City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2020-04 **Date – March 10, 2020**

GENERAL INFORMATION

Applicant:	South Farm Development LLC c/o John Boyle & Michael Shea
Engineer:	Bayer Becker c/o John Bayer
Location:	West end of Roberts Drive, adjoining existing South Farm Section 1
Owners:	Cobblestone Community Church; John Boyle et al.
Action Request:	Final Planned Development for South Farm Section 2 (to replat 13 unimproved lots into 25 new single-family lots)
Current Use:	Vacant Land
Site Size:	6.84 acres
Zoning:	R-1B Single-Family Medium Density Residential District
Surrounding Land Uses:	Church, Single-Family Residential and Vacant Land

PROPOSAL SUMMARY

On behalf of South Farm Development LLC, John Bayer of Bayer Becker has submitted an application for a Final Planned Development consisting of 25 single-family residential lots situated on a 6.84-acre development site. The site is located just west of the existing South Farm subdivision (as seen from Kehr Road), which currently consists of 11 homes on a cul-de-sac (Morgan Circle). Access is to be provided by extending an existing public street stub on Roberts Drive, as well as realigning the right-of-way for Hoover Drive with construction as a new street. A record plat is currently on the books for 13 individual lots, but all are presently unimproved with no street or other means of access provided – thus, a replat will be necessary to achieve the newly proposed design. Proposed lots range between 3,620 and 5,362 square feet in size, with most around 3,800 to 4,000 square feet.

City Council approved a joint application for a Preliminary Planned Development and Preliminary Subdivision on September 17, 2019, subject to 12 conditions. Approval of the Final Planned Development is the next step prior to Final Plat approval by Council, recording the plat, and commencement of construction. The 16 conditions recommended by staff at this stage serve as a "refresh" of the original 12 approval conditions listed for the Preliminary PD/Subdivision (Ord No. 3535).

AGENCY REVIEWS

Two rounds of review were conducted with the Police, Fire, Engineering and Economic Development Departments. The second round presented a chance for the applicant to revise plans in response to issues discovered by City departments. The following comments were received:

	1st Round	2nd Round
Police:	Returned without comments	Returned with comments
Fire:	Returned without comments	Returned with comments
Engineering:	Returned with comments	Returned without comments
Econ. Dev.:	Returned without comments	Returned with comments

PUBLIC COMMENTS

Public notices were mailed to surrounding property owners and a sign was posted at the front of the property. No public comments have been received as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends **approval** of the Final Planned Development application subject to the following conditions:

1) The area to be conserved as permanent protected open space on Lots 26, 27 and 28 shall be clearly delineated on the final record plat, together with a set of covenants and restrictions to apply to said area detailing how natural vegetation is to be preserved and maintained in perpetuity.
2) The proposed Water Quality Basin in the open space north of Roberts Drive shall be maintained by the Home Owners Association, not the City of Oxford.
3) The maximum residential lot coverage shall be increased from 40% to 65%.
4) The minimum front yard setback shall be reduced from 30 feet to 15 feet.
5) The minimum number of entrances to an existing street system shall be reduced from 2 to 1.
6) The maximum street length for Hoover Drive shall be increased from 500 feet to 600 feet.
7) South side alley encroachment into the required 25 foot perimeter setback shall be allowed.
8) On-street parking shall not be allowed on the east side of Hoover Drive.
9) Landscaping/plantings proposed at the end of the Hoover Drive stub, within the right-of-way, are hereby removed from the Plan and shall not be planted.
10) Cluster box units (CBUs) serving the development shall be located on the north side of Roberts Drive, 50 feet east from the Hoover Drive intersection. Mailbox slots shall not be oriented toward the street and shall be accessible for all. Any changes to CBU location(s), positioning, or design/access shall be subject to major/minor change procedures, per Section 1145.10 or as amended.
11) All homes shall have a minimum of 1 window on each elevation. The homes on Lots 1 and 25 shall each have a minimum of 2 windows on façades directly facing Roberts Drive.
12) All homes shall be a maximum of 2 stories.
13) Any concrete or block foundation on an elevation facing a public street that is exposed more than 2 feet shall be covered with brick, wood, stone or stucco.
14) Air conditioning and heat pump equipment shall be located only in the side yards or rear of the lot.
15) The homes on Lots 14 through 25 shall have driveway access to the rear alley only, and shall not have front-loaded garages.
16) Final Plan approval shall be valid for 5 years, with an opportunity for the Planning Commission to grant an additional 1 year extension per the Zoning Code. All public infrastructure, including streets, trails, utilities, and sidewalks (except those on lots where the dwelling has yet to be built) shall be in place within 1 year of Final Plat approval.

STAFF ANALYSIS

Commentary

Staff comments on site conditions and a number of key development aspects are provided below. For this report, staff dwells mostly on adjustments or changes to the plan in comparison to the approved Preliminary Planned Development:

- **Density:** The gross density of the proposed development during the Preliminary stage was **3.73** dwelling units/acre (25 units / 6.7 acres). The latest density of **3.65** dwelling units/acre (25 units / 6.84 acres) remains closely consistent with the prior density figure. The density decreased due to a slight increase in total site area, resulting from an adjustment to the open space parcel containing the water quality basin.

- **Dwellings:** Each of the 25 lots proposed would support a single-family dwelling, in keeping with the underlying R-1B zoning. Housing units fall into 2 different categories: those with **front-loaded garages** on the east side of Hoover Drive, and those with **rear-loaded garages** on the west side of Hoover. Sample architectural plans from the Olde Winton development in Fairfield were provided as part of the application. Staff requested the applicant provide a list of key architectural aspects to serve as the exact controlling standards to enforce, as opposed to relying on the general "character" of houses depicted in the sample plans. Condition #s 11-15 represent the recommended architectural controls, including provisions ensuring adequate transparency/glazing and rear-loaded orientation for the western lots.

- **Landscaping/Screening:** The applicant has submitted a revised Landscape Plan which includes proposed street tree plantings in the right-of-way as well as additional "buffer" landscaping along the southern edge of the site falling primarily within HOA maintained open space. Greater detail for the buffer landscaping had been required as a condition of the Preliminary Planned Development, consistent with Section 1145.12(h)(2) which specifies that *the required perimeter setback area* [25 feet] *shall be retained in natural woods or suitably landscaped with grass, ground cover, shrubs, trees, or earthen mound.* The table below outlines the plantings proposed in the submitted Landscape Plan:

SPECIES Common Name	SPECIES Type	HEIGHT at Maturity	STREET TREE Quantity	BUFFER Quantity
Paperbark Maple	Deciduous	20-30 feet	6	-
American Yellowwood	Deciduous	30-50 feet	2	2
Hardy Rubber Tree	Deciduous	40-60 feet	7	-
Maidenhair Tree Autumn Gold	Deciduous	40-50 feet	10	-
Skyline Thornless Honey Locust	Deciduous	35-45 feet	16	-
Autumn Gold Bald Cypress	Deciduous	-	-	3
Wichita Blue Juniper	Evergreen	10-15 feet	-	11
Buttonbush	Deciduous Shrub	30 inches	-	15
Spicebush	Deciduous Shrub	18 inches	-	12
		TOTAL	**41**	**43**

Staff supports the proposed landscaping plan, with the exception of plantings proposed within the public right-of-way at the end of the Hoover Drive stub – encompassing six (6) Wichita Blue Jupiter and three (3) Spicebush. There is concern that a manicured look to landscaping in this area may create a perception among future residents that the street is designed to be a permanent dead-end, when in fact it is a temporary stub. The intention of the buffer landscaping is to shield lots from a possible future roadway or development adjacent to South Farm, and to this end there is no need to screen the end of the stub that may ultimately be connected through. Condition #9 addresses this subject.

- **Lot Coverage:** The Preliminary Planned Development approval authorized an increase in the maximum lot coverage from 40% to 65% per lot, and shall continue to prevail for the Final Planned Development. The maximum standard for alley-loaded lots remains slightly less, at 60%.

- **Lot Dimensions:** A comparison of proposed lot dimensions to those required in the underlying R1-B zoning district is provided below.

	LOT SIZE	LOT WIDTH
Standard (R-1B)	7,500 square feet	65 feet
Proposed (Front Loaded)	3,620 square feet	40 feet
Proposed (Rear Loaded)	3,800 square feet	40 feet

- **Lighting:** The applicant's submitted construction drawings show a total of 4 street lights: 1 at the Roberts/Hoover intersection, 1 just south of the Roberts/alley intersection, 1 in the middle of the Hoover segment, and 1 at the Hoover/alley intersection.

- **Neighborhood Conservation Overlay:** The applicant has submitted a written request for establishment of a Neighborhood Conservation (NC) Overlay District to encompass the entire proposed development. Under Chapter 1146 of the Zoning Code, NC Overlays reduce the number of unrelated occupants in any given dwelling down to 2, as opposed to the normal limit of 4. A previous subdivision proposal, Heritage Vineyard, had also proposed a "preemptive" approval of an NC Overlay prior to selling off lots to new owners. In keeping with the same procedure followed for Heritage Vineyard, the overlay review and approval process can begin following approval and recording of the plat. The developer has already submitted a letter asking for consideration of an NC overlay upon recordation of the plat.

- **Open Space:** The Planned Development Code requires a minimum of **20%** of a site (in this case, 1.34 acres) to be devoted to open space, exclusive of a required 25-foot setback around the site perimeter. The applicant's plan complies by reserving **26.5%** (1.78 acres) as open space – this is actually slightly more than the **25%** (1.68 acres) shown on the Preliminary Plan. The division of land would result in three separate open space parcels, all under common ownership. A significant degree of existing woodlands fall within these areas and are required to be retained in a natural state with corresponding legal restrictions. The applicant has agreed to language proposed by staff, which appears on the Final PD Plan and will eventually appear on the Final Plat as well.

- **Postal Delivery:** USPS recently rolled out a new nationwide policy requiring all new developments to have combined delivery utilizing cluster mailbox units (CBUs), as opposed to traditional individual mailboxes on each lot. During review of the application, the applicant proposed two potential locations for cluster mailbox units (CBUs) – one on the north side of Roberts Drive, east of Hoover; and another off the private alley west of Hoover. Staff supports the former, which was the original intended location during Preliminary Plan review, as a much safer and logical option so long as it is positioned a sufficient distance away from the intersection. Having mail units in the alley would likely cause *all* residents, not just those with rear garage access, to drive down the alley every day to retrieve mail and thereby use it as a "de facto" public street, which is not its purpose. Condition #10 addresses the topic of postal delivery.

- **Setbacks:** A comparison of proposed setbacks to those required in the underlying R-1B zoning district is provided below. The applicant was previously granted a waiver for the front yard setbacks, due to the Planned Development Code specifically calling for adherence to these setbacks in Section 1145.12(e)(2). Proposed setbacks are the same as were shown during the Preliminary stage.

	SETBACKS		
	Front Yard	**Side Yard**	**Rear Yard**
Standard (R-1B)	30 feet	8 feet each side	35 feet
Proposed (Garages in Front)	20 feet	5 feet each side	5 feet
Proposed (Garages in Rear)	15 feet	5 feet each side	20 feet

- **Sidewalks & Trail Connections:** Sidewalks are proposed on both sides of Hoover Drive as well as the south side of the Roberts Drive extension. Crosswalks at Roberts & Hoover have been slightly reconfigured to result in the shortest possible on-street crossing distance. On the north side of Roberts, in place of a sidewalk the developer has agreed to construct a multi-purpose trail segment for a future phase of the Oxford Area Trails System (OATS). During review of the Construction Drawings, it was determined that in order to allow enough space for a tree lawn and street trees between the pathway and the street, the width of Roberts Drive needed to be reduced. As a result, Roberts Drive went from 35 feet wide to 30 feet wide, allowing for a 10-foot wide trail

and 5-foot wide tree lawn on the north side. The 30 foot street width also matches the existing street width in Section 1, thus negating the need for a "bump-out" to 35 feet as was previously shown.

- **Signage:** The applicant's proposal does not contain any information on gateway signage or other permanent types of signage to be installed on or near the site. There is already existing gateway signage on Kehr Road announcing arrival into Section 1, and could likewise serve the same purpose for Section 2 as well.

- **Streets & Traffic Circulation:** Apart from the changes to Roberts Drive as previously discussed in the Sidewalks section above, there have also been some other minor adjustments to the private alley behind the western rear-loaded lots. The alley width near Hoover has been reduced from 25 feet to 20 feet, in order to accommodate room for the landscaping buffer and necessary drainage. The Fire Chief has no objection to this change so long as on-street parking is prohibited on the eastern side of Hoover, so that a fire truck can successfully complete a turning movement (see Condition #8).

- **Utilities:** There are no significant utility-related updates to share since the time of Preliminary Planned Development approval.

Decision Standards

All Final Planned Developments shall satisfy the General Decision Standards provided in Section 1145.06(b) as well as Additional Final Plan Decision Standards in 1145.06(c). The standards found within these sections are below with staff analysis provided for each:

General Decision Standards

1. **The proposed planned development is in fact permitted in the zoning districts in which it is proposed.**
   Single-family dwellings are a permitted use under the R1-B Zoning District. The resulting density of 3.65 dwelling units/acre has been found to be consistent with the underlying zoning.

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.**
   Not applicable.

3. **The uses and site plan will satisfy the general intent of this Zoning Code.**
   The proposed subdivision design satisfies one of the key purposes of a Planned Development, in providing for an environmentally sensitive and cohesive development that is an attractive alternative to a traditional subdivision. Open Space Residential Developments, as provided for in the City's Subdivision Regulations but not technically followed as part of this submittal, are encouraged in order to conserve and protect the natural environment and rural landscapes within the City, and furthermore to promote efficient land development that reduces the costs of infrastructure, public service provision and ensures the orderly coordination of public streets.

4. **The uses and site plan will be compatible with the general intent of the Comprehensive Plan.**
   One of the Comprehensive Plan's stated objectives is to create new residential areas with traditional neighborhood qualities, with an emphasis on protecting natural areas and creating new open spaces. The Plan further encourages implementation of alternative cluster style subdivision development. Staff believes this development proposal fulfills these objectives as well as the overall spirit of the Comprehensive Plan.

5. **The size and shape of the site are sufficient for the proposed planned development.**
   The size and shape are found to be sufficient.

6. **The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.**
   The applicant has taken great care to preserve a buffer around the perimeter of the subdivision as open space, including on the east side of the property adjoining the existing South Farm subdivision. The development will be in keeping with the surrounding existing and future land uses, including undeveloped land to the west, south, and east which is also zoned R-1B.

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.**
   Staff does not believe this development will pose any of these concerns.

8. **Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses.**
   Other than single-family residential dwellings, no other accessory uses (such as a club house or other amenities) are proposed at this time. Conservation area restrictions would, in effect, prevent these sorts of uses from being developed on open space parcels held in common by the Home Owners Association. Accessory uses pursued by future resident owners, such as sheds, fences, etc. would be reviewed against the Zoning Code in effect at the time.

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.**
   Opportunity for comment was provided to Fire, Police and Service Departments, and all have been responsive and thoughtful in their review and feedback. Prior concerns over sufficient pavement width, accessibility, and maneuverability have been settled, or can be accommodated with appropriate approval conditions.

10. **Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.**
    Based on the information submitted, it does not appear that there will be any unusual or more substantial public expenditure involved than what is typically involved for development of a conventional residential subdivision. Significant extensions or upgrades are not required in order for the development to "tap in" to existing water and sewer utilities, or to have appropriate roadway access.

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.**
    Though the housing units proposed in this "revised" South Farm section would differ in size and character in comparison to those currently located on Morgan Circle, the development would likely stand as its own unique enclave serving a specific market segment that is believed to have a short supply of available housing products at this point in time.

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.**
    The Engineering Division has expressed that a Traffic Impact Study will not be necessary for this development, as the existing configuration between Roberts Drive and Kehr Road is

expected to be able to handle the additional traffic load from the 25 new lots in combination with the 11 existing lots on Morgan Circle. The developer has agreed to participate in the OATS trail project by constructing a trail segment within their subdivision boundary; this segment would contribute to a trail route currently planned along Roberts Drive and crossing Kehr Road.

13. **Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.**
    Staff believes the applicant has designed their planned lots in such a way as to reduce the impacts to existing natural wooded areas on site. Restriction language to be provided on the record plat should help ensure the continued protection of resources present.

Additional Final Plan Decision Standards

1. **The final planned development shall substantially conform to the preliminary plan.**
   Staff believes the submitted Final Plan substantially conforms to the Preliminary Plan. The roadway, pathway and parcel configurations are generally the same as previously shown and roughly the same amount of open space is provided.

2. **Any substantial changes from the preliminary plan improve the plan or were requested by Planning Commission or Council as part of the preliminary plan approval process.**
   In response to Preliminary Plan conditions, the applicant has: (1) effectively incorporated a bicycle/multi-purpose trail into their proposal along the northern side of Roberts Drive; (2) submitted a detailed Landscape Plan for review and approval; (3) agreed to conservation restrictions for certain delineated open space areas; and (4) satisfied the Fire Chief's prior concerns over the alley intersection with Hoover.

3. **If the final plan seeks approval of only a portion of the approved preliminary plan, the elements of the proposed phase are sufficient to stand alone if the remainder of the planned development is abandoned.**
   The applicant is seeking approval of the entirety of the planned development, therefore this criterion is not applicable.

SUBMITTED BY:

Zachary W. Moore

Zachary Moore, AICP
Planner

DATE: February 26, 2020

APPENDIX

RELEVANT ZONING CODE PROVISIONS

Chapter 1101 constitutes the City of Oxford's Subdivision Regulations, in which Section 1101.4 provides design and construction standards to follow. Within the Zoning Code (Title Three), Section 1143.02 provides base zoning standards for the R1-B district and Chapter 1145 governs Planned Development applications.

1101.4 – Design standards and construction standards.

400 – General Statement

(A) In laying out a subdivision, the subdivider shall comply with the following design standards and requirements. The regulations contained herein, the Zoning Ordinance, Comprehensive Plan, Stormwater Drainage Plan, Water System Master Plan, and the City of Oxford Thoroughfare Plan shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help ensure:

(1) Convenient and safe streets;
(2) Creation of useable lots;
(3) Provision of space for public utilities;
(4) Reservation of land for recreation uses;
(5) To minimize the impact on natural resources and the environment, and
(6) To ensure that planning of attractive, connected and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, unconnected, undirected, haphazard growth.

(B) The Planning Commission has the responsibility for reviewing the layout of each future subdivision early in its design development. The development shall be laid out

(1) To minimize
(a) The effect on ground water and aquifer recharge;
(b) Excavation and embankment;
(c) Unnecessary impervious cover;
(2) To provide adequate access to lots and sites; and
(3) To mitigate adverse effects of noise, odor, traffic, drainage, utilities and increased storm water runoff on neighboring properties.

401 – Suitability of Land

If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to poor drainage, flood hazard, topography, inadequate water or sewer supply, slippage potential, unstable subsurface conditions due to poor soils or other reasons and other such conditions which may endanger health, life, safety, or property and, if by any public agencies concerned it is determined that in the best interest of the public the land should not be developed for the purpose proposed, the Planning Commission shall not approve the subdivision unless adequate methods for solving the problems are advanced by the subdivider. For major subdivisions a written statement may be required by the Planning Commission describing characteristics of the development site, such as bedrock geology and soils, topography, flood prone areas, existing vegetation, structures and road networks, visual features, and past and present use of the site.

402 – Sensitive Development Areas

(A) A Sensitive Development Area is defined as any land(s) or soil(s) proposed to be subdivided that, if subjected to improper use or management, is otherwise determined to be incapable or unsuitable of urban use. Sensitive Development Areas can also be considered those lands that pose special hazards to development or the environment, consisting of lands or soils of such sensitive character that they may require special use, design and engineering restrictions.

(B) For the Preliminary Subdivision Plat, the applicant must create an inventory of sensitive areas identified in Section 402 (d) 1-8 from publicly available resources such as OEPA, ODNR, HAPC, FEMA, USFWS, OHPO, OKI, Butler County Soil and Water Conservation District, and other public entities. This information shall be provided with the preliminary application. Design of the subdivision shall be based on a site analysis provided by the applicant.

(C) After the approval of the Preliminary Subdivision Plat, the applicant must develop a detailed site analysis of sensitive environmental areas on the site, conducted by firm(s) specialized in the areas, at a minimum: Ecological Survey, and Environmental Site Assessment. Other documentation may be required based on the site and the discretion of

the Planning Commission, including, but not limited to: Stream and Wetland Mitigation, Water Way Permits, Archaeological Inventory, Historic Architecture Inventory. The applicant must also provide report of the analyses following current professional norms for the discipline. It will be the Planning Commission's role to review information submitted by the applicant on each discipline to make the recommendations to City Council

(D) Design of the subdivision shall be based on the site analysis provided by the applicant. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features. The following specific areas shall be preserved as undeveloped open space, and in accordance with the U.S. and Ohio Constitutions and state or federal regulations:

(1) Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Clean Water Act, as amended; and in Ohio Environmental Protection Agency standards.

(2) Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps. Federal Emergency Management Agency in scientific and engineering reports entitled 'Flood Insurance Study for Butler County, Ohio and Incorporated Areas' effective 12/17/2010, with accompanying Flood Insurance Rate Maps for Butler County, Ohio and Incorporated Areas effective 12/17/2010 and any revisions thereto are hereby adopted by reference and declared to be part of this chapter.

(3) Steep slopes fifteen (15%) percent or more, unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.

(4) Habitats of endangered wildlife, as identified on federal and state lists.

(5) Historically and culturally significant structures and sites, as listed on, but not limited to, the National Register of Historical Places or on the local inventory of historic places maintained by the City of Oxford's Historic Architectural Preservation Commission.

(6) Aquifers and tributary drainage systems.

(7) Tree growth areas or urban forested areas containing native mature trees.

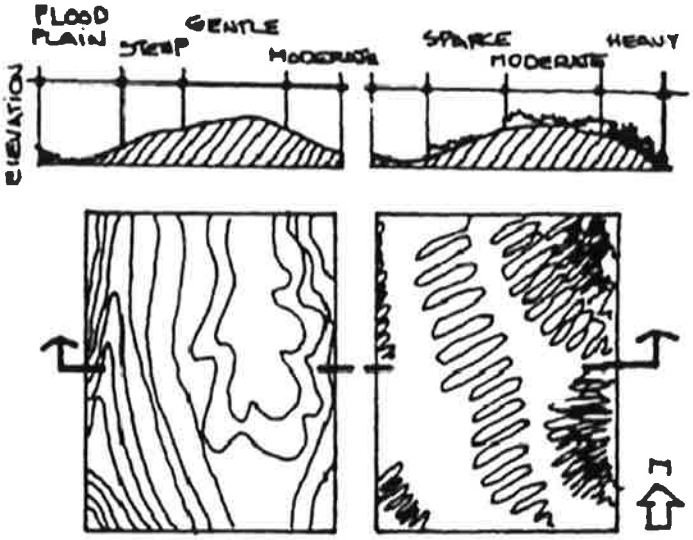
(8) Any area as identified on Map 3.3 of the Comprehensive Plan.

(E) The development shall be laid out to avoid adversely affecting groundwater and aquifer recharge; to reduce excavation and embankment; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and, to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties. The placement of buildings shall take into consideration topography, building height, orientation and drainage. Storm Water Best Management Practices and Low Impact Development Designs are desirable and encouraged. City guidelines for these practices and designs can be found in the City of Oxford Storm Water Management Design Manual.

(F) If the Planning Commission, or its designated representative, may require the applicant to submit a statement in order to demonstrate that satisfactory efforts have been made to mitigate any special hazards posed to the site if these sensitive lands are subjected to improper use or management. The statement, if required, shall be submitted in one or more of the following forms:

(1) The statement shall describe in detail the extent of encroachment on any Sensitive Development Area, the extent and nature of the proposed alteration, the environmental impacts resulting from the proposed alteration, and the proposed methods of mitigation.

(2) A Geotechnical Report and/or a Wetlands Assessment/Delineation, prepared by a professional engineer, licensed in the State of Ohio, or by a specialist in Streams and Wetland. This report can be in lieu of a development narrative.



403 – Typical Sections

Subdivisions shall be designed and constructed to conform to the Typical Sections incorporated by reference herein as Attachment H. The Typical Sections adopted as the standards for construction and design in the City are the following:

(A) Principal Arterial street typical section;
(B) Minor Arterial street typical section;
(C) Major Collector street typical section;
(D) Minor Collector street typical section;
(E) Local street typical section;
(F) Alley typical section;
(G) Typical cul-de-sac details;
(H) Temporary turn around;
(I) Dead End/ Stub Street typical section (Hammerheads);
(J) Multi-Use Path typical section;
(K) Utility typical section; Utility locations;
(L) Typical Lot Consolidation/Split;
(M) Standard Plat of Survey;
(N) Record Plats
W.1: Standard Record Plat Title Sheet;
W.2: Standard Record Plat.

404 – Streets

The purpose of a street network is to connect spatially separated places and to enable movement from one place to another. More specifically, the street network provides continuous and direct routes; provides greater emergency vehicle access; provides convenience and safety to drivers and pedestrians and to provide access to residents for goods and services.

Although the Planning Commission has established general street guidelines, many of the specific technical standards governing the Public Streets are regulated by the City of Oxford's Engineering Division.

(A) Relation to Adjoining Street System

(1) The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets in adjoining areas, or their proper projection where adjoining land is not subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the possible future development of adjacent tracts. The Planning Commission reserves the right to disapprove any street plan which does not represent good design or does not ensure continuity of the existing street system.

(2) Offset streets shall be avoided within a proposed subdivision and adjacent to an existing subdivision.

(3) The street and alley arrangement(s) shall be such, so as not to cause a hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it.

(4) Streets obviously in alignment with existing streets shall bear the names of the existing streets. All proposed street names shall be checked against duplication or near duplication of other street names.

(5) Wherever the tract to be subdivided abuts a dedicated or platted half-width street or alley, the other half-width of such street or alley falling within the proposed subdivision shall be platted.

(6) Any subdivision with its main entrance onto an Arterial or Collector street shall provide a 25% wider opening at the entrance to the subdivision than the rest of the subdivision street width, unless otherwise determined by the Planning Commission.

(B) Street Classifications

(1) The classification of all proposed streets shall be determined by the Planning Commission and shall conform to the Official City Thoroughfare Plan. The proposed use of the street, type of traffic and future traffic volume shall also be considered in determining the classification of a street.

