

Ms. Kelsey,

Thank you for your response. Have a great day.



**Krysten La Croix**

*Project Coordinator*

**Infinity Engineering Group, LLC.**

**d:** 813.867.0409 **o:** 813.434.4770 **c:** 860.515.6695

**a:** 1208 E. Kennedy Blvd, Suite 230, Tampa, FL 33602

**e:** [krysten.lacroix@iegrou.net](mailto:krysten.lacroix@iegrou.net) **w:** [www.iegrou.net](http://www.iegrou.net)

**From:** Keyes, Kelsey <[Kelsey.Keyes@hamilton-co.org](mailto:Kelsey.Keyes@hamilton-co.org)>

**Sent:** Wednesday, November 28, 2018 11:15 AM

**To:** Krysten LaCroix <[Krysten.Lacroix@iegrou.net](mailto:Krysten.Lacroix@iegrou.net)>

**Subject:** RE: Application for Zoning Commission

Krysten,

I don't have any comments regarding Storm Water for the site. We will review storm drainage during final submission.

Thank you,

Kelsey

**From:** Krysten LaCroix [<mailto:Krysten.Lacroix@iegrou.net>]

**Sent:** Wednesday, November 28, 2018 10:49 AM

**To:** Keyes, Kelsey

**Cc:** Brett Nevaril; Dick LaRosa; Gunderson, Beth

**Subject:** Application for Zoning Commission

Good Morning Ms. Keyes,

Our client is proposing the construction of a new two story 7,670 square foot financial institution located at 7796 Montgomery Road, Cincinnati, Ohio 45236. Per the request of Sycamore Township, we are submitting the PUD II plans for you. Please find attached our Letter of Intent. Since the file is too large to email, please click on the link provided below to download a complete set of construction plans in PDF format. You will be prompted to enter a password.

Please feel free to contact me should you have any questions.

Thank you,



**Krysten La Croix**

*Project Coordinator*

**Infinity Engineering Group, LLC.**

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Mr. Smorey,

Thank you for your quick response. Have a great day.



**Krysten La Croix**

*Project Coordinator*

**Infinity Engineering Group, LLC.**

**d:** 813.867.0409 **o:** 813.434.4770 **c:** 860.515.6695

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**From:** Smorey, Greg <[Greg.Smorey@hamilton-co.org](mailto:Greg.Smorey@hamilton-co.org)>

**Sent:** Wednesday, November 28, 2018 10:59 AM

**To:** Krysten LaCroix <[Krysten.Lacroix@iegroup.net](mailto:Krysten.Lacroix@iegroup.net)>

**Subject:** RE: Application for Zoning Commission

Ms. Croix,

This property is outside the Special Flood Hazard Area and is exempt from further floodplain requirements.

Let me know if you have any additional questions.

Sincerely,

**Gregory J. Smorey – CFM**

Project Manager/Floodplain Administrator – 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/](http://www.hamiltoncountyohio.gov/government/departments/planning_and_development/)



HAMILTON COUNTY

Planning + Development

Ms. LaCroix,

Thanks for your email.

The Hamilton County SWCD has reviewed the Bank of America Kenwood Ground Up PUDII Plan Set and Letter of Intent.

The Hamilton County SWCD administers the Earthwork Regulations for the Stormwater District which Sycamore Township is a member jurisdiction.

The regulations can be viewed and downloaded from:

[http://www.hcswd.org/uploads/1/5/4/8/15484824/2009-legal-20090513-amendment-article\\_3-earthwork-hcswd-mcm0-volumeimage.pdf](http://www.hcswd.org/uploads/1/5/4/8/15484824/2009-legal-20090513-amendment-article_3-earthwork-hcswd-mcm0-volumeimage.pdf)

Based on available information, the proposed project will disturb less than 1 acre of ground.

- This site is exempt from Section 308 “Earthwork Submittal Procedures” and Section 309 “Earthwork Requirements for Improvement Plans” but is still required to comply with all other requirements of the Earthwork Regulations including Section 310”Erosion Prevention and sediment Control BMP Performance Standards”, Section 311” Geotechnical Performance Standards”, Section 312” Non-Sediment Pollution BMP Performance Standards”, Section 314” Inspection and Maintenance of erosion Prevention and Sediment Control BMPs”, Section 315”Geotechnical Monitoring and Maintenance of Certain Earthwork” and Section 316”Inspection and maintenance of Non-Sediment Pollution BMPs”
- Per Section 310 and 314, the Erosion Prevention and Sediment Control Best Management Practices (BMPs) must be practices 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](http://epa.ohio.gov/Portals/35/storm/technical_assistance/RLD_11-6-14All.pdf)
- Per Section 312 and 316, 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 Sections 311 “Geotechnical Performance Standards” and 315 “Geotechnical Monitoring and Maintenance of Certain Earthwork” of the Earthwork Regulations. 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 contact the District if you have questions or comments.

Sincerely,

Chey Alberto  
Hamilton County SWCD  
(513) 772-7645

# 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 3, 2018

Sycamore Township  
8540 Kenwood Road  
Cincinnati, OH 45236

Attn: Harry Holbert

RE: Case 2018-19P2, 7796 Montgomery Road, Sycamore Township, PUD II Submittal

Dear Mr. Holbert:

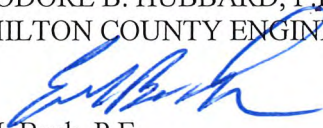
The Hamilton County Engineer's Office has conducted a review of the subject PUD II submittal as requested. The following comments are submitted as a result of our review:

1. Montgomery Road (State Route 3, US Route 22) 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 of sixty feet (60') from the centerline of right-of-way line along the Montgomery Road and Kenwood Road frontage 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 946-8432.

Sincerely,

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



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