

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)946-1150 FAX (513)946-1268

August 9, 2019

Mr. John Huth
Subdivision Process Coordinator
Hamilton County Planning and Development
Development Services
807 County Administration Building
138 East Court Street
Cincinnati OH 45202

CONCEPT STUDY: CLOUGH CHASE SUBDIVISION

TOWNSHIP: ANDERSON

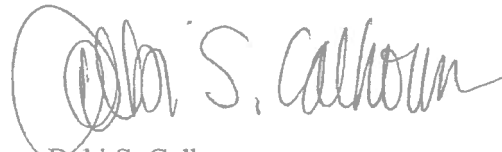
Dear Mr. Huth:

Our office has reviewed the preliminary plan for the above referenced development and has no objections to the internal geometrics. However, the intersection sight distance needs to conform to the current standards. The final improvement plans must meet the requirements of the Hamilton County Engineer's Subdivision Rules and Regulations.

We reserve the right to make any changes deemed necessary for final plan conformity to current subdivision regulations.

Very truly yours,

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



Debi S. Calhoun
Subdivision Department

Bob Rothert

From: Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>
Sent: Tuesday, August 06, 2019 11:56 AM
To: Bob Rothert
Subject: FW: Clough Chase Preliminary Plan
Attachments: CLOUGH CHASE 072619.pdf

Bob,
Thanks for your email. Please see below. I forgot to copy you on the earlier email.
Thanks,

Chey Alberto
HCSWCD

From: Alberto, Marcelo
Sent: Wednesday, July 31, 2019 8:30 AM
To: Huth, John
Cc: 'Craig Abercrombie'; mgaston@abercrombie-associates.com; James Gleason; Drury, Paul
(PDrury@AndersonTownship.org) (PDrury@AndersonTownship.org); Aaron Habig
Subject: FW: Clough Chase Preliminary Plan

John,

The earthwork for the proposed Clough Chase Subdivision will need to be reviewed for compliance with the Hamilton County Earthwork Regulations. The following items must be addressed in order for the District to approve and issue an Earthwork Permit:

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.hcswcd.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
 - b. Other Controls addressing non-sediment pollution controls such as waste disposal, construction chemical compounds, equipment fueling and maintenance and spill reporting requirements compliant with Part III.G.2.g on page 28 of the 2018 OEPA Construction General Permit must be included on the plans.



Anderson Township

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

513.688.8400
AndersonTownship.org
AndersonCenterEvents.org

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Sheriff's District 5

Lt. Dan McElroy
District Commander
513.474.5770

Law Director

Margaret W. Comey
513.688.8433

August 6, 2019

Mr. Robert Rothert, P.E., P.S.
Abercrombie & Associates, Inc.
3377 Compton Road, Suite 120
Cincinnati, OH 45251-2507
brothert@abercrombie-associates.com

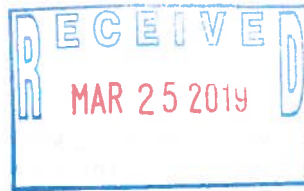
RE: Concept Letter – Clough Chase

Dear Mr. Rothert:

Anderson Township has reviewed the Concept Plan that was submitted for a 15-lot development called Clough Chase, located on the north side of Clough Pike, west of Wolfangel Road and zoned "A-2" and "B" Single Family Residence. We recommend approval of the subdivision to the Hamilton County Regional Planning Commission, with the following items to be incorporated in the improvement plans and record plat:

1. All lots must meet the zoning requirements per Article 3.4 and 3.5 of the Anderson Township Zoning Resolution. Building windows shall be included for each lot in this subdivision on the improvement plan and record plat. Lots 1, 11, and 15 will be required to have a front yard setback from Clough Pike as well as Clough Chase Drive. Lot 11 will be a double frontage lot. Lot 7 has an odd shape to the north – can this be redrawn?
2. The water main supply, access widths and fire hydrant locations should be coordinated with the Anderson Township Fire & Rescue Department (ATFD) to ensure adequate pressure, flow and access.
3. Pursuant to Trustee Resolution 04-0520-07, on-street parking is prohibited on the fire hydrant side of the street, and a note indicating this should be included on the plan (please show in general notes).
4. The developer should be aware of the requirements set forth in Article 1.5, F of the Anderson Township Zoning Resolution providing steps to be taken

