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October 28, 2016

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

ATTN: Greg Fedner, PE
Private Development Section Manager

RE: Family Dollar Courtright Road/Petzinger Road
Stormwater Variance Comments Response

Mr. Fedner,

In response to the Stormwater Variance Committee Meeting comments for the project referenced above, we are providing a revised site plan and comment responses below.

1. Limits of the existing canopy for the project site have been added to the site plan using OSIP aerial imagery. Shifting the proposed building layout to the south does not drastically reduce the number of existing trees that are removed from the site and would create conflict with the existing 100-year floodplain. A new sketch is attached that shows how a shift to the south would impact the trees. The proposed shift is limited by the proximity of the RIRO on Courtright Road to the intersection of Courtright Road and Old Courtright Road.
2. The proposed mitigation will include planting of trees per the requirement of the City of Columbus' Executive Order 2015-01. The priority for tree planting has been indicated on the proposed site plan sketch. A note has also been added to the site plan that states stormwater drainage from the new impervious areas shall be conveyed to the proposed stormwater detention basin for water quality treatment prior to leaving the site.
3. Priority tree planting limits have been added to the site plan.
4. Invasive species control will be evaluated during design of the proposed project to determine if it is environmentally beneficial.
5. A note has been added to the proposed site sketch plan that indicates a barrier should be constructed and maintained along the proposed stream corridor protection zone limits throughout construction.
6. The proposed drainage pattern from the proposed construction areas will be conveyed to the detention basin for water quality treatment prior to leaving the site. In addition, signs shall be placed along the Stream Corridor Protection Zone limits to inform users after construction of the limits and indicate no disturbance beyond the signage.
7. The proposed stormwater detention basin will be an extended dry detention basin that meets the requirements of the City of Columbus Stormwater Drainage Manual.

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8. The proposed Stream Corridor Protection Zone limits have been revised and updated on the proposed site plan sketch.

Please review and let me know if you have any questions or comments.

Sincerely,

THE KLEINGERS GROUP

A handwritten signature in blue ink that reads "Megan Cyr". The signature is written in a cursive, flowing style.

Megan Cyr, PE
Project Manager

cc: Kyle Kitzmiller, Morning Star Partners, LLC; FILE