HYATT PLACE
2006 POLARIS PARKWAY, COLUMBUS, OH
CITY OF COLUMBUS SWDM
TYPE III VARIANCE APPLICATION

JULY 2019

PREPARED FOR:
BADRIVISHAL LLC
POLARIS PARKWAY
COLUMBUS, OHIO

PREPARED BY:
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215

TABLE OF CONTENTS

SECTION: PAGE NO.:

1.0 INTRODUCTION 1

2.0 DETERMINATION OF THE STREAM CORRIDOR PROTECTION ZONE 1

3.0 TYPE III VARIANCE (STREAM PROTECTION) 1
- 3.1 Proposed SCPZ Impacts 1
- 3.2 Existing Conditions 1
- 3.3 Site Development Alternatives 1
  - 3.3.1 Proposed Conditions – No Impact Alternative 1
  - 3.3.2 Proposed Conditions – Minimal Impact Alternative 2
  - 3.3.3 Proposed Conditions – Preferred Alternative 2
  - 3.3.4 Comparison of Project Alternatives 2
- 3.4 Impacts to Stormwater Detention and Water Quality 3
- 3.5 Statement of Hardship 3

4.0 MITIGATION 4

5.0 CONCLUSION 4

TABLES

TABLE 3.1 SUMMARY OF ALTERNATIVES 3

APPENDICES

APPENDIX A CONDITIONS AND ALTERNATIVES
- EXHIBIT 1 – EXISITNG CONDITIONS
- EXHIBIT 2 – NO IMPACT ALTERNATIVE
- EXHIBIT 3 – MINIMAL IMPACT ALTERNATIVE
- EXHIBIT 4 – PREFERRED ALTERNATIVE
- L100 – PRELIMINARY LANDSCAPE PLAN
- L102 – POLLINATOR HABITAT

APPENDIX B ECOLOGICAL SITE SURVEY

APPENDIX C SIERRA CLUB COMMENTS

APPENDIX D NATIONWIDE PERMIT

1.0 INTRODUCTION

The following report provides information pertaining to a variance request from the City of Columbus Stormwater Drainage Manual (SWDM) for the Hyatt Place Improvements project. Per Section 1.3 of the SWDM, the purpose of the stream corridor protection zone (SCPZ) is "to allow the natural, lateral movement of open water courses, provide sufficient area for flood conveyance, protect water quality and prevent structures from being impacted by natural streambank erosion."

The proposed develoment is located at 2006 Polaris Parkway, Columbus OH, east of Orion Place and the existing Ohio Farmers Insurance Company building. The site is currently undeveloped and has an existing stream on the north side of the property. The information below supports the requested Type III variance to maximize development for the site, while respectfully considering impacts to surrounding natural areas. The proposed improvements consist of a new 7-story hotel, a new 5,700 square foot restaurant/retail building, associated parking, landscaping, storm and sanitary sewer system. A proposed lot split will separate the hotel and retail/restaurant parcels. These buildings are intended to be constructed in parallel. A REA including parking and access easements will be recorded in conjunction with the lot split, but each lot must meet zoning requirements for parking. The proposed parking lot encroaches on the existing SCPZ.

2.0 DETERMINATION OF THE STREAM CORRIDOR PROTECTION ZONE

The existing SCPZ shown on Exhibit 1 was determined per Section 1.3.1 of the SWDM. The stream has a drainage area of approximately 30.07 acres, resulting in a minimum 50 foot wide SCPZ. The width of the SCPZ varies because of steep slopes in certain areas. Refer to Exhibit 1 for the existing limits of the SCPZ. In addition, the SCPZ was extended in certain areas to include slopes greater than 15% beyond the 50' minimum..

3.0 TYPE III VARIANCE (STREAM PROTECTION)

3.1 Proposed SCPZ Impacts

Under the preferred alternative, the proposed parking lot and grading limits will impact 0.14 acres of the existing SCPZ (refer to Exhibit 4). Included in the grading limits impact is a required retaining wall.

3.2 Existing Conditions

The existing site is currently open greenspace and undeveloped with the exception of an existing drive entrance that serves the existing property to the southwest. The stream runs from west to east for approximately 536 feet on the north side of the property and eventually discharges to an existing 24" storm sewer constructed under CC14222. There is an ephemeral stream tributary located at the northeast portion of the property that commences approximately 145 feet to the south and has a tributary area of approximately 0.5 acres.

3.3 Site Development Alternatives

3.3.1 Proposed Conditions – No Impact Alternative

According to the City of Columbus Municipal Code 3312.49- parking requirements, a hotel should provide 1 parking space/room. For the proposed restaurant space, the Municipal Code requires 1 space per 75 square feet minimum for buildings over 5,000 square feet. This would require the site to provide, in total, 188 parking spaces. Additionally, the hotel

brand requires 5 employee spaces, but his is not included as part of this calculation. This is not included in the 188 calculated required parking spaces. The no impact plan provides 158 parking spaces and would not meet the parking requirements. Refer to Exhibit 2 and Table 3.1.

3.3.2 Proposed Conditions – Minimal Impact Alternative

This option reflects zoning required minimum parking with minimal impact to the main stream SCPZ. As shown on Exhibit 3, the proposed development would impact 0.12 acres of the existing SCPZ. This alternative would impact the existing poor quality stream tributary (0.10 acres/4,557 s.f.) but reduce the grading limits affecting the main SCPZ (0.02 acres/870 s.f.). This minimal impact alternative affects and fills in the same approximately 67 feet of the existing poor quality ephemeral stream. 78 feet of the ephemeral stream beyond the grading and development limits will remain undisturbed. The existing 0.50-acre tributary to the ephemeral portion of the stream will be routed to the stream via the proposed storm sewer system. Note this alternative requires additional retaining wall cost to the site.

Site grading restraints result in an impact to the SCPZ due to the retaining wall, regardless of the location of the north parking for the proposed hotel. The finished floor elevation of the hotel has been lowered to the minimum elevation required for the site to drain properly. Compared to the preferred alternative, this layout reduces the impact to the SCPZ by approximately 1,200 square feet. The current minimal impact alternative provides adequate parking for the site (Table 3.1).

3.3.3 Proposed Conditions – Preferred Alternative

As shown on Exhibit 4, the proposed development would impact 0.14 acres of the existing SCPZ. This alternative would impact the existing poor quality stream tributary (0.10 acres/4,557 s.f.) and affects the main SCPZ (0.04 acres/1,742 s.f.). As with the minimal impact alternative, this preferred alternative affects and fills in the same approximately 67 feet of the existing poor quality ephemeral stream, and routes it's tributary area via the proposed storm sewer system. This alternative provides the most parking for proposed uses as has been planned by the Owner/Developer and reduces the amount of retaining wall required.

3.3.4 Comparison of Project Alternatives

As summarized in Table 3.1, the encroachment within the SCPZ is necessary to meet the City of Columbus Zoning Code parking requirements. It is possible to reduce the impact on the SCPZ with the minimal impact plan, however this results in approximately 50% more retaining wall to reduce grading impacts. Both the minimal impact and preferred alternative will not impact the 100-year flood elevation as shown in the HEC-RAS output in Appendix A. The associated cross sections are shown in both the minimal impact and preferred alternative layouts.

Table 3.1 Summary of Alternatives

Alternative	SCPZ Impact Area (AC.)	Required Parking	Provided
No Impact Plan	0.0	193	158
Minimal Impact Plan	0.12	193	193
Preferred Plan	0.14	193	212

3.4 Impacts to Stormwater Detention and Water Quality

All hydrologic parameters will be determined using methodology described in the City of Columbus SWDM and the Ohio Environmental Protection Agency (OEPA) "General Permit for Construction Storm Water Discharge" before discharging to the existing stream. The proposed development will drain into an underground detention system to meet the City and OEPA water quantity and quality requirements. This system will outlet to the existing stream. Outlet protection in the form of rip-rap will be sized accordingly for the proposed discharge rates. The storm sewer system design is preliminary and being finalized in conjunction with resolution of this variance request.

Geotechnical Consultants Inc. (GCI) performed a stream study per the attached report dated April 26, 2018. The Headwater Habitat Evaluation Index (HHEI) assessment method was used to score the habitat features of the stream. The stream received an HHEI score of 11 out of a possible 100 points. The stream is classified as a Modified Class 1 PHWH (ephemeral) stream. The stream generally has water present for short periods of time and does not support any aquatic life. The partial impact of this ephemeral stream is not expected to alter the health or quality of the remainder of the stream that will be left undisturbed.

3.5 Statement of Hardship

The impact to the SCPZ for the proposed Hyatt Place development under the minimal impact alternative is a result of providing minimum parking per the City of Columbus Zoning Code for hotel and restaurant/retail use and has been reviewed as an acceptable compromise with the Owner/Developer. The minimal impact Alternative provides the required 188 parking spaces per city code plus 5 hotel employee parks for a total of 193 spaces. This layout reduces the impact to the SCPZ by approximately 1,200 square feet as compared to the preferred alternative.

The preferred alternative provides 212 parking spaces. The Sierra Club provided comments on this variance request dated 11/21/2018 which requested this development be reduced to provide minimum required parking of 208 based on original calculations. 212 spaces is a reasonable compromise based on the above outlined preferred alternative scenario, as it reduces the parking and does not result in significant wall construction added cost for the benefit of 870 SF of unimpacted SCPZ as compared with the minimum impact alternative. The Owner/Developer requests the variance for this preferred alternative as it offers the same opportunity to plant more native species on site, per the Sierra Club's request, in mitigation response for tree disturbance during construction within the SCPZ.

Impacts to the SCPZ are minimal and the existing watershed to the stream on the north side of the site will not be impacted. As stated in the original variance submittal, the no impact alternative results in a significant shortage in parking and the Owner/Developers inability to develop this land according to end user requirements. The primary difference between the preferred alternative (Exhibit 4) and the minimal impact alternative (Exhibit 3) is the extent of grading required, which significantly affects the amount of retaining wall required.

4.0 MITIGATION

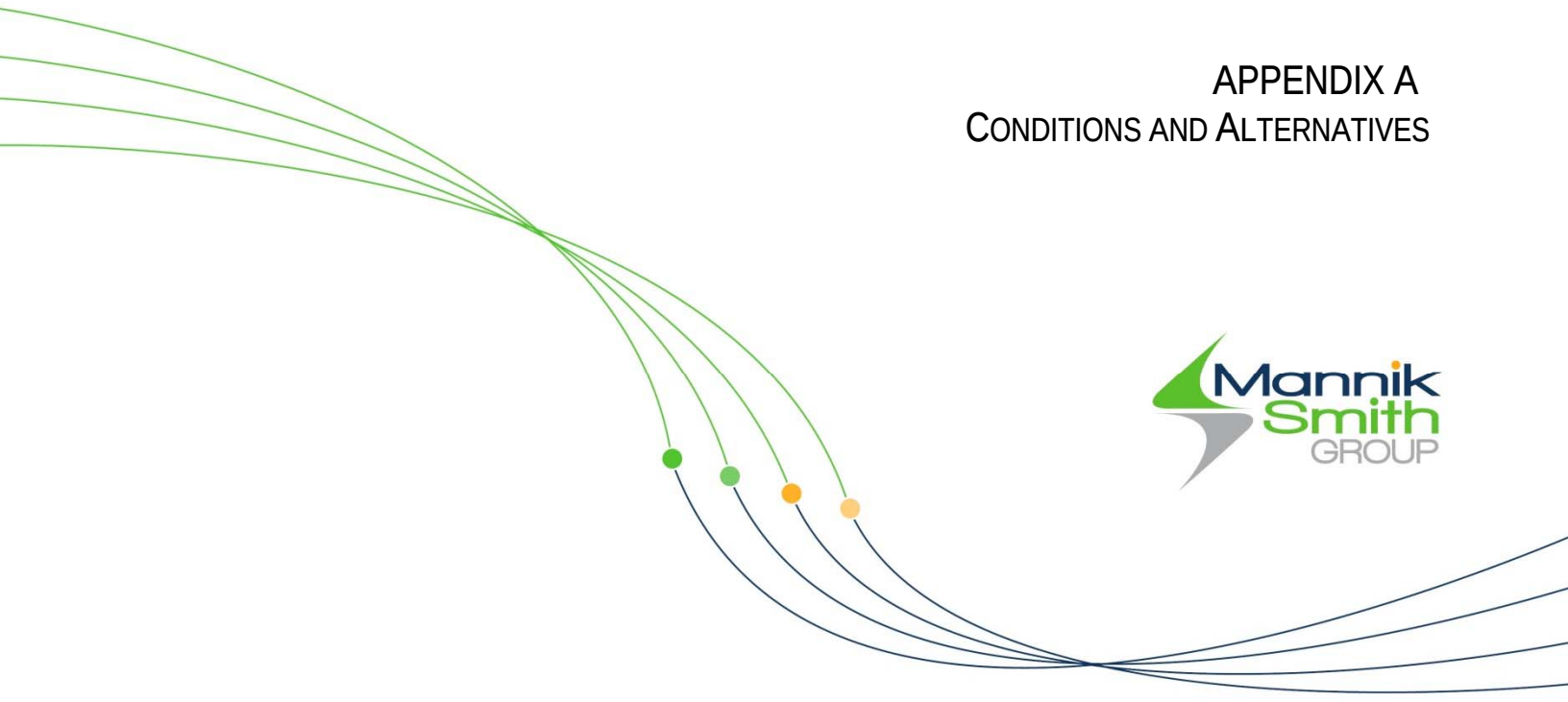
Per the SWDM, mitigation will be required for impacts to the SCPZ by creating equivalent mitigation for the impacted area. The preferred alternative (Exhibit 4) will impact 0.14 acres within the SCPZ and be mitigated onsite. Onsite mitigation will occur at a 1:1 ratio for 0.14 acres. Per the ecological site survey completed by GCI (Appendix B), the stream health and functionality will not be negatively impacted.

The minimal impact alternative will impact 0.12 acres within the SCPZ. Onsite mitigation will be provided at a 1:1 ratio for 0.12 acres per the Stormwater Drainage Manual Guidance Document. Mitigation will consist of invasive species control and native planting along the north side of the proposed hotel parking. See Exhibit 3 for mitigation areas. Both the preferred option and minimal impact option will require filing for a Nationwide Permit (NWP) 39 to fill the ephemeral stream for the proposed of commercial development. This NWP has been filed and received as attached in Appendix D.

5.0 CONCLUSION

The preferred alternative design provides adequate parking for the development with minor impacts to the existing stream and surrounding environment. All disturbances will be mitigated accordingly per the SWDM. Conversation has also occured with the Sierra Club, and planting options behind the wall are to be considered based on their suggestions. See the attached Preliminary Landscape Plan sheet L100 and sheet L102. If approved, encroachment to the SCPZ of approximately 0.14 acres will be mitigated as discussed in Section 4. The ephemeral stream proposed to be filled generally only has water for short periods of time during rain and snow melt events, with little to no aquatic life. The overall ecological impact of this request is minor to negligible.

