

# ENVIRONMENTAL REVIEW

CHESAPEAKE LANDING APARTMENTS  
709 2<sup>ND</sup> AVENUE  
CHESAPEAKE, OHIO  
OHFA TRACKING NUMBER: 25-0001

JUNE 2, 2026

PREPARED FOR:  
**OHIO HOUSING FINANCE AGENCY**  
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## 1.0 PROJECT INFORMATION

The Mannik & Smith Group, Inc. (MSG) was retained by the Ohio Housing Finance Agency (OHFA) to complete an Environmental Review of the Chesapeake Landing Apartments Project in accordance with OHFA's HOME Investment Partnerships Program (HOME) Environmental Review Standards.

### 1.1 Project Location and Description

Chesapeake Landing is a proposed new construction 63-unit apartment building located in the Village of Chesapeake, along the Ohio River. The two-acre site will be redeveloped with a 4-story building to provide housing for seniors in the region along with amenities and services catered towards the residents' needs. The unit mix will include 40 one-bedroom garden units and 23 two-bedroom garden units targeting senior households with incomes up to 30%, 50%, and 60% of Area Median Income (AMI). Unit amenities include an Energy Star dishwasher, Energy Star washer and dryer, refrigerator, central air conditioning, vinyl flooring, and window blinds. Planned community amenities include on-site management, an activity room, elevator, fitness center, and controlled access. The proposed project will include connection to the Village of Chesapeake's future multi-purpose recreational trail and access to a community garden.

The funding source for this project is HOME funding. The proposed date of construction is June 2026.

### 1.2 Background Information

MSG completed a field inspection of the Site on November 17, 2025. A copy of the Field Checklist is provided in Appendix A. A Phase I Environmental Site Assessment (ESA) was completed by Geotechnical Consultants Inc. (GCI) dated January 7, 2025, and was updated on October 24, 2025 and March 31, 2026. A copy of the report is provided in Appendix B.

The Project Sponsor is Ironton Lawrence County Area Community Action Organization, 305 N. 5<sup>th</sup> Street, Ironton, Ohio 45638. Ralph Kline is the Assistant Executive Director and point of contact for Ironton Lawrence County Area Community Action Organization; rkline@ilcao.org, (740)-532-3534.

The individuals who have prepared and reviewed this report are listed in the following table:

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## 2.0 MITIGATIONS

The project developer is responsible for compliance with the following mitigations and need to provide documentation of compliance to OHFA.

### 2.1 **Site Specific Mitigations**

- According to the Ohio Department of Health Variation of Geometric Mean Radon Concentrations in Zip codes of Lawrence County Map (September 2020), the Site is located in an area which has a low potential for elevated indoor radon concentrations ranging between 0 and 2.0 pCi/L. However, this project is a new build project and per OHFA's policy, it must meet the requirements for new construction.
  - Action Item: Follow OHFA's Radon Policy and install passive radon systems and conduct post-construction sampling as a requirement of new construction. The proposed building construction must meet the requirements of ASTM E1465-08a for the installation of passive systems. Post-construction testing will be required (per ANSI-AARST MAMF-2010) by the developer, and if results are at or above the EPA threshold (4.0 picocuries per liter [pCi/L]), the system shall be converted to an active recovery system pursuant to ASTM E1465-08a. The developer is required to provide sampling results to OHFA.
- The Site is located within the range of the endangered Indiana Bat and Northern Long-eared Bat.
  - Action Item: Removal of trees greater than or equal to three inches diameter at breast height must only occur between October 1 and March 31. If seasonal tree clearing is not possible, a summer presence/absence survey may be conducted for Indiana bats and northern long-eared bats. An environmental commitment to comply with seasonal tree clearing shall be included on all architectural and engineering plans, and written documentation that demonstrates that tree clearing only occurred within the seasonal window between October 1 and March 31 must be submitted by Ironton Lawrence County Area Community Action Organization to OHFA.
- The northern portion of the Site is located within the 0.2% Annual Chance Flood Hazard (500-year floodplain) area, and the southern portion of the Site is located within the 100-year floodplain (Zone AE). Accordingly, the HUD Floodplain Management 8-Step Decision Making Process was completed.
  - Action Item: The developer is required to follow and implement the mitigations identified during the 8-Step Decision Making Process, which includes the installation of a backflow prevention devices on water sources; the placement of electrical transformers and utilities above the 500-year floodplain elevation; selecting exterior furniture which use hard surface metal on all fixed external furniture within the 100-year floodplain elevation; and the development of management procedures requiring removal of all vehicles from affected parking areas during a 100-year or 500-year flood event.
  - Action Item: The Ironton Lawrence County Area Community Action Organization is required to purchase flood insurance. A copy of the flood insurance policy declaration or paid receipt for the annual flood insurance premium and a copy of the application for flood insurance must be provided to OHFA by the developer after property acquisition is complete.

### **3.0 HOME ENVIRONMENTAL REVIEW**

The Environmental Review has been completed according to the OHFA Part 58 - Environmental Review Standards, HOME and Other Funding Subject to Review under 24 CFR Part 58 guidance dated February 1, 2026.

#### **3.1 Phase I Environmental Site Assessment (ESA)**

Review Description:

The Phase I ESA must be conducted in accordance with ASTM Standard E1527-21 and completed within six months prior to the date of funding notification.

Compliance Determination:

A Phase I ESA was completed by Geotechnical Consultants Inc. (GCI) dated January 7, 2025, and was updated on March 31, 2026, following ASTM E1527-21 standards. A copy of the updated Phase I ESA report is included in Appendix B.

#### **3.2 Letter of Reliance**

Review Description:

A “reliance” statement/letter to the Ohio Housing Finance Agency shall be provided in the report.

Compliance Determination:

A reliance statement is provided in Section 2.2 of the Phase I ESA and a reliance letter was provided dated March 31, 2026. Reliance was granted in the Phase I ESA to Ironton Lawrence County Area Community Action Organization and OHFA, and was granted to OHFA and the Ohio Development Services Agency (ODSA) in the reliance letter. A copy of the reliance letter is included in Appendix B.

#### **3.3 Conclusion Statement**

Review Description:

A Conclusion Statement regarding the presence or absence of recognized environmental conditions (RECs) shall be provided per ASTM E1527-21, Section 12.7.

Compliance Determination:

A summary was provided in Section 1.0 and the Conclusion Statement was provided in Section 8.0 of the Phase I ESA. The assessment did not identify any RECs associated with the Site.

#### **3.4 Environmental Professional Statement**

Review Description:

An environmental professional statement shall be provided per ASTM E1527-21, Section 12.14.

Compliance Determination:

The environmental professional statement was provided in Section 9.0 of the Phase I ESA.

**3.5 Environmental Professional Qualifications**

Review Description:

Environmental professional qualifications shall be provided per ASTM E1527-21, Section 12.14.2.

Compliance Determination:

Environmental professional qualifications were attached in Section 10.0 of the Phase I ESA.

**3.6 Recognized Environmental Conditions (RECs)**

Review Description:

RECs should be identified during the Phase I ESA investigation. If RECs or other concerns are identified, they should be resolved.

Compliance Determination:

No RECs were identified during the Phase I ESA investigation.

**3.7 Environmental Liens and Activity Use Limitation (AUL) information**

Review Description:

Consideration for the presence of Environmental liens and AULS shall be provided per ASTM E1527-21, Section 6.2.4.

Compliance Determination:

No environmental liens or AULs were identified in Section 2.6 [*sic* 2.1] of the Phase I ESA.

**3.8 Site Plan**

Review Description:

A Site plan/sketch must show prominent Site features including any identified concerns and should identify adjacent land use, including the names of any commercial or industrial businesses.

Compliance Determination:

A Site Plan is presented in Appendix A of the Phase I ESA.

### **3.9 Interviews**

#### Review Description:

Interviews should be conducted with local government officials (Health Department and Fire Department) and with a key site manager (owner, or owner representative).

#### Compliance Determination:

Interviews were conducted with the fire and health department in Section 4.4 of the Phase I ESA. A property owner representative was interviewed in Section 5.14 of the Phase I ESA. Correspondence documentation was provided in Appendix C of the Phase I ESA.

### **3.10 United States Geological Survey (USGS) Topographic Map**

#### Review Description:

A United States Geological Survey (USGS) topographic map of the Site shall be provided, with the Site boundary identified.

#### Compliance Determination:

The USGS topographic map is provided in Appendix A of the Phase I ESA. Additional USGS Topographic Maps are attached in Appendix B of the Phase I ESA.

### **3.11 Aerial and Color Photographs**

#### Review Description:

Aerial photographs and color photographs shall be provided.

#### Compliance Determination:

Aerial photographs (Appendix B) and color photographs (Appendix D) are provided in the Phase I ESA.

### **3.12 Sanborn Maps or Sanborn No Coverage Letter**

#### Review Description:

Sanborn Maps or a Sanborn Map No Coverage Letter must be provided.

#### Compliance Determination:

The Sanborn No Coverage Letter is provided in Appendix B of the Phase I ESA.

### **3.13 Historical Documentation**

#### Review Description:

Adequate historical documentation should be provided for the Site and adjacent properties, identifying the Site's first use or back to 1940, whichever is earlier.

Compliance Determination:

Historical documentation was provided in Section 4.2 of the Phase I ESA, with supporting documentation attached in Appendix B of the Phase I ESA.

**3.14 Database Search Review**

Review Description:

A search of government database records shall be provided, with records searched to the ASTM required approximate minimum search distances. An evaluation of the significance of the database listings shall be included.

Compliance Determination:

Record review information was included in Section 4.3 of the Phase I ESA. The regulatory database search report is provided in Appendix C of the Phase I ESA.

**3.15 Vapor Encroachment Screening**

Review Description:

Vapor Encroachment Screening documentation must be included if completed at the Site.

Compliance Determination:

The Vapor Encroachment Screening review is included in Section 5.15 of the Phase I ESA. It was determined that a vapor encroachment condition (VEC) does not exist at the Site due to the lack of RECs identified during the Phase I ESA process.

**3.16 Interior Inspection**

Review Description:

Provide documentation that an interior inspection was conducted of all on-site structures.

Compliance Determination:

At the time of site reconnaissance, GCI was limited to observing areas visible and unlocked. The interior of one mobile home present on the Site was inaccessible at the time of the site reconnaissance. Observations noted during site reconnaissance are presented in Section 5.0 of the Phase I ESA.

**3.17 Asbestos-Containing Material (ACM)**

Review Description:

For rehab and adaptive reuse projects, an ACM survey is required. The survey should be completed for areas to be disturbed by the proposed work, but may be delayed until just prior to the start of construction.

Compliance Determination:

At the time of site reconnaissance, one mobile home was located on the Site. The mobile home is planned for removal; therefore, GCI removed ACM as a concern for the Site.

**3.18 Air Quality**

Review Description:

As part of the air quality consideration, determine whether the Site is located in an Air Quality Non-Attainment Area. Determine whether there are any Aerometric Retrieval System (AIRS) facilities or Toxic Release Inventory (TRI) facilities having air releases within 1,000-feet of the Site.

Compliance Determination:

According to the National Environmental Policy Act (NEPA) Assist Tool, there are no Toxics Release Inventory System (TRIS) facilities within 1,000-feet of the Site. According to the Phase I ESA, the closest AIRS facility is located 1,270 feet northeast. A copy of the NEPA Assist Report is included in Appendix C.

**3.19 Airport Zones**

Review Description:

In order to comply with the airport zones provision, the project is NOT located within a Runway Protection Zone (RPZ) of a civilian airport or the clear zone or Accident Potential Zone (APZ) of a military airfield.

Compliance Determination:

The Site is not within 15,000-feet of a military airport or within 2,500-feet of a civilian airport. The closest airport is the Lawrence County Airpark, located approximately 1.6-miles southwest of the Site. Therefore, the Site is not located within a Runway Protection Zone (RPZ) of a civilian airport or the clear zone or Accident Potential Zone (APZ) or a military airfield. The project meets the requirements of the airport zones provision. An airport location map is included in Appendix D.

**3.20 Coastal Barrier Resources**

Review Description:

In order to comply with the Coastal Barrier Resources provision, the project is not located within a Coastal Barrier Resources System unit.

Compliance Determination:

According to the John H. Chafee Coastal Barrier Resources System (CBRS) map, the project Site is not located within a Coastal Barrier Resources System unit. A copy of the CBRS map is included in Appendix E.

### **3.21 Coastal Zone Management**

#### Review Description:

In order to comply with the Coastal Zone Management provision, the project is not located in a Coastal Zone, or it has been determined that the project is consistent with the State Coastal Zone Management Plan.

#### Compliance Determination:

According to the Ohio Department of Natural Resources (ODNR) Office of Coastal Management - Ohio Coastal Atlas Map Viewer, the Site is not located within a Coastal Zone Management Area. A copy of the Coastal Atlas map is included in Appendix F.

### **3.22 Contamination**

#### Review Description:

In order to comply with the contamination provision, the project needs to be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property.

And

The project is not located within 0.25-miles of a Superfund or Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the U.S. Environmental Protection Agency (EPA) or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property.

#### Compliance Determination:

A review of the Phase I ESA did not identify any RECs associated with the Site. Additionally, the Site is not located within 0.25-miles of a Superfund or CERCLIS site.

### **3.23 Endangered Species**

#### Review Description:

In order to comply with the Endangered Species provision, the project will NOT impact endangered or threatened species or their habitat.

#### Compliance Determination:

Based on the United States Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPAC) review (project code 2025-0156380), the following species were identified with ranges that overlap the project area: Indiana bat (endangered), Tricolored bat (proposed endangered), and Monarch butterfly (proposed threatened). No critical habitats are located on-site. A review of the Ohio Natural Heritage Database indicates that there are no records of state or federally listed species within one mile of the Site. ODNR, in their review of the project, identified the following additional threatened and endangered species: little brown bat (state endangered), and northern long-eared bat (endangered).

Per recommendations from USFWS and ODNR, removal of trees greater than or equal to three inches diameter at breast height may only occur between October 1 and March 31. Seasonal clearing is recommended to avoid adverse effects to Indiana bats and northern long-eared bats. If seasonal tree clearing is not possible, a summer presence/absence survey may be conducted for Indiana bats and northern long-eared bats. If Indiana bats and northern long-eared bats are not detected during the survey, then tree clearing may occur at any time of the year. Surveys must be conducted by an approved surveyor and be designed in coordination with the USFWS Ohio Field Office. Surveyors must have a valid federal permit and mist net surveys may only be conducted between June 1 and August 15.

Written documentation must be submitted by Ironton Lawrence County Area Community Action Organization to OHFA to demonstrate that tree clearing only occurred within the seasonal window between October 1 and March 31. An environmental commitment to comply with seasonal tree clearing shall be included on all architectural and engineering plans, and written documentation that demonstrates that tree clearing only occurred within the seasonal window between October 1 and March 31 must be submitted to OHFA.

Copies of the IPaC species list and ODNR review are included in Appendix G.

### **3.24 Environmental Justice**

#### Review Description:

As part of the environmental justice consideration, a "printable standard report" for the Site and a one-mile buffer from USEPA's EJScreen online tool shall be reviewed.

#### Compliance Determination:

As of Executive Order 14151, Environmental Justice is no longer applicable to the Environmental Review.

### **3.25 Explosives and Flammable Hazards**

#### Review Description:

In order to comply with the Explosives and Hazards provision, the acceptable separation distance (ASD) requirements must be met as described in 24 CFR part 51, subpart C. Two main factors affect this determination; 1) does the project itself include a hazardous facility, and 2) are aboveground storage tanks (ASTs) near the project. Furthermore, if ASTs are in proximity to the project, the rehabilitation of the building cannot increase residential densities in the building. If the project will increase residential densities, the project must be in compliance with the standards for acceptable separation distances (ASD), as set forth at 24 CFR part 51, subpart C.

#### Compliance Determination:

One propane AST was observed near the mobile home on the Site during GCI's site reconnaissance. No other ASTs were observed on the Site or adjoining properties.

According to the Phase I ESA, GCI eliminated adjoining properties as potential hazardous facilities impacting the Site based on their lack of environmental concern related to the Site.

According to the National Pipeline Mapping System (NPMS) public viewer, there are no gas transmission pipelines or hazardous liquid pipelines located on the Site. The nearest pipeline is approximately 4.5-miles northwest of the Site.

According to the ODNR Oil & Gas Wells map viewer, no oil and gas wells are located on or near the Site.

Explosion hazard documentation is included in Appendix I.

### **3.26 Farmland Protection**

#### Review Description:

In order to comply with the Farmland Protection provision, the project activity must be solely rehabilitation, or the project will not convert unique, prime, or significant (state or local) farmland to an urban use.

#### Compliance Determination:

The Site is not currently farmed. According to the U.S. Department of Agriculture (USDA), the regulatory definition of farmland (7 CFR 658.2(a)) indicates that farmland does not include land already committed to urban development or water storage. Farmland already in urban development includes lands identified as "urbanized areas" (UA) on the Census Bureau Map. According to the 2020 United States (U.S.) Census Bureau TIGERweb mapping system, the Site is located in a designated urban area; therefore, the land is already committed to urban development. Thus, the project is exempt from the Farmland Protection Policy Act (FPPA). A copy of the 2020 U.S. Census TIGERweb map is included in Appendix J.

### **3.27 Floodplain Management**

#### Review Description:

As part of the floodplain consideration, complete a review of the Federal Emergency Management Agency (FEMA) map and determine whether the Site is located within the 100-year floodplain.

#### Compliance Determination:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the City of Chesapeake effective March 16, 2006, the northern portion of the Site, which contains the proposed building and portion of the parking lot, is located in the 0.2% Annual Chance Flood Hazard (500-year floodplain) area. The southern portion of the Site, which contains a portion of the parking lot, is located in the 100-year floodplain (Zone AE).

Accordingly, the HUD Floodplain Management 8-Step Decision Making Process was initiated. Documentation of the 8-Step Process is provided in Appendix K. The 8-Step Process responses are as follows:

#### **STEP 1: Determine whether the action is located in a 100-Year floodplain**

The proposed project includes the redevelopment of a two-acre property with the construction of a four-story, 63-unit affordable housing unit targeting seniors earning incomes up to 30%, 50%, and 60% of Area Median Income (AMI). The unit mix will include 40 one-bedroom garden style units and 23 two-bedroom garden style units.

Unit amenities will include Energy Star appliances, central air conditioning, vinyl flooring, and window blinds. Planned community amenities will include on-site management, controlled building access, an elevator, activity room, and fitness center. The proposed project will provide connection to the Village of Chesapeake's future multi-purpose recreational trail and access to a community garden.

The FEMA Flood Insurance Rate Map reviewed as part of this project indicates that portions of the Site are located within the 100-year floodplain and 500-year floodplain. The building footprint and a portion of the parking area are proposed to be constructed inside the 500-year floodplain, while an additional portion of the parking area is located within the 100-year floodplain.

**STEP 2: Notify the public for early review of the proposal and involve the affected and interested public in the decision-making process**

A public notice describing the project was published in *The Ironton Tribune*, the local newspaper, on February 7, 2026. The notice informed interested agencies, local officials, and residents of the proposed project and provided additional information for submitting comments. As required by regulation, the notice also included the name, proposed location, and description of the activity as well as the contact information and hours of operation of the office at which a full description of the proposed project can be viewed. The public comment period was held for 15 days.

No comments were received during the public comment period.

**STEP 3: Identify and evaluate practicable alternatives**

One alternative considered for the proposed project included importing fill to raise the parking lot elevation above the 500-year floodplain. This alternative was determined to be unacceptable because the placement of fill material within the floodplain would likely be restricted by the U.S. Army Corps of Engineers and could require mitigation and additional permitting that could delay the project timeline. Additionally, the cost of mitigation would exceed the costs of any potential damage that may be incurred from of a 100-year or 500-year flood event.

No other alternatives were identified.

**STEP 4: Identify potential direct and indirect impact of associated with floodplain development**

The proposed building will be constructed above the 500-year floodplain elevation at 562 feet. The only construction occurring in the 100-year floodplain is the parking area which will involve no fill in the floodplain or stream diversion. It is anticipated that the parking area will only need cleaning should a flooding event occur.

**STEP 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.**

The proposed project has been designed to minimize potential impacts to lives, property, and natural values of the floodplain through the following:

- Installation of a backflow prevention devices on water sources;
- Placement of electrical transformers and utilities above the 500-year floodplain elevation;
- Use of hard surface metal on all fixed external furniture within the 100-year floodplain elevation; and
- Develop management procedures requiring removal of all vehicles from affected parking areas during a 100-year or 500-year flood event.

## **STEP 6: Reevaluate the Alternatives**

The identified alternative for the proposed project remains impracticable due to possible regulatory constraints, potential required mitigation, increased costs, and anticipated permitting delays. No additional alternatives were evaluated. No public comments were received that would alter this determination.

## **STEP 7: Determination of No Practicable Alternative**

It is determined that there is no practicable alternative to avoid floodplain impacts while meeting the projects need to construct affordable housing. for the location of the proposed building. The Village of Chesapeake and Lawrence County has demonstrated a significant need of affordable senior housing. The project area will provide community services and infrastructure needed to support the targeted low-income individuals and families.

## **STEP 8: Implement the Proposed Action**

Ironton Lawrence County Area Community Action Organization will proceed with the construction of the proposed four-story, 63-unit affordable senior housing development. The project will implement the identified mitigation measures to minimize flood risk and comply with the HUD floodplain management requirements.

According to the letter provided by the Village of Chesapeake dated April 22, 2026, the Mayor of the Village of Chesapeake released the Site for the purposes of floodplain permitting and addressing. A copy of the letter and floodplain coordination documentation is provided in Appendix K.

### **3.28 Flood Insurance**

#### Review Description:

In order to be in compliance with the requirements of the Flood Disaster Protection Act, flood insurance must be obtained for all areas of the project located within the 100-year floodplain.

#### Compliance Determination:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the City of Chesapeake effective March 16, 2006, the northern portion of the Site, which contains the proposed building and portion of the parking lot, is located in the 0.2% Annual Chance Flood Hazard (500-year floodplain) area. The southern portion of the Site, which contains a portion of the parking lot, is located in the 100-year floodplain (Zone AE). Therefore, HUD Floodplain Management 8-Step Decision Making Process was completed for the project. The Ironton Lawrence County Area Community Action Organization is required to purchase flood insurance as part of the project. A copy of the National Flood Insurance Program (NFIP) Elevation Certificate is attached in Appendix K.

### **3.29 Historic Preservation**

#### Review Description:

As part of the Historic Preservation, no demolition of an eligible building is permitted, and any plans for rehabilitation must meet Secretary of Interior standards.

Compliance Determination:

The Project Area consists of a 1.9 acre mobile home park constructed by 1958. The proposed undertaking consists of a new housing development consisting of a single four-story apartment building with sixty-three (63) units providing housing for seniors, with ground disturbing area concomitant to the foundation of a four-story structure without basement. The Area of Potential Effect (APE) is described by the 15.8 acre viewshed of a four-story apartment building on the Project Area. A site visit conducted by MSG determined the property does not rise to the level of inclusion under Criterion C for architecture, and no significant associations with people, patterns, or events to qualify under Criteria A or B; further, the ground being disturbed by use and infrastructure for a mobile home park, the property is unlikely to contribute archaeological information under Criterion D. In addition, the properties within the APE are unexceptional examples of twentieth century vernacular dwellings, many of which have lost context through significant alteration and replacement of materials. None of the properties within the APE rise to the level of inclusion under Criteria A, B, or C, and none are likely to contribute information under Criterion D, nor do they contribute to a potential historic district. As documented through a request to the Ohio History Connection's GIS system, there are no listed historic sites in the Site or the Area of Potential Effect.

An Ohio State Historic Preservation Office (OSHPO) Section 106 Application was prepared by an MSG federally-qualified historian that meets the Secretary of Interior standards. The Section 106 Application was submitted to the OSHPO on November 18, 2025. On January 12, 2026, the OSHPO concurred that the proposed new construction will have no effect on historic properties or archaeological resources. No further coordination is necessary barring the unanticipated discovery of archaeological remains during project construction.

In the event an Inadvertent Discovery (ID) occurs at any phase of a project or undertaking as defined, and human remains, or archaeological materials are exposed as a result of project activities, work should cease immediately, and the Tribe(s) must be included with the SHPO in any consultation regarding treatment and disposition of the find.

Copies of the OSHPO project summary form, survey table of properties in the APE, photo pages, the mapped results of an OSHPO literature review search, sample Tribal Historic Preservation Office letter, and OSHPO decision letter are included in Appendix L.

**3.30 Lead-Based Paint (LBP)**

Review Description:

LBP evaluation shall be conducted in accordance with the OHFA Lead-Based Paint Investigation Policy as referenced in the OHFA Environmental Review Standards for HOME-Funded Projects document.

Compliance Determination:

The project will consist of new construction and does not involve any pre-1978 structures. Therefore, LBP is not a concern at this time.

### **3.31 Noise**

#### Review Description:

As part of the noise evaluation, provide consideration of the presence of major roadways within 1,000-feet and 10,000 ADT, railroads within 3,000-feet, and airports within 5-miles of the Site. All activities will be developed to ensure an internal noise level of no more than 45 decibels (mitigation may be required). Additionally, hazards and nuisances, including site safety and noise, should be minimized and mitigated during the construction process.

#### Compliance Determination:

Noise sources in the vicinity of the Site were evaluated including major roadways within 1,000-feet, railroads within 3,000-feet, and airports within 5-miles. No major roadways or railroads were identified within their associated distances in relation to the Site. The Lawrence County Airpark (KHTW) is located approximately 1.6-miles southwest of the Site, and the Huntington Tri-State Airport (HTS) is located 6.4-miles southwest of the Site. A review of the National Transportation Noise Map for KHTW indicates that the Site is located outside the 65 dB contour for both the KHTW and HTS; therefore, will not require additional noise mitigation. The Site is not located in proximity to any major roadways within 1,000-feet, railroads within 3,000-feet, and additional airports within 5-miles of the Site; therefore a HUD noise screening was not required.

The National Transportation Noise Map is available in Appendix M.

Anticipated hazards and nuisances, including site safety and noise, are anticipated to be addressed during the duration of the project. Noise will be limited to typical construction related noise during the designated noise producing work time and site safety will be achieved through implemented site safety plans. A copy of the Architectural Plan Set is provided in Appendix S.

### **3.32 Radon**

#### Review Description:

Radon testing and mitigation shall be conducted in accordance with the OHFA Radon Policy as specified in Section B of the OHFA 2021 Design & Architectural Standards.

#### Compliance Determination:

According to the Ohio Department of Health Variation of Geometric Mean Radon Concentrations in Zip codes of Lawrence County Map (September 2020), the Site is located in an area which has a low potential for elevated indoor radon concentrations ranging between 0 and 2.0 pCi/L. However, per OHFA's Radon Policy, the installation of passive radon systems and post-construction testing are required for new construction. Construction shall meet the requirements of ASTM E1465-08a for the installation of passive systems. Post-construction testing will be required (per ANSI-AARST MAMF-2010), and if results are at or above the EPA threshold (4.0 pCi/L), the system shall be converted to an active recovery system pursuant to ASTM E1465-08a. A copy of the Ohio Department of Health Variation of Geometric Mean Radon Concentrations in Zip Codes of Lawrence County Map is included in Appendix N.

### **3.33 Safe Drinking Water**

#### Review Description:

In order to comply with the Safe Drinking Water provision, projects with a potable water system must use only lead-free pipes, solder, and flux.

#### Compliance Determination:

According to the Architectural Plan Set, the project involves the construction of a new residential apartment building and will not utilize lead pipes, solder, or flux. Therefore, the project is in compliance with the Safe Drinking Water provision. A copy of the Architectural Plan Set is provided in Appendix S.

### **3.34 Soil Suitability**

#### Review Description:

As part of the soil suitability consideration, determine whether the on-site soils are suitable for construction of the proposed development using NRCS classifications.

If a geotechnical study of the Site has been performed, it can be used to meet this requirement.

#### Compliance Determination:

The USDA NRCS Web Soil Survey map for the Site was reviewed in the Phase I ESA. Soils were identified as Elkinsville-Urban land complex. This soil type has one to eight percent slopes and is described as well-drained soil with moderately high to high permeability and a high water capacity. Soils are non-hydric with hydric components.

The proposed project is not anticipated to negatively affect the soil stability of the Site. Erosion control measures and storm water runoff control will be managed through the design site plan during construction and after the construction phase has been completed. A copy of the Architectural Plan Set is provided in Appendix S.

### **3.35 Sole Source Aquifers**

#### Review Description:

In order to comply with the Sole Source Aquifers provision, the project will NOT impact a Sole Source Aquifer.

#### Compliance Determination:

According to the U.S. EPA Sole Source Aquifer Map, the Site is not located within a Sole Source Aquifer. The map is included in Appendix O.

