

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

November 6, 2019

Sycamore Township
8540 Kenwood Road
Cincinnati, OH 45236

Attn: Jessica Daves

RE: Case 2019-18Z – Kemper and Solzman

Dear Ms. Daves:

The Hamilton County Engineer's Office has conducted a review of the subject zone change as requested. The following comments are submitted as a result of our 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) 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.
- 4) 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 Kemper Rd frontage, and a minimum width of forty feet (40') from the centerline of right-of-way along the Solzman Rd frontage in accordance with the Hamilton County Thoroughfare Plan.

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

Daves, Jessica

From: Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>
Sent: Monday, November 04, 2019 11:13 AM
To: Daves, Jessica
Cc: James Gleason
Subject: RE: Outside Agency comments 2019-18Z

Ms. Daves

Thanks for your email and for allowing the HCSWCD to review the proposed Zone Change for 7964 and 7976 E Kemper Rd.

The HCSWCD administers the Earthwork Regulations and offers no comments to the zone change request.

The proposed project will disturb more than 1 acre of ground and 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.hcswd.org/documents.html> or <https://www.hcswd.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
 - 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

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

Sent: Thursday, October 31, 2019 3:11 PM

To: Poole, Ben <Ben.Poole@hamilton-co.org>; Morris, Bill <Bill.Morris@gcww.cincinnati-oh.gov>; Chris Bass (chris.bass@dot.ohio.gov) <chris.bass@dot.ohio.gov>; Cassiere, Greg <Greg.Cassiere@hamilton-co.org>; Smorey, Greg <Greg.Smorey@hamilton-co.org>; Newby, Jeff <Jeff.Newby@hamilton-co.org>; Richards, Kelsey <Kelsey.Richards@hamilton-co.org>; Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; Schmidt, Penny <Penny.Schmidt@cincinnati-oh.gov>; Penny, Rob <rpenny@sycamoretownship.org>; Parker, Steven <Steven.Parker@cincinnati-oh.gov>; Kellums, Tracy <tkellums@SycamoreTownship.org>

Cc: Gunderson, Beth <bgunderson@SycamoreTownship.org>

Subject: Outside Agency comments 2019-18Z

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/2019/2019-18z/Case-2019-18Z-Submittal-Documents.pdf>

Thank you,

Jessica Daves

Planning and Zoning Assistant

8540 Kenwood Road

Sycamore Township, OH 45236

513-792-7250 Direct

513-792-8564 Fax

jdaves@sycamoretownship.org

Daves, Jessica

From: Richards, Kelsey <Kelsey.Richards@hamilton-co.org>
Sent: Monday, November 04, 2019 7:58 AM
To: Daves, Jessica
Subject: RE: Outside Agency comments 2019-18Z

Jessica,

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

Thank you,
Kelsey

From: Daves, Jessica [mailto:JDaves@SycamoreTownship.org]
Sent: Thursday, October 31, 2019 3:11 PM
To: Poole, Ben; Morris, Bill; Chris Bass (chris.bass@dot.ohio.gov); Cassiere, Greg; Smorey, Greg; Newby, Jeff; Richards, Kelsey; Alberto, Marcelo; Islam, Mohammad; Schmidt, Penny; Penny, Rob; Parker, Steven; Kellums, Tracy
Cc: Gunderson, Beth
Subject: Outside Agency comments 2019-18Z

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

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Thank you,

Jessica Daves
Planning and Zoning Assistant
8540 Kenwood Road
Sycamore Township, OH 45236
513-792-7250 Direct
513-792-8564 Fax
jdaves@sycamoretownship.org

December 4, 2019

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



**Subject: Conditional Availability of Sewers
Mixed Use – Office (48 Employees) & Doctor’s Office (5) Doctors, (15) Staff (75 Patients)
Auditor’s Parcel Number 0600-0013-0033 to -0036
7964 Kemper Road
Sycamore Township
APD Number HMD1900355**

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 public sewer in E. Kemper Road or in Solzman Road, 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/msdc-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. 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. Additional information can be obtained by contacting the MSD Division of Industrial waste at 513.557.7000.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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

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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 December 4, 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

Daves, Jessica

From: Schmidt, Penny <Penny.Schmidt@cincinnati-oh.gov>
Sent: Tuesday, December 03, 2019 6:55 AM
To: Daves, Jessica
Subject: RE: [External Email] Outside Agency comments 2019-18Z
Attachments: RASS HMD1900355.docx

Jessica, MSDGC has no objection to this project (see attached draft letter).

Thanks, Penny

From: Daves, Jessica <JDaves@SycamoreTownship.org>
Sent: Thursday, October 31, 2019 3:11 PM
To: Ben Poole (ben.poole@hamilton-co.org) <ben.poole@hamilton-co.org>; Morris, Bill <Bill.Morris@gcww.cincinnati-oh.gov>; Chris Bass (chris.bass@dot.ohio.gov) <chris.bass@dot.ohio.gov>; Greg Cassiere (Greg.cassiere@hamilton-co.org) <Greg.cassiere@hamilton-co.org>; Greg Smorey (Greg.smorey@hamilton-co.org) <Greg.smorey@hamilton-co.org>; Jeff Newby <jeff.newby@hamilton-co.org>; Kelsey Keyes (Kelsey.Richards@hamilton-co.org) <Kelsey.Richards@hamilton-co.org>; Marcelo Alberto (Marcelo.alberto@hamilton-co.org) <Marcelo.alberto@hamilton-co.org>; Mohammad Islam (Mohammad.islam@hamilton-co.org) <Mohammad.islam@hamilton-co.org>; Schmidt, Penny <Penny.Schmidt@cincinnati-oh.gov>; Penny, Rob <rpenny@sycamoretownship.org>; Parker, Steven <Steven.Parker@cincinnati-oh.gov>; Kellums, Tracy <tkellums@SycamoreTownship.org>
Cc: Gunderson, Beth <bgunderson@SycamoreTownship.org>
Subject: [External Email] Outside Agency comments 2019-18Z

External Email Communication

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

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Thank you,

Jessica Daves

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jdaves@sycamoretownship.org