E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OH 43228
614-299-2999 | 614-299-2992 FAX

July 8, 2025

Division of Water Reclamation
111 N. Front Street
Columbus, Ohio 43215

Re: **5454 Alkire Road Final Vehicle Solutions & Valley Ford Pro Elite Development**
Storm Water
Flow Diversion Memo

To whom it may concern,

Franklin Property Partners LLC has proposed the renovation of an existing manufacturing building that includes a proposed parking lot expansion to support the users of the manufacturing building. Final Vehicle Solutions and Valley Ford Pro Elite are located at Franklin County Parcel Number 570-200006-00 and the site includes 9.00 acres at 5454 Alkire Road in City of Columbus, Ohio. The following is a summary of existing site conditions and a request for a proposed flow diversion:

Existing Conditions

The existing project site is a manufacturing use with the eastern half of the site developed and the western half of the site undeveloped. The eastern half of the site drains to a private storm sewer on site, and ultimately to the City of Columbus storm sewer located within located within Lone Eagle Street. Detention for the site is provided through surface ponding in the parking lot as detailed in record plan CC-5727. Drainage from the eastern half of the site ultimately is tributary to the Scioto Big Run through the City of Columbus MS4.

The western half of the site drains east to west to an existing basin that was created during the initial construction of the site to generate fill material for the manufacturing building. The basin on the west side of the site is not used for detention or water quality currently and does not have any outlet. Water in the basin currently infiltrates and would overflow to the ditch along the north side of Alkire Road in a large rain event. Surface water from the western half of the site ultimately is tributary to Hellbranch Run through existing public ditches. In the condition where the western half of the site was developed, record plan CC-5727 planned for the site to outlet to a 15” storm stub that was provided with the original development. A connection to the 15” stub was never completed. See Appendix A for the record plan. Pre-developed flows from the western half of the site are estimated to be 39.4 CFS in the existing condition 100-year storm.

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Watershed Details

Scioto Big Run is located south of the intersection of I-270 and W. Broad St. and the tributary area at the point of confluence with the 5454 Alkire storm flows is 1.6 square miles with a 100-year flow of 729 CFS. Since the existing site is at the western extent of the tributary area, only +/-4 acres would be added to the tributary area with a flow diversion. The proposed 100-year flow for the site is 19.25 CFS which is 2.5% of the total flow.

Hellbranch Run is located south and west of Galloway, Ohio and the tributary area at the point of confluence with the 5454 Alkire storm flows is 1.15 square miles with a 100-year flow of 408 CFS. Since the existing site is at the eastern extent of the tributary area, only +/-4 acres would be removed from the tributary area with a flow diversion. The proposed 100-year flow for the site is 19.25 CFS which is 4.7% of the total flow. See Appendix B for the watershed information relative to the project site and Appendix C for the proposed flow diversion area.

Proposed Condition and Impacts

The proposed development includes the addition of a parking lot with 369 additional parking spaces on the west side of the site. Stormwater detention and water quality for the parking lot expansion are planned to be handled with a proposed retention basin located on the western edge of the site. To optimate the basin size, the basin is proposed to outlet the basin to an existing 15” storm pipe stub that was planned with the original site improvements. This is a diversion from the existing condition.

A proposed flow diversion is being requested given that the depth of the existing ditch Along Alkire Road. The existing ditch is 2’ below the finished floor elevation of the existing building that is remaining and controls the outlet elevation for the proposed retention basin on site. The ditch elevation would greatly restrict the options for stormwater detention. Directing the stormwater detention outlet to the ditch as opposed to the existing 15” pipe on the southeast side of the side will require the basin to be +/-3 times larger. This would create a hardship on the site and prevent the site from being further developed since more than 250 of the additional parking spaces would not be able to be constructed. This would make the proposed use of the facility unfeasible. A pump system to outlet the basin has not been considered at this point due to maintenance concerns and the cost implications have having a pump system outletting the basin.

Directing stormwater to the Alkire ditch would also require the development meet the requirements of the Big Darby accord. Since the existing site soils are Type D, they would not promote stormwater infiltration. Infiltration credits would be required which is cost prohibitive to the development. It is estimated that mitigation credits would be a $90,000 expense to the development.

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Per information received from the Ohio EPA, Ohio now abides by a law of "reasonable use" in regard to a property owner's right to rid their property of surface water. The reasonable use doctrine allows a landowner to drain surface water from the property, but only to the point that it is "reasonable". The Ohio Supreme Court explained the law as follows:

> "A possessor of land is not unqualifiedly privileged to deal with surface water as he pleases, nor is he absolutely prohibited from interfering with the natural flow of surface waters to the detriment of others. Each possessor is legally privileged to make a reasonable use of his land, even though the flow of surface waters is altered thereby and causes some harm to others. He incurs liability only when his harmful interference with the flow of surface water is unreasonable." McGlashan v. Spade Rockledge Corp., 62 Ohio St. 2d 55 (1980), (emphasis added).

Since the OEPA does not consider this site as tributary to the watershed and the land owner has right to reasonable use of his land and re-direction of the surface water, redevelopment in this area would not be viewed as violating the Big Darby Accord. The Ohio EPA has also reviewed and approved a Construction Site Stormwater General Permit for this development. See Appendix D.

Benefits and Detriments

Existing Water Course – Hellbranch Run

- Reduced flow to Hellbranch Run
    - Only impacted in a large rain event since the existing basin has no outlet
    - Increase retention basin size will help increase ground water infiltration

Proposed Water Course – Scioto Big Run

- Increased water quality as site is being brought up to the requirements of the latest stormwater manual
    - A water quality volume of 41,563 CF will be provided in the proposed retention basin which is in excess of the 34,396 CF required.
- Immediate downstream storm sewers within the public ROW should not be impacted by the proposed flow redirection. The original approved storm plan (Appendix A) anticipated a flow of 4.94 CFS from the western half of the site to the public storm sewer within Lone Eagle St. The Critical storm was determined to be the 25 year and the proposed release rate from the developed western portion of the site, during a 25 year rain event, is calculated to be 3.88 cfs.

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- Site release rate reduced to meet the requirements of the latest stormwater manual
    - The existing 100-year stormwater flow for the 9.0 acre site is 34.83 CFS and would be reduced to 19.25 CFS in the proposed condition.

Our conclusion is that there would be no detriment to the existing water course and a small benefit to the proposed water course. Therefore, we believe the proposed flow diversion falls within the law of reasonable use and should be permitted.

