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January 28, 2022

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

ATTN: Mr. Greg Fedner, P.E.
PR/SRM Section Manager

RE: Directions for Youth and Family Services – 3840 Kimberly Parkway North
Variance Review Committee Comments

Mr. Fedner,

We have reviewed the comments, shown in bold text below, in the email dated Wednesday, December 8th, 2021 and a response to each comment is provided below:

- 1. Please explain the statement regarding needing compensatory floodplain storage for this redevelopment. It appears that little to none of fill within the 100-year floodplain would need to be placed. Could you please identify the fill area(s) and volume? And also the compensatory storage area?**

The amount of fill being added within the designated FEMA floodplain area is 77 CY. This is being added at the northwest corner of the proposed building. The fill being added in the floodplain is being offset by providing 147 CY of compensatory storage within the floodplain. The areas we are providing floodplain compensation are areas just to the west of the existing asphalt basketball court and just north of the existing building. These are areas that are going to be disturbed to convert from maintained lawn to natural grasses and areas where the proposed trees are being planted. The area of fill within the 100-year floodplain and the areas of compensatory storage can be found on the Grading and Erosion Control Plan on sheet 6/11 of CC-19463.

- 2. Will the mitigation trees be 3-inch caliper as shown on the plant schedule on Sheet 5 of 5? Or 2.5-inch caliper as shown in the Tree Replacement Plan?**

The mitigation trees will be 2.5" caliper. The plans have been updated to reflect this.

- 3. We have a concern about the seeding proposed in the mitigation plan, since the grasses do not appear in the USDA Plant Database under the common names mentioned or they are not native. Could you please provide a mix of native North American grasses that will provide the deep roots to help hold the soil and support wildlife?**

The seed mix has been updated to be an Ohio native prairie grass seed mix. The plans and variance narrative have been updated to reflect this change.

- 4. While the SCPZ signs will be required along the proposed conservation easement demarcation line, a more aesthetically pleasing and less visually-imposing alternative may be considered for demarcating the conservation easement/SCPZ line around the proposed amphitheater. If you have any suggestions or ideas, please bring them up.**

SCPZ signs have been shown and added to CC-19463 on the Utility Plan Sheet 4/11. We are proposing the standard signs and markers (AA-S176 & AA-S179) for the areas on either side of the amphitheater. For the area behind the amphitheater we are proposing to install a natural stone marker to denote the corners of the SCPZ.

- 5. We understand that safety and security considerations are resulting in your proposal to place the replacement trees along the existing tree line, leaving the rest of the proposed conservation easement/SCPZ to be planted with native grasses. However, we believe that additional work in the form of invasive species removal and native tree species planting should be considered for the existing SCPZ between the streambank and the mitigation area.**

Invasive species removal between the stream bank and the mitigation area will be included in the mitigation plan for the project. Directions for Youth and Families will plant native tree species in this area as part of a project with the students at a later date.

- 6. What are the current plans for stormwater management on the site, including stormwater outlets to the conservation easement/SCPZ area?**

We are proposing one outlet for the roof drains on the south side of the gym to be conveyed to the SCPZ. The outlet is shown on the CC-STM Plans provided as part of the resubmittal. The remainder of the site will drain to an underground detention basin which will outlet to an existing storm sewer along Kimberly Parkway North.

A revised Variance Submittal incorporating the above comments is enclosed as well as any supporting documentation requested.

Sincerely,

THE KLEINGERS GROUP



Matthew Lilie, P.E.

Engineer II

cc: FILE