

THE FIELDS AT SOUTHPOINTE

FINAL DEVELOPMENT PLAN

SECTION 5, TOWN 2, RANGE 2

CITY OF OXFORD

BUTLER COUNTY, OHIO

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SYMBOL LEGEND

IN WITNESS WHEREOF, WE HAVE UNTO SET OUR HAND ON THIS ____ DAY OF _____, A.D. 2016

OWNER
TRINITAS DEVELOPMENT LLC

STATE OF S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2016 BY _____ AN _____ ON ITS BEHALF.

NOTARY PUBLIC, STATE OF _____

MY COMMISSION EXPIRES _____

CITY OF OXFORD

CLERK OF COUNCIL _____ **DATE** _____

COMMUNITY DEVELOPMENT DIRECTOR _____ **DATE** _____

SERVICE DIRECTOR/CITY ENGINEER _____ **DATE** _____

FILE FOR RECORD _____ **AT** _____

RECORDED _____ **A.D. 20** _____

PLAT ENVELOPE _____ **PAGES** _____

RECORDER, BUTLER COUNTY, OHIO _____ **BY:** _____ **DEPUTY** _____

FILE _____ **FEE** _____

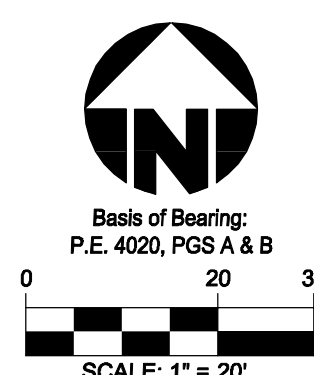
FINAL PLAN APPROVED BY CITY COUNCIL

ON _____

BY ORDINANCE _____

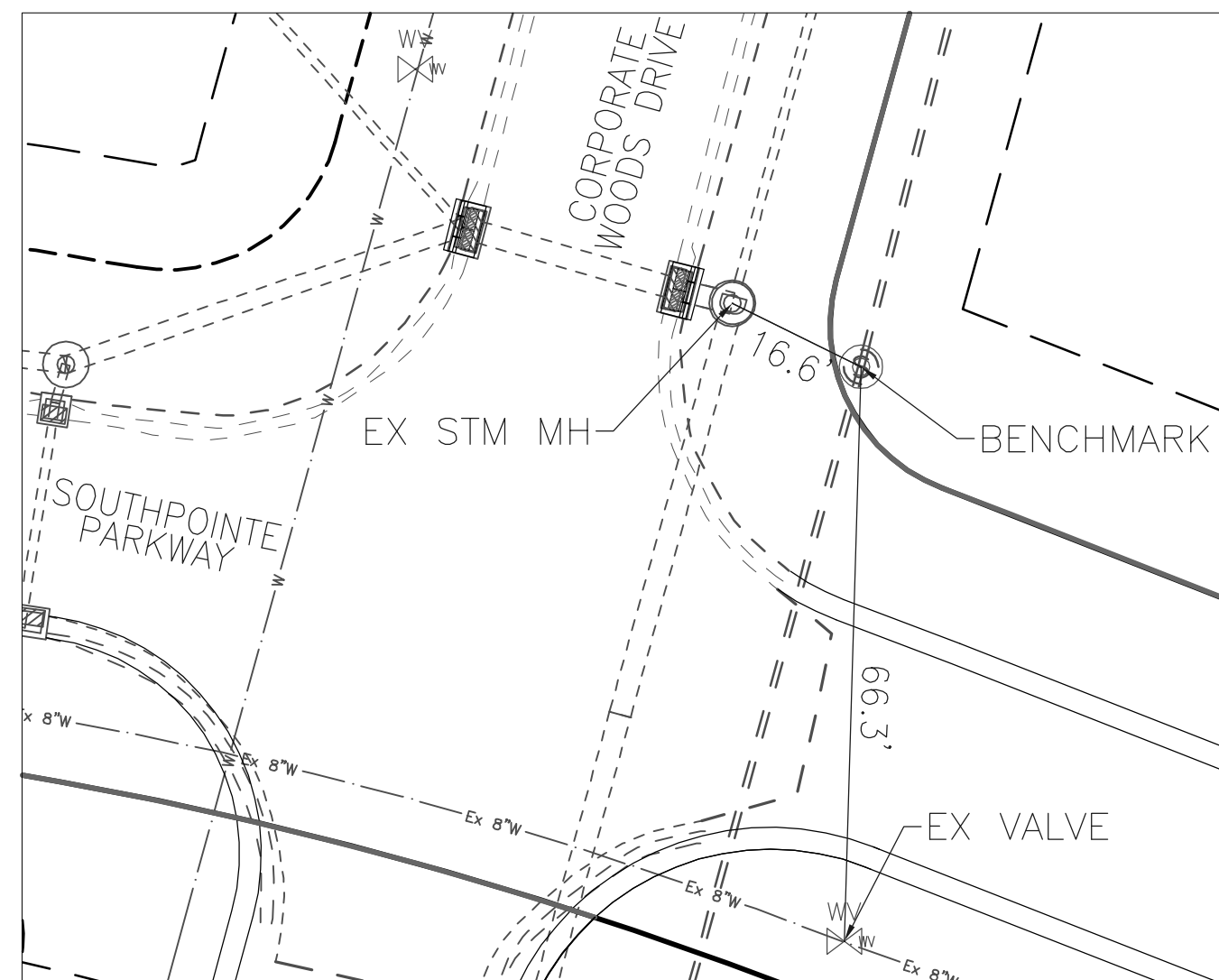
(LIST OF CONDITIONS TO BE INSERTED)

	-Ex Sanitary M.H.		-Ex Gas Meter
	-Ex Sanitary Clean Out		-Ex Tele. Box
	-Ex Storm M.H.		-Ex Sign
	-Ex Storm Catch Basin		-Ex Traffic Flow
	-Ex Storm Yard Drain		-Ex Elec. Meter
	-Ex Storm Down Spout		-Ex Utility Pole
	-Ex Water Valve		-Ex Guy Wire
	-Ex Fire Hydrant		-Ex Air Conditioning
	-Ex Water Meter		Set 5/8" Iron Pin
	-Ex Right of Way		Set MAG Nail
	-Ex Property Line		Set MAG Spike
	Found 5/8" Iron Pin		Set Benchmark
	Ex Gas Line		
	Ex Overhead Utilities		
	Ex Farm Woven Fence		
	Ex Chainlink Fence		
	Ex Wood Fence		
	Ex Metal Fence		
	Ex Plastic Fence		
	Ex Landscape Border		
	Ex Treeline		
	Ex Major Contour		
	Ex Minor Contour		



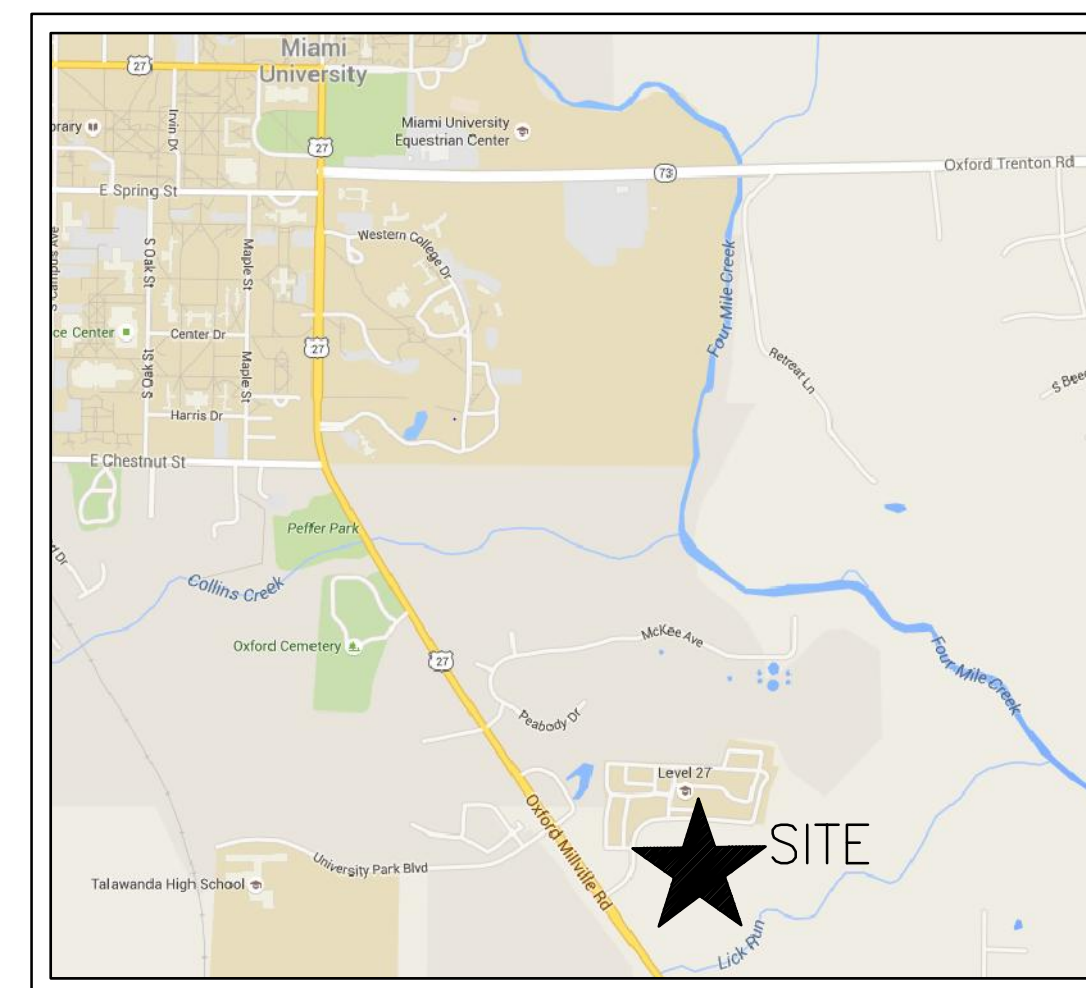
BENCHMARK

EXISTING SANITARY MANHOLE AT THE NORTHEAST INTERSECTION OF SOUTHPOINTE PARKWAY AND CORPORATE WOODS DRIVE. 66.3' NORTHWEST OF AN EXISTING WATER VALVE AND 16.6' SOUTHEAST OF AN EXISTING STORM MANHOLE.
N: 550895.5350
E: 1343033.2740
ELEVATION = 833.85'



Know what's below.
Call before you dig.

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



VICINITY MAP
NOT TO SCALE



CIVIL ENGINEER, SURVEYOR AND LANDSCAPE ARCHITECT

BAYER BECKER, INC.
110 S. COLLEGE AVENUE, SUITE 101
OXFORD, OHIO 45056
PH: 513-523-4270

OWNER

4 LEAF DEVELOPMENT LLC
125 W. SPRING STREET
OXFORD, OHIO 45056
PH: 513-524-9500

DEVELOPER

TRINITAS DEVELOPMENT LLC
201 MAIN STREET, SUITE 1000
LAFAYETTE, IN 47901
PH: 765-464-2800

ARCHITECT

KJG ARCHITECTURE, INC.
527 SAGAMORE PARKWAY W. SUITE 101
WEST LAFAYETTE, IN 47906
PH: 765-497-4598

LINE TABLE

Line	Direction	Distance
L-1	S65°04'39"E	199.80'
L-2	N66°05'41"E	199.87'
L-3	N54°27'42"E	547.65'
L-4	S47°34'16"W	282.77'
L-5	N68°32'00"W	211.10'
L-6	N15°20'21"E	241.92'
L-7	N13°17'40"E	430.67'
L-8	N68°32'00"W	209.12'
L-9	N83°43'17"W	491.06'
L-10	S88°04'43"W	246.98'
L-11	S00°00'00"E	123.60'
L-12	S33°20'39"E	528.35'

LINE TABLE

Line	Direction	Distance
L-13	N70°13'00"E	669.69'
L-14	S02°23'54"W	437.33'
L-15	N70°59'47"E	85.38'
L-16	N57°36'25"E	80.70'
L-17	N32°22'25"E	110.14'
L-18	N22°37'31"E	102.20'
L-19	N00°44'30"W	143.90'
L-20	N35°24'04"E	49.34'
L-21	N88°11'02"E	56.88'
L-22	S81°47'13"E	104.46'
L-23	N00°28'30"E	238.26'
L-24	S02°08'25"W	5.02'

CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-30	27°29'22"	1000.00'	479.78'	S15°53'06"W 475.19'
C-31	17°56'30"	1000.00'	313.14'	S38°36'02"W 311.86'
C-32	23°32'45"	1100.00'	452.05'	S35°47'54"W 448.87'
C-33	87°26'29"	20.00'	30.52'	S67°44'46"W 27.65'
C-34	84°47'03"	20.00'	29.60'	N27°03'10"W 26.97'
C-35	18°49'25"	291.32'	95.71'	N24°45'04"E 95.28'
C-36	45°54'16"	35.00'	28.04'	N57°06'54"E 27.30'
C-37	156°46'22"	50.00'	136.81'	N01°40'51"E 97.95'
C-38	9°08'15"	470.00'	74.95'	N76°28'17"W 74.88'
C-39	8°12'01"	270.00'	38.64'	N87°49'17"W 38.61'
C-40	88°04'43"	220.00'	338.20'	S44°02'21"W 305.87'
C-41	34°32'52"	280.00'	168.83'	S17°16'26"W 166.29'
C-42	180°25'58"	1100.00'	353.89'	N09°41'29"E 352.36'
C-43	87°26'29"	20.00'	30.52'	N24°48'46"W 27.65'
C-44	0°54'42"	530.00'	8.43'	N68°59'21"W 8.43'

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

FINAL PLAN - TITLE SHEET



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

Drawing: 14D018-000 CD

Drawn by: GLK

Checked by:

Issue Date: 11-25-2015

Sheet:

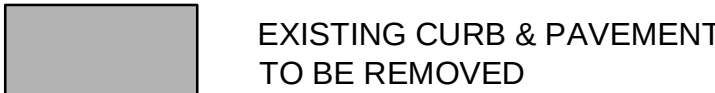
C1.0



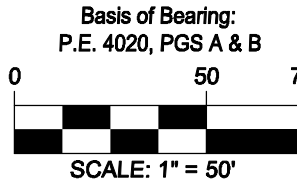
1. ALL PROPOSED OPENINGS IN THE PAVEMENT MUST BE SAW CUT AND ALL EXCAVATED MATERIAL REMOVED FROM THE AREA AND NOT PILED UPON THE PAVEMENT.
2. ALL OPENINGS MUST BE PLATED AND THE PLATE SHALL BE RECESSED TO FIT NEATLY IN THE PAVEMENT AS SHOWN ON THE SKETCH ABOVE, SUITABLE FOR PASSAGE OF TRAFFIC AND SNOW REMOVAL EQUIPMENT DURING CONSTRUCTION.
3. ANY SETTLEMENT OF THE PATCHES AND/OR STREET SURFACE WILL BE CONSIDERED CONCLUSIVE EVIDENCE OF DEFECTIVE BACKFILLING AND/OR PAVEMENT RESTORATION AND MUST BE CORRECTED AT ONCE.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND CURRENT STANDARD DRAWINGS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE C&M SPECIFICATIONS, AND SHALL BE IN ACCORDANCE WITH PART 7 OF ODOT, LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS Mf-97.10, Mf-99.10.
3. LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES, AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR MUST COORDINATE THE WORK SO AS TO NOT INTERRUPT INGRESS AND EGRESS FROM AFFECTED PROPERTIES.
5. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
6. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED WORK SHALL BE PLATED OR BACKFILLED AT THE DIRECTION OF THE CITY ENGINEER OR THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

1. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY BAYER BECKER, INC.
2. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SURVEY OF AVAILABLE RECORDS AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON THE PREMISES. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY LOCATIONS WITH UTILITY COMPANIES BEFORE MAKING EXCAVATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS WHETHER SHOWN ON THESE PLANS OR NOT. IF ANY VARIANCES TO THE PLANS ARE FOUND THE CONTRACTOR SHALL CONTACT THE SITE CIVIL ENGINEER AND/OR THE OWNER PRIOR TO COMMENCING WORK.
3. APPROPRIATE UTILITY COMPANIES AND OHIO UTILITIES PROTECTION SERVICE (811) SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF THE UNDERGROUND UTILITY. UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION.
4. THESE PLANS, AS PREPARED BY BAYER BECKER, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BAYER BECKER'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT COVER ANY OF SAID SAFETY MATTERS. ANY SUCH MATTER MUST BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, PAVEMENT, OR OTHER ITEMS THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER SHOWN ON THE PLANS OR NOT.
6. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION AND CONSTRUCTION.
7. PRIOR TO REMOVAL OF EXISTING PAVEMENT AND WALK, THE CONTRACTOR SHALL SAWCUT ALL THE EDGES OF PAVEMENT TO BE REMOVED, IN ORDER TO LEAVE A CLEAN EDGE ON THE PAVEMENT THAT IS TO REMAIN. WALK SHALL BE SAWCUT AT THE NEAREST CURB JOINT(S).
8. THE EXISTING PAVEMENT SHOWN TO BE REMOVED IS FOR GRAPHIC REPRESENTATION. THE CONTRACTOR MAY NEED TO REMOVE ADDITIONAL PAVEMENT DUE TO MEANS AND METHODS OF THE REMOVAL OF ITEMS SHOWN ON THESE PLANS FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHOWN ON SHEETS C3.0 TO C7.1. THIS ADDITIONAL REMOVAL AND REPLACEMENT SHALL BE INCIDENTAL TO WORK.
9. ANY CURB OR SIDEWALK THAT IS REMOVED, WHICH HAS NOT BEEN SHOWN ON THESE PLANS TO BE REMOVED, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND RESPONSIBILITY TO REPLACE UNLESS ADVANCE WRITTEN APPROVAL HAS BEEN GIVEN BY THE OWNER.
10. EXISTING RIMS, GRATES AND TOPS OF UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED SO THAT THE TOP IS FLUSH TO PROPOSED GRADE. SEE THE SITE GRADING PLAN, SHEETS C7.0 AND C7.1 FOR ELEVATIONS.
11. DEMOLITION WORK SHALL BE COORDINATED WITH NEW WORK AND SHALL NOT INTERRUPT OR HAMPER THE CONTINUOUS USE OF ALL UTILITIES AND ACCESS TO THE PROPERTY.
12. ALL EXISTING VEGETATION THAT IS TO REMAIN SHALL BE PROTECTED. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT IF DAMAGED.



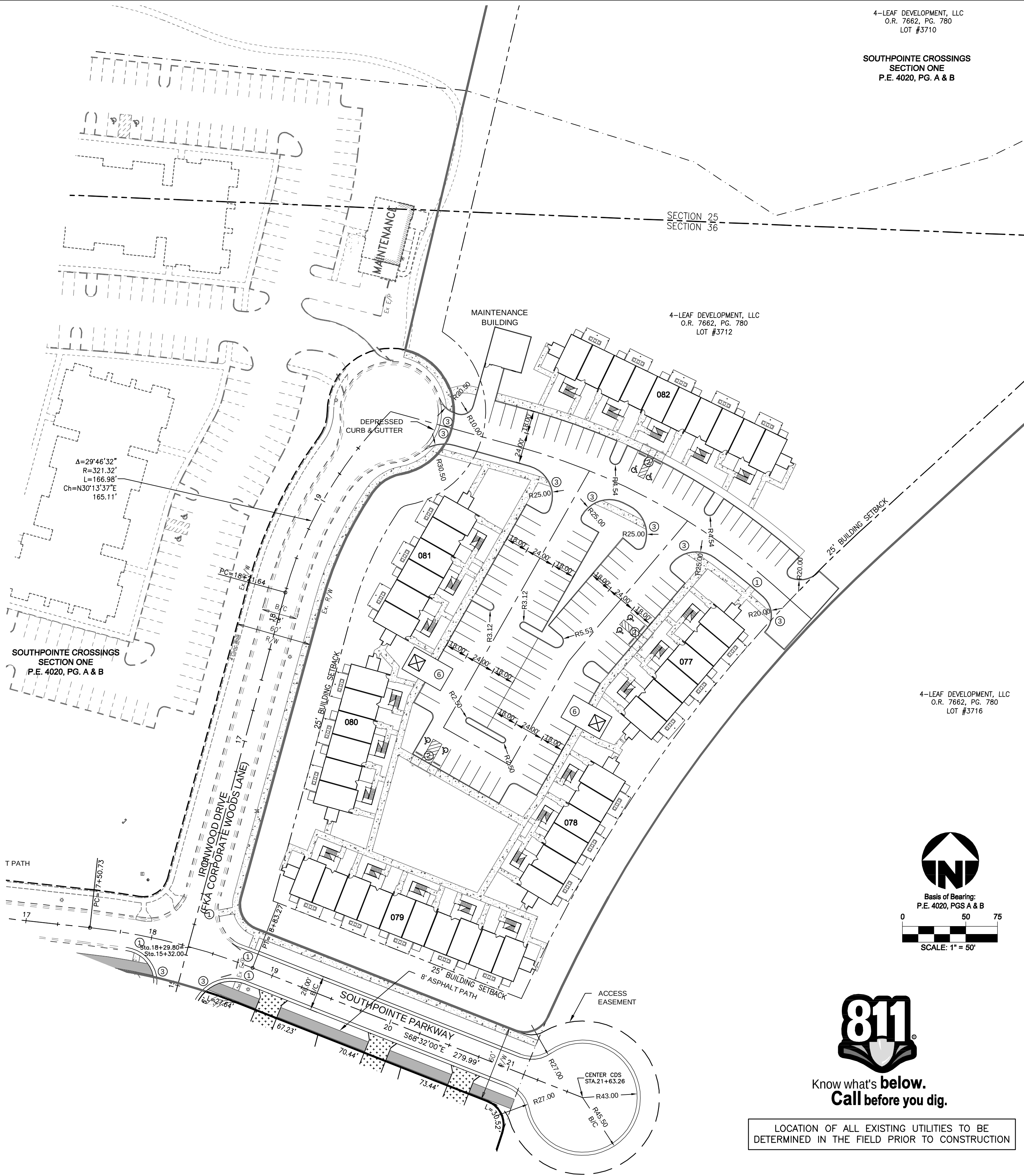
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



**THE FIELDS AT SOUTHPOINTE
FINAL DEVELOPMENT PLAN**
LOTS 3710, 3712, 3714 & 3715 SOUTHPOINTE CROSSINGS
CITY OF OXFORD
BUTLER COUNTY, OHIO

Sheet: _____

C2.1



SITE LAYOUT LEGEND

- 1 ODOT TYPE A2 CURB RAMP. SEE DETAIL ON SHEET C3.2
- 2 ODOT TYPE B2 CURB RAMP. SEE DETAIL ON SHEET C3.2
- 3 ODOT TYPE B3 CURB RAMP. SEE DETAIL ON SHEET C3.2
- 4 HANDICAP ACCESSIBLE PARKING SPACE WITH SIGN AND POST. SEE DETAIL ON SHEET C3.2.
- 5 HANDICAP VAN ACCESSIBLE PARKING SPACE WITH SIGN AND POST. SEE DETAIL ON SHEET C3.2.
- 6 DUMPSTER PAD

SITE LAYOUT NOTES

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL CURB RADI HAVE A RADIUS OF 5 FEET UNLESS OTHERWISE NOTED ON THE PLAN.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AND PROJECT SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD APPLIES.
4. WHERE CONNECTING TO EXISTING ASPHALT PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING EDGE OF PAVEMENT TO PROVIDE A CLEAN EDGE. ITEM 407 TACK COAT SHALL BE APPLIED TO THE ENTIRE CUT FACE OF THE EXISTING PAVEMENT PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT.
5. WHERE CONNECTING TO EXISTING CONCRETE WALK, THE CONTRACTOR SHALL SAWCUT THE EXISTING WALK (AT AN EXISTING JOINT IF POSSIBLE) TO PROVIDE A SOUND & CLEAN EDGE.
6. ADDITIONAL PAVEMENT/CURB WORK DUE TO EXTENTS OF DEMO OR REWORK SHOWN ON SHEET C2.0 AND C2.1 SHALL BE INCLUDED AS PART OF THE CONTRACTORS SCOPE OF WORK.
7. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM 640 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKING MATERIAL SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. DUPLEXES ALONG SOUTHPONTE PARKWAY & MAGNOLIA DRIVE SHALL HAVE THEIR FRONT FACE THE STREET.

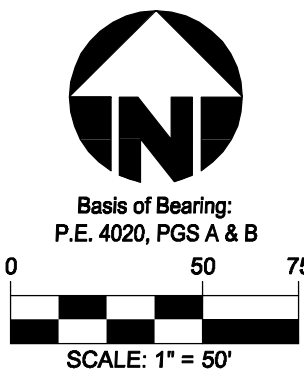
LEGEND

- | | |
|--|--|
| | 5' AND 8' MULTI-USE ASPHALT PATH
SEE PLAN FOR WIDTH |
| | CONCRETE DRIVEWAY |
| | PROPOSED CONCRETE WALK |



Know what's below.
Call before you dig.

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



4-LEAF DEVELOPMENT, LLC
O.R. 7662, PG. 780
LOT #3710

SOUTHPONTE CROSSINGS
SECTION ONE
P.E. 4020, PG. A & B

SECTION 25
SECTION 36

4-LEAF DEVELOPMENT, LLC
O.R. 7662, PG. 780
LOT #3712

SOUTHPONTE CROSSINGS
SECTION ONE
P.E. 4020, PG. A & B

4-LEAF DEVELOPMENT, LLC
O.R. 7662, PG. 780
LOT #3716

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

SITE LAYOUT PLAN

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

Drawing: 14D018-000 CD
Drawn by: GJK
Checked by:
Issue Date: 11-25-15
Sheet:

C3.1

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION OR DUPLICATION IN WHOLE OR IN PART MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB. AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.



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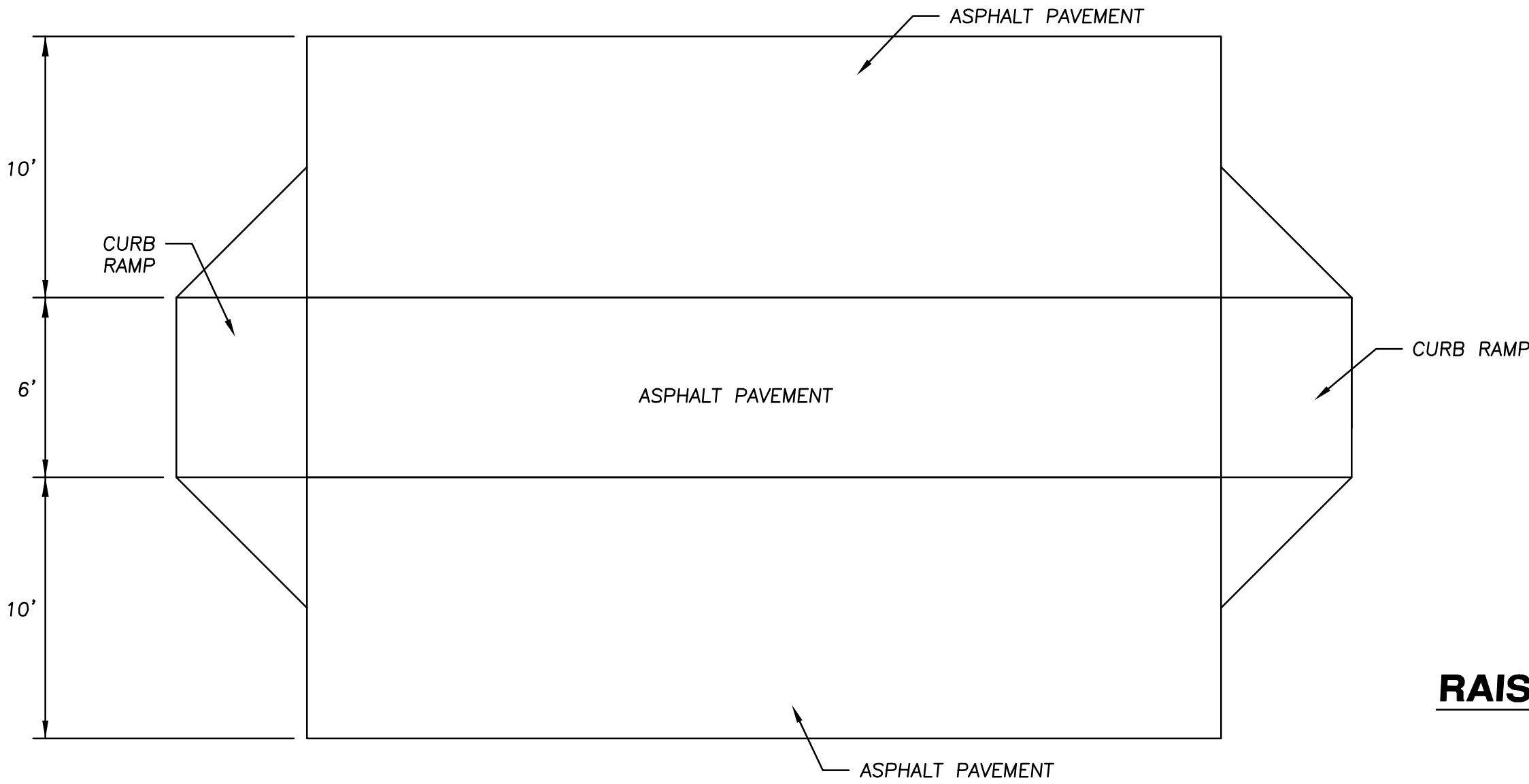
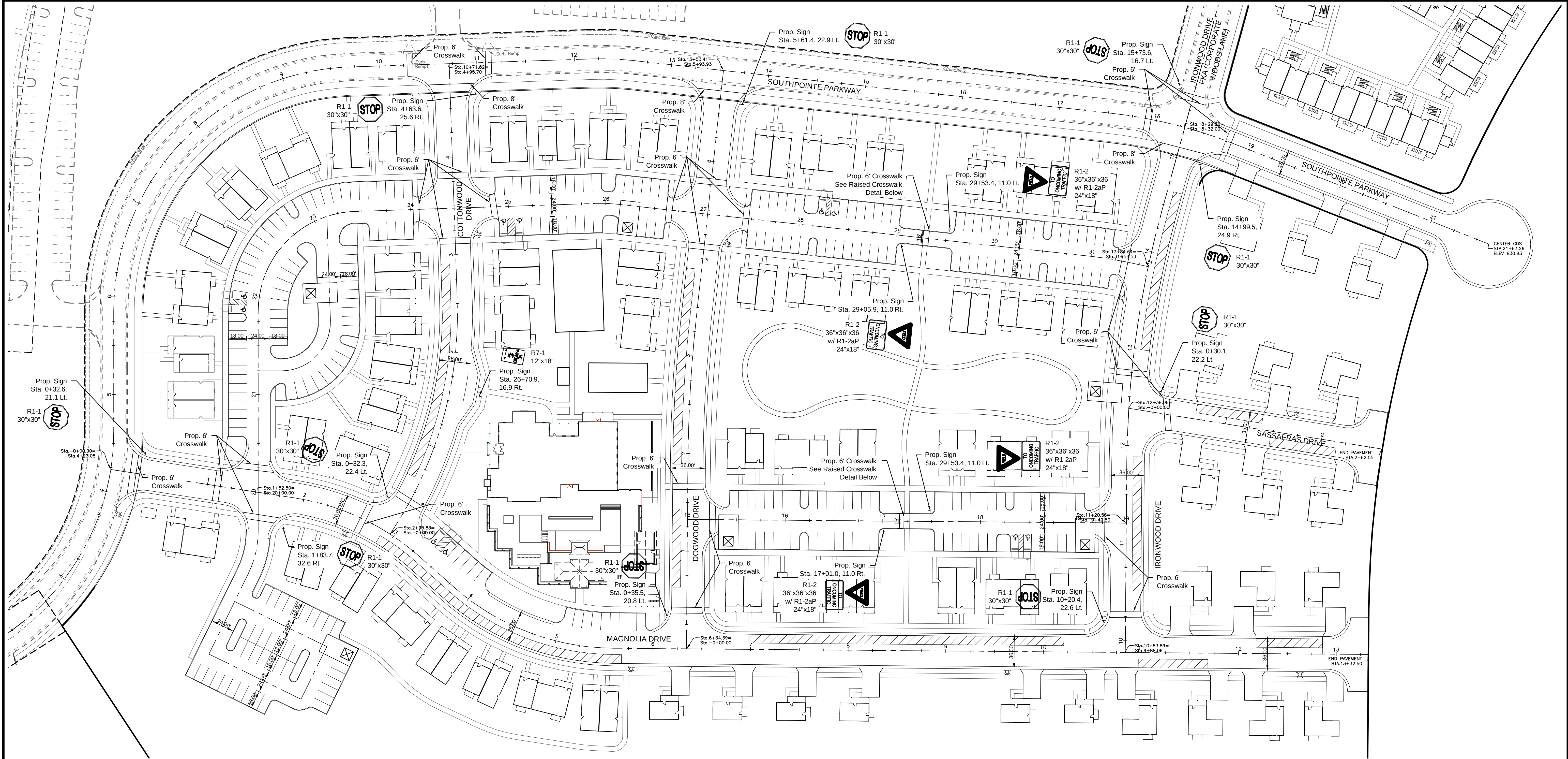


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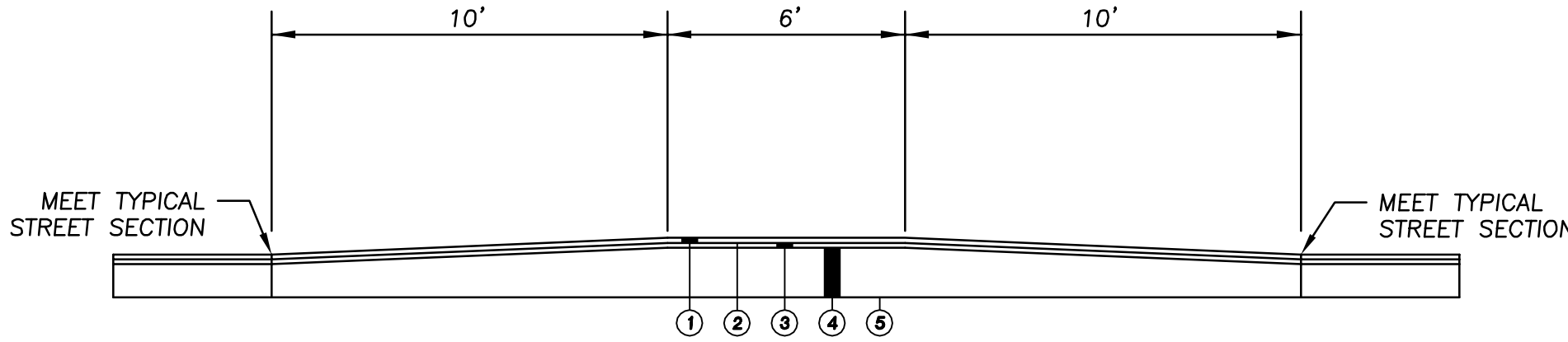


C3.2

Plot time: Nov 25, 2015 - 1:46pm
Drawing name: J:\2014\14D018-000\CD\DWG14D018-000 CD Intx Detl.dwg - Layout Tab: Cd.0 Traffic Control Plan



RAISED CROSSWALK DETAIL
Not to Scale



LEGEND

- ① Item 448—(1 1/2") Asphalt Concrete, Surface Course, Type 1, PG 64—22
- ② Tack Coat MS-2, RS-1, or RC-250
- ③ Item 448—(1 1/2") Asphalt Concrete, Intermediate Leveling Course, Type 1, PG 64—22
- ④ Item 304—(15") Aggregate Base (3—5" Courses)
- ⑤ Item 204 Subgrade Compaction

NOTES:

- ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM 640 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKINGS MATERIAL SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED.
- ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PARKING SUMMARY

NUMBER OF PARKING SPACES:	
PERPENDICULAR SPACES	394 SPACES
PARALLEL SPACES	65 SPACES
SINGLE FAMILY LOTS	22 SPACES
TOTAL SPACES	481 SPACES

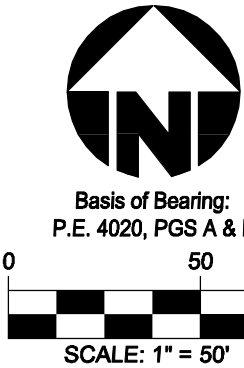
LEGEND



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



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



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

TRAFFIC CONTROL PLAN



Drawing: 14D018-000 CD INTX DETL
Drawn by: LWB
Checked by: EMR
Issue Date: 11-25-15
Sheet:

C4.0

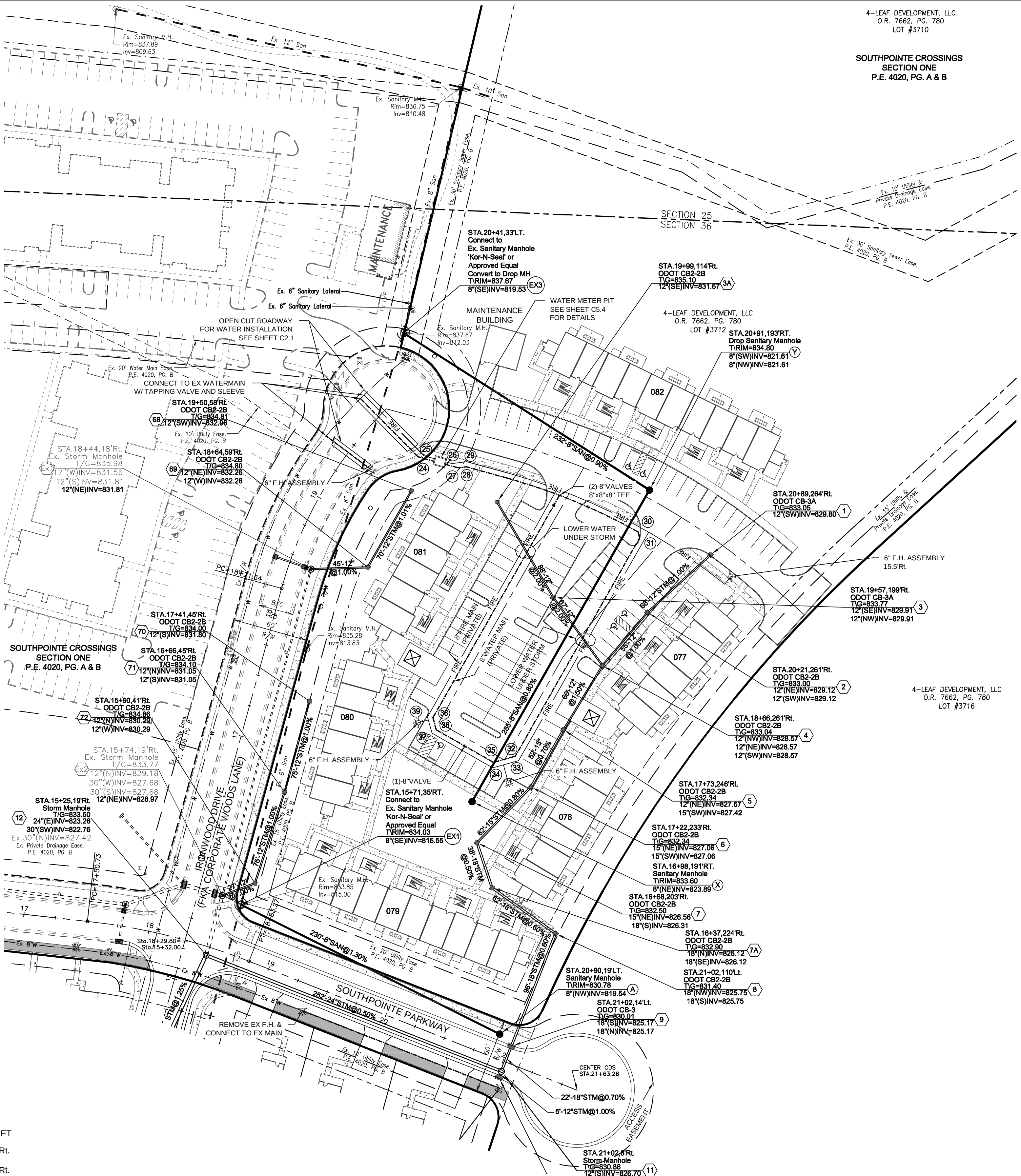
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UTILITY NOTES:

- CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ITEM NUMBERS REFER TO THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION & MATERIAL SPECIFICATIONS. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF OXFORD. WHEN IN CONFLICT, THE CITY OF OXFORD REQUIREMENTS SHALL PREVAIL.
- ALL FRAMES AND GRATES LOCATED IN THE PAVEMENT SHALL BE H-20 TRAFFIC-BEARING.
- SANITARY MANHOLES & LATERALS ARE STATIONED FROM THE CENTERLINE OF THE ROAD.
- MAINTAIN A MINIMUM OF 10 FEET BETWEEN SANITARY AND WATER SERVICE LATERALS.
- LOWER WATER SERVICES AS NEEDED TO AVOID CONFLICTS WITH PROPOSED STORM SEWER.
- WATERMAIN SHALL BE RESTRAINED FOR AT LEAST THREE FULL PIPE LENGTHS AT ALL BENDS AND ENDS OF PIPE. THRUST BLOCKING OR RESTRAINED JOINT GASKETS MAY BE USED.
- MAINTAIN MINIMUM 4' SEPARATION BETWEEN PRIVATE DOMESTIC AND PRIVATE FIRE MAINS.
- LABELS FOR SANITARY AND STORM SEWER PIPE ARE MEASURED FROM THE CENTER OF STRUCTURES AND DO NOT ACCOUNT FOR FIELD CUT LENGTHS.
- CONTRACTOR TO INSTALL EROSION CONTROL FOR UTILITY RELOCATION AND TREE REMOVAL TO MEET OHIO NPDES REQUIREMENTS AS NEEDED.
- CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OWNER FOR INSPECTIONS.
- A MINIMUM OF 4'-0" COVER SHALL BE MAINTAINED ON ALL WATER & SERVICE LINES.
- CONTRACTOR SHALL INSPECT, CLEAN & VERIFY THAT ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN IN SERVICE ARE IN OPERATIONAL CONDITION.
- STORM & SANITARY BUILDING SEWERS AND TAPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING CODES, ALL LOCAL AND STATE RULES & REGULATIONS.
- UTILITY CROSSINGS SHALL BE PER THE UTILITY PROVIDERS SPECIFICATIONS WITH THE MORE STRINGENT REQUIREMENTS GOVERNING.
- PROVIDE GRANULAR CLASS B PIPE BEDDING THROUGHOUT. BACKFILL ALL TRENCHES UNDER SLABS, WALKS, AND PAVED AREAS WITH DENSE GRADED AGGREGATE OR CRUSHED STONE. ALL EXCAVATING AND BACKFILLING IS BY INDIVIDUAL CONTRACTORS (PLUMBING, ELECTRICAL, ETC.).
- EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- CONTRACTOR SHALL STORE CONSTRUCTION MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO PREVENT DELETERIOUS MATERIALS FROM BECOMING AFFIXED OR DETERIORATION FROM SUN EXPOSURE.
- ALL PROPOSED STORM SEWER FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN FOUR (4) FEET SHALL BE PROVIDED WITH STEPS PER THE REQUIREMENTS OF ODOT STANDARD 604.
- ALL STORM SEWER SHALL HAVE A MANNING'S "n" VALUE EQUAL TO OR LESS THAN 0.012.
- ALL STORM SHALL BE INSTALLED PER ODOT ITEM 603.
- ANY EXISTING STORM SEWER CUT IN EXCAVATION WHICH DRAINS AN OFFSITE AREA MUST BE TIED INTO THE STORM SEWER SYSTEM.
- STORM WATER AND EXTRANEOUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, PUMPS ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.

WATERMAIN BEND INFORMATION

ANGLE	LINE	STATION	OFFSET	ANGLE	LINE	STATION	OFFSET
17 45° Bend	Domestic	Sta.13+65.2	7.4' Lt.	30 45° Bend	Domestic		27.5' Rt.
18 45° Bend	Domestic	Sta.31+23.0	14.5' Lt.	31 45° Bend	Domestic		31.1' Rt.
19 11.25° Bend	Domestic	Sta.30+85.7	11.0' Rt.	32 45° Bend	Domestic	Sta.15+62.2	214.1' Rt.
20 11.25° Bend	Fire	Sta.26+11.4	14.7' Rt.	33 45° Bend	Fire	Sta.3+85.4	217.6' Rt.
24 22.5° Bend	Domestic	Sta.19+78.1	44.6' Rt.	34 45° Bend	Fire	Sta.3+85.4	199.3' Rt.
25 22.5° Bend	Fire	Sta.19+82.6	47.6' Rt.	35 45° Bend	Domestic	Sta.15+62.2	198.7' Rt.
26 22.5° Bend	Fire		28.1' Rt.	36 45° Bend	Fire	Sta.3+85.4	148.1' Rt.
27 225° Bend	Domestic		30.1' Rt.	37 45° Bend	Fire	Sta.3+85.4	145.5' Rt.
28 22.5° Bend	Domestic		21.5' Rt.	38 45° Bend	Domestic	Sta.15+62.2	143.0' Rt.
29 22.5° Bend	Fire		27.5' Rt.	39 45° Bend	Fire	Sta.3+85.4	138.7' Rt.



STREET PROFILES

- SEE SHEETS C6.0 AND C6.1 FOR STREET PROFILES

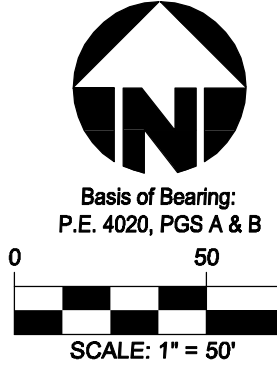
LEGEND

UTILITY TRENCH TO BE COMPACTED PER GEOTECHNICAL REPORT



Know what's below.
Call before you dig.

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



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

UTILITY PLAN



Drawing: 14D018-000 CD
Drawn by: GJK
Checked by:
Issue Date: 11-25-15
Sheet:

C5.1

OMNI METER INSTALLATION INSTRUCTIONS

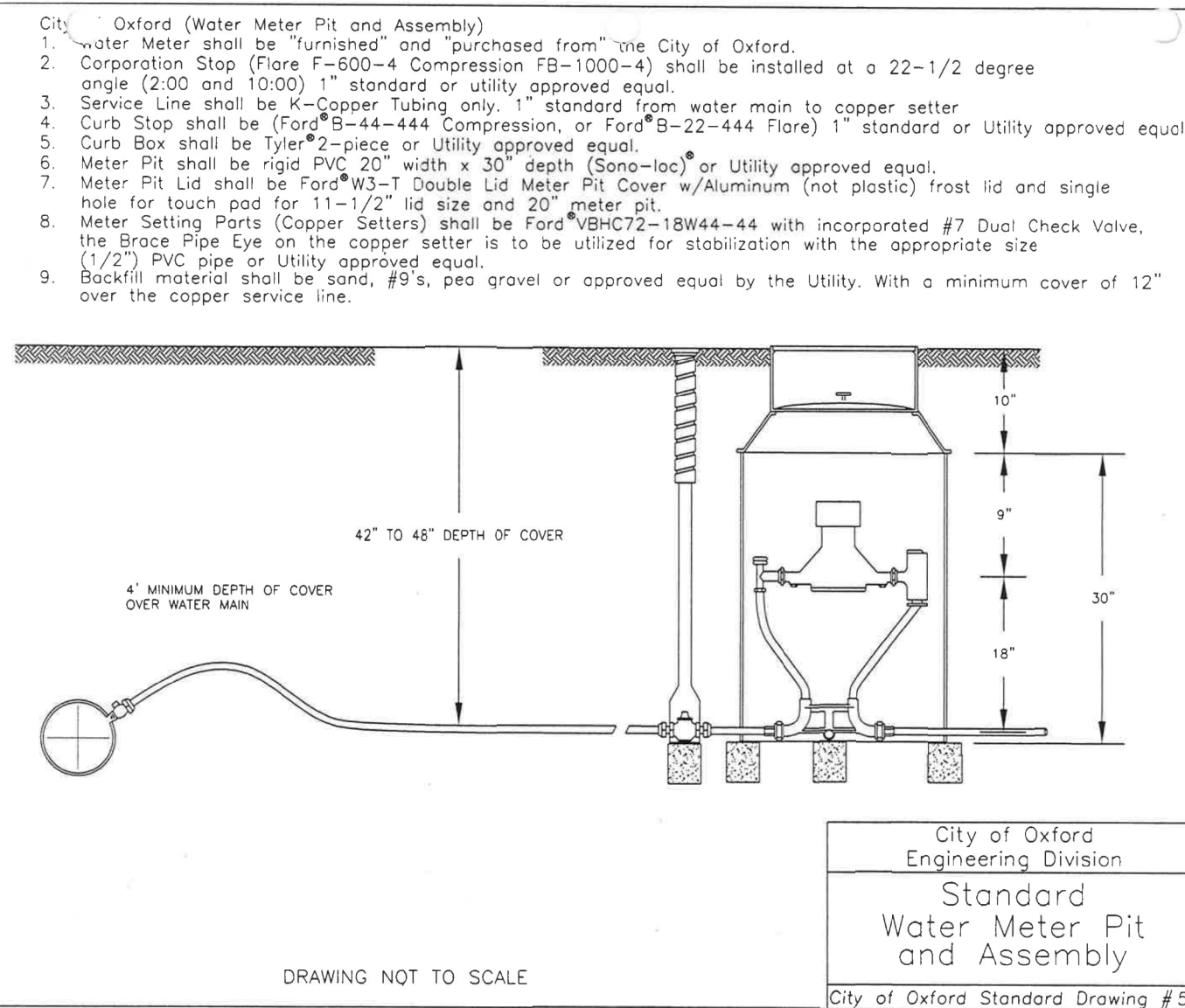
1. WHEN INSTALLING SENSUS OMNI METERS WITH THE STRAINER, A MINIMUM OF 2 1/2 PIPE DIAMETERS OF STRAIGHT RUN OF PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM AND DOWNSTREAM OF THE METER OR STRAINER FLANGES. FULL OPEN FLOW COMPONENTS MAY CONSIST OF: STRAIGHT PIPE, FULL OPEN GATE VALVES, BYPASS TEES AND CONCENTRIC REDUCERS (1 NOMINAL PIPE SIZE REDUCTION ONLY). FOR ALL OTHER INSTALLATION CONFIGURATIONS, A MINIMUM OF 5 PIPE DIAMETERS OF STRAIGHT RUN IS REQUIRED UPSTREAM.

2. GATE VALVES LOCATED IMMEDIATELY UPSTREAM OR DOWNSTREAM ARE ACCEPTABLE, PROVIDED THEY ARE FULLY OPEN DURING METER SERVICE AND ARE NOT USED TO THROTTLE FLOW RATES THROUGH THE METER.

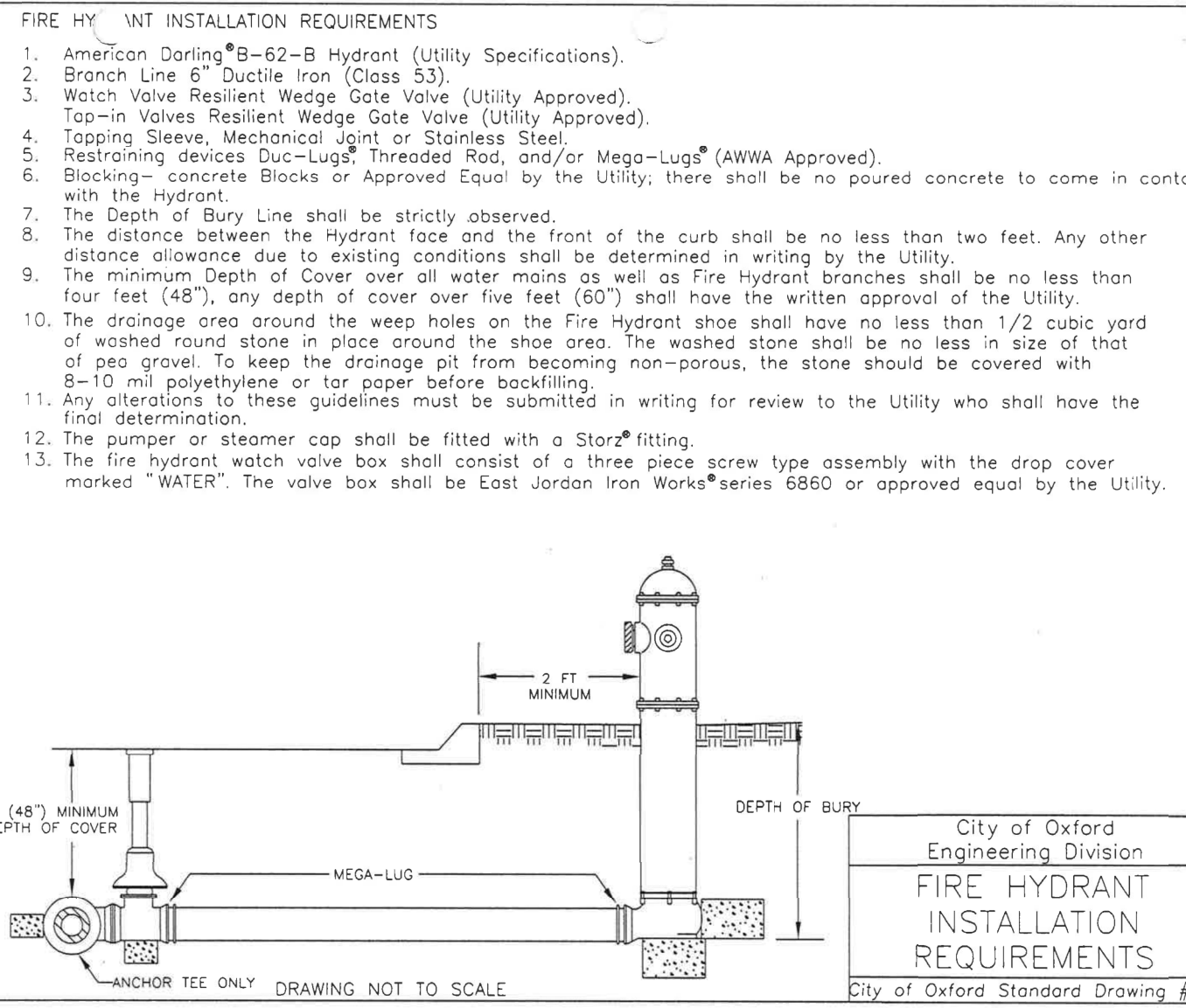
3. INSTALL NONCONCENTRIC REDUCERS, CHECK VALVES, BACKFLOW PREVENTERS, PRV (PRESSURE REDUCING VALVES), THROTTLING DEVICES, ALTITUDE VALVES NO CLOSER THAN 4 PIPE DIAMETERS DOWNSTREAM OF THE METER. ALWAYS AVOID PLACING ANY OF THESE DEVICES UPSTREAM OF ANY METER SINCE THE PLACEMENT WILL PUT THE METER IN A LOW PRESSURE ZONE THUS POSSIBLY CAUSING INCONSISTENT ACCURACY AND REDUCED LONGEVITY.

NOTE: OMNI METERS CAN BE INSTALLED VERTICALLY OR ROTATED ON THE BOLT PATTERN IN ANY ORIENTATION.

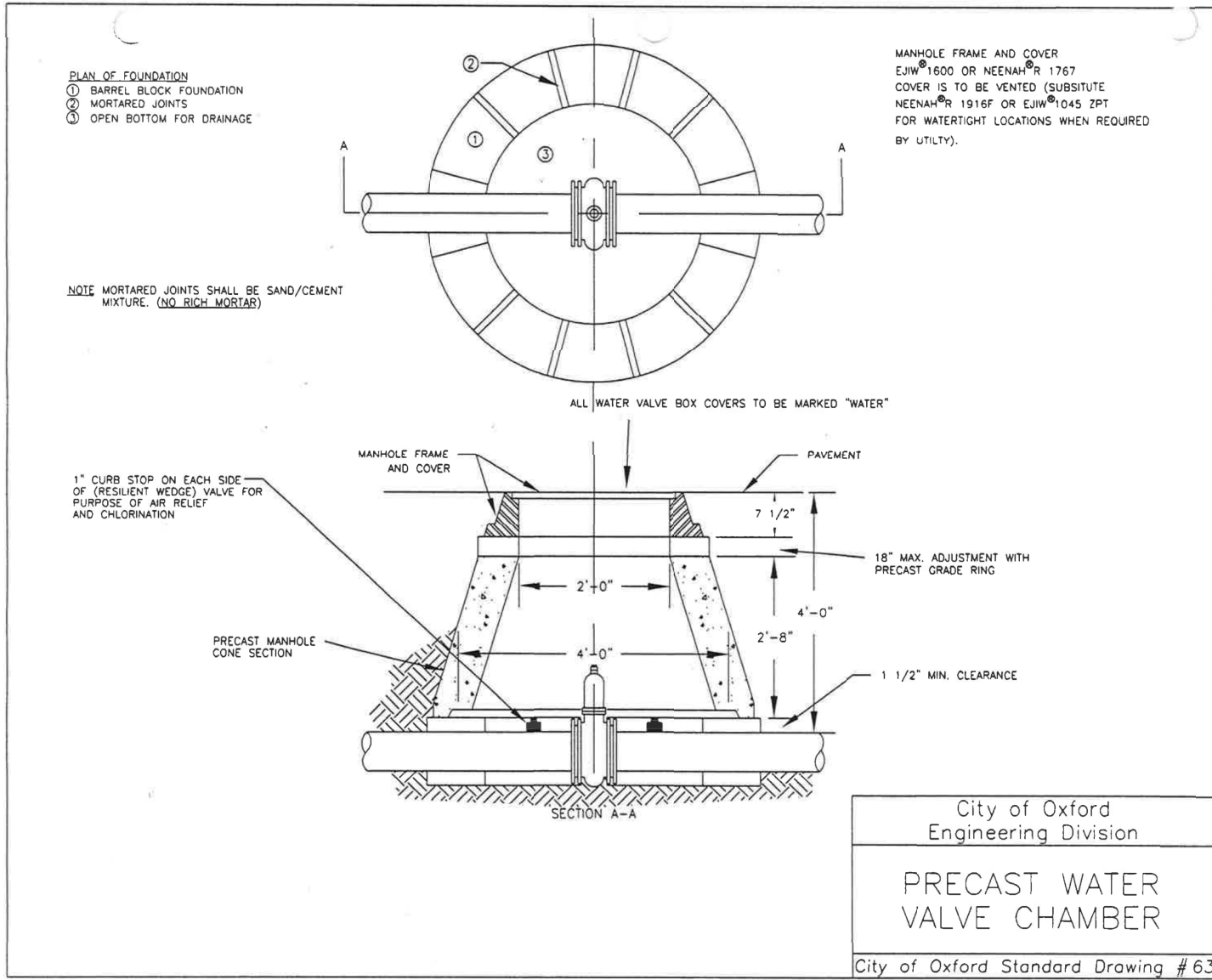
- A) FIRE SERVICE BACKFLOW PREVENTION DEVICE PER ASSE 1048.
- B) BY-PASS METER (3/4" OR 1" PURCHASED FROM CITY OF OXFORD). NOTE: BY-PASS LINE REQUIRES A BACKFLOW DEVICE SIMILAR TO THE WATTS #709.
- C) DOMESTIC METER (OMNI C5 4" METER) NOTE: 3" AND LARGER METERS SHALL BE INSTALLED WITH FLANGED CLASS S3 DUCTILE IRON PIPE. 2" AND LESS SHALL BE "K" COPPER. DOMESTIC BACKFLOW PREVENTION DEVICE PER ASSE 1013.
- D) LID: BILCO MODEL #J-4AL, OR HALLIDAY MODEL #W1S3636, OR APPROVED EQUAL.
- E) ALUMINUM LADDER: OSHA APPROVED HALLIDAY SERIES L-1B WITH SERIES L-1E SAFETY POST, OR APPROVED EQUAL.
- F) DOMESTIC INLET AND OUTLET CONNECTIONS SEE CHART ABOVE.
- G) 5" LOCKING STORTZ ON 30° ELBOW TURNED DOWN SECURED SIGN INDICATING "FIRE DEPT. CONNECTION" (FDC) WITH ADDRESS IT PROTECTS FIXED TO THE FDC FACING STREET.
- H) SUMP PUMP (REQUIRED IF GRAVITY DRAIN IS NOT POSSIBLE). EXTEND DISCHARGE PIPING AWAY FROM TOP OF VAULT.
- I) CHECK VALVE WITH AUTOMATIC BALL DRIP.
- J) CONTRACTOR/PLUMBER TO VERIFY LAYING LENGTH OF BACKFLOW DEVICE, VALVES, METERS ETC.



