



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

June 27, 2023

Attn: Greg Fedner, P.E.

City of Columbus, Department of Public Utilities

910 Dublin Road
Columbus, Ohio 43215

Subject: Type II Variance for Columbus Works Commerce Center (CWCC)

Project Overview

The Columbus Works Commerce Center project consists of five (5) separate developments on five (5) parcels (parcels A-E) that are to be split from an existing 77-acre parcel located at 6200 E. Broad Street (See Appendix A for overall site layout). The existing parcel is the former location of the Lucent Industries industrial manufacturing complex.

Parcels A & E are noted as future development areas. Parcel B is to contain a residential apartment development and parcels C & D will contain industrial warehouse developments. In addition, the City of Columbus is proposing to construct two (2) public roadways through the proposed developments, including the extension of Westbourne Avenue (east-west) and the proposed Corrina Drive (north-south). In the future, the City of Columbus plans to extend Corrina Drive to the south to connect with East Broad Street.

As a part of the development, five (5) separate extended wet detention basins are being proposed (Basins A-E), to treat and detain runoff from the project. In addition to the proposed and future private developments, Basins A, D, and E are to treat and detain the runoff from the proposed public roadway improvements. See Appendix A, Post-Developed Tributary Area Map, for details on the tributary areas for each proposed basin.

Standard - City of Columbus Stormwater Drainage Manual (SWDM), Dated December 2022

1. "Peak water surface elevation during the 100-year design event must be 1 foot below the basin embankment elevation and the first-floor elevations of building structures near the basin." (Section 3.4.1 - Table 3-3)
2. "The major storm routing path shall be designed such that the peak flood stage during the 100-year design storm is at least one foot below the first-floor elevation of the building structures within and adjacent to the development." (Section 2.4, 1st paragraph)

Variance Requested

A Type II Variance is being requested to construct two (2) extended wet detention basins, C & D, with 100-year ponding elevations and major flood routing paths above the lower-level finished floor elevation of the adjacent existing office building at 6150 E. Broad Street.

Rationale

The Type II Variance is being requested to construct Basins C & D closer to the existing finished grade of the area than would be required for full compliance of the above standards. As designed, Basins C & D have 100-year ponding elevations of 896.45 and 893.16, respectively. While the first floor of the adjacent existing office building at 6150 E. Broad Street (hereafter noted as the existing office building) is at elevation 883.94, the finished grade along the northern portion of the building adjacent to Basins C & D ranges from 898 to 900, over 1 foot higher than the 100-year ponding elevations and flood routing paths of the basins. The finished floor elevation of the lowest level inhabitable floor along the north face of the existing office building (side adjacent to Basins C & D) ranges from 899.50 to 899.58, also 1 foot higher than 100-year ponding and flood routing path elevations. The nearest entrance with access to the lower-level finished floor elevation at 883.94 is 125 feet south of the northern face of the existing office building, over 185 feet away from the nearest 100-year ponding limits.

Basins C and D are currently placed to maintain the existing flood routing paths of the existing site and to accept flood routing from the proposed Corrina Drive. Currently, a portion of the existing site flood routes through the parking lot on the east side of the existing office building's property. As a result of the basin construction, the flood routing conditions of the site will be improved as it is proposed to re-direct the flood routing away from the existing office building. Any potential overflows from Basins C & D are routed away from the existing office building through the major flood routing paths.

Additionally, it is E.P. Ferris' understanding that the existing office building is currently in contract for re-development. The City's plan to extend Corrina Drive to E. Broad Street would require the building to be demolished in the near future. Flood routing is required to continue south to E. Broad Street to follow the existing topography.

AlternativesFull Compliance

Full compliance with the SWDM would require Basins C & D to be built with 100-year ponding elevations and major flood routing paths at least one (1) foot below the lower-level finished floor of the existing office building (883.94). To achieve this, Basins C and D would need to have normal pool elevations 20.5 feet below the finished grade of the surrounding area. The depth of these basins would require slopes above the top of bank up to 1:1, posing significant safety and constructability concerns. The flood routing out of the basins would be achieved through concrete channels in order to retain the large amount of soil above the path and to maintain a flood routing path below the existing office building's lower-level finished floor elevation. This option is detailed in Appendix B.

Additionally, the groundwater table would be above the normal pool elevation of both basins, rendering the basins ineffective. See Appendix E for information regarding the groundwater elevations of the area.

Minimal Impact

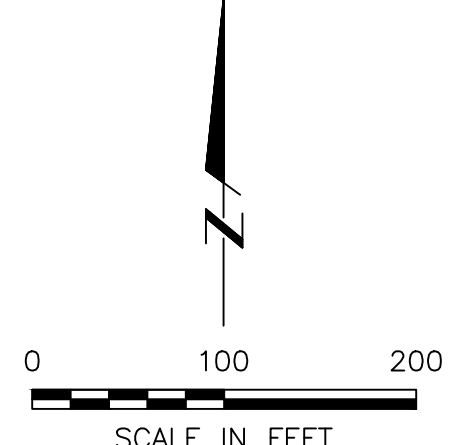
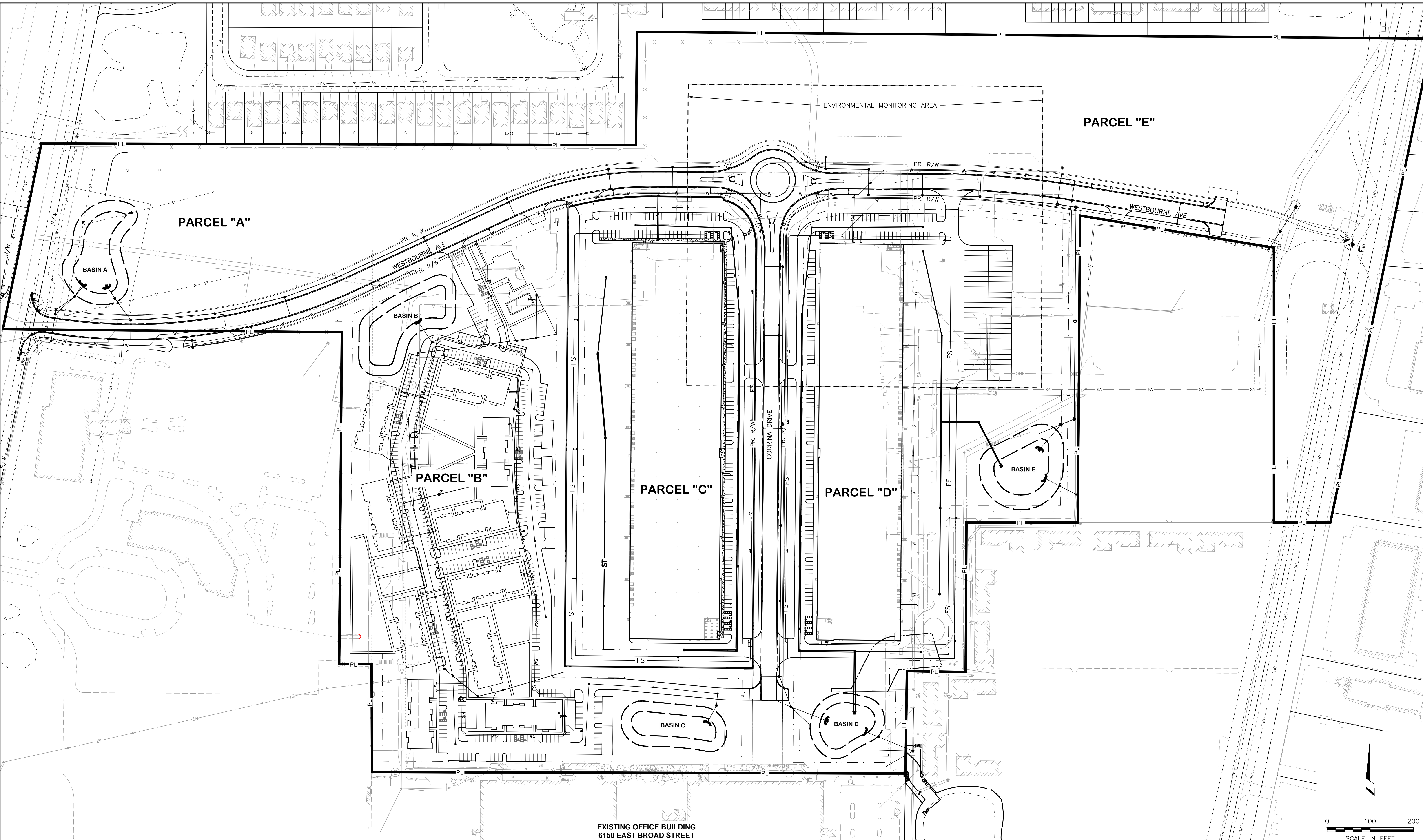
The minimal impact solution will move the proposed basins further away from the adjacent building while maintaining 100-year ponding elevations above the lower-level finished floor of the existing office building. This option would delay plan approval and as such, the construction of the public roads. Because this option still does not satisfy the requirements of the SWDM, it is not a preferred solution. The minimal

Preferred

The preferred option is to move forward with the designs shown in Appendix D. The full compliance option would negate the efficacy of the basins, and the minimal impact option would delay construction of the public roadways without satisfying the requirements of the SWDM. The preferred option maintains a 100-year ponding elevation and major flood routing path one (1) foot below the finished grade and the access points along the northern face of the existing office building adjacent to Basins C & D. This, coupled with the understanding that the existing office building is in contract for re-development/demolition, brings E.P. Ferris to conclude the existing office building is sufficiently protected by the existing grade from Basins C & D's 100-year flood routing paths.

