Corporation Limit



Address Point



Parcel



Building Footprint



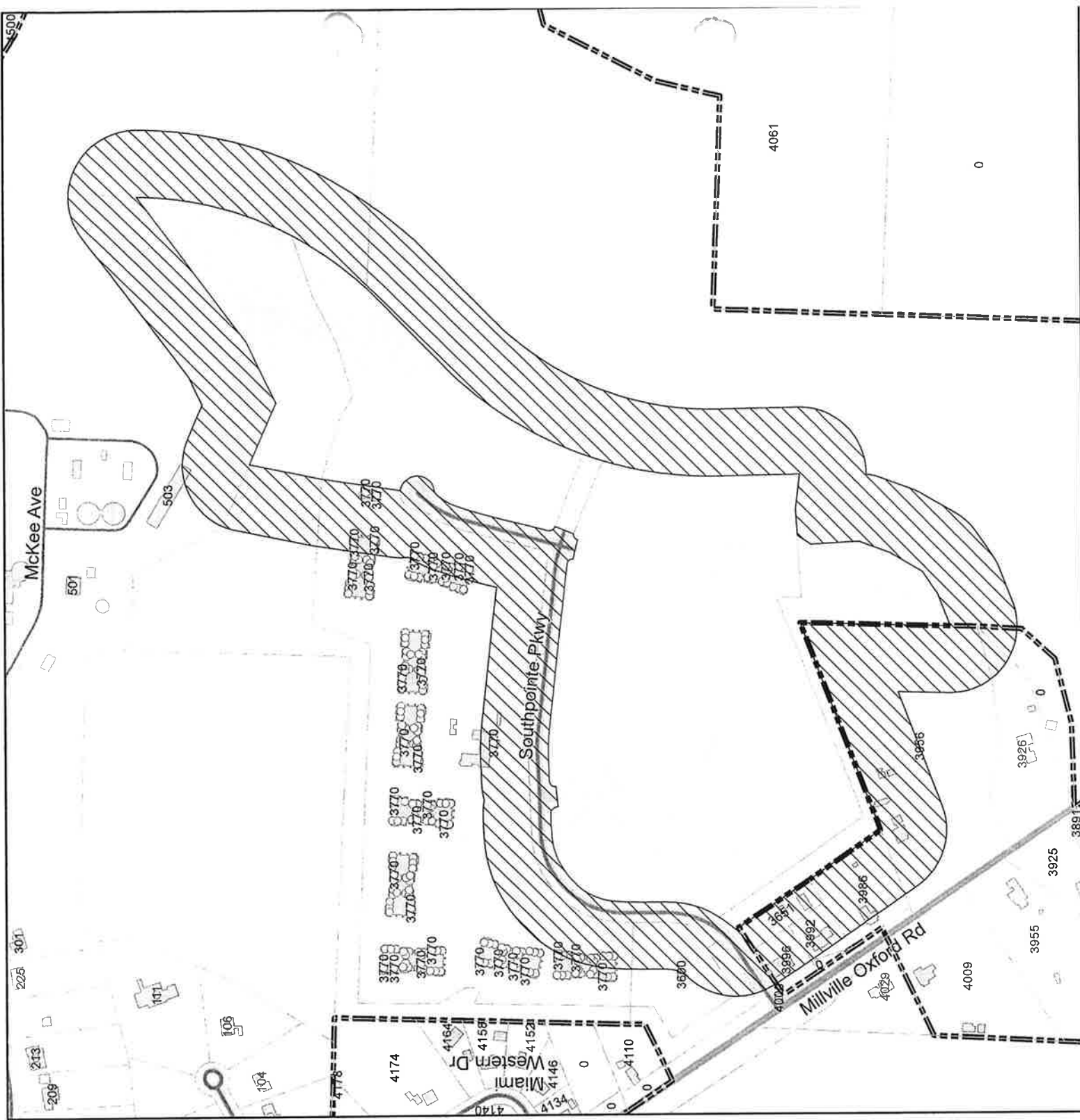
Paved Roadway

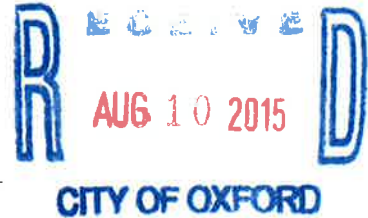


1 inch = 400 feet

Prepared on Tuesday, July 21, 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.





CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2015-17

DATE OF HEARING: August 11, 2015

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

If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at your earliest convenience before the hearing date to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: Robert S. Tami S. Ruginski

Address: 3926 Oxford-Millville Rd

Oxford, OH 45056

Telephone: Home: 513-523-9076 Work: —

COMMENTS:

Are they back again so soon? What will it take to dissuade these people? We object to the development of these 37.08 acres, by Trinitas Development LLC for all the reasons we've been repeating for all these years. Now we can add that we just don't trust Trinitas in any of their guises.

Robert S. Tami S. Ruginski
Signature

8/6/15
Date

Tami S. Ruginski

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

June 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 Preliminary 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 black ink, appearing to read "James M. Clawson". The signature is fluid and cursive, with the first name "James" written in a smaller, more compact script than the last name "Clawson".

James M. Clawson

4-Leaf Development, LLC

JUN 26 2015



Internal Use Only:

Case No.

Date Filed

PC-2015-17
6/26/15
8/28/15

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

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

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 Search](#)² is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number.

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 *

6-23-15

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 *

6/24/15

Receipt Number *

50504

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/>

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

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.

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- 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.*

- 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.

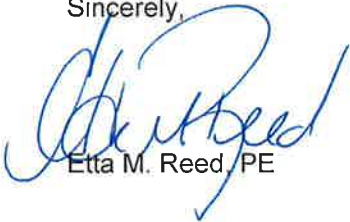
- h. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.

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.

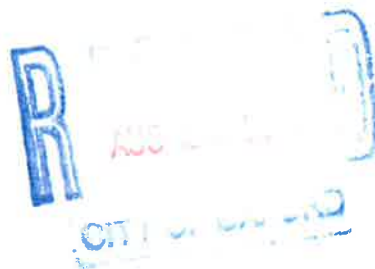
Please place this item on the September 8th Planning Commission Meeting agenda.

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

Sincerely,



Etta M. Reed, PE



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Date: July 23, 2014

Description: Southpointe Crossings, Section One
Lots #3710 & #3712

Location: City of Oxford
Butler County, Ohio



Situated in the City of Oxford, Butler County, Ohio, being all of Lot #3710 and Lot #3712 of Southpointe Crossing, Section One as recorded in Plat Book 4020, Pages A & B of the Butler County Recorder's Office and being further described as follows:

Beginning found steel fence post at northeast corner of said Lot #3710 and being the **True Point of Beginning**:

thence, with the easterly boundary of said Southpointe Crossings, Section One for the following four courses: South 02° 08' 25" West, 5.02 feet;

thence, with a curve to the right, having a central angle of 45° 25' 51", a radius of 1000.00 feet, an arc length of 792.92 feet and a chord bearing and distance of, South 24° 51' 21" West, 772.31 feet;

thence, South 47° 34' 16" West, 282.77 feet;

thence, with a curve to the left, having a central angle of 23° 32' 45", a radius of 1100.00 feet, an arc length of 452.05 feet and a chord bearing and distance of, South 35° 47' 54" West, 448.87 feet to the northerly right of way of Southpointe Parkway;

thence, leaving said easterly boundary of Southpointe Crossings, Section One and with said northerly right of way of Southpointe Parkway, with a curve to the right, having a central angle of 87° 26' 29", a radius of 20.00 feet, an arc length of 30.52 feet, and a chord bearing and distance of, South 67° 44' 46" West, 27.65 feet to the northerly right of way of Southpointe Parkway;

thence, with said northerly right of way of Southpointe Parkway, North 68° 32' 00" West, 211.10 feet;

thence, with a curve to the left, having a central angle of 00° 54' 42", a radius of 530.00 feet, an arc length of 8.43 feet and a chord bearing and distance of, North 68° 59' 21" West, 8.43 feet to the easterly right of way of Corporate Woods Lane;

thence, with said easterly right of way of Corporation Woods Lane for the following five courses: with a curve to the right, having a central angle of 84° 47' 03", a radius of 20.00 feet, an arc length of 29.60 feet and a chord bearing and distance of, North 27° 03' 10" West, 26.97 feet;

thence, North 15° 20' 21" East, 241.92 feet;

thence, with a curve to the right, having a central angle of 18° 49' 25", a radius of 291.32 feet, an arc length of 95.71 feet and a chord bearing and distance of, North 24° 45' 04" East, 95.28 feet;

thence, with a curve to the right, having a central angle of 45° 54' 16", a radius of 35.00 feet, an arc length of 28.04 feet and a chord bearing and distance of, North 57° 06' 54" East, 27.30 feet;

unrecorded 82/2014 11/11/14

Page 1 of 2

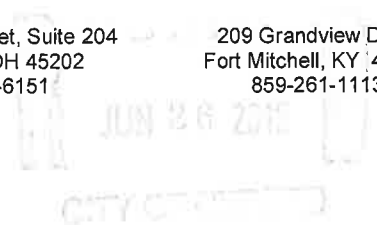
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thence, with a curve to the left, having a central angle of $156^{\circ} 46' 22''$, a radius of 50.00 feet, an arc length of 136.81 feet, and a chord bearing and distance of, North $01^{\circ} 40' 51''$ East, 97.95 feet to the easterly line of Lot #3711 of said Southpointe Crossings, Section One;

thence, leaving said right of way of Corporate Woods Lane and with said easterly line of Lot #3711, North $13^{\circ} 17' 40''$ East, 430.67 feet to the northeast corner of Lot #3709 of said Southpointe Crossings, Section One, being the northerly boundary of said Southpointe Crossings, Section One and the southerly line of Lot #2022 of said City of Oxford;

thence, with said northerly boundary of Southpointe Crossings, Section One and the southerly line of said Lot #2022 for the following three courses: South $65^{\circ} 04' 39''$ East, 199.80 feet;

thence, North $66^{\circ} 05' 41''$ East, 199.87 feet;

thence, North $54^{\circ} 27' 42''$ East, 547.65 feet to the **True Point of Beginning** containing 11.883 acres of land more or less of which 5.093 acres are in Lot #3710 and 6.790 acres are in Lot #3712 and being subject to all easements, legal highways, restrictions and agreements of record.