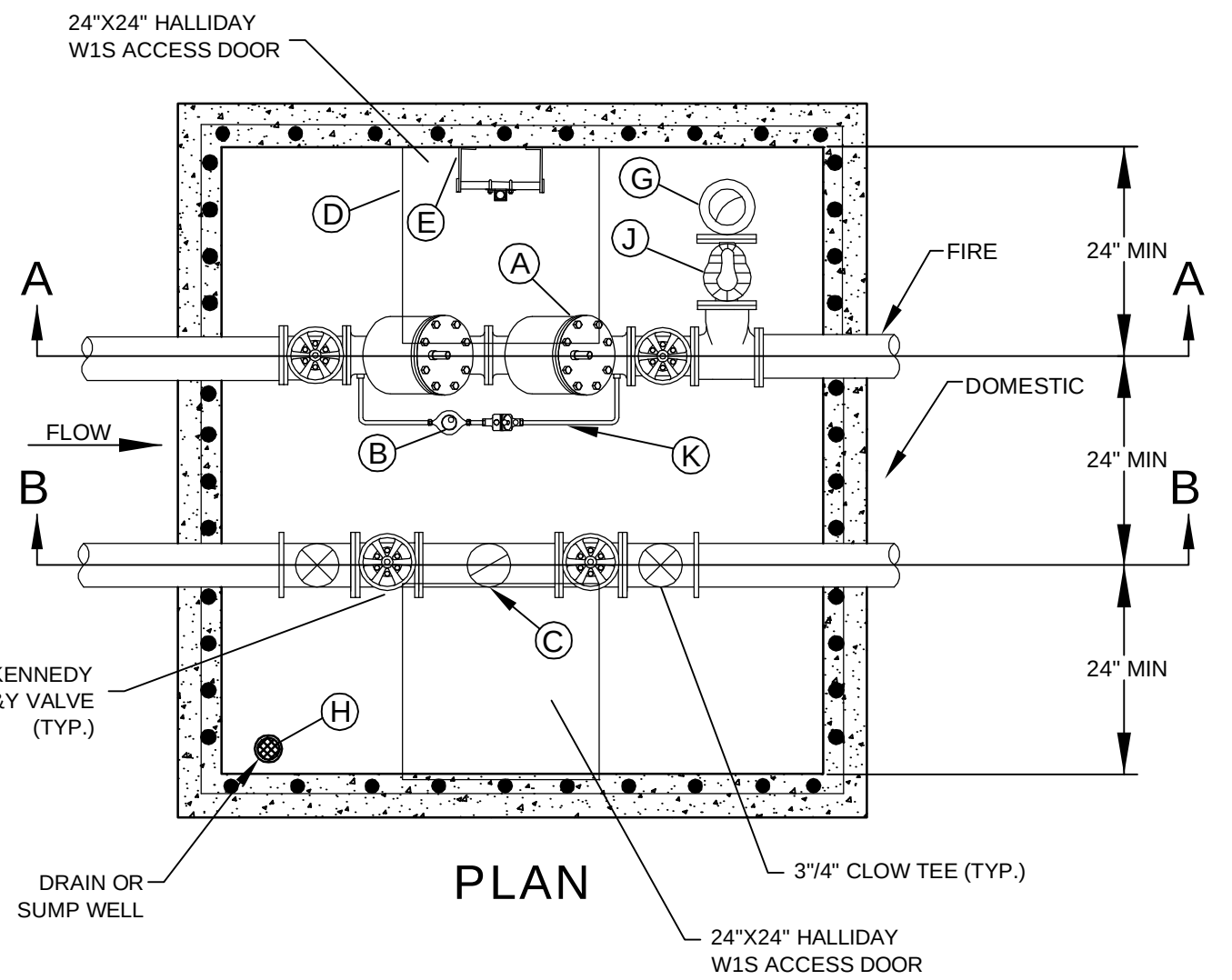
City of Oxford
Engineering Division
Standard
Water Meter Pit
and Assembly
City of Oxford Standard Drawing #51



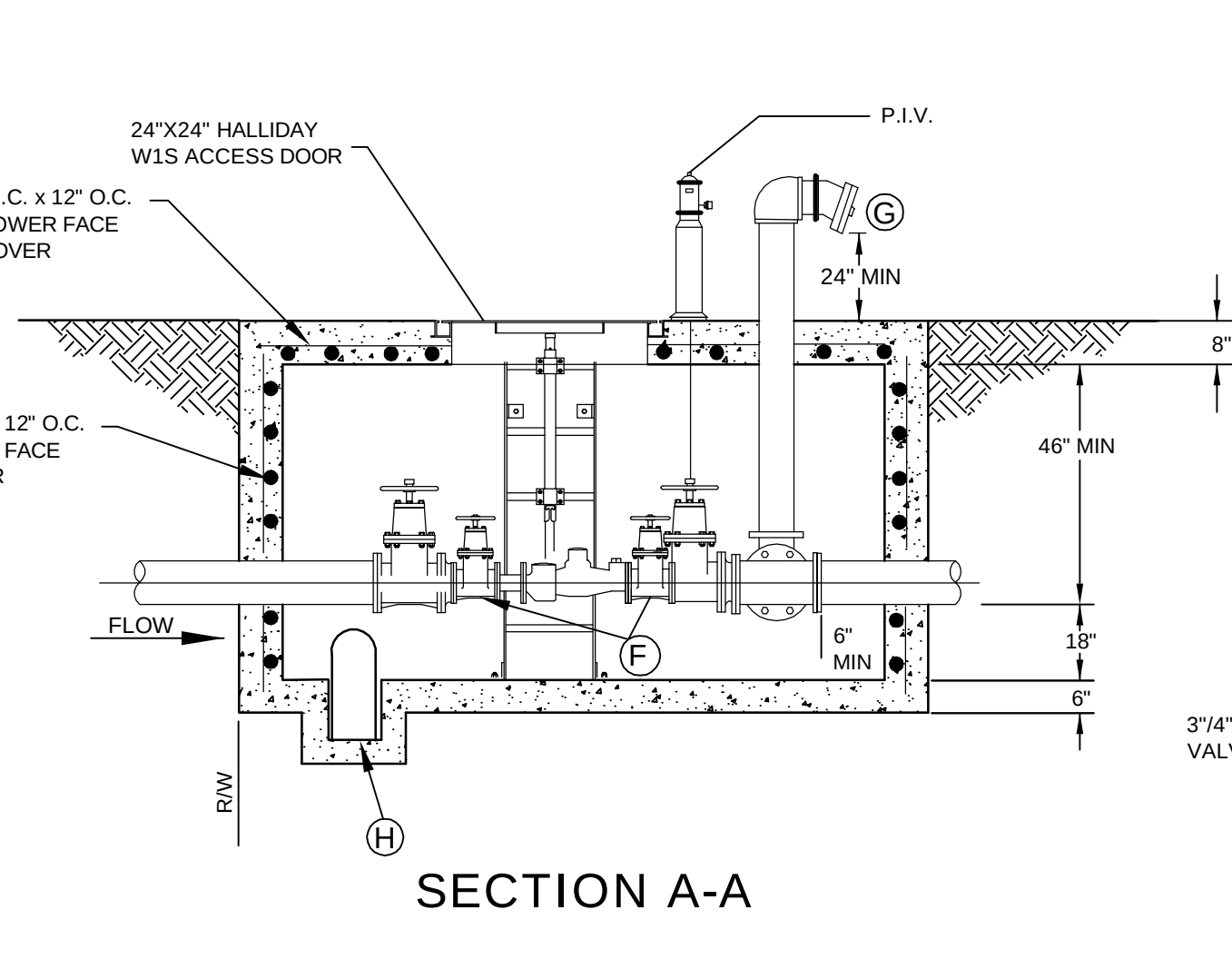
City of Oxford
Engineering Division
FIRE HYDRANT
INSTALLATION
REQUIREMENTS
City of Oxford Standard Drawing #57



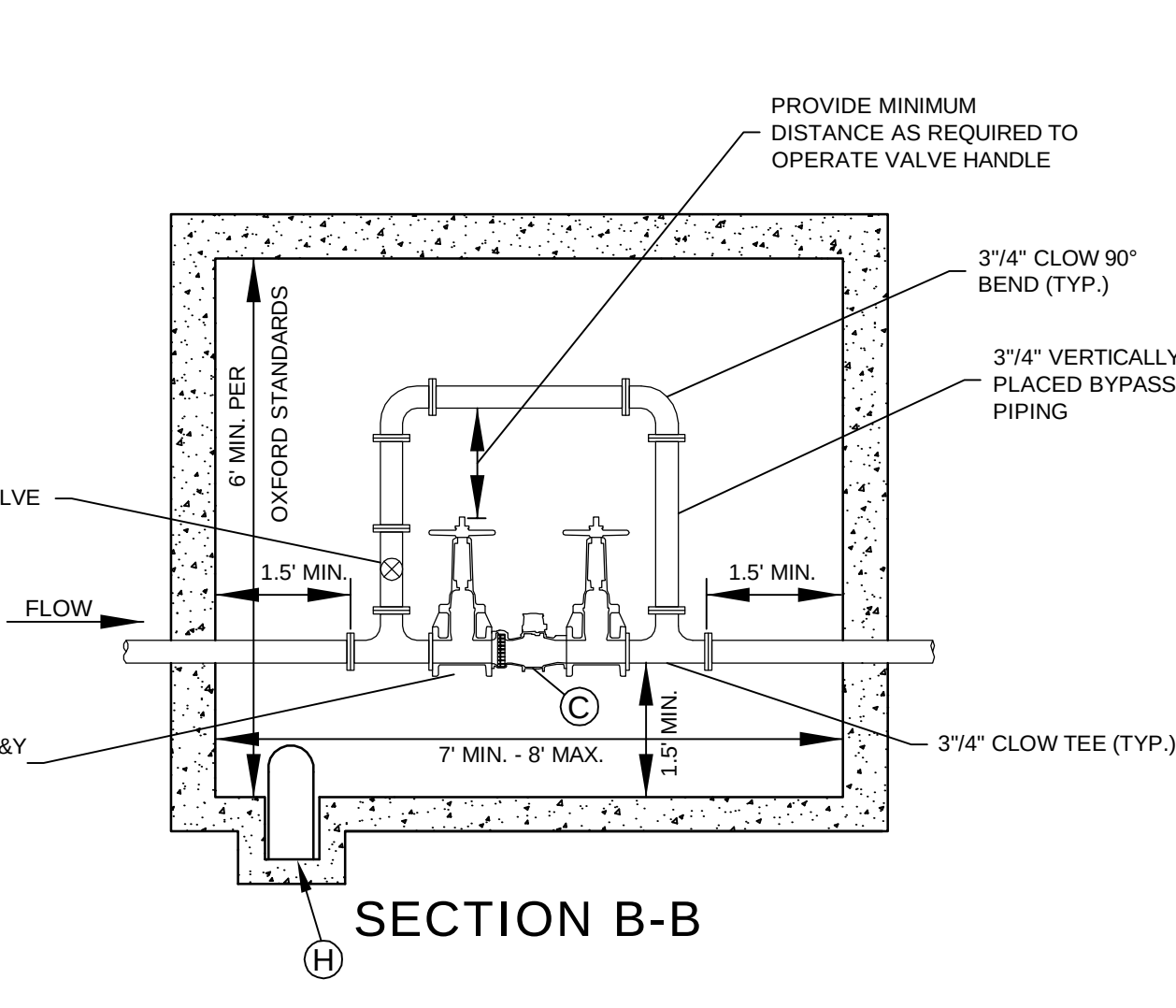
City of Oxford
Engineering Division
PRECAST WATER
VALVE CHAMBER
City of Oxford Standard Drawing #63



NOTE: SIDES SHALL BE DOWLED TO TOP AND BOTTOM WITH REINFORCING STEEL

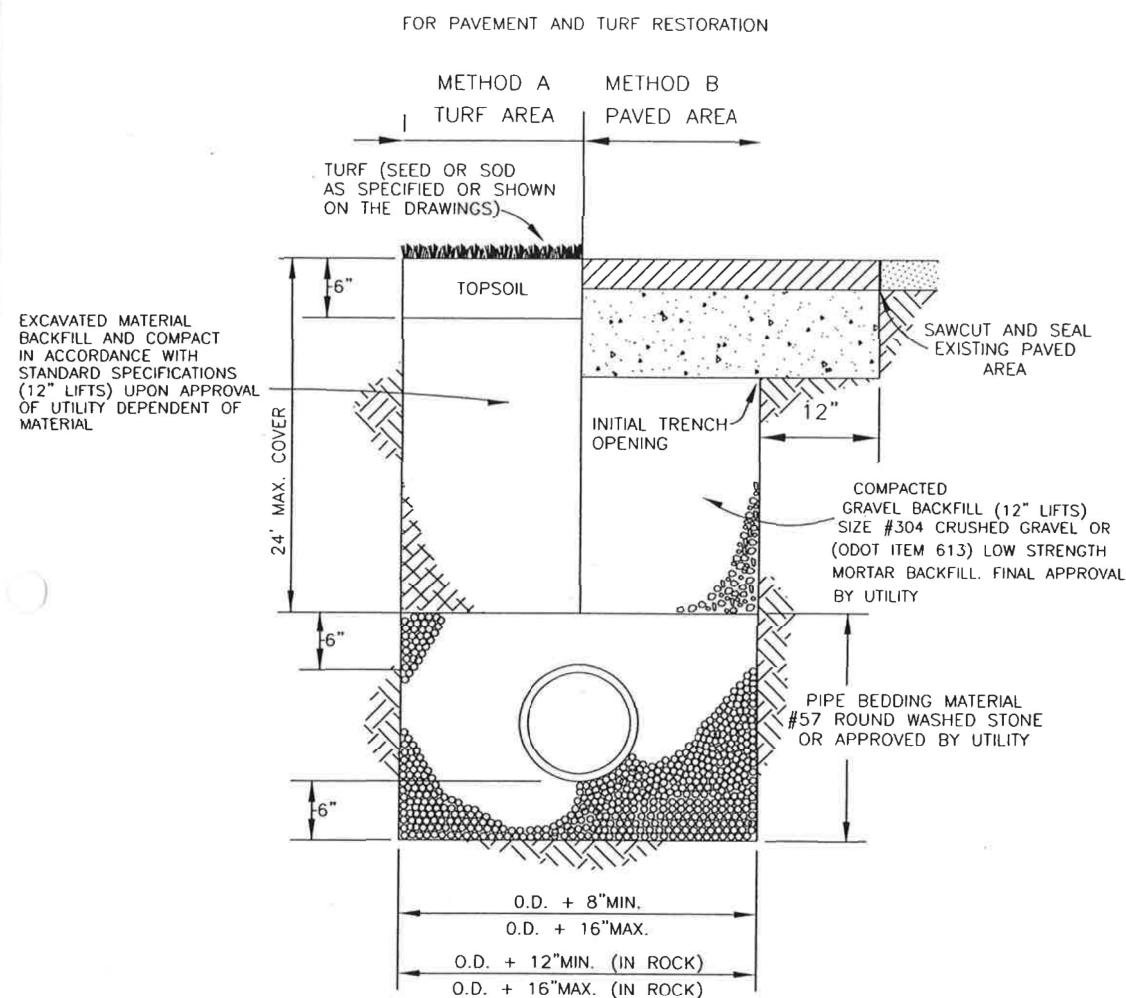


SECTION A-A

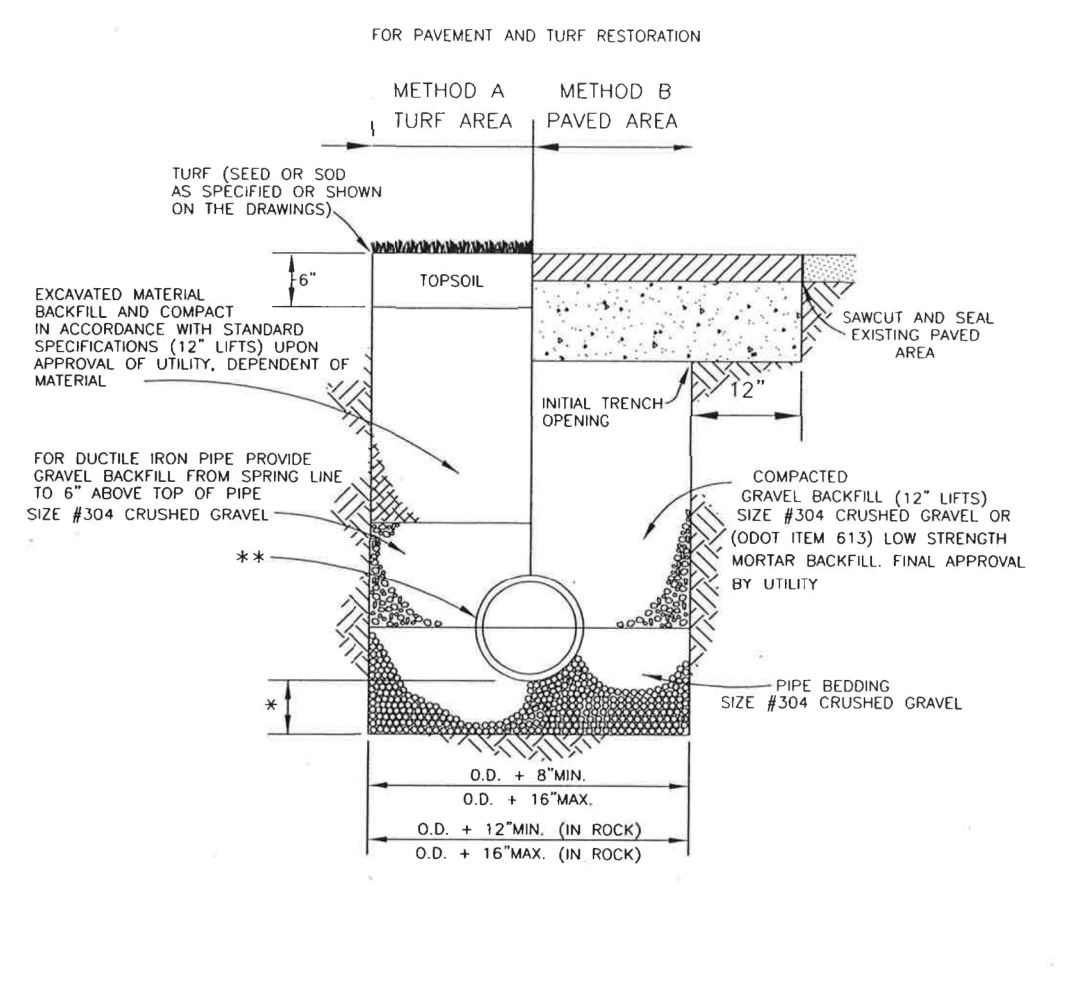


SECTION B-B

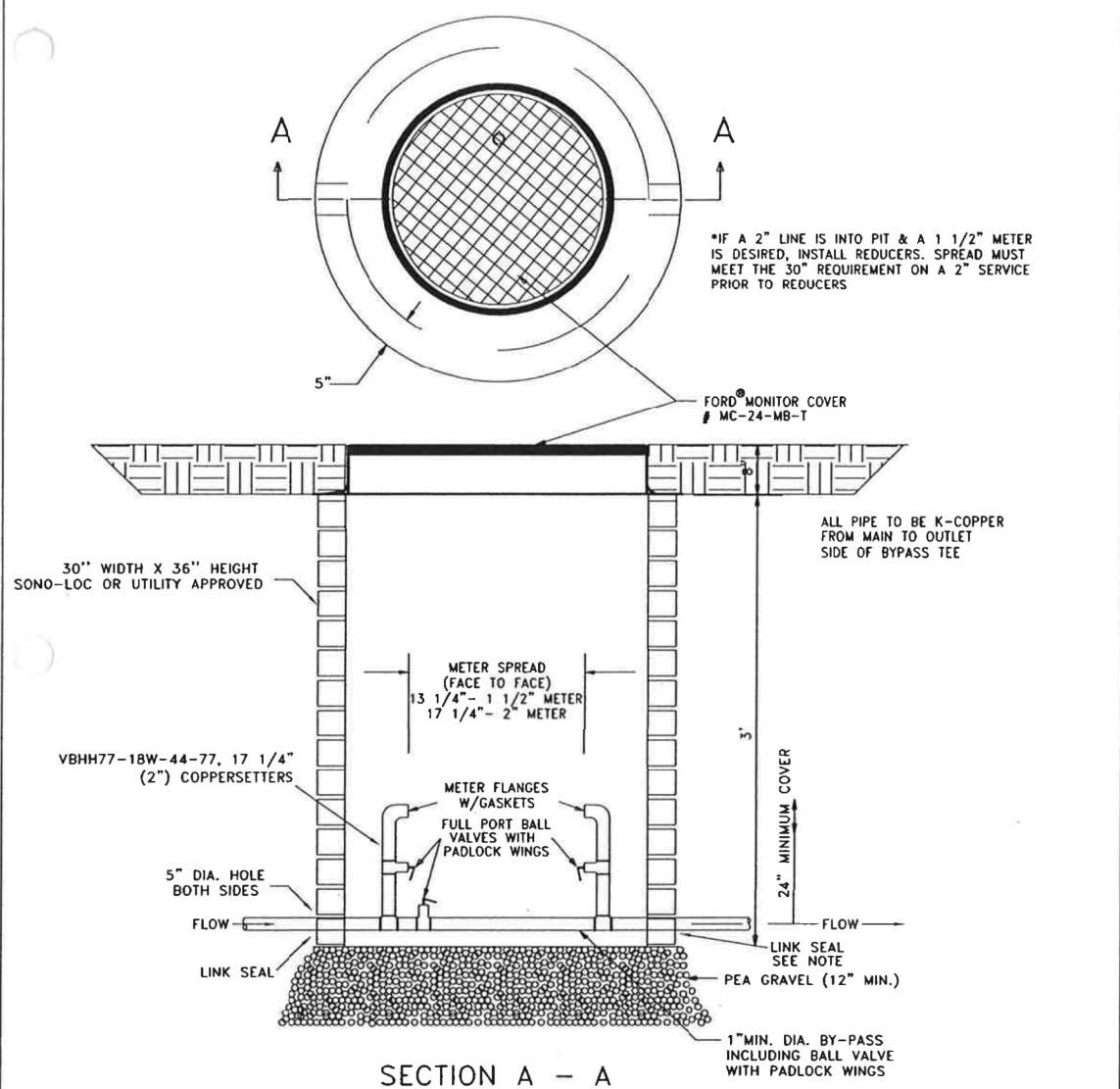
WATER METER PIT DETAILS NOT TO SCALE



City of Oxford
Engineering Division
PIPE BEDDING
AND TRENCH DETAIL
FOR SANITARY SEWER
City of Oxford Standard Drawing #11

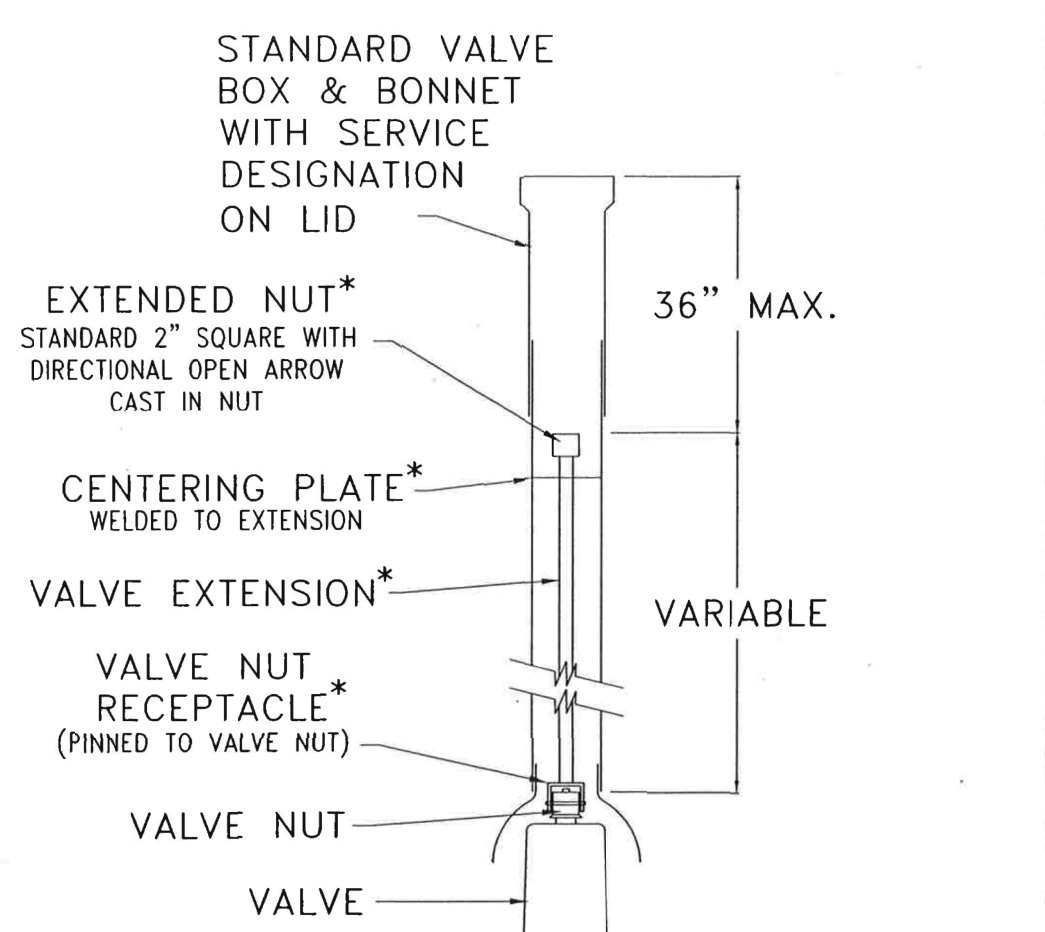


City of Oxford
Engineering Division
PIPE BEDDING AND
TRENCH DETAIL FOR
WATER MAIN
City of Oxford Standard Drawing #10



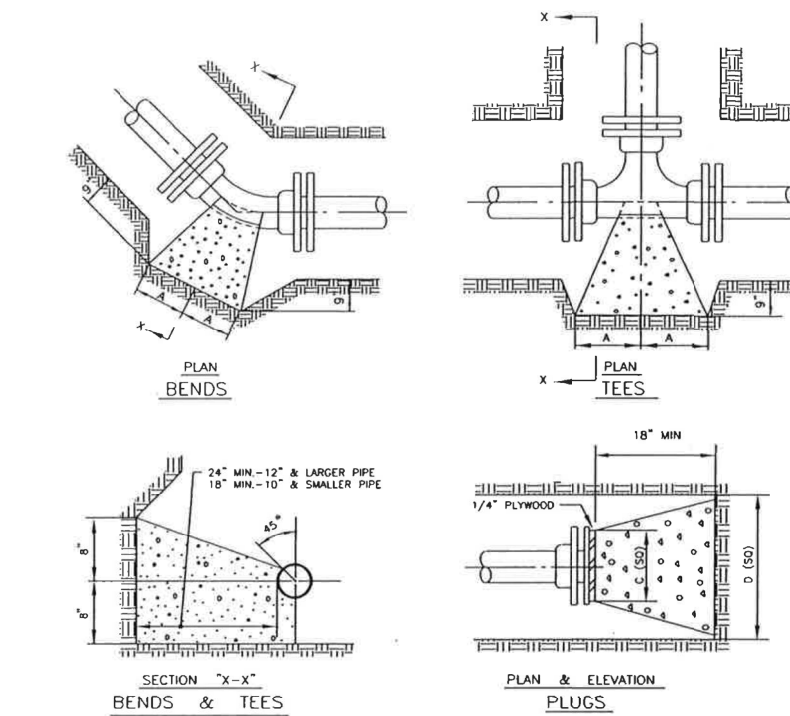
NOTE: ALTERNATE PIT DESIGN MAY BE SUBMITTED FOR REVIEW

City of Oxford
Engineering Division
PRECAST 1-1/2" & 2"
WATER METER PIT
(1-1/2" & 2" SERVICE LINE)
(For off road use only)
City of Oxford Standard Drawing #54



*CORROSION RESISTANT STEEL COMPATIBLE WITH VALVE AND BOX COMPONENTS

City of Oxford
Engineering Division
VALVE OPERATING
NUT STEM
EXTENSION
City of Oxford Standard Drawing #62

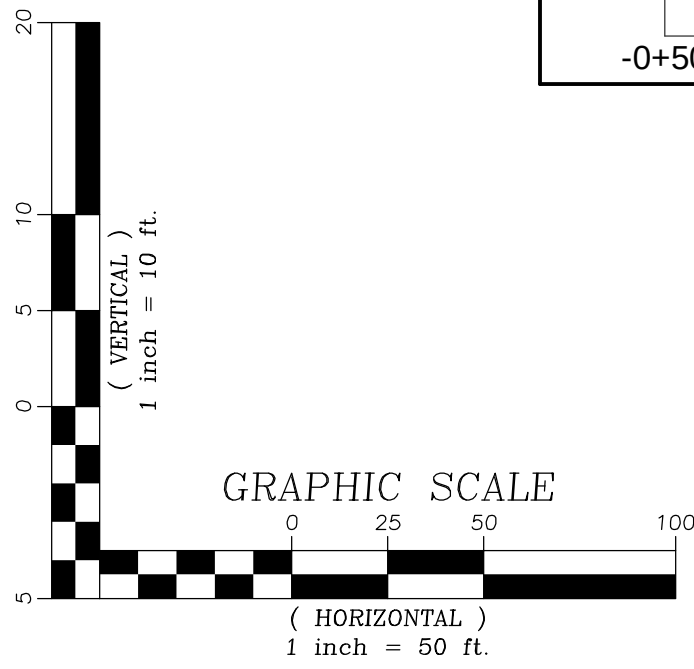
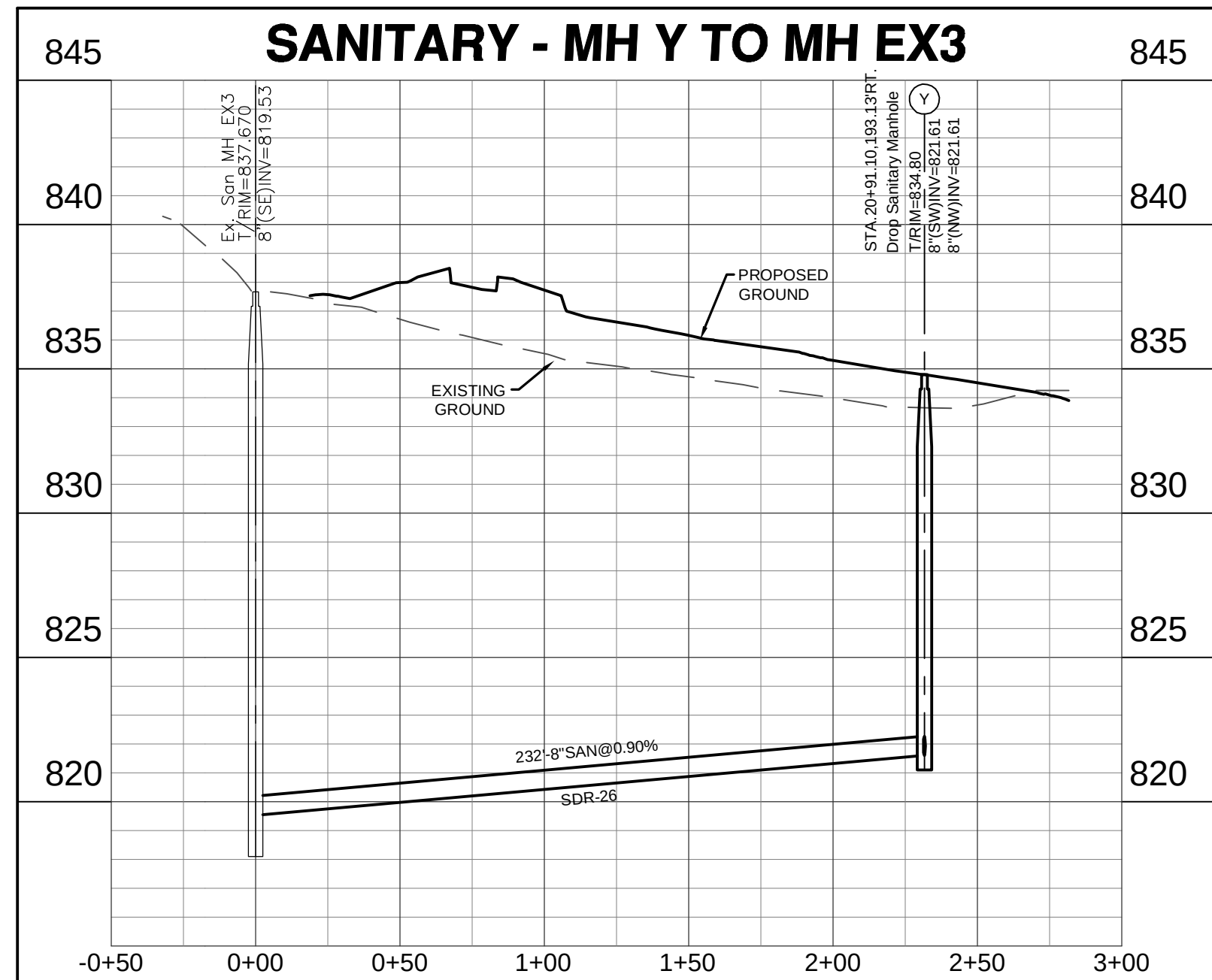
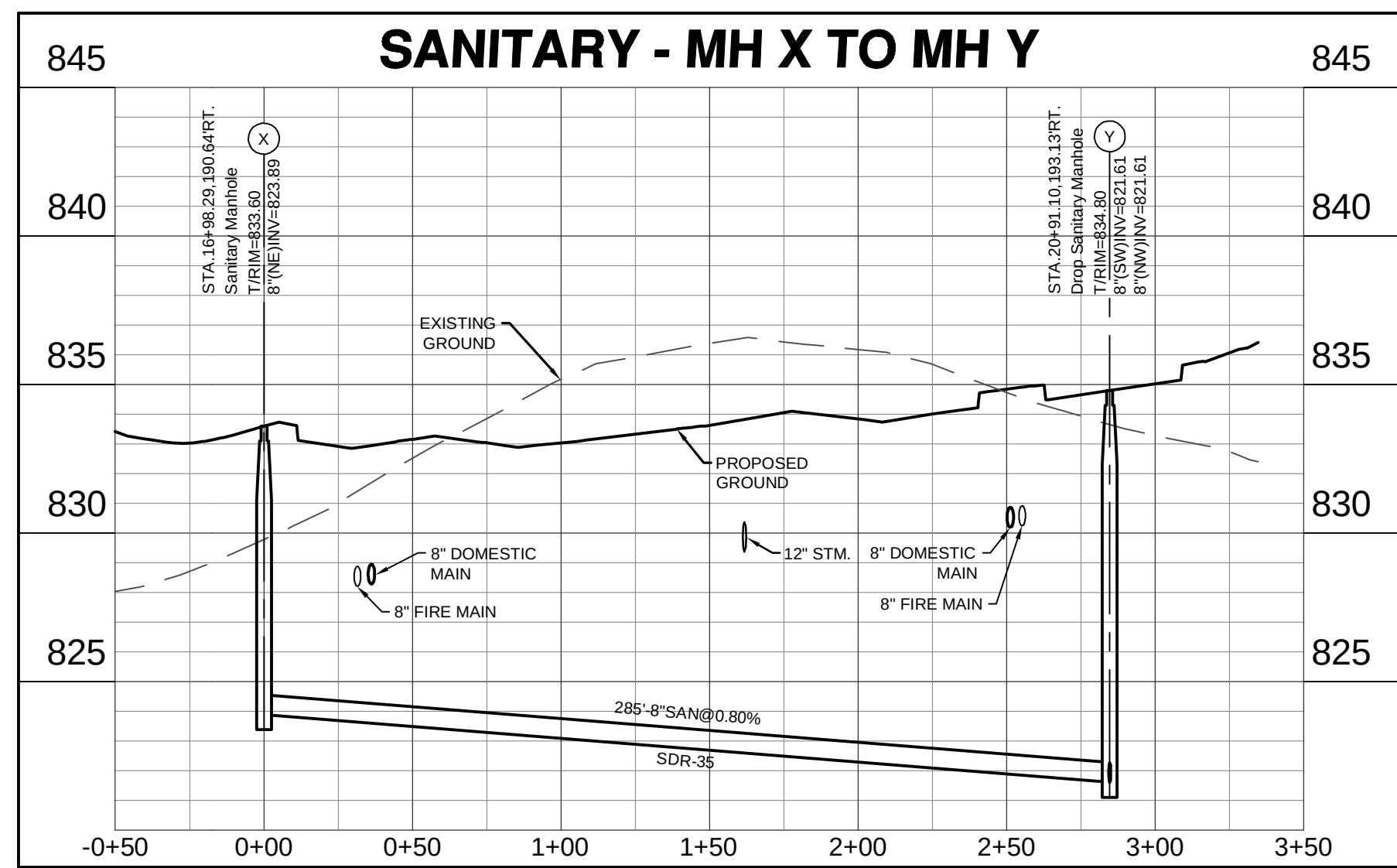
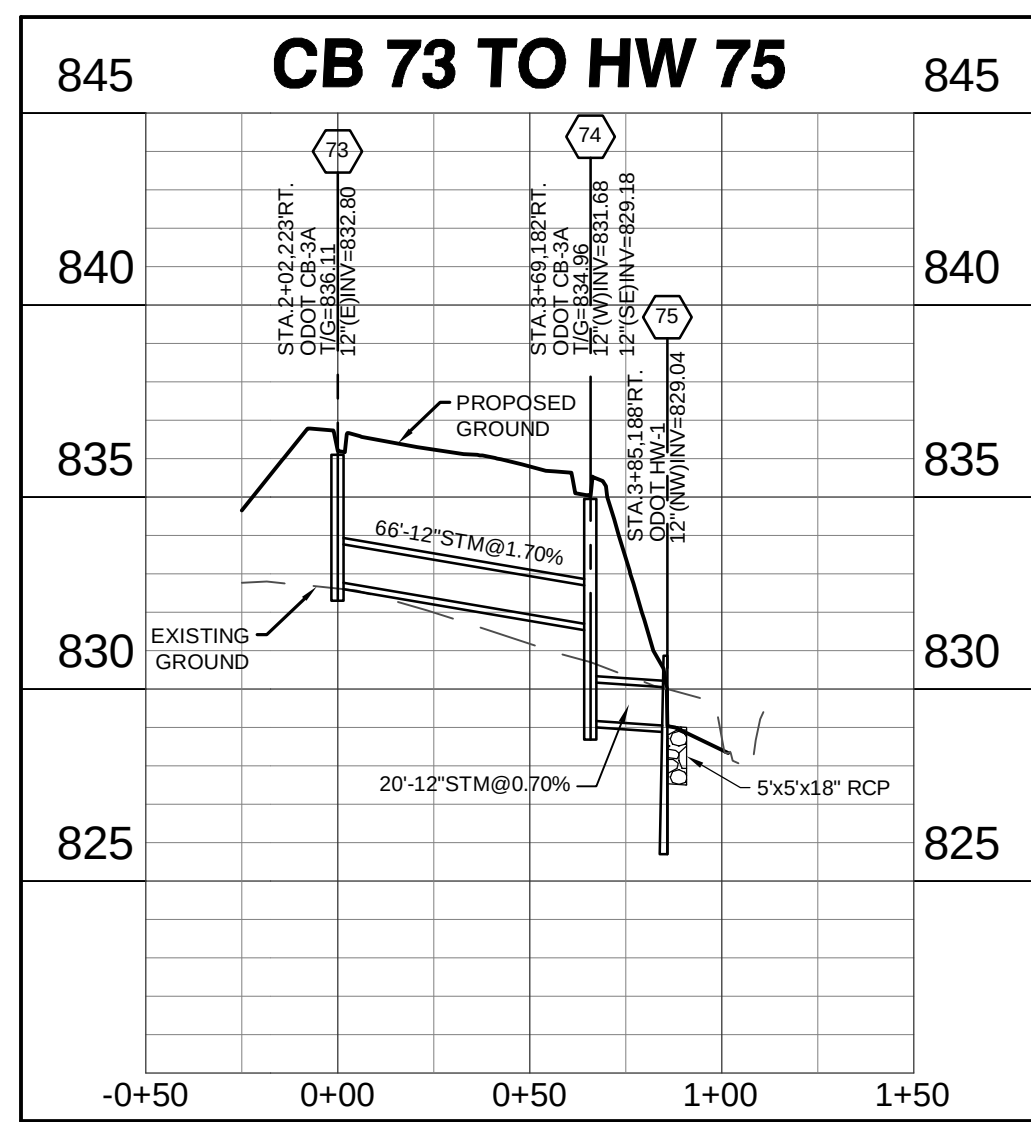
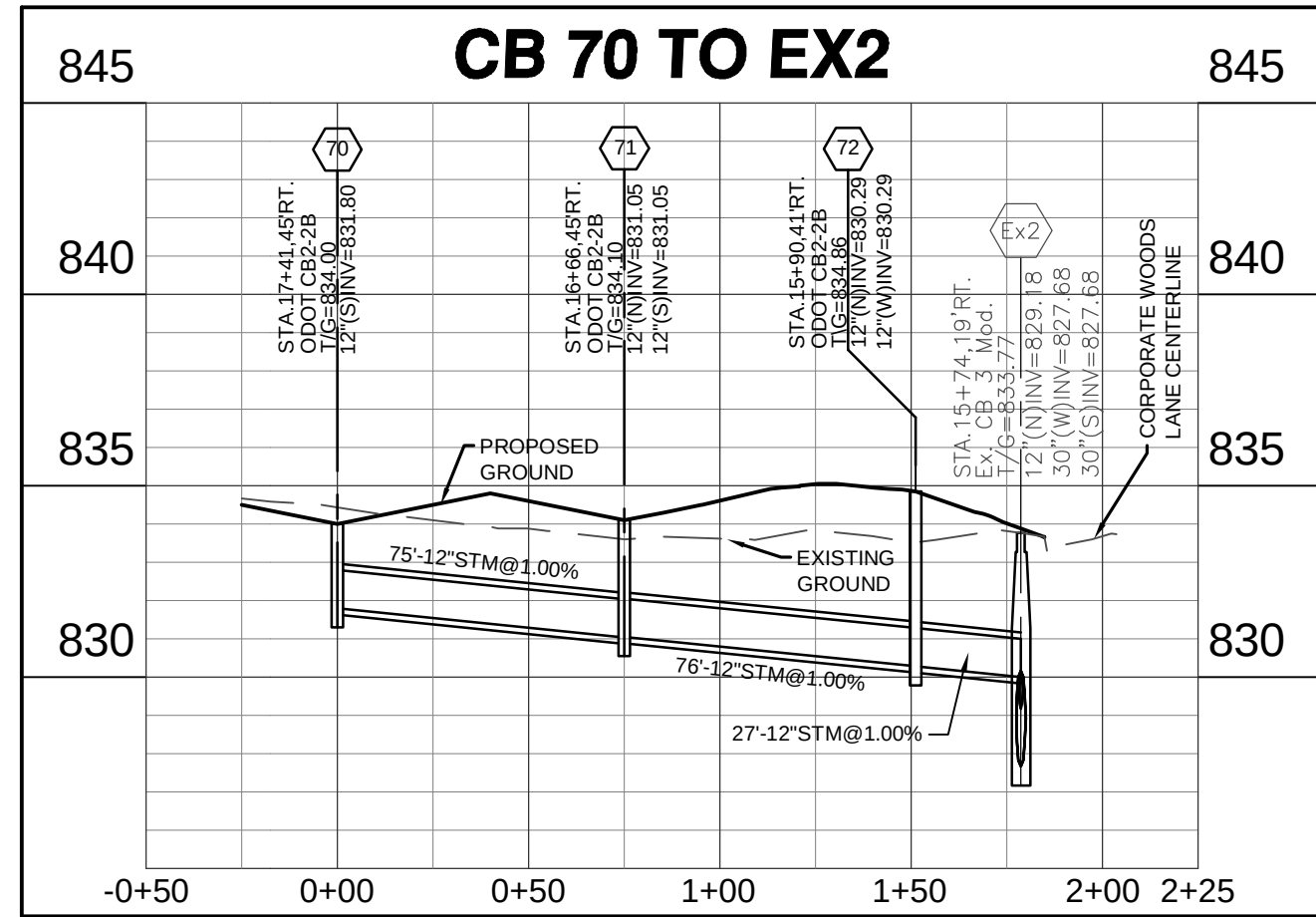
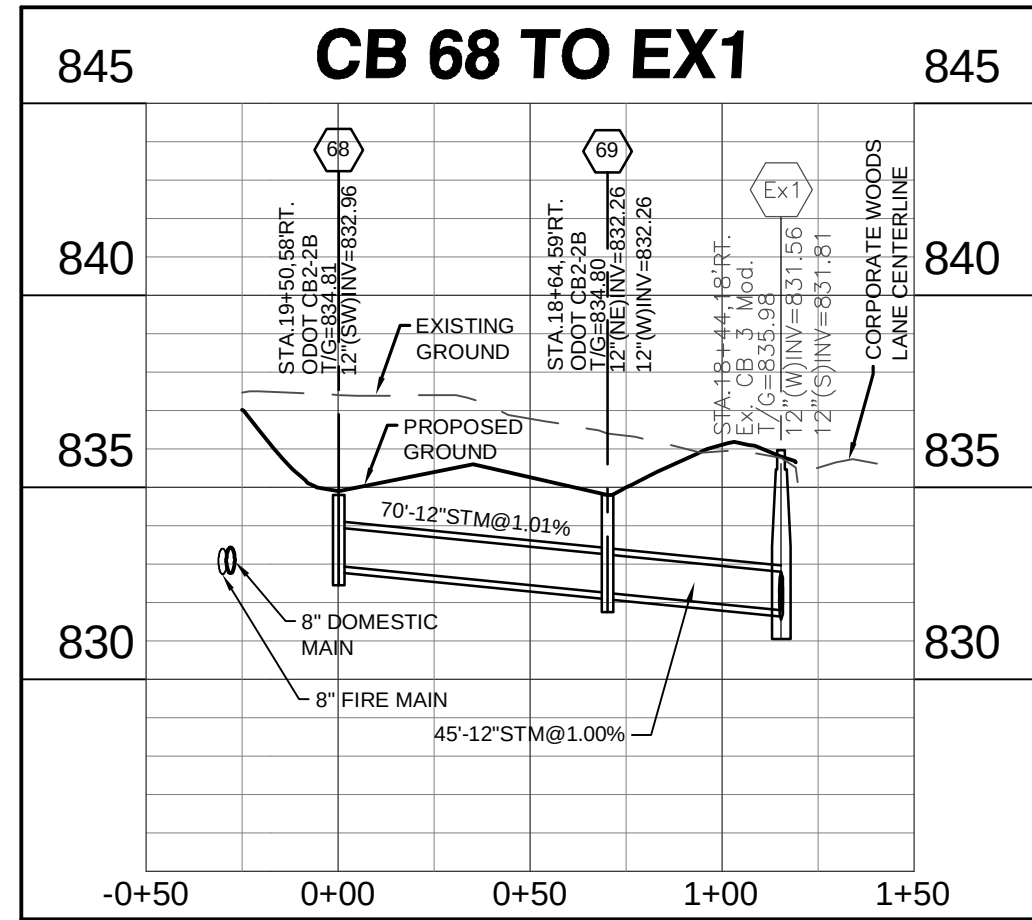
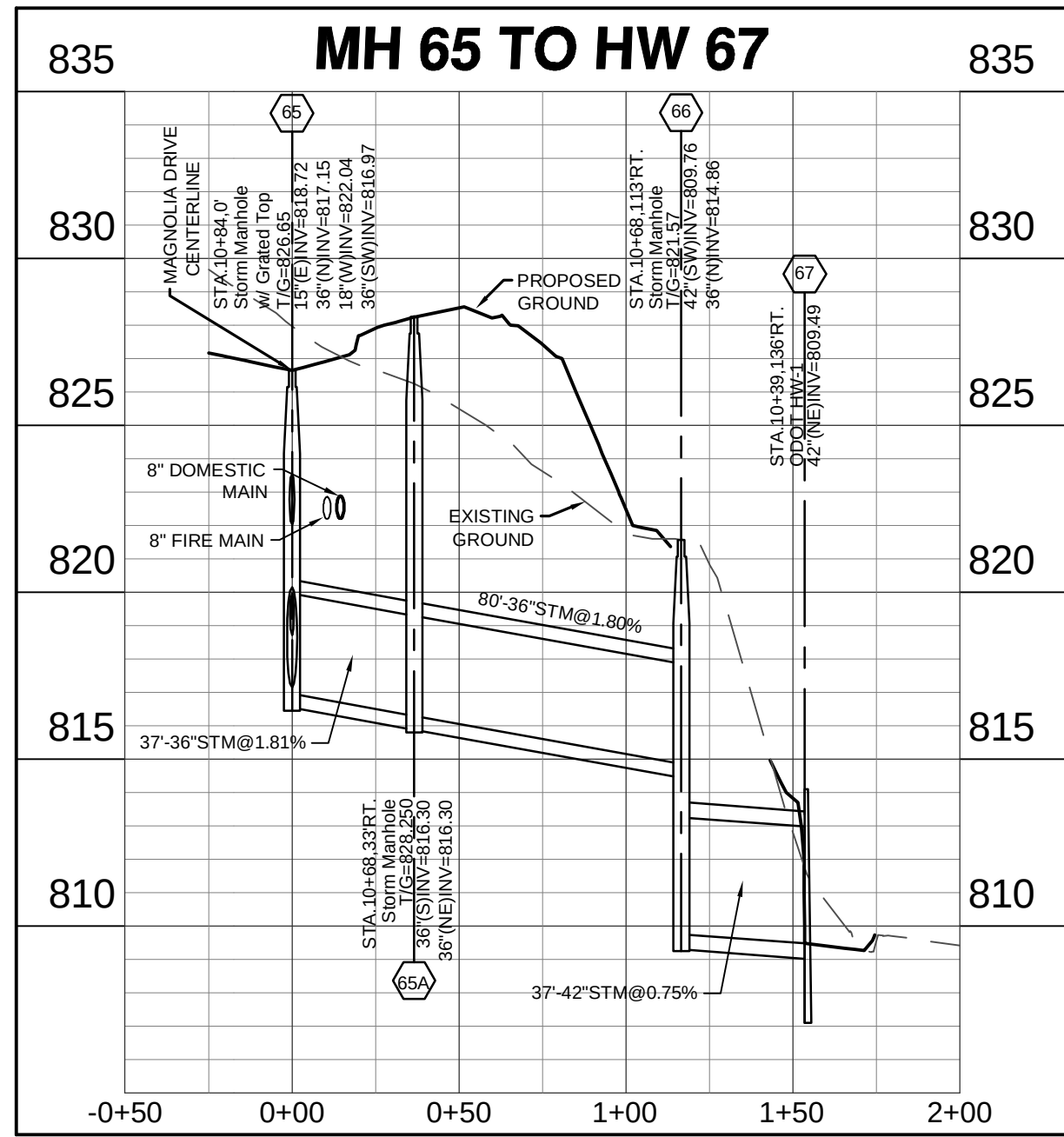
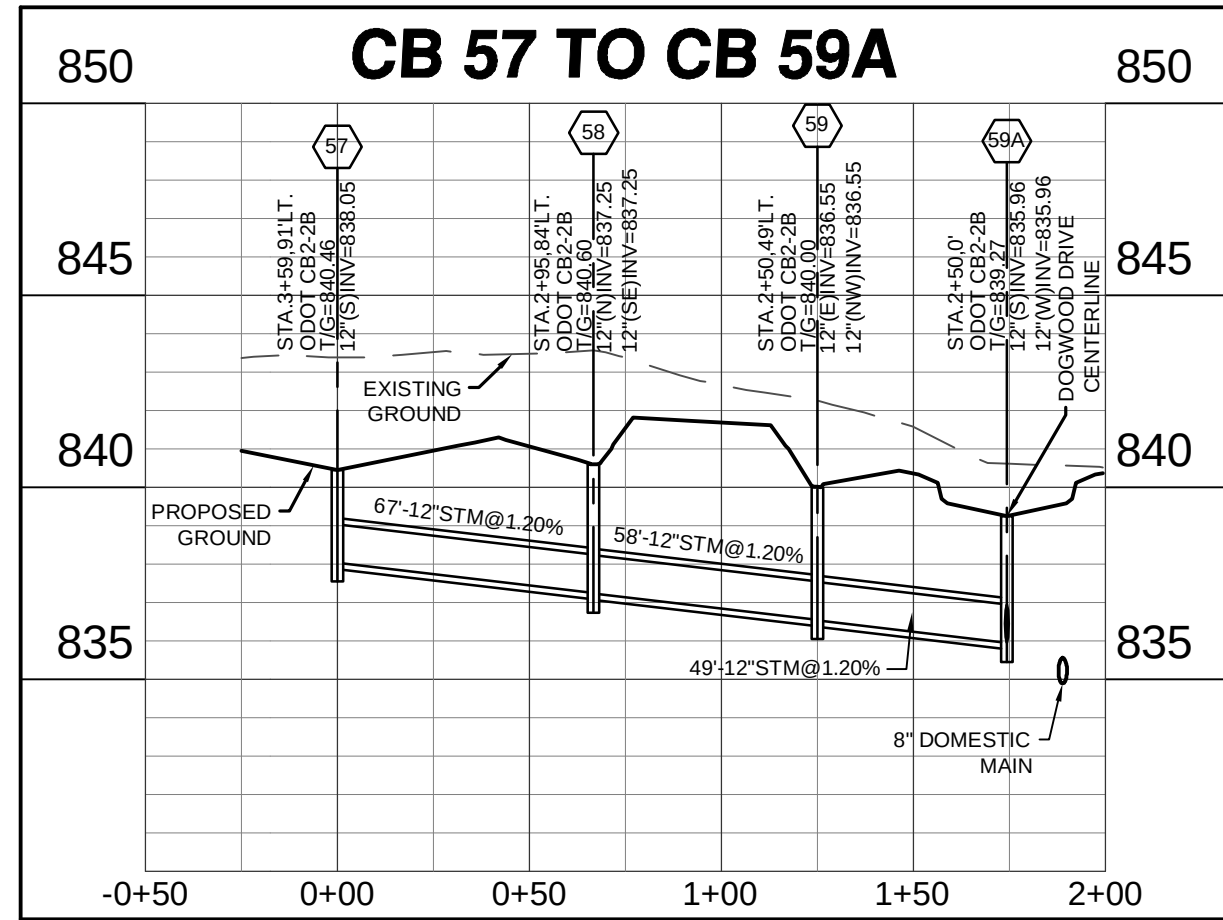


TYPE	1/4" BENDS				1/8" BENDS				1/16" BENDS				TEES				PLUGS			
	SIZE	A	B	C	SIZE	A	B	C	SIZE	A	B	C	SIZE	A	B	C	SIZE	A	B	C
2000 P.S.I. SOIL	6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	12"	10"	12"	10"	12"	10"	12"	10"	12"	10"
	8"	22"	15"	12"	15"	8"	10"	13"	17"	16"	12"	12"	16"	12"	12"	16"	12"	12"	16"	12"
	10"	28"	17"	14"	17"	10"	13"	17"	21"	18"	14"	14"	20"	18"	14"	14"	20"	18"	14"	14"
	12"	34"	21"	16"	21"	11"	15"	19"	24"	20"	16"	16"	24"	20"	16"	16"	24"	20"	16"	16"
	14"	40"	24"	18"	24"	12"	16"	20"	28"	22"	18"	18"	28"	22"	18"	18"	28"	22"	18"	18"

NOTE:
BASED ON 100 P.S.I. STATIC PRESSURE PLUS A.W.W.A. WATER HAMMER
ALL BEARING SURFACES TO BE CARRIED TO UNCHANGED DIMENSIONS
ALL PIPE SURFACES COMING IN CONTACT WITH CONCRETE SHALL BE WRAPPED WITH 8-10 MIL. POLY.

City of Oxford
Engineering Division
STANDARD TEES,
PLUGS & BENDS
City of Oxford Standard Drawing #66



[illegible]

SWPPP NOTES

- THE CONSTRUCTION ACTIVITY WILL CONSIST OF MASS EARTHWORK, UTILITY INSTALLATION, CURB AND PAVEMENT CONSTRUCTION.
- ACREAGE:
SITE ACREAGE 37.0 ACRES
DISTURBED AREA 24.0 ACRES
- RUNOFF COEFFICIENTS
PRE-DEVELOPED 0.35
POST-DEVELOPED 0.45
- EXISTING SOIL DATA:

SYMBOL	SOIL NAME	TYPE
Lg	LANIER FINE SANDY LOAM	A
Msc2	MIAMIAN-RUSSELL SILT LOAMS, 6 TO 12% SLOPES	C
RdA	RAUB SILT LOAM, 0 TO 2% SLOPES	D
RdB	RUSSELL-MIAMIAN SILT LOAM, 2 TO 6% SLOPES	C
Sh	SHOALS SILT LOAM, 0 TO 2% SLOPES	B
XeA	XENIA SILT LOAM, 0 TO 2% SLOPES	C
XeB	XENIA SILT LOAM, 2 TO 6 PERCENT SLOPES	B
- PRIOR LAND USE: WOODS AND AGRICULTURE LAND (MOWED FOR HAY)
- IMPERVIOUS CALCULATIONS (THE FIELDS AT SOUTHPOINTE PROPERTY ONLY):

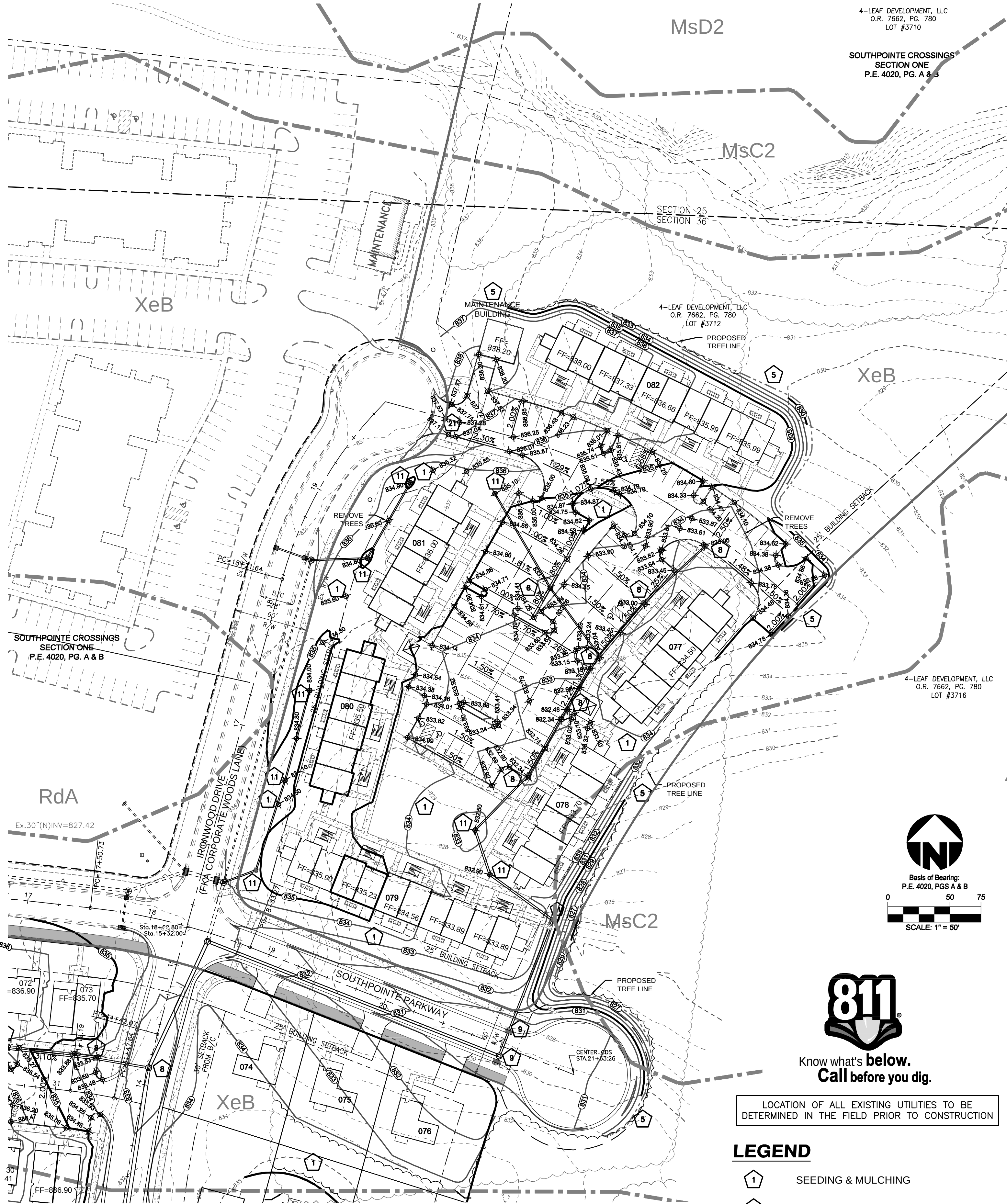
IMPERVIOUS AREA	
PRE-DEVELOPED	1.0 ACRES
POST-DEVELOPED	13.0 ACRES
IMPERVIOUS PERCENTAGE	
PRE-DEVELOPED	2.7 %
POST-DEVELOPED	35.1 %
- SEQUENCE OF MAJOR CONSTRUCTION OPERATIONS: INSTALL PERIMETER EROSION CONTROL, CLEARING AND GRUBBING, MASS EARTHWORK, INSTALLATION OF UNDERGROUND UTILITIES (SANITARY SEWER, STORM SEWER, WATERMAIN), PAVEMENT/CURB INSTALLATION, AND FINAL GRADING.
- STORM WATER FROM THE SITE IS ROUTED THROUGH NEW STORM SEWER SYSTEM TO THE EXISTING DETENTION BASIN AT THE SOUTHEAST CORNER OF THE SITE. THIS BASIN WAS CONSTRUCTED AND DESIGNED TO CONTROL THE RUNOFF FOR THE OVERALL DEVELOPMENT. THE STORM WATER OUTLETS THE EXISTING BASIN AND DRAINS EAST INTO LICK RUN, A BRANCH OF FOUR MILE CREEK.
- OHIO EPA NPDES PERMIT NUMBER:

SWPPP NOTES

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON PLANS SHALL BE REVISED OR IMPLEMENTED AS REQUIRED. CONTRACTOR SHALL MONITOR CONSTRUCTION BMPs AND PROVIDE ADDITIONAL BMPs AS REQUIRED TO PREVENT SEDIMENT RUNOFF FROM CONSTRUCTION SITE ONTO PAVEMENT AND NON-WORK AREAS.
- AT A MINIMUM, ALL EROSION AND SEDIMENT CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. QUALIFIED INSPECTION PERSONNEL (THOSE WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS) SHALL CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE EROSION CONTROL IS ADEQUATE AND PROPERLY IMPLEMENTED OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.
- SITE STABILIZATION SHALL BEGIN WITHIN 7 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED FOR 14 DAYS.
- ALL MUD OR DEBRIS TRACKED ON EXISTING STREETS AND PARKING LOT PAVEMENT SHALL BE CLEANED AT THE END OF EACH DAY OR AS DIRECTED BY THE CITY OF OXFORD OR THE OWNER. PERIODIC STREET SWEEPING MAY BE REQUIRED.
- IN ADDITION TO ANY TEMPORARY EROSION, MUD, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHOULD PLACE TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD, AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT. THE CONTRACTOR SHOULD CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL. AFTER THE VEGETATION HAS BECOME WELL ESTABLISHED, TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE REMOVED.