Appendix A
(Overall Site Layout &
Post-Developed Tributary Area Map)

W:\1050025_520000\BroadSt\DWG\Exhibits\Preliminary Ponds and Sanitary Exhibits\Preliminary Layout FFE's - Utilities.dwg ~CC-Title LAST EDITED BY:WJANNERET ON 5/30/23



REVISIONS	DATE	BY	CHK.

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

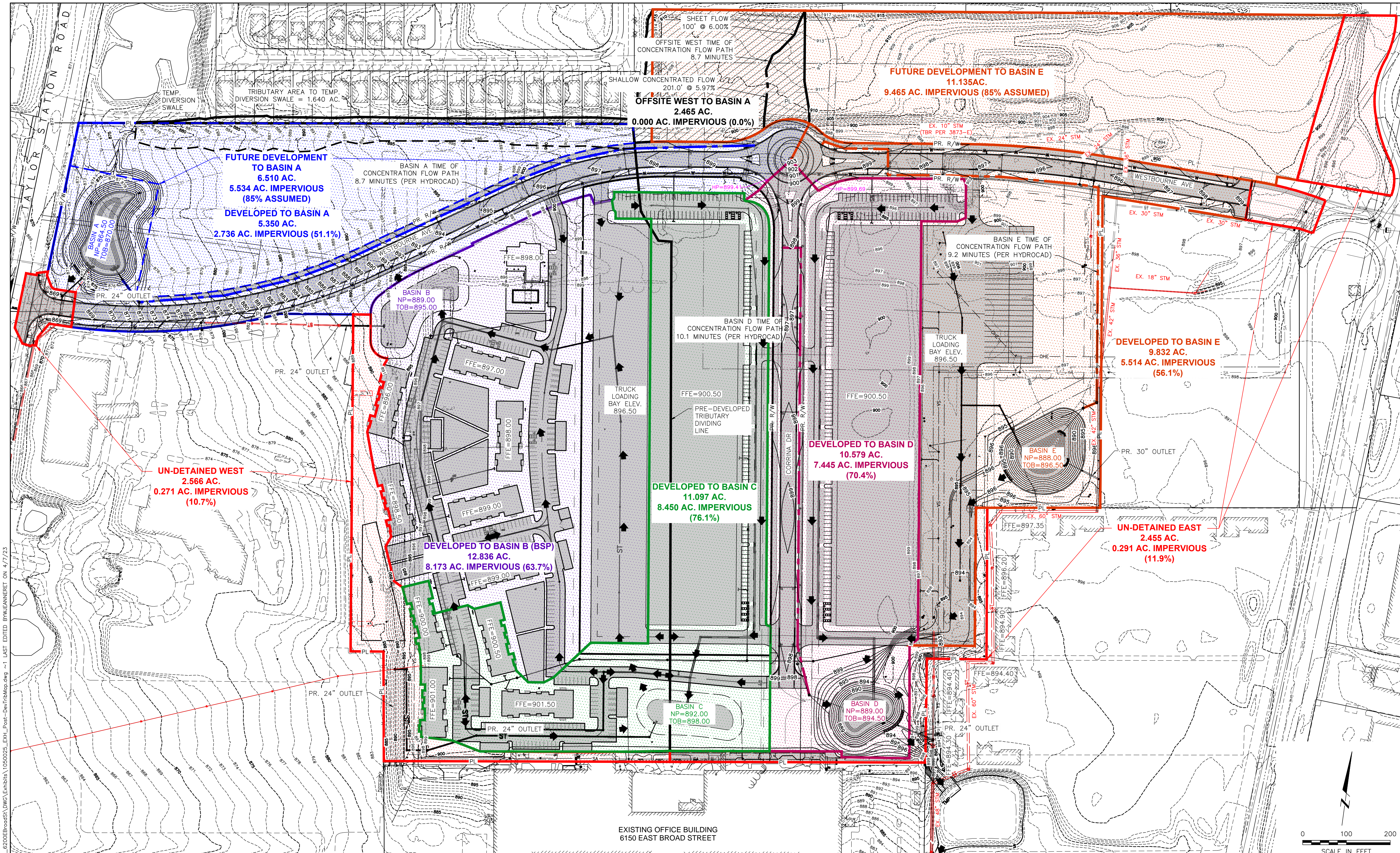
2130 QUARRY TRAILS
 DRIVE, 2ND FLOOR
 COLUMBUS, OHIO 43228
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

CITY OF COLUMBUS, OHIO
COLUMBUS WORKS COMMERCE CENTER

JOB NO.	1050.025
DESIGNED BY:	WDJ
DRAWN BY:	WDJ
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	05/30/23

OVERALL SITE LAYOUT

SCALE:	
1" = 100'	
SHEET NO.	OF
1	1



D:\Projects\1050025_6200EroadSt_DWG\Exhibits\1050025_EXH_Post-DevTribMap.dwg ~ I. LAST EDITED BY: JEANNERET ON 4/7/23

REVISIONS	DATE	BY	CHK.

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AND ASSOCIATES
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Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR.
2ND FLOOR
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CITY OF COLUMBUS, OHIO
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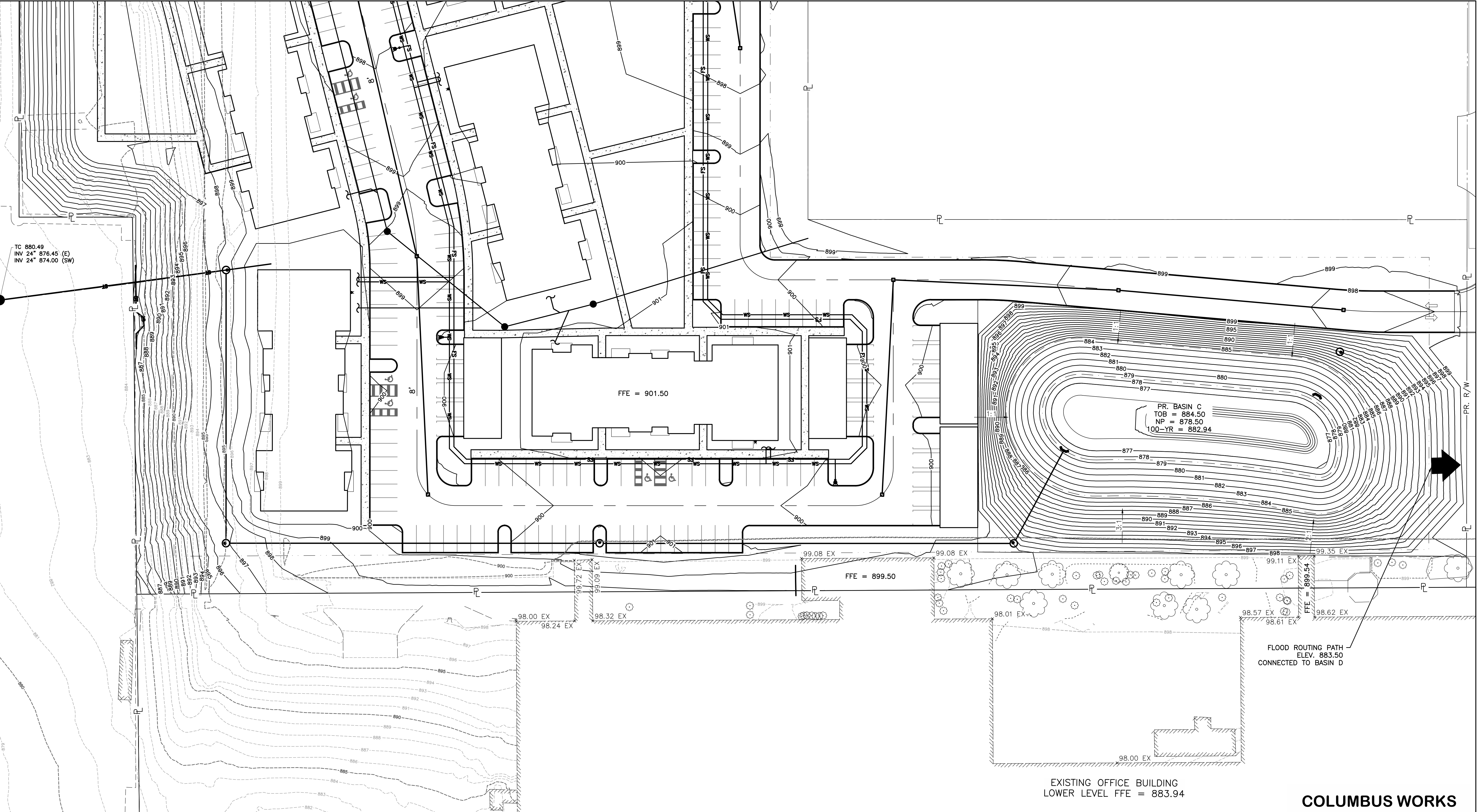
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DESIGNED BY:	WDJ
DRAWN BY:	WDJ
CHECKED BY:	MJO
APPROVED BY:	JCP
DATE:	04/07/23