### **3.36 Visible Mold**

#### Review Description:

A consideration for the presence of visible mold shall be provided.

Compliance Determination:

GCI completed a limited inspection for the presence of visible mold, and no sign of suspect mold growth was observed. At the time of the inspection, the interior of the mobile home was inaccessible; however, the mobile home will be removed from the Site prior to construction.

**3.37 Wetlands**

Review Description:

In order to comply with the Wetlands provision, the project will NOT adversely impact a wetland. The project will NOT drain, dredge, channelize, fill, dike, impound, or perform grading activities in wetlands.

Compliance Determination:

According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) map, no wetlands are located on the Site. The Ohio River is located directly south of the Site. A copy of the NWI map is included in Appendix P.

**3.38 Wild and Scenic Rivers**

Review Description:

In order to comply with the Wild and Scenic Rivers provision, the project is not located near a Wild and Scenic River.

OR

The project is located near a Wild and Scenic River and is consistent with the River's Management Plan.

Compliance Determination:

Based on a review of the National Wild and Scenic Rivers System map, the Site is not located in the vicinity of a Wild and Scenic River. A copy of the National Wild and Scenic Rivers System map is included in Appendix Q.

**3.39 Zoning**

Review Description:

As part of the zoning code consideration, identify zoning classification and obvious violations if applicable. Zoning of the Site should account for development patterns including density, construction, alteration, and use of buildings, structures, or land.

Compliance Determination:

According to the letter provided by the Village of Chesapeake dated February 18, 2025, there are no zoning regulations in effect within the Village of Chesapeake, as such the proposed project is permitted so long as the project complies with all building codes. A copy of the letter is included in Appendix R.

The proposed design plan is consistent with the land use and zoning of the Site. According to the Architectural plan set and zoning use of the area, the proposed development will fit within the plans of the neighborhood development. A copy of the Architectural Plan Set is provided in Appendix S.

#### **4.0 ENVIRONMENTAL ASSESSMENT FACTORS**

**Environmental Assessment Factors** [24 CFR 58.40] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project is consistent with the overall community vision, development plans, and policies. The demand exists to construct an affordable housing unit for senior households in Lawrence County. The proposed project will construct a 63-unit apartment building which ensures this community asset continues to offer high-quality affordable housing to the residents in the Village of Chesapeake. Based on the scope, unit sizes, rents, and amenities, the proposed apartment development is appropriate for the intended use and its targeted market.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	A review of the 2019 United States Geological Survey (USGS) 7.5-Minute topographic map for the project area indicates that the Site is approximately 570-feet above mean sea level (msl). The topography of the area implies that shallow groundwater movement is likely to the south toward the Ohio River. According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) website ( <a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a> ), the soils on the Site consists of Elkinsville-Urban land complex. This soil type is described as well-drained soil with moderately high to high permeability and a high water capacity. The proposed project is not anticipated to negatively affect the soil stability of the Site. Erosion control measures and storm water runoff control will be managed through the design site plan during construction and after the construction phase has been completed.

Hazards and Nuisances including Site Safety and Noise	2	The proposed project is anticipated to avoid hazards and nuisances through the duration of the project. Anticipated hazards and nuisances, including noise, are anticipated to be addressed during the duration of the project. Noise will be limited to typical construction-related noise during the designated noise producing work time and will follow the Village of Chesapeake noise regulations for construction. The noise screening completed for the Site evaluated two airports. The Site is not located in proximity to any major roadways within 1,000-feet and railroads within 3,000-feet. The Site is located outside the 65 dB contour for both airports evaluated; therefore, will not require additional noise mitigation.
Energy Efficiency	2	The proposed project will install Energy Star-rated appliances and will perform work to meet or exceed minimum energy efficiency and performance in accordance with Energy Star requirements and local energy code.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	The proposed project is supported by the need for strong and stable employment base which has resulted in a consistent demand for affordable housing in the area. The project will neither increase nor decrease employment opportunities because the project consists of the development of an independent senior living apartment building. The project area's civilian employee population is most found in the education and health services; trade, transportation, and utilities sector; and government sector. The project is not anticipated to negatively affect the local county workforce.
Demographic Character Changes, Displacement	2	The proposed project will offer rehabilitated housing units to senior households with incomes up to 30%, 50%, and 60% of Area Median Income (AMI). The proposed project will not displace individuals or families and will not result in probable indirect displacement because the Site currently consists of undeveloped land with a vacant mobile home planned for removal prior to construction.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	Local educational and cultural facilities are projected to meet the needs of the proposed project. The project is targeting senior households and will not increase student population within the project area location. The project is located within 1 mile of the Chesapeake Branch Briggs Library.
Commercial Facilities	2	The Site is located in the Village of Chesapeake and its proximity to nearby jobs, recreation, and businesses. The Site is in proximity to opportunities for shopping, recreation and entertainment. Fixed-route public transportation is not available in the area, but Lawrence County Transit offers curb-to-curb service for county residents. Grocery stores, shopping stores, convenience stores, and pharmacies are located within 5 miles of the Site.
Health Care and Social Services	2	The proposed project is located in an area that has capacity and access to nearby health care, emergency services, and social services. Comprehensive medical care is available 3.6 miles southeast at the Cabell Huntington Hospital and 4.5 miles east at St. Mary's Medical Center.
Solid Waste Disposal / Recycling	2	The proposed project will produce general construction waste and will continue producing residential waste after completion. Debris created during the construction process will be removed from and disposed of offsite in a safe and legal manner. The project is not anticipated to exceed the capacity of the local waste system/landfill.
Waste Water / Sanitary Sewers	2	The proposed project will connect to the local municipal sanitary and wastewater system managed by the Village of Chesapeake. The local municipal sanitary and wastewater system has the capacity for the project.
Water Supply	2	The proposed project will be connected to the local municipal water supply from the Village of Chesapeake. The local municipal water supply system has the capacity for the proposed project.
Public Safety - Police, Fire and Emergency Medical	2	The Site is appropriately serviced by local public safety providers. The Chesapeake fire and police departments operate stations 0.5-mile northeast and 0.6-mile northeast respectively. The Cabell Huntington Hospital emergency room is 3.6-miles southeast, and the St. Mary's Medical Center emergency room is 4.5-miles east.
Parks, Open Space and Recreation	2	The proposed project is in proximity to opportunities for shopping, recreation and entertainment. Several public parks are within 2-miles of the Site. A movie theater, Marquee Cinemas, is located 1.9-mile east, the Central City Museum is located 3.1-mile southwest, and the Huntington Museum of Art is located 4.3-mile southeast. The Chesapeake Branch Briggs Library is located 0.6-mile west.
Transportation and Accessibility	2	The Site has convenient access to major highways. Fixed-route public transportation is not available in the area; however, Lawrence County Transit offers curb-to-curb service for county residents.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The project is not anticipated to adversely affect unique natural features on or near the Site. No unique natural features or areas were identified within visible distance of the Site. The proposed project is anticipated to not affect groundwater or water quality in the surrounding area.
Vegetation, Wildlife	2	The Site consists of vacated mobile home lots, gravel and grass covered areas, trees and tree stumps, and shrubbery along the Ohio River. One mobile home is located near the central portion of the property. No vegetation, wildlife, or other factors were identified at the Site.
Other Factors	2	No other factors of concern were identified.

**APPENDIX A**  
**FIELD INSPECTION FORM**



<b>Project Number:</b> 401.2300437.000	<b>MSG Inspector:</b> John Thornburg
--	--------------------------------------

**Site Location:** 709 2<sup>nd</sup> Avenue, Chesapeake, OH      **Date of Investigation:** 11/7/2025  
**Site Contact Name\*:** None      **Title:** \_\_\_\_\_  
**Relationship To Site:** \_\_\_\_\_      **Phone #:** \_\_\_\_\_  
**Weather/Obvious Limiting Conditions:** 50 degrees F, cloudy

**Adjacent Properties (Include roadways and waterways):**

**North:** 2<sup>nd</sup> Ave followed by vacant land (former trailer park lots)  
 \_\_\_\_\_  
**East:** Residence, vacant land (former trailer park lots)  
 \_\_\_\_\_  
**South:** Ohio River  
 \_\_\_\_\_  
**West:** Residence and vacant land  
 \_\_\_\_\_

**Site Description & Usage**

**Acreage:** \_\_\_\_\_  
**Current Owner:** \_\_\_\_\_ **Date Acquired:** \_\_\_\_\_  
**Previous Owner:** \_\_\_\_\_ **Date Acquired:** \_\_\_\_\_  
**Site Use (identify all on-site activities):** \_\_\_\_\_  
 \_\_\_\_\_  
**Historical Site Usage:** Trailer Park  
**Building(s):** One trailer, inaccessible

Size	Use	Age	No. of Stories (indicate if basement present)

**Access Roads:** 2<sup>nd</sup> Avenue, Kelly Lane, Riverside Drive

**Utilities / Services**

**Natural Gas**     Yes     No      **Provider:** \_\_\_\_\_  
**Electric**         Yes     No      **Provider:** \_\_\_\_\_  
**Water**             Yes     No      **Provider:** \_\_\_\_\_  
**Wastewater**     Yes     No      **Provider:** \_\_\_\_\_

**Hazardous Substances, Petroleum Products & Unidentified Substance Containers**

Substance	Quantity	Location	Condition	REC ?
None				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

<b>Project Number:</b> 401.2300437.000	<b>MSG Inspector:</b> John Thornburg
--	--------------------------------------

				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

**Underground (UST) and Aboveground Storage Tanks (AST)**

UST or AST	Size	Construction	Age	Contents	REC ?
<input type="checkbox"/> UST <input checked="" type="checkbox"/> AST				Propane	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> UST <input type="checkbox"/> AST					<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> UST <input type="checkbox"/> AST					<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> UST <input type="checkbox"/> AST					<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> UST <input type="checkbox"/> AST					<input type="checkbox"/> Yes <input type="checkbox"/> No

Any evidence of fill ports, vent pipes or uniform patches in pavement?  Yes  No

Comments: \_\_\_\_\_

Any evidence of ASTs having been removed from the site? (e.g., concrete saddles, concrete pads, secondary containment, etc.)  Yes  No

Comments: \_\_\_\_\_

**Polychlorinated Biphenyls (PCBs)**

Possible PCB-Containing Equipment – Type and Location	Labels	Condition	REC ?
Pole mounted transformer	none	fair	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

**Solid Waste Disposal**

Waste Type	Storage Container Location & Hauler	Condition	REC ?
None			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

**Wastewater**

Wastewater Type	Handling	REC ?
None		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No



**Project Number:** 401.2300437.000

**MSG Inspector:** John Thornburg

**Septic Systems**

**Septic System**     Yes    No

**REC?**     Yes    No

**Comments:** \_\_\_\_\_

**Spills**

**Have any spills occurred at the site or near the site?**     Yes    No

**REC?**     Yes    No

**Comments:** None observed during the site recon

**Previous Investigations (attach a copy)**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Environmental Audit  | <input type="checkbox"/> Environmental Site Assessment | <input type="checkbox"/> Environmental Permit                  |
| <input type="checkbox"/> UST Registration     | <input type="checkbox"/> Hydrogeologic Report          | <input type="checkbox"/> Drinking Water Well Installation Docs |
| <input type="checkbox"/> Geotechnical Studies | <input type="checkbox"/> Other _____                   |  |

Former trailer park property with one trailer remaining on the south portion of the Subject Property.

Storage container is located on the south portion of the Subject Property at the end of Kelly Lane. Contents unknown.

Numerous pipe protrusions from the ground surface for sanitary, water, and a few apparent propane connections.



Photo 1: General view of the Subject Property facing southeast.



Photo 2: View down Kelly Lane on the west portion of the Subject Property.



Photo 3: View of the portion of the Subject Property west of Kelly Lane facing south.



Photo 4: Looking east across the north portion of the Subject Property.



Photo 5: Typical electrical hook up located throughout the Subject Property.



Photo 6: Facing west along the driveway on the central portion of the Subject Property.



Photo 7: An apparent lift station located near the southwest corner of the Subject Property.



Photo 8: Pole mounted transformer located on the east portion of the Subject Property.



Photo 9: View of a mobile home remaining on the south portion of the Subject Property..



Photo 10: Looking north from the south portion of the Subject Property.



Photo 11: View of the south adjoining Ohio River.



Photo 12: View of the steep embankment along the south portion of the Subject Property down to the Ohio River.



Photo 13: Typical west adjoining residence.



Photo 14: View of a storage container on the south portion of the Subject Property at the end of Kelly Lane.



Photo 15: East adjoining residence.



Photo 16: Residences located northeast of the Subject Property.

**APPENDIX B  
PHASE I ESA**





GEOTECHNICAL  
CONSULTANTS INC.



GCI PROJECT #26-E-29735-B

# Phase I Environmental Site Assessment Report

Proposed Chesapeake Landing Property  
2<sup>nd</sup> Avenue  
Chesapeake, Lawrence County, Ohio

**Prepared for:**  
Ohio Housing Finance Agency  
and  
Ironton Lawrence Community Action Organization

March 31, 2026



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**REPORT OF  
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2<sup>ND</sup> AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**

**GCI PROJECT NO. 26-E-29735-B**

***Prepared for:***

**Ohio Housing Finance Agency  
and  
Ironton Lawrence Community Action Organization  
c/o Ralph Kline  
305 N. 5<sup>th</sup> St.  
Ironton, Ohio 45638**

***Prepared by:***

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720 Green Crest Dr.  
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**March 31, 2026**

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**APPENDIX A – MAPS AND PHYSICAL SETTING INFORMATION**

General Property Location Map  
Property Location Map  
Lawrence County Auditor's GIS Map  
2019 USGS Topographic Map  
ODNR Ground Water Well Location Map and Well Logs (3 pages)  
USDA Web Soil Survey Map  
FEMA Flood Insurance Rate Map  
National Wetlands Inventory Map  
Ohio Map of Radon Zones  
DOT National Pipeline Mapping System  
ODNR Oil and Gas Well Map  
ODNR Karst Areas Map  
ODNR Mines of Ohio Map  
Coastal Barrier Resources System Map  
Ohio Coastal Atlas Map  
National Wild and Scenic Rivers Map  
Property in Relation to Vicinity Airports Map  
EPA Sole Source Aquifers Map

**APPENDIX B – OWNERSHIP AND HISTORICAL INFORMATION**

Lawrence County Auditor Property Card (4 pages)  
Aerial Photographs dated 1949, 1951, 1960, 1970, 1985, 1988, 1997, 2003, 2011, and 2015  
USGS Topographic Maps dated 1902, 1957, 1968, 1975, and 1985  
EDR Certified Sanborn Map Report (2 pages)

**APPENDIX C – REGULATORY DOCUMENTATION**

Banks Environmental Data Regulatory Database Report (63 pages)  
Chesapeake Volunteer Fire Department Request  
Lawrence County Health Department Request  
Lawrence County Health Department Response (2 pages)  
Lawrence County Sheriff's Office Request  
Lawrence County Sheriff's Office Response

**APPENDIX D – SITE RECONNAISSANCE AND OTHER INFORMATION**

User Questionnaire  
American Title Research Environmental Lien and AUL Search Report (17 pages)  
Owner Interview Questionnaire  
Site Reconnaissance Map  
Property Photographs (Photo 1 to Photo 8)

## 1.0 SUMMARY

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Ironton Lawrence Community Action Organization retained Geotechnical Consultants, Inc. (GCI) to perform a Phase I environmental site assessment (Phase I ESA) of the proposed multi-family residential development property located on 2<sup>nd</sup> Avenue in Chesapeake, Lawrence County, Ohio (the “property”). The property comprises 4.69± acres of mostly vacant mobile home lots with exception to one remaining mobile home at the time of the site reconnaissance. The property is identified by Lawrence County parcel number 24-022-0500.000.

Reviewed historic resources indicate the property was vacant land prior to 1902. A house was constructed on the northeastern portion of the property between 1902 and 1949 and was removed by 1960. The property contained mobile homes since at least 1960. Most of the mobile homes on the property were recently removed.

The Phase I ESA has revealed no recognized environmental conditions (REC), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for a REC is not necessary at this time.

The vapor encroachment screen (VES) performed as part of the Phase I ESA indicated a vapor encroachment condition (VEC) from chemicals of concern (COCs) does not exist in the subsurface at the property.

Further information is provided in the following sections of this report, which should be read entirely.

## 2.0 INTRODUCTION

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GCI is a geo-professional consulting firm performing environmental assessment, remediation, wetlands consulting and permitting assistance, geotechnical engineering, construction monitoring, laboratory analysis, and subsurface exploration services. Please contact our office by telephone at (614) 895-1400 or visit our web site at <http://www.GCI2000.com> for more information.

### 2.1 PURPOSE

The purpose of a Phase I ESA is to assess property for *recognized environmental conditions* (RECs). GCI performed a site reconnaissance, a driving tour of the vicinity, a review of agency databases, and a review of historical data in an effort to achieve this objective.

ASTM International defines RECs as: “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.”<sup>1</sup> In performing this Phase I ESA report, GCI has striven to balance between competing goals of identifying signs of RECs and a scope of services limited by both cost and time constraints.

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<sup>1</sup> ASTM Designation E1527-21 Section 3.2.73.

ASTM International defines a controlled REC (CREC) as: “a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”

ASTM International defines a historical REC (HREC) as: “a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).”

Special terms and conditions are outlined in our proposal and Terms and Conditions with our client dated March 19, 2026. This assessment is intended to permit the user to satisfy one of the requirements to qualify for the Comprehensive Environmental Response, Compensation and Liability Act’s (CERCLA’s) landowner liability protections (LLPs): *innocent landowners*, *contiguous property owners*, or *bona fide prospective purchasers*. This practice does not address specific requirements of local, state, or federal laws other than the *all appropriate inquiries* (AAI) provisions of the LLPs. Users are cautioned that local, state, and federal laws may impose environmental assessment obligations that are beyond the scope of this assessment. The users should also be aware that there may be other legal obligations with regard to hazardous substances or petroleum products on the property that are not addressed in this assessment and could pose a risk of civil and/or criminal sanctions for non-compliance.

## **2.2 SPECIAL TERMS AND CONDITIONS**

This report is an instrument of professional service prepared by GCI for the sole use of Ironton Lawrence Community Action Organization; Ohio Housing Finance Agency (OHFA); and other parties that may be designated jointly by Ironton Lawrence Community Action Organization and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply with GCI for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerption or quotation of this report shall expose the violator to all legal remedies available to GCI.

## **2.3 SCOPE OF SERVICES AND REPORT METHODOLOGY USED**

In accordance with our proposal #PQ011790 dated March 19, 2026, the scope of the Phase I ESA included the following: historical background research; review of local, state, federal, and tribal environmental agency data; visual property observations; review of area geology; and interviews.

GCI performed this Phase I ESA in accordance with ASTM practice E 1527-21 guidelines; 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry, Final Rule; 2017 Ohio Housing Finance Agency (OHFA) Environmental Review Standards for HOME and OHTF Funded Projects (revised 5/11/2016 and 5/1/2017, respectively) requirements; and the generally accepted practices of environmental professionals performing similar services in the same locale under similar circumstances at the time of this assessment.

## **2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-21. Having an AAI-compliant Phase I conducted will not protect a user from all forms of liability. For instance, AAI is limited to liability under federal CERCLA law but does not provide protection from liability under other federal statutes, state law, or common law. Likewise, AAI is only the first step of establishing a CERCLA defense and will not necessarily protect an owner from CERCLA litigation, particularly if the owner ignores the applicable continuing obligations over the course of property ownership. According to AAI, CERCLA liability rests with the owner or operator of the property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.

AAI also does not address environmental compliance issues or health and safety compliance issues, nor is AAI designed for use in stock purchase arrangements because such deals do not involve transfers of real property. AAI is not a cure all for any environmental due diligence need. Often, the major driver for having a Phase I ESA conducted is to protect the owner from buying a problem property. Depending on the property, an AAI-compliant scope may or may not be appropriate. In some cases, a modified AAI approach may be more fitting. What the user wants to do with the property first can significantly affect what the scope of the Phase I ESA. It is therefore critical that the user be engaged upfront to identify what their goals are and to determine the appropriate methods for reaching those goals.

The following are beyond the scope of the Phase I ESA: assessing ASTM-defined "business environmental risks"; asbestos assessments / surveys; sampling / testing of building materials, soil, air or water; jurisdictional waters (wetlands / streams) delineation; cultural resources review including state historic preservation office (SHPO) inquiries; endangered or unique habitats or species inquiry; meetings with regulatory agencies; land surveying; an industrial hygiene survey; testing for biological pollutants (e.g., mold, fungi, bacteria, etc.), radon, air quality, lead-based paints, or other testing; measurement of quantities of wastes on the property; a compliance audit of existing or former operations; and meetings to discuss the property or report findings.

Subsurface conditions were not field investigated and they may differ from the conditions implied by observations of the ground surface. This Phase I ESA is not intended to quantify soil impacts, waste emplacement, or ground water impacts. This study does not eliminate the possibility of unobserved or undocumented environmental conditions that may affect the economic viability of the subject property.

A Phase I ESA is not intended to wholly eliminate uncertainty regarding the possibility of recognized environmental conditions regarding the property. This report is intended to reduce, but not eliminate, uncertainty regarding the possibility of recognized environmental conditions regarding the property.

GCI made appropriate inquiries in the performance of this Phase I ESA. This does not mean an exhaustive search was performed; the cost of information or time required gathering it may outweigh its usefulness.

Not every property needs the same level of assessment. The appropriate level of inquiry regarding the property subject to a Phase I ESA is guided by type of property, the judgment of environmental professionals, and information developed during the assessment.

In order for the prospective purchaser to claim protection from CERCLA liabilities, the acquisition of the subject property must be completed within 180 days after the commencement date of the Phase I ESA. The practicability of information contained in the Phase I ESA is presumed to be valid for a period of 180 days after date of issuance. The exception is its use as a historical informational source for future environmental site assessments.

The information in this report is true to the best of our knowledge. GCI obtained some of the information presented in this report from other persons/agencies. GCI assumes no responsibility for the accuracy or completeness of information provided by others. This report does not represent a legal opinion. No warranty, express or implied, is given by GCI. GCI's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

The conclusions presented in this report are professional opinions based on data collected between the commencement date and the report date. They are intended for the purpose, property location, and project indicated. This report is not a definitive study of contamination at the property and should not be interpreted as such. An evaluation of subsurface soil and ground water conditions was not performed as part of this ESA. No sampling or laboratory chemical analysis was performed as part of this ESA. GCI performed activities appropriate and necessary to evaluate the environmental status of the property under current Phase I ESA guidelines.

## **2.5 USER-PROVIDED INFORMATION**

GCI submitted a User Questionnaire (appended) to Ralph Kline who represents Ironton Lawrence Community Action Organization, our client, to request background information pertaining to the property. The questionnaire responses indicated they had no knowledge of any environmental liens at the property, no knowledge of activity and/or land use limitations placed on the property such as engineering or institutional controls, no knowledge of recognized environmental conditions regarding the property or property vicinity, no knowledge of the property that would indicate a value reduction in price due to environmental conditions, and no awareness of any obvious indicators of contamination at the property based on knowledge or experience with the property. Mr. Kline indicated he has some historical knowledge of the property.

## **2.1 ENVIRONMENTAL LIEN SEARCH**

As part of GCI's previous Phase I ESA of the property, GCI engaged American Title Research, LLC to provide a search of title records for activity and use limitations (AULs) or environmental liens in connection with the property. This search did not identify the existence of AULs or environmental liens in connection with the property. Their report is provided in Appendix D.

### **3.0 PROPERTY LOCATION**

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This section provides a general portrayal of the property and its vicinity. Information from visual observations of the property and adjoining properties is provided in § 5.0 *Information from Site Reconnaissance and Interviews*.

#### **3.1 LOCATION**

Information provided in this section specifically describes the location of the property, as was provided by our client, the property owner, governmental agencies, or any combination thereof.

The property is located south of 2<sup>nd</sup> Avenue and east of Kelly Lane in Chesapeake, Lawrence County, Ohio. Property location maps and a Lawrence County Auditor's Geographic Information System map showing the property location are provided in Appendix A.

#### **3.2 PROPERTY AND VICINITY CHARACTERISTICS**

This section describes the property and vicinity by generalizing a description whether they exist in a setting that may be industrial, residential, commercial, agricultural, etc. or any combination thereof. This information is a brief description that is combined from various sources. A broader description of specific adjoining properties and the property are provided under § 5.0 *Information from Site Reconnaissance and Interviews*.

The property mostly consists of former mobile home lots. One remaining mobile home was located on the property at the time of the site reconnaissance. The area surrounding the property is primarily single-family residential in use.

### **4.0 RECORDS REVIEW**

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This section provides information from public ascertainable recorded documents, government environmental databases, and historical information relative to identifying recognized environmental conditions regarding the property.

#### **4.1 PHYSICAL SETTING**

The following subsections describe reviewed information pertaining to geologic, hydrogeologic, or topographic characteristics of a property. This information is useful in identifying possible contaminant migratory pathways related to the surface, subsurface, and ground water of the property and off-property sources.

##### **4.1.1 USGS TOPOGRAPHIC MAP REVIEW**

GCI reviewed the 2019 *Huntington, West Virginia - Ohio* United States Geological Survey (USGS) 7.5-minute series topographic map. This map indicates the property elevation is approximately 570± feet above mean sea level (AMSL). Surface grades in the property vicinity generally decreased in elevation in a southerly direction towards the Ohio River, which is located on the south adjoining property. A copy of a portion of this map depicting the property area is provided in Appendix A.

#### 4.1.2 COUNTY GROUND WATER RESOURCES MAP

GCI reviewed the *Ground-Water Resources of Lawrence and Gallia Counties, Ohio* map published in 1985 by the Ohio Department of Natural Resources (ODNR) - Division of Water. According to the map, the principal ground water source in the property area is permeable deposits of sand and gravel beneath the floodplain adjacent to the Ohio River.

#### 4.1.3 WELL LOG REVIEW

GCI researched *Well Log and Drilling Report* information available from the ODNR, Division of Water Resources website<sup>2</sup> for ground water supply wells in the property area. This review identified no registered ground water wells on the property. Reviewed well logs of ground water wells in the property area indicate a general subsurface profile of clay, sand, and gravel. Shale bedrock is indicated on one of the reviewed well logs at 65 feet below ground surface (bgs). Static water levels ranged between 40 feet and 50 feet bgs at the time of drilling. An ODNR ground water well location map and copies of reviewed well logs for the property area are provided in Appendix A.

#### 4.1.4 COUNTY SOIL SURVEY REVIEW

GCI reviewed the *US Department of Agriculture Web Soil Survey* website<sup>3</sup> for the property area. This publication indicates the property soil is Elkinsville-Urban land complex, 1 to 8 percent slopes (EmB), which is described as a well-drained soil with moderately high to high permeability and high available water capacity. The reviewed USDA Web Soil Survey map is provided in Appendix A.

#### 4.1.5 STATE GEOLOGIC MAP

GCI reviewed the *Bedrock Geologic Map of Ohio map*, published in 2006 by ODNR, Geologic Survey. This map indicates the property area is underlain by the Conemaugh Group, which consists of shale, siltstone, mudstone, sandstone, limestone, and coal.

### 4.2 HISTORICAL USE INFORMATION

The following subsections provide a history of previous uses of the property and surrounding properties. This helps to identify the possibility of past uses having led to recognized environmental conditions concerning the property.

#### 4.2.1 PREVIOUS ENVIRONMENTAL REPORT REVIEW

GCI previously prepared a Phase I ESA of the property and issued a report dated October 24, 2025 (GCI Project No. 25-E-29735-A). The property contained the existing mobile home at the time of that report's issuance. GCI's previous Phase I ESA identified no recognized environmental conditions in connection with the property.

#### 4.2.2 COUNTY RECORD REVIEW

GCI reviewed real estate records available from the Lawrence County Auditor's website<sup>4</sup> to research information pertaining to the property. According to reviewed county records, the property comprises 4.69± acres of land identified by

<sup>2</sup> <http://water.ohiodnr.gov/>

<sup>3</sup> <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

<sup>4</sup> <https://lawrencecountyauditor.org/>

Lawrence County parcel number 24-002-0500.000. Chesapeake Properties and Mobile Homes Management LLC are indicated to have owned the property since 2023. Previous owners of the property included the Lawrence Economic Development Corporation and a private individual. Reviewed building information indicates the property contains multiple residential structures. A Lawrence County parcel information sheet is provided in Appendix B.

#### **4.2.3 AERIAL PHOTOGRAPH REVIEW**

GCI reviewed aerial photographs dated 1949, 1951, 1960, 1970, 1985, 1988, 1997, 2003, 2011, and 2015. GCI obtained copies of these photographs from the Ohio Department of Transportation – Office of CADD and Mapping. Copies of the reviewed aerial photographs are included in Appendix B of this report.