Street Classifications:

(a) Principal Arterial
(b) Minor Arterial
(c) Major Collector
(d) Minor Collector
(e) Local streets
(f) Alleys

(C) Street Improvements

(1) All public streets in residential subdivisions shall be the minimum width necessary to safely and adequately accommodate the vehicular traffic needs specific to the proposed subdivision, while balancing the needs of safe alternative modes of transportation. In all instances, street widths shall be measured from back-to-back of the installed curb. Minimum street width requirements are contained in Attachment H.

(2) The City Engineer shall determine the need for a traffic impact study, based upon the level of impact of this development upon surrounding traffic flow and safety.

(3) All street and public ways shall be constructed to their full specified width and to the appropriate grade and shall be surfaced in accordance with applicable standard specifications of the City. Such construction shall be subject to inspection by the City Engineer prior to release of the performance bond by Council. It is the duty of the subdivider to give proper notification to the City Engineer:

(a) Before the commencement of the work;
(b) Twenty-four hours prior to seeking an inspection; and
(c) At the end of the one-year maintenance improvements.

(4) Proposed streets shall intersect one another and existing street(s) at right angles as topography and other limiting factors allow.

(5) Street grade shall be designed to the Ohio Department of Transportation Highway Design Manual and acceptable to the City Engineer.

(6) Where a tract of land is of such size, location or contour, preventing a lot arrangement directly related to a normal street design, there may be established one or more, dead-end/stub streets or other arrangements, provided that proper access shall be given to all lots from a dedicated street.

(7) A cul-de-sac, dead-end/stub street or loop street shall not exceed 500 feet in length unless otherwise approved by the Planning Commission due to topography or unusual circumstances. (See also Section 405(B)(4)

(8) All subdivisions shall have at least two (2) entrances to an existing street system unless otherwise determined by the Planning Commission. The spacing of the entrances shall be separated and in accordance with traffic engineering standards.

(D) Street Connectivity

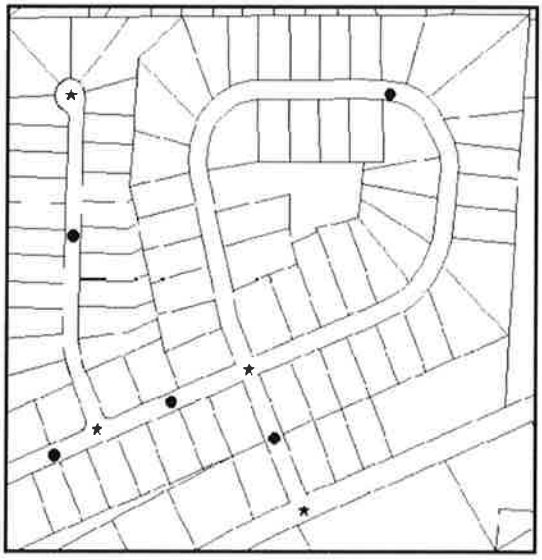
The purpose of this section is to support the creation of a highly connected transportation system within the City in order to enhance traffic circulation efficiency for drivers,

pedestrians, and bicyclists; promote various modes of transportation; connect neighborhoods to each other and to local destinations such as schools and parks; reduce emergency response times; reduce vehicle miles of travel and travel time; increase effectiveness of municipal services delivery.

(1) The following standard shall be met in all new residential development in order to increase connectivity.

(a) Any residential development shall be required to achieve a connectivity index of 1.2 or greater unless the Planning Commission determines that this requirement is impractical due to topography, existing development, and/or natural features. A connectivity index is a ratio of the number of street links (road sections between intersections and cul-de-sacs) divided by the number of street nodes (intersections and cul-de-sac heads).

The following illustration provides an example of how to calculate the index. Street links on existing adjacent streets that are not part of the proposed subdivision are not included in the connectivity index calculation. The measure of connectivity is the number of street links divided by the number of nodes. Nodes exist at street intersections as well as cul-de-sac heads. Links are the stretches of road that connect nodes. Stub outs shall also be considered as links. In this example, there are five (5) links (circles) and four (4) nodes (stars); therefore, the connectivity index is 1.25.



(E) Private Streets

(1) No primary access into a subdivision shall be a private road.

(2) Private streets shall conform to the minimum street standards, including construction materials, unless otherwise approved by the Planning Commission upon the City Engineer's recommendation.

(a) Sidewalks are required along a private street as required on public streets.

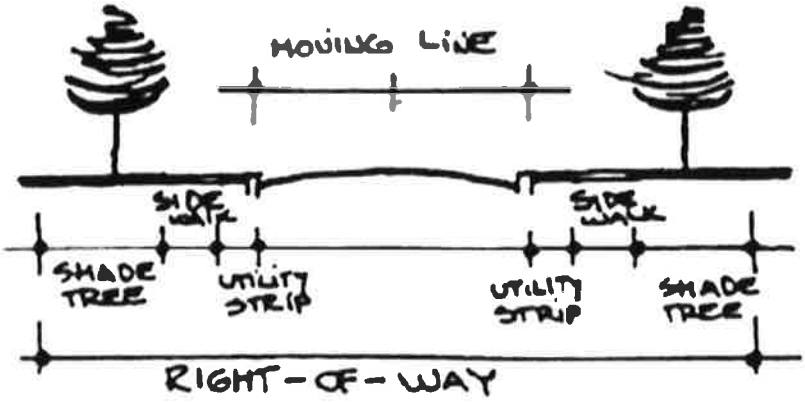
(3) Any proposed private street shall serve a minimum of six (6) lots in order to be platted and recorded as a private street.

(4) All lots utilizing a private street for access shall be provided with an access easement and maintenance agreement, to be noted on the Record Plat and to be outlined with the appropriate covenants and restrictions as to ensure that the private street is appropriately maintained. Such maintenance agreement shall be acceptable to the Planning Commission and Law Director.

(5) The Planning Commission may require passing lanes, turnarounds, and overhead and width clearances as necessary to accommodate, public utility and fire and emergency vehicles.

(F) Rights-of-Way

Defined as a general term identifying land or property, usually in the configuration of a strip, acquired for or devoted to transportation purposes. When used in this context, right-of-way shall include the roadway, shoulders or berm, ditch, and slopes extending to the right-of-way limits under the control of the state or local authority. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final Record Plat is to be separate and distinct from the lots or parcels adjoining such rights-of-way and not included within the dimensions or areas of such lots or parcels, provided the size of the lot for zoning purposes shall be determined by the applicable zoning resolution.



(1) The right-of-way width required shall reflect future development as indicated by the Thoroughfare Plan and the Typical Section Drawings in Attachment H herein.

(2) When a road is not referenced in the City of Oxford Thoroughfare Plan, or the Typical Section Drawings in Attachment H, the right-of-way width shall be established per the recommendation of the City of Oxford Engineer, and shall be approved by the Planning Commission.

(3) The right-of-way shall be measured from lot line to lot line and shall be sufficiently wide to contain the roadway, curbs, sidewalks, utilities, graded areas and shade trees.

(4) The right-of-way of a new street that is a continuation of an existing street shall in no case be continued at a width less than that of the existing street unless otherwise approved by the City Engineer and Planning Commission.

(G) Street Signage

Street signs, regulation signage, and warning signs shall be erected by the subdivider before building permits for homes are obtained. The subdivider shall maintain such signage until such time when the City accepts the streets for public use. All regulatory and warning signs shall meet the Ohio Manual of Uniform Traffic Control Devices. All signage shall be regulated by the City of Oxford Engineering Division.

(H) Parking

(1) Off-street parking lots shall follow the Vehicle Management Chapter 1149 of the Zoning Code including landscaping, screening and lighting.

<u>405 – Pedestrian/Multi-Use Paths</u>

(A) Sidewalks

(1) Concrete sidewalks, not less than five feet in width, shall be constructed along both sides of all streets, both private and public, and shall be in accordance with the City of Oxford's Curb, Gutter & Sidewalk Specifications Manual unless otherwise determined by the Planning Commission.

(2) Sidewalks shall be required as a continuation of any existing sidewalk adjoining the lands to be subdivided.

(3) It shall be the responsibility of the subdivider, prior to the release of the performance bond, to install any missing sidewalk segment on any undeveloped lots and in accordance with Section 106.

(B) Bike Paths/ Walking Trails

(1) All bike paths or walking trails shall be elevated and/or distinguished from driving surfaces through the use of durable, low maintenance, hard surface materials such as asphalt, concrete, or other material approved by the City Engineer, to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

(2) Bike paths shall be installed in accordance with these regulations, the City of Oxford Comprehensive Plan, Thoroughfare Plan and Typical Section Drawings in Attachment H.

(3) All proper easements, dedication and maintenance shall be recorded on the Record Plat.

(4) Cul-de-sacs that exceed 300 feet in length shall provide a multi-use path and easement at the end of such cul-de-sac. The purpose of this is to provide connectivity to neighboring subdivisions as well as emergency access.

406 – Infrastructure

(A) Water Lines

An approved public water supply shall be provided for each lot within the subdivision areas and shall be in accordance with the City of Oxford Water and Sanitary Sewer Improvement Specifications Manual. Fire hydrants shall be installed in all subdivisions wherever required by the City Engineer and the Fire Chief in accordance with Ohio Fire Code and NFPA standards.

(B) Sanitary Sewers

The subdivider shall install sanitary sewer lines to serve each lot. All such sewer lines shall be constructed in accordance with regulations and requirements the City of Oxford Water and Sanitary Sewer Improvement Specifications Manual, the Sanitary Sewer Pump Station Requirements and under the inspection of the City Engineer.

(C) Storm Drainage

All necessary facilities, either underground pipe or drainage ditches, shall be installed to provide adequate disposal of surface water, groundwater and the waters of any natural watercourse and shall be in accordance with the City of Oxford Storm Water Management Design Manual.

(D) Detention/Retention

All necessary detention or retention facilities shall be installed in accordance with the City of Oxford Storm Water Management Design Manual.

(E) Utilities

Items of work which pertain to underground utilities, such as gas mains, electric lines and telephone cables, shall be constructed according to the standards and specifications of the utility company involved. Every effort shall be made to have all utilities provided underground.

(F) Street Lights

(1) One street light shall be installed in conformance with the Ohio Department of Transportation specifications within 50 feet of every intersection created by the subdivision, at the end of a cul-de-sac or dead end/stub street, and at intervals not exceeding 400 feet. A street light shall have a fixture of at least 9,500 lumens. The City Engineer may vary from the spacing standards where the City Engineer determines that public safety or professional engineering design practice makes it necessary to vary the spacing standards.

(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 along the sidewalks shall not exceed 16' in height in accordance with Chapter 1149 of the Planning and Zoning Code. Streetlights for the purpose of illuminating an intersection, parking facility or roadway for safety purposes shall not exceed 32' in height.

(G) Sedimentation and Erosion Control

The subdivider shall comply with all requirements of Ohio's Standards for Stormwater Management Land Development and Urban Stream Protection, City of Oxford Storm Water Management Design Manual and subsequent amendments or revisions, as hereby incorporated into these regulations. In the development of a subdivision, the subdivider shall not cause or allow earth-disturbing activities that can pollute a public or private surface ditch, subsurface drainage, stream, river or lake. The subdivider shall also, to the greatest extent possible, take steps so that sediment will not be deposited onto an adjoining property or public right-of-way. Adequate control of soil erosion and sedimentation, through the use of best management practices with both temporary and permanent measures, shall be used during all phases of clearing, grading, and construction to conserve

soil resources and to maintain existing water quality. The Engineering Division will continuously monitor site development and efforts of sedimentation and erosion control.

407 – Driveways

(A) Minimizing driveway access points or curb cuts by using access roads, shared entrances and access management best practices shall be encouraged.

(B) All lots using common driveways shall provide a driveway easement and maintenance agreement noted on the Record Plat.

(C) Driveways shall have a maximum grade of eight (8%) percent.

(D) Residential driveway access shall not be permitted onto Principal and Minor Arterials or Major Collector streets. Subdivisions shall be designed to encourage residential driveway access by using, but not limited to, alleys, access roads or common driveways.

(E) Shared driveways shall serve a maximum of three (3) lots and shall not exceed three hundred (300') feet unless otherwise determined by the Planning Commission.

(F) Driveways shall be in accordance with Chapter 1149 of the Planning and Zoning Code and the Curb, Gutter, Sidewalk Manual.

408 – Blocks

Blocks shall be arranged to accommodate lots and building sites of the size and character required by these Regulations and the applicable zoning district, to provide for adequate community facilities, and with regard of the limitations and opportunities of topography. Irregularly shaped blocks, blocks intended for dead end/stub and loop streets, and blocks containing interior parks and playgrounds may be approved by the Planning Commission if properly designed and located.

(A) The maximum block length shall be 800 feet.

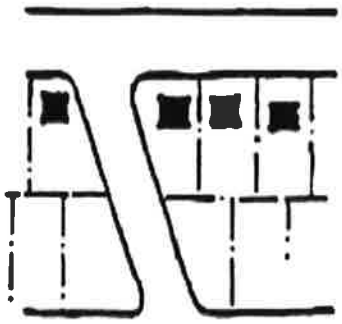
(B) Where blocks are over 600 feet in length, a public walkway which traverses the block may be required to be dedicated and installed by the subdivider.

(C) In platting residential lots, the depth of the block should not exceed 350 feet.

(D) Blocks in the traditional gridiron pattern should consist of two tiers of lots and an alley right-of-way easement may be required to separate them where appropriate to continue an existing alleyway.

409 – Lots

(A) The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development. Consideration should be given to natural features and sites of historical significance.



(B) All side lines of lots shall be at right angles to straight street lines and radial to curved street lines except where a variation to this rule will provide a better street and lot layout.

(C) Through lots (extending from one parallel street to the other) are discouraged to avoid problems between adjoining owners, creating double frontage lots and to reduce the number of streets.

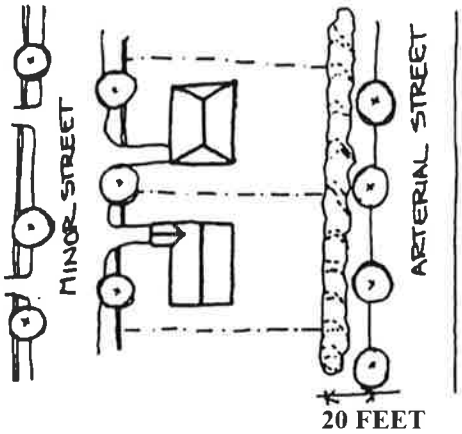
(D) No lot shall have an area or width less than that required by applicable sections of the Zoning Code except those pursuant to the Open Space Residential Development Regulations.

(E) Where corner lots back upon lots facing the side street, the corner lots shall have extra width sufficient to permit the establishment of front building lines on both the front and side of the lots adjoining the streets.

(F) All utility easements on individual lots shall be in accordance with the Record Plat and Street Standards of Attachment H herein.

(G) Each lot shall front (abut) on an approved street.

(H) Lots may not be created in a new, proposed subdivision, by dividing land at the end of stub streets in adjacent, existing subdivision(s), such stub streets being intended to promote continuity of street systems in adjoining subdivisions, unless otherwise determined by the Planning Commission.



(I) Twenty (20') feet minimum, of additional lot depth or a buffer strip, in accordance with the landscape standards of Chapter 1149 of the Zoning Code, Chapter 935 of the Codified Ordinance and Section 410 below, may be required where a residential lot in a subdivision backs up to a railroad right-of-way, a high pressure gasoline or natural gas line, open drainage ditch, an arterial street or highway, an industrial area or other existing land use which may have a detrimental effect on the residential use of the property.

(J) Lands abutting State or Federal highways, collector streets, or arterials should be platted with the view of making the lots, if for residential use, desirable for such use by cushioning the impact of heavy traffic on such trafficways; and with the view also to minimizing interference with traffic on such trafficways as well as the accident hazard.

(K) Panhandle or flag lots are specifically prohibited.

(L) All lot numbers shall be assigned by the Butler County Auditor's office and addresses will be provided by the City of Oxford Community Development Department.

410 – Landscape Plan

(A) A landscape plan shall be submitted with each plat application for proposed developments in accordance with Chapter 1149 of the Zoning Code and Chapter 935 of the City of Oxford Codified Ordinance, unless an exception is granted by the Planning Commission pursuant to these Regulations. The landscape plan shall identify existing and proposed trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements. Where existing plants are to be retained, the applicant shall include in the plans proposed methods of protecting them during construction.

(B) Buffering

Buffering is the provision of an area between different land uses that attempts to minimize negative environmental impacts from one to the other. Buffers shall provide a year-round visual screen in order to minimize adverse impacts. They may consist of fencing, evergreens, berms, rocks, boulders, mounds, or combinations thereof to achieve the same objectives. Multi-use paths are permitted in the buffer area. Every subdivider shall provide sufficient buffering or additional lot depth when topographical or other barriers do not provide reasonable screening and when the Planning Commission determines that there is a need to shield;

(1) Neighboring properties from any adverse external effects of a development; or

(2) The development from negative impacts of adjacent uses such as streets or railroads.

(3) Requirements

(a) Plant materials shall be sufficiently large and planted in such a fashion that a year-round screen at least eight (8) feet in height shall be produced within three (3) growing seasons.

(b) All plantings shall be installed according to accepted horticultural standards.

(c) A five (5') foot minimum buffer width from parking lots, garbage collection, utility areas, and loading and unloading areas shall be provided.

(d) Twenty (20') foot width minimum from all other land uses.

(i) When adjoining undeveloped, vacant or agricultural land, such buffer width may be reduced to ten (10') feet.

In high-density developments, when building design and siting do not provide privacy, the Planning Commission may require landscaping, fences, or walls to screen dwelling units for privacy. Buffers shall be measured from the property line.

411 – Maintenance of Improvements

Whenever any subdivision contains park areas, sewage treatment plants, water systems, drainage facilities or any other improvements to be used in common by persons living in the subdivision and which improvements cannot be maintained or are not maintained by an existing public agency, the deed restrictions applicable to the subdivision shall contain provisions establishing trusteeships and assessment procedures that will enable adequate care and maintenance to be provided for such improvements at the cost of persons residing in the subdivision.

412 – Deed Restrictions and Covenants

Deed restrictions or covenants running with the land may be included to provide for the creation of a Home Owner's Association, Condominium Association, or Board of Trustees in which individual owners share common responsibilities for the cost and upkeep of common open space, private driveways or streets, park areas, sewage treatment plants, water systems, drainage facilities or other facilities and the enforcement of the covenants and restrictions relating to the development. Any restrictions or easements; declaration of covenants, bylaws of a Home Owner's Association and its incorporation; Declaration of Condominium Ownership or other covenants, if any, shall be reviewed and approved by the City of Oxford Law Director and shall be recorded with the Record Plat. Enforcement of said Restrictions and Covenants is not the responsibility of the City.

1143.02 R-1B Single-Family Medium Density Residential District.

(a) Purpose.

This district is designed to provide and preserve single family residential development of a moderately low density character within and adjacent to areas of similar development.

(b) Uses.

(1) Permitted uses.

A. Single-family dwellings.

B. Accessory buildings and uses incidental to the principal use that do not include any activity conducted as business.

C. Day Care Home Type B family.

(2) Conditional uses.

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

A. Community-Oriented Residential Social Service Facilities (CORSSF's).

B. Shared Housing for the elderly.

C. Government owned and/or operated parks and recreation facilities.

D. Bed and breakfast homes for transients.

E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.

F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.

G. Schools: primary, intermediate, and secondary, both public and private.

H. Places of worship.

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

(1) Lot requirements.

A. Minimum lot area 7,500 sq. feet

B. Minimum lot width 65 feet

(2) Yard requirements.

A. Minimum front yard depth 30 feet

B. Minimum rear yard depth 35 feet

C. Minimum side yard width 8 feet on each side

(3) Structural requirements.

A. Maximum building height 35 feet

(4) Lot coverage.

A. Lots with vehicular access from a public street

1. Lot total – 35 percent

2. All enclosed buildings – 25 percent of lot

3. Front yard – 25 percent of front yard

B. Lots with vehicular access from a rear or side alley, and no access from a public street

1. Lot total – 40 percent
2. All enclosed buildings – 25 percent of lot
3. Front yard – 5 percent of front yard

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.

1145.07 Action by Planning Commission

(a) The Planning Commission shall recommend to Council approval, approval with conditions, or denial of an application as presented and shall clearly state the findings upon which its recommendation is based.

(b) The Planning Commission shall base its recommendation and Council its decision upon how well the application satisfies the Decision Standards. Planning Commission, in its recommendation, and Council in its decision may waive or modify dimensional regulations of the Zoning Code, or impose more strict regulations and any additional conditions, guarantees, and safeguards it deems necessary to satisfy the purposes of this Zoning Code. Dwelling unit density cannot be waived.

(c) Council may require the developer to file performance bonds with the City to guarantee completion of any public utilities associated with the planned development and any elements of the plan that are necessary to its success, if abandoned by the developer.

1145.12 Design.

(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) Sensitive Development Area.

A. A Sensitive Development Area is defined as any land(s) or soil(s) proposed to be developed that, if subjected to improper use or management, is otherwise determined to be incapable or unsuitable of urban use. Sensitive Development Areas can also be considered those lands that pose special hazards to development or the environment, consisting of lands or soils of such sensitive character that they may require special use, design and engineering restrictions.

B. For the Preliminary Planned Development, the applicant must create an inventory of sensitive environmental area identified in subsection (g)D.(1) to (8) from publicly available resources such as Butler County Soil and Conservation District, OKI, OEPA, ODNR, HAPC, FEMA, USFWS, OHPO and other public entities. This information shall be provided with the preliminary application. Design of the site shall be based on site information obtained from those public entities. An existing landscape plan shall be submitted with each application. The landscape plan shall identify existing trees, natural features and other landscaping elements.

C. After the approval of the Preliminary Planned Development, the applicant must develop a detailed site analysis of sensitive environmental areas on the site, conducted by firm(s) specialized in the areas, at a minimum: Ecological Survey, and Environmental Site Assessment. Other documentation may be required based on the site and the discretion of the Planning Commission, including, but not limited to: Stream and Wetland Mitigation, Water Way Permits, Archaeological Inventory, Historic Architecture Inventory. The applicant must also provide reports of the analyses following current professional norms for the discipline. It will be the Planning Commission's role to review information submitted by the applicant on each discipline to make the recommendations to City Council.

D. Design of the proposed Planned Development site shall be based on the site information obtained from those public entities. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features. The following specific areas shall be preserved as undeveloped open space, and in accordance with the U.S. and Ohio Constitutions and state or federal regulations:

(1) Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Clean Water Act, as amended; and in Ohio Environmental Protection Agency standards.

(2) Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps. Federal Emergency Management Agency in scientific and engineering reports entitled 'Flood Insurance Study for Butler County, Ohio and Incorporated Areas' effective 12/17/2010, with accompanying Flood Insurance Rate Maps for Butler County, Ohio and Incorporated Areas effective 12/17/2010 and any revisions thereto are hereby adopted by reference and declared to be part of this chapter.

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, Police Chief or Fire Chief.

(3) Steep slopes fifteen (15%) percent or more, unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.

(4) Habitats of endangered wildlife, as identified on federal and state lists.

(5) Historically and culturally significant structures and sites, as listed on, but not limited to, the National Register of Historical Places or on the local inventory of historic places maintained by the City of Oxford's Historic Architectural Preservation Commission.

(6) Aquifers and tributary drainage systems.

(7) Tree growth areas or urban forested areas as defined in Chapter 935, of the Codified Ordinances of Oxford.

(8) Any area as identified on Map 3.3 of the Comprehensive Plan.

E. The development shall be laid out to avoid adversely affecting groundwater and aquifer recharge; to reduce excavation and embankment; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and, to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties. The placement of buildings shall take into consideration topography, building height, orientation and drainage. Storm water Best Management Practices in Low Impact Development Designs are desirable and encouraged. City guidelines for these practices and designs can be found in the City of Oxford Storm Water Management Design Manual

F. If the Planning Commission, or its designated representative, may require the applicant to submit a statement in order to demonstrate that satisfactory efforts have been made to mitigate any special hazards posed to the site if these sensitive lands are subjected to improper use or management. The statement, if required, shall be submitted in one or more of the following forms:

(1) The statement shall describe in detail the extent of encroachment on any Sensitive Development Area, the extent and nature of the proposed alteration, the environmental impacts resulting from the proposed alteration, and the proposed methods of mitigation.

(2) A Geotechnical Report and/or a Wetlands Assessment/Delineation, prepared by a professional engineer, licensed in the State of Ohio, or by a specialist in Streams and Wetland. This report can be in lieu of a development narrative.

(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.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 19, 2020

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

REVISED DOCUMENTS
PC-2020-04, FINAL PLANNED DEVELOPMENT, South Farm Section Two, 6.8133 acres, West end of Roberts Drive, **South Farm LLC, Applicant**

FYI-
Fire Department – An Autoturn Exhibit is included for your review
Police Department – The Final PUD Plan includes the new location for the Cluster Box relocated from Roberts Drive to the Alley
All- A memo has been included which answers the Zoning review

____X_____ Review _____ Revisions _____Other

Please return no later than**: March 1 2020** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____ Date: 2-24-2020

John Detherage, Fire Chief
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 4, 2020

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2020-04, FINAL PLANNED DEVELOPMENT, South Farm Section Two, 6.8133 acres, West end of Roberts Drive, **South Farm LLC, Applicant**

____X_____ Review _____ Revisions _____Other

Please return no later than: **February 20, 2020** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Hoover Dr. and alley intersection must be increased from 20' to 25' as was previously submitted.

Drawings reviewed by: _____ Date: 2-6-2020

John Detherage, Fire Chief

PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 19, 2020

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

REVISED DOCUMENTS
PC-2020-04, FINAL PLANNED DEVELOPMENT, South Farm Section Two, 6.8133 acres, West end of Roberts Drive, **South Farm LLC, Applicant**

FYI-
Fire Department – An Autoturn Exhibit is included for your review
Police Department – The Final PUD Plan includes the new location for the Cluster Box relocated from Roberts Drive to the Alley
All- A memo has been included which answers the Zoning review

____X_____ Review _____ Revisions _____Other

Please return no later than**: March 1 2020** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: Scott Otto Date: 2/25/2020

Scott Otto
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 19, 2020

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

REVISED DOCUMENTS
PC-2020-04, FINAL PLANNED DEVELOPMENT, South Farm Section Two, 6.8133 acres, West end of Roberts Drive, **South Farm LLC, Applicant**

FYI-
Fire Department – An Autoturn Exhibit is included for your review
Police Department – The Final PUD Plan includes the new location for the Cluster Box relocated from Roberts Drive to the Alley
All- A memo has been included which answers the Zoning review

____X_____ Review _____ Revisions _____Other

Please return no later than**: March 1 2020** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Location of Cluster Box for mail is okay from police standpoint.