March 6, 2019



METROPOLITAN
SEWER DISTRICT
of greater
CINCINNATI



Robert Rothert
Abercrombie & Assoc.
3377 Compton Road
Cincinnati, OH 45251

**Subject: Conditional Availability of Sewers
Subdivision – 19 Single Family Residences
Auditor's Parcel Number 0500-0211-0064
7488 Clough Pike
Anderson Township
APD Number HMD1900072**

Dear Mr. Rothert,

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 in Clough Pike, 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_msdc/legal_and_organizational_documents/msdc-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 mainline sewer extension is required for the proposed development. Concept and detail plans must be submitted for MSD review and approval in accordance with Articles VI and VII of the latest revision of the MSD Rules and Regulations.

A Permit to Install is required from the Ohio EPA before MSD will grant final approval of Detail Plans for sanitary sewer construction. The permit application shall be prepared by a Registered Ohio Professional Engineer for submittal by MSD to the Ohio EPA. No construction of a mainline extension can begin prior to obtaining a PTI from the Ohio EPA.

A public sanitary sewer easement shall be dedicated for all portions of the proposed mainline extension which will be located outside of a dedicated public right of way. This easement shall be dedicated by plat, prepared in accordance with MSD, Hamilton County, and State of Ohio standards, and shall be submitted to MSD for review prior to execution by the grantors. All public sewer easements shall be a minimum of 20-feet in width, and MSD reserves the right to require a wider easement if site conditions warrant.

4. 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.
5. 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.
6. 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.
7. Each structure or each dwelling is to be provided with a separate water service and meter shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system in accordance with Section 1202 of the MSD Rules and Regulations.



July 26, 2019

John Huth
Hamilton County Planning and Zoning

Reference: Concept Review – Clough Chase Subdivision –7488 Clough Rd. – Anderson Township

Dear Mr. Huth:

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 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.
 - 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.**

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

GENERAL INFORMATION
(513) 946-4550
www.hamiltoncountyohio.gov/pd

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James Noyes

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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

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

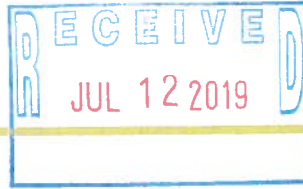
Ben Poole
Project Engineer

cc: File, Craig Abercrombie – Abercrombie & Associates



A Service of The City of Cincinnati

GREATER CINCINNATI
WATER WORKS



Cathy Bernardino Bailey, Director

July 8, 2019

Robert G. Rothert
Abercrombie & Associates, Inc.
3377 Compton Road
Suite 120
Cincinnati, Ohio 45251

Subject: Preliminary Application No. 3161, 7488 Clough Pike in Anderson Township.

Dear Robert G. Rothert:

A preliminary application for the proposed water main for the subject project was approved by the Greater Cincinnati Water Works (GCWW) on June 24, 2019. Please note the conditions on the enclosed copy of the preliminary application.

If any part of the proposed public water main is to be located outside of the public right-of-way, a separate, recordable easement plat and appropriate certificate of title (CT) may be required. Final approval of the plat and CT is granted by the Law Department of the City of Cincinnati.

A Phase I Environmental Audit covering the entire development site may be required before construction can begin. The Phase I Environmental Audit must be in compliance with Cincinnati Administrative Regulation No. 30, and the guidelines of the City of Cincinnati Office of Environmental Quality.

If there are proposed water service taps to be installed with this project, separate plans and tap applications will need to be submitted and approved by the Branch Services section. Proposed taps must be shown on the approved water main plans. GCWW may provide a scanned copy of the approved plans.

To begin the plan review process, please review the included "Attachment to Preliminary Application 3161" and submit the appropriate documents accordingly.

