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January 5, 2021

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

Soraya Farms, Section 8, 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 does not 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.
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. We will comply with this requirement.
13. Condominium streets shall be privately maintained. N/A

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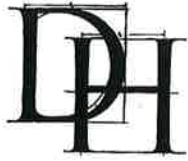
**CLEARCREEK TOWNSHIP
ZONING DEPT.**

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14. Road medians shall be designed to have a drainage collection system, so that water doesn't spill unto the travel lanes of pavement. N/A
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.
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). Existing vegetation to remain to meet screening and buffering requirements.
33. Approval of the interior landscape along new subdivision roads and pedestrian pathways as identified in Exhibit C – Open space 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. Trail markers to be installed at completion of path construction.

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35. Trash receptacles shall be located along trails for waste collection. N/A
36. Regarding perimeter landscape buffer. We comply with this item.
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. N/A
40. Minimum dwelling unit livable sizes; single-family detached 1,800 sf. 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. Front yards on public streets 20', side yard 5' per side, rear yard 5'. 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.

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 Section 7 – Residential Neighborhood. 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,



ADAM SWEENEY

Design Homes and Development Co. Inc.

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