GRADING NOTES

- LOCATION OF EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO BEGINNING WORK.
- THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY.
- CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED MAY 6, 2014 AND ALL ADDENDUMS PRIOR TO BIDDING THE PROJECT.
- CONTRACTORS SHALL SET UP AN ONSITE PRE-CONSTRUCTION MEETING WITH THE DEVELOPER, PROJECT GEOTECHNICAL ENGINEER, EARTHWORK CONTRACTOR, AND SITE CIVIL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL ASSUME THE TOP 4" OF EXISTING GROUND IS TOPSOIL. TOPSOIL REMOVED TO DEPTHS GREATER THAN 4" SHALL BE DONE ONLY AFTER CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER AND APPROVAL OF THE DEVELOPER.
- ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER AS DESCRIBED IN THE GEOTECHNICAL EXPLORATION REPORT AND ALL ADDENDUMS.
- CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES PRIOR TO AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR DOCUMENTED UNDERCUT APPROVED BY DEVELOPER PRIOR TO COMPLETION OF THE EXTRA WORK. UPON REQUEST, CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.
- ALL PROPOSED CONTOURS & SPOT ELEVATIONS ARE INTENDED TO BE FINAL GRADES AND REFLECT PAVEMENT, FINISH FLOOR OR TOP SOIL PLACEMENT UNLESS OTHERWISE SPECIFIED. ALL SPOT ELEVATIONS IN PAVEMENT AREAS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



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

LEGEND

- 1 SEEDING & MULCHING
- 5 SILT FENCE OR MULCH BERM
- 8 DANDY BAG (OR APPROVED EQUAL)
- 9 DANDY CURB BAG (OR APPROVED EQUAL)
- 11 INLET PROTECTION
- 21 CONSTRUCTION ENTRANCE
- FF FINISHED FLOOR ELEVATION
- 100YR E.S.R. EMERGENCY STORM ROUTE

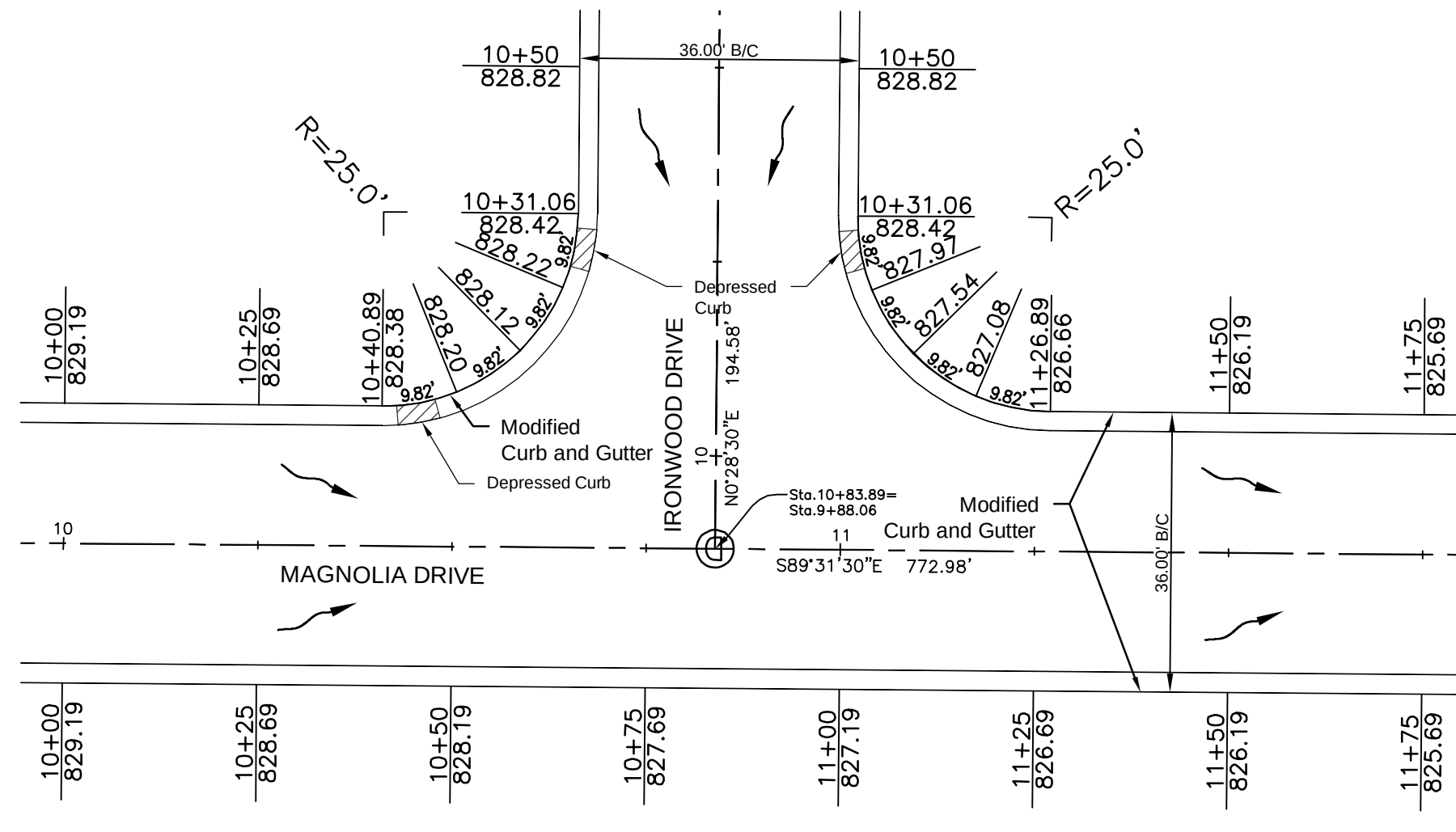
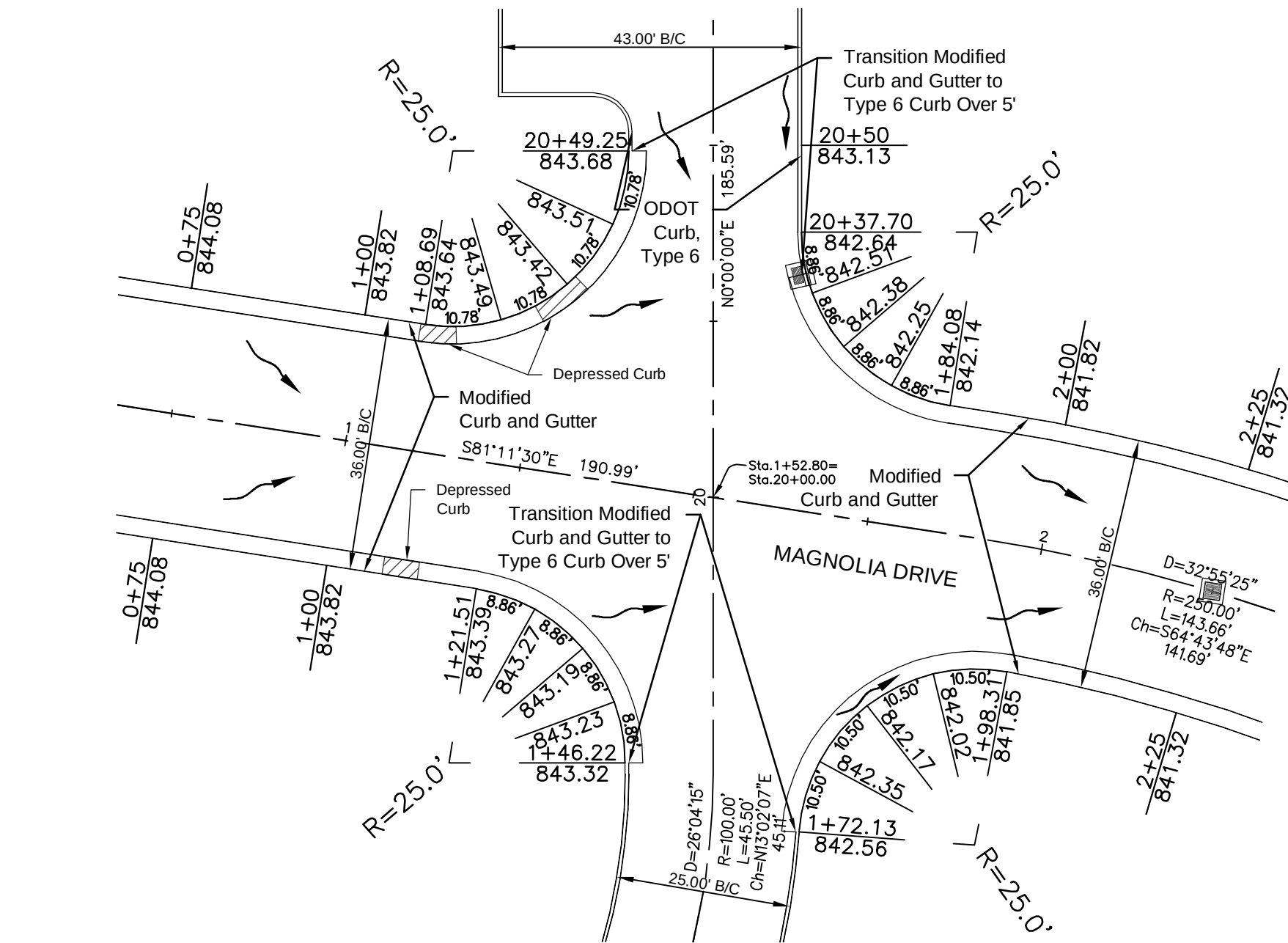
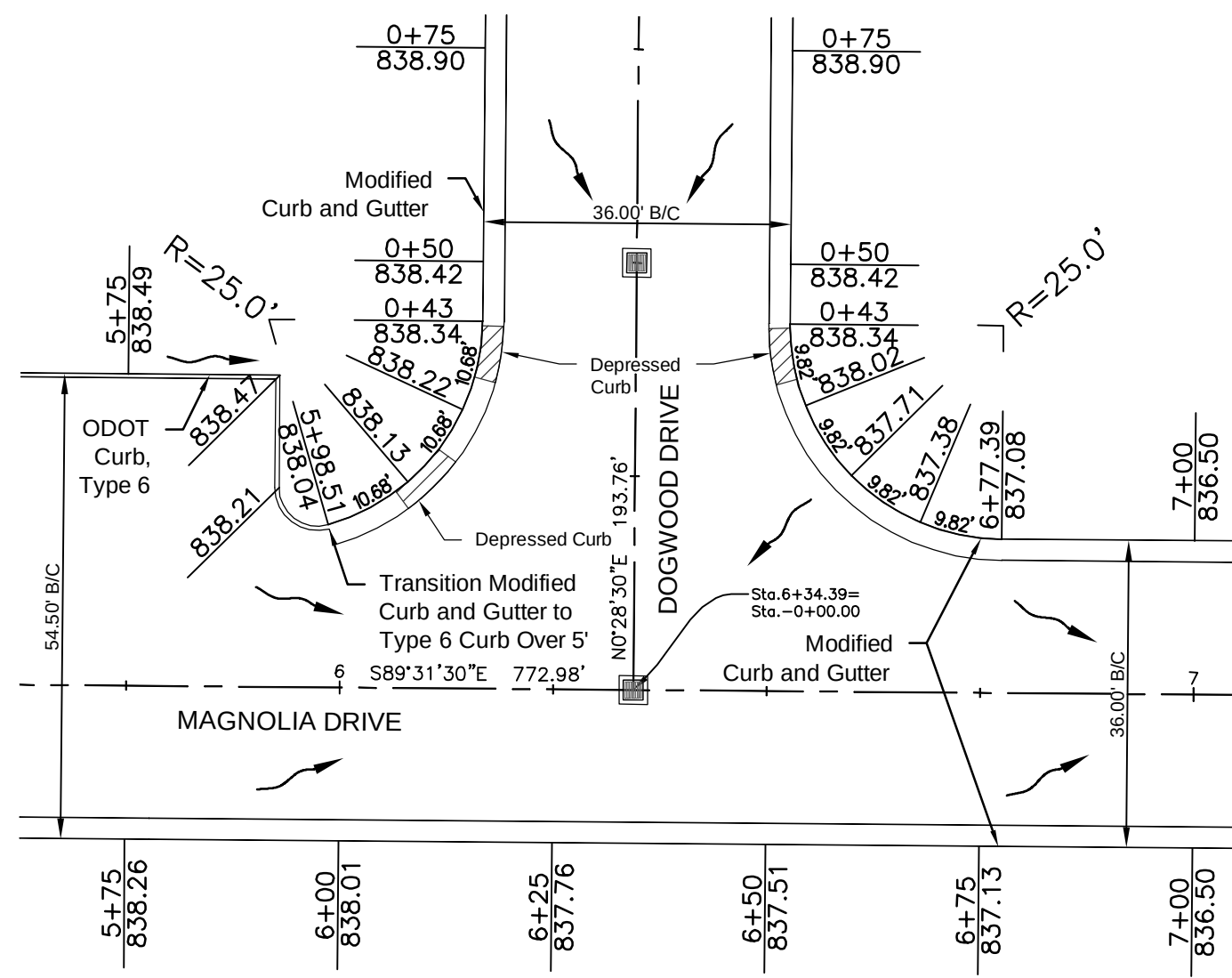
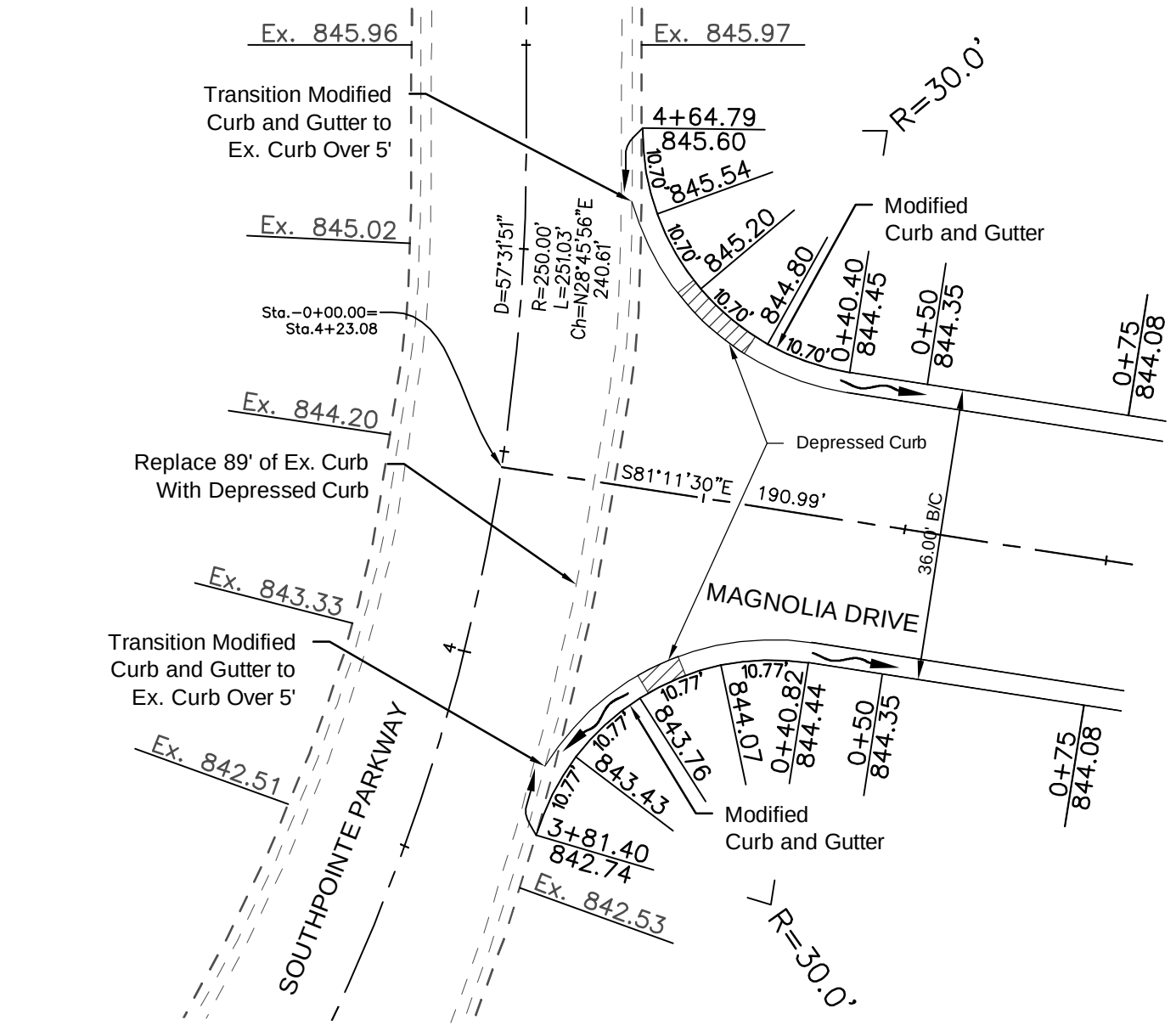
THE FIELDS AT SOUTHPOINTE
FINAL DEVELOPMENT PLAN
LOTS 3710, 3712, 3714 & 3715 SOUTHPOINTE CROSSINGS
BUTLER COUNTY, OHIO

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

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Drawn by: GJK
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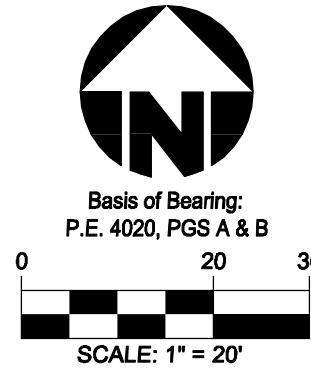
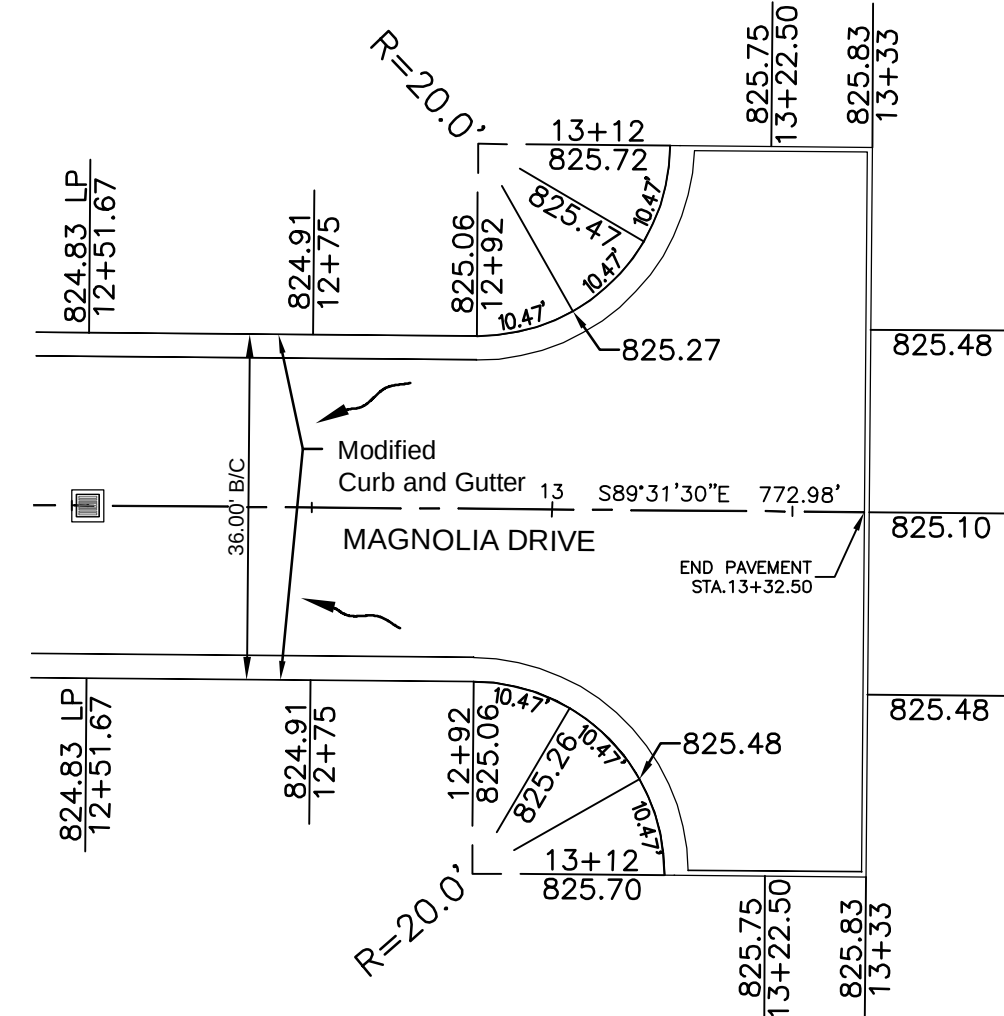
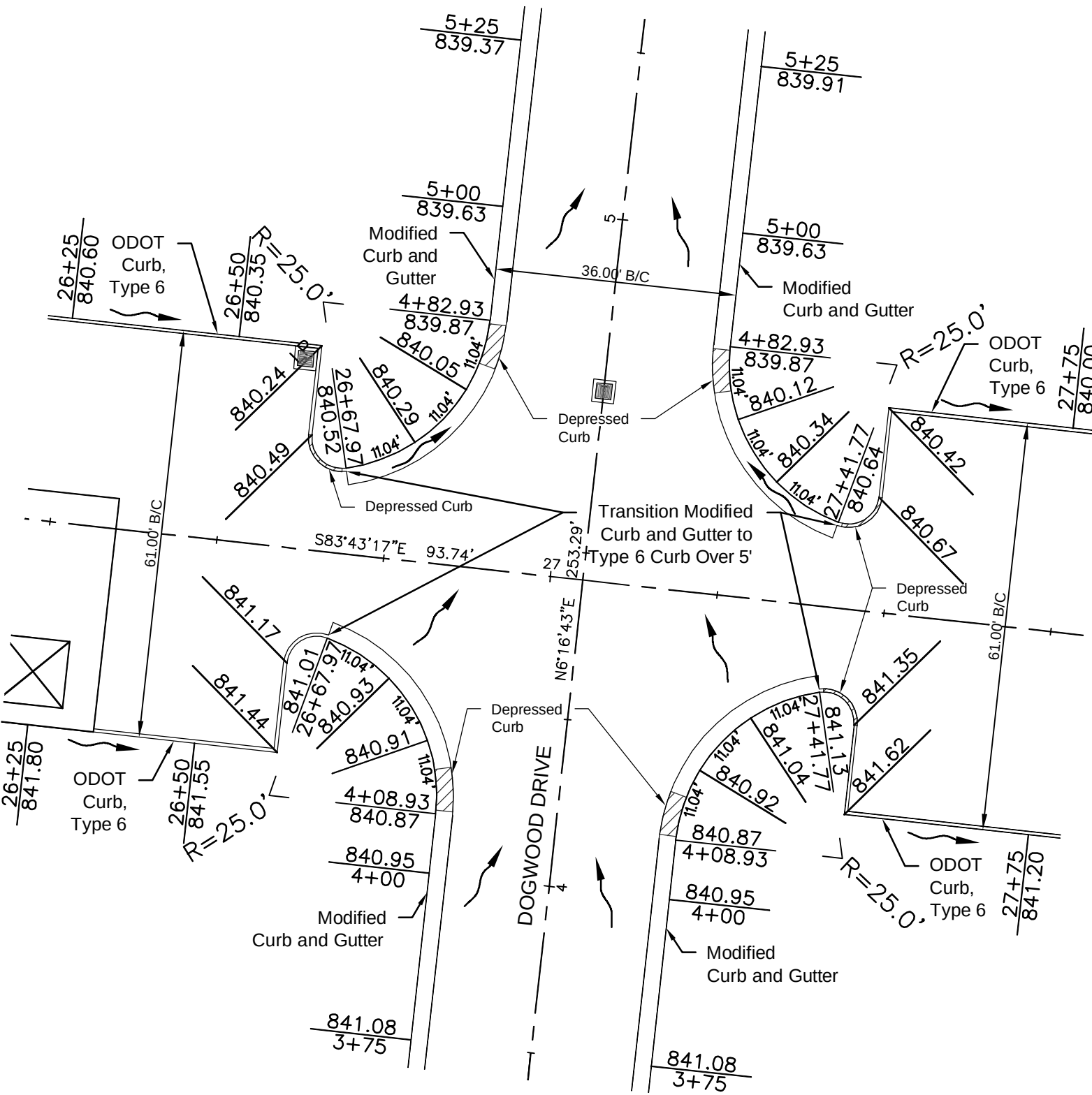
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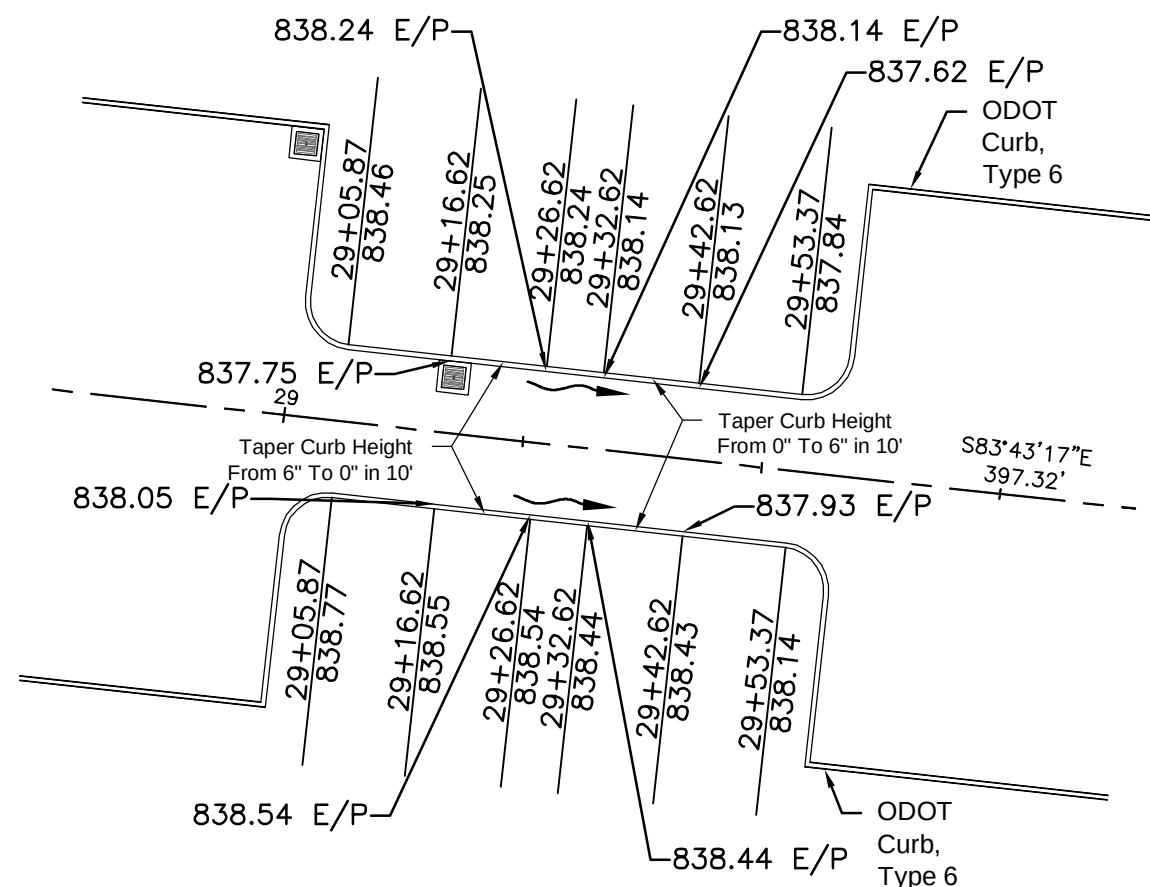
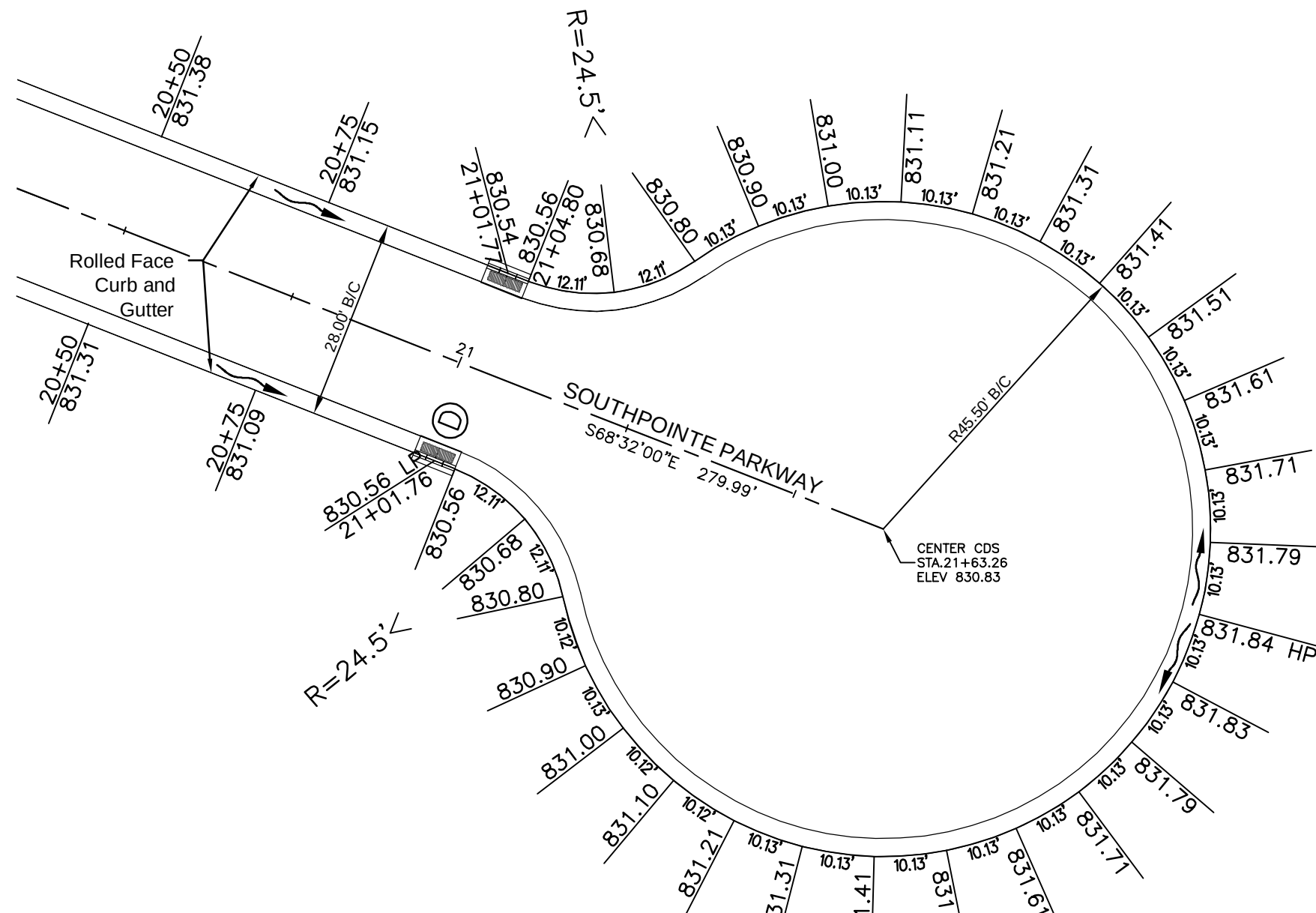
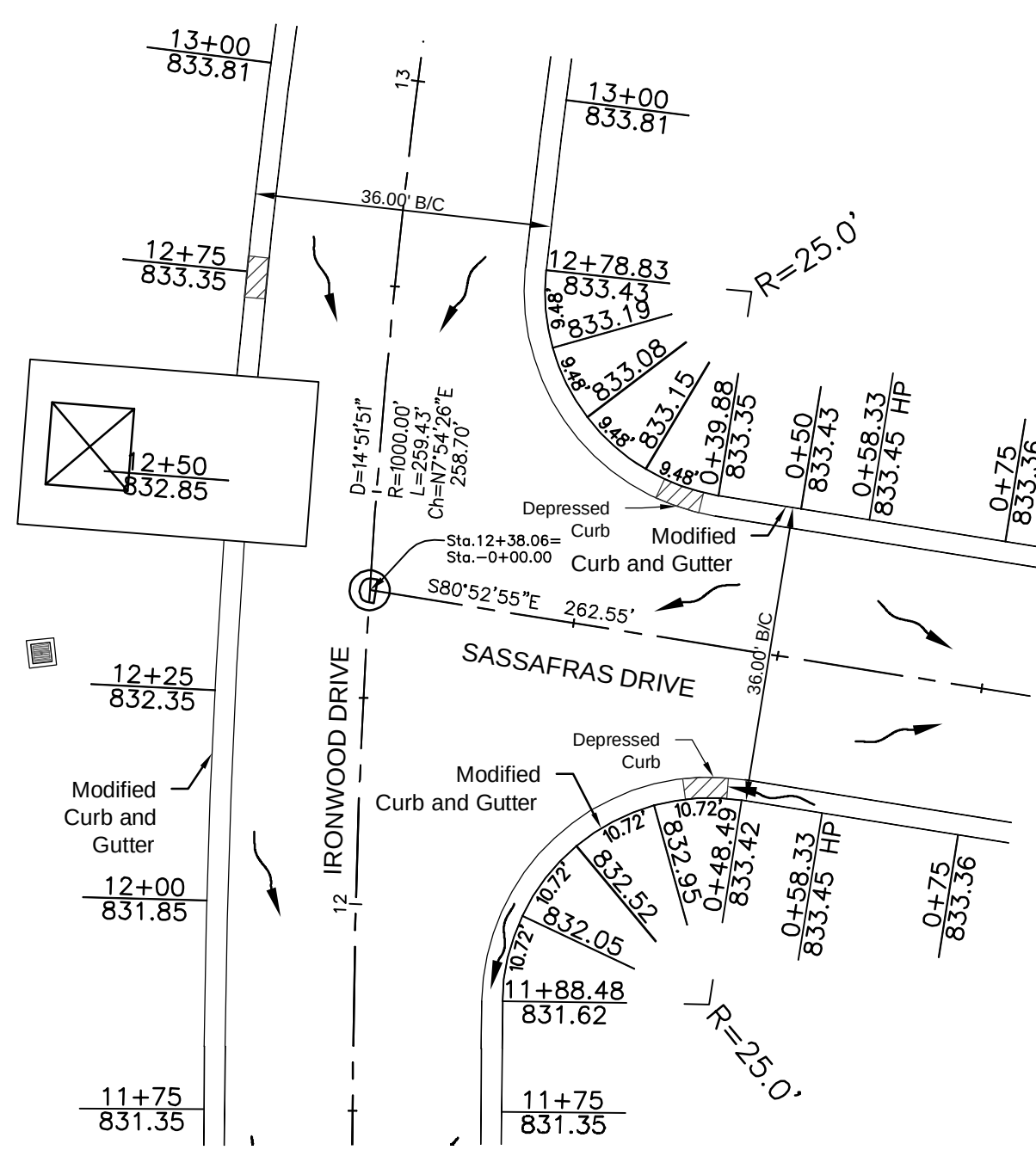
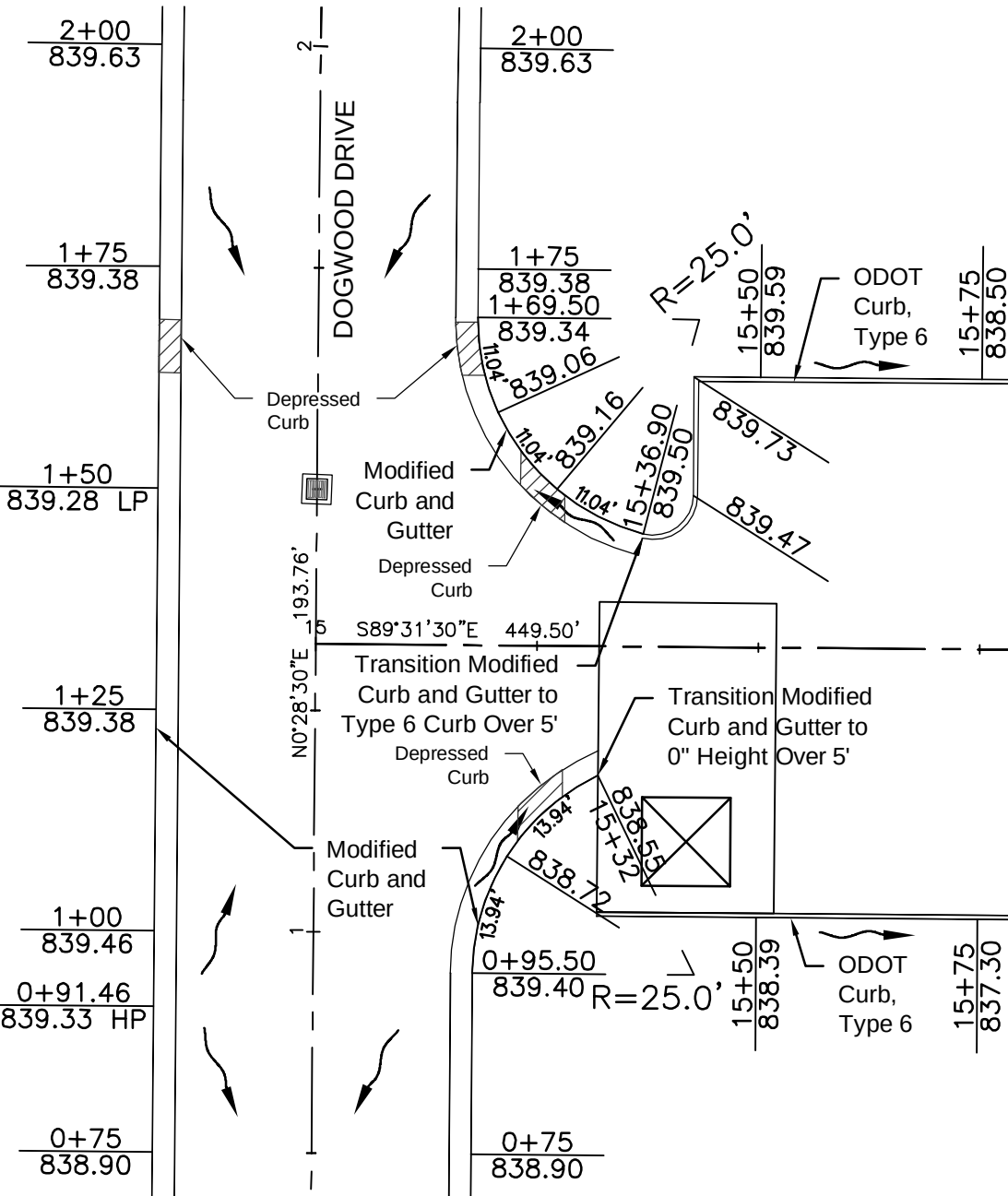
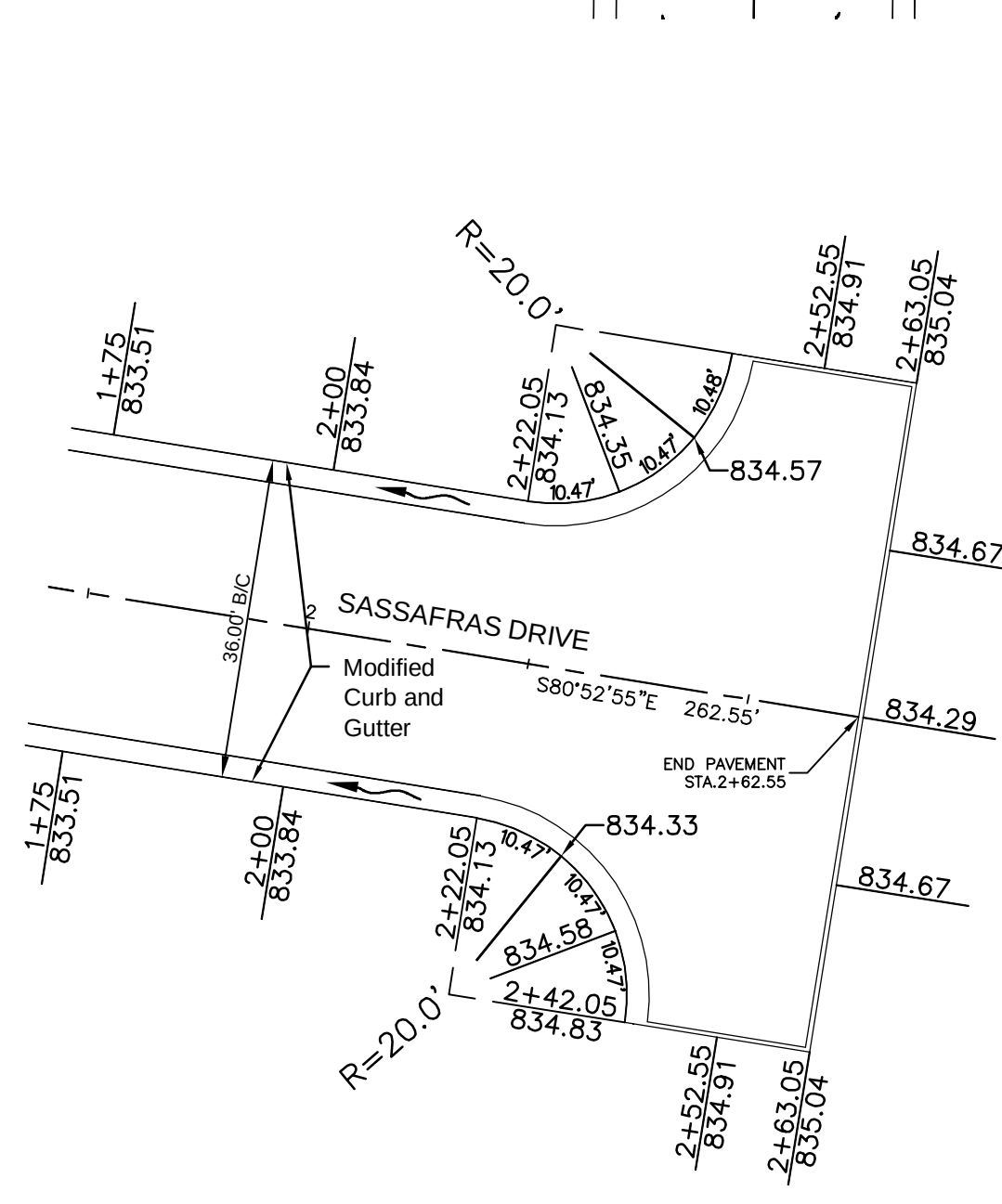
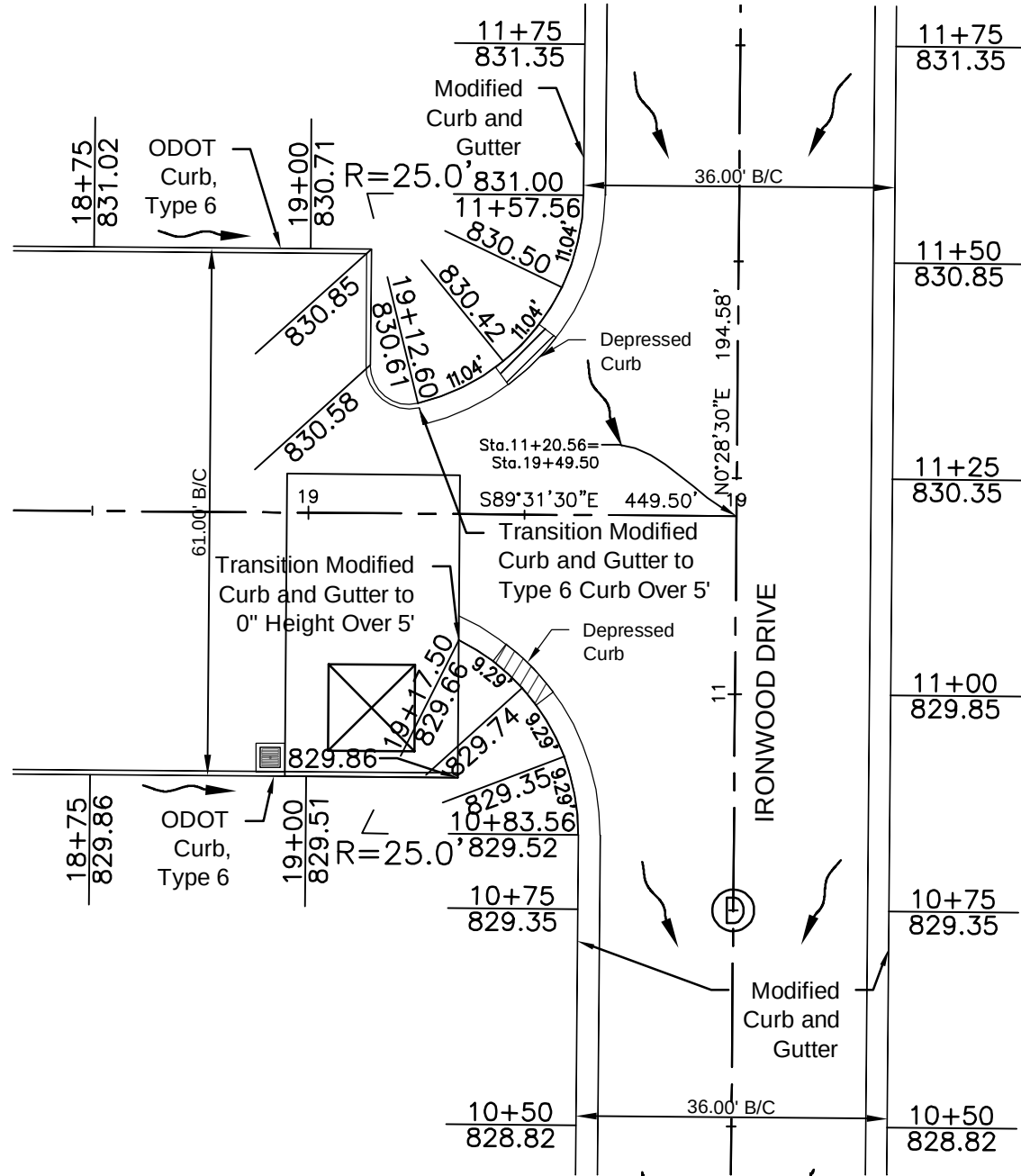
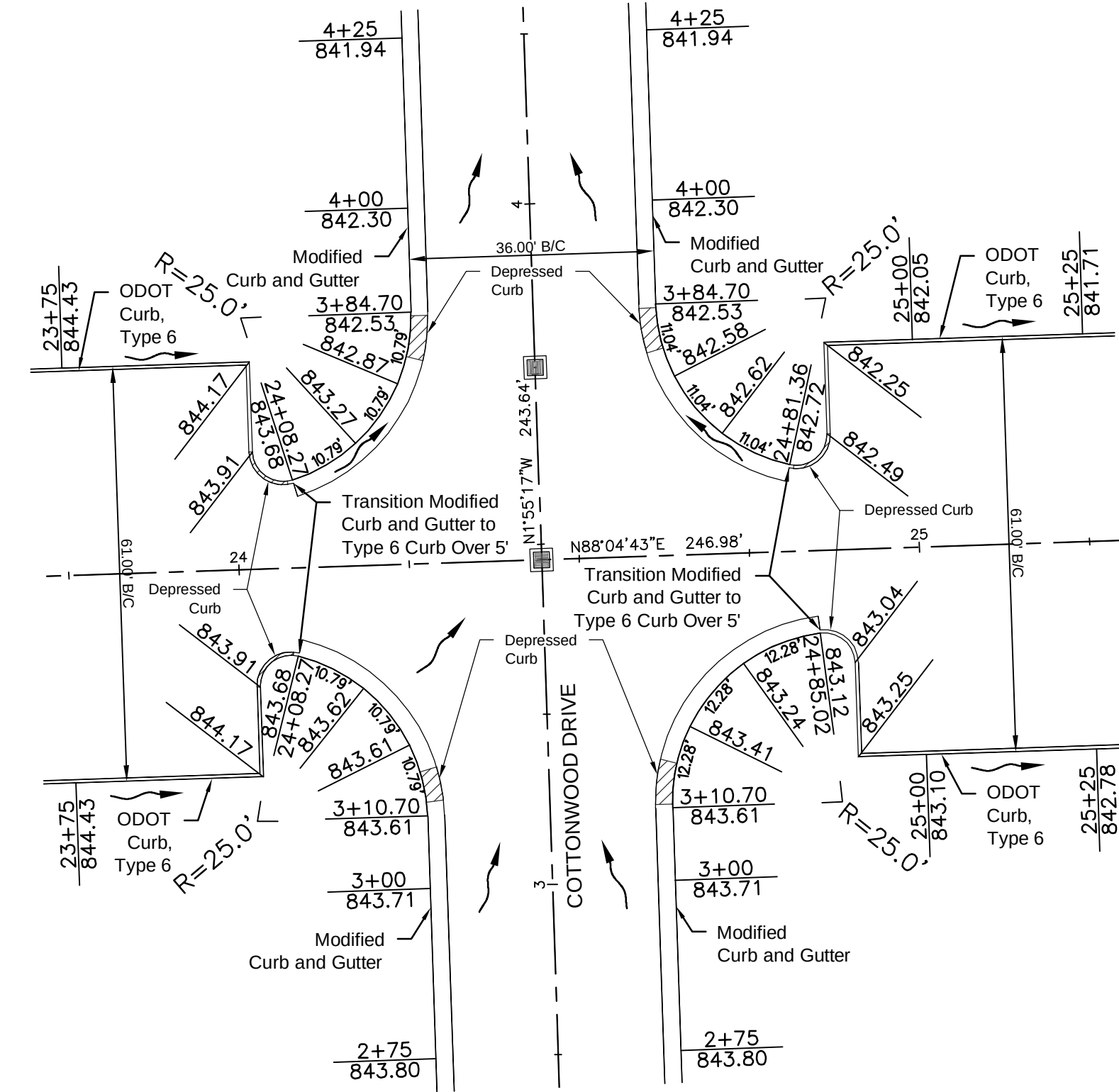
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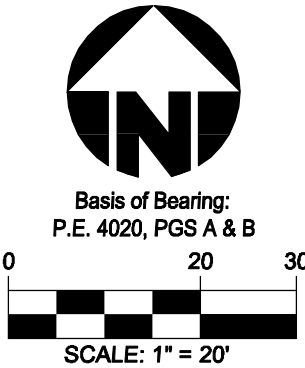
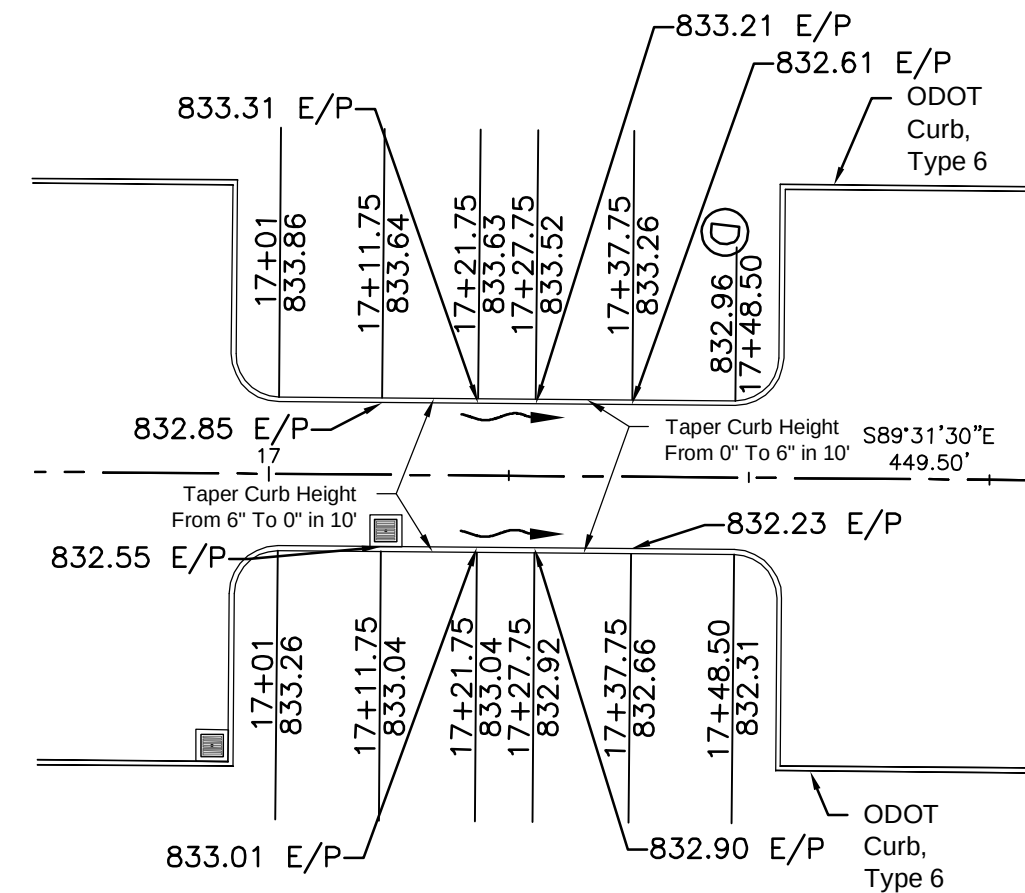
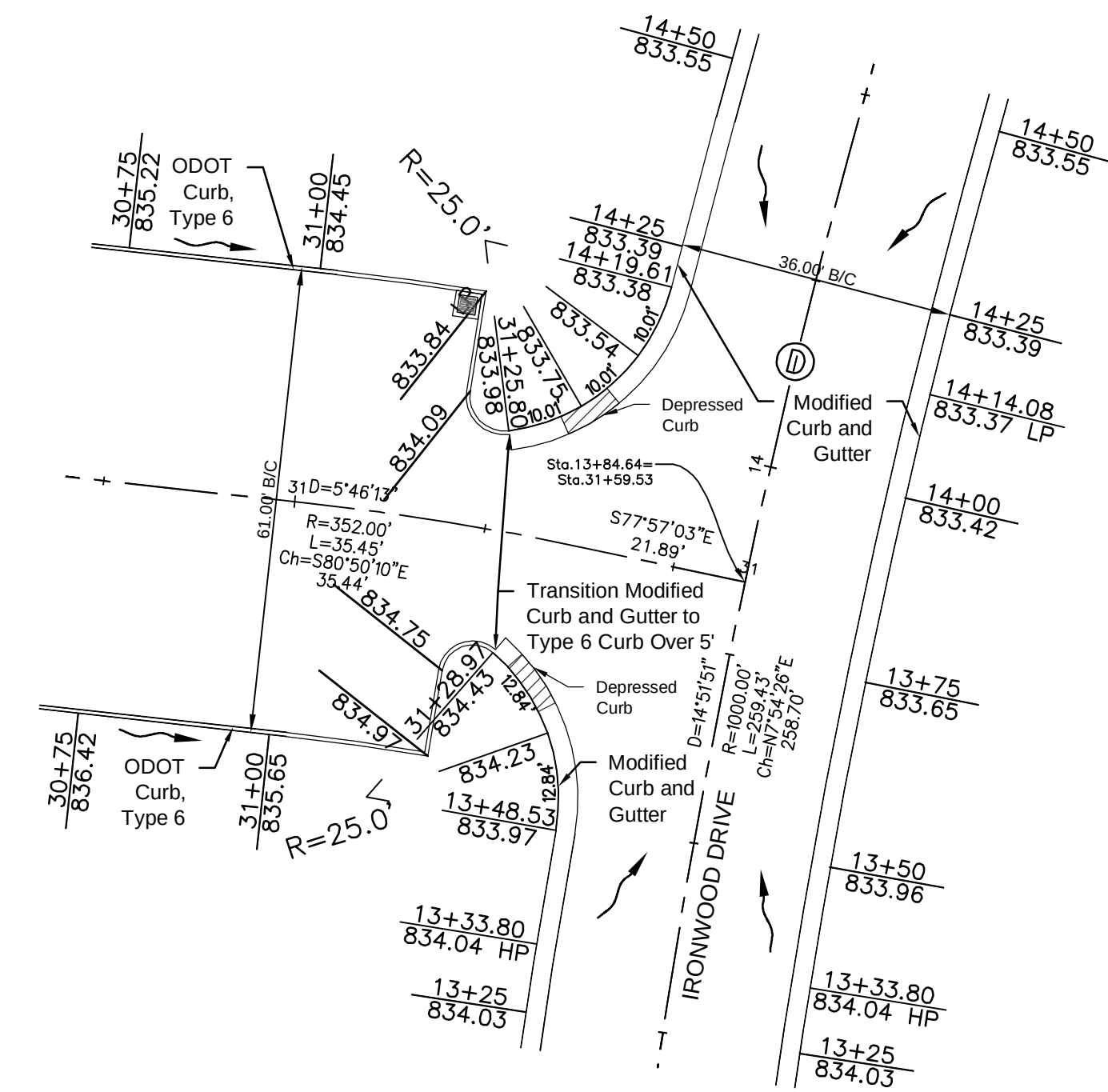
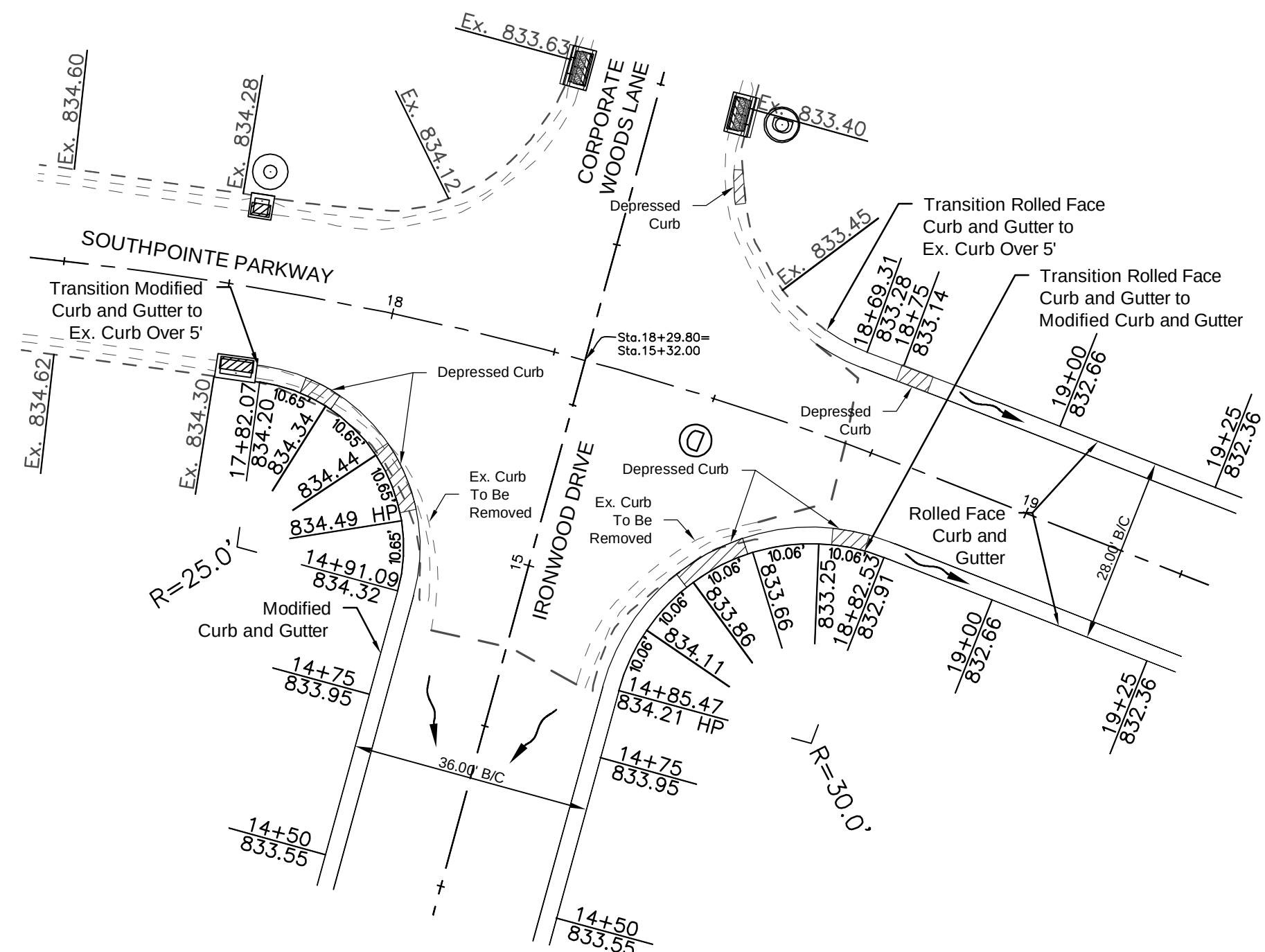
NOTE:

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

[illegible]



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



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



Drawing: 14D018-000 CD INTX DETL
Drawn by: LWB
Checked by: EMR
Issue Date: 11-25-15
Sheet:

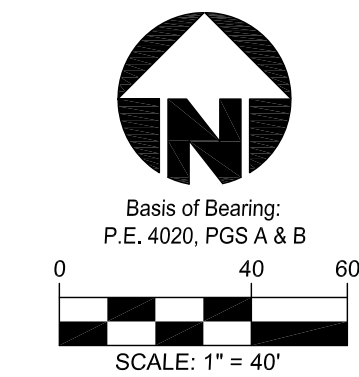
C8.1

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Item: Revision Description

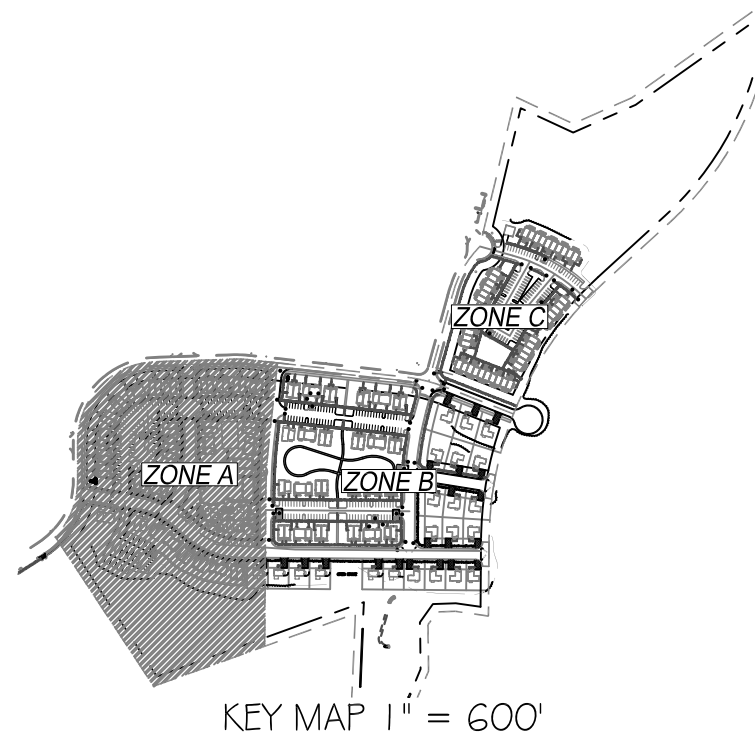
Date: Dwn: Chk:

Plot time: Nov 25, 2015 - 1:10pm
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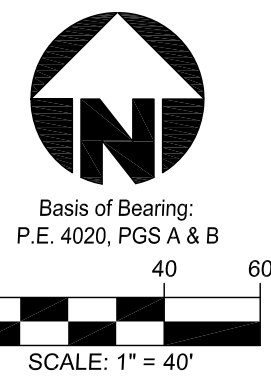


TREE PLANTING PLAN - ZONE A

1
L1.0 SCALE: 1" = 40' - 0"

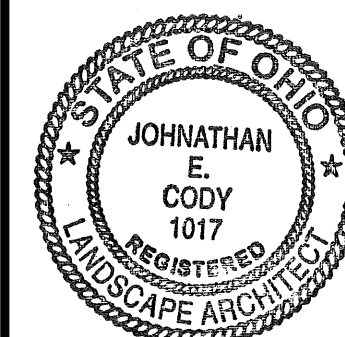
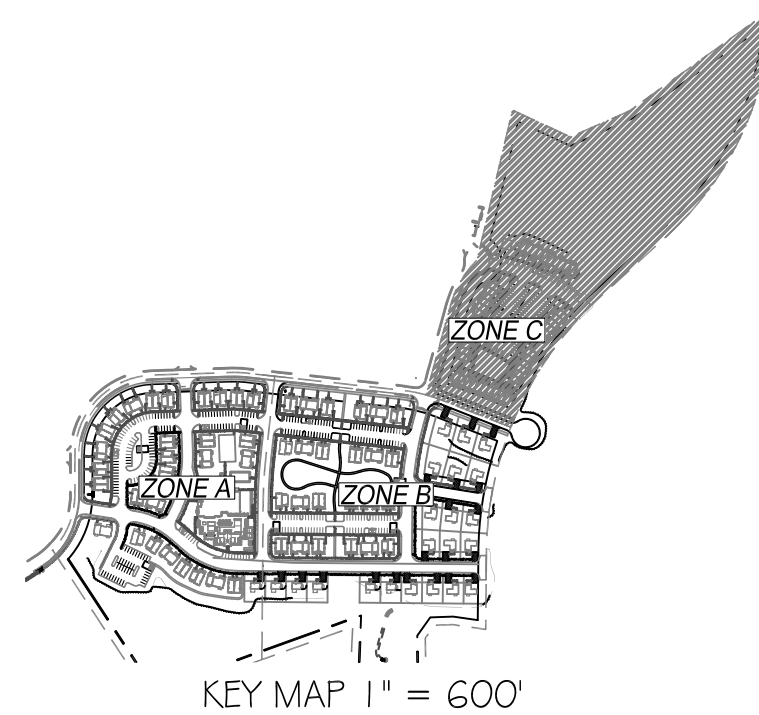


ZONE B - SEE 1/L1.1



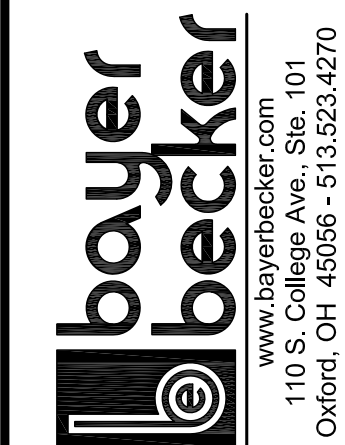
TREE PLANTING PLAN - ZONE C

2
L1.0 SCALE: 1" = 40' - 0"



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

TREE PLANTING PLAN - ZONES A & C



Drawing: 14D018-000 LA
Drawn by: JEC
Checked by: HMW
Issue Date: 11-25-2015
Sheet:

L1.0

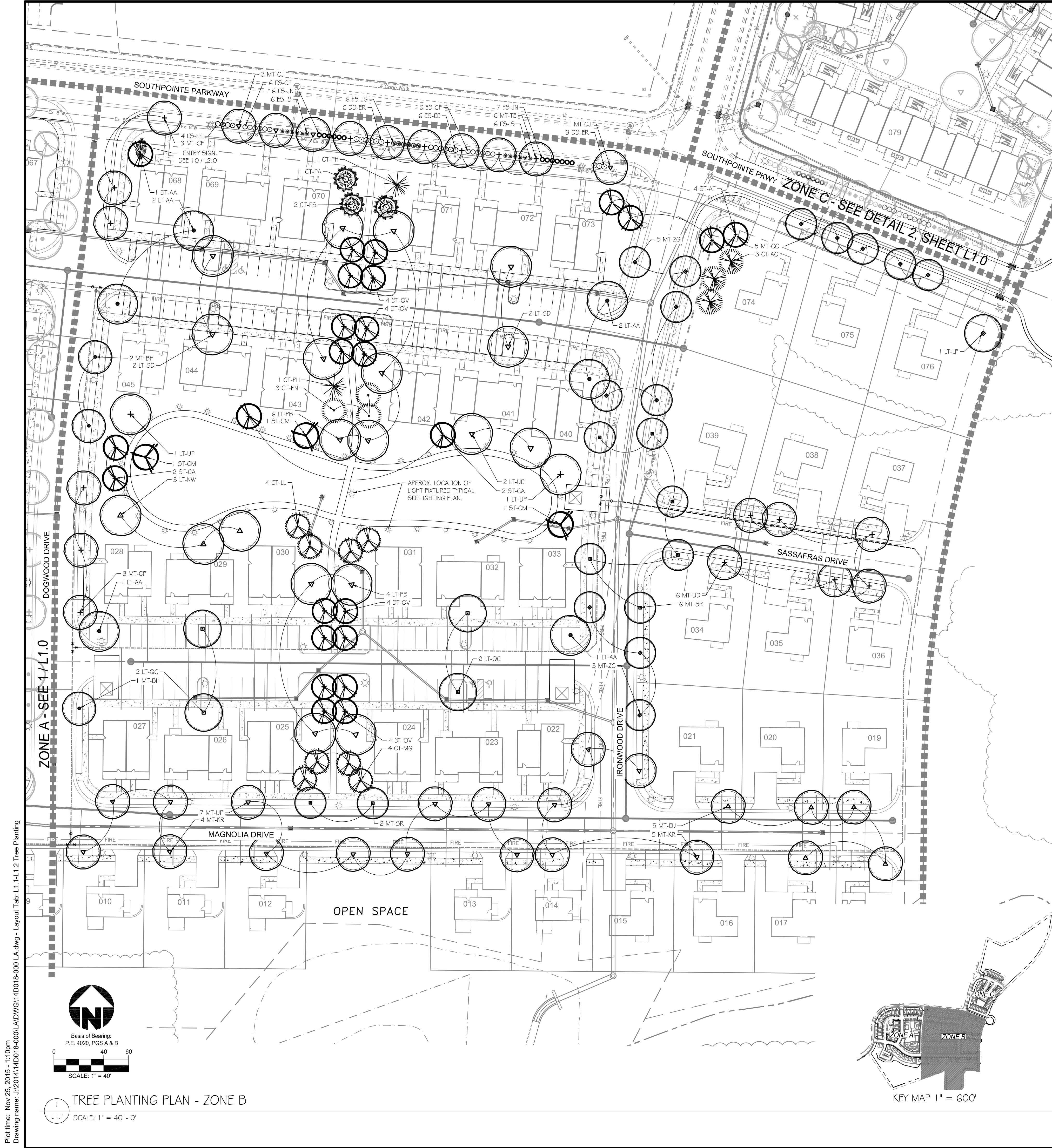
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Revision Description

