

From: Doug.Raters@dot.ohio.gov [<mailto:Doug.Raters@dot.ohio.gov>]
Sent: Wednesday, March 13, 2019 12:45 PM
To: Jessica Daves <JDaves@SycamoreTownship.org>
Cc: D08.Permits@dot.ohio.gov
Subject: FW: 2019-04MA Review and Comment

Jessica,

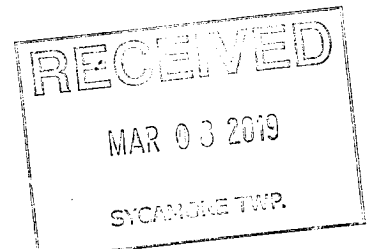
This zoning change neither abuts a State Route or other ODOT property, therefore we will have no comments on this action.

Thanks

Douglas E. Raters, P.E.
Real Estate Administrator
ODOT District 8
505 S. SR-741
Lebanon, Ohio 45036
(p) 513-933-6629
transportation.ohio.gov



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

March 4, 2019

Sycamore Township
8540 Kenwood Road
Cincinnati, OH 45236

Attn: Harry Holbert

RE: Case 2019-04MA, 8352 & 8354 Blue Ash Road

Dear Mr. Holbert:

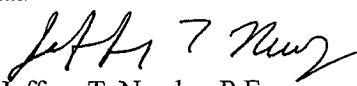
The Hamilton County Engineer's Office has conducted a review of the subject Development Plan as requested. The following comments are submitted as a result of our review:

1. No landscaping, screening or obstructions shall be permitted in the public right-of-way.
2. Grading within the right-of-way must conform to the most appropriate Hamilton County typical section. Any grading plan having an effect on the public right-of-way must be reviewed and approved by the Hamilton County Engineer's Office. Right-of-way clearing and grading must occur during the initial phase of construction to facilitate utility relocation operations.

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 946-8421.

Sincerely,

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


Jeffery T. Newby, P.E.
Traffic Engineer



February 27, 2019

Jessica Daves
Sycamore Township

Reference: Major PUD Adjustment – Case 2019-04MA – 8352/8354 Blue Ash Road

Dear Ms. Daves:

I've reviewed the PUD adjustment for the properties on Blue Ash Road in Sycamore Township. The Stormwater & Infrastructure Division of Hamilton County Planning and Development has no issues or concerns regarding this change.

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.
 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.

138 E COURT ST., RM 801
CINCINNATI, OH 45202

GENERAL INFORMATION
(513) 946-4550
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Director

James 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

8. A storm water drainage investigation may be required onsite 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 cursive script that reads "Ben Poole".

Ben Poole
Project Engineer

cc: File

March 1, 2019

Jessica Daves
Planning and Zoning Assistant
8540 Kenwood Road
Sycamore Township, OH 45236

**Subject: 8352 & 8354 Blue Ash Road
Parcel 600-0203-0522-00
Sycamore Township, OH
HMD1900060**

Dear Jessica Daves:

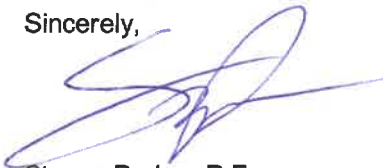
MSD has reviewed the proposed major adjustment to a PUD for the subject property listed above. MSD has no issues or objections to this request.

If the proposed project moves forward a request for availability of sewer service (RASS) will need to be completed and the plans will need to be reviewed by MSD through the building permit process.

This determination of this zoning request is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency or the State of Ohio Environmental Protection Agency, or from consent decrees or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

Should you have any questions, please do not hesitate to contact Whitney Davis at 513-557-7019.

Sincerely,



Steven Parker, P.E.
MSD Development Services

SP: WND

Cc: Project File
Applicant – Debbie Wulf
Mark Dierkers Architecture
Building F, Suite 23A
9200 Montgomery Road
Cincinnati, Ohio 45242

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

Sent: Wednesday, February 27, 2019 7:37 AM

To: Jessica Daves <JDaves@SycamoreTownship.org>

Subject: RE: 2019-04MA Review and Comment

Jessica,

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

Thank you,
Kelsey