APPENDIX A
CONDITIONS AND ALTERNATIVES



L:\Projects\Projects U-Z\W3010004\ENGAPPS\SCPZ\W3010004 EXHIBIT 1 EXISTING CONDITIONS.dwg - Last printed 7/26/2019 10:25 AM

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

EXHIBIT 1

EXISTING CONDITIONS

HYATT PLACE

2006 POLARIS PARKWAY
COLUMBUS, OH 43240

PREPARED FOR:

THE WITNESS GROUP

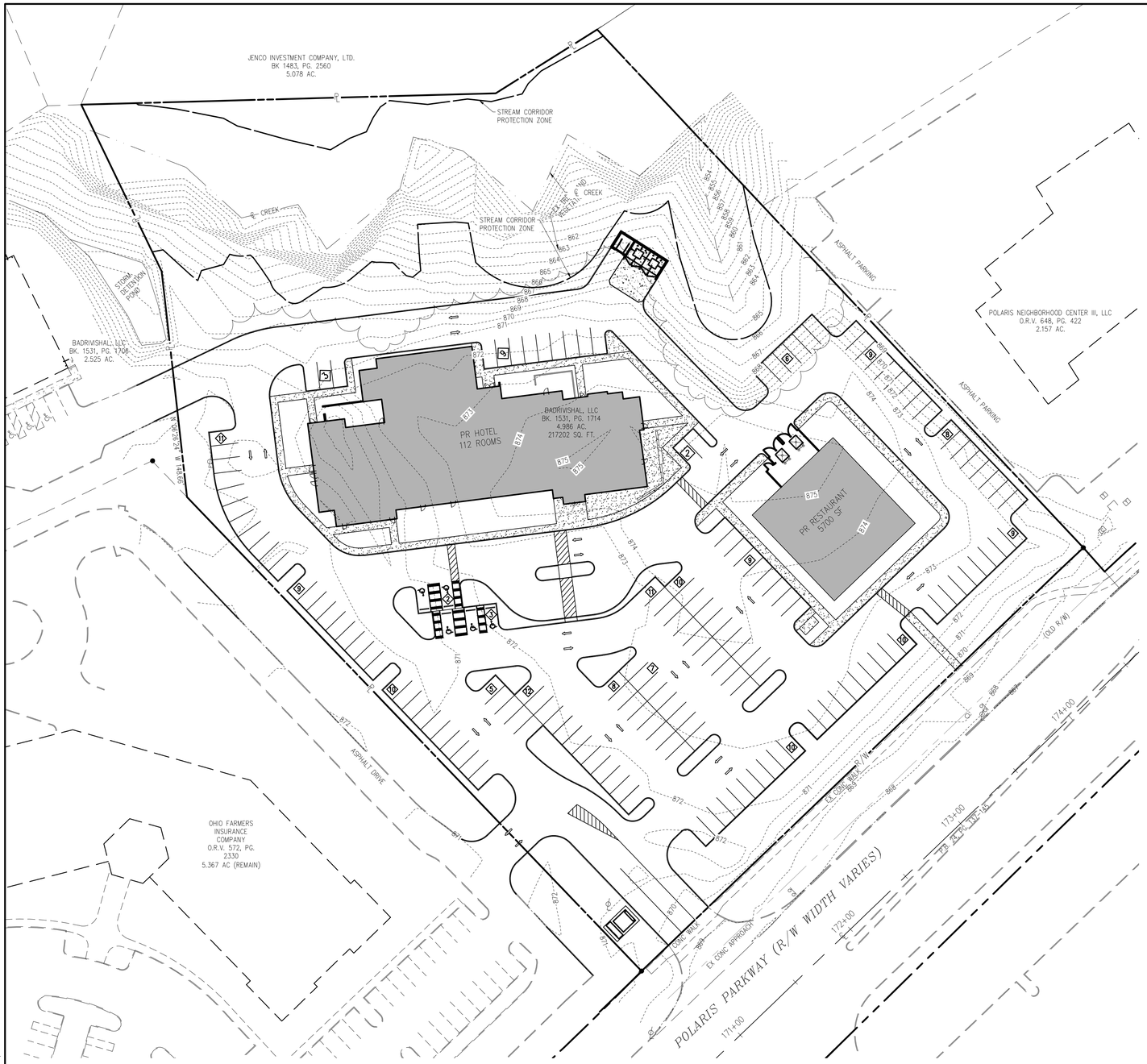
600 ENTERPRISE DRIVE,
LEWIS CENTER OH 43035

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 9/7/2018
PROJECT NO.: W3010004
DRAWN BY: KJW
CHECKED BY: MAM

NO.	DATE	BY	DESCRIPTION



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	SIDE	REAR
BUILDING	50'	15'	10'
PARKING	50'	3'	3'

HOTEL
HEIGHT: 77' (5 STORIES)
ROOMS: 112
PARKING: REQUIRED AUTO: 1/ROOM = 112
PROVIDED AUTO: 1/ROOM + 5 EMPLOYEE = 117
REQUIRED BICYCLE: 1/20 CARS = 12 (6 RACKS)
PROVIDED BICYCLE: 12 (6 RACKS)
REQUIRED LOADING: 1
PROVIDED LOADING: 1

RETAIL/RESTAURANT
AREA: 5,700 SF
PARKING: REQUIRED AUTO (RESTAURANT): 1/75 MIN, 1/50 MAX = 76-114
PROVIDED AUTO (RESTAURANT): 41
REQUIRED BICYCLE: 1/20 CARS = 12 (6 RACKS)
PROVIDED BICYCLE: 10 (5 RACKS)

TOTAL: SPACES REQUIRED: 193 (PER COC + 5 HOTEL EMPLOYEES)
SPACED PROVIDED: 158

PARKING SHADE TREES: REQUIRED: 1/10 PARKING SPACES
154 TOTAL SPACES = 16 TREES
PROVIDED: 16 TREES

PROPOSED LOT COVERAGE: 62%

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 9/7/2018
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PREPARED FOR:
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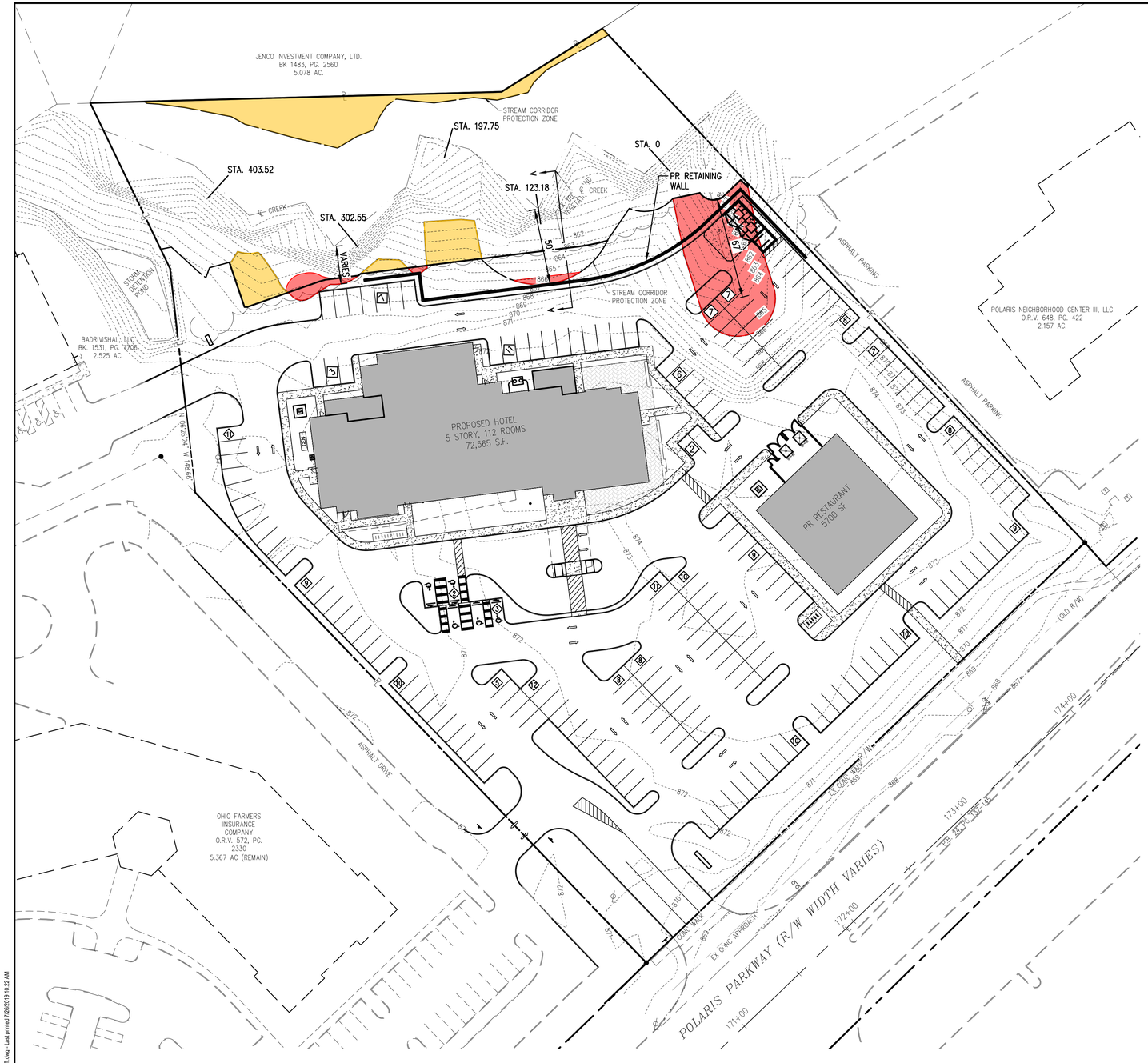
600 ENTERPRISE DRIVE
LEWIS CENTER OH 43035

HYATT PLACE
2006 POLARIS PARKWAY
COLUMBUS, OH 43240

NO IMPACT ALTERNATIVE

EXHIBIT 2



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PID: 318-443-02-002-004

TOTAL SITE AREA: 4.99 AC

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

SETBACKS:

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

HOTEL
HEIGHT: 77' (7 STORIES)
ROOMS: 112
PARKING: REQUIRED AUTO: 1/ROOM = 112
PROVIDED AUTO: 1/ROOM + 5 EMPLOYEE = 117
REQUIRED BICYCLE: 1/20 CARS = 12 (6 RACKS)
PROVIDED BICYCLE: 12 (6 RACKS)
REQUIRED LOADING: 1
PROVIDED LOADING: 1

RESTAURANT
AREA: 5,700 SF
PARKING: REQUIRED AUTO (RESTAURANT): 1/75 MIN, 1/50 MAX = 76-114
PROVIDED AUTO (RESTAURANT): 93
REQUIRED BICYCLE: 1/20 CARS = 12 (6 RACKS)
PROVIDED BICYCLE: 12 (6 RACKS)

TOTAL: SPACES REQUIRED: 193 (PER COC + 5 HOTEL EMPLOYEES)
SPACES PROVIDED: 193

PARKING SHADE TREES: REQUIRED: 1/10 PARKING SPACES
193 TOTAL SPACES = 20 TREES
PROVIDED: 20 TREES

PROPOSED LOT COVERAGE: 62%

LEGEND

DISTURBED SCPZ — 0.12 ACRES

MITIGATION AREA (1:1 RATIO) — 0.12 ACRES

SECTION A-A
SCALE 1:20 (H)
SCALE 1:5 (V)

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
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HYATT PLACE
2006 POLARIS PARKWAY
COLUMBUS, OH 43240

MINIMAL IMPACT ALTERNATIVE

EXHIBIT 3

L:\Projects\Projects U-Z\W3010004\ENGAPP\SS\2PW\W3010004 EXHIBIT 3 MINIMAL IMPACT.dwg - Last printed 7/26/2019 10:22 AM

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

STA. 197.75
STA. 403.52
STA. 0
STA. 123.18
STA. 302.55
PR RETAINING WALL
STREAM CORRIDOR PROTECTION ZONE
STREETS AND RETAINING
℄ CREEK
VARIES
50'
STORM DETENTION POND
ASPHALT PARKING
POLARIS NEIGHBORHOOD CENTER III, LLC
O.R.V. 648, PG. 422
2.157 AC.
PROPOSED HOTEL
5 STORY, 112 ROOMS
72,565 S.F.
PR RESTAURANT
5700 SF
ASPHALT DRIVE
OHIO FARMERS INSURANCE COMPANY
O.R.V. 572, PG. 2330
5.367 AC (REMAIN)
POLARIS PARKWAY (R/W WIDTH VARIES)
(OLD R/W)
EX. CONC. WALL
EX. CONC. APPROACH
℄ CONC. WALL
171+00
172+00
173+00
174+00

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	SIDE	REAR
BUILDING	50'	15'	10'
PARKING	50'	3'	3'

HOTEL
HEIGHT: 77' (5 STORIES)
ROOMS: 112
PARKING: REQUIRED AUTO: 1/ROOM = 112
PROVIDED AUTO: 1/ROOM + 5 EMPLOYEE = 117
REQUIRED BICYCLE: 1/20 CARS = 12 (6 RACKS)
PROVIDED BICYCLE: 12 (6 RACKS)
REQUIRED LOADING: 1
PROVIDED LOADING: 1

RESTAURANT
AREA: 5,700 SF
PARKING: REQUIRED AUTO (RESTAURANT): 1/75 MIN, 1/50 MAX = 76-114
PROVIDED AUTO (RESTAURANT): 44
REQUIRED BICYCLE: 1/20 CARS = 12 (6 RACKS)
PROVIDED BICYCLE: 12 (6 RACKS)

TOTAL: SPACES REQUIRED: 193 (PER COC + 5 HOTEL EMPLOYEES)
SPACES PROVIDED: 212

PARKING SHADE TREES: REQUIRED: 1/10 PARKING SPACES
212 TOTAL SPACES = 22 TREES
PROVIDED: 22 TREES

PROPOSED LOT COVERAGE: 62%

LEGEND

DISTURBED SCPZ — 0.14 ACRES

MITIGATION AREA (1:1 RATIO) — 0.14 ACRES

SECTION A-A
SCALE 1:20 (H)
SCALE 1:5 (V)

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

NO.	DESCRIPTION	DATE	BY

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HYATT PLACE
2006 POLARIS PARKWAY
COLUMBUS, OH 43240

PREFERRED ALTERNATIVE

EXHIBIT 4

OHIO **Utilities Protection** SERVICE
811 or 1-800-362-2764 *Call Before You Dig*

PLAN NOTES:

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

INVASIVE TREATMEMT AREA. SEE SHEET L102.

POLLINATOR HABITAT. SEE SHEET L102.

BUILDING AREA TO BE SEEDED

STREET TREES PER POLARIS PARKWAY PUBLIC ROAD IMPROVEMENTS

POLARIS PARKWAY (R/W WIDTH VARIES)

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

NO.	DATE	BY	DESCRIPTION
1	3/8/18	MAM	DRC ADDENDUM 1
2	4/12/18	MAM	DRC ADDENDUM 2
3	5/10/18	MAM	DRC ADDENDUM 3
4	5/30/18	MAM	DRC ADDENDUM 4

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COLUMBUS, OH 43240

PRELIMINARY LANSCAPING PLAN

L100

PLAN NOTES:

1. INVASIVE SPECIES TO BE REMOVED BY CUTTING AND HERBICIDE APPLICATION AS SPECIFIED ON THIS SHEET.
2. AREAS WITH OPEN CANOPY (FULL SUN) WILL BE PLANTED AS DESCRIBED IN TABLE 1.
3. AREAS WITH INTACT CANOPY TREEES (RESULTING IN PARTIAL TO FULL SHADE) WILL BE PLANTED AS DESCRIBED IN TABLE 2.
4. BARE ROOT PLANT MATERIAL WILL BE INSTALLED BETWEEN NOVEMBER 1 AND NOVEMBER 30.
5. ANY SUBSTITUTIONS OF PLANT MATERIAL WILL BE SUBMITTED TO THE CITY SITE CONTACT; ONLY THE CITY MAY APPROVE SUCH SUBSTITUTIONS.

INVASIVE TREATMENT

1. INVASIVE TREATMENT SHALL OCCUR WITHIN THE AREA IDENTIFIED ON THIS SHEET DURING THE LATE SUMMER, JULY–OCTOBER.
2. THE CONTRACTOR SHALL REMOVE ALL INVASIVE BUSH HONEYSUCKLE (LONICERA SP.) AND TREE–OF–HEAVEN (AILANTHUS ALTISSIMA) SAPLINGS AND TREES WITHIN THE AREA INDICATED ON THIS SHEET. PLANTS SHALL BE CUT CLOSE TO THE GROUND EITHER BY HAND OR VIA MECHANIZED CLEARING, LEAVING LOW STUMPS (1–2 INCHES HIGH) IN PLACE. IF MECHANIZED CLEARING IS USED, NO GRUBBING OR GROUND DISTURBANCE SHALL OCCUR.
3. THE CONTRACTOR SHALL REMOVE ALL GRAPE VINES BY TRACING THEM TO THE AREA(S) WHERE ROOTED INTO THE GROUND AND CUTTING THE VINE ON BOTH SIDES OF WHERE IT IS ROOTED.
4. THE CONTRACTOR SHALL APPLY WATER BASED GLYPHOSATE HERBICIDE (TRADE NAME ROMEO, ACCORD, OR APPROVED EQUAL) TO THE CUT SURFACE OF SHRUBS, TREES, AND VINES IMMEDIATELY (WITHIN 3 MINUTES) AFTER CUTTING. APPLY AT LEAST 40% OF ACTIVE INGREDIENT. A 100% SOLUTION IS RECOMMENDED FOR BEST RESULTS, FOLLOWING SPECIFICATIONS PROVIDED ON PRODUCT LABEL.
5. THE CONTRACTOR SHALL APPLY THE HERBICIDE DIRECTLY TO THE FRESHLY CUT SURFACE USING A HAND–HELD SPRAYER OR PAINTBRUSH. CARE SHOULD BE TAKEN NOT TO APPLY HERBICIDE TO ADJACENT NATIVE VEGETATION.
6. THE CONTRACTOR MAY CHIP PLANT MATERIAL ONSITE AND PLACE CHIPS/MULCH WITHIN THE INVASIVE TREATMENT AREA. CHIPS/MULCH SHALL ALSO BE USED TO STABILIZE ACCESS ROUTES. CHIPS/MULCH PLACED IN THE WORK AREA SHALL BE SPREAD IN A LAYER NO MORE THAN 4 INCHES THICK. ANY CUT PLANT MATERIAL NOT CHIPPED AND SPREAD WITHIN THE WORK AREA MUST BE REMOVED AND DISPOSED OF OFF–SITE.

