



Community Development Department
Phone: 513-524-5204

August 17, 2015

Mrs. Etta Reed
Bayer Becker
318 S. College Avenue
Oxford, Ohio 45056

Re: **PC-08-2013 FINAL PLANNED DEVELOPMENT** 419 S. Locust Street (Former Wal-Mart Site) 11.704 acres, mixed use

Dear Mrs. Reed:

Your application for a Minor Change to an Approved Final Planned Development submitted August 14, 2015 to replace the previous deck connection to the adjacent McDonald's and install a sidewalk adjacent to the parking lot to the sidewalk along the entrance drive located on Locust Street has been reviewed.

The Planned Development was originally approved by Oxford City Council in 2013, Ordinance #3221.

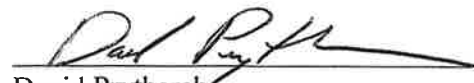
Based upon your request for the Minor Change the Zoning Administrator having reviewed the original plans and ordinance has administratively approved the proposed changes based upon the following criteria being satisfied per Section 1145.10(a) of the City of Oxford Planning and Zoning Code:

- A. There is no change in use;
- B. The proposed construction is of a magnitude that will not substantially alter the appearance of the development from off of the site;
- C. The proposed construction will not substantially or detrimentally affect the provision of public services to the site or general vicinity;
- D. The proposed construction will not substantially or detrimentally increase potential demand on public or private utilities;
- E. The proposed construction is not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood; and
- F. The proposed construction is not contrary to and in no way diminish the intent of the originally approved permit.

If you have any questions or need additional information, please call 524-5204.

Sincerely,


Jung-Han Chen, AICP
Community Development Director
cc: File


David Prytherch
Planning Commission Chair

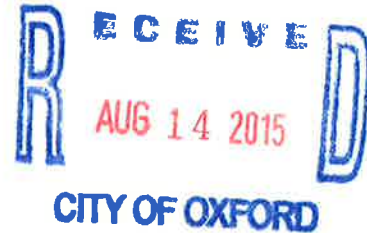


Where Creativity
Meets Functionality

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

August 13, 2015

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



Re: Bishops Square
Request for Minor Change to approved Final PD

Dear Mr. Perry:

This letter serves as an official request for the approval of a Minor Change to the approved Final Planned Development for the Bishops Square development located on Locust Street. More particularly, PawsLLC is requesting approval to replace the previous deck connection to the adjacent McDonald's and install sidewalk adjacent to the parking lot to the sidewalk along the entrance drive. See attached exhibit.

The proposed decking and sidewalk will provide a pedestrian connection between the Bishops Square development and the McDonald's restaurant.

Enclosed please find 10 copies of each of the following for your review:

- 1) Site Layout Plan, showing the proposed decking and sidewalk.
- 2) Proposed Landscape Plan.
- 3) Property Owner Authorization Letter.
- 4) Developer Authorization Letter

Section 1145.10(a) of the Oxford Planning and Zoning Code outlines the decision criteria to be used by the Zoning Administrator and Planning Commission Chair to determine if a change to an approved Final Planned Development can be considered a minor change. The following is a listing of the decision criteria and our response thereto:

(1) *Do not change the use.*

The proposed modification will not change the approved use, rather it will compliment the mixed use nature. Construction of the deck and sidewalk will provide for pedestrian interaction between the Bishops Square development and the existing McDonald's restaurant.

(2) *Are of a magnitude that will not substantially alter the appearance of the development from off the site.*

The appearance of the development will not substantially change with the approval of the Minor Change.

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>

(3) *Will not substantially or detrimentally affect the provision of public services to the site or general vicinity.*

The proposed minor change will not have an effect on public services.

(4) *Will not substantially or detrimentally increase potential demand on public or private utilities.*

The proposed minor change will not change the demand on public or private utilities.

(5) *Are not of a scope, scale, or character that would cause a negative impact on adjoining properties and neighborhood.*

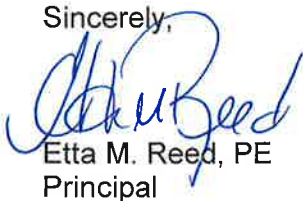
The addition of the pedestrian connection between Bishops Square and McDonald's will be a benefit to the adjoining properties and neighborhood.

(6) *Are not contrary to and in no way diminish the intent of the originally approved plan.*

The original intent of the approved development plan will be maintained with the approval of this minor change.

Thank you for your consideration regarding this Minor Change. Please review the enclosed information and feel free to contact us with any questions you may have.

Sincerely,



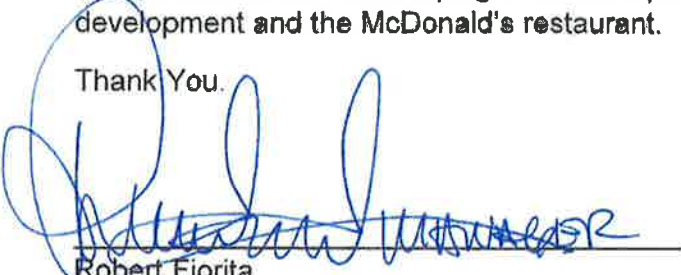
Etta M. Reed, PE
Principal

Cc: Pat Pawling, PawsLLC
Mary Gins, Robert Louis Fiorita Architect & Associates
Robert Fiorita, Robert Louis Fiorita Architect & Associates

To Whom It may Concern:

Please be advised that PawsLLC has our permission to submit plans and documents for the approval of a Minor Modification to an Approved Final Planned Development for Lot 3835 within the Bishops Square development. More specifically, the modification is for the construction of a deck, sidewalk and landscaping to create a pedestrian connection between the Bishops Square development and the McDonald's restaurant.

Thank You.



Robert Fiorita

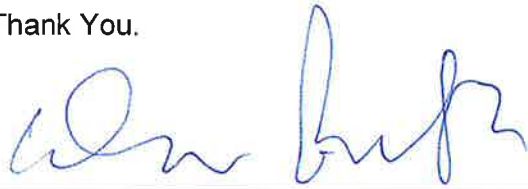
New Village Communities, LLC

8/11/15
Date

To Whom it may Concern:

Please be advised that PawsLLC has our permission to submit plans and documents for the approval of a Minor Modification to an Approved Final Planned Development for Lot 3835 within the Bishops Square development. More specifically, the modification is for the construction of a deck, sidewalk and landscaping to create a pedestrian connection between the Bishops Square development and the McDonald's restaurant.

Thank You.



EVR Investments LLC



Date

ORDINANCE NO. 3221

ORDINANCE APPROVING THE PLANNING COMMISSION'S RECOMMENDATION FOR FINAL PLAN APPROVAL OF THE PLANNED DEVELOPMENT AT THE FORMER WAL-MART SITE (419 SOUTH LOCUST STREET) TO ALLOW A DEVELOPMENT WITH COMMERCIAL AND RESIDENTIAL USES 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 May 14, 2013 in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, on the application of Robert Fiorita, Applicant, Agent, Architect, for approval of a Final Planned Development at the former Wal-Mart site, at the corner of South Locust and West Spring Street (419 South Locust Street) to allow a Planned Development with commercial and residential uses.

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 Final Planned Development application for the former Wal-Mart site (419 South Locust Street) with conditions.

SECTION 3: Council hereby accepts the recommendation of the Planning Commission and further approves the Final Planned Development application for the former Wal-Mart Site, at the corner of South Locust and West Spring Street (419 South Locust Street) to allow a development with commercial and residential uses based on the submittals of the applicant that are attached hereto and incorporated herein by reference as Exhibit "A" and made a part of this approval with the following conditions:

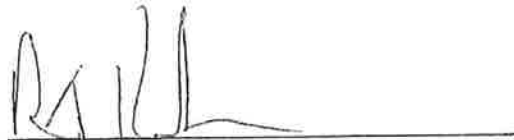
1. All aspects of the presentation made by the applicant on May 14, 2013 shall be included as part of the final development approval. The construction of all of the proposed buildings for this development shall substantially reflect the renderings presented by the applicant to the Planning Commission on May 14, 2013.
2. Off-site sanitary improvements shall be made by the City, according to the terms of a cost-sharing agreement to be finalized between the City and the Developer.
3. A marked crosswalk with signage shall be provided at the developer's expense connecting the north side of Wells Mill Drive to the southwest corner of the project, in accordance with City standards. The City Engineer may require, at the developer's expense, additional off-site signage to increase awareness and safety of this marked crosswalk.

4. The proposed sidewalk along Locust Street and associated ramps/crosswalks shall be aligned with other off-site pedestrian facilities.
5. Earthen mounds, as required by the previous Ordinance, (2958) are waived.
6. The 12 parcels shall be consolidated and combined to a maximum of three lots contingent on review and approval of the City Attorney. The residential portion of the site shall be approximately 7.6 acres and the commercial portion shall be approximately 4 acres. The approval of this Final Planned Development shall be effective upon agreement between the Lane Public Library Board of Directors and New Village Communities, LLC to locate a new library building within the Planned Development. No building permits for any structures on the site will be issued until such agreement between the Lane Public Library Board of Directors and New Village Communities, LLC is signed and a copy filed with the City Clerk. The construction of the library building and the two-story commercial building shall be in concurrence with the construction of residential development. No occupancy of any residential dwellings on the site shall be granted until there is substantial completion of the two-story commercial structure exterior shell, the library building exterior shell, and the commercial area site improvements.
7. The internal circulation pattern for all modes shall be made safe and continuous for pedestrian, vehicular, bicycle and wheelchair traffic through direct alignment of different sidewalk segments and connection through ADA compliant ramps and crosswalk markings. These include, but are not limited to:
 - a. East/West connection between North Locust Street entrance and Spring Street entrance, along the northern facades of the northern two commercial buildings.
 - b. East/West connection between the southern Locust Street entrance and the proposed library will be provided along the southern facades of the southern two commercial buildings.
 - c. North/South connection between the westernmost two commercial sites, along with the western facades.
8. The layout and construction of the two westernmost outbuildings shall substantially conform with the perspective aerial and ground views presented to the Planning Commission on May 14, 2013 and is subject to Planning Commission and/or City Council review and approval at a future date prior to the construction. No drive-through for these two outbuildings are approved for this Final Planned Development at this time.

All site improvements, including parking spaces shown on the plan submitted to the Planning Commission on May 14, 2013 shall be constructed and completed at the same time and the pads for the two westernmost outbuildings shall be curbed and grassed for future commercial tenant build-outs.

9. The pedestrian path to Spring Street shall be constructed as presented to the Planning Commission on May 14, 2013.
10. Landscaping improvements shall be installed as presented by the developer to the Planning Commission on May 14, 2013 and the requirement for tree islands at every 7 spaces is waived.
11. The number and size of freestanding signs will conform to the signs proposed and will be limited to property identification. Other signage shall also be limited to that which was presented to the Planning Commission on May 14, 2013.
12. The existing fence along the southern property line shall be maintained and repaired or replaced when necessary.
13. The northern entrance on Locust Street shall be upgraded, including signal, signage, crosswalks, lane markings, and striping on street, to meet City standards at the developer's expense.
14. The modifications proposed in the Traffic Impact Study related to vehicular striping and signal timing shall be approved by the City Engineer and at the developer's expense.
15. The developer shall coordinate with the City of Oxford and the Butler County Regional Transit Authority in locating potential bus stops within and adjacent to the site.
16. The overnight parent-unit shall not be allowed.

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


MAYOR

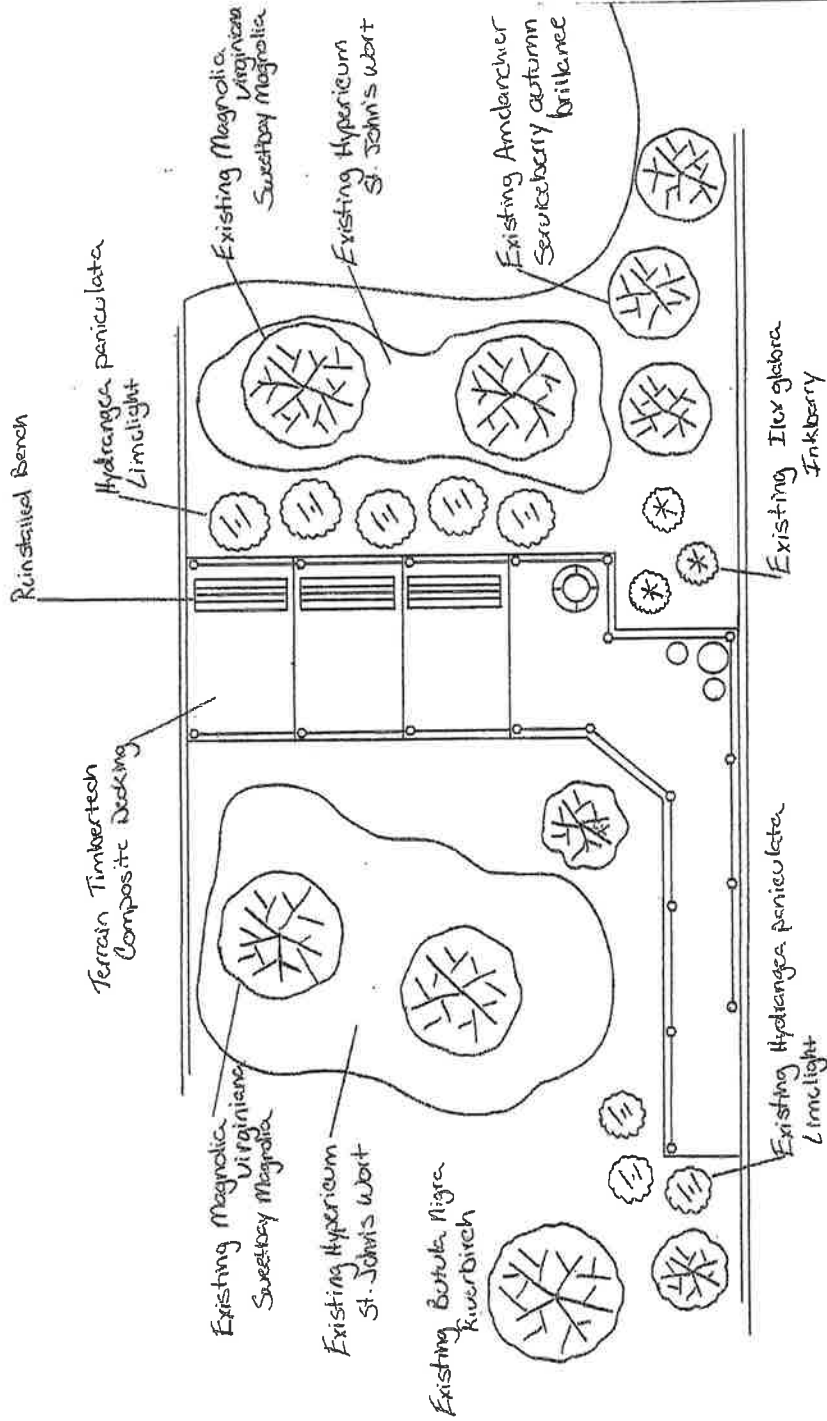
ADOPTED: June 18, 2013

ATTEST:


CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW(STAFF)



NOTES:

PAWS LLC, SHALL COORDINATE CONSTRUCTION OF
THE IMPROVEMENTS WITH THE GENERAL
CONTRACTOR, NEW VILLAGE CONSTRUCTION.

