



## Anderson Township

7850 Five Mile Road  
Anderson Township, Ohio 45230-2356

513.688.8400

AndersonTownship.org  
AndersonCenterEvents.org

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District Commander  
513.474.5770

### Law Director

Margaret W. Comey  
513.688.8433

February 18, 2021

Mr. Rich Arnold

MSP Design

3700 Park 42 Drive, Suite 190B

Cincinnati, Ohio 45241

[RArnold@McGillSmithPunshon.com](mailto:RArnold@McGillSmithPunshon.com)

RE: Concept Letter – Riverview Estates at Coldstream Country Club

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 and zoned "AA" Single Family Residence. We recommend the following items be discussed and / or 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. Building windows shall be included specifically for Lots #1 and #6 to ensure a minimum lot width of 150'.
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 should human remains be unearthed in the course of excavation work for this development.
5. 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.
6. Signs relating to construction, sales, etc. must be reviewed and approved by Anderson Township prior to installation.
7. The Hamilton County Subdivision Regulations, in conjunction with the Anderson Township Trails and Walkways Plan, require the installation of

sidewalks on existing streets and both sides of all new streets in the Township. A 4' wide sidewalk is provided on both sides of the new street Riverview Lane. The sidewalk on the north side of Riverview Lane shall be extended to Ayers Road and along Ayers the length of this proposed subdivision (Parcel 500-182-006) to connect to a future sidewalk on Ayers.

8. A private stormwater easement shall be identified for the detention area, as well as the outlet pipe where it is currently shown as "public".
9. The Hamilton County Auditor lists the owner of Parcel 500-182-006 as John M and Jennie Pauley. Is the entire parcel being transferred to the proposed subdivision or only a portion of this parcel?
10. 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 110 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
  - Riverview Estates at Coldstream County Club – 7 lots (current request)
  - Riverview Estates at Coldstream Country Club PUD – 25 lots (future request)

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 513-688-8400 or [pdrury@andersontownship.org](mailto:pdrury@andersontownship.org) 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

## Rich Arnold

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**From:** Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>  
**Sent:** Wednesday, February 10, 2021 10:55 AM  
**To:** Rich Arnold  
**Cc:** James Gleason; Aaron Habig  
**Subject:** RE: Riverview Estates at Coldstream County Club - Concept Letter Request

Mr. Arnold,

Thanks for allowing us to offer comments for the proposed 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 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](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, CPESC  
Urban Conservationist  
Hamilton County Soil and Water Conservation District  
1325 E Kemper Rd. Suite 115  
Cincinnati, Ohio 45246  
Tel: (513) 772-7645  
Fax: (513) 772-7656



see our website at [www.hcswcd.org](http://www.hcswcd.org)



Click here to visit us on Facebook  
[www.facebook.com/HamiltonCountySoilandWaterConservationDistrict](http://www.facebook.com/HamiltonCountySoilandWaterConservationDistrict)

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**From:** Rich Arnold <RArnold@McGillSmithPunshon.com>  
**Sent:** Monday, February 08, 2021 2:08 PM  
**To:** Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>  
**Subject:** Riverview Estates at Coldstream County Club - Concept Letter Request

Good afternoon Chey,  
I hope that all is well with you and yours.  
The attachment is pdf of the Preliminary Plan.  
Are you available to provide me with a concept letter by February 17?  
Thank you.  
Rich

**Rich Arnold** LEED AP  
Vice President, Land Development

3700 Park 42 Drive, Suite 190B  
Cincinnati, Ohio 45241  
Direct [513.759.3247](tel:513.759.3247) | Main [513.759.0004](tel:513.759.0004)  
[arnold@mspdesign.com](mailto:arnold@mspdesign.com) | [www.mspdesign.com](http://www.mspdesign.com)



November 5, 2020

Rich Arnold  
McGill Smith Punshon  
3700 Park 42 Drive  
Suite 190B  
Cincinnati, OH 45241



