

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2016.01.04.02

IN RE: Approval of the Final Development Plan for
Waterford at Sugarcreek, approximately 24.5 acres

WHEREAS, MV Residential Development, LLC has submitted an application for the approval of the Final Development Plan for Waterford at Sugarcreek, a multi-family development containing 231 units. The subject properties are 4700 and 4704 Feedwire Road, parcels L32000100020006500 and L32000100020000700, containing approximately 24.5 acres; and

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on December 8, 2015, deliberated on the application, and recommended approval of the Final Development Plan for Waterford at Sugarcreek subject to the following conditions:

1. Final design of the right-of-way, entries within the development and any other engineering related items shall be subject to approval of the Greene County Engineer's Office.
2. Final design of the sanitary sewer system shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. Final design of the water main system shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Greene Soil and Water Conservation District in regards to the National Pollutant Discharge Elimination Systems (NPDES) and Best Management Practices (BMPs).
5. Final design of all Fire Department related items 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. Vinyl or aluminum for similar minor architectural or structural elements may be used if approved by the Zoning Compliance Officer.
7. A total of 462 trees shall be provided (the landscaping plan shall be modified to provide a total of 462 trees).
8. A bond or a letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees for any incomplete open space improvements along Feedwire Road prior to occupancy of the first residential building.
9. A bond or letter of credit in favor of the township shall be provided to the Sugarcreek Township Board of Trustees for pedestrian paths and landscaping not in place on a building by building basis prior to occupancy of each building.
10. A bond or a letter of credit in favor of the township 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.
11. 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.

12. The hiker biker trail adjacent to Feedwire Road shall be constructed to township specifications. If not constructed prior to occupancy of the first residential building, then a bond or letter of credit in favor of the township shall be provided to the Sugar creek Township Board of Trustees to ensure completion.
13. 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 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. If not constructed prior to occupancy of the first residential building, then a bond or letter of credit in favor of the township shall be provided to the Sugar creek Township Board of Trustees to ensure completion.
14. The developer shall provide easements to the township covering all 10' hiker biker path to allow for public access, use and maintenance (including the Sugar Ridge, Phase 1 path) prior to occupancy of the first building. Details will be finalized with legal counsel.
15. The developer shall provide an easement to the township to allow for the construction of a 10' bridge crossing adjacent to Feedwire Road to connect to the two path sections prior to occupancy of the first building. Details will be finalized with legal counsel.
16. Consistency with the submitted building elevations shall be required.
17. Chimneys shall be constructed as identified on the chimney layout provided by the developer.
18. 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.
19. The compactor screen shall be full stone veneer to match the building elevations (gate only may incorporate the siding material utilized and shall not be white vinyl).
20. All lighting shall be dark sky compliant and shall be incorporated into the photometric plan submitted and subject to the township's light spillage requirements (Table 7-2).
21. All plantings shall meet ANSI A300 Part 6 and ANSI Z60.1.
22. If the monument sign is externally illuminated, then the fixture shall be shielded so as to direct light only onto the sign surface.

WHEREAS, the Sugar creek Township Board of Trustees held a Public Hearing on January 4, 2016, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan for Waterford at Sugar creek subject to the conditions recommended by the Zoning Commission, with the exception of #7 which has been addressed by the applicant (revised landscaping plan submitted).

Michael E. Pittman, Chairperson

Carolyn L. Destefani, Vice Chairperson

Nadine S. Daugherty, Trustee

Theodore L. Hodson

Theodore L. Hodson, Fiscal Officer