



FISCHER DEVELOPMENT COMPANY
A Fischer Group Company

September 2nd, 2016

Mr. Allen Freeman
Pierce Township Trustee
950 Locust Corner Road
Cincinnati, Ohio 45245

**RE: Zoning and Engineering Review of Prestwick Place Preliminary PUD Development Plan
Response to The Kleingers Group Technical Review Letter dated August 26th, 2016**

Dear Mr. Freeman:

The following letter is Grand Communities, Ltd.'s ("GCL") response to The Kleingers Group technical review letter dated August 26th, 2016 and received August 30th, 2016 via email. We welcome the opportunity to meet and/or discuss any issues about the proposed project, but in the meantime we offer the following responses:

Under the heading of "Planning and Zoning Review," the following comments were made:

COMMENT #1: *Conceptual Landscape Plan. I would recommend that a conceptual landscape plan be submitted at this stage addressing any project gateways, streetscaping, typical bufferyard design, screening or other required landscape or buffer elements. The applicant provides text notes for some of these items, but an overall conceptual landscape plan allows the Township to review the proposed landscape and buffering treatments in the context of the overall development and to ensure an attractive and well planned community. A conceptual (graphical) plan is required for the Township to properly review and understand if the spirit and intent of Article 10 "Landscaping and Buffering" is being achieved.*

RESPONSE: A conceptual landscape plan for buffer yards along Merwin Ten Mile and White Oak Roads are attached for review.

COMMENT #2: *Street Trees. The submitted site plan sheet states that street trees "may" be planted in the public and private rights of ways. This note should state the street trees "shall" be planted in accordance to the Conceptual Landscape Plan. This same note also states that the number of street trees will be determined based on the overall street scene proposed at the final development plan stage. I would recommend that a minimum number of street trees within the development be determined and noted on the conceptual landscape plan at this preliminary development stage. If the applicant is seeking to create various street scenes based on the particular housing types, I would recommend, at a minimum, that street tree typical section drawings are provided at this stage for Township review and approval.*

RESPONSE: As noted in Table A, our intent is to plant a minimum of one (1) canopy in the front yard of every lot. It is our experience that trees planted on lots have a better survival/success rate because there is less impervious surface within the canopy/drip-line. In addition, there are fewer conflicts with utilities and sidewalks in terms of long-term repair and maintenance.

COMMENT #3: *Recreation Center and Park Area. I would typically require additional design details on the various elements of the recreation center, park area and any other active amenity areas at this stage of PUD review. This would include a conceptual site plan for the recreation center / park area providing sufficient level of detail and notes to allow the Township to properly review the extent and design of the proposed amenity package. I would also recommend that preliminary/ conceptual building elevations for the recreation center be provided at this preliminary development plan stage.*

RESPONSE: A conceptual plan for Amenity Center is attached for review.

COMMENT #4: *Gateway Entry Signage. The site plan notes that entry identification will be installed at the entrances. I would recommend that the proposed entry sign elevation drawings be submitted as a part of this preliminary stage. The sign drawings should provide the Township with the design, materials and proposed colors for the entry signs. I would also recommend that the locations of the sign footprints be shown on the plans.*

RESPONSE: A conceptual entry monument is attached for review.

COMMENT #5: *Fencing Details. The fencing proposed around the open space is listed as "horse-park type" fencing as a note on the site plan sheet. I would recommend that a typical fence section be submitted for review by the Township.*

RESPONSE: A sample photograph for the fencing is attached for review.

COMMENT #6: *Street Signs, Lighting, Other Street and Site Furnishings. I would recommend we see sample imagery or specifications for the proposed street lights, street sign poles and other furnishings such as benches, trash receptacles, etc.*

RESPONSE: Sample photographs for the street lights and street sign is attached for review. Details such as benches, trash receptacles, etc. as typically determined as part of final construction drawings.

COMMENT #7: *Legendary Run Design Handbook. One condition of the Trustees Stage I Concept Plan approval was that the Legendary Run design handbook be used as a guideline for the development of this preliminary development plan. I have not reviewed the Legendary Run Design Handbook for compliance to this condition, but would recommend the Township Zoning Commission and Trustees address these guidelines during their review.*

RESPONSE: Agreed.

