

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

May 3, 2019

Sycamore Township
8540 Kenwood Road
Cincinnati, OH 45236

Attn: Harry Holbert

RE: Case 2019-06P2, Greater's 8155 Montgomery Road

Dear Mr. Holbert:


This office has reviewed the proposed Planned Unit Development for the above referenced case. The following comments are submitted as a result of this review:

- 1) 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.
- 2) No landscaping, screening or obstructions shall be permitted in the public right-of-way.
- 3) Montgomery Road (US Route 22, State Route 3) is a state highway under the jurisdiction of the Ohio Department of Transportation. The State of Ohio must be contacted for their recommendations.

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

From: [Kellums, Tracy](#)
To: [Gunderson, Beth](#)
Cc: [Daves, Jessica](#); [Holbert, Harry](#)
Subject: RE: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments
Date: Thursday, April 25, 2019 10:43:09 AM
Attachments: [image001.png](#)

Comments on 2019-06P2

1. Landscape plan does not have a plant schedule in the legend that tells name of plants, quantity or size proposed
2. Landscape buffer inadequate (cannot use adjacent property as buffer)
3. The plan shows a crosswalk leading to a sidewalk in the Township's park. Why? There is not a sidewalk in the park (is this to use the Township Park for additional parking?)
4. Photometric plan shows light spillage on the north, south and east property lines.
5. Has applicant talked to ODOT about the drive access?

Thank you,

Tracy Kellums

From: Gunderson, Beth
Sent: Wednesday, April 24, 2019 2:02 PM
To: Gunderson, Beth <bgunderson@SycamoreTownship.org>
Cc: Daves, Jessica <JDaves@SycamoreTownship.org>; Holbert, Harry <hholbert@sycamoretownship.org>
Subject: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to jdaves@sycamoretownship.org.

<http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-06p2/Case-2019-06P2-Submittal.pdf>

Thank you.

Beth Gunderson

Sycamore Township

Office and Human Resource Manager

8540 Kenwood Road

Sycamore Township, OH 45236

(513) 792-7248 Direct Line

(513) 792-8564 Fax

bgunderson@sycamoretownship.org



Like us on Facebook!

-

-

From: [Smorey, Greg](#)
To: [Gunderson, Beth](#)
Cc: [Daves, Jessica](#); [Holbert, Harry](#); [Islam, Mohammad](#); [Specht, Jeff](#); [Alberto, Marcelo](#)
Subject: RE: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments
Date: Thursday, April 25, 2019 9:27:29 AM
Attachments: [image003.png](#)
[image004.png](#)

Ms. Gunderson,

There are no Floodplain Management requirements for this property and is exempt from any further floodplain management regulations.

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/



From: Gunderson, Beth [mailto:bgunderson@SycamoreTownship.org]
Sent: Wednesday, April 24, 2019 2:02 PM
To: Gunderson, Beth
Cc: Daves, Jessica; Holbert, Harry
Subject: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to jdaves@sycamoretownship.org.

<http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-06p2/Case-2019-06P2-Submittal.pdf>

Thank you.

Beth Gunderson

Sycamore Township

Office and Human Resource Manager
8540 Kenwood Road
Sycamore Township, OH 45236
(513) 792-7248 Direct Line
(513) 792-8564 Fax
bgunderson@sycamoretownship.org



 Like us on Facebook!

From: [Alberto, Marcelo](#)
To: [Gunderson, Beth](#)
Cc: [Daves, Jessica](#); [Holbert, Harry](#); [James Gleason](#)
Subject: RE: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments
Date: Thursday, April 25, 2019 3:47:26 PM
Attachments: [image001.png](#)

Ms. Daves

Ms. Gunderson

The earthwork for the proposed site needs to be reviewed for compliance with the Hamilton County Earthwork Regulations.

- The site is disturbing less than 1 acre of ground and is exempt from the requirements of section 308 "Earthwork Submittal Procedures" and Section 309 "Earthwork Requirements for Improvement Plans". However, the site is still subject to Section 310 "Erosion Prevention and Sediment Control BMP Performance Standards", Section 312 "Non-Sediment Pollution BMP Performance Standards", Section 314 "Installation and Maintenance of Erosion Prevention and Sediment Control BMPs" and Section 316 "Inspection and Maintenance of Non-Sediment Pollution BMPs".
- The grading plan will be reviewed for compliance with Section 311 "Geotechnical Performance Standards" of the Earthwork Regulations. Depending on the review, the earthwork for the project may be required to be monitored by a State of Ohio Registered Professional Geotechnical Engineer and certified upon completion.

Please contact the District if you have questions.

Sincerely,

Chey Alberto
HCSWCD

From: Gunderson, Beth [mailto:bgunderson@SycamoreTownship.org]
Sent: Wednesday, April 24, 2019 2:02 PM
To: Gunderson, Beth
Cc: Daves, Jessica; Holbert, Harry
Subject: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to jdaves@sycamoretownship.org.

<http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-06p2/Case-2019-06P2-Submittal.pdf>

Thank you.

Beth Gunderson

Sycamore Township

Office and Human Resource Manager

8540 Kenwood Road

Sycamore Township, OH 45236

(513) 792-7248 Direct Line

(513) 792-8564 Fax

bgunderson@sycamoretownship.org



Like us on Facebook!

-

From: Cassiere, Greg [<mailto:Greg.Cassiere@hamilton-co.org>]

Sent: Monday, April 29, 2019 2:49 PM

To: Daves, Jessica <JDaves@SycamoreTownship.org>

Subject: RE: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments

Jessica,

Since the proposed project involves a property that is currently on sanitary sewer, I have no comments.

Thanks,

Greg Cassiere

Supervisor, Division of Water Quality

Hamilton County Public Health

p: 513.946.7871 f: 513.946.7890

a: 250 William Howard Taft Rd.

Cincinnati, OH 45219



From: [Richards, Kelsey](#)
To: [Gunderson, Beth](#)
Subject: RE: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments
Date: Wednesday, May 01, 2019 8:15:10 AM
Attachments: [image001.png](#)

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

Thank you,
Kelsey

From: Gunderson, Beth [mailto:bgunderson@SycamoreTownship.org]
Sent: Wednesday, April 24, 2019 2:02 PM
To: Gunderson, Beth
Cc: Daves, Jessica; Holbert, Harry
Subject: Sycamore Township Zoning Case 2019-06P2 Graeter's 8155 Montgomery Road - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to jdaves@sycamoretownship.org.

<http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-06p2/Case-2019-06P2-Submittal.pdf>

Thank you.

Beth Gunderson
Sycamore Township
Office and Human Resource Manager
8540 Kenwood Road
Sycamore Township, OH 45236
(513) 792-7248 Direct Line
(513) 792-8564 Fax
bgunderson@sycamoretownship.org



 [Like us on Facebook!](#)

-

-