Drawings reviewed by: _____ Date: 2-24-2020

John A. Jones
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 19, 2020

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

REVISED DOCUMENTS
PC-2020-04, FINAL PLANNED DEVELOPMENT, South Farm Section Two, 6.8133 acres, West end of Roberts Drive, **South Farm LLC, Applicant**

FYI-
Fire Department – An Autoturn Exhibit is included for your review
Police Department – The Final PUD Plan includes the new location for the Cluster Box relocated from Roberts Drive to the Alley
All- A memo has been included which answers the Zoning review

____X_____ Review _____ Revisions _____Other

Please return no later than**: March 1 2020** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

THANK YOU, FOR KEEPING THE NAME "HOOVER DR."

Drawings reviewed by: _____ Date: 2-20-20

G. ALAN RYCKMAN
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Da: **anuary 28, 2020**

T **Fire Department** **Engineering Division** **Police Department** **Econ Dev Department**

a: **Community Development Department**

-2020-04, **FINAL PLANNED DEVELOPMENT, South Farm Section Two,** 6.8133 acres, West end of oberts Drive, **South Farm LLC, Applicant**

___X___ Review _____ Revisions _____ Other

Please return no later than: **February 20, 2020** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

(see Fire Chief 2nd response)

Drawings reviewed by: John Detherage, Fire Chief Date: 1-31-2020

PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: January 28, 2020

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2020-04, FINAL PLANNED DEVELOPMENT, South Farm Section Two, 6.8133 acres, West end of Roberts Drive, **South Farm LLC, Applicant**

____X_____ Review _____ Revisions _____Other

Please return no later than**: February 20, 2020** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____ Date: 2-6-20

G. Alan Tyson

PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: January 28, 2020

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2020-04, FINAL PLANNED DEVELOPMENT, South Farm Section Two, 6.8133 acres, West end of Roberts Drive, **South Farm LLC, Applicant**

____X_____ Review _____ Revisions _____Other

Please return no later than**: February 20, 2020** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

see memo dated 2/12/2020. -SAO

Drawings reviewed by: Scott Otto Date: 2/12/2020

Scott Otto
PRINTED NAME

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

Memo

Service Department
Engineering Division
513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: PC-2020-04
Final Planned Development – South Farm Section Two

DATE: February 12, 2020

The Engineering Division offers the following comment:

- The Construction Drawings as part of this packet are not approved by the Engineering Division as submitted. The Construction Drawings for the Planned Development are being reviewed and commented on under a separate permit application. Comments from the Engineering Division have been forwarded to the Community Development Department for distribution to the designer.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: January 28, 2020

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2020-04, FINAL PLANNED DEVELOPMENT, South Farm Section Two, 6.8133 acres, West end of Roberts Drive, **South Farm LLC, Applicant**

____X_____ Review _____ Revisions _____Other

Please return no later than**: February 20, 2020** Note: If no comments are received, we will assume the project meets your department's standards.

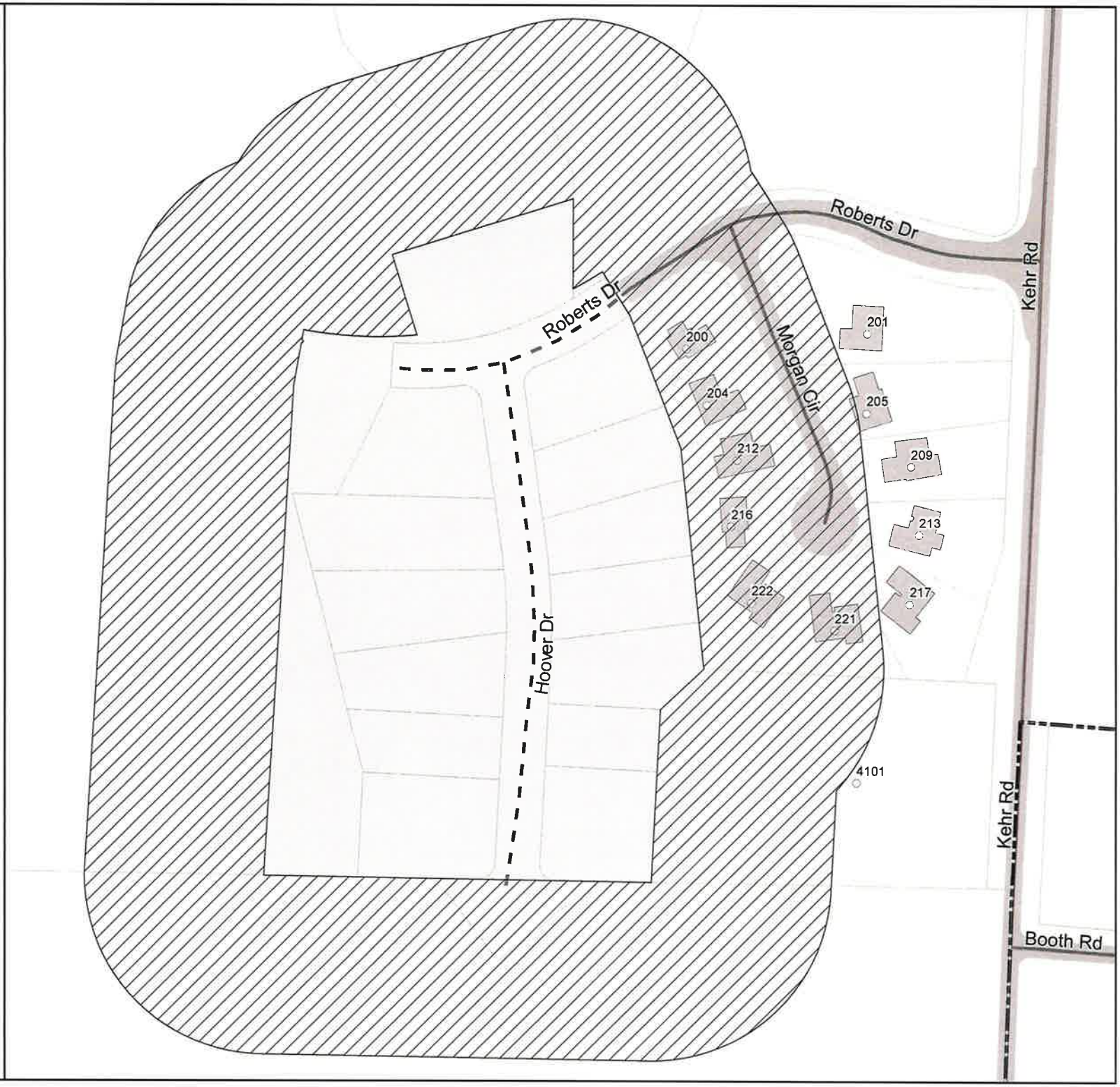
Drawings are returned: w/comments without/comments

Drawings reviewed by: _____ Date: 2/18/2020

John A. Jones
PRINTED NAME

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

PC-2020-04
Surrounding Property Owners Notifications Map



Legend

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

N

1 inch = 150 feet

Prepared on Tuesday, February 18, 2020

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.

January 23, 2020

Mr. Zach Moore
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: South Farm Section Two

Dear Mr. Moore,

Please be advised that South Farm Development LLC, has our permission to submit applications for the approval of a Final Planned Development on a portion of parcel H4100-132-000-014 located adjacent to Roberts Drive.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Cobblestone Community Church, Inc.

ANDREW HOLZWORTH / LEAD PASTOR

January 23, 2020

Mr. Zach Moore
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: South Farm Section Two

Dear Mr. Moore,

Please be advised that South Farm Development LLC, has our permission to submit applications for the approval of a Final Planned Development parcels H4100-137-000-040 thru 061.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

John Boyle, et al

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC-2020-04
Date Filed	1/27/20

Planned Development Application

Application Type

Choose One ☐ Preliminary ☑ Final ☐ Preliminary & Final

Applicant Information

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

Name * South Farm LLC

Mailing Address * 3225 Indian Creek Road

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number * 513-260-2234 Email Address msfarm3225@yahoo.com

Owner Information

Name * John Boyle, et al Cobblestone Community Church Inc.

Mailing Address * 3225 Indian Creek Road 152 Ryan Drive, Suite

City, State & Zip Code * Oxford, Ohio 45056 Oxford, Ohio 45056

Telephone Number * 513-260-2234 Email Address msfarm3225@yahoo.com

Engineer/Surveyor Information

Name * Bayer Becker

Mailing Address * 110 South College Avenue, Suite 101

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number * 513-523-4270 Email Address johnbayer@bayerbecker.com

Location and Lot Information

Name of Subdivision * South Farm Section Two

Location of Property * West end of Roberts Drive

Legal Description * H4100-132-000-014, H4100-137-000-049 thru 061

Zoning District * R-1B Total Area * 6.8133 Acres

Submission Requirements and Documentation

The application requirements (Section 1145.05[1]) 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 1145.06[1].

Fees & Receipt

The fees for a Preliminary, Final, or combined Preliminary and Final Planned Development application are $470.00 plus $100.00 per acre, plus $10.00 postage charge.

Sign and Date

Applicant Signature * Michael J Shea

Date * 1/24/20

Submit Application, Submission Requirements and Documentation, and Fees

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

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

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

Note: You must adhere to notification and publication requirements. Submit materials 45 days prior to the 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).**

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[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/

bayer becker

bayerbecker.com
513.336.6600
mason | cincinnati | oxford | fort mitchell

February 18, 2020

RECEIVED
City of Oxford

FEB 18 2020

Community Development

Mr. Zachary Moore
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: South Farm, Section Two
Final PUD Submittal

Dear Mr. Moore:

Enclosed please find the following items in support of South Farm Development LLC's revised Application for Final Planned Development approval for South Farm, Section Two to be located at the end of Roberts Drive:

1) One copy of responses to comments provided via an email from Zachary Moore on February 6, 2020.

2) Thirteen individual packets containing one (1) copy of each of the following:
   a. Executed Final Planned Development Application.
   b. An Affidavit from Cobblestone Community Church Inc. granting South Farm Development LLC permission to submit applications for the approval of a Final Planned Development.
   c. An Affidavit from John Boyle et al. granting South Farm Development LLC permission to submit applications for the approval of a Preliminary Planned Development.
   d. List of property owners within 200 feet of the site.
   e. Legal description of the property.
   f. Letter from South Farm Development LLC regarding intention to request a Neighborhood Conservation District Overlay.
   g. Photos of the subject site and surrounding area.
   h. Draft of proposed covenants and restrictions.
   i. Marketing Material for homes in Olde Winton development.
   j. Typical Building Floor Plans and Elevations.
   k. Landscape Plan.
   l. Final Development Plan.
   m. Construction Drawings.

3) Applicant:
   South Farm Development LLC
   3225 Indian Creek Road
   Oxford, Ohio 45056
   513-260-2234

Owner:

John Boyle, et.al
3225 Indian Creek Road
Oxford, Ohio 45056
513-260-2234

Cobblestone Community Church Inc.
152 Ryan Drive, Suite 5
Oxford, Ohio 45056

4) Design Professionals:
   Engineer, Surveyor & Landscape Architect:
   Bayer Becker
   110 S. College Ave., Suite 101
   Oxford, OH 45056
   513-336-6600

5) Description of use and site:
   a. A legal description of the boundary of the proposed development is enclosed.
   b. The property is currently vacant.
   c. The property is zoned R-1B, Single Family Medium-Density Residential District.
   d. A description of the proposed planned development:
      i. The number of housing units by size and type proposed within each phase.

South Farm, Section Two is a single family residential cluster development wherein the homes are clustered in the center of the development surrounded by natural open space area. The builder of South Farm Section Two has been successful in building homes in a similar development in the City of Fairfield. The size of the proposed lots and homes are similar to those in the Olde Winton development located on Winton Road in the City of Fairfield, Ohio.

The development shall consist of 25 single family homes located along a public street, however vehicular access to the homes located on the west side of Hoover Drive is provided via an alley located to the rear of the homes.

A separate Homeowners Association (HOA) will be established for South Farm, Section Two. The HOA will be responsible for the maintenance of the alley, snow removal for all the residences, and maintenance of the open space and all the lawns and landscaping around the homes.

Two different housing products will be provided within this development:

- *The east side of Hoover Drive will contain 3,620 SF minimum lots with driveway access to the public roadway. Homes will contain a minimum of 1,300 SF. Front yard setback shall be 20 feet with a 5 foot rear yard setback.*
- *The west side of Hoover Drive will contain 3,800 SF minimum lots with driveway access to a private alley located behind the homes. Homes will contain a minimum of 1,130 SF. Front yard setback shall be 15 feet with a 20 foot rear yard setback.*
- *Side yard setbacks for all lots within the development will be a minimum 5 feet on each side.*
- *All homes will contain attached 2 car garages.*

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.

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 single family residential homes will be comparable in size with the existing single family homes located to the east on Morgan Circle and contain similar building materials. The proposed one and two story homes will be constructed of a mix of brick, stone and vinyl building materials.

5 foot wide sidewalks will be constructed along the south side of Roberts Drive and along both sides of the proposed Hoover Drive, as required by the Subdivision Regulations. Said sidewalk will connect to the existing sidewalk on the south side of Roberts Drive to the east. A 10-foot wide asphalt bike path shall be installed on the north side of Roberts Drive, as required by the Preliminary Planned Development Approval for the development.

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

The proposed homes to be constructed within South Farm, Section Two will be comparable in size and contain similar building materials as the existing homes in South Farm, Section One.

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.

South Farm, Section Two will not have a negative effect on adjacent land. The properties to the east contain single family residences, the property to the north and west contains Cobblestone Community Church and the property to the south is vacant and is owned by the Talawanda School District. South Farm Development LLC intends to maintain the existing tree buffer along the east and west property lines of the development. Areas along the south property line which will be graded for construction will be planted to provide a vegetative buffer.

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

The subject property is an ideal location for South Farm, Section Two for several reasons:

1) *Per the Comprehensive Plan, South Farm, Section Two 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-1B single family medium density residential.*
3) *Property was previously approved and is currently subdivided for 13 single family lots and public dedicated streets, Roberts Drive and Hoover Drive.*
4) *The proposed density of the development is 4.04 units/acre is significantly lower than the allowable density of the R-1B district, 5.81 units per acre.*
5) *The property contains mature vegetation on the east and west sides of the property and cleared in the middle, which lends itself nicely for a cluster development.*
6) *South Farm, Section Two will contain a Neighborhood Conservation Overlay District.*
7) *The infrastructure is currently in place to support a residential development of this nature.*
8) *Provides a type of residential housing that is currently not available in Oxford.*
9) *The development will contain over 20% open space and maintain the existing vegetation along both the east and west property lines.*

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

There is a shortage of available single family residential lots within the City of Oxford for individuals to construct a new home. South Farm, Section Two will fulfill this need. With the maintenance free exteriors, and smaller lot sizes the homes will be attractive to empty nesters and young professionals.

h. How the proposed mix of dwelling types and/or commercial uses advances community goals of diversity, affordability and market changes.

South Farm Section Two will provide the City of Oxford with a housing stock that they currently do not have - single family lots which will be marketed to the empty nester, young professional demographic with the exterior maintenance being provided by the HOA.

i. 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 retention has been provided in the existing retention pond to the north. A water quality basin will be provided to meet the requirements of the Ohio EPA National Pollutant Discharge Elimination System (NPDES) Permit. Overall impact from this development on the community is negligible, as 13 single family lots have been recorded for this property but never constructed.

j. A general analysis of expected traffic impact, including vehicular and pedestrian safety resulting from the proposed development.

The proposed 25 single family lots will generate an additional 13 trips (3 entering and 10 exiting) in the AM Peak and 14 trips (9 entering and 5 exiting) in the PM Peak hour over the originally approved 13 lots. To accommodate pedestrian circulation, sidewalks will be provided on both sides of Hoover Drive and the south side of Roberts Drive. Additionally, a 10-foot wide asphalt bike path shall be installed on the north side of Roberts Drive.

k. The substance of proposed covenants, easements and other restrictions on the land and structures.

Enclosed please find Draft Covenants and Restrictions for the development.

This development is modeled after the Olde Winton Development located on the east side of Winton Road, north of Nilles Road in the City of Fairfield. We encourage you, Planning Commission members and City Council members to visit the development prior to the Planning Commission meeting.

Please place this item on the March 10th Planning Commission Meeting agenda.

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

Sincerely,

John A. Bayer

Enclosures

Cc: Mike Shea
John Boyle

bayer becker

bayerbecker.com
513.336.6600
mason | cincinnati | oxford | fort mitchell

February 18, 2020

RECEIVED
City of Oxford

FEB 18 2020

Community Development

Zachary Moore, AICP
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: South Farm – Section 2
Final PUD Review Comments

Zachary,
The final PUD submittal for South Farm Section 2 have been revised based upon your review comments dated February 6, 2020. In addition to the revised submittal, we offer the following comment responses:

1. The maximum lot coverage for each lot type (Front-Loaded and Rear-Loaded) needs to be provided on the Final Development Plan, as it was for the Preliminary. The Preliminary had listed 60% max coverage for Rear-Loaded and 65% for Front-Loaded.
   The Final PUD Plan has been revised to include the appropriate maximum lot coverages.

2. On this Plan as well as the Record Plat later submitted, please ensure the spelling is "Roberts" Drive, not "Robert's" Drive.
   Comment noted, the plans have been revised accordingly.

3. I see the alley width where it intersects Hoover Drive has yet to be amended, per the latest comment on the Construction Drawings.
   During final engineering design, it was determined that the City of Oxford firetruck could access a 20-foot-wide alley. This width reduction was explored to increase the landscape buffer along the southern property line. Additionally, it was determined that storm catch basins and swale are required along the alley to collect stormwater runoff from the property adjacent to the south. Please refer to the enclosed AutoTURN exhibit.

4. I see the street and sidewalk pavement has yet to be extended to the south property line, per another comment associated with the Construction Drawings.
   Stormwater runoff drains from the property to the south onto the South Farm Section 2 property in this vicinity. In order to collect this runoff before it enters the roadway, a drainage swale and catch basins are required in this location. Additionally, the property to the south is not owned by a party associated with South Farm LLC. Therefore, construction limits have been designed as to not impact this adjacent parcel.

5. A Conservation Area needs to be clearly delineated on the Final Development Plan (and later the Record Plat) for Lots 26, 27, and 28 with associated restriction language provided. I have attached sample language we would like to see included. All open space areas, apart from those to be disturbed by construction activities (for the alley, water quality basin, buffer landscaping, or other infrastructure), should be delineated as such – inclusive of the 25' perimeter setback. Please also include the conservation area as an item in the legend.
   The Final PUD Plan has been revised to show Conservation Area for all open space areas that will not be impacted by construction activities.

6. The open space legend item and coloration on the map can be removed from the Final Development Plan. This aspect has been internally reviewed, and is not necessary to be conveyed on the official plans at this stage. What matters most is the conservation area within the open space to be restricted from clear cutting and development activities.
   The Final PUD Plan has been revised to remove open space from the legend and plan review.

7. Will the curb ramp up to the bike trail on the north side of Roberts Drive (west of Hoover) be concrete? If so, this small section needs to show as a concrete texture.
   The curb ramp to the bike trail will be concrete, the plans have been revised accordingly.

8. How will the 2 mail units east of Hoover be oriented on the concrete pad? Will the units be accessible (i.e. with a ramp installed off the street)?
   Please refer to comment response #10 below.

9. After speaking with the Police Chief, it is likely the curbs around the Roberts/Hoover intersection will be yellow-zoned. Please move the CBU concrete pad back another 10 feet to ensure it will not interfere with a future yellow "no parking" zone.
   Please refer to comment response #10 below.

10. The Oxford Postmaster has informed me that in order for the units to be serviced by the mail carrier, there will need to be a pull-off for the mail truck. Apparently postal carriers cannot dismount their vehicle while in the street. This will probably entail reconfiguring the bike path as well, which should still be located in the right-of-way.
    The proposed mail units have been relocated to the north end of the alley – allowing for the mail carrier to pull off of the street before dismounting. Please confirm that this location is acceptable.

11. Our Planned Development chapter in Section 1145.09(b) requires the development to be substantially established within 1 year of approval, with an opportunity for an additional 1 year extension if granted by the Planning Commission. That sounds like an awfully short time frame for developing out a subdivision. For comparison, Red Brick Estates/Heritage Vineyard was allotted 5 years by one of the approval conditions. Let's discuss how best to address the timing provision for South Farm.
    It is the intent of the developer to pursue an allotment of 5 years for substantial establishment of the development. Please advise on providing this provision for the development.

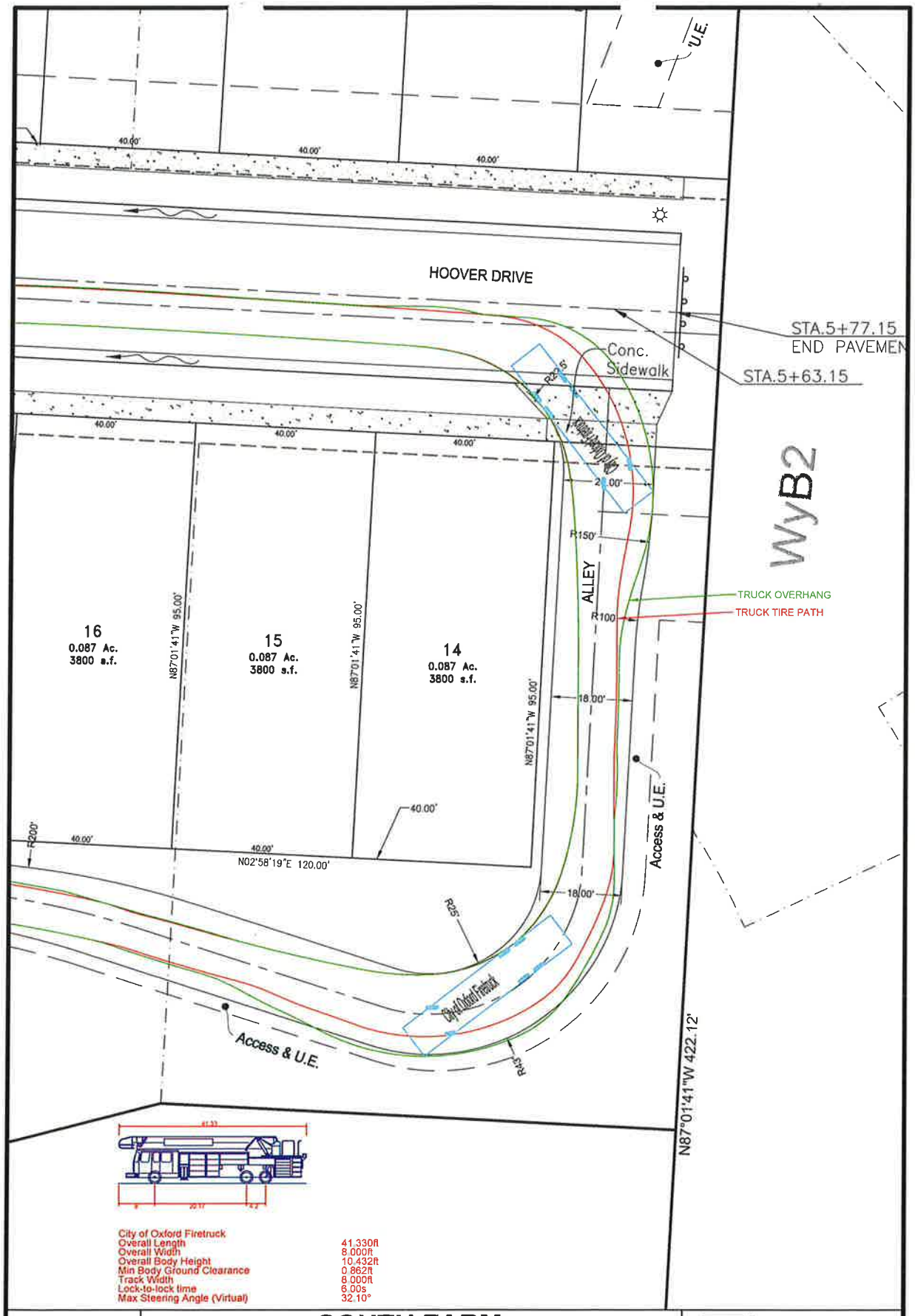
12. Though the sample elevation drawings are great for demonstrating the intended home products, we need the exact controlling aspects to be identified as part of this approval. You may propose your own architectural standards, or I can suggest some for inclusion in our recommendation. I do not think such standards need to touch on exterior materials, but rather focus on bulk/height, orientation, and transparency/windows. For instance, the dwellings on Lots 1 and 25 should have at least 2 windows on the facades facing Roberts Drive.
    The follow architectural standards are proposed for the development:
    - *All homes shall have a minimum of 1 window on each elevation.*
    - *All homes shall have some kind of brick or stone façade materials on any side facing a public street.*
    - *All homes with 1-story above grade shall have a maximum height of 19 feet as measured from top of foundation.*
    - *The minimum square footage of any home shall be 1,130 square feet.*
    - *Dimensional shingle roofs shall be provided on all homes.*
    - *No outside television or radio aerial or antenna, satellite dish or other aerial or antenna, for reception or transmission, shall be maintained on any Lot or Dwelling Unit, except one satellite dish per Dwelling Unit is permitted provided it does not exceed one (1) meter in diameter and, to the extent practical, it is screened from view from all streets. Owners shall be solely responsible for any such damage or repairs that result from such attachments or installations.*
    - *Above ground pools and permanent recreational equipment such as basketball hoops and swing sets are prohibited.*
    - *Air conditioning and heat pump equipment shall be located only in the side yards or rear of the lot.*
    - *Any concrete or block foundation on an elevation facing a public street that is exposed more than two feet shall be covered with brick, wood, stone, or stucco.*
    - *Adjacent homes shall have varied building materials or colors or architectural elements so as to provide variation in appearance.*

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

Sincerely,

John Bayer
Civil Engineer
Bayer Becker
513.466.8084
johnbayer@bayerbecker.com

cc: John Boyle, JNB Homes
Mike Shea, South Farm LLC



Drawing:	18-0180 CD.dwg
Scale	1" = 20'
Drawn by:	JAB
Checked By:	EMR
Issue Date:	2-7-20

SOUTH FARM SECTION TWO

SECTION 34, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

AUTOTURN EXHIBIT

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

July 1, 2019

Mr. Zach Moore
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: South Farm, Section Two
Neighborhood Conservation Overlay District

Dear Mr. Moore,

Upon recordation of the Record Plat for South Farm, Section Two, South Farm Development LLC intends to request approval of a Neighborhood Conservation Overlay District to be placed on the South Farm, Section Two.