COMMENT #8: *Lot Size. I would typically ask to see each lot have its square footage shown on the plan to determine compliance with the minimum lot area requirements with the Zoning Resolution. Even though this is a PUD and waivers can be given for unmet code requirements, it is still helpful to understand how many of the lots are under the required area minimums so they can be incorporated into the list of PUD waivers.*

RESPONSE: Lot square footages will be shown on all future plans.

COMMENT #9: *Cul-de-Sac Length. The northernmost cul-de-sac shown on the site plan is approximately 2,000 LF in length from the intersection to the radius point of the cul-de-sac and serves 44 lots. Section 504.B.3 of the Clermont County Subdivision Regulations states the maximum length for a cul-de-sac is 900 feet (or as needed to serve a maximum of 30 lots) from the intersection to the radius point of the cul-de-sac. I suspect the street layout was intended to run along the ridge line and terminate at the end of the ridge. Just understand that many communities don't permit cul-de-sac lengths beyond, say 700 – 900 lineal feet due to emergency vehicle access concerns. If it is the desire of the Township to permit a PUD waiver for this item, I would recommend it be documented as a "Crucial Feature" on the Preliminary Development Plan.*

RESPONSE: Agreed that this should be documented as a "Crucial Feature", but we would note that we have developed numerous successful communities in Ohio and Kentucky with cul-de-sacs of this length. Furthermore, the length of the cul-de-sac is dictated by topographic constraints; similar to the Castle Bay Drive cul-de-sac at the northwest corner of the property which is approximately two thousand foot (2,000') cul-de-sac and serves forty-three (43) lots.

COMMENT #10: *Panhandle Lot Widths. The panhandle lot widths appear to be 20 feet. Section 512.D of the Clermont County Subdivision Regulations states the minimum panhandle lot shall have a minimum width of 25 feet (unless it can be demonstrated that easements of adequate dimensions are provided for access and utilities). The Township Zoning Resolution has the same 25' minimum standard. If it is the desire of the Township to permit a PUD waiver for these reductions, I would recommend it be documented as a "Crucial Feature" on the Preliminary Development Plan.*

RESPONSE: Agreed, and we would suggest the following standards for panhandle lots in Prestwick Place as we believe they are adequate to handle required easements and private drives. For two (2) or fewer panhandle lots, the panhandles shall be twenty-five feet (25') wide. For three (3) or more panhandles, the panhandles shall be twenty feet (20') wide. For all panhandle lots adjacent to open space, the panhandles shall be twenty feet (20') wide since utilities will not be servicing the open space.

COMMENT #11: *Yard Setbacks. The proposed front, side and rear yard setbacks are less than the stated minimums in Table 6.05 of the Zoning Resolution. If it is the desire of the Township to permit a PUD waiver for these reductions, I would recommend it be documented as a "Crucial Feature" on the Preliminary Development Plan.*

RESPONSE: Agreed that this should be documented as a "Crucial Feature", but we would note that side and rear yard setbacks are consistent with the approved Concept Plan for Prestwick Place.

COMMENT #12: *Dwelling Size. The plans propose a 1,400 square foot minimum floor area for dwellings located in the Village Sections of the development. Table 6.05 of the Zoning Resolution requires a 1,600 sq. ft. minimum floor area for SFR zoning districts. If it is the desire of the Township to permit a PUD waiver for these reductions, I would recommend it be documented as a "Crucial Feature" on the Preliminary Development Plan.*

RESPONSE: Agreed.