**Subject: Conditional Availability of Sewers  
Subdivision – 33 Single Family Residences  
Auditor's Parcel Number(s) 0500-0183-0001, -0006, & -0009  
7801 Ayers Road  
Anderson Township  
APD Number HMD2000338**

Dear Mr. Arnold,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via connection to the existing private low-pressure force main across Ayers Road, 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.msdcg.org/about\\_msdcg/msdcg-rules-regulations/index.html](http://www.msdcg.org/about_msdcg/msdcg-rules-regulations/index.html).
2. The proposed building sewer shall be installed in accordance with MSD's design standards for Low Pressure Mainline Sewer systems. The added tap and its operation shall not in any way cause degradation to the operation of the low- pressure force main or any of the existing extraction pumps connected to this sewer. The engineer or plumber shall provide MSD with submittals indicating the manufacturer, model, pump type, discharge flow rate, total dynamic head, and certification that the proposed extraction pump will be fully compatible with other extraction pumps connected to the low-pressure force main.
3. A private 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.

4. Private sanitary sewer easements with the right of entry for maintenance will be required for all portions of the proposed building sewer that will traverse existing or subdivided parcels other than the one to be serviced. Recorded copies of the executed easement(s), and of the revised deed(s) for the lands of the grantors referencing the private sewer easement, must be submitted to MSD prior to building permit sign-off and tap permit issuance.
5. A permit from Hamilton County Public Health is required to decommission on-site treatment systems serving residential properties. Additional information may be obtained by calling them at 513-946-7800, or by visiting their website at <http://www.hamiltoncountyhealth.org>.
6. The proposed development will be serviced by an existing private mainline sewer. A recorded copy of a revised joint operating agreement among all property owners that are using or will use this private sewer must be submitted to MSD before a private mainline extension will be approved and before any additional tap permits will be granted.

*(Continued on Reverse Side of Page)*

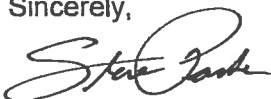
7. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. The sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection after tap permit is issued.
8. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD in accordance with Section 1212 of the MSD Rules and Regulations.
9. 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.
10. 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.
11. Roof drains, foundation drains, cooling water, swimming pool water, or other clean water connections to the sanitary sewer system are prohibited in accordance with Section 401 of the MSD Rules and Regulations. A notarized affidavit stating that the sanitary wastewaters are free of such clear waters must be submitted to MSD before a tap permit will be issued. Hamilton County Department of Public Works should be consulted regarding the requirements for the collection, detention, and conveyance of storm waters.

The conditional availability of sewer service as described in this letter is effective until November 5, 2021 and may be extended for one additional year in accordance with Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call Robert Franklin at 513.557.7188 or me at 513.244.1351.

Sincerely,



Steven Parker, P.E.  
Supervising Engineer  
Development Services

SP:rjf

cc: Availability File, Anderson Township

# 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

February 16, 2021

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

**CONCEPT STUDY: RIVERVIEW ESTATES AT COLDSTREAM COUNTRY CLUB**

**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,

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

*Debi Calhoun*

Debi Calhoun  
Subdivision Department



A Service of The City of Cincinnati

GREATER CINCINNATI  
WATER WORKS

Cathy Bernardino Bailey, Director

February 17, 2021

Mr. Rich Arnold  
McGill Smith Punshon Inc.  
3700 Park 42 Drive, Suite 190B  
Cincinnati, OH 45241

Subject: 7801 Ayers Rd  
Proposed Subdivision Section 2, 7 lots  
Book 500, Page 183, Parcel 001  
Water Availability

Dear Mr. Arnold:

In response to your email to Bill Morris requesting water availability dated October 21, 2020, our office has determined that domestic water service can be made available subject to the Greater Cincinnati Water Works Rules and Regulations and more specific conditions as described below.

Before any new building permits and water service branches can be made available for this development, the developer / owner will need to complete the Greater Cincinnati Water Works Preliminary Application for public water main extensions. It is recommended that this development and the future development to the north and west be connected for reliable flow.

