



CINCINNATI
COLUMBUS
DAYTON

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Westerville, OH 43082
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fax ► 614.882.4479
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TYPE II VARIANCE REQUEST

April 1, 2016

City of Columbus, Division of Sewerage & Drainage
910 Dublin Road
Columbus, Ohio 43215

ATTN: Mr. John Newsome, P.E., Administrator
Mr. Greg Fedner, P.E., Private Development Section Manager

RE: Polaris Pointe – Phase I (8886 Lyra Drive)
CC# 17376
PID# 31843101017000

Mr. Newsome and Mr. Fedner,

We would like to request a Type II Variance from the City of Columbus' Storm Water Drainage Manual, revised August 2012, for the referenced project. This project has been submitted to the City for review and a comment arose regarding the proposed retaining wall along the south and west sides of the proposed retention pond (See Exhibit B-CC17376). According to Section 3.2.3.3 of the Manual, an aquatic bench is required for all wet detention basins (#2) and side slopes for wet basins shall be no more than 4:1 side slopes (#4). In preliminary discussions with Mr. Fedner, it was determined that the proposed wall will require a Type II variance, but that only two (2) site plan alternatives needed to be submitted for this specific variance given the situation: a fully compliant and preferred.

Fully Compliant Alternative (See Exhibit A)

A fully compliant alternative would remove both of the proposed retaining walls and enlarge the basin to the west and south such that the side slopes and aquatic bench are incorporated. Both requirements place an unnecessary hardship on this project. The additional area for the slopes would cut into the site by over 65'. A 20' lane would be left on the east side of the apartment building for fire access and circulation only. This equates to a loss of the following development:

Apartment Building – Loss of 18,816 SF of building + 52 parking spaces + the courtyard space becomes unusable and eliminates the pool

Future Office Building – Loss of 12,488 SF of building

Given the loss of 52 parking spaces, based upon the parking reductions previously negotiated, this equates to a loss of close to 40 units in the apartment building. This reduction would make this project economically infeasible to move forward.

Preferred Alternative (See Exhibit B)

This project is proposing a retaining wall on two sides (west and south) of the wet basin in order to maximize the available space to meet required storm water quality and quantity volumes in conjunction with underground detention upstream of the basin while still providing enough developable ground to make the project financially feasible. Due to the proposed wall along these two sides, the 4:1 side slopes are not met and a safety bench is not proposed because it would not be accessible or maintainable. However, the sloped sides of the basin where there is no wall do meet the 4:1 side slope and aquatic bench requirements. The retaining wall is being proposed

JOB #: 140322.002



on two sides in order to attain the maximum development to meet return on investments at this particular parcel in the Polaris Centers of Commerce.

The developer is working closely with other departments at the City on T.I.F. agreements for public infrastructure to also make this project viable. The basin as proposed still will not fully meet the water quality and quantity volumes required. For this reason, the project is also proposing upstream, underground detention in the parking areas of the project. Since there is a proposed walk adjacent to the retaining wall on the south side of the basin, a 42" tall pedestrian guardrail is proposed on top for safety measures. The retaining wall on the west side of the basin includes curb, vehicular guardrail and landscaped area with trees and a continuous hedge for safety measures (See Exhibit C for a detail of the south and west cross sections). Note that the west side of the basin does not include sidewalk or pedestrian pathways along this edge so a taller guardrail has not been proposed on this side. In addition, previous projects in this area such as CC-16295 and CC-16925 have been approved with similar walls along ponds that also do not meet the slope or aquatic bench requirement due to the walls proposed.