COMMENT #13: *Density. It is my understanding that the Township Trustees previously approved the Concept PUD Plan for 219 residential lots. The proposed preliminary development plan currently shows 229 lots which exceeds the approved 219 figure by 10 lots.*

RESPONSE: As stated in our August 5th, 2016 letter to the members of the Pierce Township Zoning Commission, it is the understanding of Grand Communities Ltd. that the concept plan that was ratified as part of

zoning case Z2016-003 at the Pierce Township Trustees Public Hearing on April 12, 2016 approved two hundred twenty-nine (229) units. Our letter acknowledges that the Planning Commission's recommendation for approval of the concept plan and zone change was conditioned on limiting the site to two hundred nineteen (219) units, but the meeting minutes of the Township Trustee approval makes no mention of that condition. In fact, the meeting minutes specifically refer to the project as consisting of two hundred twenty-nine (229) units.

Our August 5th, 2106 letter requests clarification on this matter using specific evidence and code provisions, and we are awaiting a response to this request. A copy of the August 5th, 2016 is attached for reference.

Under the heading of "Traffic Analysis," the following comments were made:

COMMENT #1: *It appears that the background traffic volumes for the intersection of Merwin Ten Mile Road and the proposed development access road were estimated based on the counted traffic volumes arriving and departing at the intersection of Merwin Ten Mile Road and White Oak Road. This methodology does not capture traffic volumes from the Legend Oaks subdivision that travel to and from the north on Merwin Ten Mile Road. Since the study shows that left and right turn lane warrants are very close to being met at the proposed development access road, it is recommended that the study be updated with additional traffic count data near the proposed development access road once schools in this area resume and that the turn lane warrants be reevaluated with projected traffic volumes that are based on these counts.*

RESPONSE: Both Merwin Ten Mile Road and White Oak Road are under the jurisdiction of Clermont County, and the scope and methodology of the Traffic Impact Study (TIS) submitted for Prestwick Place was determined by the Clermont County Engineer's Office (CCEO). Choice One Engineering prepared a TIS that followed the scope and methodology required by the CCEO, submitted the TIS to the CCEO, and the CCEO accepted the findings, results, and conclusions of the TIS. Therefore, no updates or revisions to the TIS will occur unless directed by the Clermont County Engineer's Office.

COMMENT #2: *The traffic study should include intersection capacity analyses each of the development access roads on Merwin Ten Mile Road and White Oak Road. Although the notes on the site plan state that site distance studies will be performed at the final stage per the Clermont County Engineer's regulations, we would not recommend that approach. We typically deal with all traffic analysis at this stage of a subdivision review process. It is possible that layout design changes may be required as a result of the site distance analysis. We believe it is prudent to understand whether or not there are layout changes required at this preliminary development stage and have the approved preliminary development plan incorporate those changes, if required.*

RESPONSE: Both Merwin Ten Mile Road and White Oak Road are under the jurisdiction of Clermont County, and we intend to follow Clermont County Engineer's Office regulations with regards to site distance studies.

COMMENT #3: *The traffic study should document the sight distance from each of the proposed access roads on Merwin Ten Mile Road and White Oak Road.*

RESPONSE: Sight distance studies are attached for review, but are required as part of the Subdivision Plan review, not Traffic Impact Studies. Therefore, these studies will not be included in the TIS document.

COMMENT #4: *The traffic study should document the intended lane configuration and traffic control on the proposed development access roads at the existing public roadways.*

RESPONSE: Lane configuration and traffic control are documented as part of Subdivision Plan review, not Traffic Impact Studies, and will be shown as part of final construction drawings.

Under the heading of "Stormwater Drainage Analysis," the following comments were made:

COMMENT #1: *Basin 3 is labeled as 12.76 Acres on the stormwater management plan sheet for pre-developed and post-developed conditions. Per information shown on the preliminary grading plan, Basin 3 is proposed to outlet into a tributary that cuts through the back sides of the neighboring properties along Castlebay Drive. Not all of the 12.76 Acres within the Basin 3 area drains to this particular tributary under existing conditions. Therefore, the allowable release rates from Basin 3 will need to be closely examined by the designer to ensure higher rates are not being sent to this tributary on the back sides of the properties along Castlebay Drive to negatively impact those property owners.*

RESPONSE: Agreed, and we will closely examine release rates during final construction drawings so there are no negative impacts to the property owners along Castlebay Drive.

