



L:\Projects\Projects\12\120001000\GAPPS\SSP\201004\EXHIBIT 1 EXISTING CONDITIONS.dwg, Last printed: 9/27/2018 3:22 PM

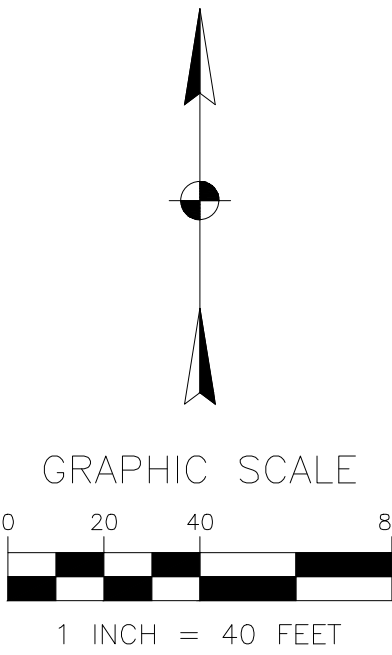
JENCO INVESTMENT COMPANY, LTD.
BK 1483, PG. 2560
5.078 AC.

BADRIVSHAL, LLC
BK. 1531, PG. 1706
2.525 AC.


BADRIVSHAL, LLC
BK. 1531, PG. 1714
4.986 AC.
217202 SQ. FT.

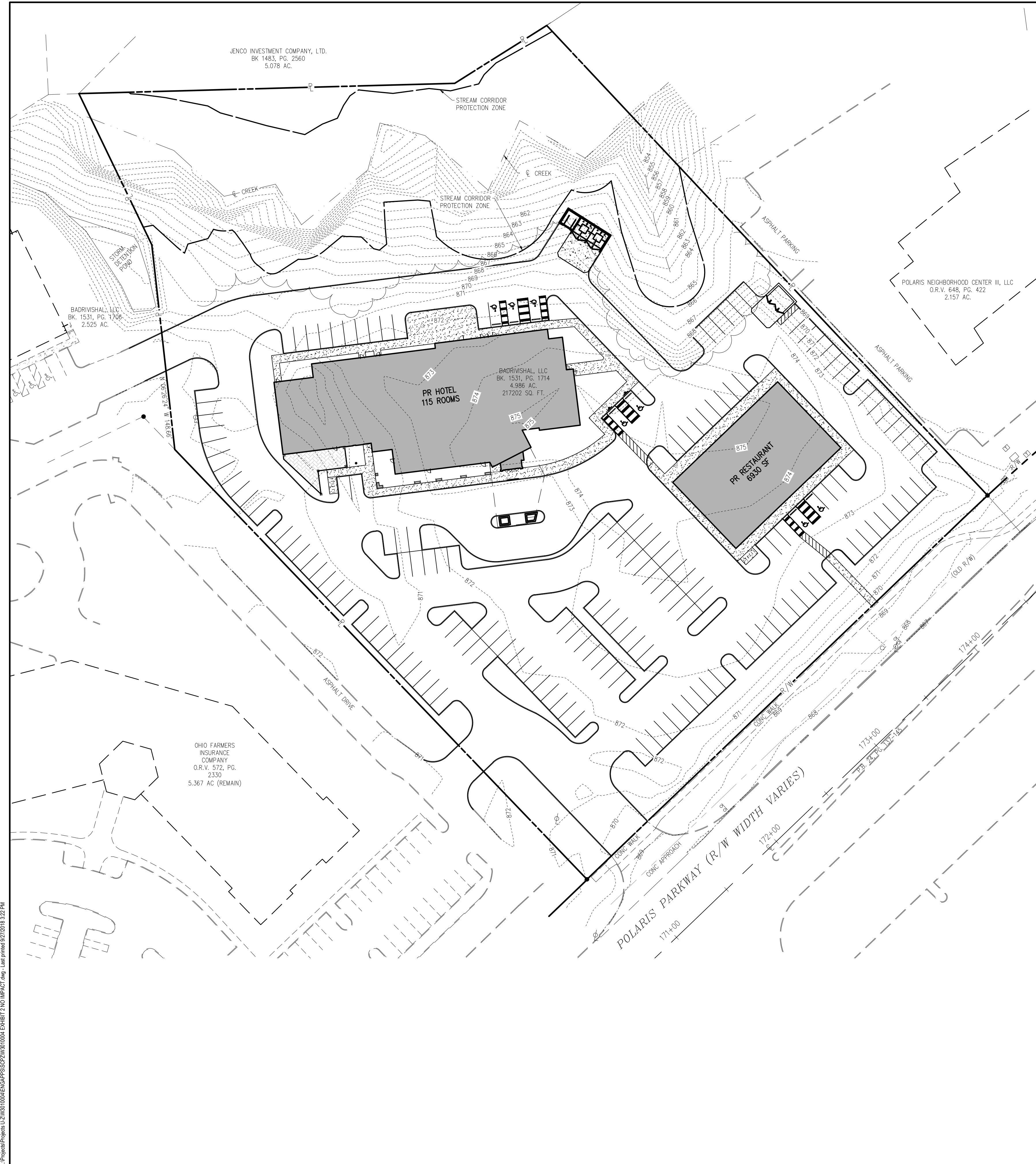
POLARIS NEIGHBORHOOD CENTER III, LLC
O.R.V. 648, PG. 422
2.157 AC.