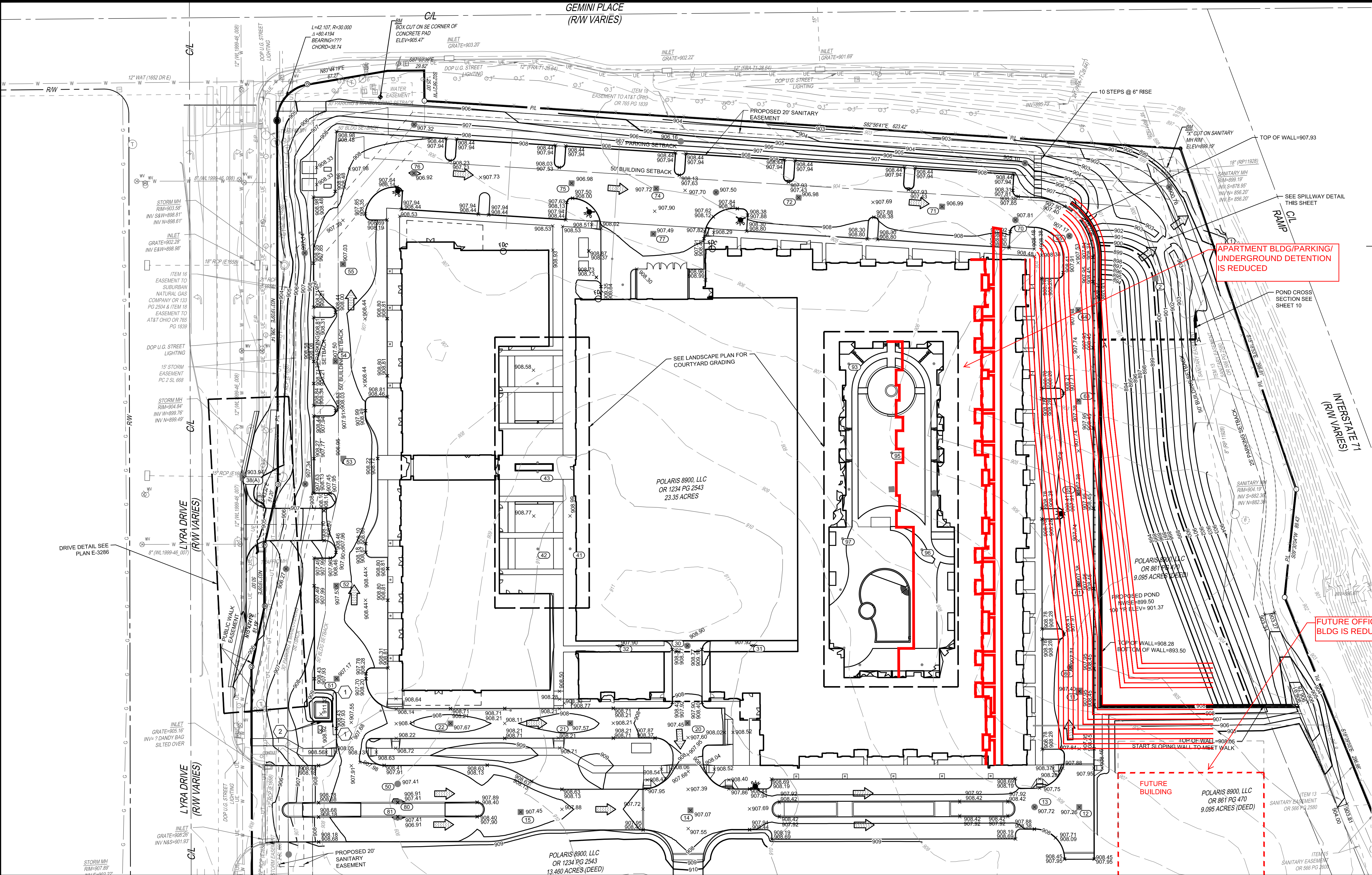
We appreciate your consideration. Thank you!