COMMENT #2: *There does not appear to be an overland flood route to direct runoff from the entrance drive from White Oak Road to Basin #4. Calculations will eventually need to be provided to confirm if those storm pipes are being designed to handle the 100-year storm event in lieu of an overland flood route.*

RESPONSE: Street grades will be adjusted to accommodate an overland flood route from the entrance drive from White Oak Road to Basin #4 as suggested.

Please let us know if you require additional information or clarification. We look forward to hearing from you, and presenting additional information on our proposed development to the Pierce Township Planning Commission on September 2nd, 2016. Thank you for your time and consideration.

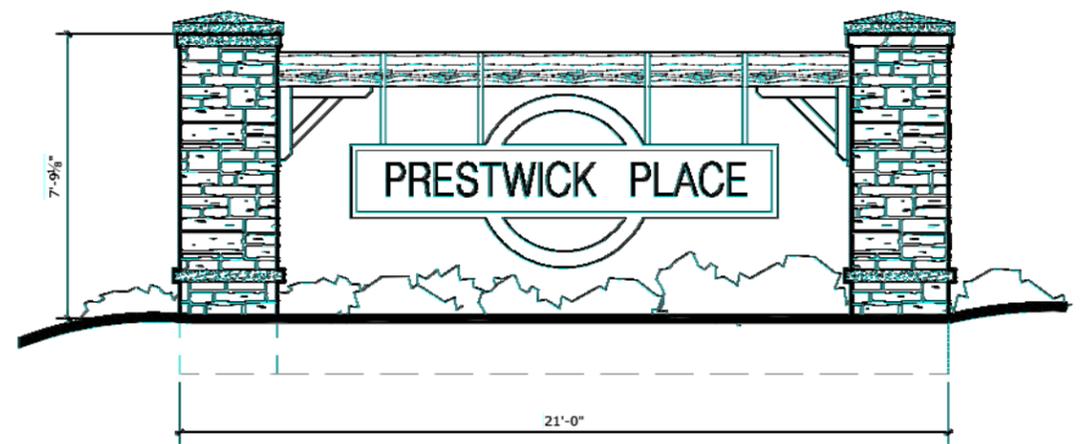
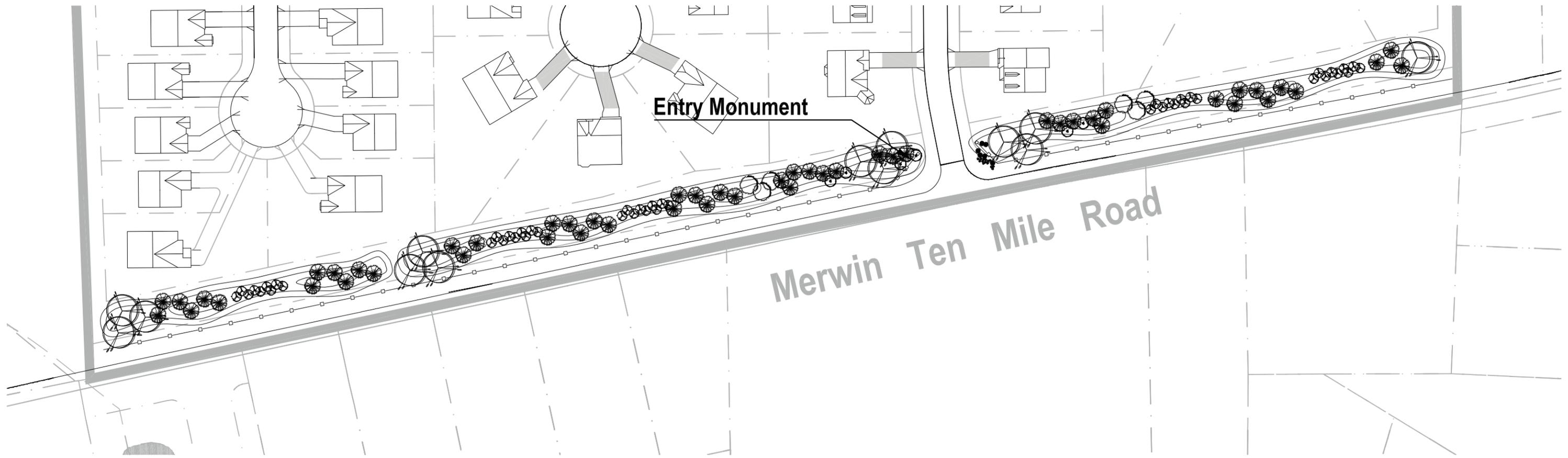
Sincerely,