Sincerely,

E. P. FERRIS & ASSOCIATES, INC.

Christopher Post, PE
Project Manager

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
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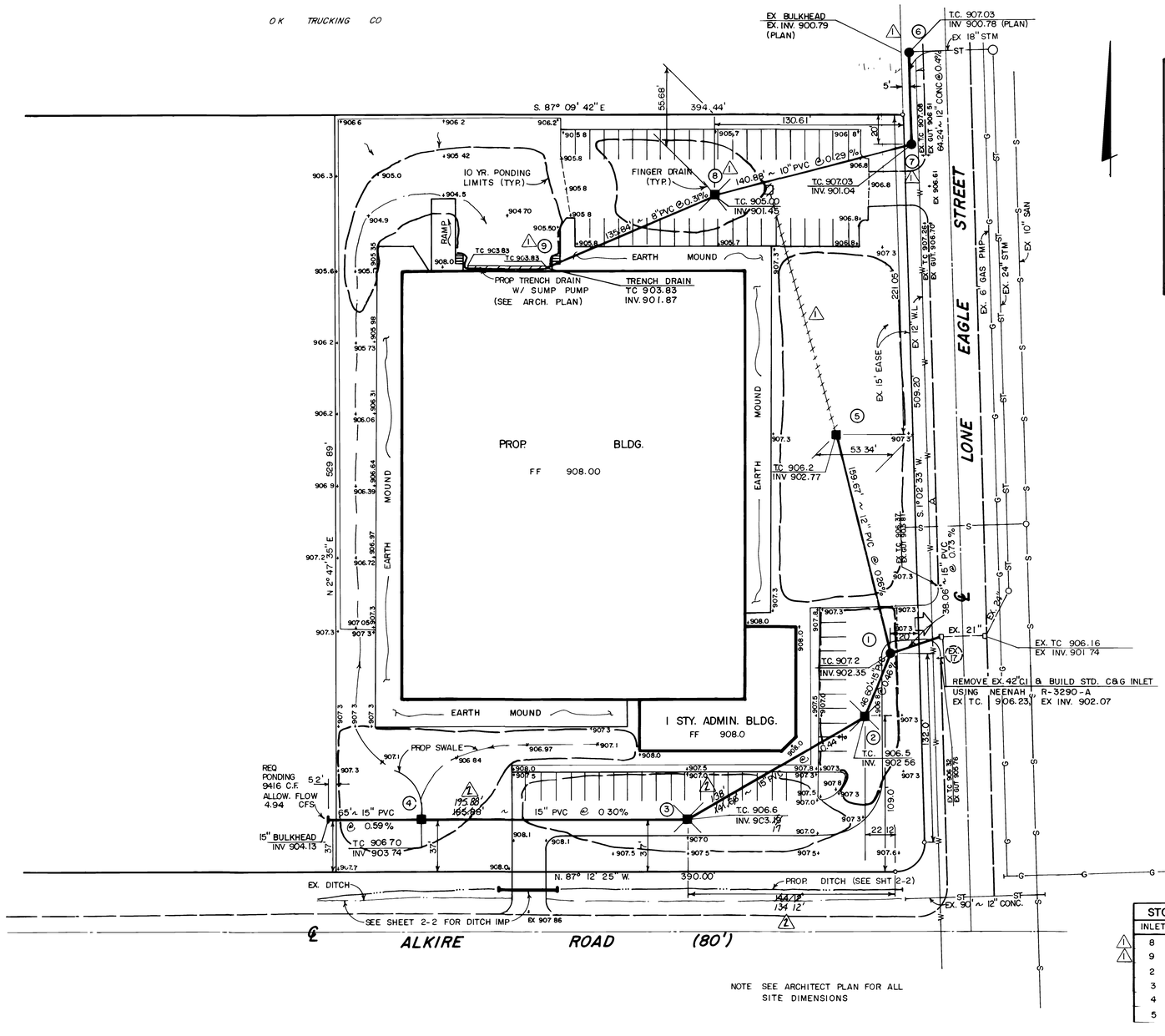
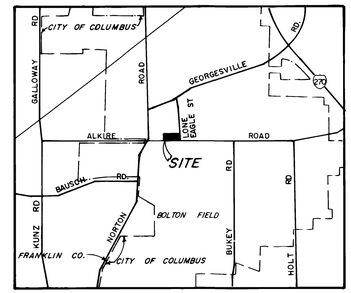
APPENDIX A

(Record Plans)



NOTE SEE ARCHITECT PLAN FOR ALL SITE DIMENSIONS

STORAGE DATA C.F		
INLET	REQ'D.	AVAIL.
8	1211	1400
9	1537	4800
2	685	1707
3	2299	2912
4	973	1733
5	3912	6667



LOCATION MAP

GENERAL NOTES

THE LATEST EDITION OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS OTHERWISE NOTED.

ANY MODIFICATIONS TO THE SPECIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE ADMINISTRATOR OF THE DIVISION OF SEWERAGE AND DRAINAGE.

THE DEVELOPER / OWNER SHALL, PRIOR TO STARTING ANY CONSTRUCTION OPERATION, DEPOSIT WITH THE CITY THE TOTAL ESTIMATED COST FOR INSPECTION AND WHERE REQUIRED, A REPAVING GUARANTEE.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING DIVISIONS AT LEAST 24 HOURS IN ADVANCE OF THE ANTICIPATED BEGINNING OF CONSTRUCTION: DIVISION OF SEWERAGE AND DRAINAGE AT 222-8156 AND DIVISION OF CONSTRUCTION AT 222-6441

THE PONDING OR DETENTION AREAS AS SHOWN ON THIS PLAN ARE PART OF THE STORM SEWER FACILITIES. IT IS THE DEVELOPER/ OWNER'S RESPONSIBILITY TO MAINTAIN THE PONDING OR DETENTION AREAS IN A WAY SO AS NOT TO REDUCE THE CAPACITY OF THE WATER STORAGE AREA. IF THE OWNER DOES NOT MAINTAIN THE PONDING OR DETENTION AREAS, THE PLAN WILL BECOME VOID AND THE CITY WILL PLUG THE SEWER AT THE OUTLET.

ALL SEWERS OUTSIDE OF EASEMENTS, AS SHOWN ON THIS DRAWING ARE TO BE CONSTRUCTED AS A PRIVATE STORM SYSTEM, THEREFORE, THE CITY WILL NOT ASSUME MAINTENANCE THEREOF AFTER COMPLETION. STANDBY INSPECTION IS MANDATORY DURING CONSTRUCTION.

THE LOCATION OF THE UTILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES AND BY FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AND EACH UTILITY COMPANY AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING ANY CONSTRUCTION WHICH MAY INVOLVE A UTILITY COMPANY S UNDERGROUND FACILITIES.

THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THESE PLANS IN THE EVENT THE CONTRACTOR'S SITE INVESTIGATION INDICATES A POSSIBLE CONFLICT IN ELEVATIONS OR LOCATIONS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY FOR PLAN REVISION EVALUATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.

ALL TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC ON LONE EAGLE STREET AND ALKIRE ROAD FROM 7 00 TO 9 00 A.M. AND 4 00 TO 6 00 P.M. WEEKDAYS. ONE LANE MAY BE CLOSED TO TRAFFIC DURING WORKING HOURS.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS, COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 25 SOUTH FRONT STREET, COLUMBUS, OHIO 43215.

BENCH MARKS

NORTH BOLT TOP OF 6th FH WEST OF BUKEY RD, SOUTH SIDE OF ALKIRE ROAD.
ELEV 907.87

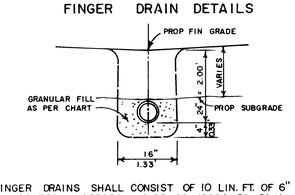
EAST BOLT TOP FH. 390' WEST OF LONE EAGLE ST. SOUTH SIDE OF ALKIRE ROAD.
ELEV. 907.65

STANDARD DRAWINGS

THE STANDARD DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF.

AA-S100
AA-S112
AA-S119
AA-S133
AA-S139
AA-S151
DR A 1271

FINGER DRAIN DETAILS



FINGER DRAINS SHALL CONSIST OF 10 LIN. FT. OF 6" PERFORATED UNDERDRAIN PIPE OR APPROVED EQUAL LAID OUT OF ALL STRUCTURES UNDER PAVEMENT (WITH INVERTS 24" BELOW TC) IN FOUR DIRECTIONS (UNLESS OTHERWISE NOTED) @ 100%, UPSTREAM ENDS PLUGGED, NO 57 AGGREGATE SHALL EXTEND FROM A POINT 4" BELOW THE UNDERDRAIN PIPE TO THE BOTTOM OF THE PAVT BASE FOR THE LENGTH OF THE UNDERDRAIN THE PERF PIPE SHALL BE PROTECTED FROM HEAVY TRAFFIC AFTER INSTALLATION. COSTS TO BE INCLUDED IN PRICE BID FOR ITEM 605.

ESTIMATE OF QUANTITIES			
ITEM	QUAN	UNIT	DESCRIPTION
604	3	EA	STD C.B AA-S133 W/NEENAH R-4852 & R-4899
604	2	EA.	STD. C.B. AA-S133 W/ AA-S139
1 604	2	EA.	TYPE A M.H CL. B
605	120	L.F	4" Ø PERF. PVC PIPE UNDERDRAIN W/GRAN BACKFILL
604	1	EA	STD C&G INLET W/NEENAH R-3290-A
1 901	160	L.F	12" Ø PVC SEWER PIPE (ASTM D-3034) W/TYPE I BED
1 901	478	L.F	15" Ø PVC SDR 35 W/TYPE I BEDDING
202	1	EA	42" CI TO BE REMOVED
1 604	1	EA.	TYPE A M.H. CL. B ON EX. 18" CONC.
1 901	136	L.F	8" Ø PVC SEWER PIPE (ASTM D-3034) W/TYPE I BEDDING
1 901	141	L.F	10" Ø PVC SEWER PIPE (ASTM D-3034) W/TYPE I BEDDING
1 901	65	L.F	12" Ø CONC. PIPE 706.02 CL. III W/ TYPE I BEDDING
			R/W DITCH IMPROVEMENT
605	136	L.F.	8" AGGREGATE UNDERDRAINS
623	917	SY	SEEDING AND MULCHING
901	16	L.F.	12" RCP 706.02 CL III
901	24	L.F.	12" RCP 706.02 CL. III W/ CONC ENCASE.
203	LUMP	C.Y.	EXCAVATION INCL EMBANKMENT CONSTRUCTION
304	28	C.Y.	8" AGGREGATE BERM

EASEMENT REFERENCE

CITY NO	COUNTY RECORDER VOL	COUNTY RECORDER PAGE	GRANTOR

REVISIONS

NO	DESCRIPTION	APPROVAL/DATE
1	AN ADDITIONAL OUTLET IS USED FOR THE RELEASE ON THE NORTH SECTION OF SITE. RBB 3-18-87	
2	LOCATION OF C.B. #3 REVISED RBB 4-1-87	
		3/16/87

PLAN PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
COLUMBUS, OHIO

STATE OF OHIO GURGUN MUJAHID EGAN REGISTERED PROFESSIONAL ENGINEER

REGISTERED ENGINEER NO DATE

APPROVED FOR STORM SEWERS ONLY:

PRINCIPAL CIVIL ENGINEER, DESIGN DATE
ADMINISTRATOR, DIVISION OF SEWERAGE AND DRAINAGE DATE
ADMINISTRATOR, DIVISION OF WATER DATE
DIRECTOR OF PUBLIC UTILITIES AND AVIATION DATE
ADMINISTRATOR, DIV OF ENGINEERING AND CONSTRUCTION DATE
ADMINISTRATOR, DIV. OF TRAFFIC ENG. DATE
DIRECTOR OF PUBLIC SERVICE DATE

PROJECT TITLE:
PRIVATE STORM SEWER AND PONDING PLAN THE J.S. MACLEAN CO. PLANT

DIVISION USE ONLY | OWNER | CONTRACTOR | INSPECTOR | CHECKED DATE | INDEX DETAIL | RECORD TILE

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES AND AVIATION
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE HORZ. : 1" = 40'
VERT. : 1" = 5'

