



2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OH 43228
614-299-2999 | 614-299-2992 FAX

December 18, 2023

City of Columbus, Department of Public Utilities

Attn: Greg Fedner, P.E.
Section Manager, Private Development
910 Dublin Road
Columbus, Ohio 43215

Subject: Variance for 222 W. Lane Ave.

Dear Mr. Fedner,

A Type II Variance is being requested to the Stormwater Drainage Manual, Section 2.3.2.2 Storm Sewer Hydraulic Requirement (Pipe Sizing Criteria/Storm Sewer Layout Requirements) for the project development at 222 W. Lane Ave. The request approval to use two (2) 8" diameter storm sewer pipes in lieu of the required 12" diameter storm sewer. The site is being developed with the mixed-use development and the stormwater is being controlled as detailed in approved plan CC-19555. See Appendix A for site details. Options are provided in accordance with the City of Columbus Stormwater Manual.

The preferred plan is represented in Appendix B (Plan View) and C (Profile View), with that option being to utilize two (2) 8" storm sewer pipes from the private onsite storm sewer system to connect to the public storm sewer system along W. Lane Ave. The two (2) 8" storm pipes have the capacity for the allowable release flow rate as calculated in the SWM Report for CC-19555. The two (2) 8" pipes would have minimal clearance under the existing City of Columbus Division of Traffic fiber duct bank and street lighting conduit.

The Alternative plan is the approved CC-19555 plan in Exhibit 3 which utilizes a 12" storm sewer but is unable to be constructed due to the vertical location of the existing underground utilities as field located during construction of the 12" storm pipe. The originally approved option is no longer viable due to these existing conditions, as a utility relocation would be required. This relocation would involve lowering the existing City of Columbus Division of Traffic fiber duct bank the full length between Neil Ave. and Olentangy River Road as directed in conversations with the Division of Traffic. This utility relocation work would add significant cost and time delay for additional design, materials, and permitting to the development construction.

If you have any questions or clarifications, please contact me at 614.299.299.

Thank you for your consideration on this matter.

