

March 22, 2021

Skylor R. Miller, ICMA-CM
Planning & Zoning Administrator
8540 Kenwood Road
Sycamore Township, Ohio 45236

Re: Oaks of Kenwood (Kugler Mill Square)
Major Adjustment to PUD
Greater Cincinnati Water Works Review

Mr. Miller,

We have reviewed the comments provided by Greater Cincinnati Water Works (GCWW) via an email dated March 5, 2021. After review of these comments and the proposed development plan, we offer the following responses:

Immediate Requirements to move forward with project:

1. According to the drawing "Proposed Features Plan 3.0" it shows 2 fire hydrants coming off the existing 6" branch which is connected to a 6" public water main in Vorhees Lane. This drawing also shows what appears to be a main coming off Beech Avenue, Greater Cincinnati Water Works has no records of any public water main in Beech Avenue. Greater Cincinnati Water Works requires no more than 1 private Fire Hydrant off a 6-inch branch. If there are to be 2 fire hydrants it will require an 8" fire branch Owner/developer will need to submit for a Greater Cincinnati Water Works Preliminary Application for water main extension/upgrade. Contact Shawn Wager at 513-591-7877 or Shawn.Wagner@gcww.cincinnati-oh.gov.

Bayer Becker met with GCWW on March 5th to discuss options for providing water service to the development. It is understood by Bayer Becker and the developer that improvements to the public water system may be required in order to provide the necessary domestic and fire service to the site. Potential options discussed included replacement of the existing 6" water main along Vorhees Lane or extension of a new 8" public main extended from Kugler Mill Rd. Upon approval of the Major Adjustment to PUD, it is our intent to further explore these design alternatives and others to meet the requirements of the Sycamore Township Fire Department and GCWW.

2. The existing public system cannot support the proposed plan without upgrades. All upgrades to the public water system to benefit this development will be entirely at the cost of the owner/developer. The specific upgrades to the public water system required will be determined upon submission of the plans to the Greater Cincinnati Water Works.

It is understood by the developer that upgrades to the existing public water supply system may be required as part of this development. It is also understood that the cost of these improvements will be the responsibility of the developer.

Additional Requirements to Obtain Permits:

1. Greater Cincinnati Water Works will not approve any new building permits and water service branch(es) until this new public water main is in service.

Comment noted.

2. The subject development property is receiving water service from the 6" public water main in Vorhees Lane:

	Address	Branch #	Size	Meter #	Size
a.	8473 Vorhees Ln	H-232060	6"	232060	3"

Comment noted, this information has been added to our records.

3. If the existing water service branch for this project is not to be used for this development, it must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of any existing water service branch before any new water service can be sold.

Comment noted.

Recommendations:

1. It is recommended to have a dual feed to this development a branch from Beech Avenue and the existing branch off Vorhees Lane.

Comment noted, this recommendation will be reviewed upon approval of the Major Adjustment to PUD

2. Contact the local fire department for their requirements for firefighting. This will help understand the needs for the design of the water service needs for this development.

It is our intent to meet with the township fire department to meet their requirements.

3. Owner(s)/Developer(s) will need to hire a civil engineering company to perform the public water main design work to submit to Shawn Wagner, Greater Cincinnati Water Works.

Comment noted, any extensions to public water facilities will be designed by a licensed civil engineer.

4. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber to perform the private water service branch design work and installation. Existing branches will be required to be brought to current standards as part of this work.

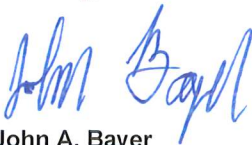
Comment noted, all private water improvements to be performed by a licensed plumber.

5. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Comment noted.

Please contact us with any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads 'John A. Bayer'.

John A. Bayer
Associate
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johnbayer@bayerbecker.com