

Huth, John

From: Laseke, Ian <Ian.Laseke@cincinnati-oh.gov>
Sent: Wednesday, December 11, 2024 2:27 PM
To: Huth, John
Cc: Donisi, Maria
Subject: RE: HMD2000338 SS# 7146 The Carriages at Coldstream - Private Sewer (actually HMD2300310 SS7111)

Hi John,

Sorry for the confusion, I was slightly misaligned with the location which is HMD2300310 SS7111 Waterfront Way. I understand the homeowners want a private street. This will not impact the prior decision of a private sewer on Waterfront Way. As I noted below,

- The existing sewer discharges to a private sewer system.
 - MSD will not own an asset that discharges to a downstream private system.
- The RASS identified the sewer as private
- The approved Ohio PTI and construction documents identified the sewer as private.
- No public sanitary easements have been identified or recorded.

MSD has no issues with this as long as the Ayers Road Sewer Association (people responsible for owning and maintaining the private system) have access to the private system. The new plat appears to show an access easement.

Regards,

Ian Laseke, P.E.
Principal Engineer | Wastewater Engineering Division
Metropolitan Sewer District of Greater Cincinnati (MSD)
M: 513-478-4158 | E: Ian.Laseke@cincinnati-oh.gov



From: Laseke, Ian
Sent: Wednesday, December 11, 2024 1:25 PM
To: John Huth <John.Huth@hamilton-co.org>
Cc: Donisi, Maria <Maria.Donisi@cincinnati-oh.gov>
Subject: HMD2000338 SS# 7146 The Carriages at Coldstream - Private Sewer

Hi John,

I hope you are well. Recently Rich Arnold (McGill Smith Punshon, Inc.) reached out to MSD about the subject private sewer. He mentioned something about verifying ownership of the subject sewer. For the sake of this conversation, I attached a picture with the subject sewer highlighted. And I'd like to confirm that MSD has no intention of making the subject sewer a public asset per the information below.

- The existing sewer is located in a private street and discharges to a private sewer system.



HAMILTON COUNTY
ENGINEER'S OFFICE

December 2, 2024

Mr. John Huth
Subdivision Process Coordinator
Regional Planning Commission
807 Todd B Portune Center for County Government
Cincinnati OH 45202-1232

Dear Mr. Huth:

Complying with the request by Mr. Richard Arnold with MSP Engineering within ***WATERFRONT ESTATES AT COLDSTREAM*** Subdivision in Anderson Township, the Hamilton County Engineer's Office has no objection to converting the right of way of Waterfront Way from DBNA to a private right of way to be held in title under a Homeowners Association. Waterfront Estates at Coldstream is recorded in PB 494 Pages 1, 2 & 3 as recorded at the Hamilton County Recorder's Office.

Sincerely,

ERIC J. BECK, P.E.-P.S.
HAMILTON COUNTY ENGINEER

A handwritten signature in black ink that reads "Debi S. Calhoun". The signature is written in a cursive style with a large, circular initial 'D'.

Debi S. Calhoun
Subdivision Department

EJB/DSC

Mission Statement: A public organization committed to assisting the citizens of Hamilton County through education, technical assistance and leadership to be stewards of our soil and water resources.

December 9, 2024

Mr. Rich Arnold
VP, Land Development
MSP Design
3700 Park 42 Drive, Suite 190B
Cincinnati, Ohio 45241

Re: Waterfront Estates Replat Concept Letter

Mr. Arnold,

Thanks for allowing us to offer comments for the Waterfront Estates Subdivision in Anderson Township. The Hamilton County Soil & Water Conservation District administers the Hamilton County Earthwork Regulations. The earthwork for the proposed development 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.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



Anderson Township

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

513.688.8400
AndersonTownshipOH.gov
AndersonCenterEvents.org

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District 5 Commander

Lt. Dave Downing
Hamilton Co. Sheriff's Office
513.474.5770

December 17, 2024

Mr. Rich Arnold

MSP Design

3700 Park 42 Drive, Suite 190B

Cincinnati, OH 45241

rarnold@mspdesign.com

RE: Concept Letter – Waterfront Estates Subdivision

Dear Mr. Arnold:

Anderson Township has reviewed the Concept Plan that was submitted for a 7-lot development (Lot 8 is a private drive) located on the west / south side of Ayers Road, east of Coldstream Club Drive, zoned "AA-PUD" Single Family Residence Planned Unit Development, and is subject to Resolution 2024-1028-01, Case 2-2024 PUD. We recommend approval of the concept plan and request the following items to be incorporated in the improvement plans and record plat:

1. All lots must meet the zoning requirements per Article 3.1 of the Anderson Township Zoning Resolution and the PUD Compliance Plan of Case 2-2024 PUD. All conditions of Resolution 2024-1028-01 shall be met prior to acceptance of the subdivision.
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. 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 should human remains be unearthed in the course of excavation work for this development.
4. Any signage in the right of way that does not meet MUTCD codes must be reviewed and approved by the Township for size, type and location.
5. Signs relating to construction, sales, etc. must be reviewed and approved by Anderson Township prior to installation.
6. All stormwater easements shall be identified as private unless located within the public right-of-way.

Daniel E. Fausz
513.357.9321
Fausz@taftlaw.com

December 19, 2024

HAND DELIVERY

John Huth, Principal Planner
Hamilton County Planning & Development
138 East Court Street, Room 801
Cincinnati, Ohio 45202

Re: Waterfront Way Replat

Dear John:

Per your request, enclosed please find our check payable to the Hamilton County Treasurer in the amount of \$1,263.15 as payment of the replat fee in connection with the above.

If you have any questions, please do not hesitate to call. We appreciate your help with this project.

Sincerely,



Daniel E. Fausz

DEF:pjh
Enclosure

cc: Darcie Bristow (PDF)
Josh Rexhausen (PDF)
Lou Hanser (PDF)
Jeremy Hayden, Esq. (PDF)