Very truly yours,

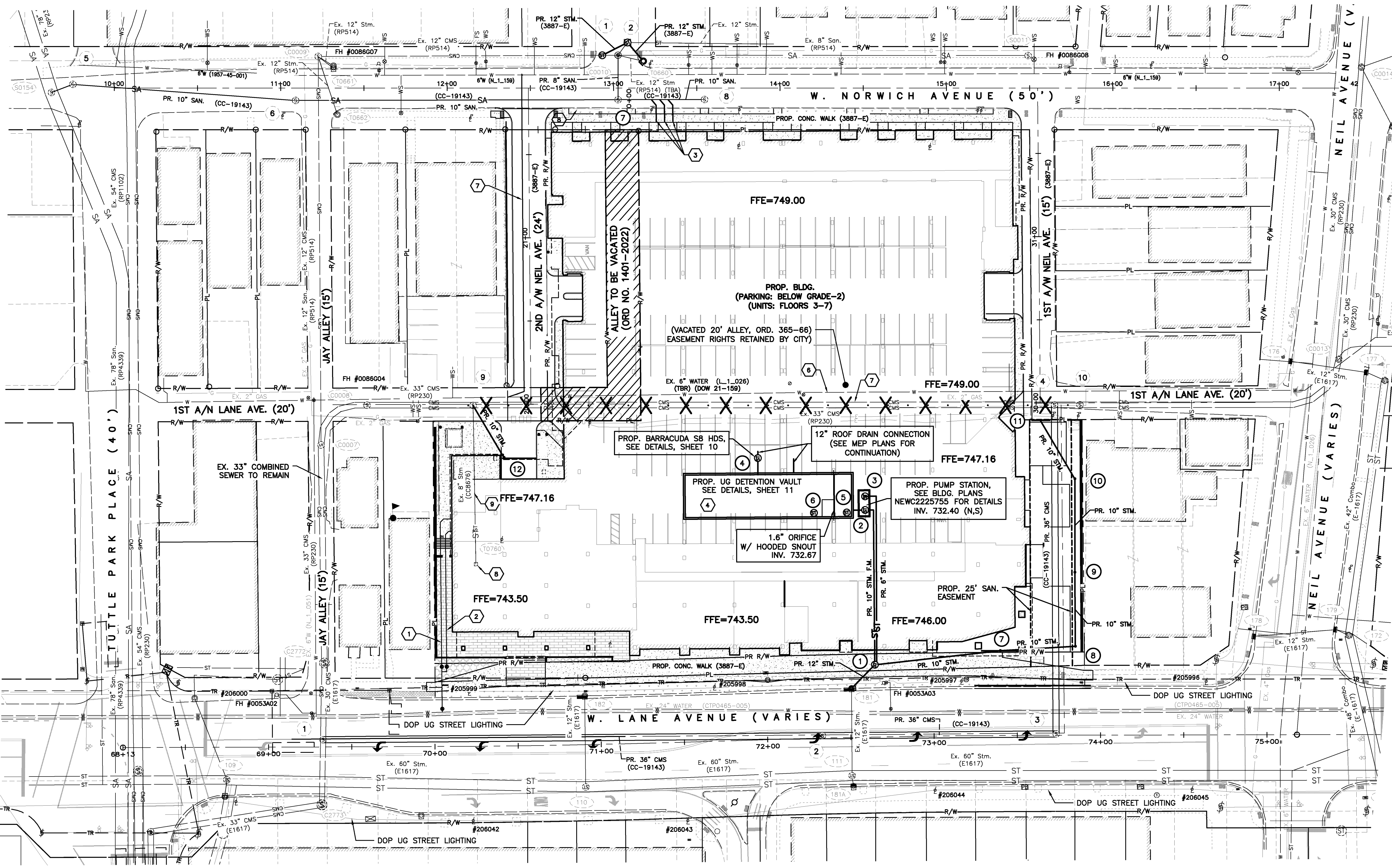


E.P. FERRIS & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Chad Macwhinney". The signature is written in a cursive style with a large, looping initial "C".

Chad D. Macwhinney, P.E.
Project Manager

Appendix A
(Overall Site Layout)



- KEYED NOTES**
- 1 PROPOSED 8" FIRE SERVICE (WSP-6423) (SHOWN FOR REFERENCE ONLY)
 - 2 PROPOSED 6" DOMESTIC WATER SERVICE (WSP-6423) (SHOWN FOR REFERENCE ONLY)
 - 3 PROPOSED 10" SANITARY SERVICE @ 2.08% MIN. (SHOWN FOR REFERENCE ONLY)
 - 4 PROPOSED UNDERGROUND STORMWATER DETENTION (SEE SHEET 11 FOR DETAILS)
 - 5 EXISTING 33" CMS (RP-217) TO BE REMOVED (CC-19143) (SHOWN FOR REFERENCE ONLY)
 - 6 EXISTING 6" WATER LINE TO BE REMOVED (DOW 21-159) (SHOWN FOR REFERENCE ONLY)
 - 7 PROPOSED 8" WATER LINE (DOW 21-159) (SHOWN FOR REFERENCE ONLY)
 - 8 EXISTING STORM SEWER TO BE REMOVED

NOTES:
 PARKING GARAGE STORM DRAINS SHALL BE CONSTRUCTED WITH WATER-TIGHT SANITARY SEWER GRADE PIPE, FITTINGS, AND STRUCTURE CONNECTIONS TO SANITARY SEWER TAP.