Date: July 23, 2014

Description: Southpointe Crossings, Section One
Lots 3714, 3715 and part of the
Right of Way of Southpointe Parkway

Location: City of Oxford
Butler County, Ohio



Situated in the City of Oxford, Butler County, Ohio, being all of Lot #3714 and Lot #3715 and part of the existing right of way of Southpointe Parkway of Southpointe Crossing, Section One as recorded in Plat Book 4020, Pages A & B of the Butler County Recorder's Office and being further described as follows:

Beginning at a found concrete monument at the southwest corner of said Lot # 3715 being the southeast corner of Edwards Subdivision as recorded in Plat Envelope 318, Page B and being the **True Point of Beginning**;

thence, from the True Point of Beginning thus found and with the easterly boundary of said Edwards Subdivision, North 33° 20' 39" West, 528.35 feet to the southerly right of way of Southpointe Parkway;

thence, with said southerly right of way of Southpointe Parkway, with a curve to the left, having a central angle of 45° 14' 55", a radius of 280.00 feet, an arc length of 221.13 feet, and a chord bearing and distance of, North 22° 37' 27" East, 215.42 feet;

thence, North 00° 00' 00" East, 123.60 feet;

thence, with a curve to the right, having a central angle of 88° 04' 43", a radius of 220.00 feet, an arc length of 338.20 feet, and a chord bearing and distance of, North 44° 02' 21" East, 305.87 feet;

thence, continuing with and through said southerly right of way of Southpointe Parkway, North 88° 04' 43" East, 246.98 feet;

thence, with a curve to the right, having a central angle of 08° 12' 01", a radius of 270.00 feet, an arc length of 38.64 feet, and a chord bearing and distance of, South 87° 49' 17" East, 38.61 feet;

thence, South 83° 43' 17" East, 487.06 feet;

thence, with a curve to the right, having a central angle of 15° 11' 17", a radius of 500.00 feet, an arc length of 132.54 feet, and a chord bearing and distance of, South 76° 07' 38" East, 132.15 feet;

thence,, South 68° 32' 00" East, 207.10 feet to the easterly boundary of said Southpointe Crossing, Section One;

thence, leaving said southerly right of way of Southpointe Parkway and with said easterly boundary of Southpointe Crossing, Section One with a curve to the right, having a central angle of 87° 26' 29", a radius of 20.00 feet, an arc length of 30.52 feet, and a chord bearing and distance of, South 24° 48' 46" East, 27.65 feet;

thence, with a curve to the left, having a central angle of 18° 25' 58", a radius of 1100.00 feet, an arc length of 353.89 feet, and a chord bearing and distance of, South 09° 41' 29" West, 352.36 feet;

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thence, South 00° 28' 30" West, 238.26 feet;
thence, North 81° 47' 13" West, 104.46 feet;
thence, South 88° 11' 02" West, 56.88 feet;
thence, South 35° 24' 04" West, 49.34 feet;
thence, South 00° 44' 30" East, 143.90 feet;
thence, South 22° 37' 31" West, 102.20 feet;
thence, South 32° 22' 25" West, 110.14 feet;
thence, South 57° 36' 25" West, 80.70 feet;
thence, South 70° 59' 47" West, 85.38 feet to the westerly boundary of said Southpointe Crossings,
Section One;
thence, with said westerly boundary of Southpointe Crossings, Section One, North 02° 23' 54" East,
437.33 feet;
thence, with the southerly boundary of said Southpointe Crossings, Section One, South 70° 13' 00" West,
669.69 to the **True Point of Beginning** containing 25.198 acres of land more or less of which
21.757 acres are in Lot #3714, 3.373 Acres are in Lot #3715 and 0.067 acres are in the existing
right of way of Southpointe Parkway and being subject to all easements, legal highways,
restrictions and agreements of record.



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Memo

June 26, 2015

To: Sam Perry
Planner, City of Oxford

From: Trinitas Development LLC

Re: The Fields at Southpointe
Energy Management Plan ✓

Trinitas Development, LLC ["Trinitas"] understands the City's commitment to sustainability and the holistic implementation into the planning process. While the focus is often on land use principles, building efficiency is also a key component of this holistic approach. In line with the goals of Oxford, Trinitas encourages the design and construction of residential structures that utilize green building practices, meet energy and conservation standards, and maintain low impact development standards for semi-rural areas at the edge of the community.

Prior to issuance of a final zoning permit, Trinitas Ventures, LLC will provide an Energy Management Plan to be approved by the City Planning office. The plan will: a) consider utilizing sustainable energy; b) meet or exceed the American Society of Heating, Refrigeration, and Air Conditioning Engineering (ASHRAE) standards; c) include the use of high-efficiency HVAC Systems and energy management controls; and d) implement a plan to report actual performance of the energy plan back to the City of Oxford during the period ending one year after occupancy.

Energy efficient buildings are designed to provide a significant reduction of the energy need for heating and cooling. Our buildings go above and beyond those requirements by also looking at other practices for energy efficiency outside of mechanical systems. Some of those ideas will include the following:

1. Thermal insulation – an exterior wall is best insulated when its thermal resistance is high and heat loss is minimal.
2. Ventilation – a key requirement for delivering fresh air and exhausting stagnant air through the use of proper mechanical systems.
3. Air tightness – reducing uncontrolled air flow through gaps with specified sealants and onsite quality control.
4. High performance glazing and windows.
5. Pitched roofs with vented attics to provide thermal break and decrease heat gain/loss in livable space – roof overhangs to let in the lower winter sun but shade from the hot summer sun.
6. The use of LED track and can lighting in multiple locations to reduce energy consumption.
7. Plantings/shrubs around the residential exterior – in the summer, the foliage blocks the radiation and in the winter, bare branches allow the radiation to help warm the living areas.
8. Energy efficient appliances.
9. Natural daylighting through energy efficient windows.
10. Programmable thermostats in living areas.
11. Electric sub-metering.

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Page 2
Mr. Sam Perry
The Fields at Southpointe
June 26, 2015

The overall goal is to use less energy to accomplish the same amount of work by getting the most work per unit of energy. Often the upfront costs are higher for the methods mentioned above; however, Trinitas recognizes the climate is changing and resources are depleting, which is why many of our projects implement these same practices around the country in a continued effort and commitment to creating sustainable projects for years to come.

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Memo

June 26, 2015

To: Sam Perry
Planner, City of Oxford

From: Etta M. Reed, PE

Re: The Fields at Southpointe
Preliminary Development Plan
Stormwater Management and Natural Resources ✓

Stormwater Management

Stormwater management for The Fields at Southpointe will address both water quantity and quality. The proposed development will be designed with a combination of enclosed storm sewers, as well as some open drainage swales.

With the construction of Section One of Southpointe Crossings, a detention basin was constructed in the southernmost portion of the proposed The Fields at Southpointe development. The basin was designed to accommodate Southpointe Parkway, Corporate Woods Lane, the vacant commercial parcel along US 27 and The Fields at Southpointe development. Said detention basin satisfies the water quantity requirement of the City of Oxford for The Fields at Southpointe development.

Water quality requirements of the Ohio EPA General Construction Permit will be met within the development. Some of the methods under consideration include vegetated swales, rain gardens, bioretention areas, modification of the existing detention basin, etc.

Natural Resources

The land plan for The Fields at Southpointe was developed with the site's natural resource features in mind. In particular, the trees at the north and south ends of the development and Lick Run creek located to the south.

As shown on the Preliminary Landscape Plan, the proposed development will preserve a significant portion of the trees located along the north and south boundaries of the development. In addition to the existing trees to remain, the development will contain a number of new trees dispersed throughout the development as well as installing trees along Southpointe Parkway.

Article VI B of the Development Agreement between the City of Oxford and 4-Leaf Development LLC, indicates that at the request of the City, 4-Leaf shall grant to Three Valley Conservation Trust, or another agreed upon eligible entity, a conservation easement over a portion of the property located at both the north and south ends of The Fields at Southpointe development. Trinitas Development LLC will work with City staff to dedicate a conservation easement over the undisturbed areas at the north and south ends of the development.

Chapter 1145.12(g) of the Oxford Zoning Code requires a 100 ft. natural buffer adjacent to all permanent and natural surface waters. The purpose of said buffer is to protect drainage ways such as Lick Run creek. As shown on the Preliminary Layout Plan, the proposed development will not encroach into the 100 ft. buffer area.