[Signature]
EVR INVESTMENTS, LLC

[Signature]
NEW VILLAGE COMMUNITIES, LLC



State Plane NAD83 GPS Observations
SCALE: 1" = 20'



NOTES:

PAWS LLC SHALL COORDINATE CONSTRUCTION OF THE IMPROVEMENTS WITH THE GENERAL CONTRACTOR, NEW VILLAGE CONSTRUCTION.

[Signature]
NEW VILLAGE COMMUNITIES, LLC

[Signature]
EVR INVESTMENTS, LLC

PEDESTRIAN ACCESS CONNECTION

601 SOUTH LOCUST
OXFORD, OH 45069

MINOR MODIFICATION TO PUD - SITE PLAN

Drawing: 15D016-000 CD
Scale: 1" = 20"
Drawn by: DGB
Checked By: EMR
Issue Date: 8-11-2015

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-2015-17

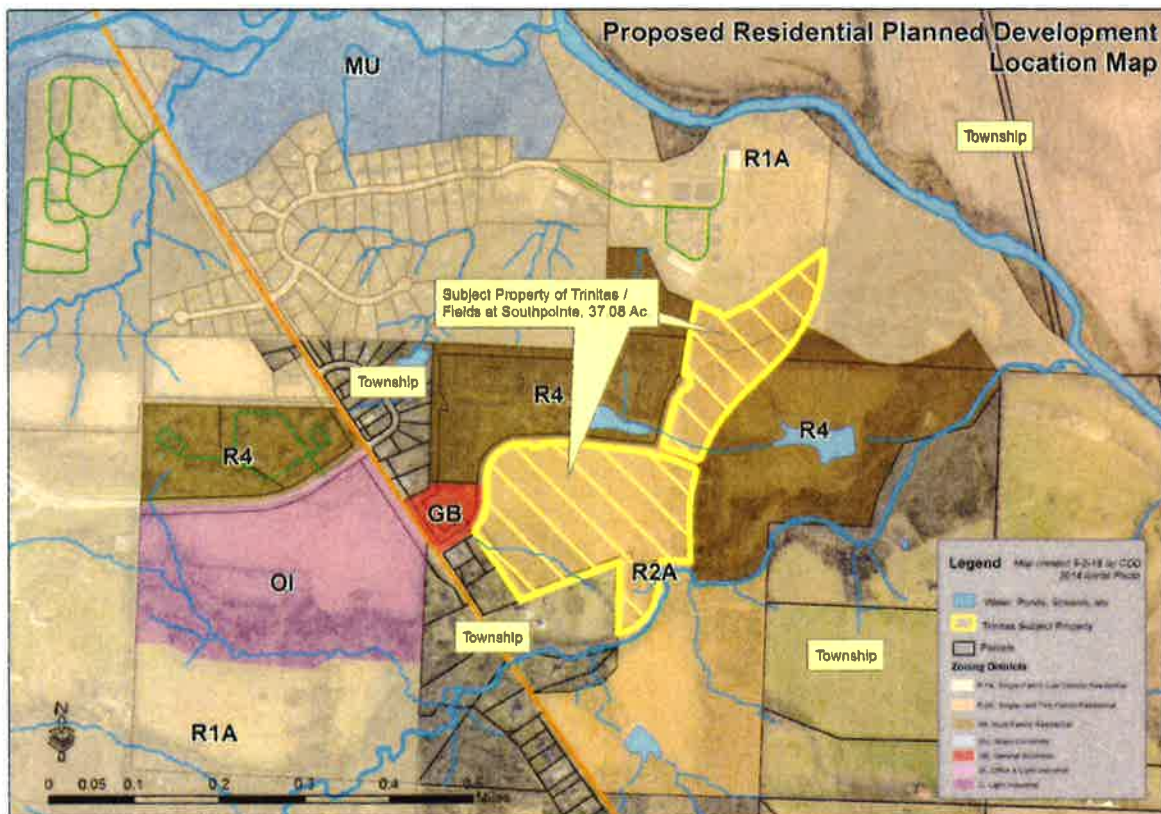
Date – September 8, 2015

APPLICATION

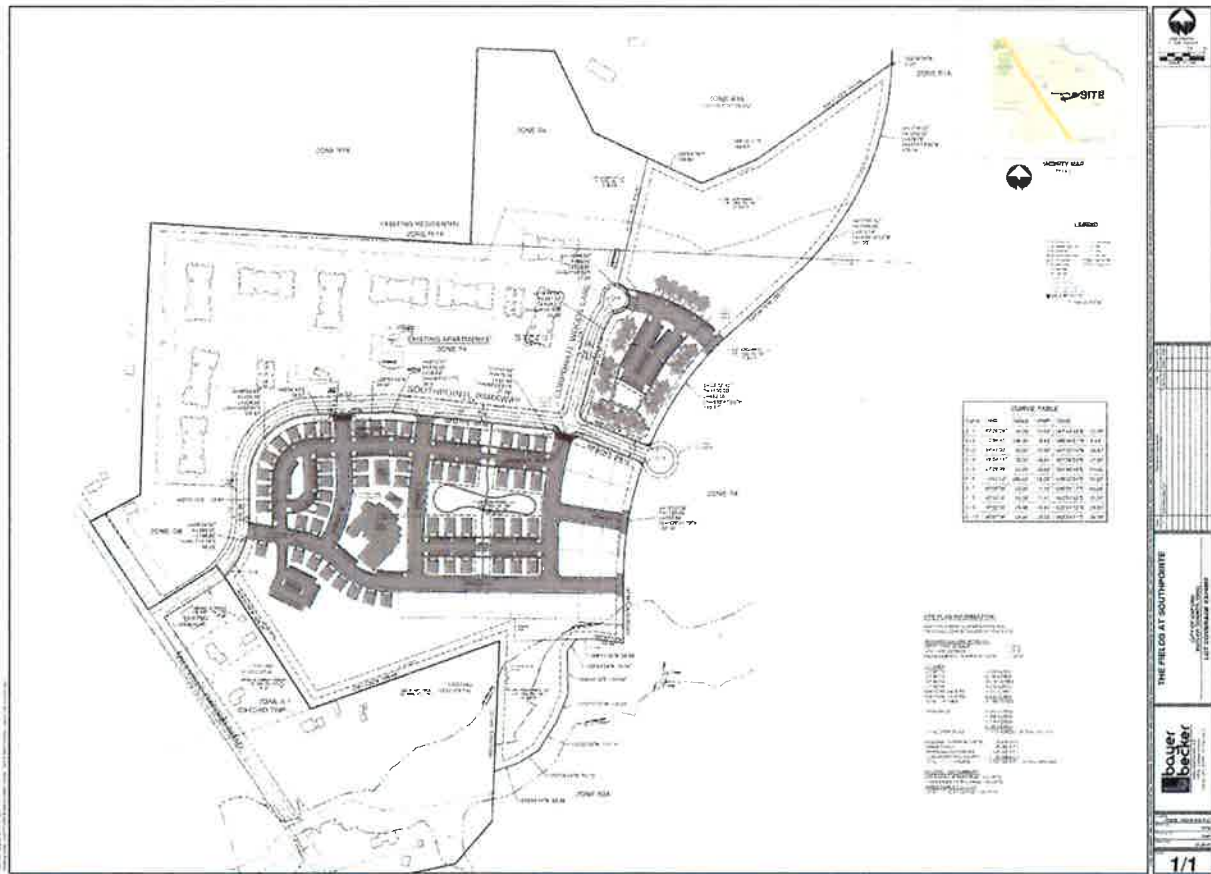
Applicant:	Travis Vencel, Trinitas Development
Location:	37 acres vacant land on Southpointe Parkway
Proposed Owner:	Trinitas Development LLC
Current Owner:	4-Leaf Development
Action Request:	Recommendation for Preliminary Planned Development – To forward a recommendation to City Council regarding proposed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

DESCRIPTION

This application had been tabled at the August 11 meeting. The applicant is requesting a recommendation from the Planning Commission regarding their proposed Planned Development (PD) on Southpointe Parkway within a portion of the 37 acres they are seeking to purchase from 4-Leaf Development. The applicant proposes a 194 dwelling unit housing development on the vacant land along Southpointe Parkway. The development would be a mixture of single, two and multi-family structures and including



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



ABOVE: Proposed site layout of Preliminary Planned Development

SITE HISTORY

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

- A Preliminary Subdivision Plat was reviewed by Planning Commission and City Council and was denied in May 2015. The applicant appealed the denial and the City and the applicant held court-appointed mediation in August 2015 to seek a settlement of the case.

DECISION STANDARDS

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

1145.06 PLANNING COMMISSION AND COUNCIL REVIEW

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

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

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

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

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

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

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

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

reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.

- (12) The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.
- (13) Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

PURPOSE STATEMENTS

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

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

Planned Development Overlay Zoning: Section 1145.01 Purpose:

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

(1) Planned developments share these common goals:

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

(2) Infill development also satisfies the following goals:

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

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

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

DESIGN REQUIREMENTS

Below are the design requirements for Planned Developments:

Section 1145.12

(a) Arrangement. The physical arrangement of a planned development is not subject to the specific dimensional regulations that apply in the underlying zoning district, except as specifically noted in

this Chapter. Land uses may be distributed throughout the site and throughout individual buildings in whatever manner is best suited to a particular planned development. Structures, vehicle management areas, open spaces, landscaping, and other elements may be distributed throughout the site in whatever manner is best suited to a particular planned development and the surrounding area.

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

(c) Land Use.

(1) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing residential zoning district:

A. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.

B. Institutional, public, and semi-public land uses that serve the planned development or the general public.

C. Commercial land uses, if the total land area of the planned development is greater than 10 acres and if the commercial land use is intended to serve the planned development only. Such commercial land uses shall be limited as follows:

1. No signs that are visible from outside of the development.

2. No direct vehicular access to a public thoroughfare.

3. No less than 95 percent of the total land area shall be devoted to residential land uses.

4. No separate structure intended to be used, in whole or part, for commercial land uses shall be constructed prior to the construction of not less than 50 percent of the dwelling units.

(2) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing commercial zoning district:

A. Any land use permitted in the underlying zoning district.

B. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.

(3) The following land uses are permitted only in the portions of a planned development that overlay an existing industrial zoning district:

A. Any land use permitted in the underlying zoning district.

(4) The land uses permitted in a planned development may be distributed as follows:

A. If a single planned development overlays more than one zoning district, then the land uses permitted according to this Section may be distributed throughout the entire planned development site.

B. If a planned development includes land uses permitted only in an industrial zoning district, then those land uses may only be located in that portion of the planned development that overlays the industrially zoned land.

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

(e) Dimensional Regulations.

(1) Building Heights shall be limited as in the underlying zoning district, regardless of land use.

(2) Front setbacks shall be limited as in the underlying zoning district.

(3) All buildings and vehicle management areas shall be setback from the perimeter of a planned development no less than:

A. Residential zoning district – 25 feet.

B. Commercial zoning district – 25 feet.

C. Industrial zoning district – 50 feet.

(f) Open Space.

- (1) No planned development shall have less than 20 percent open space, which includes any area not less than 50 by 50 feet, not including the required setbacks, and includes nothing other than natural area.
- (2) Lot coverage shall be regulated according to the underlying zoning district, except that lot coverage for the residential portion of any planned development shall not exceed 40 percent.
- (g) Environmental. A 100 foot natural buffer shall be maintained adjacent to all permanent and natural surface waters, springs, and wetlands. Development of this area is regulated as follows:
 - (1) Natural vegetation shall be maintained.
 - (2) No structures shall be built or improvements made, except as follows:
 - A. Walking paths, bicycling paths, and the like, including infrastructure necessary to facilitate their development are permitted anywhere within the buffer.
 - B. Roads and associated infrastructure are permitted in the buffer to facilitate crossing such water elements.
 - C. Any improvements approved in a final plan.
 - D. Any public safety or public utility improvements not associated with the planned development, but deemed necessary by the Service Director or Chief of Police.
- (h) Landscaping and Screening.
 - (1) A planned development shall satisfy all landscaping elements required by other sections of this Code.
 - (2) The required perimeter setback area shall be retained in natural woods or suitably landscaped with grass, ground cover, shrubs, trees, or earthen mound.
 - (3) A planned development that overlays a commercial or industrial zoning district that is adjacent to a residential zoning district shall be screened from the residential zoning district by a dense evergreen hedge a minimum of 8 feet tall and 10 feet wide at planting and that will maintain at least 90 percent opacity over time.
- (i) Access and Mobility.
 - (1) At residential densities greater than would be permitted in the R-1A District, have direct and principal access from a collector or arterial road.
 - (2) Bicycle rack spaces shall be provided at all planned developments that overlay a commercial zoning district at a rate of 3 per acre.
 - (3) Adequate pedestrian connectivity shall be provided to and through a planned development.
- (j) Utilities and Infrastructure. Electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be located underground.
- (k) Plan-Specific. Any other design elements deemed necessary by Planning Commission and Council to ensure that a planned development satisfies the decision criteria of this Chapter.