TABLE 1: OPEN CANOPY PLANTING

COMMON NAME	SCIENTIFIC NAME	QUANTITY	MATERIAL	SIZE	MIN. SPACING
TREES					
RED OAK	QUERCUS RUBRA		BARE ROOT	18"	9'X9'
AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS		BARE ROOT	18"	
EASTERN COTTONWOOD	POPULUS DELTOIDES		BARE ROOT	18"	
OAK (S)	QUERCUS SPP.		BARE ROOT	18"	
BLACK CHERRY*	PRUNUS SEROTINA		BARE ROOT	18"	
SHRUBS					
GRAY DOGWOOD	CORNUS RACEMOSA		BARE ROOT	18"	14'X14'
ARROWWOOD VIBURNUM	VIBURNUM DENTATUM		BARE ROOT	18"	

*ACCEPTABLE SUBSTITUTES:
EASTERN REDBUD (CERCIS CANADENSIS)
HONEYLOCUST–THORNLESS (GLEDITSIA TRIACANTHOS F. INERMIS)

TABLE 2: UNDERSTORY PLANTING

COMMON NAME	SCIENTIFIC NAME	QUANTITY	MATERIAL	SIZE	MIN. SPACING
TREES					
BLUE–BEECH	QUERCUS RUBRA		BARE ROOT	18"	14'X14'
REDBUD	PLATANUS OCCIDENTALIS		BARE ROOT	18"	
PERSIMMON	POPULUS DELTOIDES		BARE ROOT	18"	
SASSAFRAS	QUERCUS SPP.		BARE ROOT	18"	
SHRUBS					
FLOWERING DOGWOOD	CORNUS FLORIDA		BARE ROOT	18"	9'X9'
WITCH HAZEL	HAMAMELIS VIRGINIA		BARE ROOT	18"	
SPICE BUSH	LINDERA BENZOIN		BARE ROOT	18"	
NANNY BERRY*	VIBURNUM LENTAGO		BARE ROOT	18"	

*ACCEPTABLE SUBSTITUTES:
BLACK–HAW (VIBURNUM PRUNIFOLIUM)
ROUGH LEAVED DOGWOOD (CORNUS DRUMMONDII)

ODOT POLLINATOR SEED MIX

GRASSES:

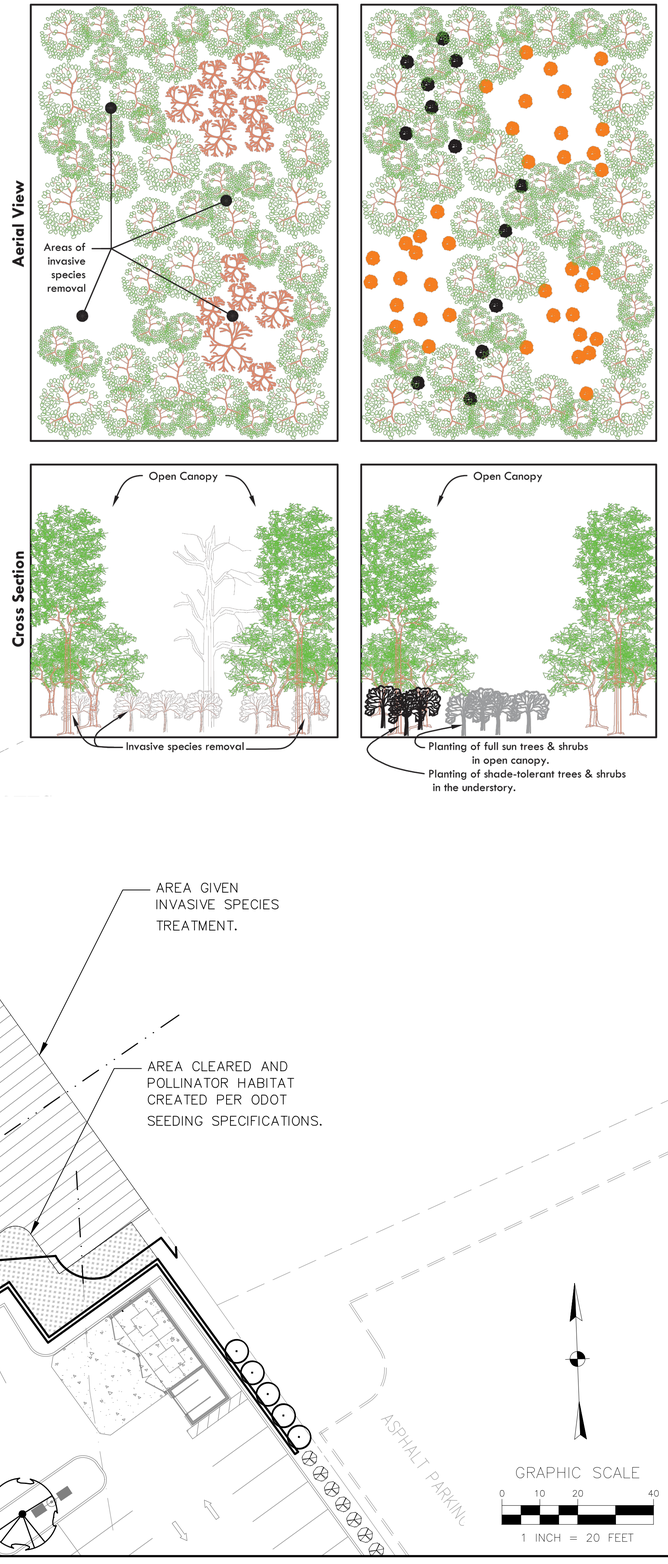
SPECIES	RATE (PLS LB/AC)
LITTLE BLUESTEM	0.250
SIDEOATS GRAMMA	0.250
SWITCHGRASS (BLACKWELL)	0.100
TOTAL GRASSES (LBS/ACRE)	0.600

WILDFLOWERS:

SPECIES	RATE (PLS LB/AC)
BLACKEYED SUSAN	0.105
BROWN–EYED SUSAN	0.070
CULVERS ROOT	0.002
FALSE OR OXEYE SUNFLOWER	0.200
GRAYHEADED CONEFLOWER	0.060
ILLINOIS BUNDLEFLOWER	0.500
LANCELEAF COREOPSIS	0.400
NEW ENGLAND ASTER	0.016
PARTRIDGEPEA	0.500
PURPLE CONEFLOWER	0.200
STIFF GOLDENROD	0.030

WILDFLOWERS (CONTINUED):

SPECIES	RATE (PLS LB/AC)
WILD BERGAMOT	0.050
BUTTERFLY MILKWEED	0.030
COMMON MILKWEED	0.030
ROSE OR SWAMP MILKWEED	0.030
DENSE BLAZINSTAR	0.100
HOARY VERVAIN	0.100
OHIO SPIDERWORT	0.080
RATTLESNAKE MASTER	0.060
ROUGHT GAYFEATHER OR BLAZING STAR	0.080
SMOOTH BLUE ASTER	0.010
TOTAL WILDFLOWERS (LBS/ACRE)	2.653



NO.	DATE	BY	DESCRIPTION
1	3/8/18	MAM	DRC ADDENDUM 1
2	4/12/18	MAM	DRC ADDENDUM 2
3	5/10/18	MAM	DRC ADDENDUM 3
4	5/30/18	MAM	DRC ADDENDUM 4

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 9/7/2018
PROJECT NO.: W3010004
DRAWN BY: MAM
CHECKED BY:

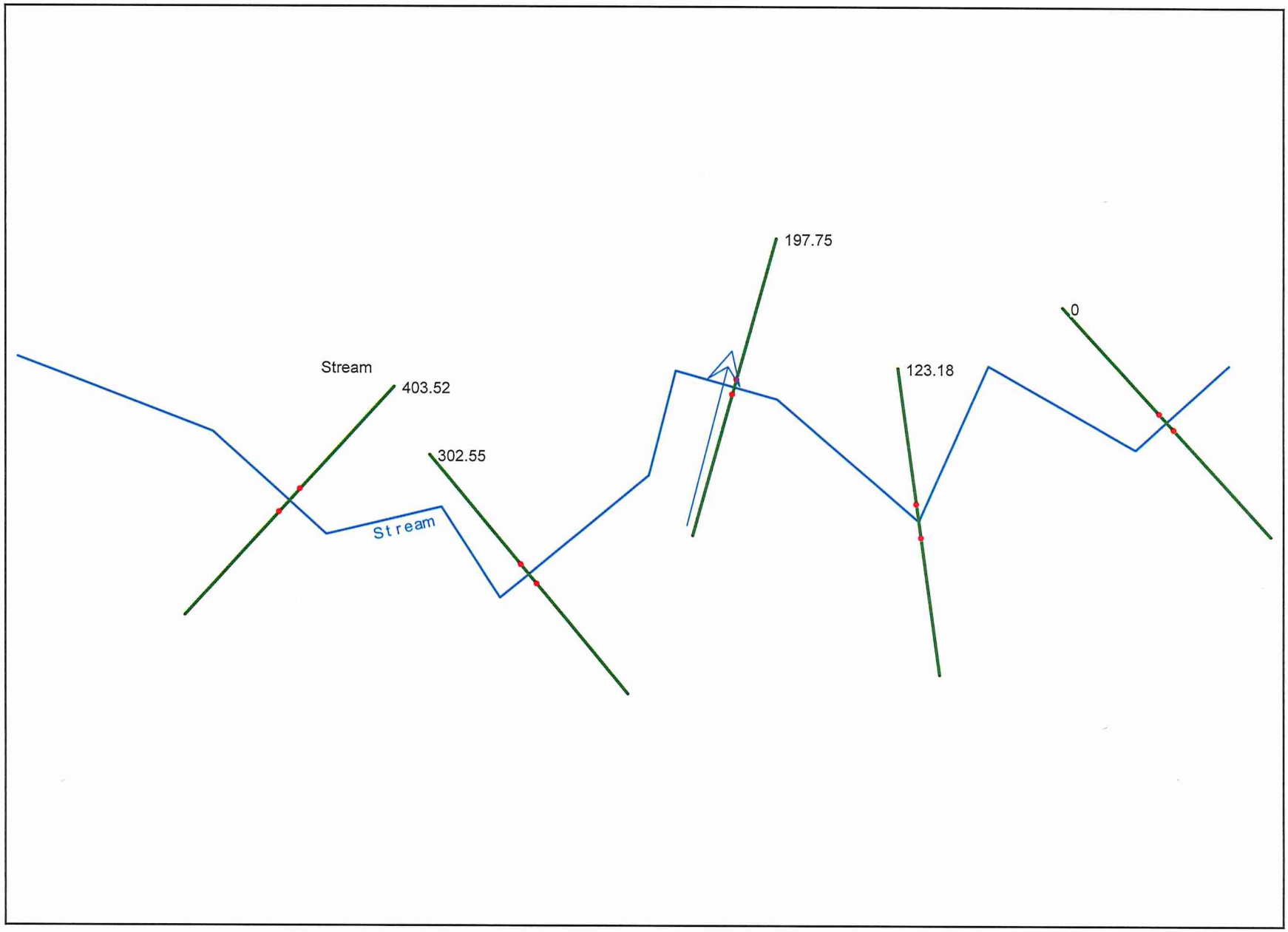
Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

