

From: "Alberto, Marcelo" <Marcelo.Alberto@hamilton-co.org>
To: "Doug Smith" <DSmith@McGillSmithPunshon.com>
Cc: "Holbert, Harry" <hholbert@sycamoretownship.org>, "James Gleason" <james.gleason@hamilton-co.org>
Subject: Cincinnati Home Dialysis Medical Office Bldg. AKA East Galbraith Rd. Professional Center

Mr. Smith

The proposed project will require a submittal for earthwork permit review for compliance with the Hamilton County Earthwork Regulations.

The plans must address the following items:

- Sites disturbing more than 1 acre of ground for construction activities in Ohio must file a notice of intent (NOI) to the Ohio EPA for Stormwater discharge associated with construction. A copy of the approved NPDES Construction NOI must be provided to the District. Instructions to file this notice can be viewed at: <https://ebiz.epa.ohio.gov/login.html>
- The final development plans must include the Stormwater Pollution Prevention Plan (SWPPP) compliant with the Post Construction Water Quality requirements under the 2018 Ohio EPA Construction General Permit. The 2018 OEPA CGP can be viewed at the OEPA website: http://epa.ohio.gov/dsw/permits/GP_ConstructionSiteStormWater
- The final development plans must include the Erosion Prevention and Sediment Control Plan (EP&SC Plan) compliant with the requirements under the Rules and Regulations of the Hamilton County Soil & Water Conservation District and the Hamilton County Stormwater District Governing Earthwork. The regulations can be downloaded from http://www.hamilton-co.org/stormwater/HCSWD_Rules_And_Regulations.htm.
- The EP&SC must address the "Earthwork Requirements for Improvement Plans" under Section 309 of the Earthwork Regulations.
- The EP&SC must comply with the requirements of Section 310 "Erosion Prevention and Sediment Control Performance Standards" and Section 312 "Non-Sediment Pollution BMP Performance Standards"
- The Erosion Prevention and Sediment Control Plan or the Stormwater Pollution Prevention Plan must use best management practices (BMPs) approved under the 2006 State of Ohio Rainwater and Land Development Manual. The Rainwater and Land Development Manual can be downloaded from the Ohio EPA website at: http://epa.ohio.gov/Portals/35/storm/technical_assistance/RLD_11-6-14All.pdf
- The Erosion Prevention and Sediment Control Plan must also include Non-sediment Pollutant Controls. Non-sediment pollutant sources, which may be present on a construction site, include paving operations, concrete washout, structure painting, structure cleaning, demolition debris disposal, drilling and blasting operations, material storage, slag, solid waste, hazardous waste, contaminated soils, sanitary and septic wastes, vehicle fueling and maintenance activities, and landscaping operations.
- The grading plan will also be reviewed for compliance with Section 311 of the Earthwork Regulations "Geotechnical Performance Standards". Depending on the review, the earthwork might have to be monitored by a geotechnical engineer during construction and certified upon completion. The geotechnical report must be forwarded to the District.

Please let me know if you have questions.

Sincerely,
Chey Alberto
HCSWCD
(513) 772-7645



October 30th, 2018

HAMILTON COUNTY
**Planning +
Development**

Douglas A. Smith
McGill Smith Punshon
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241

Reference: Concept Review Letter – Cincinnati Home Dialysis Medical Office Building –
Sycamore Twp.

Dear Mr. Smith:

We’ve reviewed the preliminary concept plan for the commercial development planned for
the Cincinnati Home Dialysis Medical Office Building in Sycamore Township.

During the design of the new project the following items should also be considered by the
Engineer to comply with Hamilton County Storm Drainage regulations.

The Hamilton County Storm Water Districts Post Construction Regulation Article V and
Stream Corridor Regulation Article IV were adopted by the County Commissioner’s
effective June 14, 2009. The project should be designed to be in compliance with the
above mentioned regulation. Copies of the regulations can be downloaded [here](#).

- a. The project will require detention basin as per section ST 405 and ST 711 of
Hamilton County Storm Water Rules and Regulation.
- b. While designing the Storm Water system for the proposed project the Engineer
must comply with Rules and Regulation of the Hamilton County Public Works
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 Public Works must approve total storm water compensation.
Storm water detention based upon our current regulations will be required,
including a staged Pre-development Q1 year, and Pre-development Q10 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.**
 - 3. All storm water detention basins are to be sized for a one hundred 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.

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
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Community Planning
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Commissioners**

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Todd Portune

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 Public Works 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
Project Engineer

cc: File

From: Smorey, Greg [<mailto:Greg.Smorey@hamilton-co.org>]

Sent: Tuesday, October 30, 2018 11:55 AM

To: Doug Smith <DSmith@McGillSmithPunshon.com>

Cc: Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; Keyes, Kelsey <Kelsey.Keyes@hamilton-co.org>

Subject: RE: Cincinnati Home Dialysis Medical Office Bldg. AKA East Galbraith Rd. Professional Center

Mr. Smith,

Thank you for your preliminary site improvement plan submittal. This proposed development at the location is exempt from any flood regulations and no flood permit is required for said development.

If you have any questions, please feel free to contact regarding this information.

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/



November 8, 2018

Douglas Smith
McGill Smith Punshon
3700 Park 42 Drive
Suite 190B
Cincinnati, OH 45241



Subject: Conditional Availability of Sewers
Office – 90 Employees
Auditor’s Parcel Number 0600-0210-0870
4665 Galbraith Road
Sycamore Township
APD Number HMD1800452

Dear Mr. Smith,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing public sewer, 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 http://www.msdc.org/about_msd/legal_and_organizational_documents/msd-rules-regulations/.
2. 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.
3. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
4. 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.
5. 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.
6. 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 November 8, 2019 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, 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

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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 Robert Franklin at 513.557.7188 or me at 513.244.1351.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SP', with a long horizontal flourish extending to the right.

Steven Parker, P.E.
Supervising Engineer
Development Services

SP:rjf

cc: Availability File, Sycamore Township