Jason M. Wisniewski
Vice President of Planning and Zoning
Grand Communities, Ltd./Fischer Development Company

cc: Mr. Todd Huss, President of Grand Communities Ltd.
Mr. Mark Kinne, Project Planner at Grand Communities, Ltd.
Mr. Jay Stewart, The Kleingers Group
Mrs. Laura Bassett, Pierce Township

(enclosures)



Grand Communities, Ltd.

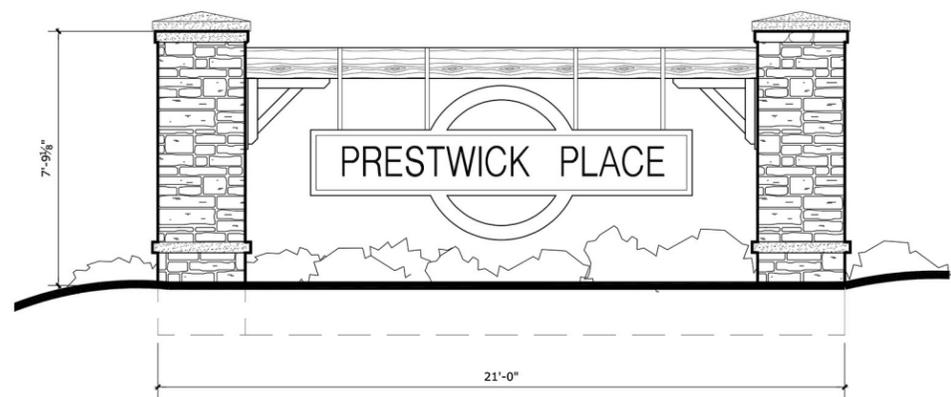
Prestwick Place Pierce Township, Clermont County, Ohio