The 1949 and 1951 aerial photographs depict an apparent house on northeastern portion of the property. Roadways border the north and southwest sides of the property. Houses and outbuildings are depicted on the north, east, and west adjoining properties. The Ohio River is shown on the south adjoining property.

The 1960 through 2015 aerial photographs depict multiple mobile homes and associated pavements on the property. The previously observed house on the northeastern portion of the property is no longer shown on the 1985 and subsequent aerial photographs. The area north of the property appears increasingly commercially-developed. The 1960 and 1970 aerial photographs depict two apparent filling stations and/or automotive repair operations approximately 250± feet north of the property. One of the filling stations was removed and replaced by a commercial-sized building beginning on the 1985 aerial photograph.

#### **4.2.4 HISTORICAL TOPOGRAPHIC MAP REVIEW**

GCI reviewed the 1902 *Guyandot, West Virginia – Ohio* 15-minute series USGS topographic map. This map indicates the property was vacant and. House-sized buildings and churches are shown west of the property. The Ohio River is indicated on the south adjoining property.

GCI reviewed the 1957, 1968, 1975, and 1985 *Huntington, West Virginia – Ohio* 7.5-minute series USGS topographic maps. These maps depict the northern portion of the property and areas north, east, and west of the property in red tint indicative of a dense urban area where only landmark buildings are shown. Roadways cross the central portion of the property. The 1957 map indicates a wooded area, depicted in green tint, on the southern portion of the property.

Reviewed historic topographic maps are provided in Appendix B.

#### **4.2.5 HISTORICAL FIRE INSURANCE MAPS**

GCI requested historical Sanborn® fire insurance maps covering the property area from Environmental Data Resources, Inc. (EDR). EDR indicated there was no Sanborn® map coverage of the property area. The EDR Certified Sanborn® Map report indicating the property area has no coverage is provided in Appendix B.

#### **4.2.6 REVIEW OF CITY DIRECTORIES**

Adequate property occupancy/use information was available from other sources cited in this report; therefore, GCI did not review city directories for this property.

### **4.3 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE**

GCI engaged Banks Environmental Data (Banks) to provide a review of state and federal government environmental agency database records. Their review lists the number of database sites identified within the search radius distances of each respective database, and identities of plotted sites. The following subsections represent the databases reviewed.

The subject property was not identified in the databases provided by Banks. The Banks report is appended.

#### **4.3.1 NATIONAL PRIORITY LIST (NPL)**

The NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program and CERCLIS. Also known as Superfund sites, the EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.

The Banks report identified no NPL facilities within a 1-mile radius of the property.

#### **4.3.2 DELISTED NATIONAL PRIORITY LIST (DNPL)**

The DNPL is a list of sites that have been deleted from the EPA NPL list. These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.

The Banks report identified no Delisted NPL facilities within a ½-mile radius of the property.

#### **4.3.3 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)**

CERCLIS sites come from the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed, or under review currently to be a part of the National Priority List.

The Banks report identified no CERCLIS facilities within a ½-mile radius of the property.

#### **4.3.4 CERCLIS NO FURTHER REMEDIAL ACTION PLANNED (NFRAP)**

CERCLIS sites designated NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the

NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

The Banks report identified no CERCLIS NFRAP facilities within a ½-mile radius of the property.

#### **4.3.5 RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) – CORRECTIVE ACTION SITES (CORRACTS)**

These sites are registered hazardous waste generator or handlers that fall under RCRA and subject to corrective action activity.

The Banks report identified no CORRACTS facilities within a 1-mile radius of the property.

#### **4.3.6 RESOURCE CONSERVATION AND RECOVERY ACT – TREATMENT, STORAGE, AND DISPOSAL FACILITIES (RCRA TSD)**

This database lists treatment, storage, and disposal of hazardous material sites that fall under the RCRA.

The Banks report identified no RCRA TSD facilities within a ½-mile radius of the property.

#### **4.3.7 RESOURCE CONSERVATION AND RECOVERY ACT – LARGE AND SMALL QUANTITY GENERATORS (RCRA GENERATOR)**

The EPA regulates Hazardous Waste Generators subject to the RCRA. They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100 kg and 1,000 kg of waste per month. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month. A Conditionally Exempt SQG (CEG) generates less than 100 kg of waste per month.

The Banks report identified no RCRA generating facilities on the property or adjoining the property.

#### **4.3.8 FEDERAL BROWNFIELD SITES**

This database contains a listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that are either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.

The Banks report identified two Federal Brownfield facilities within a ½-mile radius of the property:

**Site:** Kessler's Garage  
**Address:** 731 3<sup>rd</sup> Ave., Chesapeake, OH  
**Location:** 250± feet north  
**Estimated Drainage Pattern:** southerly

**Information:** Review of the Banks report indicates multiple environmental assessments of this facility occurred in 2021. The Banks report indicates this facility has volatile organic compound (VOC) impacts to soil.

**Site:** 303 3<sup>rd</sup> Avenue

**Address:** Chesapeake, OH

**Location:** 1,950± feet northeast

**Estimated Drainage Pattern:** southerly

**Information:** Review of the Banks report indicates this facility has lead and polynuclear aromatic hydrocarbons (PAH) impacts to soil.

Based on their relative distances from the property, locations with respect to local drainage patterns, and presence of urban infill between these facilities and the property, they are not likely to have impacted the property.

#### 4.3.9 FEDERAL INSTITUTIONAL AND ENGINEERING CONTROL SITES (FEDERAL IC/EC)

This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) or Engineering Controls (ECs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs and ECs are a type of Activity and Use Limitation (AUL).

The Banks report identified no Federal IC/EC facilities on the property.

#### 4.3.10 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center (NRC) since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.

The Banks report identified no ERNS incidents on the property or adjoining properties.

#### 4.3.11 OHIO/TRIBAL SOLID WASTE FACILITIES LIST (SWL)

The Ohio EPA maintains this listing of statewide solid waste landfills. The listing includes the following types of landfills or facilities; Construction & Demolition Debris, Municipal Solid Waste, Municipal Solid Waste Transfer facilities, Scrap Tire Facilities, and Industrial & Residual Waste landfills.

The Banks report identified one SWL facilities within a ½-mile radius of the property. This facility is described as an infectious waste generator. Based on the type of waste generated at this facility, it is unlikely to have impacted the property.

#### 4.3.12 OHIO/TRIBAL LEAKING UNDERGROUND STORAGE TANK LIST (LUST)

The Ohio LUST list provides information on known leaking underground storage tank incidents and tank removal actions in the State of Ohio. LUST incidents in Ohio are regulated by the Bureau of Underground Storage Tank Regulations (BUSTR).

The Banks report identified eight LUST incidents within a ½-mile radius of the property. The BUSTR regulatory status for six of these incidents is no further action (NFA) indicating BUSTR determined further environmental assessment of these incidents was not necessary. Based on their status, relative distances from the property, and locations with respect to local drainage patterns, these six LUST incidents with NFA status are unlikely to have impacted the property. The remaining two LUST incidents without NFA status are identified as:

**Site:** Kesslers Garage  
**Address:** 731 3<sup>rd</sup> Ave., Chesapeake, OH  
**Location:** 250± feet north  
**Estimated Drainage Pattern:** southerly  
**Status:** Closure (CLO)

**Site:** Danny Holschuh  
**Address:** 303 3<sup>rd</sup> Ave., Chesapeake, OH  
**Location:** 1,950± feet northeast  
**Estimated Drainage Pattern:** southerly  
**Status:** CLO

Based on their relative distances, locations with respect to local drainage patterns, and presence of urban infill between these facilities and the property, they are not likely to have impacted the property.

#### 4.3.13 OHIO/TRIBAL UNDERGROUND STORAGE TANK LIST (UST)

The Ohio UST list provides the location of registered underground storage tanks.

The Banks report identified no UST facilities on the property or adjoining properties.

#### 4.3.14 OHIO/TRIBAL VCP (VOLUNTARY CLEANUP PROGRAMS)

This database tracks sites maintained by the Ohio Voluntary Action Program (VAP). The VAP sets standards for contaminated site assessments and provides covenants not to sue (CNS).

The Banks report identified no State/Tribal VCP facilities within a ½-mile radius of the property.

#### 4.3.15 OHIO/TRIBAL BROWNFIELD SITES

The records in this dataset are from Ohio Brownfields Inventory which is maintained by the Ohio EPA Department of Environmental Response and Revitalization (DERR).

The Banks report identified no Brownfield facilities within a ½-mile radius of the property.

#### **4.3.16 OHIO/TRIBAL DERR SITES LIST**

This database contains records maintained by Ohio EPA Division of Environmental Response and Revitalization (DERR). The DERR database is an index of basic site information for potentially contaminated sites for which the Ohio district offices maintain files. The sites in this database may or may not be contaminated.

The Banks report identified no DERR Database properties within a 1-mile radius of the property.

#### **4.3.17 OHIO/TRIBAL DRYC (DRY CLEANERS)**

The Ohio Environmental Protection Agency maintains this listing of permitted dry cleaning facilities in the state of Ohio.

The Banks report identified no DRYC facilities within a ¼-mile radius of the property.

#### **4.3.18 UNMAPPED SITES**

Banks provides a listing of sites that could not be located and mapped by a street address, but were within the postal zip code of the property area.

The Banks report identified multiple Occurrences Not Mapped sites. GCI reviewed the limited facility name and address information provided in the Banks report to determine the locations of Occurrences Not Mapped Sites. Based on GCI's review, these sites were beyond the ASTM-designated search radius from the property for each respective database.

### **4.4 ADDITIONAL RECORD SOURCES**

The following subsections describe information obtained from governmental agencies directly contacted by GCI to provide information relative to the property. Copies of the information records are included in Appendix C of this report.

#### **4.4.1 FIRE DEPARTMENT INQUIRY**

GCI requested the Chesapeake Fire Department to provide information pertaining to hazardous emergency responses, ASTs, AST releases, USTs, UST releases, spills, remediation, or commonly known information at the property. Their response is pending.

#### **4.4.2 HEALTH DEPARTMENT INQUIRY**

GCI requested the Lawrence County Health Department to provide information pertaining to permits, septic tanks, wells, landfills, complaints, violations, or commonly known information at the property. Their response is pending.

As part of our previous Phase I ESA of the property, GCI requested the Lawrence County Health Department for environmentally-pertinent information. Their

response dated October 8, 2025 indicates their records for the property are limited to mobile home park inspections between 2013 and 2017. The violations described within these records pertain to trash, lack of maintenance, lack of posted information, and safety issues. These records do not indicate the release of hazardous substances or petroleum products on the property.

#### **4.4.3 POLICE DEPARTMENT INQUIRY**

GCI requested the Lawrence County Sheriff's Office to provide information pertaining to criminal activity in the project area, response time for emergency calls, and traffic violations or accidents near the project site. Their response is pending.

GCI requested information from the Lawrence County Sheriff's Office as part of our previous Phase I ESA of the property. Their response to our previous request is provided in Appendix C.

## **5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS**

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The following subsections provide information from observations on the property and interviews indicating a likelihood of identifying recognized environmental conditions concerning the property. Copies of photographs taken during our site reconnaissance are provided in *Appendix D*.

### **5.1 ENVIRONMENTAL PROFESSIONAL, DATE AND WEATHER CONDITIONS**

GCI representative Kaiden Murphy performed a site reconnaissance during the morning on March 26, 2026. Weather conditions at that time included partly cloudy skies and a temperature of approximately 70° Fahrenheit.

### **5.2 METHODOLOGY**

This subsection provides the method used by the environmental professional(s) to conduct the site reconnaissance for this report (e.g., systematic approaches used in observing the property exterior or building interior).

GCI observed the property by walking along the perimeter of the property and several times across the property.

### **5.3 LIMITING CONDITIONS OF THE SITE RECONNAISSANCE**

This subsection describes conditions present during the site reconnaissance that limited observations, such as bodies of water, vegetation coverage, structures, snow, etc.

Property observations were limited to observing those areas visible and unlocked and unenclosed, without removing structural components of the property. The interior of the mobile home on the property was inaccessible at the time of the site reconnaissance.

### **5.4 CURRENT USES OF THE PROPERTY**

The property mostly consists of vacant mobile home lots. One mobile home was located on the property at the time of the site reconnaissance.

## **5.5 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE PROPERTY**

This subsection describes buildings, pavements, utilities, heating and cooling systems, drains, sumps, pits, ponds, lagoons, ground water wells, septic systems, etc.

At the time of the site reconnaissance, the central portion of the property contained one mobile home. Most of the property consists of recently vacated mobile home lots. Overhead powerlines cross the central and eastern portions of the property. GCI observed surficial components of municipal utilities in several of the vacant mobile home lots. The southern portion of the property is brush-covered land along the Ohio River. GCI did not observe drains, sumps, pits, ponds, lagoons, ground water wells, or septic systems on the property.

## **5.6 PAST USES OF THE PROPERTY**

This subsection describes past uses of the property by means of visual observations only.

No uses, other than current uses, were apparent from observing the property.

## **5.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES**

This subsection describes current and past uses of adjoining properties that were evident when viewed from the subject property. Adjoining properties are considered those properties that border contiguous or partially contiguous to the property, and that would be contiguous or partially contiguous with the property, but are separated by a street or other public thoroughfare.

2<sup>nd</sup> Avenue, a two-way, two-lane, asphalt-paved roadway borders the north side of the property. Single-family residences are north of 2<sup>nd</sup> Avenue from the property.

Single-family residences and Riverside Drive, a two-way, one-lane, asphalt-paved roadway adjoin the east side of the property.

The Ohio River adjoins the south side of the property.

Kelly Lane, a two-way, two-lane, asphalt-paved roadway, single-family residences, and vacant land adjoin the west side of the property.

No past uses of adjoining properties were apparent from onsite observations. No indications of recognized environmental conditions at adjoining properties were observed. GCI did not observe wastewater generated from industrial/manufacturing process on the property or adjoining the property.

## **5.8 STORAGE TANKS**

This subsection describes identified aboveground and underground storage tanks (ASTs/USTs), or possible vent pipes, fill pipes or access ways generally associated with storage tanks, if any, on the property.

GCI did not observe signs of USTs at the property. GCI observed one propane tank near the mobile home on the central portion of the property. GCI observed no other signs of ASTs on the property.

## **5.9 POTENTIAL HAZARDOUS SUBSTANCES OR PETROLEUM AND IDENTIFIED USES**

This subsection describes identified potential hazardous substances, petroleum products, and their respective containers (i.e. drums, totes, and intermediate bulk containers) and uses, if any, beyond the storage tanks previously discussed in Section 5.8. Additionally, treatment, storage, disposal of hazardous substances or petroleum products, stressed vegetation, and identifiable stains, slicks, spills, pools of liquid, etc., if any, are discussed.

GCI did not observe stressed vegetation, standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products, or other signs of hazardous substances or petroleum products at the property.

## **5.10 ODORS**

This subsection describes odors encountered at the property.

GCI did not encounter any strong, pungent, or noxious odors during the site reconnaissance.

## **5.11 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)**

PCBs belong to the broad family of organic compounds known as chlorinated hydrocarbons. They were manufactured approximately between the years 1927 to 1977 and used in various products until about 1979. PCBs are regulated by the US EPA under the Toxic Substances Control Act (TSCA) and the PCB regulations found at 40 CFR 761.

GCI observed one pole-mounted electrical transformer on the eastern portion of the property. GCI did not observe PCB-content labeling on this unit. GCI did not observe evidence of release on or beneath this unit. GCI did not observe other signs of PCB-containing equipment on the property.

## **5.12 INDICATIONS OF SOLID WASTE**

This subsection describes solid waste at the property.

GCI did not observe signs of solid waste disposal or landfilling at the property.

## **5.13 PHYSICAL SETTING ANALYSIS**

This subsection describes observations at the property of topographic conditions in conjunction with information provided in § 4.1 *Physical Setting*. This information aids in providing an analytical approach to approximate possible migratory pathways of hazardous substances or petroleum products into soil and ground water, which could impact the property or impact other properties from the property.

Ground surface elevations on the property generally slope in a southerly direction, towards the Ohio River, which adjoins the south side of the property. Under normal hydrogeologic conditions ground water within a shallow aquifer (e.g., ground water in soil, sand, and/or gravel layer) would typically mimic the drop in regional ground surface elevation. Therefore, ground water in the uppermost saturated zone on the property likely flows in a southerly direction.

Several factors influence the actual ground water flow direction (i.e. utility traces, surface topography, underground structures, seasonal fluctuations, soil and bedrock geology,

production wells, etc.). Assessment of these factors and determination of actual ground water flow direction are beyond the scope of this Phase I ESA.

#### **5.14 INTERVIEWS**

This subsection documents interview information between GCI's representative and property manager(s), representative(s), occupant(s) and/or owner(s), either at the property, or by telephone or mail (see § 4.0 *Records Review* for interviews with governmental agencies).

The purpose of interviews is to obtain information in good faith regarding current and past uses of the property, and whether the interviewee(s) had knowledge of the existence of RECs at the property.

As part of our previous Phase I ESA of the property, GCI interviewed Jeremy Clay, representative for the owner of the property, via emailed questionnaire on October 20, 2025. Mr. Clay indicated he has been familiar with the property since 2020. Mr. Clay indicated he is unaware of USTs, ground water wells, septic systems, cisterns, or spills of hazardous substances or petroleum products at the property.

#### **5.15 VAPOR ENCROACHMENT SCREEN**

GCI performed a Tier 1 vapor encroachment screen (VES) to assess the potential for vapors to occur in the subsurface below the property structures from volatile chemicals of concern (COCs). The goal of conducting a VES is to identify a vapor encroachment condition (VEC), which ASTM defines as: the presence or likely presence of COCs vapors in the vadose zone of the target property caused by the release of vapors from contaminated soil and/or ground water either on or near the target property.

The VES considers search distance to determine if there are known or suspected contaminated properties in the area of concern (AOC), and applies a critical distance from the contaminated properties to the subject property, to assess the likelihood of a VEC. The AOC is 0.33-mile (1,742 feet) for COCs including petroleum hydrocarbon light nonaqueous phase liquid (LNAPL), and 0.10-mile (528 feet) for other petroleum hydrocarbon COCs.

The critical distance is defined as the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest property boundary, and is equal to 100 feet for COCs including petroleum hydrocarbon LNAPL and 30 feet for other petroleum hydrocarbons COCs. For down-gradient contaminated properties, the AOC is equal to the critical distance.

For this VES, GCI utilized the review of state and federal government environmental agency database records previously discussed in this report. In addition, review of historical information, site reconnaissance, interviews and other information from this Phase I ESA were also used to identify potentially contaminated properties within the AOC.

Review of the Banks report identified one federal brownfield and LUST incident facility, Kessler's Garage, located within the 0.33-mile AOC for volatile COCs and the 0.10-mile AOC for petroleum hydrocarbon COCs. This facility is located 250± feet north of the

property. Based on its relative distance from the property, and presence of urban infill in the property area, this facility is unlikely to have caused a VEC to the property.

The 1960 and 1970 aerial photographs depict an apparent filling station and/or automotive repair operation 250± feet north of the property, east of the Kessler's Garage facility. Based on its relative distance from the property, location with respect to local drainage patterns, and presence of urban infill in the property area, this facility is unlikely to have caused a VEC to the property.

Based on the VES (the database review and GCI's review of historical information, site reconnaissance, interviews and other information from the Phase I ESA), sources of a likely release of COCs were not identified in the soil or ground water on or near the property. Therefore, a VEC from COCs does not exist in the subsurface at the property.

## 6.0 ADDITIONAL CONSIDERATIONS

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### 6.1 FLOODPLAINS

GCI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the property area. This map indicates the northern portion of the property is within Zone X, which is described as areas of minimal flood hazard. The central portion of the property is shown within Zone AE, which is described as areas without base flood elevation or depth. The southern portion of the property along the Ohio River is shown within the regulatory floodway. A FEMA Flood Insurance Rate Map for the property is provided in Appendix A.

### 6.2 WETLANDS

Due to an increased awareness of wetlands and their role in environment, development continues to endure a number of changing laws and regulations regarding wetlands and jurisdictional waters. These regulations have increased regulatory compliance burdens to owners and developers.

GCI reviewed the attached US Fish and Wildlife Service, *National Wetlands Inventory (NWI) Map* for the property area. The NWI map does not depict wetland indicators on the property. Indications for the south adjoining Ohio River are shown along the south side of the property. The USDA Web Soil Survey indicates the property soil is non-hydric with hydric components. No potential wetlands, streams, ponds, or other jurisdictional waters were observed on the property during our site reconnaissance.

### 6.3 NOISE

Former mobile home access drives, Riverside Drive, 7<sup>th</sup> Street, and 1<sup>st</sup> Avenue are located on the property. 2<sup>nd</sup> Avenue and Kelly Lane border the north and west sides of the property respectively. There are no four-lane roadways within 1,000 feet of the property. State Route 7, a four-lane roadway is located 1,100± feet north of the property.

A railroad is located 2,400± feet southeast of the property.

The Lawrence County Airpark, a small regional airstrip, is located 1.6± miles west of the property.

#### 6.4 AIR QUALITY

The attached Banks report includes a search of the property area for Aerometric Information Retrieval (AIRS) and Toxic Release Inventory System (TRIS) facilities within 0.5±-mile of the property. The report identified one AIRS and no TRIS facilities within 0.5±-mile of the property. The AIRS facility is identified as:

**Site:** 419 3<sup>rd</sup> Ave., Chesapeake, OH

**Location:** 1,270± feet northeast

**Database:** AIRS

The Banks report does not indicate this facility has violations associated with its database listings.

GCI reviewed the Interactive Map of Air Quality Monitors map<sup>5</sup>, which includes air quality information for criteria pollutants. This map indicates an inactive lead facility is located 0.79± miles southeast of the property. This map indicates the property area is located within the nonattainment area for PM<sub>2.5</sub> 24 hr. (1997 standard).

#### 6.5 MOLD

GCI did not observe evidence of mold on the exterior of the mobile home on the property. The interior of the mobile home was inaccessible at the time of the site reconnaissance. GCI understands the mobile home is planned for removal.

#### 6.6 FARMLAND PROTECTION

The USDA Web Soil Survey indicates the property soil is Elkinsville-Urban land complex, which is described as not prime farmland. GCI is not aware of existing farmland preservation agreements or areas pertaining to the property.

#### 6.7 ENVIRONMENTAL JUSTICE

U.S. EPA EJScreen information was not available at the time of this report's issuance.

#### 6.8 RADON

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in soil and bedrock. The EPA action level for annual residential exposure to radon is 4.0 picocuries per liter of air (pCi/L).

Review of the attached EPA Map of Radon Zones indicates the property is located in Zone 2 with a predicted average indoor radon screening level between 2.0 and 4.0 pCi/L.

Note that GCI was not contracted to perform radon testing at the property. To determine actual site-specific radon levels, it would be necessary to perform radon tests by a state-certified radon professional.

#### 6.9 TRAFFIC HAZARDS

2<sup>nd</sup> Avenue and Kelly Lane border the north and west sides of the property respectively. Sidewalks are located along 2<sup>nd</sup> Avenue. Roadways in the property area are improved with modern traffic signals and signs. A traffic count study was beyond the scope of this Phase I ESA.

<sup>5</sup> <https://www.epa.gov/outdoor-air-quality-data/interactive-map-air-quality-monitors>

### **6.10 EXPLOSION HAZARDS**

The *National Pipeline Mapping System (NPMS) Public Viewer* website<sup>6</sup> did not identify high pressured buried gas lines or hazardous liquid pipelines within 220 yards of the property. No high pressure buried gas lines or liquefied petroleum transportation pipelines were identified on the property. A National Pipeline Mapping System map depicting the property and property area is provided in Appendix A.

One propane AST was observed near the mobile home on the property. No other ASTs were observed on the property or at adjoining properties.

GCI reviewed the *Oil and Gas Well Locator* map, available from the Ohio Department of Natural Resources (ODNR) – Division of Oil and Gas Resources website<sup>7</sup> in order to research oil and gas wells in the property vicinity. According to the map, one active well is located 1.4± miles northwest of the property. A copy of the reviewed map is provided in Appendix A.

### **6.11 UNDERGROUND MINES, SINK HOLES, OR TUNNELS**

According to the ODNR *Bedrock Geologic Map of Ohio* map, the property is underlain by shale, siltstone, mudstone, sandstone, limestone, and coal bedrock. Sink holes are commonly associated with karst topography, which can form from the dissolution of carbonate bedrock near the ground surface. The attached ODNR-Division of Geological Survey *Ohio Karst Areas* map indicates the property is in an area not known to contain karst features.

GCI reviewed the ODNR *Mines of Ohio* available on the ODNR – Division of Mineral Resources website<sup>8</sup>. According to this map, no known abandoned underground mines are located in the property vicinity. A copy of the reviewed map is provided in Appendix A.

GCI did not observe evidence of mines, sink holes, or tunnels on the property during our site reconnaissance.

### **6.12 ZONING CODE VIOLATIONS**

The Lawrence County Auditor land class description for the property is for residential use, which is consistent with the property's past use.

### **6.13 SOIL SUITABILITY**

The property soil is Elkinsville-Urban land complex, 1 to 8 percent slopes. The USDA Web Soil Survey indicates the suitability and limitation ratings for this soil are not rated for dwellings with basements, dwellings without basements, shallow excavations, or for small commercial buildings.

Limitation: Note that the soil survey information provides general information regarding soil suitability for different uses and is not a site-specific resource.

### **6.14 STEEP SLOPES, LAKES, PONDS, OR CULVERTS**

<sup>6</sup> <https://pvnpm.phmsa.dot.gov/PublicViewer/>

<sup>7</sup> <http://oilandgas.ohiodnr.gov/>

<sup>8</sup> <http://minerals.ohiodnr.gov/>

GCI did not observe steep slopes, lakes, ponds, or culverts on the property.

#### **6.15 LEAD-BASED PAINT**

Until 1978, when the U.S. Consumer Product Safety Commission (CPSC) phased out the sale and distribution of residential paint containing lead, many homes and businesses were painted with paint containing some amount of lead. The Residential Lead-Based Paint Hazard Reduction Act of 1992 defined lead-based paint as containing more than 0.5 percent lead by weight. If a building was constructed or significantly modified prior to 1980, it may contain Lead-Based Paint (LBP).

GCI understands the mobile home on the property is planned for removal. No other buildings or painted surfaces are on the property; therefore, LBP is not a concern for the property.

#### **6.16 ASBESTOS**

Asbestos is either of six natural fibrous minerals found in certain rock formations. Of the six minerals, chrysotile, amosite, and crocidolite have been most commonly used in building materials. The use of asbestos in building materials started in the early 1900s and peaked in use between World War II and the 1970s. When inhaled in sufficient quantities, asbestos fibers have been proven to cause serious health problems. Building owners and employers must comply with CFR 1910 and 1926, OSHA rules governing occupational exposure to asbestos; and 40 CFR 61 Subpart M, EPA rules governing asbestos handling and waste disposal in building demolition and renovation (the NESHAP regulations).

GCI understands the mobile home on the property is planned for removal. No other buildings are present on the property; therefore, asbestos-containing building materials are not a concern for the property.

#### **6.17 HISTOPLASMOSIS**

GCI understands the mobile home on the property is planned for removal. No other buildings are present on the property; therefore, histoplasmosis is not a concern for the property.

#### **6.18 LEAD IN DRINKING WATER**

Lead in drinking water can come from lead pipes, lead solder, brass faucets, water meter equipment, and well pump equipment. The EPA defined the action level of lead in drinking water to be 15 parts per billion (a.k.a. micrograms per liter or  $\mu\text{g/L}$ ). The use of lead pipes or lead solder in any new public water systems or repair of existing water systems was banned in 1985 by the amended Safe Drinking Water Act. The use of lead solder on any water systems was banned in 1987.

Public water systems are required to monitor lead in water levels from their systems. The property has a public water supply; therefore, water provided to the property by the public water system must meet the federal action level for lead.

#### **6.19 AIRPORT HAZARDS**

As shown on the Property in Relation to Vicinity Airports Map provided in Appendix A, the property is located 1.6± miles away from the nearest potential airport hazard area, the

Lawrence County Airpark, a small regional air strip. GCI is not aware of airport clear zones or accident potential zones of military and civilian airports in the property area.

#### **6.20 COASTAL BARRIER RESOURCES**

As shown on the Coastal Barrier Resources System Map provided in Appendix A, there are no coastal barrier resource system units in Lawrence County, Ohio.

#### **6.21 COASTAL ZONE MANAGEMENT**

As shown on the Ohio Coastal Atlas Map provided in Appendix A, there are no coastal management areas in the property area.

#### **6.22 SOLE SOURCE AQUIFERS**

As shown on the EPA Sole Source Aquifer Map provided in Appendix A, there are no sole source aquifers in the property area.

