

County of Hamilton

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

TODD B. PORTUNE CENTER FOR COUNTY GOVERNMENT

138 EAST COURT STREET, ROOM 700

CINCINNATI, OHIO 45202-1232

PHONE (513)946-4250 FAX (513)946-4288

March 8, 2022

Mr. John Huth
Senior Planner
Hamilton County Department of Planning and Development
138 E. Court St. Suite 801
Cincinnati, OH 45202-1237

CONCEPT STUDY: THE VIEWS AT COLDSTREAM SUBDIVISION

TOWNSHIP: ANDERSON

Dear Mr. Huth;

Our office has reviewed the preliminary plan for the above referenced development and has no objections to the revised public to private changes.

Very truly yours,

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

Debi Calhoun

Debi Calhoun
Subdivision Department

County of Hamilton

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March 8, 2022

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Hamilton County Department of Planning and Development

138 E. Court St. Suite 801

Cincinnati, OH 45202-1237

CONCEPT STUDY: THE VIEWS AT COLDESTREAM SUBDIVISION

TOWNSHIP: ANDERSON

Dear Mr. Huth:

Our office has reviewed the preliminary plan for the above referenced development and has no objections to the revised public to private changes.

Very truly yours,

ERIC J. BECK P.E.-P.S.

HAMILTON COUNTY ENGINEER

Debi Calhoun

Debi Calhoun

Subdivision Department



HAMILTON COUNTY
**Planning +
 Development**

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

GENERAL INFORMATION

(513) 946-4550

www.hamiltoncountyofohio.gov/pp

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James Noyes

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Chief Building Official
 Michael Stehlin, AIA

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 Drehaus
 Stephanie Summerow Dumas
 Alicia Reece

Date 03/20/2022

Richard Arnold Lead AP
 Vice President Land Development
 MSP Design
 3700 Park Rd 42, Drive, Suite 190 B
 Cincinnati, OH 45241

Reference: The Views at Coldstream

To whom it may concern:

The concept plan for the subject project The Views at Coldstream has been reviewed. The following items should be considered by the Engineer to comply with Hamilton County Storm Drainage regulations.

The Hamilton County Storm Water District's (HCSWD) Post Construction Regulation Article V and Stream Corridor Regulation Article IV were adopted by the County Commissioners effective September 12, 2019. The project should be designed to be in compliance with the above-mentioned regulations. Copies of the regulations can be downloaded [here](#).

In accordance with HCSWD Article V and OEPA's Construction General Permit, a standard alone Storm Water Pollution Prevention Plan (SWP3) will be required to be reviewed and approved alongside the improvement plans and drainage calculations. The checklist that will be used to review for compliance with these regulations is attached. Also, note the pre-treatment and additional design criteria that applies to the retention basin design on pages 28-32 of Article V.

- a. The project will require a 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,



Mohammad M Islam PE

cc: File

From: Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>
Sent: Wednesday, March 9, 2022 12:09 PM
To: Rich Arnold
Cc: Huth, John; Josh Rexhausen; Gleason, James; Habig, Aaron
Subject: RE: Views at Coldstream
Attachments: RE: Riverview Estates at Coldstream Country Club - Concept Letter Request

Mr. Arnold,

Thanks for allowing us to offer comments for the Riverview Estates at Coldstream Country Club off Ayers Rd. 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 Water District <https://www.hcswcd.org/earthwork-earth-movement.html> or <http://www.hcswcd.org/documents.html> or 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.

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 and The Hamilton County Post Construction Water Quality Regulations. 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.

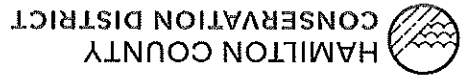
2. The grading plan will be reviewed for compliance with Section 311 "Geotechnical Performance Standards" of the Earthwork Regulations. Depending on the review, the earthwork for the project may be required to be monitored by a State of Ohio Registered Professional Geotechnical Engineer and certified upon completion.
- a. Please provide the geotechnical report for the project.

3. The site is subject to the Earthwork Fees approved by the Board of County Commissioners for Hamilton County effective March 1, 2019. The Earthwork Fees must be paid prior to the issuance of the Earthwork Permit.

Please contact the District if you have questions or comments regarding this email.

