



DESIGN HOMES
CUSTOM WITHIN REACH

August 20, 2020

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

RECEIVED
AUG 20 2020
CLEARCREEK TOWNSHIP
ZONING DEPT.

Silver Mill, Progress Letter

Dear Mr. Palmer:

Design Homes and Development Company, Inc. is providing this information to the Zoning Commission to detail the progress with the plan and issues we are researching in response to questions from the Board and from the public:

1. Plan Development – we are revising the plan to reduce the number overall units. We are also trying to develop a more useable open space that will take advantage of the site's natural features.
2. Traffic – We are in the process of updating the TIS we had commissioned with the plans for Copper Mill, Sections 1 and 2. This will determine the extents of the improvements necessary for the Silver Mill development.
3. Schools – We are investigating the impact of the development on the school system based on estimated values of the units and the number of school age children in Soraya Farms.
4. Drainage – We completed a drainage study as part of Copper Mill Sections 1 and 2. This study showed that the residential use and open space generated significantly less runoff than farm land. We are in the process of expanding this study to encompass the entire 170 acres.
5. Infrastructure – We are conducting studies to insure that the water and sanitary sewer systems have capacity for this project.

We anticipate we will be able to address all these issues by the September 30th cutoff for the November 2nd hearing.

Sincerely,

Adam Sweeney
Design Homes and Development Company, Inc.

8534 Yankee Street, Suite A | Dayton, Ohio 45458-1833

Phone | (937) 438-3667

Fax | (937) 435-1606

Website | www.designhomesco.com