Should you have any questions or wish to discuss further, please feel free to contact me.

Sincerely,

South Farm Development LLC

SOUTH FARM
SECTION TWO
SECTION 34, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

IN WITNESS WHEREOF, WE HAVE UNTO SET OUR HAND ON THIS ____ DAY OF _____, A.D. 2017

OWNER
SOUTH FARM DEVELOPMENT LLC

STATE OF S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2020 BY _____ OF _____ AN _____ ON ITS BEHALF.

NOTARY PUBLIC, STATE OF ____

MY COMMISSION EXPIRES

CITY OF OXFORD

CLERK OF COUNCIL — DATE

COMMUNITY DEVELOPMENT DIRECTOR — DATE

SERVICE DIRECTOR/CITY ENGINEER — DATE

FILE FOR RECORD _____ AT _____

RECORDED _____ A.D. 20_____

PLAT ENVELOPE _____ PAGES _____

BY: _____

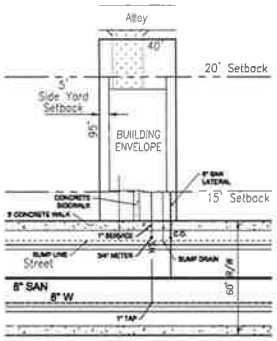
RECORDER, BUTLER COUNTY, OHIO — DEPUTY

FILE _____ FEE _____

OWNER/DEVELOPER
SOUTH FARM DEVELOPMENT LLC
3225 INDIAN CREEK ROAD
OXFORD, OH 45056
(513) 336-6800
MSFARM3225@YAHOO.COM

DEVELOPMENT SUMMARY
EXISTING ZONING: R-1B

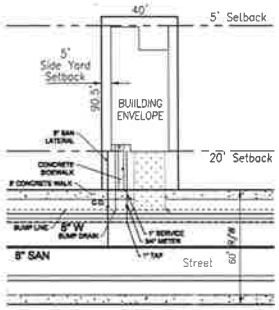
TOTAL ACREAGE: 6.183 ACRES
PROPOSED NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS: 25 LOTS
PROPOSED DENSITY: 4.04 UNITS/ACRE
OPEN SPACE NOT INCLUDING SETBACKS: 2.095 ACRES 33.9% (20% MIN. REQUIRED)



3,800 S.F. MIN.

TYPICAL REAR LOADED PLOT PLAN
1" = 30'

SETBACKS (REAR LOADED)
15 FRONT SETBACKS
20' REAR SETBACKS
7.5' SIDE YARD SETBACKS
15' SIDE YARD TOTAL SETBACKS
MAXIMUM LOT COVERAGE = 50%



3,620 S.F. MIN.

TYPICAL FRONT LOADED PLOT PLAN
1" = 30'

SETBACKS (FRONT LOADED)
20' FRONT SETBACKS
5' REAR SETBACKS
7.5' SIDE YARD SETBACKS
15' SIDE YARD TOTAL SETBACKS
MAXIMUM LOT COVERAGE = 55%

LEGEND

5' CONCRETE SIDEWALK

CONSERVATION AREA

BENCHMARK
SET CROSS NOTCH
IN NORTHERN CURB NORTH
OF INTERSECTION OF ROBERTS AND MORGAN 2.5' FROM ELECTRIC POLE
ELEVATION=910.36

811
Know what's below.
Call before you dig.

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

SITE LAYOUT NOTES

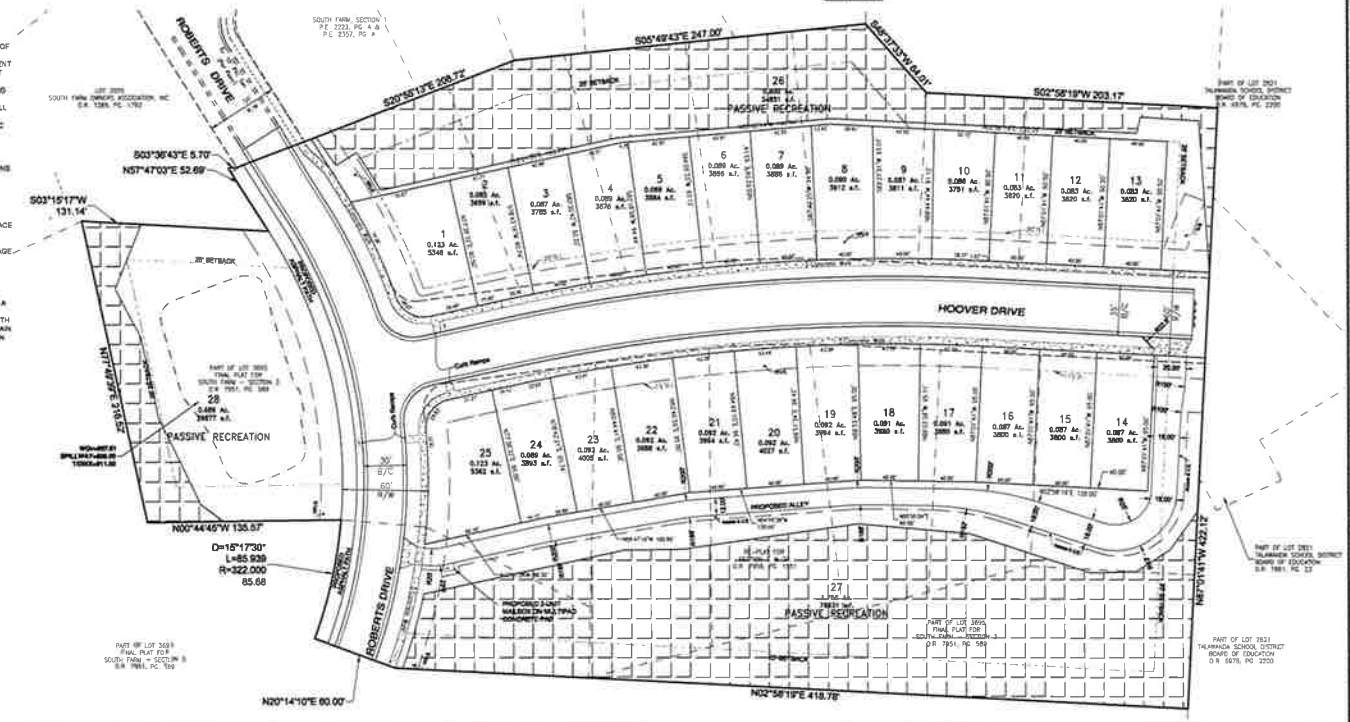
1. ALL STREETS ARE PUBLIC STREETS TO BE DEDICATED TO THE CITY OF OXFORD WITH THE RECORD PLAT
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) "CONSTRUCTION AND MATERIAL SPECIFICATIONS," AND PROJECT SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD APPLIES
4. WHERE CONNECTING TO EXISTING ASPHALT PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING EDGE OF PAVEMENT TO PROVIDE A CLEAN EDGE. ITEM 407 TACK COAT SHALL BE APPLIED TO THE ENTIRE CUT FACE OF THE EXISTING PAVEMENT PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT.
5. WHERE CONNECTING TO EXISTING CONCRETE WALK, THE CONTRACTOR SHALL SAWCUT THE EXISTING WALK (AT AN EXISTING JOINT IF POSSIBLE) TO PROVIDE A SOUND & CLEAN EDGE.
6. ADDITIONAL PAVEMENT/CURB WORK DUE TO EXTENTS OF DEMO OR REWORK SHOWN IN THE CONSTRUCTION DRAWING SHALL BE INCLUDED AS PART OF THE CONTRACTORS SCOPE OF WORK.
7. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM 642 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKING MATERIAL SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. FRONT YARD SETBACK AREAS OF ALL OUTLOTS SHALL BE MOWED AS LAWN & MAINTAINED FREE OF UNDERGROWTH.
10. HOME OWNERS ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS AND DETENTION BASINS.
11. NO HOMES SHALL BE CONSTRUCTED IN THE OPEN SPACE PARCELS 26, 27, 28.
12. 5' PRIVATE DRAINAGE EASEMENTS SHALL BE PROVIDED ON EACH SIDE OF LOT LINE.

CONSERVATION AREA

THE CONSERVATION AREA AS DELINEATED ON LOTS 26, 27 AND 28 IS TO BE MAINTAINED BY THE OWNER AS PERPETUAL OPEN SPACE FOR PROTECTION AND PRESERVATION OF NATURAL FEATURES, INCLUSIVE OF TOPOGRAPHY, VEGETATION, AND WATER RESOURCES. USE AND MAINTENANCE OF THE AREA IS SUBJECT TO THE FOLLOWING PROVISIONS AND RESTRICTIONS

1. NO GRADING, CLEARING, EXCAVATION OR DEVELOPMENT IS ALLOWED, INCLUDING BUT NOT LIMITED TO: DWELLINGS, STORAGE BUILDINGS, FENCING, DRIVEWAYS, PATIOS AND OTHER PAVED AREAS, POOLS, TILE FIELDS, SEPTIC SYSTEMS, WELLS, AND OTHER STRUCTURES OR IMPROVEMENTS OF ANY KIND.
2. TRIMMING OF TREES AND SHRUBS TO PREVENT OVERGROWTH IS ALLOWED, BUT THE TOTAL CLEARING OF EXISTING VEGETATION IS PROHIBITED.
3. ERADICATION OF INVASIVE SPECIES OF PLANT VEGETATION, INCLUSIVE OF NOXIOUS WEEDS, IS ALLOWED.
4. WILD FLOWERS, PERENNIAL BEDS, SHRUBS, GROUND COVER AND/OR OTHER COMPARABLE VEGETATION NOT CONSIDERED A NOXIOUS WEED OR INVASIVE SPECIES MAY BE REPLACED.
5. REMOVAL OF DEAD OR FALLEN TREES IS ALLOWED, INCLUDING REMOVAL OF DISEASED TREES OR ANY FOUND INFESTED WITH INSECTS DETERMINED BY APPLICABLE STATE OR FEDERAL AUTHORITIES AS TOO THREATENING AND DETRIMENTAL TO REMAIN.
6. WASTE, GARBAGE AND UNSIGHTLY OR OFFENSIVE MATERIALS ARE NOT PERMITTED AND MAY NOT BE ACCUMULATED WITHIN THE CONSERVATION AREA.

VICINITY MAP
NO SCALE



Plot Date: Feb 17, 2020, 3:19pm
Drawing name: J:\2018\18-0190\DWG\18-0190 CD dwg, Layout Tab: FDP

Item	Revision Description	Date	Drawn	Chk.	Eng.
1	Revised per City of Oxford zoning and Engineering Review	2.3.20	JAS		

Scale of Drawing: State Plane NAD83 (2011)
SCALE: 1" = 40'

2-17-2020

SOUTH FARM, SECTION TWO
FINAL DEVELOPMENT PLAN
SECTION 34, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO
FINAL PUD PLAN

bayer becker
www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4200

Drawing	18-0190.CD
Drawn by	JAS
Checked By	EMR
Issue Date	1-27-2020
Sheet	1 OF 1

ZONING CALCULATIONS

CHAPTER 935 TREES, SHRUBS & OTHER PLANTS

- Street trees definition: trees on land between prop lines, on either sides of public streets / alleys (935.01)
- Street trees from approved list to be installed at 2.0" caliper minimum, measured at DBH (935.05)
  - Tree list: tree lawn minimum sizes = 7', 5' or 8' for small, medium or large trees respectively.
- Street tree spacing based on size classifications. Small trees = 30', Medium = 40', Large = 50' (935.06).
- Street trees to be planted equidistant between the sidewalk and curb, or property line and curb (935.06)
- No street trees permitted within 30' of street corner (measured sight triangle) (935.07)
- No street trees permitted within 10' of fire hydrants (935.07)
- No street trees permitted within 5' of alleys and driveways (935.07)
- No street trees permitted within 10' of overhead lines, utility signals, street lights, underground water, sewer pipes and water meters UNLESS mature height of tree is 20' height or lower. (935.07)
- No shrubs in right-of-way, tree pruning clearance in ROW = 8' ht above sidewalks, 15' ht above roadway

> Roberts Drive tree lawn = 5' width: **Trees from medium list are shown spaced 40' on center**
> Hoover Drive tree lawn = 7.5' width: **Trees from medium list are shown spaced 40' on center**
> Alley is private, no street trees shown

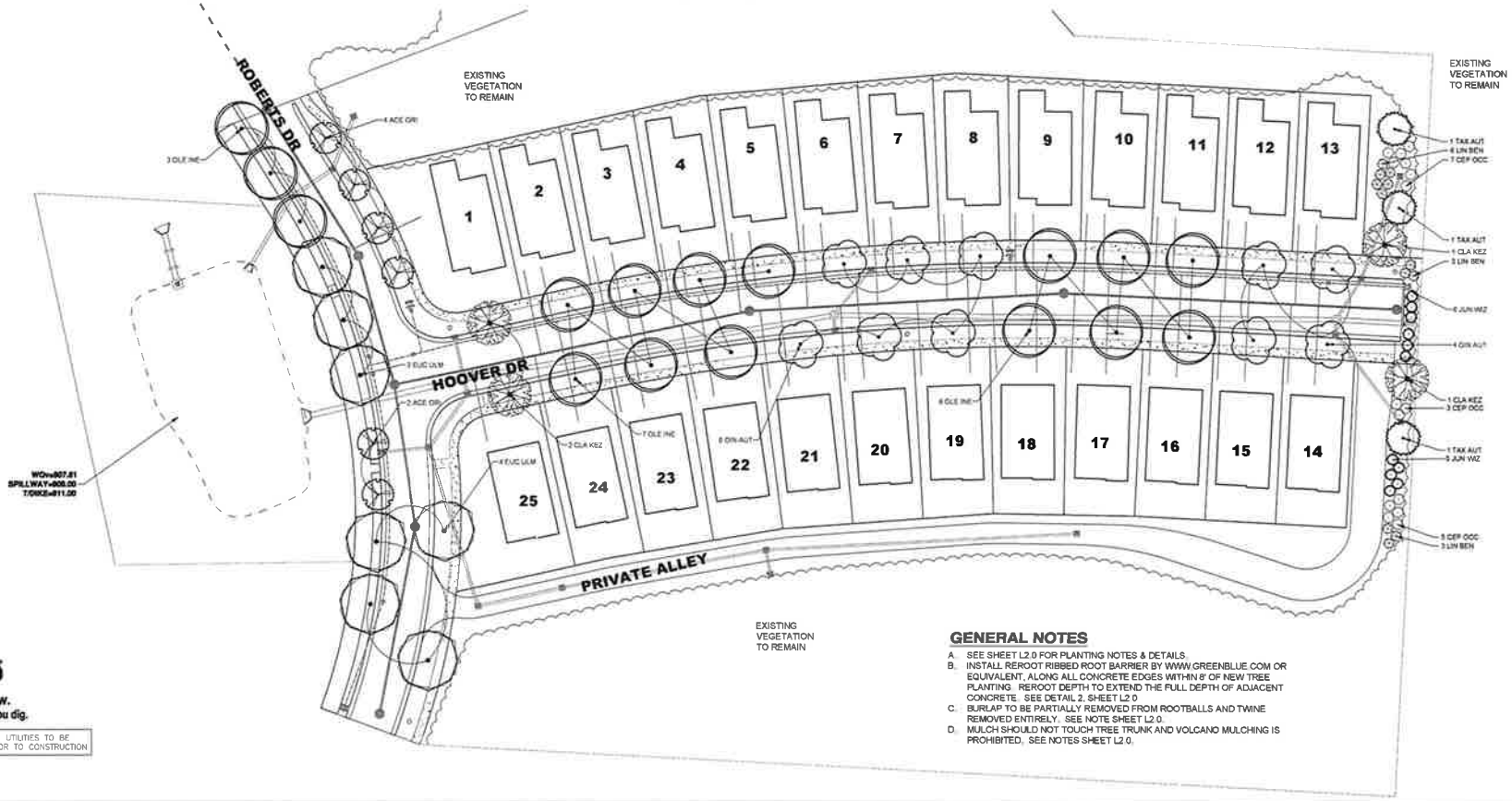
CHAPTER 1101 SUBDIVISION REGULATIONS (SECTION 410 LANDSCAPE PLAN)

Landscape plan to be submitted in accordance with Chapter 1149 of the Zoning Code and Chapter 935 of the City of Oxford Codified Ordinance

- Landscape plan to identify existing and proposed trees, shrubs, groundcovers, natural features, such as rock outcroppings and other landscaping elements (410A)
- Trees to remain are to be protected, plans shall include methods of protection during construction (410A)
- Buffering shall be a year-round visual screen to minimize adverse impacts between different land uses
  - Buffer can be fencing, evergreens, berms, rocks, boulders, mounds or a combination (410B)
  - Multi-use paths are permitted in the buffer area (410B)
    - Shield neighboring properties from adverse external effects of a development (410B-1)
    - Shield from streets or railroads (410B-2)
- Sufficiently large plant material, to reach 8' ht in 3 growing seasons (410B-3a)
- 5' min. buffer width from parking lots, dumpsters, utility areas, loading areas (c)
- 20' min. buffer width from all other land uses (410B-3-d)
  - Can reduce to 10' width when adjoining undeveloped, vacant or agricultural land (410B-3-d-i)

> **South Buffer** **Trees and shrubs added to supplement existing vegetation**

PLANT SCHEDULE						
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE	REMARKS
ACE GRI	6	Acer grisseum	Paperbark Maple	B & B	2.0" Cal	20-30' Tall
CLA KEZ	4	Cladrastis kentukea	American Yellowwood	B & B	2.0" Cal	30-50' Tall
EUC ULM	7	Eucommia ulmoides	Hardy Rubber Tree	B & B	2.0" Cal	40-60' Tall
GIN AUT	10	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree Autumn Gold	B & B	2.0" Cal	40-50' Tall
GLE INE	16	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	B & B	2.0" Cal	35-45' Tall
TAX AUT	3	Taxodium distichum 'Autumn Gold	Autumn Gold Bald Cypress	B & B	2.0" Cal	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE	REMARKS
JUN WIZ	11	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	B & B	6' Ht.	10-15' Tall
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
CEP OCC	15	Cephalanthus occidentalis	Buttonbush	B & B	30" Ht.	
LIN BEN	12	Lindera benzoin	Spicebush	3 gal	18" Ht.	



GENERAL NOTES

A. SEE SHEET L2.0 FOR PLANTING NOTES & DETAILS.
B. INSTALL REROOT RIBBED ROOT BARRIER BY WWW.GREENBLUE.COM OR EQUIVALENT, ALONG ALL CONCRETE EDGES WITHIN 8' OF NEW TREE PLANTING. REROOT DEPTH TO EXTEND THE FULL DEPTH OF ADJACENT CONCRETE. SEE DETAIL 2, SHEET L2.0
C. BURLAP TO BE PARTIALLY REMOVED FROM ROOTBALLS AND TWINE REMOVED ENTIRELY. SEE NOTE SHEET L2.0.
D. MULCH SHOULD NOT TOUCH TREE TRUNK AND VOLCANO MULCHING IS PROHIBITED. SEE NOTES SHEET L2.0.

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

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

State Plane NAD83 OH(1)

SCALE: 1" = 20'

Num	Revision Description	Date	Drwn	Chk

SOUTH FARM SECTION TWO

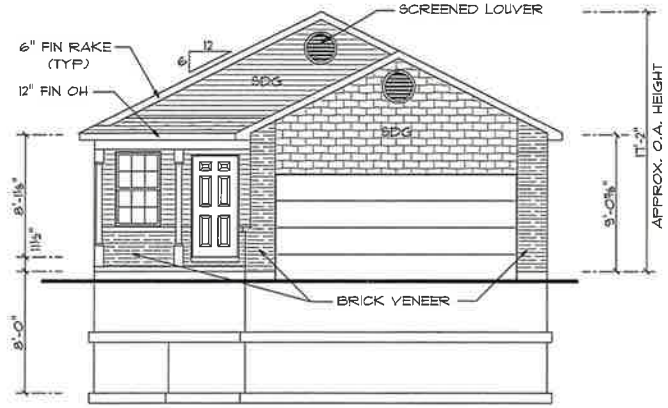
SECTION 34, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

PLANTING PLAN

bayer becker
www.bayerbecker.com
1515 College Park Dr
Dublin, OH 43220 (614) 324-6270

Drawing: 18-0180 LA
Drawn by: HAWAGHILES
Checked by: JEC
Issue Date: 01/24/2020
Sheet: L1.0

Plot date: Jan 24, 2020 - 9:47am
Drawing name: J:\2018\18-0180\LA\DWG\18-0180 LA.dwg - Layout Tab: L1.0



1/1 FRONT ELEV 1/8" = 1'-0"

FOOTING DEPTH IS TO BE MINIMUM 30" BELOW FINISH GRADE OR TO UNDISTURBED EARTH BUILDER IS RESPONSIBLE FOR FOUNDATION FOOTERS AS REQUIRED BY SITE CONDITIONS

2/1 REAR ELEV 1/8" = 1'-0"

Job Name:			
THE ANSALONE RESIDENCE			
Job Address:	LOT # 1409B @ DR. VINTON CT. FAIRFIELD, OHIO 45014		
WO No.	Job No.	Plan No.	Sheet
5708		1-1416	FF / REAR ELEV'S

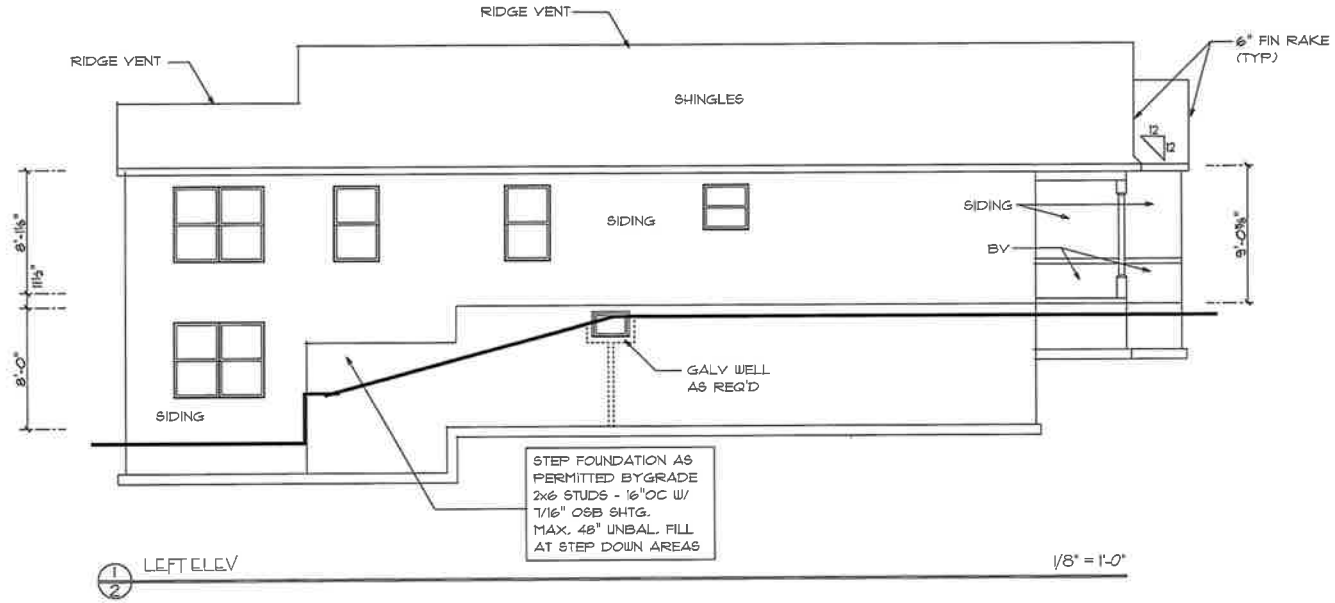
JNB CUSTOM HOMES

5464 WESLEY WAY
HAMILTON, OH 45011
OFF: (513) 892-8749

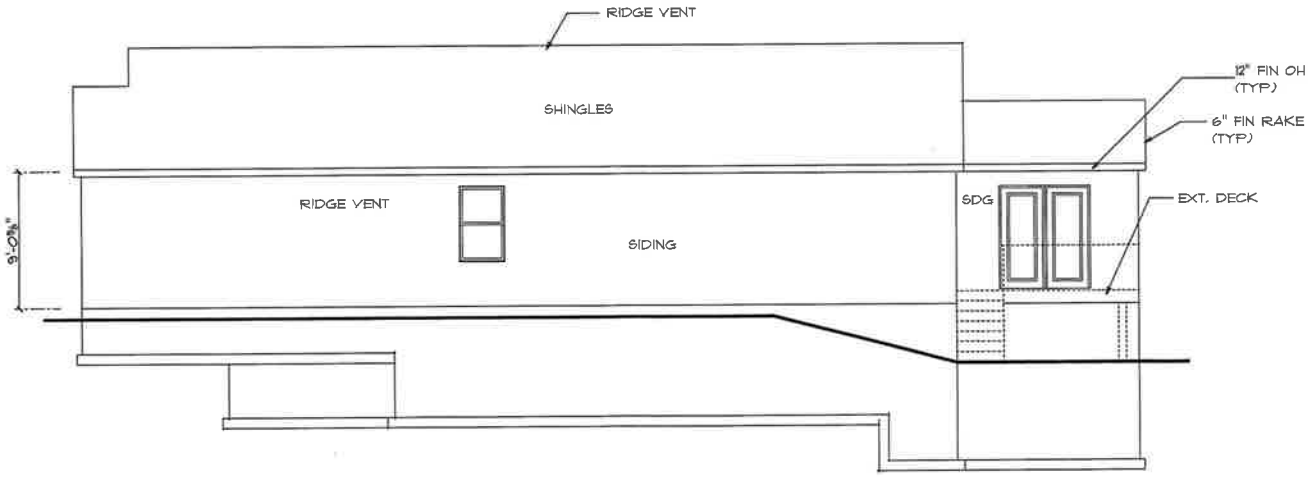
PRINTOUT DATE: July 04, 2017

DATE:	DESCRIPTION:	DRAWN BY:
06/2017	STUDY PLAN	TVG
07/04/17	PERMIT SET	TVG

SHEET NO.