#### **6.23 WILD AND SCENIC RIVERS**

As shown on the National Wild and Scenic Rivers Map provided in Appendix A, there are no designated wild, scenic, or recreational rivers in the property area. The Ohio River is located on the south adjoining property.

## **7.0 DATA GAPS, DATA FAILURES, AND DEVIATIONS**

This section describes the lack of, or inability to obtain, information required by this practice despite good faith efforts. This section also lists deviations from the ASTM practice, if any.

ASTM International defines data gap as: “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)”

ASTM International defines data failure as: “a failure to achieve the historical research objectives ... even after reviewing the standard historical sources...that are reasonably ascertainable and likely to be useful.” Data failure is one type of data gap.

GCI believes there were no data gaps or data failures of historic research, interviews, or requested information (as defined in ASTM E 1527-21 Section 3.2.18 and Section 3.2.19) that would result in altering our findings, opinions, and conclusions listed below. It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-21.

In our opinion, there were no major deviations in this report from ASTM practice E 1527-21.

## **8.0 FINDINGS, OPINIONS, AND CONCLUSIONS**

GCI performed a Phase I ESA in substantial conformance with the scope and limitations of ASTM Practice E 1527-21 of the property. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. The property comprises 4.69± acres of mostly

vacant mobile home lots with exception to one remaining mobile home at the time of the site reconnaissance. The property is identified by Lawrence County parcel number 24-022-0500.000.

Reviewed historic resources indicate the property was vacant land prior to 1902. A house was constructed on the northeastern portion of the property between 1902 and 1949 and was removed by 1960. The property contained mobile homes since at least 1960. Most of the mobile homes on the property were recently removed.

The Phase I ESA has revealed no recognized environmental conditions (REC), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for a REC is not necessary at this time.

The vapor encroachment screen (VES) performed as part of the Phase I ESA indicated a vapor encroachment condition (VEC) from chemicals of concern (COCs) does not exist in the subsurface at the property.

## 9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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GCI personnel responsible for this report declare that to the best of our professional knowledge and belief, GCI personnel responsible for this report meet the definition of Environmental Professional (EP) as defined in §312.10 of 40 CFR Part 312. GCI personnel responsible for this report have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

**Prepared by:**



Ethan J. Kunkler, PG  
Project Manager – Environmental Services



Kaiden Murphy  
Environmental Scientist – Environmental Services

**Reviewed by:**



Kevin J. Fulk, EP  
Vice President – Director of Environmental Services

## 10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN THE PHASE I ENVIRONMENTAL ASSESSMENT

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The following pages provide resumes of the environmental professionals participating in the development of this Phase I ESA report.



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**Ethan J. Kunkler, PG, EP**  
**Project Manager**

▪ **Education:**

2015 A.A.S. – Geo-environmental Science – Hocking College, Nelsonville, OH  
2017 B.S. – Geological Sciences – Ohio University, Athens, OH

▪ **Active Registrations & Certifications:**

2014-present OSHA 40-Hour Hazardous Waste Operations  
2019-present Ohio EPA - Asbestos Hazard Evaluation Specialist No. ES36430  
2019-present American Institute of Professional Geologists (AIPG) – Professional Member  
2020-present Land Science® Certified Vapor Barrier Inspector  
2023-present Board of Registration for Professional Geologists – Professional Geologist –  
Registration No. 283027

Mr. Kunkler graduated from the *Fundamentals of Professional Practice* (FOPP) course in 2021.

▪ **Experience & Qualifications:**

Mr. Kunkler's project management experience includes Phase I and II environmental site assessments (ESAs), soil stockpile sampling, ground water sampling and monitoring projects, indoor air studies, jurisdictional waters assessments, asbestos surveys, and hazardous materials surveys. Mr. Kunkler's environmental reporting includes satisfying additional, beyond ASTM scope considerations for private lender and federal and state regulations including the U.S. Department of Housing and Urban Development (HUD) and the Ohio Housing and Finance Agency (OHFA) requirements.

With over five years of environmental consulting experience, Mr. Kunkler has managed numerous Phase I and Phase II ESAs of residential, commercial, industrial, and agricultural properties across the Midwest region. Mr. Kunkler has managed pre-demolition and pre-renovation asbestos surveys of residential and commercial buildings throughout Ohio.

Mr. Kunkler is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-21.

▪ **Selected Projects**

- Phase I ESAs and asbestos surveys of numerous apartment complexes across Ohio, West Virginia, Indiana, Kentucky, and Wisconsin;
- Phase I and II ESAs and asbestos surveys of multiple school facilities across Ohio;
- Phase I and II ESAs and asbestos surveys of multiple medical facilities ranging in size from small clinics to regional hospitals across Ohio and West Virginia;
- Phase I and II ESAs of multiple former filling station sites across Ohio;
- Phase I and II ESAs of a dry cleaner in Springfield, Ohio for a proposed restaurant;
- Phase I and II ESAs of a former sheet metal foundry in Columbus, Ohio for proposed residential development;
- Phase II ESA and indoor air study of a chemical warehouse in Columbus, Ohio;
- Phase I and II ESAs of a former mirror factory in Marysville, Ohio for proposed retail development; and
- Phase II ESA of a former dry cleaning plant in Columbus, Ohio for proposed residential development.



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## **Kaiden Murphy** **Environmental Scientist – Environmental Services**

### **Education:**

2023 - B.S. – Biology and Environmental Science – Heidelberg University, Tiffin, OH  
2025 – M.S. – Environmental Science – The Ohio State University, Columbus, OH

### **Experience & Qualifications:**

Prior to joining GCI, Ms. Murphy was an Environmental Specialist at a science and technology firm and handled finding potential partners and clients, analyzing and interpreting data, and creating brochures and slides.

While attending graduate school Ms. Murphy was a Graduate Administrative Assistant and Graduate Research Assistant, which included performing fieldwork and sampling for environmental projects, analyzing the data and samples collected, and communicating those results. Other tasks included writing monthly newsletters and project summaries and attending community outreach events.

While studying Biology and Environmental Science with concentration on Watershed Sustainability Science at undergraduate school, Ms. Murphy worked as a Lab Technician at both the National Center for Water Quality Research and Bojhun Environmental Services. Ms. Murphy was an active member of the Tri-Beta Biology Honorary Society, Chemistry Club, and Alliance for Sustainability.

Since joining GCI in 2025, Ms. Murphy has been responsible for assisting in conducting both Phase I and Phase II environmental site assessments (ESAs) on sites for properties across Ohio. Ms. Murphy's environmental reporting includes satisfying additional, beyond ASTM scope considerations for private lender and federal and state regulations. Other environmental services have included indoor air testing and observation of smoke tests beneath building slabs.

### **Projects:**

- Performed a Phase 1 ESA for a retail building, formerly a dry cleaner in Pickerington, Ohio.
- Performed annual Operation and management for vapor mitigation systems for a residential neighborhood in Columbus, Ohio.
- Performed a Phase 1 ESA for apartment developers, on rural residential property



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**Kevin J. Fulk, MBA, EP, LEED AP**  
**Vice President – Director of Environmental Services**

**Education:**

BS Architectural / Environmental Design – Bowling Green State University.  
Bowling Green, OH (1992)  
MBA Business Administration – Capital University, Columbus, OH (2000)

**Active Registration & Certification:**

Construction Documents Technologist (1993)  
LEED Accredited Professional (2009)  
Vapor Encroachment Screening (2012)

Mr. Fulk graduated from GBA's *Fundamentals of Professional Practice (FOPP)* course in 2006.

**Experience & Qualifications:**

Mr. Fulk's experience includes project management of environmental studies including Phase I & II Environmental Site Assessments, asbestos surveys, operations and maintenance plans for buildings with asbestos containing materials, hazardous materials surveys, and wetland assessments.

With more than 30 years' experience as an environmental consultant, Mr. Fulk has provided field monitoring of asbestos abatement projects; collected water and soil samples for laboratory analysis; environmental proposal/report preparation; and in-house report reviews.

Since joining GCI in 1995, Mr. Fulk has been responsible for conducting environmental studies on sites for schools, retail, student housing, hospitals, industrial, residential, commercial office, agricultural, dry cleaners, and gasoline station projects.

Mr. Fulk is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-21. Mr. Fulk is a Trustee and President in the Ohio Valley Chapter of the Environmental Information Association. Mr. Fulk served as a speaker for the ASTM Phase I ESA Standard Update at the Ohio State Bar Association annual seminar in 2022.

**Selected Projects:**

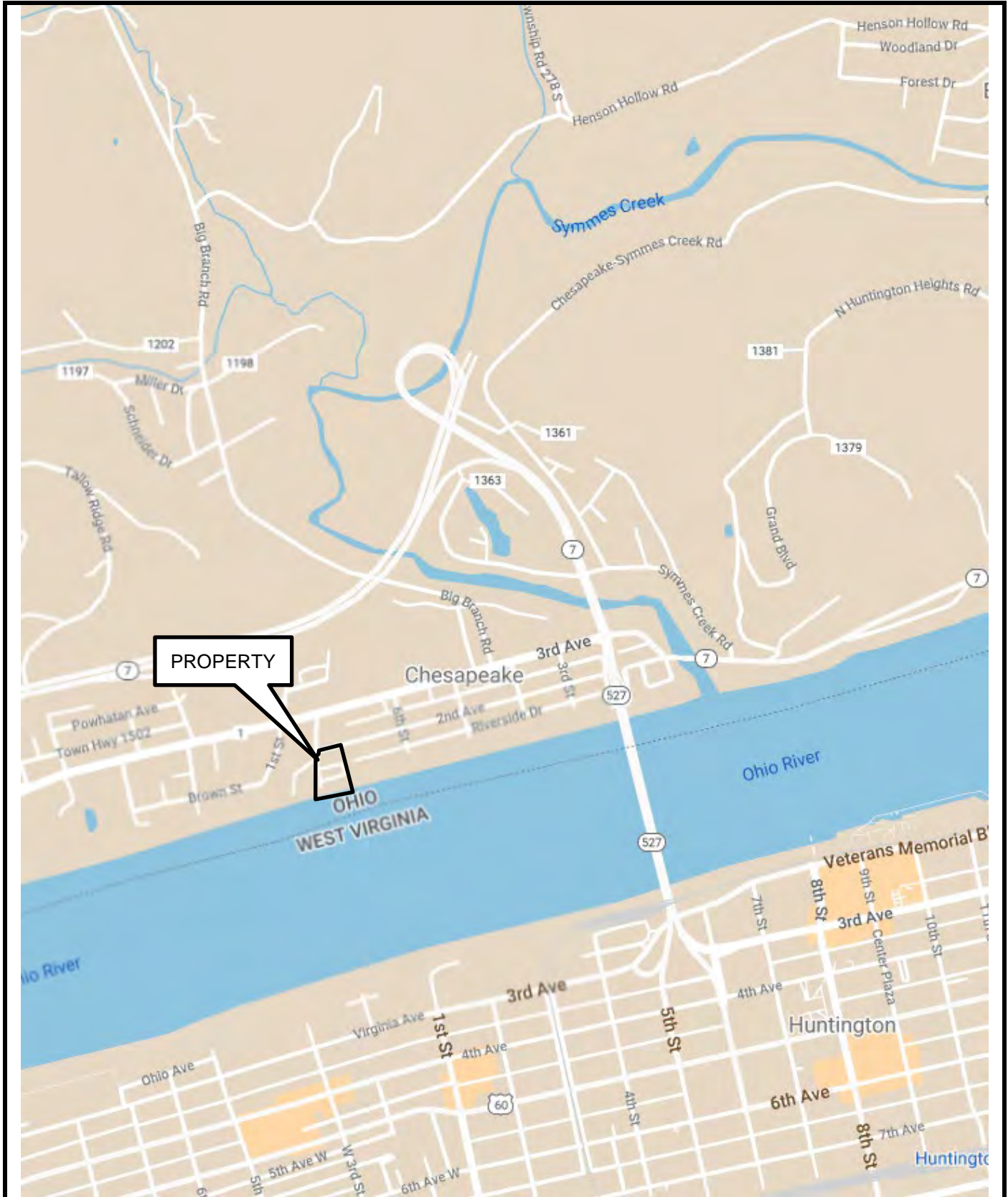
- Phase I & II ESAs of more than 30 parcels at The Waterfront, a redevelopment of a former steel mill into a mixed-use development, Pittsburgh, PA.
- Provided asbestos abatement monitoring for the Ohio Statehouse renovation project, various government institutions and utility facilities, and school buildings.
- Performed asbestos surveys of numerous Central Ohio projects including Morse Centre, Town & Country Shopping Center and the Worthington Mall.
- Performed hazardous materials and asbestos surveys of industrial buildings for the Grandview Yard project, Grandview Heights, OH.



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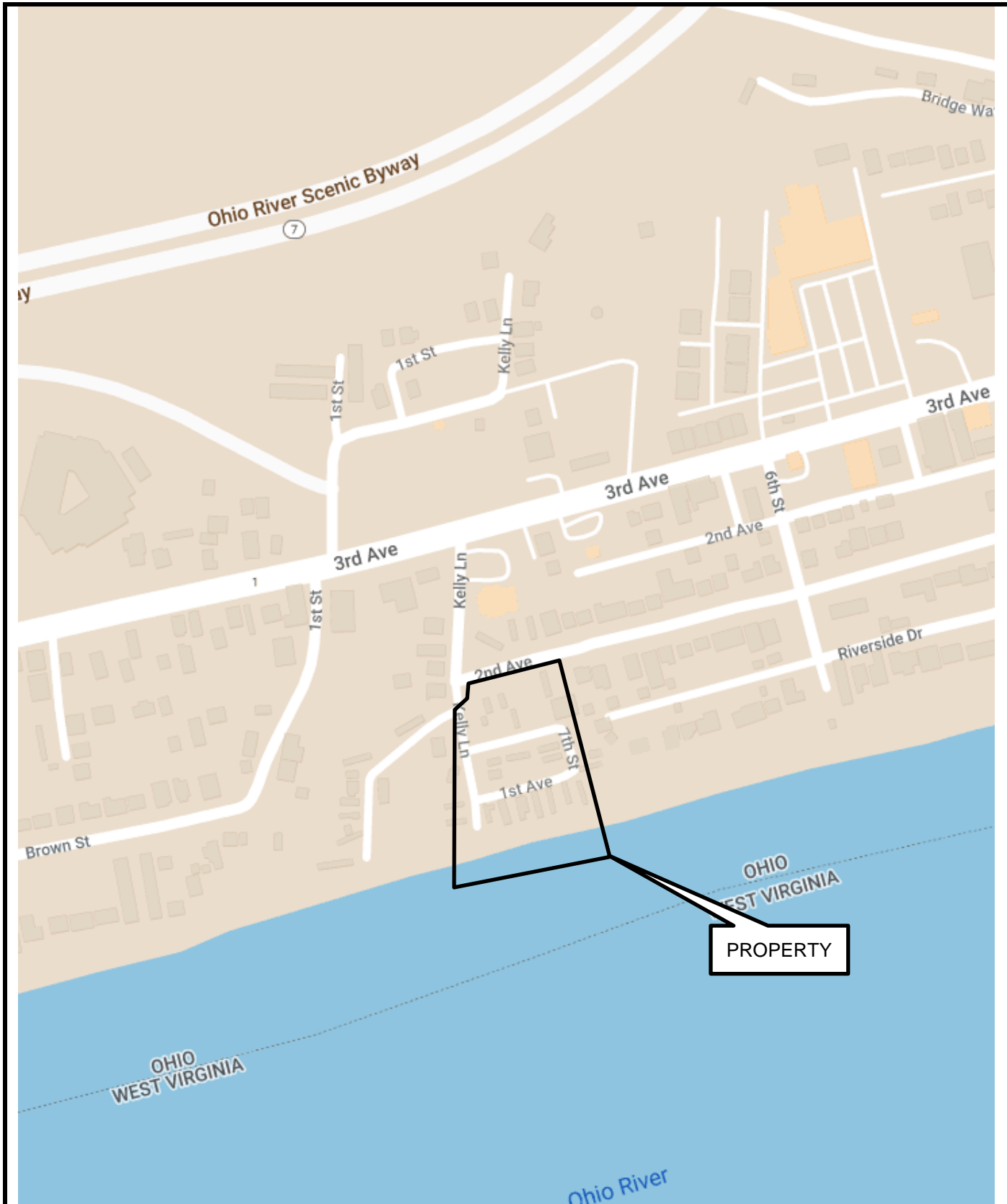


APPENDIX A – Maps and Physical Setting Information



**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





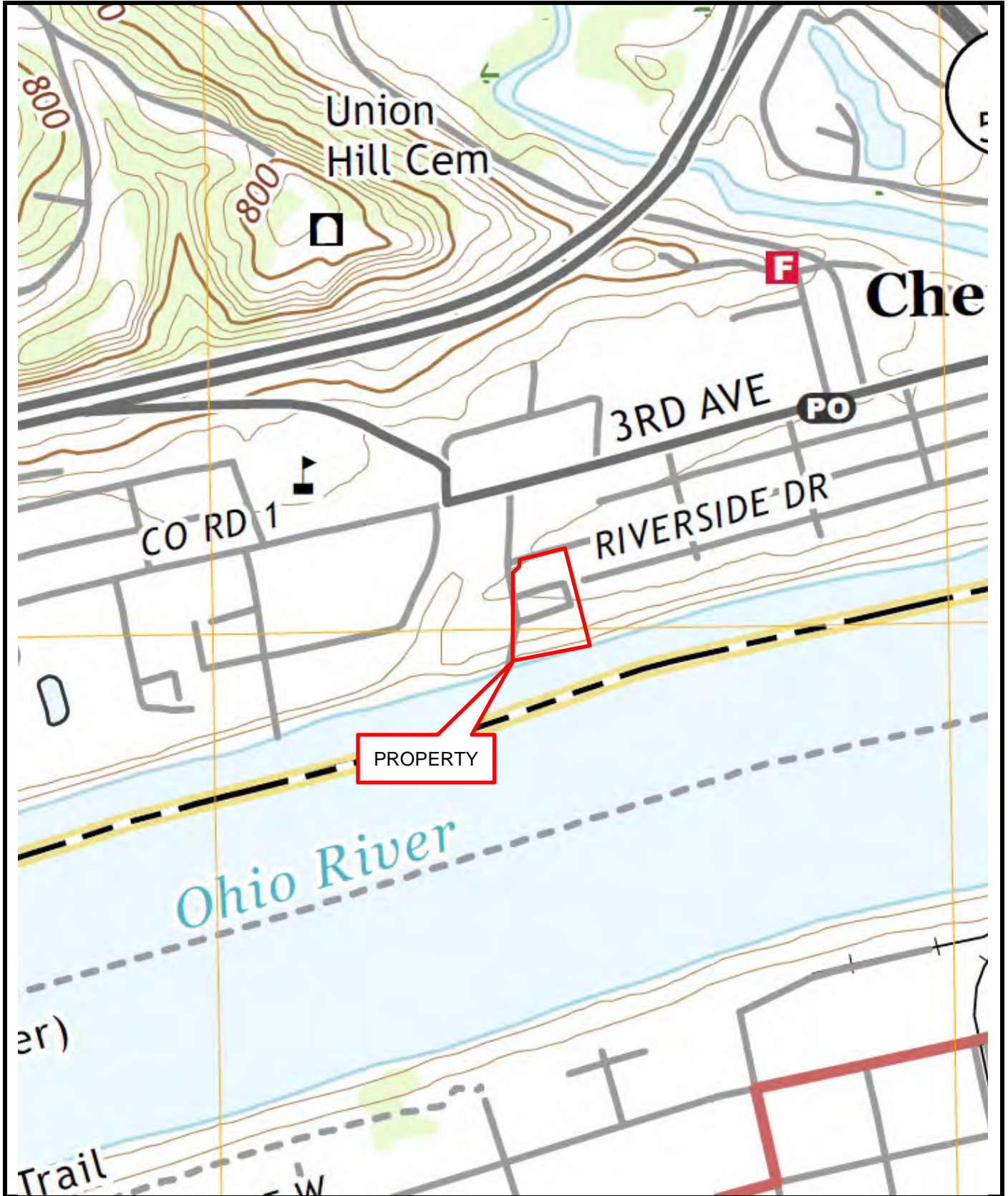
PROPERTY



North

PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO





**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





## WATER WELL LOG & DRILLING REPORT

Ohio Department of Natural Resources  
 Division of Geological Survey  
 Phone: 614-265-6740

**Well Log Number:** 188865

### Original Owner & Location

**Original Owner Name:** WANDERSON

**County:** LAWRENCE

**Address:** CHESAPEAKE

**City:**

**Location Number:** 51

**Latitude:** 38.426946

**Township:** UNION

**State:** OH

**Location Map Year:** 1980

**Longitude:** -82.458855

**Section Number:** 32

**Zip Code:**

**Location Area:**

### Construction Details

**Borehole Diameter 1:** in.

**Casing Diameter 1:** 5.63 in.

**Casing Height Above Ground:** ft.

**Date of Completion:** 11/13/1956

**Drilling Company Name:** RUBY (STAN) WELL  
 DRILLING

**Borehole Depth 1:** 76 ft.

**Casing Length 1:** 68 ft.

**Aquifer Type:**

**Total Depth:** 76

**Depth to Bedrock:** ft.

**Casing Thickness 1:** in.

**Well Use:**

### Well Test Details

**Static Water Level:** 50 ft.

**Drawdown:** 3 ft.

**Test Rate:** 30 gpm

**Test Duration:** hrs.

**Associated Documents:**

### Comments

### Drilling Log

Formations:	From:	To:
CLAY	0	18
SAND & GRAVEL	18	76



## WATER WELL LOG & DRILLING REPORT

Ohio Department of Natural Resources  
 Division of Geological Survey  
 Phone: 614-265-6740

Well Log Number: 1003310

### Original Owner & Location

Original Owner Name: *JOE AKERS*

County: *LAWRENCE*

Address: *146 TR 1118*

City: *CHESAPEAKE*

Location Number:

Latitude: *38.425083*

Township: *UNION*

State: *OH*

Location Map Year:

Longitude: *-82.4639*

Section Number:

Zip Code: *45619*

Location Area:

### Construction Details

Borehole Diameter 1: *8 in.*

Casing Diameter 1: *6 in.*

Casing Height Above Ground: *2 ft.*

Date of Completion: *09/01/2012*

Drilling Company Name: *RON JOHNSON  
DRILLING*

Screen Diameter: *0 in.*

Type:

Set Between: *55 and 70 ft.*

Borehole Depth 1: *25 ft.*

Casing Length 1: *65 ft.*

Aquifer Type:

Total Depth: *70*

Slot Size: *0.014 in.*

Material:

Depth to Bedrock: *65 ft.*

Casing Thickness 1: *0.188 in.*

Well Use:

Screen Length: *15 ft.*

### Well Test Details

Static Water Level: *40 ft.*

Drawdown: *20 ft.*

Test Rate: *15 gpm*

Test Duration: *2 hrs.*

Associated Documents:

### Comments

### Drilling Log

Formations:	From:	To:
FILL MATERIAL	0	15
SAND	15	65
SHALE	65	70



North

PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO



National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
    - Without Base Flood Elevation (BFE) Zone A, V, A99
    - With BFE or Depth Zone AE, AO, AH, VE, AP
    - Regulatory Floodway
  - OTHER AREAS OF FLOOD HAZARD**
    - 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
    - Future Conditions 1% Annual Chance Flood Hazard Zone X
    - Areas with Reduced Flood Risk due to Levee. See Notes. Zone X
    - Areas with Flood Risk due to Levee Zone D
  - OTHER AREAS**
    - Area of Minimal Flood Hazard Zone X
    - Effective LOMFRs
    - Area of Undetermined Flood Hazard Zone D
  - GENERAL STRUCTURES**
    - Channel, Culvert, or Storm Sewer
    - Levee, Dike, or Floodwall
  - OTHER FEATURES**
    - Cross Sections with 1% Annual Chance Water Surface Elevation
    - Coastal Transact
    - Base Flood Elevation Line (BFE)
    - Limit of Study
    - Jurisdiction Boundary
    - Coastal Transact Baseline
    - Profile Baseline
    - Hydrographic Feature
  - MAP PANELS**
    - Digital Data Available
    - No Digital Data Available
    - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/19/2024 at 6:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



North

PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO

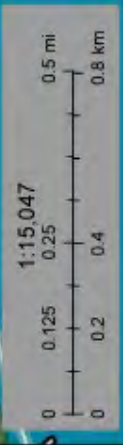




U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI Map



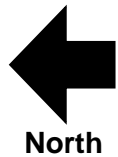
December 10, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper



North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**



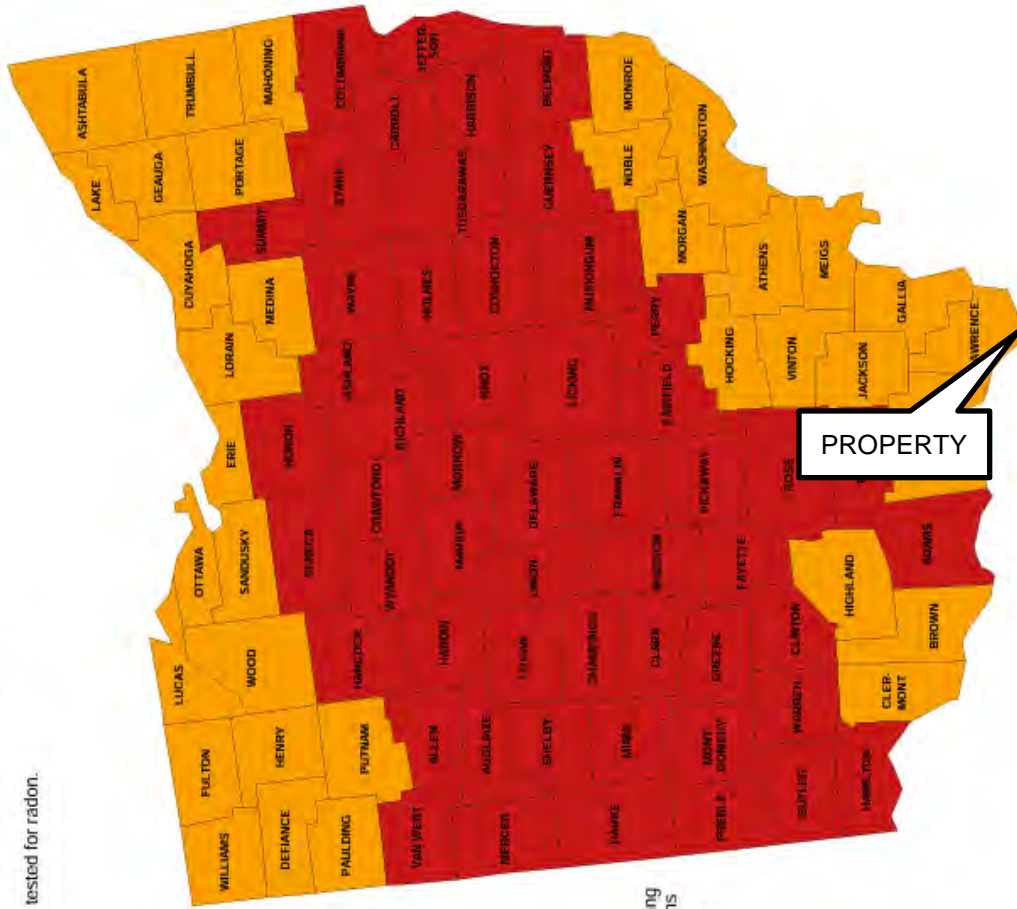
# OHIO - EPA Map of Radon Zones

<http://www.epa.gov/radon/zonemap.html>

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

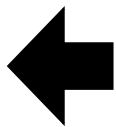
This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

**All homes should be tested, regardless of zone designation.**



PROPERTY

**IMPORTANT:** Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Ohio" (USGS Open-file Report 93-292-E) before using this map. <http://energy.cr.usgs.gov/radon/grpinfo.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.



North

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**



NATIONAL PIPELINE MAPPING SYSTEM

Pipeline and Hazardous Materials Safety Administration



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and gas distribution systems and are not intended to represent other utility systems.

This map should never be used as a substitute for conducting a one-call or other prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to [npmis@dot.gov](mailto:npmis@dot.gov).

