

August 25, 2025

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

Re: Clearcreek Heights
PUD Stage 2 Submittal

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Mr. Palmer,

Submittal documents for the above noted project have been revised based upon review by your review comments provided via an email dated August 15. The following documents are included in this package:

1. Letter of Agency
2. Revised Executed Application
3. Property Deed
4. (2) 24"x36" copies of the Stage 2: Preliminary PUD Site Plan including Landscape Plans
5. Architectural samples

In addition to the revised documents noted above, we have included the following comment responses to comments:

From the Application:

- An updated agent letter from the owners identifying Springboro Development as the agent for the Stage 2 and Stage 3 requests.
 - *Enclosed please find a Letter of Agency.*
- No attached deed.
 - *Enclosed please find a copy of the property deed.*
- Current zoning classification is R-PUD.
 - *Enclosed please find a Revised Executed Application.*

From Section 13.05(B)(1):

- More details regarding architectural designs.
 - *The subdivision will be developed with homes constructed by reputable builders, including Drees Homes, Ashford Homes, Catalyst Homes, Homes By Simms, and other qualified builders. Architectural designs will be consistent with the surrounding community, incorporating complementary styles, exterior materials, and scale to ensure neighborhood cohesion. Each home will be thoughtfully designed to balance aesthetic appeal with functionality, while maintaining high standards of quality and durability. The coordinated approach to architectural design will promote visual harmony, enhance the overall character of the development, and support long-term community value. Enclosed please find architectural examples from one of the planned homebuilders in this development as a reference.*
- Location and size of any existing trees in which you plan to retain in open space areas.
 - *Perimeter buffers along the east and west property boundaries are being preserved as open space to protect the existing vegetation along adjoining properties. Additionally, any areas within Open Space Lot 4 at the north end of the property that are not impacted by stormwater pond construction*

will be preserved. These areas generally contain mature trees and brush that vary in size. Exact locations of vegetation to remain will be determined by final site Construction Drawings.

- Size of proposed trees at the time of planting.
 - *Sizes of proposed plantings have been added to the plans, see sheet 24.*
- Signage details (face size, height of sign).
 - *The sign structure is planned to be 15ft wide and 10ft tall with a sign face measuring 8ft wide and 4ft tall.*
- Sanitary connection to Gunlock property to the east.
 - Have you discussed an alternative easement access to that east, other than via public street E access?
 - *The location of the proposed stub to the east has been selected as it is the most efficient option to provide future access while retaining existing vegetated buffers along the property boundary.*
 - Why is the sanitary sewer being routed back into the center of public street E, this stub is currently to unincorporated Clearcreek Township?
 - *The enclosed plans have been revised to follow the typical section location for sanitary.*

From Section 13.05(B)(2):

- Again, more details regarding the architectural designs.
 - *See above.*
- Table that specifies the average, highest, and lowest quantities and a count for the lot sizes.
 - *The enclosed plans have been revised accordingly, see sheet 1.*
- Clarification as to when (section or phase) the SR 73 open space will be installed.
 - *The enclosed plans have been revised accordingly, see sheet 3. The open space along SR 73 will be constructed with Section 1.*
- Greater detail regarding how the open space is going to be used thorough out the PUD.
 - *Open space buffers along the eastern and western property lines are 15ft wide open space lots containing the existing mature vegetation along the perimeter of the property. These properties will be owned collectively by the Homeowners Association, clearing and improvements will not be permitted within these areas to protect the vegetative buffer in perpetuity.*
 - *All existing vegetation within the buffers will remain. Large areas of less desirable vegetation (invasive species and dead trees) will be removed. If there are areas of extended bare space, trees and shrubs will be planted.*
 - *New additional landscaping within the 15ft wide buffers is not planned.*
- Response to scheduling of amenities and buffers.
 - *Open Spaces 1 and 2 will include 2 stormwater ponds, landscape mounding and evergreen trees along State Route 73, these improvements will be installed with Section 1. Open Space 7 will contain a large entry feature such as a clock and landscaping, this will be installed with Section 1. Open Space 3 will contain a gathering space feature which will be designed during preparation of Construction Drawings, this will be installed with Section 2. Open Space 6 will contain a walking path and associated landscaping, this will be constructed partially with Section 1 and completed with Section 2. Open Space 4 will contain 2 stormwater ponds with walking trails, this will be installed with Section 2. All perimeter buffers will be installed concurrently with the lots adjacent.*

From Section 13.05(B)(3):

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- Compliance with requirements of the City of Springboro. A traffic study shall be completed if deemed necessary by the City of Springboro. If necessary; the study shall be completed prior to PUD Stage 3 approval.
 - Has this study been started?
 - *A traffic study has not been started at this time. The study will be completed prior to Stage 3 PUD approval as required.*
 - Has the City reviewed the proposed entrance location on SR 73?
 - *The City has not reviewed the location of the proposed entrance on SR 73.*
- All homes shall be custom-built. A custom-built home is unique, one-of-a-kind residence designed and constructed to meet the specific needs and preferences of a homeowner, offering exclusive design and character.
 - This condition will be met by providing options for the interior and exterior of all homes. This includes alterations in the elevation of each home plan, building materials, and colors.
- All ponds shall have an operable fountain.
 - *Comment noted, all ponds will be installed with an operable foundation.*
- A perimeter open space buffer is required along all boundaries.
 - *Perimeter buffers are planned at 15ft wide and will retain all existing mature vegetation within the buffer. As noted above, these buffers will be owned collectively by the Homeowners Association, clearing and improvements will not be permitted within these areas to protect the vegetative buffer in perpetuity.*

Should you have any questions or need any additional information, please don't hesitate to contact us.

Sincerely,



John Bayer, P.E.

Principal

Bayer Becker

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cc: Brandon Kaiser, Springboro Development Co, LLC
Collin Morgan, Springboro Development Co, LLC

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