1/2 LEFT ELEV 1/8" = 1'-0"



2/2 RIGHT ELEV 1/8" = 1'-0"

PRINTOUT DATE:		July 04, 2017	SHEET NO.
DATE:	DESCRIPTION:	DRAWN BY:	2
06/2017	STUDY PLAN	TWG	
07/04/17	PERMIT SET	TWG	

JNB CUSTOM HOMES

5464 WESLEY WAY
HAMILTON, OH 45011
OFF: (513) 892-8749

Job Name: THE ANSALONE RESIDENCE

Job Address: LOT # 14083
OLDE WINTON CT.
FAIRFIELD, OHIO 45014

VPD No: 37048 | Job No: | Plan No: H416 | Sheet: SIDE ELEV'S

GUARDRAIL NOTE:
DESIGN LOAD - A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG **THE TOP OF THE GUARDRAIL. GUARD** "IN-FILL" AREA TO BE DESIGNED FOR A LOAD OF 50 POUNDS APPLIED OVER ONE SQ FOOT AREA WITH AN ALLOWABLE LIVE DEFLECTION OF **L/240. THE SPACE BETWEEN THE BALLUSTERS ON** GUARDRAILS TO BE LESS THAN 4" CLEAR.
GUARDRAIL SUPPORT POSTS ARE TO BE MAXIMUM 8'-0" O.C. AND EXTEND DOWN INTO JOIST SPACE. THRU-BOLT W/ 1/2" CARRIAGE BOLTS TO BANDBOARD W/ (2) 1/2" DIAM. BOLTS PER POST.

EMERGENCY EGRESS FROM
EACH SLEEPING ROOM:
MIN. CLEAR OPNG. 5.7 SQ. FT.
(5.0 SQ. FT. AT GRADE)
20" MIN. CLEAR OPNG.WIDTH
24" MIN. CLEAR OPNG. HEIGHT
44" MAX. SILL HEIGHT ABOVE FINISHED FLOOR

WINDOW SUPPLIER TO CONFIRM THAT UNITS SUPPLIED CONFORM TO THESE SPECIFICATIONS

TEMPERED GLASS REQUIREMENTS:
1) ANY GLAZING WITHIN 24" OF ARC OF DOOR W/ BOTTOM EDGE LESS THAN 60" A.F.F.
2) ANY GLAZING 36" HORIZONTALLY FROM INSIDE EDGE OF TUB AND LESS THAN 60" ABOVE LEVEL OF DRAIN
3) ANY GLAZING >9 SQ FT AND <18" A.F.F.

VERIFY FIRESTOPS (AS REQ'D) AT ALL GYPSUM BOARD CEILINGS

CARBON MONOXIDE DETECTOR
C.O.

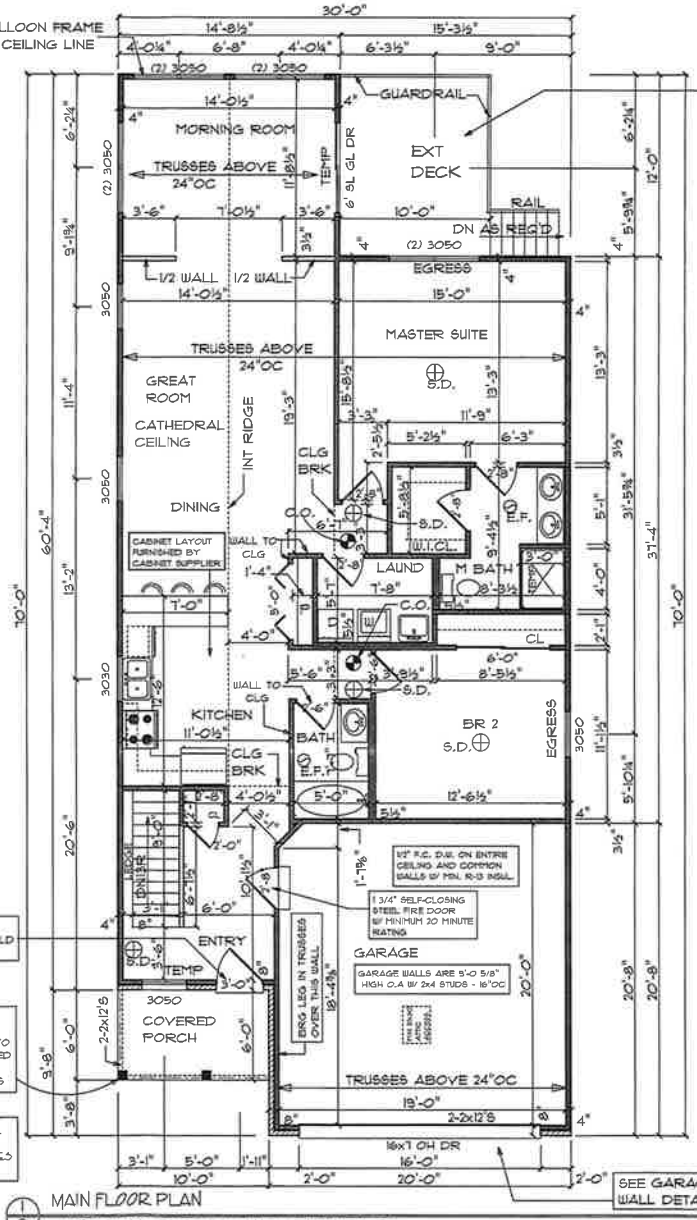
IF A FOSSIL FUEL APPLIANCE IS USED OR IF THERE IS AN ATTACHED GARAGE, THEN A CARBON MONOXIDE DETECTOR IS REQUIRED OUTSIDE EACH SLEEPING AREA, WITH A MINIMUM OF ONE EACH LEVEL OF HOME

MAX. (1) 8 1/4" RISER FROM DOOR **THRESHOLD TO PORCH SLAB**

6x6 PT POST - WRAPPED SUPPLY SIMPSON POST BASE EPBT66T (OR EQUAL) SECURED TO CONCRETE W/ 5/8" ROD IMBEDDED 7" IN CONCRETE. INSTALL PER MANUFACTURER'S SPECIFICATIONS

GENERIC WINDOW OPENING SIZES ARE SHOWN HERE
EX. 3050 = 3'-0" WIDE x 5'-0" HIGH
WINDOW SUPPLIER IS TO PROVIDE PROPER R.O. SIZES AND WINDOW DESIGNATIONS.

BALLOON FRAME TO CEILING LINE



NOTE:
THERE WILL BE NO HOT TUB OR SPA ON THIS STRUCTURE

SEE GARAGE SHEAR WALL DETAIL - SHEET 4

1/8" = 1'-0"

MAIN FLOOR PLAN

ALL WINDOW HEADERS TO BE (2) 2x6's UNLESS OTHERWISE NOTED
ALL EXTERIOR WALLS ARE 2x6's 16" O.C UNLESS NOTED OTHERWISE
ALL INTERIOR WALLS ARE 2x4's 16" O.C UNLESS NOTED OTHERWISE

TOP OF WINDOW OPENINGS AT 7'-0" A.F.F.
CEILINGS ARE 8'-1 1/8" ABOVE FLOOR UNLESS OTHERWISE NOTED.

1416 FT. LIVING AREA THIS LEVEL

SHEET NO. 3

PRINTOUT DATE: July 06, 2017

DATE:	DESCRIPTION:	DRAWN BY:
06/20/17	STUDY PLAN	TWG
07/04/17	PERMIT SET	TWG

JNB CUSTOM HOMES
5464 WESLEY WAY
HAMILTON, OH 45011
OFF: (513) 892-8749

Job Name: THE ANSALONE RESIDENCE
Job Address: LOT # 10065 OLDE WINTON CT. FAIRFIELD, OHIO 45014

VPD No.	Job No.	Plan No.	Sheet:
2/7/06		1416	FLOOR PLAN

TERMITE CONTROL : METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE PRESERVATIVELY TREATED WOOD, NATURALLY TERMITE-RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.

STEP FOUNDATION AS PERMITTED BYGRADE
2x6 STUDS - 16"OC W/ 7/16" OSB SHTG.
MAX. 48" UNBAL. FILL AT STEP DOWN AREAS

EMERGENCY EGRESS FROM
EACH SLEEPING ROOM:
MIN. CLEAR OPNG. 5.7 SQ. FT.
(5.0 SQ. FT. AT GRADE)
20" MIN. CLEAR OPNG.WIDTH
24" MIN. CLEAR OPNG. HEIGHT
44" MAX. SILL HEIGHT ABOVE FINISHED FLOOR

WINDOW SUPPLIER TO CONFIRM THAT UNITS SUPPLIED CONFORM TO THESE SPECIFICATIONS

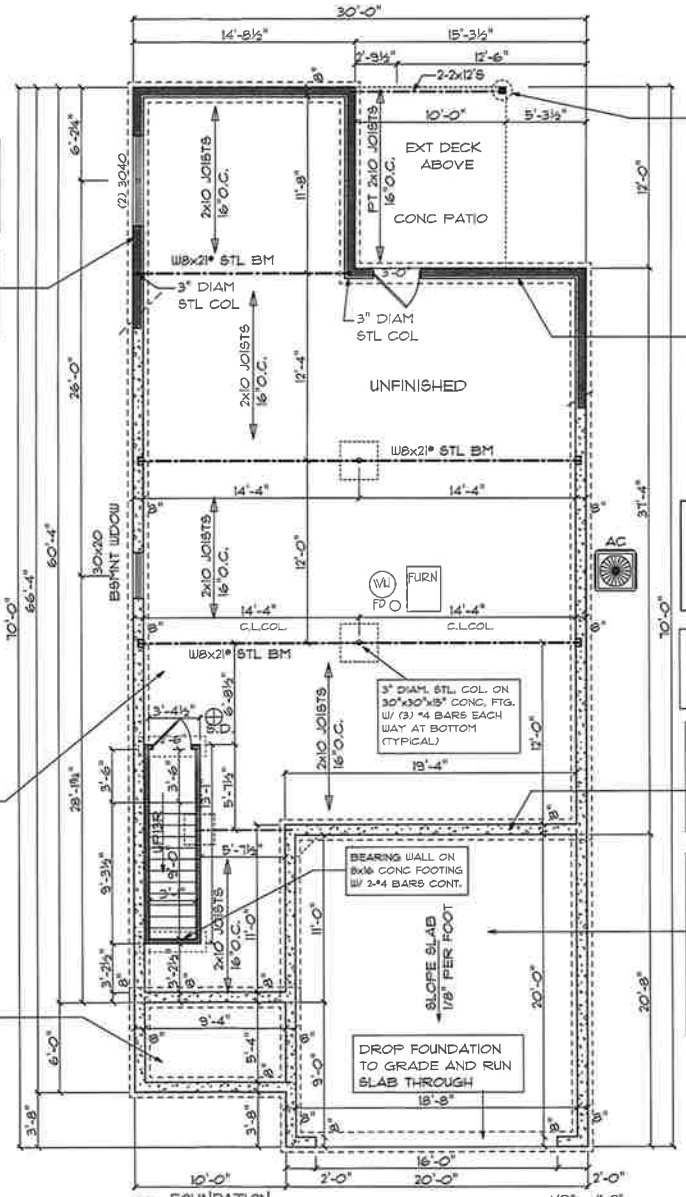
TEMPERED GLASS REQUIREMENTS:
1) ANY GLAZING WITHIN 24" OF ARC OF DOOR W/ BOTTOM EDGE LESS THAN 60" A.F.F.
2) ANY GLAZING 36" HORIZONTALLY FROM INSIDE EDGE OF TUB AND LESS THAN 60" ABOVE LEVEL OF DRAIN
3) ANY GLAZING >9 SQ FT AND <18" A.F.F.

VERIFY FIRESTOPS (AS REQ'D) AT ALL GYPSUM BOARD CEILINGS

BASEMENT AREA
4" CONCRETE SLAB WITH 6x6x10 W.W.M. OVER 8" GRAVEL FILL W/ 6 MIL. VAPOR BARRIER. CONTROL JOINTS AT 30' MAX. EACH DIRECTION FOUNDATION WALLS TO BE WATERPROOFED WITH DOUBLE-COAT POLY-MODIFIED ASPHALT WATERPROOFING SPRAY.
MINIMUM R=6.0 INSULATION ON ALL FOUNDATION WALLS TO A POINT AT LEAST 30" BELOW LOWEST OUTSIDE GRADE

UNEXCAVATED
4" CONCRETE SLAB OVER 4" GRAVEL FILL

ELECTRICAL GROUNDING OF FOUNDATION REBAR
REQUIRED REBAR AS SHOWN AND NOTED ON HOUSE PLAN. ALL REBAR IS TO BE GROUNDED WITH A #JDL1 DIRECT BURIEL GROUND CLAMP WITH #4 BARE COPPER WIRE. ALL REBAR IN FOOTING IS 20' LENGTHS TIED WITH STEEL WIRE TIES AS REQUIRED TO FORM A CONTINUOUS BOND AT FOOTERS.



6x6 PT POST SET ON GALV. BASE ANCHOR FASTENED TO 16" DIAM. CONC. PIER - MIN. 30" BELOW GRADE LINE (TYPICAL)

2"x24" PERIMETER INSULATION AT WALKOUT TYPICAL

GENERIC WINDOW OPENING SIZES ARE SHOWN HERE
EX. 3050 = 3'-0" WIDE x 5'-0" HIGH
WINDOW SUPPLIER IS TO PROVIDE PROPER R.O. SIZES AND WINDOW DESIGNATIONS

NOTE: MINIMUM FINISH CEILING HEIGHT TO BE 7'-0", W/ MINIMUM 6'-6" HEIGHT AT DROPS, BEAMS, ETC. (MAXIMUM IF 50% OF FINISHED AREA)

FOUNDATION ANCHOR BOLTS BETWEEN GARAGE AND BASEMENT:
1/2" DIAM BOLT, IMBED 8" MIN @ 32" O.C.
2 BOLTS PER SECTION OF PLATE
MAX 12" FROM END OF EACH SECTION
ONE EACH SIDE OF DOOR OPNGS

4" CONCRETE SLAB OVER 8" WASHED GRAVEL FILL.
SLOPE SLAB MIN 1/8" TO 1/4" PER FOOT TOWARDS DOOR(S)

IF FLOOR DRAINS ARE USED IN GARAGE, SLOPE SLAB TO DRAINS. DESTINATION OF ALL GARAGE FLOOR DRAINS (IF USED) INTO SANITARY SEWERS.

1/4 FOUNDATION 1/8" = 1'-0"

TOP OF WINDOW OPENINGS AT 7'-0" A.F.F.
ALL WINDOW HEADERS TO BE (2) 2x10's UNLESS OTHERWISE NOTED
8" POURED CONCRETE WALLS ON 8" X 16" FOOTINGS (SEE DETAIL SHEET)

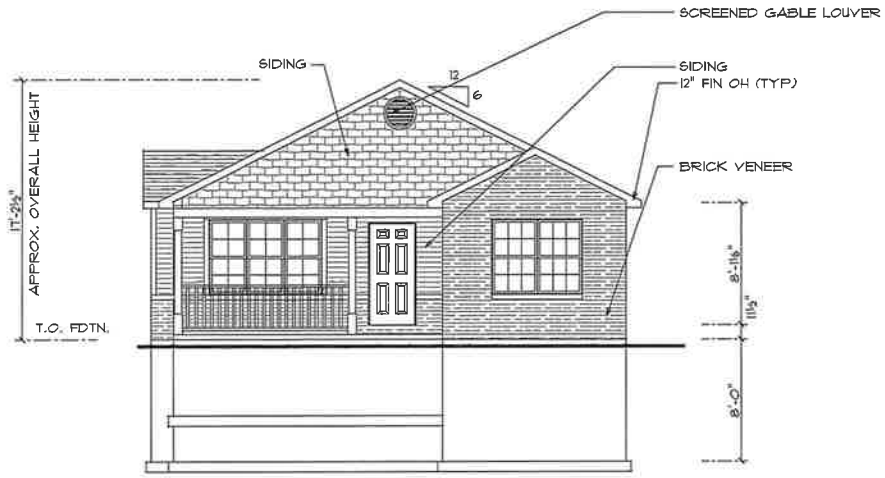
SHEET NO. 4

PRINTOUT DATE: July 04, 2017

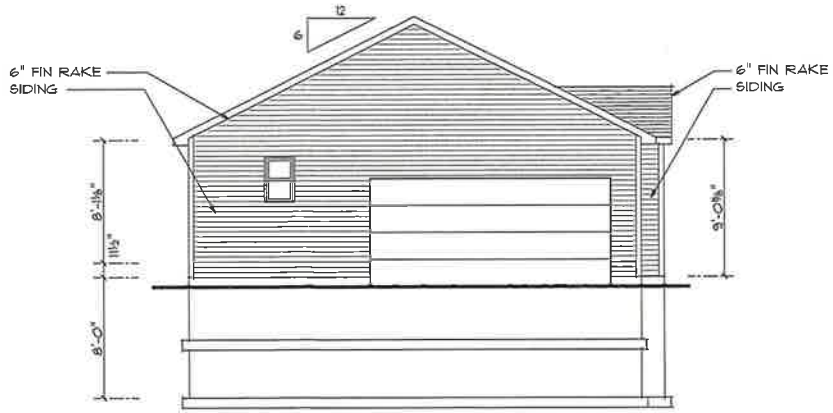
DATE:	DESCRIPTION:	DRAWN BY:
06/21/17	STUDY PLAN	TVG
07/04/17	PERMIT SET	TVG

JNB CUSTOM HOMES
5464 WESLEY WAY
HAMILTON, OH 45011
OFF: (513) 892-8749

Job Name: THE ANSALONE RESIDENCE
Job Address: LOT # 10083, OLDE WINTON CT, FAIRFIELD, OHIO 45014
VPID No.: 57083 | Job No.: 14416 | Plan No. | Sheet: FOUNDATION



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



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

Job Name: MARY DESSEAU RESIDENCE

Job Address: 5824 OLDE WINTON LANE
OLDE WINTON
FAIRFIELD, OHIO 45014

VPD No. 4/1/22 | Job No. | Plan No. 1-1180 | Sheet: FT / REAR ELEV'S

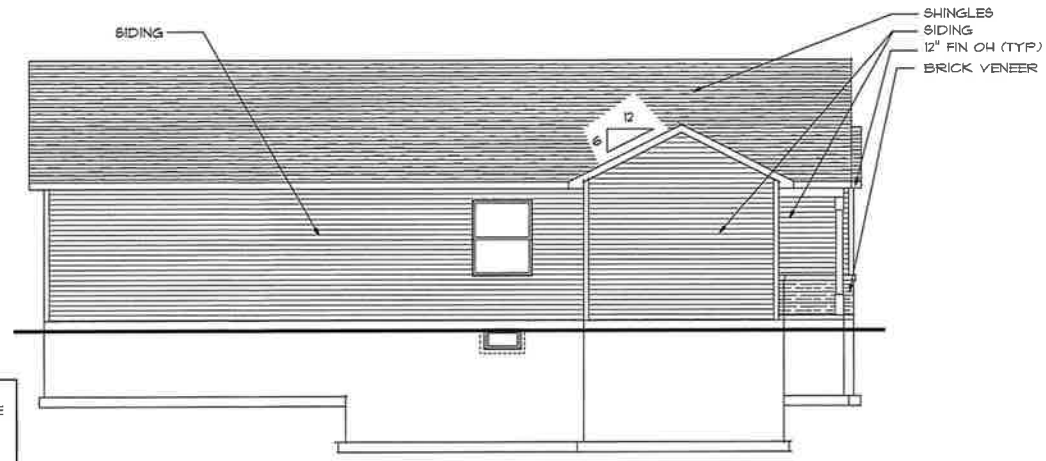
JNB CUSTOM HOMES

5464 WESLEY WAY
HAMILTON, OH 45011
OFF: (513) 892-8149

PRINTOUT DATE: September 17, 2018

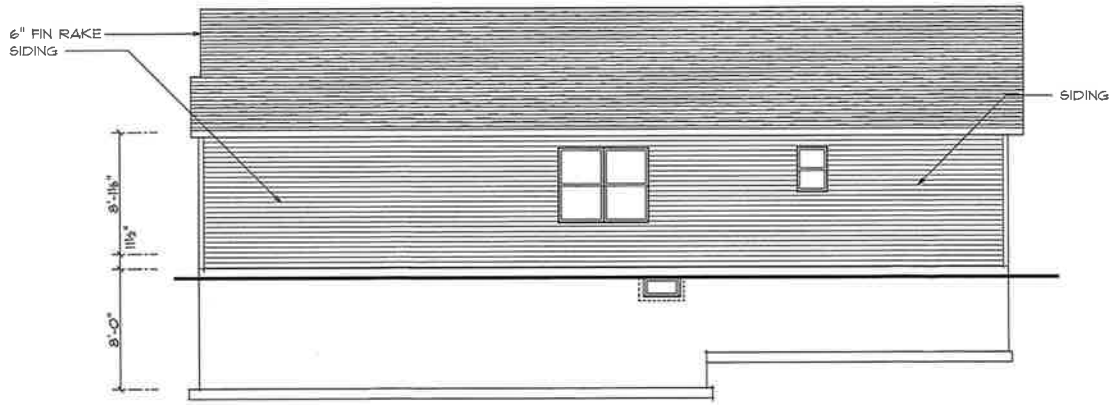
DATE:	DESCRIPTION:	DRAWN BY:
06/21/18	PERMIT SET	TMG
09/13/18	BLDG DEPT REV'S	TMG
09/16/18	BLDG DEPT REV'S	TMG

SHEET NO. 1



FOOTING DEPTH IS TO BE MINIMUM 30" BELOW FINISH GRADE OR TO UNDISTURBED EARTH BUILDER IS RESPONSIBLE FOR FOUNDATION FOOTERS AS REQUIRED BY SITE CONDITIONS

1/2 LEFT ELEVATION 1/8" = 1'-0"



2/2 RIGHT ELEVATION 1/8" = 1'-0"

PRINTOUT DATE: September 17, 2018

DATE:	DESCRIPTION:	DRAWN BY:
06/21/18	PERMIT SET	TMG
09/13/18	BLDG DEPT REV'S	TMG
09/16/18	BLDG DEPT REV'S	TMG

SHEET NO. 2

JNB CUSTOM HOMES
5464 WESLEY WAY
HAMILTON, OH 45011
OFF: (513) 892-8149

Job Name: MARY DESSEAU RESIDENCE
Job Address: 5924 OLDE WINTON LANE
OLDE WINTON
FAIRFIELD, OHIO 45014
VPO No. 4-1022
Job No/Plan No. 1-1180
Sheet: SIDE ELEVS

SEE GARAGE SHEAR WALL DETAIL - SHEET5

IN GARAGE AREA:
1/2" F.C. D.W. ON ENTIRE CEILING AND COMMON WALLS W/ MIN. R-13 INSUL.

GARAGE WALLS ARE 8'-1 1/8" HIGH O.A W/ 2x4 STUDS - 16"OC

CARBON MONOXIDE DETECTOR
C.O.

IF A FOSSIL FUEL APPLIANCE IS USED OR IF THERE IS AN ATTACHED GARAGE, THEN A CARBON MONOXIDE DETECTOR IS REQUIRED OUTSIDE EACH SLEEPING AREA, WITH A MINIMUM OF ONE EACH LEVEL OF HOME

EMERGENCY EGRESS FROM EACH SLEEPING ROOM:
MIN. CLEAR OPNG. 5.7 SQ. FT.
(5.0 SQ. FT. AT GRADE)
20" MIN. CLEAR OPNG.WIDTH
24" MIN. CLEAR OPNG. HEIGHT
44" MAX. SILL HEIGHT ABOVE FINISHED FLOOR

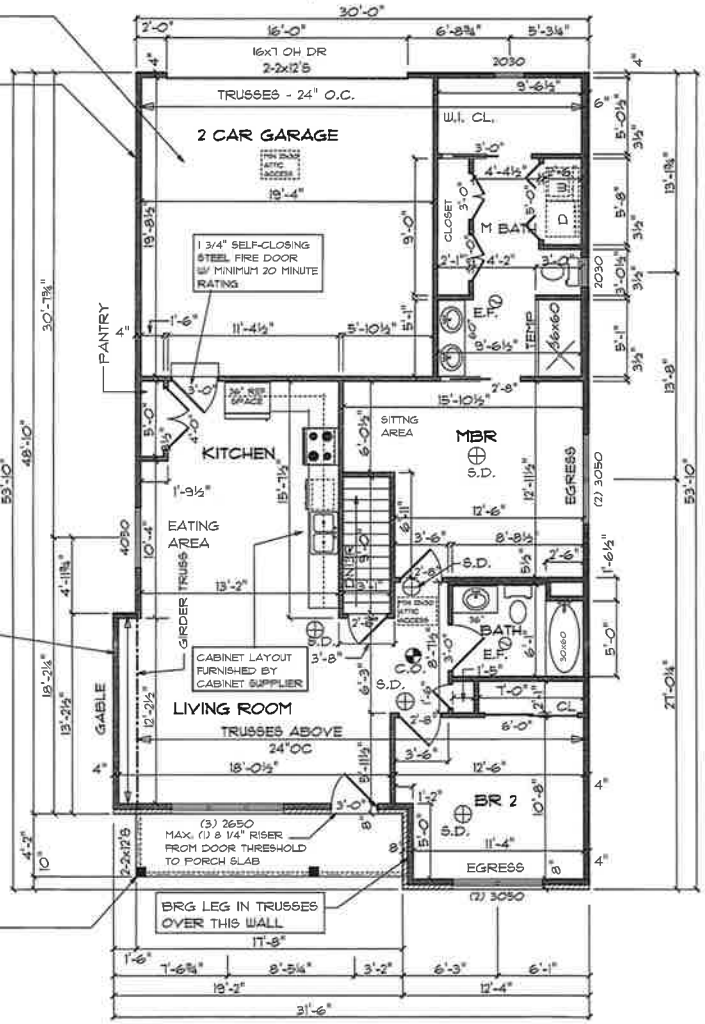
WINDOW SUPPLIER TO CONFIRM THAT UNITS SUPPLIED CONFORM TO THESE SPECIFICATIONS

TEMPERED GLASS REQUIREMENTS:
1) ANY GLAZING WITHIN 24" OF ARC OF DOOR W/ BOTTOM EDGE LESS THAN 60" A.F.F.
2) ANY GLAZING 36" HORIZONTALLY FROM INSIDE EDGE OF TUB AND LESS THAN 60" ABOVE LEVEL OF DRAIN
3) ANY GLAZING >9 SQ FT AND <18" A.F.F.