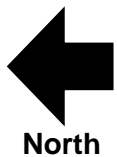
Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.npmis.phmsa.dot.gov](http://www.npmis.phmsa.dot.gov)

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Dec 10, 2024

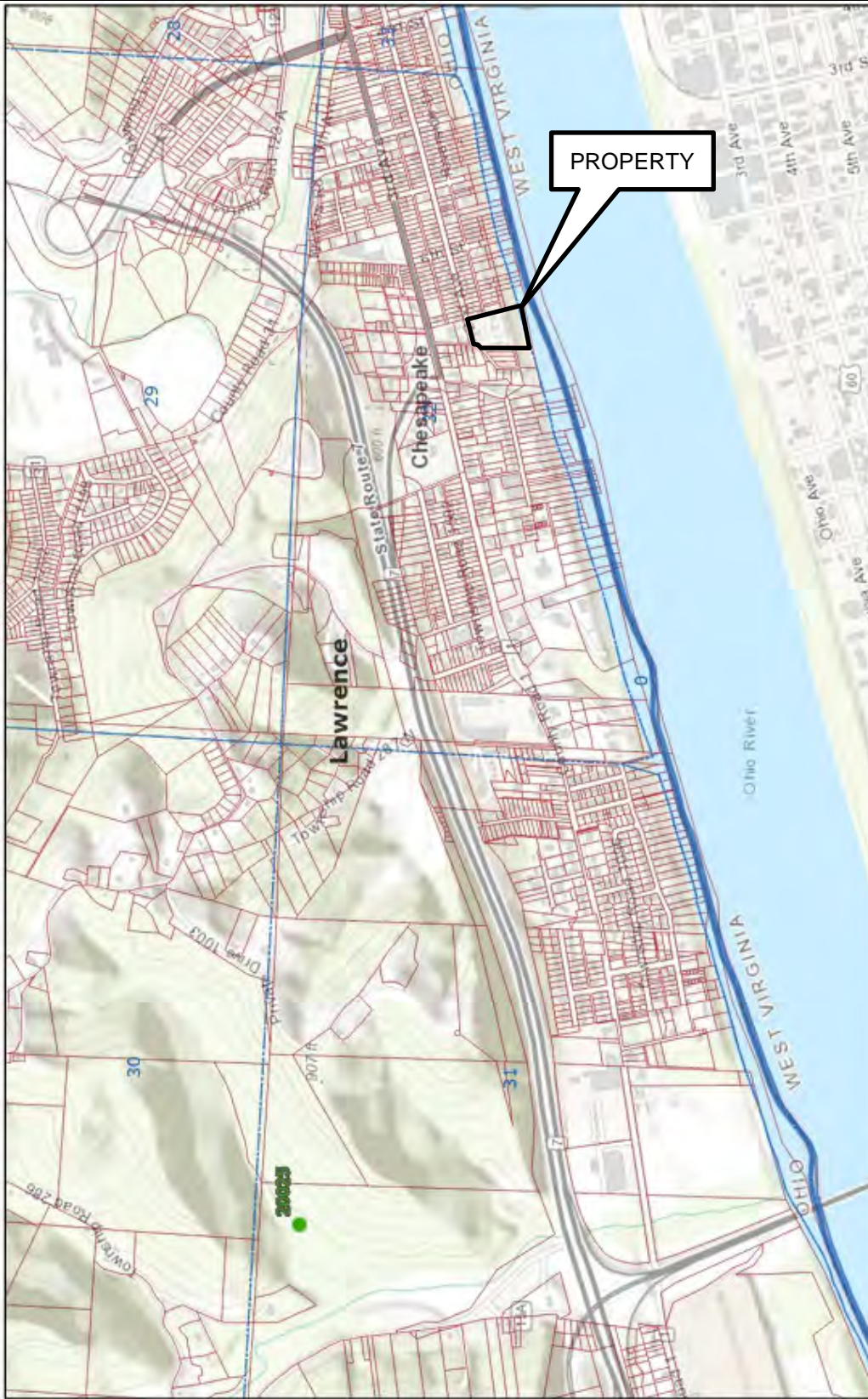


North

PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO

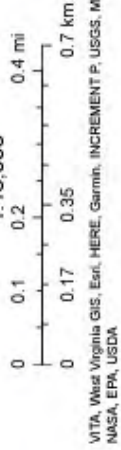


Ohio Oil & Gas Wells



December 10, 2024

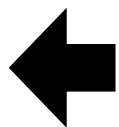
1:18,056



- Statewide Parcels
- Land Subdivision
- Current Township
- Counties

VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METU, NASA, EPA, USDA

ODNR - Division of Oil and Gas Resources Management



North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**

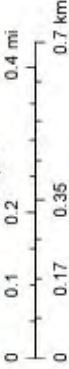


Karst Map



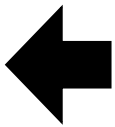
December 10, 2024

1:18,056



VITA, Esri, HERE, Garmin, VITA, Esri, HERE, Maxar

Ohio Dept. of Natural Resources



North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**



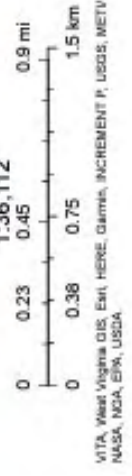
Mines of Ohio



December 10, 2024

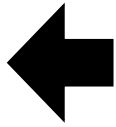
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Quadrangle 24K (7.5 min)



VITA, West Virginia GIS, Esri, HERE, DeLorme, INCREMENT P, USGS, METU  
 NASA, NGA, EPA, USDA

Ohio Dept. of Natural Resources



North

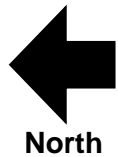
**PROPOSED CHESAPEAKE LANDING PROPERTY  
 2ND AVENUE  
 CHESAPEAKE, LAWRENCE COUNTY, OHIO**





**U.S. Fish and Wildlife Service  
Coastal Barrier Resources System**

**Coastal Barrier Resources**



North

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**



This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/omidal-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward boundary is shown on the official maps.

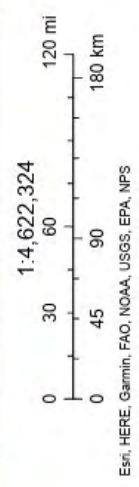
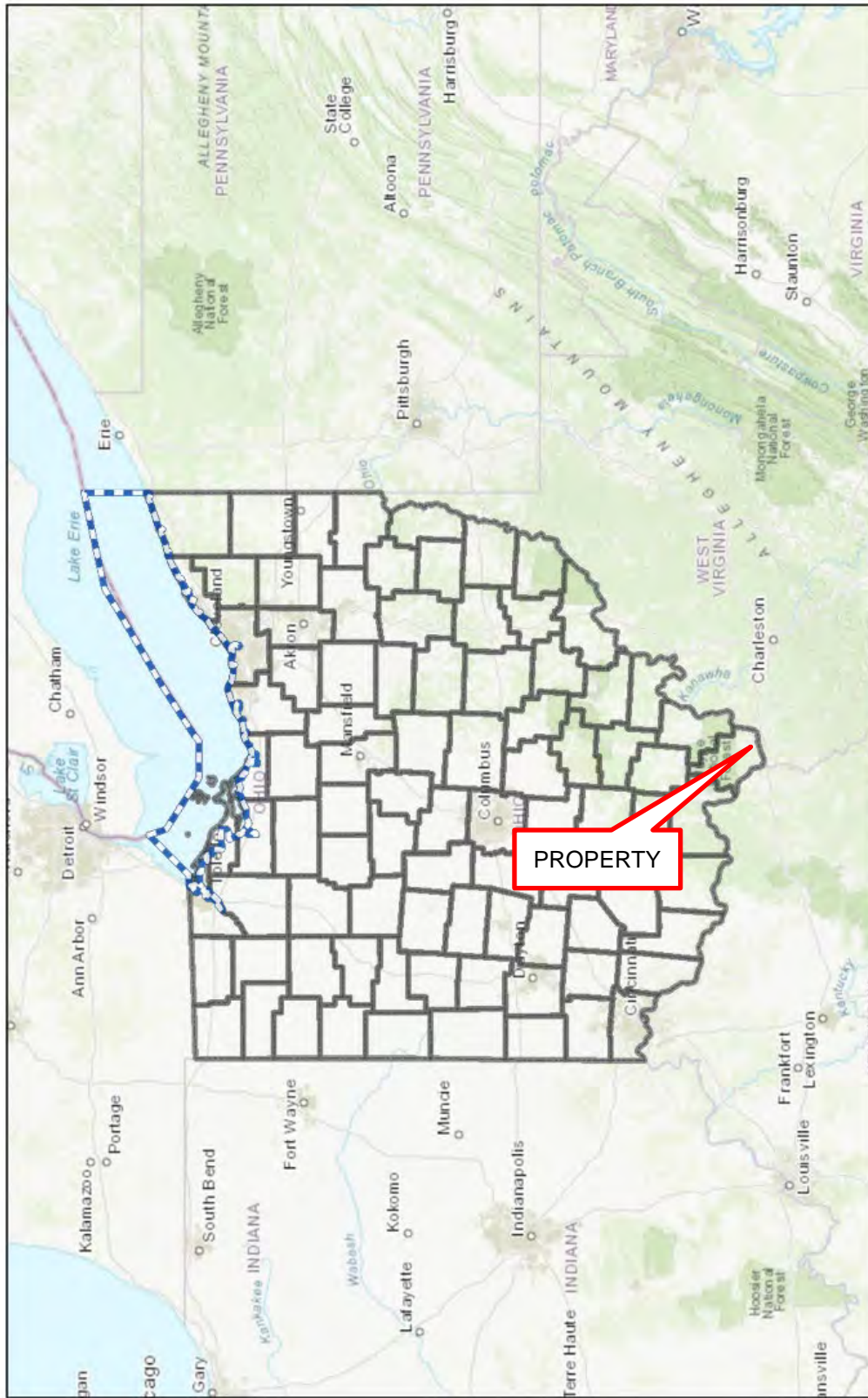
U.S. Fish and Wildlife Service, Coastal Barrier Resources Act Program, Esri, HERE, Garmin, (b) OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

October 6, 2025

Legend:  
 CBRS Buffer Zone  
 CBRS Units  
 Otherwise Protected Area  
 System Unit

This page was produced by the CBRS Mapper

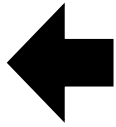
Ohio Coastal Atlas Map Viewer



ODNR - Office of Coastal MGMT

October 6, 2025

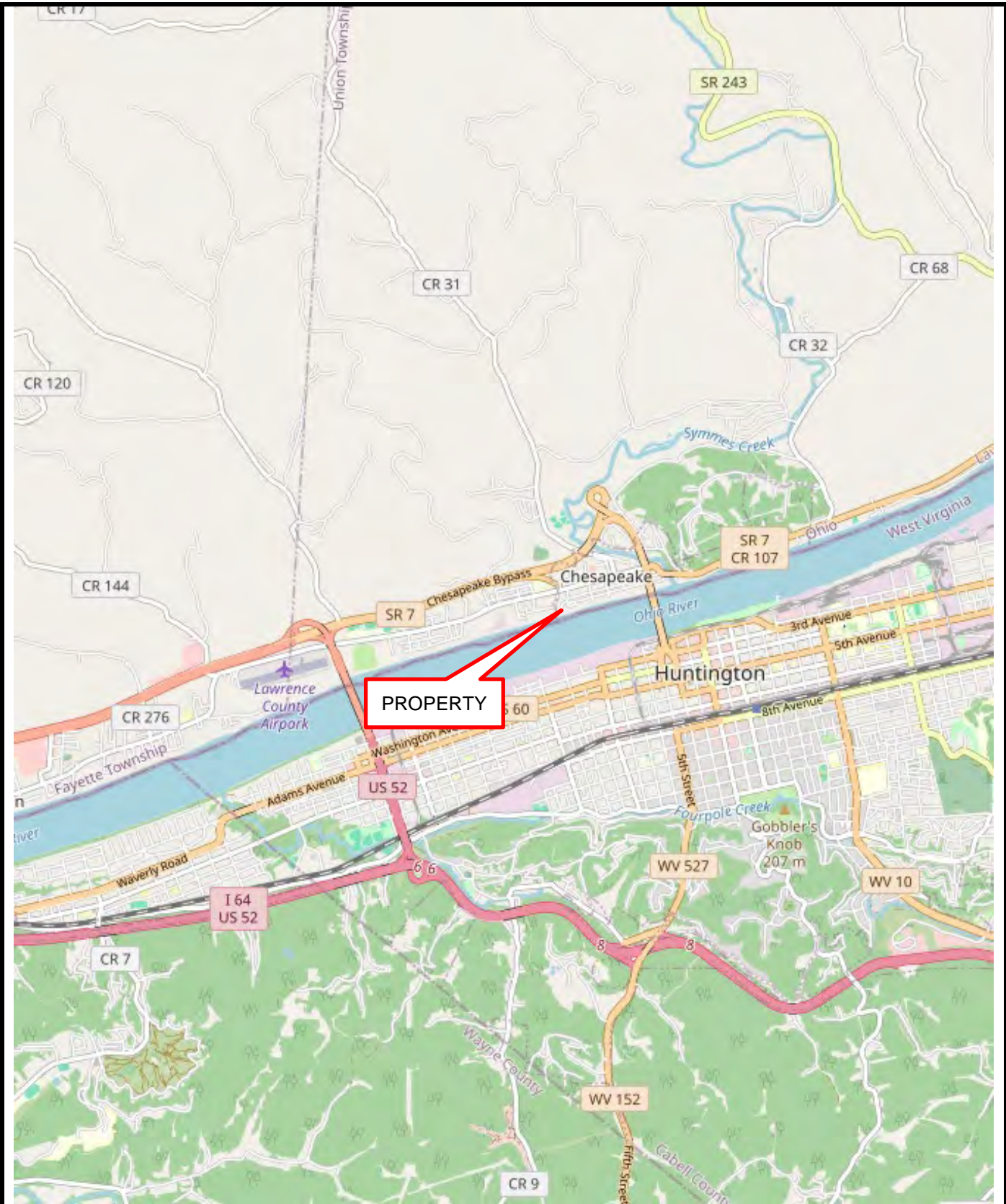
Coastal Management Area Boundary



North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**

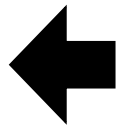
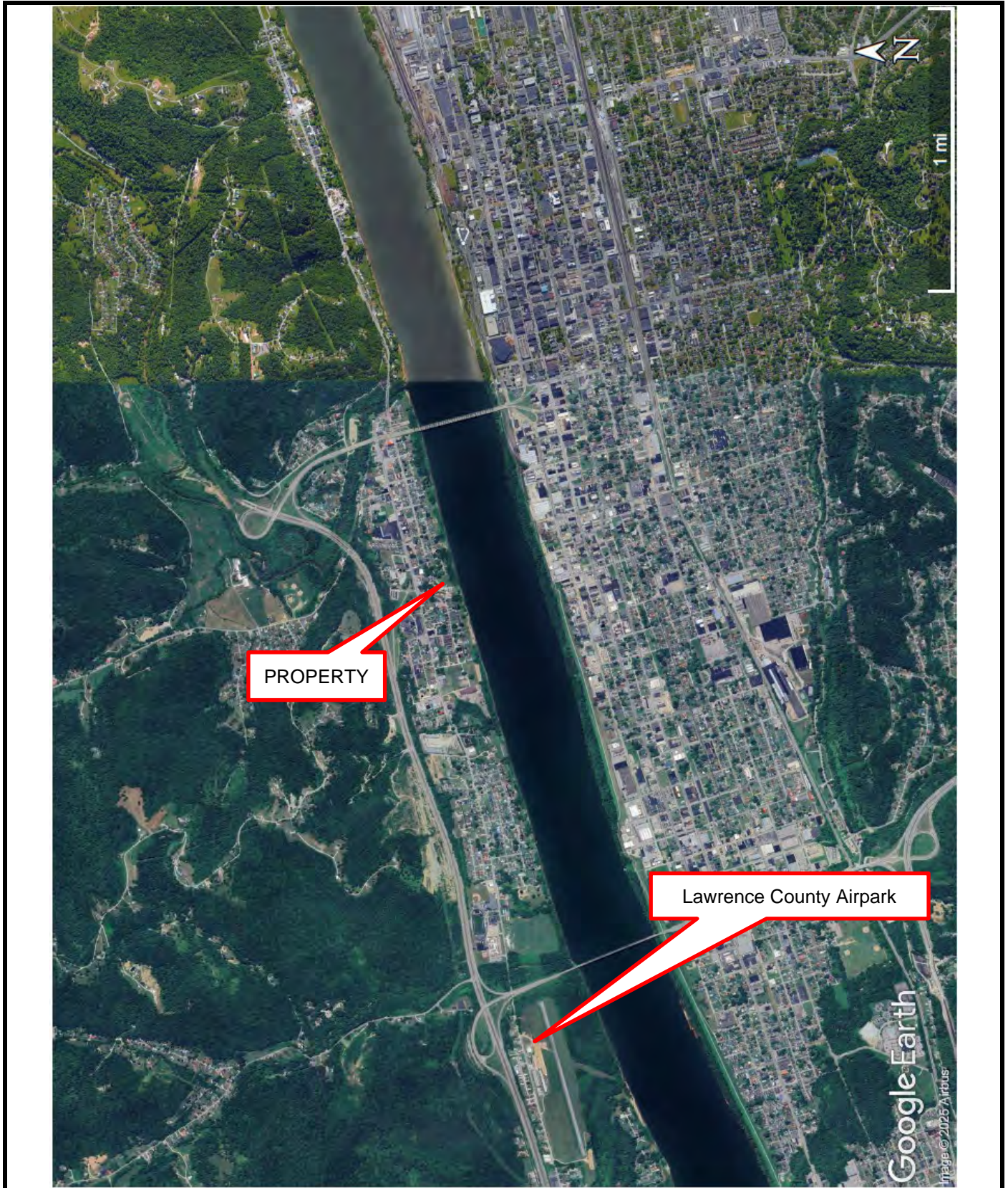




North

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2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





North

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**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





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APPENDIX B – Ownership and Historical Information

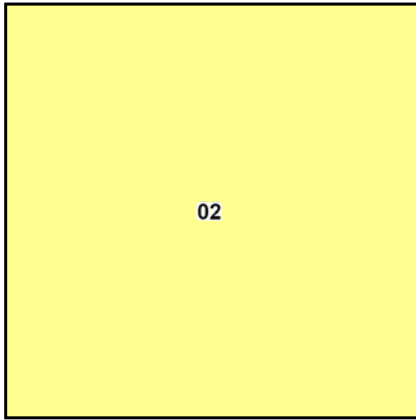
24-022-0500.000



Paul David Knipp  
County Auditor  
Lawrence County, Ohio  
lawrencecountyauditor.org

10/7/2025

**FIRST SKETCH**



02  
TRLPD  
4 sqft

**LEGAL**

<b>OWNER</b>	CHESAPEAKE PROPERTIES AND MOBILE HOMES MANAGEMENT LLC		
<b>ADDRESS</b>	709 2ND AVE		
<b>DESCRIPTION</b>	16-01-32 33 D LAWRENCE CITY 4.69AC		
<b>SCHOOL DIST</b>	CHESAPEAKE UNION EVSD	<b>TAX DIST</b>	24
<b>ACREAGE</b>	4.6900		

**VALUATION**

	<b>APPRAISED</b>	<b>ASSESSED</b>
<b>LAND</b>	\$136,900.00	\$47,920.00
<b>IMPROVEMENTS</b>	\$237,130.00	\$83,000.00
<b>CAUV</b>	\$0.00	\$0.00
<b>TOTAL</b>	\$374,030.00	\$130,920.00

**TAXES**

<b>TAXABLE VALUE</b>	\$130,920.00
<b>ROLLBACKS</b>	NONE
<b>HALF (1ST / 2ND)</b>	\$2,283.44 / \$2,265.44
<b>YEAR (TOTAL / BALANCE)</b>	\$4,548.88 / \$0.00

**SPECIAL ASSESSMENTS**

<b>COUNT</b>	1
<b>DELINQUENT / BALANCE</b>	\$0.00 / \$0.00
<b>TOTAL / BALANCE</b>	\$18.00 / \$0.00

**MOST RECENT SALES**

<b>DATE</b>	<b>BUYER</b>	<b>SELLER</b>	<b># PARCELS</b>	<b>PRICE</b>	<b>VALIDITY</b>
12/20/2023	CHESAPEAKE PROPERTIES AND MOBILE HOMES MANAGEMENT LLC	LAWRENCE ECONOMIC DEVELOPMENT CORPORATION	7	\$0.00	NO
4/21/2020	LAWRENCE ECONOMIC DEVELOPMENT CORPORATION	SMITH TOM C	5	\$270,000.00	NO
1/1/1987	SMITH TOM C	UNKNOWN	1	\$0.00	YES

**LAND**

<b>CODE</b>	<b>FRONTAGE</b>	<b>DEPTH</b>	<b>ACREAGE</b>	<b>SQFT</b>	<b>VALUE</b>
0	0	0	3.6900	0	\$36,900.00
0	0	0	1.0000	0	\$100,000.00

**IMPROVEMENTS**

<b>DESCRIPTION</b>	<b>BUILT</b>	<b>DIMS</b>	<b>VALUE</b>
500 Trailer Pad	1950	0x0	\$81,490.00
920 Personal Property Shed	2010	8x10	\$0.00
920 Personal Property Shed	2010	8x10	\$0.00
920 Personal Property Shed	2010	8x10	\$0.00
920 Personal Property Shed	2010	8x10	\$0.00
180 Shed - Frame	2010	10x16	\$820.00
180 Shed - Frame	2010	12x20	\$1,230.00
920 Personal Property Shed	2010	10x10	\$0.00
180 Shed - Frame	2000	12x12	\$510.00
920 Personal Property Shed	2010	8x8	\$0.00
180 Shed - Frame	2000	10x12	\$420.00

**RESIDENTIAL**

<b>Building (CARD: 24)</b>	MH Personal Property BUILT <b>1931</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	460 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 4)</b>	MH Personal Property BUILT <b>1963</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	1,512 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 14)</b>	MH Personal Property BUILT <b>1965</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	480 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 23)</b>	MH Personal Property BUILT <b>1966</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	400 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 18)</b>	MH Personal Property BUILT <b>1972</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	580 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 11)</b>	MH Personal Property BUILT <b>1973</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	552 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 20)</b>	MH Personal Property BUILT <b>1974</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	696 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 16)</b>	MH Personal Property BUILT <b>1975</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	720 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0

<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 5)</b>	MH Personal Property BUILT <b>1983</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	672 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 17)</b>	MH Personal Property BUILT <b>1987</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	696 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 6)</b>	MH Personal Property BUILT <b>1993</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	728 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 3)</b>	MH Personal Property BUILT <b>1993</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	784 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 9)</b>	MH Personal Property BUILT <b>1995</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	672 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 8)</b>	MH Personal Property BUILT <b>1997</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	672 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0
<b>Building (CARD: 19)</b>	MH Personal Property BUILT <b>2001</b>	<b>Baths (Full / Half)</b>	0 / 0
<b>Area</b>	896 sqft	<b>Rooms (Bedroom / Family)</b>	0 / 0
<b>Basement (Finished / Total)</b>	None / 0 sqft/ 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	None	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Vinyl - FRAME	<b>Fireplace Stacks</b>	0

**COMMERCIAL**

<b>DESCRIPTION (CARD 25)</b>	352 - Multiple Resid. (Low Rise)	<b>WALL HEIGHT</b>	8
<b>YEAR BUILT</b>	1950	<b>YEAR REMODELED</b>	0
<b>Unit Count</b>	C	<b>Section (ID/Number/Area/Stories)</b>	1 / / 1,900 / 2



