



GANDEE HEYDINGER GROUP
— CIVIL ENGINEERS & SURVEYORS —

August 16, 2022

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 424 Jackson Street Pipe Size

Dear Mr. Fedner,

We are requesting a Type II variance to the Stormwater Drainage Manual, Section 2.3.2.2 Storm Sewer Hydraulic Requirement (Pipe Sizing Criteria / Storm Sewer Layout Requirements). The project is known as 424 Jackson Street and is at this former address along the north side of Jackson Street between Lathrop Street and Ninth Street within the City of Columbus. We request that approval to use a 6" diameter storm sewer in lieu of the required 12" diameter storm sewer. The site is developed with 4 residential condo units and is redeveloping a former single family residence lot. The stormwater will be controlled via a pervious pavement drive area per the recommendation of the City of Columbus and can be viewed on approved plan CC-19135, with overall layout of the site on Exhibit 1. Options are provided in accordance with the City of Columbus Stormwater Manual.

The Preferred Plan can be seen in Exhibits 2 and 2A. The Preferred option proposes utilizing a 6" outlet pipe from the private onsite system and connecting to the public storm sewer located in Jackson Street. The site storm system is controlled via a 2.25" orifice plate into the outlet pipe. The 6" pipe is capable of carrying the allowable release flows from the restricted site release. The 6" pipe would be installed with minimal clearance down to the existing water line, and up to the existing gas line. Approximately 3" in either direction.

The Alternative plan is the approved CC-19135 plan in Exhibit 3 which utilizes a 12" storm sewer but is unable to be physically constructed do to the existing located underground utilities once the road was opened up. This option is no longer a viable option in it's current state. To construct the originally approved plan a utility relocation would be required. This would involve lowering either the existing watermain, gasmain, or both. Relocation of either utility will add an unexpected cost to the project, and the timing of approvals, permits, and materials may further delay the already open roadway. Lowering of the water will require the line to be installed much lower to gain clearance under the gasline. The new high pressure gasline would need lowered to a point that allows the storm to cross above both the gasline and watermain. The client is concerned has an estimate of \$25-30k dollars to design, relocate, and permit the relocation of the existing gasmain. The timeframe for relocation could be 30-60 days or longer depending on permitting timeframes. This cost is an extreme burden for a 4 unit development, and the continued road closure is hindering the travelling public's ability to traverse the local neighborhood. The continued delay involved with a utility relocation will further challenge the property, as the ongoing closure has cut off the owner's property from access and limited there ability to market the project to potential residents.

If you have any questions or need further clarity please do not hesitate to give me a call at 614-942-6042.

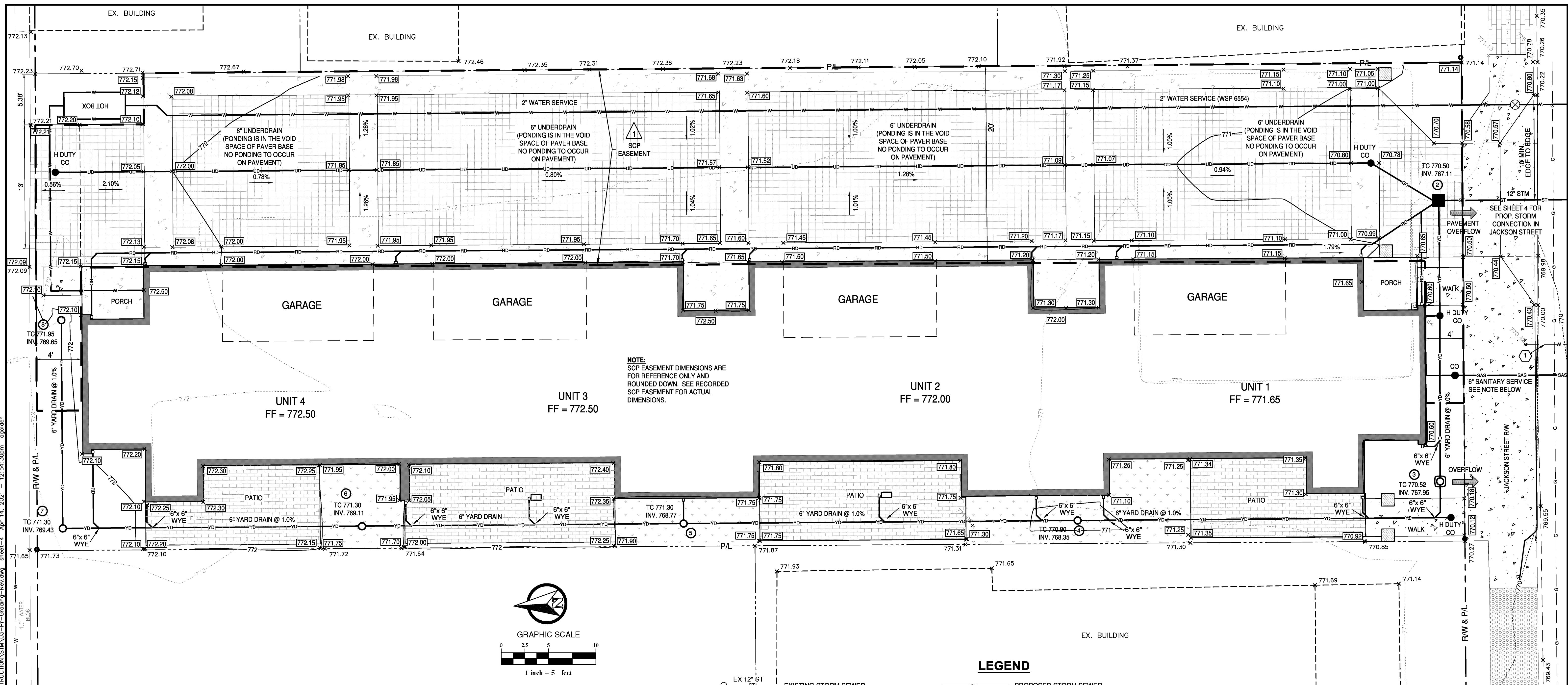
Thank you for your consideration on this matter.