COMMENT FORMS

All property owners within 200 feet have been notified by letter, a sign has been posted on the property and a notice has been placed in the newspaper. One comment was received from Robert and Tami Kuginskie at 3926 Oxford-Millville Road.

AGENCY REVIEWS

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

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

BRIEF ANALYSIS

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

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

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

If the preliminary plan is approved by City Council, a final plan will then be submitted for review by Planning Commission and City Council. The final plan will contain more details such as parking lot lighting, road cross sections, landscaping materials and building elevations. No building permits can be issued until a final plan is approved and the City Engineer is satisfied with the street and utility improvements adjacent to the proposed building. A Preliminary Plan approval by City Council is valid for 2 years and a Final Plan approval by City Council is valid for one year.

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

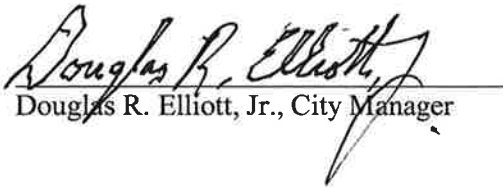
RECOMMENDATION

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

SUBMITTED
BY:



Sam Perry, AICP, Planner



Douglas R. Elliott, Jr., City Manager

DATE: September 3, 2015

City of Oxford
Inter-Office Review Transmittal Sheet

Date: August 31, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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

 X Review X Revisions Other

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

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

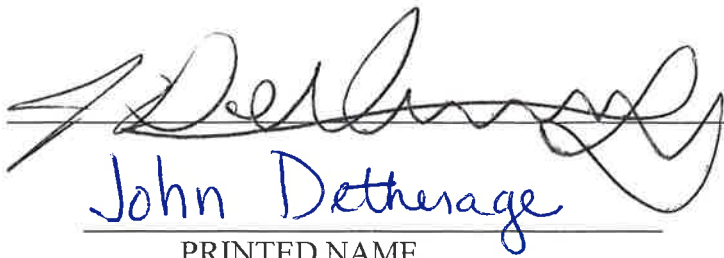
*Per court mediation agreement this item must be on the September 8, 2015 Planning Commission agenda next week. Therefore, if you have comments that you would like included in the packet please get those to us by **Wednesday, September 2 at 12:00 p.m.***

Drawings are returned: w/comments without/comments

Consider secondary emergency ingress/egress.

" consider secondary emergency ingress/egress "

Drawings reviewed by:


John Detherage
PRINTED NAME

Date:

9-1-15

AUG 31 2015

City of Oxford
Inter-Office Review Transmittal Sheet

Date: August 31, 2015

To: Fire Department ~~Engineering Division~~ / Police Department Econ Dev Department

From: Community Development Department

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

X	Review	X	Revisions		Other

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

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

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

Drawings are returned: w/comments without/comments

SEE MEMO DATED SEPT. 2, 2015

Drawings reviewed by:

A. Popescu

Date:

9-2-15

VICTOR POPESCU

PRINTED NAME _____



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

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

DATE: September 2, 2015

Below are our review comments.

- The proposed Domestic Water System will be “master metered”. Thus, it is assumed that the Domestic Water System within the proposed development will be private. The maintenance of the Domestic Water System will be the responsibility of the Developer, and not the City.
- The Fire Water Main is not metered. The City does not meter the Fire Water Mains. A decision must be made as to the maintenance of the Fire Water Main, including the flushing of the Fire Hydrants.
- The Domestic Water Main has to be flushed once a year. How will this be accomplished?
- There are “dead ends” in the water main at various locations. We understand that the water system will be private. However, stagnant water will be drawn for consumption from “dead end” mains. Strongly recommend that elimination of the “dead end” mains by looping the water mains.
- How would water be supplied for a future development, east of the Fields at Southpointe, since this proposed development is “master metered”?

S:\Shared\Fields of Southpoint – review comments – Sept 2

- Will there be irrigation? If so, the irrigation system must not pull water from the Fire Water Main.
- For most of the proposed development, the Fire Water Main and the Domestic Water Main run parallel. It is important to note that the two mains cannot be placed in the same ditch. There must be a four (4) feet separation between the mains.
- Backflow preventers to be placed in a structure to prevent freezing.
- What is the size of the Fire Water Main? (minimum size is 8')
- What will be the size of the Domestic Water Main?
- All sanitary manholes shall be located at the furthest point of the structure that the sanitary system serves.
- Refer to the Sanitary Manhole at the east entrance (1st access from Southpointe). Relocate the subject manhole westward to a point where the sanitary system can be extended south to serve the properties along the Southpointe Parkway. As easement will be required for the proposed extension.

If there are questions, please contact the Engineering Division.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: August 31, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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

 X Review X Revisions Other

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

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

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

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____

Date: 9/1/2015

R.B. HOLZWORTH

PRINTED NAME

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

August 4, 2015

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

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

Dear Jung-Han:

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

Very truly yours,



Jay C. Bennett
Attorney at Law

JCB/da



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

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

DATE: August 4, 2014

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

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

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

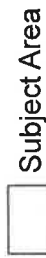
If there are questions, please contact the Engineering Division.



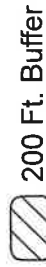


PC-2015-17 Surrounding Property Owners Map

Legend



Subject Area



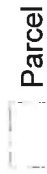
200 Ft. Buffer



Oxford Corporation Limit



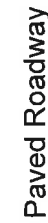
Address Point



Parcel



Building Footprint



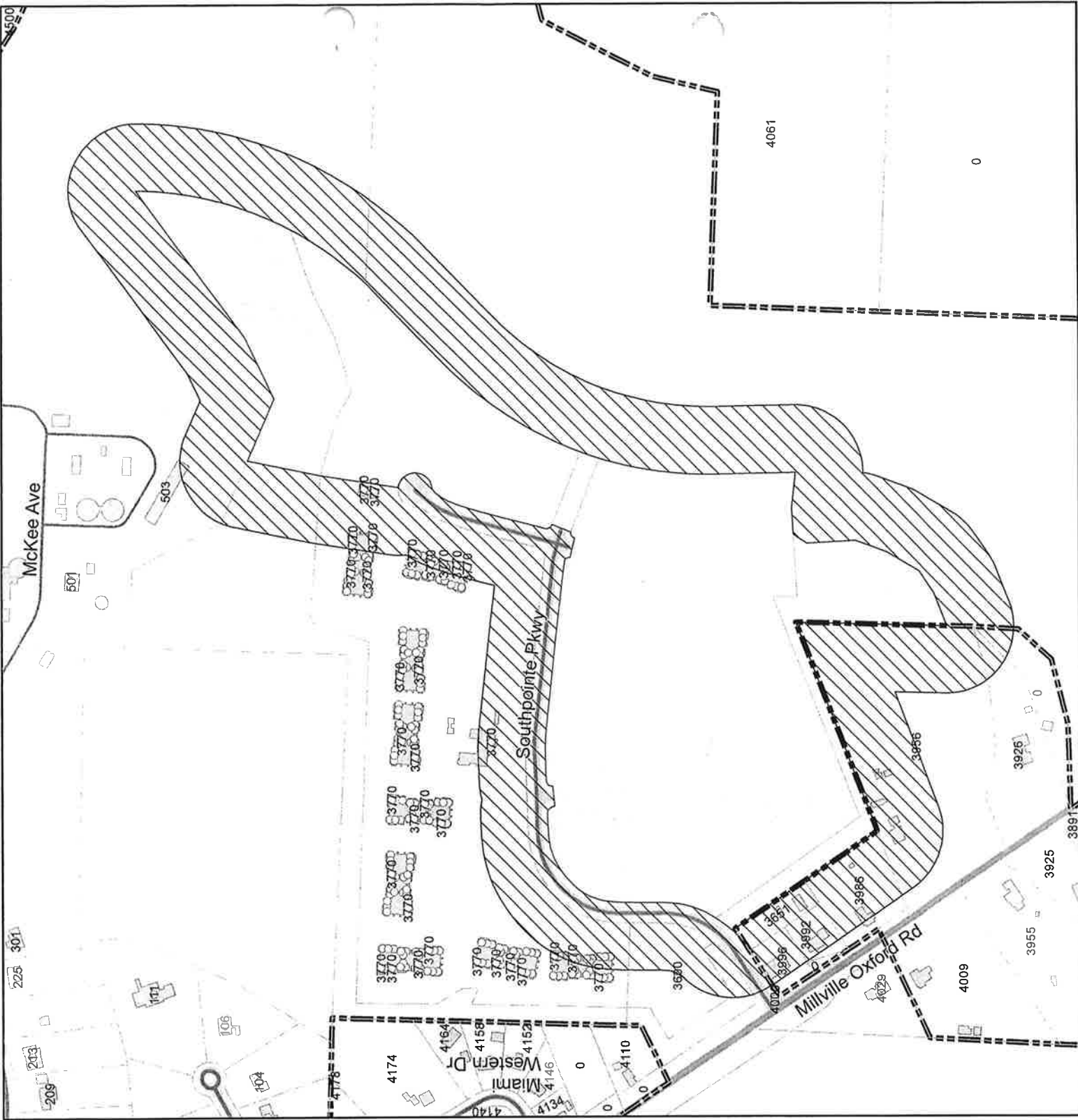
Paved Roadway



1 inch = 400 feet

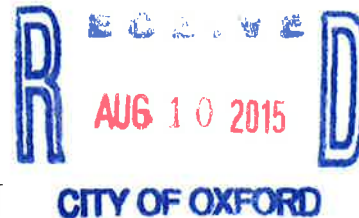
Prepared on Tuesday, July 21, 2015

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





CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM



CASE NO.: PC-2015-17

DATE OF HEARING: August 11, 2015

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

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

Name: Robert S. Tami S. Ruginski

Address: 3926 Oxford-Millville Rd
Oxford, OH 45056

Telephone: Home: 513-523-9076 Work: —

COMMENTS:

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

Robert S. Tami S. Ruginski
Signature

8/6/15
Date

Tami S. Ruginski 22

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

June 18, 2015

To Whom it may Concern:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "James M. Clawson". The signature is fluid and cursive, with the first name "James" written in a smaller script and "M. Clawson" in a larger, more prominent script.

James M. Clawson
4-Leaf Development, LLC

RECEIVED
JUN 26 2015
CITY OF OXFORD



Internal Use Only:	
Case No.	PC-2015-17
Date Filed	6/26/15 8/28/15

Planned Development Application

Application Type

Choose One

☒

Preliminary (\$400)

☐

Final (\$400)

☐

Preliminary & Final (\$400)

Applicant Information

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

Name * Trinitas Development LLC

Mailing Address * 201 Main Street, Suite 1000

City, State & Zip Code * Lafayette, IN 47901

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

Owner Information

Name * 4 Leaf Development LLC

Mailing Address * 125 W. Spring Street

City, State & Zip Code * Oxford, Ohio 45056

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

Engineer/Surveyor Information

Name * Bayer Becker

Mailing Address * 318 South College Avenue

City, State & Zip Code * Oxford, Ohio 45056

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

Location and Lot Information

Name of Subdivision * Southpointe Crossings

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

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

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

Submission Requirements and Documentation

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

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

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

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

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

(b) Final Plan.

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

Surrounding Property Owners

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

Decision Process

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

Fees & Receipt

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

Sign and Date

Applicant Signature *



Date *

6-23-15

Submit Application, Submission Requirements and Documentation, and Fees

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

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

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

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

For Staff Use Only

Fee Paid Date *

6/26/15

Receipt Number *

50504

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

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

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

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

August 28, 2015

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

Re: The Fields at Southpointe
Revised Preliminary PUD Submittal

Dear Mr. Chen:

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

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

Unit type	Original Plan # of Buildings	Revised Plan # of Buildings	Original Plan # of Units	Revised Plan # 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

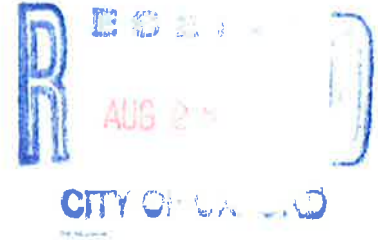
209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

- 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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<http://www.bayerbecker.com>

- 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.

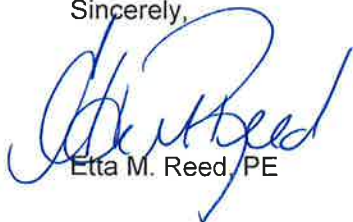
- h. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.