To obtain public water main installation approval for this development, the owner's engineer must complete the Greater Cincinnati Water Works Preliminary Application Form for Hamilton County for processing through the Greater Cincinnati Water Works, Engineering Department. Please contact Mr. Shawn Wagner at 591-7877 for further information.

All public water main work is at the owner(s)/developer(s) expense.

All proposed existing water mains would be connected to 8-inch public water main in Ayers Road.

Any existing water service branch(es) on this property that are not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online Discontinuance Form (FOD) authorizing removal of any existing water service branches before any new water service can be sold. Any questions please contact Branch Services 513-591-7837.





On December 31, 2015, the Greater Cincinnati Water Works ran a flowtest. The fourth fire hydrant east of Asbury Road on Ayers Road was flowed and the third fire hydrant east of Asbury Road on Ayes Road was gauged with a static pressure of 85psi and a residual pressure of 59psi. The available flow was 1094gpm. *Please note that this flow test is void.*

Before the Greater Cincinnati Water Works can approve a new public water main connection to the existing public water main in Ayers Road, the owner(s)/developer(s) at their expense will need to run a new public water main flowtest on the existing public water main near the proposed public water main connection.

All conditions and requirements for water service to this proposed development, including the location of attachment to the public water system, will be determined upon submission of the appropriate properly completed application and final plans for service.

Water for domestic purposes can be obtained for this development within three (3) years from the date of this letter. The developer/owner will be required to make application for water service at the Greater Cincinnati Water Works and receive final approval within this time period or this letter of water availability will expire.

The sufficiency of water available for fire protection must be made by the fire authority serving the area.

When it is desirable to obtain the necessary building permit(s) for the subject development, please contact Mrs. Nancy Bonner at 591-7859, in order to process the necessary Building Permit Review Application and obtain Greater Cincinnati Water Works final water service approval prior to the release of said building permit by the Building Department having jurisdiction.

The engineer or plumber for this development is totally responsible for determining the specific nature, type, and size of water service(s) needed and must advise the Greater Cincinnati Water Works Engineering System Planning Section of any water service changes that may affect this statement of water availability.

In order to make application for new individual water service branches, please have the developer(s') /owner(s') fire protection company and/or plumber make application for water service on the Greater Cincinnati Water Works Online Branch Application Form. If you have any questions on the Greater Cincinnati Water Works Online Branch Application Form, please contact Mr. John Waters at (513) 591-7836 or Mr. Ken Rocchio at (513) 591-7837 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday for further information.

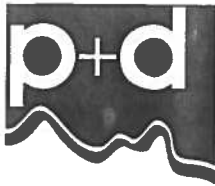
If you have any questions, please call me at (513) 591-7858.

On behalf of the Greater Cincinnati Water Works, I thank you for your water availability request for water service.

Sincerely,

A handwritten signature in black ink that reads "Rick Roell". The signature is written in a cursive style with a large, prominent "R" and "R".

Rick Roell  
Engineering Technical Supervisor  
Engineering Division



HAMILTON COUNTY  
**Planning +  
Development**

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

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GENERAL INFORMATION  
(513) 946-4550  
[www.hamiltoncountyohio.gov/pd](http://www.hamiltoncountyohio.gov/pd)

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**Director**

James Noyes

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**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

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**Board of County  
Commissioners**

Denise Driehaus  
Stephanie Summerow Dumas  
Alicia Reece

February 9, 2021

Rich Arnold  
McGill Smith Punshon

Reference: Concept Review – Riverview Estates at Coldstream Country Club – 7801 Ayers Rd. – Colerain Township

To whom it may concern:

The concept plan for the subject subdivision has been reviewed. Take note of ST710(b) regarding catch basin spacing and design in the road. Additionally, 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 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](#).

- 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,

A handwritten signature in cursive script that reads "Ben Poole".

Ben Poole, EIT  
Project Engineer

cc: File