

# County of Hamilton

## THEODORE B. HUBBARD P.E. - P.S. COUNTY ENGINEER

700 COUNTY ADMINISTRATION BUILDING  
138 EAST COURT STREET  
CINCINNATI, OHIO 45202-1232  
PHONE (513)946-4250 FAX (513)946-4288

March 4, 2019

Sycamore Township  
8540 Kenwood Road  
Cincinnati, OH 45236

Attn: Harry Holbert

RE: Case 2019-03MA, 7745 E Kemper Road

Dear Mr. Holbert:

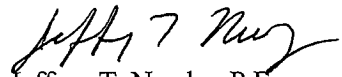
The Hamilton County Engineer's Office has conducted a review of the subject Development Plan as requested. The following comments are submitted as a result of our review:

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.

Sincerely,

THEODORE B. HUBBARD, P.E.-P.S.  
HAMILTON COUNTY ENGINEER

  
Jeffery T. Newby, P.E.  
Traffic Engineer



February 27, 2019

HAMILTON COUNTY  
**Planning +  
Development**

Jessica Daves  
Sycamore Township

Reference: Major PUD Adjustment – Case 2019-03MA – UDF

Dear Ms. Daves:

I've reviewed the PUD adjustment for UDF in Sycamore Township. The Stormwater & Infrastructure Division of Hamilton County Planning and Development has no issues or concerns regarding this change.

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](#).

138 E COURT ST., RM 801  
CINCINNATI, OH 45202

**GENERAL INFORMATION**  
(513) 946-4550  
[www.hamiltoncountyohio.gov/pd](http://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

- 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.
  - 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 onsite 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:** Keyes, Kelsey [<mailto:Kelsey.Keyes@hamilton-co.org>]

**Sent:** Wednesday, February 27, 2019 7:37 AM

**To:** Jessica Daves <[JDaves@SycamoreTownship.org](mailto:JDaves@SycamoreTownship.org)>

**Subject:** RE: 2019-03MA Review and Comment

Jessica,

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](mailto:Christopher.Bass@dot.ohio.gov) [<mailto:Christopher.Bass@dot.ohio.gov>]  
**Sent:** Wednesday, March 06, 2019 5:02 PM  
**To:** Jessica Daves <[JDaves@SycamoreTownship.org](mailto:JDaves@SycamoreTownship.org)>  
**Subject:** RE: 2019-03MA Review and Comment

Good Afternoon,

ODOT has no comments on this matter.

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](http://transportation.ohio.gov)