Sincerely,

THE KLEINGERS GROUP

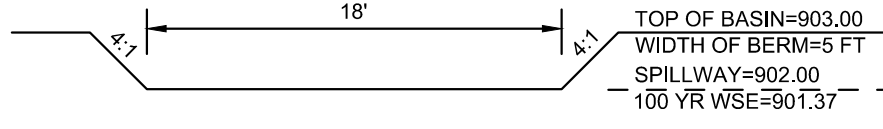
Jennifer L. Knittle, P.E., LEED AP
Group Leader

cc: Raif Webster, VanTrust Real Estate, LLC
FILE



GRADING LEGEND

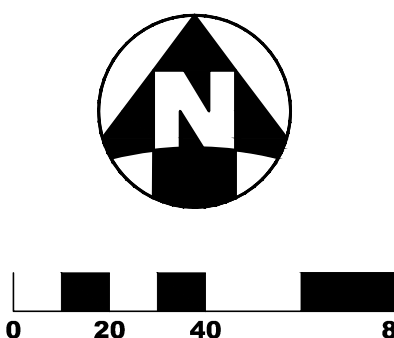
- 905 EX CONTOUR
- 904 EX CONTOUR
- 905 PROPOSED CONTOUR
- 904 PROPOSED CONTOUR
- x908.00 PROPOSED SPOT ELEVATION
- SWALE
- FLOOD ROUTE



EMERGENCY SPILLWAY DETAIL
N.T.S.

CODED NOTES:

- 1 BOTTOM OF WALL = 908.45
TOP OF WALL = 910.33
- 2 BOTTOM OF WALL = 908.92
TOP OF WALL = 910.33



DATE: 03-29-2016

EASEMENT REFERENCE		
CITY NO.	COUNTY RECORD	
	VOL.	PAGE
GRANTOR		

REVISIONS		
NO.	DESCRIPTION	DATE

PLAN PREPARED BY:

THE KLEINGERS GROUP

CIVIL ENGINEERING | www.kleingers.com
SURVEYING
LANDSCAPE ARCHITECTURE

350 Worthington Rd. Ste B
Westerville, OH 43082
614.882.4311

PROJECT TITLE: PRIVATE STORM SEWER FOR POINTE AT POLARIS PHASE I 8886 LYRA DRIVE GRADING PLAN			
DIVISION USE ONLY		OWNER	
		CONTRACTOR	
		INSPECTOR	
		AGREEMENT	COMPLETED
		RPD	CHK
		CID	CON.DR.
		INDEX	RECORD
		DETAIL	FILE

