

From: [Holbert, Harry](#)
To: [Gunderson, Beth](#)
Subject: Fwd: Zone Change Mercedes Benz of Cincinnati 8727 Montgomery Road
Date: Friday, January 05, 2018 8:33:38 AM

Sent from Harry Holbert's cell phone.

Begin forwarded message:

From: "Beck, Eric" <Eric.Beck@hamilton-co.org>
Date: January 5, 2018 at 8:31:15 AM EST
To: "Holbert, Harry" (hholbert@sycamoretownship.org)
<hholbert@sycamoretownship.org>
Cc: "Hubbard, Ted" <Ted.Hubbard@Hamilton-co.org>, "Joesph L. Trauth Jr." (jtrauth@kmklaw.com)" <jtrauth@kmklaw.com>
Subject: **Zone Change Mercedes Benz of Cincinnati 8727 Montgomery Road**

Harry,

This office has further reviewed the right of way dedication for the above referenced case. We would like to offer the following comments:

<!--[if !supportLists]-->• <!--[endif]-->The Hamilton County Engineer's Office has no objection to not requiring the owner to not dedicate the right of way from the centerline to the proposed right of way line along the Montgomery Road frontage due to proximity of the existing structure, with the concurrence of the Township. This appears to meet the intent of the variance process of the thoroughfare plan.

<!--[if !supportLists]-->• <!--[endif]-->It must be noted that the above noted variance as noted above shall apply to only this specific case and circumstance.

<!--[if !supportLists]-->• <!--[endif]-->The Hamilton County Engineer's Office has no enforcement authority on Montgomery Road.

Should you have any questions or wish to discuss further, please do not hesitate to contact me.

Eric J. Beck, P.E.

Deputy Engineer for Field Services
Hamilton County Engineer's Office
223 W. Galbraith Road
Cincinnati, OH 45215
513-946-8432

County of Hamilton

THEODORE B. HUBBARD P.E. - P.S. COUNTY ENGINEER

700 COUNTY ADMINISTRATION BUILDING
138 EAST COURT STREET
CINCINNATI, OHIO 45202-1232
PHONE (513)946-4250 FAX (513)946-4288

December 28, 2017

Sycamore Township
8540 Sycamore Road
Cincinnati, OH 45236

Attn: Harry Holbert

RE: Zone Change, Mercedes-Benz of Cincinnati, 8727 Montgomery Road, Sycamore Township

Dear Mr. Holbert:

The Hamilton County Engineer's Office has conducted a review of the subject Development Plan as requested. The following comments are submitted as a result of our review:

1. Montgomery Road (US22) is a state highway under the jurisdiction of the Ohio Department of Transportation. The State of Ohio must be contacted for their recommendations.
2. The owner must dedicate enough property to create a right-of-way in fee which shall have a minimum width in accordance with the Hamilton County Thoroughfare Plan.
3. No landscaping, screening or obstructions shall be permitted in the public right-of-way.

This office reserves the right to add, delete or make modifications to the above stated comments. Any questions regarding this matter may be addressed to the undersigned at 946-8430.

Sincerely,

THEODORE B. HUBBARD, P.E.-P.S.
HAMILTON COUNTY ENGINEER



Eric J. Beck, P.E.
Deputy Engineer for Field Services

From: [Holbert, Harry](#)
To: [Gunderson, Beth](#)
Subject: FW: 8727 Montgomery Rd. Mercedes-Benz
Date: Monday, December 18, 2017 9:19:04 AM
Attachments: [image001.png](#)
[SFHA DEVELOPMENT PERMIT APPLICATION 2017.pdf](#)

fyi

Harry L. Holbert Jr.
Sycamore Township
Planning & Zoning Administrator
513-792-7252



CONFIDENTIAL NOTICE:

The information contained in this electronic message is privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this electronic message in error, please contact Sycamore Township Planning and Zoning immediately at (513) 792-7252.

From: Smorey, Greg [mailto:Greg.Smorey@hamilton-co.org]
Sent: Monday, December 18, 2017 9:03 AM
To: Gene Allison <gallison@reztark.com>
Cc: Tom.Makris@dot.ohio.gov; Holbert, Harry <hholbert@sycamoretownship.org>; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>
Subject: RE: 8727 Montgomery Rd. Mercedes-Benz

Mr. Allison,

Thanks for the clarification. Then I will get you a Flood Permit Exemption since no work is taking place in the SFHA.

When the bank restoration occurs due to erosion on the property, you/ODOT will need to submit a plan to our office for the development of the gabion baskets, the location of that portion of the development and an application before work begins.

Thank you for your time and consideration.

Sincerely,

Gregory J. Smorey – CFM

Project/Floodplain Manager – Plans Examiner
Hamilton County Planning & Development Storm Water Division
Phone: 513-946-4760 Fax: 513-9464744

http://www.hamiltoncountyohio.gov/government/departments/planning_and_development/



From: Gene Allison [<mailto:gallison@reztark.com>]
Sent: Monday, December 18, 2017 8:47 AM
To: Smorey, Greg
Cc: hholbert@sycamoretownship.org; Islam, Mohammad; mrussell@matrixdev.com; McLaren, Matt; Sayler, Travis; Ian Ramous
Subject: RE: 8727 Montgomery Rd. Mercedes-Benz

Greg,

As part of our zone change application, Sycamore Township requires we send you a letter for review and approval. Our plans at this point are conceptual. Yes, there is new storm work to control the runoff from the new parking lot. All of the proposed work is north of the creek, however, ODOT earlier this fall noted the creek had eroded the bank below our bridge on the south side. We will be installing 'gabion baskets' to protect this area in our renovation scope.

At this time, yes, we would like a letter of approval to meet Sycamore Township requirements for their process.