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

HYATT PLACE
2006 POLARIS PARKWAY
COLUMBUS, OH 43240

POLLINATOR HABITAT

L102

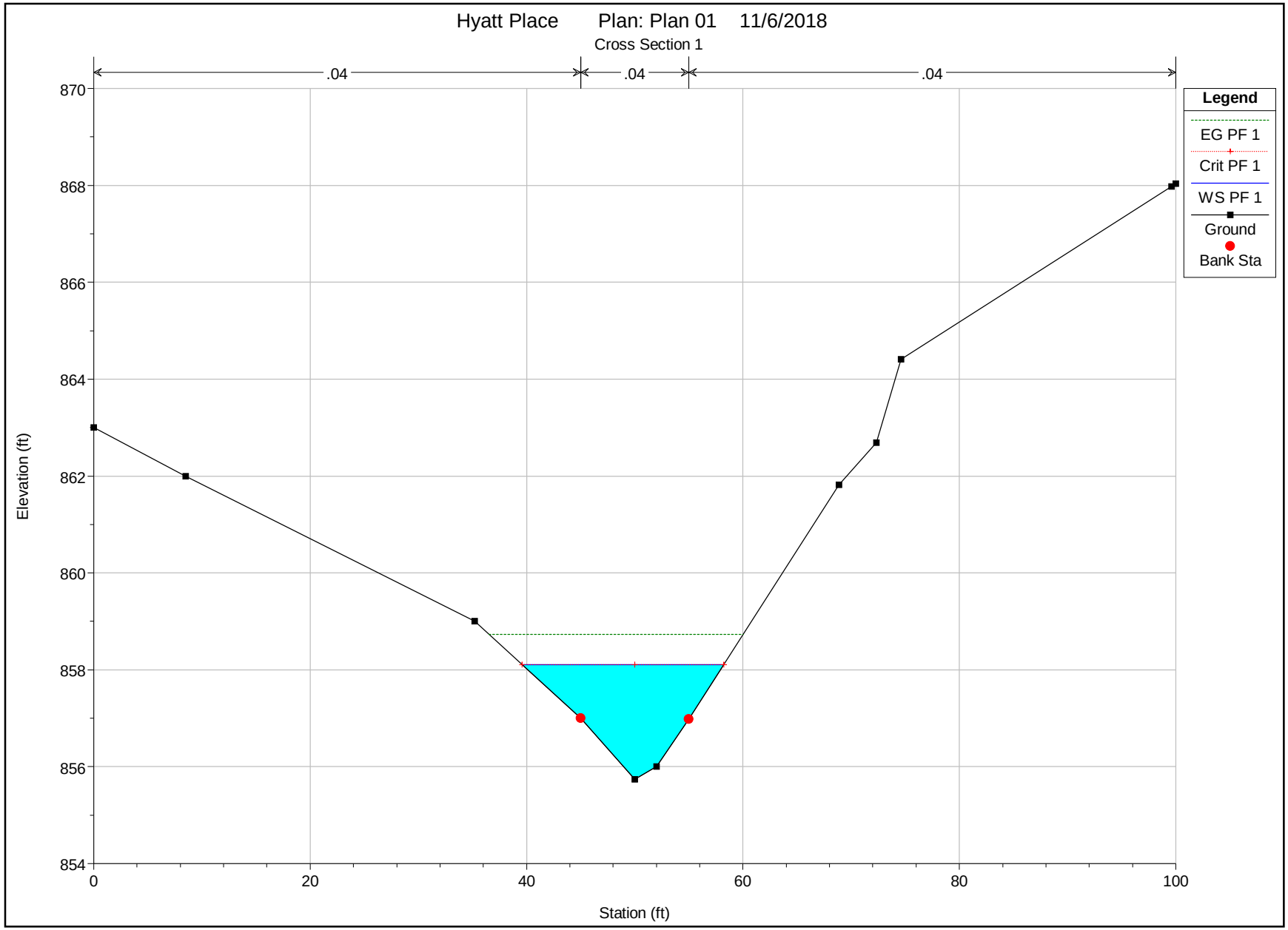

197.75
0
Stream
403.52
123.18
302.55
Stream

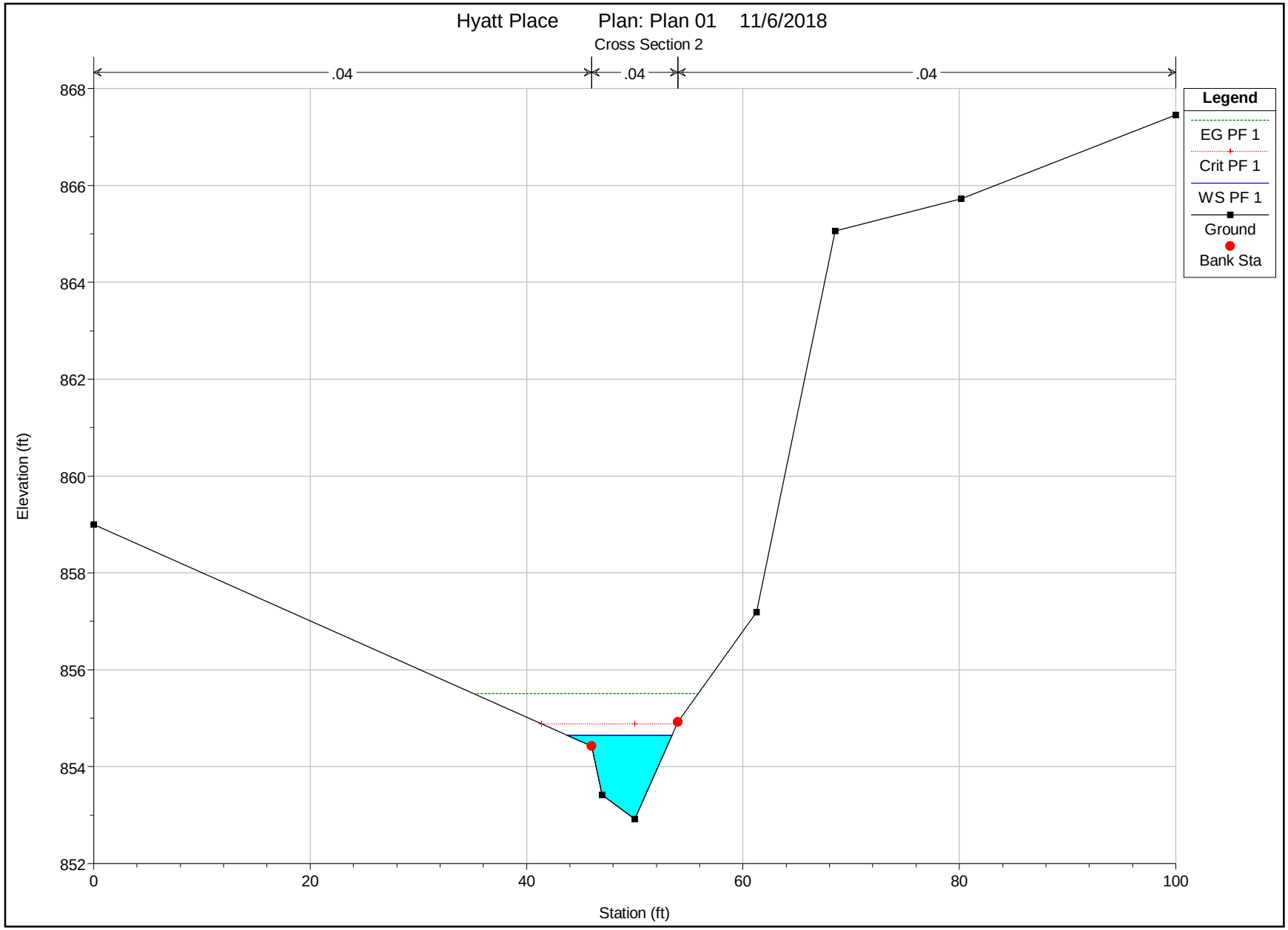
HEC-RAS Plan: Plan 01 River: Stream Reach: Stream Profile: PF 1

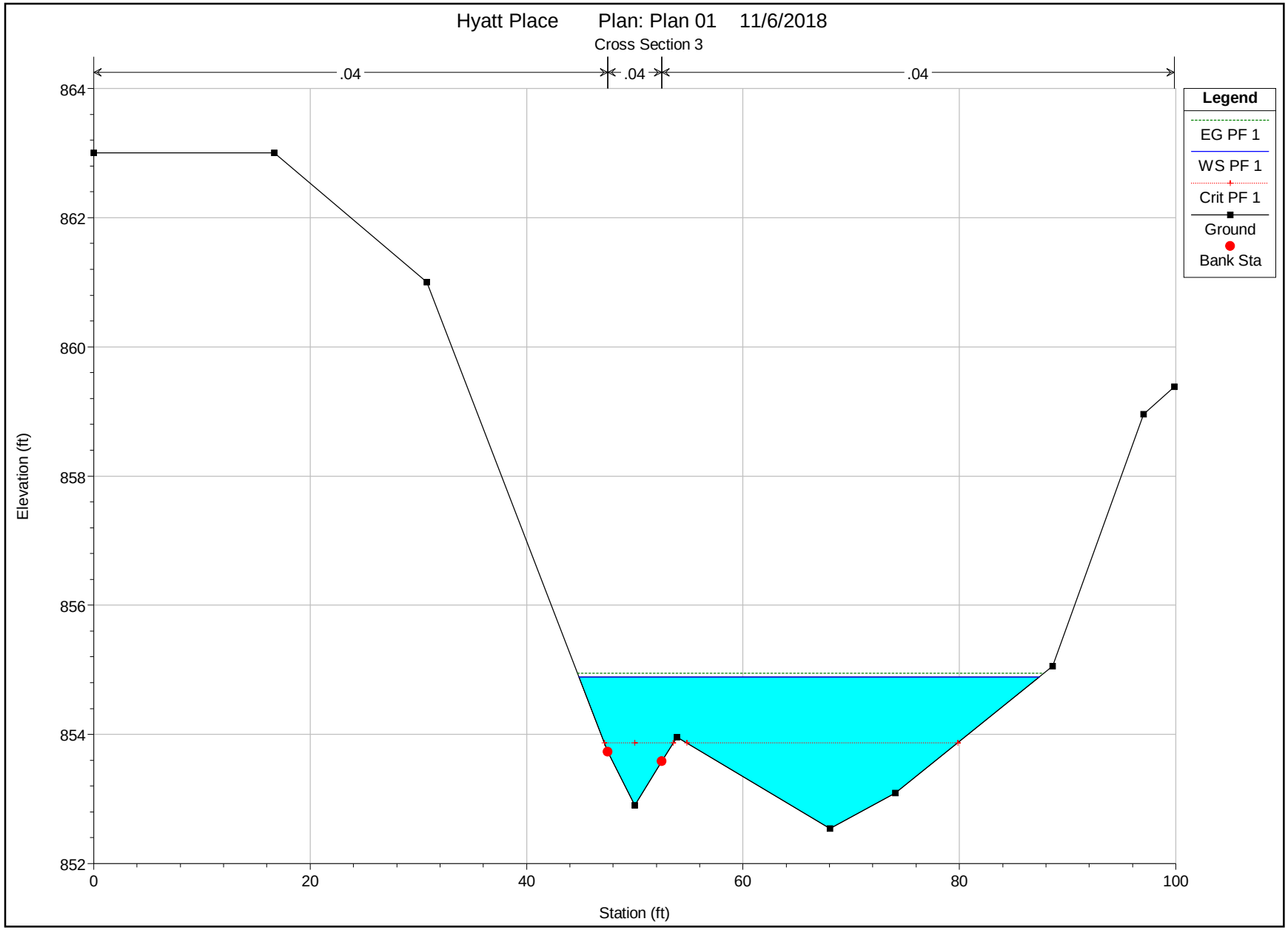
Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Stream	403.52	PF 1	145.02	855.74	858.11	858.11	858.73	0.023404	6.36	22.81	18.64	1.01
Stream	302.55	PF 1	145.02	852.92	854.65	854.88	855.51	0.045970	7.42	19.53	21.28	1.37
Stream	197.75	PF 1	145.02	852.54	854.89	853.87	854.95	0.001518	1.89	76.90	50.56	0.27
Stream	123.18	PF 1	145.02	851.61	854.62		854.75	0.004831	2.97	48.77	38.15	0.46
Stream	0	PF 1	145.02	850.83	853.12	853.12	853.57	0.025090	5.39	26.91	30.02	1.00

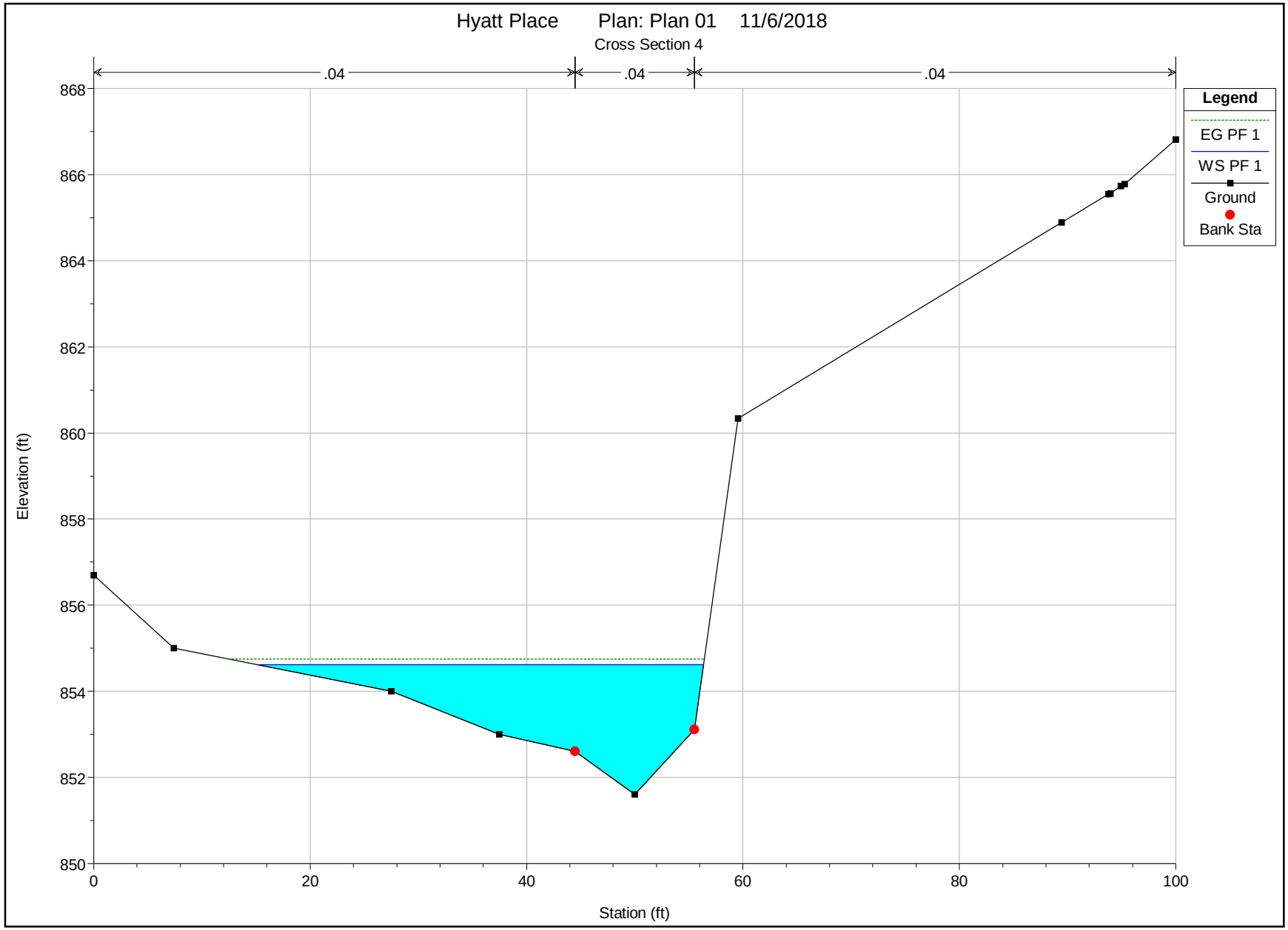
Plan: Plan 01 Stream Stream RS: 0 Profile: PF 1

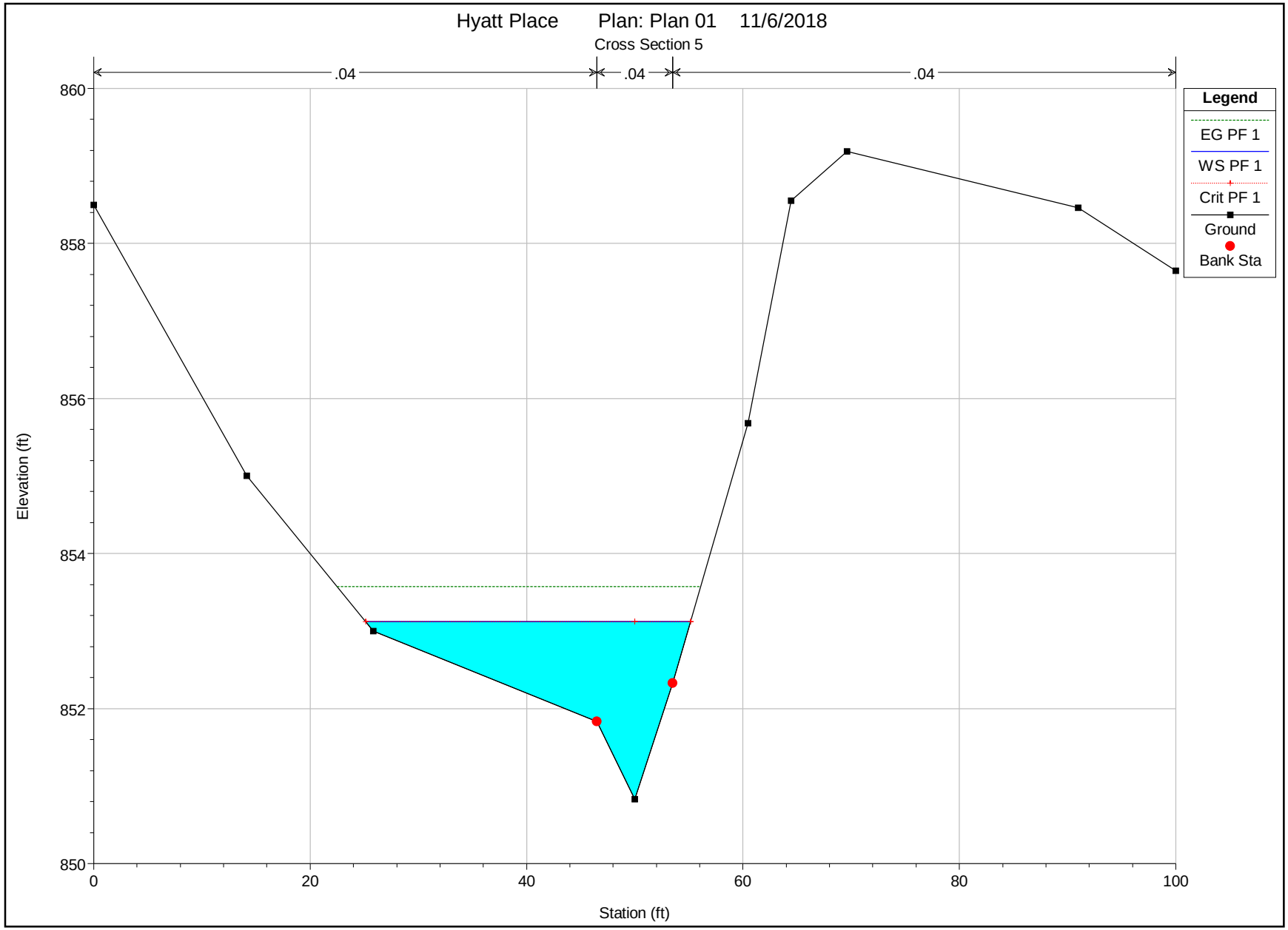
E.G. Elev (ft)	853.57	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.45	Wt. n-Val.		0.040	
W.S. Elev (ft)	853.12	Reach Len. (ft)			
Crit W.S. (ft)	853.12	Flow Area (sq ft)		26.91	
E.G. Slope (ft/ft)	0.025090	Area (sq ft)		26.91	
Q Total (cfs)	145.02	Flow (cfs)		145.02	
Top Width (ft)	30.02	Top Width (ft)		30.02	
Vel Total (ft/s)	5.39	Avg. Vel. (ft/s)		5.39	
Max Chl Dpth (ft)	2.29	Hydr. Depth (ft)		0.90	
Conv. Total (cfs)	915.5	Conv. (cfs)		915.5	
Length Wtd. (ft)		Wetted Per. (ft)		30.69	
Min Ch El (ft)	850.83	Shear (lb/sq ft)		1.37	
Alpha	1.00	Stream Power (lb/ft s)		7.40	
Frctn Loss (ft)		Cum Volume (acre-ft)			
C & E Loss (ft)		Cum SA (acres)			











APPENDIX B
ECOLOGICAL SITE SURVEY

GEOTECHNICAL CONSULTANTS INC.

MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
614.895.1400 phone
614.895.1171 fax

YOUNGSTOWN OFFICE
8433 South Avenue
Bldg 1, Suite 1
Boardman, OH 44514
330.965.1400 phone
330.965.1410 fax

www.gci2000.com

April 26, 2018

Ms. Melissa Miller
The Mannik & Smith Group, Inc.
1160 Dublin Rd., Suite 100
Columbus, Ohio 43215

Reference: Badrivishal LLC Property
2006 Polaris Parkway
Columbus, Delaware County, Ohio
GCI Project #18-E-21746

Dear Ms. Miller:

Geotechnical Consultants, Inc. (GCI) provides this letter as support for your variance application to the City of Columbus *Stormwater Drainage Manual* for the above reference property. The property consists of 4.99± acres of vacant land on the north side of Polaris Parkway, east of Orion Place. The property is identified by Delaware County parcel number 31844302002004.