VERIFY FIRESTOPS (AS REQ'D) AT ALL GYPSUM BOARD CEILINGS

1 HR FIREWALL REQ'D AT ALL SIDES OF ENTIRE BUMP-OUT (WALLS AND BANDBOARD)
5/8" F.C DRYWALL INSIDE AND 5/8" F.C. DRYWALL OUTSIDE AND UP OVER FACE OF GABLE W/ PLYWOOD SHTG OVER, PROVIDE FIRESTOP AT SOFFITS TO PREVENT HORIZONTAL DRAFT.

6X6 PT POST CONT. TO BEARING BOX FRAME TO 8" SUPPLY SIMPSON POST BASE EPBT66T (OR EQUAL) SECURED TO CONCRETE W/ 5/8" ROD IMBEDDED 7" IN CONCRETE. INSTALL PER MANUFACTURER'S SPECIFICATIONS



GENERIC WINDOW OPENING SIZES ARE SHOWN HERE
EX: 3050 = 3'-0" WIDE x 5'-0" HIGH
WINDOW SUPPLIER IS TO PROVIDE PROPER R.O. SIZES AND WINDOW DESIGNATIONS.

1/3 MAIN FLOOR PLAN 1/8" = 1'-0"

1180 SQ. FT. LIVING AREA

TOP OF WINDOW OPENINGS AT 7'-0" A.F.F.
ALL WINDOW HEADERS TO BE (2) 2x10's UNLESS OTHERWISE NOTED
CEILINGS ARE 8'-1 1/8" ABOVE FLOOR UNLESS OTHERWISE NOTED.

SHEET NO. 3

PRINTOUT DATE: September 17, 2018

DATE:	DESCRIPTION:	DRAWN BY:
06/21/18	PERMIT SET	TMG
08/13/18	BLDG DEPT REV'S	TMG
09/16/18	BLDG DEPT REV'S	TMG

JNB CUSTOM HOMES
5464 WESLEY WAY
HAMILTON, OH 45011
OFF: (513) 892-8149

Job Name: MARY DESSEAU RESIDENCE
Job Address: 5924 OLDE WINTON LANE
OLDE WINTON
FAIRFIELD, OHIO 45014

YYYD No.	Job No.	Plan No.	Sheet:
4'0'32		1-1180	FLOOR PLAN

4"x6" NOTCH TO GAR SLAB FOR GARAGE DOOR BUCKS AND HDWE CLEARANCE

FOUNDATION ANCHOR BOLTS BETWEEN GARAGE AND BASEMENT: 1/2" DIAM BOLT, IMBED 8" MIN @ 32" O.C. 2 BOLTS PER SECTION OF PLATE MAX 12" FROM END OF EACH SECTION ONE EACH SIDE OF DOOR OPNGS

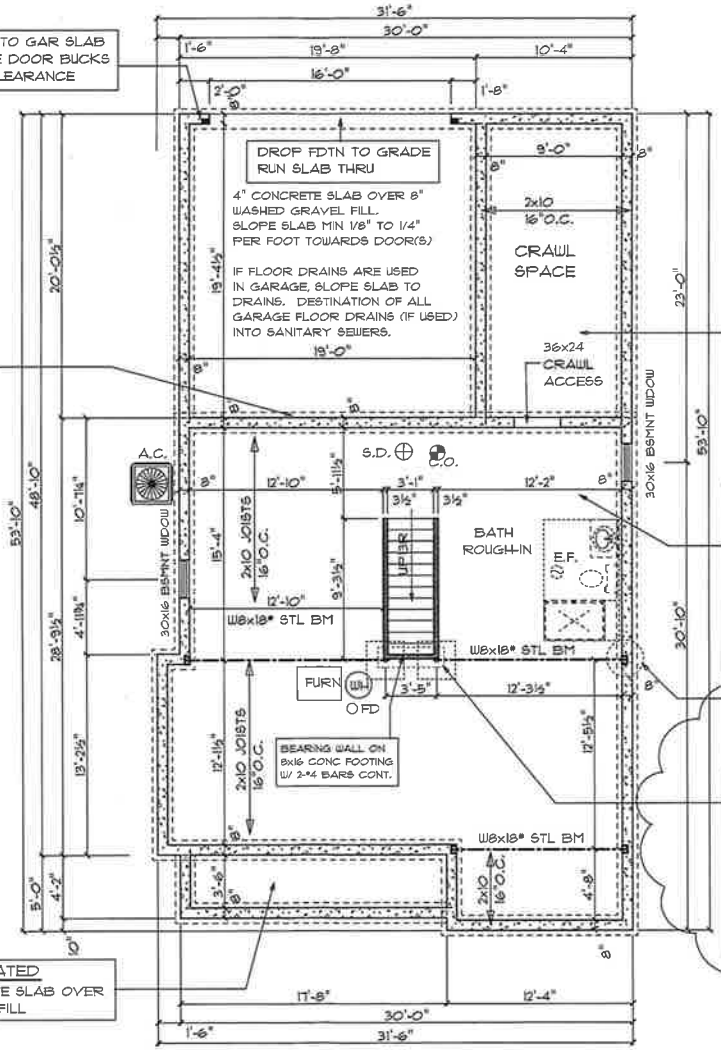
ELECTRICAL GROUNDING OF FOUNDATION REBAR REQUIRED REBAR AS SHOWN AND NOTED ON HOUSE PLAN. ALL REBAR IS TO BE GROUNDED WITH A #JDL1 DIRECT BURIEL GROUND CLAMP WITH #4 BARE COPPER WIRE. ALL REBAR IN FOOTING IS 20' LENGTHS TIED WITH STEEL WIRE TIES AS REQUIRED TO FORM A CONTINUOUS BOND AT FOOTERS.

TERMITE CONTROL : METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE PRESERVATIVELY TREATED WOOD, NATURALLY TERMITE-RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.

CARBON MONOXIDE DETECTOR
C.O.

IF A FOSSIL FUEL APPLIANCE IS USED OR IF THERE IS AN ATTACHED GARAGE, THEN A CARBON MONOXIDE DETECTOR IS REQUIRED OUTSIDE EACH SLEEPING AREA, WITH A MINIMUM OF ONE EACH LEVEL OF HOME

UNEXCAVATED
4" CONCRETE SLAB OVER 4" GRAVEL FILL



FOUNDATION 1/8" = 1'-0"
4
8" POURED CONCRETE WALLS

CRAWL SPACE
6 MIL VAPOR BARRIER OVER MINIMUM 4" GRAVEL FILL
INSULATE JOISTS W/ R-19 BATT. INSULATION
HOLD MINIMUM 18" CLEARANCE UNDER JOISTS

R-10 FOIL FACE INSULATION ON INSIDE FACE OF FOUNDATION WALLS IN CRAWL SPACE (TYP)

TYPICAL 8" THICK BY 36" HIGH (MINIMUM) CONCRETE FOUNDATION WALL W/ (2) #4'S TOP AND BOTTOM ON 8" x 16" CONCRETE FOOTING W/ (2) #4'S CONTINUOUS
FOOTING DEPTH IS TO BE MINIMUM 30" BELOW FINSH GRADE AT EXTERIOR AND MINIMUM 18" BELOW GRADE INSIDE CRAWL SPACE
TYPICAL

BASEMENT AREA

4" CONCRETE SLAB OVER 6" GRAVEL FILL W/ 6 MIL. VAPOR BARRIER. CONTROL JOINTS AT 30' MAX. EACH DIRECTION
FOUNDATION WALLS TO BE WATERPROOFED WITH DOUBLE-COAT POLY-MODIFIED ASPHALT WATERPROOFING SPRAY.
MINIMUM R=10 INSULATION ON ALL FOUNDATION WALLS INSIDE TOP OF WALL TO SLAB.

SEE DETAIL SHEET 6 FOR STEEL BM CONNECTION AT POCKET (TYP)

3" DIAM. STL. COL. ON 30"x30"x15" CONC. FTG. W/ (3) #4 BARS EACH WAY AT BOTTOM OF FTG. WELD TOP PLATE OF COL TO BOTT OF STEEL BM AND SECURE BOTT. OF COLUMN TO SLAB OR COLUMN PAD W/ (4) 1/2" BOLTS (TYPICAL)

SHEET NO. 4

PRINTOUT DATE: September 17, 2018

DATE:	DESCRIPTION:	DRAWN BY:
06/21/18	PERMIT SET	TUG
09/13/18	BLDG DEPT REV'S	TUG
09/16/18	BLDG DEPT REV'S	TUG

JNB CUSTOM HOMES
5464 WESLEY WAY
HAMILTON, OH 45011
OFF: (513) 892-8749

Job Name: MARY DESSEAU RESIDENCE
Job Address: 5824 OLDE WINTON LANE
OLDE WINTON
FAIRFIELD, OHIO 45014

VPO No.	Job No.	Plan No.	Sheet:
4-2022		1-1180	FOUNDATION

Date: January 23, 2020

Description: South Farm - Section Two

Location: City of Oxford,
Butler County, Ohio

Situated in the State of Ohio, Congress Lands West of the Miami River, Section 34, Town 5, Range 1, City of Oxford, Butler County and being the dedicated roadways of Roberts Drive and Hoover Drive and all of Lots 3696-3708 of the Replat for South Farm, Section 2 & 2A as recorded in Official Record 7959, Page 1551 of the Butler County, Ohio Recorder's Office and part of Lot 3695 of The Final Plat For South Farm, Section 3 as recorded in Official Record 7951, Page 589 of the Butler County, Ohio Recorder's Office and being further described as follows:

Beginning at the southwest corner of Lot 2892 of South Farm, Section 1 as recorded in Plat Envelope 2357, Page "A" of the Butler County, Ohio Recorder's Office and being the northwest corner of Part Lot 2821 and being the lands of Jonathan V. Lodder as recorded in Official Record 8995, Page 1056 of the Butler County, Ohio Recorder's Office and being the **True Point of Beginning**;

thence, leaving the southwest corner of said South Farm, Section 1 and with the westerly boundary of said lands of Jonathan V. Lodder, South 48° 37' 33" West, 64.01 feet;

thence, South 02° 58' 19" West, 203.17 feet to the southwest corner of said lands of Jonathan V. Lodder and being on the northerly boundary of Part Lot 2821 and being the lands of Talawanda School District Board of Education as recorded in Official Record 6978, Page 2200 of the Butler County, Ohio Recorder's Office;

thence, leaving the southwest corner of said lands of Jonathan V. Lodder and with the northerly boundary of said lands of Talawanda School District Board of Education as recorded in Official Record 6978, Page 2200 and as recorded in Official Record 7861, Page 23 of the Butler County, Ohio Recorder's Office, North 87° 01' 41" West, 422.12 feet;

thence, leaving the northerly boundary of said lands of Talawanda School District Board of Education as recorded in Official Record 6978, Page 2200 and on a new division line through said Lot 3695 for the following five courses:

1) North 02° 58' 19" East, 418.78 feet;

2) North 20° 14' 10" East, 60.00 feet;

3) with a curve to the left, having a central angle of 15° 17' 30", a radius of 322.00 feet, an arc length of 85.94 feet, and a chord bearing and distance of South 77° 24' 35" East, 85.68 feet;

4) North 00° 44' 45" West, 135.57 feet;

5) North 77° 49' 39" East, 216.52 feet to the easterly boundary of said Lot 3695;

thence, leaving said new division line and with the easterly boundary of said Lot 3695, South 03° 15' 17" West, 131.14 feet to the northerly right of way of Roberts Drive;

thence, leaving the easterly boundary of said Lot 3695 and with the northerly right of way of said Roberts Drive, North 57° 47' 03" East, 52.69 feet;

thence, continuing with said northerly right of way of said Roberts Drive, South 03° 36' 43" East, 5.70 feet to the northerly right of way of said Roberts Drive and being on the westerly boundary of said South Farm, Section 1;

thence, with the westerly boundary of said South Farm, Section 1, South 20° 55' 13" East, 208.72 feet;

thence, continuing with the westerly boundary of said South Farm, Section 1, South 05° 49' 43" East, 247.00 feet to the **True Point of Beginning** containing 296,786 square feet or 6.813 acres of land, more or less.

View from the center of Roberts Dr. facing west towards future development.

View from east property line north of Roberts Dr. facing north.

View from east property line north of Roberts Dr. facing south.

View from north property line facing west.

View from the north property line facing south towards future development.

View from the north property line facing southeast towards future development.

View from the west property line facing north.

View from the west property line facing east.

View from the center of the property of the future development facing east.

View from the center of the property of the future development facing south.

View from the center of the property of the future development facing north.

View from the center of the property towards the south end of the future development facing south.

View from Roberts Dr extended facing back east towards Roberts Dr.

View from the south end of the future street facing north.

View from the end of Roberts Dr. facing east along Roberts Dr.

OLDE WINTON

CUSTOM GARDEN HOMES
HASSLE-FREE LIVING IN FAIRFIELD

COLDWELL BANKER
WEST SHELL

JNB

STARTING AT $160,000

Built by JNB Custom Homes, LLC

HOA | $99 Monthly | Mowing | Snow Removal | Landscape Management

The Schneider Group | "Don't Make a Move Without Us"
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Matt Schneider, Realtor | matt.schneider@cbws.com | 513-377-2326

THE SCHNEIDER Group

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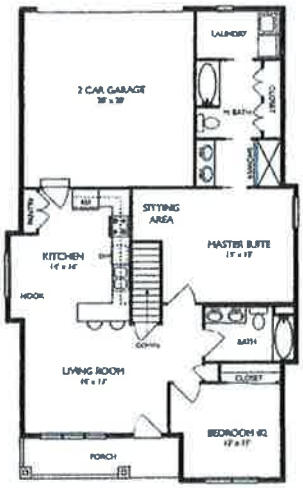
OLDE WINTON GARDEN HOMES
THREE MODELS AVAILABLE

All Models | First Floor Master | 2-car Garage | 2 Full Baths
First Floor Laundry | Porch or Patio | Custom Finishes

THE BETSY

2 Bedroom | Ranch Style
Starts at approx. 1150 square feet

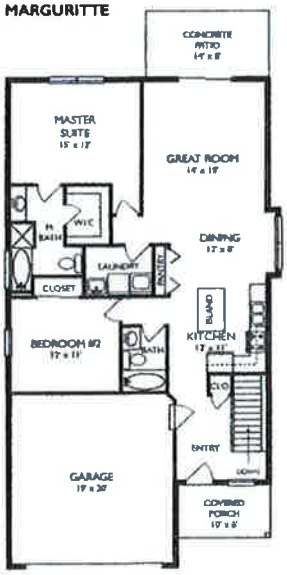
BETSY



THE MARGUERITE

2 Bedroom | Ranch Style
Starts at approx. 1210 square feet

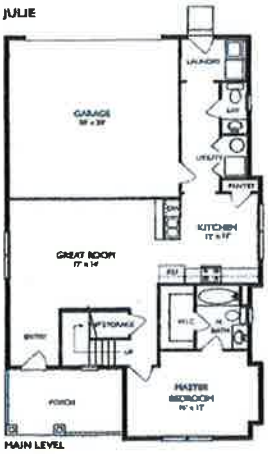
MARGURITTE



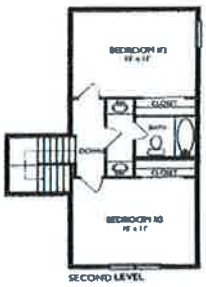
THE JULIE

3 Bedroom | 2 Story
Starts at approx. 1300 Square Feet

JULIE



MAIN LEVEL



SECOND LEVEL

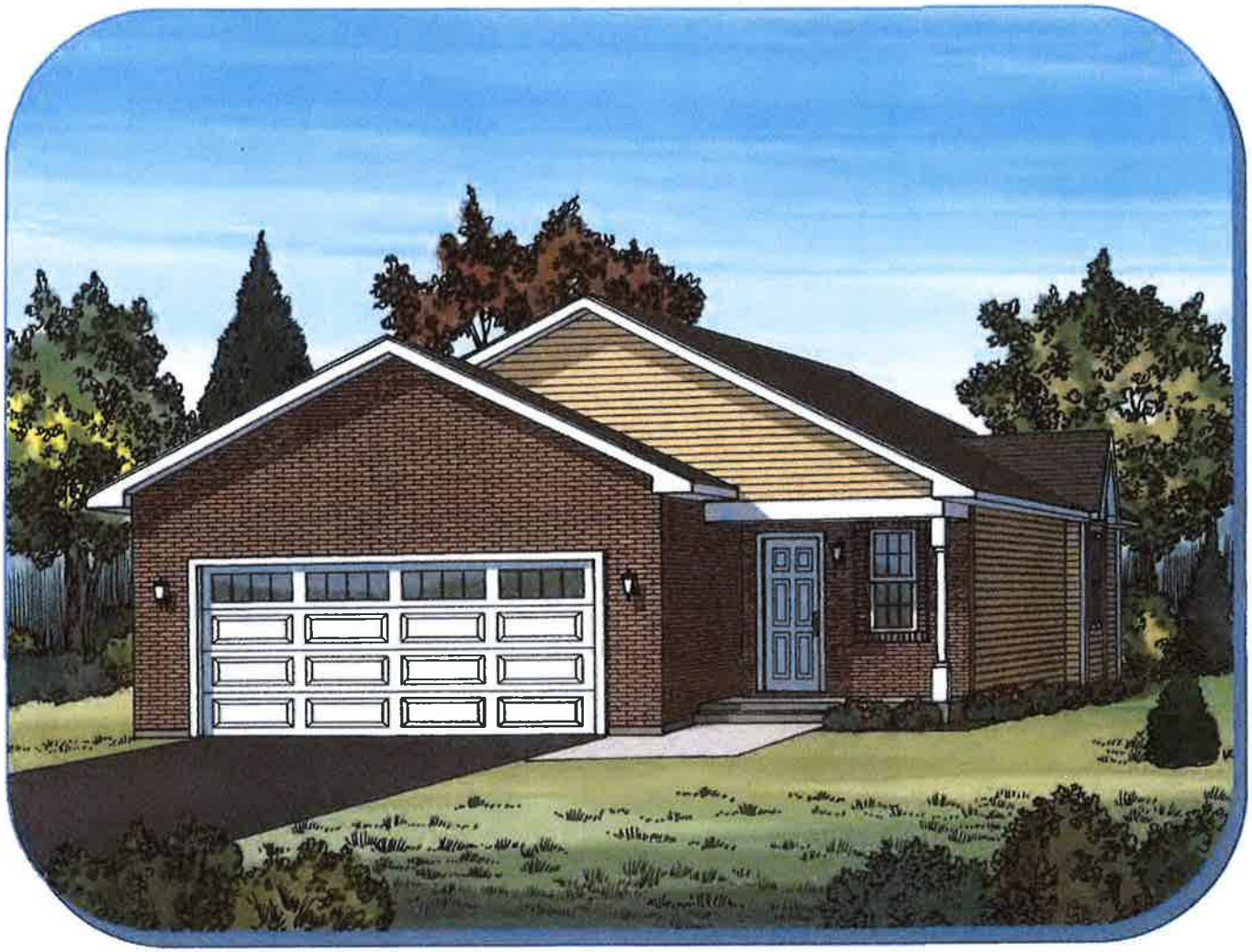
Note: Bump-outs on the floor plans are extra features and not included in the base price.

COLDWELL BANKER

WEST SHELL

OLDE WINTON

CUSTOM GARDEN HOMES
HASSLE-FREE LIVING IN FAIRFIELD



MARGUERITE

Ranch Style | Two Bedroom | First Floor Laundry

The Schneider Group | "Don't Make a Move Without Us"
Clare Schneider, Realtor, SRS | clare.schneider@cbws.com | 513-377-2325
Matt Schneider, Realtor | matt.schneider@cbws.com | 513-377-2326

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MARGUERITE

2 Bedroom Ranch

Master Suite with Attached Bath

Great Room

Dining Room

First Floor Laundry

Front Entry Garage

Covered Front Porch

Rear Patio

Basement

Starts at Approx 1210 Sq Ft

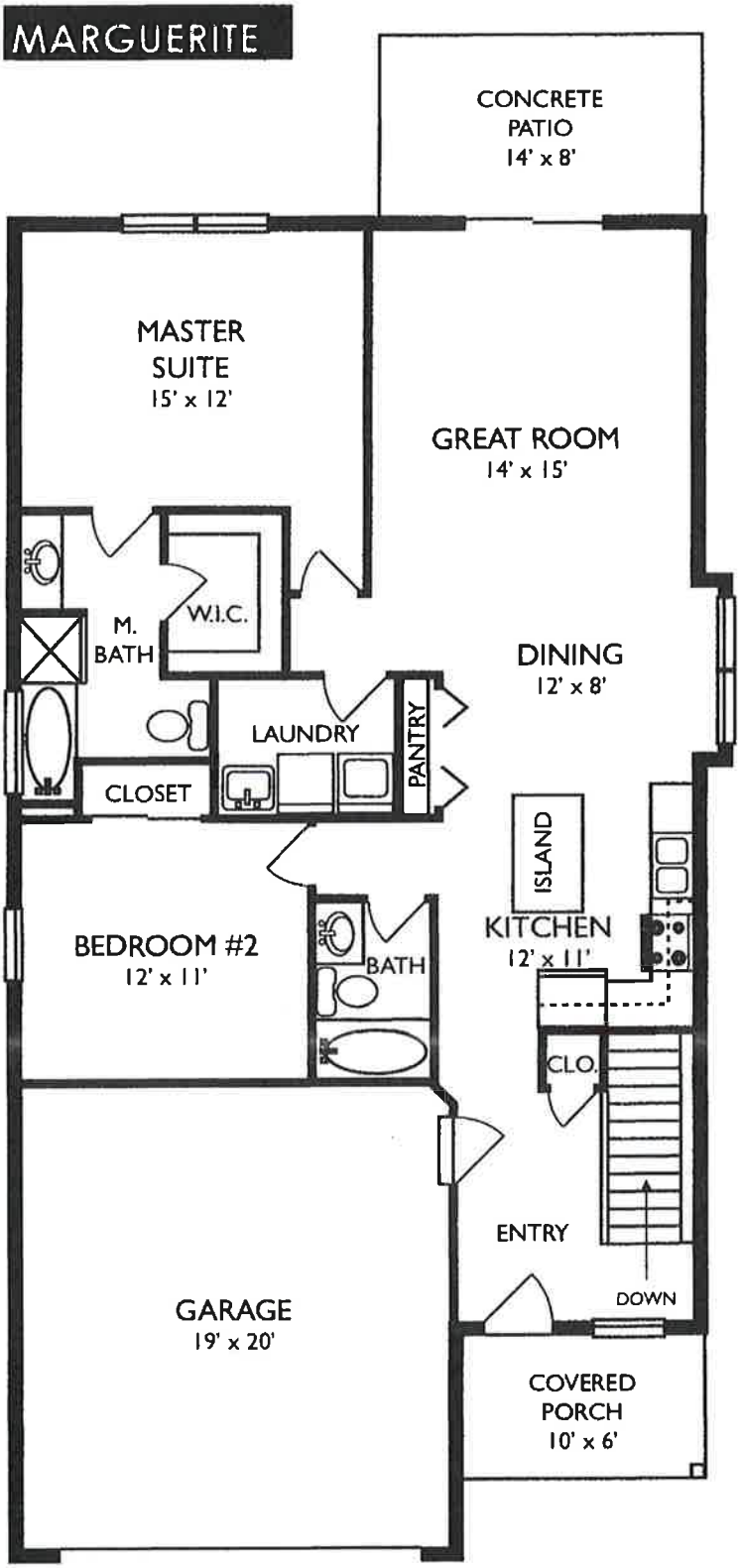
$99 per month HOA

Includes Snow Removal, Mowing and Landscape Management

Built by JNB Custom Homes, LLC

Base Price $195,450

Note: Bump-outs on the floor plan are extra features and not included in the base price.



COLDWELL BANKER

WEST SHELL

BY-LAWS

(CODE OF REGULATIONS)

OF

SOUTH FARM HOMEOWNERS' ASSOCIATION

The within By-Laws are executed and attached to the Declaration of Homeowners for the homes at South Farm ("Declaration") pursuant to Chapter 5312, Ohio Revised Code. Their purpose is to govern the Homeowners' Association. All present or future Owner, occupant, or their employees, or any other persons who might use the property or facilities of the Property in any manner, shall be subject to the covenants, provisions or regulations contained in the Declaration and these By-Laws and shall be subject to any restrictions, condition, or regulation hereafter adopted by the Board of Trustees of the Association. The mere acquisition or rental of any of the Lots located on the Property described in the Declaration, or the mere act of occupancy of any of the Lots will constitute acceptance and ratification of the Declaration and these By-Laws. These By-Laws will constitute the Code of Regulations of the Ohio nonprofit corporation called South Farm Homeowners' Association.

ARTICLE I: DEFINITIONS

All the terms used herein shall have the same meanings as set forth in the Declaration recorded simultaneously herewith with the Recorder of Butler County, Ohio.

ARTICLE II: OFFICES

Section 1: *Principal Office*. The principal office of the Association shall be located in Oxford, Butler County, Ohio.

Section 2: *Other Offices*. The Association may have such other offices, either within or without the State of Ohio, as the Trustees may designate or as the business of the Association may require from time to time.

ARTICLE III: FISCAL YEAR

Section 1: *First Year*. Unless otherwise designated by resolution of the Trustees, the first fiscal year of the Association after the adoption of this Code of Regulations shall end on December 31, 2020.

