



November 4, 2020

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

RECEIVED

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CLEARCREEK TOWNSHIP
ZONING DEPT.

RE: Silver Mill – Resubmittal for the December 7th Zoning Commission Hearing

Dear Mr. Palmer:

Design Homes and Development Company, Inc. is providing this information to the Zoning Commission to accompany our plan resubmittal. This is in response to questions from the Commission and from the public at our previous hearing:

1. Plan Development – We reduced the number of units from 419 to 337. This brings us under 2 dwelling units per acre. The revised plan has about 65 acres of open space (38%). The revised plan conserves the tree stand on the western side of the project and will incorporate a hiker path throughout the development.
2. Traffic – The Turn Lane Analysis required by the County is complete. No further improvements to Lytle-Five Points Road will be required.
3. Schools – We compared this project with Soraya Farms. It has the same developer, the same builder, similar lot sizes, the same homes, and is located in close proximity to Silver Mill. The buyer profile is older with fewer children than many developments. In Soraya Farms there are 136 single family homes with 31 school aged children. The lifestyle product in Soraya has 96 units and one school aged child. In addition, the 70 acre eastern parcel is in the Waynesville School District as opposed to Soraya Farms, which is all in the Springboro School District.
4. Drainage – We will comply with Warren County Subdivision Regulations and with the water quality requirements of the Warren County Soil and Erosion Department and the OEPA. These regulations require that the peak stormwater discharge of any watershed on the site will be equal or lower than the existing flows. We will utilize four basins to control the storm water discharge.
5. Infrastructure – We have coordinated with Montgomery County Environmental Services (Sanitary Department) and there is capacity in the receiving sewer system for this project. We coordinated with the Warren County Water Department to conduct flow tests on the water main on Lytle Five Points and there is adequate flow and pressure for this development.

Sincerely,

Adam Sweeney
Design Homes and Development Company, Inc.

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