OHIO FARMERS
INSURANCE
COMPANY
O.R.V. 572, PG.
2330
5.367 AC (REMAIN)



NO.		DATE		BY		DESCRIPTION	
1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.486.7340		PROJECT DATE: 9/17/2018		PROJECT NO.: W3010004		DRAWN BY: KJW	
						CHECKED BY: MAM	

<p>TECHNICAL SKILL: CREATIVE SPIRIT.</p>  <p>www.MannikSmithGroup.com</p>	
<p>PREPARED FOR:</p> <p>THE WITNESS GROUP</p> <p>600 ENTERPRISE DRIVE, LEWIS CENTER OH 43035</p>	<p>HYATT PLACE</p> <p>2006 POLARIS PARKWAY COLUMBUS, OH 43240</p>
<p>EXISTING CONDITIONS</p>	
<p>EXHIBIT 1</p>	



JENCO INVESTMENT COMPANY, LTD.
BK 1483, PG. 2560
5.078 AC.

STREAM CORRIDOR
PROTECTION ZONE

STREAM CORRIDOR
PROTECTION ZONE

BADRIVSHAL, LLC
BK. 1531, PG. 1706
2.525 AC.

PR HOTEL
115 ROOMS
BADRIVSHAL, LLC
BK. 1531, PG. 1714
4.986 AC.
217202 SQ. FT.

PR RESTAURANT
6930 SF

POLARIS NEIGHBORHOOD CENTER III, LLC
O.R.V. 648, PG. 422
2.157 AC.

OHIO FARMERS
INSURANCE
COMPANY
O.R.V. 572, PG.
2330
5.367 AC (REMAIN)

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT INVOLVES THE CONSTRUCTION OF A HOTEL AND RESTAURANT/RETAIL BUILDING AND ASSOCIATED UTILITIES ON AN EMPTY LOT.

SITE DATA

ADDRESS: POLARIS PARKWAY
PID: 318-443-02-002-004

TOTAL SITE AREA: 4.99 AC

ZONING: LC4, COMMERCIAL W/
H-110, HEIGHT DISTRICT

SETBACKS: FRONT 50' SIDE 15' REAR 10'
BUILDING 50' PARKING 50' 3' 3'

HOTEL
HEIGHT: 77' (7 STORIES)
ROOMS: 115
PARKING: REQUIRED AUTO: 1/ROOM = 115
PROVIDED AUTO: 1/ROOM + 5 EMPLOYEE = 120
REQUIRED BICYCLE: 1/20 CARS = 12 (6 RACKS)
PROVIDED BICYCLE: 12 (6 RACKS)
REQUIRED LOADING: 1
PROVIDED LOADING: 1

RESTAURANT
AREA: 6,930 SF
PARKING: REQUIRED AUTO (RESTAURANT): 1/75 MIN, 1/50 MAX = 93-139
PROVIDED AUTO (RESTAURANT): 66
REQUIRED BICYCLE: 1/20 CARS = 12 (6 RACKS)
PROVIDED BICYCLE: 12 (6 RACKS)

TOTAL: SPACES REQUIRED: 208 (PER COC)

PARKING SHADE TREES: REQUIRED: 1/10 PARKING SPACES
174 TOTAL SPACES = 18 TREES
PROVIDED: 18 TREES

PROPOSED LOT COVERAGE: 62%

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.486.7340

PROJECT DATE: 9/17/2018
PROJECT NO.: W3010004
DRAWN BY: KJW
CHECKED BY: MAM

TECHNICAL SKILL
CREATIVE SPIRIT.