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>

Date: July 23, 2014
Description: Southpointe Crossings, Section One
Lots #3710 & #3712
Location: City of Oxford
Butler County, Ohio



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

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

thence, with the easterly boundary of said Southpointe Crossings, Section One for the following four courses: South 02° 08' 25" West, 5.02 feet;
thence, with a curve to the right, having a central angle of 45° 25' 51", a radius of 1000.00 feet, an arc length of 792.92 feet and a chord bearing and distance of, South 24° 51' 21" West, 772.31 feet;
thence, South 47° 34' 16" West, 282.77 feet;
thence, with a curve to the left, having a central angle of 23° 32' 45", a radius of 1100.00 feet, an arc length of 452.05 feet and a chord bearing and distance of, South 35° 47' 54" West, 448.87 feet to the northerly right of way of Southpointe Parkway;
thence, leaving said easterly boundary of Southpointe Crossings, Section One and with said northerly right of way of Southpointe Parkway, with a curve to the right, having a central angle of 87° 26' 29", a radius of 20.00 feet, an arc length of 30.52 feet, and a chord bearing and distance of, South 67° 44' 46" West, 27.65 feet to the northerly right of way of Southpointe Parkway;
thence, with said northerly right of way of Southpointe Parkway, North 68° 32' 00" West, 211.10 feet;
thence, with a curve to the left, having a central angle of 00° 54' 42", a radius of 530.00 feet, an arc length of 8.43 feet and a chord bearing and distance of, North 68° 59' 21" West, 8.43 feet to the easterly right of way of Corporate Woods Lane;
thence, with said easterly right of way of Corporation Woods Lane for the following five courses: with a curve to the right, having a central angle of 84° 47' 03", a radius of 20.00 feet, an arc length of 29.60 feet and a chord bearing and distance of, North 27° 03' 10" West, 26.97 feet;
thence, North 15° 20' 21" East, 241.92 feet;
thence, with a curve to the right, having a central angle of 18° 49' 25", a radius of 291.32 feet, an arc length of 95.71 feet and a chord bearing and distance of, North 24° 45' 04" East, 95.28 feet;
thence, with a curve to the right, having a central angle of 45° 54' 16", a radius of 35.00 feet, an arc length of 28.04 feet and a chord bearing and distance of, North 57° 06' 54" East, 27.30 feet;

140018-400 PEZONE NORTH LANE 1100123 300

Page 1 of 2

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>

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

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

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

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

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

Date: July 23, 2014

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

Location: City of Oxford
Butler County, Ohio



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

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

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

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

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

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

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

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

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

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

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

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

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

W:\DC\5-000 REZONE South Legal\1100723.doc

Page 1 of 2

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JUN 26 2015

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

Memo

June 26, 2015

To: Sam Perry
Planner, City of Oxford

From: Trinitas Development LLC

Re: The Fields at Southpointe
Energy Management Plan ✓

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

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

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

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

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

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

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

<http://www.bayerbecker.com>

Memo

June 26, 2015

To: Sam Perry
Planner, City of Oxford

From: Etta M. Reed, PE

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

Stormwater Management

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

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

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

Natural Resources

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

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

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

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

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Memo

June 26, 2015

To: Sam Perry
Planner, City of Oxford

From: Etta M. Reed, PE

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

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

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

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

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

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

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June 26, 2015

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

Re: The Fields at Southpointe
Traffic Evaluation ✓

Dear Mr. Popescu,

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

Area Conditions

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

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

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

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

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Proposed Development

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

Access to the development is planned at the following locations:

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

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

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

As required by the subdivision regulations, sidewalk will be installed along the east side of Corporate Woods Lane, which will enable the residents to connect to the existing sidewalk along Southpointe Parkway and proceed to Millville Oxford Road (US 27). A multi-use trail will be constructed along the south side of Southpointe Parkway, along the developments' frontage.

Background Traffic

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

Projected Traffic

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

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

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

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

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

Capacity Analysis

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

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

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

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

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

Capacity Analysis

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

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

The complete capacity analysis is provided by attachment.

Previous Traffic Impact Studies

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

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

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

Conclusions

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

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

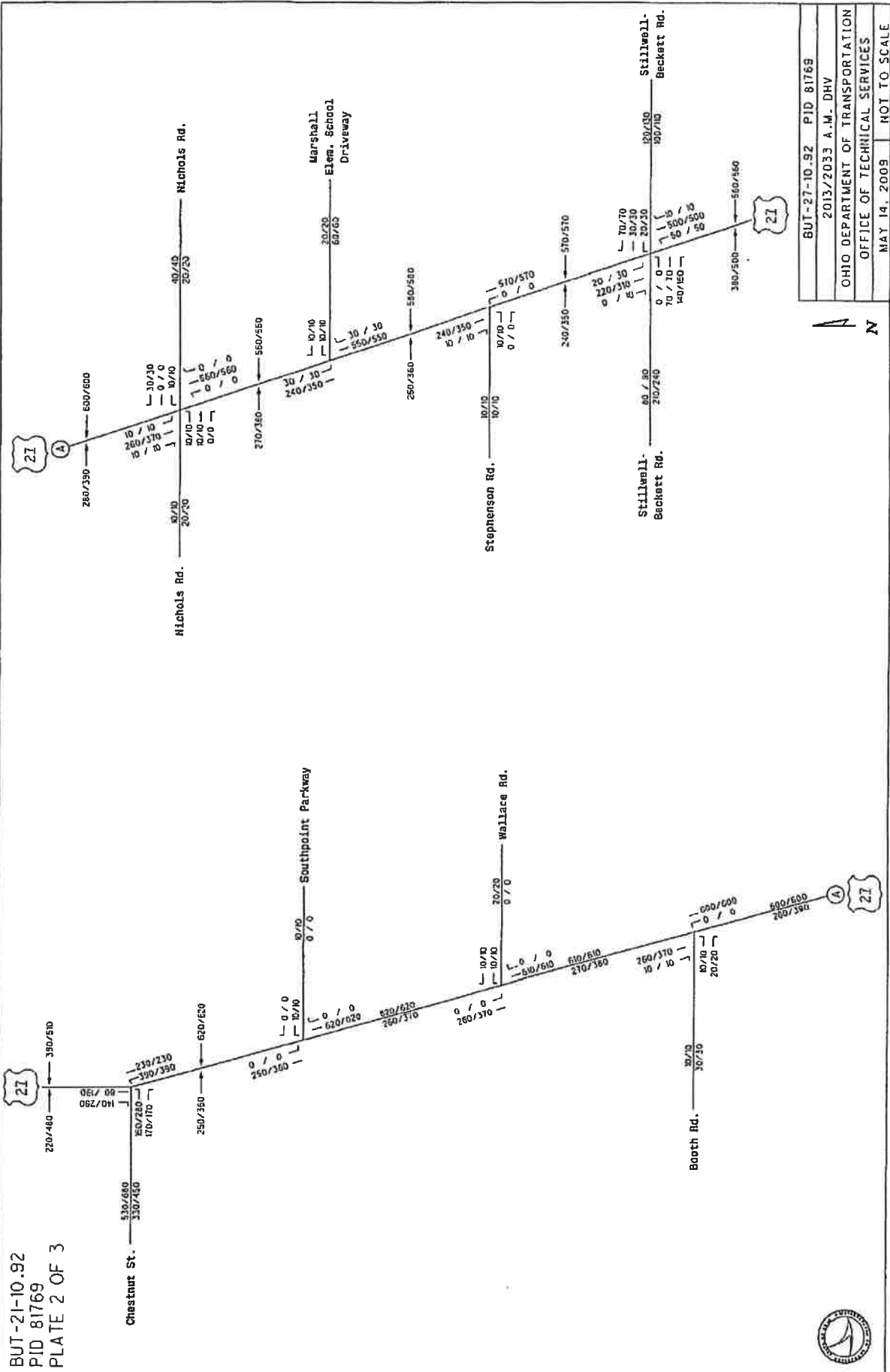
Sincerely,

Etta M. Reed, P.E.

Attachments

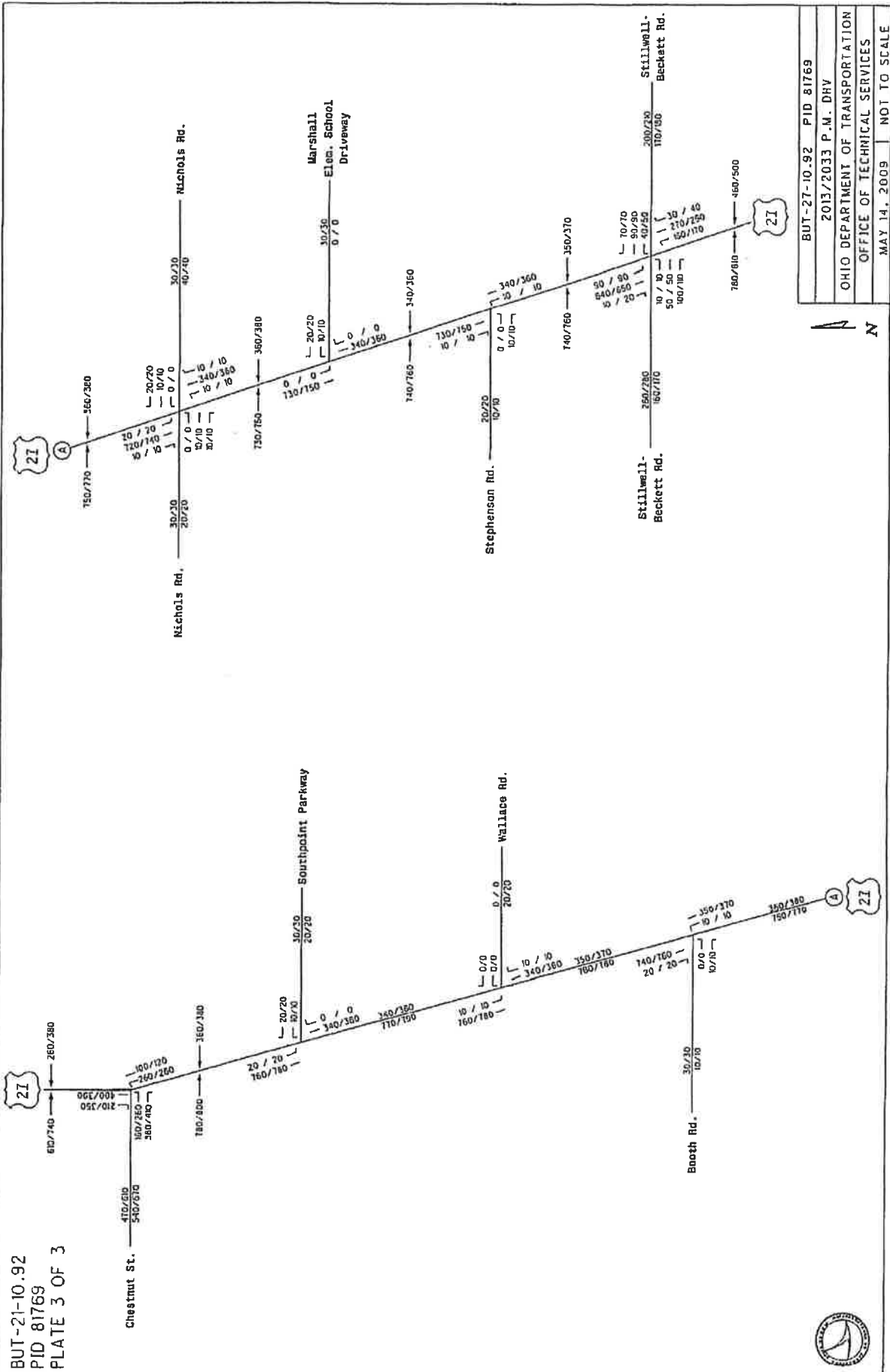
BACKGROUND TRAFFIC VOLUME DATA

BUT-21-10.92
PID 81769
PLATE 2 OF 3



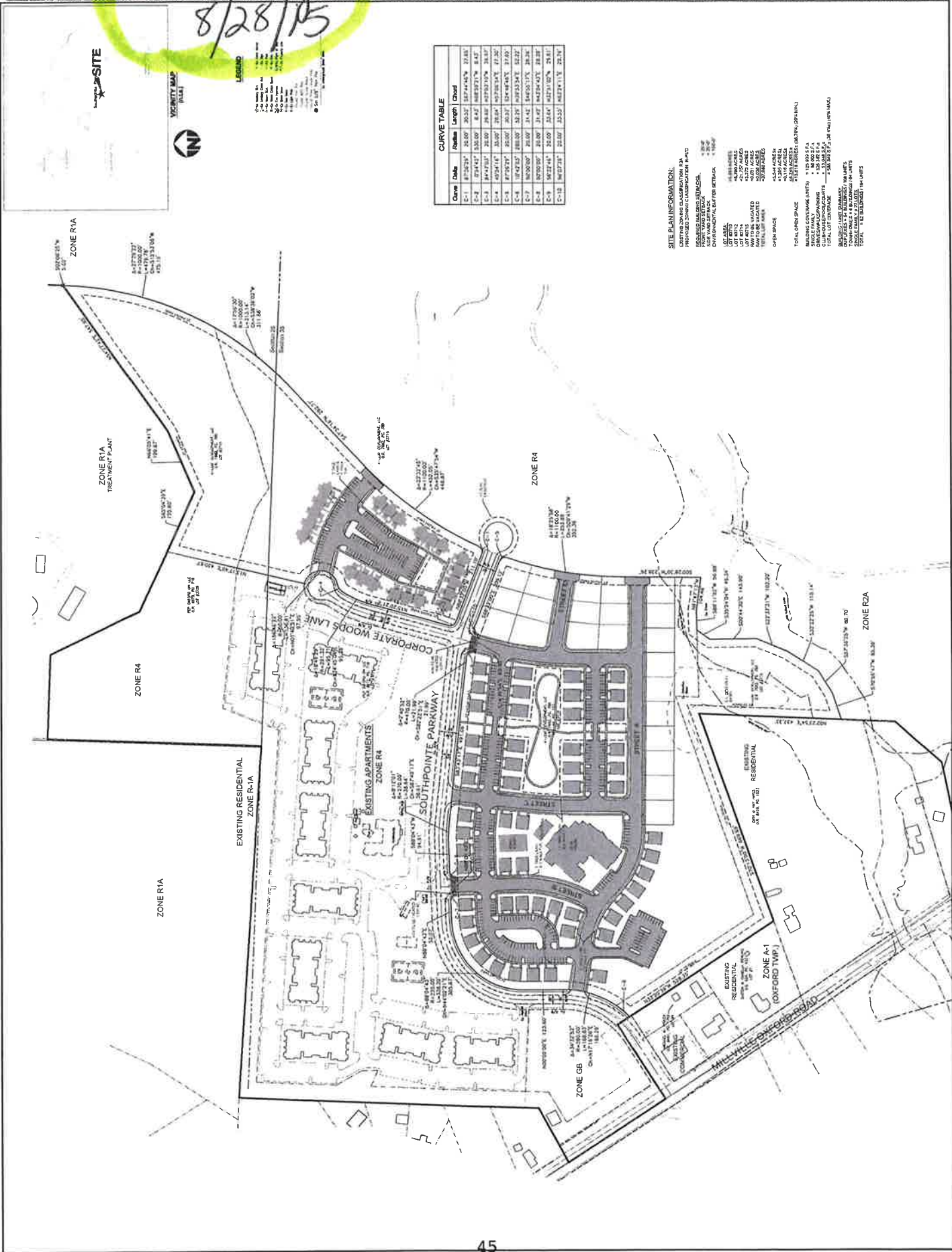
BUT-21-10.92 PID 81769
2013/2033 A.M. DHV
OHIO DEPARTMENT OF TRANSPORTATION
OFFICE OF TECHNICAL SERVICES
MAY 14, 2009 NOT TO SCALE