POST-DEVELOPED TRIBUTARY MAP

SCALE:	1" = 100'
SHEET NO.	1
OF	1

Appendix B
(Full Compliance Option)

Drawing: C:\Users\wjanmeret\Desktop\Projects (C:\1050025_5200EBroadSt\DWG\Exhibits\1050025_EXH_BasinC_Layout - Full Compliance.dwg Saved on: 02-24-17 14:03 Revised by: wjanmeret - LScale: 1.00 - Plot scale 1=1 MS/PS



TC 880.49
INV 24° 876.45 (E)
INV 24° 874.00 (SW)

FFE = 901.50

PR. BASIN C
TOB = 884.50
NP = 878.50
100-YR = 882.94

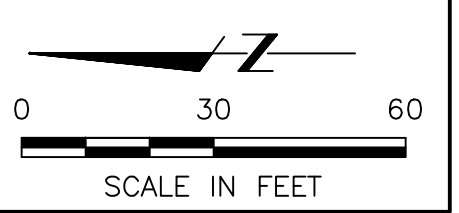
FFE = 899.50

EXISTING OFFICE BUILDING
LOWER LEVEL FFE = 883.94

FLOOD ROUTING PATH
ELEV. 883.50
CONNECTED TO BASIN D

COLUMBUS WORKS COMMERCE CENTER FULL COMPLIANCE OPTION BASIN C

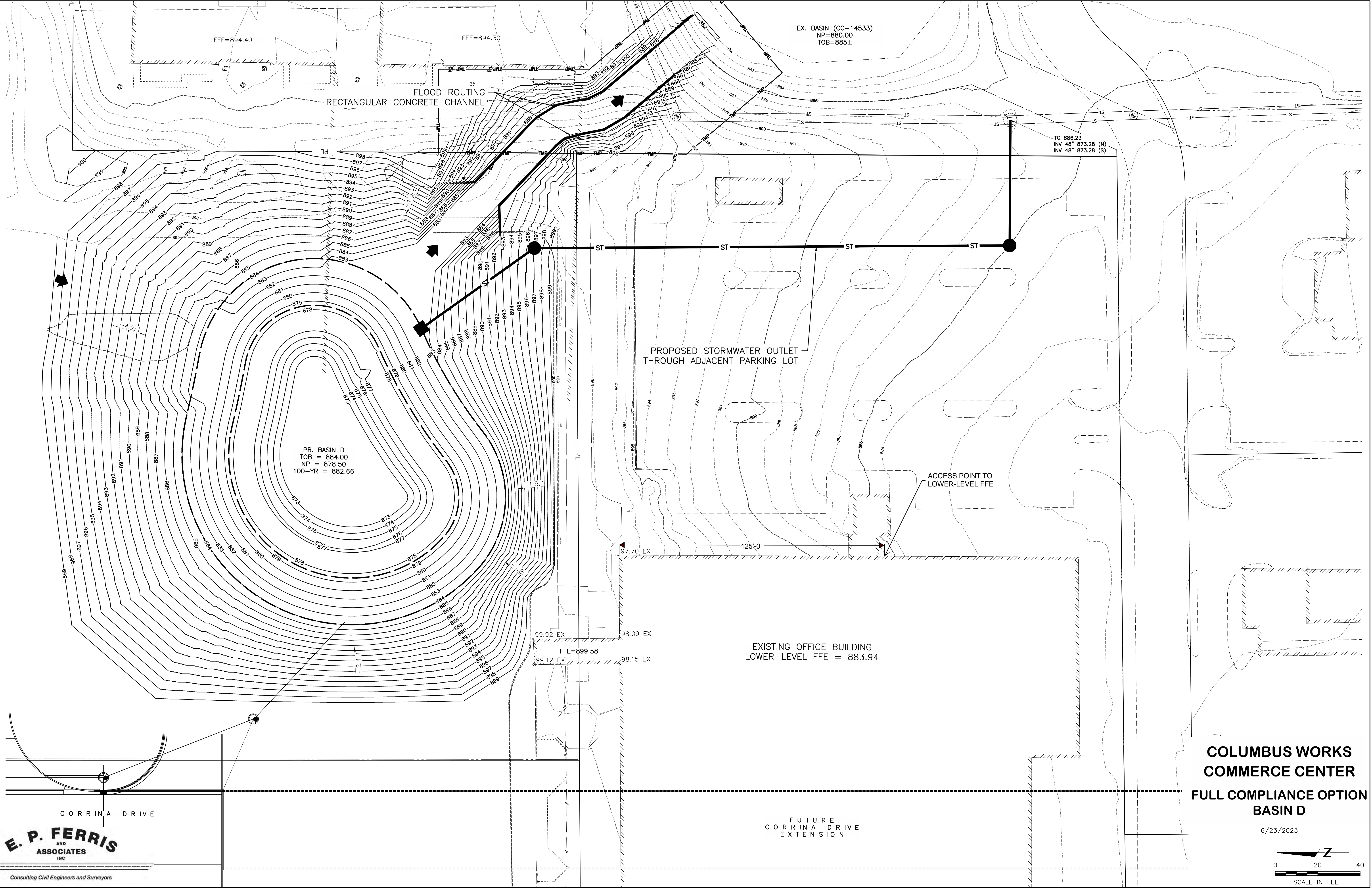
6/23/2023



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FFE=894.40

FFE=894.30

EX. BASIN (CC-14533)
NP=880.00
TOB=885±

FLOOD ROUTING
RECTANGULAR CONCRETE CHANNEL

TC 886.23
INV 48° 873.28 (N)
INV 48° 873.28 (S)

PR. BASIN D
TOB = 884.00
NP = 878.50
100-YR = 882.66

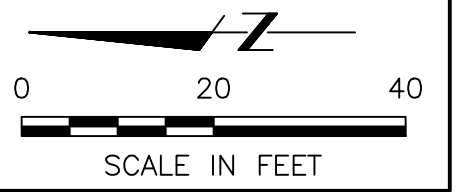
PROPOSED STORMWATER OUTLET
THROUGH ADJACENT PARKING LOT

ACCESS POINT TO
LOWER-LEVEL FFE

EXISTING OFFICE BUILDING
LOWER-LEVEL FFE = 883.94

COLUMBUS WORKS COMMERCE CENTER FULL COMPLIANCE OPTION BASIN D

6/23/2023



CORRINA DRIVE

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Consulting Civil Engineers and Surveyors