Section 2: *Subsequent Years*. Subsequently, the fiscal year of the Association shall commence on the first day of January in each year and end on the last day of the following December, or be such other period as the Trustees may designate by resolution.

ARTICLE IV: THE ASSOCIATION

Section 1: *Membership*. Membership in the Association shall be limited to Owners, and all Owners shall be members. Each Owner, upon acquisition of title to a Lot, shall automatically become a member of the Association. Membership shall terminate upon the sale or other disposition of the Lot. In the case of the sale of any Lot by means of a Land Installment Contract, the Vendor may assign his or her membership in the Association to the Vendee.

Section :. *Voting Rights*. Each Lot shall have one vote.

Section 3: *Proxies*. An Owner may vote in person or by proxy at any meeting of Owners. All proxies shall be in writing and filed with the Secretary of the Association prior to the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by an Owner of his or her Lot.

Section 4: *Quorum*. The Owners present, in person or by proxy, at any duly called and noticed meeting of the Owners, shall constitute a quorum for such meeting.

Section 5: *Voting Power*. Except as otherwise provided in any organizational documents for the Association, or by law, a majority of the voting power of Owners voting on any matter that may be determined by the Owners at a duly called and noticed meeting shall be sufficient to determine that matter. Robert's Rules of Order shall apply to the conduct of all meetings of the Owners except as otherwise specifically provided in the organizational documents of the Association or by law.

Section 6: *Annual Meetings*. Regular annual meetings of the Owners shall be held in the first calendar quarter of each year hereafter on a date and at an hour established by the Board.

Section 7: *Special Meetings*. Special meetings of the Owners may be called at any time by the President, by the Board, or upon written request of Owners entitled to exercise fifty percent (50%) of the voting power of Owners, or when required by law.

Section 8: *Notice of Meetings*. Written notice of each meeting of Owners shall be given to each Owner at least five (5) days before such meeting. Notice shall be mailed, emailed or delivered to an Owner at their address, or a different address designated by the Owner for that purposes, in writing. The notice shall specify the place and time of the meeting and in the case of a special meeting, the purpose of the meeting.

Section 9: *Action in Writing Without a Meeting*. Any action that could be taken by Owners at a meeting may be taken without a meeting in a writing or writings singed by the Owners having a majority of the voting power of Owners, or such greater proportion of the voting power as may be required by the Association documents or by law.

ARTICLE V: BOARD OF TRUSTEES

Section 1: *Number and Qualification*. The Board of Trustees shall consist of three persons. The initial Trustees shall be those three persons named as the Trustees in the Articles of Incorporation or such other person or persons as may from time to time be substituted by the Declarant.

Section 2: *Interim Trustees*. Until such time as the Owners have assumed control of the Association, the Trustees shall be selected as provided in Article V of the Declaration.

Section 3: *Terms of Office*. Each Trustee shall hold office until the next annual meeting of the members of the Association and until his or her successor is elected, or until his or her earlier resignation, removal from office or death. Any Trustee may resign at any time by delivering his or her written resignation to the Secretary of the Association. Members of the Board shall serve without compensation.

Section 4: *Organizational Meeting*. Immediately after each annual meeting of the members of the Association, the Trustees shall hold an organizational meeting for the purpose of electing officers and transacting any other business. Notice of such meeting need not be given.

Section 5: *Regular Meetings*. Regular meetings of the Trustees may be held at such times and places as shall be determined by a majority of the Trustees, but at least one time per fiscal year.

Section 6: *Special Meetings*. Special meetings of the Trustees may be held at any time upon call by any one (1) Trustee. Notice of the time and place of each meeting shall be given to each Trustee by mail, email, or telephone call at least two (2) days before the meeting. Attendance of any Trustee at any meeting without protesting the lack of proper notice shall be deemed to be a waiver of notice of such meeting. Unless otherwise indicated in the notice, any business may be transacted at any organizational, regular or special meeting.

Section 7: *Quorum*. A majority of the Trustees shall constitute a quorum.

Section 8: *Action in Writing Without Meeting*. Any action that could be taken by the Trustees at a meeting may be taken without a meeting in writing or writings signed by all of the Trustees.

Section 9: *Removal of Trustees*. At any meeting of members of the Association any one or more of the Trustees selected by the members may be removed without or without cause by the vote of members entitled to exercise not less than seventy-five percent (75%) of the voting power of the Owner. A successor shall then and there be elected to fill the vacancy created.

ARTICLE VI: OFFICERS

Section 1: *Election and Designation of Officers*. The Trustees shall elect a President, a Secretary and a Treasurer. The Trustees may also appoint such other officers as in their judgment may be necessary.

Section 2: *Term of Office*. The officers of the Association shall hold office until the next organizational meeting of the Trustees and until their successors are elected. The Trustees may remove any officers at any time with or without cause by a majority vote of the Trustees. Any vacancy may be filled by the Trustees.

Section 3: *President*. The President shall be the chief executive officer of the Association. He or she shall preside at all meetings of the members of the Association and all meetings of the Trustees. The President shall have a general executive supervision of the business and affairs of the Association. He or she may execute all authorized deeds, contracts and other obligations of the Association and shall have such other authority and shall perform such other duties as may be determined by the Trustees or otherwise provided for in the Declaration or in these By-laws.

Section 4: *Secretary*. The Secretary shall keep the minutes of the meetings of the members of the Association and of the Trustees, keep such books as may be required by the Trustees, and give notices of meetings of the members and of Trustees.

Section 5: *Treasurer*. The Treasurer shall receive all money, bills, notes and similar property belonging to the Association. He or she shall keep accurate financial accounts and hold the same open for inspection and examination by the Trustees and the members of the Association. The Treasurer shall have such authority and shall perform such other duties as may be determined by the Trustees.

ARTICLE VII: POWERS AND DUTIES OF THE ASSOCIATION

Section 1: *Powers*. The Trustees shall exercise all powers and authority not specifically and exclusively reserved to the Owner. The Board shall have the right, power and authority to:

(a) Take all actions deemed necessary or desirable to comply with all requirements of law and the Association organizational documents;
(b) Obtain insurance coverage no less than that required pursuant to the Declaration;
(c) Enforce the covenants, conditions and restrictions set forth in the Declaration;
(d) Repair, maintain and improve the common areas;
(e) Establish, enforce, levy and collect assessments as provided in the Declaration;
(f) Adopt and enforce rules and regulations governing the use of the common areas and the personal conduce of Owners, occupants and their guests and invitees, and establish penalties for the infraction thereof;
(g) Suspend the voting rights of an Owner during any period in which he or she is in default in the payment of any assessments;
(h) Authorize the officers to enter into management agreements in order to facilitate the efficient operation of the property.

Section 2: *Duties.* It shall be the duty of the Board to:

(a) Keep complete records and account for its acts to the Owners at each annual meeting or any at special meeting when an account is requested in writing by Owners representing at least fifty percent (50%) of the voting power of the Owners;
(b) Supervise all officers, agents and employees of the Association and see that their duties are property performed;
(c) Fix the amount of assessments against each Lot, as provided in the Declaration;
(d) Give written notice of each assessment to every Owner within the time limits set forth in the Declaration;
(e) Foreclose the lien against any Lot for which assessments are not paid or bring an action at law against the Owners personally obligated to pay the same, or both;
(f) Issue or cause to be issued a certificate setting forth whether or not any assessment has been paid;
(g) Procure and maintain insurance as the Trustees deem advisable;
(h) Maintain the common areas;
(i) Enforce the restrictions created by the Declaration; and
(j) Take all other action required to comply with law and the Associations organization documents.

ARTICLE VIII: GENERAL PROVISIONS

Section 1: *Books and Records of the Association.* The Association shall keep correct and complete books and records of its receipts and expenditures, minutes of the proceedings of the Owners and Board of Trustees, and records of the names and addresses of the Owners. The books and records shall be open for inspection by any Owner or his or her representative at any reasonable time during normal business hours. Upon ten (10) days' notice any Owner shall be furnished a statement of his or her account setting forth the amount of any unpaid assessments or other charges due and owing.

Section 2: *Annual Audit.* The books of the Association shall be audited annually by the Board of Trustees prior to the annual meeting. If requested by two (2) Trustees or two (2) Owners the audit shall be made by a certified public accountant.

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Section 3: *Delegation of Duties*. The Association may hire managers and provide reasonable compensation for their services as a common expense.

Section 4: *Severability*. The invalidity of any provision of these By-Laws shall not impair or affect in any manner the validity, enforceability or affect of any other provisions.

Section 5: *Captions*. The captions of the various provisions of these By-Laws are not a part of the By-Laws but are for convenience of reference only.

ARTICLE IX: INDEMNIFICATION OF TRUSTEES AND OFFICERS

Section 1: *Right of Indemnification*. The members of the Board of Trustees and the officers shall not be liable to the Owners for any mistake of judgment, negligence or otherwise except for their own individual willful misconduct or bad faith. The Association shall indemnify every Trustee and officer, his or her heirs, executors and administrations, against all loss, costs and expenses, including counsel fees, reasonably incurred by him or her in connection with any action, suit or proceeding to which he or she may be made a party by reason of his or her being or having been a Trustee or officer of the Association except as to matters as to which he or she shall be finally adjudged in such action, suit or proceeding to be liable for willful misconduct or bad faith. The Board of Trustees may purchase insurance in such amounts as it deems appropriate to provide such indemnification, and the cost of such insurance shall be a common expense. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of willful misconduct or bad faith in the performance of his duty as such Trustee or officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which such Trustee or officer may be entitled. All liability, loss, damage, cost and expense incurred or suffered by the Association by reason of or arising out of or in connection with the foregoing indemnification provisions shall be treated by the Association as common expenses; provided, however (a) that nothing in this Article contained shall be deemed to obligate the Association to indemnify any member or Owner who is or has been a Trustee or officer of the Association, with respect to any duties or obligations assumed or liabilities incurred by him or her under and by virtue of his membership in the Association or as an Owner, and (b) the Association will not indemnify or reimburse any person for amounts determined to be owed to the Association resulting from an action brought on or behalf of the Association.

Section 2: *Invalid Provisions*. If any part of this Article shall be found invalid or ineffective, the validity and effect of the remaining parts shall not be affected.

ARTICLE X: CONTRACTS, LOANS, CHECKS AND DEPOSITS

Section 1: *Contracts*. The Board of Trustees may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances.

Section 2: *Loans*. No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Trustees. Such authority may be general or confined to specific instances.

Section 3: *Checks, Drafts, Etc*. All checks, drafts or other order for the payment or money, notes or other evidences of indebtedness issued in the name of the Association, shall be signed by such officer or officers,

agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Trustees.

Section 4: *Deposits*. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in approved banks trust companies or other depositaries. The Board of Trustees is authorized to select such depositories as it shall deem proper for the funds of the Association. The Board of Trustees shall determine who shall be authorized on the Association's behalf to sign bills, notes, receipts, acceptances, endorsements, checks, releases, contracts and other documents.

ARTICLE XI: CONSISTENCY WITH DECLARATION

If any provision of these Regulations shall be inconsistent with the Associations Declaration (now and as it may be amended from time to time), the Declaration (as so amended at the time) shall govern.

ARTICLE XII: SECTION HEADINGS

The headings contained in these By-Laws are for reference purposes only and shall not be construed to be part of and/or shall not affect in any way the meaning or interpretation of these By-Laws.

ARTICLE XIII: AMENDMENTS

Any amendment of these By-Laws shall be made only by means of an amendment to the Declaration in the manner and subject to the approval, terms and conditions set forth therein, and shall be effective from the time a certificate setting forth such amendment is delivered for recording to the Recorder of Butler County, Ohio.

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DECLARATION OF HOME OWNERSHIP FOR THE
SOUTH FARM, SECTION II, HOMEOWNERS' ASSOCIATION

WHICH ESTABLISHES AND IMPOSES COVENANTS, CONDITIONS, AND RESTRICTIONS

The fact that this Declaration has been filed with the office of the Auditor of Butler County, Ohio is evidenced by the date-stamp of said Auditor on this page.

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This instrument prepared by:
ROBINSON & JONES CO., L.P.A.
421 S. Locust St., Suite 203
Oxford, OH 45056

DECLARATION

This is the Declaration of Homeowners at South Farm Subdivision, Section II, made as of this _____ day of _____, 2019 pursuant to the provisions of Chapter 5312 of the Revised cod of Ohio.

John L. Boyle, IV, Michael J. Shea, Stephen R. James, are the owners in fee simple of certain real property located in Butler County, Ohio (collectively referred to as the "Declarant"), and known by official plat designation as South Farm, a subdivision of the City of Oxford pursuant to a plat recorded on November 9, 2007 in the Plat Records of Butler County, Ohio, in Volume 7959, page 1551.

For the purpose of enhancing and protecting the value, attractiveness and desirability of the lots or tracts constituting this subdivision, Declarant states that all the real property described above will be held, and conveyed only subject to the following easements, covenants, conditions, and restrictions, which will constitute covenants running with the land and will be binding on all parties having any right, title, or interest in the property, and their heirs, successors, and assigns.

ARTICLE I. DEFINITIONS

Section 1. "Association" means South Farm Homeowners' Association, its successors and assigns.

Section 2. "Board" and "Board of Trustees" mean those persons who serve as the Board of Trustees of the Association.

Section 3. "Common area" means all real property owned by the Association for the common use and enjoyment of the owners. The common area to be owned by the Association at the time of conveyance of the first Lot is described as follows: _____.

Section 4. "Declarant" means John L. Boyle, IV, Michael J. Shea, Stephen R. James, their heirs, successors, and assigns provided those successors or assigns acquire more than one undeveloped lot from Declarant for the purpose of development.

Section 5. "Lot" means any plot of land shown on the recorded subdivision map referred to above except for the common area.

Section 6. "Maintenance" means the exercise of reasonable care to keep buildings, roads, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping will further mean the exercise of generally accepted garden management practices necessary to promote a healthy, weed-free environment for optimum plant growth.

Section 7. "Member" means every person or entity who holds membership in the Association.

Section 7. "Mortgage" means a conventional mortgage or a deed of trust.

Section 8. "Mortgagee" means a holder of a conventional mortgage or a beneficiary under or holder of a deed of trust.

Section 9. "Owner" means the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, and will include contract sellers, but will not include those holding title merely as security for performance of an obligation.

Section 10. "Subdivision" means the subdivided real property described in this document and any additions to that real property as may be brought within the jurisdiction of the Association as here provided.

Section 11. "Trustee" and "Trustees" mean that person or those persons serving as the Board of Trustees of the Association.

ARTICLE II. MEMBERSHIP IN ASSOCIATION; VOTING RIGHTS

Section 1. Every owner of a lot will be a member of the Association; membership will be appurtenant to and may not be separated from ownership of a lot.

Section 2. The Association will have two classes of voting members as follows:

Class A. Class A members will all be owners, with the exception of Declarant, and will be entitled to one vote for each lot owned. When more than one person holds an interest in a given lot, all those persons will be members and the vote for the lot will be exercised as they may determine among themselves. In no event will more than one vote be cast with respect to any lot owned by Class A members.

Class B. Class B member will be Declarant, who will be entitled to exercise _____ votes for each lot owned. Class B membership will cease, and Declarant will cease to be a member of the Association and the Board, as described in Section 3 below, when Fifty Percent (50%) of the total Lots within the Subdivision have been sold, or on December 31, 2024, whichever first occurs.

Section 3. *The Board*
The Board initially shall be those three (3) persons named as the Trustees in the Articles, or such other persons as may from time to time be substituted by Declarant. The Board members shall serve for one (1) year or until their successors have been elected.

(a) When Fifty Percent (50%) of the Lots have been sold, the Owners, other than the Declarant, shall elect no fewer than thirty-three and one-third (33 1/3%) of the members of the board.
(b) When Seventy-Five Percent (75%) of the Lots have been sold, or five (5) years have passed from the establishment of the Association, whichever is earlier, the Owners shall elect all of the members of the board.
(c) Within thirty (30) days after the requirements of Article II, Section 3 (a) and (b) above have been met, the Association shall meet and elect the Trustees to which it is entitled. The Trustees shall take office immediately and elect the officers of the Association, who shall also take office immediately.

Section 4. *Authority of the Board*
The Board shall have all authority to manage, maintain and repair the common areas, exercise all rights provided by the Association documents, or granted to it by Ohio law that are not specifically reserved to the Owners, and assess and collect funds for such purposes.

ARTICLE III. ASSESSMENTS

Section 1. *Lien and Personal Obligation of Assessments*.
Declarant covenants for each lot within the subdivision, and each owner of a lot is deemed to covenant by acceptance of the deed for the lot, whether or not it is so expressed in the deed, to pay to the Association (1) annual assessments and (2) special assessments for capital improvements. These assessments will be established and collected as herein provided. The annual and special assessments, together with interest, costs, and reasonable attorney fees, will be a charge on the land and a continuing lien on each Lot against which such an assessment is made. Each assessment, together with interest, costs, and reasonable attorney fees will also be the personal obligation of the person or persons who owned the Lot at the time the assessment fell due, but no personal obligation will pass to the successors in title of the person or persons unless expressly assumed by them.

Section 2. *Purpose of Annual Assessments*.
The annual assessments levied by the Association will be used exclusively to promote the health, safety, welfare, and recreation of the residents in the subdivision, and for the improvement and maintenance of the common areas and of the homes situated within the subdivision. Annual assessments will include, and the Association will acquire and pay for out of the funds derived from annual assessments, the following:

(a) Maintenance and repair of the common area.

(b) Water, sewer, garbage, electrical, lighting, telephone, gas, and other necessary utility service for the common area.

(c) cutting grass and landscaping of the common area, snow removal in the common area, and maintenance of the alley way to the southwest of the subdivision.

(c) Acquisition of furnishings and equipment for the common area as may be determined by the Association, including without limitation all equipment, furnishings, and personnel necessary or proper for use of the recreational facilities.

(d) Maintenance and repair of *facilities not being dedicated to general public use, such as: storm drains, sanitary sewers, and private streets within the confines of the subdivision (subject to the provisions of the private street maintenance ordinance of the City of Oxford)*.

(e) Fire insurance covering the full insurable replacement value of the common area with extended coverage.

(f) Liability insurance insuring the Association against any and all liability to the public, to any owner, or to the invitees or tenants of any owner arising out of their occupation and/or use of the common area. The policy limits will be set by the Association, and will be reviewed at least annually and increased or decreased in the discretion of the Association.

(g) Workmen's compensation insurance to the extent necessary to comply with applicable law, and any other insurance deemed necessary by the board of directors of the Association.

(h) A standard fidelity bond covering all members of the board of directors of the Association and all other employees of the Association in an amount to be determined by the board of directors.

(i) Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments which the Association is required to secure or pay pursuant to the terms of this Declaration or by law, or which will be necessary or proper in the opinion of the board of directors of the Association for the operation of the common areas, for the benefit of lot owners, or for the enforcement of these restrictions.

Section 3. *Annual Assessment.*

(a) Until June 30 of the year immediately following the conveyance of the first Lot by Declarant to an owner, the maximum annual assessment will be $_____, (Declarant excluded from annual fees).

(b) From and after June 30 of the year immediately following the conveyance of the first Lot by Declarant to an owner, the maximum annual assessment may be increased each year as determined by the Board.

(c) The Board of the Association may fix the annual assessment at an amount it deems appropriate.

(d) The annual assessments shall consist of the following:

(i) The following year's estimated costs of the maintenance, repair, and other services to be provided by the Association; insurance and bond premiums to be provided and paid for by the Association; utility services not separately metered; and the operation, management and administration of the Association, including but not limited to, fees for property management, fees for legal and accounting services, costs of mailing, postage, supplies and materials for operating the Association, and the salaries, wages, payroll charges, and other costs to perform those services, and any other costs constituting common expenses not otherwise herein specifically excluded.

(ii) An amount deemed adequate by the Board to maintain a reserve for general operating costs, and the cost of unexpected repairs and replacements of capital improvements and for the repair and replacement of major improvements for which cash reserves over a period of time in excess of one year ought to be maintained.

Section 4. *Special Assessments for Capital Improvements.*
In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement on the common area, including fixtures and personal property related thereto. Any such assessment must be approved by a majority of each class of members.

Section 5. *Notice and Quorum for Action Authorized Under Sections 3 and 4.*
Written notice of any meeting called for the purpose of taking any action authorized by Section 3 or 4 will be sent to all members not less than seven nor more than 30 days in advance of the meeting. In the event the proposed action is favored by a majority of the votes cast at the meeting, but less than the requisite majority of each class of members, members who were not present in person or by proxy may give their assent in writing within five days after the date of the meeting.

Section 6. *Uniform Rate of Assessment.*
Both annual and special assessments must be fixed at a uniform rate for all Lots.

Section 7. *Commencement and Collection of Annual Assessments.*
The annual assessments provided for here will commence as to all lots on the first day of the month following the conveyance of the common area. The first annual assessment will be adjusted according to the number of months remaining in the calendar year. The Board will fix the amount of the annual assessment against each Lot at least 90 days in advance of the due date and will fix the dates the amounts become due. Assessments may be made payable monthly. Notice of the annual assessments will be sent to every owner subject to them.

The Association will, on demand and for a reasonable charge, furnish a certificate signed by an officer of the Association, setting forth whether the assessment against a specific Lot has been paid.

Section 8. *Effect of Nonpayment of Assessments; Remedies of the Association.*
Any assessment not paid within 30 days after the due date will be deemed in default and will bear interest from the due date at the rate of five percent (5%) per year. The Association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for here by nonuse of the common area or abandonment of the owner's Lot.

Section 9. *Subordination of Assessment Lien to Mortgages.*
The assessment lien provided for will be subordinate to the lien of any first mortgage. A sale or transfer of any lot will not affect the assessment lien. However, the sale or transfer of any lot pursuant to a mortgage foreclosure or any proceeding in lieu of foreclosure, will extinguish the assessment lien as to payments that become due prior to the sale or transfer. No sale or transfer will relieve the lot from liability for any assessments subsequently becoming due or from the lien.

ARTICLE IV. PROPERTY RIGHTS

Section 1. *Owner's Easements of Enjoyment.*
Every owner of a Lot will have a right and easement of enjoyment in and to the common area, and this right will be appurtenant to and will pass with the title to that lot, subject to the following rights of the Association:

(a) The right to charge reasonable admission and other fees for the use of any recreational facility situated within the common area;

(b) The right to suspend the right of use of recreational facilities and the voting rights of any owner for periods during which assessments against the Lot remain unpaid, and the right, after hearing by the board of directors, to suspend those rights for a period not exceeding thirty (30) days for any infraction of the published rules and regulations of the Association;

(c) The right to dedicate or transfer all or any part of the common area to any municipality, public agency, authority, or utility for any purposes and subject to any conditions agreed on by the members. No dedication or transfer will be effective unless an instrument executed by two-thirds of each class of members agreeing to the dedication or transfer has been duly recorded.

Section 2. *Delegation of Use.*
Subject to any limitations as may be imposed by the bylaws, each owner may delegate the right of enjoyment in and to the common areas and facilities to the members of the owner's family, and to guests, tenants, and invitees.

Section 3. *Easements of Encroachment.*
There will exist reciprocal appurtenant easements as between adjacent Lots and between each Lot and any portion or portions of the adjacent common area for any encroachment due to the unwillful placement, settling, or shifting of improvements constructed, reconstructed, or altered, provided the construction, reconstruction, or alteration is in accordance with the terms of this Declaration. Such an easement will exist to a distance of not more than one foot as measured from any point on the common boundary between adjacent lots, and between each lot and any adjacent portion of the common area, along a line

perpendicular to such boundary at such point. No easement for encroachment will exist as to any encroachment occurring due to the willful conduct of an owner.

Section 4. *Other Easements*.

(a) Easements for installation and maintenance of utilities and drainage facilities are shown on the recorded subdivision map. Within these easements, no structure, planting, or other material will be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements. The easement area of each lot and all improvements will be continuously maintained by the owner of the lot, except for improvements for maintenance of which a public authority or utility company is responsible.

(b) No dwelling unit or other structure of any kind will be built, erected, or maintained on any easement, reservation, or right-of-way, and easements, reservations, and rights-of-way will at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and will also be open and accessible to Declarant, its successors and assigns, all of whom will have the right and privilege of doing whatever may be necessary in, on, under, and above those locations to carry out any of the purposes for which the easements, reservations, and rights-of-way are reserved.

Section 5. *Right of Entry*.
The Association, through its authorized employees and contractors, will have the right after reasonable notice to the owner, to enter any Lot at any reasonable hour on any day to perform authorized maintenance.

Section 6. *No Partition*.
There will be no judicial partition of the common area, nor will Declarant, or any owner or any other person acquiring any interest in the subdivision or any part thereof, seek judicial partition. However, nothing contained here will be construed to prevent judicial partition of any lot owned in cotenancy.

ARTICLE V. USE AND STRUCTURE RESTRICTIONS

The subdivision will be occupied and used only as follows:

Section 1. Each Lot will be used as a residence for a single family and for no other purpose. No structure shall be erected on any Lot except one single-family dwelling house, with a private garage, which must be attached, thereto, for not less than two automobiles but no more than three automobiles.

Section 2: No residence shall be used for any purpose other than that of a residence and purposes customarily incidental thereto. Additionally, there shall not be more than two unrelated persons residing in a Unit, or where there are more than two persons residing in a Unit, persons classified as constituting a family shall be limited to relations by blood, marriage or adoption, including minor children in the lawful custody of an adult member. No residence may be used for commercial or business purposes, unless all the following apply: (a) such use is of an incidental nature (such as a home office); (b) the use does not require County or City approval or the issuance of any plans, permits, license, or other reviews; and (c) the use does not interfere with the quiet enjoyment or comfort of any other lot owner.

Section 3: The living space, floor area, exclusive of porches, basements, and garages, of each structure shall not be less than 1,500 square feet for a ranch-style home and 2,000 square feet for a two-story home.

Section 4: _____, or its designee or successor, shall be the sole builder of all single-family dwellings on all Lots contained within the Subdivision. The builder shall have the sole discretion of approving or rejecting all plans as to design, grades, exterior materials, and the location of the building or buildings on the lot.

Section 5: No truck over three-fourths ton capacity shall regularly be parked upon any Lot or in any driveway in said subdivision, and only one truck of three-fourth ton or less capacity may be so parked. The parking and/or storage of machinery, equipment, school buses, commercial vehicles other than one pick-up truck is prohibited. No Lot shall be used or maintained as a dumping ground for refuse or garbage or for the storage of disabled or junk cars.