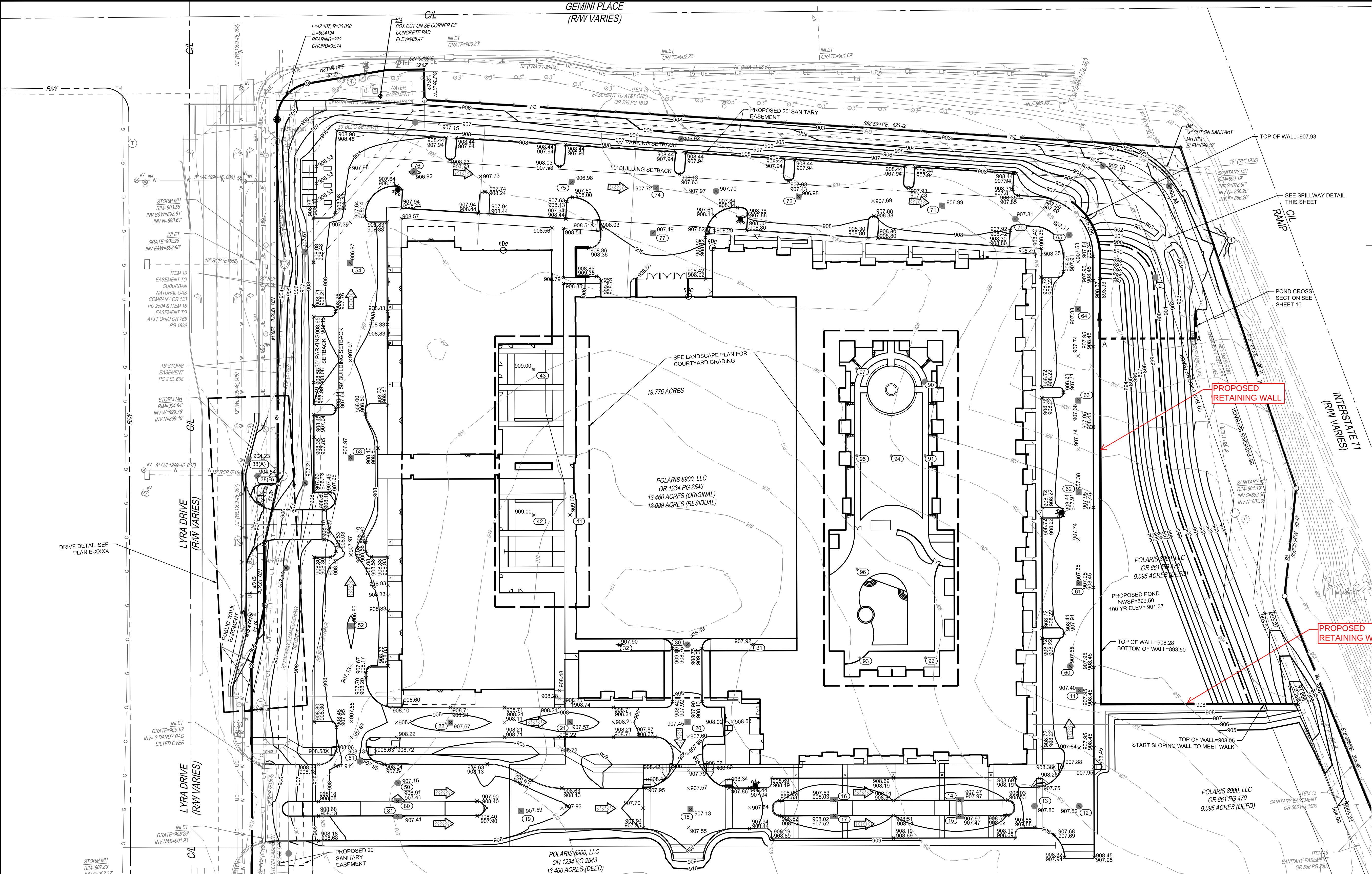
PROJECT TITLE: PRIVATE STORM SEWER FOR POINTE AT POLARIS PHASE I 8886 LYRA DRIVE GRADING PLAN			
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		CONTRACTOR	
		INSPECTOR	
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		CID	CON.DR.
		INDEX	RECORD
		DETAIL	FILE

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE

DIVISION USE ONLY

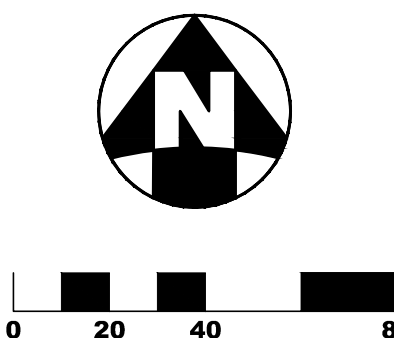
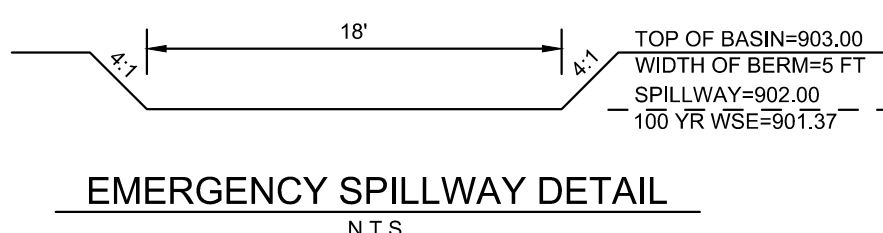
**EXHIBIT A - FULLY COMPLIANT
CC 17376**

SCALE: 1" = 40'	SHEET: 13/16
CONTRACT DRAWING NO. CC-17376	RECORD PLAN NO.