Date

Drawn: Chk:

Item



PROPOSED PLANT LIST - SITE TREES

Large Trees										
KEY	Zone A	Zone B	Zone C	Total	Latin	Common	Size	Install	Notes	% of Total
LT-AA	10	6		16	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.0" cal.	B&B	Full & Well Formed	16%
LT-GD	1	4	5	10	Gymnocladus dioica 'Stately Manner'	Stately Manner Kentucky Coffeetree	2.0" cal.	B&B	Full & Well Formed	10%
LT-GP	7		5	12	Ginkgo biloba 'Presidential Gold'	Presidential Gold Ginkgo	2.0" cal.	B&B	Full & Well Formed, male only	12%
LT-LF	5	1	4	10	Liriodendron tulipifera 'Fastigiatum'	Fastigiatum Tulip Poplar	2.0" cal.	B&B	Full & Well Formed	10%
LT-NW		3		3	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.0" cal.	B&B	Full & Well Formed	3%
LT-PB		10		10	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.0" cal.	B&B	Full & Well Formed	10%
LT-QC		4	4	8	Quercus coccinea	Scarlet Oak	2.0" cal.	B&B	Full & Well Formed	8%
LT-QM	5		2	7	Quercus ellipsoidalis 'Majestic Skies'	Majestic Skies Northern Pin Oak	2.0" cal.	B&B	Full & Well Formed	7%
LT-TS		3	4	7	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2.0" cal.	B&B	Full & Well Formed	7%
LT-UE	2	2	4	8	Ulmus popinqua 'Emerald Sunshine'	Emerald Sunshine Elm	2.0" cal.	B&B	Full & Well Formed	8%
LT-UP	3	2	4	9	Ulmus americana 'Princeton'	Princeton Elm	2.0" cal.	B&B	Full & Well Formed	9%
Total Large Trees				100					Total	100%
Medium Trees										
KEY	Zone A	Zone B	Zone C	Total	Latin	Common	Size	Install	Notes	% of Total
MT-BH	4	3		7	Betula nigra 'Heritage'	Heritage River Birch	2.0" cal.	B&B	Full & Well Formed	5%
MT-CC	8	5	4	17	Corylus columna	Turkish Filbert	2.0" cal.	B&B	Full & Well Formed	12%
MT-CF	12	6		18	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2.0" cal.	B&B	Full & Well Formed, Tree Form	13%
MT-CJ	7	4	3	14	Cercidiphyllum japonicum	Katura Tree	2.0" cal.	B&B	Full & Well Formed	10%
MT-EU		5	3	8	Eucommia ulmoides	Hardy Rubber Tree	2.0" cal.	B&B	Full & Well Formed, Tree Form	6%
MT-GI	8			8	Gleditsia triacanthos var. inermis 'Imperial'	Imperial Thornless Honeylocust	2.0" cal.	B&B	Full & Well Formed	6%
MT-KR		9		9	Koeleruteria paniculata 'Rose Lantern'	Rose Lantern Golden Raintree	2.0" cal.	B&B	Full & Well Formed	6%
MT-SR		8		8	Sophora japonica 'Regent'	Regent Japanese Pagoda Tree	2.0" cal.	B&B	Full & Well Formed	6%
MT-TE	9	6		15	Tilia x euchlora 'Redmond'	Redmond Crimean Linden	2.0" cal.	B&B	Full & Well Formed	11%
MT-UD	6	6		12	Ulmus parvifolia 'Dynasty'	Dynasty Lacebark Elm	2.0" cal.	B&B	Full & Well Formed	9%
MT-UP		7	1	8	Ulmus x 'Patriot'	Patriot Elm	2.0" cal.	B&B	Full & Well Formed	6%
MT-ZG	8	8		16	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.0" cal.	B&B	Full & Well Formed	11%
Total Medium Trees				140					Total	100%
Small Trees										
KEY	Zone A	Zone B	Zone C	Total	Latin	Common	Size	Install	Notes	% of Total
ST-AT		4	2	6	Acer tartaricum	Tartarian Maple	2.0" cal.	B&B	Full & Well Formed, Tree Form	8%
ST-AA	4	1		5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8" ht.	B&B	Full & Well Formed, Clump Form	7%
ST-CA		4	2	6	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	2.0" cal.	B&B	Full & Well Formed	8%
ST-CC			4	4	Crataegus crus-galli var. inermis 'Crusader'	Crusader Hawthorn	2.0" cal.	B&B	Full & Well Formed, Tree Form	5%
ST-CF	2		2	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.0" cal.	B&B	Full & Well Formed	5%
ST-CM		3		3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	8" ht.	B&B	Full & Well Formed, Clump Form	4%
ST-MA	4		4	8	Maackia amurensis	Amur Maackia	2.0" cal.	B&B	Full & Well Formed	11%
ST-MH	4		2	6	Malus 'Hargozam'	Hargest Gold Crabapple	2.0" cal.	B&B	Full & Well Formed, Tree Form	8%
ST-MS	8		4	12	Malus 'Sutyazm'	Sugar Tyme Crabapple	2.0" cal.	B&B	Full & Well Formed, Tree Form	16%
ST-OV		16		16	Ostrya virginiana	American Hophornbeam	2.0" cal.	B&B	Full & Well Formed	21%
ST-PP	5			5	Parrotia persica	Persian Parrotia	8" ht.	B&B	Full & Well Formed, Clump Form	7%
Total Small Trees				75					Total	100%
Conifer & Evergreen Trees										
KEY	Zone A	Zone B	Zone C	Total	Latin	Common	Size	Install	Notes	% of Total
CT-AC		3	2	5	Abies concolor	White Fir	6' ht.	B&B	Full & Well Formed	12%
CT-IF	3		2	5	Ilex opaca (female)	American Holly	8' ht.	B&B	Specimen	12%
CT-IM	1		1	2	Ilex opaca (male)	American Holly	8' ht.	B&B	Specimen	5%
CT-LL		4		4	Larix laricina	American larch	6' ht.	B&B	Full & Well Formed	10%
CT-MG		4		4	Metasequoia glyptostroboides	Dawn Redwood	2" cal.	B&B	Full & Well Formed	10%
CT-PA		1	4	5	Picea abies	Norway Spruce	7' ht.	B&B	Full & Well Formed	12%
CT-PH		2		2	Picea pungens 'Hoopsii'	Colorado Blue Spruce	6' ht.	B&B	Specimen	5%
CT-PM	2		2	4	Pseudotsuga menziesii	Douglas Fir	6' ht.	B&B	Full & Well Formed	10%
CT-PN		3	4	7	Pinus nigra	Austrian Pine	6' ht.	B&B	Full & Well Formed	17%
CT-PS		2	2	4	Pinus sylvestris	Scotch Pine	6' ht.	B&B	Full & Well Formed	10%
Total Conifer Trees				42					Total	100%

PROPOSED PLANT LIST - SHRUB BUFFER ALONG SOUTHPOINTE PARKWAY

Street Buffer - Shrubs										
KEY	Zone A	Zone B	Zone C	Total	Latin	Common	Size	Install	Notes	% of Total
DS-ER	12	9	10	31	Euonymus alatus 'Rudy Haag'	Rudy Haag Burning Bush	24" ht.	Cont.	Full & Well Formed	13%
ES-CF	23	12	4	39	Chamaecyparis pisifera 'filifera Golden Mop'	Golden Mop False Cypress	24" ht.	Cont.	Full & Well Formed	16%
ES-EE	30	10	9	49	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	24" ht.	Cont.	Full & Well Formed	21%
ES-IS	23	12	5	40	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" ht.	Cont.	Full & Well Formed	17%
ES-JG	25	6	6	37	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" ht.	Cont.	Full & Well Formed	16%
ES-JN	23	13	6	42	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	24" ht.	B&B	Full & Well Formed	18%
Total Street Buffer - Shrubs				238					Total	100%

PROPOSED PLANT LIST - TOWNHOMES

Townhomes									
Shrubs									
KEY	Building T1	Building T2		Latin	Common	Size	Install	Notes	
DS-A	4	4		Aesulus parvifolia	Bottlebrush Buckeye	30" ht.	Cont.	Full & Well Formed	
				Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	30" ht.	Cont.	Full & Well Formed	
				Linicera fragrantissima	Fragrant Honeysuckle	30" ht.	Cont.	Full & Well Formed	
				Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	30" ht.	Cont.	Full & Well Formed	
				Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	30" ht.	Cont.	Full & Well Formed	
DS-B	2	4		Lindera benzoin	Spicebush	30" ht.	Cont.	Full & Well Formed	
				Myrica pensylvanica	Northern Bayberry	30" ht.	Cont.	Full & Well Formed	
				Viburnum plicatum var. tomentosum 'Shasta'	Shasta Viburnum	30" ht.	Cont.	Full & Well Formed	
				Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	Crimson Pygmy Barberry	15" ht.	Cont.	Full & Well Formed	
				Deutzia gracilis	Slender Deutzia 'Nikko'	15" ht.	Cont.	Full & Well Formed	
DS-C	7	14		Hypericum frondosum 'Sunburst'	St. Johnswort	15" ht.	Cont.	Full & Well Formed	
				Spiraea x bumalda 'Goldflame'	Goldflame Spirea	15" ht.	Cont.	Full & Well Formed	
				Hydrangea macrophylla 'Goliath'	Goliath Hydrangea	15" ht.	Cont.	Full & Well Formed	
				Itea virginiana 'Little Henry'	Little Henry's Itea	15" ht.	Cont.	Full & Well Formed	
				Rosa RADtko p.p. 16202 'Double Knockout'	Double Knockout Rose	15" ht.	Cont.	Full & Well Formed	
DS-D	1	10		Viburnum carlesii 'Cayuga'	Korean Spice Viburnum	15" ht.	Cont.	Full & Well Formed	
				Ilex verticillata 'Red Sprite' / 'Jim Dandy'	Red Sprite Winterberry	15" ht.	Cont.	Full & Well Formed	
				Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	15" ht.	Cont.	Full & Well Formed	
				Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	15" ht.	Cont.	Full & Well Formed	
				Buxus x 'Green Gem'	Green Gem Boxwood	15" ht.	Cont.	Full & Well Formed	
ES-A	13	16		Buxus sinica insularis 'Wintergreen'	Wintergreen Boxwood	15" ht.	Cont.	Full & Well Formed	
				Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	15" ht.	Cont.	Plant 1 Jim Dandy per grouping	
				Buxus x 'Green Mountain'	Green Mountain Boxwood	30" ht.	Cont.	Full & Well Formed	
				Juniper communis 'Kalebab'	Kalebab Juniper	30" ht.	Cont.	Full & Well Formed	
				Picea pungens 'Montgomery'	Dwarf Colorado Blue Spruce	30" ht.	Cont.	Full & Well Formed	
ES-B	8	20		Chamaecyparis pisifera 'Hillera Golden Mop'	Golden Mop False Cypress	30" ht.	Cont.	Full & Well Formed	
				Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	30" ht.	Cont.	Full & Well Formed	
				Juniperus chinensis 'Hetzli Glauca'	Hetz Blue Juniper	30" ht.	Cont.	Full & Well Formed	
				Total Shrubs					
ES-C									
ES-D									
Total Ornamental Grasses, Groundcover									
KEY	Building T1	Building T2		Latin	Common	Size	Install	Notes	
OG-A	15	18		Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Reed Grass	#2	Cont.	Clump, spaced as shown	
				Miscanthus sinensis 'Yaku Shima'	Dwarf Maiden Grass	#2	Cont.	Clump, spaced as shown	
				Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#2	Cont.	Clump, spaced as shown	
				Panicum virgatum 'Rostrahlbusch'	Purple Maiden Grass	#2	Cont.	Clump, spaced as shown	
				Miscanthus sinensis 'Gracillima'	Maiden Grass	#5	Cont.	Clump, spaced as shown	
OG-B				Miscanthus sinensis 'Malpartus'	Malpartus Maiden Grass	#5	Cont.	Clump, spaced as shown	
				Panicum virgatum 'Dallas Blues'	Dallas Blues Switch Grass	#5	Cont.	Clump, spaced as shown	
				Total Ornamental Grasses					
	15	18		Total Ornamental Grasses					

STATE OF OHIO

JOHNATHAN E. CODY

1017

REGISTERED LANDSCAPE ARCHITECT

Item

Revision Description

Date

Drawn: Chk:

THE FIELDS AT SOUTHPOINTE

FINAL DEVELOPMENT PLAN

LOTS 3710, 3712, 3714 & 3715 SOUTHPOINTE CROSSINGS

CITY OF OXFORD

BUTLER COUNTY, OHIO

TREE PLANTING PLAN - ZONE B

bayer becker

www.bayerbecker.com

110 S. College Ave., Ste. 101

Oxford, OH 45056 - 513.523.4270

Drawing: 14D018-000 LA

Drawn by: JEC

Checked By: HMW

Issue Date: 11-25-2015

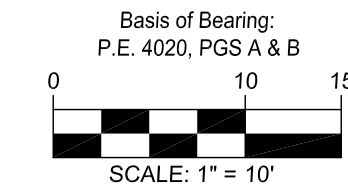
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L1.1



Main Entry Sign						
Shrubs						
KEY	QTY	Latin	Common	Size	Install	Notes
ES-CG	2	Chamaecyparis pisifera 'filifera Golden Mop'	Golden Mop False Cypress	30" ht.	B&B	Full & Well Formed
	2	Total Shrubs				
Ornamental Grasses, Groundcover & Perennials						
KEY	QTY	Latin	Common	Size	Install	Notes
GC-5C	36	Seasonal Color	Annals by Owner	4.5"	Cont.	12" o.c.
OG-MY	1	Miscanthus sinensis 'Yaku Shima'	Dwarf Maiden Grass	#2	Cont.	Clump, spaced as shown
OG-PH	3	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2	Cont.	Clump, spaced as shown
OG-PR	6	Panicum virgatum 'Rosthalbusch'	Red Rays Switch Grass	#2	Cont.	Clump, spaced as shown
	46	Total Ornamental Grasses, Groundcovers & Perennials				

Secondary Entry Sign						
Ornamental Grasses, Groundcover & Perennials						
KEY	QTY	Latin	Common	Size	Install	Notes
GC-LM	15	<i>Liriope muscari</i> 'Variegata'	Variegated Liriope	#1	Cont.	18" o.c.
OG-PA	3	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	#2	Cont.	Clump, spaced as shown
	18	Total Ornamental Grasses, Groundcovers & Perennials				





- A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO DO SO UNLESS ABSENCE OF SUCH INFORMATION IS EVIDENT FROM THE PROJECT FILES WILL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- B. PROTECT ALL EXISTING VEGETATION TO REMAIN AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 4" TALL FENCE 5' OUTSIDE THE DRIP LINE OF TREES TO REMAIN. WATER TREES AND SHRUBS TO MAINTAIN HEALTH AND GROWTH UNTIL THE LANDSCAPE ARCHITECT DETERMINES (NOAH LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.
- C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE ACCESS, WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.
- D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
- E. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR SITE OF PLANTING OR BOTH. COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- F. IF LANDSCAPE ARCHITECT REQUESTS ADJUSTMENT TO PLANTS TO FIT THE SITE CONDITIONS, A STAKE OUT LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
- G. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TO WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.
- H. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND UTILITY COMPANIES TO PROTECT ALL UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.
- I. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.
- J. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES, ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES TO THE PLANTING LIST MUST BE REQUESTED BY THE OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.
- K. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLIANCE WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
- L. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- M. TREE AND SHRUB BALLS AND TRUNK PROTECTOR SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PORTIONNATE INCREASE IN SIZE OF ROOTS OR BALLS.
- N. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
- O. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIBER WITH AN ENDURABLE, NON-TOXIC, WEAR-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.
- P. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.
- Q. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE IRRIGATION SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.
- R. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC., ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- S. IF IRRIGATION IS PART OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS.
- T. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

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

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

I. ALL TOPSOIL SHALL BE SHREDDED, CLEAN, AND UNIFORM IN QUALITY FREE FROM HARD CLUMBS, STIFF CLAY, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:

- ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER AS DETERMINED BY LOSS OF IGNITION
- pH - SHALL RANGE BETWEEN 6.0 - 7.5
- SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY PASSING THROUGH A 2.00 MM (#10) SIEVE
 - a. SAND - 30%-75%
 - b. SILT - 15%-70%
 - c. CLAY - 10%-30%

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

K. INORGANIC SOIL AMENDMENTS INCLUDE THE FOLLOWING:

- LIME - ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE EQUIVALENT AS FOLLOWS:
 - a. PROVIDE LIME IN FORM OF GROUND, DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NO LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 95% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
- SULFUR - GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90% SULFUR, WITH A MINIMUM OF 99% PASSING THROUGH NUMBER 6 SIEVE AND A MAXIMUM OF 10% PASSING THROUGH A NUMBER 40 SIEVE.
- AXIS CALCINED DIATOMACEOUS EARTH SOIL AMENDMENT - SEE PREPARATION AND PLACING NOTES FOR APPLICATION RATES.

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

- A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS ARE CORRECTED.
- B. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING TREES FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
 1. INSTALL EROSION CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- C. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING HANDLING AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED, ALL TREES AND SHRUBS SHALL RECEIVE ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO (2) WEEKS AFTER PLANTING.
- D. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.
- E. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND BED EDGES FOR ALL EXTERIOR PLANTING SITE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S, OWNER'S, OR OWNER REPRESENTATIVE'S WRITTEN ACCEPTANCE OF LAYOUT PRIOR TO PLANTING. TREES SHALL BE SITED IN THE FIELD BY THE LANDSCAPE ARCHITECT WHERE NOTED ON THE PLAN.

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

B. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.

C. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL. APPLY TURFMATRIX SOIL AMENDMENT AT THE FOLLOWING RATES (CONTACT: KENTUCKY SOILS CORP. 800.272.0441):
FOR 2" DEEP BEDS - 450 LBS / 1000 SF
FOR 4" DEEP BEDS - 900 LBS / 1000 SF
FOR 6" DEEP BEDS - 1,300 LBS / 1000 SF
FOR 8" DEEP BEDS - 1,750 LBS / 1000 SF

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

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

F. SPREAD TOPSOIL TO A MINIMUM DEPTH OF (6) SIX INCHES FOR LAWN AND A MINIMUM DEPTH OF (8) EIGHT INCHES FOR PLANTING BEDS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLING. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

G. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM, SURFACE PLANE WITH LOOSE, UNIFORM FINISH GRADE. ROLL AND COMPACT TO MEET FINISH GRADES.

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

I. FOR PLANTING PITS AND TRENCHES, EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDE ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING THE CENTER AREA OF THE BOTTOM RAISED TO THE SURFACE OF THE ROOT BALL AND ASSIST WITH DRAINAGE AWAY FROM THE CENTER. DO NOT FURTHER DISTURB THE BASE. ENSURE THAT THE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PIT SMEARED OR SMOTHERED DURING EXCAVATION.
- EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR BARE ROOTED TREES.
- EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS FOR BARE ROOT STOCK.
- IF DRAIN TILE IS SHOWN ON DRAWINGS OR DETAILS, OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.

J. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATION MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE FROM STICKS AND OTHER DELERIOUS MATERIAL.

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

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

M. FILL PLANTING AREAS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.

N. REFER TO TYPICAL PLANTING DETAILS ON THIS SHEET FOR PLANT INSTALLATION.

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

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

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

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

S. INSTALL WEED CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WEED CONTROL INSTRUCTIONS. MULCH SHALL BE MULCHED, OVERLAPPING EDGES A MINIMUM OF SIX (6) INCHES AND SECURE THE SEAMS WITH GALVANIZED PINS.

T. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS AS INDICATED.

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

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

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

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

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

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

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

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

FURNISH ALL DESIGN, LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION OF IRRIGATION SYSTEMS TO BE SPECIFIED IN THE APPENDIX AND PLANT SPECIFICATIONS.

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

C. SALT TOLERANCE OF PLANTS TO BE SPECIFIED IN THE APPENDIX AND PLANT SPECIFICATIONS, AND DIPLINE IN BEDS MUST BE INCORPORATED. INDIVIDUAL SUB-ZONES MUST BE TAILORED TO THE WATERING REQUIREMENTS OF EACH MAJOR PLANT TYPE. UNDER NO CIRCUMSTANCES SHALL ANY TURF AREAS BE WATERED IN COMBINATION WITH PLANT BEDS. SPACING OF ALL SPRINKLER EQUIPMENT SELECTED SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS AS PUBLISHED. "HEAD TO HEAD" COVERAGE IS REQUIRED IN ALL TURF AREAS.

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

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

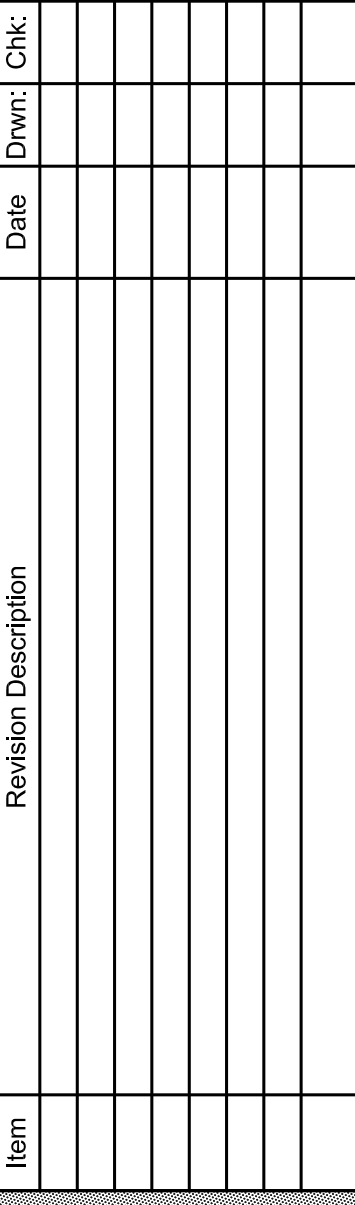
F. THE SYSTEM SHALL BE DESIGNED BY A CERTIFIED EPA WATERSENSE PARTNER, AS FOUND ON THE EPA WATERSENSE WEBSITE, OR MUST BE A MEMBER OF THE IRRIGATION ASSOCIATION (IA), FAIRFAZ, VA, AND HOLD A CID (CERTIFIED DESIGNER DESIGNER) QUALIFICATION.

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

H. CODES AND STANDARDS: IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL GOVERNING AGENCY REQUIREMENTS AND TO ALL APPLICABLE STANDARDS, NOTED HEREIN, AND ALL OTHERS. NO WRITING OF ANY DISCREPANCIES, INCONGENCIES, OR CONTRADICTIONS REQUIREMENTS.

I. SUBSTITUTIONS: NO SUBSTITUTIONS FROM THE INITIAL PLAN WILL BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. REQUESTS MUST BE MADE TWO (2) WEEKS IN ADVANCE OF THE PROJECT START DATE. IN THE EVENT THE CONTRACTOR WISHES TO MAKE ANY CHANGES TO THE ORIGINAL DESIGN, THE CONTRACTOR SHALL SUBMIT A NEW DESIGN, AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE, AND THE DESIGN AS FUNCTIONAL. THE PROPOSED MATERIAL SUBSTITUTION MUST MEET THE ORIGINAL DESIGN INTENT AS IT PERTAINS TO WATER CONSERVATION.

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



PLANTING DETAILS & NOTES



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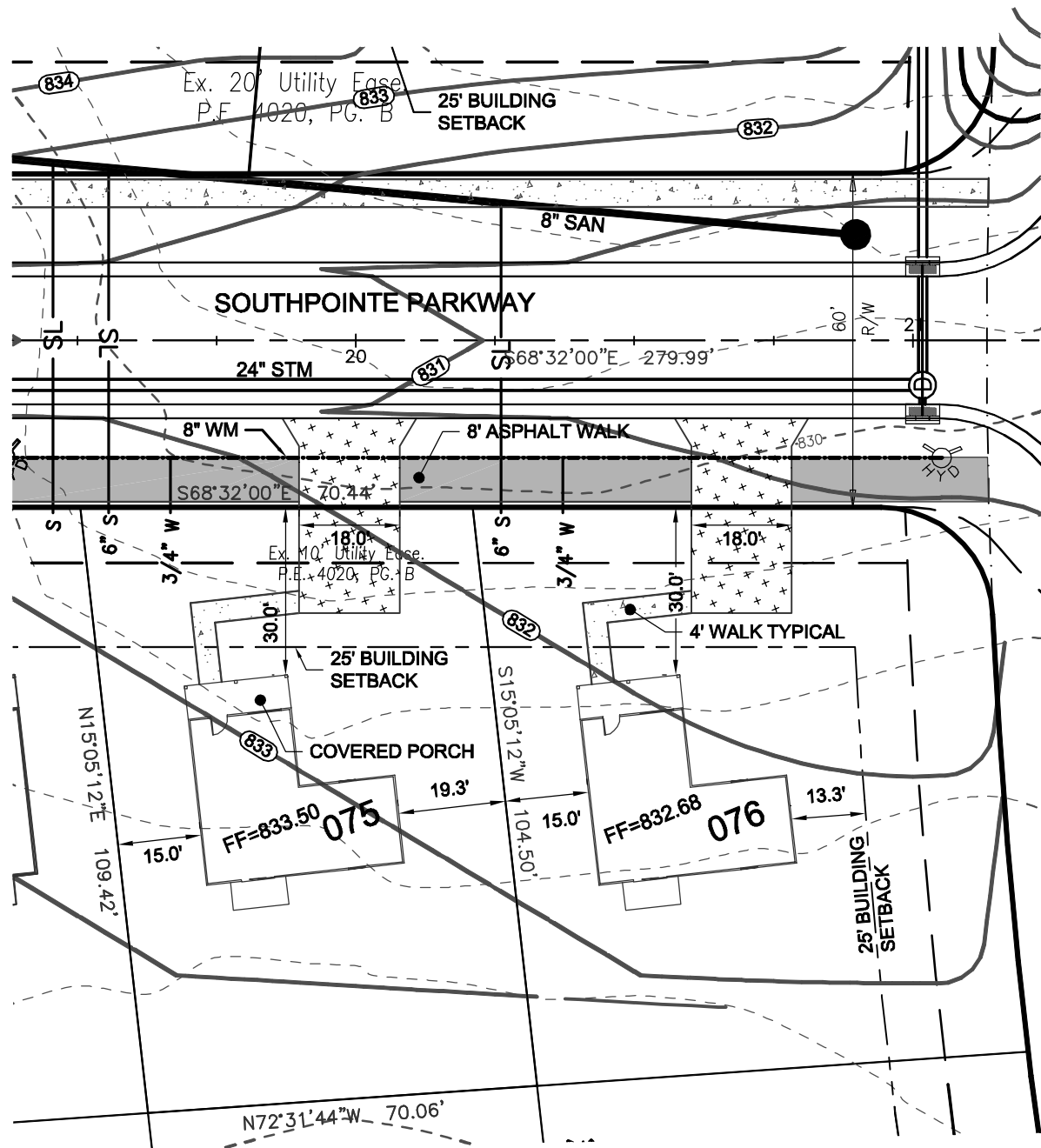
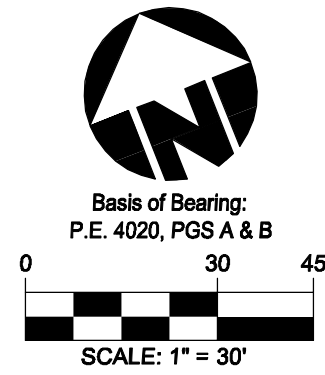
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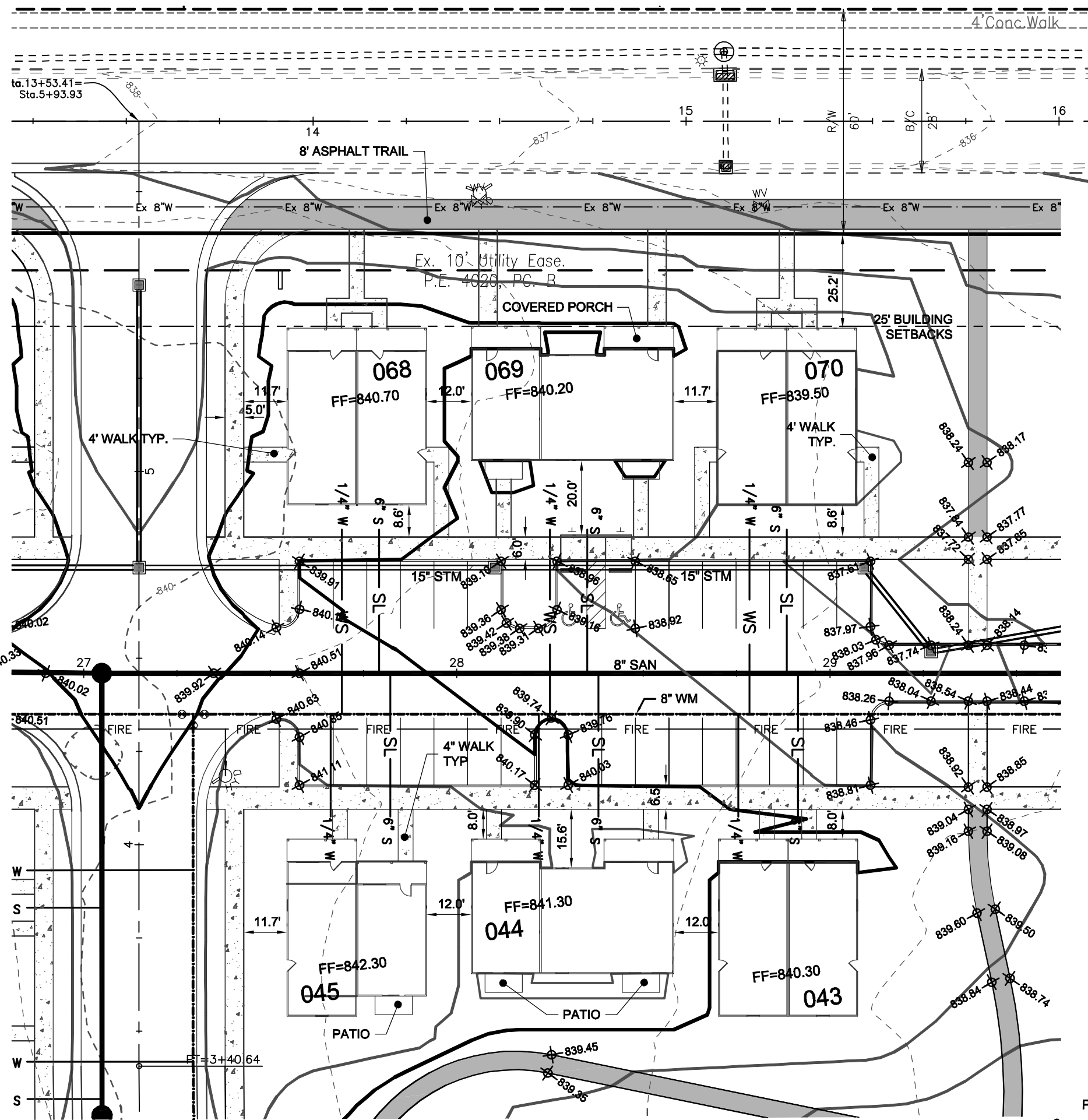
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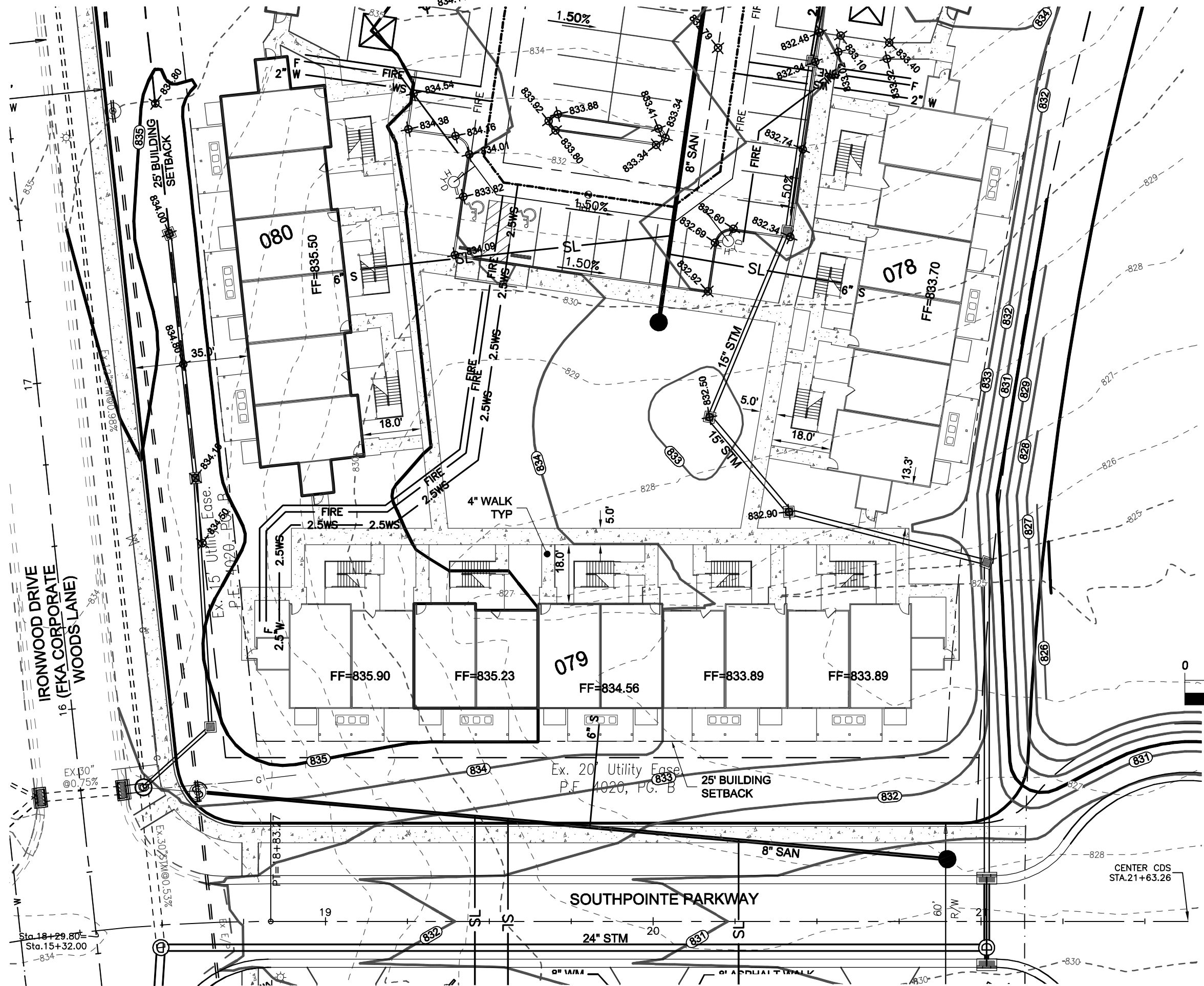
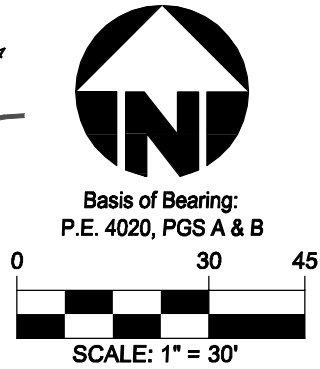
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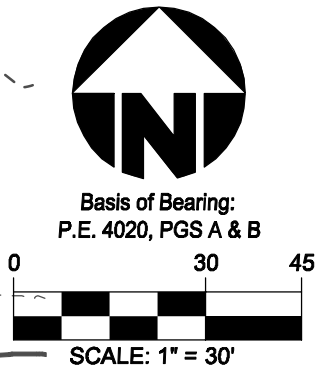
HOUSES



COTTAGES



TOWNHOMES



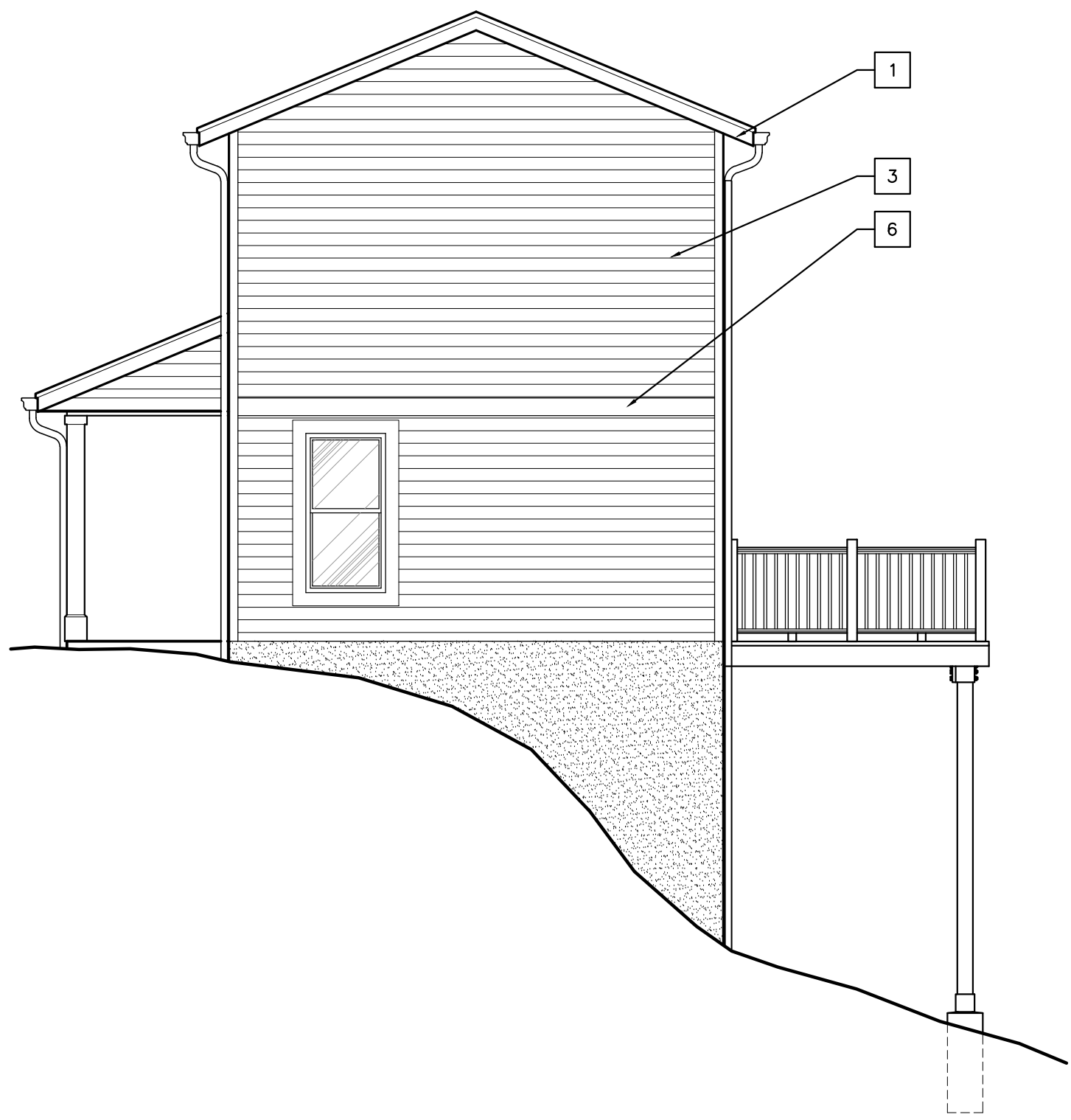
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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

TYPICAL PLOT PLAN EXHIBIT



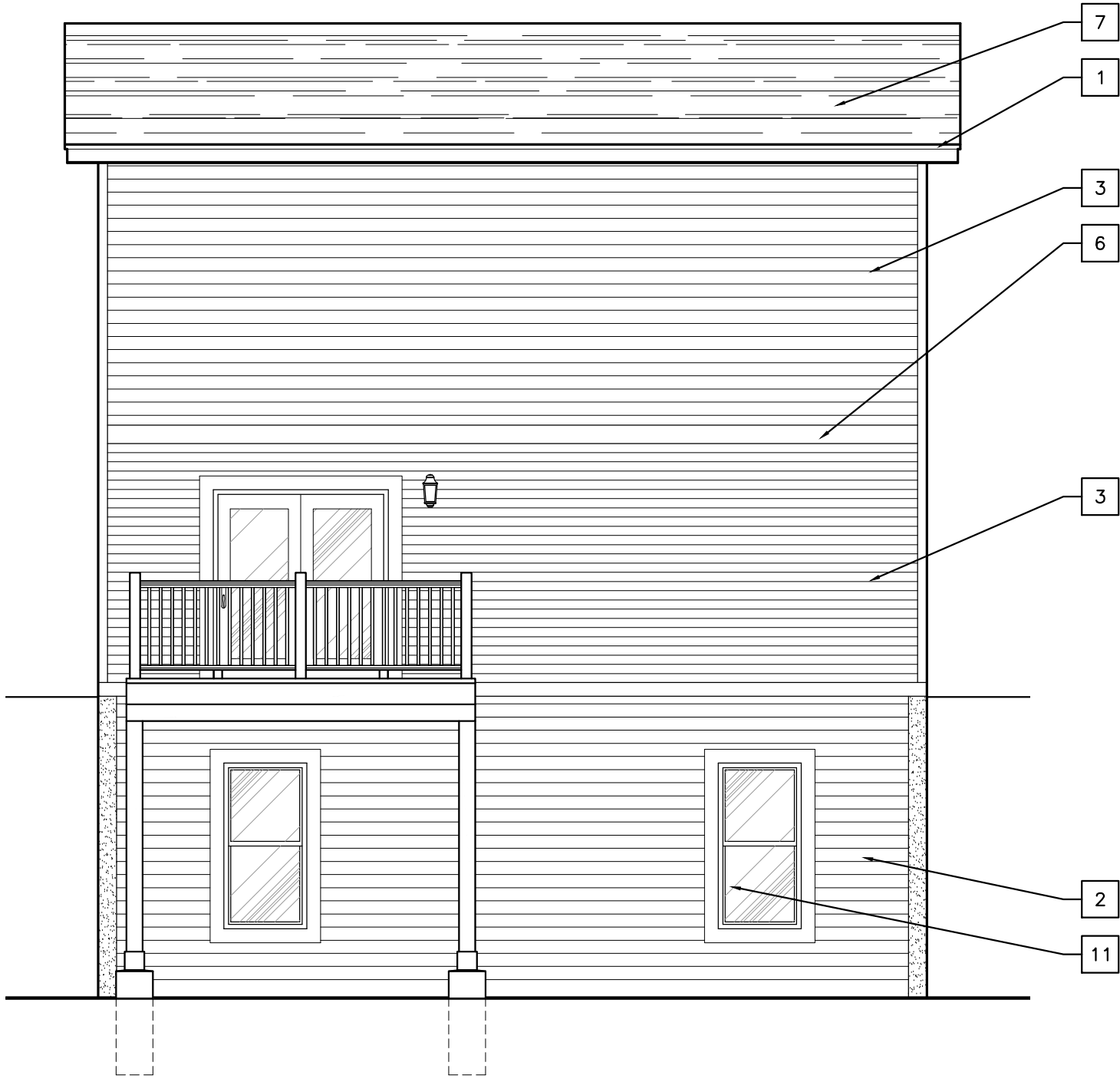
Drawing:	14D018-000 CD PLOT PLAN
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4 SINGLE FAMILY G RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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



2 SINGLE FAMILY G REAR ELEVATION
SCALE: 3/16"=1'-0"



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

KEYNOTES:

1. TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE & ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
2. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 4" LAP EXPOSURE
3. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SIDING 6" LAP EXPOSURE
4. EXTERIOR FIBER-CEMENT TRIM BOARD (IN WIDTH INDICATED ON DRAWING)
5. CONTINUOUS SHINGLE-OVER RIDGE VENT
6. 1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD: WIDTHS AS INDICATED ON DRAWINGS
7. FIBERGLASS/ASPHALT 25 YR. MIN. WARRANTED CLASS A RATED ROOF SHINGLES
8. GUARDRAILS: 42" HIGH PVC. COLOR TO BE SELECTED BY OWNER.
9. METAL INSULATED ENTRY DOOR PER SCHEDULES
10. VINYL FRAMED INSWING PATIO DOOR
11. VINYL FRAME SINGLE HUNG WINDOW
12. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)
13. PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
14. ALUM. CONT. GUTTERING & DOWNSPOUTS
15. VINYL SHUTTER
- 16.

ELEVATION NOTES

1. COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE GROUND SHALL BE PAINTED A COLOR TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
3. UTILITY ENTRANCE EQUIPMENT SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE UNLESS PAINT WOULD INTERFERE WITH EQUIPMENT OPERATION AS DIRECTED BY THE UTILITY COMPANY. VERIFY WITH ARCHITECT.
4. COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEERS SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
5. REFER TO SHEET A001 FOR GENERAL NOTES.
6. REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:
11.25.15

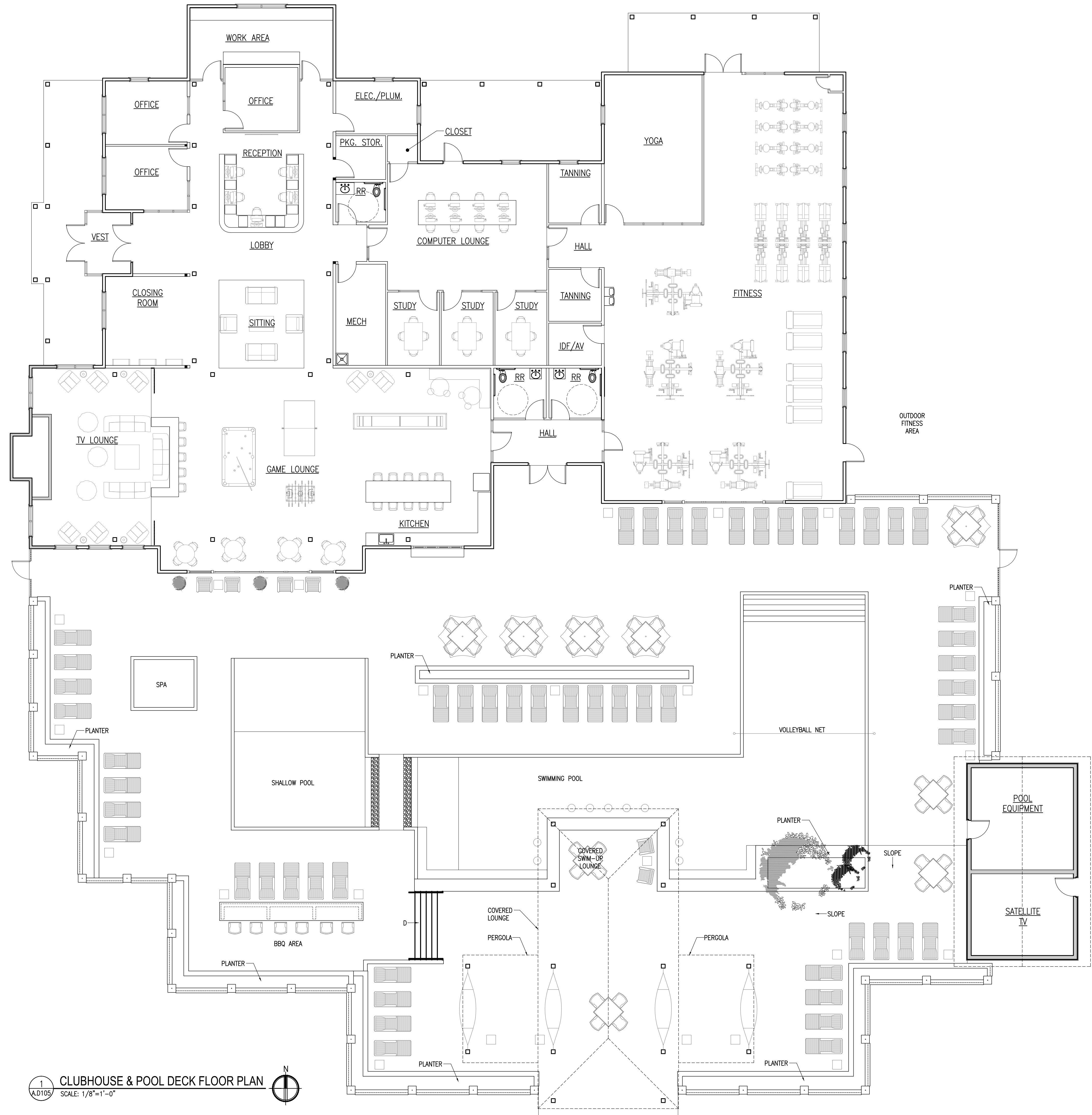
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PROJECT NUMBER: A2014.017
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DRAWING TITLE:
SINGLE FAMILY
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A.C202



1
A.D105 CLUBHOUSE & POOL DECK FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT TITLE:
THE FIELDS AT SOUTHPONTE
SOUTHPONTE CROSSINGS
OXFORD, OHIO

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11.25.15

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: **A2014.017** DRAWN BY:

DRAWING TITLE:
CLUBHOUSE & POOL DECK SITE PLAN

SHEET NUMBER:

A.D105



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PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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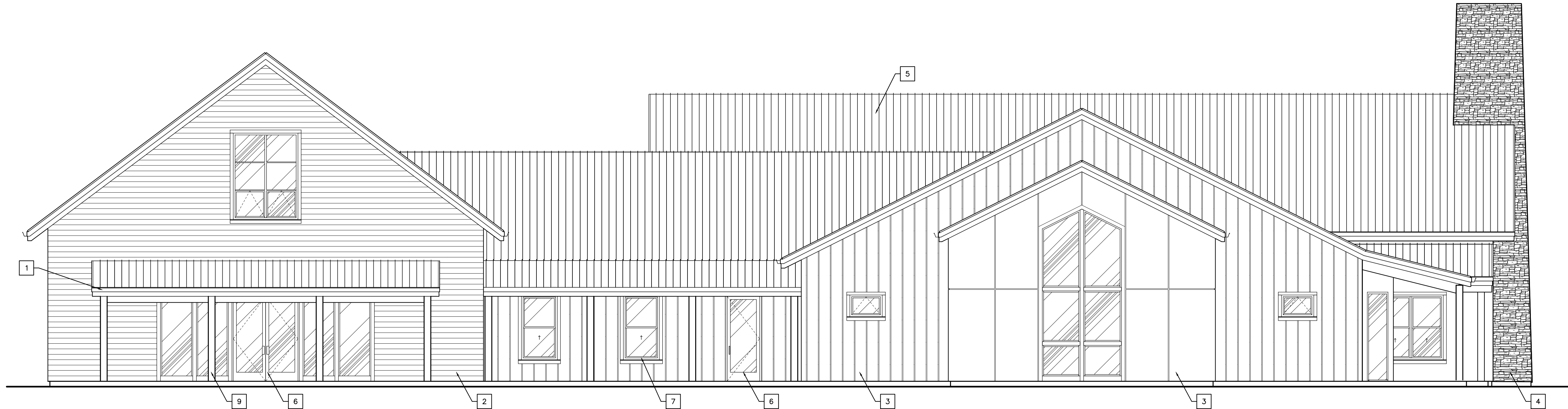
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DRAWING TITLE:
CLUBHOUSE
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A.D201



2
A.D201
EXTERIOR ELEVATION - NORTH (OPTION 2)
SCALE: 3/16"=1'-0"



1
A.D201
EXTERIOR ELEVATION - WEST
SCALE: 3/16"=1'-0"

KEYNOTES:

1. TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
2. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 4" LAP EXPOSURE
3. EXTERIOR FIBER-CEMENT PANEL SIDING
4. STONE VENEER
5. STANDING SEAM METAL ROOF
6. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
7. SINGLE HUNG WINDOW
8. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)
9. PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.

ELEVATION NOTES

1. COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION..
2. ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE GROUND SHALL BE PAINTED A COLOR TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
3. UTILITY ENTRANCE EQUIPMENT SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE UNLESS PAINT WOULD INTERFERE WITH EQUIPMENT OPERATION AS DIRECTED BY THE UTILITY COMPANY. VERIFY WITH ARCHITECT.
4. COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEERS SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
5. REFER TO SHEET A001 FOR GENERAL NOTES.
6. REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.



KJG Architecture, Inc.
527 Sagamore Parkway W., Suite 101
West Lafayette, Indiana 47906
Office: 765.497.4598 Fax: 765.497.4599
www.kjgarchitecture.com

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:
11.25.15

No.	DESCRIPTION:	DRAWN BY:	DATE FINISHED:

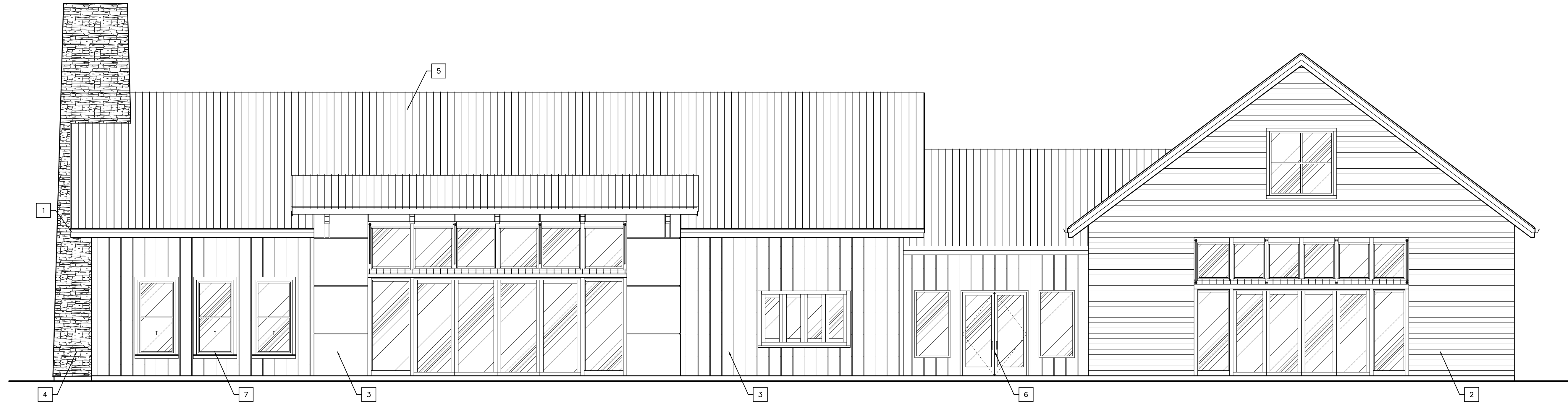
PROJECT NUMBER:
A2014.017

DRAWN BY:

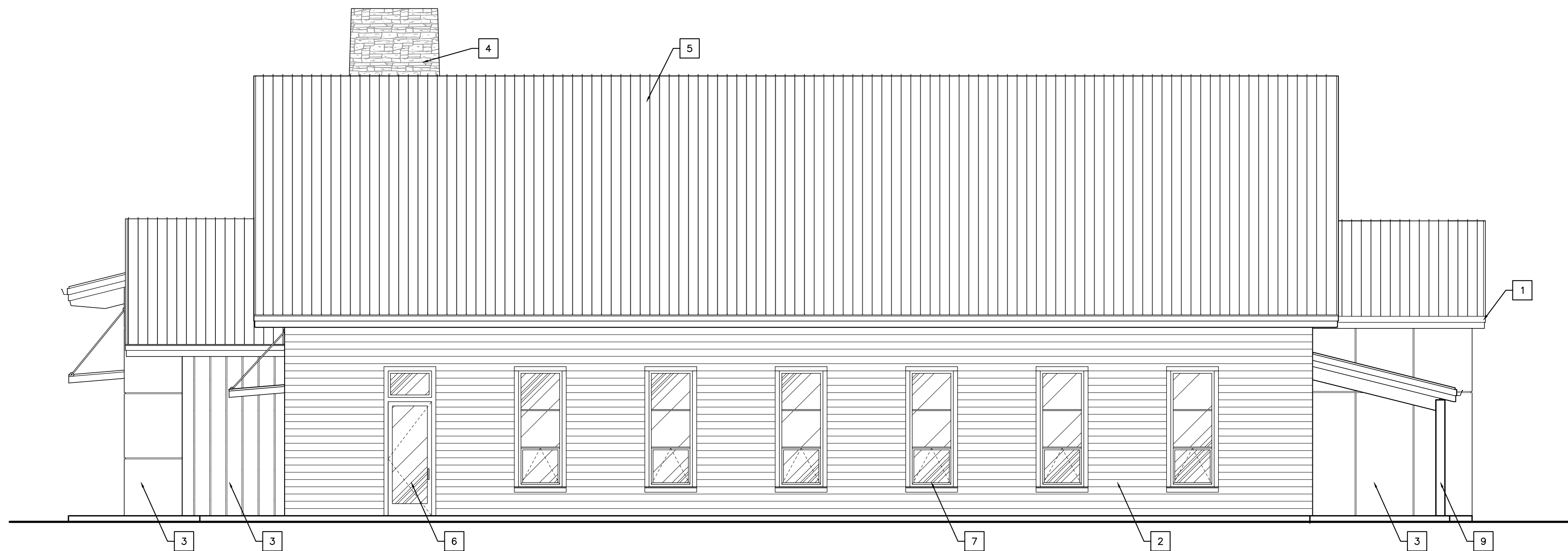
DRAWING TITLE:
CLUBHOUSE
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A.D200



2
A.D200
EXTERIOR ELEVATION - SOUTH
SCALE: 3/16"=1'-0"



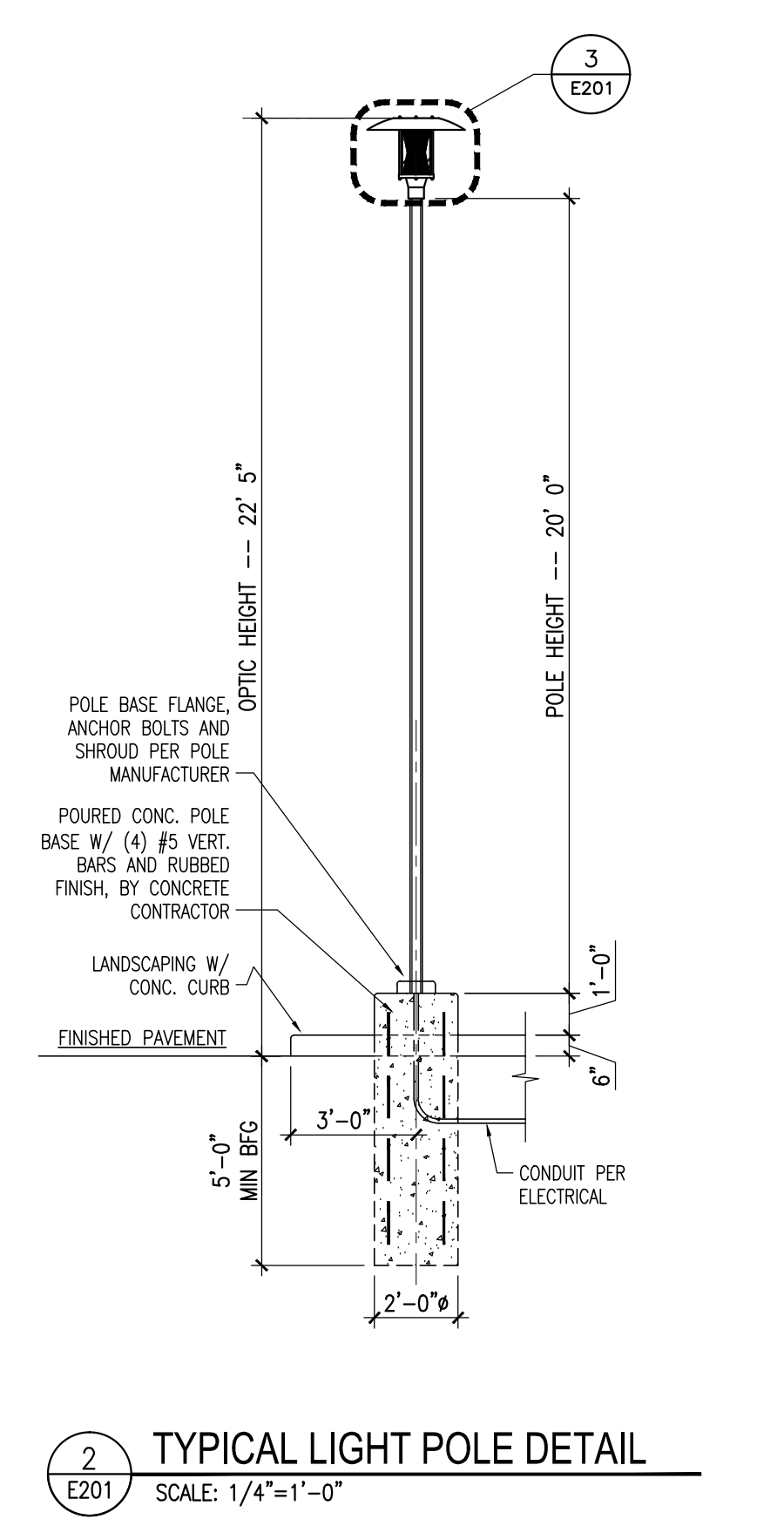
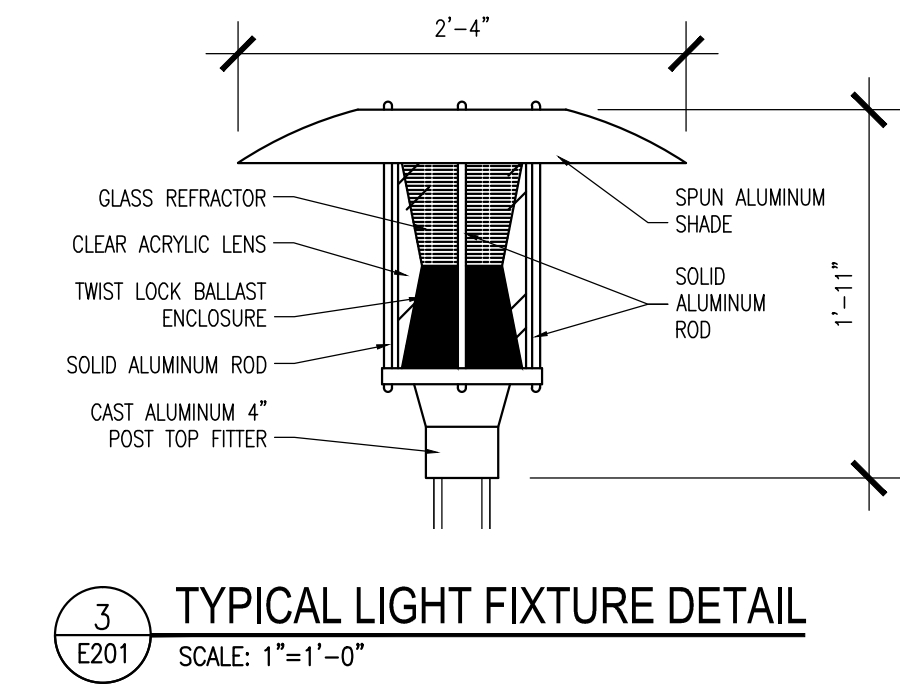
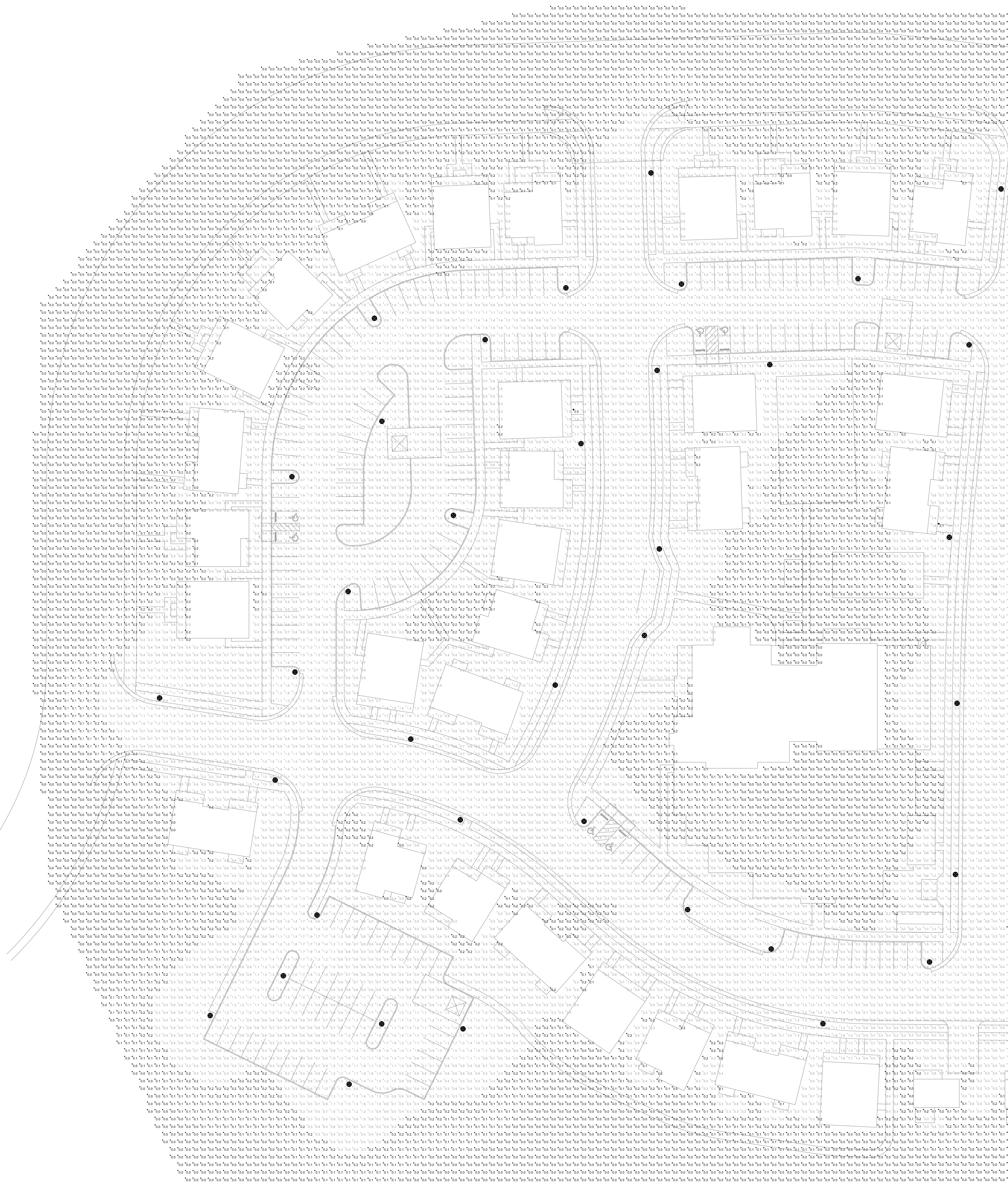
1
A.D200
EXTERIOR ELEVATION - EAST
SCALE: 3/16"=1'-0"

KEYNOTES:

- TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
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- ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM
- SINGLE HUNG WINDOW
- EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)
- PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.