FUTURE
CORRINA DRIVE
EXTENSION

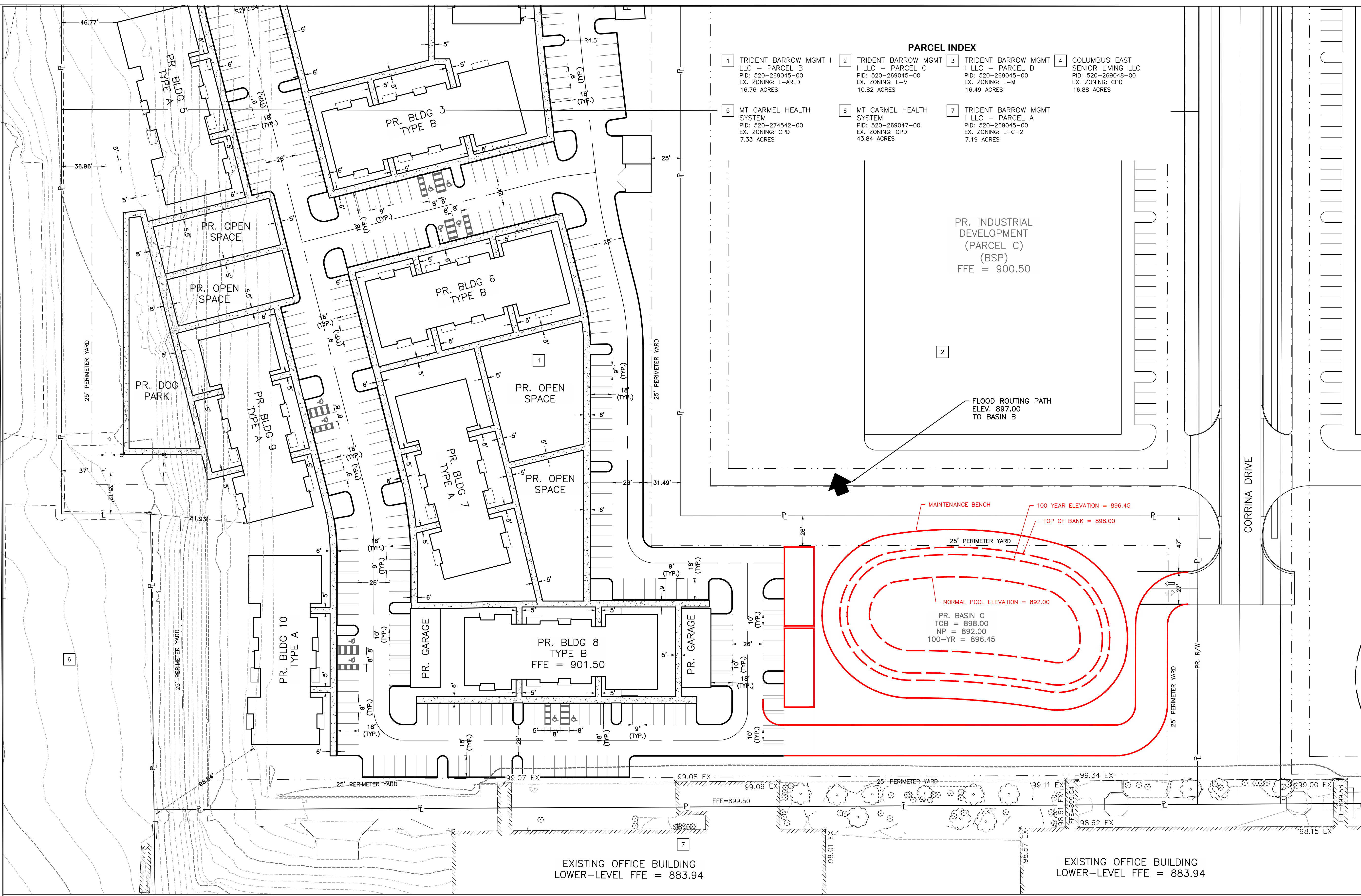
Appendix C

(Minimal Impact Option)

DRAWING: C:\USERS\WJEANNERET\DESKTOP\PROJECTS\C\1050025_6200EBROADST\DWG\EXHIBITS\1050025_POND C SHIFT EXHIBIT.DWG. SAVED ON: 06/23/23 14:32. REVISED BY: WJEANNERET

PARCEL INDEX

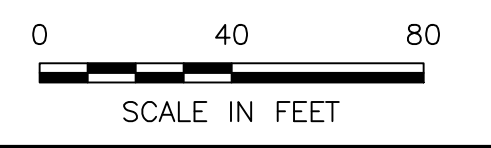
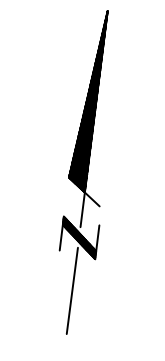
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5 MT CARMEL HEALTH SYSTEM PID: 520-274542-00 EX. ZONING: CPD 7.33 ACRES	6 MT CARMEL HEALTH SYSTEM PID: 520-269047-00 EX. ZONING: CPD 43.84 ACRES	7 TRIDENT BARROW MGMT I LLC - PARCEL A PID: 520-269045-00 EX. ZONING: L-C-2 7.19 ACRES	



COLUMBUS WORKS COMMERCE CENTER

MINIMAL IMPACT OPTION-BASIN C

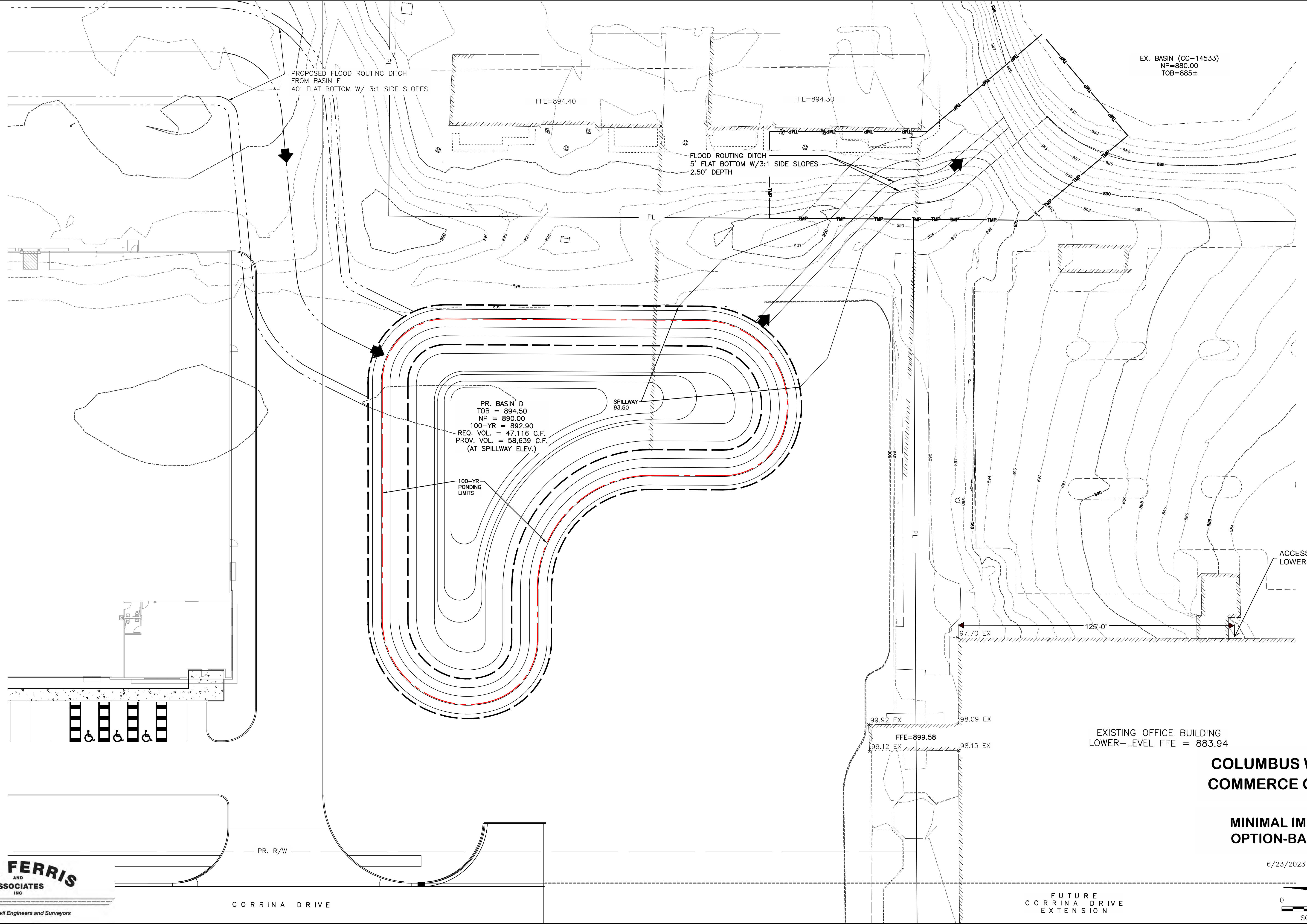
6/23/2023



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Drawing: C:\Users\wisameret\Desktop\Projects (C:\1252001_LucenIndustrial\DWG\Exhibits)\252001_EXH_BasinD_Layout.dwg Saved on: 02-24-17 14:03 Revised by: wisameret - [scale: 1.00 -Plot scale 1=1 MS/PS



PROPOSED FLOOD ROUTING DITCH FROM BASIN E
40' FLAT BOTTOM W/ 3:1 SIDE SLOPES

FFE=894.40

FFE=894.30

FLOOD ROUTING DITCH
5' FLAT BOTTOM W/3:1 SIDE SLOPES
2.50' DEPTH

EX. BASIN (CC-14533)
NP=880.00
TOB=885±

PR. BASIN D
TOB = 894.50
NP = 890.00
100-YR = 892.90
REQ. VOL. = 47,116 C.F.
PROV. VOL. = 58,639 C.F.
(AT SPILLWAY ELEV.)