GRADING LEGEND

- 905 EX CONTOUR
- 904 EX CONTOUR
- 905 PROPOSED CONTOUR
- 904 PROPOSED CONTOUR
- x908.00 PROPOSED SPOT ELEVATION
- SWALE
- FLOOD ROUTE



DATE: 02-16-2016

EASEMENT REFERENCE		
CITY NO.	COUNTY RECORD	
	VOL.	PAGE

REVISIONS		
NO.	DESCRIPTION	DATE

PLAN PREPARED BY:

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

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			RECORD
			FILE

DIVISION USE ONLY	

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE

DIVISION USE ONLY

EXHIBIT B - PREFERRED

CC 17376

SCALE: 1" = 40'

SHEET: 13/16

CONTRACT DRAWING NO. CC—

RECORD PLAN NO.



775 Yard Street, Suite 325
Columbus, Ohio 43212
p 614.764.0407
f 614.764.0237
www.ma-architects.com

DESIGN DEVELOPMENT

The Pointe at Polaris - Parking Garage

LYRA DRIVE, COLUMBUS, OHIO 43240 |

STATUS: PRELIMINARY
NOT FOR CONSTRUCTION

REVISION:	

PROJECT NUMBER:	2015.174
DRAWN BY:	MGP
DATE:	18 DEC 2015
SHEET NUMBER:	