GCI previously identified and documented an ephemeral stream located on the northeast portion of the property during our site visit dated March 20, 2018. Approximate latitude and longitude coordinates for the beginning and end of the assessed ephemeral stream are 40.145217 / -82.964076 and 40.145579 / -82.964209.

GCI understands the property is proposed for future commercial development, as indicated by the site plan attached to this letter. Development of the property, per *Site Plan Option 2b*, appears to encroach upon the aforementioned ephemeral stream. According to the site plan, it appears approximately 78 linear feet of this ephemeral stream will be filled for construction of parking areas. Approximately 67 linear feet of the ephemeral stream are located beyond the limits of grading/development and will remain undisturbed.

GCI used the Ohio Environmental Protection Agency (Ohio EPA) Primary Headwater Habitat (PHWH) Evaluation Form to score the stream, in accordance with the October 2009 Field Evaluation Manual for Ohio's Primary Headwater Habitat Streams (Version 2.3). The Headwater Habitat Evaluation Index (HHEI) assessment method was used to score the physical habitat features of the stream because its drainage area is less than one square mile, has no pools, and has no possibility of supporting fish communities.

The stream received a score of 11 out of a possible 100 points. Per Ohio EPA guidelines, the stream is classified as a Modified Class I PHWH (ephemeral) stream. Class I PHWH streams are generally defined as having water present for short periods of

time during snow melt and rain events and have little to no aquatic life. The stream scored poorly because it lacks high quality substrate, pools, and width. The stream has a severe gradient and is also lacking in riparian width, flow, and sinuosity.

GCI anticipates the partial impact (78± linear feet) of this ephemeral stream will not alter the health, functionality, or PHWH score of the remainder of the stream (67± linear feet) that will remain undisturbed.

GCI appreciates the opportunity to serve you on this project. Please contact our office with any questions or concerns regarding this information.

Respectfully submitted,

Geotechnical Consultants, Inc. (GCI)

Matthew R. Kaminski, EP
Senior Project Manager
Wetland Scientist, 401/404 Specialist

Attachments:
Delaware County Auditor's GIS Map
2016 USGS Topographic Map
Site Plan Option 2b
Site Plan Option 2b with Approximate Stream Location
1997, 2002, 2006, 2008, 2010, 2013, 2015, and 2017 Aerial Photograph
PHWH HHEI Form (2 pages)
Property Photographs (Photo 1 through Photo 12)

Cc: File

MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
614.895.1400 **phone**
614.895.1171 **fax**

YOUNGSTOWN OFFICE
8433 South Avenue
Building 1, Suite 1
Boardman, OH 44514
330.965.1400 **phone**
330.965.1410 **fax**

DAYTON OFFICE
2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

GEOTECHNICAL CONSULTANTS INC.

www.gci2000.com

Matthew R. Kaminski, EP
Senior Project Manager

- **Education:**
  2003 BS Environmental Geography, Ohio University

- **Active Registration & Certification:**
  2006 38 Hour Army Corps of Engineers Wetland Delineation & Management Training Program
  2011 OSHA 40-hour Hazardous Waste Operations
  2017 GBA's *Fundamentals of Professional Practice (FOPP)*

  Mr. Kaminski is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation, and by ASTM Practice E1527-13.

- **Experience & Qualifications:**
  Since joining GCI in 2005, Mr. Kaminski has been responsible for conducting numerous Phase I environmental site assessments (Phase I ESAs) of residential, commercial, industrial, and agricultural properties in Ohio, Michigan, West Virginia, and Pennsylvania.

  Mr. Kaminski is responsible for preparing reports required to meet compliance under the American Society for Testing and Materials (ASTM), and federal, state, and local regulations including the National Environmental Policy Act (NEPA), Ohio Department of Development (ODOD), Ohio Housing Finance Agency (OHFA), and the U.S. Department of Housing and Urban Development (HUD).

  Mr. Kaminski's experience includes managing and performing multidisciplinary environmental projects including Phase I ESAs, Ohio Voluntary Action Program (Ohio VAP) Phase I property assessments, wetland delineations, stream evaluations, 401/404 permit applications, groundwater sampling, and hazardous materials surveys.

- **Selected Projects**
  - Performed ground water well development and sampling using low-flow methods in accordance with Ohio EPA requirements for numerous Ohio Voluntary Action Program (VAP) projects.
  - Multiple hazardous materials surveys and Phase I ESAs for the Grandview Yard project, Grandview Heights, OH
  - Phase I ESA Nine Brooksedge Corporate Center Office Buildings, Westerville, OH
  - Phase I ESA Shell Station, Bexley, Franklin County, OH
  - Jurisdictional Water Delineation 25-Acre Property, Mansfield, OH
  - Phase I ESA and Preliminary Wetland and Stream Assessment 7+ Acre Proposed Office/Warehouse Property, Delaware, Delaware County, OH
  - Jurisdictional Water Delineation 735-Acre Property, Sunbury, OH

GEOTECHNICAL
CONSULTANTS INC.

ATTACHMENTS

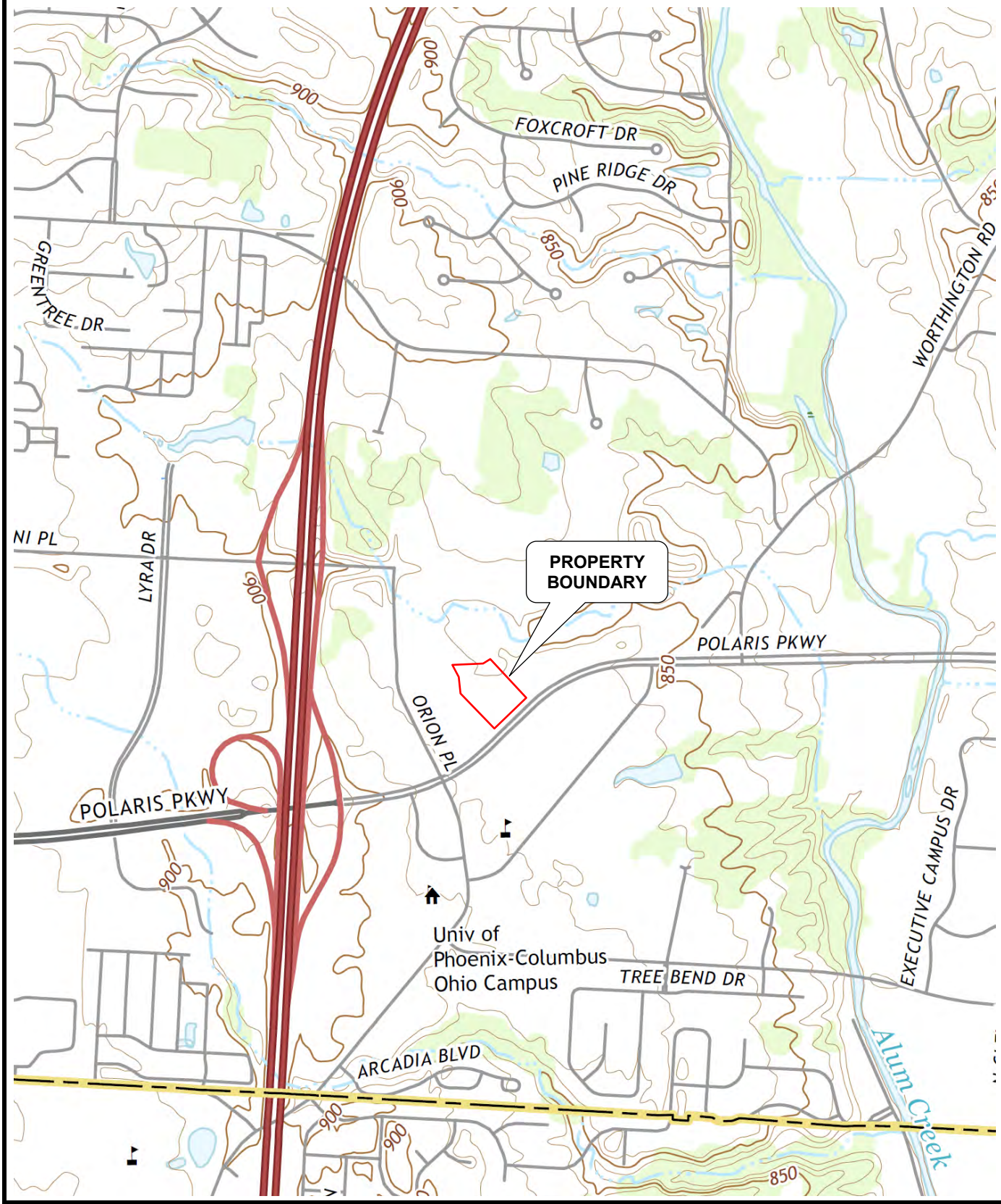
DELAWARE COUNTY AUDITOR'S GIS MAP **GCI PROJECT #18-E-21746**

North

BADRIVISHAL LLC PROPERTY
2006 POLARIS PARKWAY
COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

2016 USGS TOPOGRAPHIC MAP **GCI PROJECT #18-E-21746**



North

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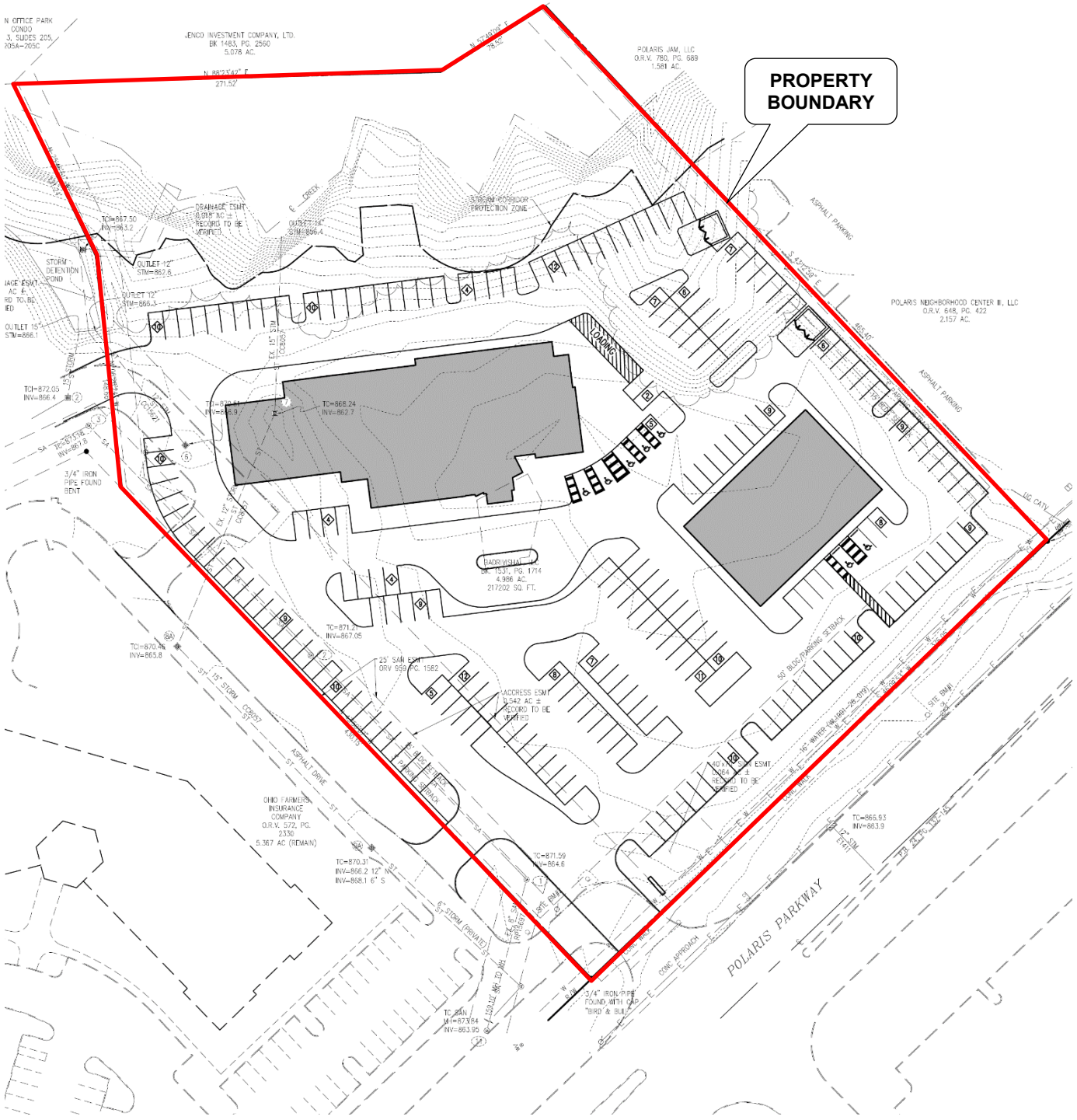
COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

SITE PLAN OPTION 2b **GCI PROJECT #18-E-21746**



North

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COLUMBUS, DELAWARE COUNTY, OHIO

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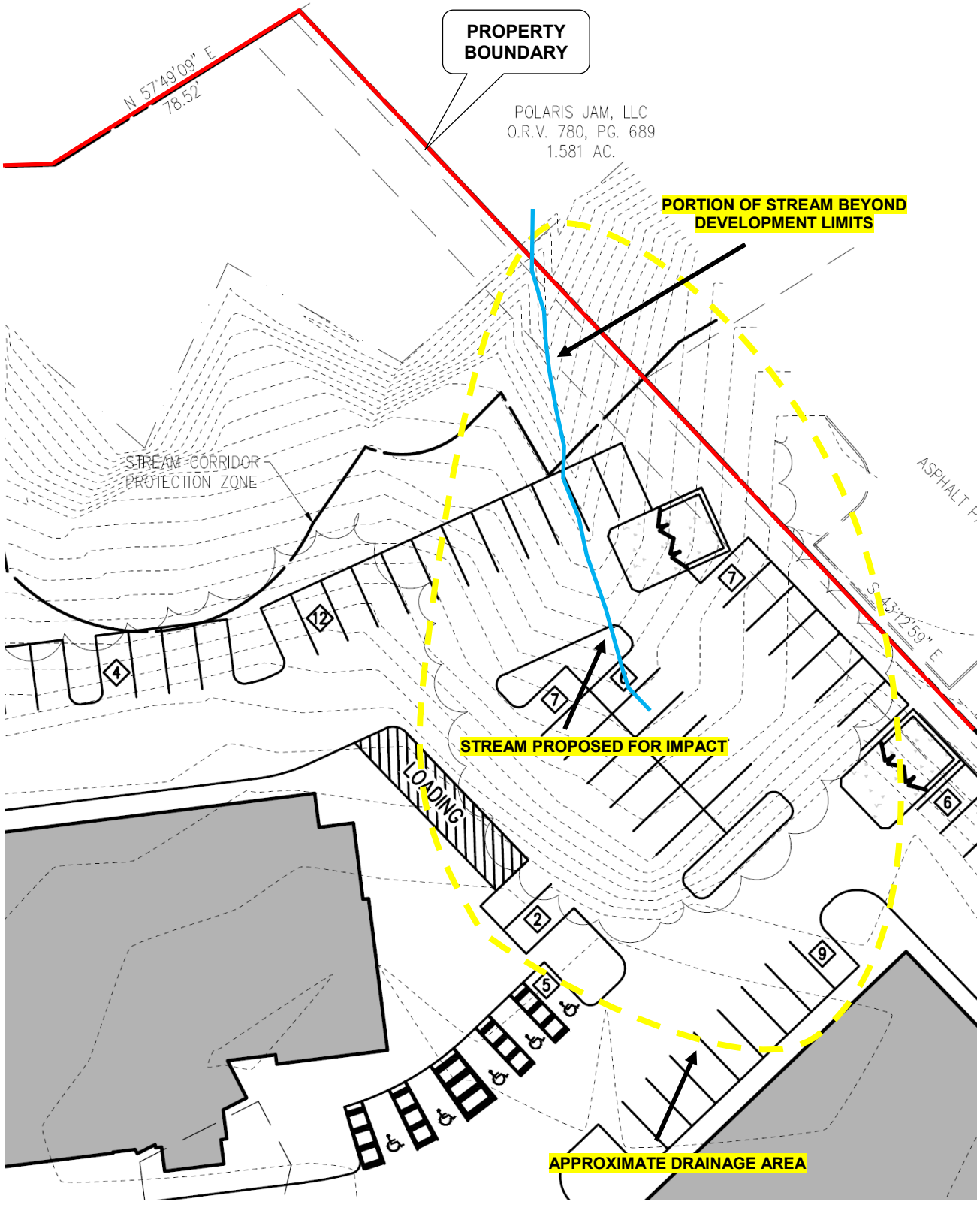
SITE PLAN OPTION 2b (NE) W/ APPROX. STREAM LOCATION **GCI PROJECT #18-E-21746**



