



Planned Unit Development (PUD) Stage 3 Final Site Plan Review Request

Application to the Zoning Commission
Clearcreek Township, Warren County

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Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$350.00 to validate the Stage 3 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

Design Homes & Development Company, Inc.

Mailing address of Applicant:

8534 Yankee Street, Dayton, Ohio 45458

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds
Description:

See Attached Record Plan

Property fronts on the following road(s):

Bourdeaux Way

The legal title to said property recorded in the name(s) of:

Soraya Farms, LLC.

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

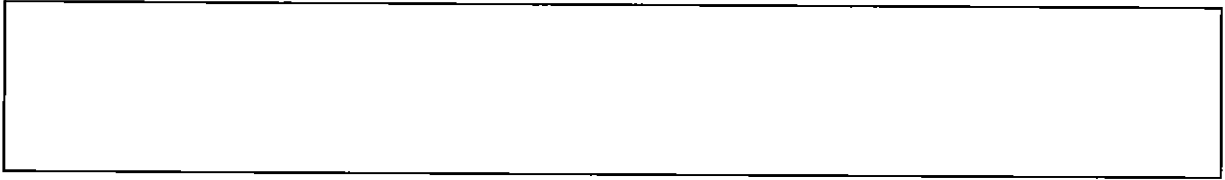
8534 Yankee Street, Dayton, Ohio 45458

The property is presently zoned:

R1-PUD

Reason(s) for the application:

Request for Clearcreek Township Stage Three approval of Soraya Farms, Lifestyle Community, Section 4.



1. To aid the Zoning Commission processing of the request, please submit responses to how you have satisfied Stage 1 and Stage 2 Trustee Resolution conditions.
2. To aid the Zoning Commission processing of the request, please submit the following documentation outlined in Clearcreek Township Zoning Resolution Chapter 13, Section 13.07 :

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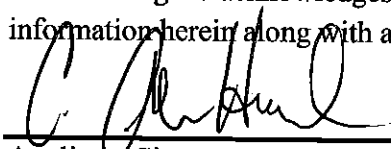
SEC. 13.07 Final Detailed Plan Approval: Stage Three Approval

The owner or developer may make application to Warren County Regional Planning Commission for final site plan approval, along with a letter of intent to the Clearcreek Township Zoning Commission. After it has received approval of the preliminary site plan and approval for all necessary permits and curb-cuts from State and Clearcreek Township officials, the final detailed site plan shall conform substantially to the preliminary site plan approval. It should incorporate any revision or other features that may have been required by the Clearcreek Township Trustees. Upon approval by the Executive Director of the Warren County Regional Planning Commission, the Executive Director shall forward the approved final site plan to the Clearcreek Township Zoning Commission. The Clearcreek Township Zoning Commission shall review the application for final site plan approval. The Zoning Commission shall forward the approved final site plan to the Zoning Inspector with an endorsement of the approval thereon. No zoning or building permits shall be issued except in conformance with the final site plan (Stage Three) and before the Zoning Inspector has received evidence of owner's compliance with **Section 13.09**

Of which:

- Two (2) sets of drawings shall be submitted on paper measuring 24" by 36" for staff review and for display during the public hearing**
- Eight (8) sets of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for the staff file, Zoning Commission and Board of Trustee packets**

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.



7-12-17

Applicant Signature

Date

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8534 Yankee Street, Suite A
Dayton, Ohio 45458
Phone: (937) 438-3667
Fax: (937) 435-1606
www.designhomesco.com

July 14, 2017

Clearcreek Township
Jeff Palmer, MCP
Director of Planning and Zoning
7593 Bunnell Hill Road
Springboro, OH 45066

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Soraya Farms, Lifestyle Community, Section 4 Stage III Intent Letter

Dear Mr. Palmer:

Design Homes and Development Company, Inc. is providing this supplemental information as a requirement of the Stage III zoning approval request. This letter details how the developer is addressing the Stage I and Stage II zoning requirements:

Responses

1. Adherence with rezoning Resolutions 2492 and 3042, as determined by Clearcreek Township Trustees. TBD by staff
2. Compliance with all requirements of Chapter 13 of the Clearcreek Township Zoning Code. Addressed with previous submittals. This submittal doesn't vary with the approved PUD.
3. Compliance with all requirements of the Ohio Department of Transportation. Addressed with previous submittals.
4. Submission of traffic analysis to determine entry location on SR 48. Addressed with previous submittals.
5. Entry drive and northern "wishbone" drive that stubs to 168 acre property to west shall be constructed to collector street standards. N/A
6. Street stub to adjoining Centerville Forest Subdivision. N/A
7. Submission of geotechnical analysis for roadways proposed in areas of hydric soils. Addressed with previous submittals.
8. Temporary turnarounds shall be provided at all street stub locations. There are no street stubs to adjacent properties with this submittal.
9. All improvements shall comply with the Requirements and Standards for the Construction of Streets and Roadway Facilities, with appropriate latitude, within sound engineering principles. We believe our plans comply with this requirement.

10. Driveway access to lots with multiple road frontages shall be limited to the road of least traffic generation, as determined by the Warren County Engineer. OK
11. Parking shall be permitted on one side of all local public streets and private streets on the side of the street opposite of the fire hydrant locations. The former shall be posted. We will comply with this requirement.
12. Parking shall be prohibited on collector public streets. The former shall be posted. This section consists of private streets.
13. Condominium streets shall be privately maintained. Streets will be maintained by the Association.
14. Road medians shall be designed to have a drainage collection system, so that water doesn't spill onto the travel lanes of pavement. We will address this issue by adding underdrains that will tie into the storm sewer system.
15. Street names shall be determined at the time of the preliminary plat. This was addressed with previous submittals.
16. Regarding interior circulation of the Village Center Retail. N/A
17. When ODOT determines the need for bike path to be connected to the northern/southern properties, the HOA will construct the areas classified as future bike path on Soraya Farms Preliminary Plat received February 7, 2007. OK
18. Parking lots shall be monitored by cameras. N/A
19. Wall pack lights if used shall be appropriately shielded. N/A
20. Approval of a stormwater drainage plan and compliance with the Rules and Regulations for the Design of Stormwater Management Systems, Five hundred (500) year flood plain shall be depicted on the final site plan. Addressed with previous submittals. The proposed improvements are based off the stormwater drainage plan.
21. Compliance with the OEPA NPDES permit. Bioretention, wetland pre-treatment and/or extended detention will be required to address the quality of stormwater runoff. We will be utilizing extended detention for post development water quality.
22. Compliance with the Warren County Erosion and Sediment Control Regulations, as determined by the Warren County Soil and Water Conservation District. Approval of an erosion and sediment control plan prior to earth moving activities. OK
23. Wetland determination to be submitted. Addressed with previous submittals.
24. Prior to approval of the final site plan, the developer shall expand and or upgrade the water system, water treatment and storage facilities necessary to serve the development, as determined by the Warren County Sanitary Engineer. Addressed with previous submittals.
25. All sanitary sewer main line extensions and services are to be constructed in accordance with Montgomery County rules, regulations and specifications. We complied with this requirement in our engineering design.
26. Signage. Addressed with previous submittals
27. Any non-standard traffic signs shall be maintained by the HOA. OK
28. Regarding temporary signage on SR48. N/A
29. The location of signage shall conform to the locations identified on Soraya Farms Exhibit D-1 Sign Plan received February 7, 2007. OK
30. Compliance with Chapter 16 (Parking and Loading Regulations) of the Clearcreek Township Zoning Resolution. This submittal complies with Chapter 16.
31. Open space shall account for thirty-one percent or 52.94 acres of the development as depicted on the Soraya Farms Overall Plat (C1.02). This section conforms to the open space plans.
32. Compliance with Chapter 17 (Buffer and Screening). We are providing an easement with the walking path, per the Stage II plans.