C

ma architects

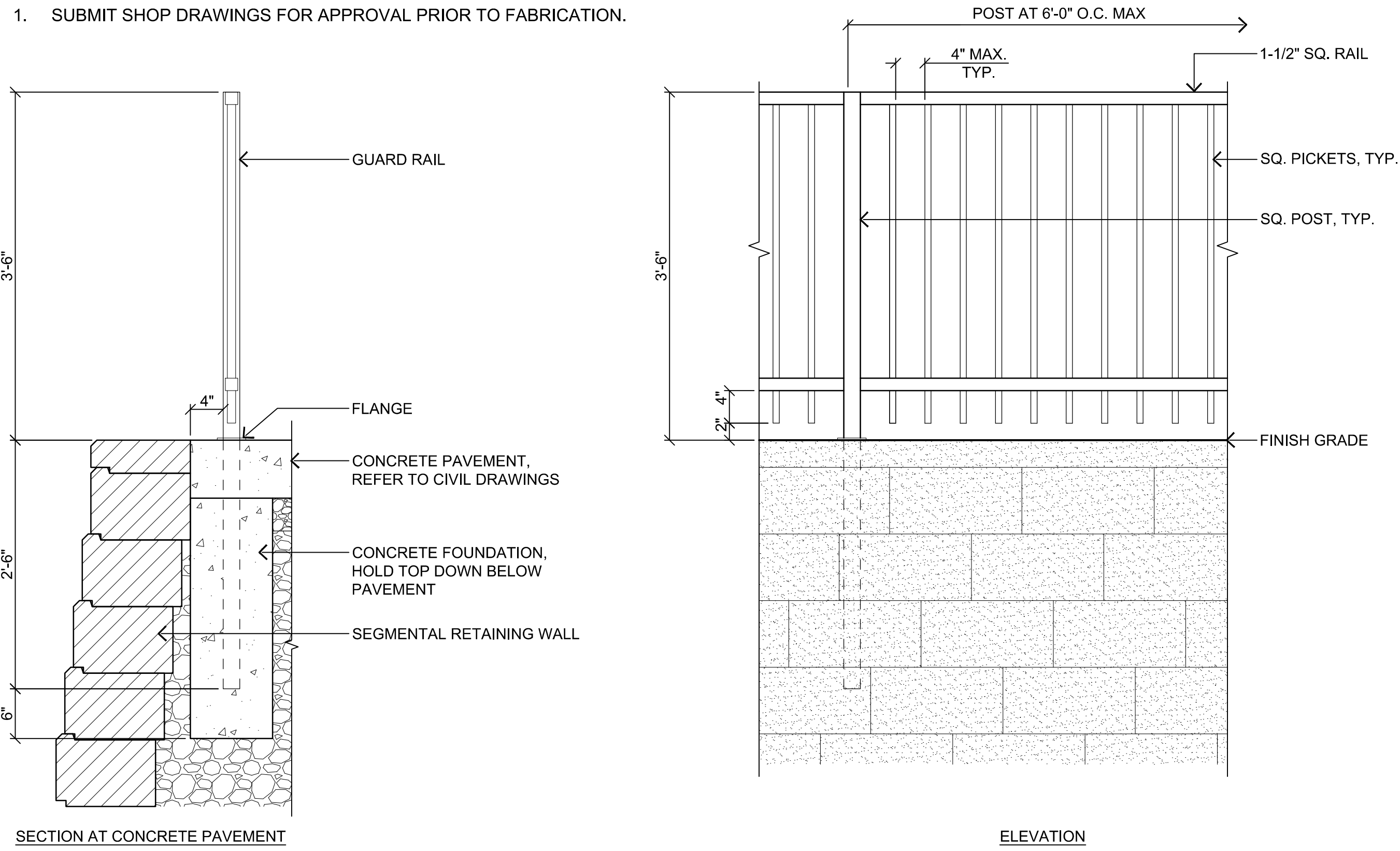
EXHIBIT C
DETAILS



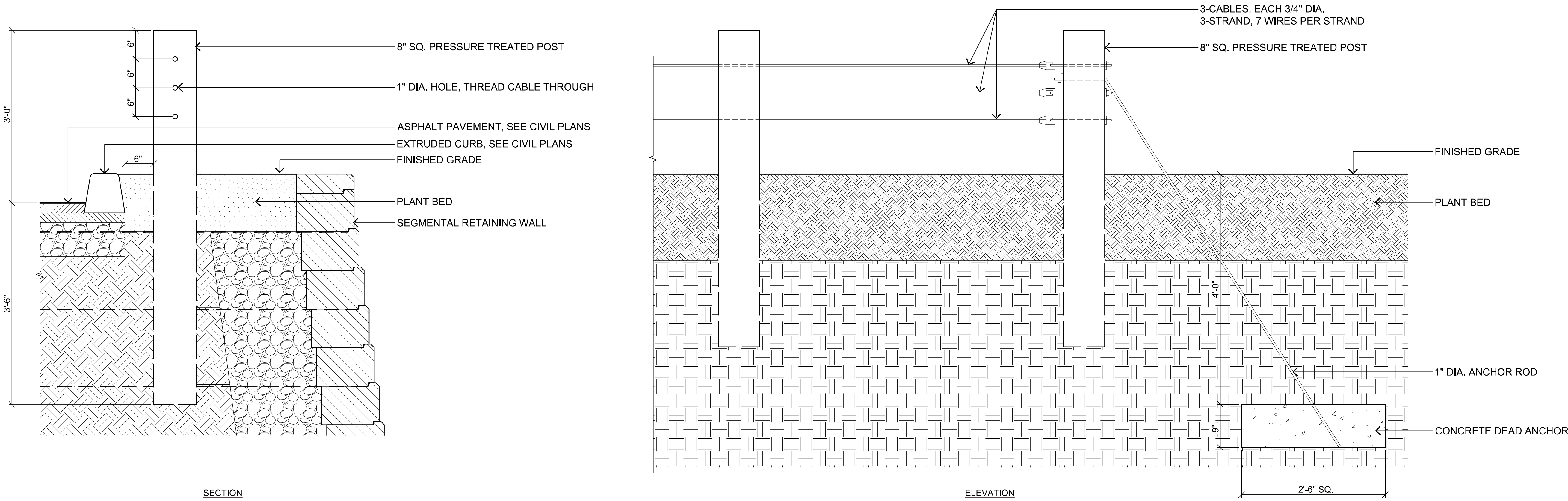
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NOTES:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.



1 GUARDRAIL - SOUTH SIDE OF RETENTION POND
SCALE: 1" = 1'-0"



2 CABLE GUARDRAIL - WEST SIDE OF RETENTION POND
SCALE: 1" = 1'-0"