SPILLWAY
93.50

100-YR
PONDING
LIMITS

ACCESS POINT TO
LOWER-LEVEL FFE

EXISTING OFFICE BUILDING
LOWER-LEVEL FFE = 883.94

COLUMBUS WORKS COMMERCE CENTER

MINIMAL IMPACT OPTION-BASIN D

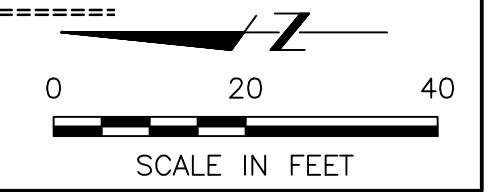
6/23/2023

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CORRINA DRIVE

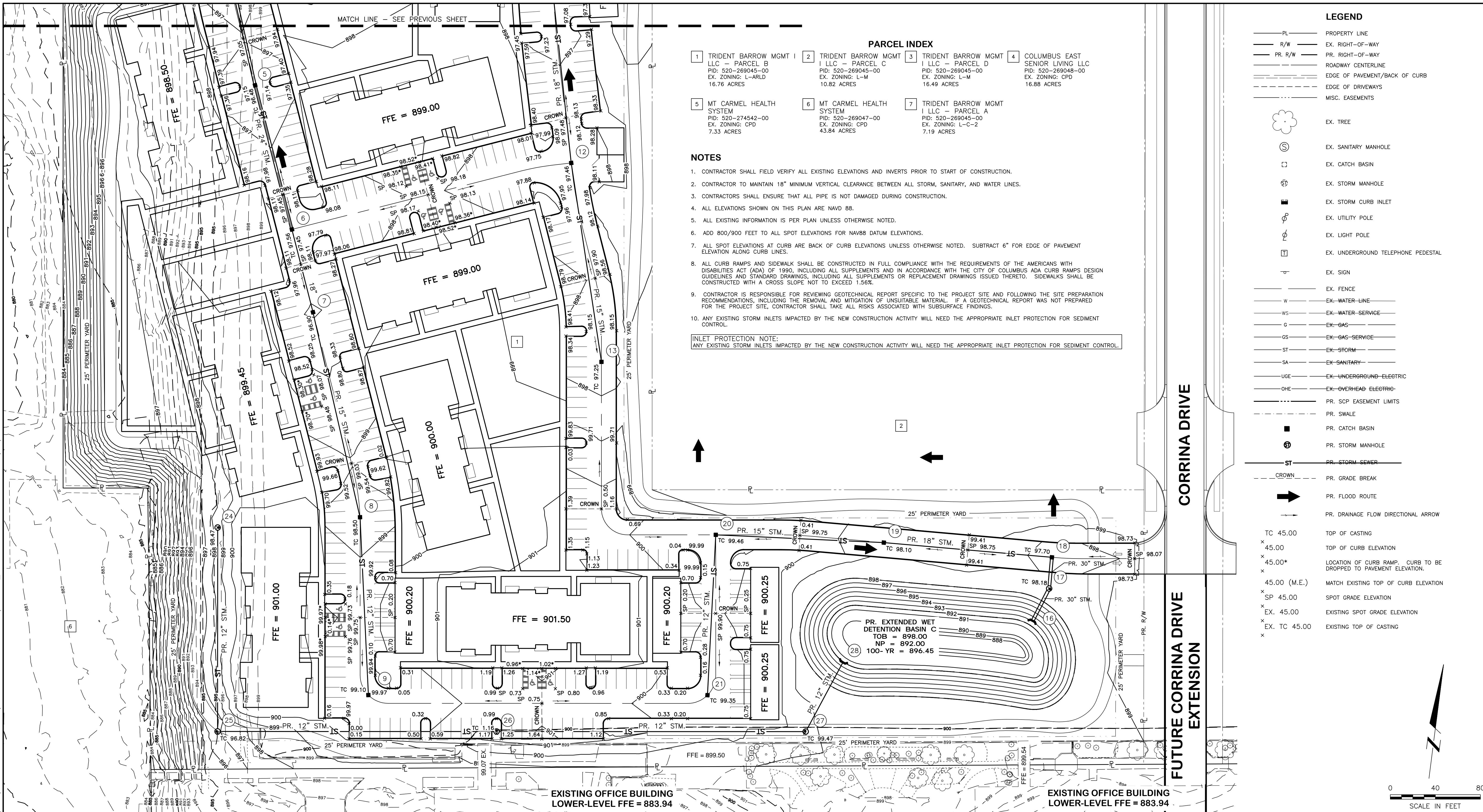
FUTURE
CORRINA DRIVE
EXTENSION



Appendix D

(Preferred Option)

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PARCEL INDEX

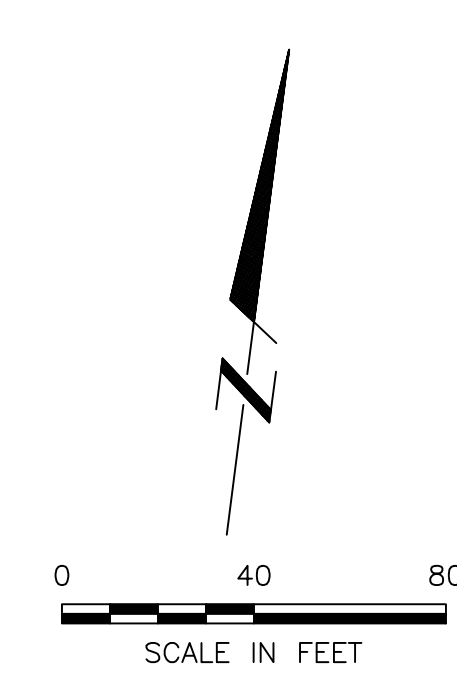
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5 MT CARMEL HEALTH SYSTEM PID: 520-274542-00 EX. ZONING: CPD 7.33 ACRES	6 MT CARMEL HEALTH SYSTEM PID: 520-269047-00 EX. ZONING: CPD 43.84 ACRES	7 TRIDENT BARROW MGMT I LLC - PARCEL A PID: 520-269045-00 EX. ZONING: L-C-2 7.19 ACRES	

- NOTES**
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR TO MAINTAIN 18" MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM, SANITARY, AND WATER LINES.
 - CONTRACTORS SHALL ENSURE THAT ALL PIPE IS NOT DAMAGED DURING CONSTRUCTION.
 - ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.
 - ALL EXISTING INFORMATION IS PER PLAN UNLESS OTHERWISE NOTED.
 - ADD 800/900 FEET TO ALL SPOT ELEVATIONS FOR NAV88 DATUM ELEVATIONS.
 - ALL SPOT ELEVATIONS AT CURB ARE BACK OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. SUBTRACT 6" FOR EDGE OF PAVEMENT ELEVATION ALONG CURB LINES.
 - ALL CURB RAMPS AND SIDEWALK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, INCLUDING ALL SUPPLEMENTS AND IN ACCORDANCE WITH THE CITY OF COLUMBUS ADA CURB RAMPS DESIGN GUIDELINES AND STANDARD DRAWINGS, INCLUDING ALL SUPPLEMENTS OR REPLACEMENT DRAWINGS ISSUED THERETO. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 1.56%.
 - CONTRACTOR IS RESPONSIBLE FOR REVIEWING GEOTECHNICAL REPORT SPECIFIC TO THE PROJECT SITE AND FOLLOWING THE SITE PREPARATION RECOMMENDATIONS, INCLUDING THE REMOVAL AND MITIGATION OF UNSUITABLE MATERIAL. IF A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THE PROJECT SITE, CONTRACTOR SHALL TAKE ALL RISKS ASSOCIATED WITH SUBSURFACE FINDINGS.
 - ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

INLET PROTECTION NOTE:
ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.

LEGEND

PL	PROPERTY LINE
R/W	EX. RIGHT-OF-WAY
PR. R/W	PR. RIGHT-OF-WAY
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT/BACK OF CURB
	EDGE OF DRIVEWAYS
	MISC. EASEMENTS
(Tree symbol)	EX. TREE
(Manhole symbol)	EX. SANITARY MANHOLE
(Catching basin symbol)	EX. CATCH BASIN
(Storm manhole symbol)	EX. STORM MANHOLE
(Storm curb inlet symbol)	EX. STORM CURB INLET
(Utility pole symbol)	EX. UTILITY POLE
(Light pole symbol)	EX. LIGHT POLE
(Telephone pedestal symbol)	EX. UNDERGROUND TELEPHONE PEDESTAL
(Sign symbol)	EX. SIGN
(Fence symbol)	EX. FENCE
W	EX. WATER LINE
WS	EX. WATER SERVICE
G	EX. GAS
GS	EX. GAS SERVICE
ST	EX. STORM
SA	EX. SANITARY
UGE	EX. UNDERGROUND ELECTRIC
OHE	EX. OVERHEAD ELECTRIC
---	PR. SCP EASEMENT LIMITS
---	PR. SWALE
■	PR. CATCH BASIN
⊕	PR. STORM MANHOLE
ST	PR. STORM SEWER
CROWN	PR. GRADE BREAK
➔	PR. FLOOD ROUTE
➔	PR. DRAINAGE FLOW DIRECTIONAL ARROW
TC 45.00	TOP OF CASTING
x 45.00	TOP OF CURB ELEVATION
x 45.00*	LOCATION OF CURB RAMP. CURB TO BE DROPPED TO PAVEMENT ELEVATION.
x 45.00 (M.E.)	MATCH EXISTING TOP OF CURB ELEVATION
x SP 45.00	SPOT GRADE ELEVATION
x EX. 45.00	EXISTING SPOT GRADE ELEVATION
x EX. TC 45.00	EXISTING TOP OF CASTING



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

PLAN PREPARED BY:

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

PREFERRED OPTION BASIN C

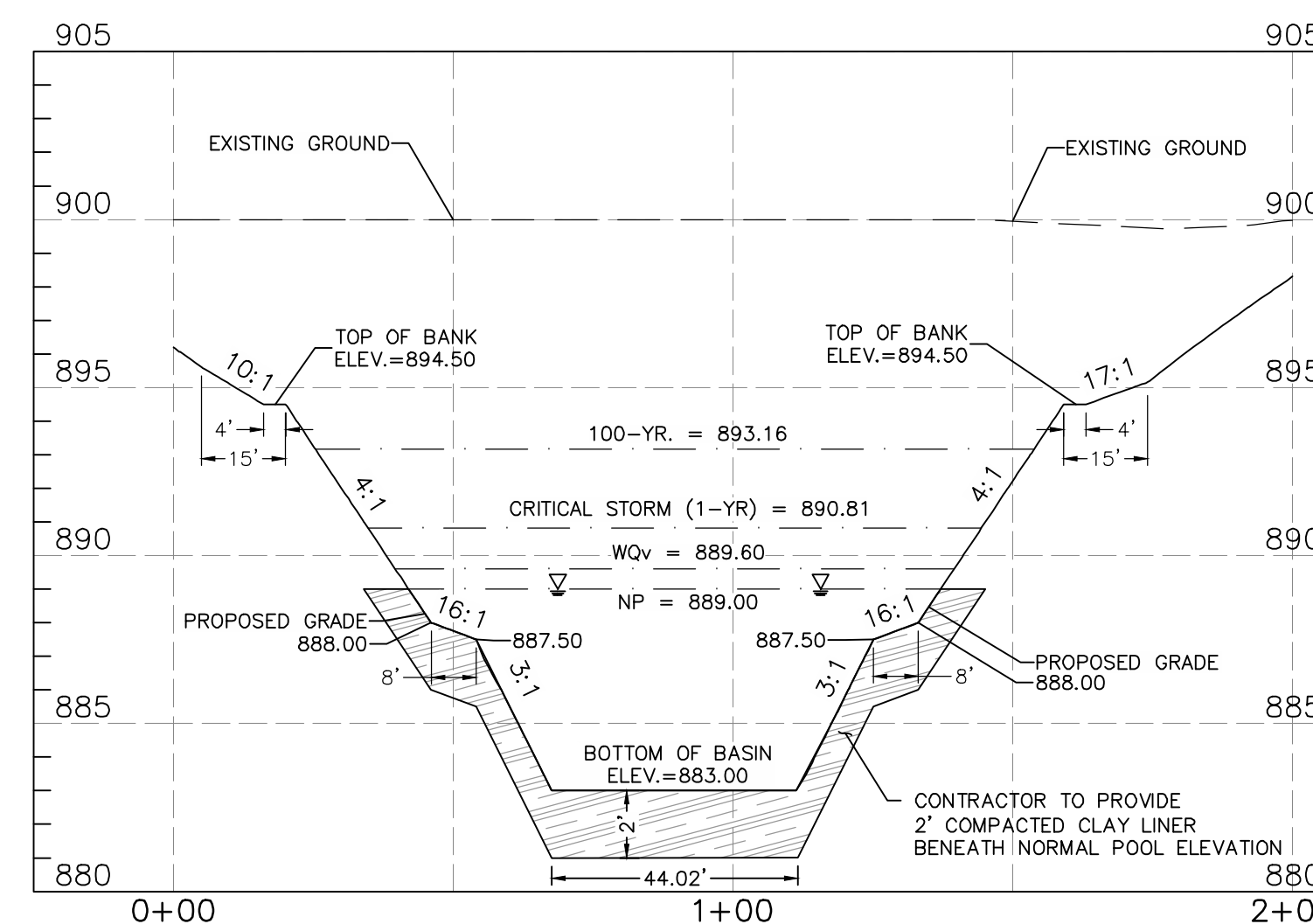
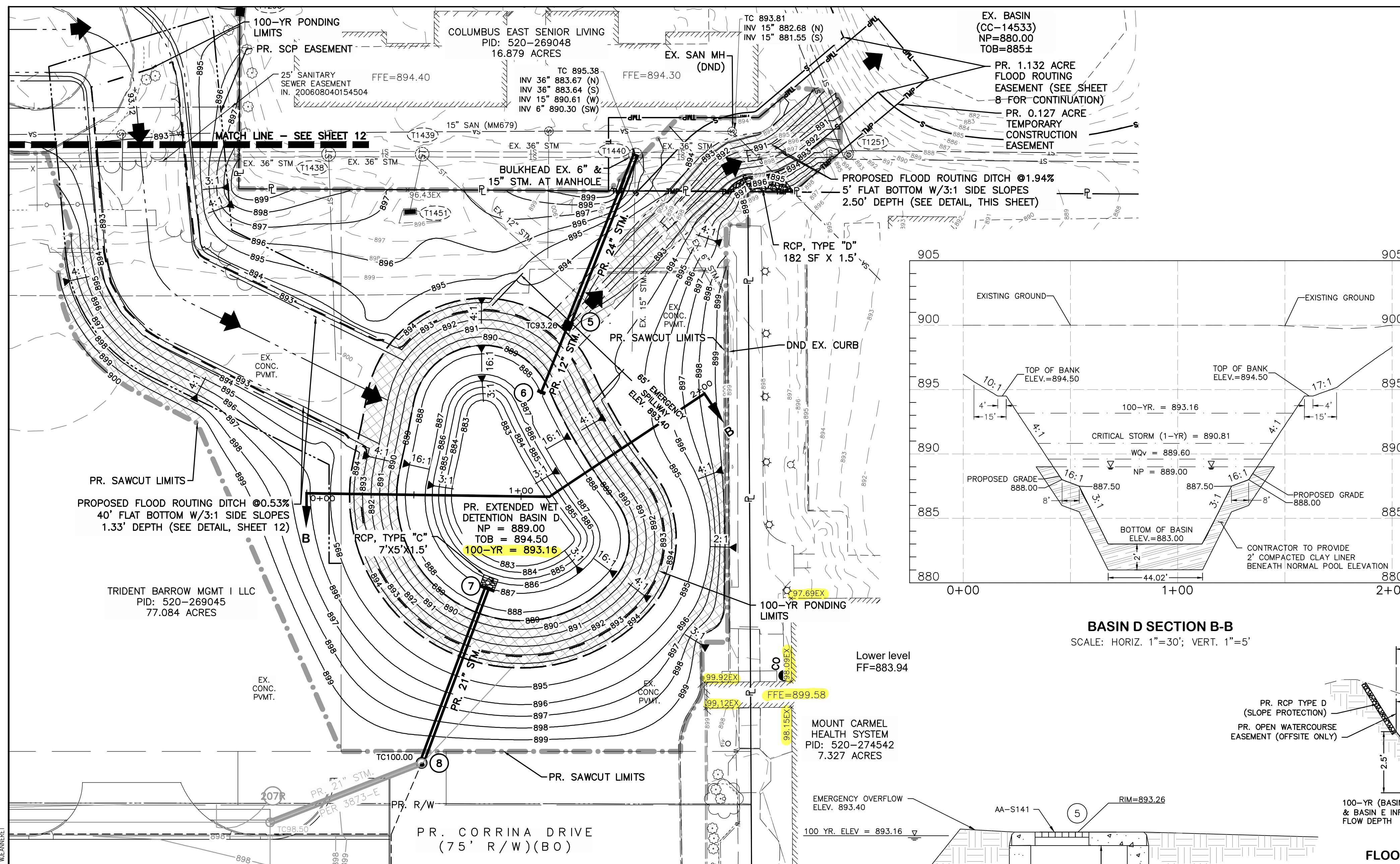
PROJECT TITLE:

**PLAN TYPE PLAN FOR TAYLOR STATION
6200 E. BROAD STREET**

DIVISION USE ONLY		OWNER
		CONTRACTOR
		INSPECTOR
AGREEMENT	COMPLETED	
RPD	CKD	CLD CON. DR.