BUT-21-10.92
PID 81769
PLATE 3 OF 3



LOT
Coverage
8/28/15

Curve	Date	Radius	Length	Chord
C-1	8/1/74 ¹	25.00	30.52	58.77 ± 45.7%
C-2	8/1/74 ²	35.00	42.71	82.77 ± 71.7%
C-3	8/1/74 ³	25.00	30.52	58.77 ± 45.7%
C-4	8/24/74 ¹	35.00	42.71	82.77 ± 71.7%
C-5	8/24/74 ²	35.00	42.71	82.77 ± 71.7%
C-6	8/24/74 ³	35.00	42.71	82.77 ± 71.7%
C-7	8/24/74 ⁴	35.00	42.71	82.77 ± 71.7%
C-8	8/24/74 ⁵	35.00	42.71	82.77 ± 71.7%
C-9	8/24/74 ⁶	35.00	42.71	82.77 ± 71.7%
C-10	8/24/74 ⁷	35.00	42.71	82.77 ± 71.7%
C-11	8/24/74 ⁸	35.00	42.71	82.77 ± 71.7%
C-12	8/24/74 ⁹	35.00	42.71	82.77 ± 71.7%
C-13	8/24/74 ¹⁰	35.00	42.71	82.77 ± 71.7%
C-14	8/24/74 ¹¹	35.00	42.71	82.77 ± 71.7%
C-15	8/24/74 ¹²	35.00	42.71	82.77 ± 71.7%
C-16	8/24/74 ¹³	35.00	42.71	82.77 ± 71.7%
C-17	8/24/74 ¹⁴	35.00	42.71	82.77 ± 71.7%
C-18	8/24/74 ¹⁵	35.00	42.71	82.77 ± 71.7%
C-19	8/24/74 ¹⁶	35.00	42.71	82.77 ± 71.7%
C-20	8/24/74 ¹⁷	35.00	42.71	82.77 ± 71.7%
C-21	8/24/74 ¹⁸	35.00	42.71	82.77 ± 71.7%
C-22	8/24/74 ¹⁹	35.00	42.71	82.77 ± 71.7%
C-23	8/24/74 ²⁰	35.00	42.71	82.77 ± 71.7%
C-24	8/24/74 ²¹	35.00	42.71	82.77 ± 71.7%
C-25	8/24/74 ²²	35.00	42.71	82.77 ± 71.7%
C-26	8/24/74 ²³	35.00	42.71	82.77 ± 71.7%
C-27	8/24/74 ²⁴	35.00	42.71	82.77 ± 71.7%
C-28	8/24/74 ²⁵	35.00	42.71	82.77 ± 71.7%
C-29	8/24/74 ²⁶	35.00	42.71	82.77 ± 71.7%
C-30	8/24/74 ²⁷	35.00	42.71	82.77 ± 71.7%
C-31	8/24/74 ²⁸	35.00	42.71	82.77 ± 71.7%
C-32	8/24/74 ²⁹	35.00	42.71	82.77 ± 71.7%
C-33	8/24/74 ³⁰	35.00	42.71	82.77 ± 71.7%
C-34	8/24/74 ³¹	35.00	42.71	82.77 ± 71.7%
C-35	8/24/74 ³²	35.00	42.71	82.77 ± 71.7%
C-36	8/24/74 ³³	35.00	42.71	82.77 ± 71.7%
C-37	8/24/74 ³⁴	35.00	42.71	82.77 ± 71.7%
C-38	8/24/74 ³⁵	35.00	42.71	82.77 ± 71.7%
C-39	8/24/74 ³⁶	35.00	42.71	82.77 ± 71.7%
C-40	8/24/74 ³⁷	35.00	42.71	82.77 ± 71.7%
C-41	8/24/74 ³⁸	35.00	42.71	82.77 ± 71.7%
C-42	8/24/74 ³⁹	35.00	42.71	82.77 ± 71.7%
C-43	8/24/74 ⁴⁰	35.00	42.71	82.77 ± 71.7%
C-44	8/24/74 ⁴¹	35.00	42.71	82.77 ± 71.7%
C-45	8/24/74 ⁴²	35.00	42.71	82.77 ± 71.7%
C-46	8/24/74 ⁴³	35.00	42.71	82.77 ± 71.7%
C-47	8/24/74 ⁴⁴	35.00	42.71	82.77 ± 71.7%
C-48	8/24/74 ⁴⁵	35.00	42.71	82.77 ± 71.7%
C-49	8/24/74 ⁴⁶	35.00	42.71	82.77 ± 71.7%
C-50	8/24/74 ⁴⁷	35.00	42.71	82.77 ± 71.7%
C-51	8/24/74 ⁴⁸	35.00	42.71	82.77 ± 71.7%
C-52	8/24/74 ⁴⁹	35.00	42.71	82.77 ± 71.7%
C-53	8/24/74 ⁵⁰	35.00	42.71	82.77 ± 71.7%
C-54	8/24/74 ⁵¹	35.00	42.71	82.77 ± 71.7%

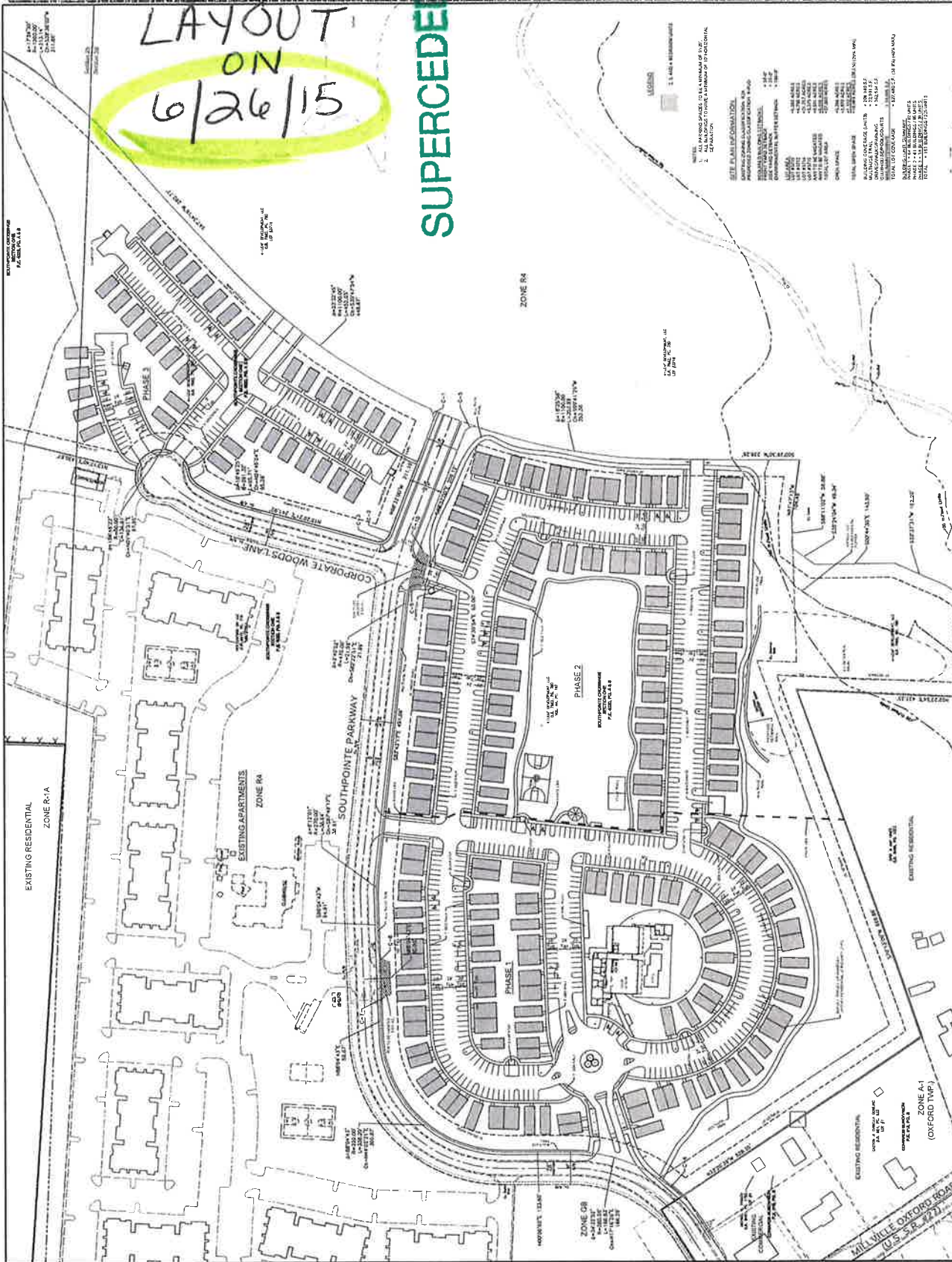
[illegible]

COMPLEXES = 54 BUILDINGS / 164 UNITS
 TOWNHOMES = 6 BUILDINGS / 54 UNITS
SINGLE FAMILY = 27 LOTS
 TOTAL = 82 BUILDINGS / 194 UNITS



LAYOUT
ON
6/26/15

SUPERCED



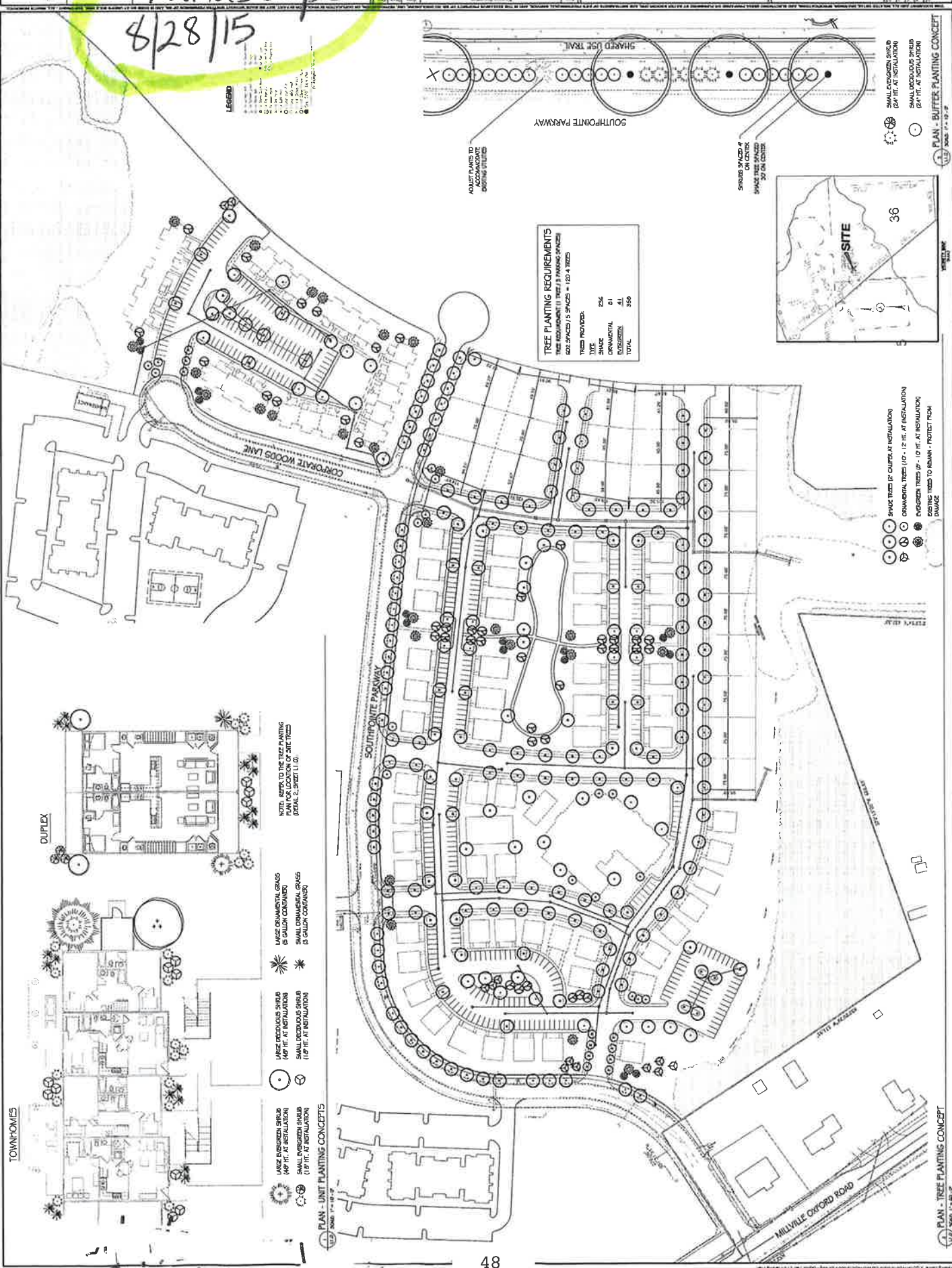


Preliminary Landscape
8/28/15

PRELIMINARY LANDSCAPE PLAN
CITY OF OXFORD
BUTLER COUNTY, OHIO

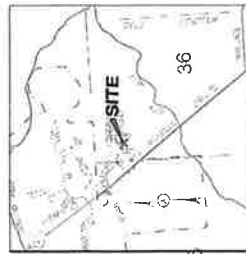


1/1



TREE PLANTING REQUIREMENTS			
TREE REQUIREMENTS (1 TREE / 3 PARKING SPACES)			
ALL SPACES / 3 SPACES = 101 / 3 TREES			
TREES PROVIDED	TREE TYPE	SIZE	QUANTITY
256	SHADE	10' - 12' FT. AT INSTALLATION	256
41	ORNA	10' - 12' FT. AT INSTALLATION	41
4	SMALL	6' - 8' FT. AT INSTALLATION	4
360	TOTAL		360