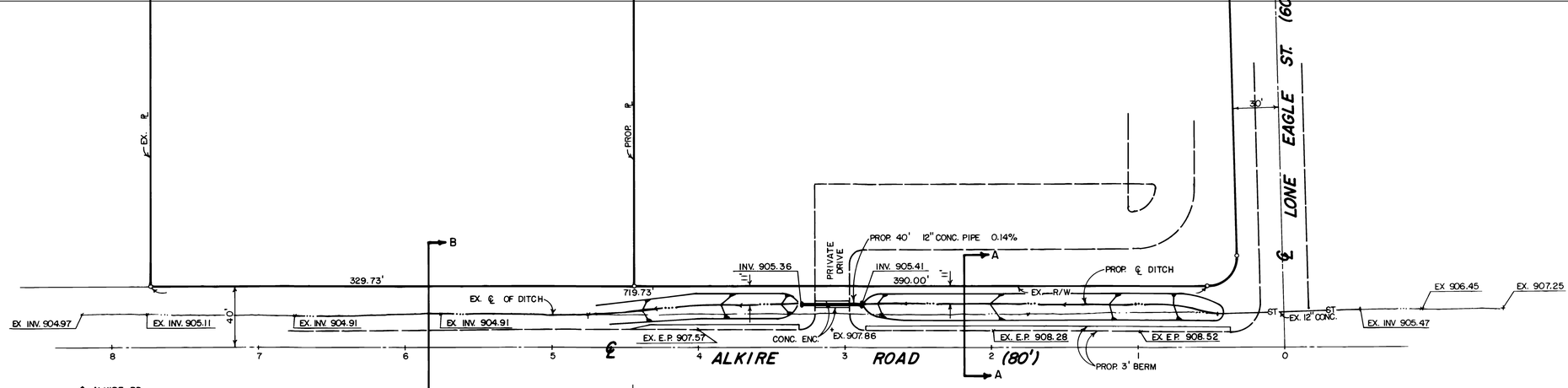
SHEET 1/2

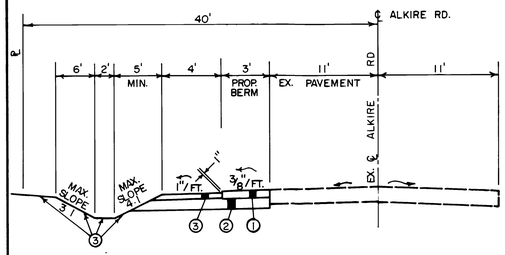
CONTRACT DRAWING NO CC - 5727

RECORD PLAN NO

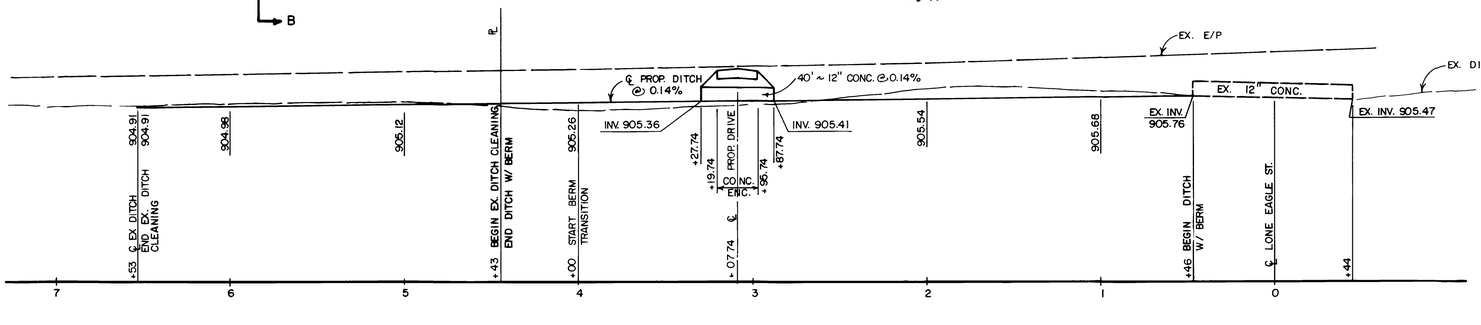
BRUNING 44-242-70527

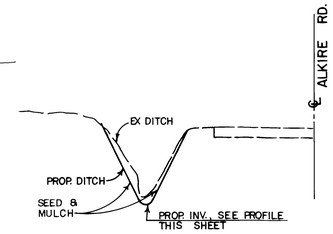
P-738





① 8" AGGREGATE BERM
② 8" AGGREGATE UNDERDRAIN, ITEM 605 (SPACED EVERY 50')
③ SEEDING & MULCHING, ITEM 623

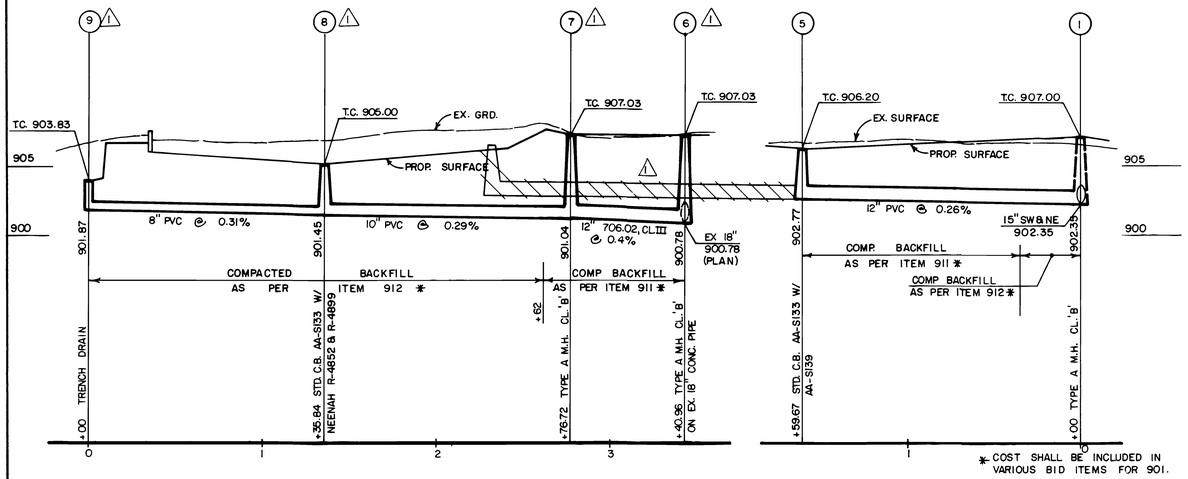


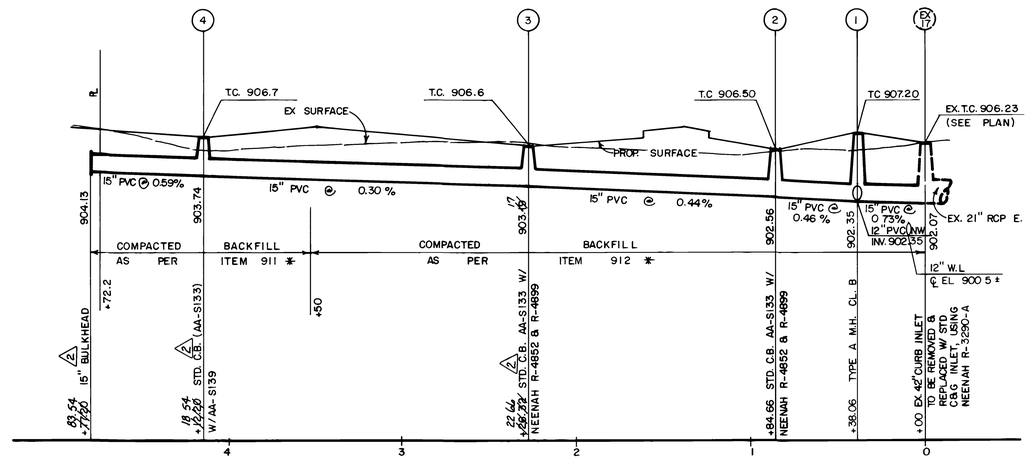


SECTION B-B (TYP.)
DITCH CLEANING DETAIL
STA. 4+40± TO STA. 6+50±

SECTION A-A TYP. EAST & WEST (1271 DR. A)

STA. 0+45± TO STA. 4+40±





* COST SHALL BE INCLUDED IN VARIOUS BID ITEMS FOR 901.

EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO	DESCRIPTION	APPROVAL/DATE

PREPARED BY

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
COLUMBUS, OHIO

PROJECT TITLE:

DITCH IMPROVEMENT PLAN AND PROFILE AND STORM SEWER PROFILES

THE J.S. MACLEAN CO. PLANT

DIVISION USE ONLY	OWNER
	CONTRACTOR
	INSPECTOR
	CHECKED DATE
INDEX DETAIL	RECORD FILE

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES AND AVIATION
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE HORIZ 1" = 40'
VERT 1" = 5'

SHEET 2/2

CONTRACT DRAWING NO
CC 5727

RECORD PLAN NO

BRUNING 44-242 70527

P-738

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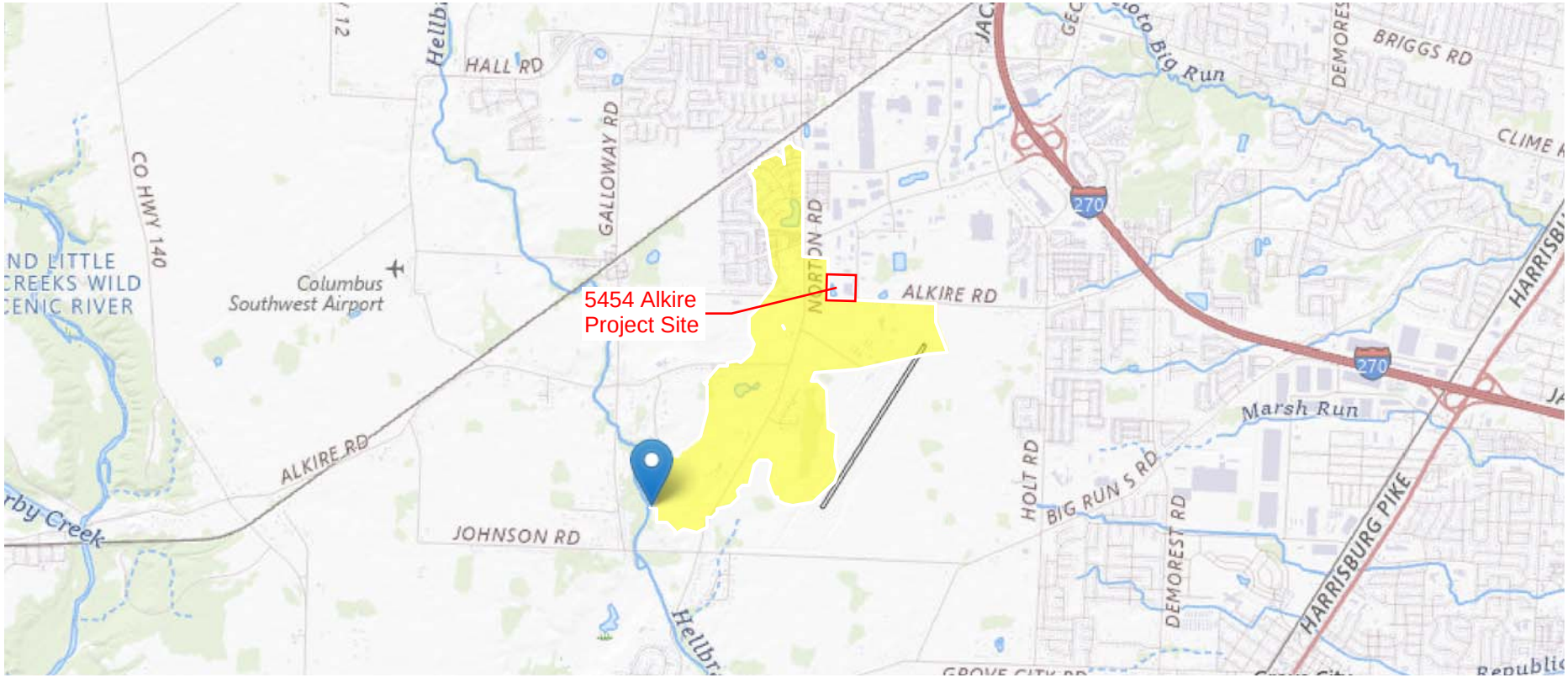
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OH 43228
614-299-2999 | 614-299-2992 FAX

APPENDIX B

(Watershed Information)

Hellbranch Report

Region ID: OH
Workspace ID: OH20250619135708298000
Clicked Point (Latitude, Longitude): 39.89487, -83.15957
Time: 2025-06-19 09:57:57 -0400



Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	13.9	feet per mi
DRNAREA	Area that drains to a point on a stream	1.15	square miles
LC92STOR	Percentage of water bodies and wetlands determined from the NLCD	1.27	percent
OH_SVI2024	Mapped Ohio Streamflow Variability Index as defined in SIR 2024-5075	0.71	Log base 10
OHREGA	Ohio Region A Indicator	1	dimensionless
OHREGC	Ohio Region C Indicator	0	dimensionless

General Disclaimers

This watershed has been edited, computed flows and basin characteristics may not apply. For more information, submit a support request from the 'Help' button in the upper-right of the screen, attach a pdf of this report and request assistance from your local StreamStats regional representative.

