

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2015.04.06.06

IN RE: Approval of the Final Development Plan for Phase 1, Blocks A and B, of The Landings at Sugarcreek, 27.837 acres

WHEREAS, Hills Land and Development Company has submitted an application for the approval of the Final Development Plan for Phase 1, Blocks A and B, of The Landings at Sugarcreek subdivision. The subject property is identified as part of parcel L32000100120001900, contains 27.837 acres and is located at 3820 Upper Bellbrook Road; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on March 10, 2015, deliberated on the application, and has recommended approval of the Final Development Plan for Phase 1, Blocks A and B, of The Landings at Sugarcreek subdivision subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl and aluminum lap siding shall be prohibited. Vinyl and aluminum is acceptable for use in trim, soffits, fascia, gutter board, vents, shutters, windows, doors, shakes, scales and architectural accents such as cornice.
7. A bond shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of the open space and landscaping improvements (trails, fencing, landscaping, etc.) prior to the recording of each subdivision section.
8. For each individual building lot there shall be a minimum of two deciduous trees with a minimum caliper of 1.5 inches (measured six inches above ground level) planted in the front yard (not in a landscaping area directly adjacent to the house). The required trees shall be the responsibility of the builder to install and shall be depicted on site plans for individual building lots submitted for approval.
9. Changes to Section 6.2.1 or Section 6.2.2 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for The Landings at Sugarcreek Owners' Association provided to staff on 3/9/2015 and attached as Exhibit "A" shall be subject to approval by the Sugarcreek Township Zoning Commission.
10. The developer shall provide a list of recommended native trees appropriate for soil type for common areas and individual lots.
11. The retention ponds shall be required to have a water feature.
12. Subdivision signs shall be setback a minimum of 10' from the public right-of-way.
13. A break between lot 16 and the EDCI property line shall be provided to allow access to the adjacent open space area either as an easement or fee simple.

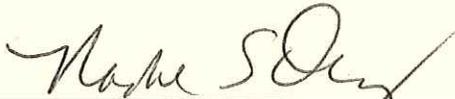
14. The trail along the frontage of Upper Bellbrook Road shall be 10' in width. This trail shall be constructed to township specifications.
15. For lot 33 the lot line of greatest dimension will be the rear lot line and the rear yard setback will be applied; the lot line of least dimension opposite the road right-of way will be the side lot line and the side yard setback will be applied.
16. The applicant will be limited to building on 50% of the lots before open space amenities are installed (this will be handled on a phase by phase basis).
17. Two models will be permitted to be constructed on the acreage tract prior to the platting of the subdivision.
18. The frontage of the development not included in this phase shall be finished with the development of the next phase.
19. For common areas, plantings shall meet ANSI A300 Part 6 and ANSI Z60.1.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on April 6, 2015, and deliberated on the application,

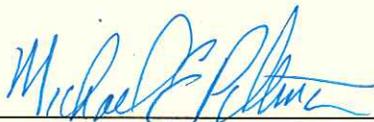
NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan for Phase 1, Blocks A and B, of The Landings at Sugarcreek subdivision subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
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7. A bond shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of the open space and landscaping improvements (trails, fencing, landscaping, etc.) prior to the recording of each subdivision section.
8. For each individual building lot there shall be a minimum of two deciduous trees with a minimum caliper of 1.5 inches (measured six inches above ground level) planted in the front yard (not in a landscaping area directly adjacent to the house). The required trees shall be the responsibility of the builder to install and shall be depicted on site plans for individual building lots submitted for approval.
9. Changes to Section 6.2.1 or Section 6.2.2 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for The Landings at Sugarcreek Owners' Association provided to staff on 3/9/2015 and attached as Exhibit "A" shall be subject to approval by the Sugarcreek Township Zoning Commission.

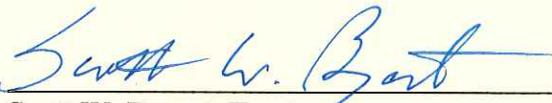
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18. For common areas, plantings shall meet ANSI A300 Part 6 and ANSI Z60.1.



Nadine S. Daugherty, Chairperson



Michael E. Pittman, Vice Chairperson



Scott W. Bryant, Trustee



Theodore L. Hodson, Fiscal Officer