

Daves, Jessica

From: Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>
Sent: Monday, November 25, 2019 3:25 PM
To: Doug.Woeste@kleingers.com
Cc: Daves, Jessica; James Gleason
Subject: FW: Sycamore Township - Outside Agency Review - CASE 2019-20MA
Attachments: CASE 2019-20MA SITE PLANS.pdf; CASE 2019-20MA PHOTOMETRIC.pdf; CASE 2019-20MA ARCHITECTURAL GRAPHICS.pdf

Mr. Woeste,

Thanks for your email forwarding these plans.

The Hamilton County Soil & Water Conservation District administers the County Earthwork Regulations to address slope stability and erosion and sediment control during construction.

The District offers no comments as it pertains to the request for Major Adjustment to the PUD.

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 contact the District if you have questions.

Sincerely,

Chey Alberto
HCSWCD

From: Doug Woeste <Doug.Woeste@kleingers.com>

Sent: Monday, November 25, 2019 1:17 PM

To: Morris, Bill <Bill.Morris@gcww.cincinnati-oh.gov>; Cassiere, Greg <Greg.Cassiere@hamilton-co.org>; Newby, Jeff <Jeff.Newby@hamilton-co.org>; Richards, Kelsey <Kelsey.Richards@hamilton-co.org>; rpenny@sycamoretownship.org; chris.bass@dot.ohio.gov; Parker, Steven <Steven.Parker@cincinnati-oh.gov>; Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>; Smorey, Greg <Greg.Smorey@hamilton-co.org>; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; tkellums@sycamoretownship.org; Poole, Ben <Ben.Poole@hamilton-co.org>

Cc: Daves, Jessica <JDaves@SycamoreTownship.org>

Subject: Sycamore Township - Outside Agency Review - CASE 2019-20MA

Good Afternoon,

The Jewish Hospital located in Sycamore Township is submitting for a major PUD modification (Case 2019-20MA). The proposed project will involve the following:

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In accordance with Sycamore Township PUD application requirements, the attached plans are being provided for your review and comment prior to the scheduled Zoning Commission meeting on December 9th.

Please copy Jessica Daves on all responses.

Thank you for your assistance.

Doug Woeste, PE

Project Manager

THE KLEINGERS GROUP

P: 513.779.7851

C: 513.274.7576

www.kleingers.com



HAMILTON COUNTY
**Planning +
Development**

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CINCINNATI, OH 45202

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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
Stephanie Summerow Dumas
Todd Portune

November 27th, 2019

Doug Woeste
The Kleingers Group

Reference: 2019-20MA – Jewish Hospital – 4757 Galbraith Rd. - Sycamore Township

Dear Mr. Woeste:

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

The Hamilton County Storm Water District's Post Construction Regulation Article V and Stream Corridor Regulation Article IV were adopted by the County Commissioners effective June 14, 2009. The project should be designed to be in compliance with the above mentioned regulations. 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 Planning and Development Storm Water Drainage System Rules and Regulations.
- b. While designing the Storm Water system for the proposed project the Engineer must comply with Rules and Regulation of the Hamilton County Planning and Development 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 Planning and Development must approve total storm water compensation. Storm water detention based upon our current regulations will be required, including a staged Pre-Development 1-year, and Pre-development 10-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** after construction is completed.
 3. All storm water detention basins are to be sized for a 100-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 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 Planning and Development Storm Water Drainage System 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

Daves, Jessica

From: Christopher.Bass@dot.ohio.gov
Sent: Tuesday, December 03, 2019 11:26 AM
To: Doug Woeste
Cc: Daves, Jessica
Subject: RE: Sycamore Township - Outside Agency Review - CASE 2019-20MA

Good Morning,

ODOT has no comments or concerns at this time.

Thanks,

Chris Bass

Right of Way Permit Coordinator
ODOT District 8 Office of Permits
505 S. State Route 741 Lebanon, OH 45036
513-933-6577
transportation.ohio.gov

From: Doug Woeste <Doug.Woeste@kleingers.com>
Sent: Monday, November 25, 2019 1:17 PM
To: Morris, Bill <Bill.Morris@gcww.cincinnati-oh.gov>; greg.cassiere@hamilton-co.org; jeff.newby@hamilton-co.org; kelsey.keyes@hamilton-co.org; rpenny@sycamoretownship.org; Bass, Christopher <Christopher.Bass@dot.ohio.gov>; steven.parker@cincinnati-oh.gov; marcelo.alberto@hamilton-co.org; greg.smorey@hamilton-co.org; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; tkellums@sycamoretownship.org; Poole, Ben <Ben.Poole@hamilton-co.org>
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Please copy Jessica Daves on all responses.

Thank you for your assistance.

Doug Woeste, PE

Project Manager

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Daves, Jessica

From: Newby, Jeff <Jeff.Newby@hamilton-co.org>
Sent: Wednesday, December 04, 2019 10:55 AM
To: 'Doug Woeste'
Cc: Daves, Jessica; Beck, Eric
Subject: RE: Sycamore Township - Outside Agency Review - CASE 2019-20MA

Doug,

This office has reviewed the major PUD modification 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) The proposed development will generate additional traffic and congestion. The developer must therefore have a traffic impact study report prepared by a qualified traffic engineer. Any impact created by the development would have to be mitigated by the owner.

This office reserves the right to add, delete or make modifications to the above stated comments.

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

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Daves, Jessica

From: Smorey, Greg <Greg.Smorey@hamilton-co.org>
Sent: Monday, December 09, 2019 11:38 AM
To: Doug Woeste
Cc: Daves, Jessica
Subject: RE: Sycamore Township - Outside Agency Review - CASE 2019-20MA

Doug,

I have no issues with the proposed work.

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/



HAMILTON COUNTY

Planning + Development

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