ELEVATION NOTES

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- COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEERS SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
- REFER TO SHEET A001 FOR GENERAL NOTES.
- REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.



PROJECT TITLE:

THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS

OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:
11.25.15

No.	DESCRIPTION	DRAWN BY	DATE

PROJECT NUMBER: A2014.017

DRAWN BY: ASZ

DRAWING TITLE:
ELECTRICAL SITE
PHOTOMETRICS
PLAN

SHEET NUMBER:

E201

PROJECT TITLE:

THE FIELDS AT SOUTHPOINTE
SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:

11.25.15

No.	DESCRIPTION:	DRAWN	DATE
			11/25/15

PROJECT NUMBER:

A2014.017

DRAWN BY:

DRAWING TITLE:

ELECTRICAL SITE
PHOTOMETRICS
PLAN

SHEET NUMBER:

E202



1
E202

ENLARGED ELECTRICAL SITE PLAN

SCALE: 1"=40'-0"



1
E203

ENLARGED ELECTRICAL SITE PLAN

SCALE: 1"=40'-0"



PROJECT TITLE:

THE FIELDS AT SOUTHPONTE

SOUTHPONTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:			
11.25.15			
No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: **A2014.017**

DRAWN BY:

DRAWING TITLE:

**ELECTRICAL SITE
PHOTOMETRICS
PLAN**

SHEET NUMBER:

E203



24
A102
DECORATIVE WALL SCONCE
SCALE: NONE



20
A102
STREET SIGN
SCALE: NONE



16
A102
BASKETBALL COURT SIGN
SCALE: NONE



12
A102
MAILBOX KIOSK SIGN
SCALE: NONE



8
A102
ONE WAY SIGN
SCALE: NONE



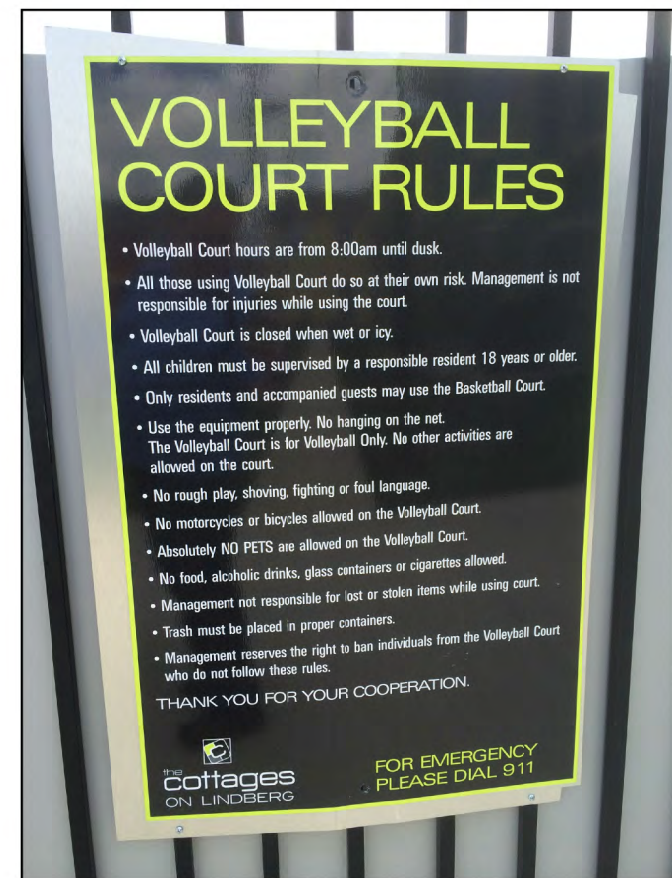
4
A102
LEASING OFFICE HOURS
SCALE: NONE



23
A102
DECORATIVE LIGHT POLE
SCALE: NONE



19
A102
STREET / STOP SIGN
SCALE: NONE



15
A102
VOLLEYBALL COURT SIGN
SCALE: NONE



11
A102
POOL DIRECTIONAL SIGN
SCALE: NONE



7
A102
LEASING CENTER DIRECTIONAL SIGN
SCALE: NONE



3
A102
LEASING OFFICE SIGN
SCALE: NONE



22
A102
DECORATIVE LIGHT POLE W/ BANNERS
SCALE: NONE



18
A102
STREET / STOP / PERMIT SIGN
SCALE: NONE



14
A102
TRASH DUMPSTER SIGN
SCALE: NONE
NOTE: THIS SIGN TO BE WORDED TO APPLY TO A TRASH DUMPSTER. THERE ARE NO COMPACTORS ON SITE.



10
A102
FUTURE RESIDENT PARKING SIGN
SCALE: NONE



6
A102
PERMIT PARKING SIGN
SCALE: NONE



2
A102
ENTRANCE SIGN
SCALE: NONE



21
A102
HANDICAP PARKING SIGN
SCALE: NONE



17
A102
UNIT ADDRESS SIGN
SCALE: NONE



13
A102
MAINTENANCE OFFICE SIGN
SCALE: NONE



9
A102
RESERVED PARKING SIGN
SCALE: NONE



5
A102
SPEED LIMIT SIGN
SCALE: NONE



1
A102
MAIN ENTRANCE SIGN
SCALE: NONE



J. HAZARDOUS CHEMICALS SIGN



H. EMERGENCY PHONE SIGN



G. POOL WARNING SIGN



F. BATHER LOAD SIGN



E. NO DIVING SIGN



D. NO FOOD OR DRINK SIGN



C. SPA / EMERGENCY SIGNS



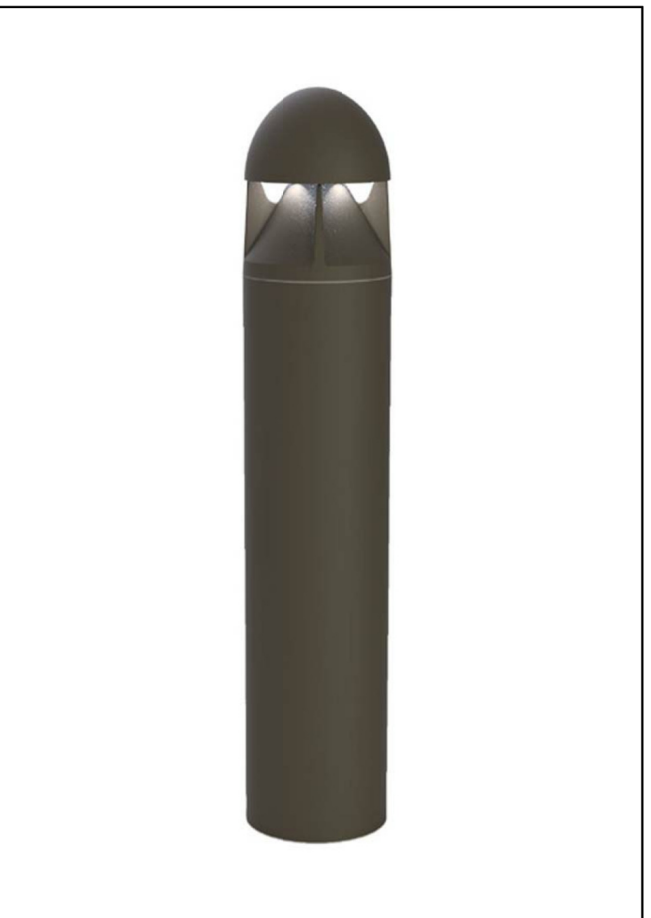
B. SPA RULES SIGN



A. POOL RULES SIGN



2 SINGLE HEAD POLE LIGHT
A103 SCALE: NONE



1 BOLLARD LIGHT
A103 SCALE: NONE

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PRELIMINARY

PROJECT DATE:

07/07/2015

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER:
A2014.017

DRAWN BY:

DRAWING TITLE:
SITE SIGNAGE & LIGHTING

SHEET NUMBER:

A103

OPEN SPACE

PEP OXFORD OH LLC
O.R. 8672, PG. 719
LOT #3709
**SOUTHPOINTE CROSSINGS
SECTION ONE
P.E. 4020, PG. A & B**

4-LEAF DEVELOPMENT, L.L.C.
O.R. 7662, PG. 780
LOT #3712

SOUTHPOINTE CROSSINGS
SECTION ONE
P.E. 4020, PG. A & B

0.152 AC

PROP. OPEN SPACE

4-LEAF DEVELOPMENT, LLC
O.R. 7662, PG. 780
LOT #3716

LOT AREA:	
LOT #3710	=5.093 ACRES
LOT #3712	=6.790 ACRES
LOT #3714	=21.757 ACRES
LOT #3715	=3.373 ACRES
R/W TO BE VACATED	=0.031 ACRES
R/W TO BE VACATED	=0.036 ACRES
TOTAL LOT AREA	=37.080 ACRES
OPEN SPACE	=5.788 ACRES
	=1.245 ACRES
	=0.152 ACRES
	=6.802 ACRES
TOTAL OPEN SPACE	=13.987 ACRES (37.72%) (20% MIN.)

LOT COVERAGE

PEP OXFORD OH LLC
O.R. 8672, PG. 719
LOT #3709
**SOUTHPONTE CROSSING
SECTION ONE
P.E. 4020, PG. A & B**

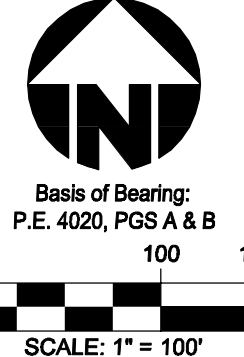
4-LEAF DEVELOPMENT, LLC
O.R. 7662, PG. 780
LOT #3712

SOUTHPOINTE CROSSINGS
SECTION ONE
P.E. 4020, PG. A & B

Ex. R/W

4-LEAF DEVELOPMENT, LLC
O.R. 7662, PG. 780
LOT #3716

LOT AREA:	
LOT #3710	=5.093 ACRES
LOT #3712	=6.790 ACRES
LOT #3714	=21.757 ACRES
LOT #3715	=3.373 ACRES
R/W TO BE VACATED	=0.031 ACRES
R/W TO BE VACATED	=0.036 ACRES
TOTAL LOT AREA	=37.080 ACRES
BUILDING COVERAGE (UNITS)	= 134,261 S.F.
SINGLE FAMILY	= 20,981 S.F.
DRIVES/WALKS/PARKING	= 3,722 S.F.
CLUBHOUSE/POOL/COURTS	= 30,703 S.F.
TOTAL LOT COVERAGE	= 566,668 S.F. (35.1%±) (40% MAX.)

[illegible]

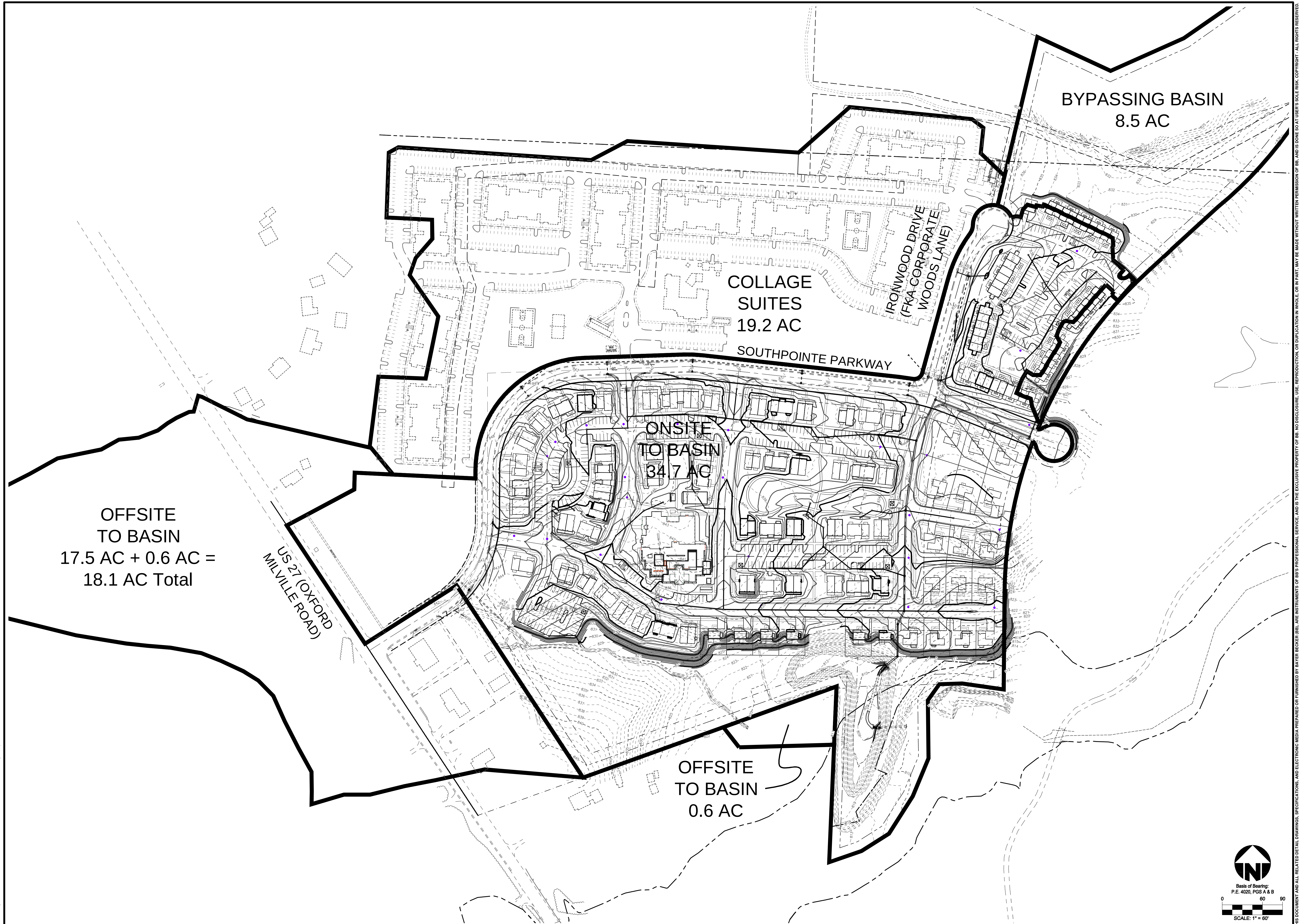
**THE FIELDS AT SOUTHPOINTE
FINAL DEVELOPMENT PLAN**
LOTS 3710, 3712, 3714 & 3715 SOUTHPOINTE CROSSINGS
CITY OF OXFORD
BUTLER COUNTY, OHIO

OPEN SPACE/LOT COVERAGE EXHIBIT



Drawing:	4D018-000 CD OPEN SPACE
Drawn by:	BJS
Checked By:	EMF
Issue Date:	11-25-15
Chect:	

Plot time: Nov 30, 2015 - 8:07am

[illegible]



Water Quality Volume

Project: The Fields at Southpointe
 Job No.: 14D018-000
 Basin ID: Basin

Designed By: GJK
 Checked By:
 Revised By:

Date: 11/25/15
 Date:
 Date:

Required Water Quality Volume

$$WQ_v = P C A / 12$$

$$C = 0.858i^{1/3} - 0.78i^{1/2} + 0.774i + 0.04$$

i = fraction of post-construction impervious surface

Site Drainage Area (A) = 72.00 acres (To Basin #2)
 Impervious Area (A) = 28.90 acres
 i = 0.40
 Rainfall Depth (P) = 0.75 in.
 Runoff Coefficient (C) = 0.28

Sediment Storage Allowance = -25 %
 Sediment Storage Allowance = -0.32 Ac-ft

WQ_v = 1.262 acre-ft.
 Total WQ_v = 0.947 Ac-ft
 = 41,237 cu.ft.

Water Quality Release Rate

$$Q_{wqv} = \text{Total WQ}_v / RT$$

Required Retention Time (RT) = 48 hours
 Provided Retention Time (PT) = 46.83 hours

Q_{wqv} = 0.239 cfs

Water Quality Outlet Orifice

Contour Areas

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

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

C_d = 0.61
 A_o = 0.03 p D²/4 for circular orifices; = h * w for rectangular orifices
 g = 32.20 ft/sec²
 Q = 0.245 cfs

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

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

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

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



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

Drainage Area to Basin for Water Quality Calculations

Collage Suites

Pervious	8.0 AC
Impervious	11.2 AC
Total	19.2 AC

Off-Site to Basin

Pervious	14.9 AC
Impervious	3.2 AC
Total	18.1 AC

On-Site to Basin

Pervious	20.2 AC
Impervious	14.5 AC
Total	34.7 AC

Total Overall Drainage Area to Basin

Pervious	43.1 AC
Impervious	28.9 AC
Total	72.0 AC

Note:

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

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-2016-01

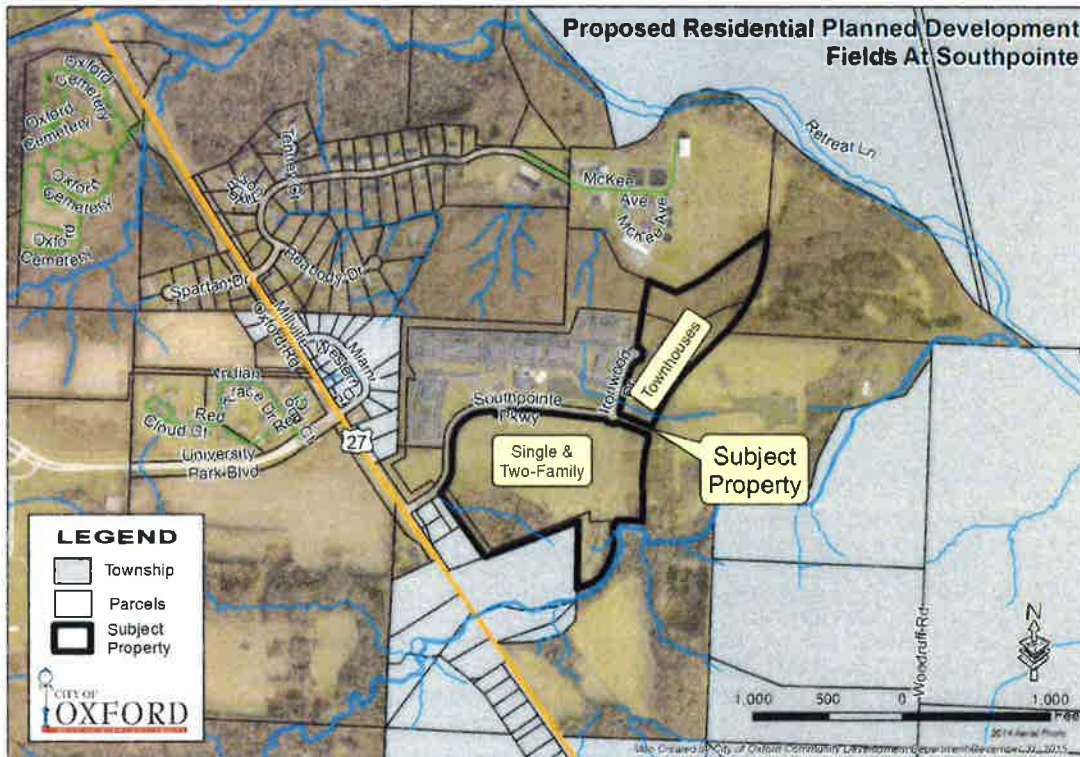
Date – January 12, 2016

APPLICATION

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

DESCRIPTION

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



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

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

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

SITE HISTORY

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

The staff’s review is based upon:

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

DECISION STANDARDS

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

1145.06 PLANNING COMMISSION AND COUNCIL REVIEW

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

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

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

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

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

Applicants shall prove that potential negative impacts of elements such as location, size and extent of facilities and operations, site design, traffic generation, site access, and potential impact upon public facilities will be adequately mitigated.

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

- (1) The proposed planned development is in fact permitted in the zoning districts in which it is proposed.
- (2) If the application is for the same site where a planned development application has been denied within one year, the plan is substantially different from the application so denied.
- (3) The uses and site plan will satisfy the general intent of this Zoning Code.
- (4) The uses and site plan will be compatible with the general intent of the Comprehensive Plan.
- (5) The size and shape of the site are sufficient for the proposed planned development.
- (6) The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
- (7) The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
- (8) Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses.
- (9) The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
- (10) Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- (11) The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
- (12) The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.
- (13) Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

PURPOSE STATEMENTS

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

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

Planned Development Overlay Zoning: Section 1145.01 Purpose:

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

(1) Planned developments share these common goals:

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

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

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

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

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

DESIGN REQUIREMENTS

Below are the design requirements for Planned Developments:

Section 1145.12

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

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

(c) Land Use.

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

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

(e) Dimensional Regulations.

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

(f) Open Space.

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

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

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

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

(h) Landscaping and Screening.

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

(i) Access and Mobility.

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

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

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

COMMENT FORMS

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

AGENCY REVIEWS

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

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

ANALYSIS

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

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

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

RECOMMENDATION

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

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

SUBMITTED
BY:



Sam Perry, AICP, Planner

DATE: January 4, 2016

ORDINANCE NO. 3329

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

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

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

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

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

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

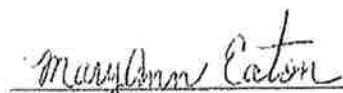
- g. The Final Plan shall provide a traffic impact study including a Transportation Demand Management evaluation and implementation plan for all modes of transportation to achieve a balanced mode split that does not rely primarily on single occupancy vehicular trips.
- h. The Final Plan shall include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

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


MAYOR

ADOPTED: October 6, 2015

ATTEST:


CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)



Scott D. Phillips
Member
513.870.8206 (t)
513.870.9999 (f)
sphilips@fbtlaw.com

September 24, 2015

VIA E-MAIL AND REGULAR U.S. MAIL

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

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

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

Dear Counsel:

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

Very truly yours,

FROST BROWN TODD LLC


Scott D. Phillips

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

0110871.0617662 4851-2729-7321v1

SETTLEMENT AND MUTUAL RELEASE AGREEMENT

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TRINITAS DEVELOPMENT, LLC

CITY OF OXFORD, OHIO

By: _____
(Representative's Name)

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

Dated: September __, 2015

Dated: September 15, 2015

FOUR LEAF DEVELOPMENT, LLC

By: _____
(Representative's Name)

Dated: September __, 2015

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

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

TRINITAS DEVELOPMENT, LLC

CITY OF OXFORD, OHIO

By: _____
(Representative's Name)

By: _____
(Representative's Name)

Dated: September __, 2015

Dated: September __, 2015

FOUR LEAF DEVELOPMENT, LLC

By: 
(Representative's Name)

Dated: September 2, 2015

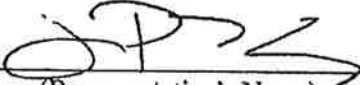
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IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed and made effective as of the Effective Date.

TRINITAS DEVELOPMENT, LLC

CITY OF OXFORD, OHIO

By: 
(Representative's Name)

By: _____
(Representative's Name)

Loren P. King, Authorized Representative
Dated: September 8, 2015

Dated: September __, 2015

FOUR LEAF DEVELOPMENT, LLC

By: _____
(Representative's Name)

Dated: September __, 2015

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*Where Creativity
Meets Functionality*

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.

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

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

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

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

<http://www.bayerbecker.com>

14D018-000 OXFORD 150828 PUD RE-SUBMITTAL.DOCX



Page 1 of 4

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

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

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

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

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

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

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

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

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

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- e. A narrative statement that evaluates the compatibility of the proposed planned development with the general vicinity and adjacent properties.
- i. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

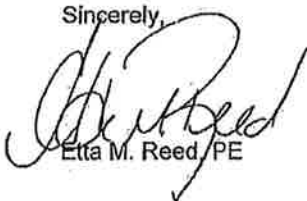
- h. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.

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.

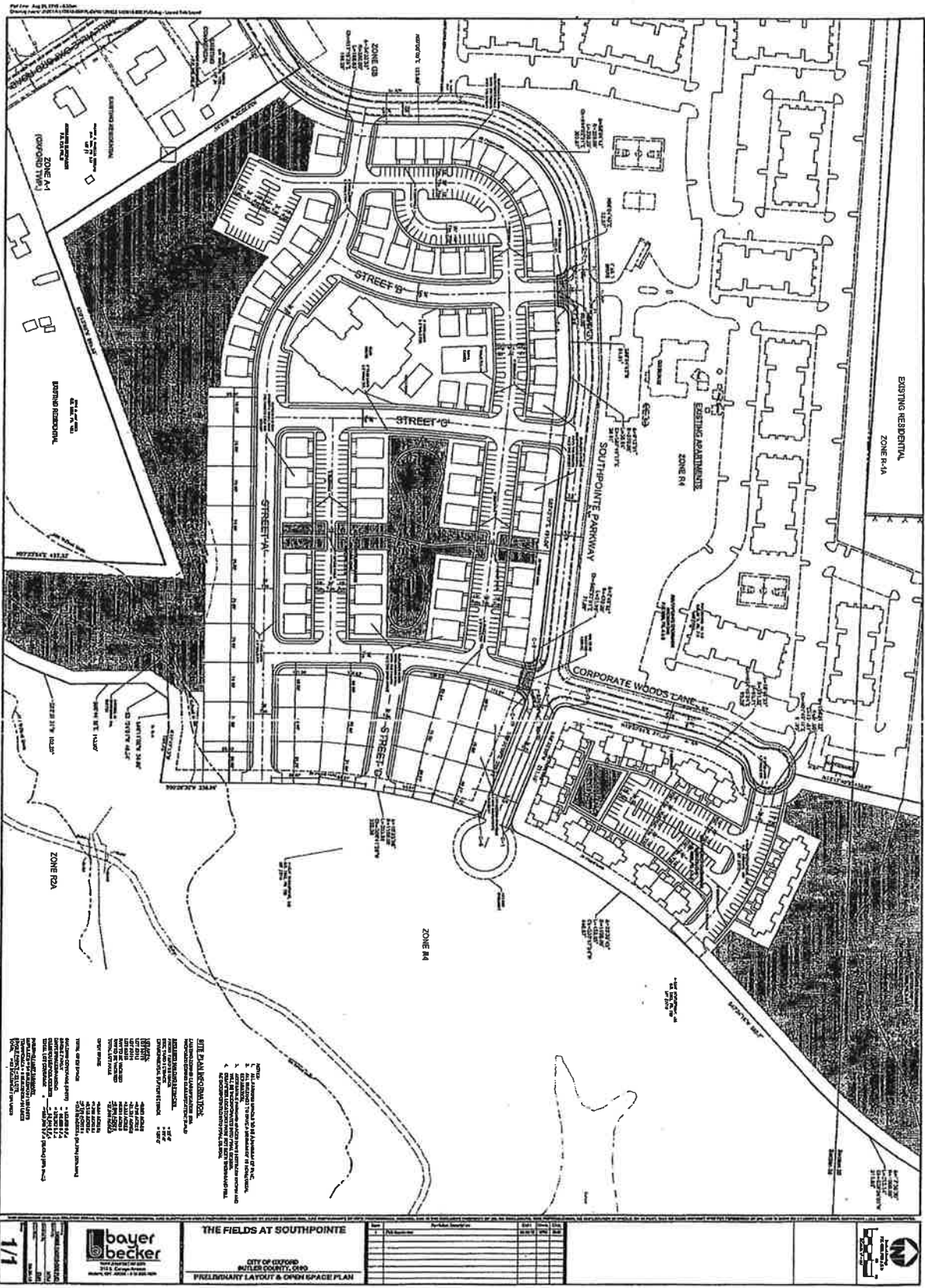
Sincerely,

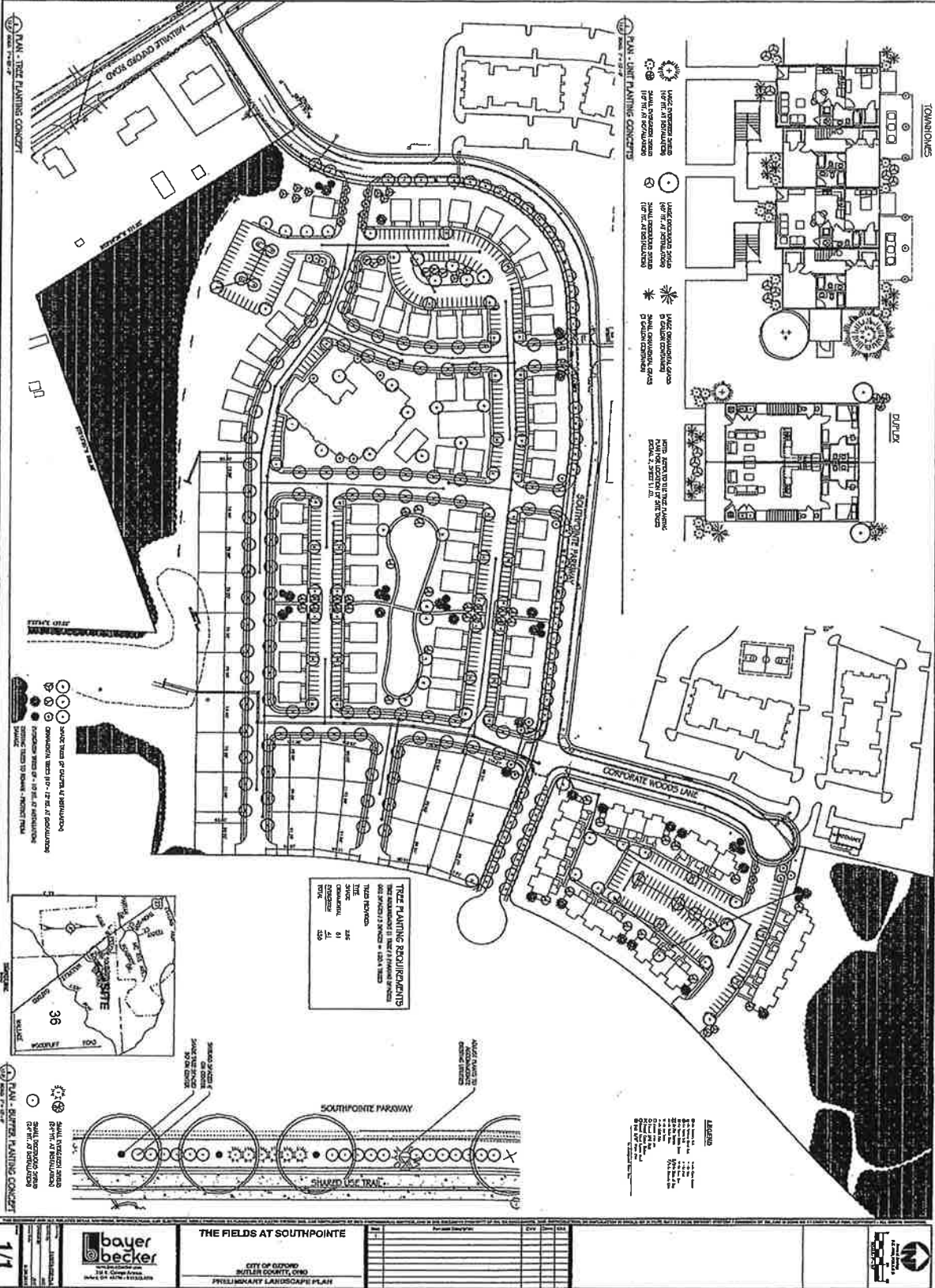


Etta M. Reed PE

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

<http://www.bayerbecker.com>







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

December 28, 2015

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

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

Dear Ms. Reed:

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

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

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

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

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

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

Sincerely,



Sam Perry, AICP

Planner

sperry@cityofoxford.org

513-524-5204

CC: Jung-Han Chen, Community Development Director

Mike Dreisbach, Service Director



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Sam Perry
City Planner

FROM: Victor Popescu, P.E.
City Engineer

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

DATE: December 30, 2015

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

We have reviewed the submittal and offer the following comments.

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

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

If there are questions, please contact the Engineering Division.

Sam Perry

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

Sam,

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

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

CONFIDENTIALITY NOTICE:

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

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

Chiefs:

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

The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.

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

Thanks,
Sam

Sam Perry, AICP
Planner
City of Oxford

City of Oxford
Inter-Office Review Transmittal Sheet

Date: December 7, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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

 X Review Revisions Other

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

Drawings are returned: w/comments without/comments

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

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

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

Drawings reviewed by:

Lt. [Signature]

Date: 1-4-2016

Lt. John A. Jones, APC.

PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: December 7, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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

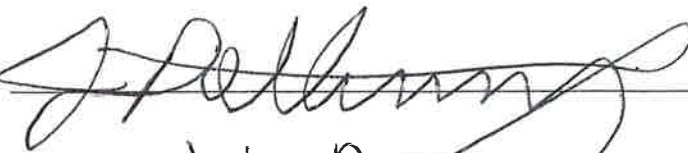
 X Review Revisions Other

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

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

SEE ATTACHED

Drawings reviewed by:


John Dethierage
PRINTED NAME

Date:

1-8-16

Sam Perry

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

Sam,

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

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

John Detherage

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

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

Let me know if you have questions.

Thanks.

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

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

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

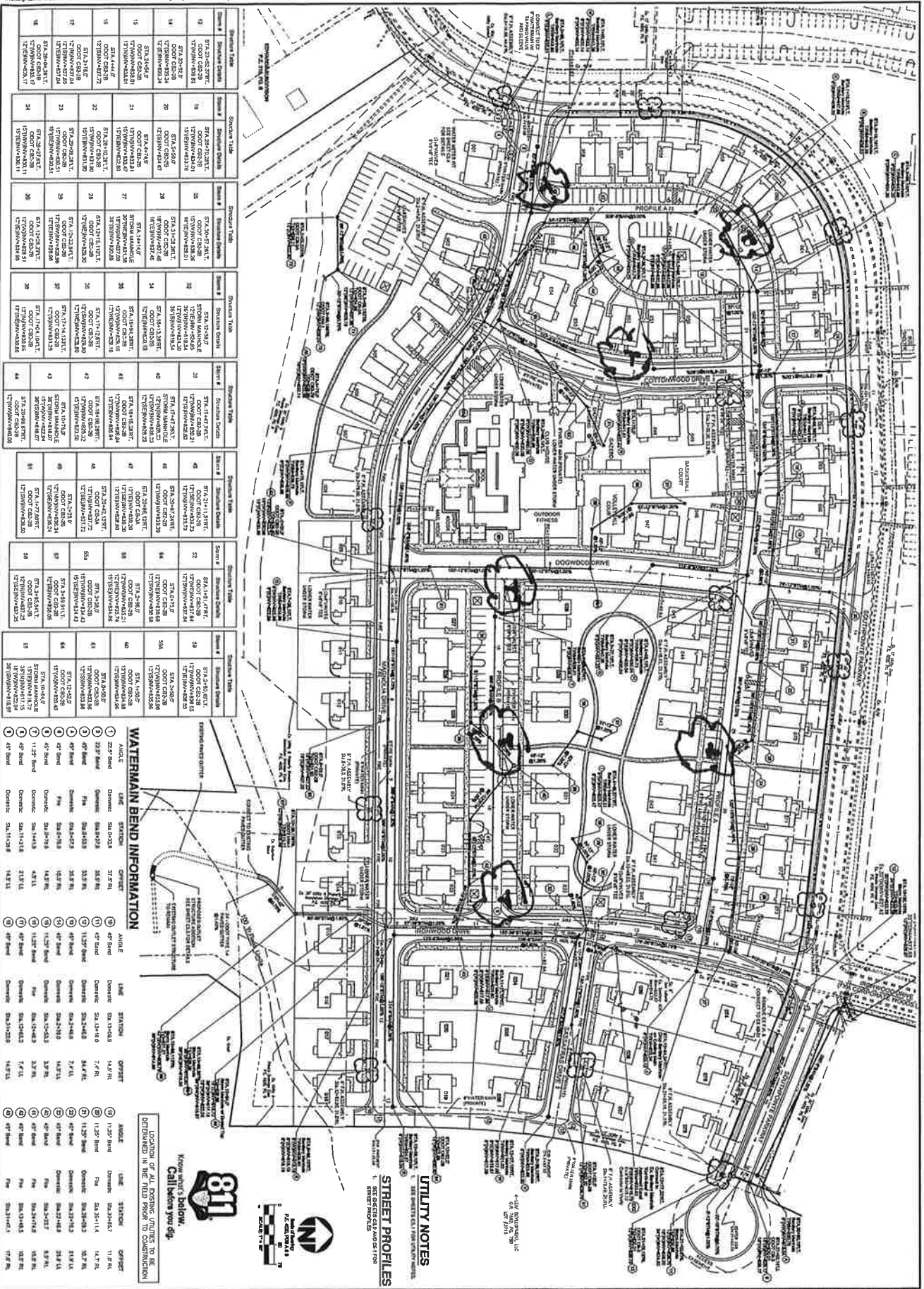
Please let me know if you need anything further. We would be more than happy to meet with you to address any concerns you may have.

Etta Reed
Principal
Bayer Becker

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



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



[illegible][illegible]

1. SEE SHEETS C6 D AND C8 1 FOR
EXACT PROPORTION



כ

**bayer
becke**
www.bayerbecke.com
110 S. College Avenue, Suite 101
Folsom, CA 95630

**THE FIELDS AT SOUTHPOINT
FINAL DEVELOPMENT PLAN**
LOTS 3710, 3712, 3714 & 3715 SOUTHPOINTE CROSSINGS
CITY OF OXFORD
BUTLER COUNTY, OHIO

[illegible]

City of Oxford
Inter-Office Review Transmittal Sheet

Date: December 7, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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

 X Review Revisions Other

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

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

SEE MEMO DATED 12-30-15.

VP

Drawings reviewed by: *A. Popescu* Date: *12.30-15*

VICTOR POPESCU

PRINTED NAME



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Sam Perry
City Planner

FROM: Victor Popescu, P.E.
City Engineer

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

DATE: December 30, 2015

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

We have reviewed the submittal and offer the following comments.

- The Development's streets and infrastructure will be private. However, City Specifications will be followed in its construction.
- Infrastructure (water, sanitary, and storm), and the streets (curb, and intermediate asphalt course) are to be constructed prior to initiating construction of the buildings.
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- To assure that the private streets and utilities are constructed and maintained to City Standards, a performance bond will be required during the construction of the Development. The subject bond will be replaced by a maintenance bond, once the Development is completed.

If there are questions, please contact the Engineering Division.



Memo

Service Department
Environmental Division

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

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

Mike --

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

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

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

Thank you.

David



Memo

Service Department
Environmental Division

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

TO: Michael Dreisbach, Service Director

FROM: David Treleaven, Environmental Specialist *DT*

CC: Sam Perry, City Planner

RE: The Fields at Southpointe Plan Review: Trash Enclosures

DATE: January 5, 2016

Mike --

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

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

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

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

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

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

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

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

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

Thank you.

David



REAR LOAD



TRUCK SPECS:

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

CORRAL ENCLOSURE:

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



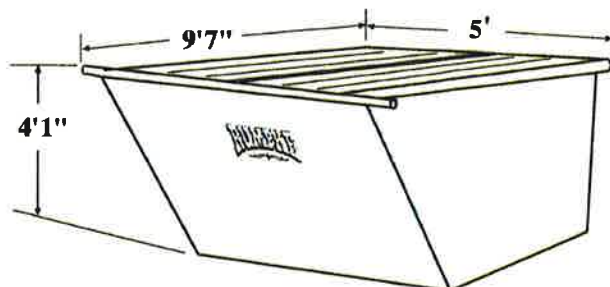
2 CUBIC YARDS



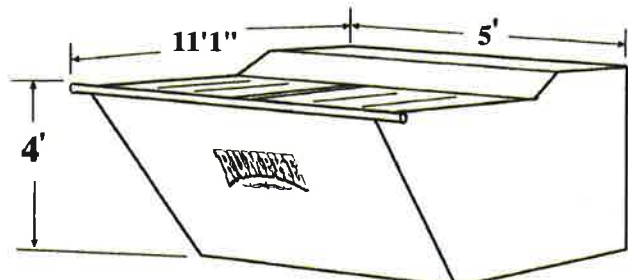
3 CUBIC YARDS



4 CUBIC YARDS



6 CUBIC YARDS



8 CUBIC YARDS

RUMPK



FRONT LOAD

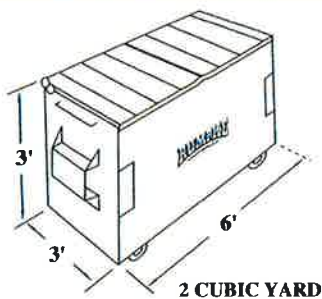


TRUCK SPECS:

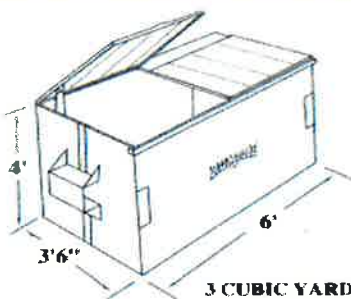
- Front load truck is approximately 37 ft. long and 13 ft. tall
 - 8 ft. wide with mirrors adding an additional 1 ½ ft.
 - Forks are approximately 6 ft. wide
- Its turning radius is 40 ft. and it needs 3 times its length to service a container
 - The maximum height with a raised box is 20 ft.
- Make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

CORRAL ENCLOSURE:

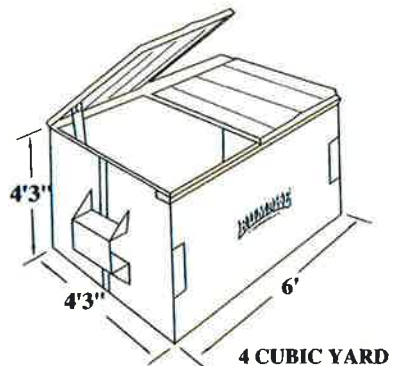
- Minimum of 12 ft. opening and minimum of 14 ft. length
- Minimum 20 ft. long concrete pad 3000 PSI, steel reinforced and 6 in. thick
- The height and length of the enclosure will be determined by the size of the container and/or vertical compactor



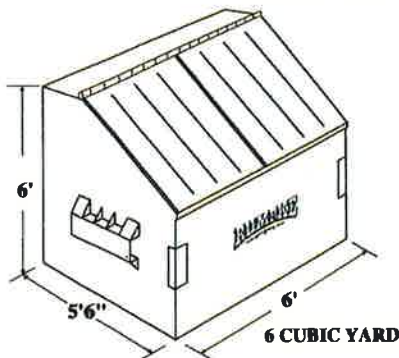
2 CUBIC YARD



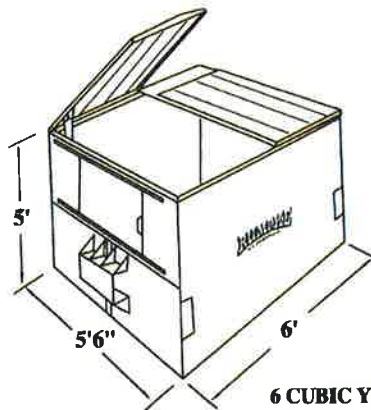
3 CUBIC YARD



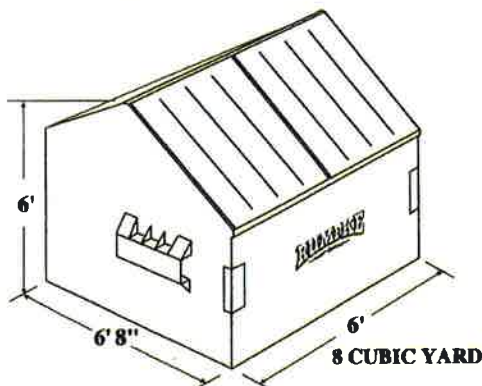
4 CUBIC YARD



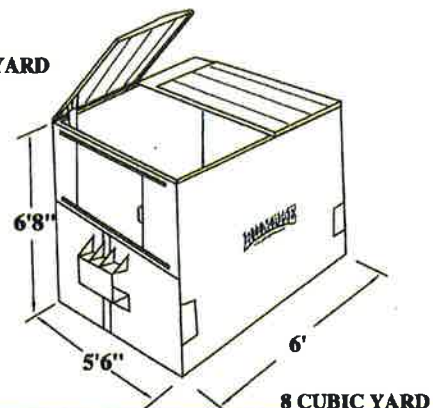
6 CUBIC YARD



6 CUBIC YARD



8 CUBIC YARD



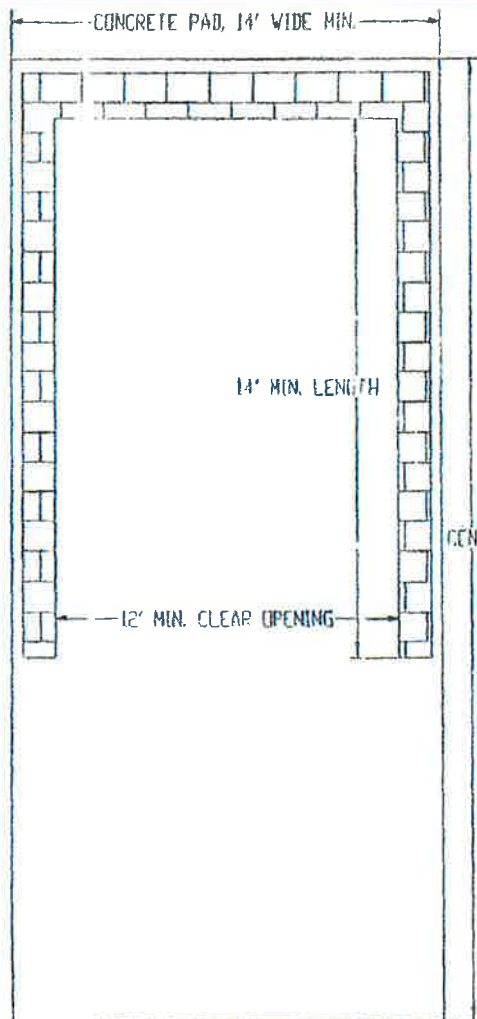
8 CUBIC YARD

RUMPKA

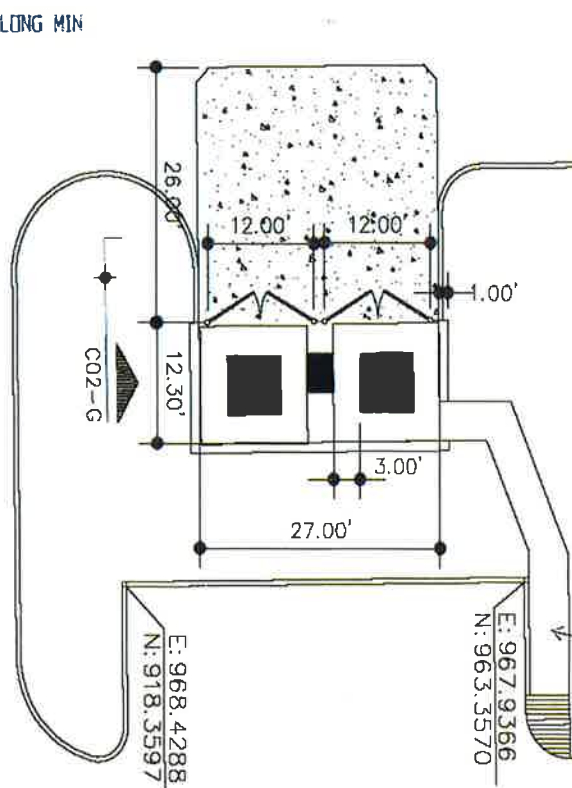


CORRAL ENCLOSURE:

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



ENCLOSURE RECOMENDATIONS FOR
FRONT OR REAR LOAD CONTAINERS
OR COMPACTORS.



RUMPK

City of Oxford
Inter-Office Review Transmittal Sheet

Date: December 7, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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

 X Review Revisions Other

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

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

Drawings reviewed by: _____

Date: 12-16-15

G. ALAN KYGER

PRINTED NAME



PC-2016-01 Surrounding Property Owners Map

Legend

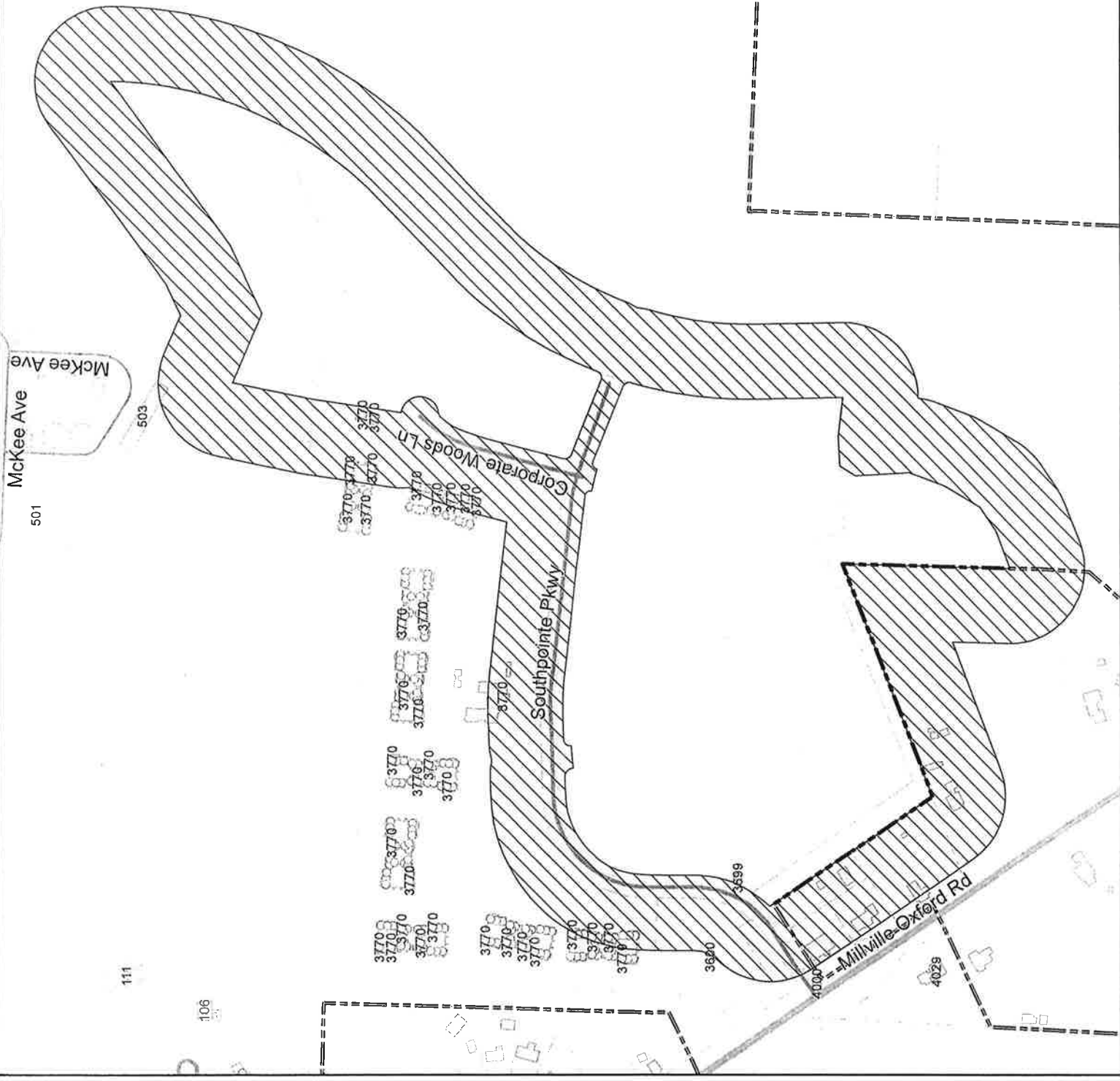
- Subject Parcels
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- Parcel
- Building Footprint
- Paved Roadway

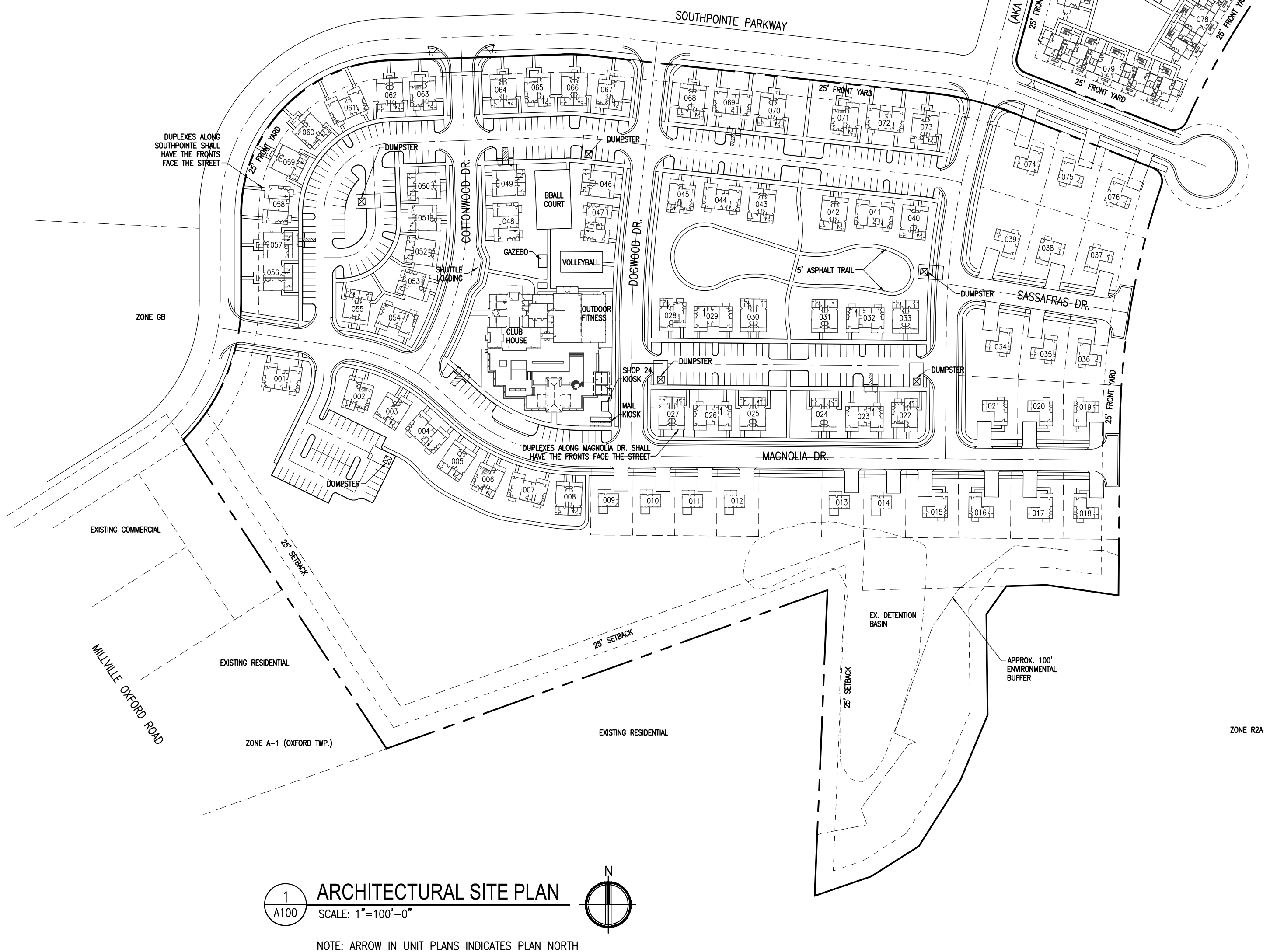
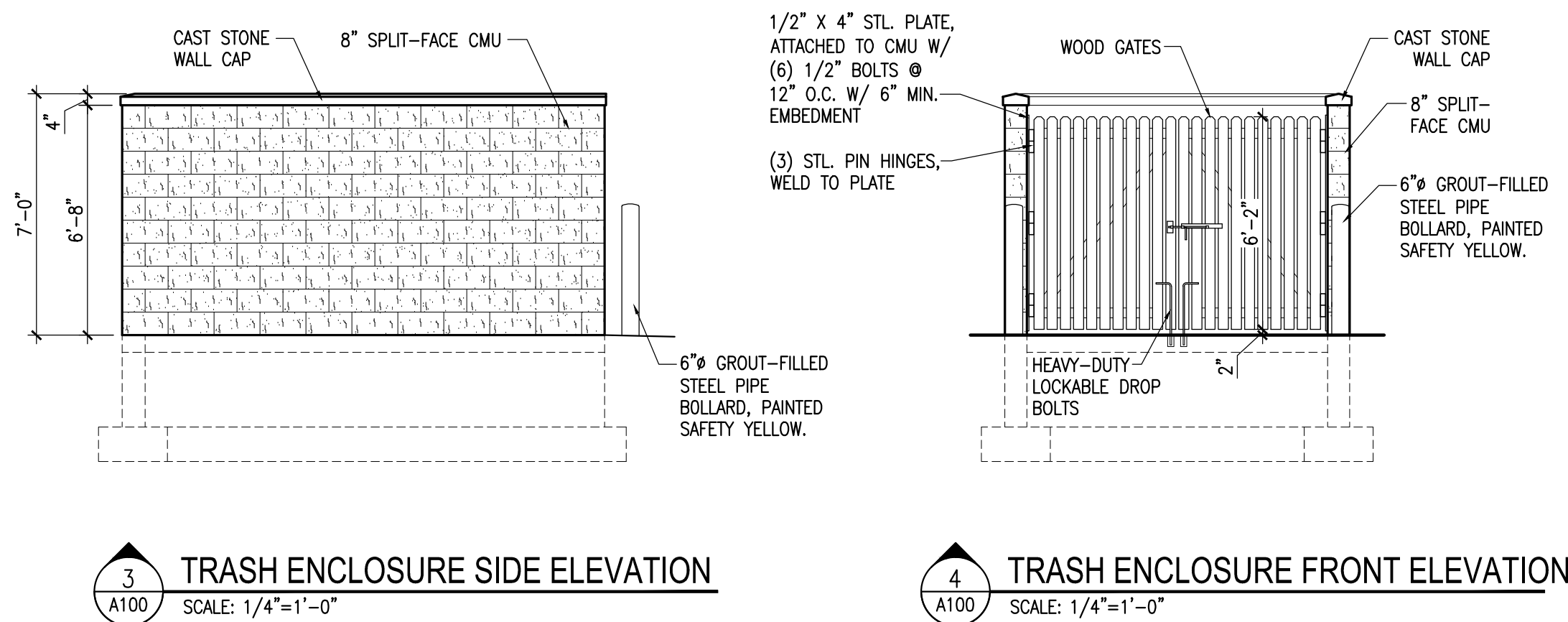
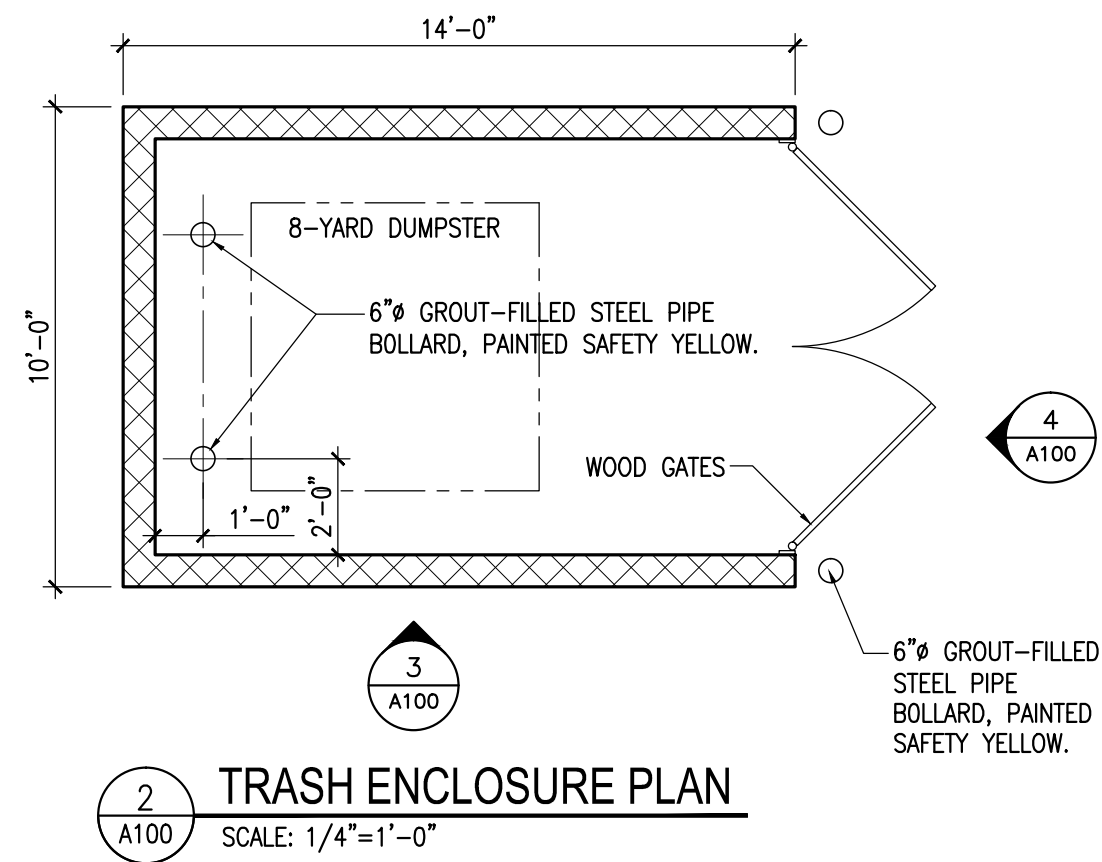


1 inch = 375 feet

Prepared on Friday, December 11, 2015

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





OPTIONS:

- REPLACE KITCHEN DOOR WITH ALTERNATE PANTRY. SEE DETAIL 10/A.A108.
- SUBSTITUTE UNIT D ADA - 1ST FLOOR PLAN, 3/A.A108, FOR ONE UNIT D - 1ST FLOOR PLAN IN THIS BUILDING.
- USE ALTERNATE SIDE ELEVATIONS 1/A.A210 AND 2/A.A210.
- USE ALTERNATE SIDE ELEVATION 3/A.A210 FOR SIDE FACING COTTONWOOD DR.

