

October 19, 2026

Nathan Anthony, PE
Civil Team Lead
CESO, Inc.
2800 Corporate Exchange Drive, Suite 400
Columbus, OH 43231
nathan.anthony@cesoinc.com

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – Cobelton Grands, 5100 Ebright Rd.

Dear Nathan Anthony:

This letter is in response to the subject variance request Type II (Non-Stream) to the SWDM Section 3.1 *Stormwater Control Practices - General Criteria*. More specifically, exemption is being sought from the SWDM Section 3.1.2 requirements prohibiting placement of Stormwater Control Practices (quantity) within the FEMA-designated 100-year floodplain. The subject project is located east of Ebright Road and north of U.S. Route 33 within the City of Columbus. The proposed development will convert an undeveloped brush-covered area into a multifamily residential community. The site is adjacent to the Coble-Bowman Ditch regulatory floodway. The project site and surrounding tributary area drain to an existing regional stormwater management basin originally designed under CC-13202 in 2004. Portions of that facility currently lie within the FEMA 100 Year floodplain associated with the Coble-Bowman Ditch.

The request was submitted to the City on September 25, 2026. As part of the Variance review process, the subject Variance request was posted on the City website on October 5, 2026 to solicit public comments. No public comments were received by the posted due date. The Variance Review Committee reviewed the subject Variance Request on October 14, 2026.

The submitted Variance Request was found by the Variance Review Committee to be in compliance with the SWDM Stream Protection Type II Variance application requirements.

Three alternatives were considered within the application for the requested Section 3.1 variance - Full Compliance, Minimal Impact and the Preferred Alternative.

- Preferred Alternative

The Preferred Alternative upgrades the existing regional basin located in part within the FEMA 100-year floodplain to provide the required water quality and water quantity treatment for the proposed development while also providing additional water quality treatment for the tributary drainage area. This alternative consolidates stormwater management within the existing regional facility, which must already be modified to accommodate the additional Ebright Road right-of-way dedication. By utilizing and improving the existing basin, this approach avoids construction of duplicate on-site stormwater facilities, streamlines the additional analysis required for modifications to the regional basin, and addresses compensatory storage associated with floodplain fill required for the construction of Bachman Road. The basin improvements also bring the facility into compliance with current stormwater management requirements.

- Minimal Impact Alternative



The Minimal Impact Alternative divides the project's stormwater management requirements between two proposed basin areas: a smaller basin near the north end of the site and a larger basin along Ebright Road, both located outside the floodplain limit. While most of the required water quality and water quantity treatment would occur within the proposed basins, a portion of the stormwater runoff would be stored and conveyed through the existing regional basin located within the floodplain.

- Full Compliance Alternative

The Full Compliance Alternative reduces the proposed development's residential buildings by 2 to make space for a detention basin to be located outside of the FEMA 100-year floodplain. The new basin would provide the required water quality and water quantity controls for the proposed development and discharge to the existing regional basin to maintain existing drainage patterns. Under this alternative, modifications to the existing regional basin within the floodplain would still be required due to the Ebright Rd. R/W dedication requirements.

Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee agreed with the applicant that the Preferred Alternative represents the owner's team's good faith effort to comply with the SWDM requirements to the maximum practical extent, given the fact that a regional detention basin was installed on the project's site by a previous development. The Committee further agreed with the applicant's argument that the Full Compliance and Minimal Impact Alternatives will create significant hardship and functional/development limitations for the applicant.

In light of the above, the subject Variance Request's Preferred Alternative is conditionally approved contingent upon the following stipulations:

- The modified regional detention basin must have its embankment elevated to at least 12 inches above the Base Flood Elevation of the adjacent FEMA 100-year floodplain.
- The modified detention basin's outlet must be provided with a backwater valve
- Storm CC-Plan and Stormwater Management Report must be submitted and approved by the City.

No approval contained herein relieves or absolves the applicant of any provisions of applicable state or federal laws. Please contact PR/SRM Section Manager Greg Fedner, P.E. at 614-645-8072 with any questions.

Sincerely,



Robert S. Priestas, P.E., Administrator
Division of Water Reclamation

pc: Variance Review Committee
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