Sincerely,



Aaron Heydinger, P.E.





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HORIZONTAL REFERENCE POINTS					
STATE PLANE COORDINATES ARE GROUND AND ARE DERIVED FROM THE FRANKLIN COUNTY SURVEY CONTROL: FCGS 15.					
SEE THIS TABLE FOR DESCRIPTIONS, NORTHINGS, AND EASTINGS.					
HORIZONTAL REFERENCE DATUM = NAD 83 (2011-ADJUSTMENT)					
STATE PLANE COORDINATES ARE FROM THE OHIO SOUTH ZONE					
POINT	SYMBOL	DESCRIPTION	NORTHING	EASTING	ELEV
# 107	●	5/8" REBAR CAPPED (J&J SURVEYING)	1831943.9930	711121.7980	770.26
# 103	●	3/4" HOLLOW IRON PIN	1831994.7450	711118.6930	770.79
# 101	●	1" HOLLOW IRON PIN	1831953.4070	711272.3660	771.75

CODED NOTES

① EXISTING 3/4" WATER SERVICE (#37559) TO 424 JACKSON STREET TO BE ABANDONED AS PER C.M.S.C ITEM 808. SEE NOTE ON SHEET 3 / 3

SANITARY SEWER NOTE:
 CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE 111 NORTH FRONT STREET (614) 645-7490. SHOWN HERE FOR REFERENCE ONLY.

SANITARY SERVICES AND OTHER NON-STORM UTILITY CONNECTIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THEIR LOCATIONS, OR ANY OTHER NON-STORM WATER UTILITY. CONTACT THE DPU PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL.

- EX 12" ST - EXISTING STORM SEWER
- EX 8" SA - EXISTING SANITARY SEWER MAIN
- SAS - EXISTING SANITARY SEWER SERVICE
- EX 12" WM - EXISTING WATERLINE
- EX GAS - EXISTING GAS
- EX EL - EXISTING ELECTRIC
- EX TE OR FO - EXISTING TELECOMMUNICATION/ FIBER OPTIC
- φ φ - EXISTING UTILITY POLE
- φ - EXISTING LIGHT POLE

- LEGEND**
- ST - PROPOSED STORM SEWER
 - RD - PROPOSED ROOF DRAIN
 - YD - PROPOSED YARD DRAIN
 - SAS - PROPOSED SANITARY SEWER SERVICE
 - W - PROPOSED WATERLINE
 - • • - PROPOSED WATER ITEMS
 - 770 - PROPOSED CONTOUR
 - 770 - EXISTING CONTOUR
 - × TC 00.0 - PROPOSED TOP OF CASTING ELEVATION
 - × 00.0 - TOP OF PAVEMENT OR GROUND SURFACE
 - × 00.0 - EXISTING TOP OF PAVEMENT OR GROUND SURFACE
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 - ← MAJOR FLOOD ROUTING GRATER THAN 100 YR. EVENT
 - ▨ - PROPOSED CONCRETE STAMPED PATIO
 - ▨ - PROPOSED PERMEABLE PAVERS W/ PONDING IN STONE VOID SPACE
 - ▨ - PROPOSED CONCRETE
 - ▨ - PROPOSED GRASS

