

From: Smorey, Greg [<mailto:Greg.Smorey@hamilton-co.org>]
Sent: Thursday, October 01, 2020 10:51 AM
To: Brian Doll
Cc: Islam, Mohammad
Subject: RE: Cherokee Self Storage - 11573 Deerfield Road (Sycamore Township PUD II)

Mr. Doll,

For all portions of the proposed development within Sycamore Township only, there are no additional review, comments or requirements from the Floodplain Management Division. It is located outside the Special Flood Hazard Area.

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: Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>
Sent: Thursday, October 1, 2020 11:11 AM
To: Brian Doll (bdoll@cintiunited.com) <bdoll@cintiunited.com>
Cc: Daves, Jessica <JDaves@SycamoreTownship.org>; Skylor Miller <SMiller@SycamoreTownship.org>; James Gleason <james.gleason@hamilton-co.org>; Olivia Maltry <olivia.maltry@hamilton-co.org>
Subject: Cherokee Self Storage - 11573 Deerfield Road (Sycamore Township PUD II)

Mr. Doll

Thanks for your email. The Hamilton County Soil & Water Conservation District administers the Hamilton County Earthwork Regulations.

The earthwork for the proposed Cherokee Self Storage at 11573 Deerfield Rd. will need to be reviewed for compliance with the Hamilton County Earthwork Regulations. The following items must be addressed in order for the District to approve and issue an Earthwork Permit:

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.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
 - b. Other Controls addressing non-sediment pollution controls such as waste disposal, construction chemical compounds, equipment fueling and maintenance and spill reporting requirements compliant with Part III.G.2.g on page 28 of the 2018 OEPA Construction General Permit must be included on the plans.
 - 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.
 - a. Please provide the geotechnical report for the project.
3. The site is subject to the Earthwork Fees approved by the Board of County Commissioners for Hamilton County effective March 1, 2019. The Earthwork Fees must be paid prior to the issuance of the Earthwork Permit.

Please contact the District if you have questions or comments regarding this email.

Sincerely,

Chey Alberto, CPESC
Urban Conservationist
Hamilton County Soil and Water Conservation District
1325 E Kemper Rd. Suite 115
Cincinnati, Ohio 45246
Tel: (513) 772-7645
Fax: (513) 772-7656

From: Kellums, Tracy [<mailto:tkellums@SycamoreTownship.org>]
Sent: Thursday, October 01, 2020 2:38 PM
To: Brian Doll
Subject: RE: Cherokee Self Storage - 11573 Deerfield Road (Sycamore Township PUD II)

Brian,

I have no comments from Sycamore maintenance

Thank you,
Tracy Kellums

From: Brian Doll <bdoll@cintiunited.com>
Sent: Thursday, October 1, 2020 8:23 AM
To: bill.morris@gcww.cincinnati-oh.gov; steven.parker@cincinnati-oh.gov; greg.cassiere@hamilton-co.org; Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>; Newby, Jeff <Jeff.Newby@hamilton-co.org>; Smorey, Greg <Greg.Smorey@hamilton-co.org>; Keyes, Kelsey <Kelsey.Keyes@hamilton-co.org>; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; Penny, Rob <rpenny@sycamoretownship.org>; Kellums, Tracy <tkellums@SycamoreTownship.org>; chris.bass@dot.ohio.gov; Poole, Ben <Ben.Poole@hamilton-co.org>
Subject: Cherokee Self Storage - 11573 Deerfield Road (Sycamore Township PUD II)

To Whom It May Concern:

Per Sycamore Township's PUD process I am required to send you my attached submittal for review and comment. The first public hearing of the Sycamore Township Zoning Commission will take place on 10/13/20. Please let me know if you have any questions.

Thank you,

Brian Doll

Senior Project Designer
Cincinnati United Contractors
7143 East Kemper Road
Cincinnati, Ohio 45249
(513) 677-0060 Phone
(513) 677-1121 Fax
(877) 677-1121 Toll Free
www.cintiunited.com



HAMILTON COUNTY
**Planning +
Development**

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

GENERAL INFORMATION
(513) 946-4550
www.hamiltoncountyohio.gov/pd

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
Stephanie Summerow Dumas
Victoria Parks

October 1, 2020

Brian Doll
Cincinnati United Contractors

Reference: Concept Review – PUD II for Cherokee Self Storage – 11573 Deerfield Road – Sycamore Township

Dear Mr. Doll:

The concept plan for the above subdivision has been reviewed. The following items should be considered during the design of the project to comply with Hamilton County Storm Drainage System Regulations.

The Hamilton County Storm Water District's Post Construction Regulation Article V and Stream Corridor Regulation Article IV were adopted by the County Commissioners effective September 12, 2019. The project should be designed to be in compliance with the above mentioned regulations. These regulations can be downloaded on our website (hamiltoncountyohio.gov/government/departments/stormwater_and_infrastructure/regulations).

- a. The project will require a detention basin as per section ST 405 and ST 711 of Hamilton County Planning and Development Storm Water Drainage System Rules and Regulations.
- b. While designing the Storm Water system for the proposed project the Engineer must comply with Rules and Regulation of the Hamilton County Planning and Development 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 Planning and Development must approve total storm water compensation. Storm water detention based upon our current regulations will be required, including a staged Pre-Development 1-year, and Pre-development 10-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 after construction is completed.
 3. All storm water detention basins are to be sized for a 100-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 stormwater 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 Planning and Development Storm Water Drainage System 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, EIT
Project Engineer

cc: File