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Memo

June 26, 2015

To: Sam Perry
Planner, City of Oxford

From: Etta M. Reed, PE

Re: The Fields at Southpointe
Preliminary Development Plan
Site Lighting ✓

Included on Sheets A102 and A103 of the Preliminary Development Plan submittal for The Fields at Southpointe are photos of typical lighting poles and fixtures that are being proposed for the development. The final pole and fixture selection will be provided as part of the Final Development Plan submittal.

The proposed lighting will adhere to the following requirements set forth in Chapter 1141.01(f) of the Oxford Zoning Code:

- 1) *The light source within a light fixture shall not be visible from a neighboring structure. Lights may be shielded or recessed and set on low poles to prevent light from shining onto neighboring properties and distracting drivers.*
- 2) *No light used for illuminating a parking area shall shine onto property in a residential district.*
- 3) *The intensity and direction of light shall not significantly disrupt the night habitat of any natural area larger than one-half, a stream and riparian corridor or other similar natural areas.*
- 4) *The foot-candle measurement at any property line shall not exceed 1.0 lumen.*

And the following requirements outlined in Section 406(F) of the Oxford Subdivision Regulations pertaining to street lights:

- 1) *A street light shall have a fixture of at least 9,500 lumens.*
- 2) *Streetlights shall be designed with appropriate lamps and reflectors, to minimize light pollution.*
- 3) *Light poles shall be consistent with the overall architectural theme and scale of the site.*
- 4) *Streetlights for the purpose of illuminating an intersection, parking facility or roadway for safety purposes shall not exceed 32' in height.*

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June 26, 2015

Mr. Victor Popescu, P.E.
City of Oxford
101 East High Street
Oxford, Ohio 45056

Re: The Fields at Southpointe
Traffic Evaluation ✓

Dear Mr. Popescu,

The enclosed Preliminary Development Plan (PDP) for The Fields at Southpointe, to be located on the north and south sides of Southpointe Parkway in the Southpointe Crossings development, is being submitted to the Oxford Planning Commission for the meeting to be held on August 11, 2015. As part of the submittal, we are required to submit a general analysis of expected traffic impact resulting from the proposed development.

Area Conditions

Southpointe Parkway is one of 2 main entrances to the 172 acre Southpointe Crossings subdivision. The purpose of Southpointe Parkway has always been to collect the traffic from the local streets and developments within Southpointe Crossings and distribute them to US 27 and a future connector roadway thru the development.

Southpointe Parkway does not appear on either the City of Oxford's Roadway Alternatives and Roadway Classifications Map or the Butler County Thoroughfare Plan. The City of Oxford Zoning Code defines a Collector Road as *"A Thoroughfare which provides for distribution of traffic between major and local streets and abutting properties, including the principal entrance and circulation routes within residential subdivisions."* The American Association of State Highway Transportation Officials further states *"Collector streets collect traffic from local streets in residential neighborhoods and channels it to arterial streets... May also carry local bus routes."*

Based upon engineering judgment and the City's definition of a Collector roadway, it is our professional opinion that Southpointe Parkway is a Collector Road,

- It distributes traffic between major roadways (US 27) and local streets (Corporate Woods Lane) and abutting properties (Level 27).
- It is a principal entrance to the Southpointe Crossings Subdivision.
- It is similar in operation as several other Collector roadways within the City limits, McKee Avenue, Jacqueline Drive and Winding Brook Drive.
- Lastly, the Butler Regional Transit Authority currently has a bus route on Southpointe Parkway to Level 27.

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Proposed Development

The enclosed Preliminary Development Plan (PDP) for The Fields at Southpointe, to be located on the north and south sides of Southpointe Parkway in the Southpointe Crossings development, is proposed to contain 784 beds located in 163 buildings, along with an associated club house and recreational facilities.

Access to the development is planned at the following locations:

- A full access drive on the south side of Southpointe Parkway located approximately 375' east of Millville Oxford Road (US 27) (measured center-to-center),
- A full access drive on the south side of Southpointe Parkway, located approximately 475' west of Corporate Woods Lane.
- A full access drive on the south side of Southpointe Parkway, located opposite Corporate Woods Lane.
- A full access drive on the east side of Corporate Woods Lane in the cul-de-sac.
- A full access drive on the north end of Corporate Woods Lane in the cul-de-sac.

In order to provide connectivity to future development, two (2) stubs have been provided from the proposed development to the east, one north and one south of Southpointe Parkway. Additionally, Southpointe Parkway will be extended to the east to the end of the dedicated right of way.

In addition to the vehicular access points outlined above, 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 currently under construction 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). A multi-use trail will be constructed along the south side of Southpointe Parkway, along the developments' frontage.

Background Traffic

Due to the current construction on Millville Oxford Road (US 27), it was not possible to obtain accurate traffic counts at the intersection of Millville Oxford Road (US 27) and Southpointe Parkway. A combination of the Year 2033 Certified Traffic prepared by ODOT and used for the design of the US 27 improvements, and the traffic projections from the Talawanda High School Traffic Impact Study, prepared by Kleingers & Associates will be used as the background traffic. (See attached Plate 2 of 3, Plate 3 of 3, and Figure 4D). Figure 1 shows the aforementioned information combined to create the background traffic volumes. Since the high school is dismissed prior to the traditional PM Peak Hour of Millville Oxford Road (US 27), volumes from the high school were not included in the PM Peak Hour background traffic.

Projected Traffic

Trips generated by The Fields at Southpointe development during both the AM and PM Peak Hours are presented in the following table. While the residential units are considered apartments, given that a number of the residential units will be rented to students, the trip generation data was calculated based upon the number of bedrooms instead of the number of residential units. Trip generation information excerpted from the ITE *Trip Generation Manual*, 9th Edition are provided by attachment.

Land Use	ITE Code	Size	Unit	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Apartment	220	784	people	43	172	215	200	108	308

The proposed development is located on the Butler County Regional Transit Authority's Level 27 Express and After Hours Level 27 routes. The developer is also proposing to provide a shuttle service for its residents to the Miami University campus. The above calculated trip generation data does not take into account a reduction for the public transit or shuttle. Other comparable developments, with access to public transit or shuttles have experienced a reduction of 20-40% in vehicular trips attributable to the shuttle. Thus the analysis contained herein represents a worst case scenario – no shuttle service or public transit.

Peak hour trips generated by the proposed development were distributed at the intersection of Millville Oxford Road (US 27) and Southpointe Parkway based upon expected traffic patterns of the site traffic. It was estimated that approximately 90% of the AM and PM Peak Hour traffic will enter/exit to the north on Millville Oxford Road (US 27), heading from/to the Miami University campus. Projected site volumes are presented in attached Figure 2.

To determine the volumes upon full build out of the development, the background volumes from Figure 1 were combined with the site traffic volumes from Figure 2 to determine the total traffic volumes.

Capacity Analysis

Capacity (level of service) analysis of the intersection of Oxford Millville Road (US 27) and Southpointe Parkway was performed using *Highway Capacity Software*, version 5.6 (HCS+).

Level of service (LOS), as defined in the *Highway Capacity Manual 2010* (HCM), is “a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.” LOS is a function of the control delay per vehicle, and it is the standard used to evaluate traffic flow at an intersection. Generally, LOS “C” and “D” are accepted as a reasonable design criterion. ODOT's goal for the operation of its roadways is to maintain the best level of service possible with an overall intersection/approach LOS of D as a minimum acceptable.

The LOS criteria for an unsignalized intersection used by HCM is provided in the following table.

Level of Service	Delay Range (sec/veh)	Expected Delay
A	≤ 10	Little or No Delay
B	> 10 and ≤ 15	Short Traffic Delay
C	> 15 and ≤ 25	Average Traffic Delay
D	> 25 and ≤ 35	Long Traffic Delay
E	> 35 and ≤ 50	Very Long Traffic Delay
F	> 50	Excessive Traffic Delay

Capacity analysis of the intersection of Millville Oxford Road (US 27) and Southpointe Parkway was performed for background and total traffic conditions.

Capacity Analysis

Movement	AM Peak Hour		PM Peak Hour	
	Background	Total Traffic	Background	Total Traffic
SB Left	(9.1) A	(9.4) A	(8.1) A	(8.8) A
WB Left	(22.6) C	(28.5) D	(25.9) D	(59.8) F
WB Right	(13.7) B	(19.4) C	(10.6) B	(11.7) B
WB Approach	(22.6) C	(20.7) C	(15.6) C	(18.8) C

During the AM peak hour, the LOS for the southbound left turning movement is an A, and the LOS for the westbound approach is a C. During the PM peak hour, the LOS for the southbound left turning movement is an A, and the LOS for the eastbound approach is a C. These levels of service are considered acceptable per industry standards.

The complete capacity analysis is provided by attachment.

Previous Traffic Impact Studies

A traffic impact study (TIS) for the entire Southpointe Crossings development was prepared and submitted in March 2005 and updated May 10, 2005. According to the TIS, 214,000 SF of General Office was assumed to be constructed on the property where The Fields at Southpointe will be located.

Based upon the analysis previously conducted by Bayer Becker and approved by the City of Oxford, Butler County Engineer's Office and the Ohio Department of Transportation, 4 Leaf Development LLC constructed the following roadway improvements to mitigate the impact of the Southpointe Crossings Development:

- Northbound right turn lane on Millville Oxford Road (US 27) at Southpointe Parkway.
- Southbound left turn lane on Millville Oxford Road (US 27) at Southpointe Parkway.

Conclusions

Based upon the analysis prepared and engineering judgment, the volume of traffic generated by The Fields at Southpointe development was taken into account with the original traffic impact study for the Southpointe Crossings development, and the improvements constructed by 4 Leaf Development LLC have mitigated the impact on the adjoining roadways.