Section 6: The parking and/or storage of boats, campers, trailers, and other vehicles of similar nature shall not be permitted.

Section 7: No business of any kind will be conducted on any residence with the exception of the business of Declarant and the transferees of Declarant in developing all of the lots as provided in Section 11.

Section 8: No noxious or offensive activity will be carried on in or on any lot with the exception of the business of Declarant and the transferees of Declarant in developing all of the lots as provided in Section 11.

Section 9: No sign of any kind will be displayed to public view on a lot or the common area without the prior written consent of the Association, except customary name and address signs and lawn signs of not more than eight (8) square feet in size, or smaller if required by City of Oxford ordinance, advertising a property for sale or rent.

Section 10: Nothing will be done or kept on a Lot or on the common area that would increase the rate of insurance relating to that area without the prior written consent of the Association, and no owner will permit anything to be done or kept on the owner's lot or the common area that would result in the cancellation of insurance on any residence or on any part of the common area, or which would be in violation of any law.

Section 11: No animals, livestock, or poultry of any kind will be raised, bred, or kept on any Lot or on the common area. However, each residence shall be permitted ordinary household pets of not more than two (2) dogs and two (2) cats, kept in an enclosure or on a leash. No commercial use or breeding of any animals shall be permitted on any lot in this subdivision.

Section 12: No rubbish, trash, garbage, or other waste material will be kept or permitted on any Lot or on the common area except in sanitary containers located in appropriate areas concealed from public view.

Section 13: No materials other than open wood, open metal, or hedge shall be used as a fence and a maximum height of four feet allowed on any lot. Fences shall be permissible only to the rear of the building line of said lots.

Section 14: Small storage barns may be used but must not have floor storage space to exceed 120 square feet (10x12). Barns must be built in a professional manner and placed on a temporary foundation. Construction materials may include wood, Brick, or hardboard siding (no metal buildings allowed). Any storage barn built on the lot must be built to the rear of the house.

Section 15: No brick mailboxes may be used.

Section 16: Nothing will be altered in, constructed on, or removed from the common area except on the written consent of the Association.

Section 17: Declarant or the transferees of Declarant will undertake the work of developing all lots included within the subdivision. The completion of that work, and the sale, rental, or other disposal of residential units is essential to the establishment and welfare of the subdivision as an ongoing residential community. In order that this work may be completed and the subdivision be established as a fully occupied residential community as soon as possible, nothing in this Declaration will be understood or construed to:

(a) Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from doing on any part or parts of the subdivision owned or controlled by Declarant or Declarant's transferees or their representatives, whatever they determine may be reasonably necessary or advisable in connection with the completion of the work;

(b) Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from constructing and maintaining on any part or parts of the subdivision property owned or controlled by Declarant, Declarant's transferees, or their representatives, any structures reasonably necessary for the completion of such work, the establishment of the subdivision as a residential community, and the disposition of lots by sale, lease, or otherwise;

(c) Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from conducting on any part or parts of the subdivision property owned or controlled by Declarant or Declarant's transferees or their representatives, the business of completing such work, of establishing the subdivision as a residential community, and of disposing of lots by sale, lease, or otherwise; or

(d) Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from maintaining such sign or signs on any of the lots owned or controlled by any of them as may be necessary in connection with the sale, lease, or otherwise of subdivision lots.

As used in this section, the words "its transferees" specifically exclude purchasers of Lots improved with completed residences.

ARTICLE VI. OWNERS' OBLIGATION TO REPAIR

Each owner will, at that owner's sole cost and expense, repair their residence, keeping the same in a condition comparable to the condition at the time of its initial construction, excepting only normal wear and tear.

ARTICLE VII. OWNERS' OBLIGATION TO REBUILD

If all or any portion of a residence is damaged or destroyed by fire or other casualty, it will be the duty of the owner, with all due diligence, to rebuild, repair, or reconstruct such residence in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction

will be undertaken within two months after the damage occurs, and will be completed within six months after the damage occurs, unless prevented by causes beyond the control of the owner or owners.

ARTICLE VIII. ANNEXATION OF ADDITIONAL PROPERTY

Additional residential property and common area may be annexed to the subdivision with the consent of two-thirds of each class of members.

ARTICLE IX. GENERAL PROVISIONS

Section 1. *Enforcement.*
Declarant, the Association, or any owner will have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by Declarant, the Association, or by any owner to enforce any covenant or restriction will in no event be deemed a waiver of the right to do so.

Section 2. *Severability.*
Invalidation of any one of these covenants or restrictions by judgment or court order will in no way affect any other provisions, which will remain in full force and effect.

Section 3. *Amendments.*
Covenants and restrictions of this Declaration may be amended by recording an instrument executed and acknowledged by not less than three-quarters of each class of members.

Section 4. *Subordination.*
No breach of any of the conditions here contained or reentry by reason of such breach will defeat or render invalid the lien of any mortgage made in good faith and for value as to the subdivision or any lot; provided, however, that these conditions will be binding on any owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

Section 5. *Duration.*
The covenants and restrictions of this Declaration will run with and bind the land, and will inure to the benefit of and be enforceable by the Association or any member for a period of ninety-nine (99) years from the date of this document, and will continue automatically in effect for additional periods of ninety-nine (99) years, unless otherwise agreed to in writing by the then owners of at least three-quarters of the subdivision Lots.

Executed at Oxford, Ohio on the date first written above.

_____

John L. Boyle, IV,

_____
Michael J. Shea,

_____
Stephen R. James

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was sworn to and acknowledged before me this _____ day of _____, 2019, by John L. Boyle, IV.

_____
Notary Public

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was sworn to and acknowledged before me this _____ day of _____, 2019, by Michael J. Shea.

_____
Notary Public

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was sworn to and acknowledged before me this _____ day of _____, 2019, by Stephen R. James.

DRAFT

_____
Notary Public

This instrument prepared by:
ROBINSON & JONES CO., L.P.A.
421 S. Locust St., Suite 203
Oxford, OH 45056

DRAFT

Memo

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

To: Planning Commission

From: Sam Perry

Date: 3/5/2020

Re: PC-2020-02 – freestanding signs for multi-family buildings

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Following the February meeting discussion, staff took another look at how to reduce the likelihood of excessive signage. Staff's belief is the definition of development site is sufficient because a single building is not a development site. However, to be absolutely clear, a mathematical threshold is within reason for this amended code section.

The below text requires a minimum frontage and area. The subject property that triggered this amendment would meet both of these thresholds. The development is called New England Square and includes 8 buildings that are on both sides of South Poplar Street. This change would reduce the likelihood that a future interpreter of zoning code would consider a single building a development site. This change would also give some additional guidance for Planned Developments and Subdivisions that are redevelopments.

(1) No more than 1 freestanding sign per development site as follows, for identification of residential structures with more than three dwelling units in the R3, R3MS and R4 zoning districts:

A. The development site must have at least 1 acre in area and 250 feet in street frontage
B. A maximum of 2 sign faces
C. No more than 24 square feet in area per sign face
D. No combination of a freestanding sign structure and sign shall be higher than 6 feet or wider than 12 feet.
E. Indirect illumination only

(c) Name Plate and Direction Signs in Any District.

These regulations describe the signs permitted for the purposes of controlling the flow of pedestrian and vehicular traffic on-site and for identifying the building entrances for nonresidential land uses in any zoning district. Such signs include vehicular and pedestrian-scale signs that describe building occupants, secondary entrances, intended travel directions, and parking regulations and are permitted in accordance with the following:

(1) No more than 1 wall sign per principle structure as follows, to describe the names, address, and locations within the structure:

A. No more than 2 square feet in area

B. Attached between 4 and 8 feet above the adjacent ground

C. Attached either on or within 2 feet of a door.

D. Indirect illumination only

(2) No more than 1 wall sign per secondary entrance to a principle structure, excluding that described in part 1 of this section, as follows, to describe the purpose of secondary entrances:

A. No more than 2 square feet in area

B. Attached on or within 2 feet of a door

(3) No more than 1 wall or freestanding sign per development site as follows, to describe parking regulations:

A. No more than 4 square feet in area

B. Single sign face only

C. Display no commercial message except identification and address

D. Indirect illumination only

(4) Any number of wall or freestanding signs as follows, to describe intended direction of vehicular travel on-site:

A. No more than 2 square feet in area

B. No higher than 4 feet

C. No closer than 5 feet to any lot line

D. Display no commercial message except identification and address

(d) These regulations describe the signs permitted for the purposes of identification of residential land uses in any location. Such signs include addresses, large multi-family identification, and subdivision identification and are permitted in accordance with the following:

(1) No more than 1 freestanding sign per development site as follows, for identification of residential structures with more than three dwelling units in the R3, R3MS and R4 zoning districts:

A. The development site must have at least 1 acre in area and 250 feet in street frontage

B. A maximum of 2 sign faces

C~~B~~. No more than 24 square feet in area per sign face

D~~C~~. No combination of a freestanding sign structure and sign shall be higher than 6 feet or wider than 12 feet.

E~~D~~. Indirect illumination only

(2) No more than 1 freestanding sign per street intersection at the boundaries of a subdivision as follows, for identification of the subdivision:

A. A maximum of 2 sign faces

B. No more than 48 square feet per sign face

C. No combination of a freestanding sign structure and sign shall be higher than 6 feet or wider than 12 feet.

D. Indirect illumination only

(e) Other Permitted Specific Development, Land Use, and Accessory Land Use Signs.

(1) Street Number Signs.

Signs for the display of street numbers as regulated in Oxford Code Section PM-304.3, Street Numbers.

(2) Building Identification Signs.

No more than 1 wall sign per principal structure as follows:

A. No more than 6 square feet in area

B. Attached between 4 and 18 feet above the adjacent ground

C. The sign shall be naturally illuminated only.

(3) Fuel Sales.

In addition to other provisions of this Chapter, a publicly available fuel dispensing station may use a 12 square foot area of no more than one permitted wall or freestanding sign for changeable copy to display the price of fuel. This may be applied on both sides of a two-sided sign.

(4) Self-service facilities.

No such facility shall have more than 4 square feet of total sign area. Such signs shall be permanently attached to or be a part of the facility and shall not extend above it.

(5) Planned Developments.

Signs for planned developments shall be regulated according to the approved final plan.

(6) Commemorative Structure Identification.

Structure names, erection dates, commemorative plaques and the like are permitted on any structure if carved into stone or concrete or set in brick or in some other way permanently made a part of the structure or if made of metal and permanently adhered to the structure. This is intended to permit signs that will remain on the structure until it is razed and that is independent of the occupants. These signs shall be naturally illuminated only.

(7) Associations.

Credit card, trading stamp, trade association window signs are permitted for any nonresidential land use in any zoning district. No symbol shall exceed 1/2 square foot in area. No more than 10

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC-2020-06-ADM
Date Filed	2/13/20

Lot Split/Consolidation Application

Requested Action

Choose One

☑ Lot Split ($50) ☐ Lot Consolidation ($50) ☐ Lot Split & Consolidation ($100)

Applicant Information

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

Name * Peter L. McCarthy & Constance B. McCarthy

Mailing Address * 5990 Contreras Rd.

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * (513)545-4459

Email Address

Surveyor Information

Name * David Douglas Smith

Mailing Address *

City, State & Zip Code *

Telephone Number(s) * (513)309-9005

Email Address davesmith@bayerbecker.com

Location and Lot Information

Location of Property * 5990 Contreras Rd., Oxford, OH 45056

Legal Description * Pt. Lot 1119 City of Oxford

Zoning District * _____ Number of Lots * 2 Total Area * 1.0 Acres

Submission Requirements and Documentation

From Chapter 1101 Subdivision Regulations, Attachment G[1].

No.	Required Item Description	Have	Need
1	8 plats (4 on 8.5" x 11" and 4 on 24" x 36" Bond Paper) 1 Mylar for County	☐	☐
2	Electronic version of all documentation submitted (PDF preferred)	☐	☐
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.	☐	☐

No.	Required Item Description	Have	Need
4	The name, mailing address, and telephone number of the applicant and owner.	☐	☐
5	Letter of Agency (A statement from the owner that the applicant is entitled to apply on his or her behalf)	☐	☐
6	Attach a written, detailed description of the request.	☐	☐
7	Metes and bounds description of the property (Legal Description).	☐	☐
8	Vicinity Map	☐	☐
9	The zoning district in which the site is located.	☐	☐
10	Required Fee.	☐	☐
11	Number of proposed lots.	☐	☐
12	Plat shall show the following:		
12	A. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.	☐	☐
12	B. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses and drainage ways.	☐	☐
12	C. Size of the tract in acres and square feet and the boundary lines along with the linear measurements.	☐	☐
12	D. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.	☐	☐
12	E. North point, scale and date.	☐	☐
12	F. Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plat.	☐	☐
12	G. Exact location shall be shown for all buildings, septic tanks, wells or similar features with respect to existing or proposed lot lines or right-of-ways lines.	☐	☐
12	H. Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.	☐	☐
12	I. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.	☐	☐
12	J. Any existing building(s) to remain or to be razed.	☐	☐
13	**Turn in proof of recording to City of Oxford Community Development Department**		

Fees & Receipt

The fees are:

- Lot Split – $50
- Lot Consolidation – $50
- Lot Split & Consolidation – $100

Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

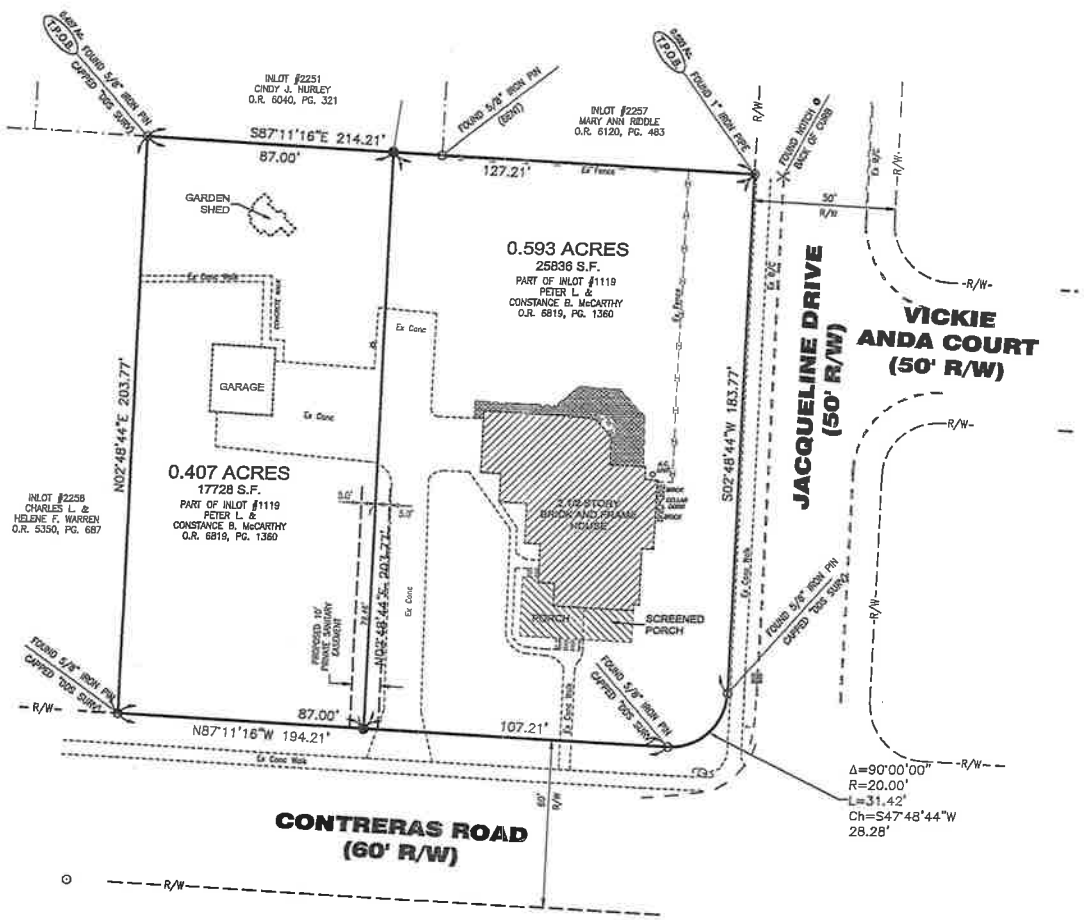
Applicant Signature * Peter R McCarthy

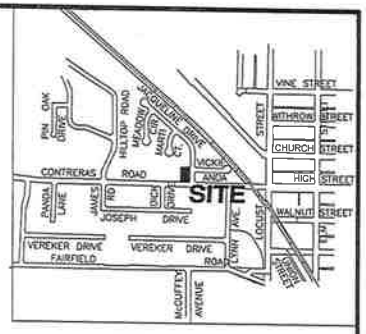
Date * 2-12-20

Submit Application, Plans and Documentation, and Fees

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

Send or drop off this application with the original and required copies of the plat and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.





VICINITY MAP
(N.T.S.)

NOTES AND REFERENCES

NORTH IS BASED ON SURVEY VOLUME 53, PAGE 103 OF THE BUTLER COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

DEEDS
DEEDS AS SHOWN

SURVEYS

VOL. 53; PG. 103
VOL. 1, PG. 39
VOL. 60, PG. 15
P.E. 759 A

Basis of Bearing: S.V. 53, PG. 103

SCALE: 1" = 20'

LEGEND

- Set Iron Pin 5/8" Diameter X 30" Long Capped "David Douglas Smith"
- R/W - Ex Right of Way
- Found 5/8" Iron Pin
- Found Iron Pipe
- Found Cross Notch
- Ex Wood Fence

CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

DAVID DOUGLAS SMITH, P.S. DATE 2/3/20
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO

STATE OF OHIO
DAVID D. SMITH
S-7121
REGISTERED
PROFESSIONAL SURVEYOR

VOLUME 61
PLAT NO. 128

BUTLER COUNTY ENGINEERS

RECORD OF LAND SURVEYS

Item	Revision Description	Date	Drwn:	Chk:

PART OF LOT 1119
SECTION 22, TOWN 5, RANGE 1
OXFORD TOWNSHIP
CONGRESS LANDS WEST OF THE MIAMI RIVER
CITY OF OXFORD
BUTLER COUNTY, OHIO

PLAT OF SURVEY

DAVID DOUGLAS SMITH, P.S.
816 MARSTON DRIVE
OXFORD, OHIO 45056
OFFICE (513) 523-3904
E-MAIL DSMITH@MCN.ORG

Drawing: 18006-REVISED
Drawn By: DDS
Checked By: BJR
Issue Date: 02-03-20
Sheet: 1/1

Memo

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

To: Planning Commission

From: Sam Perry

Date: 3/5/2020

Re: Administrative Approvals

Two Lot Splits were approved by the Community Development Director and Planning Commission Chair since the February Planning Commission meeting.

PC-2020-05-ADM, 5111 Morning Sun Road
PC-2020-06-ADM, 5990 Contreras Road

Information is attached for your information.

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC-2020-05-ADM
Date Filed	2-12-20

Lot Split/Consolidation Application

Requested Action

Choose One ✓ Lot Split ($50) ___ Lot Consolidation ($50) ___ Lot Split & Consolidation ($100)

Applicant Information

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

Name * H & P Properties Inc.

Mailing Address * 5282 W. Booth Road

City, State & Zip Code * Liberty, IN 47353

Telephone Number(s) * 765-580-0378

Email Address ShaneBcoffman@Aol.com

Surveyor Information

Name * Brian Johnson

Mailing Address * 110 S. College Ave. Suite 101

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * 513-492-9834

Email Address brianjohnson@bayerbecker.com

Location and Lot Information

Location of Property * 5111 Morning Sun Road

Legal Description * Lot 1532

Zoning District * NB Number of Lots * 2 Total Area * 1.163 Acres

Submission Requirements and Documentation

From Chapter 1101 Subdivision Regulations, Attachment G[1].

No.	Required Item Description	Have	Need
1	8 plats (4 on 8.5" x 11" and 4 on 24" x 36" Bond Paper) 1 Mylar for County		
2	Electronic version of all documentation submitted (PDF preferred)		
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.		

No.	Required Item Description	Have	Need
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5	Letter of Agency (A statement from the owner that the applicant is entitled to apply on his or her behalf)		
6	Attach a written, detailed description of the request.		
7	Metes and bounds description of the property (Legal Description).		
8	Vicinity Map		
9	The zoning district in which the site is located.		
10	Required Fee.		
11	Number of proposed lots.		
12	Plat shall show the following:		
12	A. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.		
12	B. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses and drainage ways.		
12	C. Size of the tract in acres and square feet and the boundary lines along with the linear measurements.		
12	D. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.		
12	E. North point, scale and date.		
12	F. Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plat.		
12	G. Exact location shall be shown for all buildings, septic tanks, wells or similar features with respect to existing or proposed lot lines or right-of-ways lines.		
12	H. Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.		
12	I. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.		
12	J. Any existing building(s) to remain or to be razed.		
13	**Turn in proof of recording to City of Oxford Community Development Department**		

Fees & Receipt

The fees are:

- Lot Split – $50
- Lot Consolidation – $50
- Lot Split & Consolidation – $100

Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

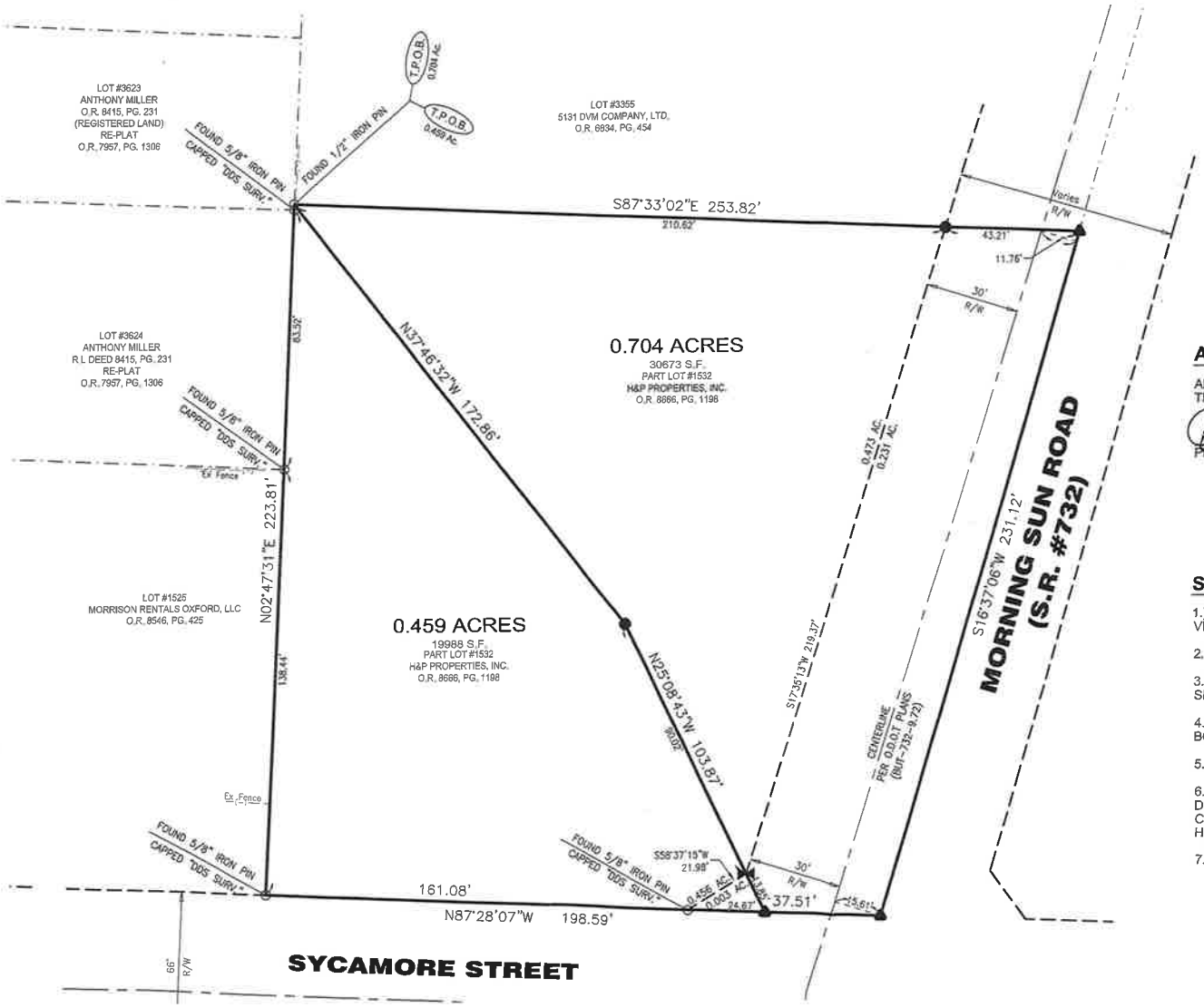
Applicant Signature * _____

Date * 2/7/20

Submit Application, Plans and Documentation, and Fees

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

Send or drop off this application with the original and required copies of the plat and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.



LE

- Set Iron Pin (Capped "Bay
- Set MAG Nail
- Set Cross Nc
- Found 5/8" Iron (cap as noted)

—Ex Right of Way

—(-)— —(-)—
E

APPROVAL:

APPROVED BY THE CITY OF OXFORD PLANNI
THIS 27th DAY OF February, 202

PLANNING COMMISSION CHAIR COMMUNI

SURVEY NOTES:

1.) BASIS OF BEARINGS: NAD83 (2011) GPS OB
VRS/RTK NETWORK) OHIO SOUTH ZONE 3402)

2.) PREVIOUS DEEDS OF RECORD AS SHOWN

3.) MONUMENTATION IS IN GOOD CONDITION
SHOWN.

4.) LINES OF OCCUPATION WHERE THEY EXIS
BOUNDARY LINES UNLESS OTHERWISE SHOW

5.) ALL DOCUMENTS USED AS SHOWN.

6.) A CURRENT TITLE EXAMINATION/REPORT
DETERMINE ANY ADDITIONAL EASEMENTS, RE
CONDITIONS OR ENCUMBRANCES WHICH MA
HEREIN PLATTED.

7.) REFERENCES:
S.V. 38-67
S.V. 47-111
S.V. 47-156
S.V. 51-044
O.R. 6471, PG. 1374
O.D.O.T. PLANS BUT-732-