All plan reviews are subject to plan review charges. The current rate is \$48 per hour. GCWW will bill the engineer.

After plans have been approved, the owner/developers' contractor must provide a contractors bond and letter of intent requesting a tentative start date. At least "48 hours" prior to the desired construction start date, the contractor must call our inspection office at 513-591-7870 to schedule an inspector. No work may begin without the approval of the GCWW inspection office. All construction projects are subject to inspection, testing and chlorination charges. GCWW will bill the contractor.

In the event that the GCWW is to supply material for your project, you must allow time in your construction schedule for delivery of the material. GCWW may require 90 days to secure material and reserves the right to have material "drop-shipped" to the job site. If job-specific material is delivered to GCWW it will be stored for no more than nine (9) months from the date GCWW approves the water main plans. After nine



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July 8, 2019
Preliminary Application No. 3161

months, GCWW may reallocate the materials to other projects or needs due to the limited storage space. A new written request must be submitted to obtain reallocated material.

If you have any questions, please contact me at 513-591-7860.

Sincerely,



Jim O'Shea
Engineering Technical Supervisor
Engineering Division

Enclosure

cc:
John Adams, Gunning Family Properties, LLC
Kelsey Richards, Hamilton County Planning & Development
John Huth, Hamilton County Planning & Development
Bill Morris, GCWW
Engineering File

CITY OF CINCINNATI - HAMILTON COUNTY
Preliminary Application (PA)
NO. 3161
For Public Water Main Work

APPLICANT:
Developer Gunning Family Properties, LLC Engineer Abercrombie & Associates, Inc.
Address 6355 East Kemper Road Address 3377 Compton Road, Suite 120
Cincinnati, OH 45241 Cincinnati, Ohio 45251
Phone 513-608-2076 Phone 513-385-5757
Contact Name John Adams Contact Name Robert G. Rothert

LOCATION:
Township, Section, and Range Number Anderson Township, Military Survey #618
Auditor's Book(s) 500 Page(s) 0211 Parcel(s) 0064
Location (from existing streets) North side of Clough Pike 250' West of Wolfangle Road

Subdivision Name (if known) Clough Chase
Subdivision approved by _____

PRIMARY TYPE OF WORK:
___ Abandonment of EXISTING public water main and/or appurtenances.
___ Installation of new public water main and/or appurtenances.
 Proposed water main to be installed in public rights-of-way?
___ Proposed water main to be installed in an easement?
(Select category below.)

NOTE: In accordance with Section 401-19 of the *Greater Cincinnati Water Works Laws, Ordinances, Rules and Regulations* public water mains may only be installed in easements under one or more of the categories listed below.

___ Garden Apartments ___ Planned Unit Development (PUD)
___ Condominiums ___ Shopping Center
___ Panhandle/Flag Lots (Minimum of 5 lots, see GCWW Standard Drawing No. 105-7)

TYPE OF DEVELOPMENT:
 Single Family ___ Shopping Center ___ Light Industrial
___ Apartments ___ Office/Warehouse ___ Industrial
___ Condominiums ___ General Business ___ Manufacturing
___ P.U.D ___ Medical ___ Government
___ Other/Mixed (Describe) _____

WATER REQUIREMENTS:
Estimated additional number of new water services/taps: 19 ___ ___
Corresponding Size: 3/4" ___ ___

Anticipated water Main SIZE: 8" 6" ___
Corresponding LENGTH: 65' 560' ___

(For all developments EXCEPT single family residential.)
Needed Fire Flows at street*: _____ (G.P.M.) at 20 (P.S.I.) *information not needed for this development*
Daily Peak Domestic Water Needs: _____ (G.P.M.) at _____ (P.S.I.)

___ Lawn irrigation/sprinkling systems planned to be installed?
*As recommended by local fire authority (written documentation required)

Special Conditions/Remarks: _____

This application is for preliminary (conceptual) approval ONLY. Conceptual plans indicating proposed work must be included with this application. This application will not be processed by the Greater Cincinnati water works (GCWW) unless it is completed appropriately and all necessary documents have been received. The developer/engineer should allow a minimum of six (6) weeks processing time for all appropriate agencies and the GCWW to process this application.