- SHADE TREES (10' - 12' FT. AT INSTALLATION)
- ORNA TREES (10' - 12' FT. AT INSTALLATION)
- SMALL TREES (6' - 8' FT. AT INSTALLATION)
- EXISTING TREES TO REMAIN - PROTECT FROM DAMAGE



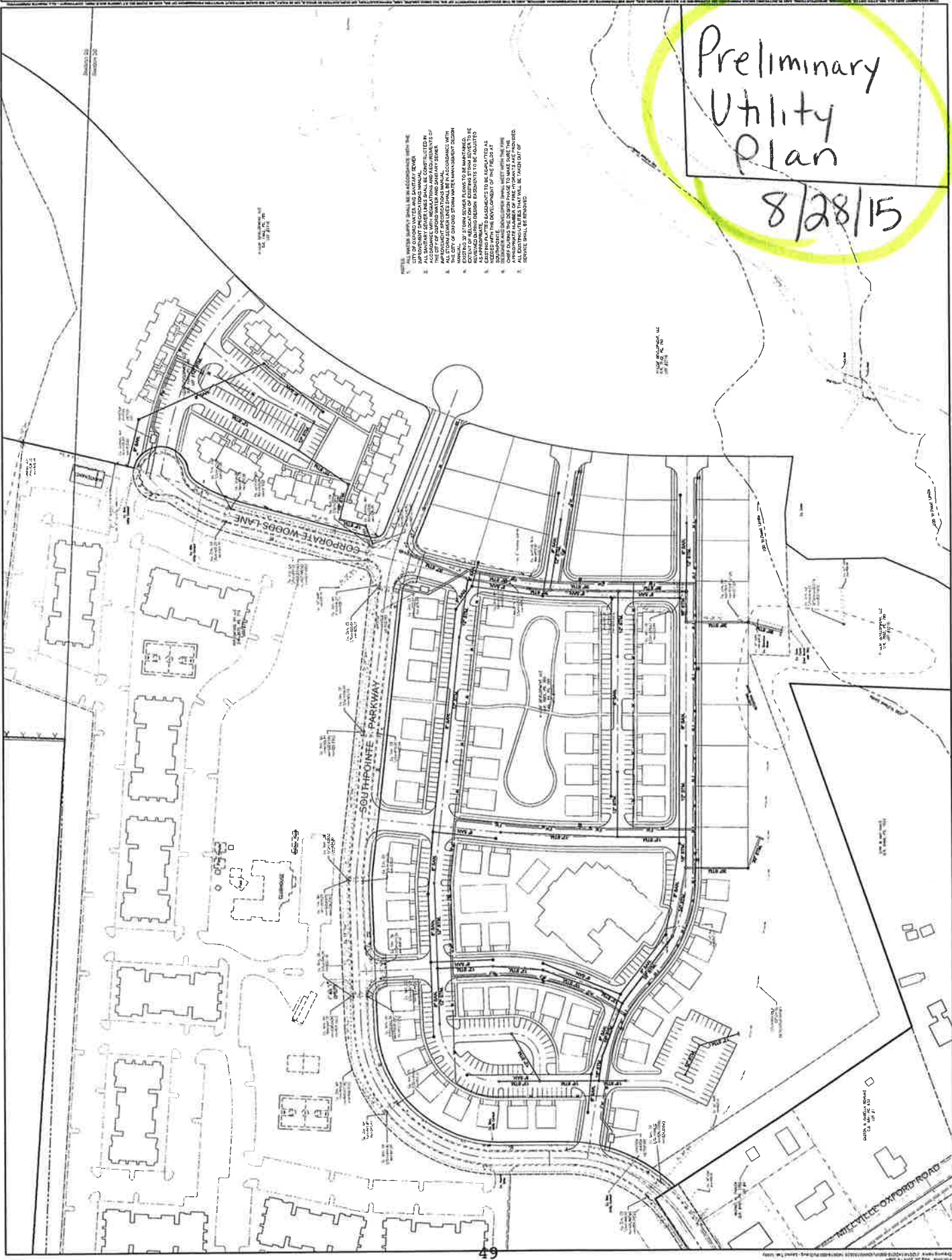
PLAN - BUFFER PLANTING CONCEPT
Scale: 1" = 50' - 0"

PLAN - TREE PLANTING CONCEPT
Scale: 1" = 50' - 0"

Preliminary
Utility
Plan

8/28/15

THE UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE
IMPROVEMENT SPECIFICATIONS MANUAL
AS REQUIRED BY THE CITY OF OXFORD AND THE CITY OF BUTLER
APPROPRIATE AGENCIES SHALL BE NOTIFIED OF ANY CHANGES
THE CITY OF OXFORD WATER MANAGEMENT DEPARTMENT
REQUIREMENTS FOR THE UTILITY SERVICE SHALL BE MAINTAINED
AS REQUIRED BY THE CITY OF OXFORD AND THE CITY OF BUTLER
APPROPRIATE AGENCIES SHALL BE NOTIFIED OF ANY CHANGES
THE CITY OF OXFORD WATER MANAGEMENT DEPARTMENT
REQUIREMENTS FOR THE UTILITY SERVICE SHALL BE MAINTAINED
AS REQUIRED BY THE CITY OF OXFORD AND THE CITY OF BUTLER
APPROPRIATE AGENCIES SHALL BE NOTIFIED OF ANY CHANGES





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



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



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



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



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



6. LEASING CENTER DIRECTIONAL SIGN
 1/8" = 1'-0"



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



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



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



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



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



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



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



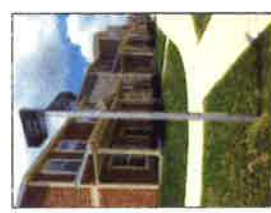
14. VOLLEYBALL COURT SIGN
 1/8" = 1'-0"



15. TRASH DUMPSTER SIGN
 NOTE: THIS SIGN TO BE WORKED TO APPLY TO A TRASH DUMPSTER. THERE ARE NO COMPACTORS ON SITE.



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



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



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



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



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



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



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



23. DECORATIVE LIGHT POLE w/ BANNERS
 1/8" = 1'-0"



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



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



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



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



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



G. POOL WARNING SIGN



D. NO FOOD OR DRINK SIGN



A. POOL RULES SIGN



H. EMERGENCY PHONE SIGN



E. NO DIVING SIGN



B. SPA RULES SIGN



J. HAZARDOUS CHEMICALS SIGN



F. BATHER LOAD SIGN



C. SPA / EMERGENCY SIGNS

POOL / SPA SIGNAGE PACKAGE
1/8" = 1'-0" SCALE



STREETSCAPE
1/8" = 1'

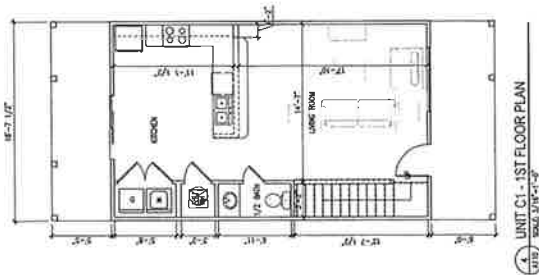
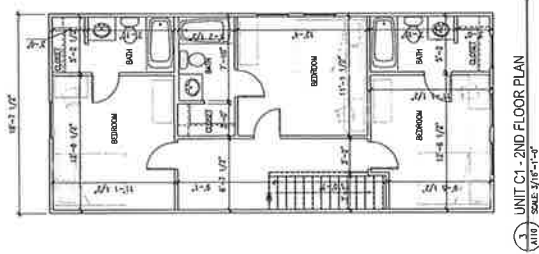
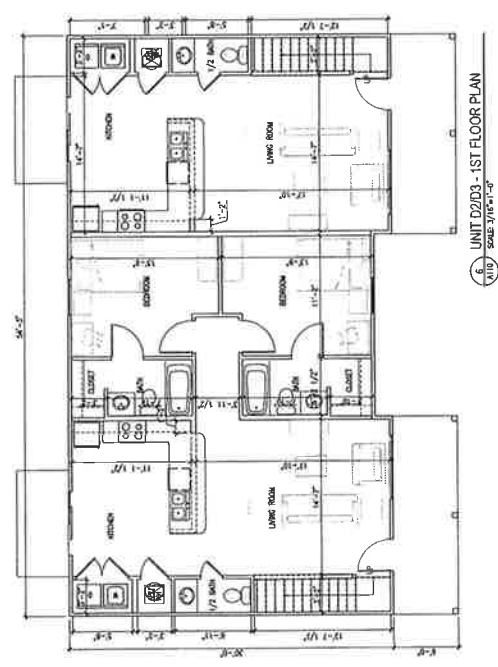
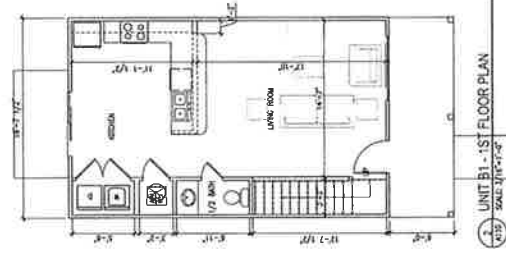
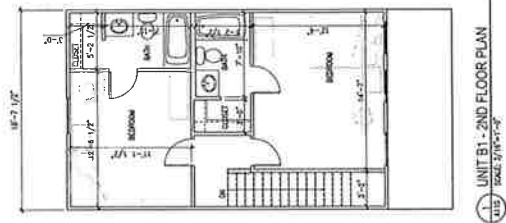
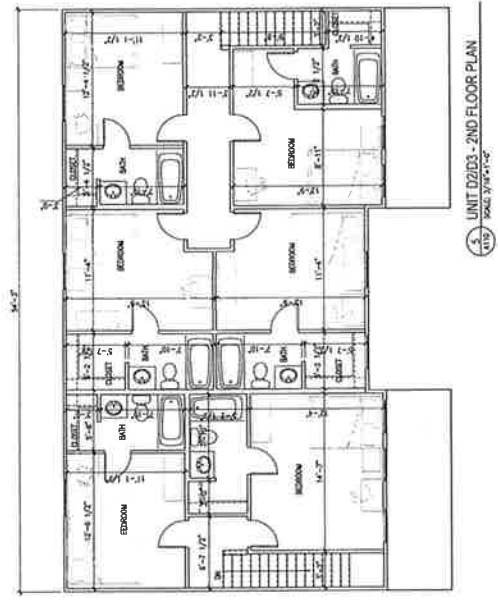


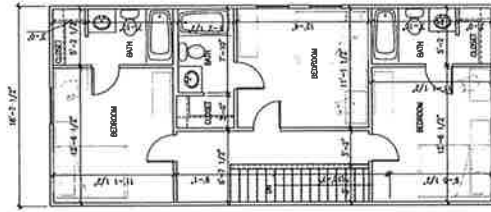
KIG Architecture, Inc.
527 Sycamore Place W., Suite 101
West Lafayette, Indiana 47906
Ph: 765.857.6583 Fax: 765.857.4258
www.kigarchitect.com

RENDERED ELEVATIONS

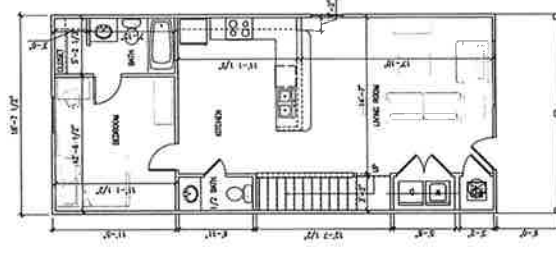
THE FIELDS AT SOUTHPONTE
TRINITAS DEVELOPMENT - SOUTHPONTE CROSSINGS, OXFORD, OHIO