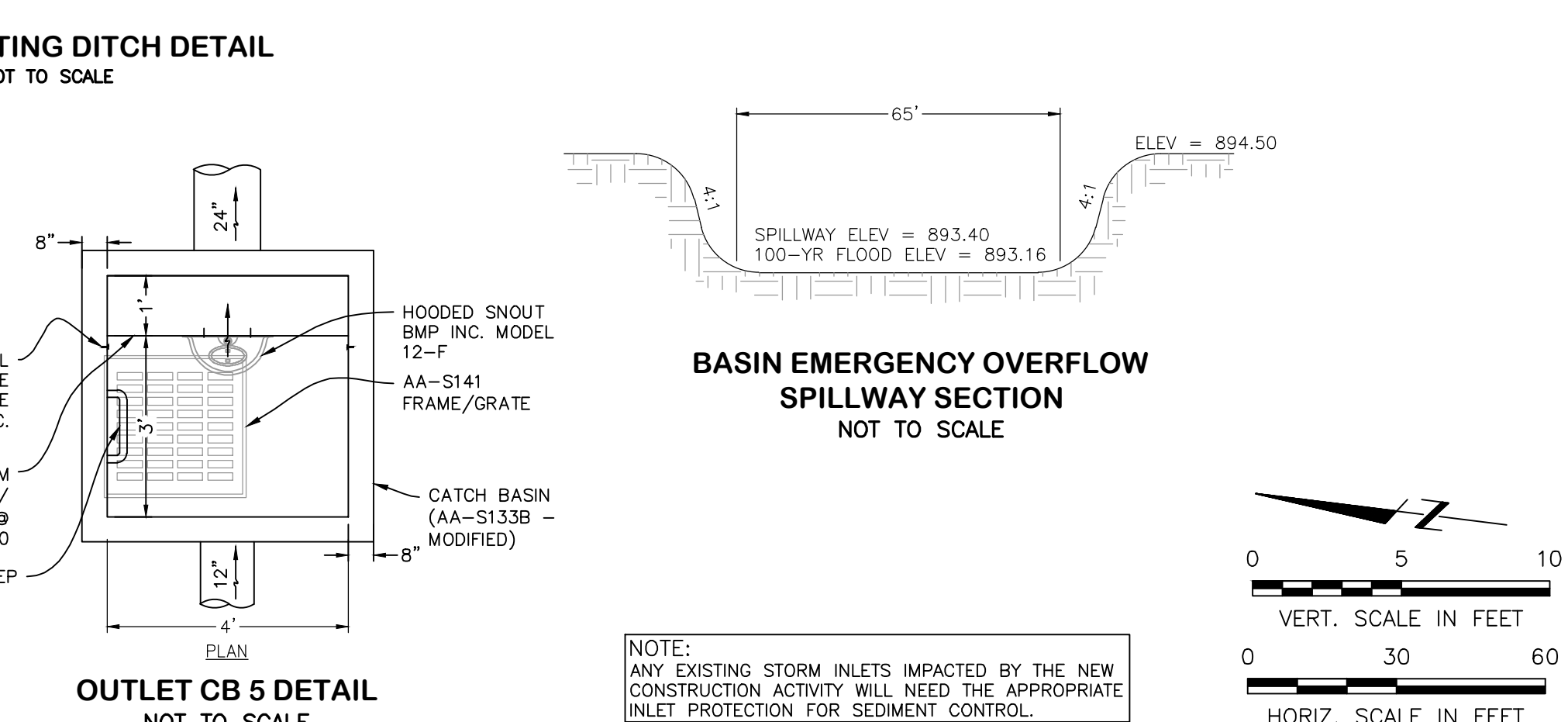
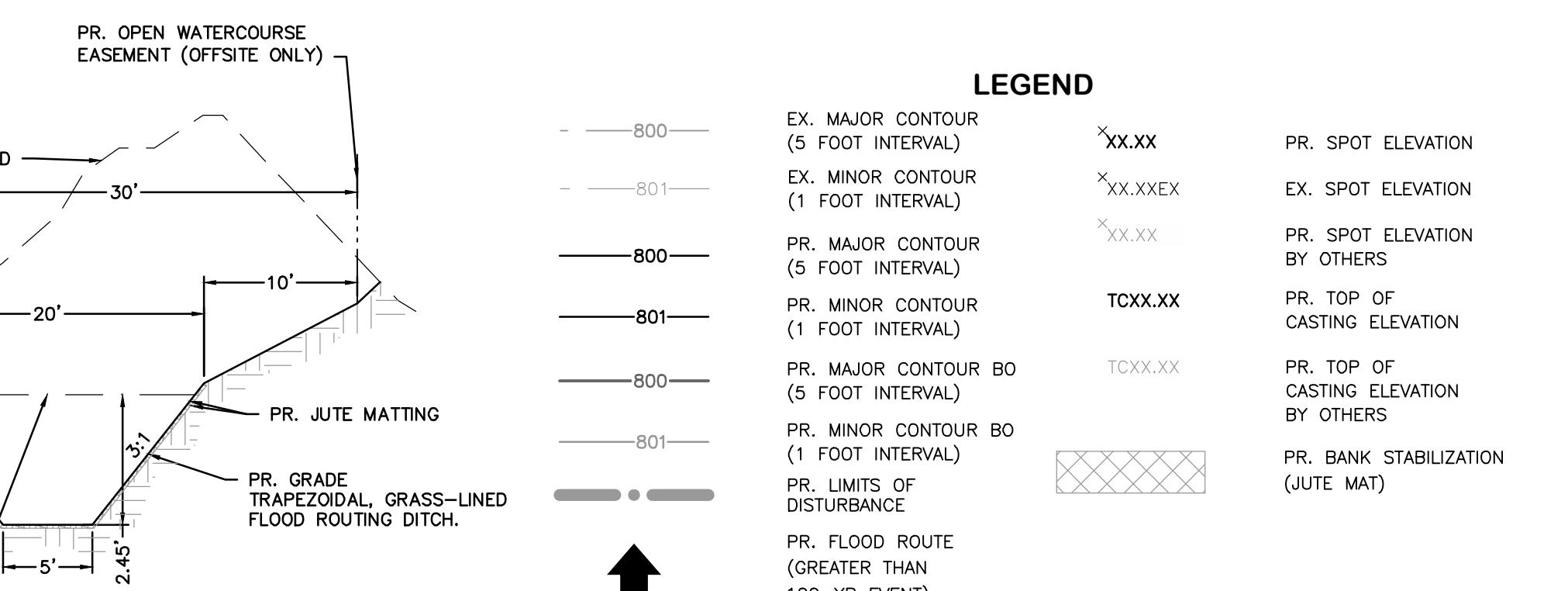
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY

SCALE: 1" = 40'	SHEET: 13/16
CONTRACT DRAWING NO. CC-XXXX	RECORD PLAN NO.

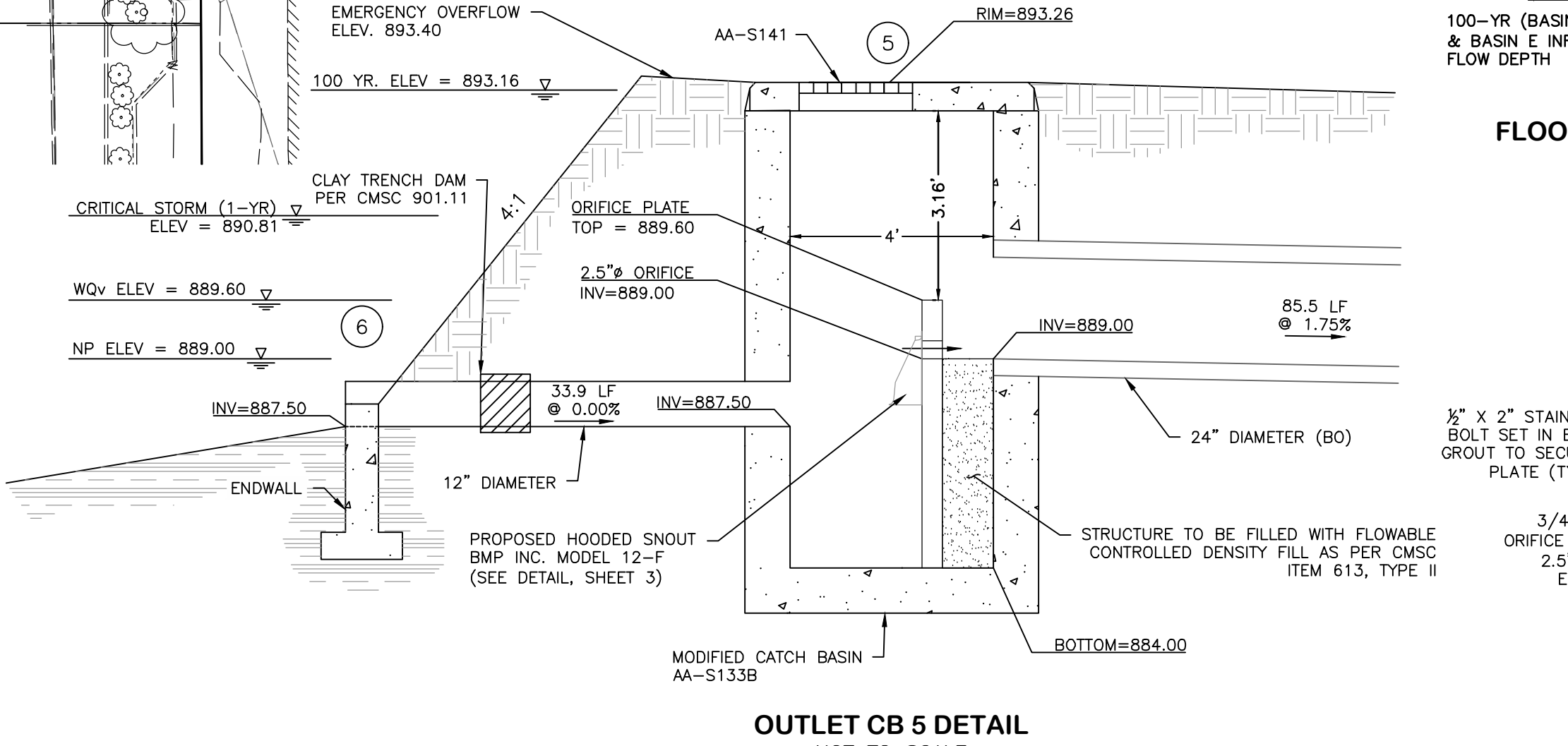


ESTIMATE OF QUANTITIES - BASIN D			
COC CMS ITEM NO.	QUANTITY	UNIT	DESCRIPTION
IMPROVEMENTS OUTSIDE RIGHT-OF-WAY			
201	1	LS	CLEARING AND GRUBBING
202	5628	SY	CONCRETE PAVEMENT REMOVAL
202	160	LF	12" STORM PIPE ABANDONED
202	73	LF	6" STORM PIPE ABANDONED
202	92	LF	15" STORM PIPE ABANDONED
203	13000	CY	EXCAVATION
203	8	CY	EMBANKMENT
207	7560	SY	CONSTRUCTION SEEDING AND MULCHING
207	67	LF	PERIMETER FILTER FABRIC FENCE
207	1	EA	STABILIZED CONSTRUCTION ENTRANCE
207	2	CY	ROCK CHANNEL PROTECTION, TYPE C WITH FILTER
207	11	CY	ROCK CHANNEL PROTECTION, TYPE D WITH FILTER
207	1932	SY	CONSTRUCTION SLOPE PROTECTION
207	2	EA	INLET PROTECTION
207	1	EA	TEMPORARY SKIMMER
604	2	EA	PRECAST REINFORCED CONCRETE OUTLET (AA-S169)
604	1	EA	STANDARD CATCH BASIN (AA-S133B) (4') MODIFIED AS OUTLET CONTROL STRUCTURE W/ AA-S141 FRAME/GRATE
604	1	EA	TYPE "C" MANHOLE (AA-S102) W/ AA-S112 FRAME/COVER
604	1	EA	ORIFICE PLATE, 2.5" (AA-S145)
901	34	LF	12" SANITARY GRADE PIPE WITH WATER TIGHT JOINTS WITH TYPE I BEDDING
901	88	LF	21" SANITARY GRADE PIPE WITH WATER TIGHT JOINTS WITH TYPE I BEDDING
901	86	LF	24" PIPE WITH TYPE I BEDDING
SPEC	1	EA	HOODED SNOOT, BMP INC. MODEL 12-F

