



HAMILTON COUNTY  
**Planning +  
Development**

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

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**GENERAL INFORMATION**  
(513) 946-4550  
[www.hamiltoncountyohio.gov/pd](http://www.hamiltoncountyohio.gov/pd)

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**Director**

James Noyes

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**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

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**Board of County  
Commissioners**

Denise Driehaus  
Stephanie Summerow Dumas  
Todd Portune

May 3rd, 2019

Doug Smith  
McGill Smith Punshon

Reference: PUD Major Modification & Zone Change – Northcreek Expansion – E  
Galbraith Rd. & I-71 – Sycamore Township

Dear Mr. Smith:

After reviewing the PUD adjustment and zone change for the above case in Sycamore Township, the Stormwater & Infrastructure Division of Hamilton County Planning and Development has no issues or concerns regarding the proposed changes.

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.

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,

A handwritten signature in cursive script that reads "Ben Poole".

Ben Poole  
Project Engineer

cc: File

# 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 2019-08Z and 2019-09MA, Kugler Mill Rd. and Northcreek Dr.

Dear Mr. Holbert:

This office has reviewed the proposed zone change 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) Locations of driveways and movements from said locations shall be consistent with the *Hamilton County Access Management Regulations*.
- 4) The proposed development will generate additional traffic and congestion. The developer must therefore have a traffic analysis prepared as per the *Hamilton County Access Management Regulations*. Any impact created by the development would have to be mitigated by the owner.
- 5) The owner must dedicate enough property to create a right-of-way in fee which shall have a minimum width of fifty feet (50') from the centerline of right-of-way along the Galbraith Road frontage in accordance with the Hamilton County Thoroughfare Plan.

Any questions on this matter may be addressed to the undersigned at 946-8421.

Respectfully,

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



Jeffery T. Newby, P.E.  
Traffic Engineer

**From:** [Alberto, Marcelo](#)  
**To:** [Gunderson, Beth](#)  
**Cc:** [Daves, Jessica](#); [Holbert, Harry](#); [James Gleason](#)  
**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments  
**Date:** Monday, April 29, 2019 11:42:56 AM  
**Attachments:** [image001.png](#)

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Ms. Gunderson

The proposed project will require a submittal for earthwork permit review for compliance with the Hamilton County Earthwork Regulations. The plans must address the following items:

1. Sites disturbing more than 1 acre of ground for construction activities must file a notice of intent (NOI) to the Ohio EPA for Storm Water discharge associated with construction. The 2018 Construction General Permit (CGP) requires the approval of the Storm Water Pollution Prevention Plan first be obtained from Hamilton County prior to filing the NOI. In Hamilton County, the SWPPP is both reviewed by the Hamilton County Soil & Water Conservation District for erosion and sediment control and the Hamilton County Planning and Development for water quality.
  - A) The Storm Water Pollution Prevention Plan (SWPPP) must include the Erosion Prevention and Sediment Control Plan (EP&SC Plan) compliant with the requirements under the Revised Rules and Regulations of the Hamilton County Soil & Water Conservation District and the Hamilton County Storm Water District Governing Earthwork. The regulations can be downloaded from <http://www.hcswcd.org/documents.html> or <https://www.hcswcd.org/earthwork-earth-movement.html>
    - a. The Erosion Prevention and Sediment Control Plan must use best management practices (BMPs) approved under the most current State of Ohio Rainwater and Land Development Manual. The Rainwater and Land Development Manual can be downloaded from the Ohio Environmental Protection Agency website at: [http://epa.ohio.gov/dsw/storm/technical\\_guidance](http://epa.ohio.gov/dsw/storm/technical_guidance)
    - b. The EP&SC must address the "Earthwork Requirements for Improvement Plans" under Section 309 of the Earthwork Regulations.
    - c. 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"
    - d. 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.
  - B) The Storm Water Pollution Prevention Plan (SWPPP) must be compliant with the Post Construction Water Quality Management Requirements under *Part III, G.2.e* of the 2018 Ohio EPA Construction General Permit. Information compliant with the Post Construction Storm Water Management Requirements must be provided on the plans and submitted to and approved by the Hamilton County Planning & Development Stormwater & Infrastructure Department. Please Contact Ben Poole at (513) 946-4753 for these requirements.
2. The grading plan will be reviewed for compliance with Section 311 "Geotechnical Performance Standards". 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

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**From:** Gunderson, Beth [mailto:[bgunderson@SycamoreTownship.org](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 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to [jdaves@sycamoretownship.org](mailto:jdaves@sycamoretownship.org).

[http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08Z\\_and\\_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf](http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08Z_and_2019-09ma/Cases-2019-08Z-and-2019-09MA-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](mailto:bgunderson@sycamoretownship.org)

-

**Daves, Jessica**

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**From:** Smorey, Greg <Greg.Smorey@hamilton-co.org>  
**Sent:** Thursday, April 25, 2019 11:14 AM  
**To:** Gunderson, Beth  
**Cc:** Daves, Jessica; Holbert, Harry  
**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

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/](http://www.hamiltoncountyohio.gov/government/departments/planning_and_development/)



HAMILTON COUNTY

Planning + Development

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Thank you.