Building Floor Plans



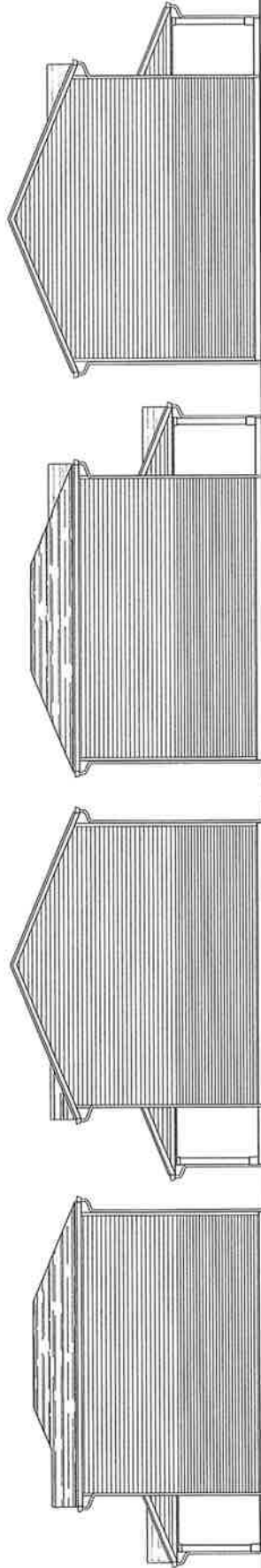


UNIT D1 - 2ND FLOOR PLAN
 SCALE: 3/8"=1'-0"



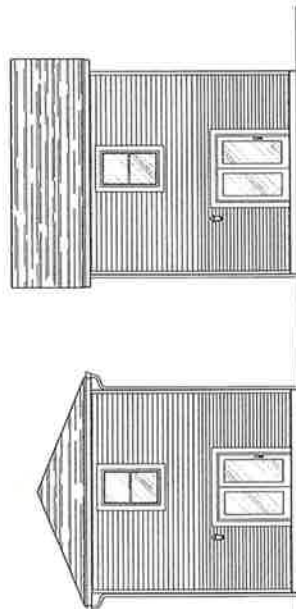
UNIT D1 - 1ST FLOOR PLAN
 SCALE: 3/8"=1'-0"

Elevations

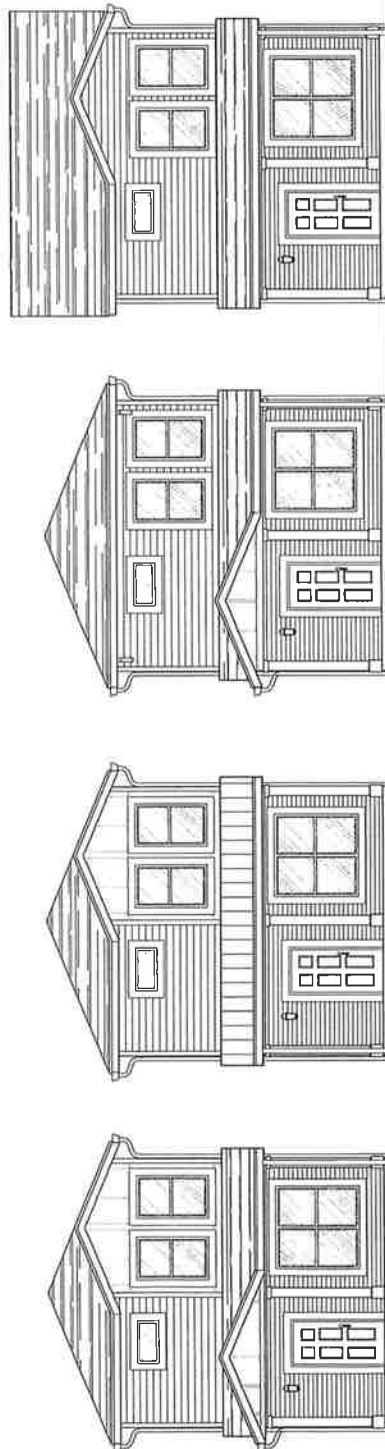


1. 2-BED SIDE ELEVATION - UNIT B1
 SCALE: 3/16"=1'-0"

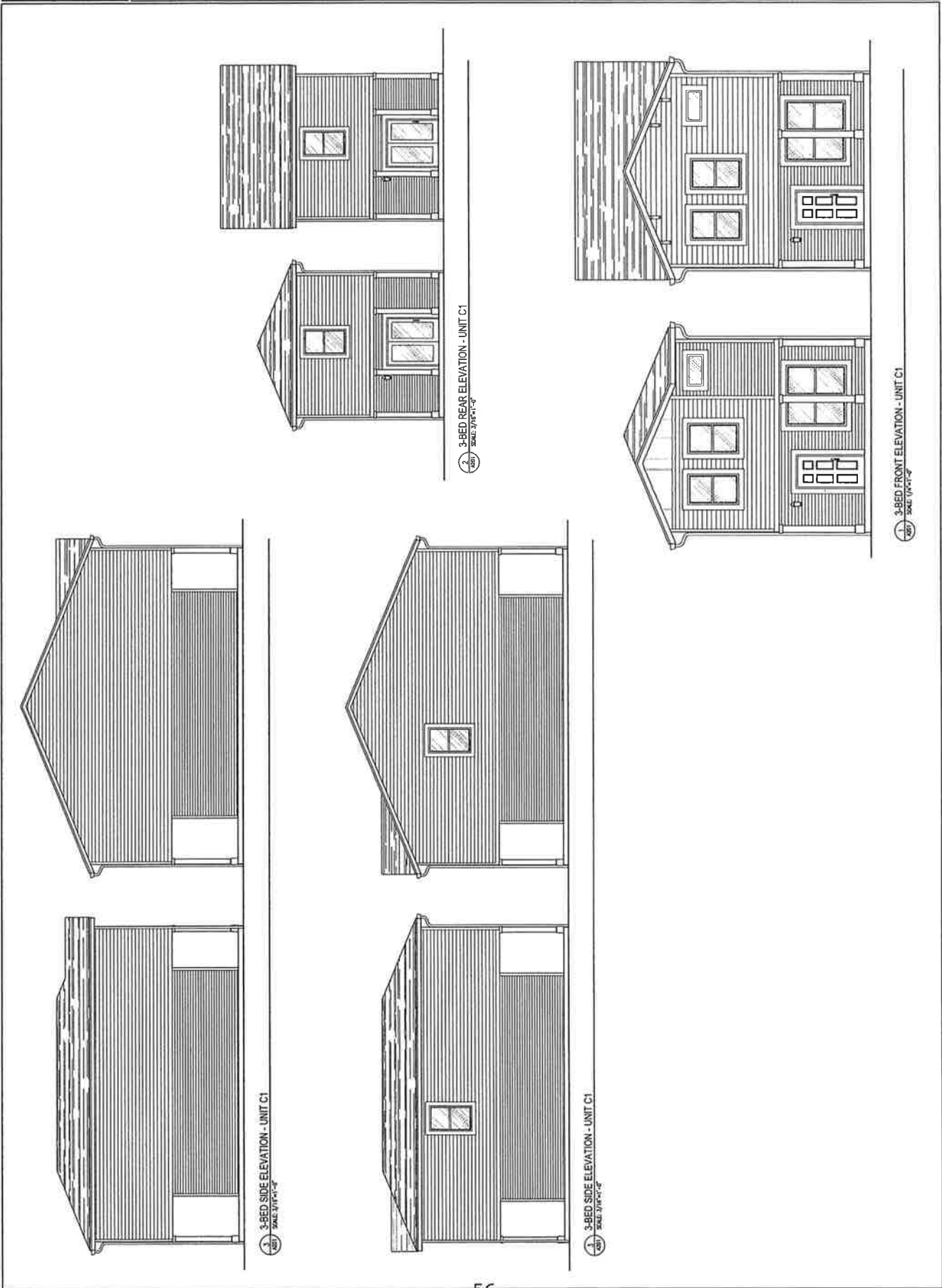
4. 2-BED SIDE ELEVATION - UNIT B1
 SCALE: 3/16"=1'-0"

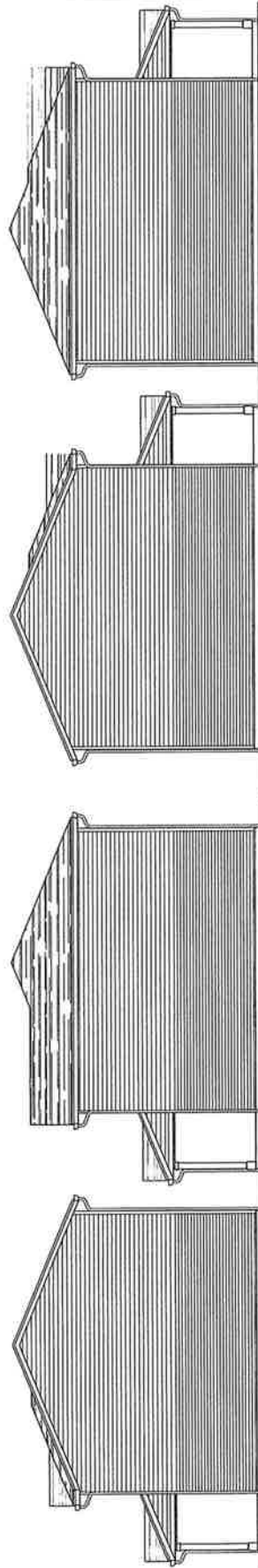


2. 2-BED REAR ELEVATION - UNIT B1
 SCALE: 3/16"=1'-0"



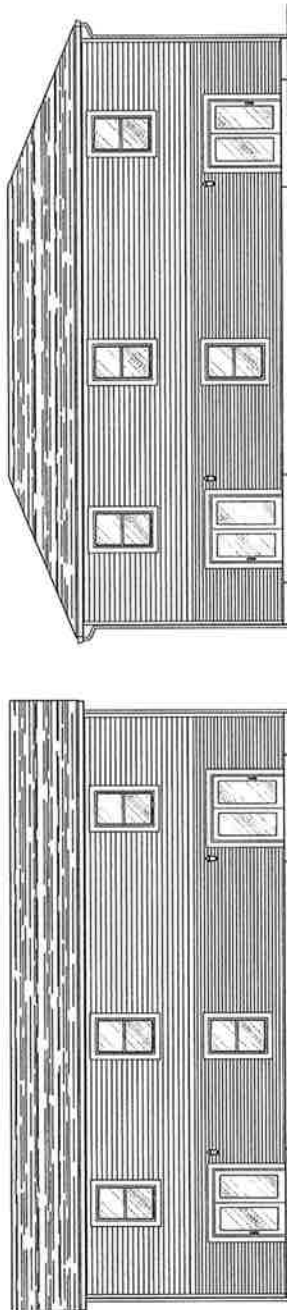
3. 2-BED FRONT ELEVATION - UNIT B1
 SCALE: 3/16"=1'-0"



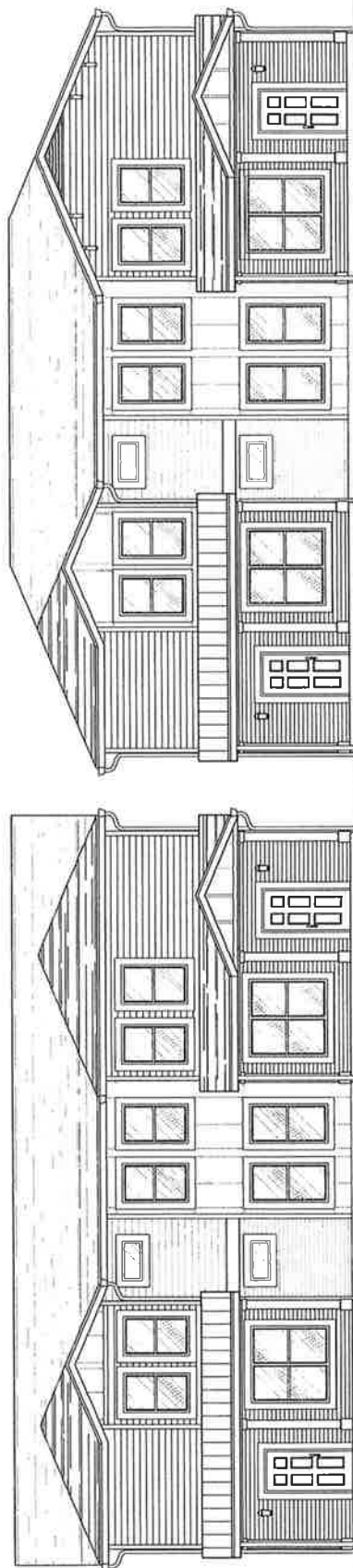


4-BED SIDE ELEVATION - UNIT D2/D3
SCALE: 3/16"=1'-0"

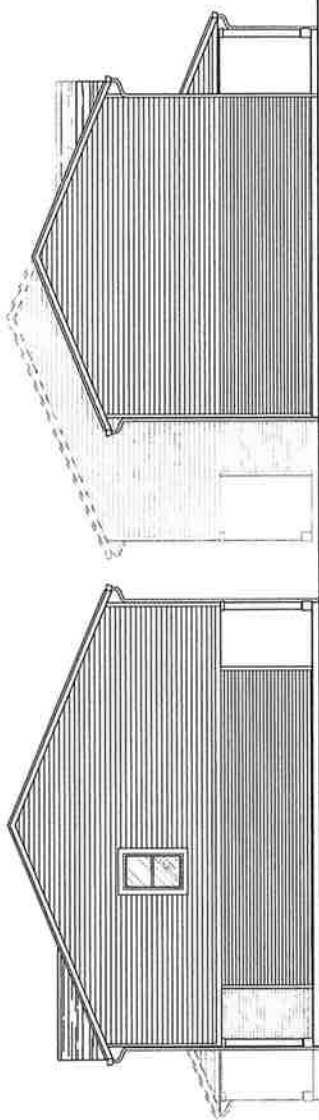
4-BED SIDE ELEVATION - UNIT D2/D3
SCALE: 3/16"=1'-0"



