

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2015.09.21.03

IN RE: Approval of the Preliminary Development Plan for parcels L32000100020000700 and L32000100020006500, 24.525 Acres Located at 4700 and 4704 Feedwire Road

WHEREAS, Miller Valentine has submitted an application for the approval of the Preliminary Development Plan for Waterford at Sugarcreek, a multi-family development. The subject property contains 24.525 total acres, identified as parcels L32000100020000700 and L32000100020006500, located at 4700 and 4704 Feedwire Road; and,

WHEREAS, the Greene County Regional Planning and Coordinating Commission has reviewed the applicant's request and has recommended that it be considered for approval; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on June 9, 2015, deliberated on the application, and has recommended approval of the Preliminary Development Plan for Waterford at Sugarcreek, a multi-family development, 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/or aluminum siding shall be prohibited.
7. The percentages of stone and/or brick may vary throughout the site depending upon the exposure of the elevation to the public, but will average 30% +/- across the community's combined elevation area. Elevations will be presented and reviewed during the Final Development Plan stage.
8. Any changes to the plan recommended by the GCEO as a result of the Traffic Impact Study shall be reflected on the Final Development Plan submitted for approval. The developer shall be responsible for necessary road improvements including, but not limited to, improvements deemed necessary to Feedwire Road to accommodate the proposed development.
9. Details on the proposed internal pedestrian network shall be reflected on the Final Development Plan submitted for approval.
10. The developer shall remove the existing 6' path located along Feedwire Road in Sugar Ridge, Phase 1 and replace it with a 10' wide asphalt path adjacent to the right-of-way terminating at the eastern property line and where topography becomes severe adjacent to the Little Sugar Creek (this path will mirror the path shown on the submitted preliminary plan). The path shall be constructed to township specifications.

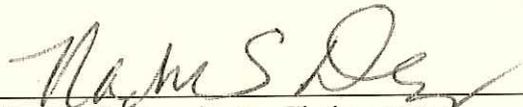
11. The developer shall provide right-of-way to the township to allow for the construction of a 10' bridge crossing adjacent to Feedwire Road to connect to the two path sections. Details will be finalized with legal counsel.
12. The developer shall provide easements to the township covering all constructed 10' path to allow for public access, use and maintenance (including the Sugar Ridge, Phase 1 relocated path). Details will be finalized with legal counsel.
13. Only fixtures certified by the International Dark Sky Association as dark sky friendly shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on September 8, 2015 and September 21, 2015, and deliberated on the application.

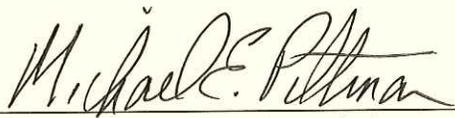
NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Preliminary Development Plan for the Waterford at Sugarcreek Development subject to the following conditions.

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/or aluminum siding shall be prohibited.
7. The percentages of stone and/or brick may vary throughout the site depending upon the exposure of the elevation to the public, but will average 30% +/- across the community's combined elevation area. Elevations will be presented and reviewed during the Final Development Plan stage.
8. Any changes to the plan recommended by the GCEO as a result of the Traffic Impact Study shall be reflected on the Final Development Plan submitted for approval. The developer shall be responsible for necessary road improvements as determined by the Greene County Engineer including, but not limited to, improvements deemed necessary to Feedwire Road to accommodate the proposed development.
9. Details on the proposed internal pedestrian network shall be reflected on the Final Development Plan submitted for approval.
10. The developer shall remove the existing 6' path located along Feedwire Road in Sugar Ridge, Phase 1 and replace it with a 10' wide asphalt path (either adjacent to the right-of-way or in place of the current 6' wide path terminating at the eastern property line and where topography becomes severe adjacent to the Little Sugar Creek). The path shall be constructed to township specifications.

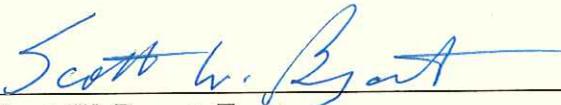
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12. The developer shall provide easements to the township covering all constructed 10' path to allow for public access, use and maintenance (including the Sugar Ridge, Phase 1 path). Details will be finalized with legal counsel.
13. Only fixtures certified by the International Dark Sky Association as dark sky friendly shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.



Nadine S. Daugherty, Chairperson



Michael E. Pittman, Vice Chairperson



Scott W. Bryant, Trustee



Theodore L. Hodson, Fiscal Officer