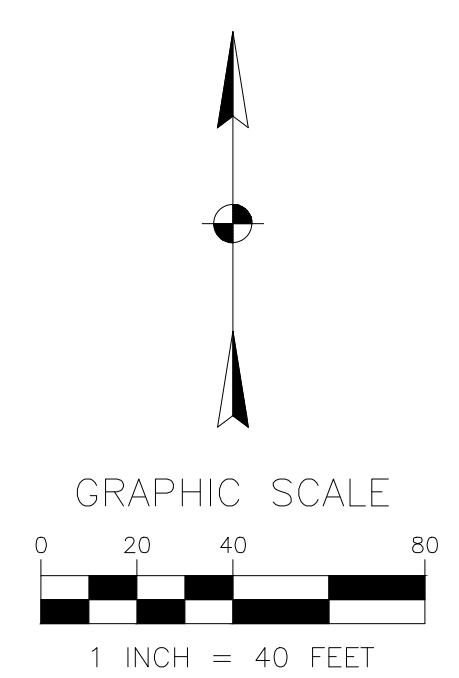
www.MannikSmithGroup.com

PREPARED FOR:
THE WITNESS GROUP
600 ENTERPRISE DRIVE,
LEWIS CENTER OH 43035

HYATT PLACE
2006 POLARIS PARKWAY
COLUMBUS, OH 43240

NO IMPACT ALTERNATIVE

EXHIBIT 2



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PLAN NOTES

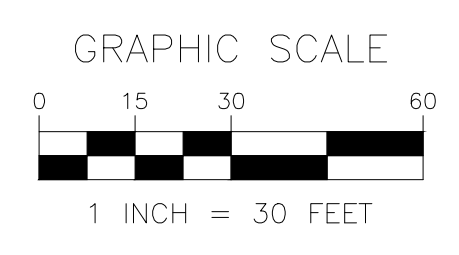
- IRRIGATION WILL BE SUPPLIED FOR ALL LANDSCAPED AREAS.
- BUILDING AREA (IDENTIFIED ON PLAN) TO BE TEMPORARILY SEEDED.

LEGEND

- EXISTING VEGETATION TO BE REMOVED
- LARGER CALIPER TREES TO BE REPLANTED FOR AS PER CODE



POLARIS PARKWAY (R/W WIDTH VARIES)

