

From: Alberto, Marcelo [<mailto:Marcelo.Alberto@hamilton-co.org>]
Sent: Monday, January 28, 2019 11:26 AM
To: Robert Bartolt <rbartolt@elevar.com>
Cc: Holbert, Harry <holbert@sycamoretownship.org>; James Gleason <james.gleason@hamilton-co.org>
Subject: RE: Sycamore Township Zoning #2019-01P1

Mr. Bartolt

Thanks for allowing us to comment on the proposed Combined Containerboard Expansion.

The earthwork for the proposed expansion will need to be reviewed for compliance with the Hamilton County Earthwork Regulations.

In order for the District to determine compliance with the regulations, the final development plans must address the following:

- 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 contact the District if you have questions.

Sincerely,

Chey Alberto
HCSWCD
(513) 772-7645

From: Robert Bartolt [<mailto:rbartolt@elevar.com>]

Sent: Friday, January 25, 2019 1:09 PM

To: Morris, Bill; Cassiere, Greg; Beck, Eric; Keyes, Kelsey; rpenny@sycamoretownship.org; Parker, Steven; Alberto, Marcelo; Smorey, Greg; Islam, Mohammad; tkellums@sycamoretownship.org; Poole, Ben; chris.bass@dot.ohio.gov

Cc: Larry Hatfield; Rob Martin; hholbert@sycamoretownship.org; Bob Zielasko

Subject: Sycamore Township Zoning #2019-01P1

All:

Please find attached our PUD1 documents for 7741 School Rd. Any review comments should be sent to me by 2/8/19.

Thank you.

Robert (Bob) Bartolt, RA, NCARB, LEED AP | Senior Architect
Elevar Design Group Cincinnati

555 Carr St.

Cincinnati, OH 45203

O: (513) 721-0600

D: (513) 745-6730

F: (513) 721-0611

www.elevar.com

From: Newby, Jeff [<mailto:Jeff.Newby@hamilton-co.org>]

Sent: Monday, January 28, 2019 8:25 AM

To: rbartolt@elevar.com

Cc: Beck, Eric <Eric.Beck@hamilton-co.org>; Holbert, Harry <hholbert@sycamoretownship.org>

Subject: RE: Sycamore Township Zoning #2019-01P1

Mr. Bartolt,

This office has completed the review of the 7741 School Road PUD Documents that were submitted to this office on January 25, 2019.

Currently, this office has no comments.

This office reserves the right to revise or make additional comments as necessary. Any questions regarding this matter may be addressed to myself.

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: Robert Bartolt [<mailto:rbartolt@elevar.com>]

Sent: Friday, January 25, 2019 1:09 PM

To: Morris, Bill; Cassiere, Greg; Beck, Eric; Keyes, Kelsey; rpenny@sycamoretownship.org; Parker, Steven; Alberto, Marcelo; Smorey, Greg; Islam, Mohammad; tkellums@sycamoretownship.org; Poole, Ben; chris.bass@dot.ohio.gov

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From: Smorey, Greg <Greg.Smorey@hamilton-co.org>
Sent: Monday, January 28, 2019 7:39 AM
To: Robert Bartolt <rbartolt@elevar.com>
Cc: Keyes, Kelsey <Kelsey.Keyes@hamilton-co.org>; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>
Subject: RE: Sycamore Township Zoning #2019-01P1

Mr. Bartolt,

This is outside of any regulated Special Flood Hazard Area and exempt from further floodplain permitting requirements for the proposed development from the Floodplain Management Division of Hamilton County.

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/



From: Keyes, Kelsey <Kelsey.Keyes@hamilton-co.org>
Sent: Friday, January 25, 2019 1:33 PM
To: Robert Bartolt <rbartolt@elevar.com>
Subject: RE: Sycamore Township Zoning #2019-01P1

Robert,

I don't have any comments regarding Storm Water for the site. We will review storm drainage during final submission.

Thank you,
Kelsey

From: Christopher.Bass@dot.ohio.gov <Christopher.Bass@dot.ohio.gov>

Sent: Friday, January 25, 2019 1:49 PM

To: Robert Bartolt <rbartolt@elevar.com>

Subject: RE: Sycamore Township Zoning #2019-01P1

Hello,

Thank you for the opportunity to review the plan.

ODOT has no comments for this proposal.

Thanks,

Chris Bass

Permit Technician/Inspector

ODOT District 8 Office of Permits

505 S. State Route 741 Lebanon, OH 45036

513-933-6577

transportation.ohio.gov



January 25, 2019

HAMILTON COUNTY
**Planning +
Development**

Robert Bartolt
Elevar Design Group Cincinnati
555 Carr St.
Cincinnati, OH 45203

Reference: PUD I Submittal – Combined Containerboard Warehouse Addition
7741 School Road – Sycamore Zoning #2019-01P1

Dear Mr. Bartolt:

I've reviewed the preliminary plan for the PUD I Submittal for Combined Containerboard Warehouse Addition in Sycamore Township and have the following comments.

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
Joy Pierson

Community Planning
Steve Johns, AICP

Land Use + Zoning
Bryan Snyder, AICP

Stormwater + Infrastructure
Mohammad Islam, PE

**Board of County
Commissioners**

Denise Driehaus
Chris Monzel
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,



Ben Poole
Project Engineer

cc: File