EASEMENT REFERENCE			REVISIONS		
CITY NO.	COUNTY RECORDER VOL.	PAGE	NO.	DESCRIPTION	APPROVAL/DATE

EASEMENT REFERENCE			REVISIONS		
CITY NO.	COUNTY RECORDER VOL.	PAGE	NO.	DESCRIPTION	APPROVAL/DATE

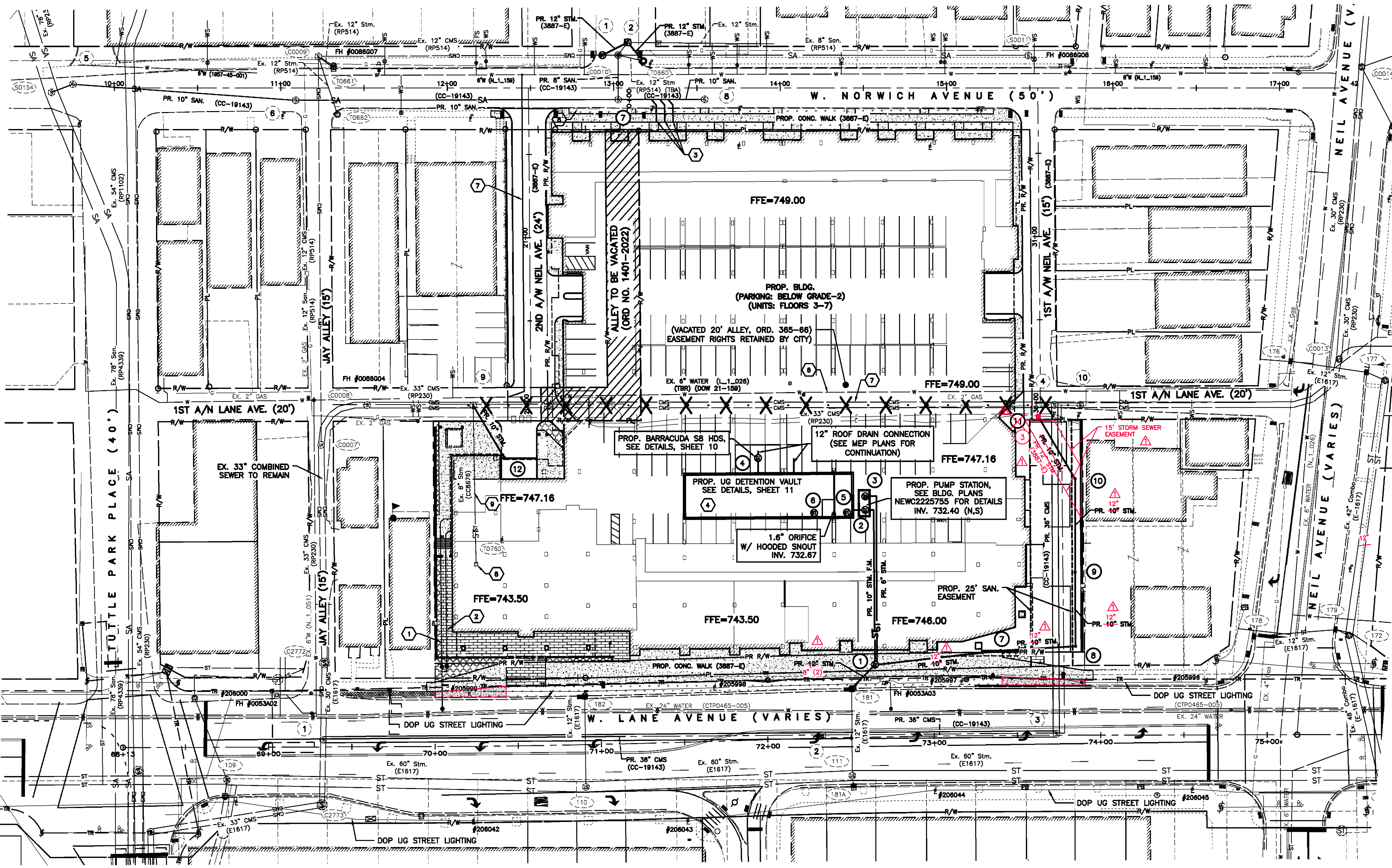


APPENDIX A

PROJECT TITLE: PRIVATE STORM SEWER AND STORMWATER FACILITIES FOR 222 W. LANE AVE. 222 W. LANE AVE.			
DIVISION USE ONLY		OWNER	
		CONTRACTOR	
		INSPECTOR	
AGREEMENT	COMPLETED		
RPD	CKD	CLD	CON. DR.

CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE DIVISION USE ONLY	
SCALE: 1" = 30'	SHEET: 8/13
CONTRACT DRAWING NO. CC-19555	RECORD PLAN NO.

Appendix B
(Preferred Option-Plan)



- KEYED NOTES**
- 1 PROPOSED 8" FIRE SERVICE (WSP-6423) (SHOWN FOR REFERENCE ONLY)
 - 2 PROPOSED 6" DOMESTIC WATER SERVICE (WSP-6423) (SHOWN FOR REFERENCE ONLY)
 - 3 PROPOSED 10" SANITARY SERVICE @ 2.08% MIN. (SHOWN FOR REFERENCE ONLY)
 - 4 PROPOSED UNDERGROUND STORMWATER DETENTION (SEE SHEET 11 FOR DETAILS)
 - 5 EXISTING 33" CMS (RP-217) TO BE REMOVED (CC-19143) (SHOWN FOR REFERENCE ONLY)
 - 6 EXISTING 8" WATER LINE TO BE REMOVED (DOW 21-159) (SHOWN FOR REFERENCE ONLY)
 - 7 PROPOSED 8" WATER LINE (DOW 21-159) (SHOWN FOR REFERENCE ONLY)
 - 8 EXISTING STORM SEWER TO BE REMOVED

NOTES:
 PARKING GARAGE STORM DRAINS SHALL BE CONSTRUCTED WITH WATER-TIGHT SANITARY SEWER GRADE PIPE, FITTINGS, AND STRUCTURE CONNECTIONS TO SANITARY SEWER TAP.

EASEMENT REFERENCE			REVISIONS			
CITY NO.	COUNTY RECORDER VOL.	PAGE	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE
				1	REVISED STORM SEWER FROM STRUCTURE 1 TO 11 AND STRUCTURE EXHIBIT 1 TO 1.	