PROPERTY



North

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





North

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





North

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





PROPERTY



North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**

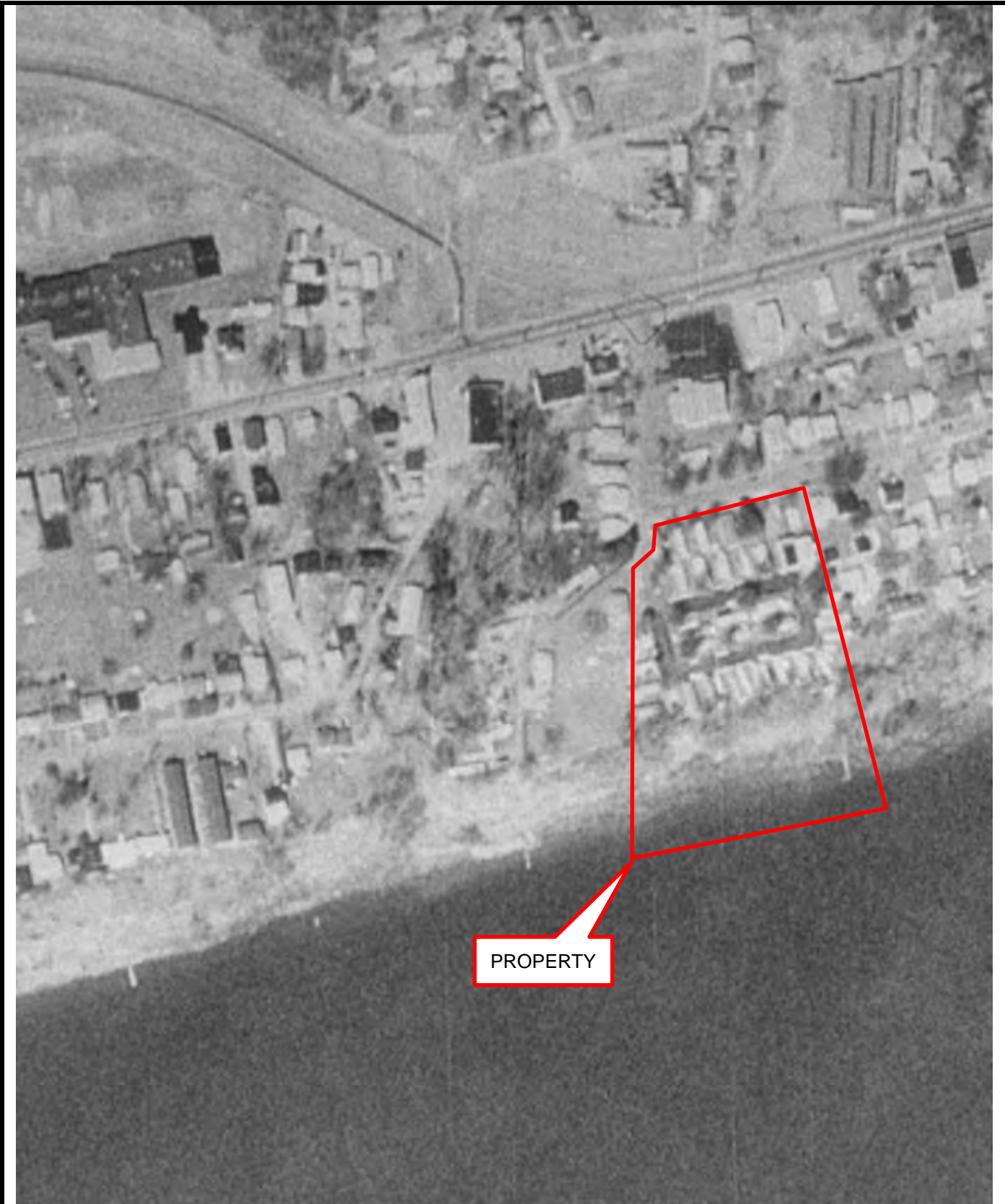




North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





North

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





PROPERTY



North

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





North

**PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO**





PROPERTY



North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





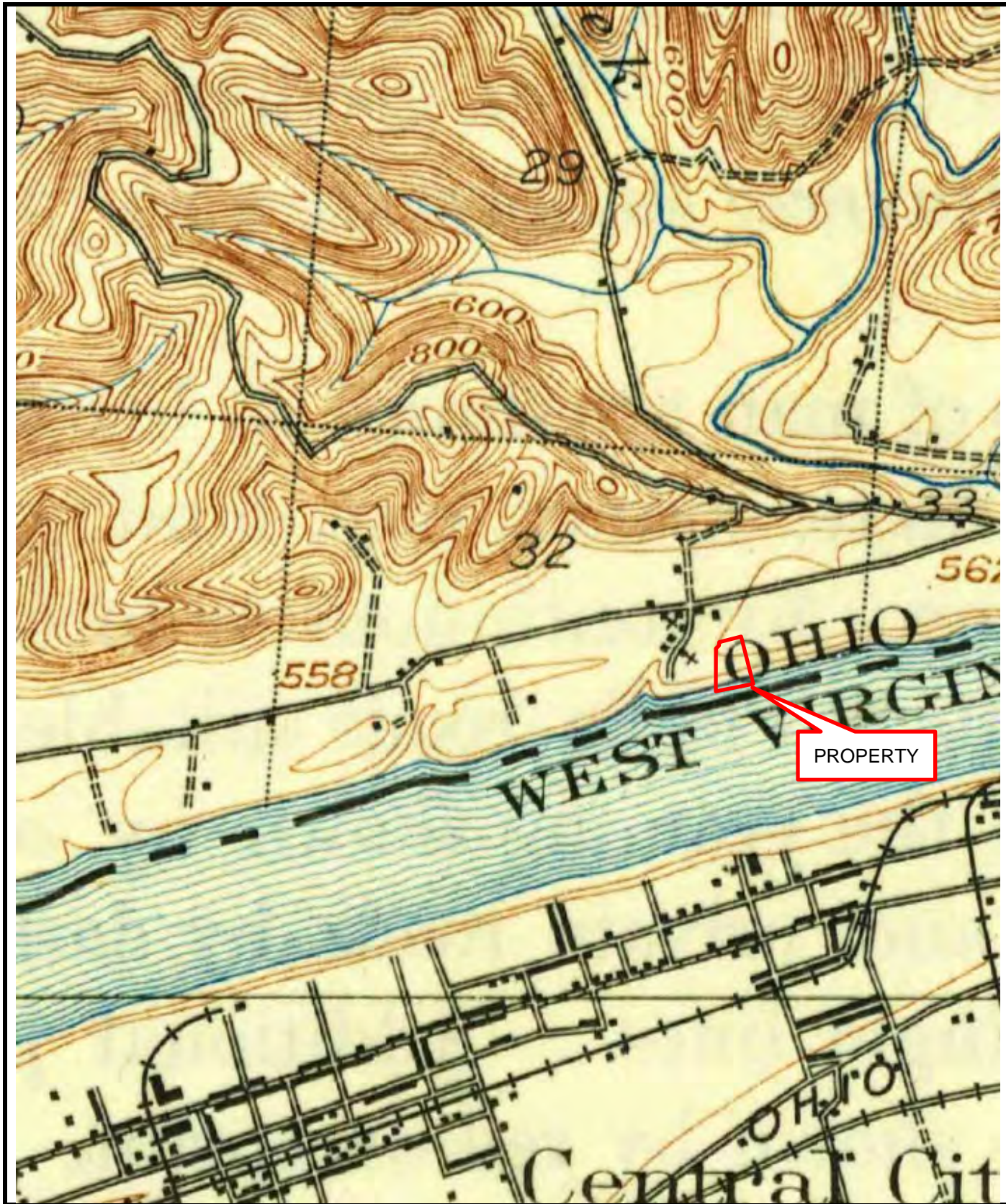
PROPERTY



North

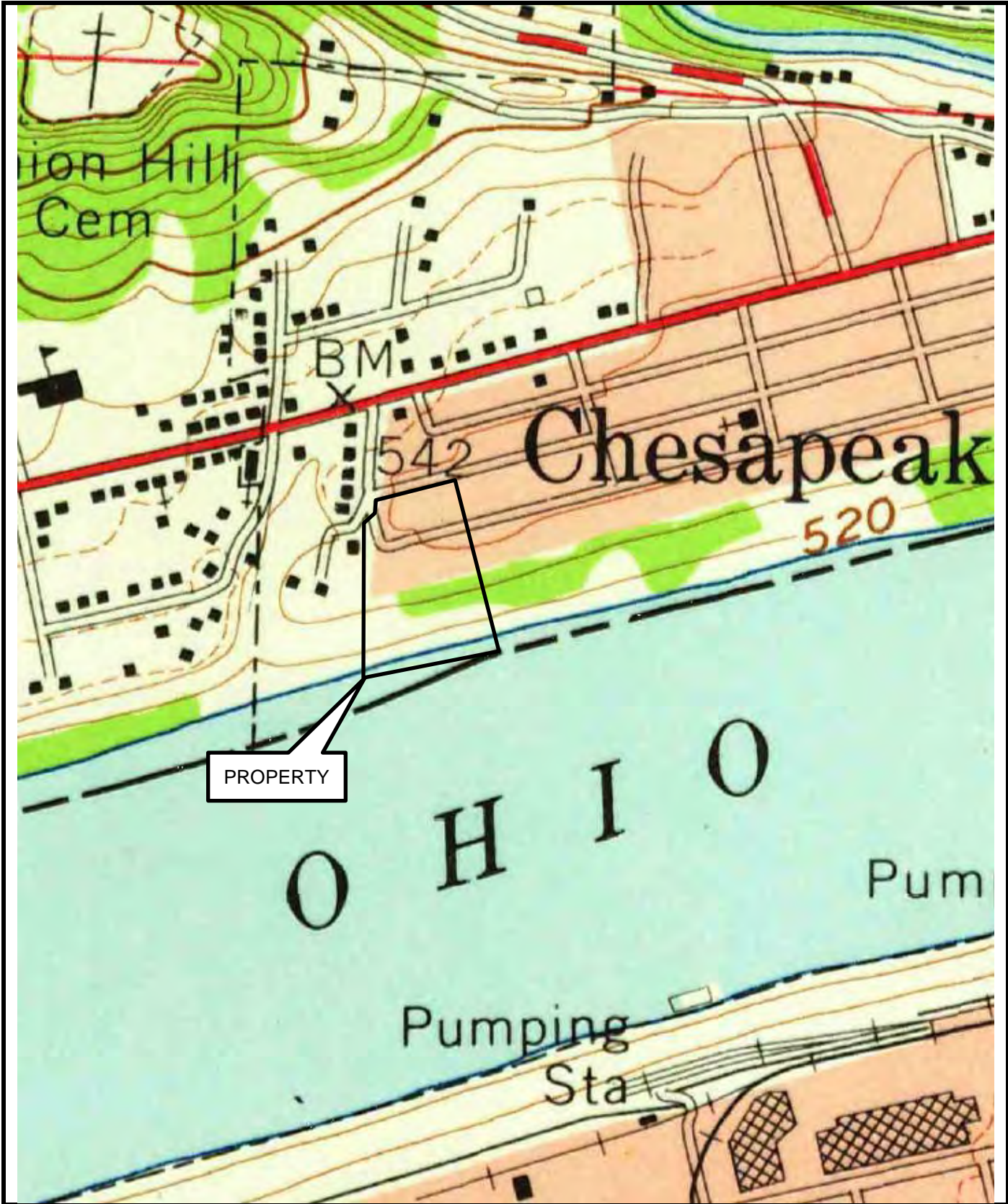
**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**

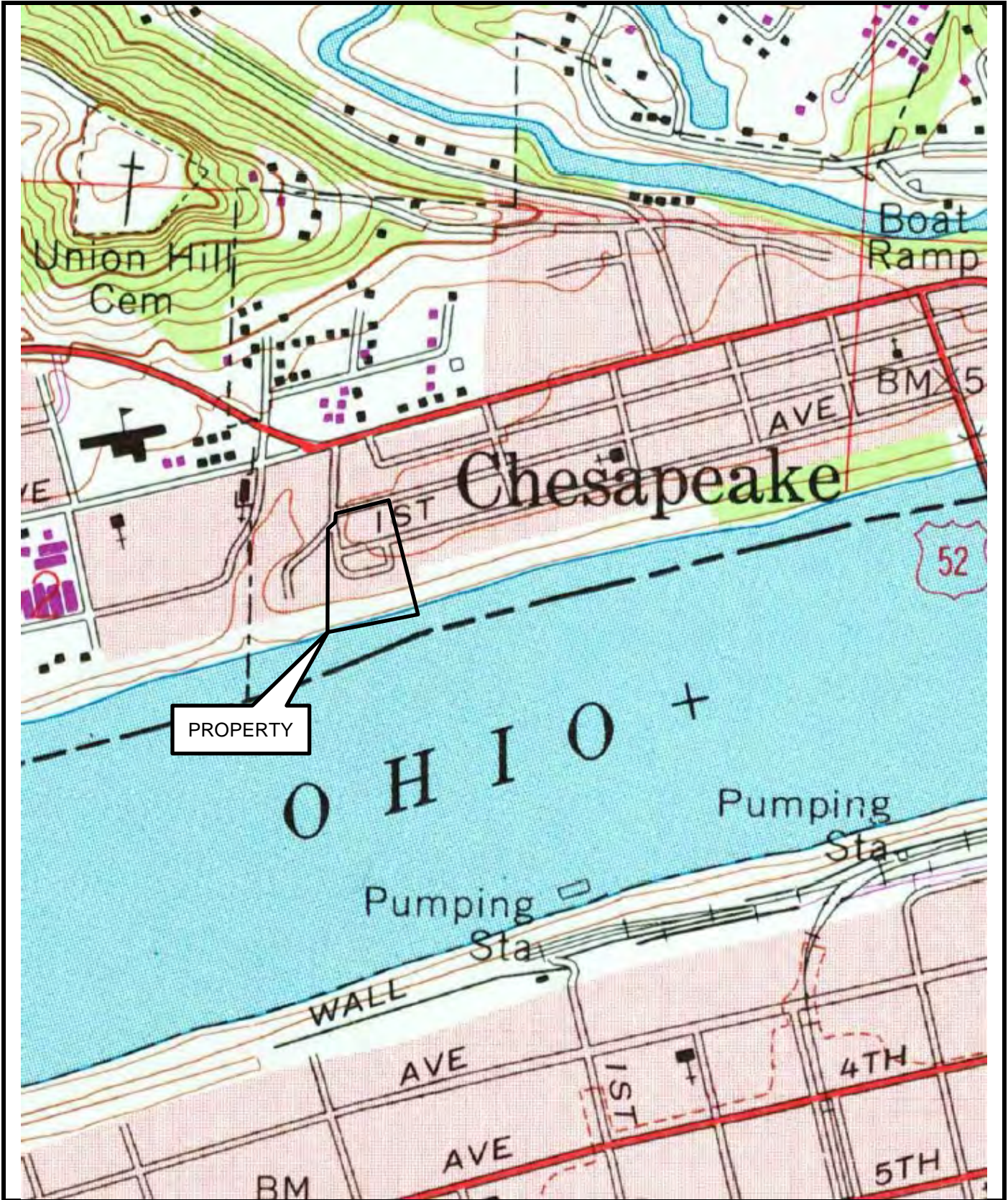




North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO

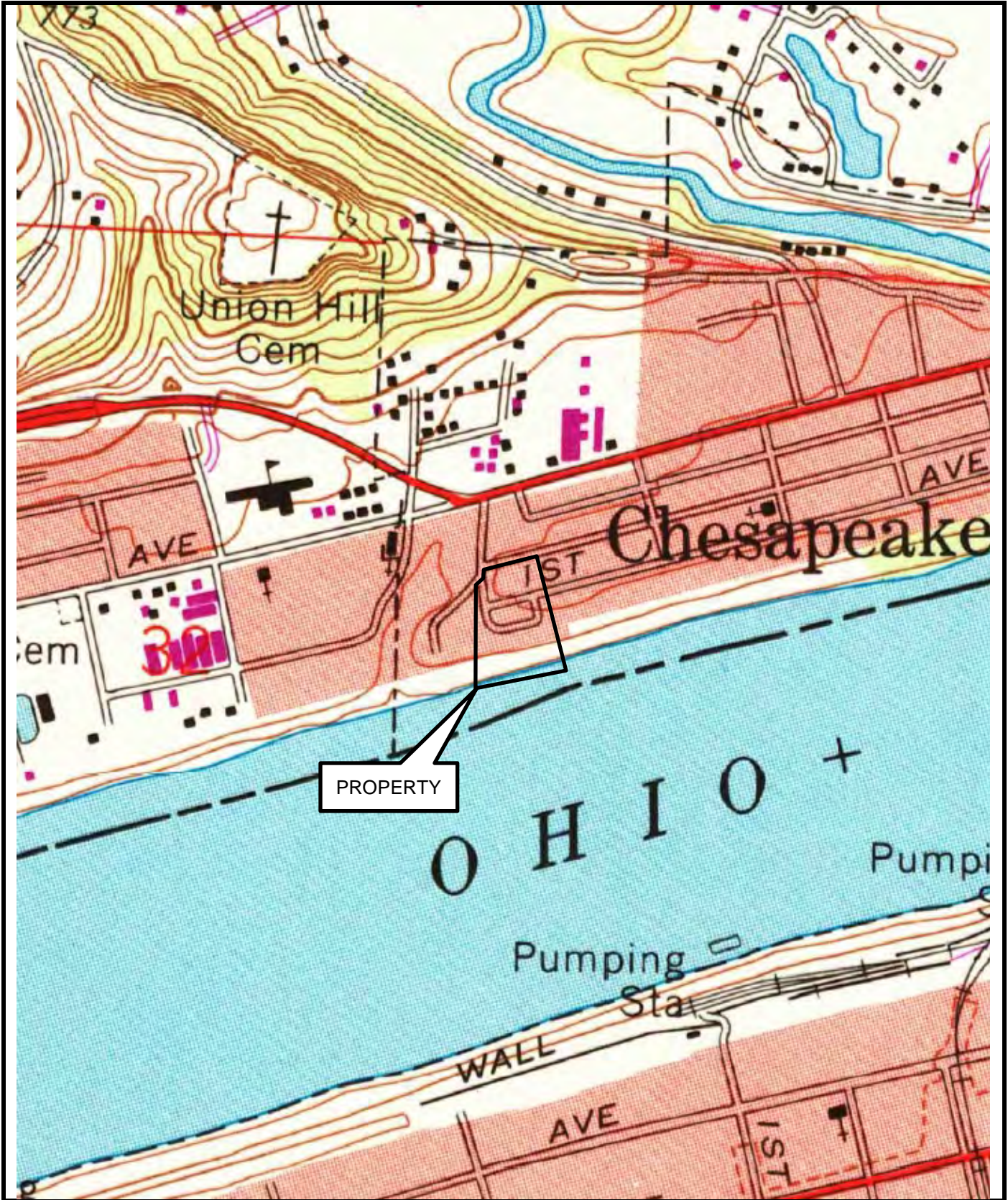




North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





PROPERTY



North

PROPOSED CHESAPEAKE LANDING PROPERTY  
2ND AVENUE  
CHESAPEAKE, LAWRENCE COUNTY, OHIO





Chesapeake

2nd Avenue

Chesapeake, OH 45619

Inquiry Number: 7844685.1

December 10, 2024

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

12/10/24

**Site Name:**

Chesapeake  
2nd Avenue  
Chesapeake, OH 45619  
EDR Inquiry # 7844685.1

**Client Name:**

Geotechnical Consultants Inc.  
720 Greencrest Drive  
Westerville, OH 43081  
Contact: Ethan Kunkler



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## Certified Sanborn Results:

**Certification #** 0437-4A18-BE1E  
**PO #** 24-E-29735  
**Project** Chesapeake



Sanborn® Library search results

Certification #: 0437-4A18-BE1E

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- Library of Congress
- University Publications of America
- EDR Private Collection

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GEOTECHNICAL  
CONSULTANTS INC.



APPENDIX C – Regulatory Documentation

Prepared for:  
GEOTECHNICAL CONSULTANTS, INC  
720 Greencrest Drive  
Westerville, Ohio 43081



# Regulatory Database Report

ASTM E1527-21/AAI Compliant

Chesapeake Landing

Kelly Lane

Chesapeake, OH

PO #: 26-E-29735-B

ES-147447

Thursday, March 26, 2026

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## Geographic Summary



### Location

OH

### Coordinates

Lat/Long in Degrees Minutes Seconds 38° 25' 31.73", -82° 27' 40.13"

Lat/Long in Decimal Degrees 38.425481, -82.461147

X/Y in NAD83 / UTM Zone 17N 372456.750213382, 4254035.59322952

### Elevation

Subject Property lies 559.22 feet above sea level.

### Zip Codes Searched

Search Distance	Zip Codes
Subject Property	45619
0.25 miles	25701, 45619
0.5 miles	25701, 45619
1.0 miles	25704, 25701, 45619

### Topos Searched

Search Distance	Topo Name
Subject Property	Huntington
0.25 miles	Huntington
0.5 miles	Huntington
1.0 miles	Huntington

## Dataset Summary



Datasets Searched	Distance	Mapped	Unmapped	Total
<b>Federal - ASTM 1527-21/AAI Required</b>				
CERCLIS (CER)	0.5	0	0	0
CERCLIS - Delisted National Priority List (CER DNPL)	0.5	0	0	0
CERCLIS - No Further Remedial Action Planned (CER NFRAP)	0.5	0	1	1
CERCLIS - National Priority List (CER NPL)	1.0	0	0	0
Dry Cleaner (DRYC)	0.25	0	0	0
Emergency Response Notification System (ERNS)	0.25	1	6	7
Federal Brownfield (FED BF)	0.5	2	0	2
Federal Engineering Control (FED EC)	0.25	0	0	0
Federal Institutional Control (FED IC)	0.25	0	0	0
PFAS Contamination (PFAS)	0.25	0	0	0
RCRA (RCRA)	0.25	1	2	3
RCRA - Corrective Actions (RCRA COR)	1.0	0	0	0
RCRA - Large Quantity Generators (RCRA LQG)	0.25	0	0	0
RCRA - Small Quantity Generators (RCRA SQG)	0.25	1	0	1
RCRA - Treatment, Storage, Disposal (RCRA TSD)	0.5	0	0	0
RCRA - Very Small Quantity Generators (RCRA VSG)	0.25	1	0	1
<b>Tribal - ASTM 1527-21/AAI Required</b>				
Tribal Region 5 - Leaking Petroleum Storage Tank (LPST)	0.5	0	0	0
Tribal Region 5 - Petroleum Storage Tank (PST)	0.25	0	0	0
<b>State - ASTM 1527-21/AAI Required</b>				
State Brownfield (BF)	0.5	0	0	0

## Dataset Summary



Division of Emergency Response and Revitalization (DERR)	●	1.0	0	0	0
Dry Cleaner (DRYC)	●	0.25	0	0	0
State Engineering Control (EC)	●	0.25	0	0	0
State Institutional Control (IC)	●	0.25	0	0	0
Leaking Petroleum Storage Tank (LPST)	●	0.5	8	0	8
Municipal Setting Designation (MSD)	●	0.25	0	0	0
Petroleum Storage Tank (PST)	●	0.25	2	0	2
Spill (SPILL)	●	0.25	0	0	0
Solid Waste (SW)	●	0.5	1	0	1
Voluntary Cleanup Program (VCP)	●	0.5	0	0	0
<b>Federal - Non-ASTM 1527-21/AAI Required</b>					
Aerometric Information Retrieval System (AIRS)	●	0.5	0	0	0
<b>State - Non-ASTM 1527-21/AAI Required</b>					
Aerometric Information Retrieval System (AIRS)	●	0.5	1	0	1
<b>Local - Non-ASTM 1527-21/AAI Required</b>					
Leaking Petroleum Storage Tank (LPST)	●	0.5	0	0	0
Petroleum Storage Tank (PST)	●	0.25	0	0	0
<b>Total Sites Found</b>			<b>18</b>	<b>9</b>	<b>27</b>

# Summary Map - 0.25 Mile Radius

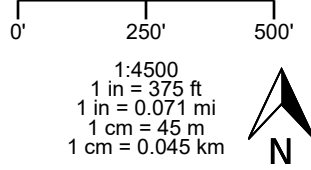


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## Chesapeake Landing

- |                        |                        |                        |
|------------------------|------------------------|------------------------|
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  |
| ● Single site (same)   | ● Single site (same)   | ● Single site (same)   |
| ▲ Single site (above)  | ▲ Single site (above)  | ▲ Single site (above)  |
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  |
| ● Single site (same)   | ● Single site (same)   | ● Single site (same)   |
| ▲ Single site (above)  | ▲ Single site (above)  | ▲ Single site (above)  |
| ▼ Cluster site (below) | ▼ Cluster site (below) | ▼ Cluster site (below) |
| ● Cluster site (same)  | ● Cluster site (same)  | ● Cluster site (same)  |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |
| ■ Polygon site         | ■ Polygon site         | ■ Polygon site         |

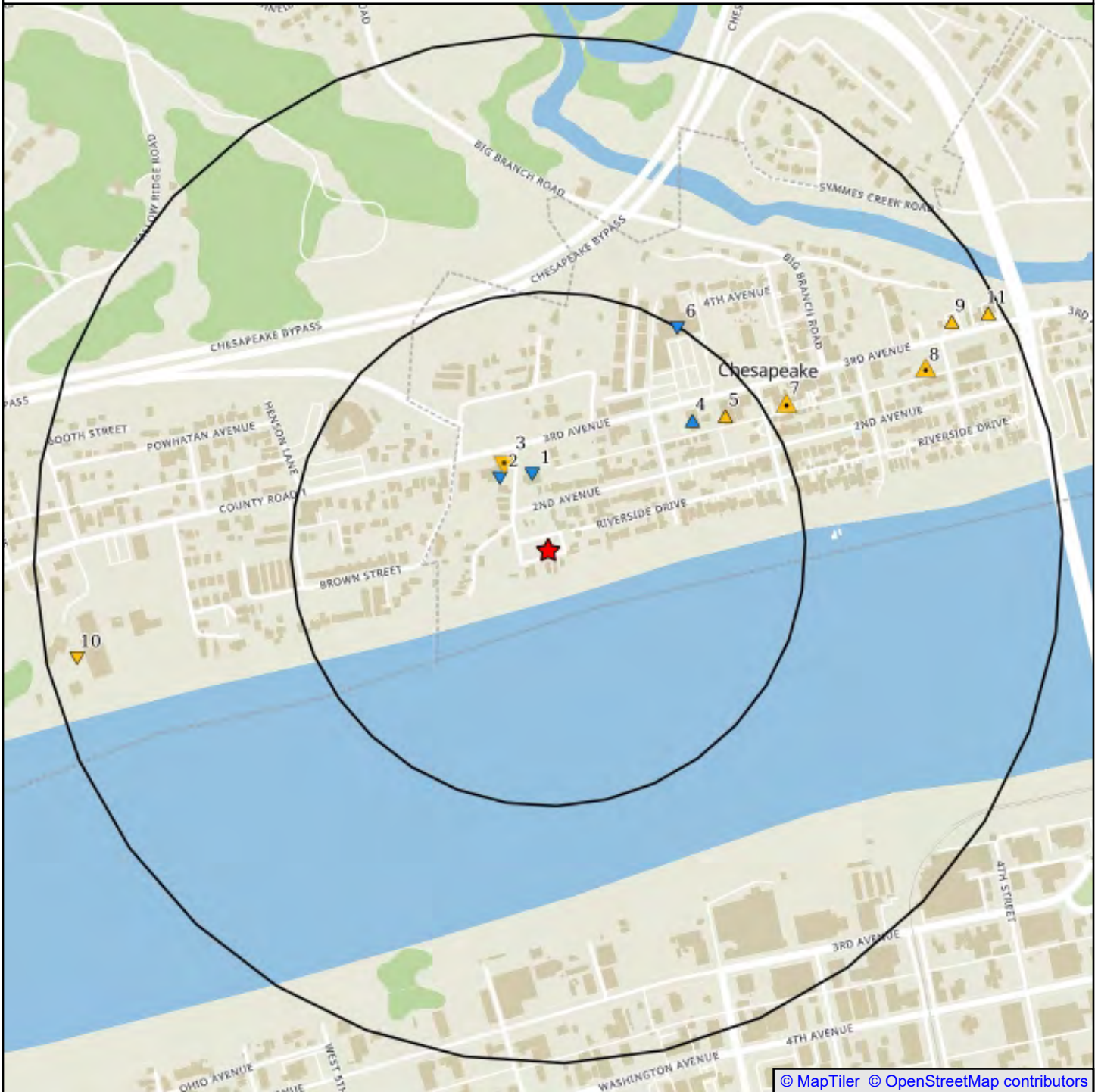
- ★ Subject Site
- Search Buffer



NAD83 / UTM Zone 17N  
 North American Datum 1983  
 Western Meridian: 84 0' 00" West  
 Eastern Meridian: 78 0' 00" West  
 Latitude of Origin: 0 0' 00" North

ERNS,RCRA,RCRA SQG,RCRA VSG  
 PST,AIRS  
 FED,BF,LPST,SW

# Summary Map - 0.5 Mile Radius



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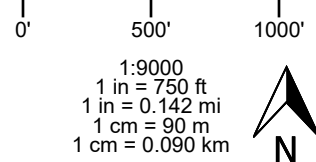
## Chesapeake Landing

- |                       |                       |                       |
|-----------------------|-----------------------|-----------------------|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same)  | ● Single site (same)  | ● Single site (same)  |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same)  | ● Single site (same)  | ● Single site (same)  |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ◻ Polygon site        | ◻ Polygon site        | ◻ Polygon site        |

ERNS,RCRA,RCRA SOG,RCRA VSG  
PST,AIRS

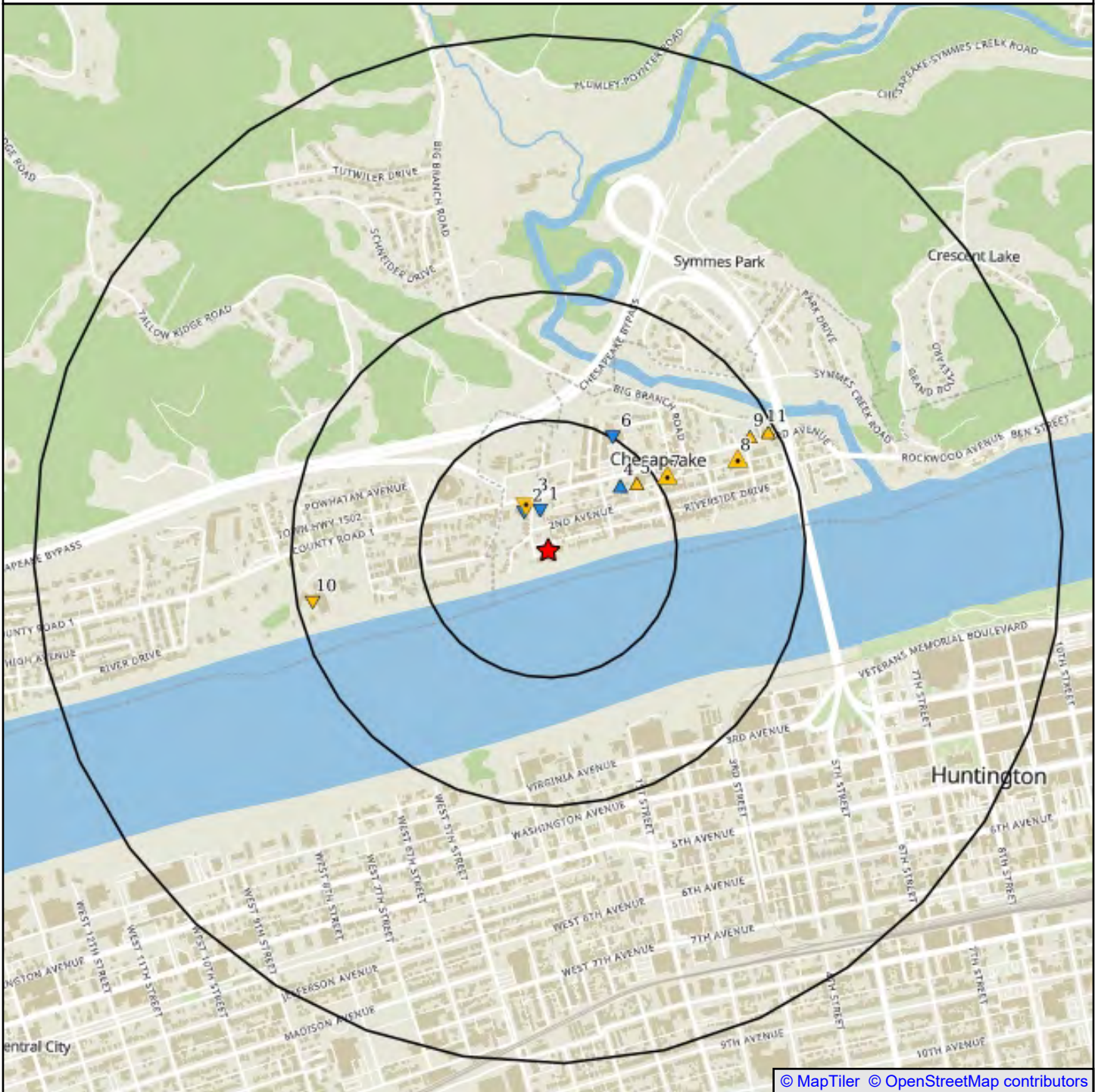
FED,BF,LPST,SW

- ★ Subject Site
- ◻ Search Buffer



NAD83 / UTM Zone 17N  
North American Datum 1983  
Western Meridian: 84 0' 00" West  
Eastern Meridian: 78 0' 00" West  
Latitude of Origin: 0 0' 00" North

# Summary Map - 1.0 Mile Radius

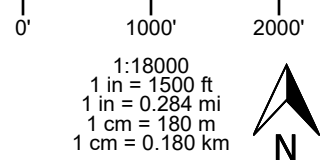


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## Chesapeake Landing

- |                        |                        |                        |
|------------------------|------------------------|------------------------|
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  |
| ● Single site (same)   | ● Single site (same)   | ● Single site (same)   |
| ▲ Single site (above)  | ▲ Single site (above)  | ▲ Single site (above)  |
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  |
| ● Single site (same)   | ● Single site (same)   | ● Single site (same)   |
| ▲ Single site (above)  | ▲ Single site (above)  | ▲ Single site (above)  |
| ▼ Cluster site (below) | ▼ Cluster site (below) | ▼ Cluster site (below) |
| ● Cluster site (same)  | ● Cluster site (same)  | ● Cluster site (same)  |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |
| ■ Polygon site         | ■ Polygon site         | ■ Polygon site         |