Let us know if you have any added questions.

Thank you,
Gene

Gene Allison AIA
President

Reztark Design Studio
601 Main Street, Suite 200
Cincinnati, Ohio 45202
D: 513-765-5027 | C: 513-675-7559 | gallison@reztark.com
www.reztark.com

This electronic message contains information from Reztark Design Studio, LLC and may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this message is prohibited. This disclaimer stands for all later correspondence in the same email chain. If you received this electronic message in error, please notify us immediately by reply e-mail or by telephone at 1-513-233-3333.

From: Smorey, Greg [<mailto:Greg.Smorey@hamilton-co.org>]
Sent: Monday, December 18, 2017 8:07 AM
To: Gene Allison <gallison@reztark.com>
Cc: hholbert@sycamoretownship.org; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>
Subject: 8727 Montgomery Rd. Mercedes-Benz

Mr. Allison,

I have received your plans for the proposed renovation work at the Mercedes-Benz dealership at 8727 Montgomery Rd.

Would you be so kind as to clarify what it is you would like from Hamilton County's Storm Water Division? It appears that there is some new proposed storm drainage work but no proposed

work in or near the flood hazard area of Raiders Run Creek.

Would you like a preliminary review and approval or was this just more of a RFI regarding possible future permits.

Sincerely,

Gregory J. Smorey – CFM

Project/Floodplain Manager – Plans Examiner

Hamilton County Planning & Development Storm Water Division

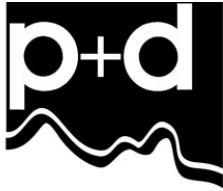
Phone: 513-946-4760 Fax: 513-9464744

http://www.hamiltoncountyohio.gov/government/departments/planning_and_development/



HAMILTON COUNTY

Planning + Development



HAMILTON COUNTY
**Planning +
Development**

138 E COURT ST RM 801
CINCINNATI, OH 45202-1224

GENERAL INFORMATION
(513) 946-4550
www.hamiltoncountyohio.gov/pd

Director

Todd Kinskey, AICP

Assistant Director

James W. Noyes

Divisions

Chief Building Official
Bruce Crase, CBO

Community Development
Joy Pierson

Community Planning
Steve Johns, AICP

Land Use + Zoning
Bryan Snyder, AICP

Stormwater + Infrastructure
Mohammad Islam, PE

**Board of County
Commissioners**

Denise Driehaus
Chris Monzel
Todd Portune

December 18, 2017

Mr. Harry L. Holbert, Jr.
Zoning Administrator
Sycamore Township
8540 Kenwood Rd
Sycamore Twp.

Reference: Zone Change Application – Mercedes Benz of Cincinnati
8727 Montgomery Rd

Dear Mr. Holbert:

We have reviewed the proposed preliminary plan dated by Reztark to review for a zone change for compliance with Hamilton County Storm Drainage requirements.

The preliminary storm drainage plan indicates an line detention system near the Montgomery Rd. No other details were provided for the evaluation.

The following items should be considered by the Engineer to comply with Hamilton County Storm Drainage regulations during the final submission of the improvement plan.

- a. The Hamilton County Storm Water Districts Post Construction Regulation Article V and Stream Corridor Regulation Article IV were adopted by the County Commissioner's effective June 14, 2009. The project should be designed to be in compliance with the above mentioned regulation. Copies of the regulation can be downloaded from http://www.hamilton-co.org/pubworks/hcpw_sds.asp.
- b. The project will require detention basin as per section ST 405 and ST 711 of Hamilton County Storm Water Rules and Regulation.
- c. While designing the Storm Water system for the proposed project the Engineer must comply with Rules and Regulation of the Hamilton County Public Works department Governing the construction, operation, maintenance and use of the Storm Drainage System in Hamilton County Ohio, adopted January 1, 1974 and, **revised on January 17, 2007** and to give special consideration to the following:
 1. No diversion of storm water run-off will be permitted.
 2. The Director of Public Works must approve total storm water compensation. Storm water detention based upon our current regulations will be required, including a staged Pre-development Q1 year, and Pre-development Q10 year controlled release for each drainage area. **A "Private Drainage Easement for Storm Water Detention" plat and an as-built drawing must be submitted certifying the required volume.**
 3. All storm water detention basins are to be sized for a one hundred year event based on Exhibit 33.
 4. All storm drainage catch basins and head walls are to conform to said rules and Regulations.
 5. All streams and/or watercourses affecting the site shall be analyzed based on a

One hundred (100) year frequency storm.

6. All internal drainage systems are to be designed for a ten (10) year storm with the 100 year hydraulic gradient shown no higher than six inches below all catch basin and/or storm manhole openings.
7. All structures are to be protected from storm water flooding based on a one hundred (100) year storm within or out of a Special Flood Hazard Area.
8. **A storm water drainage investigation may be required offsite and downstream of all developments or projects.**

Along with the Final Development/Improvement Plans, the Developer/Owner is to submit one set of storm water detention and drainage calculations, and drainage maps.

Erosion and sediment control, to protect all adjacent properties, must be implemented beginning with the design process of this project.

Prior to performing any work within a Special Flood Hazard Area, application for and approval of a Special Flood Hazard Area development permit shall be required from this office pursuant to the "Flood Damage Prevention Regulations".

The Final Improvement Plan must conform to preliminary construction drawings and meet the requirements of the current Hamilton County Public Works Rules and Regulations. We reserve the right to make any changes deemed necessary for final plan conformity to current regulations.

Respectfully,

A handwritten signature in dark ink, appearing to read "M Islam", with a stylized flourish above the "M".

Mohammad M Islam, P.E.
Project Engineering Engineer

cc: File