EASEMENT REFERENCE			REVISIONS			
CITY NO.	COUNTY RECORDER VOL.	PAGE	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE
				1	REVISED STORM SEWER FROM STRUCTURE 1 TO 11 AND STRUCTURE EXHIBIT 1 TO 1.	

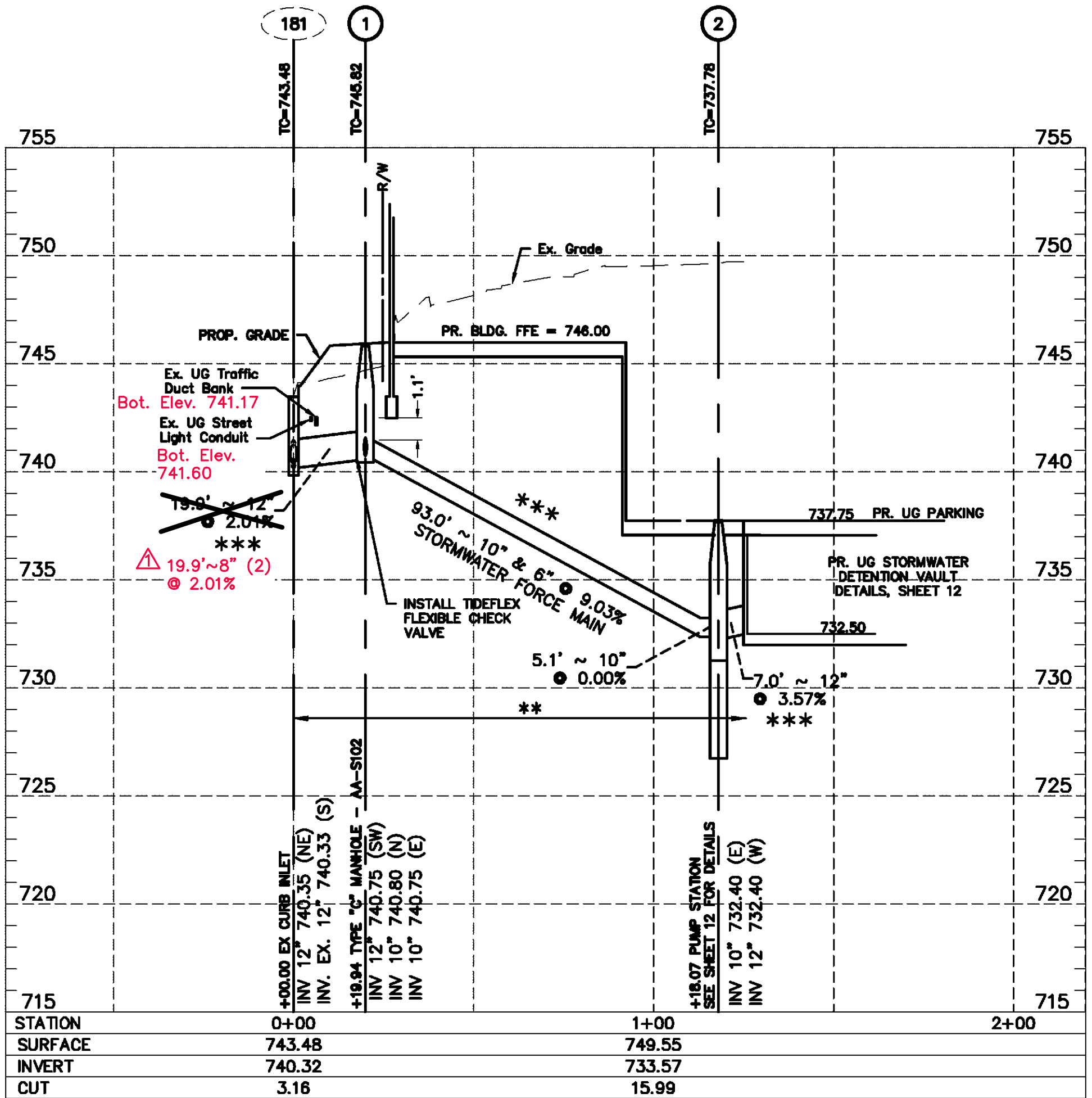


APPENDIX B

PROJECT TITLE: PRIVATE STORM SEWER AND STORMWATER FACILITIES FOR 222 W. LANE AVE. 222 W. LANE AVE.			
DIVISION USE ONLY		OWNER	
		CONTRACTOR	
		INSPECTOR	
AGREEMENT	COMPLETED		
RPD	CKD	CLD	COM. DR.

CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE DIVISION USE ONLY	
SCALE: 1" = 30'	SHEET: 8/13
CONTRACT DRAWING NO. CC-19555	RECORD PLAN NO.

Appendix C
(Preferred Option-Profile)



APPENDIX C