- ★ Subject Site
- Search Buffer

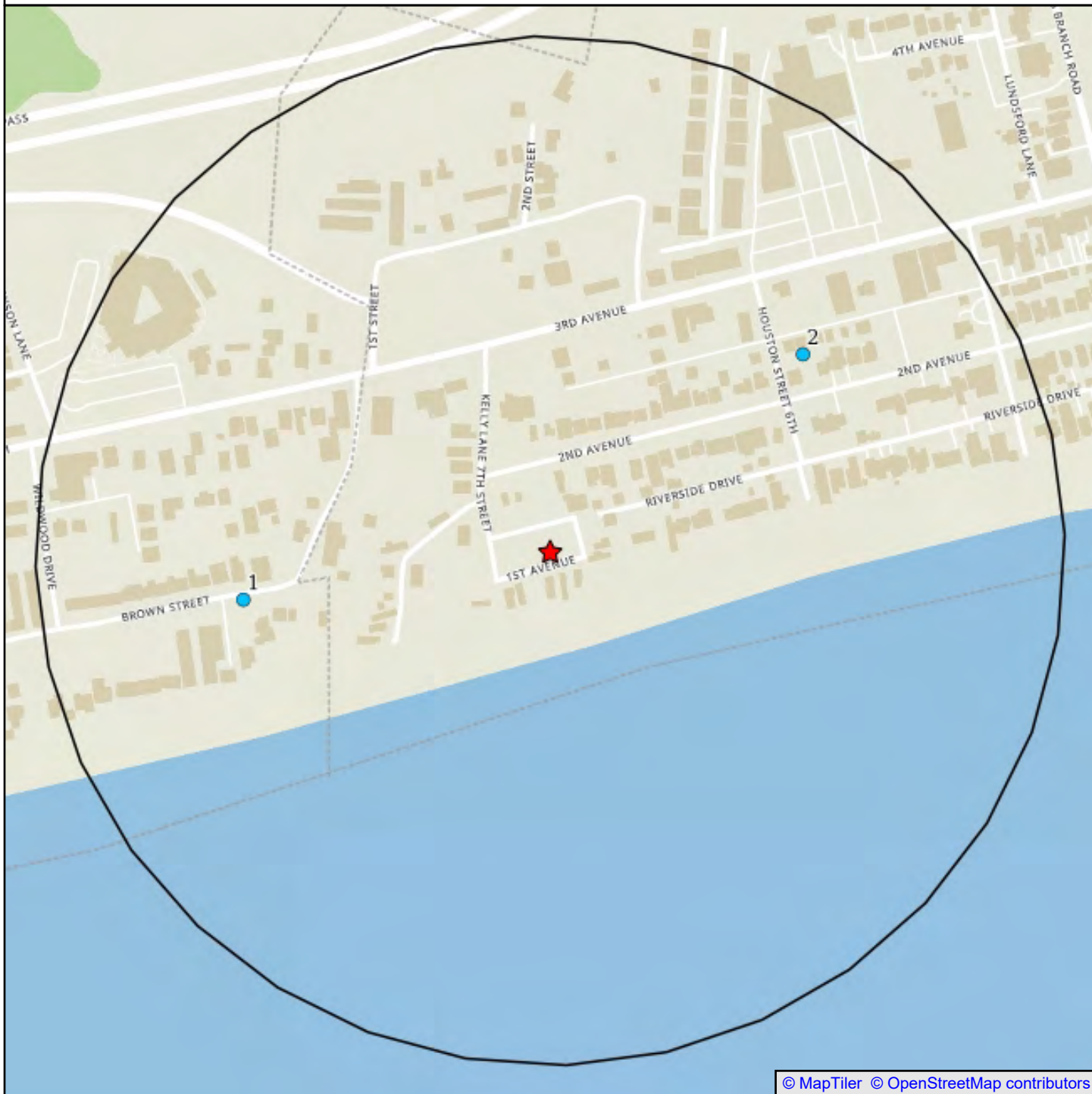


ERNS,RCRA,RCRA SQG,RCRA VSG  
PST,AIRS

FED,BF,LPST,SW

NAD83 / UTM Zone 17N  
North American Datum 1983  
Western Meridian: 84 0' 00" West  
Eastern Meridian: 78 0' 00" West  
Latitude of Origin: 0 0' 00" North

# Water/Oil & Gas Wells Map - 0.25 Mile Radius



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## Chesapeake Landing

- Single Water Well
- Water Well Cluster
- Single Oil/Gas Well
- Oil/Gas Well Cluster

- ★ Subject Site
- Search Buffer
- Land Survey

0' 250' 500'

1:4500  
 1 in = 375 ft  
 1 in = 0.071 mi  
 1 cm = 45 m  
 1 cm = 0.045 km



NAD83 / UTM Zone 17N  
 North American Datum 1983  
 Western Meridian: 84 0' 00" West  
 Eastern Meridian: 78 0' 00" West  
 Latitude of Origin: 0 0' 00" North

## Water/Oil & Gas Wells Summary



Map ID	Well ID	Owner	Well Type	Elevation
1	1003310		WW: D	548.65 ft
2	188865		WW: D	565.91 ft

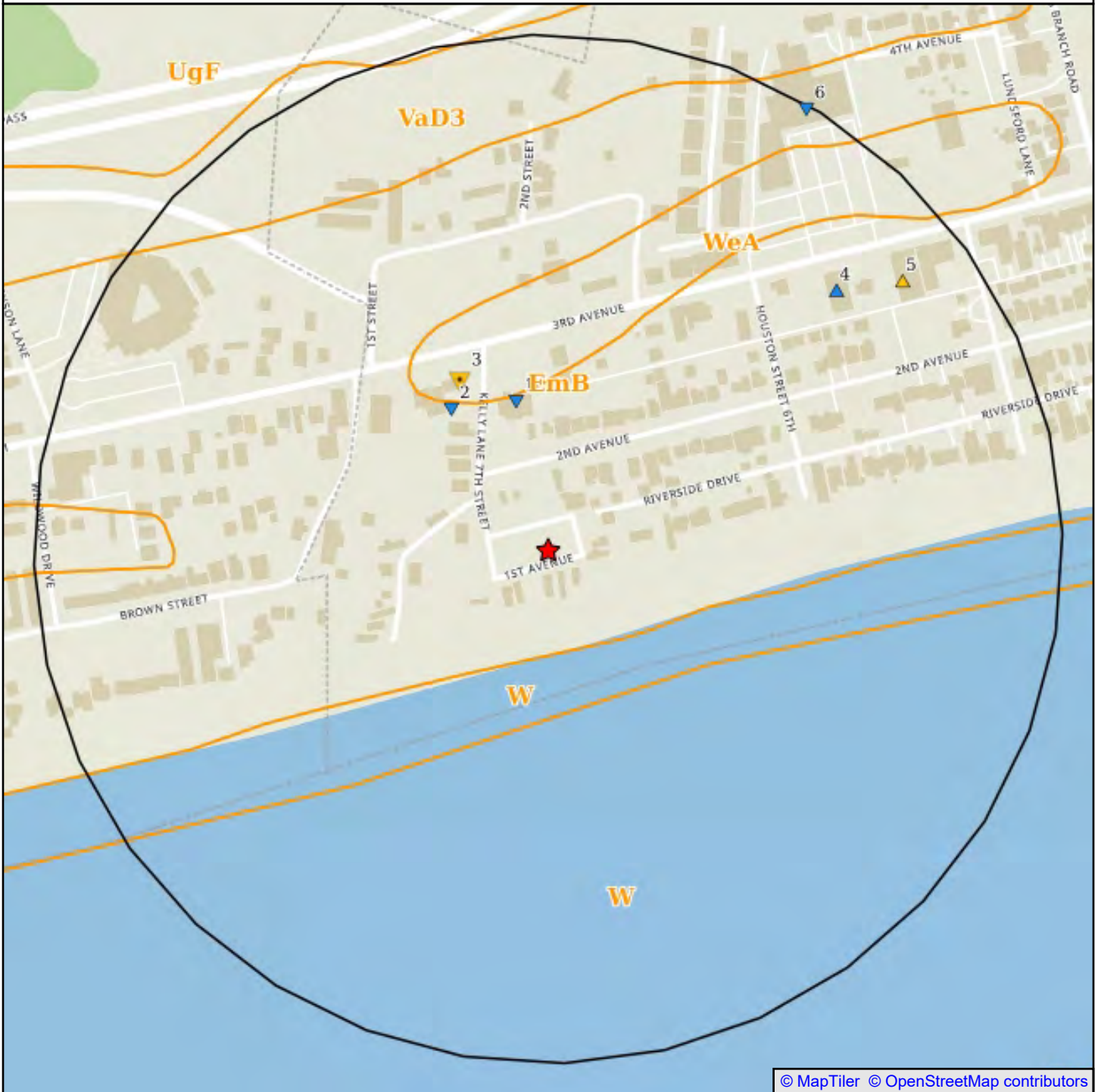
### Source

U.S. Geological Survey, Ohio Department of Natural Resources

### Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan. All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.

# Soil Survey Map - 0.25 Mile Radius



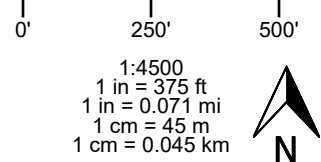
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## Chesapeake Landing

- |                        |                        |                        |                  |
|------------------------|------------------------|------------------------|------------------|
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  | ★ Subject Site   |
| ● Single site (same)   | ● Single site (same)   | ● Single site (same)   | □ Search Buffer  |
| ▲ Single site (above)  | ▲ Single site (above)  | ▲ Single site (above)  | ○ Soils Boundary |
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  |                  |
| ● Single site (same)   | ● Single site (same)   | ● Single site (same)   |                  |
| ▲ Single site (above)  | ▲ Single site (above)  | ▲ Single site (above)  |                  |
| ▼ Cluster site (below) | ▼ Cluster site (below) | ▼ Cluster site (below) |                  |
| ● Cluster site (same)  | ● Cluster site (same)  | ● Cluster site (same)  |                  |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |                  |
| ■ Polygon site         | ■ Polygon site         | ■ Polygon site         |                  |

ERNS, RCRA, RCRA SQG, RCRA VSG  
PST, AIRS

FED BF, LPST, SW



NAD83 / UTM Zone 17N  
North American Datum 1983  
Western Meridian: 84 0' 00" West  
Eastern Meridian: 78 0' 00" West  
Latitude of Origin: 0 0' 00" North

# Soils Details



## Soil Types Found

Subject Property	EmB
Within 0.25 miles of Subject Property	W, UgF, VaD3, W, WeA

## Soil Type Descriptions

### EmB - Elkinsville-Urban land complex, 1 to 8 percent slopes

Percent Hydric 4

### Minimum Depth to Bedrock

#### Elkinsville (41%)

Hydrologic Group Moderately low runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Low

#### Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Silt loam	0 cm	30 cm	A-4	CL-ML, ML
H2	Silt loam	30 cm	102 cm	A-4, A-6	CL
H3	Loam	102 cm	170 cm	A-4, A-6	CL-ML, SC-SM, CL, SC

#### Urban land (39%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

#### Depth to Restrictive Feature

#### Peoga (4%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

#### Depth to Restrictive Feature

#### rarely flooded areas (4%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

#### Depth to Restrictive Feature

#### Shelocta (4%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

#### Depth to Restrictive Feature

## Soils Details

very gravelly loamy sand below 10 feet (4%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

Weinbach (4%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

W - Water

Percent Hydric 0

Minimum Depth to Bedrock

Water (100%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

UgF - Upshur-Gilpin complex, 40 to 70 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 94

Upshur (55%)

Hydrologic Group Moderately high runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	1 cm	15 cm	A-7-6, A-4, A-6	CL
Bt	Silty clay	15 cm	130 cm	A-7-6	CH, CL
C	Channery silty clay loam	130 cm	157 cm	A-7-6, A-6	CH, CL
Oi	Slightly decomposed plant material	0 cm	1 cm	A-8	PT
R	Bedrock	157 cm	182 cm		

Gilpin (25%)

Hydrologic Group Moderately high runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Moderate

Depth to Restrictive Feature

## Soils Details

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Channery silt loam	3 cm	15 cm	A-7-6, A-4, A-6	CL
Bt	Silty clay loam	15 cm	86 cm	A-7-6, A-6	CL
C	Very channery silty clay loam	86 cm	94 cm	A-7-6, A-4, A-6	CL, GC
Cr	Bedrock	94 cm	119 cm		
Oi	Slightly decomposed plant material	0 cm	3 cm	A-8	PT

### Vandalia (7%)

**Hydrologic Group** Moderately high runoff potential

**Soil Drainage Class** Well drained

**Corrosion Potential - Uncoated Steel** High

**Depth to Restrictive Feature**

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	3 cm	15 cm	A-4, A-6	CL
BA	Silt loam	15 cm	33 cm	A-7-6, A-6	CL
Bt1	Silty clay loam	33 cm	79 cm	A-7-6, A-6	CH, CL
Bt2	Parachannery silty clay	79 cm	117 cm	A-7-6, A-6	CH, CL
Bt3	Parachannery silty clay	117 cm	137 cm	A-7-6, A-6	CH, CL
C	Very parachannery silty clay loam	137 cm	165 cm	A-7-6, A-6	CH, CL
Oi	Slightly decomposed plant material	0 cm	3 cm	A-8	PT

### Weikert (7%)

**Hydrologic Group** High runoff potential

**Soil Drainage Class** Well drained

**Corrosion Potential - Uncoated Steel** Moderate

**Depth to Restrictive Feature**

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Channery silt loam	3 cm	18 cm	A-4, A-6	CL-ML, CL
Bw	Very channery silt loam	18 cm	38 cm	A-1-b, A-4, A-6	GC-GM, CL, GC
C	Extremely channery silt loam	38 cm	42 cm	A-2-4, A-2-6	GP-GC, GC
Oi	Slightly decomposed plant material	0 cm	3 cm	A-8	PT
R		42 cm	67 cm		

### Rarden (6%)

**Hydrologic Group** High runoff potential

**Soil Drainage Class** Moderately well drained

**Corrosion Potential - Uncoated Steel** High

**Depth to Restrictive Feature**

## Soils Details

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Silt loam	0 cm	10 cm	A-4	CL, ML
Bt	Silty clay	10 cm	81 cm	A-7-6	CH, MH
Cr	Bedrock	81 cm	86 cm		

### VaD3 - Vandalia silty clay loam, 15 to 25 percent slopes, severely eroded

Percent Hydric 0

Minimum Depth to Bedrock

#### Vandalia (80%)

Hydrologic Group Moderately high runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay loam	0 cm	10 cm	A-7-6	CH
Bt1	Silty clay	10 cm	28 cm	A-7, A-7-6	CH, CL
Bt2	Silty clay	28 cm	51 cm	A-7, A-7-6	CH, CL
Bt3	Channery silty clay	51 cm	104 cm	A-7, A-7-6	CH, CL
C	Very channery silty clay loam	104 cm	183 cm	A-7, A-7-6	CH, CL

#### Upshur (8%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay	0 cm	9 cm	A-7-5, A-7-6	CH
BCt	Parachannery silty clay loam	89 cm	102 cm	A-7-6, A-6	CH, CL
Bt1	Silty clay	9 cm	23 cm	A-7-6	CH, CL
Bt2	Silty clay	23 cm	64 cm	A-7-6	CH, CL
Bt3	Silty clay	64 cm	89 cm	A-7-6	CH, CL
C	Very parachannery silty clay loam	102 cm	111 cm	A-7-6, A-6	CH, CL
Cr	Bedrock	111 cm	136 cm		

#### Sensabaugh (7%)

Hydrologic Group Low runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Moderate

Depth to Restrictive Feature

## Soils Details

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	18 cm	A-7-6, A-4	CL-ML, CL
BC	Channery loam	66 cm	76 cm	A-2-4, A-6	GC-GM, CL, GC
Bw	Channery loam	18 cm	66 cm	A-2-4, A-7-6, A-6	GC-GM, CL
C	Very channery loam	76 cm	165 cm	A-2-6, A-1-b, A-6	GC-GM, CL, GC

### Gilpin (5%)

**Hydrologic Group** Moderately high runoff potential

**Soil Drainage Class** Well drained

**Corrosion Potential - Uncoated Steel** Moderate

**Depth to Restrictive Feature**

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Silt loam	0 cm	5 cm	A-4, A-7-6	ML
BA	Silt loam	5 cm	11 cm	A-4, A-6	CL-ML, CL
Bt	Channery silty clay loam	11 cm	71 cm	A-4, A-7-6, A-6	CH, CL, GC
Cr	Bedrock	71 cm	96 cm		

### W - Water

**Percent Hydric** 0

**Minimum Depth to Bedrock**

### Water (100%)

**Hydrologic Group**

**Soil Drainage Class**

**Corrosion Potential - Uncoated Steel**

**Depth to Restrictive Feature**

### WeA - Weinbach silt loam, 0 to 2 percent slopes

**Percent Hydric** 5

**Minimum Depth to Bedrock**

### Weinbach (85%)

**Hydrologic Group** Moderately high runoff potential

**Soil Drainage Class** Somewhat poorly drained

**Corrosion Potential - Uncoated Steel** High

**Depth to Restrictive Feature**

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Silt loam	0 cm	25 cm	A-4, A-6	CL-ML, CL
H2	Silt loam	25 cm	71 cm	A-4, A-6	CL
H3	Silt loam	71 cm	157 cm	A-7, A-4, A-6	CL
H4	Silt loam	157 cm	178 cm	A-7, A-6	CL

## Soils Details



### Peoga (5%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

### rarely flooded areas (5%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

### Sciotoville (5%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

## Soils Descriptions



### AASHTO Classification Definitions

<b>A-1, A-1-a, A-1-b</b>	Granular materials (35% or less passing No. 200 sieve), silt fragments, gravel and sand
<b>A-2, A-2-4, A-2-5, A-2-6, A-2-7</b>	Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand
<b>A-3</b>	Granular materials (35% or less passing No. 200 sieve), fine sand
<b>A-4</b>	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
<b>A-5</b>	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
<b>A-6</b>	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
<b>A-7, A-7-5, A-7-6</b>	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
<b>A-8</b>	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils

### Unified Classification Definitions

<b>CH</b>	Fine-grained soils, silts and clays (liquid limit is 50% or more), Fat Clay
<b>CL, CL-A (proposed), CL-K (proposed), CL-ML, CL-O (proposed), CL-T (proposed)</b>	Fine-grained soils, silts and clays (liquid limit is less than 50%), Lean Clay
<b>GC, GC-GM</b>	Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel
<b>GM</b>	Coarse-grained soils, Gravels, gravel with fines, Silty Gravel
<b>GP, GP-GC, GP-GM</b>	Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel
<b>GW, GW-GC, GW-GM</b>	Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel
<b>MH, MH-A, MH-K, MH-O, MH-T</b>	Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt
<b>ML, ML-A (proposed), ML-K (proposed), ML-O (proposed), ML-T (proposed)</b>	Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt
<b>OH, OH-T (proposed)</b>	Fine-grained soils, silts and clays (liquid limit is 50% or more), Organic Clay or Organic Silt
<b>OL</b>	Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt
<b>PT</b>	Highly organic soils, Peat
<b>SC, SC-SM</b>	Coarse-grained soils, Sands, sands with fines, Clayey Sand
<b>SM</b>	Coarse-grained soils, Sands, sands with fines, Silty Sand
<b>SP, SP-SC, SP-SM</b>	Coarse-grained soils, Sands, clean sands, Poorly Graded Sand
<b>SW, SW-SC, SW-SM</b>	Coarse-grained soils, Sands, clean sands, Well-Graded Sand

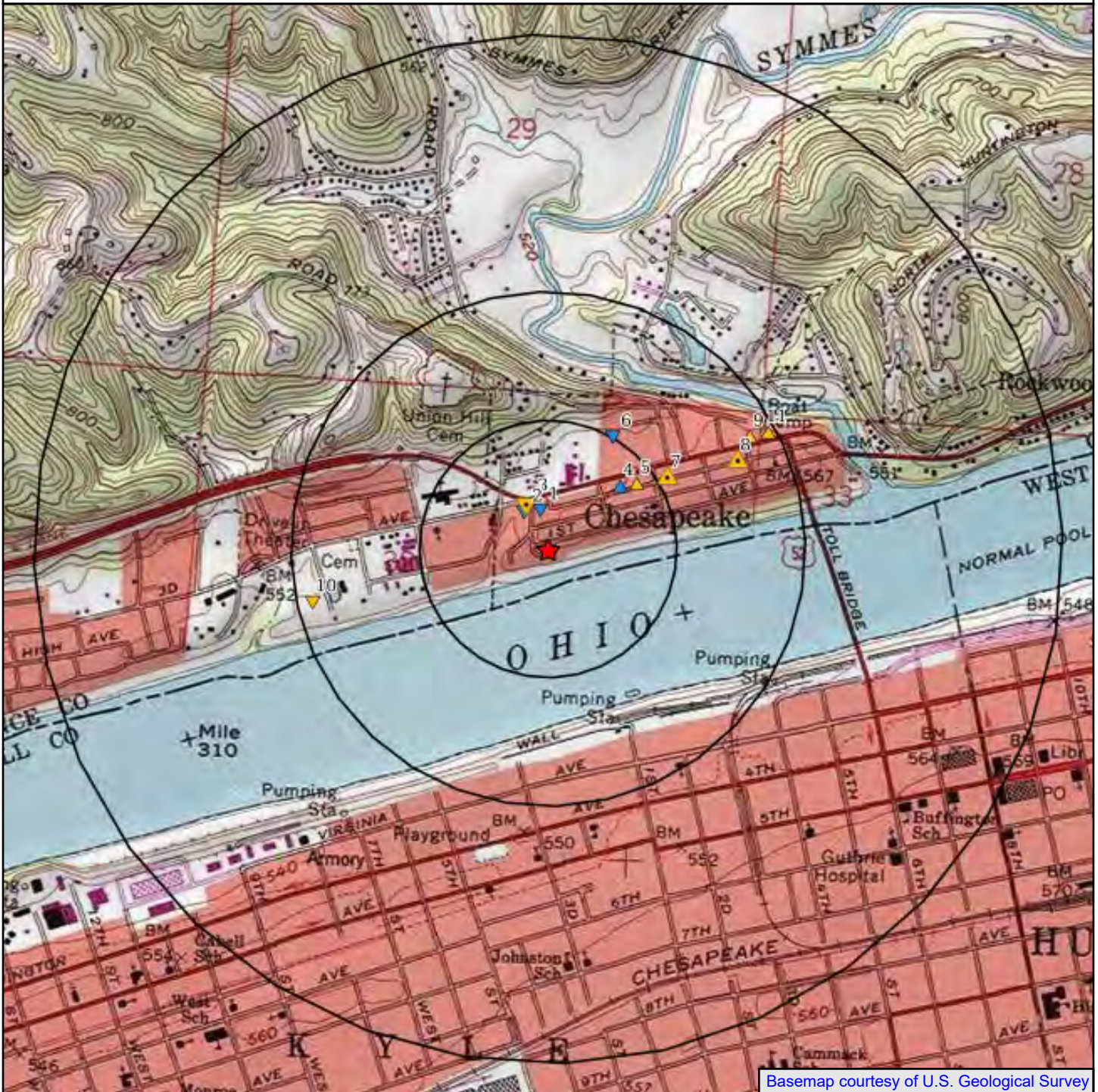
### Source

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

### Disclaimer

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.

# Topographic Overlay Map - 1.0 Mile Radius



Basemap courtesy of U.S. Geological Survey

## Chesapeake Landing

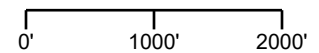
Subject Property Quad Name(s)  
See Geographic Summary

- |                        |                        |                        |
|------------------------|------------------------|------------------------|
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  |
| ● Single site (same)   | ● Single site (same)   | ● Single site (same)   |
| ▲ Single site (above)  | ▲ Single site (above)  | ▲ Single site (above)  |
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  |
| ● Cluster site (same)  | ● Cluster site (same)  | ● Cluster site (same)  |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |
| ■ Polygon site         | ■ Polygon site         | ■ Polygon site         |

- ★ Subject Site
- Search Buffer

ERNS,RCRA,RCRA SOG,RCRA VSG  
PST,AIRS

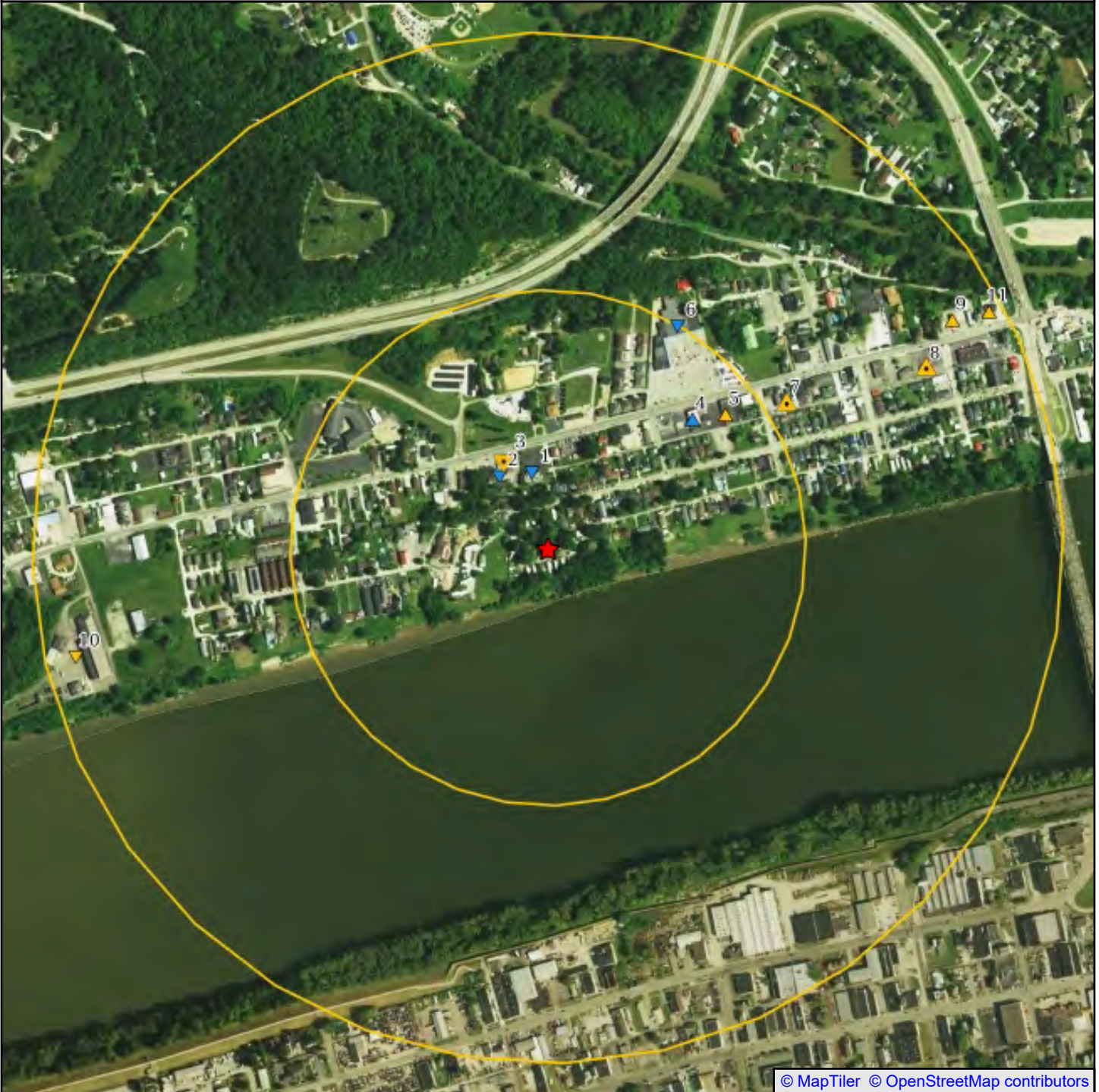
FED,BF,LPST,SW



1:18000  
1 in = 1500 ft  
1 in = 0.284 mi  
1 cm = 180 m  
1 cm = 0.180 km



NAD83 / UTM Zone 17N  
North American Datum 1983  
Western Meridian: 84 0' 00" West  
Eastern Meridian: 78 0' 00" West  
Latitude of Origin: 0 0' 00" North



