

From: Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>

Sent: Wednesday, February 24, 2021 10:04 AM

To: Alex Betsch <alexbetsch@bayerbecker.com>

Cc: Skylor Miller <SMiller@SycamoreTownship.org>; Daves, Jessica <JDaves@SycamoreTownship.org>;

James Gleason <james.gleason@hamilton-co.org>; Olivia Maltry <olivia.maltry@hamilton-co.org>

Subject: RE: Oaks of Kenwood (Kugler Mill) Major Adjustment to a PUD

Mr. Betsch

Thanks for allowing us to offer comments for the proposed Oaks of Kenwood New Apartments at 8495 Vorhees Ln. in Sycamore Twp.. The Hamilton County Soil & Water Conservation District administers the Hamilton County Earthwork Regulations.

The earthwork for the proposed construction of 52 new apartment units 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.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. 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 and The Hamilton County Post Construction Water Quality Regulations. 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" 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.
 - 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,

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Click here to visit us on Facebook
www.facebook.com/HamiltonCountySoilandWaterConservationDistrict

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