Attachment to Preliminary Application 3161

Your Preliminary Application (PA) for public water main work has been **APPROVED** by the Greater Cincinnati Water Works (GCWW) with the following conditions:

To provide water service to your development the GCWW requires a public water main to be installed within the proposed right-of-way as generally shown on the concept plan received May 3, 2019.

All costs associated with the proper installation and/or re-installation of the proposed and existing water infrastructure shall be entirely at the owner's/developer's expense.

All dead-end water mains must end in a public fire hydrant.

For operational purposes, a safe means of permanent ingress, egress and vehicle maneuverability must be provided to maintain all GCWW water mains and appurtenances.

This development is within the GCWW Cherry Grove Service Area. The nominal hydraulic gradient for this area is 1030 feet. Please use this information to calculate the proposed water pressures for this development.

To serve our customers in a timely fashion and for the (GCWW) to perform your requested water main plan review(s) as a result of the approved preliminary application, the developer's engineer shall submit the following items:

- (1) A cover letter requesting the GCWW to review the water main plans
- (2) A copy of the approved GCWW Preliminary Application
- (3) TWO sets of paper prints of the proposed water main plans
- (4) If appropriate, ONE set of the approved Preliminary Improvement (Development) Plan(s) from the jurisdiction having authority

Please submit directly to:

Jim O'Shea
Engineering Technical Supervisor
Greater Cincinnati Water Works
Engineering Division
4747 Spring Grove Avenue
Cincinnati, Ohio 45232
jim.oshea@gcww.cincinnati-oh.gov

These items must be submitted to the GCWW before water main plan reviews can begin for any preliminary application. The GCWW will accept electronic plans for review in AutoCAD format

The developer's engineer is required to stake all existing and proposed property lines in the field near locations for all proposed fire hydrants for GCWW Inspection, especially for all dead end or cul-de-sac fire hydrants.

All proposed water mains must be connected to the existing water system by cutting in new tees as shown on the GCWW approved water main plans. No wet taps or water works connections under pressure will be permitted for water main extensions.

Any existing water service branches that may be impacted by the proposed water main work must be properly reinstalled and/or disconnected/abandoned to the satisfaction of GCWW Engineering Development and Distribution Premise Services Sections at no expense to GCWW and shown on the final GCWW approved water main plans. All necessary submittals, for example F.O.D. forms or permits, must be processed by the developer's engineer in accordance with GCWW practices and requirements.

For proposed water service branch needs and coordination of tap or branch installations with water main plans, please contact our branch services team at 513-591-7836 for application processing and procedure information.

GCWW will not accept any limited area sprinklers, 13R's or 13D's or similar combination type branches as part of this proposed development. All fire suppression needs must be obtained from an individual separate fire service branch and cannot be combined with the domestic service. GCWW requires, minimally, the use of dual service branches if any branch has any fire service component. Any fire suppression component for any proposed water service branch must be identified at the time of service branch application.

GCWW assumes that the proposed development including all water main work will be done in its entirety and not phased over time. If not, the developer's engineer must indicate the number of phases and each phase's project schedule or timing as it relates to water main installation work. Any phasing work must be clearly shown on the water main plans. If the developer/owner decides to phase the water main work after plans are signed, the developer's engineer must make the appropriate revisions to the water main plans.

GCWW water main inspection, testing, chlorination and plan review fees apply. The developer's contractor will be required to obtain all permits, including street opening permits and pay all appropriate fees as required.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA)

The owner/developer will be required to provide a Phase I Environmental Site Assessment (ESA) on the entire development site in compliance with Administrative Regulation No. 30 and guidelines of the Office of Environmental Quality (OEQ). Once the ESA has been received at the GCWW Engineering Division, the owner/developer must allow a minimum of two (2) weeks in order to obtain final approval on the ESA from the City's OEQ office. GCWW Engineering cannot allow any water main work to start for the proposed development until the OEQ final approval for the ESA has been received at GCWW Engineering.