

# 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

May 3, 2019

Sycamore Township  
8540 Kenwood Road  
Cincinnati, OH 45236

Attn: Harry Holbert

RE: Case 2019-08Z and 2019-09MA, Kugler Mill Rd. and Northcreek Dr.

Dear Mr. Holbert:

This office has reviewed the proposed zone change for the above referenced case. The following comments are submitted as a result of this review:

- 1) 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.
- 2) No landscaping, screening or obstructions shall be permitted in the public right-of-way.
- 3) Locations of driveways and movements from said locations shall be consistent with the *Hamilton County Access Management Regulations*.
- 4) The proposed development will generate additional traffic and congestion. The developer must therefore have a traffic analysis prepared as per the *Hamilton County Access Management Regulations*. Any impact created by the development would have to be mitigated by the owner.
- 5) The owner must dedicate enough property to create a right-of-way in fee which shall have a minimum width of fifty feet (50') from the centerline of right-of-way along the Galbraith Road frontage in accordance with the Hamilton County Thoroughfare Plan.

Any questions on this matter may be addressed to the undersigned at 946-8421.

Respectfully,

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



Jeffery T. Newby, P.E.  
Traffic Engineer

**From:** [Alberto, Marcelo](#)  
**To:** [Gunderson, Beth](#)  
**Cc:** [Daves, Jessica](#); [Holbert, Harry](#); [James Gleason](#)  
**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments  
**Date:** Monday, April 29, 2019 11:42:56 AM  
**Attachments:** [image001.png](#)

---

Ms. Gunderson

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:

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.
  - 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.hcswd.org/earthwork-earth-movement.html>
    - a. 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](http://epa.ohio.gov/dsw/storm/technical_guidance)
    - b. The EP&SC must address the "Earthwork Requirements for Improvement Plans" under Section 309 of the Earthwork Regulations.
    - c. 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"
    - d. 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.
  - 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. 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 Ben Poole at (513) 946-4753 for these requirements.
2. The grading plan will be reviewed for compliance with Section 311 "Geotechnical Performance Standards". 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.

Please contact the District if you have questions.

Sincerely,

Chey Alberto

HCSWCD

---

**From:** Gunderson, Beth [mailto:[bgunderson@SycamoreTownship.org](mailto:bgunderson@SycamoreTownship.org)]  
**Sent:** Wednesday, April 24, 2019 2:02 PM  
**To:** Gunderson, Beth  
**Cc:** Daves, Jessica; Holbert, Harry  
**Subject:** Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to [jdaves@sycamoretownship.org](mailto:jdaves@sycamoretownship.org).

[http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08z\\_and\\_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf](http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08z_and_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf)

Thank you.

*Beth Gunderson*

**Sycamore Township**

Office and Human Resource Manager

8540 Kenwood Road

Sycamore Township, OH 45236

(513) 792-7248 Direct Line

(513) 792-8564 Fax

[bgunderson@sycamoretownship.org](mailto:bgunderson@sycamoretownship.org)

-

**Daves, Jessica**

---

**From:** Smorey, Greg <Greg.Smorey@hamilton-co.org>  
**Sent:** Thursday, April 25, 2019 11:14 AM  
**To:** Gunderson, Beth  
**Cc:** Daves, Jessica; Holbert, Harry  
**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

Ms. Gunderson,

There are no Floodplain Management requirements for this property and is exempt from any further floodplain management regulations.

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/](http://www.hamiltoncountyohio.gov/government/departments/planning_and_development/)



HAMILTON COUNTY

Planning + Development

---

**From:** Gunderson, Beth [mailto:bgunderson@SycamoreTownship.org]  
**Sent:** Wednesday, April 24, 2019 2:02 PM  
**To:** Gunderson, Beth  
**Cc:** Daves, Jessica; Holbert, Harry  
**Subject:** Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to [jdaves@sycamoretownship.org](mailto:jdaves@sycamoretownship.org).

[http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08z\\_and\\_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf](http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08z_and_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf)

Thank you.

*Beth Gunderson*

## Daves, Jessica

---

**From:** Kellums, Tracy  
**Sent:** Thursday, April 25, 2019 9:39 AM  
**To:** Gunderson, Beth  
**Cc:** Daves, Jessica; Holbert, Harry  
**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

No comments on case 2019-08Z

---

**From:** Gunderson, Beth  
**Sent:** Wednesday, April 24, 2019 2:02 PM  
**To:** Gunderson, Beth <bgunderson@SycamoreTownship.org>  
**Cc:** Daves, Jessica <JDaves@SycamoreTownship.org>; Holbert, Harry <hholbert@sycamoretownship.org>  
**Subject:** Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to [jdaves@sycamoretownship.org](mailto:jdaves@sycamoretownship.org).

[http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08z\\_and\\_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf](http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08z_and_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf)

Thank you.

*Beth Gunderson*

**Sycamore Township**

Office and Human Resource Manager

8540 Kenwood Road

Sycamore Township, OH 45236

(513) 792-7248 Direct Line

(513) 792-8564 Fax

[bgunderson@sycamoretownship.org](mailto:bgunderson@sycamoretownship.org)



SYCAMORE  
TOWNSHIP



[Like us on Facebook!](#)

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

**Sent:** Monday, April 29, 2019 2:50 PM

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

**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

Jessica,

Since the proposed project involves a property that is currently on sanitary sewer, I have no comments.

Thanks,

Greg Cassiere

*Supervisor, Division of Water Quality*

**Hamilton County Public Health**

p: 513.946.7871 f: 513.946.7890

a: 250 William Howard Taft Rd.

Cincinnati, OH 45219



**From:** [Richards, Kelsey](#)  
**To:** [Gunderson, Beth](#)  
**Subject:** RE: Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments  
**Date:** Wednesday, May 01, 2019 8:16:22 AM  
**Attachments:** [image001.png](#)

---

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

Thank you,  
Kelsey

---

**From:** Gunderson, Beth [mailto:[bgunderson@SycamoreTownship.org](mailto:bgunderson@SycamoreTownship.org)]  
**Sent:** Wednesday, April 24, 2019 2:02 PM  
**To:** Gunderson, Beth  
**Cc:** Daves, Jessica; Holbert, Harry  
**Subject:** Sycamore Township Zoning Case 2019-08Z and 2019-09MA Kugler Mill Rd. and Northcreek Dr. - Outside Agency Comments

Please review the plans available for viewing using the link below and email any comments to [jdaves@sycamoretownship.org](mailto:jdaves@sycamoretownship.org).

[http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08z\\_and\\_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf](http://www.sycamoretownship.org/download/Planning%20and%20Zoning/Plans%20for%20Public%20Review/Zoning%20Commission%20Cases/2019/2019-08z_and_2019-09ma/Cases-2019-08Z-and-2019-09MA-Submittal.pdf)

Thank you.

*Beth Gunderson*

**Sycamore Township**

Office and Human Resource Manager

8540 Kenwood Road

Sycamore Township, OH 45236

(513) 792-7248 Direct Line

(513) 792-8564 Fax

[bgunderson@sycamoretownship.org](mailto:bgunderson@sycamoretownship.org)



Like us on Facebook!

-

-