North

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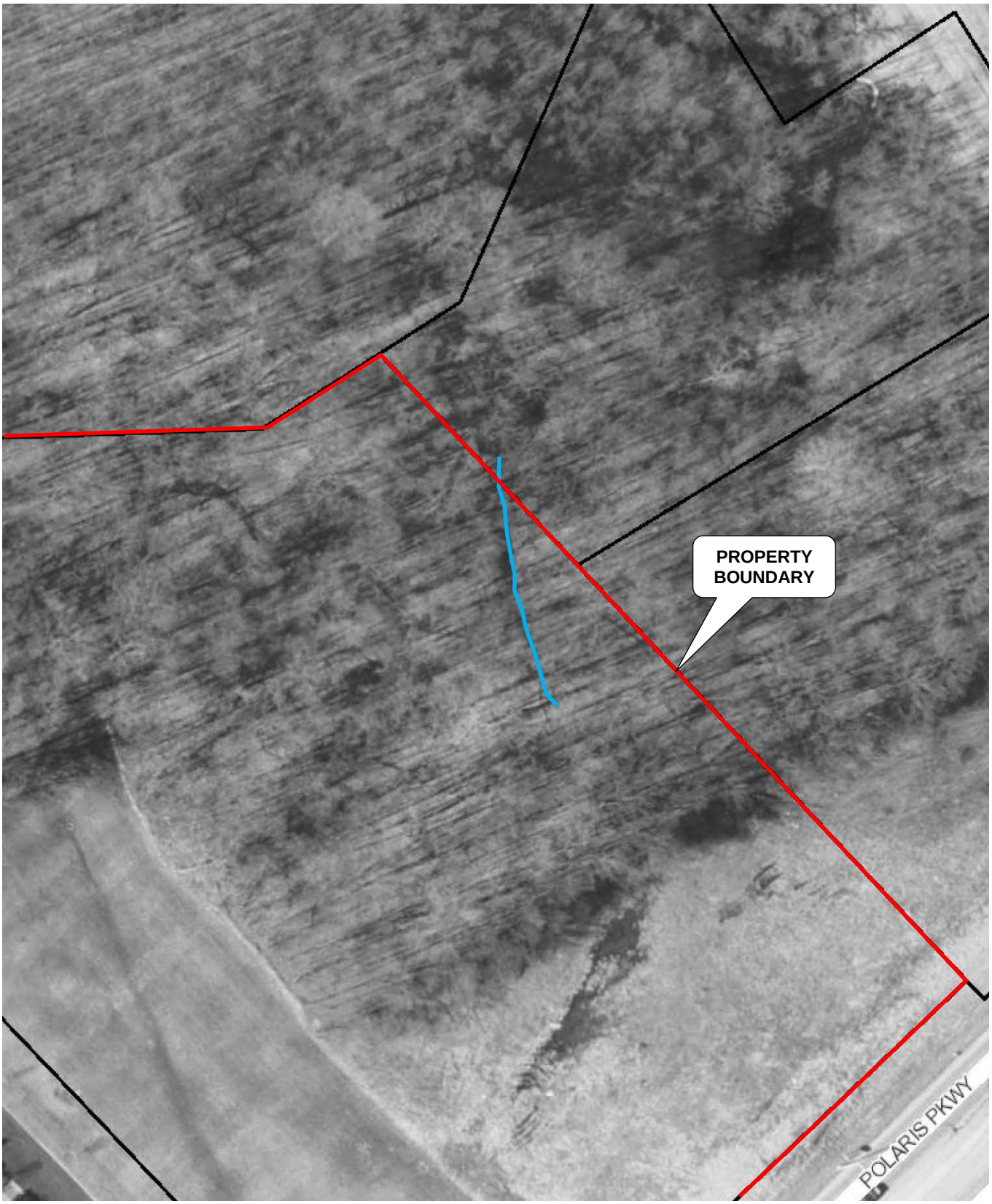
2006 POLARIS PARKWAY
COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

1997 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21746**



North

BADRIVISHAL LLC PROPERTY
2006 POLARIS PARKWAY
COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

2002 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21746**

North

BADRIVISHAL LLC PROPERTY
2006 POLARIS PARKWAY
COLUMBUS, DELAWARE COUNTY, OHIO

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2006 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21746**

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COLUMBUS, DELAWARE COUNTY, OHIO

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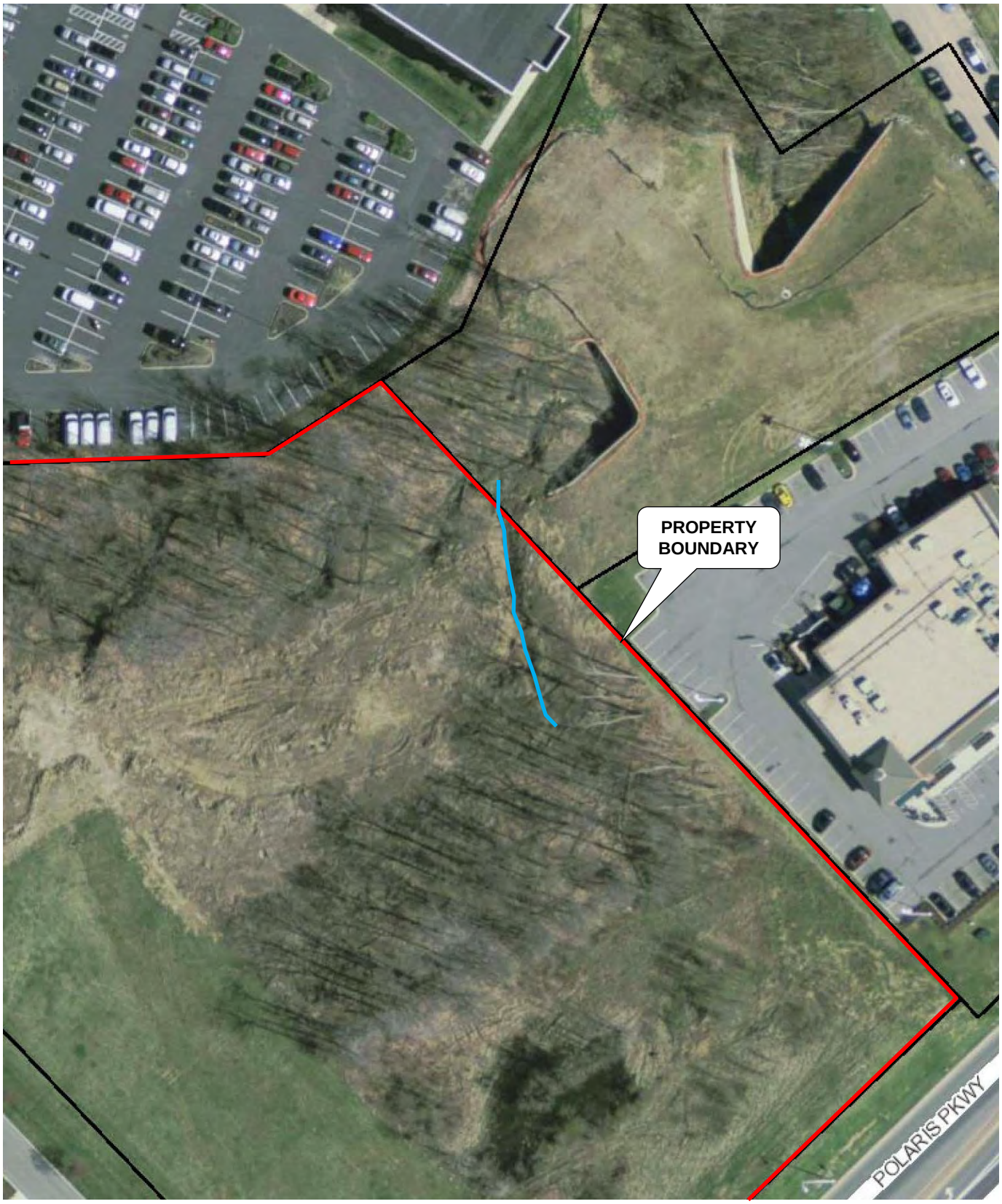
2008 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21746**



North

BADRIVISHAL LLC PROPERTY
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COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

2010 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21746**

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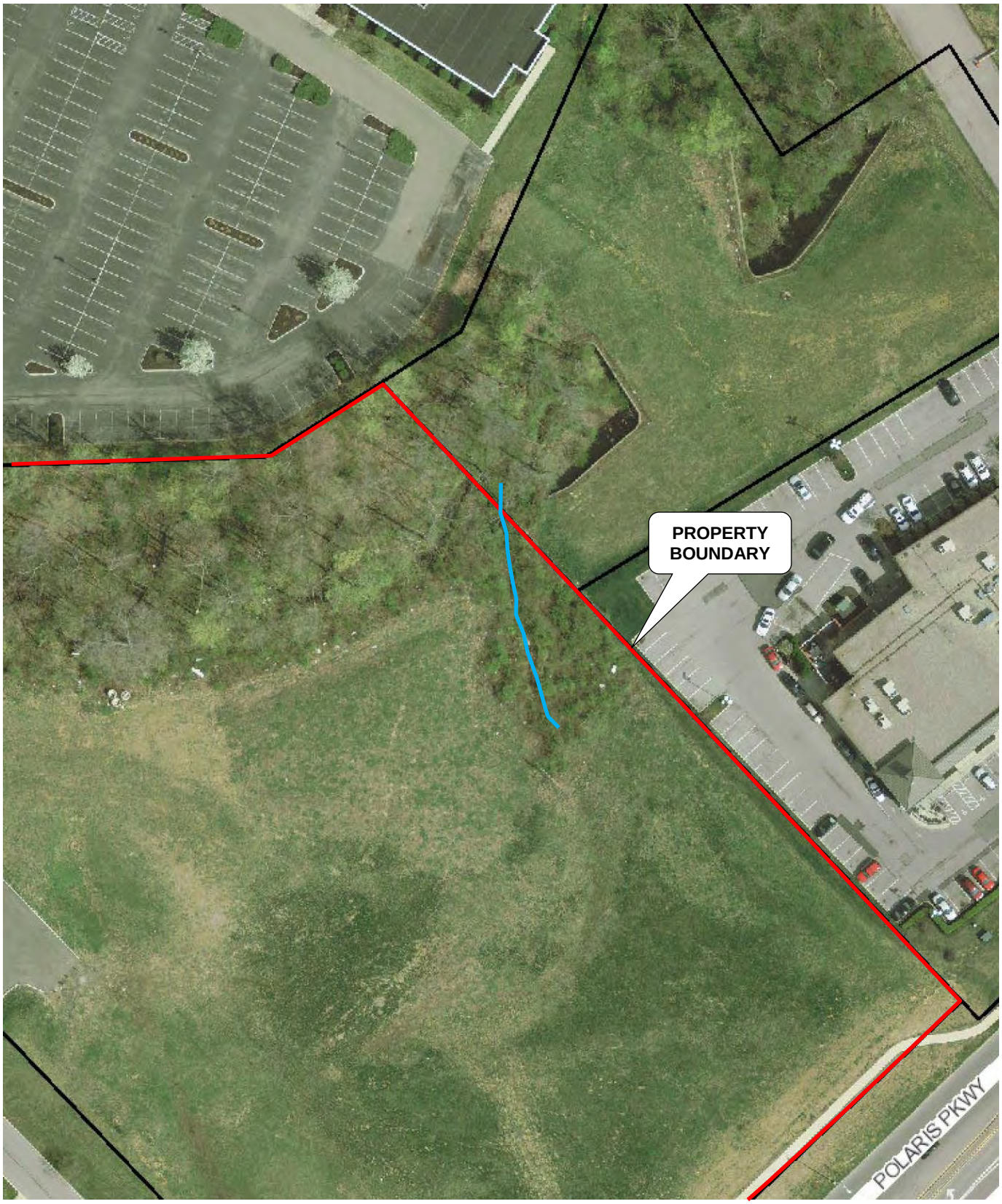
BADRIVISHAL LLC PROPERTY
2006 POLARIS PARKWAY
COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

2013 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21746**

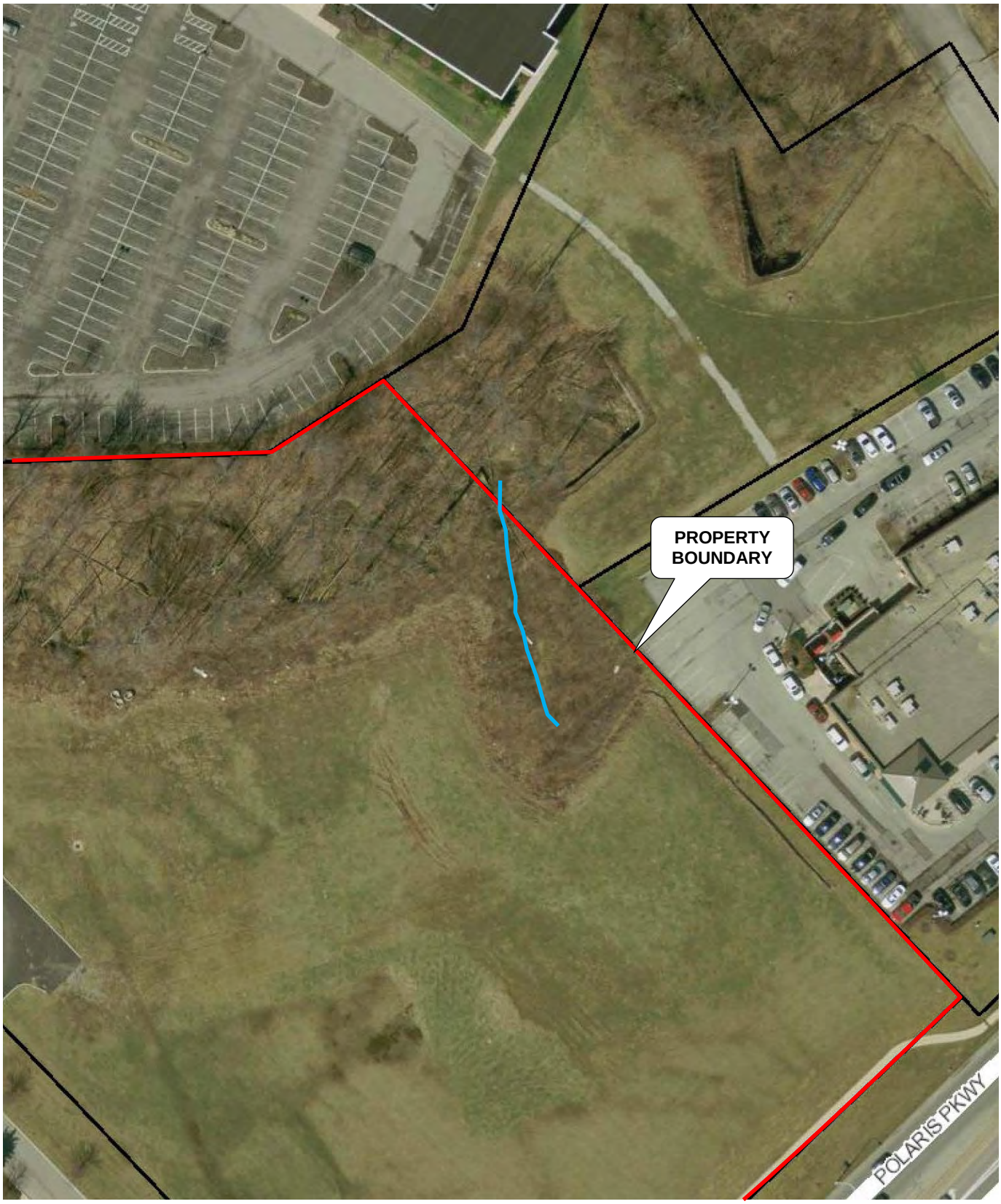


North

BADRIVISHAL LLC PROPERTY
2006 POLARIS PARKWAY
COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

2015 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21746**



North

BADRIVISHAL LLC PROPERTY
2006 POLARIS PARKWAY
COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

2017 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21746**

North

BADRIVISHAL LLC PROPERTY
2006 POLARIS PARKWAY
COLUMBUS, DELAWARE COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

Primary Headwater Habitat Evaluation Form

HHEI Score (sum of metrics 1, 2, 3) : 11

SITE NAME/LOCATION: 2006 Polaris Parkway, Columbus, Delaware County, OHio

SITE NUMBER: _____ RIVER BASIN: _____ DRAINAGE AREA (mi^2): 0.00

LENGTH OF STREAM REACH (ft): 145 LAT. 40.14538 LONG. -82.96412 RIVER CODE: _____ RIVER MILE: _____

DATE: 03/20/18 SCORER: MK COMMENTS: Drainage area is approx. 1/2 acre or 0.0007 sq miles

NOTE: Complete All Items On This Form - Refer to "Field Evaluation Manual for Ohio's PHWH Streams" for Instructions

STREAM CHANNEL MODIFICATIONS: ☐ NONE / NATURAL CHANNEL ☐ RECOVERED ☐ RECOVERING ☑ RECENT OR NO RECOVERY

1. SUBSTRATE (Estimate percent of every type of substrate present. Check *ONLY* two predominant substrate *TYPE* boxes (Max of 32). Add total number of significant substrate types found (Max of 8). Final metric score is sum of boxes A & B.