EASEMENT REFERENCE		
CITY NO.	COUNTY RECORDER	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE
1	ADDITION OF SCP EASEMENT PER 2021 SDM.	WG 6/7/2022

PLAN PREPARED BY:

GHD
GANDEE HEYDINGER GROUP
 CIVIL ENGINEERS & SURVEYORS

642 Brookside Blvd.
 Westerville, OH 43081
 P: 614.942.6042
 F: 614.942.6041
 agolden@gdhcivil.com

EXHIBIT 1

PROJECT TITLE:	
PRIVATE STORM SEWER, GRADING & DETENTION PLAN FOR 424 JACKSON STREET SITE GRADING PLAN	
DIVISION USE ONLY	OWNER
	CONTRACTOR
	INSPECTOR
	AGREEMENT COMPLETED
	RPD CKD CID CON DR.
	INDEX RECORD
	DETAIL FILE

CITY OF COLUMBUS, OHIO DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE	
DIVISION USE ONLY	
SCALE: AS NOTED	SHEET 3 / 7
CONTRACT DRAWING NO. CC-19135	RECORD PLAN NO.





GRAPHIC SCALE

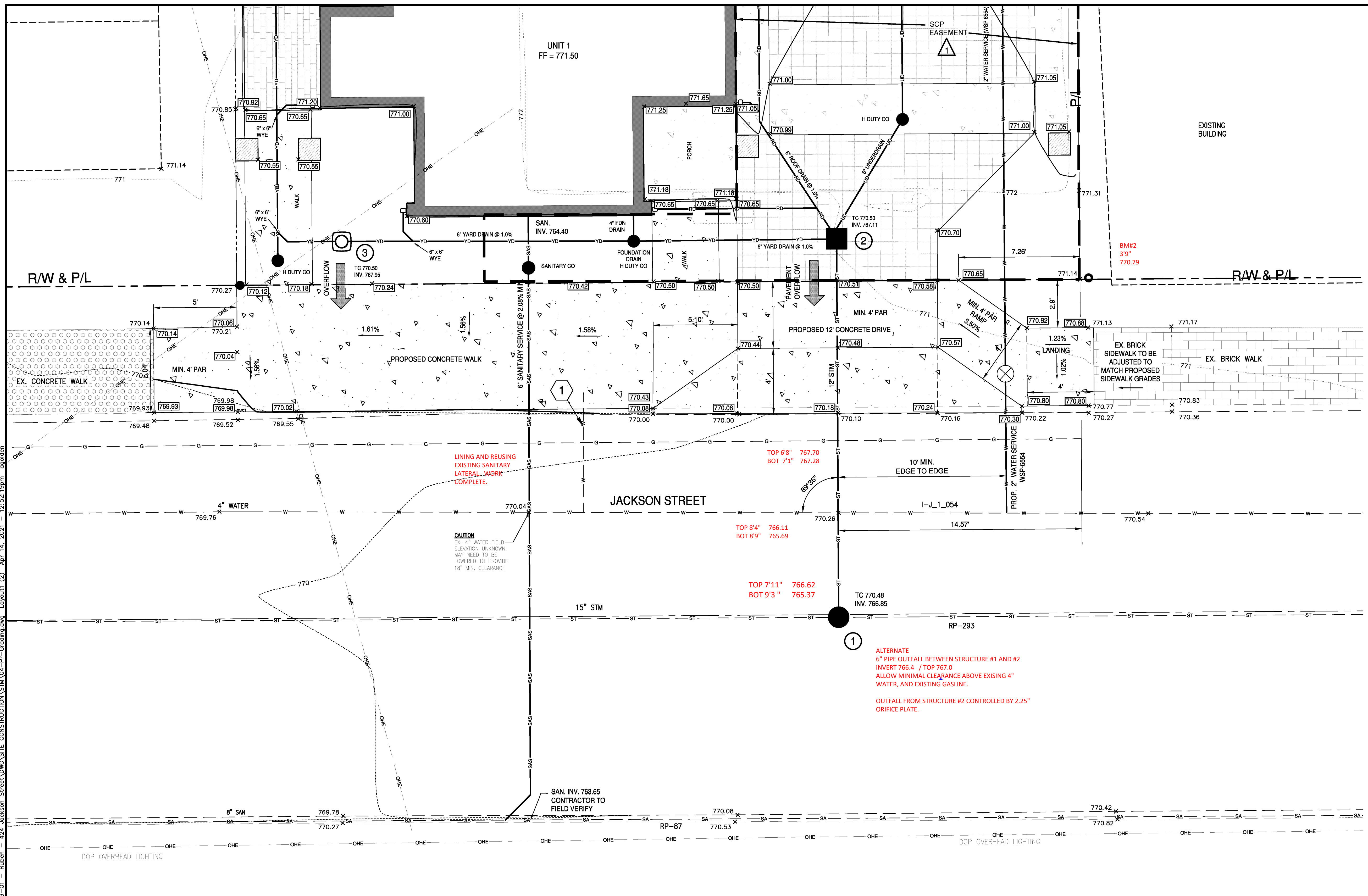
1 inch = 3 feet

LEGEND

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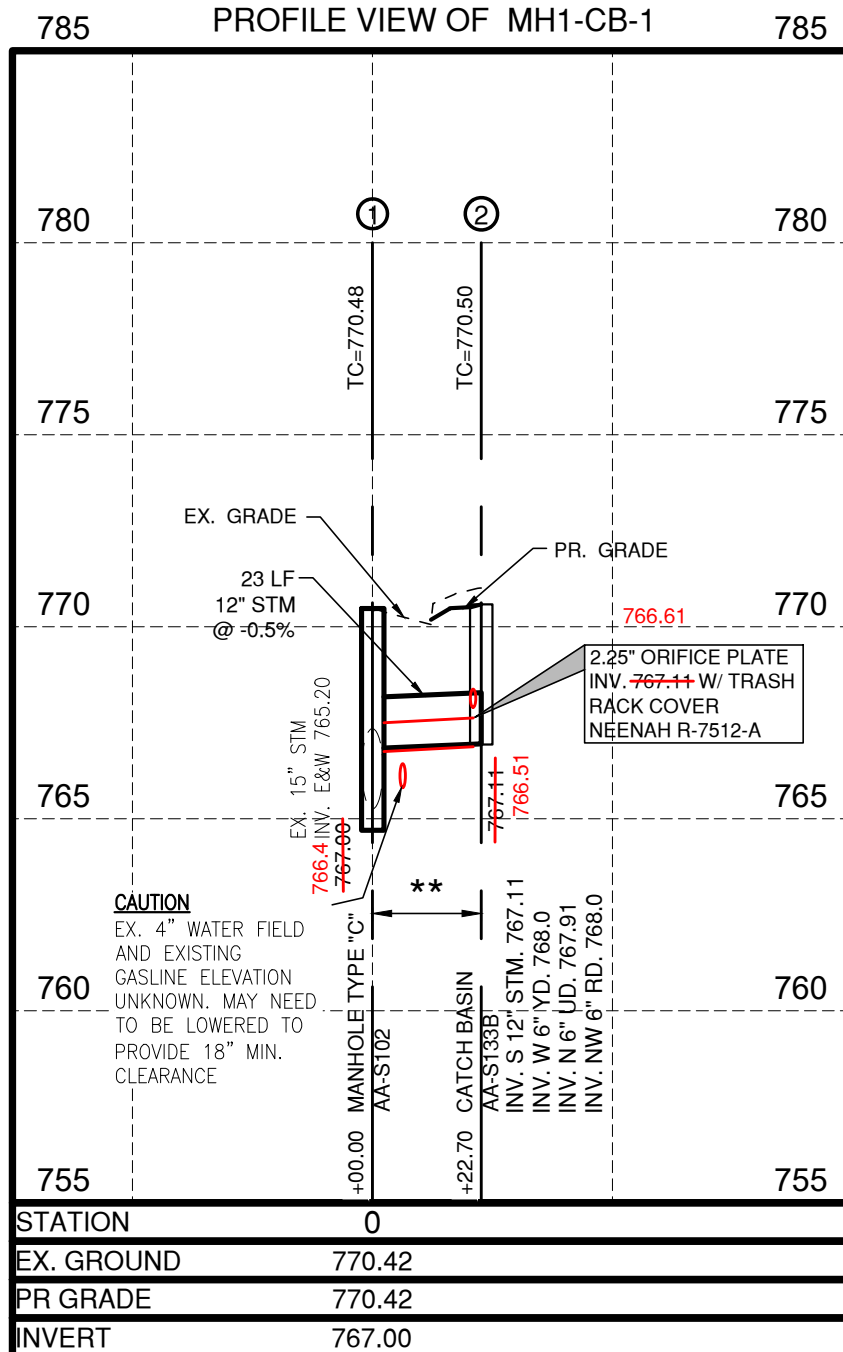
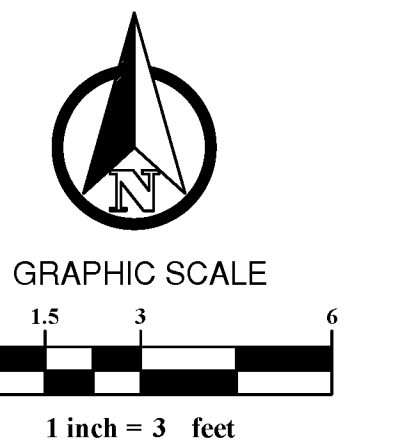
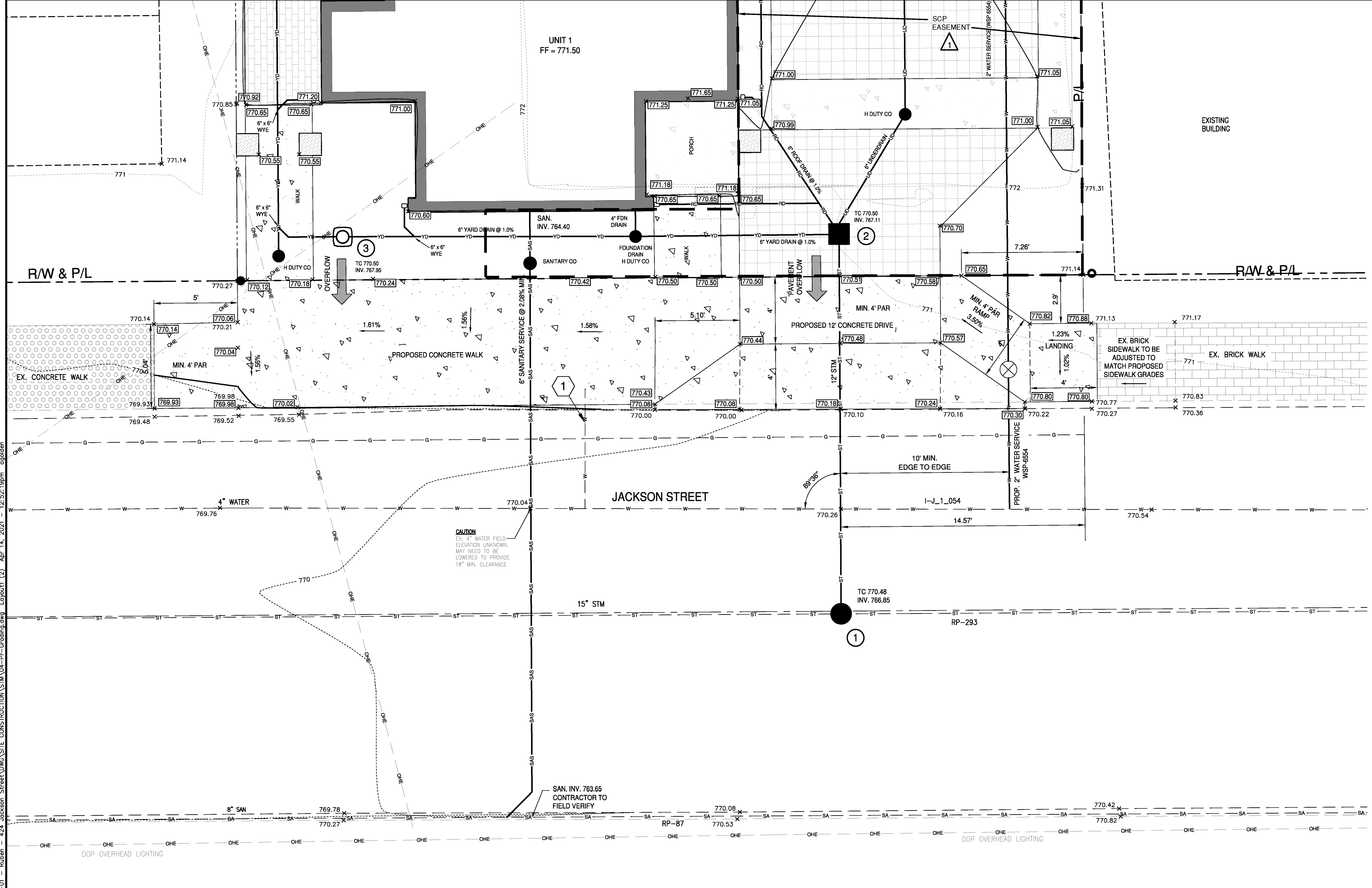


EXHIBIT 2A



LEGEND

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