Peak-Flow Statistics

Peak-Flow Statistics Parameters [Peak Flow Full Model Reg A SIR2019 5018]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CSL1085LFP	Stream Slope 10 and 85 Longest Flow Path	13.9	feet per mi	1.53	516
DRNAREA	Drainage Area	1.15	square miles	0.04	5989

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
LC92STOR	Percent Storage from NLCD1992	1.27	percent	0	25.35
OHREGA	Ohio Region A Indicator 1 if in A else 0	1	dimensionless	0	1
OHREGC	Ohio Region C Indicator 1 if in C else 0	0	dimensionless	0	1

Peak-Flow Statistics Flow Report [Peak Flow Full Model Reg A SIR2019 5018]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR^2: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	PIL	PIU	ASEp
50-percent AEP flood	95.8	ft^3/s	50.5	182	40.1
20-percent AEP flood	161	ft^3/s	88.7	292	37.2
10-percent AEP flood	211	ft^3/s	116	385	37.6
4-percent AEP flood	284	ft^3/s	154	523	38.1
2-percent AEP flood	344	ft^3/s	185	640	37.8
1-percent AEP flood	408	ft^3/s	217	768	39.6
0.2-percent AEP flood	577	ft^3/s	303	1100	40.3

Peak-Flow Statistics Citations

Koltun, G.F.,2019, Flood-frequency estimates for Ohio streamgages based on data through water year 2015 and techniques for estimating flood-frequency characteristics of rural, unregulated Ohio streams: U.S. Geological Survey Scientific Investigations Report 2019–5018, 25 p. (https://dx.doi.org/10.3133/sir20195018)

General Flow Statistics

General Flow Statistics Parameters [Statewide harmonic mean flow with SVI less than or equal to 0.91 from SIR 2024-5075]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.15	square miles	0.21	540
OH_SVI2024	Mapped Ohio Streamflow Variability Index	0.71	Log base 10 cubic feet per second	0.41	1.23

General Flow Statistics Flow Report [Statewide harmonic mean flow with SVI less than or equal to 0.91 from SIR 2024-5075]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR^2: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	RMSE	PseudoR^2
Harmonic Mean Streamflow adjusted for proportion of zero flow days	0.0697	ft^3/s	8.21	0.84

General Flow Statistics Citations

Branden L. VonIns and G.F. Koltun 2024, Low-flow statistics computed for streamflow gages and methods for estimating selected low-flow statistics for ungaged stream locations in Ohio, water years 1975–2020: U.S. Geological Survey Scientific Investigations Report 2024–5075 (https://doi.org/10.3133/sir20245075)

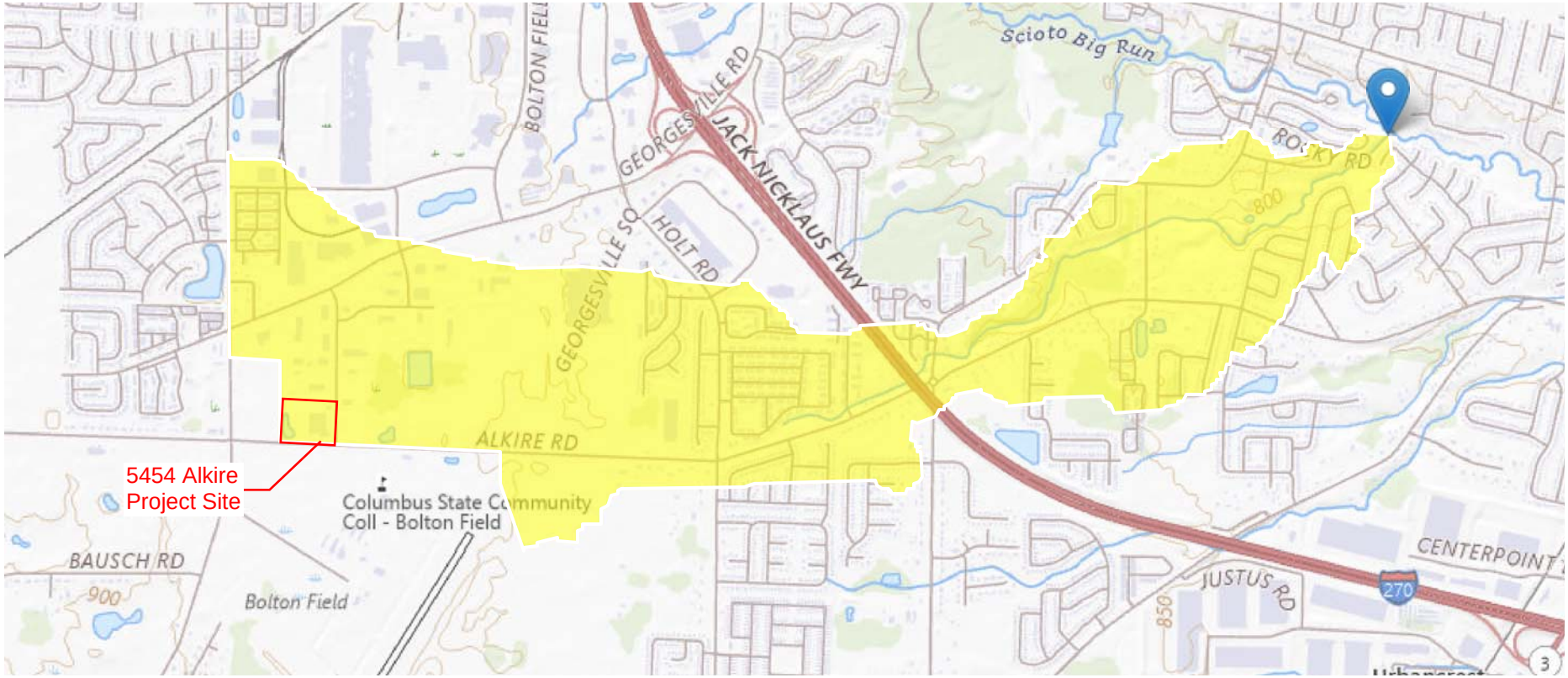
Furthermore, the software is released on condition that neither the USGS nor the U.S. Government shall be held liable for any damages resulting from its authorized or unauthorized use.

USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.29.1
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

Scioto Big Run Report

Region ID: OH
Workspace ID: OH20250619155158435000
Clicked Point (Latitude, Longitude): 39.92310, -83.08499
Time: 2025-06-19 11:52:17 -0400



Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	39.6	feet per mi
DRNAREA	Area that drains to a point on a stream	1.6	square miles
LC92STOR	Percentage of water bodies and wetlands determined from the NLCD	0.76	percent
OH_SVI2024	Mapped Ohio Streamflow Variability Index as defined in SIR 2024-5075	0.75	Log base 10
OHREGA	Ohio Region A Indicator	1	dimensionless
OHREGC	Ohio Region C Indicator	0	dimensionless

General Disclaimers

This watershed has been edited, computed flows and basin characteristics may not apply. For more information, submit a support request from the 'Help' button in the upper-right of the screen, attach a pdf of this report and request assistance from your local StreamStats regional representative.

