

March 9, 2023

Justin Blood, PE  
Project Engineer  
Korda/Nemeth Engineering, Inc.  
1650 Watermark Drive, Suite 200  
Columbus, Ohio 43215

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – South Outpost CC19843

Mr. Blood:

This letter is in response to the subject variance request Type II (Non-Stream) to the 2021 SWDM Section 2 *Stormwater Conveyance*. More specifically, exemption is being sought from the SWDM Section 2.3.1.4 requirement of the minimum storm sewer easement width of 20 ft., with the storm sewer centered within the easement. Additionally, this Section also requires that additional easements be provided along storm sewers within the public Right-of-Way where storm sewer center line is less than 10 ft. away from the Right-of-Way line, to provide total easement and Right-of-Way width of at least 10 ft.

The SWDM variance application was submitted to the City on February 2, 2023. As part of the Variance review process, the subject Variance request was posted on the City website on February 3, 2023 to solicit public comments. No public comments were received by the posted due date. The Variance Review Committee has met and reviewed the subject variance application on March 8, 2023.

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

The project needs to install a new storm sewer from the project site south along Lockbourne Rd., allowing the required depth for the on-site storm sewers and an SCP.

Three alternatives were considered within the application - Full Compliance, Minimal Impact and the Preferred Alternative.

- Full Compliance Alternative – Extending the new 36-inch storm sewer within the northbound lane of Lockbourne Rd. Due to significant traffic and pavement infrastructure impacts, and also increased maintenance difficulties of a sewer located within the pavement, this Alternative was found to be not practical.
- Minimal Impact Alternative – Installing the new storm sewer along the same alignment as existing storm sewer. This Alternative, while compliant with the Section 2.3.1.4 requirements, results in the new 36-inch storm sewer being very close to the existing 10-inch water main (less than 2 ft. center-to-



center), and also close to the existing utility poles. Like the Full Compliance Alternative, this Alternative was also found to be not practical for the above reasons.

- Preferred Alternative – Extending the new 36-inch storm sewer under the existing sidewalk between the overhead power line and the Right-of-Way line. This is the least impactful and also the least expensive option.

Upon reviewing and discussing the application, the Variance Review Committee agreed with the applicant that the Preferred Alternative represents the most advantageous plan given the site limitations, and would provide sufficient space for installation and future maintenance of the new storm sewer without having to obtain an additional easement. The Committee further agreed with the applicant's argument that both the Full Compliance and the Minimal Impact Alternatives would result in significant hardship for the project owner due to the existing site conditions.

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

- Storm CC-Plan and Stormwater Management Report compliant with the 2021 SWDM (with the approved variance) must be submitted and approved by the City of Columbus.

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 Sewerage and Drainage

ec: Variance Review Committee  
File