NOTES:
 THE QUANTITIES HAVE BEEN ESTABLISHED AS A MEANS FOR THE ENGINEER TO ESTIMATE COST AND FOR THE CITY OF COLUMBUS TO ESTABLISH INSPECTION FEES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE REQUIRED BID QUANTITIES NECESSARY FOR THE COMPLETION OF THE PLAN IMPROVEMENTS.
 THE SPECIFIC PRODUCTS SPECIFIED IN THESE DOCUMENTS CAN BE SUBSTITUTED WITH AN EQUIVALENT ALTERNATIVE PRODUCT IF APPROVED BY THE ENGINEER OF RECORD AND THE CITY OF COLUMBUS. IT IS THE CONTRACTORS RESPONSIBILITY TO PAY ALL FEES ASSOCIATED WITH REVISIONS TO THE PLANS, ENGINEERING DRAWING OR CALCULATION CHANGES, AND JURISDICTIONAL REVIEW (LOCAL, STATE, AND/OR FEDERAL) IF THE PLANS HAVE BEEN SIGNED BY THE CITY OF COLUMBUS OR ARE SUBSTANTIALLY COMPLETE/REVIEWED.



STORM	REQUIRED DETENTION (CF)	PROVIDED DETENTION (CF) EL. 894.50	PONDING ELEVATION IN BASIN (FT)	ALLOWABLE RELEASE RATE (CFS)	DESIGN RELEASE RATE (CFS)
1-YEAR *	20,899	81,419	890.81	SEE SWMR	12.18
2-YEAR	24,829	81,419	891.10	SEE SWMR	15.87
5-YEAR	30,785	81,419	891.52	SEE SWMR	18.68
10-YEAR	35,887	81,419	891.87	SEE SWMR	20.69
25-YEAR	43,338	81,419	892.35	SEE SWMR	23.21
50-YEAR	49,753	81,419	892.75	SEE SWMR	25.08
100-YEAR	56,698	81,419	893.16	SEE SWMR	26.89



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

PLAN PREPARED BY:

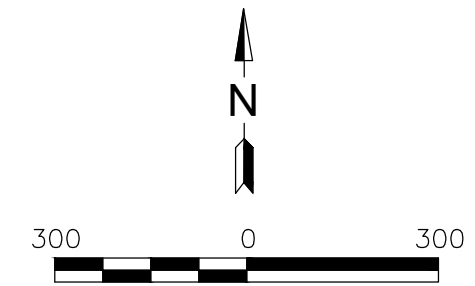
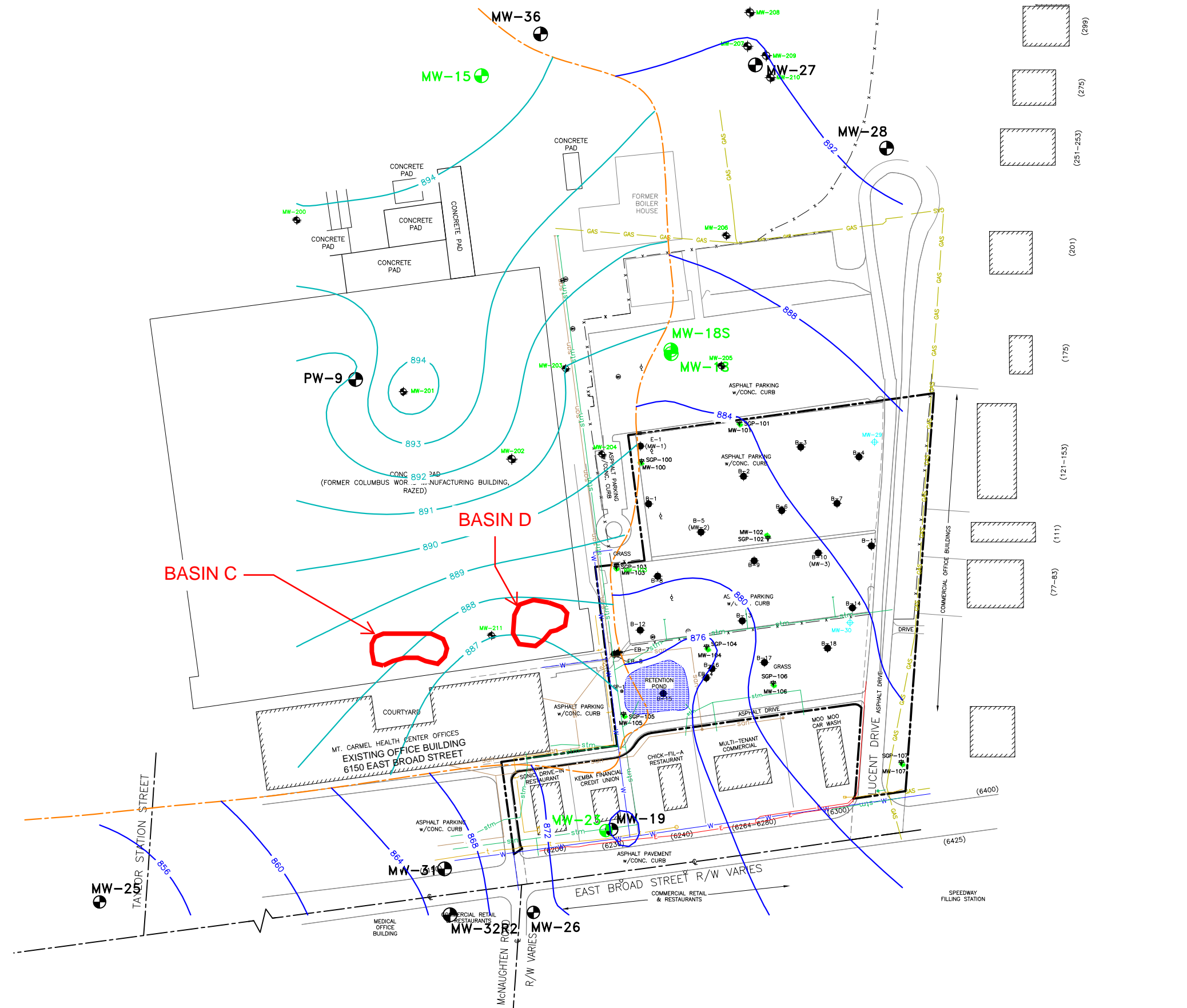
PREFERRED OPTION BASIN D

PROJECT TITLE: PRIVATE STORM SEWER AND DETENTION FOR COLUMBUS WORKS COMMERCE CENTER 260 TAYLOR STATION 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: HORIZ. 1" = 30' VERT. 1" = 5'	SHEET: 11/13
CONTRACT DRAWING NO. CC-19879	RECORD PLAN NO.

Appendix E

(Water Table Contour Exhibit)



GRAPHICAL SCALE IN FEET
(APPROXIMATE)

LEGEND

- Approximate Property Line
- Chain Link Fence
- Monitoring Well (MW) (Partners, 2015)
- Existing Groundwater Monitoring Well (Arcadis, 2000, 2002, & 2004)
- Soil Gas Probe (SGP) (Partners, 2015)
- Previous Boring Locations (CTL, 2005-2006)
- Standpipe (Burgess & Niple, 1985)
- Existing Gas Main
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Waterline
- Existing Telephone Line
- Existing Electric Line
- Approximate Buried Valley Boundary
- Groundwater Contour & Interval Label (UNCONSOLIDATED)
- Groundwater Contour & Interval Label (BEDROCK)

NOTE:
The location of all utilities & sewers shown hereon are approximate & were plotted using available records & maps.

<p>PARTNERS ENVIRONMENTAL</p>	Date 6/6/18	<p>GROUNDWATER CONTOUR ELEVATION MAP - SEPTEMBER 12, 2017</p> <p>FORMER COLUMBUS WORKS PROPERTY 6200 EAST BROAD STREET COLUMBUS, FRANKLIN COUNTY, OHIO</p>	<p>Figure 9</p>
	Project No. 1422.01		