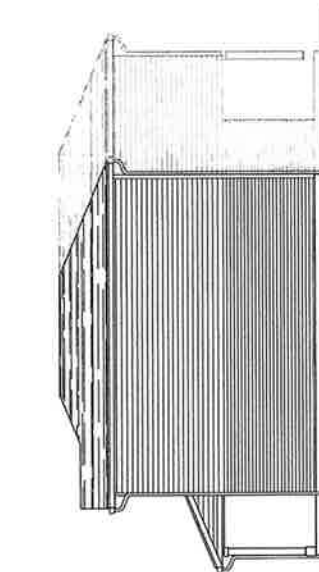
4-BED REAR ELEVATION - UNIT D2/D3
SCALE: 3/16"=1'-0"



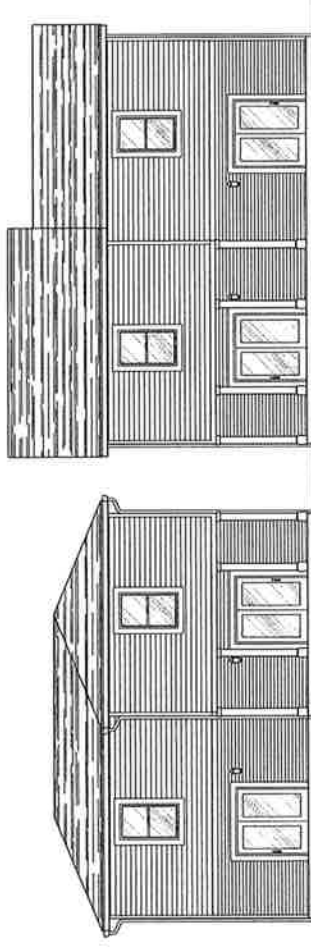
4-BED FRONT ELEVATION - UNIT D2/D3
SCALE: 1/4"=1'-0"



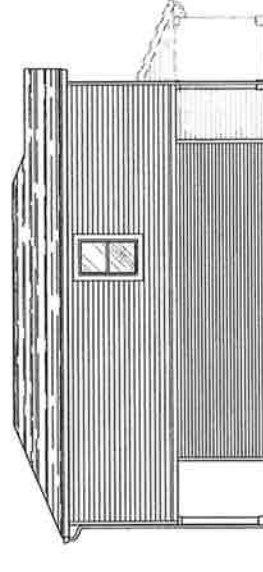
2-3 BED SIDE ELEVATION
 SCALE: 1/8"=1'-0"



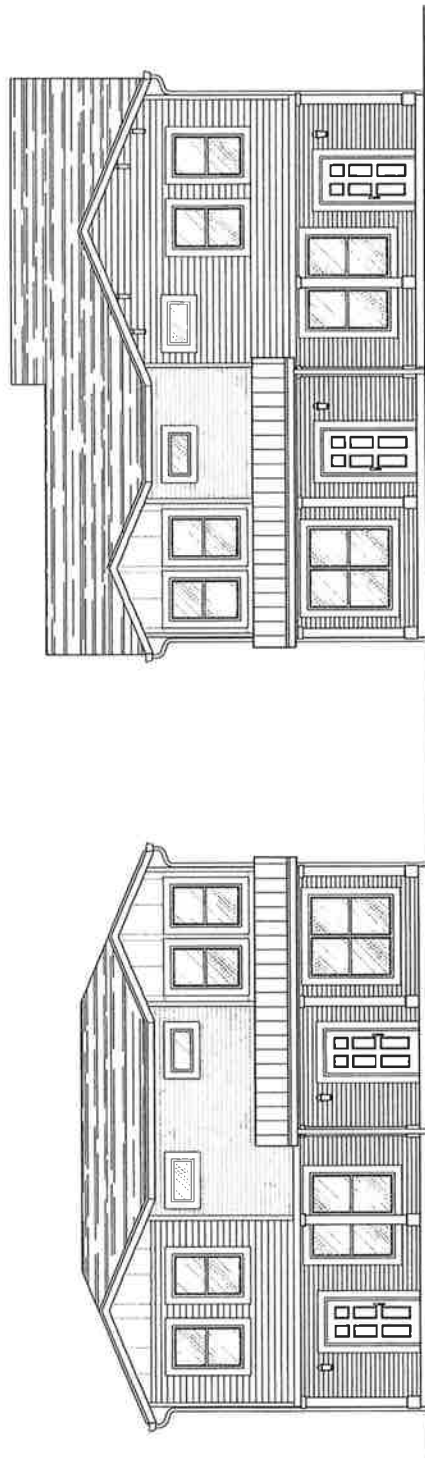
2-3 BED SIDE ELEVATION
 SCALE: 1/8"=1'-0"



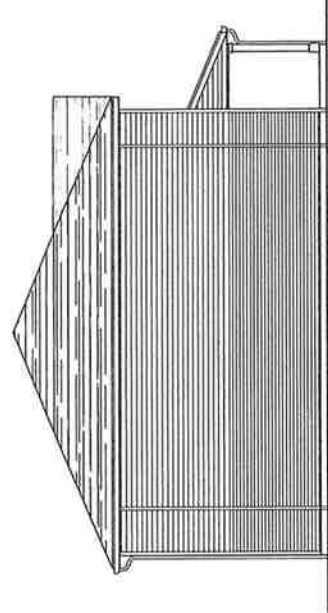
2-3 BED REAR ELEVATION
 SCALE: 1/8"=1'-0"



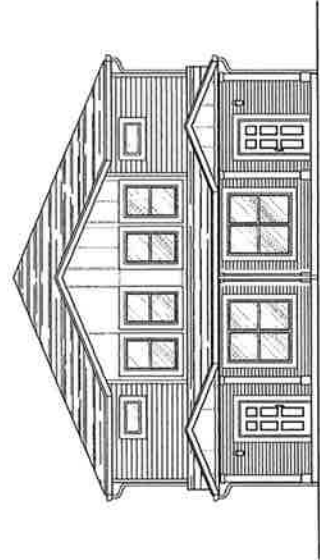
2-3 BED SIDE ELEVATION
 SCALE: 1/8"=1'-0"



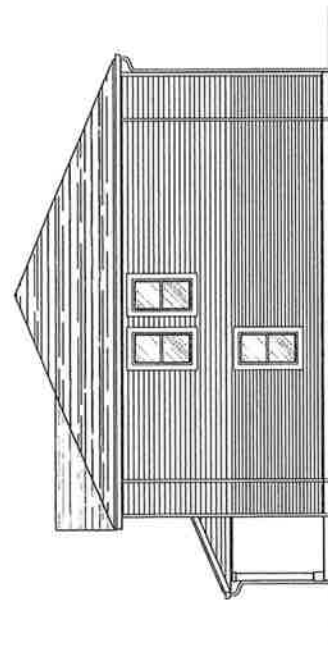
2-3 BED FRONT ELEVATION
 SCALE: 1/8"=1'-0"



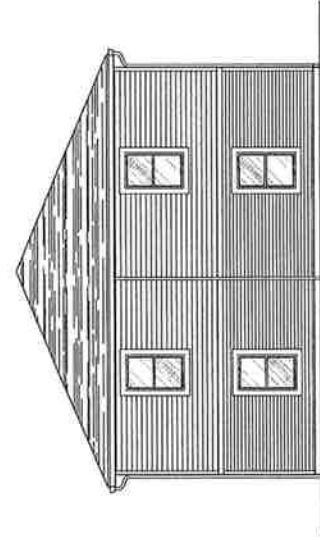
1 4-4 BED SIDE ELEVATION
 SCALE: 3/16"=1'-0"



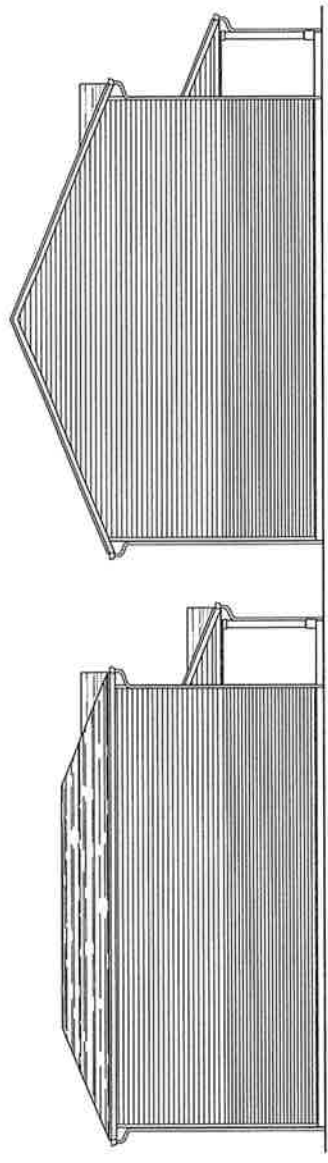
1 4-4 BED FRONT ELEVATION
 SCALE: 1/8"=1'-0"



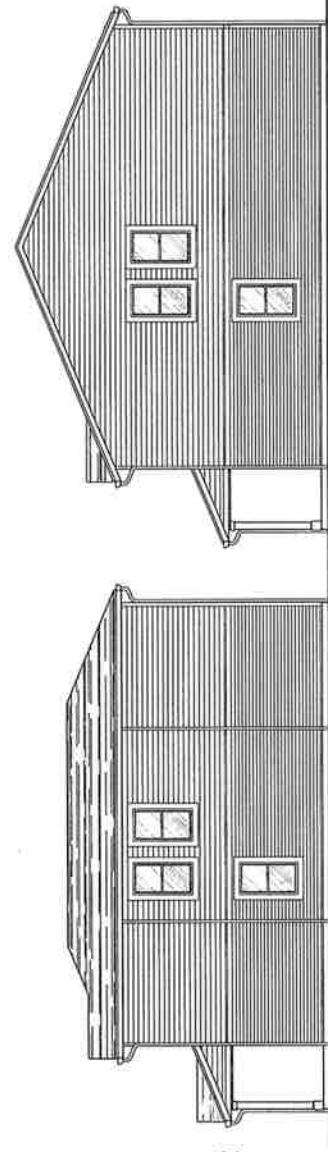
1 4-4 BED SIDE ELEVATION
 SCALE: 3/16"=1'-0"



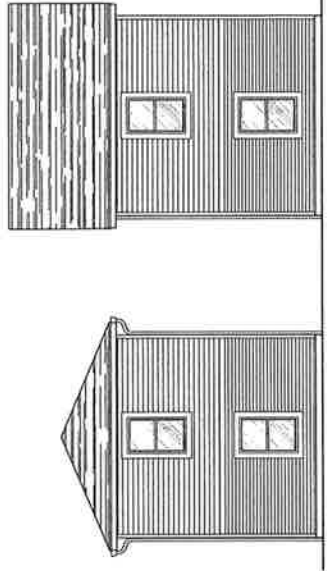
2 4-4 BED REAR ELEVATION
 SCALE: 3/16"=1'-0"



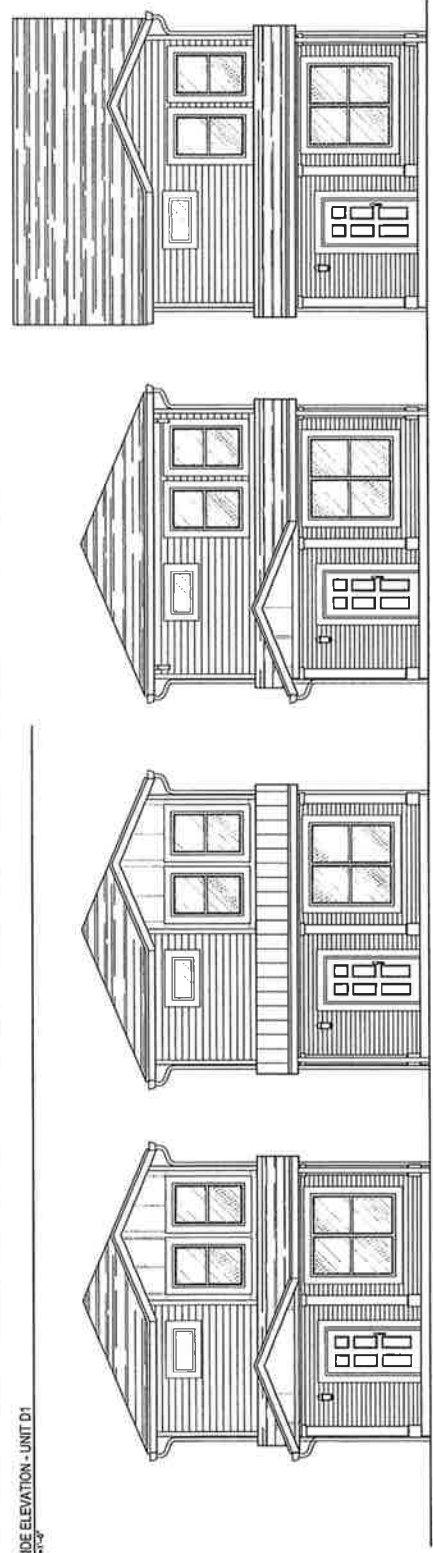
1 4-BED SIDE ELEVATION - UNIT D1
 SCALE: 1/8"=1'-0"



3 4-BED SIDE ELEVATION - UNIT D1
 SCALE: 1/8"=1'-0"



2 4-BED REAR ELEVATION - UNIT D1
 SCALE: 1/8"=1'-0"



4 4-BED FRONT ELEVATION - UNIT D1
 SCALE: 1/8"=1'-0"



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



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

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JUN 26 2011
CITY OF CHICAGO



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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