TYPE		PERCENT	TYPE		PERCENT
☐☐	BLDR SLABS [16 pts]	0%	☐☐	SILT [3 pt]	10%
☐☐	BOULDER (>256 mm) [16 pts]	0%	☑☐	LEAF PACK/WOODY DEBRIS [3 pts]	60%
☐☐	BEDROCK [16 pt]	0%	☐☐	FINE DETRITUS [3 pts]	0%
☐☐	COBBLE (65-256 mm) [12 pts]	0%	☐☑	CLAY or HARDPAN [0 pt]	30%
☐☐	GRAVEL (2-64 mm) [9 pts]	0%	☐☐	MUCK [0 pts]	0%
☐☐	SAND (<2 mm) [6 pts]	0%	☐☐	ARTIFICIAL [3 pts]	0%

Total of Percentages of Bldr Slabs, Boulder, Cobble, Bedrock: 0.00% (A) Substrate Percentage Check: 100% (B)

SCORE OF TWO MOST PREDOMINATE SUBSTRATE TYPES: 3 **TOTAL NUMBER OF SUBSTRATE TYPES:** 3

HHEI Metric Points

Substrate Max = 40

6

A + B

2. Maximum Pool Depth ***(Measure the maximum pool depth within the 61 meter (200 ft)*** evaluation reach at the time of evaluation. Avoid plunge pools from road culverts or storm water pipes) (Check *ONLY* one box):

☐	> 30 centimeters [20 pts]	☐	> 5 cm - 10 cm [15 pts]
☐	> 22.5 - 30 cm [30 pts]	☐	< 5 cm [5 pts]
☐	> 10 - 22.5 cm [25 pts]	☑	NO WATER OR MOIST CHANNEL [0 pts]

COMMENTS: no visible pools; slope too severe **MAXIMUM POOL DEPTH (centimeters):** 0

Pool Depth Max = 30

0

3. BANK FULL WIDTH (Measured as the average of 3-4 measurements) **(Check *ONLY* one box):**

☐	> 4.0 meters (> 13') [30 pts]	☐	> 1.0 m - 1.5 m (> 3' 3" - 4' 8") [15 pts]
☐	> 3.0 m - 4.0 m (> 9' 7" - 13') [25 pts]	☑	≤ 1.0 m (<=3' 3") [5 pts]
☐	> 1.5 m - 3.0 m (> 9' 7" - 4' 8") [20 pts]		

COMMENTS: _____ **AVERAGE BANKFULL WIDTH (meters):** 0.30

Bankfull Width Max=30

5

This information must also be completed

RIPARIAN ZONE AND FLOODPLAIN QUALITY ☆NOTE: River Left (L) and Right (R) as looking downstream☆

RIPARIAN WIDTH (Per Bank) L	R	FLOODPLAIN QUALITY (Most Predominant per Bank) L	R		L	R	
☐	☐	Wide >10m	☐	☐	Mature Forest, Wetland	☐	☐	Conservation Tillage
☐	☐	Moderate 5-10m	☐	☐	Immature Forest, Shrub or Old Field	☐	☐	Urban or Industrial
☑	☑	Narrow <5m	☑	☑	Residential, Park, New Field	☐	☐	Open Pasture, Row Crop
☐	☐	None	☐	☐	Fenced Pasture	☐	☐	Mining or Construction

COMMENTS: _____

FLOW REGIME *(At Time of Evaluation)* (Check *ONLY* one box):

☐	Stream Flowing	☑	Moist Channel, isolated pools, no flow (Intermittent)
☐	Subsurface flow with isolated pools (Interstitial)	☐	Dry channel, no water (Ephemeral)

COMMENTS: moist channel observed, but no flow or isolated pools

SINUOSITY (Number of bends per 61 m (200 ft) of channel) (Check *ONLY* one box):

☑	None	☐	1.0	☐	2.0	☐	3.0
☐	0.5	☐	1.5	☐	2.5	☐	>3

STREAM GRADIENT ESTIMATE

☐ Flat (0.5 ft/100 ft) ☐ Flat to Moderate ☐ Moderate (2 ft/100 ft) ☐ Moderate to Severe ☑ Severe (10 ft/100 ft)

ADDITIONAL STREAM INFORMATION (This Information Must Also be Completed):

QHEI PERFORMED? - ☐ Yes ☑ No QHEI Score _____ (If Yes, Attach Completed QHEI Form)

DOWNSTREAM DESIGNATED USE(S)

☐ WWH Name: _____ Distance from Evaluated Stream _____

☐ CWH Name: _____ Distance from Evaluated Stream _____

☐ EWH Name: _____ Distance from Evaluated Stream _____

MAPPING: ATTACH COPIES OF MAPS, INCLUDING THE ENTIRE WATERSHED AREA. CLEARLY MARK THE SITE LOCATION

USGS Quadrangle Name: **Galena, Ohio** NRCS Soil Map Page: _____ NRCS Soil Map Stream Order _____

County: **Delaware** Township / City: **Columbus**

MISCELLANEOUS

Base Flow Conditions? (Y/N): **Y** Date of last precipitation: **03/08/18** Quantity: **0.00**

Photograph Information: _____

Elevated Turbidity? (Y/N): **N** Canopy (% open): **100%**

Were samples collected for water chemistry? (Y/N): **N** (Note lab sample no. or id. and attach results) Lab Number: _____

Field Measures: Temp (°C) _____ Dissolved Oxygen (mg/l) _____ pH (S.U.) _____ Conductivity (µmhos/cm) _____

Is the sampling reach representative of the stream (Y/N) **Y** If not, please explain: _____

Additional comments/description of pollution impacts: _____

BIOTIC EVALUATION

Performed? (Y/N): **N** (If Yes, Record all observations. Voucher collections optional. NOTE: all voucher samples must be labeled with the site ID number. Include appropriate field data sheets from the Primary Headwater Habitat Assessment Manual)

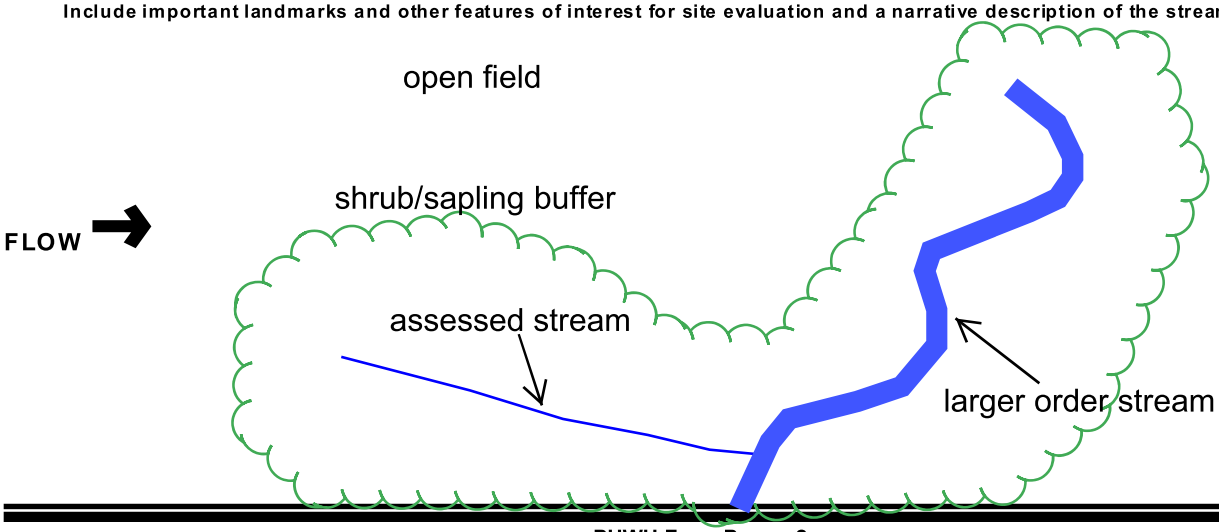
Fish Observed? (Y/N) **N** Voucher? (Y/N) **N** Salamanders Observed? (Y/N) **N** Voucher? (Y/N) **N**

Frogs or Tadpoles Observed? (Y/N) **N** Voucher? (Y/N) **N** Aquatic Macroinvertebrates Observed? (Y/N) **N** Voucher? (Y/N) **N**

Comments Regarding Biology: _____

DRAWING AND NARRATIVE DESCRIPTION OF STREAM REACH (This must be completed):

Include important landmarks and other features of interest for site evaluation and a narrative description of the stream's location



Save as pdf Reset Form

Photo 1: Southeasterly view from the east central portion of the property.

Photo 2: Southerly view from the east central portion of the property.

Photo 3: Westerly view from the east central portion of the property.

Photo 4: Northerly view of the northeast part of the property containing the ephemeral stream.

Photo 5: Easterly view of the vegetated depression containing the ephemeral stream.

Photo 6: Typical interior view and vegetation within the depression on the northeast portion of the property containing the ephemeral stream.

Photo 7: Downstream view from near the beginning of the ephemeral stream.

Photo 8: Close-up view near the beginning of the ephemeral stream.

Photo 9: Upstream view from the central part of the ephemeral stream.

Photo 10: Upstream view from near the termination of the ephemeral stream.

Photo 11: Another upstream view from near the termination of the ephemeral stream.

Photo 12: Southerly view from off-site at the confluence of the ephemeral stream with a larger order stream.

APPENDIX C
SIERRA CLUB COMMENTS

Sierra Club, Central Ohio Group
131 N. High Street, Ste. 605
Columbus, OH 43215
https://www.sierraclub.org/ohio/central-ohio

November 21, 2018

Re: Hyatt Place SWDM Variance

Greetings,

On behalf of the 3,500 Sierra Club members in central Ohio, we submit our comments for the Hyatt Place variance request.

In the current calculation of required parking spaces, the two planned building constructions, one hotel with 115 rooms and one restaurant that is 6920 sq. ft in area, are treated as separate entities with two separate minimum parking requirements: 115 minimum spaces (calculated according to the room total: 1 space per room) and 93 minimum spaces (calculated according to area: 1 space per 75 sq. ft) respectively. This is a total of 208 minimum parking spaces. However, the two businesses will undoubtedly share customers as well as an undelineated and thusly flexible parking lot. Because of the surplus of total parking that results from the total of two separate minimum parking requirements, we do not find the 18 extraneous planned parking spaces in Hyatt Place Exhibit 4 to be necessary. 208 spaces will make a significantly smaller footprint than 226. If we assume an average parking space size of 8' by 18', keeping the total number of spaces at 208, 18 fewer than 226, could conserve a total area of 2,592 sq. ft untouched land, the size of 5 small apartments.

According to COC 3323.19 - Uses.: "Accessory Uses. Accessory Uses means a subordinate use, building or structure located on the same lot with and of a nature incidental to the principal use, building or structure." Because the restaurant will be constructed on the same lot as the hotel with an undelineated, shared parking lot and because the two business will undoubtedly share a large portion of their customers, we question whether the eating establishment might instead be treated as an *Accessory Eating & Drinking Establishment*, which according to COC (3312.49 - Minimum numbers of parking spaces required) has a minimum parking space requirement of only 1:175 sq. ft rather than 1:75 sq. ft. This would amount to a total of 40 additional required spaces for the eating establishment rather than 93. Overall, this would drop the total required parking for the lot to a minimum of 155, a very reasonable lot size for two business with a shared, flexible lot and customer base. This would also allow planners to remove all parking spaces on the north side of the property illustrated in Hyatt Place, Layout 1, Exhibit 3, coinciding with the request of the Variance Review Committee to "[remove] parking spaces along the north side of the proposed drive north of the hotel building (similar to the No Impact Alternative) thereby reducing SCPZ impacts to the

stream that runs west to east on the north side of the property." This would also reduce costs, potentially eliminating the need for the retaining wall and lowering the cost of parking lot construction.

Additionally, we noticed that in the landscaping plans (L100), the restaurant building is labeled "building area will be seeded." Because the restaurant area is marked as "will be seeded," and the hotel building is not, the plan raises important questions about the construction of the restaurant. Does this mean the restaurant will not be constructed initially? If so, when it will be constructed? Is construction of the restaurant certain? We ask because delaying or cancelling the construction of the restaurant would render the extensive parking lot useless or, at the very least, irresponsible and wasteful. If this is indeed the case, even 208 parking spaces would be excessive; the total could be greatly reduced, once again lowering overall construction costs.

In addition to the large, planned, paved area, we are concerned about the minimal effort to address environmental impact. In particular, we find the construction of the wall along the north side of the property and the sparse and unnatural planting of yet-to-be-identified trees highly problematic and concerning. We offer the following thoughts, suggestions, and requests.

Rather than constructing a retaining wall to separate the natural features of the landscape from the property, we suggest that these features be incorporated into the space. Removal of the wall and parking spaces on the north side would leave space for small benches or a picnic area where hotel customers could relax. Offering a green space for customers to destress and feel at home will not only help to support native species and habitat, it will appeal to customers as well, improving customer satisfaction. Hyatt could even advertise their friendliness to customers and nature on a sign near the cohabited environment.

To help mitigate water contamination and runoff, we suggest the implementation of porous parking lot materials, which filter sediment and reduce runoff. Traditional paving materials like asphalt and concrete are impenetrable by water, leading to runoff water contaminated with gasoline, oil, salts, fertilizers and other harmful materials and increasing erosion in surrounding landscape. Permeable materials like porous asphalt and pervious concrete or pavers allow water to drain through the surface, filtering out harmful pollutants. After the water is filtered, it drains through the porous surface and either collects in a reservoir layer below made of gravel or crushed rock or drains back into the soil. While initial costs of porous parking lot materials can be higher, according to the EPA, these porous materials offer several advantages: "water treatment by pollutant removal, less need for curbing and storm sewers, improved road safety because of better skid resistance, [and] recharge to local aquifers." Recent technologies, enabling faster installation, continue to lower installation costs. We would be happy to provide further information about the implementation of permeable pavement.

Rain gardens are a simple addition to any landscaping plan and another great source of water conservation and runoff mitigation. They can be included with or without the use of permeable parking lot materials. Rain gardens consist of small, depressed areas of land, planted with native flowers, shrubs and perennials. These small areas work to absorb runoff water. The City of Columbus offers useful information about rain gardens on this webpage: https://www.columbus.gov/utilities/water-protection/Rain-Gardens/

After examining Hyatt Place Exhibit 2, Exhibit 3 and Exhibit 4, in document Layout 1, we found that only the required minimum number of trees in accordance with the parking shade tree ordinances are to be replanted. We believe that the total number of planted trees should reflect not only those required by the shade tree ordinances, but also any larger caliper trees that will be removed for construction.

According to Hyatt Place "L102" in Layout 1, this would be an additional 8 trees. This number can and should change depending upon the final construction plan and resulting number of trees removed. Additionally, after examining all of the submitted documents, we do not see any direct reference to grass, shrub and tree species that will be planted, only a general reference to individual "T-DEC," "T-EVG," "T-ORN," "S-EVG," "S-DEC," etc. We assume these labels correspond to deciduous, evergreen, and ornamental, despite the lack of a visible legend. However, this does not inform us of the plant species, making it impossible to determine whether the landscape will foster healthy plant growth of native species and contribute to livable space for Ohio's native species of flora and fauna or even whether the species will be invasive species, which could have lasting, devastating effects on nearby wildlife. Moreover, there is only one illustration for planned plant landscaping, "L100," and it corresponds to only *one* of the possible construction plans, Exhibit 4, the exhibit with the excessive 226 parking spaces. We would like to see alternative arrangements with fewer parking spaces and more specific information about the landscaping plans, including the names of plant species. We request that this information be shared before the variance is accepted, as it is crucial to ascertaining the quality and sustainability of the development and its impacts on the surrounding and supplanted environment.

We make the following recommendations for sustainable development based on the information currently available to the public. Concerning lawn plots, we recommend planting a native prairie grass; this will reduce maintenance costs and provide a better environment for dwindling local insect populations. We also recommend planting native tree species. Oak trees are excellent wildlife trees, and Elm trees fare well in parking lots. Both Oak and Elm trees contribute significantly to atmosphere and aesthetics while reducing utility costs and requiring little maintenance. In the case of ornamental plants, we recommend the Brilliant Red Chokeberry, Bluestem, and Switchgrass.