*Beth Gunderson*

## Daves, Jessica

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**From:** Kellums, Tracy  
**Sent:** Thursday, April 25, 2019 9:39 AM  
**To:** Gunderson, Beth  
**Cc:** Daves, Jessica; Holbert, Harry  
**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

No comments on case 2019-08Z

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**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 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

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Thank you.

*Beth Gunderson*

**Sycamore Township**

Office and Human Resource Manager  
8540 Kenwood Road  
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(513) 792-7248 Direct Line  
(513) 792-8564 Fax  
[bgunderson@sycamoretownship.org](mailto:bgunderson@sycamoretownship.org)



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

**Sent:** Monday, April 29, 2019 2:50 PM

**To:** Daves, Jessica <[JDaves@SycamoreTownship.org](mailto:JDaves@SycamoreTownship.org)>

**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - 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 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments  
**Date:** Wednesday, May 01, 2019 8:16:22 AM  
**Attachments:** [image001.png](#)

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Beth,

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

Thank you,  
Kelsey

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**From:** Gunderson, Beth [mailto:[bgunderson@SycamoreTownship.org](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 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

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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](mailto:bgunderson@sycamoretownship.org)



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May 7, 2019

Douglas Smith  
McGill Smith Punshon  
3700 Park 42 Drive  
Suite 190 B  
Cincinnati, OH 45241



**Subject: Conditional Availability of Sewers  
Mixed Use – Office (500 Employees) & Doctor's Office (40 Doctors, 80 Employees, 200 Patients)  
Auditor's Parcel Number 0600-0092-0333 & -0336  
8220 Northcreek Drive  
Sycamore Township  
APD Number HMD1900145**

Dear Mr. Smith,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing sewer on site, subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which governs the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at [http://www.msdc.org/about\\_msdc/legal\\_and\\_organizational\\_documents/msd-rules-regulations/](http://www.msdc.org/about_msdc/legal_and_organizational_documents/msd-rules-regulations/).
2. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the elevation of the rim of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed in accordance with Section 614 of the MSD Rules and Regulations.
3. Private sanitary sewer easements with the right of entry for maintenance may be required for all portions of the proposed building sewer that will traverse existing or subdivided parcels other than the one to be serviced. Recorded copies of the executed easement(s), and of the revised deed(s) for the lands of the grantors referencing the private sewer easement, must be submitted to MSD prior to building permit sign-off and tap permit issuance.
4. This development shall be subject to the requirements of Article XV of the MSD Rules and Regulations, which requires filing the appropriate Waste Discharge Permit Application as a condition of obtaining sewer service. These forms can be downloaded from the MSD website at [http://www.msdc.org/customer\\_care/industrial\\_user\\_resources/index.html](http://www.msdc.org/customer_care/industrial_user_resources/index.html). Additional information can be obtained by contacting the MSD Division of Industrial waste at 513.557.7000.
5. A public sewer traverses the proposed development site. No soil grading shall take place within the boundaries of recorded or prescribed easements until an Excavation/Fill permit has been obtained in accordance with Section 406 of the MSD Rules and Regulations. Additionally, no permanent structures or retaining walls may be constructed over a public sewer or within a recorded public easement as set forth in Sections 206 and 207 of the MSD Rules and Regulations.
6. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
7. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD in accordance with Section 1212 of the MSD Rules and Regulations.

(Continued on Reverse Side of Page)

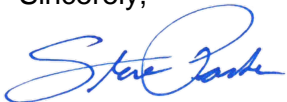
8. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open cut any public street, road or highway from the appropriate public authority that has jurisdiction in accordance with Section 1210 of the MSD Rules and Regulations.
9. Each structure or each dwelling is to be provided with a separate water service and meter shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system in accordance with Section 1202 of the MSD Rules and Regulations.
10. A special permit must be obtained in accordance with Section 1804 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
11. Roof drains, foundation drains, cooling water, swimming pool water, or other clean water connections to the sanitary sewer system are prohibited in accordance with Section 401 of the MSD Rules and Regulations. A notarized affidavit stating that the sanitary wastewaters are free of such clear waters must be submitted to MSD before a tap permit will be issued. Hamilton County Department of Public Works should be consulted regarding the requirements for the collection, detention, and conveyance of storm waters.

The conditional availability of sewer service as described in this letter is effective until May 7, 2020 and may be extended for one additional year in accordance with Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability 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, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call Robert Franklin at 513.557.7188 or me at 513.244.1351.

Sincerely,



Steven Parker, P.E.  
Supervising Engineer  
Development Services

SP:rjf

cc: Availability File, Sycamore Township