Sincerely,

Chey Alberto
Urban Conservationist



ADVANCING SOIL AND WATER SUSTAINABILITY

Email: marcelo.alberto@hamilton-co.org
Phone: 513-772-7645 x 18 | Cell: (513) 207-5300
1325 E Kemper Rd #115, Cincinnati, OH 45246
www.hcswd.org



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From: Rich Arnold <RArnold@McGillSmithPunshon.com>
Sent: Monday, March 7, 2022 11:45 AM

To: Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>

Cc: Huth, John <John.Huth@hamilton-co.org>; Josh Rexhausen <JRexhausen@mcgillsmithpunshon.com>; Gleason, James <james.gleason@hamilton-co.org>; Habig, Aaron <aaron.habig@hamilton-co.org>

Subject: Views at Coldstream

Good morning Chey,
The attachment is a pdf of the revised preliminary plan.

The Anderson Township Zoning Commission approved a PUD Plan on February 28, 2022 in which the street has been revised to be private, serving seven homes. A gate is proposed at the entrance.

Are you available to provide us with a concept letter as required by Hamilton County Regional Planning? Thank you for your consideration.

Rich Arnold LEED AP
Vice President, Land Development

3700 Park 42 Drive, Suite 190B
Cincinnati, Ohio 45241

Direct 513.759.3247 | Main 513.759.0004

arnold@mspdesigrn.com | www.mspdesigrn.com



Rich Arnold

From: Meyer, Maria <Maria.Meyer@gcww.cincinnati-oh.gov>
Sent: Tuesday, March 15, 2022 3:43 PM
To: Rich Arnold
Cc: Orth, Andy
Subject: RE: [External Email] Views at Coldstream - PA 3185 - WSL 3678

Hi Rich,

We have reviewed your email and revised concept plan related to the change of Views Lane from public ROW to private street after the water main was installed in December 2021, and we were very surprised by it. As you probably know the water mains on private drives have different design standards and that creates conflicts with the existing layout of the main. The greatest challenge though is the request for a gate to the private drive, as the access to the public water main should be 24/7 and uninterrupted to the GCWW employees. We do not allow gates to the developments that have public water mains and if gates are desired, the developments are served by private branches for all their water needs (domestic, fire or irrigation).

Based on the above, there are limited options to utilize the existing water main, and I have outlined the requirements below:

1. If the Views at Coldstream will have a gate as shown in the revised concept plan, the existing water main will have to be converted to a private fire branch on the developer's expense. This will include the installation of a meter pit before the gate and also backflow prevention. Since this main will serve as a fire branch, the domestic water to the properties will be provided by separate branches from the public water main on Ayers Rd with all the meters installed before the gate (branch easements will be required). Any branch connected to the existing water main on Views Lane will have to be physically disconnected from the water main under the supervision of a GCWW inspector. All the costs for these changes will be on the developer's expense and new submissions and plans will be required for the changes.

2. If the Views at Coldstream will not have a gate, we will require an easement submitted for the water main, which will remain public. Typically the water main in an easement has to be below the paved surface and based on the concept plan, that is not the case. I don't know if that can change to meet our standards. We can discuss any options, but the easement will be the minimum requirement for this case and there will not be a need to make any infrastructure changes to the water main or the branches. Certain submissions will be required though. I am available to discuss these options if you have any questions or if you need clarifications. Please understand that this is an unprecedented change for newly installed infrastructure and the options above are the best that can utilize the existing infrastructure without abandoning it and redesigning the whole main. Once the decision is made by the developer on either of the options, we will inform you about the submissions and process for the Preliminary Application. As you understand, in the meanwhile and until certain steps have been completed, we cannot provide approval to any building permit and we cannot sell any branches to serve the properties on site.

Thank you and please feel free to reach out to discuss further.

Maria

Maria Meyer P.E.