Please feel free to contact us with any questions or comments.

Sincerely,

Etta M. Reed, P.E.

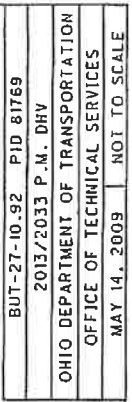
Attachments

BACKGROUND TRAFFIC VOLUME DATA

PLATE 2 OF 3

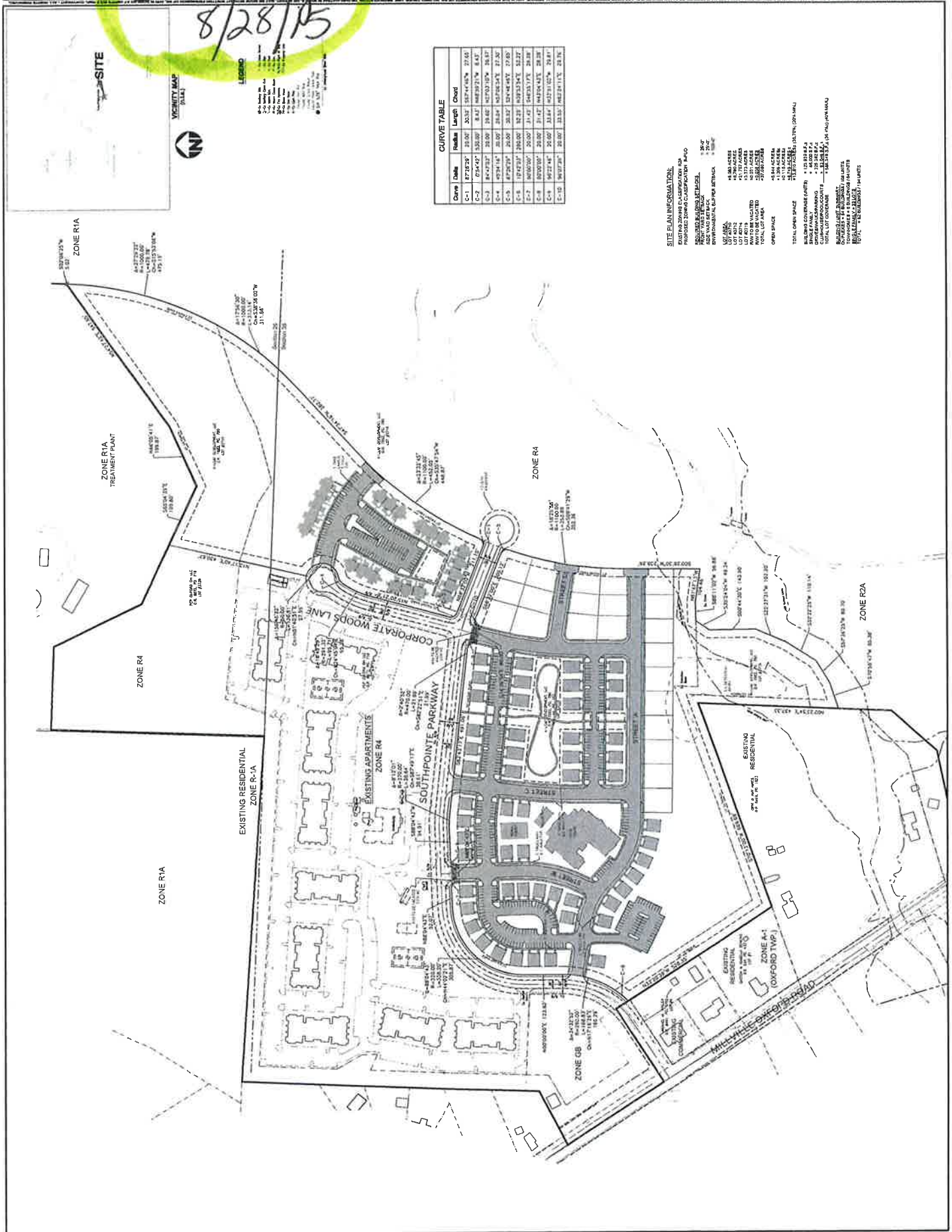


MAY 14, 2009	NOT TO SCALE
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LOT Coverage
8/28/15

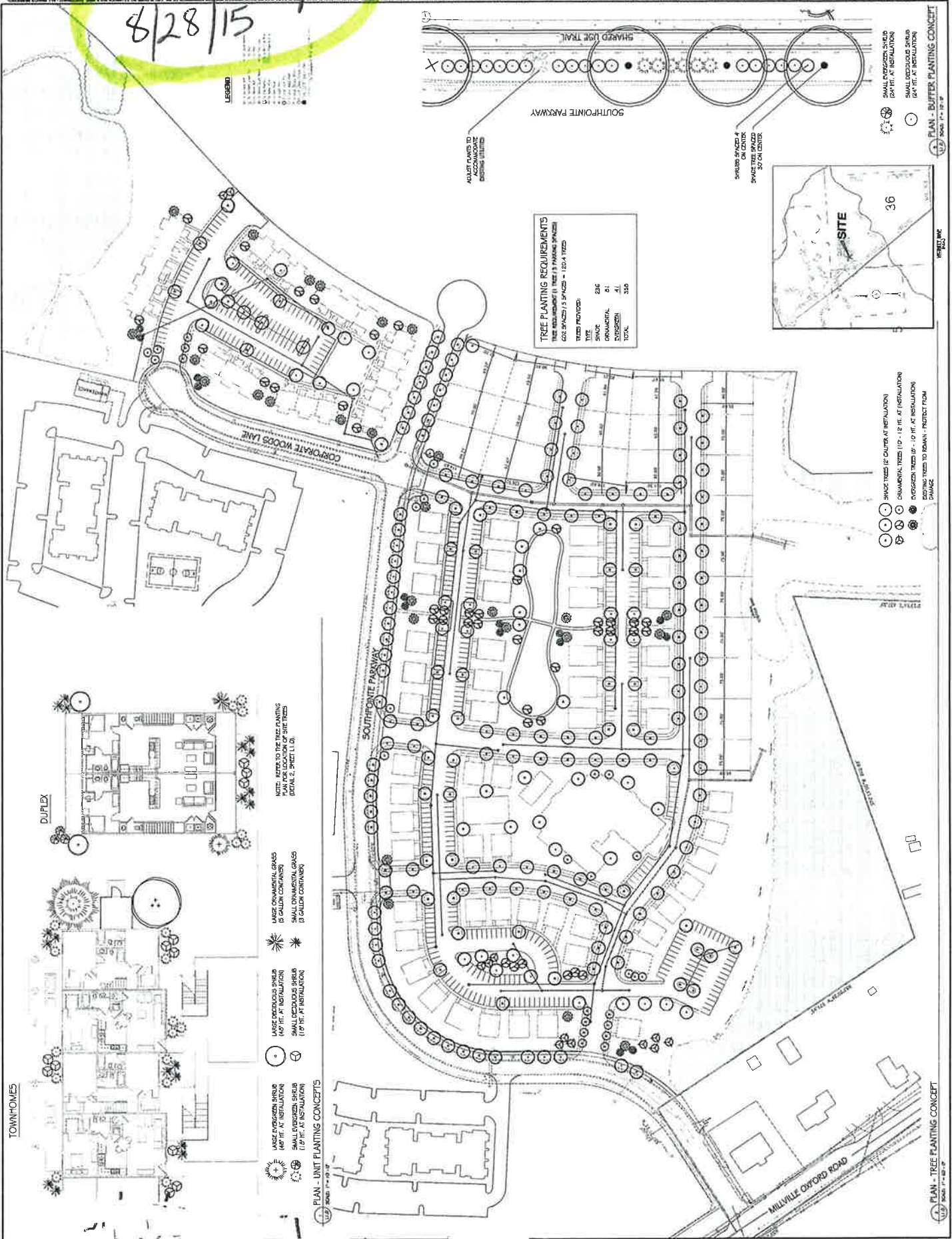
Curve	Daily	Radius	Length	Chord
C-1	87°18'30"	20.00	30.61	58.74 ± 0.61%
C-2	75°54'27"	35.00	60.81	108.19 ± 1.14%
C-3	75°54'27"	20.00	30.62	58.75 ± 0.10%
C-4	49°24'16"	30.00	28.84	50.78 ± 0.44%
C-5	49°24'16"	20.00	20.87	38.75 ± 0.46%
C-6	19°42'31"	200.00	92.21	1,039.31 ± 1.41%
C-7	105°00'00"	20.00	31.41	54.03 ± 1.77%
C-8	87°00'00"	20.00	31.42	144.50 ± 1.71%
C-9	96°52'48"	20.00	34.60	60.21 ± 0.71%
C-10	96°52'48"	20.00	33.61	60.21 ± 1.11%

[illegible]



