

From: [Alberto, Marcelo](#)
To: [Danny McKelvey](#)
Cc: [Gregg Fusaro](#); [Angela Zammert](#); [Skylor Miller](#); [Gleason, James](#); [Golsch, Haley](#)
Subject: Comments for Case# 2022-18Z Sycamore Township
Date: Thursday, January 5, 2023 10:39:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Mr. McKelvey,

Thanks for allowing us to offer comments for the proposed Grooms Rd. Planned Residential District (Case 2022-18Z) along Grooms Road and I-275 in Sycamore Township. Earthwork for the proposed development 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.**
2. The Storm Water Pollution Prevention Plan (SWPPP) shall be a stand-alone document containing all information required by the Ohio EPA Construction General Permit Part III.G, Section 309 of the Hamilton County Earthworks Regulations and The Hamilton County Post Construction Storm Water Quality Regulations
 - 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>
 - i. 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
 - ii. 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 and Sections 312 and 316 of the Earthwork Regulations 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 Mohammad Islam at (513) 946-4757 for these requirements.

- 3. 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.
 - i. Please provide the geotechnical report for the project.

- 4. The Hamilton County GIS indicates a stream on the property. Impacts to streams are regulated by the US Army Corps of Engineers. Contact the USACE Cincinnati Field Office on McKelvey Rd. at (513) 825-1901 for questions.

- 5. 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
Urban Conservationist



Email: marcelo.alberto@hamilton-co.org
Phone: 513-772-7645 x 18 | Cell: (513) 207-5300
1325 E Kemper Rd #115, Cincinnati, OH 45246
www.hcswcd.org



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From: Danny McKelvey <danny.mckelvey@cigcommunities.com>
Sent: Friday, December 30, 2022 2:58 PM
To: Danny McKelvey <danny.mckelvey@cigcommunities.com>
Cc: Gregg Fusaro <gregg.fusaro@cigcommunities.com>
Subject: Comments for Case# 2022-18Z Sycamore Township

Good Afternoon,

We are rezoning a piece of land located on Grooms Road in Sycamore Township, and request that you send any comments on the proposal to Planning & Zoning. Attached are the Zoning Submittal and Project Narrative.

Thanks,



Danny McKelvey

Development Associate

CIG Communities

P: 513.246.1998

M: 937.405.5857

www.cigcommunities.com

525 Vine St.

Suite 1605

Cincinnati, OH 45202

Uckotter, Jeff

From: Newby, Jeff <Jeff.Newby@hamilton-co.org>
Sent: Monday, February 13, 2023 1:41 PM
To: Danny McKelvey
Cc: Gregg Fusaro; Andrea Harth (aharth@teceng.com); Calhoun, Debi; Uckotter, Jeff
Subject: RE: Comments for Case# 2022-18Z Sycamore Township
Attachments: TIS Grooms Road V1.1.pdf

Mr. McKelvey,

This office has reviewed the above referenced project, dated December 2022, submitted by your office. The following comments are submitted as a result of our review:

1. The findings and recommendations of the report appear valid.
2. All roadway improvements in the public right of way to be performed by the developer need to be reviewed and approved by this office. A right-of-way use permit must be obtained prior to the commencement of any work.
3. No landscaping, screening or obstructions shall be permitted in the public right-of-way.
4. The sight distance is conditionally approved. There will need to a field visit, once the locations of the drives are staked 17' from the edge of travel way, to verify the sight distance.

This office reserves the right to revise or make additional comments, as necessary.

Thank you,

Jeff Newby, PE, SI
Managing Engineer

From: Danny McKelvey <danny.mckelvey@cigcommunities.com>
Sent: Friday, December 30, 2022 3:02 PM
To: Danny McKelvey <danny.mckelvey@cigcommunities.com>
Cc: Gregg Fusaro <gregg.fusaro@cigcommunities.com>
Subject: Comments for Case# 2022-18Z Sycamore Township

Good Afternoon,

We are rezoning a piece of land located on Grooms Road in Sycamore Township, and request that you send any comments on the proposal to Planning & Zoning. Attached are the Zoning Submittal and Project Narrative.

Thanks,



December 7, 2022

Adam Korn
The Kleingers Group
6219 Centre Park Drive
West Chester, OH 45069

**Subject: Conditional Availability of Sewers
Townhomes – (380) 2-BR
Auditor’s Parcel Number 0600-0140-0011, -0012, -0014, & -0017
6529 E. Kemper Road
Sycamore Township
APD Number HMD2200386**

Dear Mr. Korn,

MSD has received your sewer availability request for the referenced property. We are unable to approve your request at this time because the proposed flows are tributary to the Grooms Road Pump Station. The proposed flow will cause the pump station to operate above capacity and cannot accept the proposed sanitary loading.

There are no immediate projects to address the capacity issue.

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 William Weinheimer at 513.557.7019 or me at 513.557.7188.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Franklin".