BUILDING SCHEDULE

BUILDING NUMBER	STREET	ADDRESS	BUILDING TYPE	ELEVATIONS	OPTIONS
001	MAGNOLIA DR		D4	B1	
002	MAGNOLIA DR		D1	A1	1, 3
003	MAGNOLIA DR		D2	B1	1, 2
004	MAGNOLIA DR		D4	A1	
005	MAGNOLIA DR		D3	B1	1
006	MAGNOLIA DR		D1	A1	1
007	MAGNOLIA DR		D4	B1	
008	MAGNOLIA DR		D3	A1	1, 2
009	MAGNOLIA DR		S2	A	
010	MAGNOLIA DR		S2	A	
011	MAGNOLIA DR		S2	A	
012	MAGNOLIA DR		S2	A	
013	MAGNOLIA DR		S2	A	
014	MAGNOLIA DR		S2	A	
015	MAGNOLIA DR		S1	A	
016	MAGNOLIA DR		S1	B	
017	MAGNOLIA DR		S1	A	
018	MAGNOLIA DR		S1	B	
019	MAGNOLIA DR		S1	A	
020	MAGNOLIA DR		S1	B	
021	MAGNOLIA DR		S1	A	
022	MAGNOLIA DR		D1	A2	2
023	MAGNOLIA DR		D4	B2	
024	MAGNOLIA DR		D3	A2	2
025	MAGNOLIA DR		D3	B2	
026	MAGNOLIA DR		D4	A2	
027	MAGNOLIA DR		D3	A2	
028	DOGWOOD DR		D1	A1	1, 2
029	DOGWOOD DR		D4	B1	
030	DOGWOOD DR		D3	A1	1
031	IRONWOOD DR		D3	B1	1
032	IRONWOOD DR		D4	A1	
033	IRONWOOD DR		D3	A1	1
034	SASSAFRAS DR		S1	B	
035	SASSAFRAS DR		S1	A	
036	SASSAFRAS DR		S1	B	
037	SASSAFRAS DR		S1	A	
038	SASSAFRAS DR		S1	B	
039	SASSAFRAS DR		S1	A	
040	IRONWOOD DR		D3	B1	1, 2
041	IRONWOOD DR		D4	B1	
042	IRONWOOD DR		D3	A1	1
043	DOGWOOD DR		D3	B1	1
044	DOGWOOD DR		D4	A1	
045	DOGWOOD DR		D1	A1	1
046	DOGWOOD DR		D3	A1	2
047	DOGWOOD DR		D4	B1	
048	COTTONWOOD DR		D4	A1	
049	COTTONWOOD DR		D3	B1	2
050	COTTONWOOD DR		D3	A2	
051	COTTONWOOD DR		D2	B2	
052	COTTONWOOD DR		D3	B2	
053	COTTONWOOD DR		D1	A2	2
054	MAGNOLIA DR		D4	B2	4
055	MAGNOLIA DR		D3	B2	
056	SOUTHPARKWAY		D3	A2	
057	SOUTHPARKWAY		D2	B2	2
058	SOUTHPARKWAY		D4	A2	
059	SOUTHPARKWAY		D3	B2	
060	SOUTHPARKWAY		D1	A2	
061	SOUTHPARKWAY		D4	B2	
062	SOUTHPARKWAY		D3	A2	2
063	SOUTHPARKWAY		D1	A2	
064	SOUTHPARKWAY		D3	B2	
065	SOUTHPARKWAY		D1	A2	
066	SOUTHPARKWAY		D3	A2	
067	SOUTHPARKWAY		D2	B2	
068	SOUTHPARKWAY		D3	B2	2
069	SOUTHPARKWAY		D4	B2	
070	SOUTHPARKWAY		D3	A2	2
071	SOUTHPARKWAY		D1	A2	
072	SOUTHPARKWAY		D4	A2	
073	SOUTHPARKWAY		D2	B2	
074	SOUTHPARKWAY		S1	B	
075	SOUTHPARKWAY		S1	A	
076	SOUTHPARKWAY		S1	B	
077	IRONWOOD DR		T1	A	
078	IRONWOOD DR		T1	A	
079	SOUTHPARKWAY		T2	B	
080	IRONWOOD DR		T1	B	
081	IRONWOOD DR		T1	B	
082	IRONWOOD DR		T2	A	

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:
11.25.15

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

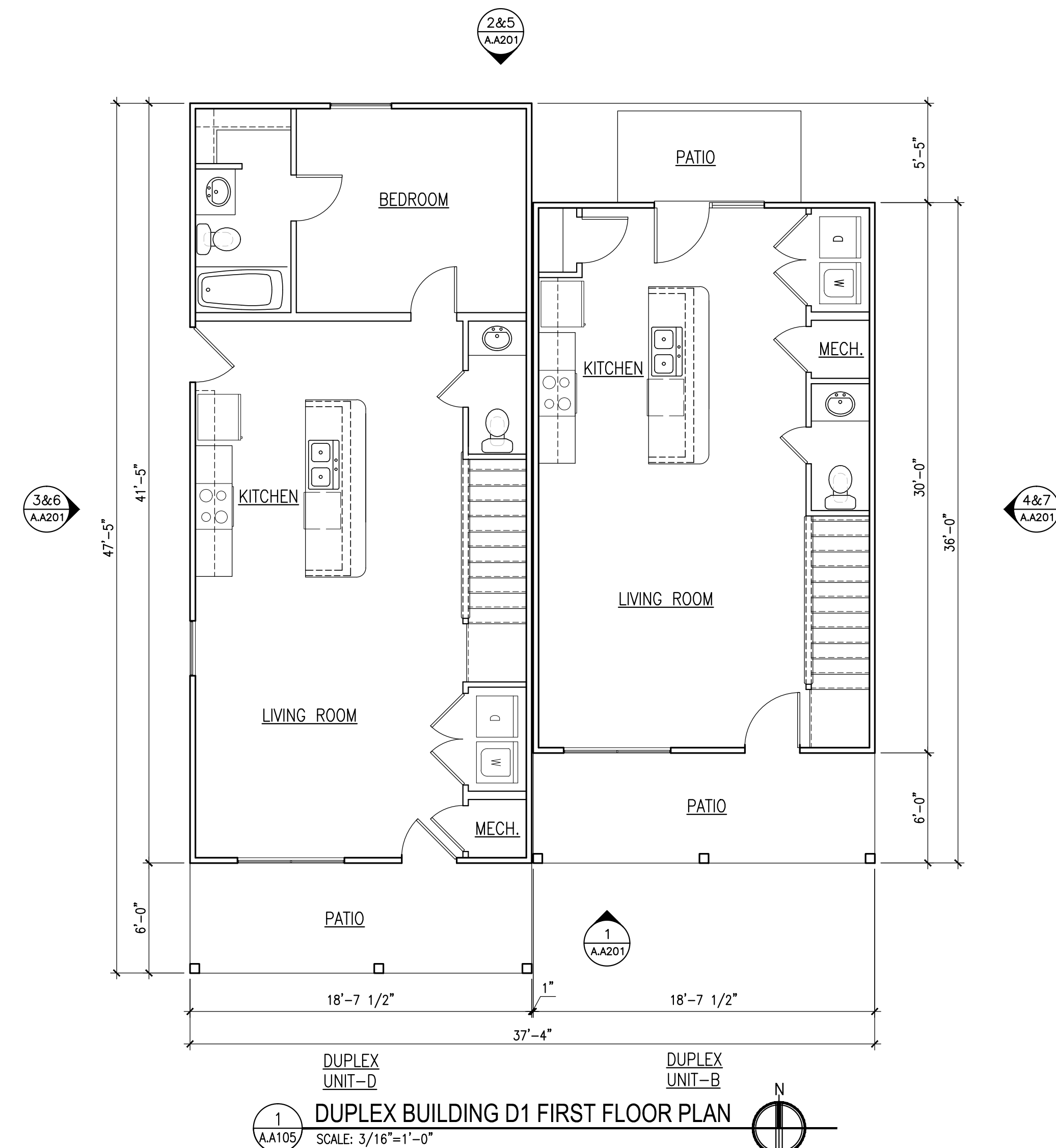
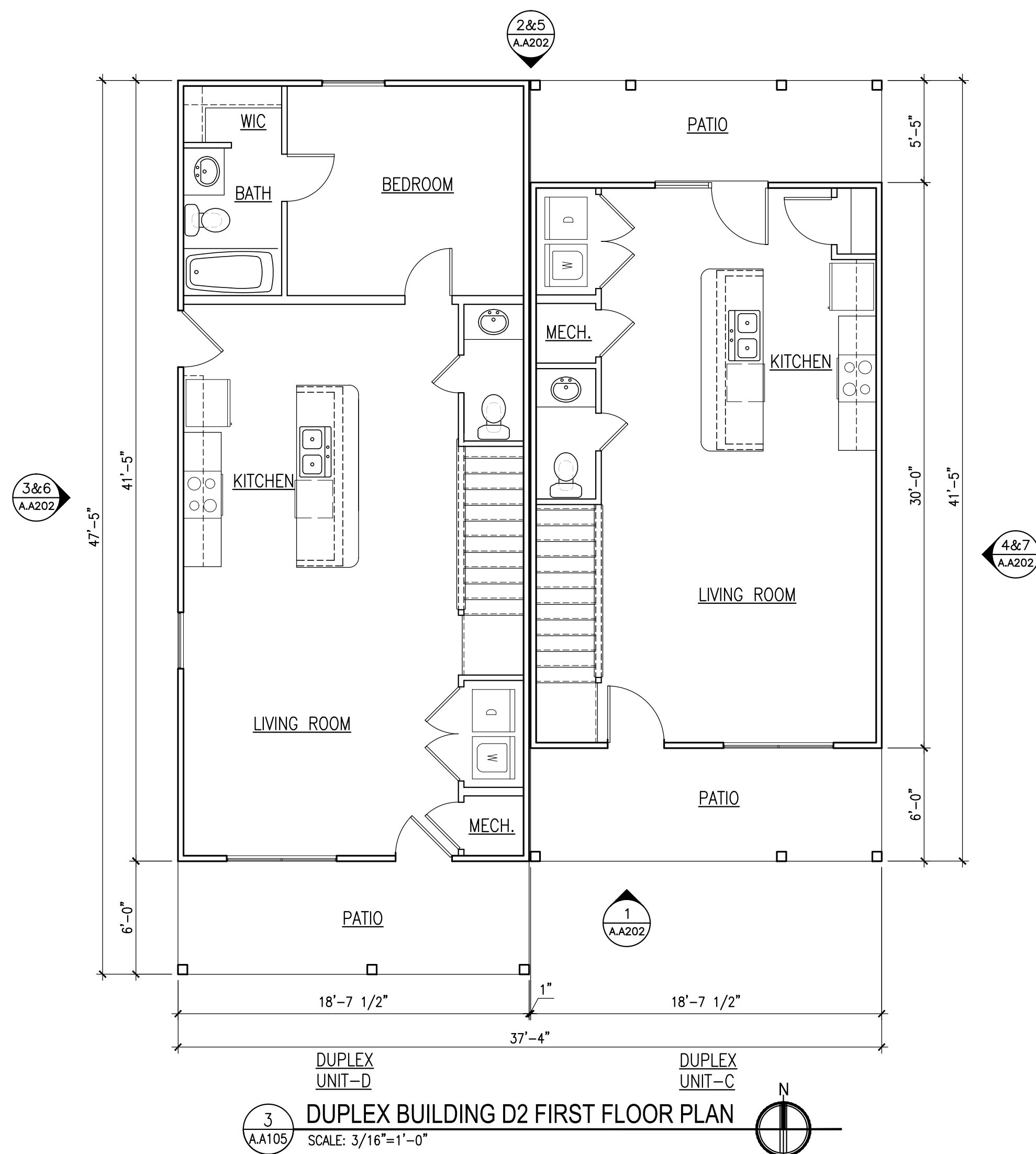
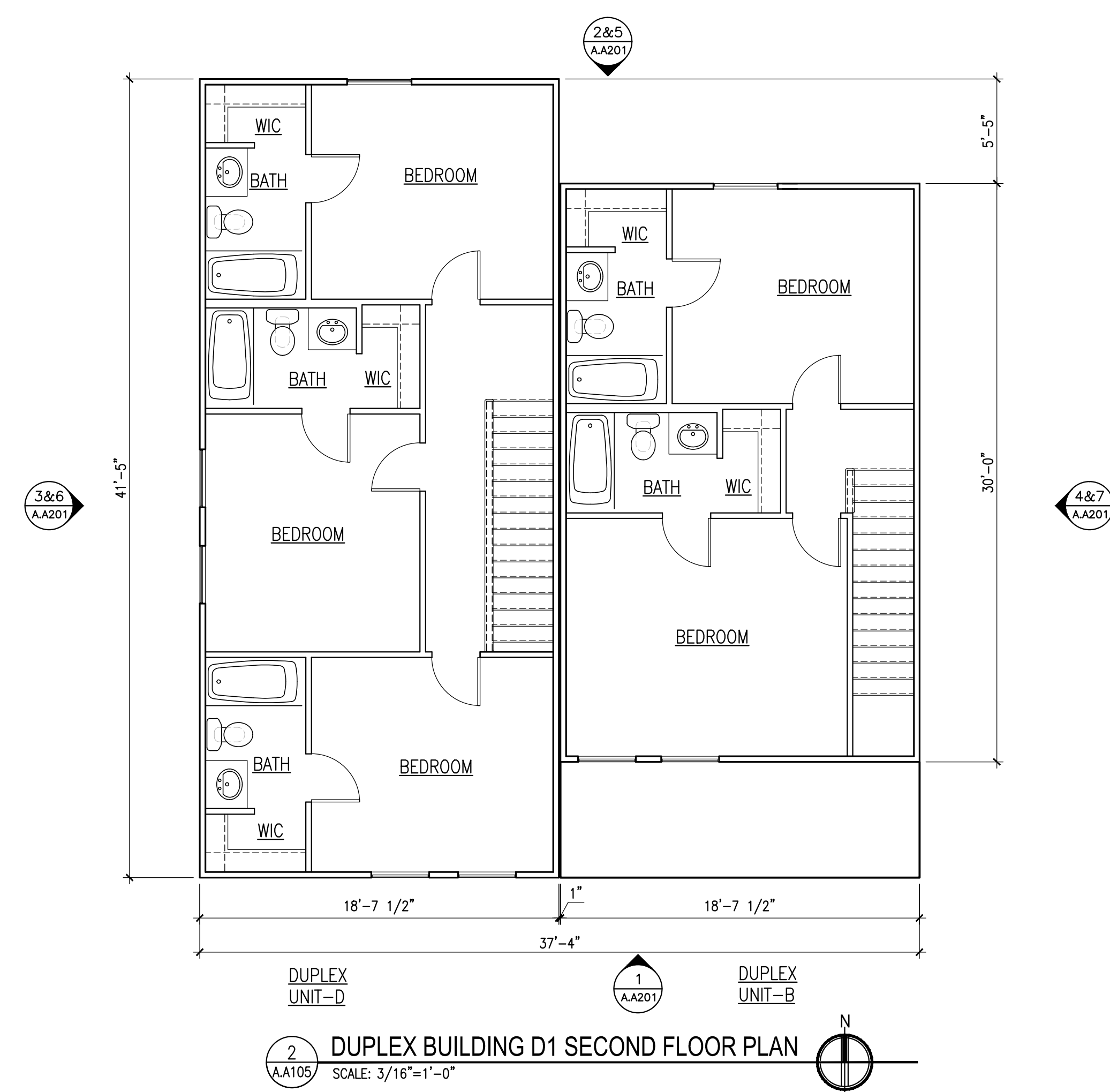
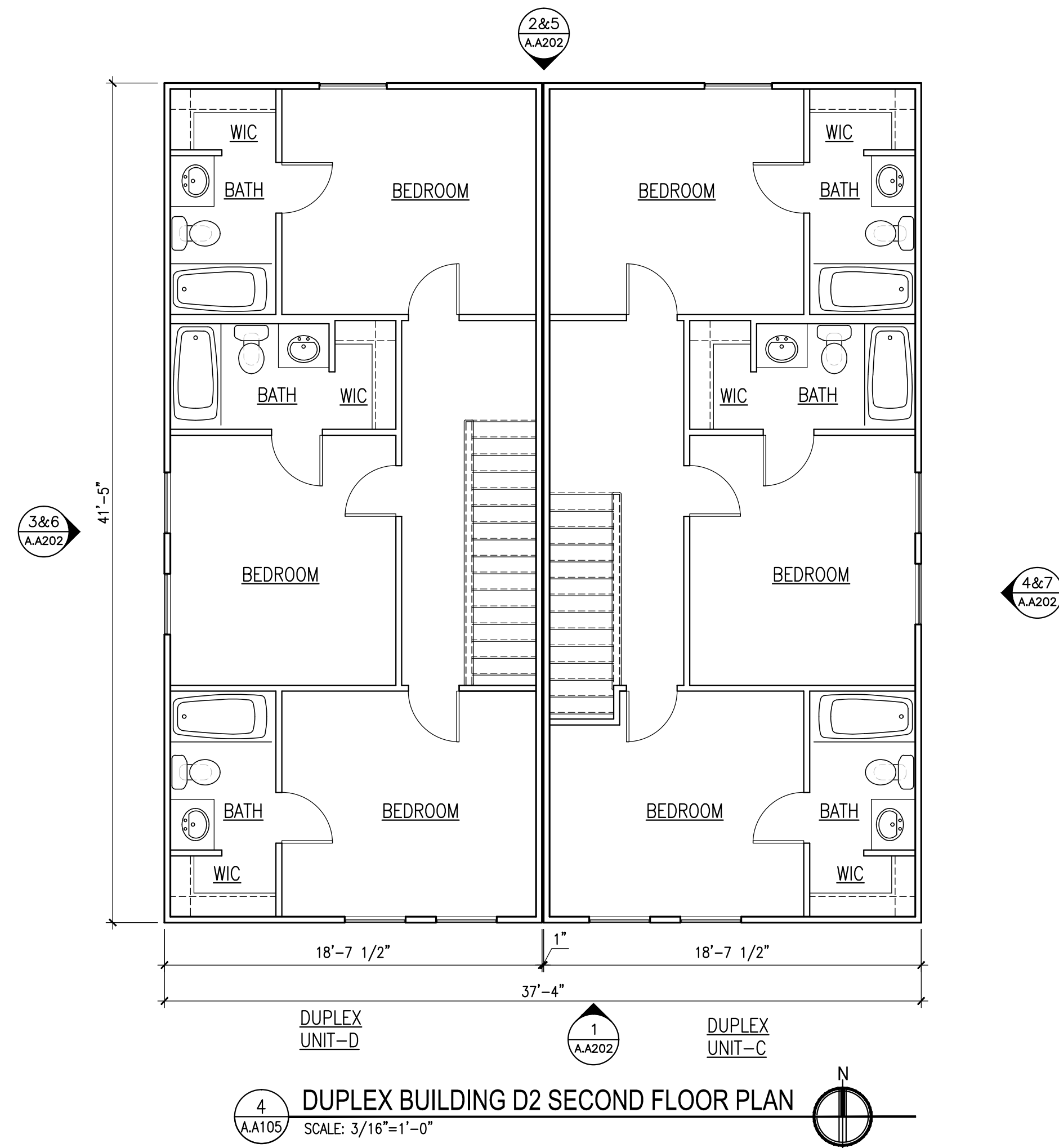
PROJECT NUMBER:
A2014.017

DRAWN BY:

DRAWING TITLE:
**DUPLEX BUILDING
FLOOR PLANS**

SHEET NUMBER:

A.A105





THE FIELDS AT SOUTHPONTE

SOUTHPONTE CROSSINGS
OXFORD, OHIO

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PROJECT DATE:
11.25.15

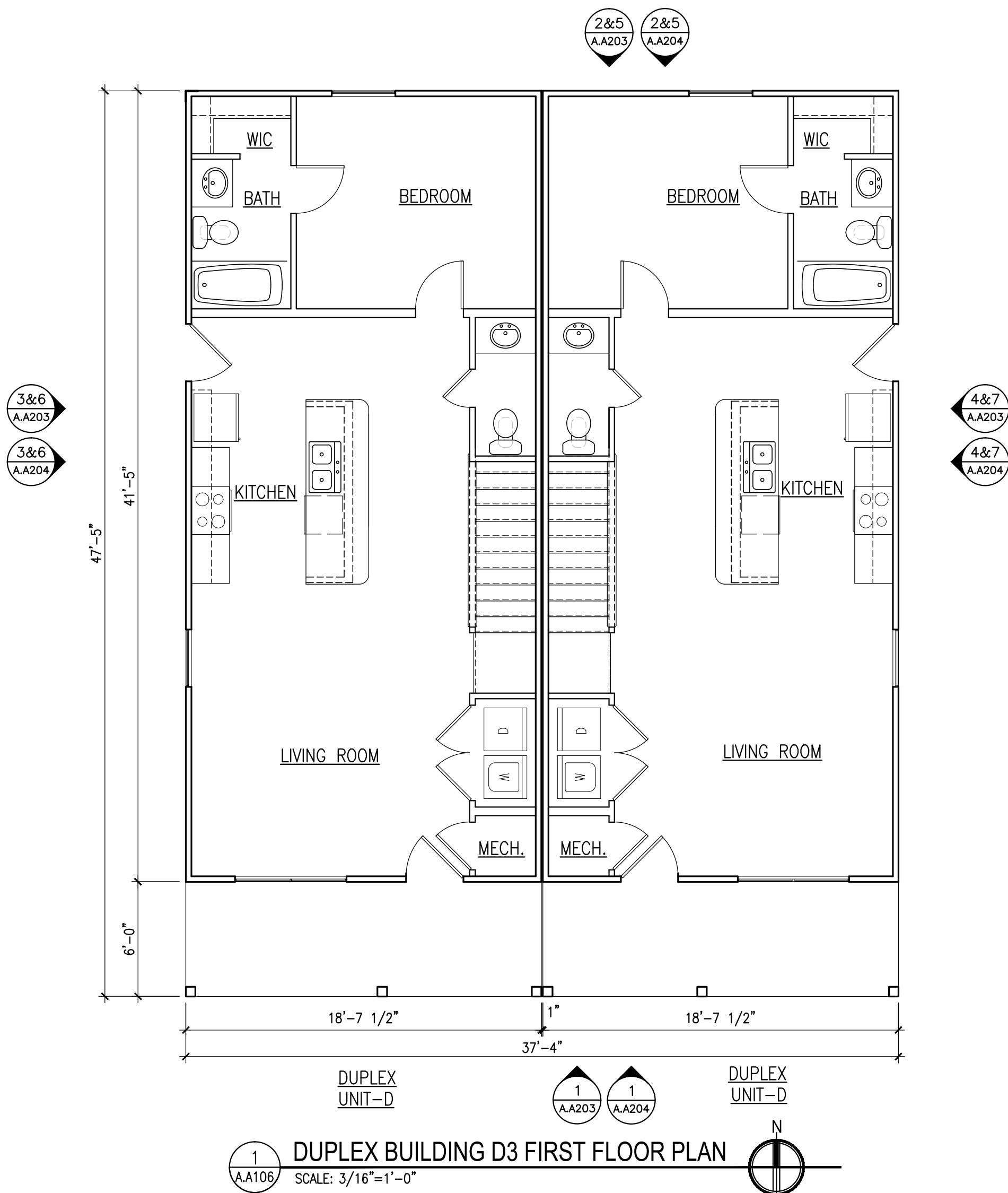
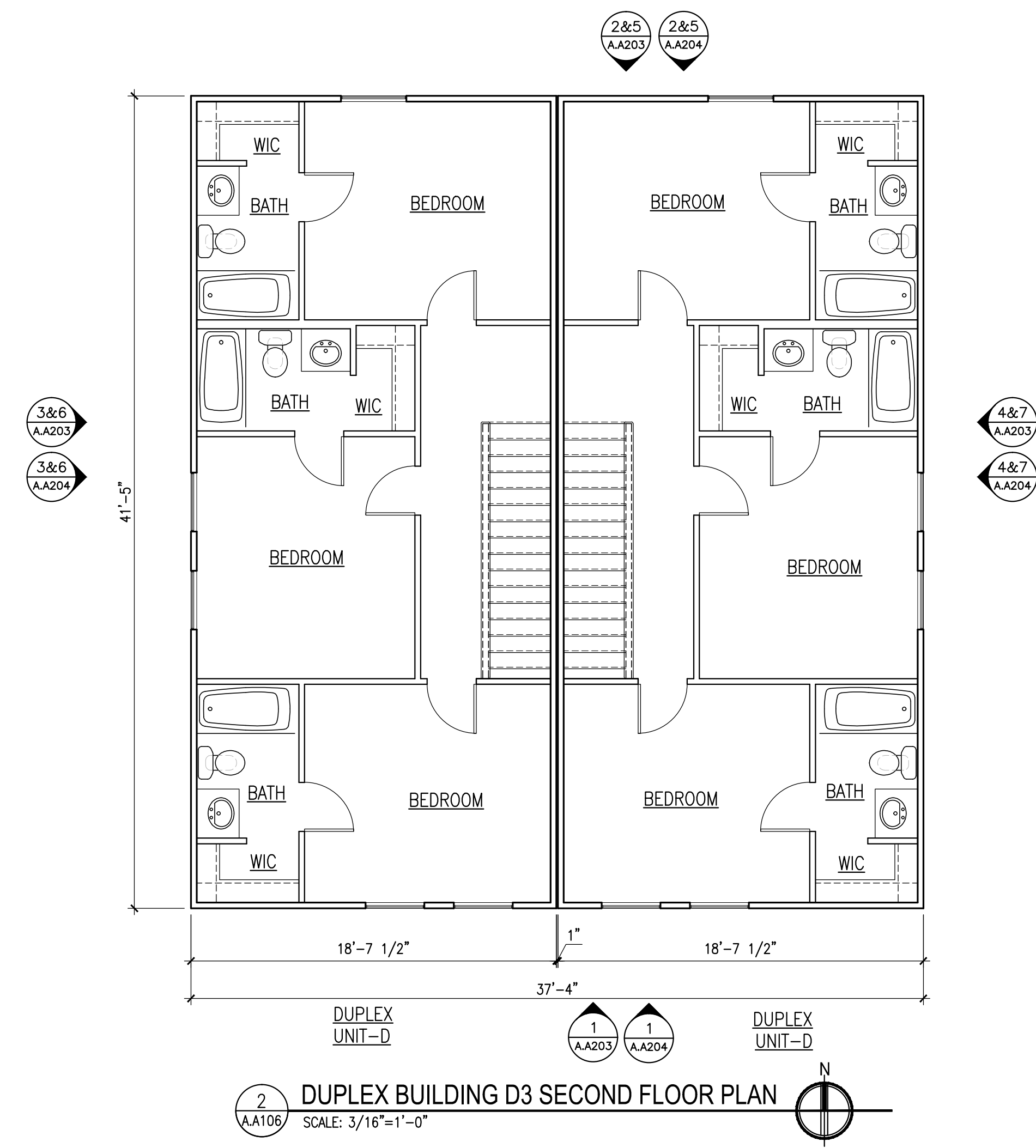
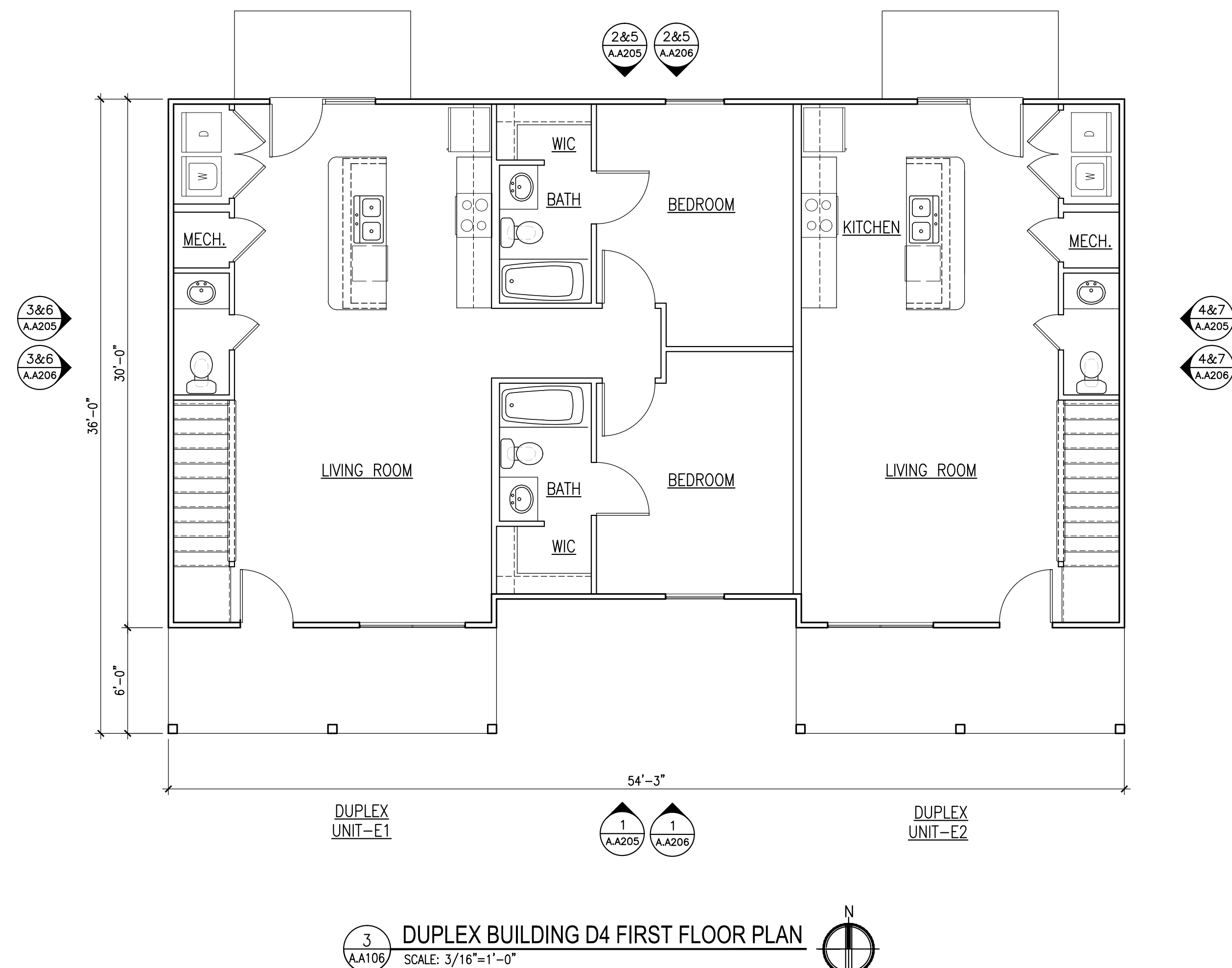
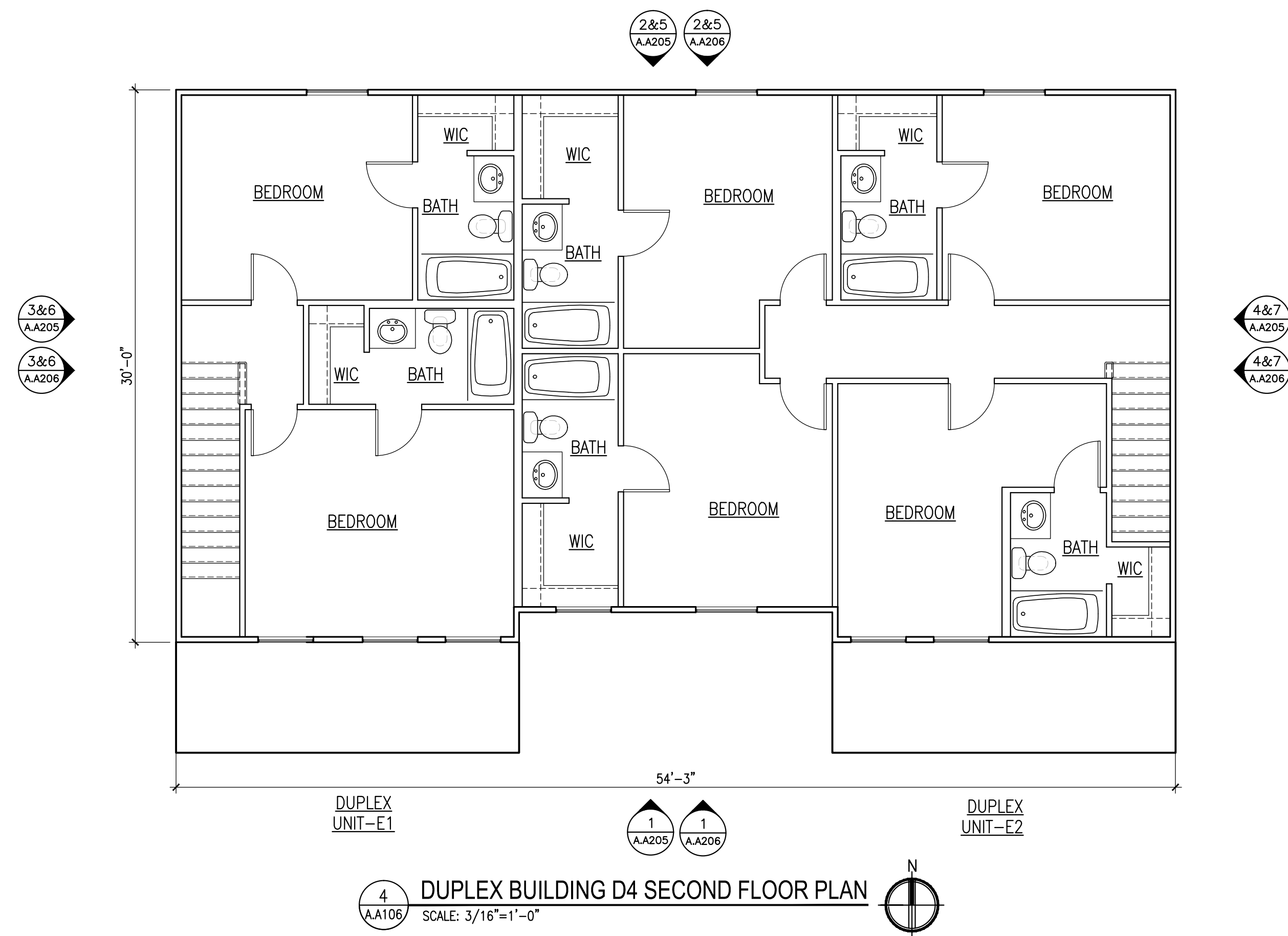
No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: A2014.017	DRAWN BY:
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DRAWING TITLE:
**DUPLEX BUILDING
FLOOR PLANS**

SHEET NUMBER:

A.A106





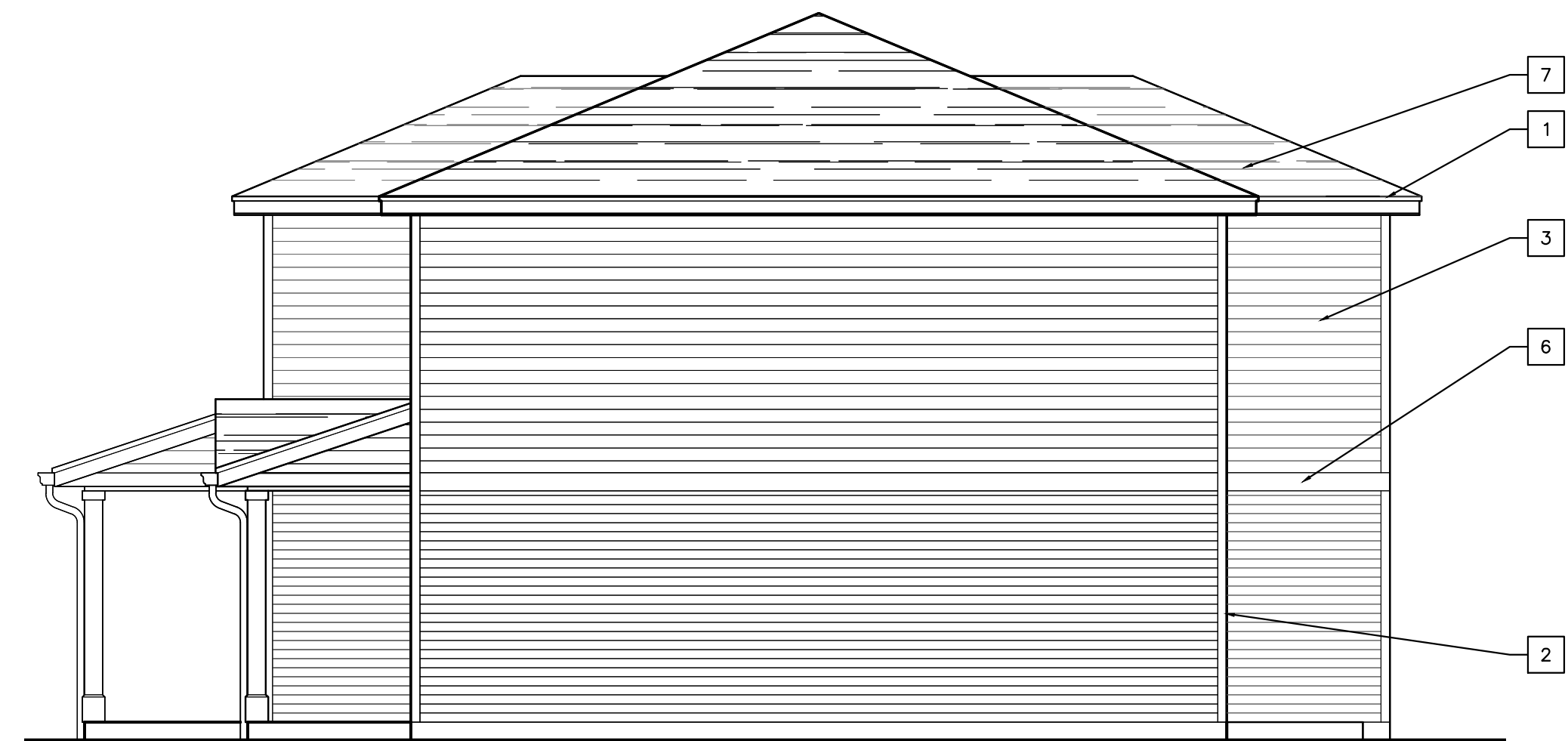
1 DUPLEX BUILDING D1 FRONT ELEVATION A1/A2
SCALE: 3/16"=1'-0"



2 DUPLEX BUILDING D1 REAR ELEVATION A1
SCALE: 3/16"=1'-0"



3 DUPLEX BUILDING D1 LEFT SIDE ELEVATION A1
SCALE: 3/16"=1'-0"



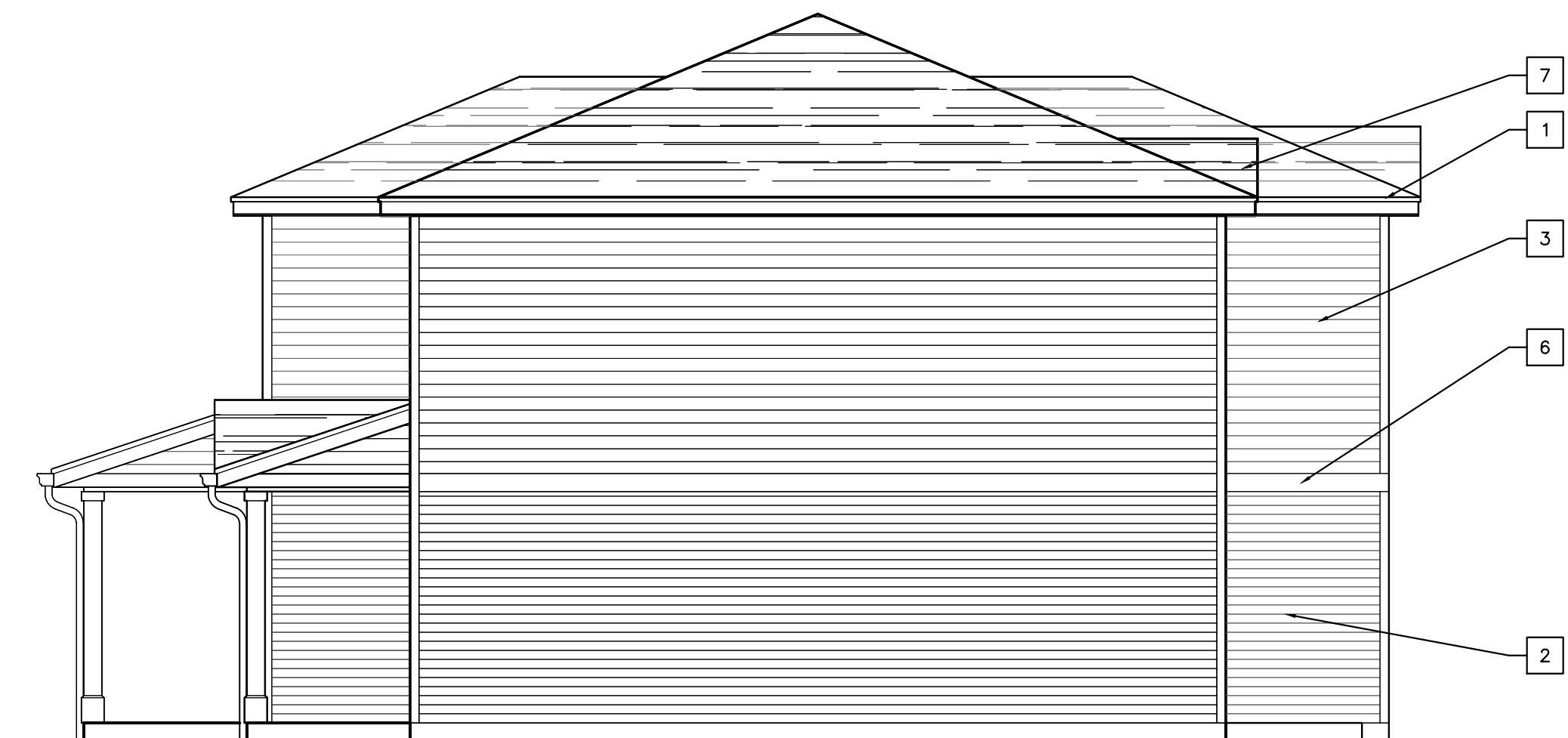
4 DUPLEX BUILDING D1 RIGHT SIDE ELEVATION A1
SCALE: 3/16"=1'-0"



5 DUPLEX BUILDING D1 REAR ELEVATION A2
SCALE: 3/16"=1'-0"



6 DUPLEX BUILDING D1 LEFT SIDE ELEVATION A2
SCALE: 3/16"=1'-0"



7 DUPLEX BUILDING D1 RIGHT SIDE ELEVATION A2
SCALE: 3/16"=1'-0"

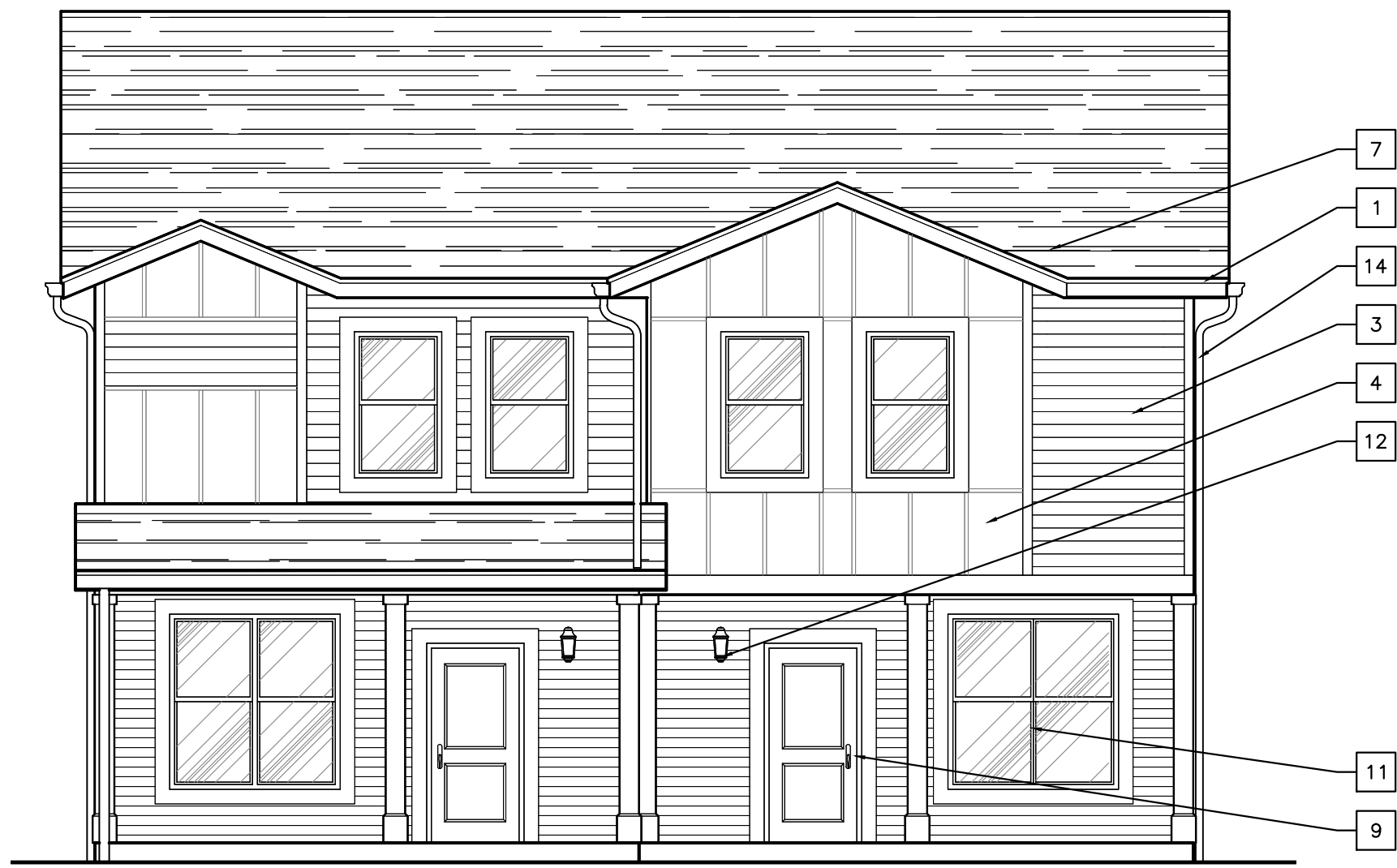
KEYNOTES:

1. TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE & ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
2. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 4" LAP EXPOSURE
3. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SIDING 6" LAP EXPOSURE
4. EXTERIOR FIBER-CEMENT TRIM BOARD (IN WIDTH INDICATED ON DRAWING)
5. CONTINUOUS SHINGLE-OVER RIDGE VENT
6. 1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD: WIDTHS AS INDICATED ON DRAWINGS
7. FIBERGLASS/ASPHALT 25 YR. MIN. WARRANTED CLASS A RATED ROOF SHINGLES
8. GUARDRAILS: 42" HIGH PVC. COLOR TO BE SELECTED BY OWNER.
9. METAL INSULATED ENTRY DOOR PER SCHEDULES
10. VINYL FRAMED INSWING PATIO DOOR
11. VINYL FRAME SINGLE HUNG WINDOW
12. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)
13. PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
14. ALUM. CONT. GUTTERING & DOWNSPOUTS
15. VINYL SHUTTER

ELEVATION NOTES

1. COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE GROUND SHALL BE PAINTED A COLOR TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
3. UTILITY ENTRANCE EQUIPMENT SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE UNLESS PAINT WOULD INTERFERE WITH EQUIPMENT OPERATION AS DIRECTED BY THE UTILITY COMPANY. VERIFY WITH ARCHITECT.
4. COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEERS SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
5. REFER TO SHEET A001 FOR GENERAL NOTES.
6. REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:



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



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



3 DUPLEX BUILDING D2 LEFT SIDE ELEVATION B1
SCALE: 3/16"=1'-0"



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



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



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



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

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PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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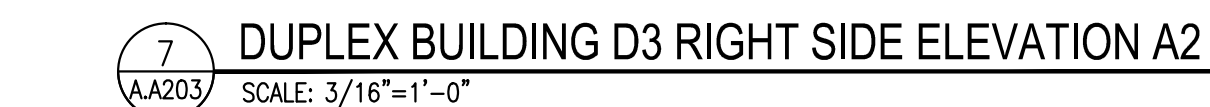
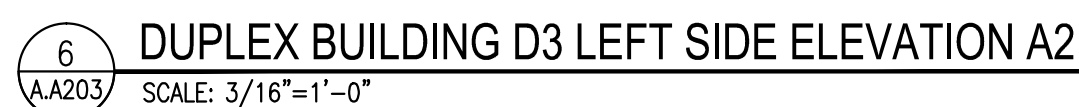
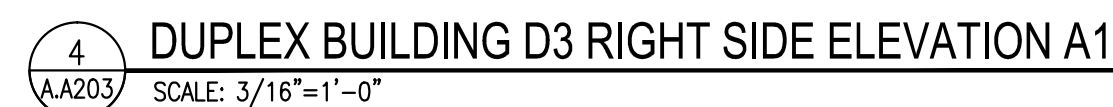
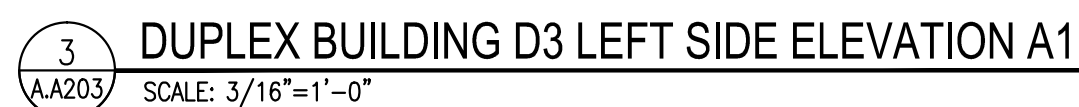
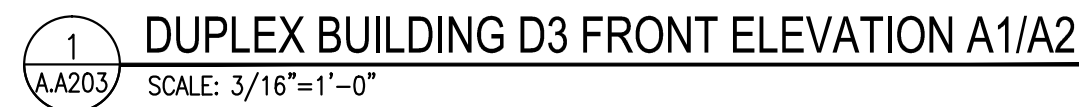
PROJECT NUMBER:
A2014.017

DRAWN BY:

DRAWING TITLE:
DUPLEX EXTERIOR ELEVATIONS

SHEET NUMBER:

A.A202



1. TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
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6. 1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD: WIDTHS AS INDICATED ON DRAWINGS
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12. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)

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PROFESSIONAL SEAL:

PROJECT DATE:
11.25.15

[illegible]

PROJECT NUMBER: A2014.017	DRAWN BY:
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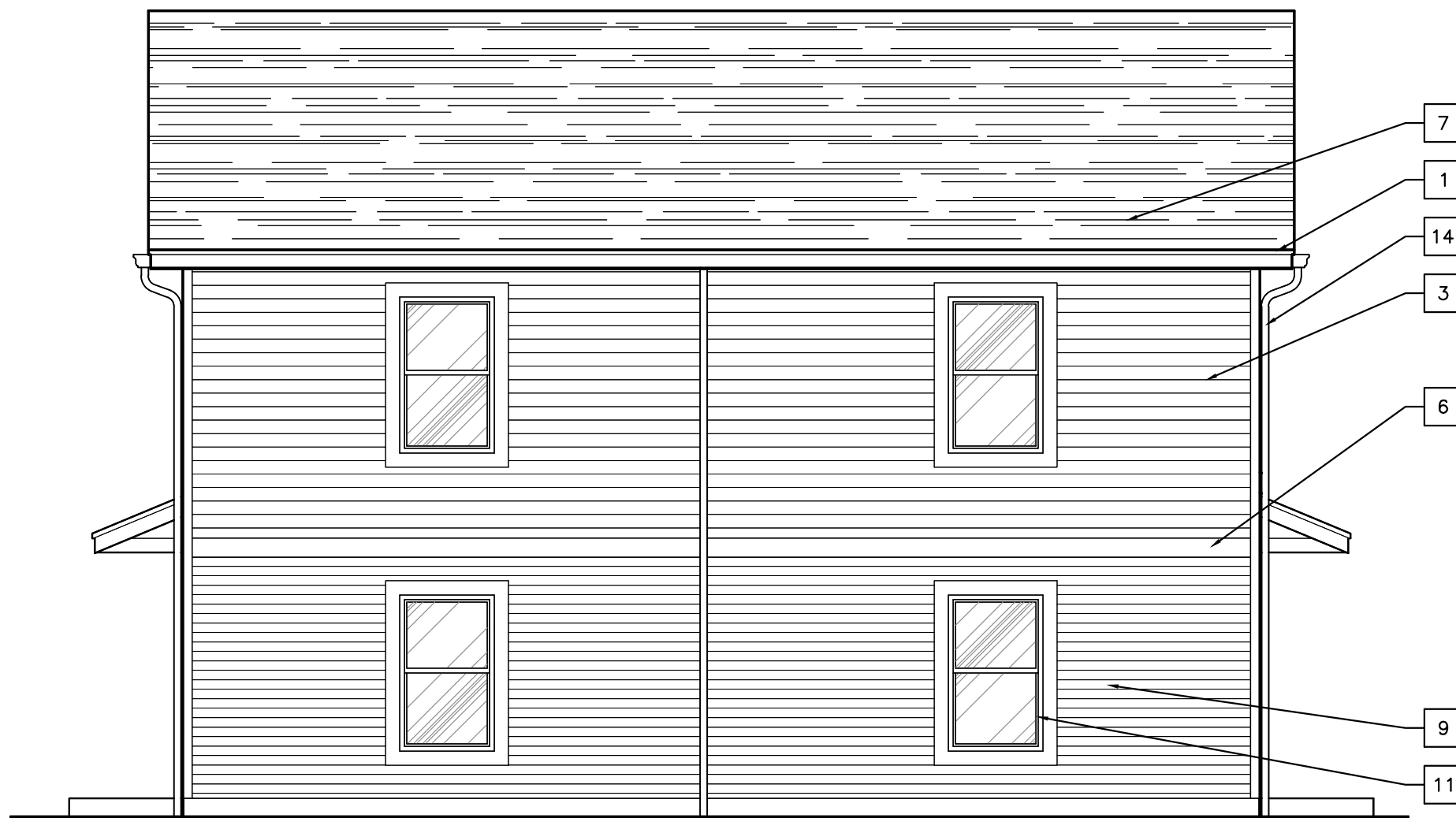
DRAWING TITLE:
**DUPLEX EXTERIOR
ELEVATIONS**

SHEET NUMBER:

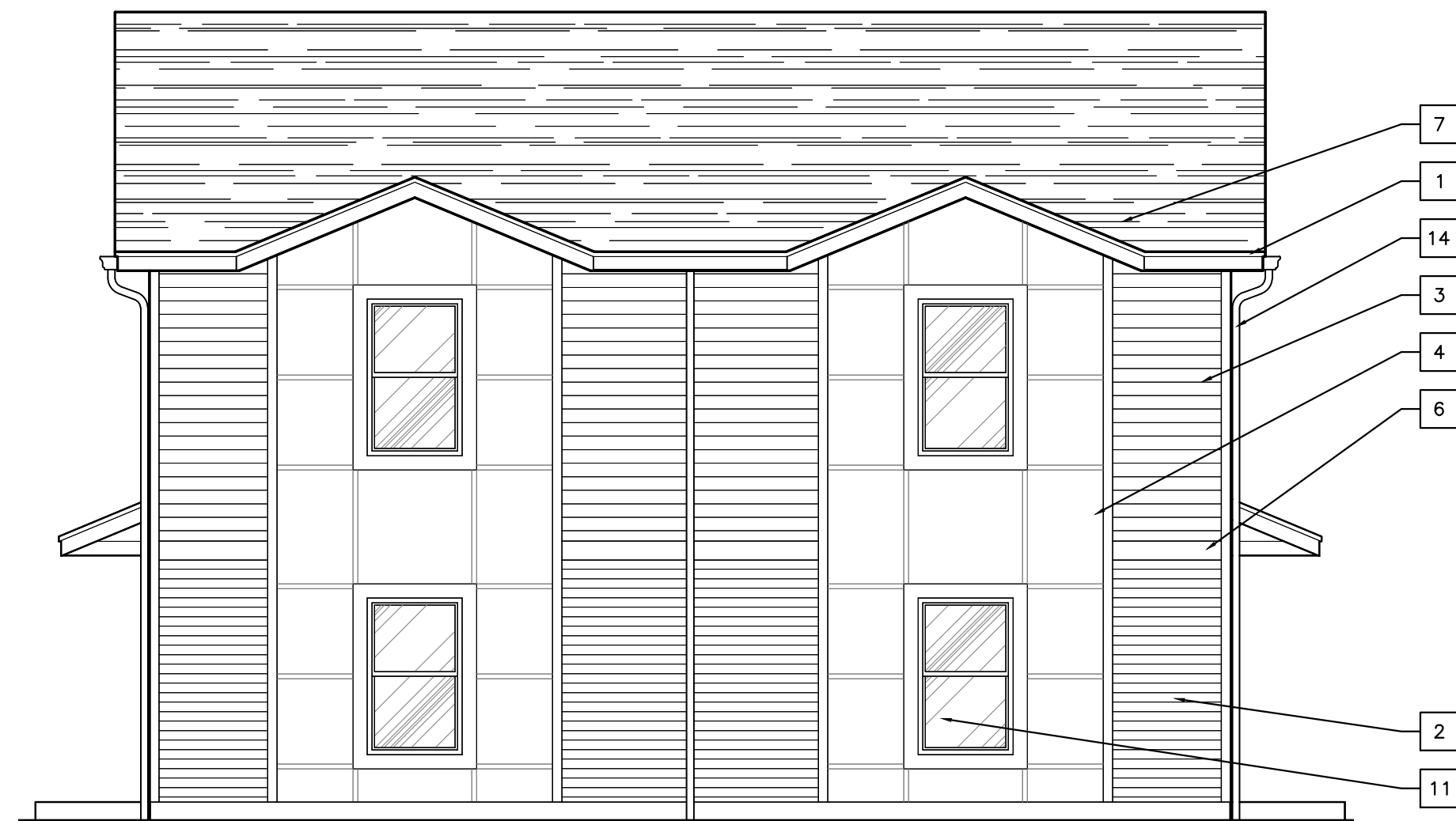
A.A203



1 DUPLEX BUILDING D3 FRONT ELEVATION B1/B2
AA204 SCALE: 3/16"=1'-0"



2 DUPLEX BUILDING D3 REAR ELEVATION B1
AA204 SCALE: 3/16"=1'-0"



5 DUPLEX BUILDING D3 REAR ELEVATION B2
AA204 SCALE: 3/16"=1'-0"



3 DUPLEX BUILDING D3 LEFT SIDE ELEVATION B1
AA204 SCALE: 3/16"=1'-0"



6 DUPLEX BUILDING D3 LEFT SIDE ELEVATION B2
AA204 SCALE: 3/16"=1'-0"



4 DUPLEX BUILDING D3 RIGHT SIDE ELEVATION B1
AA204 SCALE: 3/16"=1'-0"



7 DUPLEX BUILDING D3 RIGHT SIDE ELEVATION B2
AA204 SCALE: 3/16"=1'-0"

KEYNOTES:

1. TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE & ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
2. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 4" LAP EXPOSURE
3. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SIDING 6" LAP EXPOSURE
4. EXTERIOR FIBER-CEMENT TRIM BOARD (IN WIDTH INDICATED ON DRAWING)
5. CONTINUOUS SHINGLE-OVER RIDGE VENT
6. 1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD: WIDTHS AS INDICATED ON DRAWINGS
7. FIBERGLASS/ASPHALT 25 YR. MIN. WARRANTED CLASS A RATED ROOF SHINGLES
8. GUARDRAILS: 42" HIGH PVC. COLOR TO BE SELECTED BY OWNER.
9. METAL INSULATED ENTRY DOOR PER SCHEDULES
10. VINYL FRAMED INSWING PATIO DOOR
11. VINYL FRAME SINGLE HUNG WINDOW
12. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)

13. PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
14. ALUM. CONT. GUTTERING & DOWNSPOUTS
15. VINYL SHUTTER

ELEVATION NOTES

1. COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE GROUND SHALL BE PAINTED A COLOR TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
3. UTILITY ENTRANCE EQUIPMENT SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE UNLESS PAINT WOULD INTERFERE WITH EQUIPMENT OPERATION AS DIRECTED BY THE UTILITY COMPANY. VERIFY WITH ARCHITECT.
4. COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEERS SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
5. REFER TO SHEET A001 FOR GENERAL NOTES.
6. REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:
11.25.15

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER:
A2014.017

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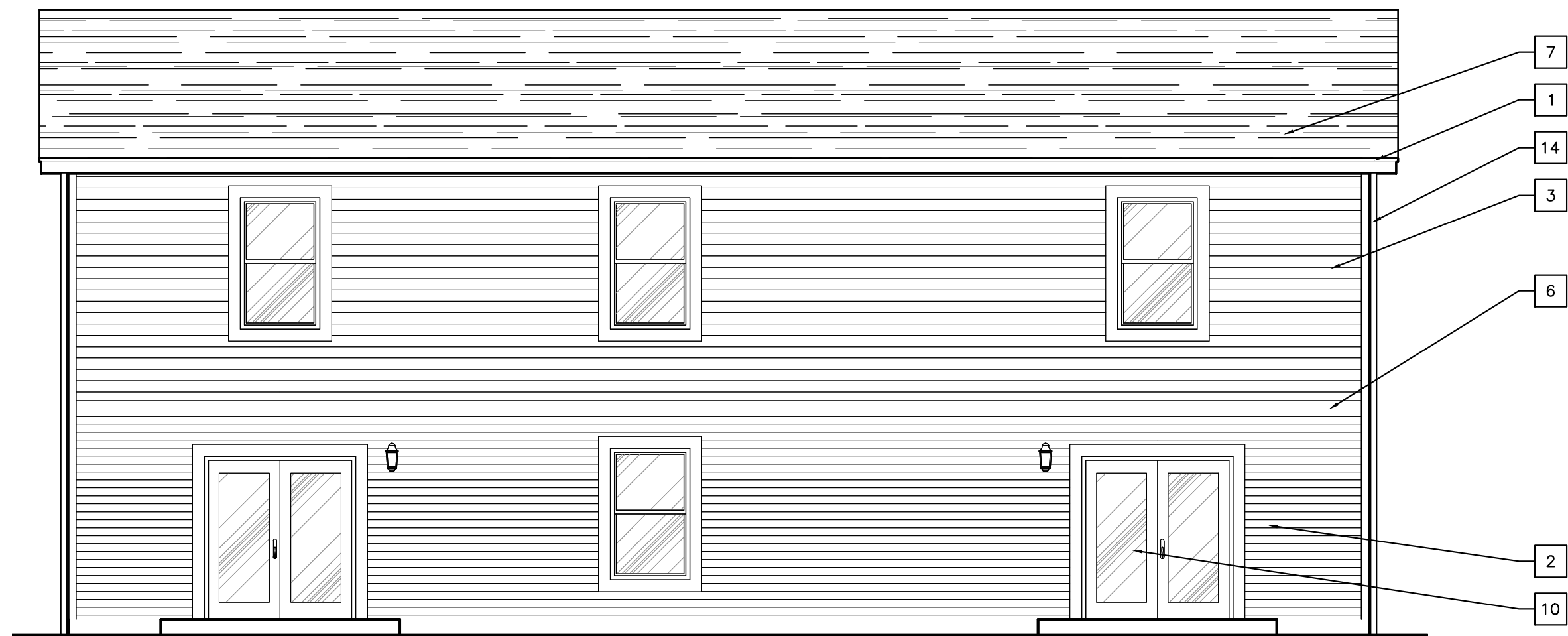
DRAWING TITLE:
DUPLEX EXTERIOR ELEVATIONS

SHEET NUMBER:

A.A204



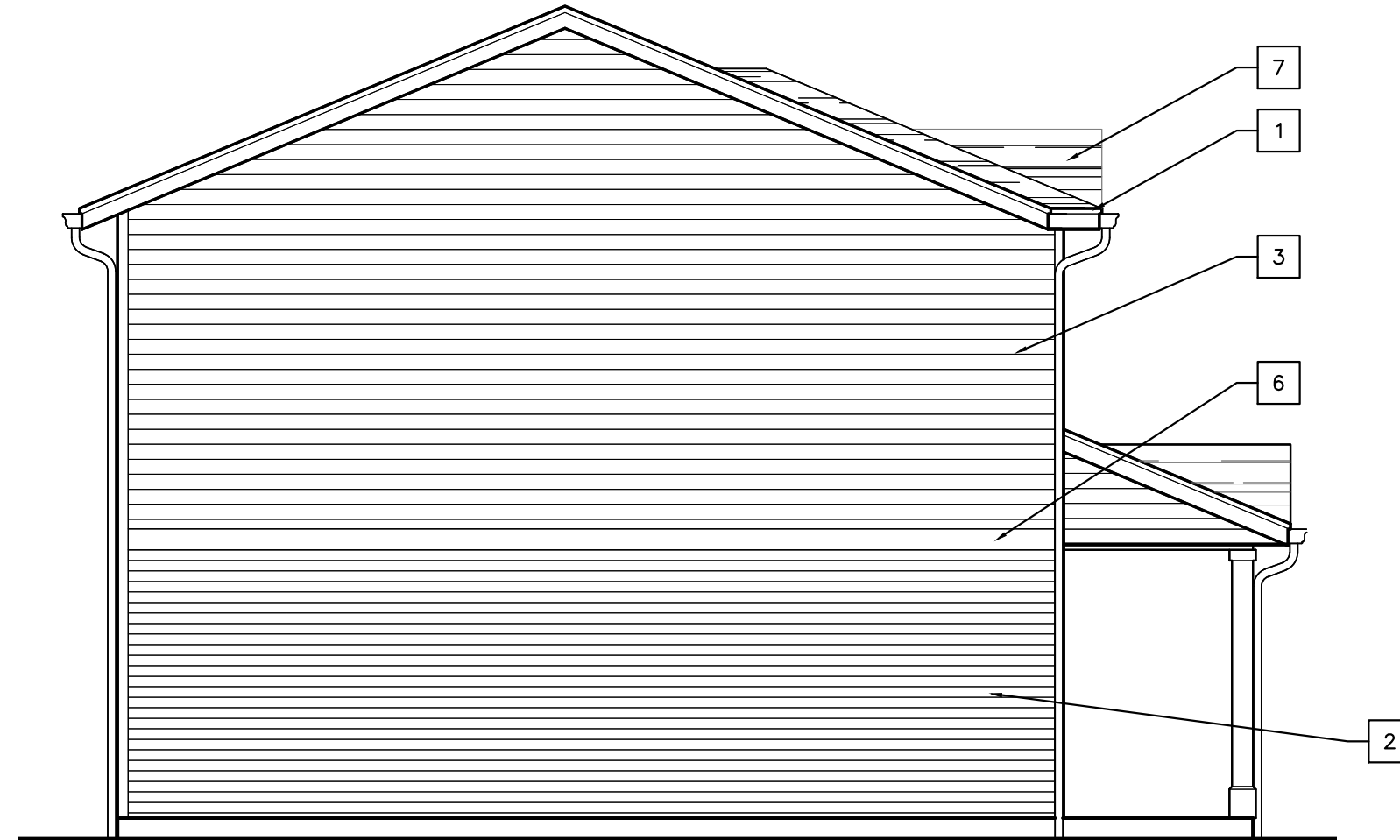
1 DUPLEX BUILDING D4 FRONT ELEVATION A1/A2
SCALE: 3/16"=1'-0"



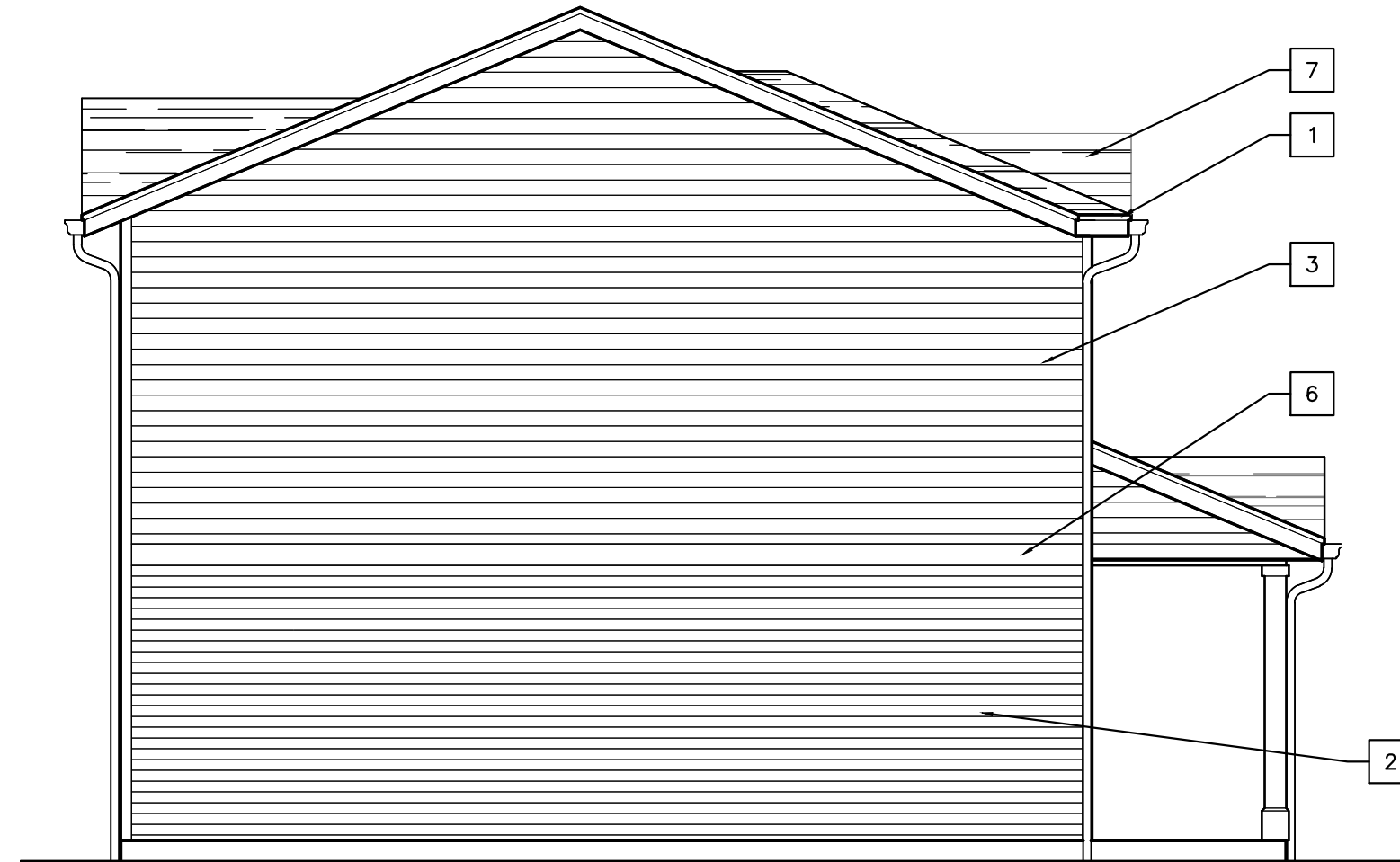
2 DUPLEX BUILDING D4 REAR ELEVATION A1
SCALE: 3/16"=1'-0"



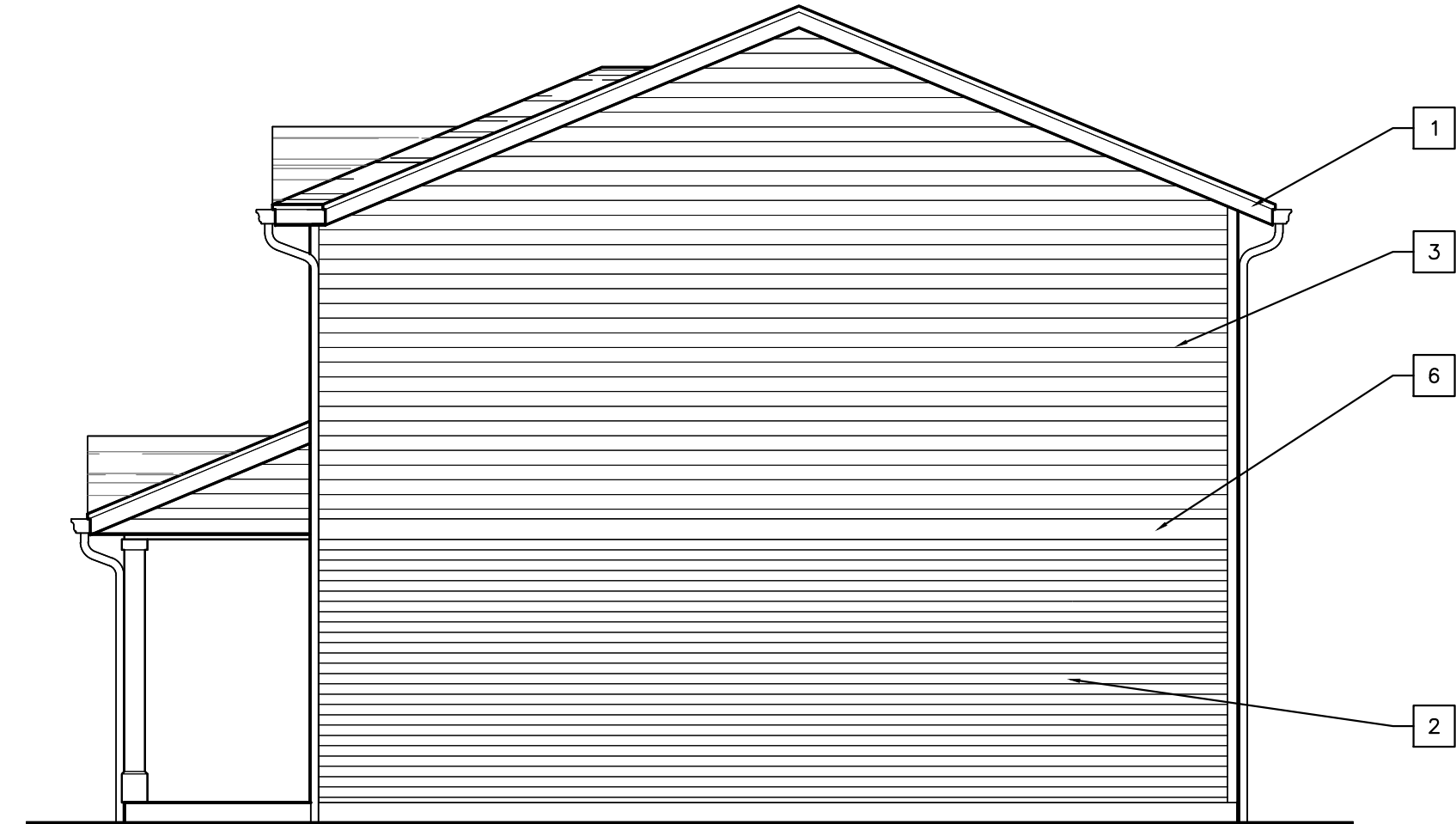
5 DUPLEX BUILDING D4 REAR ELEVATION A2
SCALE: 3/16"=1'-0"



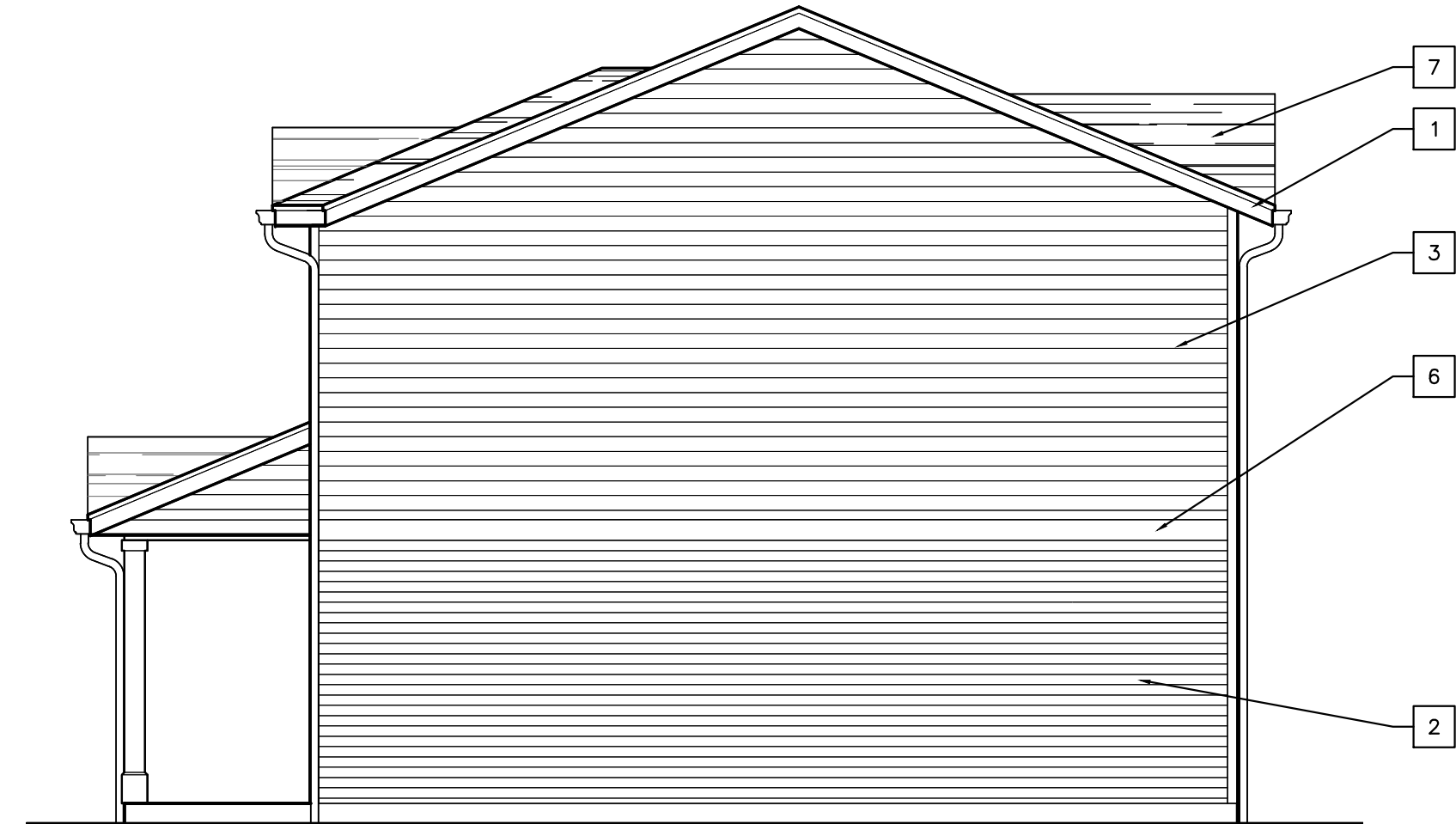
3 DUPLEX BUILDING D4 LEFT SIDE ELEVATION A1
SCALE: 3/16"=1'-0"



6 DUPLEX BUILDING D4 LEFT SIDE ELEVATION A2
SCALE: 3/16"=1'-0"



4 DUPLEX BUILDING D4 RIGHT SIDE ELEVATION A1
SCALE: 3/16"=1'-0"



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

KEYNOTES:

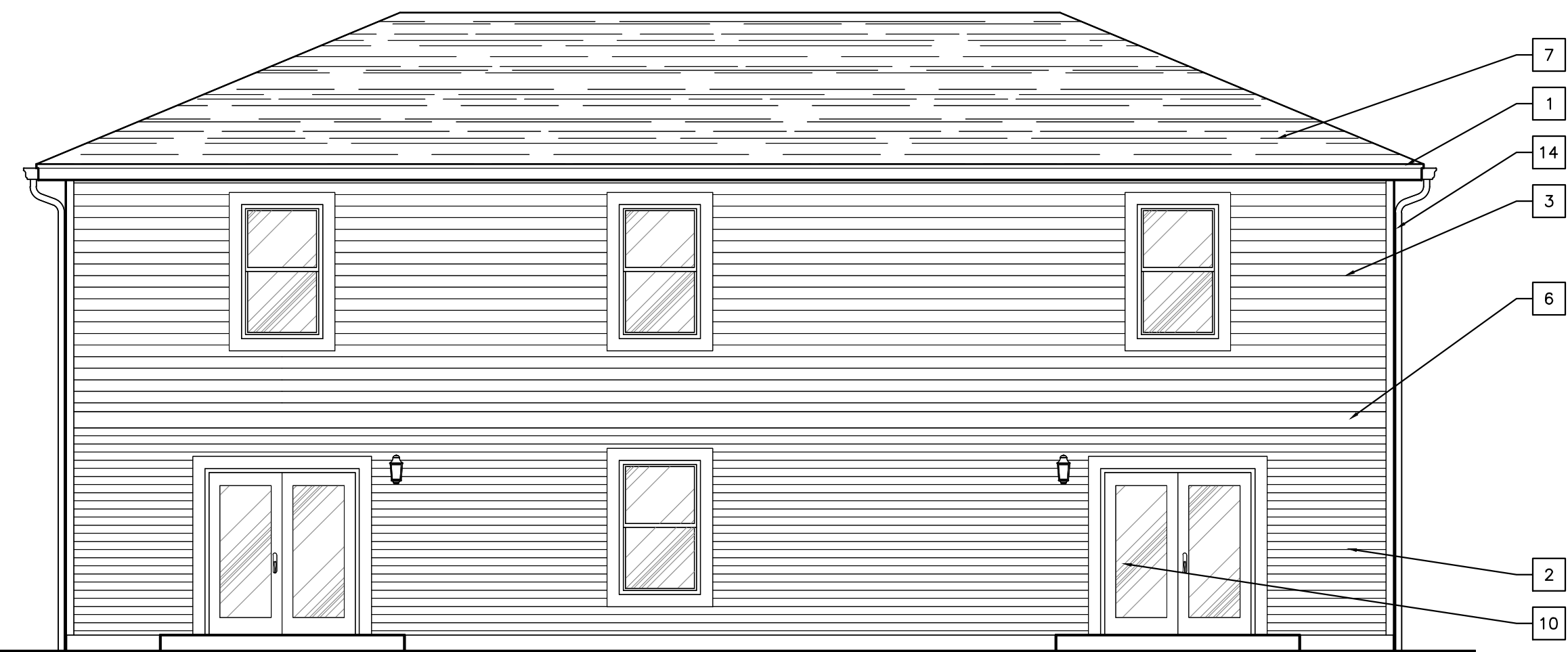
1. TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE & ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
2. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 4" LAP EXPOSURE
3. EXTERIOR FIBER-CEMENT HORIZONTAL LAP SIDING 6" LAP EXPOSURE
4. EXTERIOR FIBER-CEMENT TRIM BOARD (IN WIDTH INDICATED ON DRAWING)
5. CONTINUOUS SHINGLE-OVER RIDGE VENT
6. 1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD: WIDTHS AS INDICATED ON DRAWINGS
7. FIBERGLASS/ASPHALT 25 YR. MIN. WARRANTED CLASS A RATED ROOF SHINGLES
8. GUARDRAILS: 42" HIGH PVC. COLOR TO BE SELECTED BY OWNER.
9. METAL INSULATED ENTRY DOOR PER SCHEDULES
10. VINYL FRAMED INSWING PATIO DOOR
11. VINYL FRAME SINGLE HUNG WINDOW
12. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)
13. PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
14. ALUM. CONT. GUTTERING & DOWNSPOUTS
15. VINYL SHUTTER

ELEVATION NOTES

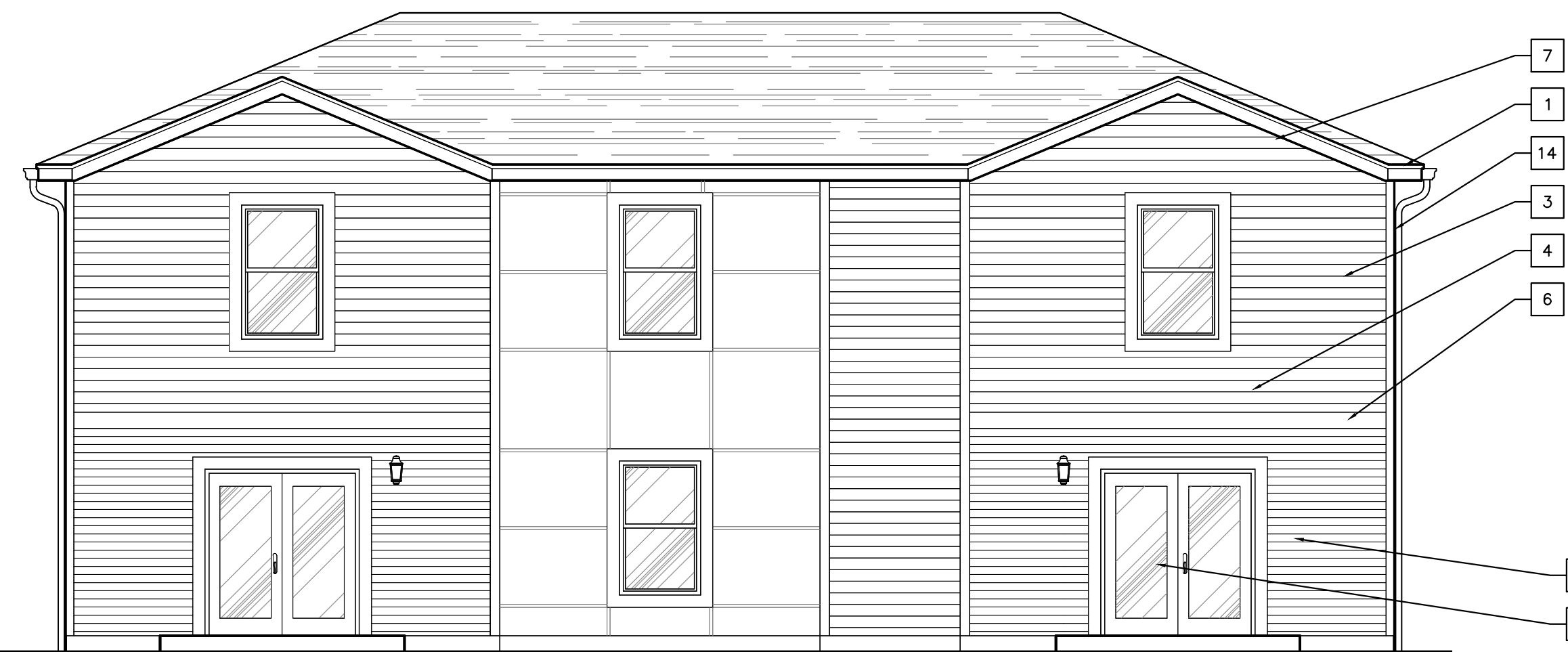
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2. ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE GROUND SHALL BE PAINTED A COLOR TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
3. UTILITY ENTRANCE EQUIPMENT SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE UNLESS PAINT WOULD INTERFERE WITH EQUIPMENT OPERATION AS DIRECTED BY THE UTILITY COMPANY. VERIFY WITH ARCHITECT.
4. COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEERS SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
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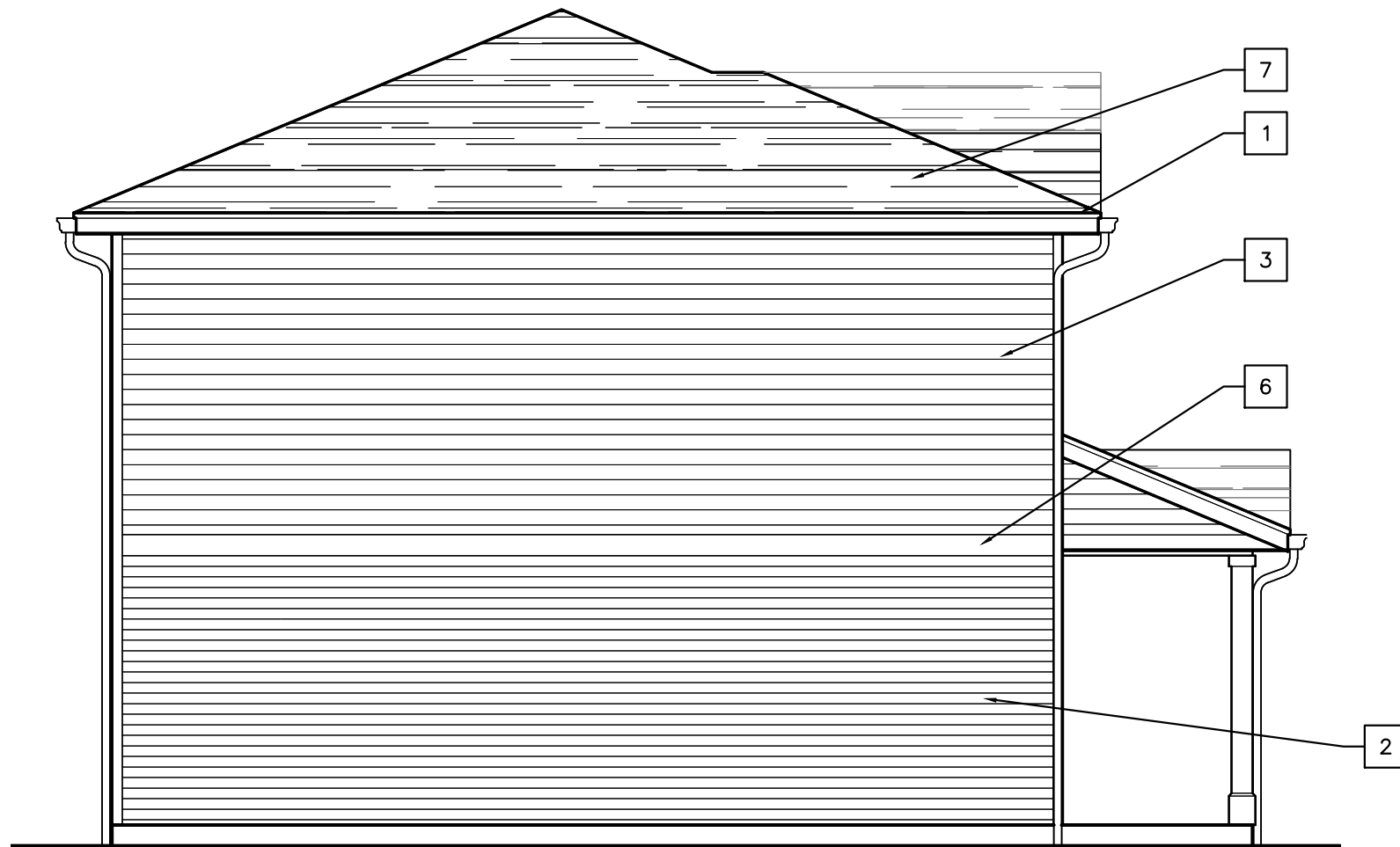
1 DUPLEX BUILDING D4 FRONT ELEVATION B1/B2
AA206 SCALE: 3/16"=1'-0"



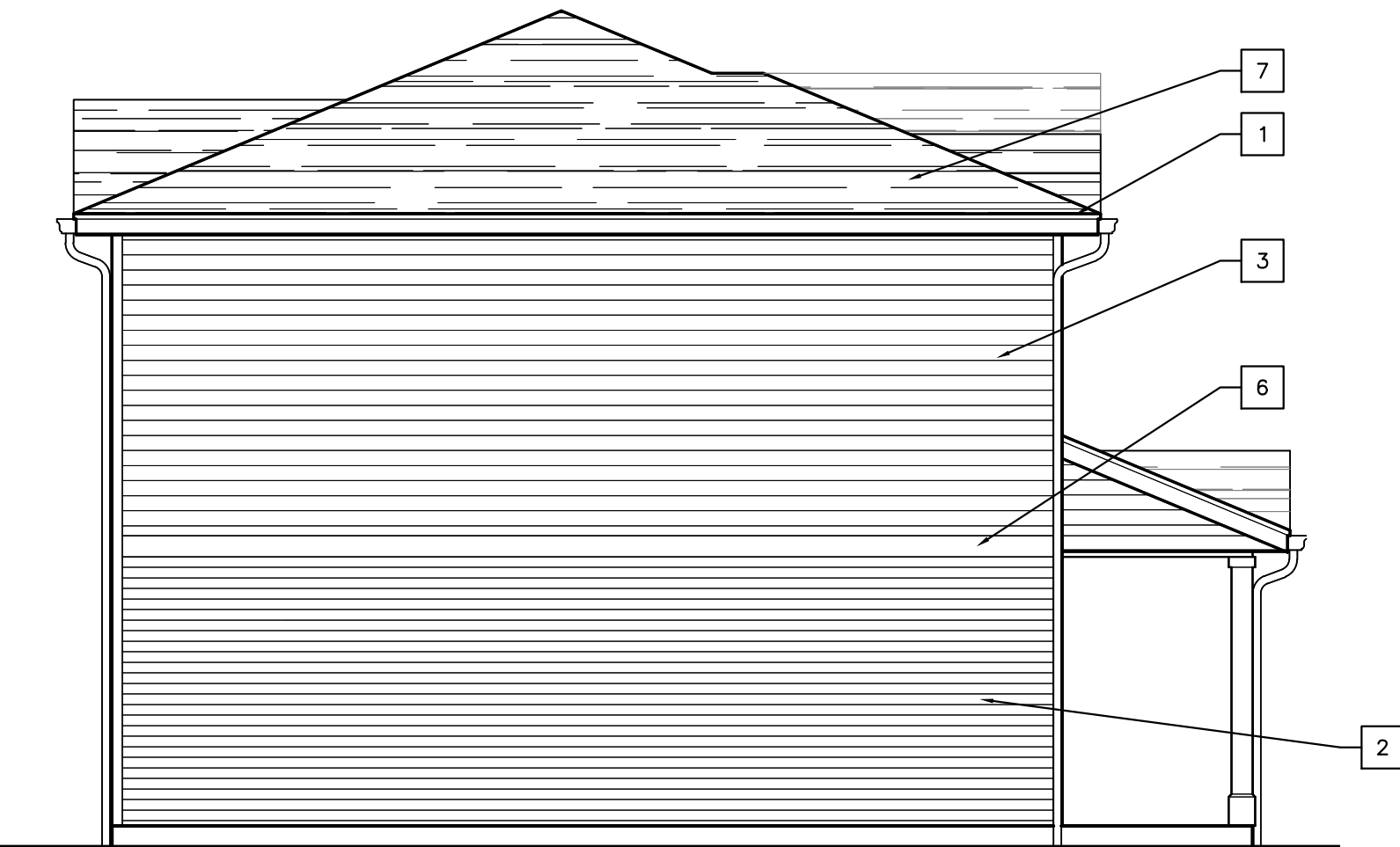
2 DUPLEX BUILDING D4 REAR ELEVATION B1
AA206 SCALE: 3/16"=1'-0"



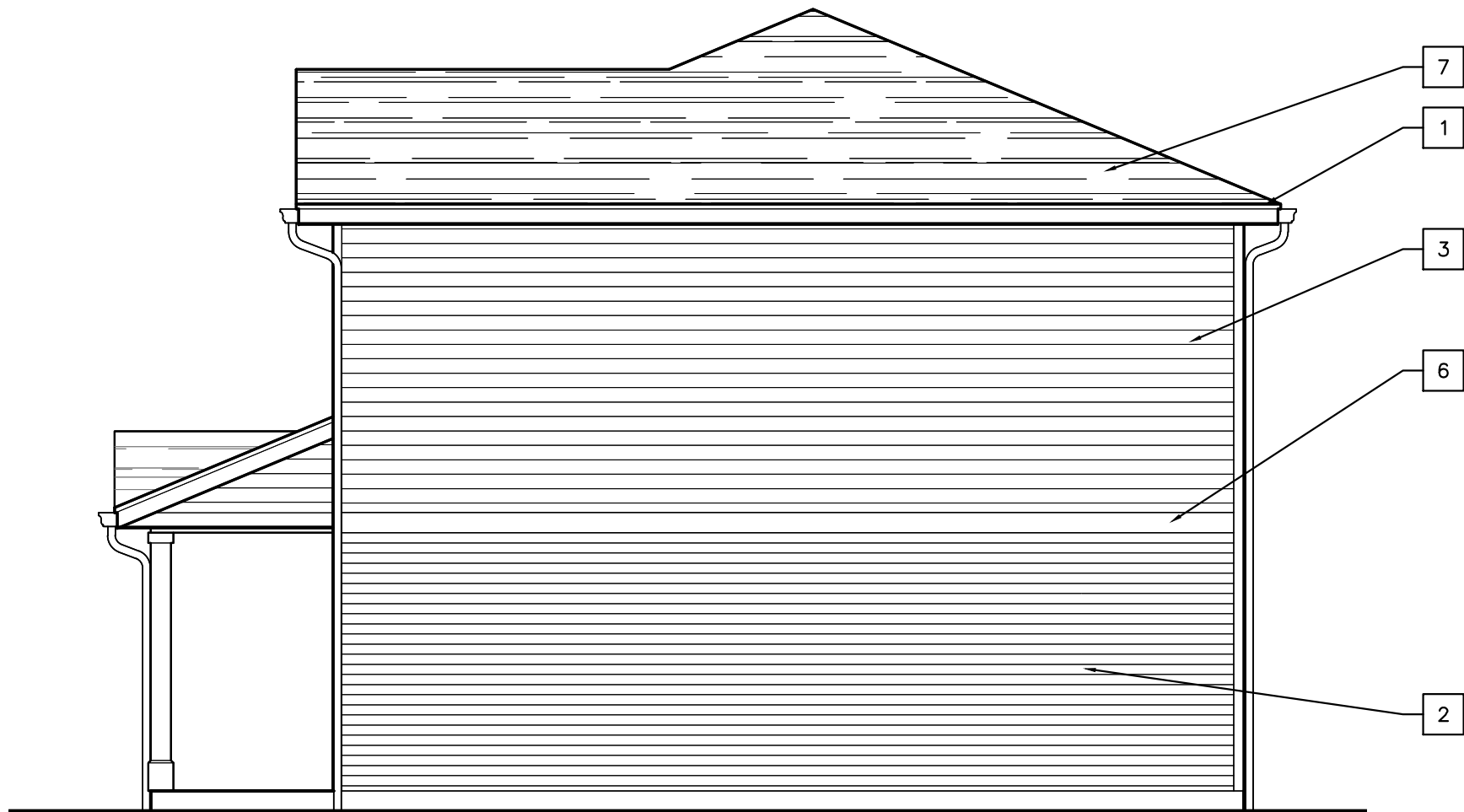
5 DUPLEX BUILDING D4 REAR ELEVATION B2
AA206 SCALE: 3/16"=1'-0"



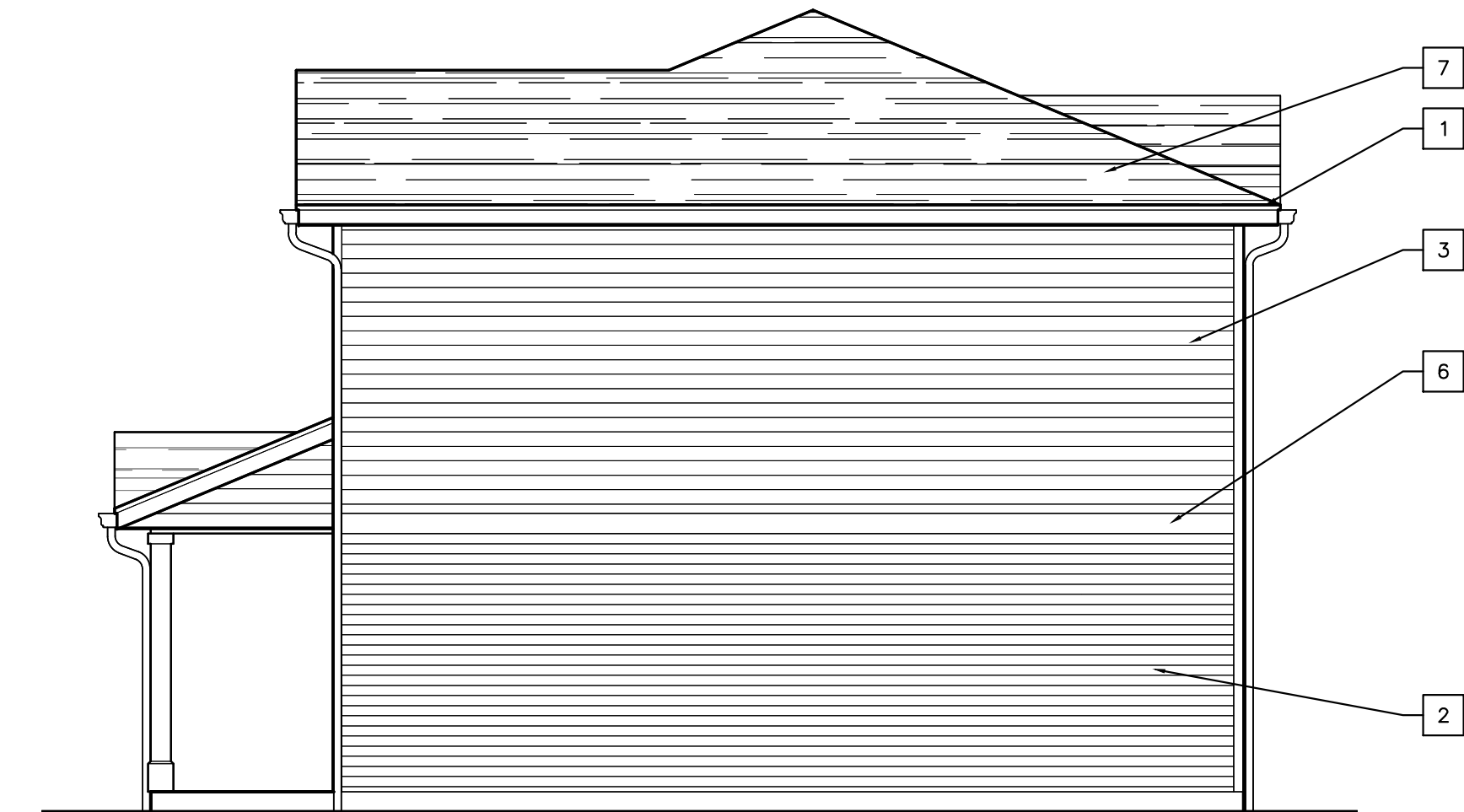
3 DUPLEX BUILDING D4 LEFT SIDE ELEVATION B1
AA206 SCALE: 3/16"=1'-0"



6 DUPLEX BUILDING D4 LEFT SIDE ELEVATION B2
AA206 SCALE: 3/16"=1'-0"



4 DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B1
AA206 SCALE: 3/16"=1'-0"



7 DUPLEX BUILDING D4 RIGHT SIDE ELEVATION B2
AA206 SCALE: 3/16"=1'-0"

KEYNOTES:

1. TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE & ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
2. EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 4" LAP EXPOSURE
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5. CONTINUOUS SHINGLE-OVER RIDGE VENT
6. 1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD: WIDTHS AS INDICATED ON DRAWINGS
7. FIBERGLASS/ASPHALT 25 YR. MIN. WARRANTED CLASS A RATED ROOF SHINGLES
8. GUARDRAILS: 42" HIGH PVC. COLOR TO BE SELECTED BY OWNER.
9. METAL INSULATED ENTRY DOOR PER SCHEDULES
10. VINYL FRAMED INSWING PATIO DOOR
11. VINYL FRAME SINGLE HUNG WINDOW
12. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)

13. PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
14. ALUM. CONT. GUTTERING & DOWNSPOUTS
15. VINYL SHUTTER

ELEVATION NOTES

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PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:
11.25.15

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER:
A2014.017

DRAWN BY:

DRAWING TITLE:
DUPLEX EXTERIOR
ELEVATIONS

SHEET NUMBER:

A.A206

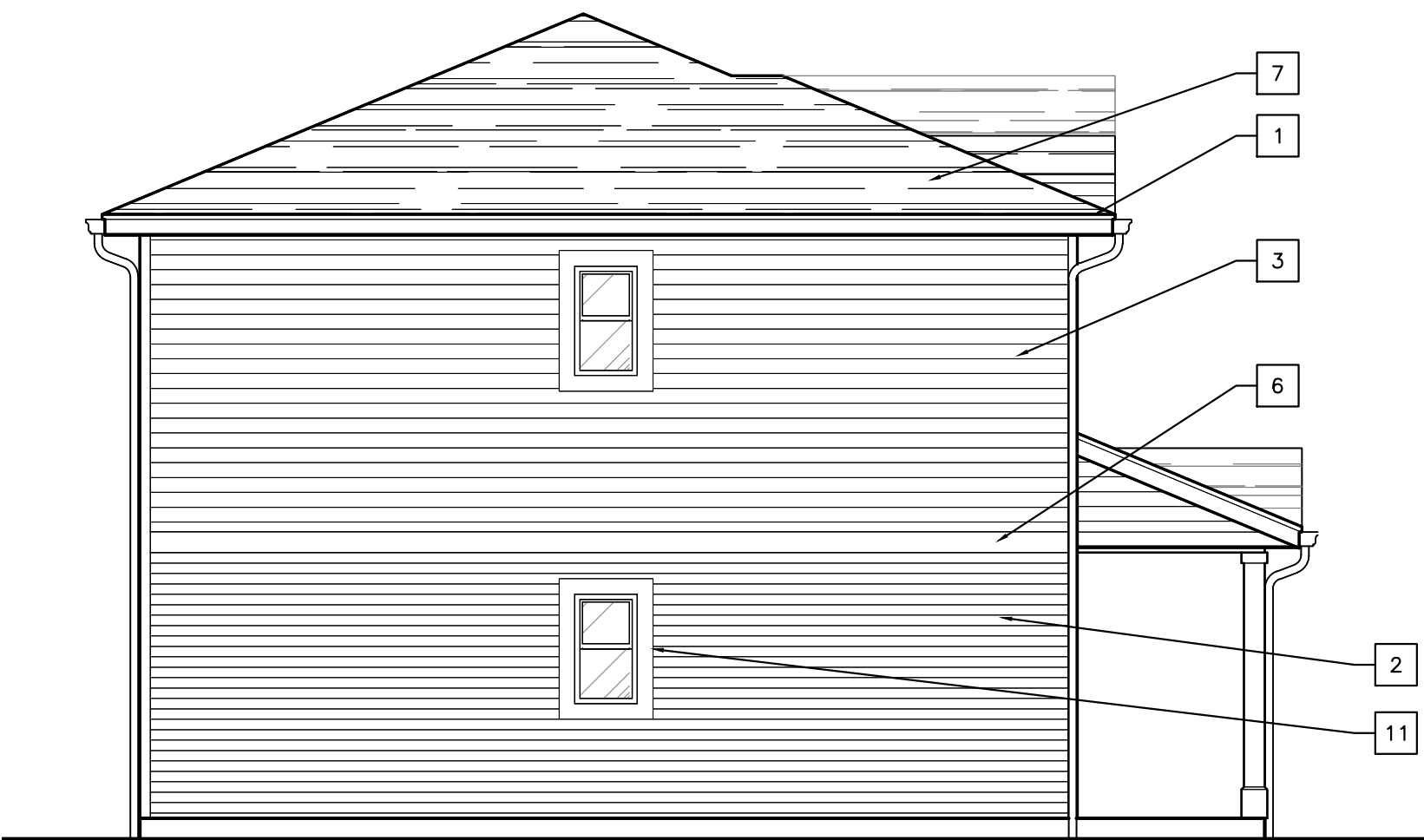
KEYNOTES:

1. TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE & ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
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4. EXTERIOR FIBER-CEMENT TRIM BOARD (IN WIDTH INDICATED ON DRAWING)
5. CONTINUOUS SHINGLE-OVER RIDGE VENT
6. 1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD: WIDTHS AS INDICATED ON DRAWINGS
7. FIBERGLASS/ASPHALT 25 YR. MIN. WARRANTED CLASS A RATED ROOF SHINGLES
8. GUARDRAILS: 42" HIGH PVC. COLOR TO BE SELECTED BY OWNER.
9. METAL INSULATED ENTRY DOOR PER SCHEDULES
10. VINYL FRAMED INSWING PATIO DOOR
11. VINYL FRAME SINGLE HUNG WINDOW
12. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)

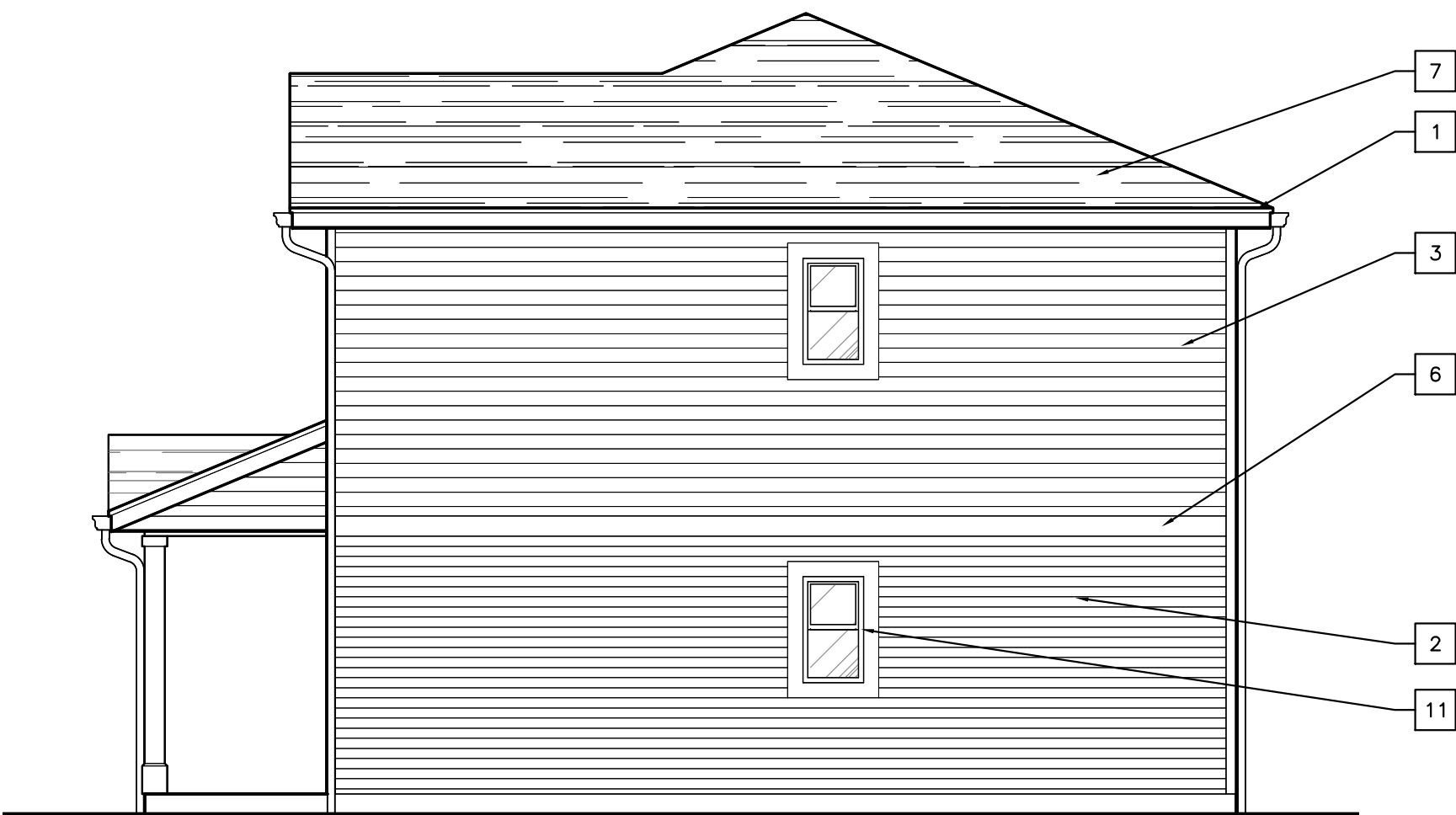
13. PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
14. ALUM. CONT. GUTTERING & DOWNSPOUTS
15. VINYL SHUTTER

ELEVATION NOTES

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5. REFER TO SHEET A001 FOR GENERAL NOTES.
6. REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.



1
AA210
DUPLIX BUILDING D4 LEFT ALTERNATE SIDE ELEVATION B1
SCALE: 3/16"=1'-0"



2
AA210
DUPLIX BUILDING D4 RIGHT ALTERNATE SIDE ELEVATION B1
SCALE: 3/16"=1'-0"



3
AA210
DUPLIX BUILDING D4 RIGHT ALTERNATE SIDE ELEVATION B2
SCALE: 3/16"=1'-0"

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROJECT DATE:
11.25.15

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER:
A2014.017

DRAWN BY:

DRAWING TITLE:
ALTERNATE DUPLEX
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A.A210



KJG Architecture, Inc.
527 Sagamore Parkway W., Suite 101
West Lafayette, Indiana 47906
Office: 765.497.4588 Fax: 765.497.4599
www.kjgarchitecture.com

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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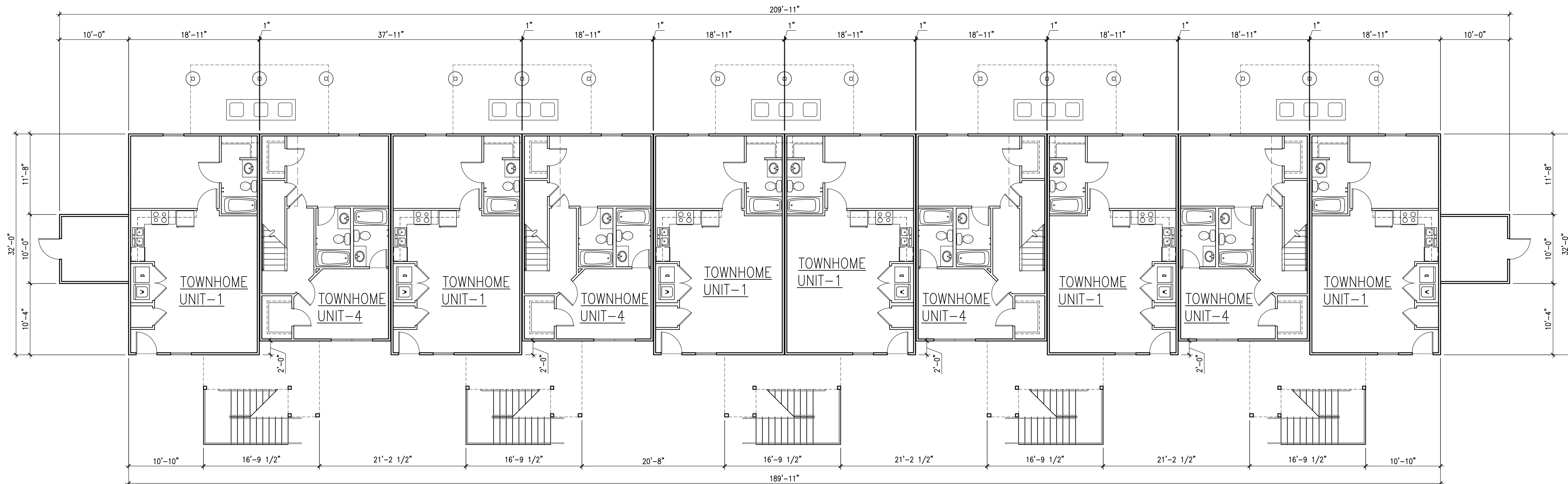
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PROJECT NUMBER: A2014.017
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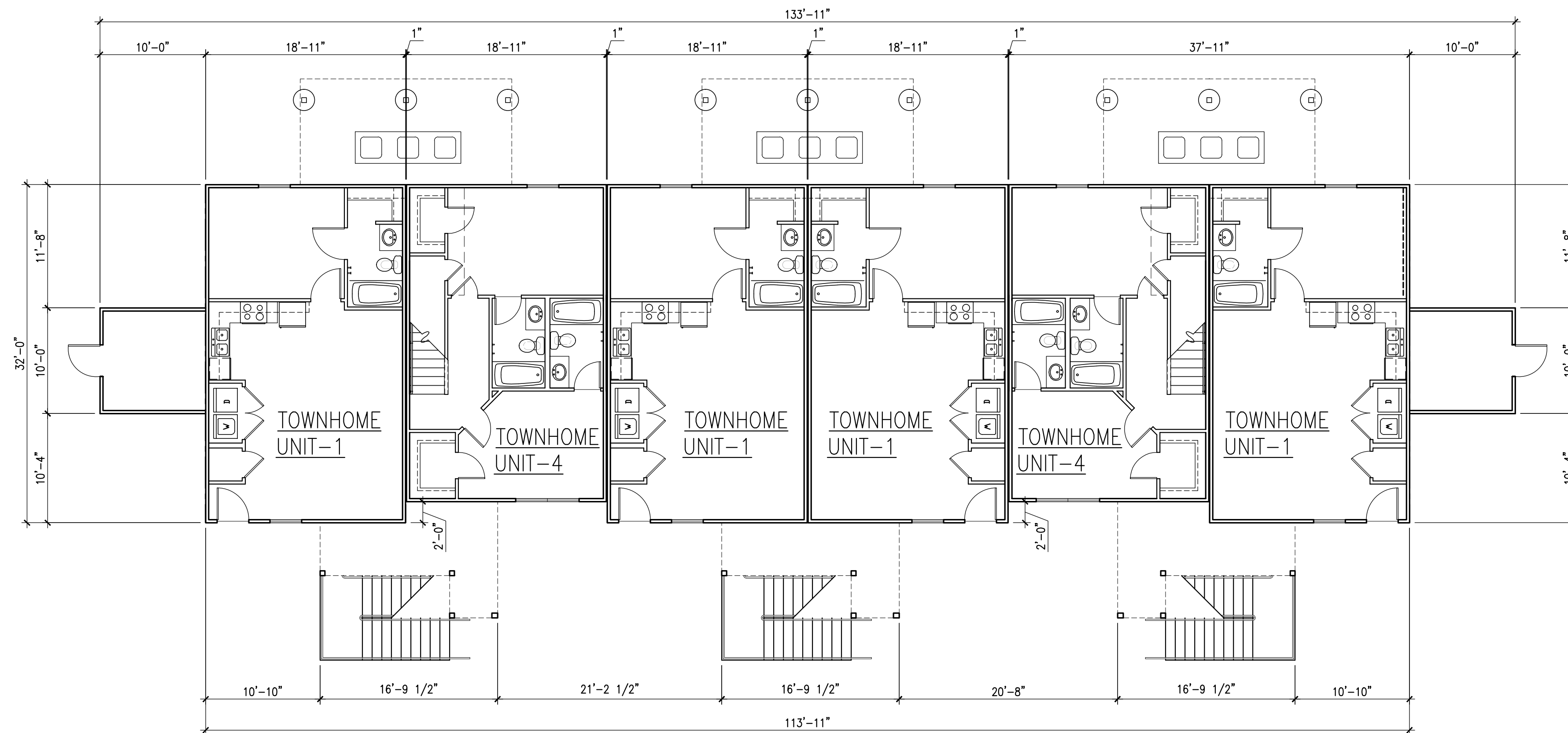
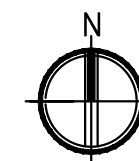
DRAWING TITLE:
TOWNHOME
BUILDING FLOOR
PLANS

SHEET NUMBER:

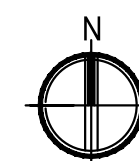
A.B105



1 TOWNHOME BUILDING T2 PLAN 1ST FLOOR
A.B105 SCALE: 1/8"=1'-0"



1 TOWNHOME BUILDING T1 PLAN 1ST FLOOR
A.B105 SCALE: 1/8"=1'-0"





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SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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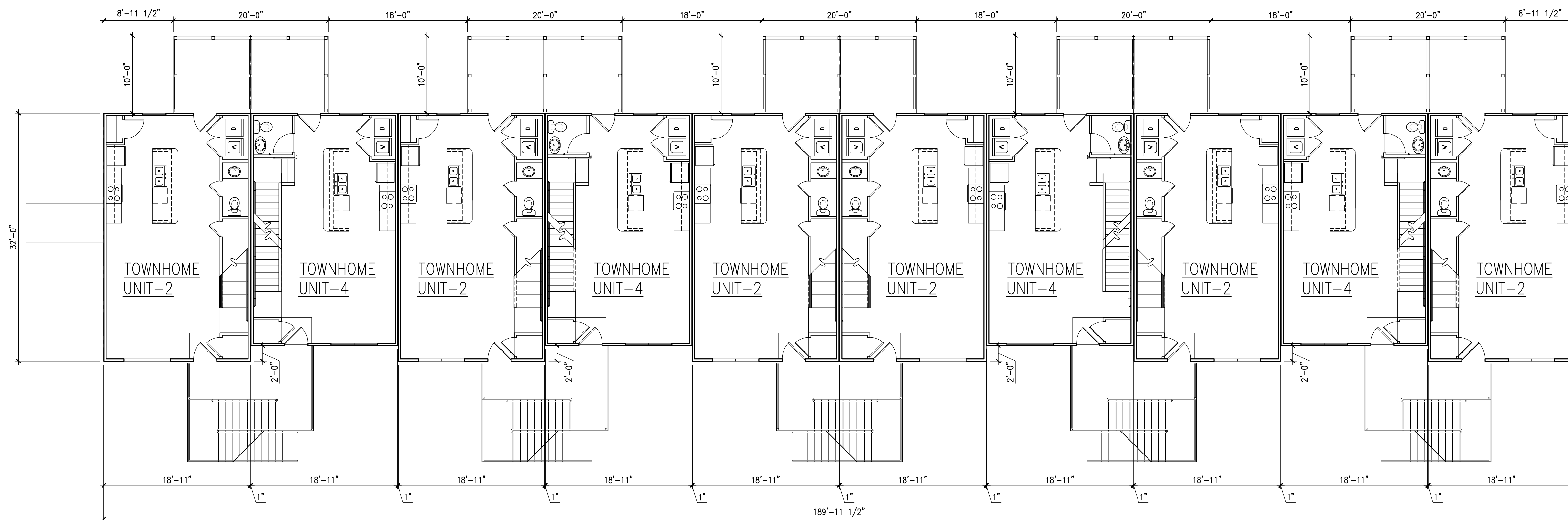
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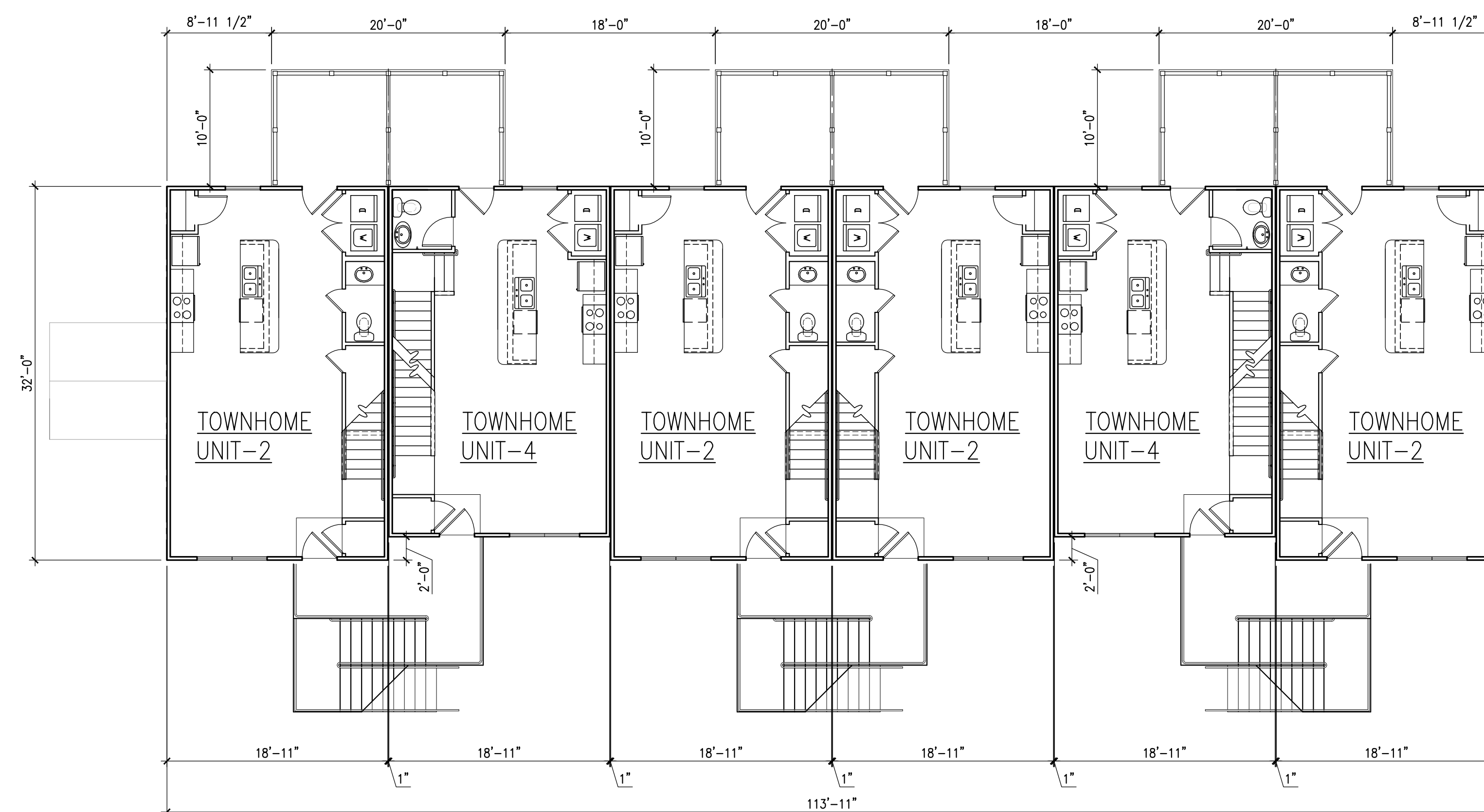
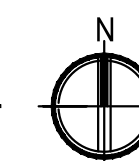
DRAWING TITLE:
**TOWNHOME
BUILDING FLOOR
PLANS**

SHEET NUMBER:

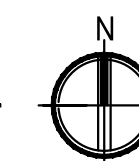
A.B106



1 TOWNHOME BUILDING T2 PLAN 2ND FLOOR
A.B106 SCALE: 1/8"=1'-0"



1 TOWNHOME BUILDING T1 PLAN 2ND FLOOR
A.B106 SCALE: 1/8"=1'-0"





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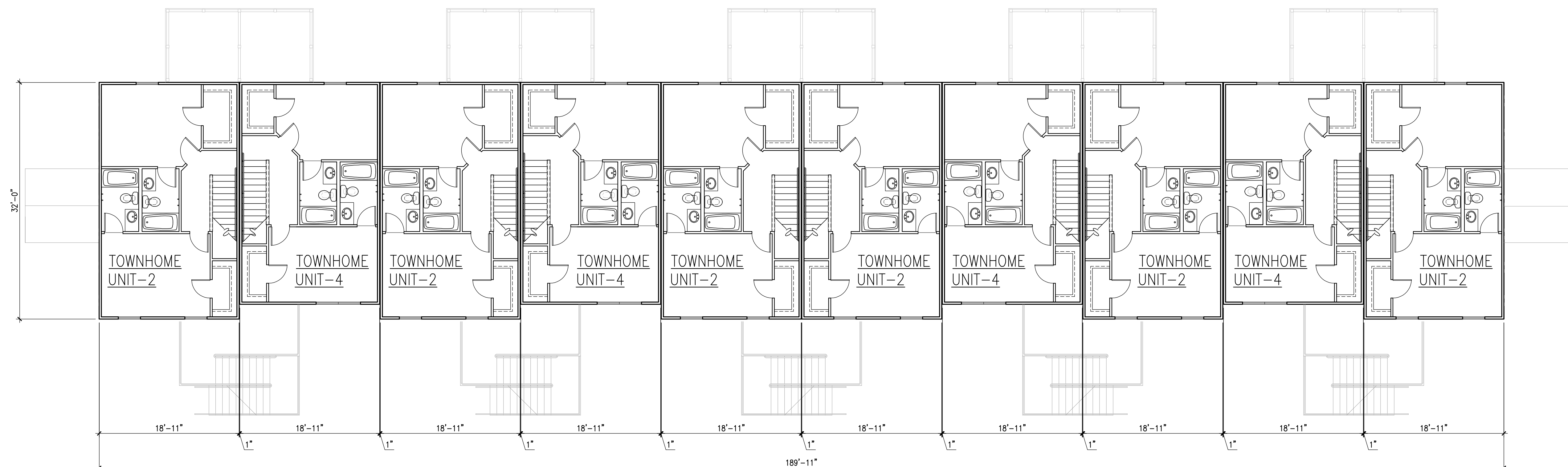
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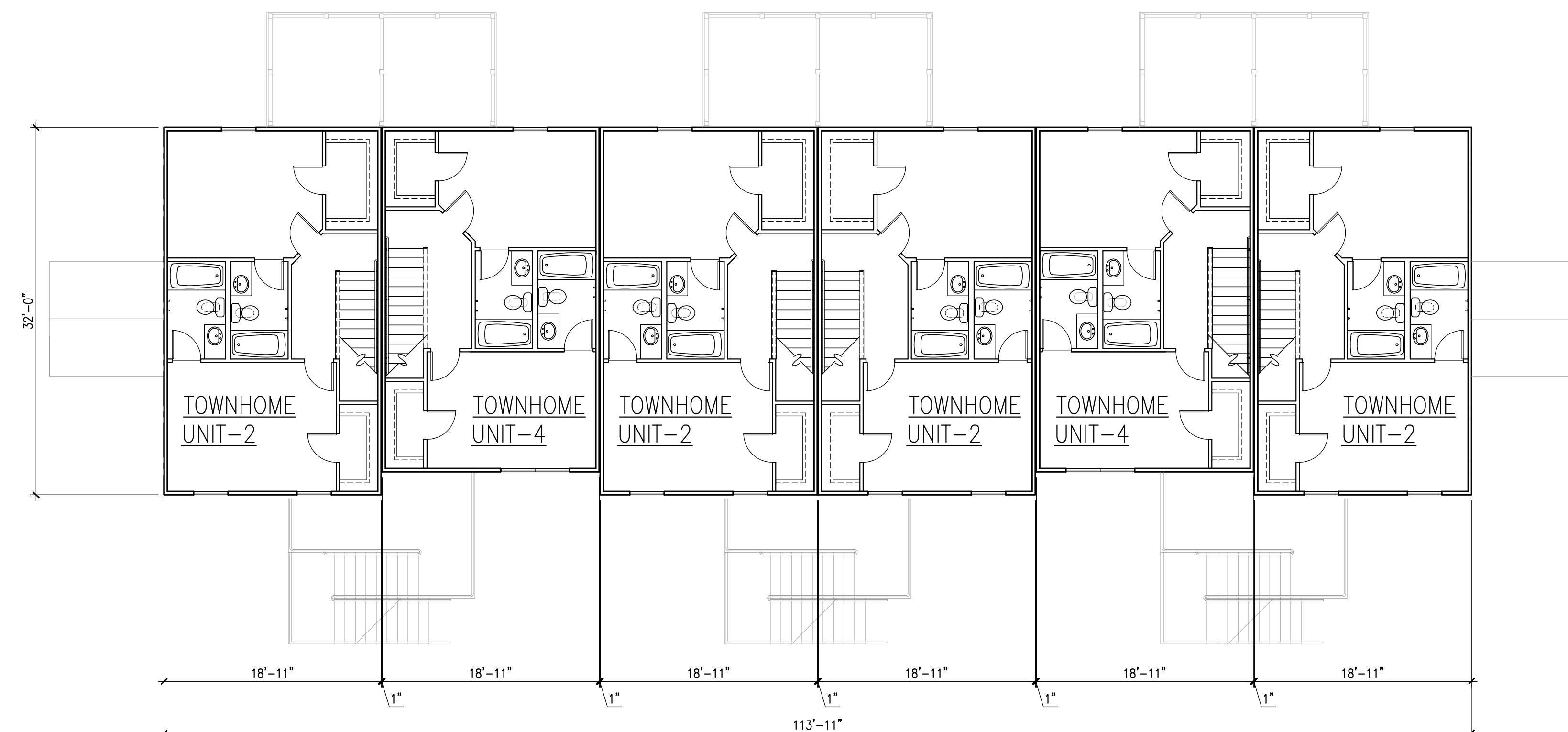
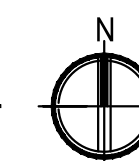
DRAWING TITLE:
**TOWNHOME
BUILDING FLOOR
PLANS**

SHEET NUMBER:

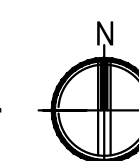
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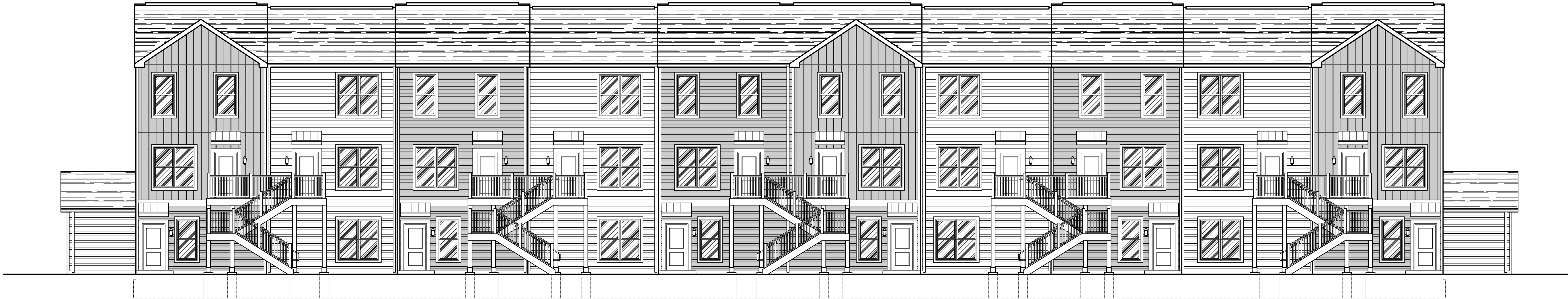


1
A.B107 TOWNHOME BUILDING T2 PLAN 3RD FLOOR
SCALE: 1/8"=1'-0"

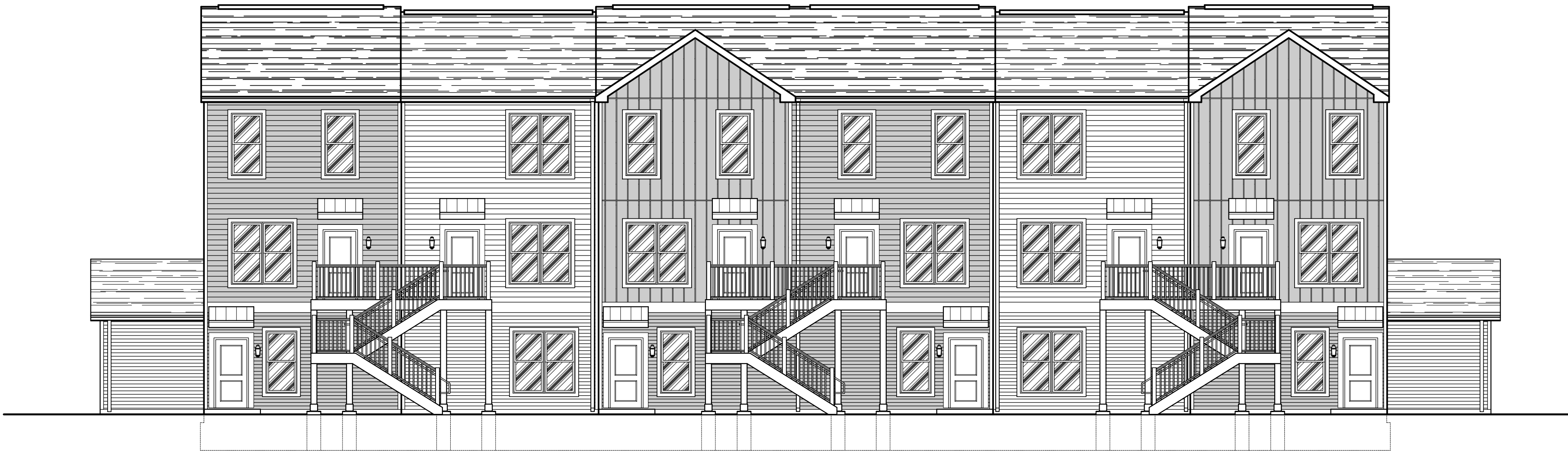


1
A.B107 TOWNHOME BUILDING T1 PLAN 3RD FLOOR
SCALE: 1/8"=1'-0"





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



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

KEYNOTES:

1.

TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM Drip Edge ABOVE, @ ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS PERFORATED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
2.

EXTERIOR FIBER-CEMENT HORIZONTAL SIDING 4" LAP EXPOSURE
3.

EXTERIOR FIBER-CEMENT HORIZONTAL LAP SIDING 6" LAP EXPOSURE
4.

EXTERIOR FIBER-CEMENT TRIM BOARD (IN WIDTH INDICATED ON DRAWING)
5.

CONTINUOUS SHINGLE-OVER RIDGE VENT
6.

1" THICK SMOOTH FACE FIBER CEMENT TRIM BOARD: WIDTHS AS INDICATED ON DRAWINGS
7.

FIBERGLASS/ASPHALT 25 YR. MIN. WARRANTED CLASS A RATED ROOF SHINGLES
8.

GUARDRAILS: 42" HIGH PVC. COLOR TO BE SELECTED BY OWNER.
9.

METAL INSULATED ENTRY DOOR PER SCHEDULES
10.

VINYL FRAMED INSWING PATIO DOOR
11.

VINYL FRAME SINGLE HUNG WINDOW
12.

EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)
13.

PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
14.

ALUM. CONT. GUTTERING & DOWNSPOUTS
15.

VINYL SHUTTER
16.

ELEVATION NOTES

1.

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2.

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4.

COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEERS SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
5.

REFER TO SHEET A001 FOR GENERAL NOTES.
6.

REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE

SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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PROFESSIONAL SEAL:

PROJECT DATE:
11.25.15

No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER:
A2014.017

DRAWN BY:

DRAWING TITLE:
TOWNHOME
EXTERIOR
ELEVATIONS

SHEET NUMBER:

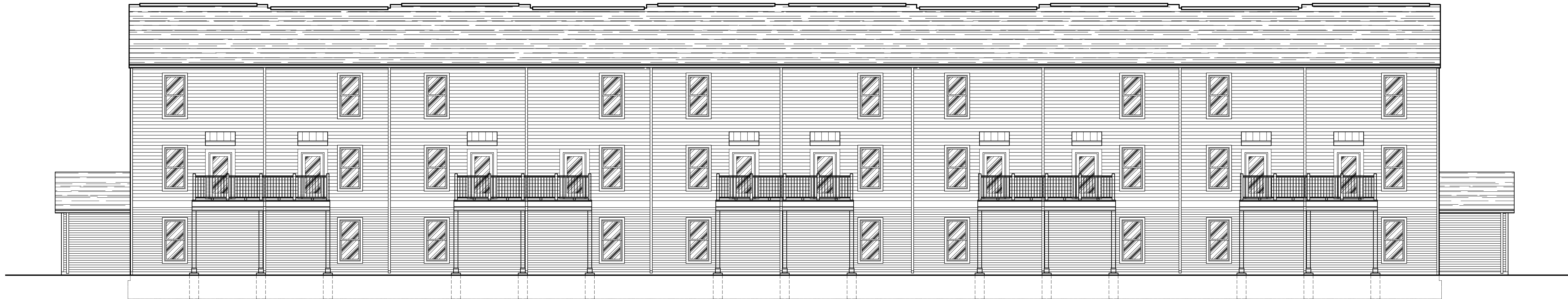
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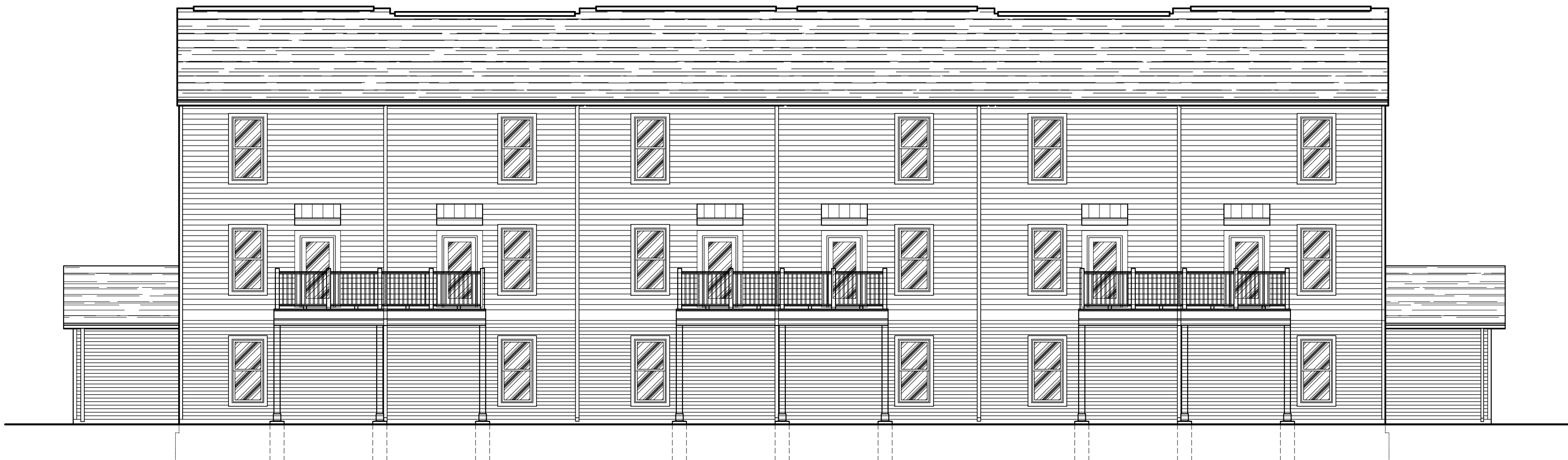
4 TOWNHOME BUILDING T1/T2 SIDE ELEVATION A
A.B201 SCALE: 1/8"=1'-0"



3 TOWNHOME BUILDING T2/T2 SIDE ELEVATION A
A.B201 SCALE: 1/8"=1'-0"



2 TOWNHOME BUILDING T2 FRONT ELEVATION A
A.B201 SCALE: 1/8"=1'-0"



1 TOWNHOME BUILDING T1 FRONT ELEVATION A
A.B201 SCALE: 1/8"=1'-0"

KEYNOTES:

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SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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DRAWN BY:

DRAWING TITLE:
TOWNHOME
EXTERIOR
ELEVATIONS

SHEET NUMBER:

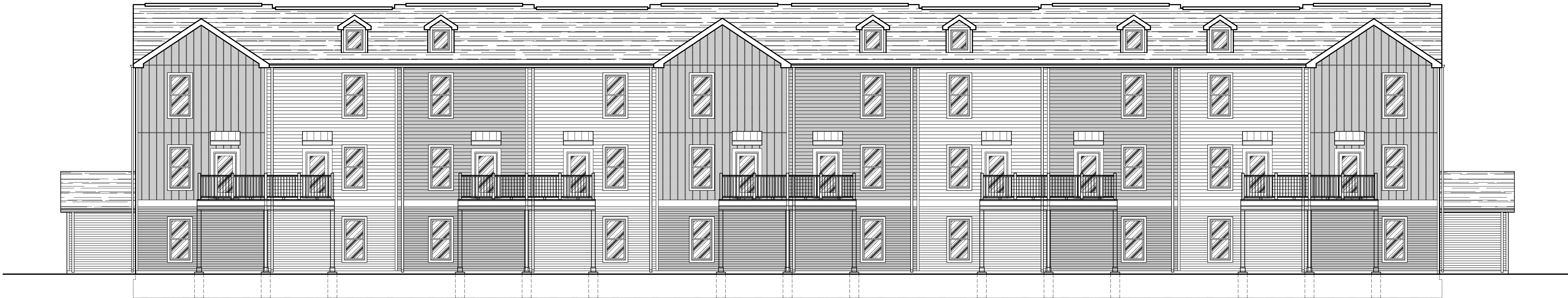
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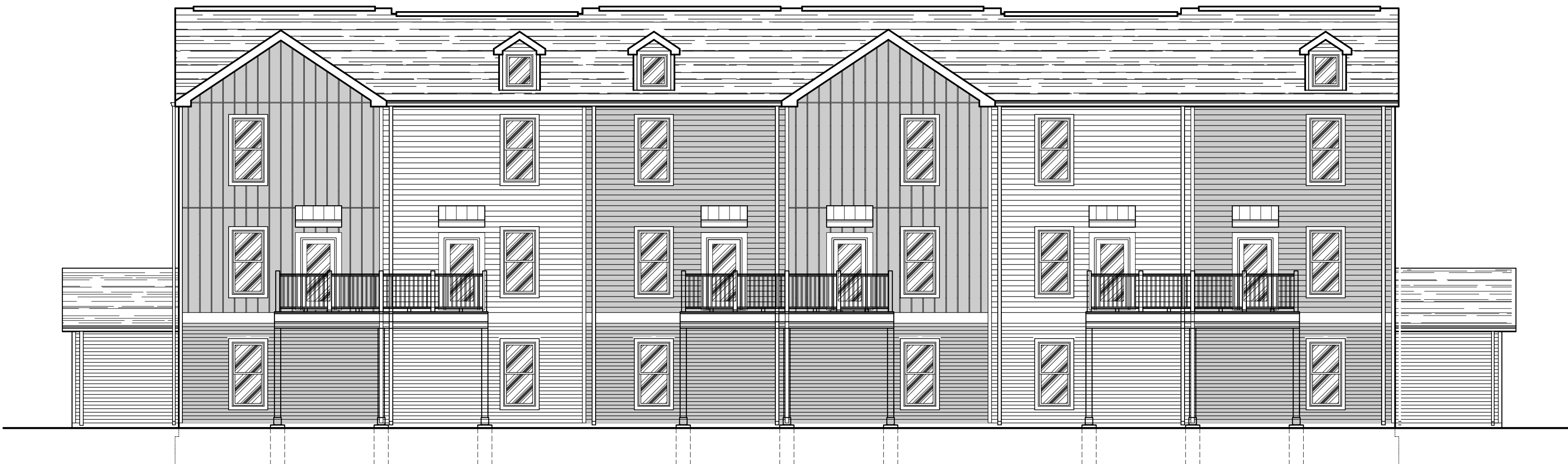
4 TOWNHOME BUILDING T1/T2 SIDE ELEVATION B
A.B202 SCALE: 1/8"=1'-0"



3 TOWNHOME BUILDING T1/T2 SIDE ELEVATION B
A.B202 SCALE: 1/8"=1'-0"



2 TOWNHOME BUILDING T2 REAR ELEVATION B
A.B202 SCALE: 1/8"=1'-0"



1 TOWNHOME BUILDING T1 REAR ELEVATION B
A.B202 SCALE: 1/8"=1'-0"

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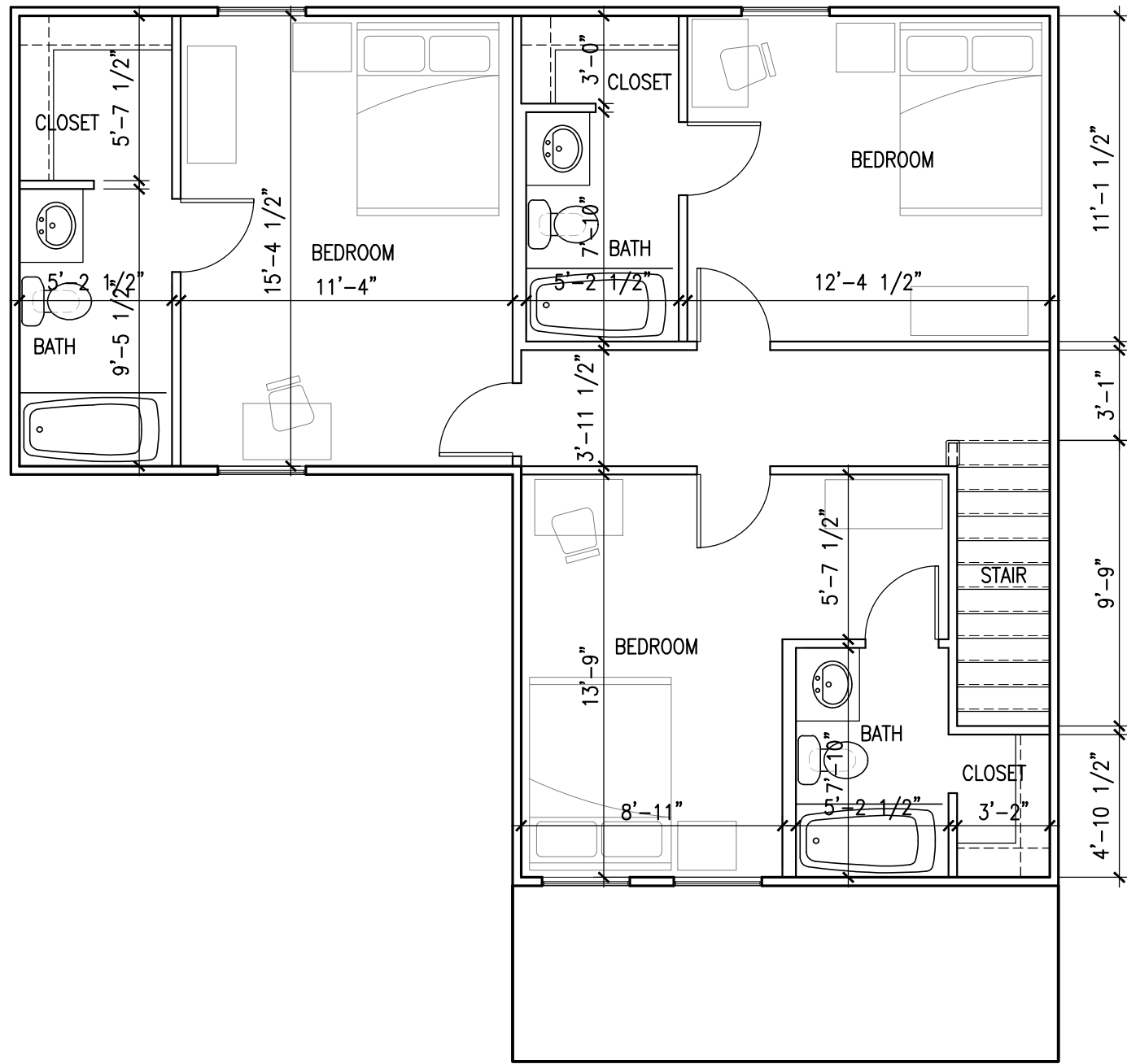
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A2014.017

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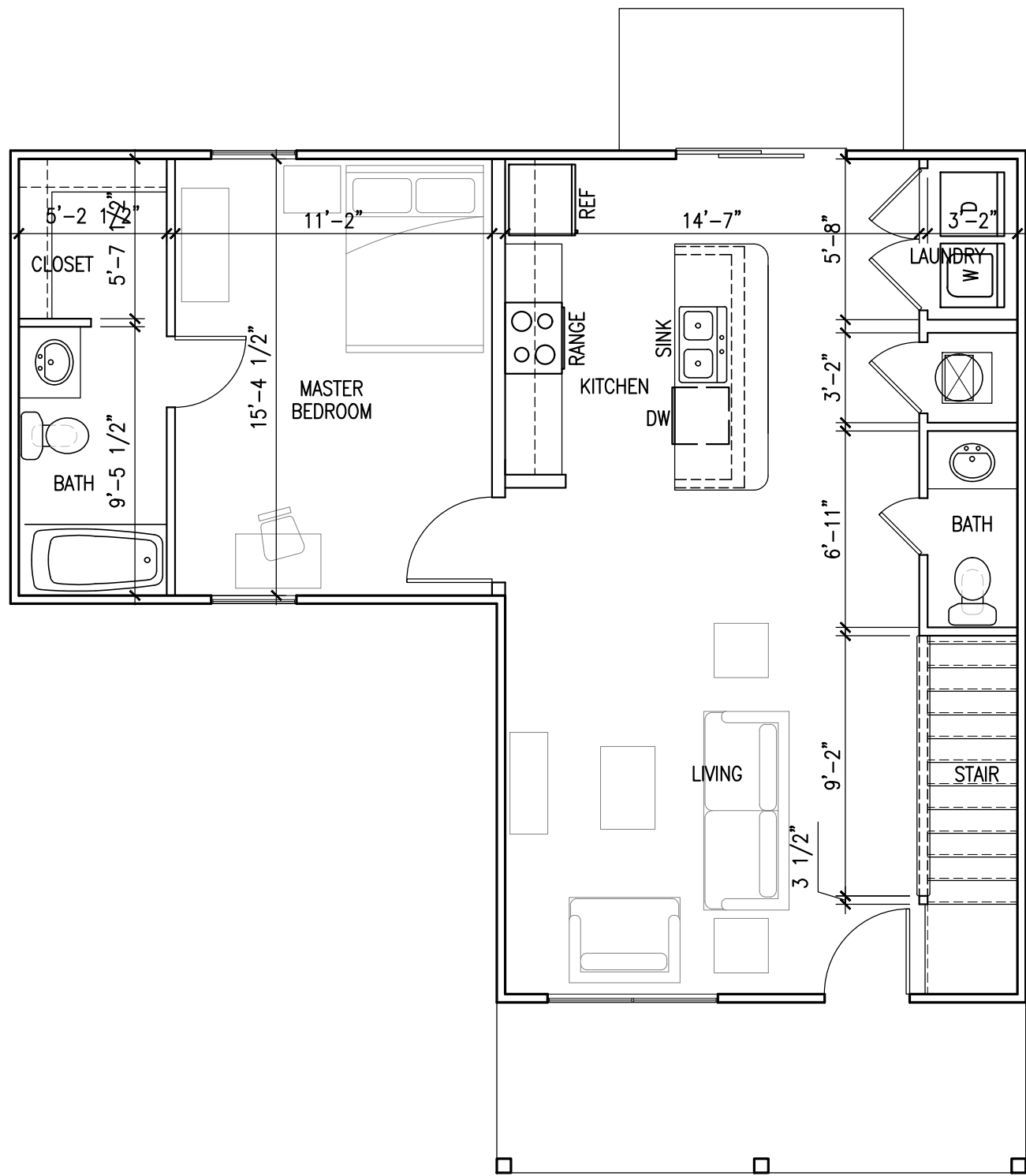
DRAWING TITLE:
TOWNHOME
EXTERIOR
ELEVATIONS

SHEET NUMBER:

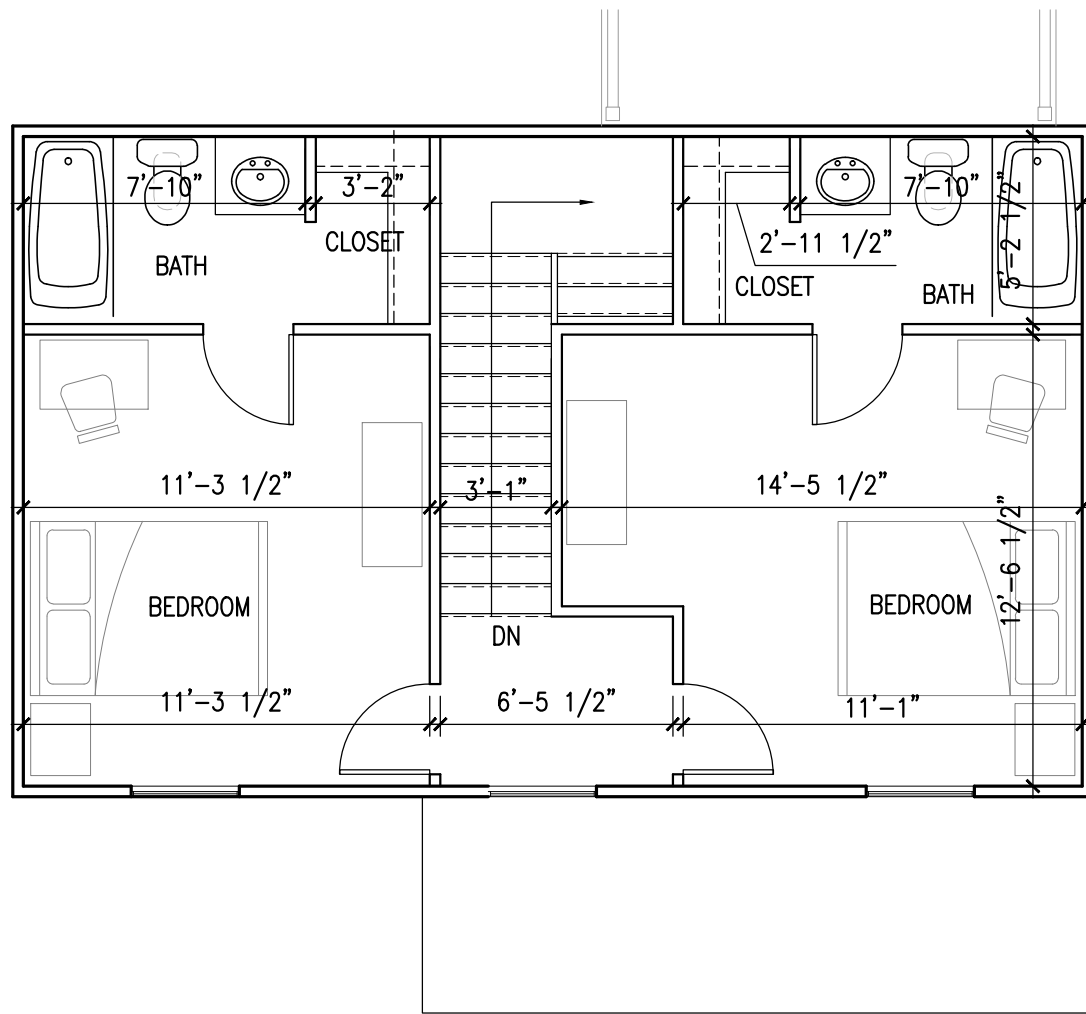
A.B202



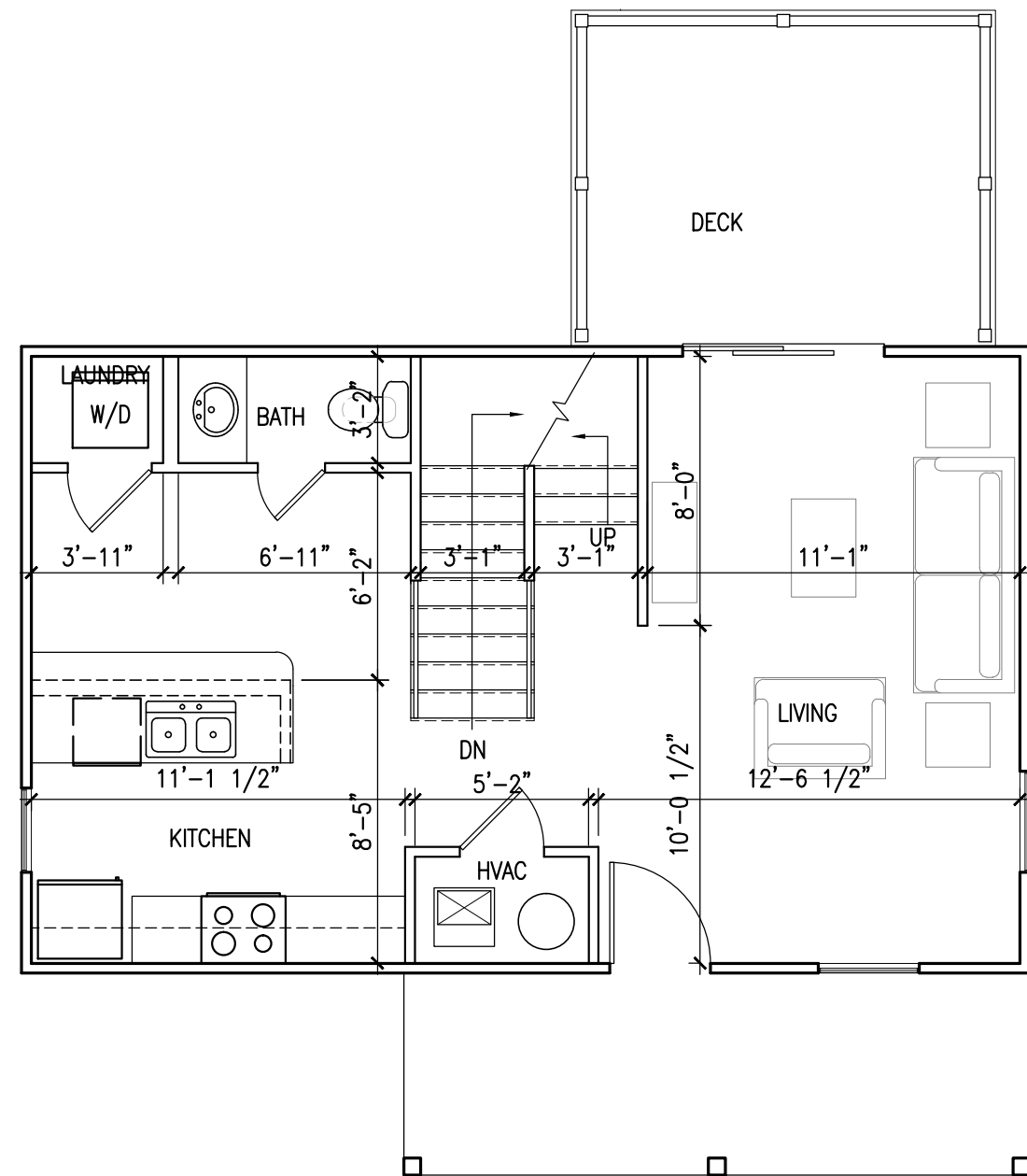
4 UNIT F - 2ND FLOOR PLAN
A.C105 SCALE: 3/16"=1'-0"



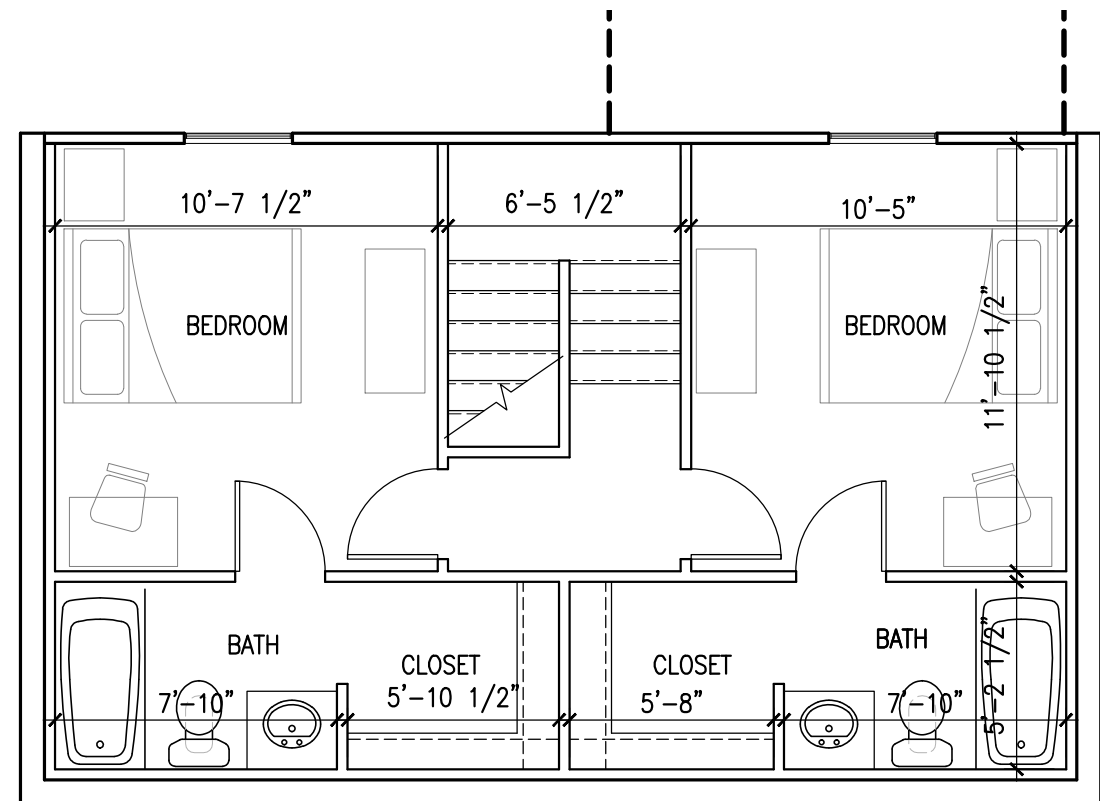
5 UNIT F - 1ST FLOOR PLAN
A.C105 SCALE: 3/16"=1'-0"



3 UNIT G - 2ND FLOOR PLAN
A.C105 SCALE: 3/16"=1'-0"



2 UNIT G - 1ST FLOOR PLAN
A.C105 SCALE: 3/16"=1'-0"



1 UNIT G - BASEMENT FLOOR PLAN
A.C105 SCALE: 3/16"=1'-0"

PROJECT TITLE:
THE FIELDS AT SOUTHPOINTE
SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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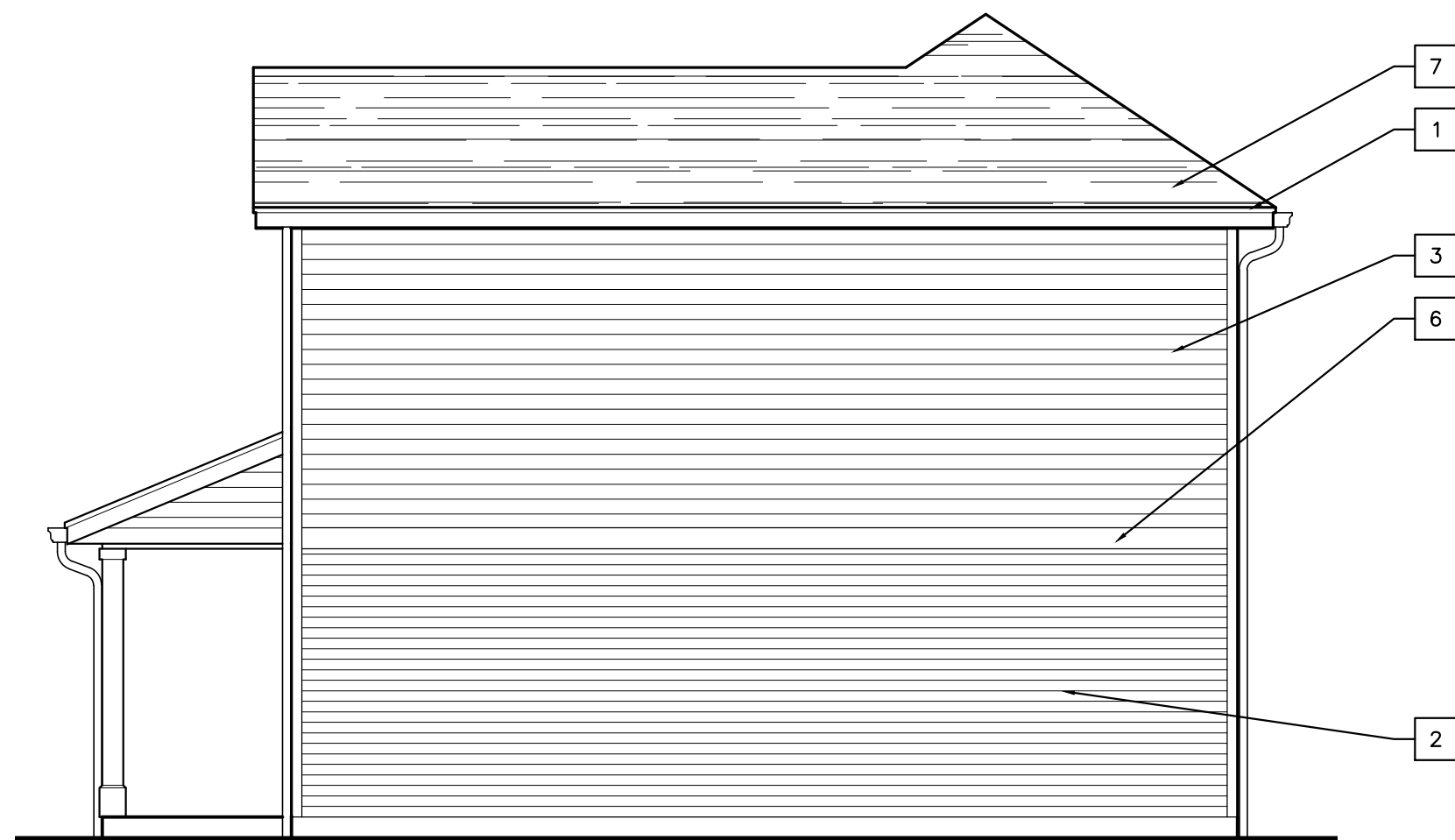
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PROJECT NUMBER:
A2014.017

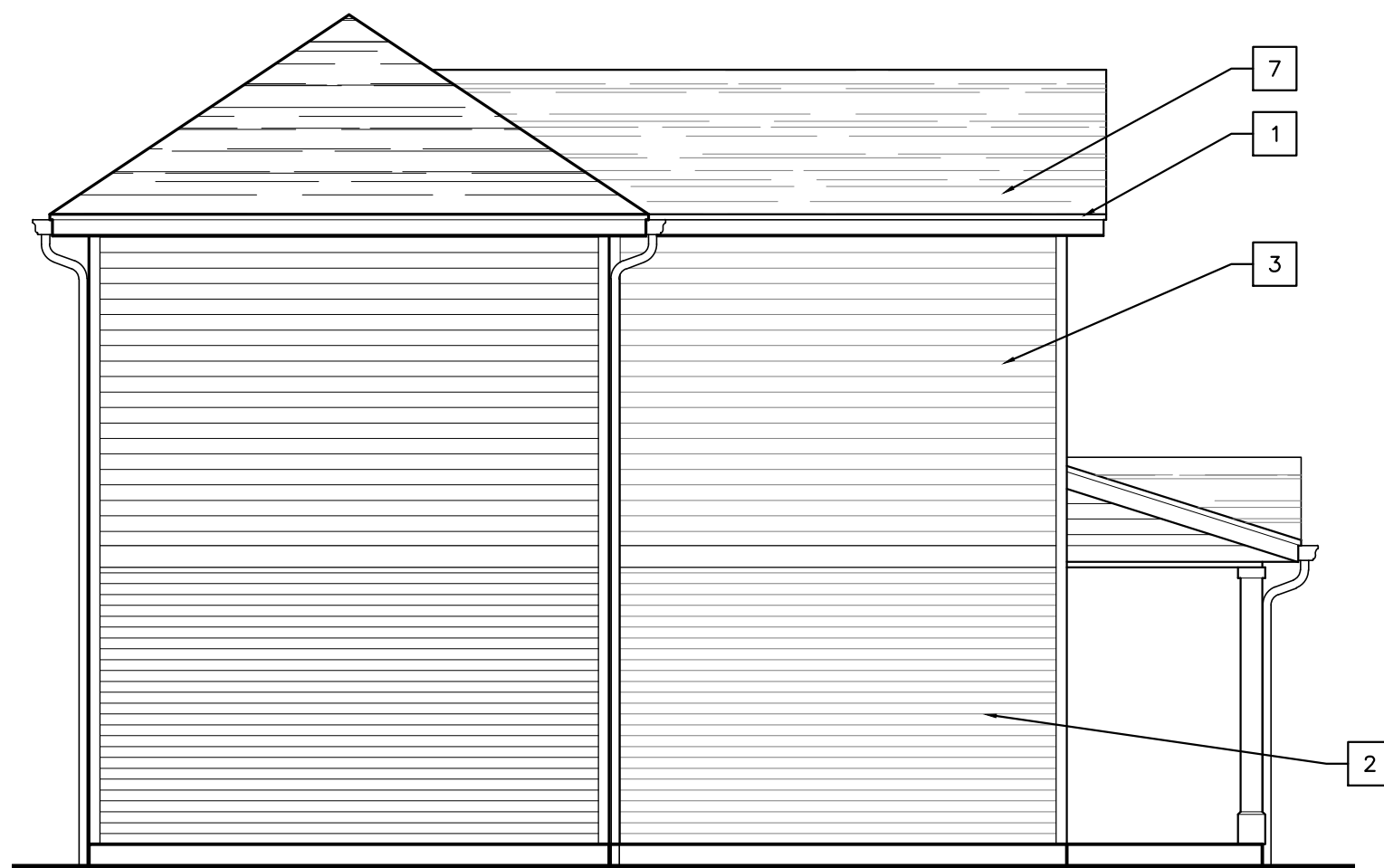
DRAWN BY:
SINGLE FAMILY FLOOR PLANS

SHEET NUMBER:

A.C105



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



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



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



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

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SOUTHPOINTE CROSSINGS
OXFORD, OHIO

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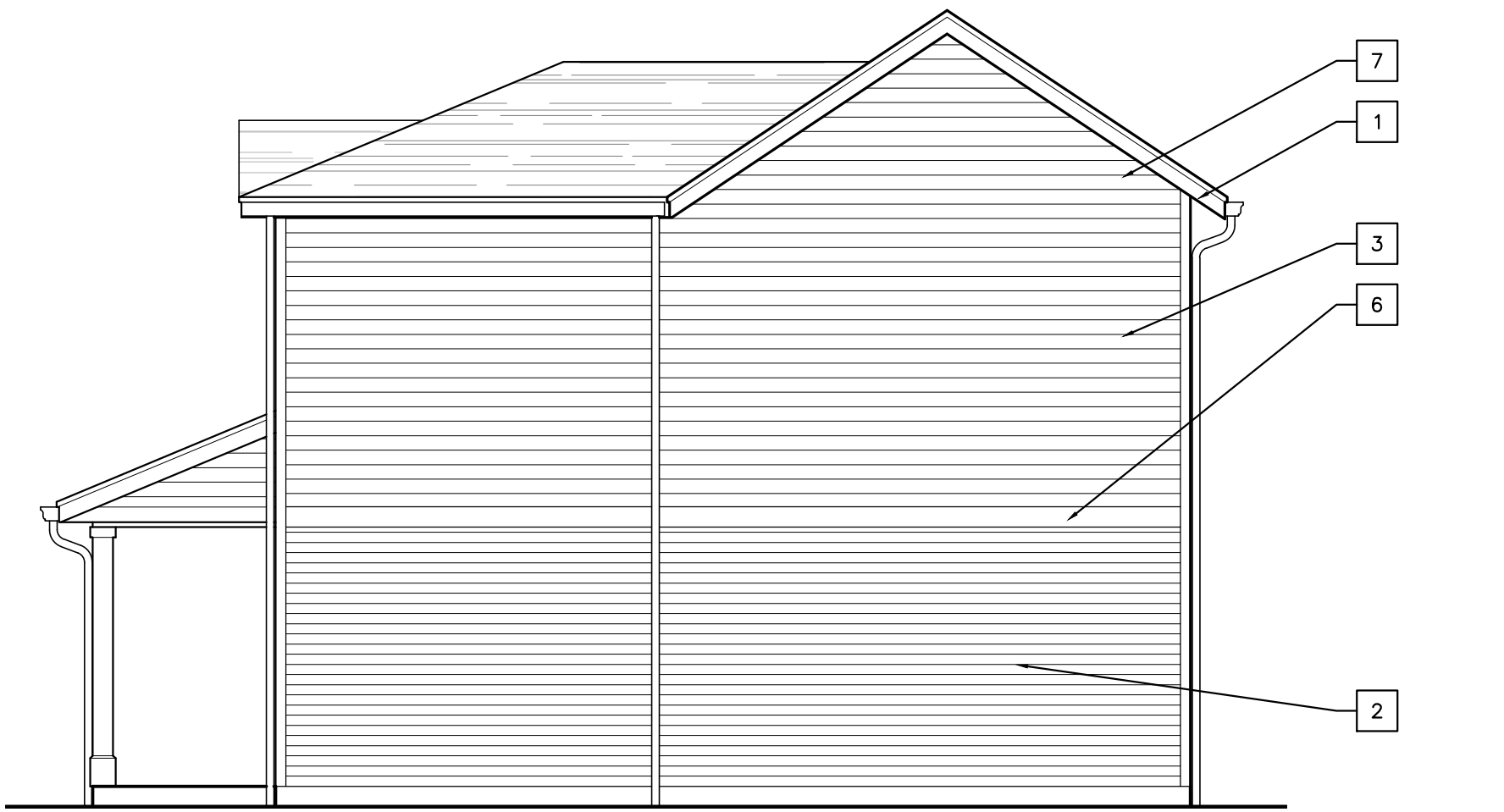
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PROJECT NUMBER: A2014.017
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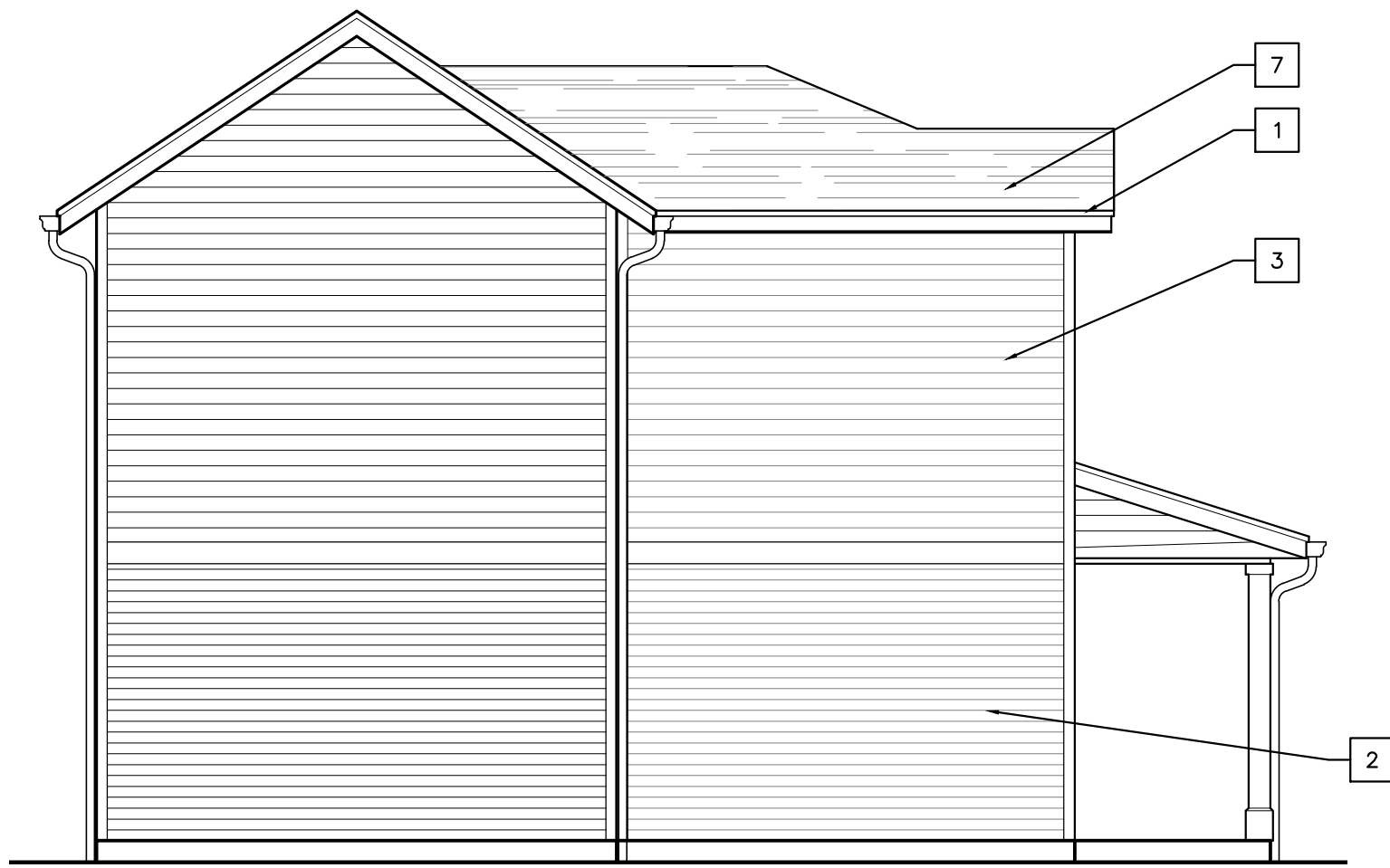
DRAWING TITLE:
SINGLE FAMILY
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A.C200



B
A.C201
SINGLE FAMILY F RIGHT ELEVATION A
SCALE: 3/16"=1'-0"



3
A.C201
SINGLE FAMILY F LEFT ELEVATION B
SCALE: 3/16"=1'-0"



2
A.C201
SINGLE FAMILY F REAR ELEVATION B
SCALE: 3/16"=1'-0"



1
A.C201
SINGLE FAMILY F FRONT ELEVATION B
SCALE: 3/16"=1'-0"

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PROJECT NUMBER: **A2014.017** DRAWN BY:

DRAWING TITLE:
**SINGLE FAMILY
EXTERIOR
ELEVATIONS**

SHEET NUMBER:

A.C201

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

November 18, 2015

To Whom it may Concern:

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

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

Sincerely,

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

James M. Clawson
4-Leaf Development, LLC

**Internal Use Only:**

Case No. _____

Date Filed _____

Planned Development Application

Application Type

Choose One

☐

Preliminary (\$400)

☒

Final (\$400)

☐

Preliminary & Final (\$400)

Applicant Information

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

Name *

Trinitas Development LLC

Mailing Address *

201 Main Street, Suite 1000

City, State & Zip Code *

Lafayette, IN 47901

Telephone Number *

765-464-2800

Email Address

dvanmatre@trinitas.ventures

Owner Information

Name *

4 Leaf Development LLC

Mailing Address *

125 W. Spring Street

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

513-524-9500

Email Address

pam@hoteldevelopment.net

Engineer/Surveyor Information

Name *

Bayer Becker

Mailing Address *

318 South College Avenue

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

513-336-6600

Email Address

EttaReed@bayerbecker.com

Location and Lot Information

Name of Subdivision *

Southpointe Crossings

Location of Property *

Parcels H4100-109-000-010, H4100-143-000-002, 004, 005

Legal Description *

Entire Lot #3710, 3712, 3714 and 3715

Zoning District *

R-2A/R-PUD

Total Area *

37.08

Acres

Submission Requirements and Documentation

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

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

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

(a) Preliminary Plan.

- (1) Application fee.
- (2) The name, mailing address, and telephone number of the applicant and all property owners.
- (3) If the applicant is not the owner, or if there are multiple owners within the proposed area, a statement from all owners that the applicant is entitled to apply on their behalf, and that they agree to be legally bound to any decision reached according to this Chapter.
- (4) The name, mailing address, and telephone number of any planner, engineer, surveyor, or other design professional who assisted with preparation of the plans.
- (5) Description of use and site. A written, detailed description shall include the following information. A separate response is required for each subsection.
 - A. A legal description of the site, including all separate lots.
 - B. A description of the existing uses of the site.
 - C. The zoning districts in which the site is located.
 - D. A description of the proposed planned development.
 1. The number of housing units by size and type proposed within each phase.
 2. A description of any nonresidential operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
 3. The hours of operation of any nonresidential use.
 4. A phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned.
 - E. A narrative statement that evaluates the compatibility of the proposed planned development with the general vicinity and adjacent properties.
 1. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.
 2. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
 3. If the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
 4. How any potential negative effects on adjacent land will be mitigated.
 - F. A statement about why the location proposed is appropriate for the planned development.
 - G. A statement of the necessity or desirability of the proposed planned development to the neighborhood or community.
 - H. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.
 - I. A general analysis of expected traffic impact, including vehicular and pedestrian safety, resulting from the proposed development.
 - J. The substance of proposed covenants, easements, and other restrictions on the land and structures.
 - K. A list of the names and mailing addresses of all landowners within 200 feet of the site.
 - L. Such other information regarding the proposed uses, site design, or surrounding area as may be pertinent to the application or required by Planning Commission or Council.
- (6) Site plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
 - A. North arrow.
 - B. Scale.
 - C. Vicinity map.
 - D. All existing and proposed lot lines within the site.
 - E. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
 - F. The location and intended purpose of all open spaces
 - G. Approximate location, height, dimensions, and use of all proposed and existing structures.
 - H. Approximate location and design of all proposed vehicle and pedestrian routes and nonresidential vehicle management areas.
 - I. Approximate location and size of all existing and proposed utilities that will serve the planned development.
 - J. Approximate location, size, and type of all proposed signs.
 - K. Approximate location, height, and type of all proposed screening and landscaping.
 - L. Distances to residential zoning districts if within 1,000 feet.
 - M. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
 - N. The location of any nearby schools and commercial facilities.

- O. Other information as required by the Planning Commission or Council.
- (7) Elevations. Elevations of proposed structures or typical elevations if structures are not yet designed.
- (8) Other. Photographs of the existing site and its surroundings.
- (b) Final Plan.
- (1) The same items and information as required for the preliminary plan, except that the approximations shall be refined to specific locations, dimensions, and descriptions.
 - (2) A detailed traffic impact analysis, including all modes of transportation, prepared by a qualified professional engineer
 - (3) Any additional description or information requested by the Planning Commission or Council during the preliminary plan approval process.
 - (4) Detailed agreements, contracts, deed restrictions, and sureties that will be used to guarantee performance of the development during and after construction.

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The [Butler County Auditor Real Estate 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

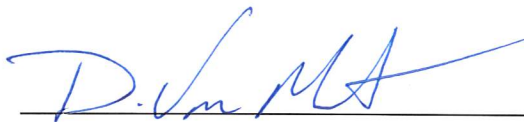
A preliminary plan shall be approved prior to approval of a final plan, although the processes can be concurrent for small, single phase developments. Both preliminary and final plan approval require a Planning Commission recommendation and Council approval. The review is based on the General Decision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

11-20-15

Submit Application, Submission Requirements and Documentation, and Fees

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

Send or drop off this application with required preliminary plans containing all required information as attachments and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

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

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

For Staff Use Only

Fee Paid Date *

Receipt Number *

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

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

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



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Meets Functionality*

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November 30, 2015

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

Re: The Fields at Southpointe
Final PUD Submittal

Dear Mr. Perry:

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

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

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

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

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

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

<http://www.bayerbecker.com>

5) Applicant:

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

Owner:

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

6) Design Professionals:

a. Architect:

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

b. Engineer, Surveyor & Landscape Architect:

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

7) Description of use and site:

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

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

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

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

- ii. A description of any nonresidential operations, including types of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
Not applicable.
 - iii. The hours of operation of any nonresidential use.

Not applicable.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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<http://www.bayerbecker.com>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Enclosed please find a Memo addressing multi-modal transportation.

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

See attached letter from Trinitas Development LLC.

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

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

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

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

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

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

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

Understood.

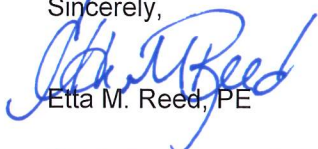
- 13) The existing stub streets off of Southpointe Parkway shall be vacated and taken over by the developer.

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

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

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

Sincerely,



Etta M. Reed, PE

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

<http://www.bayerbecker.com>



TRINITAS[®]
DEVELOPMENT

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

November 23, 2015

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

Re: Fields at Southpointe – Private Street Maintenance

Dear Sirs:

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

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

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

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

Regards,

Damian VanMatre

Enclosures

cc: Travis Vencel

Etta Reed

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

amian

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

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

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

Please let me know if you have any questions

Matthew M. Dutkevicz
Chief Operating Officer

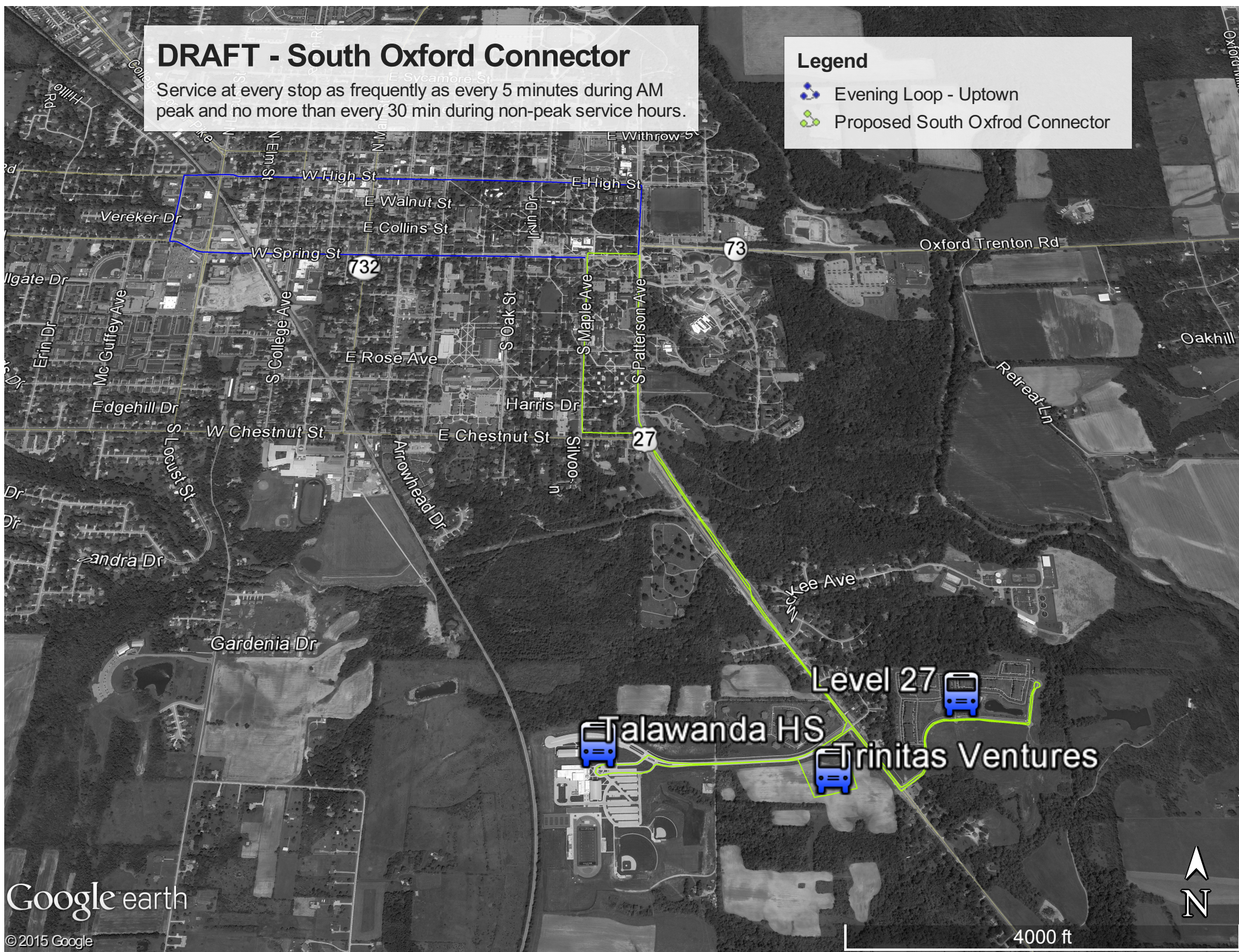
Butler County Regional Transit Authority
3045 Moser Court
Hamilton, Ohio 45011
513.785.5246 P
513.844.1361
dutkeviczmm@butlercountyrta.com

DRAFT - South Oxford Connector

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

Legend

-  Evening Loop - Uptown
-  Proposed South Oxford Connector



Memo

November 25, 2015

To: Victor Popescu, PE
City Engineer

From: Etta M. Reed, PE

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

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

Comments of September 2, 2015

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

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

- Backflow preventers to be placed in a structure to prevent freezing.

Backflow preventers will be placed in a structure.

- What is the size of the Fire Water Main (minimum size is 8").

The size of the fire water main is 8".

- What will be the size of the Domestic Water Main?

The size of the domestic water meter will be 8".

- All sanitary manholes shall be located at the furthest point of the structure that the sanitary system serves.

The construction drawings reflect such.

- Refer to the Sanitary Manhole at the east entrance (1st access from Southpointe). Relocate the subject manhole westward to a point where the sanitary system can be extended south to serve the properties along the Southpointe Parkway. As easement will be required for the proposed extension.

The sanitary manhole has been located so that the sanitary sewer can be extended to the south.

Memo

November 25, 2015

To: Sam Perry
Planner, City of Oxford

From: Etta M. Reed, PE

Re: The Fields at Southpointe
Multi-Modal Transportation Evaluation

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

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

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

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

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

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

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

Memo

November 25, 2015

To: Sam Perry
Planner, City of Oxford

From: Etta M. Reed, PE

Re: The Fields at Southpointe
Multi-Modal Transportation Evaluation

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

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

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

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

OHIO

BUTLER COUNTY

TEMPORARY CONSTRUCTION EASEMENT

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

STATEMENT OF PURPOSE

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

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

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

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

TERMS

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

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

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

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

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

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

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

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

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

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

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

OH-MU HOLDINGS LLC

By: Trinitas OH-MU LLC, its Manager

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

STATE OF _____
COUNTY OF _____

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

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

Notary Public

Notary Printed Name

(Official Seal)

My commission expires: _____

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

4-LEAF DEVELOPMENT LLC

By: _____(SEAL)
David Wespiser, Managing Member

STATE OF _____
COUNTY OF _____

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

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

Notary Public

Notary Printed Name

(Official Seal)

My commission expires: _____



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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