Too often we take singular plants and place them in an isolated growing environment where they become stressed, grow poorly and die young. Grouping enhances growing. To dedicate more space for plants and landscaping can be difficult in parking lots where parking space is at a premium. Nevertheless, if we want to improve parking lots and make them more aesthetically pleasing, we need to provide more space for plants and wildlife and give more attention to plant needs. Not to mention, this will reduce costs associated with maintenance of the gardening areas, especially as the need to maintain, replant and replace plants decreases. Native plant species require less care, reducing manual labor costs overall – they thrive when left alone, require less watering and trimming, and in the case of native grasses, less mowing. The addition and expansion of incorporated growing spaces coincides with the reasonable reduction in parking spaces we request.

Sincerely,

Elissa Yoder Mann, ***Conservation Coordinator, Sierra Club Ohio***

Michael Daly, ***Conservation Chair, Central Ohio Group Sierra Club***

Nicole Tabit, ***Administrative Assistant, Clean Water Campaign Fellow***

Kassi Burnett, ***Volunteer, Central Ohio Group Sierra Club***

APPENDIX D
NATIONWIDE PERMIT

DEPARTMENT OF THE ARMY
HUNTINGTON DISTRICT, CORPS OF ENGINEERS
502 EIGHTH STREET
HUNTINGTON, WEST VIRGINIA 25701-2070

REPLY TO ATTENTION OF

November 19, 2018

Regulatory Division
North Branch
LRH-2018-822-SCR-Unnamed Tributary to Alum Creek

PRELIMINARY JURISDICTIONAL DETERMINATION AND NATIONWIDE PERMIT 39 VERIFICATION

Mr. Thomas Lennon
Witness Construction
600 Enterprise Drive
Lewis Center, Ohio 43035

Dear Mr. Lennon:

I refer to your pre-construction notification (PCN) received in this office on August 31, 2018, concerning a proposal to discharge approximately 17 cubic yards of dredged and/or fill material into approximately 65 linear feet (0.001 ac) of one (1) ephemeral stream, an unnamed tributary to Alum Creek, in association with the proposed Hyatt Place Development. The proposed 4.99 acre project site is located at 2006 Polaris Parkway in Columbus, Delaware County, Ohio (approximate coordinates 40.144875, -82.964297). On-site waters flow to an unnamed tributary to Alum Creek, an indirect tributary of the Scioto River, a navigable water of the United States. Your PCN has been assigned the following file number: LRH-2018-822-SCR- Unnamed Tributary to Alum Creek. Please reference this number on all future correspondence related to this project.

The United States Army Corps of Engineers' (Corps) authority to regulate waters of the United States is based on the definitions and limits of jurisdiction contained in 33 CFR 328, including the amendment to 33 CFR 328.3 (80 Federal Register 37053), and 33 CFR 329. Section 404 of the Clean Water Act (Section 404) requires a Department of the Army (DA) permit be obtained prior to discharging dredged and/or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 (Section 10) requires a DA permit be obtained for any work in, on, over or under a navigable water.

Based on a review of the aquatic resources in the submitted information, one (1) ephemeral stream totaling approximately 113 linear feet and one (1) intermittent/perennial stream totaling approximately 508 linear feet are located within the review area. The aquatic resources identified above and on the enclosed preliminary jurisdictional determination (JD) form **may** be waters of the United States in accordance with the Regulatory Guidance Letter for JDs issued by the Corps on October 31, 2016 (Regulatory Guidance Letter No. 16-01). As indicated in the guidance, this preliminary JD is non-binding and cannot be appealed (33 CFR 331.2) and only provides a written indication that waters of the United States may be present on-site.

You have declined to exercise the option to obtain an approved JD in this instance and at this time. However, for the purposes of the determination of impacts, compensatory mitigation, and other resource protection measures for activities that require authorization from this office the aquatic resources referenced above and on the enclosed preliminary JD form will be evaluated as if they are waters of the United States.

Enclosed with this document please find two (2) copies of the preliminary JD. If you agree with the findings of this preliminary JD and understand your options regarding the same, please sign and date one (1) copy of the form and return it to this office within 30 days of receipt of this letter. You should submit the signed copy to the following address:

United States Army Corps of Engineers
Huntington District
502 Eighth Street
Huntington, West Virginia 25701
Attn: North Branch
LRH-2018-822-SCR-Unnamed Tributary to Alum Creek

The proposed project, as described in the PCN referenced above, has been reviewed in accordance with Section 404 and Section 10. Based on your description of the proposed work, and other information available to us, it has been determined that this project will not involve activities subject to the requirements of Section 10. However, this project will include the discharge of dredged and/or fill material into waters of the United States subject to the requirements of Section 404.

In the submitted PCN materials received in this office on August 31, 2018, you have requested a DA authorization for the discharge of approximately 17 cubic yards of clean earthen fill into approximately 65 linear feet (0.001 ac) of one (1) ephemeral stream in association with the proposed Hyatt Place Development Project. The proposed project will include the construction of a parking area containing 223 parking spots to service one (1) proposed hotel and one (1) proposed office building. All work will be conducted in accordance with the drawings titled "*Site Plan Option 2b*" submitted with the PCN materials.

Based on the information provided, it has been determined the proposed discharge of dredged and/or fill material into waters of the United States associated with the construction of the Hyatt Place Development Project meets the criteria for Nationwide Permit Number (NWP) No. 39 (enclosed) under the January 6, 2017 Federal Register, Issuance and Reissuance of NWPs (82 FR 1860) provided you comply with all terms and conditions of the enclosed material, the enclosed special conditions, and the 401 Water Quality Certification (401 WQC) issued by the Ohio Environmental Protection Agency (Ohio EPA) on March 17, 2017.

This verification is valid until the expiration date of the NWPs, unless the NWP authorization is modified, suspended, or revoked. The verification will remain valid if the NWP authorization is reissued without modification or the activity complies with any subsequent modification of the NWP authorization. All of the existing NWPs are scheduled to be modified, reissued, or revoked on March 18, 2022. Prior to this date, it is not necessary to contact this office for re-verification

of your project unless the plans for the proposed activity are modified. Furthermore, if you commence or under contract to commence this activity before March 18, 2022, you will have twelve (12) months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

Enclosed is a copy of the NWP and the 401 WQC to be kept at the site during construction. Upon completion of the activities authorized by this NWP verification, the enclosed certification must be signed and returned to this office. If you have any questions concerning the above, please contact Adam Buckley at 304-399-6968, by mail at the above address, or by email at adam.w.buckley@usace.army.mil.

Sincerely,

Kayla N. Adkins
Regulatory Project Manager,
North Branch

Enclosures

cc:
Matthew Kaminski
Geotechnical Consultants, Inc.
720 Greencrest Drive
Westerville, Ohio 43081

SPECIAL CONDITIONS FOR THE NATIONWIDE PERMIT NO. 39 VERIFICATION
HYATT PLACE DEVELOPMENT PROJECT
COLUMBUS, DELAWARE COUNTY, OHIO
LRH-2018-822-SCR-UNNAMED TRIBUTARY TO ALUM CREEK
PAGE 1 OF 2

1. All authorized work will be conducted in accordance with the pre-construction notification (PCN) for the Hyatt Place Development Project received in this office on August 31, 2018 and the drawings titled *Site Plan Option 2b* submitted with the PCN materials.

2. Enclosed is a copy of Nationwide Permit 39, which will be kept at the site during construction. A copy of the nationwide permit verification, special conditions, and the enclosed construction plans must be kept at the site during construction. The permittee will supply a copy of these documents to their project engineer responsible for construction activities.

3. Upon completion of the activity authorized by this nationwide permit verification, the enclosed certification must be signed and returned to this office along with as-built drawings showing the location and configuration, as well as all pertinent dimensions and elevations of the activity authorized under this nationwide permit verification.

4. Construction activities will be performed during low flow conditions to the greatest extent practicable. Additionally, appropriate site specific best management practices for sediment and erosion control will be fully implemented during construction activities at the site.

5. No area for which grading has been completed will be unseeded or unmulched for longer than 14 days. All disturbed areas will be seeded and/or revegetated with native species and approved seed mixes (where practicable) after completion of construction activities for stabilization and to help preclude the establishment of non-native invasive species.

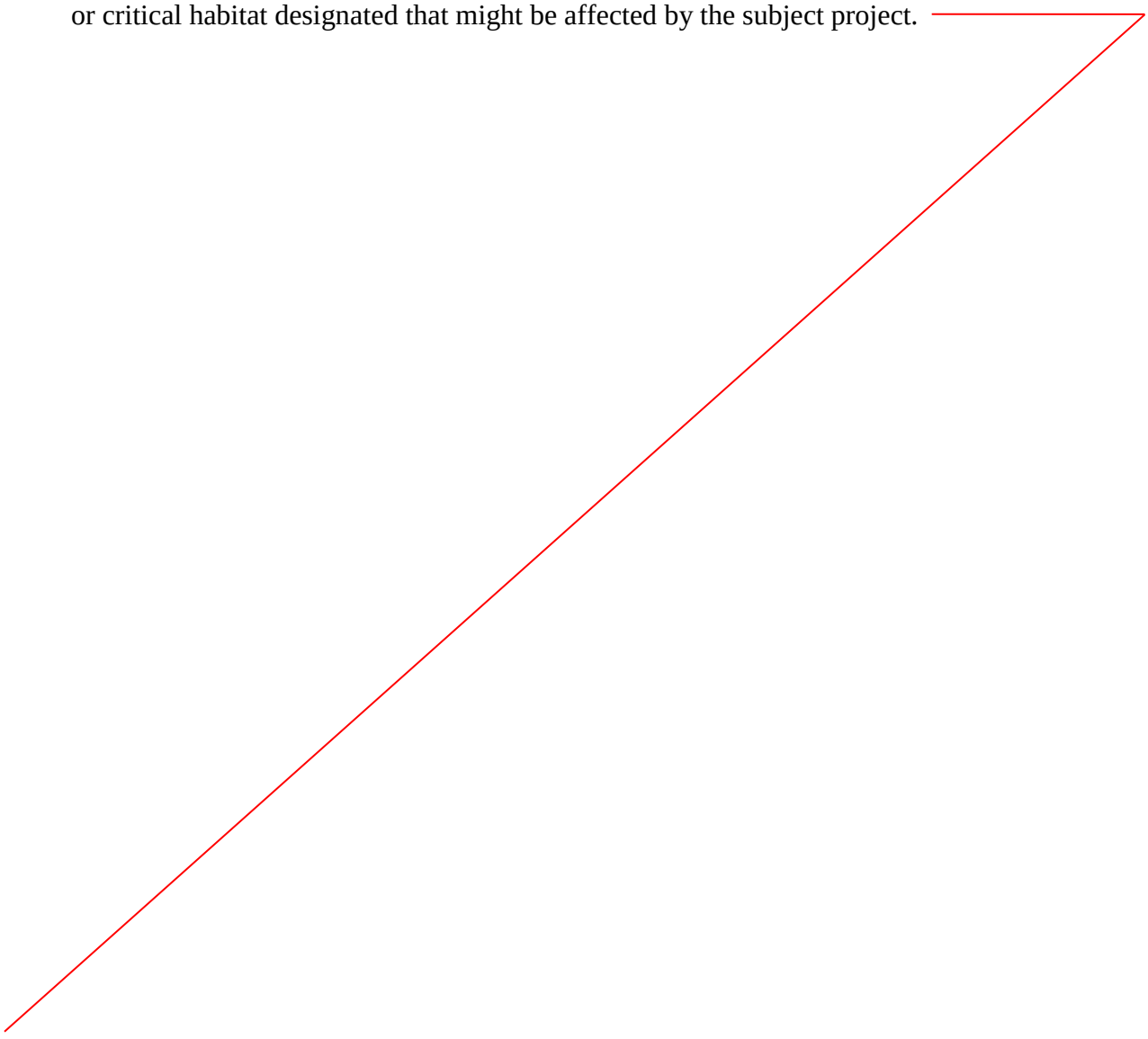
6. Should new information regarding the scope and/or impacts of the project become available that was not submitted to this office during our review of the proposal, the permittee must submit written information concerning proposed modification(s) to this office for review and evaluation, as soon as practicable.

7. In the event any previously unknown historic or archaeological sites or human remains are uncovered while accomplishing the activity authorized by this nationwide permit authorization, the permittee must cease all work in waters of the United States immediately and contact local, state and county law enforcement offices (only contact law enforcement on findings of human remains), the Corps at 304-399-5210 and Ohio State Historic Preservation Office at 614-298-2000. The Corps will initiate the Federal, state and tribal coordination required to comply with the National Historic Preservation Act and applicable state and local laws and regulations. Federally recognized tribes are

SPECIAL CONDITIONS FOR THE NATIONWIDE PERMIT NO. 39 VERIFICATION
HYATT PLACE DEVELOPMENT PROJECT
COLUMBUS, DELAWARE COUNTY, OHIO
LRH-2018-822-SCR-UNNAMED TRIBUTARY TO ALUM CREEK
PAGE 2 OF 2

afforded a government-to-government status as sovereign nations and consultation is required under Executive Order 13175 and 36 CFR Part 800.

8. Section 7 obligations under Endangered Species Act must be reconsidered if new information reveals impacts of the project that may affect federally listed species or critical habitat in a manner not previously considered, the proposed project is subsequently modified to include activities which were not considered during Section 7 consultation with the United States Fish and Wildlife Service, or new species are listed or critical habitat designated that might be affected by the subject project.



Appendix 2 - PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PJD:

B. NAME AND ADDRESS OF PERSON REQUESTING PJD:

Mr. Thomas Lennon
Witness Construction
600 Enterprise Drive
Lewis Center, Ohio 43035

C. DISTRICT OFFICE, FILE NAME, AND NUMBER:

Huntington District, Hyatt Place Development, LRH-2018-882-SCR-UNT Alum Creek

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:

(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: Ohio County/parish/borough: Delaware City: Columbus
Center coordinates of site (lat/long in degree decimal format):
Lat.: 40.144875 Long.: -82.964297
Universal Transverse Mercator:
Name of nearest waterbody: Alum Creek

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

■ Office (Desk) Determination. Date: 16 November 2018
☐ Field Determination. Date:

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.

Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
Stream 1	40.145512	-82.965719	508 linear feet	Non-Wetland	Section 404
Stream 2	40.145217	-82.964076	113 linear feet	Non-Wetland	Section 404

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.

2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there *"may be"* navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items: Pre-construction notification for the Columbus Academy Athletic Complex Renovation and Expansion Project in Gahanna, Franklin County, Ohio dated 4 October 2018 (PCN, Oct 2018)

■ Maps, plans, plots or plat submitted by or on behalf of the PJD requestor: General Property Location Map, Property Location Map, Delaware County Auditor's GIS Map, Delaware County Auditor Parcel Information Sheet, USGS Topographic Maps (1955, 1964, 1973, 1983, 1995, and 2016), USDA Web Soil Survey Map, National Wetlands Inventory (NWI) Map, FEMA Flood Insurance Rate Map, Aerial Photographs (1997, 2002, 2006 2008, 2010, 2013, 2015, 2016, and 2017), Site Plan Option 2b, Jurisdictional Waters Location Map, Site Plan with Jurisdictional Waters Overlay.

☐ Data sheets prepared/submitted by or on behalf of the PJD requestor.
- ☐ Office concurs with data sheets/delineation report.
- ☐ Office does not concur with data sheets/delineation report. Rationale:_____.

☐ Data sheets prepared by the Corps:_____.

☐ Corps navigable waters' study:_____.

☐ U.S. Geological Survey Hydrologic Atlas:_____.
- ☐ USGS NHD data.
- ☐ USGS 8 and 12 digit HUC maps.

■ U.S. Geological Survey map(s). Cite scale & quad name: USGS 7.5 minute Topographic Map, Galena, Ohio Quadrangle

■ Natural Resources Conservation Service Soil Survey. Citation:

■ National wetlands inventory map(s). Cite name:

☐ State/local wetland inventory map(s):_____.

■ FEMA/FIRM maps:

☐ 100-year Floodplain Elevation is:_____.(National Geodetic Vertical Datum of 1929)

■ Photographs: ☐ Aerial (Name & Date):

or ■ Other (Name & Date): Photographs (Photos 1-18) March 20, 2018

☐ Previous determination(s). File no. and date of response letter:_____.

☐ Other information (please specify):_____.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Signature and date of Regulatory staff member completing PJD	Signature and date of person requesting PJD (REQUIRED, unless obtaining the signature is impracticable)[1]

[1] Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.