Typical Perimeter Landcape Buffer and Proposed Entry Monument

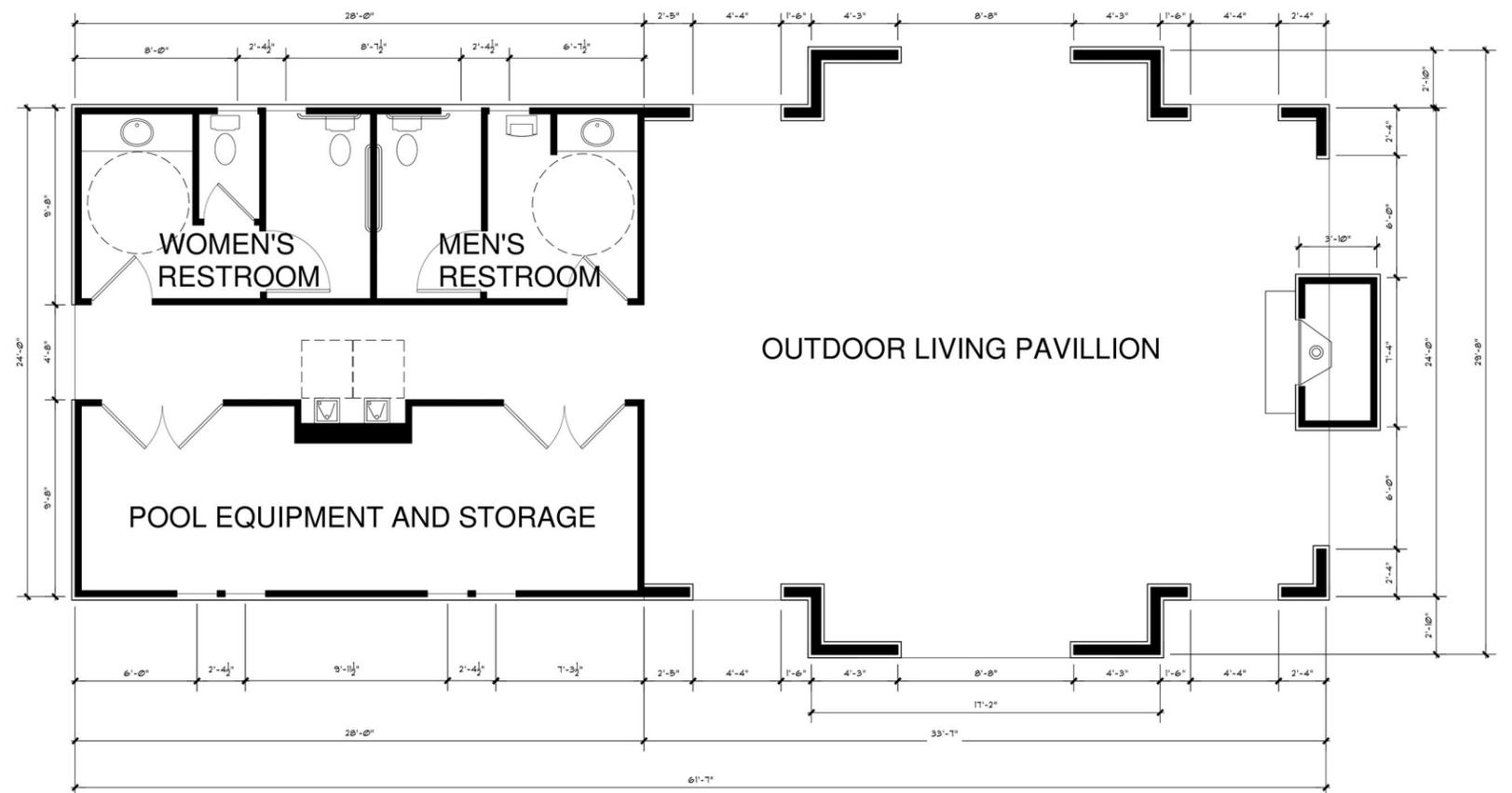




FRONT ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 3/8" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