Peak-Flow Statistics

Peak-Flow Statistics Parameters [Peak Flow Full Model Reg A SIR2019 5018]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CSL1085LFP	Stream Slope 10 and 85 Longest Flow Path	39.6	feet per mi	1.53	516
DRNAREA	Drainage Area	1.6	square miles	0.04	5989

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
LC92STOR	Percent Storage from NLCD1992	0.76	percent	0	25.35
OHREGA	Ohio Region A Indicator 1 if in A else 0	1	dimensionless	0	1
OHREGC	Ohio Region C Indicator 1 if in C else 0	0	dimensionless	0	1

Peak-Flow Statistics Flow Report [Peak Flow Full Model Reg A SIR2019 5018]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR^2: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	PIL	PIU	ASEp
50-percent AEP flood	152	ft^3/s	80.5	287	40.1
20-percent AEP flood	267	ft^3/s	148	483	37.2
10-percent AEP flood	360	ft^3/s	198	655	37.6
4-percent AEP flood	495	ft^3/s	270	907	38.1
2-percent AEP flood	608	ft^3/s	328	1130	37.8
1-percent AEP flood	729	ft^3/s	390	1360	39.6
0.2-percent AEP flood	1050	ft^3/s	556	1980	40.3

Peak-Flow Statistics Citations

Koltun, G.F.,2019, Flood-frequency estimates for Ohio streamgages based on data through water year 2015 and techniques for estimating flood-frequency characteristics of rural, unregulated Ohio streams: U.S. Geological Survey Scientific Investigations Report 2019–5018, 25 p. (https://dx.doi.org/10.3133/sir20195018)

General Flow Statistics

General Flow Statistics Parameters [Statewide harmonic mean flow with SVI less than or equal to 0.91 from SIR 2024-5075]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.6	square miles	0.21	540
OH_SVI2024	Mapped Ohio Streamflow Variability Index	0.75	Log base 10 cubic feet per second	0.41	1.23

General Flow Statistics Flow Report [Statewide harmonic mean flow with SVI less than or equal to 0.91 from SIR 2024-5075]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR^2: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	RMSE	PseudoR^2
Harmonic Mean Streamflow adjusted for proportion of zero flow days	0.0674	ft^3/s	8.21	0.84

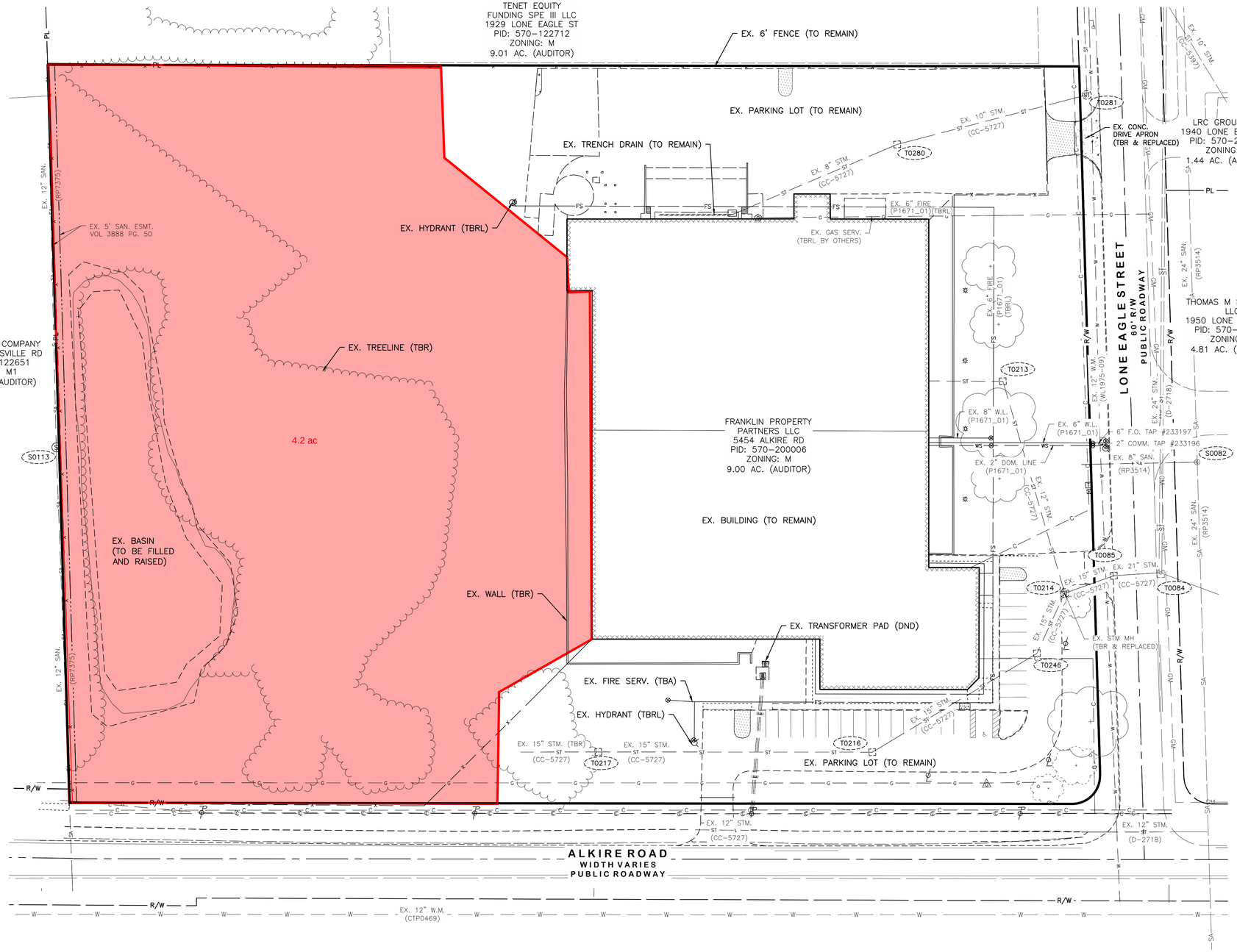
General Flow Statistics Citations

Branden L. VonIns and G.F. Koltun 2024, Low-flow statistics computed for streamflow gages and methods for estimating selected low-flow statistics for ungaged stream locations in Ohio, water years 1975–2020: U.S. Geological Survey Scientific Investigations Report 2024–5075 (https://doi.org/10.3133/sir20245075)

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OH 43228
614-299-2999 | 614-299-2992 FAX

APPENDIX C

(Proposed Diversion Flow Area)



LEGEND

- EX. FIRE HYDRANT
- EX. WATER SERVICE VALVE
- EX. PULL BOX
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. STORM HEADWALL
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. UNDERGROUND TELEPHONE PEDESTAL
- EX. SIGN
- EX. TREE DRIP LINE
- EX. FENCE
- EX. WATER LINE
- EX. WATER SERVICE
- EX. UNDERGROUND TELEPHONE
- EX. GAS
- EX. STORM SEWER
- EX. STORM SEWER (TBR OR TBA)
- EX SANITARY SEWER
- EX SANITARY SEWER (TBR OR TBA)
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC

DND	DO NOT DISTURB
TBR	TO BE REMOVED
TBA	TO BE ABANDONED
TBRL	TO BE RELOCATED
AB	TO BE ABANDONED

- EX. CONCRETE (TBR)
- EX. SIDEWALK (TBR)
- EX. ASPHALT (TBR)
- EX. GRAVEL (TBR)

N

0 40 80
SCALE IN FEET

DRAWING: M:\1296001_VALLEYFORDPROELITE&FVS\DWG\PRODUCTION DRAWINGS\CC-STORM\1296001_CCSTORM_EXISTING CONDITIONS.DWG PLOTTED: 04/14/2025 14:32 REVISED BY: DSHREMSHOCK

EASEMENT REFERENCE

CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS

NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

EXISTING CONDITIONS

PROJECT TITLE:
PRIVATE STORM SEWER AND STORMWATER FACILITIES FOR
VALLEY FORD PRO ELITE & FINAL VEHICLE SOLUTION
5454 ALKIRE ROAD

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" = 40'
SHEET: 4/17
CONTRACT DRAWING NO. CC-XXXXX
RECORD PLAN NO.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OH 43228
614-299-2999 | 614-299-2992 FAX

APPENDIX D

(Construction Site Stormwater General Permit & Email Correspondence from the OEPA and Big Darby Accord Panel)

May 6, 2025

CRC Inc.
Dan Rhodes
6680 Busch Boulevard
Columbus OH 43229

Re: Approval Under Ohio EPA National Pollutant Discharge Elimination System (NPDES) – Construction Site Stormwater General Permit – OHC000006

Dear Applicant,

Your NPDES Notice of Intent (NOI) application is approved for the following facility/site. Please use your Ohio EPA Facility Permit Number in all future correspondence.

Facility Name:	Valley Ford Pro Elite & Final Vehicle Solutions
Facility Location:	5454 Alkire Road
City:	Columbus
County:	Franklin
Ohio EPA Facility Permit Number:	4GC10534*AG
Permit Effective Date:	May 6, 2025
Permit Expiration Date:	April 22, 2028

Please read and review the permit carefully. The permit contains requirements and prohibitions with which you must comply. A copy of the general permit may be viewed or downloaded from here. Coverage under this permit will remain in effect until a renewal of the permit is issued by the Ohio EPA.

If more than one operator (defined in the permit) will be engaged at the site, each operator shall seek coverage under the general permit. Additional operator(s) shall submit a Co-Permittee NOI to be covered under this permit. There is no fee associated with the Co-Permittee NOI form.

Please be aware that this letter only authorizes discharges in accordance with the above referenced General Permit. The placement to fill into regulated waters of the state may require a 401 Water Quality Certification and/or Isolated Wetlands Permit from Ohio EPA. Failure to obtain the required permits in advance is a violation of Ohio Revised Code 6111 and potentially subjects you to enforcement and civil penalties.

If you need assistance or have questions, please call (614) 644-2001 and ask for Construction Site Stormwater General Permit support or visit our website at epa.ohio.gov.

Sincerely,

John Logue
Director

Chris Post

From: Lohr, Christopher R. <CRLohr@columbus.gov>
Sent: Tuesday, May 27, 2025 9:52 AM
To: Chris Post
Cc: Lattimore, Mose M.
Subject: RE: 5454 Alkire Road - Big Darby Accord

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Blue Category

Hi Chris,

Ultimately the Accord Panel is responsible for reviewing rezonings. If there are changes in the site design that impact the flow paths and/or volumes, but do not require a rezoning, this would be a situation where stormwater review can coordinate with the Planning Division to confirm we are comfortable with the proposal, but formal Panel review would not be required.

There may of course be implications for the state level OEPA stormwater permit, so conformance with any of those requirements would be important.

If you would like to keep us copied on communications with stormwater reviews in DPU or with OEPA please feel free so that we can make sure we are all on the same page – we don't want you having to play telephone.

Let us know how we can be of assistance moving forward.

Cheers,

Christopher Lohr, AICP
ASSISTANT PLANNING ADMINISTRATOR

He | Him
{ kristofer lore }

Department of Development – Planning Division
City of Columbus

Michael B. Coleman Government Center
111 N. Front Street, Third Floor
Columbus, OH 43215

crlohr@columbus.gov

From: Chris Post <cpost@epferris.com>
Sent: Tuesday, May 27, 2025 8:56 AM
To: Lattimore, Mose M. <MMLattimore@columbus.gov>
Cc: Lohr, Christopher R. <CRLohr@columbus.gov>
Subject: [EXTERNAL] RE: 5454 Alkire Road - Big Darby Accord

Chris Post

From: Justin.Reinhart@epa.ohio.gov
Sent: Tuesday, May 13, 2025 1:28 PM
To: Chris Post
Cc: Chris Lescody; Duncan Shremshock
Subject: RE: 5454 Alkire Road - Big Darby Accord

Follow Up Flag: Follow up
Flag Status: Completed

Chris,

I'm happy to talk about the site. Unfortunately, I am out of the office today and the majority of tomorrow. I can call you tomorrow after 3pm.

In general, we recommend that a permittee follow natural drainage directions and comply Ohio drainage/water rights civil law (https://farmoffice.osu.edu/sites/aglaw/files/site-library/Understanding%20Water%20Rights%20in%20Ohio.pdf), but the CGP does not specifically require you to do so. The City or the Accord Panel may have such requirements, but they would be independent of Ohio EPA and I cannot speak to them.

Justin

Ohio Environmental Protection Agency

Justin Reinhart, PE
Stormwater Engineer, Division of Surface Water
50 W. Town Street, Suite 700
Columbus, Ohio 43215
D: 614.705.1149

From: Chris Post <cpost@epferris.com>
Sent: Tuesday, May 13, 2025 10:49 AM
To: Reinhart, Justin <Justin.Reinhart@epa.ohio.gov>
Cc: Chris Lescody <Clescody@epferris.com>; Duncan Shremshock <dshremshock@epferris.com>
Subject: 5454 Alkire Road - Big Darby Accord

Good Morning Justin,

I'm reaching out in regard to a proposed industrial site expansion that we are working on that is on the edge of the Big Darby Accord limits. The image below is from the watershed map website with the green being the approximate location of the site. The site was initially developed in the 80's with the drainage going east toward Lone Eagle Street and ultimately to the Scioto River. A bulkhead was installed on the south end of the site for future expansion and to take the flow from the west side of the site through the storm system to the east. See the attached CC05727 plan.