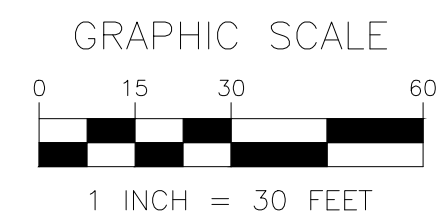
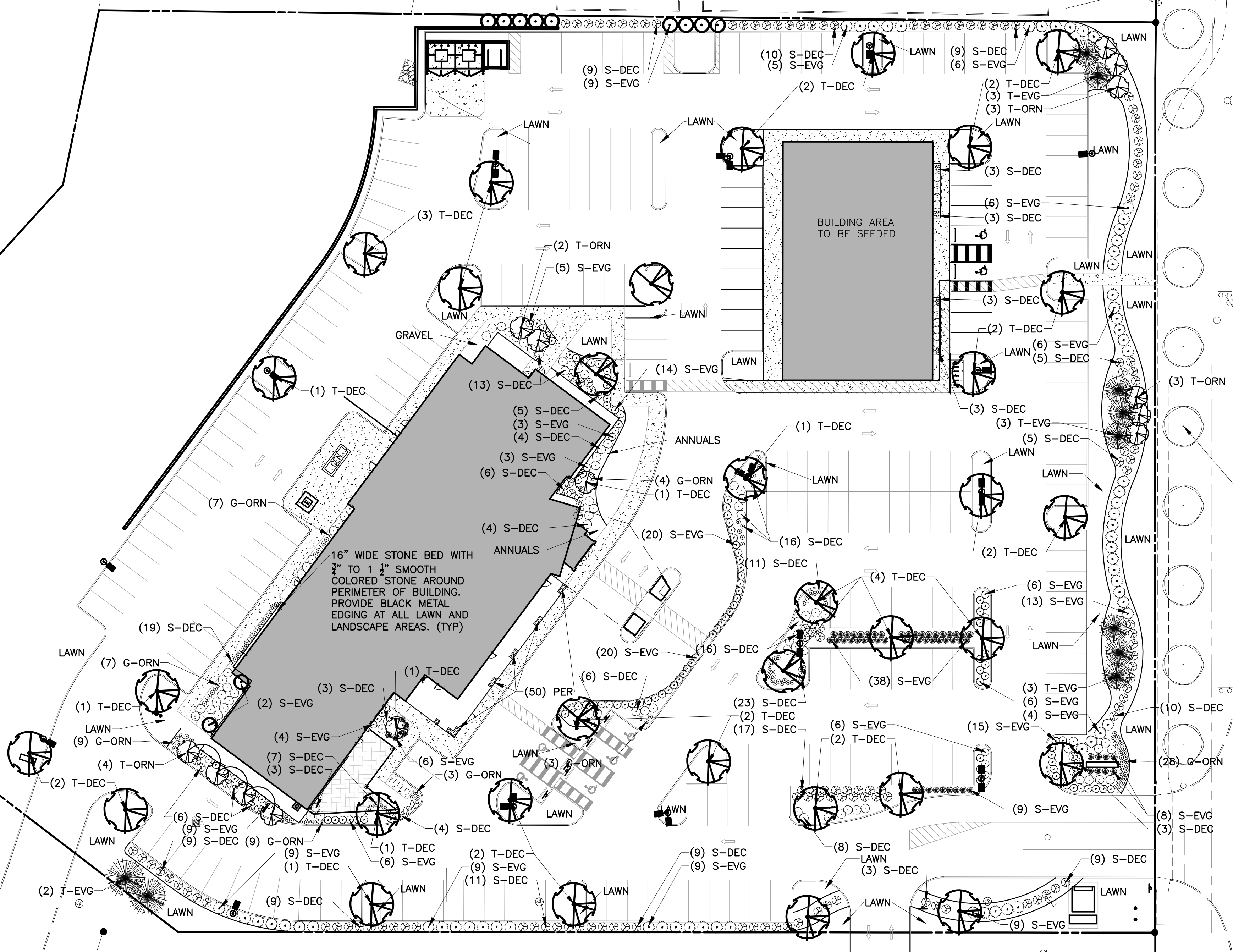


1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222	NO. 1	DATE 3/9/18	BY MAM	DESCRIPTION DRC ADDENDUM 1
	2	4/12/18	MAM	DRC ADDENDUM 2
	3	5/17/18	MAM	DRC ADDENDUM 3
	4	5/29/18	MAM	DRC ADDENDUM 4
PROJECT NO.: W3010004 DRAWN BY: MAM CHECKED BY: MAM				
Mannik Smith GROUP TECHNICAL SKILL: CREATIVE SPIRIT. www.MannikSmithGroup.com				
PREPARED FOR: THE WITNESS GROUP 600 ENTERPRISE DRIVE, LEWIS CENTER OH 43035				
HYATT PLACE 2006 POLARIS PARKWAY COLUMBUS, OH 43240				
TREE REMOVAL PLAN				
L102				

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PLAN NOTES

- IRRIGATION WILL BE SUPPLIED FOR ALL LANDSCAPED AREAS.
- BUILDING AREA (IDENTIFIED ON PLAN) TO BE TEMPORARILY SEEDED.



NO.	DATE	BY	DESCRIPTION
1	3/9/18	MAM	DRC ADDENDUM 1
2	4/12/18	MAM	DRC ADDENDUM 2
3	5/17/18	MAM	DRC ADDENDUM 3
4	5/29/18	MAM	DRC ADDENDUM 4

1160 DUBLIN ROAD
 SUITE 100
 COLUMBUS, OH 43215
 TEL: 614.441.4222
 FAX: 614.441.4222

PROJECT NO.: W301004
 DRAWN BY: MAM
 CHECKED BY: MAM

TECHNICAL SKILL:
 CREATIVE SPIRIT.

Mammitt Smith Group
 www.MammittSmithGroup.com

PREPARED FOR:
THE WITNESS GROUP
 600 ENTERPRISE DRIVE,
 LEWIS CENTER OH 43035

HYATT PLACE
 2006 POLARIS PARKWAY
 COLUMBUS, OH 43240

PRELIMINARY
 LANDSCAPING PLAN

L100

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