Preliminary
Landscape

8/28/15



PLAN - TREE PLANTING CONCEPT

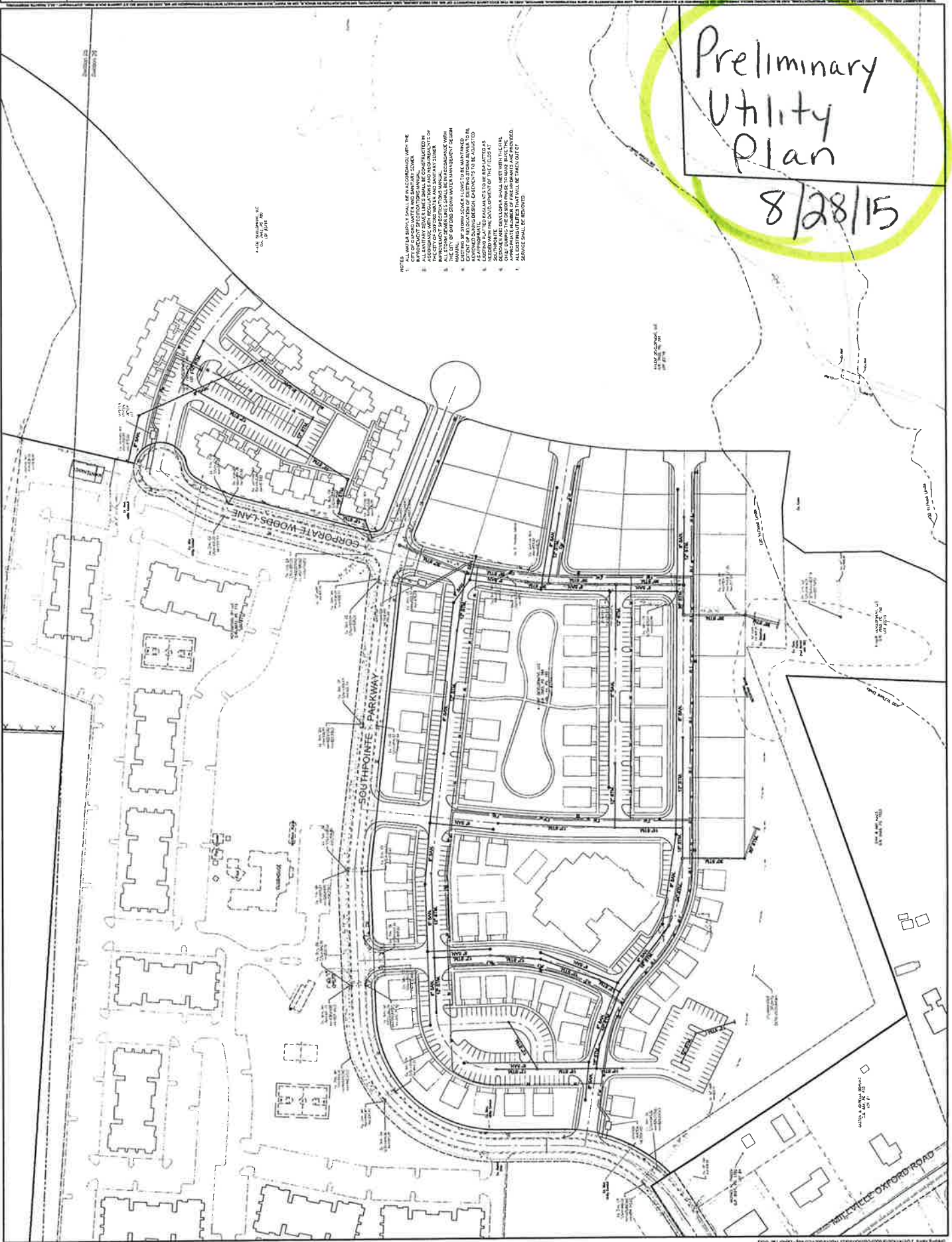
PLAN - BUFFER PLANTING CONCEPT

Preliminary Utility Plan

8/28/15

NOTES:

1. ALL WATER SUPPLY SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER AND SANITARY CODE.
2. ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH REGULATIONS AND REQUIREMENTS OF THE CITY OF LOS ANGELES WATER AND SANITARY DEPARTMENT PRESCRIPTION MANUAL.
3. ALL STORM SEWER LINES SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER AND SANITARY DEPARTMENT PRESCRIPTION MANUAL.
4. EXISTING 24" STORM SEWER FLOW TO BE MAINTAINED.
5. ALL EXISTING 24" STORM SEWER LINES TO BE MAINTAINED EXCEPT FOR THE 10' SECTION OF THE EXISTING 24" KNOWN UNDER-DESIGN DRAINAGE TO BE ADJUSTED AS APPROPRIATE.
6. ALL EXISTING 24" STORM SEWER LINES TO BE MAINTAINED UNLESS OTHERWISE NOTED AS REQUIRED BY THE DEVELOPMENT OF THE REGIONAL SUBMITTAL.
7. DETERMINE THE 24" STORM FLOW TO MAINTAIN. BUILD THE APPROPRIATE NUMBER OF FLOWHOLDS AS PROVIDED.
8. ALL EXISTING FLOWHOLDS THAT WILL BE TIED OUT OF





1. LEASING OFFICE HOURS
SCALE: 1/8" = 1'-0"



2. LEASING OFFICE SIGN
SCALE: 1/8" = 1'-0"



3. ENTRANCE SIGN
SCALE: 1/8" = 1'-0"



4. MAIN ENTRANCE SIGN
SCALE: 1/8" = 1'-0"



5. ONE WAY SIGN
SCALE: 1/8" = 1'-0"



6. LEASING OFFICE DIRECTIONAL SIGN
SCALE: 1/8" = 1'-0"



7. PERMIT PARKING SIGN
SCALE: 1/8" = 1'-0"



8. SPEED LIMIT SIGN
SCALE: 1/8" = 1'-0"



9. MAILBOX KIOSK SIGN
SCALE: 1/8" = 1'-0"



10. POOL DIRECTIONAL SIGN
SCALE: 1/8" = 1'-0"



11. FUTURE RESIDENT PARKING SIGN
SCALE: 1/8" = 1'-0"



12. RESERVED PARKING SIGN
SCALE: 1/8" = 1'-0"



13. BASKETBALL COURT SIGN
SCALE: 1/8" = 1'-0"



14. VOLLEYBALL COURT SIGN
SCALE: 1/8" = 1'-0"



15. TRASH DUMPSTER SIGN
NOTE: THIS SIGN TO BE MODIFIED TO APPLY TO THE TRASH DUMPSTER COMPACTORS ON SITE.



16. MAINTENANCE OFFICE SIGN
SCALE: 1/8" = 1'-0"



17. STREET SIGN
SCALE: 1/8" = 1'-0"



18. STREET / STOP SIGN
SCALE: 1/8" = 1'-0"



19. STREET / STOP / PERMIT SIGN
SCALE: 1/8" = 1'-0"



20. UNIT ADDRESS SIGN
SCALE: 1/8" = 1'-0"



21. DECORATIVE WALL SCONCE
SCALE: 1/8" = 1'-0"



22. DECORATIVE LIGHT POLE
SCALE: 1/8" = 1'-0"



23. DECORATIVE LIGHT POLE W/ BANNERS
SCALE: 1/8" = 1'-0"



24. HANDICAP PARKING SIGN
SCALE: 1/8" = 1'-0"



DUAL HEAD POLE LIGHT
SCALE: 1/8" = 1'-0"



DUAL HEAD POLE LIGHT
SCALE: 1/8" = 1'-0"



SINGLE HEAD POLE LIGHT
SCALE: 1/8" = 1'-0"



BOLLARD LIGHT
SCALE: 1/8" = 1'-0"



C. POOL WARNING SIGN



D. NO FOOD OR DRINK SIGN



A. POOL RULES SIGN



H. EMERGENCY PHONE SIGN



E. NO DIVING SIGN



B. SPA RULES SIGN



J. HAZARDOUS CHEMICALS SIGN



F. BATHER LOAD SIGN



C. SPA / EMERGENCY SIGN



STREETSCAPE
02-17-14



KIG Architecture, Inc.
3400 Southpointe Crossing
Westerville, Ohio 43081
Ph: 765.697.4598 Fax: 765.697.4599
www.kigarchitects.com

