

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2015.12.07.08**

IN RE: Approval of the Final Development Plan for  
White Oakes Landing, approximately 31 acres

WHEREAS, Redwood Acquisition has submitted an application for the approval of the Final Development Plan for White Oakes Landing, a multi-family development containing 203 units. The subject property is identified as part of parcel L32000100030029400, contains approximately 31 acres and has an address of Clys Road; and

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on November 10, 2015, deliberated on the application, and has recommended approval of the Final Development Plan for White Oakes Landing 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 or aluminum may be used for fascia and soffits, or similar minor architectural or structural elements as approved by the Zoning Compliance Officer.
7. A bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of all open space and landscaping improvements (trails, fencing, landscaping, etc.) not in place at the time construction begins on the first building in each phase (per the submitted phasing schedule).
8. The developer has agreed to construct a sidewalk along Center Point Drive to Wilmington Pike. If this is not completed prior to the construction of the first building, then a bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees to cover the cost of this improvement. The township will acquire the necessary easements to allow for this sidewalk extension.
9. A bond or a letter of credit in favor of the township (for 30% of the total cost to construct the private streets) shall be provided to the Sugarcreek Township Board of Trustees prior to the construction of the private streets pursuant to Section 7.07 of the Sugarcreek Township Zoning Resolution.
10. The procedures outlined in Section 7.07 H. regarding certification of a licensed professional engineer with respect to construction of the private streets shall be followed.
11. The developer shall be required to construct the portion of the extended Center Point Drive shown on the Preliminary Development Plan to a point twenty feet north of the

northern most point of the first entrance (the island entrance) into White Oakes Landing (and incorporate the related traffic impact study recommendation) prior to the construction of any buildings within the development. This requirement includes the construction of the 10' hiker biker trail along the section of Center Point Drive that the developer will be constructing. Should this section of Center Point Drive (and the hiker biker trail adjacent to it) not be constructed prior to construction of the first building, then a bond or letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees to cover the cost of these improvements.

12. The hiker biker trail adjacent to Center Point Drive shall be constructed to township specifications.
13. Consistency with the submitted building elevations shall be required. In addition, high profile side elevations shall be required as follows: Building 1: East Side, Building 2: West Side, Building 3: Both Sides, Building 4: Both Sides, Building 5: Both Sides, Building 6: West Side, Building 7: No Sides, Building 8: No Sides, Building 9: West Side, Building 10: No Sides, Building 11: East Side, Building 12: East Side, Building 13: No Sides, Building 14: West Side, Building 15: Both Sides, Building 16: Both Sides, Building 17: South Side, Building 18: North Side, Building 19: South Side, Building 20: North Side, Building 21: Both Sides, Building 22: Both Sides, Building 23: West Side, Building 24: East Side, Building 25: Both Sides, Building 26: Both Sides, Building 27: Both Sides, Building 28: South Side, Building 29: No Sides, Building 30: No Sides, and Building 31: No Sides.
14. The developer shall complete transfer of the small parcel of land on the southwest corner of the intersection of Silverado Drive and Center Point Drive to the White Fence Farms HOA prior to construction of the first building.
15. The developer shall work with the Fire Department on appropriate address identification for each building and each unit. Final determination on address identification shall be made by the Fire Department.
16. Only the two columns (one on each side of the secondary entrance) shall be permitted to incorporate the Redwood logo. All other proposed columns shall not include the Redwood logo.
17. All plantings shall meet ANSI A300 Part 6 and ANSI Z60.1.
18. Cleveland Pear and Japanese Lilac shall be removed from the landscaping plan and replaced with natives appropriate for site layout, soil, water and light conditions.
19. The developer and staff shall work with the City of Bellbrook on alternative fencing around the water tower site, as well as reducing the site's footprint.
20. The developer shall install a dark sky compliant street light at Silverado and Center Point to be approved by the township.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on December 7, 2015, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan for White Oakes Landing subject to the conditions recommended by the Zoning Commission.

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Nadine S. Daugherty, Chairperson

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Michael E. Pittman, Vice Chairperson

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Scott W. Bryant, Trustee

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Theodore L. Hodson, Fiscal Officer