

From: [Donisi, Maria](#)
To: [Andrew Harvey](#)
Cc: [Parker, Steven](#); [MSD Availability](#)
Subject: ECU Addition - 11500 Goldcoast Road (Sycamore Township PUD1)
Date: Monday, June 28, 2021 12:41:07 PM

Mr. Harvey:

After review of the submitted documents, MSDGC has no objections to the PUD Modification.

However, before any project progresses, you need to make a request for availability.

Here is the link to MSDGC's website for that request:

[REQUEST for AVAILABILITY of SEWER SERVICE Form Website](#)

Sincerely,

Maria Donisi, P.E., S.I.

Senior Engineer | Wastewater Engineering
Metropolitan Sewer District of Greater Cincinnati

D: 513-244.1375 | **E:** Maria.Donisi@cincinnati-oh.gov



HAMILTON COUNTY
**Planning +
Development**

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Stephanie Summerow Dumas
Alicia Reece

June 30, 2021

Andrew Harvey
Cincinnati United Contractors

Reference: PUD I – ECU Addition – 11500 Goldcoast Drive – Sycamore Township

To whom it may concern:

The concept plan for the project at 11500 Goldcoast Drive has been reviewed. If the site disturbance is under 1 acre, then water quality regulations (Article V below) will not be in effect. Also, since this project will be re-development, the pre-development “c” used in detention calculations must be 0.45. Additionally, the following items should be considered by the Engineer to comply with Hamilton County Storm Drainage regulations.

The Hamilton County Storm Water District’s (HCSWD) 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. Copies of the regulations can be downloaded [here](#).

In accordance with HCSWD Article V and OEPA’s Construction General Permit, a stand-alone Storm Water Pollution Prevention Plan (SWP3) will be required to be reviewed and approved alongside the improvement plans and drainage calculations. The checklist that will be used to review for compliance with these regulations is attached. Also, pretreatment upstream of detention storage will be required to comply with Article V Water Quality 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 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 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,



Ben Poole, EIT
Project Engineer

cc: File

From: [Newby, Jeff](#)
To: [Andrew Harvey](#)
Subject: RE: ECU Addition - 11500 Goldcoast Road (Sycamore Township PUD1)
Date: Wednesday, June 30, 2021 10:01:59 AM

Mr. Harvey,

The Hamilton County Engineer's Office has conducted a review of the above referenced project as requested. The following comments are submitted as a result of our review:

1. No landscaping, screening or obstructions shall be permitted in the public right-of-way.
2. 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.

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.

Thank you,

Jeff Newby, P.E.

Traffic Engineer

Office of the Hamilton County Engineer
223 W. Galbraith Road
Cincinnati, Ohio 45215

Ph. (513) 946-8421

Fax. (513) 946-8424

Email jeff.newby@hamilton-co.org

From: Andrew Harvey <aharvey@cintiunited.com>

Sent: Wednesday, June 23, 2021 11:46 AM

To: Bill.morris@gcww.cincinnati-oh.gov; Steven.parker@cincinnati-oh.gov; Cassiere, Greg <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>; Kelsey.keyes@hamilton-co.org; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; Rob Penny <rpenny@sycamoretownship.org>; tkellums@sycamoretownship.org; chris.bass@dot.ohio.gov; Poole, Ben <Ben.Poole@hamilton-co.org>

Cc: Brian Doll <bdoll@cintiunited.com>

Subject: ECU Addition - 11500 Goldcoast Road (Sycamore Township PUD1)

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 07/12/21. Please let me know if you have any questions.

Thank you,

Andrew Harvey

Project Designer
Cincinnati United Contractors
7143 East Kemper Road
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(513) 677-0060 Phone
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From: [Kellums, Tracy](#)
To: [Andrew Harvey](#)
Subject: RE: ECU Addition - 11500 Goldcoast Road (Sycamore Township PUD1)
Date: Wednesday, June 23, 2021 2:40:31 PM

Sycamore Township maintenance has no comments.

Thank you
Tracy Kellums

From: Andrew Harvey <aharvey@cintiunited.com>
Sent: Wednesday, June 23, 2021 11:46 AM
To: Bill.morris@gcww.cincinnati-oh.gov; Steven.parker@cincinnati-oh.gov; Greg.cassiere@hamilton-co.org; Marcelo.alberto@hamilton-co.org; Jeff.Newby@hamilton-co.org; Greg.smorey@hamilton-co.org; Kelsey.keyes@hamilton-co.org; Mohammad.islam@hamilton-co.org; Penny, Rob <rpenny@sycamoretownship.org>; Kellums, Tracy <tkellums@SycamoreTownship.org>; chris.bass@dot.ohio.gov; ben.poole@hamilton-co.org
Cc: Brian Doll <bdoll@cintiunited.com>
Subject: ECU Addition - 11500 Goldcoast Road (Sycamore Township PUD1)

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Andrew Harvey

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