RENDERED ELEVATIONS

THE FIELDS AT SOUTHPOINTE
TRINITAS DEVELOPMENT - SOUTHPOINTE CROSSINGS, OXFORD, OHIO

SCALE: As Indicated

08/20/14
2014.01.17

A210

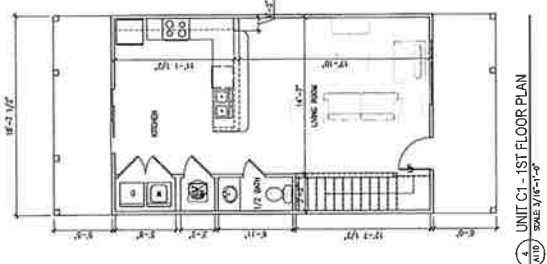
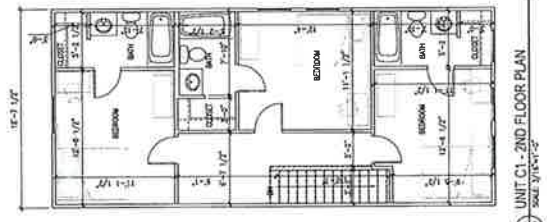
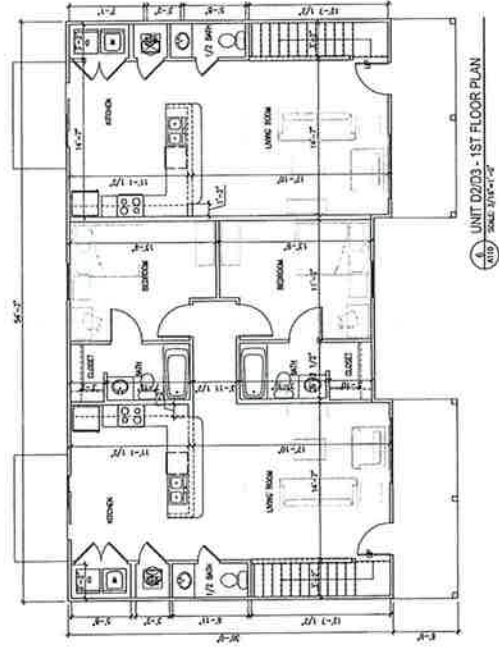
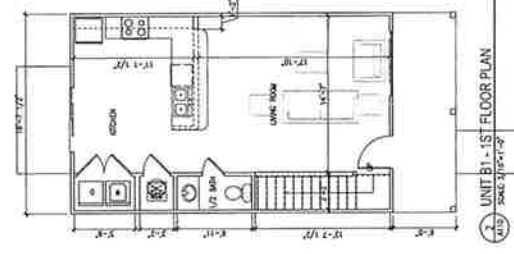
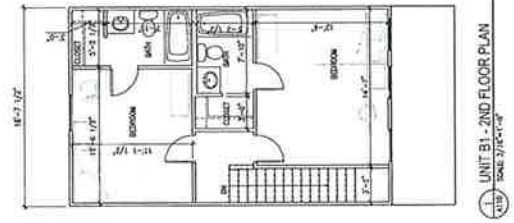
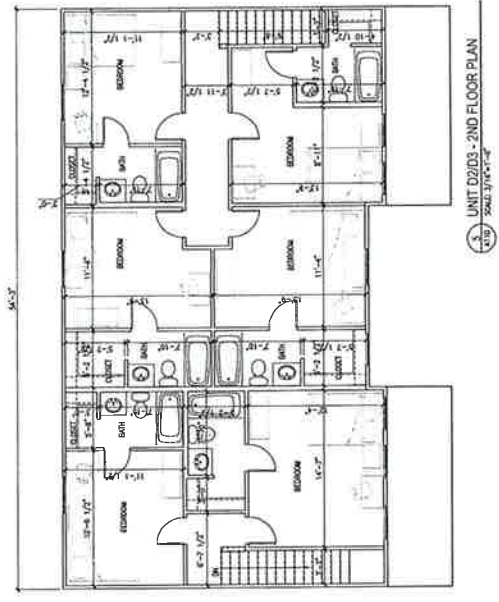


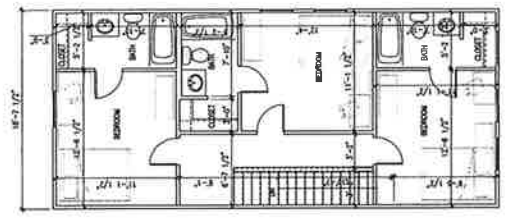
THE FIELDS AT SOUTHPOINTE
PROJECT TITLE
SOUTHPOINTE CROSSINGS
OXFORD, OHIO

DISCLAIMER	
THESE PLANS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE PLANS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST OVERRUNS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SCHEDULING ISSUES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SITE CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY PERMITS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY TAXES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY FEES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER CHARGES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER OBLIGATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER LIABILITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER RISKS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER DAMAGES. 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PROJECT TITLE	THE FIELDS AT SOUTHPOINTE
PROJECT NUMBER	A2014.017
DATE	09/30/2014
PROJECT NAME	PRELIMINARY
PROJECT LOCATION	SOUTHPOINTE CROSSINGS, OXFORD, OHIO
PROJECT ARCHITECT	KVG ARCHITECTS, INC.
PROJECT ENGINEER	KVG ARCHITECTS, INC.
PROJECT DESIGNER	KVG ARCHITECTS, INC.
PROJECT DRAFTER	KVG ARCHITECTS, INC.
PROJECT CHECKER	KVG ARCHITECTS, INC.
PROJECT APPROVER	KVG ARCHITECTS, INC.
PROJECT REVIEWER	KVG ARCHITECTS, INC.
PROJECT COMMENT	

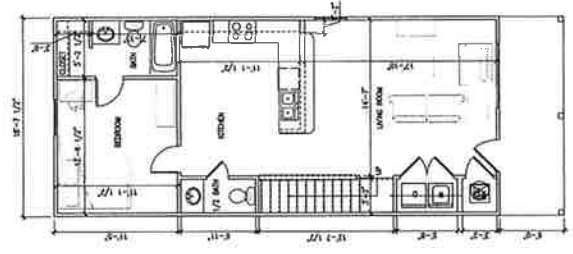
A110

Building Floor Plans



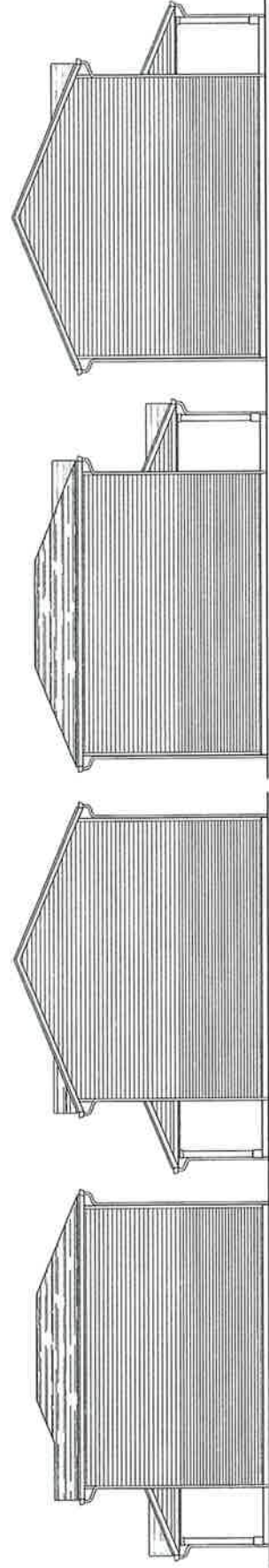


UNIT D1 - 2ND FLOOR PLAN
 SCALE: 3/8"=1'-0"



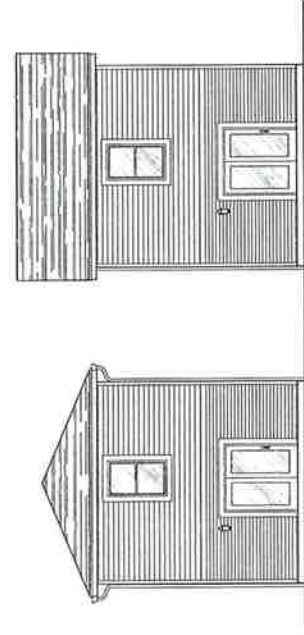
UNIT D1 - 1ST FLOOR PLAN
 SCALE: 3/8"=1'-0"

Elevations

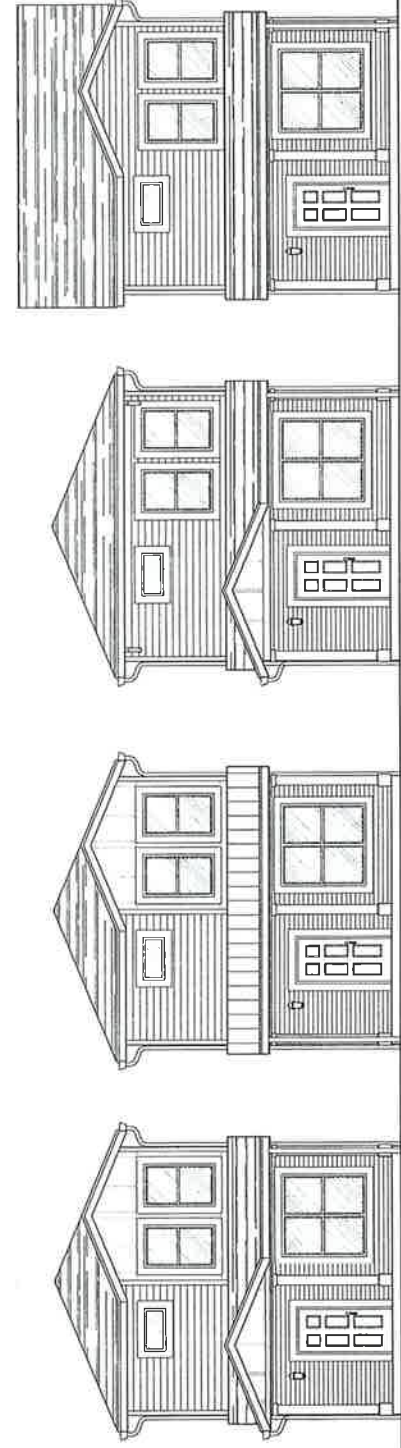


1 2-BED SIDE ELEVATION - UNIT B1
 SCALE 1/8"=1'-0"

2 2-BED SIDE ELEVATION - UNIT B1
 SCALE 1/8"=1'-0"



3 2-BED REAR ELEVATION - UNIT B1
 SCALE 1/8"=1'-0"



4 2-BED FRONT ELEVATION - UNIT B1
 SCALE 1/8"=1'-0"

SOUTHPOINTE CROSSINGS
OXFORD, OHIO[illegible]