Robert Franklin
Engineering Tech. Supervisor, Development Services
Metropolitan Sewer District of Greater Cincinnati

RF: WW

c: Availability File, Sycamore Township



January 9, 2023

Adam Korn
The Kleingers Group
6219 Centre Park Drive
West Chester, OH 45069

Subject: Conditional Availability of Sewers – Revision of Letter Dated December 7, 2022
Apartments - (140) 2-BR
Auditor's Parcel Number 0600-0140-0011, -0012, -0014, & -0017, & -0200
6529 E. Kemper Road
Sycamore Township
APD Number HMD2200386

Dear Mr. Korn,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing private sewer on site, 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 https://www.msdcg.org/Doing_business/msd-rules-regulations/index.html.
2. Due to the age, pipe material type, and diameter of the sanitary sewer, special considerations should be made to protect MSDGC's infrastructure during construction. Any damage to the sanitary sewer is to be remediated at the cost of the contractor. Once the connection point to the sewer has been uncovered, MSDGC's on-site inspector will need to verify any necessary repairs to the sanitary sewer that must be completed before the work can take place.
3. 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.
4. Due to the lay of the land and the distance of the structure(s) to be serviced from the existing mainline sewer, pumped building sewer(s) will likely be required. For all pumped building sewers, the force-main portion shall terminate in a 6-inch cleanout and conventional gravity connection to the mainline sewer. The installation of a pumped building sewer requires a plumbing permit from the Hamilton County Board of Health in addition to the MSD tap permit.
5. The proposed development will be serviced by an existing private mainline sewer. A recorded copy of a revised joint operating agreement among all property owners that are using or will use this private sewer must be submitted to MSD before a private mainline extension will be approved and before any additional tap permits will be granted.
6. A mainline sewer extension is required for the proposed development. Concept and detail plans must be submitted for MSD review and approval in accordance with Articles VI and VII of the latest revision of the MSD Rules and Regulations.

A Permit to Install is required from the Ohio EPA before MSD will grant final approval of Detail Plans for sanitary sewer construction. A Registered Ohio Professional Engineer shall prepare the permit

application for submittal by MSD to the Ohio EPA. No construction of a mainline extension can begin prior to obtaining a PTI from the Ohio EPA.

A public sanitary sewer easement shall be dedicated for all portions of the proposed mainline extension which will be located outside of a dedicated public right of way. This easement shall be dedicated by plat, prepared in accordance with MSD, Hamilton County, and State of Ohio standards, and shall be submitted to MSD for review prior to execution by the grantors. All public sewer easements shall be a minimum of 20 feet in width, and MSD reserves the right to require a wider easement if site conditions warrant.

7. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. After the tap permit is issued, the sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection.
8. 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.
9. 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.
10. Each structure or each dwelling is to be provided with a separate water service and meter and 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.
11. Storm detention shall be provided in accordance with Section 303 of the MSD Rules and Regulations. MSD will require additional detention regulations due to downstream capacity issues, which will be determined during the Detailed Review.
12. 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 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 one year from the date of this letter 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, the 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 William Weinheimer at 513.557.7019 or me at 513.557.7188.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Franklin".

Robert Franklin
Engineering Tech. Supervisor, Development Services
Metropolitan Sewer District of Greater Cincinnati

RF: WW

c: Availability File, Sycamore Township



December 19, 2022

Mr. Adam Korn
The Kleingers Group
6219 Centre Park Drive
West Chester, Ohio 45069

Subject: 11604 Grooms Rd
Proposed 8 separate apartment buildings each with about 35 units.
Book 600, Page 140, Parcels 11, 12, 14, and 17
Water Availability

Dear Mr. Korn:

In response to your email requesting water availability dated November 28, 2022, our office has determined that domestic water service can be made available subject to the Greater Cincinnati Water Works Rules and Regulations and more specific conditions as described below.

A stamped and recorded plat by the Hamilton County Auditor's Office for consolidation of the following parcels 600-140-11/12/14/17 will need to be consolidated before a building permit is signed off or a new water service branch is sold.

The subject development is receiving water service from an existing 4-inch water service branch (H-206998) with a 3-inch meter (206998) connected to the existing 12-inch public water main in Grooms Road.

All new water service branch(es) can be connected to the existing 12-inch public water main in Grooms Road.

Any existing water service branch(es) on this property that are not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online [Discontinuance Form](#) (FOD) authorizing removal of any existing water service branches before any new water service can be sold. Any questions please contact Branch Services 513-591-7837.

Before the Greater Cincinnati Water Works can approve a new water service branch connection to the existing public water main in Grooms Road, the owner(s)/developer(s) at their expense will need to run a new public water main flowtest on the existing public water main near the proposed water service branch connection.

All conditions and requirements for water service to this proposed development, including the location of attachment to the public water system, will be determined upon submission of the appropriate properly completed application and final plans for service.



Water for domestic purposes can be obtained for this development within three (3) years from the date of this letter. The developer/owner will be required to make application for water service at the Greater Cincinnati Water Works and receive final approval within this time period or this letter of water availability will expire.

The sufficiency of water available for fire protection must be made by the fire authority serving the area.

When it is desirable to obtain the necessary building permit(s) for the subject development, please contact Mr. Tyler Wright at 591-7924, in order to process the necessary [Building Permit Review Application](#) and obtain Greater Cincinnati Water Works final water service approval prior to the release of said building permit by the Building Department having jurisdiction.

The engineer or plumber for this development is totally responsible for determining the specific nature, type, and size of water service(s) needed and must advise the Greater Cincinnati Water Works Engineering System Planning Section of any water service changes that may affect this statement of water availability.

In order to make application for new individual water service branches, please have the developer(s') /owner(s') fire protection company and/or plumber make application for water service on the Greater Cincinnati Water Works [Online Branch Application Form](#). If you have any questions on the Greater Cincinnati Water Works Online Branch Application Form, please contact Ms. Holly Shelley at 513-591-7836 or Mr. Casey Zammit at 513-591-7837 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday for further information.

If you have any questions, please call me at (513) 591-7858.

On behalf of the Greater Cincinnati Water Works, I thank you for your water availability request for water service.

Sincerely,



Rick Roell
Engineering Technical Supervisor
Engineering Division