

From: Alberto, Marcelo [<mailto:Marcelo.Alberto@hamilton-co.org>]
Sent: Tuesday, July 24, 2018 10:44 AM
To: tutorprop@gmail.com
Cc: Holbert, Harry <hholbert@sycamoretownship.org>; James Gleason <james.gleason@hamilton-co.org>
Subject: FW: Sycamore Township Zoning Application

Mr. Hebert,

Thanks for your email forwarding these plans.

The Hamilton County Soil & Water Conservation District administers the County Earthwork Regulations as it pertains to construction.

The District offers no comments as it pertains to the request for Major Adjustment to the PUD.

However, any future earthwork disturbing more than 1 acre proposed for the site (Tract A and B) must provide a submittal to the District and undergo a review for compliance with the Earthwork Regulations.

- Sites disturbing more than 1 acre of ground for construction activities must file a notice of intent (NOI) to the Ohio EPA for Stormwater discharge associated with construction. A copy of the approved NPDES Construction NOI must be provided to the District. Instructions to file this notice can be viewed at: <https://ebiz.epa.ohio.gov/login.html>
- The final development plans must include the Erosion Prevention and Sediment Control Plan (EP&SC Plan) compliant with the requirements under the Rules and Regulations of the Hamilton County Soil & Water Conservation District and the Hamilton County Stormwater District Governing Earthwork. The regulations can be downloaded from http://www.hamilton-co.org/stormwater/HCSWD_Rules_And_Regulations.htm.
- The EP&SC must address the "Earthwork Requirements for Improvement Plans" under Section 309 of the Earthwork Regulations.
- The EP&SC must comply with the requirements of Section 310 "Erosion Prevention and Sediment Control Performance Standards" and Section 312 "Non-Sediment Pollution BMP Performance Standards"
- The Erosion Prevention and Sediment Control Plan or the Stormwater Pollution Prevention Plan must use best management practices (BMPs) approved under the 2006 State of Ohio Rainwater and Land Development Manual. The Rainwater and Land Development Manual can be downloaded from the Ohio EPA website at: http://epa.ohio.gov/Portals/35/storm/technical_assistance/RLD_11-6-14All.pdf
- The Erosion Prevention and Sediment Control Plan must also include Non-sediment Pollutant Controls. Non-sediment pollutant sources, which may be present on a construction site, include paving operations, concrete washout, structure painting, structure cleaning, demolition debris disposal, drilling and blasting operations, material storage, slag, solid waste, hazardous waste, contaminated soils, sanitary and septic wastes, vehicle fueling and maintenance activities, and landscaping operations.

- The grading plan will also be reviewed for compliance with Section 311 "Geotechnical Performance Standards". Depending on the review, the earthwork might have to be monitored by a geotechnical engineer during construction and certified upon completion. The geotechnical report must be forwarded to the District.

Please let me know if you have questions.

Sincerely,

Chey Alberto
HCSWCD

From: Stephen Hebert [<mailto:tutorprop@gmail.com>]
Sent: Monday, July 23, 2018 2:15 PM
To: Alberto, Marcelo
Subject: Sycamore Township Zoning Application

Hello Marcelo,

Tutoring Properties LLC has submitted to the Sycamore Township a zoning application to construct an office building at 8812 Montgomery Rd, Montgomery.

Please provide your input by August 3rd and feel free to contact me if you have any questions.

Thanks
Stephen Hebert
Tutoring Properties LLC
513-404-4242