PRELIMINARY

PROJECT DATE: 09/30/2014

09/30/2014

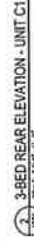
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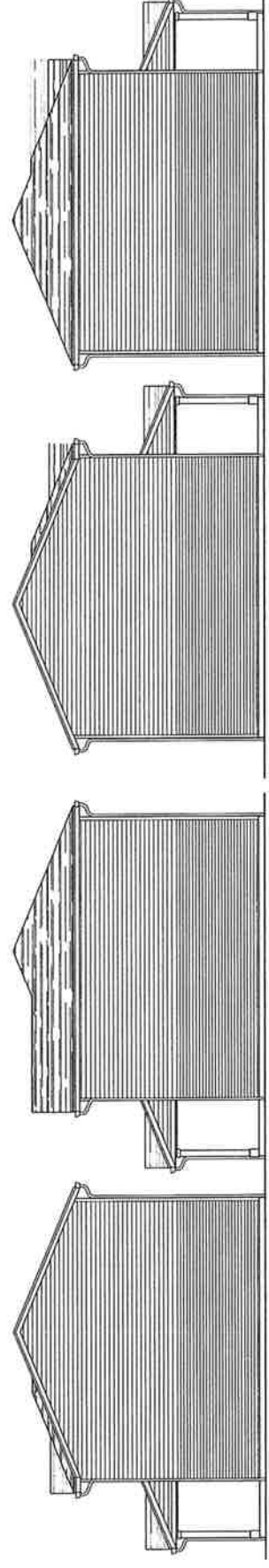
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DRAWING TITLE:
**EXTERIOR
ELEVATIONS - 3BR
UNIT C1**

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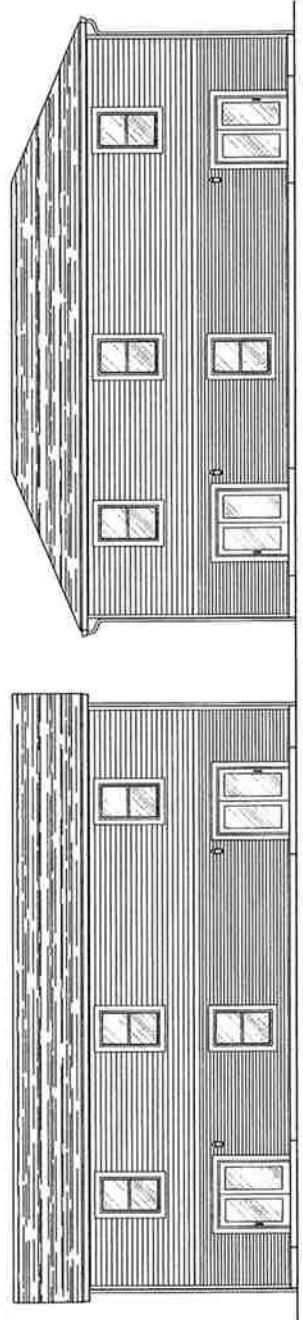
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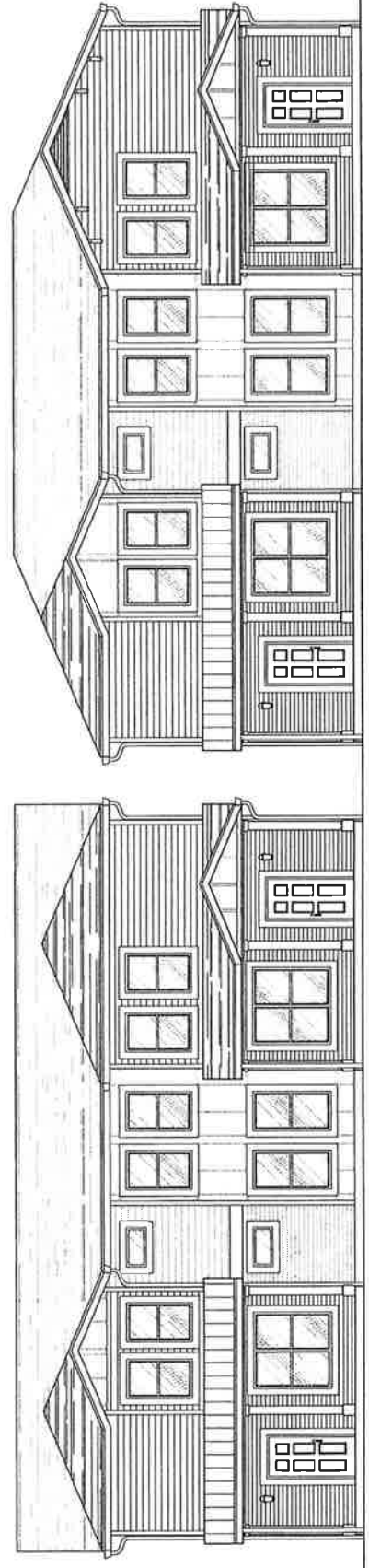
1 4-BED SIDE ELEVATION - UNIT D2/D3
 SCALE: 3/8"=1'-0"

4 4-BED SIDE ELEVATION - UNIT D2/D3
 SCALE: 3/8"=1'-0"



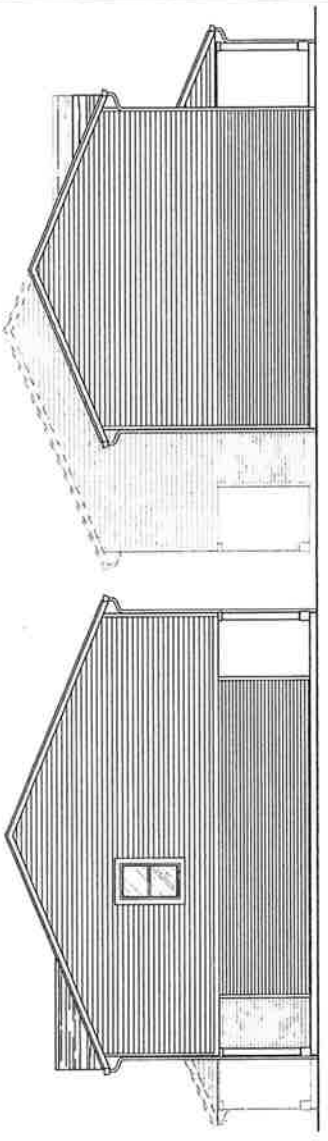
2 4-BED REAR ELEVATION - UNIT D2/D3
 SCALE: 3/8"=1'-0"

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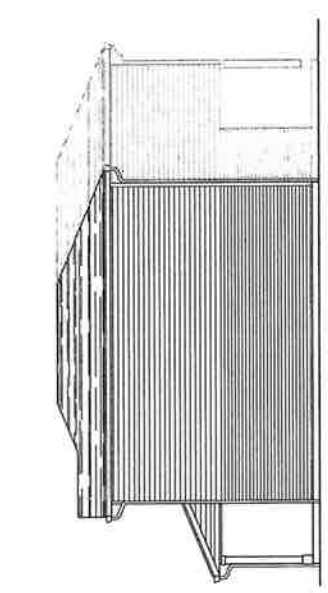


5 4-BED FRONT ELEVATION - UNIT D2/D3
 SCALE: 3/8"=1'-0"

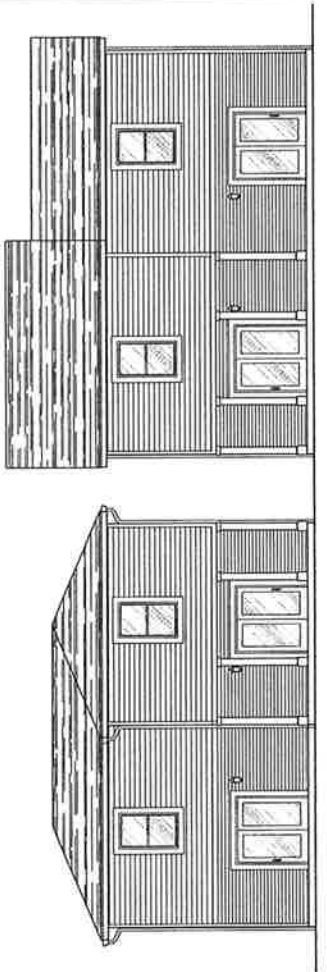
6 4-BED FRONT ELEVATION - UNIT D2/D3
 SCALE: 3/8"=1'-0"



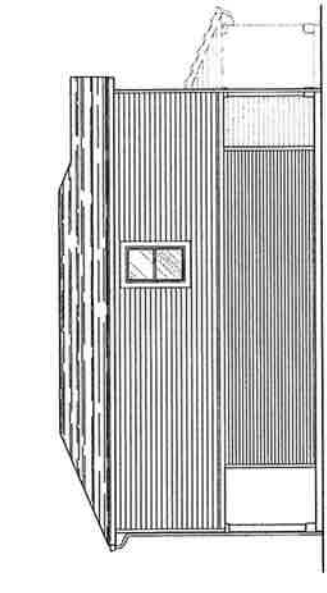
2-3 BED SIDE ELEVATION
 SCALE: 3/16"=1'-0"