*Principal Engineer
Engineering Division / Planning*

Greater Cincinnati Water Works
4747 Spring Grove Ave, Cincinnati OH 45232
Tel. (513) 591-6823
maria.meyer@gcww.cincinnati-oh.gov

From: Rich Arnold <RArnold@McGillsmithPunshon.com>
Sent: Monday, March 7, 2022 11:53 AM

To: Roell, Richard <Richard.Roell@gcww.cincinnati-oh.gov>

Cc: Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Wagner, Shawn <Shawn.Wagner@gcww.cincinnati-oh.gov>;
John Huth <John.Huth@hamilton-co.org>; Josh Rexhausen <JRehhausen@mcgillsmithpunshon.com>

Subject: [External Email] Views at Coldstream - PA 3185 - WSL 3678

External Email Communication

Good morning Rick,

The attachment is a pdf of the revised preliminary plan.

The Anderson Township Zoning Commission approved a PUD Plan on February 28, 2022 in which the street has been

revised to be private, serving seven homes. A gate is proposed at the entrance.

Are you available to provide us with a concept letter as required by Hamilton County Regional Planning?

Thank you for your consideration.

Rich

Rich Arnold LEED AP

Vice President, Land Development

3700 Park 42 Drive, Suite 190B

Cincinnati, Ohio 45241

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 R. Dee Stone
 J. Lexi Lausten

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 Lt. Dan McElroy
 District Commander
 513.474.5770

Law Director
 Margaret W. Coney
 513.688.8433

March 24, 2022

Mr. Rich Arnold

MSP Design
 3700 Park 42 Drive, Suite 190B
 Cincinnati, Ohio 45241

RArnold@McGillSmithPunshon.com

RE: Concept Letter – The Views at Coldstream

Dear Mr. Arnold:

Anderson Township has reviewed the Concept Plan that was submitted for a 7-lot subdivision 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 2022-0228-02, Case 1-2022 PUD. We recommend approval of the concept plan 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 1-2022 PUD. Building windows shall be included for each lot in this subdivision on the improvement plan and record plat.
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. The Hamilton County Subdivision Regulations, in conjunction with the Anderson Township Trails and Walkways Plan, require the installation of

7. sidewalks on existing streets and both sides of all new streets in the Township. A 4' wide sidewalk along Ayers Road the length of this proposed subdivision to connect to a future sidewalk on Ayers is required. Sidewalks are not required on the private drive. All stormwater easements shall be identified as private unless located within the public right-of-way.

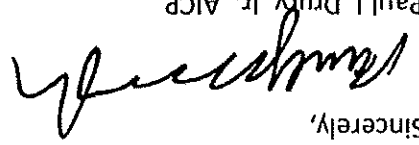
8. Hamilton County Subdivision Regulations do not permit more than 30 homes on a single point of access without a variance. The Township has calculated the potential of 111 lots off this portion of Ayers Road, east of Asbury Road.

- Parkside at Riverview -- 20 lots (never moved past concept plan)
- Riverview Estates at Coldstream -- 20 lots
- Private Drive at the terminus of Ayers -- 6 lots
- Parke Place -- 32 Lots
- The Views at Coldstream County Club -- 7 lots (current request)
- The Carriages at Coldstream PUD -- 26 lots

The Township is requesting the applicant provide a basis for a variance as well as a contingency plan should a secondary emergency access be needed.

Thank you for this opportunity to review this proposed development. Please contact me at 513-688-8602 or pdrury@andersontownshipoh.gov with questions or comments.

Sincerely,



Paul J. Drury, Jr., AICP

Planning and Zoning Director

C: Joe Farruggia, Coldstream Estates Development, LLC
John Huth, Hamilton County Planning and Development
Steve Sievers, Assistant Administrator for Operations
Eric Luginbuhl, Public Works Director
Bob Herrlinger, Assistant Chief

March 8, 2022

Mr. John Huth, P.E.
Senior Planner
Hamilton County Department of Planning and Development
138 E. Court Street, Suite 801
Cincinnati, OH 45202-1237

**Subject: Concept Review The Views At Coldstream Subdivision
Anderson Township
Sanitary Sewer No. 7111 PRIVATE
HMD2000338**

Dear Mr. Huth,

Our office has reviewed the preliminary plan submitted. The plan does not show any changes to the LPFM sanitary system that has already been installed. It appears that they are proposing to install a gate at the entrance to the private drive. Therefore, MSDGC has no objections to the proposed modifications.

Should you have any questions, please do not hesitate to contact me at 513.244.1375.

Sincerely,



Maria R. Donisi, P.E.

MSD Development Services

Cc: Project File