



December 6th, 2018

HAMILTON COUNTY
**Planning +
Development**

Brian Doll
Cincinnati United Contractors
7143 East Kemper Road
Cincinnati, OH 45249

Reference: Preliminary Concept Review Letter – Kids First Sports Center – Sycamore Twp.

Dear Mr. Doll:

I've reviewed the preliminary plan for the proposed zone change for the Kids First Sports Center Expansion project and have the following comments.

During the design of the new project the following items should also be considered by the Engineer to comply with Hamilton County Storm Drainage regulations.

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 regulations can be downloaded [here](#).

- a. The project will require detention basin as per section ST 405 and ST 711 of Hamilton County Storm Water Rules and Regulation.
- b. 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.

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CINCINNATI, OH 45202

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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,



Ben Poole
Project Engineer

cc: File

From: Keyes, Kelsey [<mailto:Kelsey.Keyes@hamilton-co.org>]
Sent: Thursday, December 06, 2018 12:05 PM
To: Brian Doll
Subject: RE: Kids First Sports Center Zone Change

Brian,

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

Thank you,
Kelsey

From: Brian Doll [<mailto:bdoll@cintiunited.com>]
Sent: Thursday, December 06, 2018 9:09 AM
To: Keyes, Kelsey
Subject: Kids First Sports Center Zone Change

Kelsey,

Thanks for taking my call. Please see the attached drawings we have submitted for a zone change into Sycamore Township for the proposed development for review and comment. I am supposed to have all of my responses from the applicable agencies before the Sycamore Township Zoning Commission meeting that is on January 14th, 2019.

Thank you,

Brian Doll

Senior Project Designer
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From: Alberto, Marcelo [<mailto:Marcelo.Alberto@hamilton-co.org>]

Sent: Thursday, December 06, 2018 2:01 PM

To: Brian Doll

Cc: 'Holbert, Harry'; James Gleason

Subject: Kids First Sports Center Zone Change

Brian,

The proposed project will require an earthwork permit and must submit plans to the Hamilton County Soil & Water Conservation District addressing the following items:

- Sites disturbing more than 1 acre of ground for construction activities in Ohio 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 Stormwater Pollution Prevention Plan (SWPPP) compliant with the Post Construction Water Quality requirements under the 2018 Ohio EPA Construction General Permit. The 2018 OEPA CGP can be viewed at the OEPA website: http://epa.ohio.gov/dsw/permits/GP_ConstructionSiteStormWater
- 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 Manual can be downloaded from the Ohio EPA website at : http://epa.ohio.gov/dsw/storm/technical_guidance
- 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 of the Earthwork Regulations "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

(513) 772-7645

From: Kellums, Tracy [<mailto:tkellums@SycamoreTownship.org>]
Sent: Thursday, December 06, 2018 1:23 PM
To: Brian Doll
Subject: RE: Kids First Sports Center Zone Change

I have no comments.

Thank you

Tracy Kellums

From: Brian Doll [<mailto:bdoll@cintiunited.com>]
Sent: Thursday, December 06, 2018 10:31 AM
To: Penny, Rob <rpenny@sycamoretownship.org>; Kellums, Tracy <tkellums@SycamoreTownship.org>
Subject: Kids First Sports Center Zone Change

Chief Penny and Mr. Kellums,

We have submitted the attached drawings to the Sycamore Township Zoning Department for a zone change. Please review and send any comments you may have prior to the Sycamore Township Zoning Commission meeting on January 14th, 2019. Please let me know if you have any questions or if you would like me to send you hard copies of the drawings.

Thank you,

Brian Doll

Senior Project Designer
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