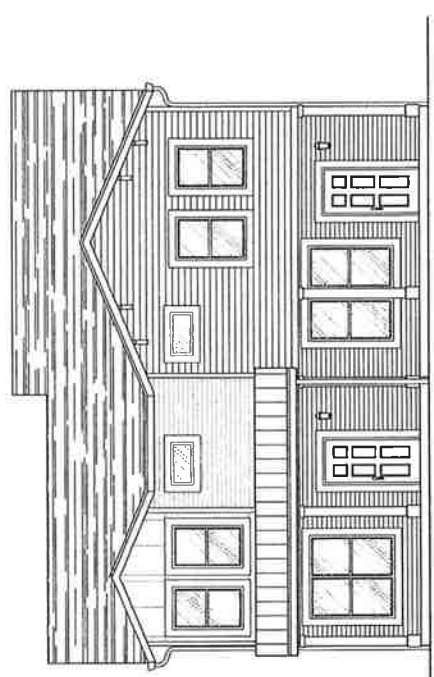
2-3 BED SIDE ELEVATION
 SCALE: 3/16"=1'-0"



2-3 BED REAR ELEVATION
 SCALE: 3/16"=1'-0"



2-3 BED SIDE ELEVATION
 SCALE: 3/16"=1'-0"



2-3 BED FRONT ELEVATION
 SCALE: 3/16"=1'-0"



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THE FIELDS AT SOUTHPOINTE
PROJECT TITLE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PRELIMINARY SEAL

PRELIMINARY

PROJECT DATE
09/30/2014

NO.	DESCRIPTION	DATE	BY
1	1-4 BED FRONT ELEVATION		
2	1-4 BED REAR ELEVATION		
3	1-4 BED SIDE ELEVATION		
4	1-4 BED SIDE ELEVATION		

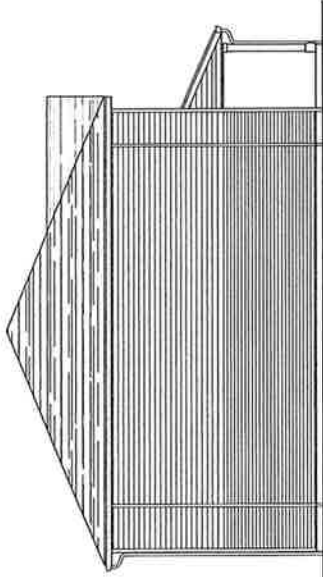
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A204.017

DESIGNER
K&G

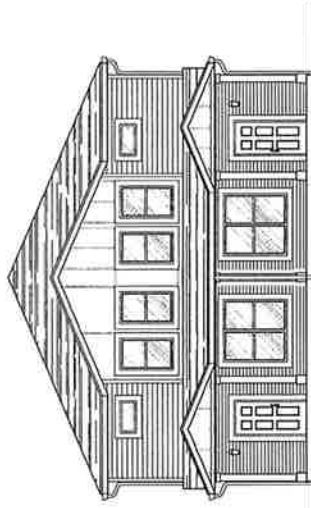
EXTERIOR
ELEVATION - 1-4 BED
UNIT

SHEET NUMBER

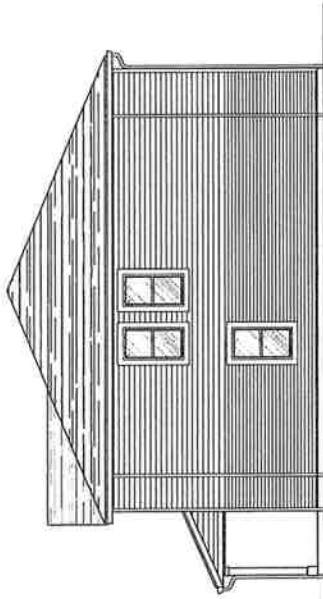
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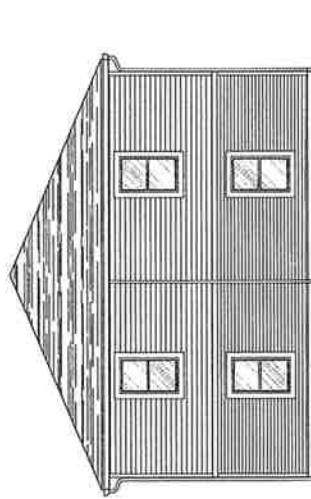
1-4 BED SIDE ELEVATION
SCALE: 3/16"=1'-0"



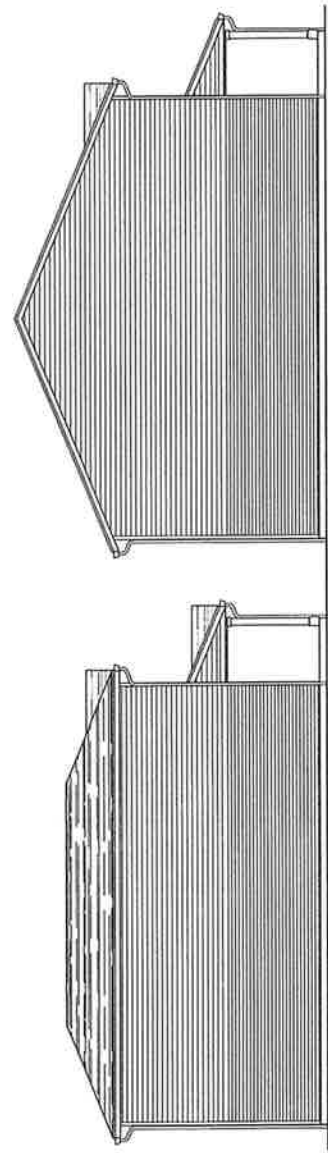
1-4 BED FRONT ELEVATION
SCALE: 3/16"=1'-0"



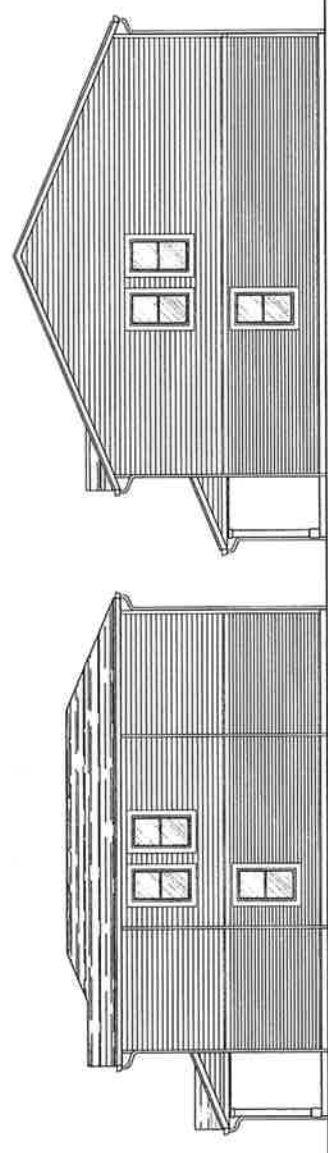
1-4 BED SIDE ELEVATION
SCALE: 3/16"=1'-0"



1-4 BED REAR ELEVATION
SCALE: 3/16"=1'-0"

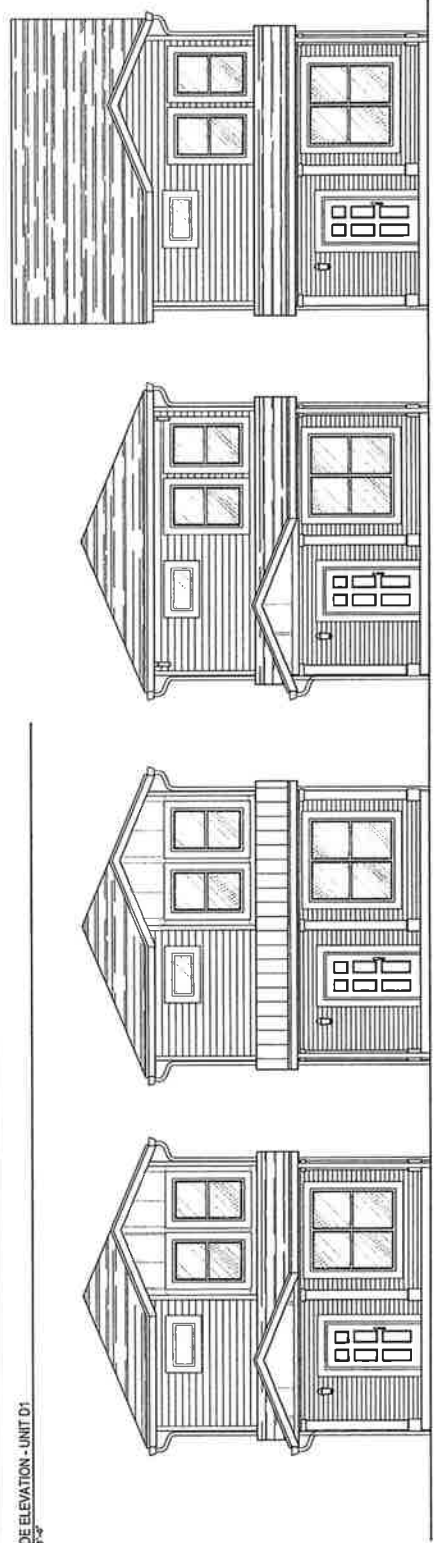


4-BED SIDE ELEVATION - UNIT D1
 SCALE: 3/16" = 1'-0"



4-BED REAR ELEVATION - UNIT D1
 SCALE: 3/16" = 1'-0"

4-BED SIDE ELEVATION - UNIT D1
 SCALE: 3/16" = 1'-0"



4-BED FRONT ELEVATION - UNIT D1
 SCALE: 3/16" = 1'-0"



(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.

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(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.

**LARGER DRAWINGS ARE AVAILABLE FOR REVIEW DURING
NORMAL BUSINESS HOURS IN THE COMMUNITY
DEVELOPMENT DEPARTMENT**