

Palmer, Jeff

From: Elmer Dudas <elmer@cityofspringboro.com>
Sent: Thursday, September 18, 2025 5:03 PM
To: Palmer, Jeff
Cc: Dan Boron
Subject: RE: Clearcreek Heights R-PUD Stage 2 Review Email 1 of 2

Jeff,

Thanks for the plans. While I did not do a thorough review at this time, general comments are below.

1. Provide 30' wide sanitary sewer easement throughout subdivision (centered on sewer main).
2. Public sanitary sewer and water main design per City of Springboro specifications.
3. Provide traffic impact study and improvements to be completed per study/city recommendations.
4. Provide right of way dedication along the frontage of SR 73 per city requirements.

Thanks,
Elmer

Elmer Dudas, PE
Development Director



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SEP 18 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

From: Palmer, Jeff <JPALMER@clearcreektownship.com>
Sent: Monday, September 15, 2025 10:20 AM
To: Elmer Dudas <elmer@cityofspringboro.com>; Dan Boron <danb@cityofspringboro.com>
Subject: Clearcreek Heights R-PUD Stage 2 Review Email 1 of 2

Greetings:

I have set a public meeting for the R-PUD Stage 2 preliminary site plan review for Clearcreek Heights (Brunk property, 1176 SR 73, 04-07-200-004) on October 6, 2025 @ 7 PM. Here is a link to the website:

<https://www.clearcreektownship.com/calendar-events/event/zoning-commission-october-6-2025/2025-10-06/> I plan to send out notices to adjoining property owners today. The Preliminary Plan is comprised of 24 pages. It was too large as a single document. I have broken it into 2 documents for your review.

Respectfully,
Jeff