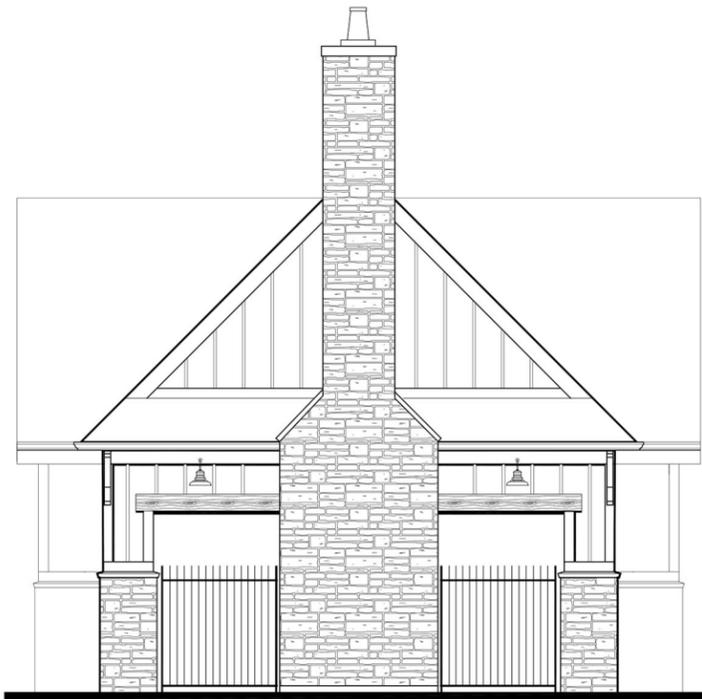
PRESTWICK PLACE
OUTDOOR LIVING PAVILLION
9.2.2016





POOL SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$



RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$



LEFT SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

PRESTWICK PLACE
OUTDOOR LIVING PAVILLION
9.2.2016

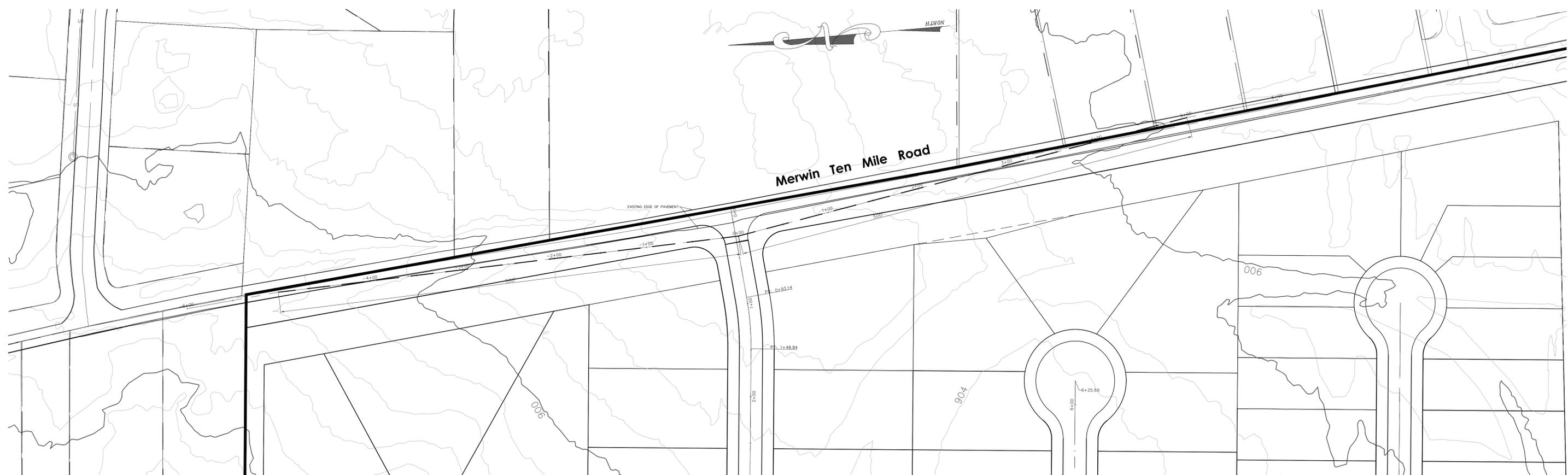




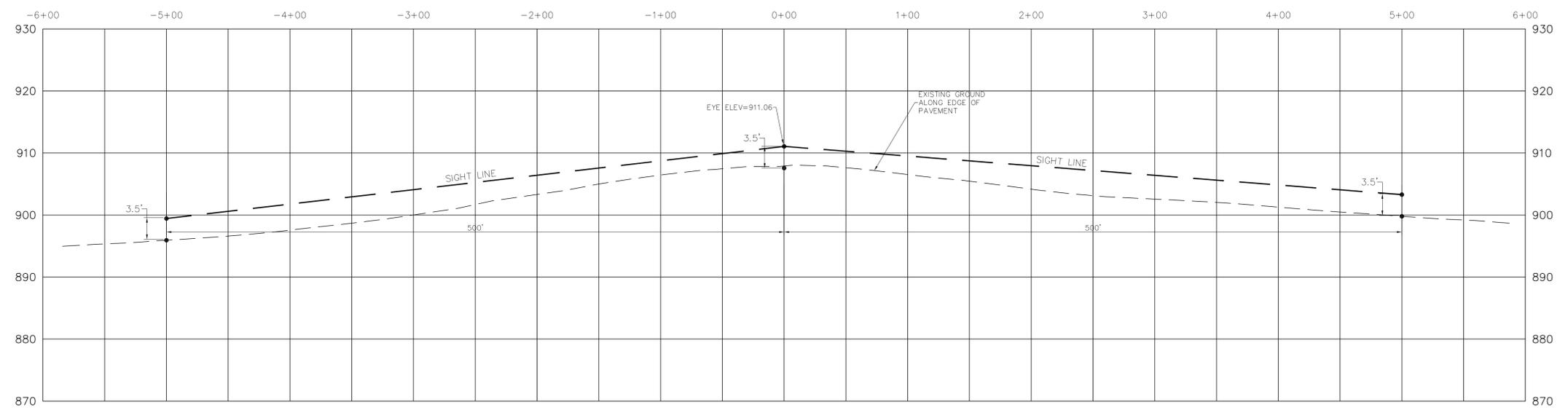
Grand Communities, Ltd.

