

March 20, 2013

Mr. Richard Sicker, P.E., P.S.  
4254 Tuller Road  
Dublin, OH 43017

Subject: Request for Variance – 3872 Scioto-Darby Creek Rd

Mr. Sicker:

This letter is in response to your request for variance from the Stormwater Drainage Manual (SWDM) for encroachment on the Stream Corridor Protection Zone (SCPZ). The Division of Sewerage and Drainage (DOSD) Variance Review Committee reviewed the application and decided a reasonable setback is the Manual's minimum 25 feet from the center of the stream. Therefore, the total width of the SCPZ shall be 50 wide.

In concept, the proposed mitigation is acceptable to the Committee but the details of the mitigation, maintenance plan, maintenance schedule and maintenance responsibility shall be provided in a CC plan. The mitigation is planned to be placed on property different from the applicant. Documentation will be required to show the adjacent property owner will allow the mitigation to occur on their property. The area designated for mitigation will need to remain in perpetuity, therefore, a recorded easement will be required as part of the CC plan approval.

The Committee analyzed the size of the tributary area that drains to the stream on this property and determined the drainage area is approximately 1.5 square miles. By way of this letter, the Committee is notifying the applicant that the probability of flooding to occur is high due to the size of the tributary area and the size of the culverts that are on the downstream side of the property. Based on discussions with adjacent property owners, it is understood the stormwater exceeds the banks of this stream and the owner needs to consider this in the design of the proposed storage buildings.

In conclusion, the Preferred Alternative, as submitted, is denied but the applicant has direction from the Committee to meet the minimum SCPZ width of 50 feet, mitigation details are to be provided and flood protection must be considered in the final site design. If you have questions regarding this letter or the variance process please contact Jason Sanson at 645-3702.

Sincerely,

  
Dax J. Blake, P.E., Administrator  
Division of Sewerage and Drainage

cc: Jason Sanson, P.E., Manager  
Private Development Section  
Stormwater Variance Committee  
File