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33. Approval of the interior landscape along new subdivision roads and pedestrian pathways as identified in Exhibit C – Openspace Plan, Exhibit B Tree Plan, Preliminary Plan (C1.03, C1.04, C1.05), Landscape Plan (L1.01, L1.02, L1.03, L1.04, L1.05, L1.06 and L1.07). Landscaping will conform to approved plans.
34. Trails shall have distance marker located every 1/8 mile with compass, distance along trail and name of trail. OK
35. Trash receptacles shall be located along trails for waste collection. OK
36. Regarding perimeter landscape buffer. We are maintaining the existing vegetation buffer along the north side of the proposed section and provide an easement with the walking path, per the Stage II plans (L1-04).
37. Regarding SR 48 streetscape buffer. N/A
38. Compliance with Chapter 29 (Lighting Regulations) of the Clearcreek Township Zoning Resolution. Regarding lighting fixtures for the retail/clubhouse and pathways. N/A
39. Regarding zoning setbacks in Condominium section. Will be measured from defined easement.
40. Minimum dwelling unit livable sizes; single-family detached 1,800 sf, two-family condo 1,800, four-family condo 1,700sf. This is reflected in the HOA documents.
41. Minimum lot size, and frontage requirements shall be approved in conformance with the Soraya Farms Cover Page, Development text and lot width plan dated Feb 7, 2007.
42. Minimum building setbacks shall be: Single family detached: front yard 40', side yard for lot size 55'-74' – 6' per side, lot size 75'-84' 7' per side, lot size 85' and greater 8' per side, rear yard 25'. Condominium: front yard along private roads 10', setback from Centerville Forest 50'. OK
43. Provide double width driveways. OK
- 44 – 49. Regarding HOA and Architectural Review Committees. This was handled with previous submittals.
50. Submission of preliminary and final plans, in compliance with the Warren County Subdivision Regulations. Final plans were submitted.
51. Regarding architectural requirements. Architecture will conform to approved plans. This was completed during previous phases.
52. Regarding amenities for Soraya Farms
 - g. Ponds as identified on Soraya Farms Preliminary Plat (C1.04, C1.05).
 - i. If an amenity is identified to exist within a phasing section, it shall be built at the same time as public improvements. OK
53. Regarding providing sufficient fire hydrants for fire suppression activities, at developer expense, as determined by the Clearcreek Fire District, final to final site plan approval. Proposed plan has fire hydrants at sound intervals. If the Fire District recommends revisions, we will comply with their recommendations.
54. Nighttime deliveries are discouraged. OK
55. Regarding yearly inspections of the PUD in July and the developer's responsibility to address comments within 90 days. Developer will comply with this condition.

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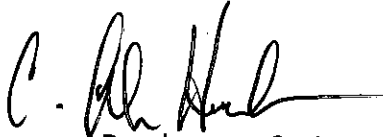
Additional information required from the application:

1. Finalized list of uses within the PUD are defined. Uses were defined in the Phase II process and the proposed use for this section complies with the established uses.
2. Location, types, heights, materials and designs of uses are finalized. Materials, designs, heights are consistent with previously approved sections.
3. Use specific standards in table form: Not applicable for this submittal.

4. Maximum density finalized: Maximum density is unchanged and this submittal complies with previous plans.
5. Finalize open space: The open space for this submittal complies with the phase II plans.
6. Layout and acreage: Shown on drawings (both construction and Record Plan)
7. Impervious surfaces for non-residential building areas: N/A
8. Timeline for amenities: The amenities for this section consist of the walking path, which will be constructed with this section.
9. Signage: Will comply with approved plans.

Enclosed you will find two (2) full sized and eight (8) 11 X 17" sets of the Record Plan and Construction Drawings for Soraya Farms Lifestyle Communities, Section 4. We believe this submittal meets the criteria of the Clearcreek Township Resolution 3209 as adopted March 15, 2007. If you need any other information, or if you have any comments or suggestions, we will comply with your request.

Sincerely,



Design Homes and Development Co. Inc.

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