Prestwick Place Pierce Township, Clermont County, Ohio

Street Light, Street Sign, and Horse Type Fencing Examples



POSTED SPEED LIMIT: 45 MPH
MINIMUM INTERSECTION SIGHT DISTANCE: 500 FT.



MERWIN SIGHT LINE
 1"=50' HOR. / 1"=10' VERT.

FERGUSON PROPERTY
SITE DISTANCE STUDY
 PIERCE TOWNSHIP
 CLERMONT COUNTY, OHIO

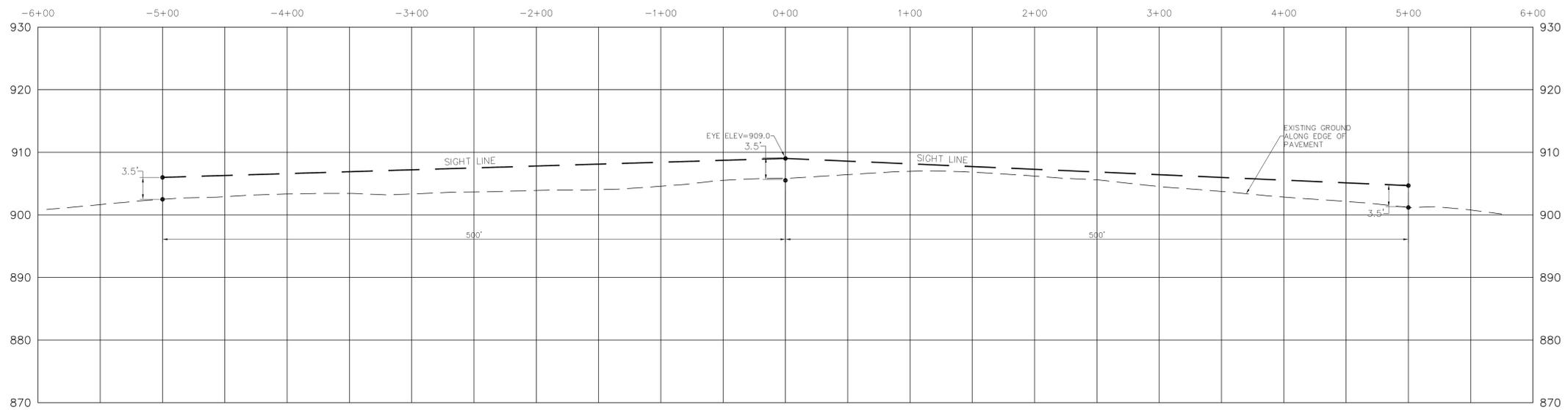
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Drawn By	STG	Date	3/02/2016	Project No.	00414.02	Sheet No.	2/2
Project Mgr.	RA	Scale	1" = 50'	Points D.B.	00414.02		
CAD				00414024-GIS X-Ref. Ferguson - Concept Plan 2015-12-08	File No.	00-414	

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POSTED SPEED LIMIT: 45 MPH
MINIMUM INTERSECTION SIGHT DISTANCE: 500 FT.



WHITE OAK SIGHT LINE
 1"=50' HOR. / 1"=10' VERT.

FERGUSON PROPERTY
SITE DISTANCE STUDY
 PIERCE TOWNSHIP
 CLERMONT COUNTY, OHIO

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