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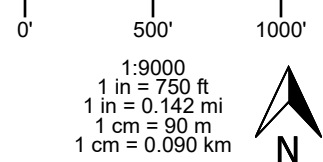
### Chesapeake Landing

- |                        |                        |                        |
|------------------------|------------------------|------------------------|
| ▼ Single site (below)  | ▼ Single site (below)  | ▼ Single site (below)  |
| ● Single site (same)   | ● Single site (same)   | ● Single site (same)   |
| ▲ Single site (above)  | ▲ Single site (above)  | ▲ Single site (above)  |
| ▼ Cluster site (below) | ▼ Cluster site (below) | ▼ Cluster site (below) |
| ● Cluster site (same)  | ● Cluster site (same)  | ● Cluster site (same)  |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |
| ■ Polygon site         | ■ Polygon site         | ■ Polygon site         |

ERNS,RCRA,RCRA SQG,RCRA VSG  
PST,AIRS

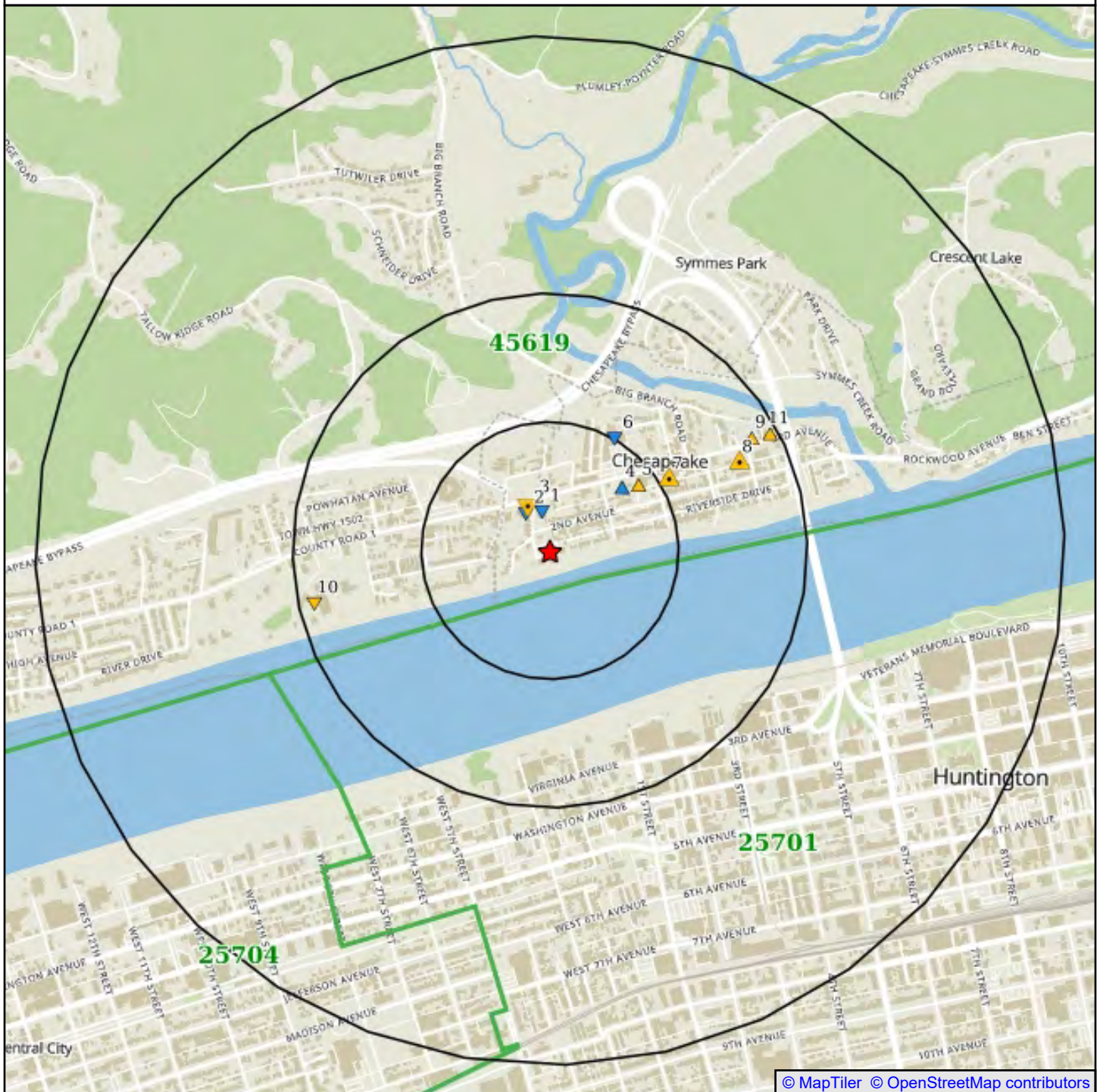
FED,BF,LPST,SW

- ★ Subject Site
- Search Buffer



NAD83 / UTM Zone 17N  
North American Datum 1983  
Western Meridian: 84 0' 00" West  
Eastern Meridian: 78 0' 00" West  
Latitude of Origin: 0 0' 00" North

# Zip Code Map - 1.0 Mile Radius



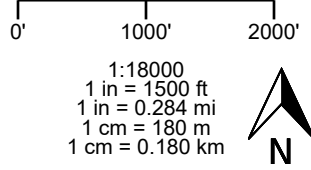
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## Chesapeake Landing

- |                       |                       |                       |  |
|-----------------------|-----------------------|-----------------------|--|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) | Subject Site<br>Search Buffer<br><br>Zip Code Boundary |
| ● Single site (same)  | ● Single site (same)  | ● Single site (same)  |  |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |  |
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |  |
| ● Single site (same)  | ● Single site (same)  | ● Single site (same)  |  |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |  |
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |  |
| ● Single site (same)  | ● Single site (same)  | ● Single site (same)  |  |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |  |
| ■ Polygon site        | ■ Polygon site        | ■ Polygon site        |  |

ERNS,RCRA,RCRA SOG,RCRA VSG  
PST,AIRS

FED,BF,LPST,SW



NAD83 / UTM Zone 17N  
North American Datum 1983  
Western Meridian: 84 0' 00" West  
Eastern Meridian: 78 0' 00" West  
Latitude of Origin: 0 0' 00" North

## Mapped Sites Summary



Dataset	Distance	Elevation	Map ID	Facility Site Name	Facility Site Address	Details Page #
AIRS	0.27mi NE	+1.80 ft	7		419 3RD AVE., CHESAPEAKE 45702	24
ERNS	0.08mi NW	-14.60 ft	2		205 KELLY LANE OHIO RIVER MILE 309, CHESAPEAKE, OH 45619.0	25
PST	0.09mi NW	-14.60 ft	3	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	26
PST	0.19mi NE	+1.80 ft	4	DAVES CITGO	531 3RD AVE, CHESAPEAKE, OH 45619	27
RCRA	0.09mi NW	-14.60 ft	3	PLATINUM MOTORSPORTS	731 THIRD AVE, CHESAPEAKE, OH 45619	28
RCRA SQG	0.07mi N	-4.76 ft	1	FAMILY MEDICAL CENTER	717 THIRD AVE, CHESAPEAKE, OH 45619	31
RCRA VSG	0.25mi N	-4.76 ft	6	DOLLAR GENERAL STORE #3966	1 CHESAPEAKE PLZ, CHESAPEAKE, OH 45619	33
FED BF	0.09mi NW	-14.60 ft	3	Kessler's Garage	731 3rd Avenue , CHESAPEAKE, OH 45619	35
FED BF	0.41mi NE	+5.09 ft	8	303 3RD AVENUE	303 3RD AVENUE , Chesapeake, OH 45619	37
LPST	0.09mi NW	-14.60 ft	3	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	39
LPST	0.09mi NW	-14.60 ft	3	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	40
LPST	0.27mi NE	+1.80 ft	7	CHESAPEAKE CENTRAL OFFICE	419 3RD AVE, CHESAPEAKE, OH 45619	41
LPST	0.27mi NE	+1.80 ft	7	CHESAPEAKE CENTRAL OFFICE	419 3RD AVE, CHESAPEAKE, OH 45619	42
LPST	0.41mi NE	+5.09 ft	8	DANNY HOLSCHUH	303 THIRD AVE, CHESAPEAKE, OH 45619	43
LPST	0.45mi NE	+1.80 ft	9	RICH OIL, INC. #46336	218 3RD AVE, CHESAPEAKE, OH 45619	44
LPST	0.47mi SW	-4.76 ft	10	UNION ROME WWTP	32 PRIVATE DR, CHESAPEAKE, OH 45619	45
LPST	0.49mi NE	+1.80 ft	11	VACANT LOT	201 3RD AVE, CHESAPEAKE, OH 45619	46
SW	0.22mi NE	+1.80 ft	5	FMC Amherst	100 Cooper Foster Park Rd, Amherst, OH 44001	47

\*Sites are sorted by database tier, dataset, and distance from the subject property.

## End of Mapped Sites Summary

## Unmapped Sites Summary



Dataset	Facility Site Name	Facility Site Address	Details Page #
ERNS		7TH AVE	48
ERNS		RAIL YARD ON 3RD ST	49
ERNS		6TH ST EXIT/I-64 EASTBOUND	50
ERNS		1ST STREET AND HUNTINGTON	51
ERNS		6TH STREET	52
ERNS		ON 5TH AVE.	53
CER NFRAP	FIFTH STREET DRUM DUMP	RT 152(5TH ST)	54
RCRA	SOHIO CHESAPEAKE BULK 507	OLD ROUTE 7 & STATE ROAD 7	55
RCRA	AMERICAN ELECTRIC POWER (AEP)	1/2 MILE EAST ON WRIGHT LANE	57

\*Sites are sorted by database tier, database, and distance from the subject property.

## End of Unmapped Sites Summary

**AIRS - Aerometric Information Retrieval System**

Map ID: 7	AIRS - Aerometric Information Retrieval System	Source: OH EPA
Facility ID: 07-44-00-0161		Banks ID: 07-44-00-0161
419 3RD AVE., CHESAPEAKE 45702		Rel. Loc.: 0.27mi NE Elevation: 561.02 ft (+1.80 ft)
Facility Name:	VERIZON NORTH INC. - CHESAPEAKE	
Facility State:	OH	
District And Local Air Agencies:	Portsmouth City Health Dept., Air Pollution Unit	

**Permit-by-Rule**

Facility Id:	07-44-00-0161
Received Date:	2006-02-03
Eu Id:	P001
Euid Description:	Cummins 440FDR 7112 JJW 175 KW diesel fired electrical generator
Pbr Type:	Emergency electrical generators, water pumps, or air compressors
Effective Date:	2006-02-22

**Sites in Map ID 7 Cluster**

Dataset	Facility Site Name	Facility Site Address	Page #
<a href="#">AIRS</a>		419 3RD AVE., CHESAPEAKE 45702	<a href="#">24</a>
<a href="#">LPST</a>	CHESAPEAKE CENTRAL OFFICE	419 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">41</a>
<a href="#">LPST</a>	CHESAPEAKE CENTRAL OFFICE	419 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">42</a>

**End of AIRS Section**

**ERNS - Emergency Response Notification System**

Map ID: 2	ERNS - Emergency Response Notification System	Source: EPA/National Response Center
NRC Report #: 378947		Banks ID: 378947
205 KELLY LANE OHIO RIVER MILE 309, CHESAPEAKE, OH 45619.0		Rel. Loc.: 0.08mi NW
		Elevation: 544.62 ft (-14.60 ft)
Incident Date Time:	1997-03-04 13:30:00	
Responsible Company:	BOB GILLEN AUTO SALES	
Source:	UNAVAILABLE	

**ERNS Details**

<b>Additional Info:</b>	
Additional Medium Info:	OHIO RIVER
Any Fatalities:	U
Description Of Incident:	STORAGE TANK/TANK FLOODED OUT DUE TO RIVER FLOODING
<b>Desc Remedial Action:</b>	
Incident Cause:	NATURAL PHENOMENON
Incident Date Time:	1997-03-04 13:30:00
<b>Incident Location:</b>	
Medium Desc:	WATER
<b>Number Fatalities:</b>	
Pipeline Type:	UNKNOWN
<b>Railroad Name:</b>	
Responsible Company:	BOB GILLEN AUTO SALES
Seqnos:	378947
Source:	UNAVAILABLE
Type Of Incident:	FIXED

**Materials Involved**

Name Of Material:	WASTE OIL; MOTOR
Seqnos:	378947

**End of ERNS Section**

**PST - Petroleum Storage Tank**

<b>Map ID: 3</b>	<b>Source: OH COM</b>	
<b>Facility #: 44009855</b>	<b>PST - Petroleum Storage Tank</b>	<b>Banks ID: 44009855</b>
<b>KESSLERS GARAGE</b>		<b>Rel. Loc.: 0.09mi NW</b>
<b>731 3RD AVE, CHESAPEAKE, OH 45619</b>		<b>Elevation: 544.62 ft (-14.60 ft)</b>
<b>Facility Type:</b>	Unknown	
<b>Owner Address:</b>		
<b>Owner City:</b>		
<b>Owner Name:</b>		
<b>Owner State:</b>		
<b>Owner Zip:</b>		

**Tank Details**

Construction	Construction Comments	Corrosion Protections	Date Last Used	Date Removed
BM - Bare Metal		NP - None Present	1984-06-01	
BM - Bare Metal		NP - None Present	1984-06-01	
			1984-06-01	

Facility Number	Installation Date	Overfill Prevention Comment	Piping Constructions
44009855			BM - Bare Metal
44009855			BM - Bare Metal
44009855			

Piping Release Detections	Tank Status	Tank Content	Tank Number	Ust	Ust Capacity
NP - None Present	ABN - Orphaned	Gasoline	T00001	UST	500
NP - None Present	ABN - Orphaned	Gasoline	T00002	UST	500
	ABN - Orphaned	Gasoline	T00003	UST	500

**Sites in Map ID 3 Cluster**

Dataset	Facility Site Name	Facility Site Address	Page #
<a href="#">PST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">26</a>
<a href="#">RCRA</a>	PLATINUM MOTORSPORTS	731 THIRD AVE, CHESAPEAKE, OH 45619	<a href="#">28</a>
<a href="#">FED BF</a>	Kessler's Garage	731 3rd Avenue , CHESAPEAKE, OH 45619	<a href="#">35</a>
<a href="#">LPST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">39</a>
<a href="#">LPST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">40</a>

<b>Map ID: 4</b>	<b>Source: OH COM</b>
<b>Facility #: 44001219</b>	<b>PST - Petroleum Storage Tank</b>
<b>DAVES CITGO</b>	<b>Rel. Loc.: 0.19mi NE</b>
<b>531 3RD AVE, CHESAPEAKE, OH 45619</b>	<b>Elevation: 561.02 ft (+1.80 ft)</b>
<b>Facility Type:</b>	Gas Station
<b>Owner Address:</b>	531 3RD AVE
<b>Owner City:</b>	CHESAPEAKE
<b>Owner Name:</b>	DAVE BENNETT
<b>Owner State:</b>	OH
<b>Owner Zip:</b>	45619

**Tank Details**

Construction	Construction Comments	Corrosion Protections	Date Last Used	Date Removed
JS - Jacketed Steel		NR - None Required by Rule		
JS - Jacketed Steel		NR - None Required by Rule		
JS - Jacketed Steel		NR - None Required by Rule		
JS - Jacketed Steel		NR - None Required by Rule		

Facility Number	Installation Date	Overfill Prevention Comment
44001219	1995-08-25	
44001219	1995-08-25	
44001219	1995-08-25	
44001219	1995-08-25	

Piping Constructions	Piping Release Detections
FPTP - Flexible Plastic Technology Piping	MLLD - Mechanical Line Leak Detector
FPTP - Flexible Plastic Technology Piping	MLLD - Mechanical Line Leak Detector
FPTP - Flexible Plastic Technology Piping	SS - Safe Suction
FPTP - Flexible Plastic Technology Piping	SS - Safe Suction

Tank Status	Tank Content	Tank Number	Ust	Ust Capacity
CIU - Currently In Use	Gasoline	T00001	UST	12000
CIU - Currently In Use	Gasoline	T00002	UST	10000
CIU - Currently In Use	Diesel	T00003	UST	3000
CIU - Currently In Use	Kerosene	T00004	UST	2000

**End of PST Section**

RCRA - RCRA

Map ID: 3		Source: EPA
EPA Handler ID: OHR000221630	RCRA - RCRA	Banks ID: OHR000221630
PLATINUM MOTORSPORTS		Rel. Loc.: 0.09mi NW
731 THIRD AVE, CHESAPEAKE, OH 45619		Elevation: 544.62 ft (-14.60 ft)

Active Site Indicator:	State-Specific
Activity Location:	OH
Non Notifier:	Not a non-notifier
Receive Date:	2025-11-21
Accessibility:	Not provided
Region:	05
State:	OH
Generator Status Universe:	N
Mailing Address:	731 THIRD AVE
Mailing City:	CHESAPEAKE
Mailing State:	OH
Mailing Zip Code:	45619
Contact Name:	DANNY WHITE
Contact Address:	731 THIRD AVE
Contact City:	CHESAPEAKE
Contact State:	OH
Contact Zip:	45619
Contact Title:	MECHANIC
Owner Name:	HUNTER R GILLEN
Operator Name:	DANNY WHITE
Operator Type:	Private
Operator Seq Num:	2
Naics Description:	AUTOMOTIVE OIL CHANGE AND LUBRICATION SHOPS, AUTOMOTIVE MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Injection Activity:	N
Receives Waste From Offsite:	N
Universal Waste:	N
Universal Waste Dest Facility:	N
Used Oil Universe:	NNNNNNNN
Federal Universal Waste:	N
Federal Indicator:	---
Hsm:	N
Gpra Permit Baseline:	Not on the Baseline
Gpra Renewals Baseline:	Not on the Baseline
Permit Renewal Workload:	-----
Permit Workload Universe:	-----

## Map ID 3: RCRA - 731 THIRD AVE



Permit Progress Universe:	-----
Post Closure Workload Universe:	-----
Closure Workload Universe:	-----
Under Discretionary Auth Universe:	N
Environmental Control Indicator:	N
Institutional Control Indicator:	N
Human Exposure Indicator:	N
Groundwater Controls Indicator:	N
Full Enforcement Universe:	-----
Snc Universe:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Compliance Sched:	N
Financial Assurance Required:	-----
Handler Date Of Last Change:	2025-11-26

### Enforcements

Id Number	Activity Location	Enforcement Identifier	Enforcement Type	Enforcement Desc
OHR000221630	OH	001	HQ120	WRITTEN INFORMAL
OHR000221630	OH	002	HQ120	WRITTEN INFORMAL

Enforcement Agency	Enforcement Action Date	Pmp Amount	Fmp Amount	Fsc Amount	Scr Amount
S	03/24/2023				
S	07/13/2023				

### Evaluations

Id Number	Activity Location	Evaluation Identifier	Evaluation Type	Evaluation Desc
OHR000221630	OH	001	FCI	FOCUSED COMPLIANCE INSPECTION
OHR000221630	OH	002	FUI	FOLLOW-UP INSPECTION
OHR000221630	OH	003	FCI	FOCUSED COMPLIANCE INSPECTION

Evaluation Agency	Evaluation Start Date	Found Violation
State	03/01/2023	Y
State	05/23/2023	Y
State	10/08/2025	U

### Violations

Id Number	Activity Location	Violation Type	Violation Type Desc
OHR000221630	OH	279.C	Standards for Used Oil: Generators
OHR000221630	OH	262.A	Standards Applicable to Generators of HW: General

Viol Determined By Agency	Date Violation Determined	Actual Rtc Date	Scheduled Compliance Date
S	03/01/2023	05/23/2023	
S	05/23/2023		

### Sites in Map ID 3 Cluster

Dataset	Facility Site Name	Facility Site Address	Page #
<a href="#">PST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">26</a>
<a href="#">RCRA</a>	PLATINUM MOTORSPORTS	731 THIRD AVE, CHESAPEAKE, OH 45619	<a href="#">28</a>

FED BF	Kessler's Garage	731 3rd Avenue , CHESAPEAKE, OH 45619	35
LPST	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	39
LPST	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	40

**End of RCRA Section**

RCRA SQG - RCRA - Small Quantity Generators

Map ID: 1	RCRA SQG - RCRA - Small Quantity Generators	Source: EPA
EPA Handler ID: OHR000225938		Banks ID: OHR000225938
FAMILY MEDICAL CENTER		Rel. Loc.: 0.07mi N
717 THIRD AVE, CHESAPEAKE, OH 45619		Elevation: 554.46 ft (-4.76 ft)
Active Site Indicator:	Handler	
Activity Location:	OH	
Non Notifier:	Not a non-notifier	
Receive Date:	2024-09-10	
Accessibility:	Not provided	
Region:	05	
State:	OH	
Generator Status Universe:	SQG	
Mailing Address:	305 N 5TH ST	
Mailing City:	IRONTON	
Mailing State:	OH	
Mailing Zip Code:	45638	
Contact Name:	SARAH MCFANN	
Contact Address:	305 N 5TH ST	
Contact City:	IRONTON	
Contact State:	OH	
Contact Zip:	45638	
Contact Title:		
Owner Name:	IRONTON LAWRENCE COUNTY AREA COMMUNITY ACTION ORGANIZATION	
Operator Name:	IRONTON LAWRENCE COUNTY AREA COMMUNITY ACTION ORGANIZATION	
Operator Type:	Private	
Operator Seq Num:	2	
Naics Description:	OTHER INDIVIDUAL AND FAMILY SERVICES	
Importer Activity:	N	
Transporter Activity:	N	
Transfer Facility:	N	
Recycler Activity:	N	
Onsite Burner Exemption:	N	
Furnace Exemption:	N	
Underground Injection Activity:	N	
Receives Waste From Offsite:	N	
Universal Waste:	N	
Universal Waste Dest Facility:	N	
Used Oil Universe:	NNNNNNN	
Federal Universal Waste:	N	
Federal Indicator:	---	
Hsm:	N	
Gpra Permit Baseline:	Not on the Baseline	
Gpra Renewals Baseline:	Not on the Baseline	
Permit Renewal Workload:	-----	
Permit Workload Universe:	-----	
Permit Progress Universe:	-----	

Post Closure Workload Universe:	-----
Closure Workload Universe:	-----
Under Discretionary Auth Universe:	N
Environmental Control Indicator:	N
Institutional Control Indicator:	N
Human Exposure Indicator:	N
Groundwater Controls Indicator:	N
Full Enforcement Universe:	-----
Snc Universe:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Compliance Sched:	N
Financial Assurance Required:	-----
Handler Date Of Last Change:	2024-09-10
Federal Waste Gen Code Owner:	HQ
Federal Waste Gen Code:	SQG
State Waste Gen Code Owner:	OH
State Waste Gen Code:	S
Generator Status Owner:	OH
Generator Status:	S
Generator Status Description:	Same as Federal
Short Term Generator:	N
Mixed Waste Generator:	N

## End of RCRA SQG Section

**RCRA VSG - RCRA - Very Small Quantity Generators**

<b>Map ID: 6</b>	<b>RCRA VSG - RCRA - Very Small Quantity Generators</b>	<b>Source: EPA</b>
<b>EPA Hander ID: OHR000187112</b>		<b>Banks ID: OHR000187112</b>
<b>DOLLAR GENERAL STORE #3966</b>		<b>Rel. Loc.: 0.25mi N</b>
<b>1 CHESAPEAKE PLZ, CHESAPEAKE, OH 45619</b>		<b>Elevation: 554.46 ft (-4.76 ft)</b>

<b>Active Site Indicator:</b>	Handler
<b>Activity Location:</b>	OH
<b>Non Notifier:</b>	Not a non-notifier
<b>Receive Date:</b>	2014-10-06
<b>Accessibility:</b>	Not provided
<b>Region:</b>	05
<b>State:</b>	OH
<b>Generator Status Universe:</b>	VSG
<b>Mailing Address:</b>	100 MISSION RIDGE
<b>Mailing City:</b>	GOODLETTSVILLE
<b>Mailing State:</b>	TN
<b>Mailing Zip Code:</b>	37072
<b>Contact Name:</b>	ERIC VOYLES
<b>Contact Address:</b>	100 MISSION RIDGE
<b>Contact City:</b>	GOODLETTSVILLE
<b>Contact State:</b>	TN
<b>Contact Zip:</b>	37072
<b>Contact Title:</b>	SAFETY SPECIALIST
<b>Owner Name:</b>	DG RETAIL
<b>Operator Name:</b>	DOLLAR GENERAL STORE 3966
<b>Operator Type:</b>	Private
<b>Operator Seq Num:</b>	2
<b>Naics Description:</b>	ALL OTHER GENERAL MERCHANDISE STORES
<b>Importer Activity:</b>	N
<b>Transporter Activity:</b>	N
<b>Transfer Facility:</b>	N
<b>Recycler Activity:</b>	N
<b>Onsite Burner Exemption:</b>	N
<b>Furnace Exemption:</b>	N
<b>Underground Injection Activity:</b>	N
<b>Receives Waste From Offsite:</b>	N
<b>Universal Waste:</b>	N
<b>Universal Waste Dest Facility:</b>	N
<b>Used Oil Universe:</b>	NNNNNNN
<b>Federal Universal Waste:</b>	N
<b>Federal Indicator:</b>	---
<b>Hsm:</b>	N
<b>Gpra Permit Baseline:</b>	Not on the Baseline
<b>Gpra Renewals Baseline:</b>	Not on the Baseline
<b>Permit Renewal Workload:</b>	-----
<b>Permit Workload Universe:</b>	-----
<b>Permit Progress Universe:</b>	-----

Post Closure Workload Universe:	-----
Closure Workload Universe:	-----
Under Discretionary Auth Universe:	N
Environmental Control Indicator:	N
Institutional Control Indicator:	N
Human Exposure Indicator:	N
Groundwater Controls Indicator:	N
Full Enforcement Universe:	-----
Src Universe:	N
Unaddressed Src:	N
Addressed Src:	N
Src With Compliance Sched:	N
Financial Assurance Required:	-----
Handler Date Of Last Change:	2014-12-03
Federal Waste Gen Code Owner:	HQ
Federal Waste Gen Code:	CEG
State Waste Gen Code Owner:	OH
State Waste Gen Code:	S
Generator Status Owner:	OH
Generator Status:	S
Generator Status Description:	Same as Federal
Short Term Generator:	N
Mixed Waste Generator:	N

## End of RCRA VSG Section

**Map ID 3: FED BF - 731 3rd Avenue**



**Historical Record - Site does not appear in current listing of source data**

**FED BF - Federal Brownfield**

<b>Map ID: 3</b>	<b>Source: EPA</b>
<b>EPA Property ID: 249149</b>	<b>FED BF - Federal Brownfield</b>
<b>Kessler's Garage</b>	<b>Rel. Loc.: 0.09mi NW</b>
<b>731 3rd Avenue , CHESAPEAKE, OH 45619</b>	<b>Elevation: 544.62 ft (-14.60 ft)</b>
<b>County:</b>	LAWRENCE
<b>Property Owner:</b>	Private
<b>Local Parcel Number:</b>	
<b>Property Size In Acres:</b>	0.2
<b>Nfa Letter Date Received:</b>	
<b>Institutional Controls In Place:</b>	
<b>Institutional Controls Required:</b>	U

**Contaminants Found**

<b>Property Id:</b>	249149
<b>Contaminants Found At Actionable Level:</b>	VOCs

**Media Affected**

<b>Property Id:</b>	249149
<b>Media Affected:</b>	Soil

**Assessments**

Property Id	Activity Funded	Assess Start Date	Assess Fund Entity
249149	Phase I Environmental Assessment	2021-02-12	
249149	Phase II Environmental Assessment	2021-02-12	
249149	SAP	2021-02-12	
249149	Phase I Environmental Assessment	2021-04-19	
249149	Phase II Environmental Assessment	2021-04-19	
249149	SAP	2021-04-19	
249149	Phase I Environmental Assessment	2021-05-26	
249149	Phase II Environmental Assessment	2021-05-26	
249149	SAP	2021-05-26	
249149	Phase I Environmental Assessment		
249149	Phase II Environmental Assessment		
249149	SAP		

Assess Completion Date	Activity Funding Amount	Assess Funding Entity Name
2021-04-19		EPA
2021-04-19		EPA
2021-04-19		EPA
2021-05-26		EPA
2021-05-26		EPA
2021-05-26		EPA
2021-10-01		EPA
2021-10-01		EPA
2021-10-01		EPA

**Map ID 3: FED BF - 731 3rd Avenue**



Assess Completion Date	Activity Funding Amount	Assess Funding Entity Name

**Sites in Map ID 3 Cluster**

Dataset	Facility Site Name	Facility Site Address	Page #
<a href="#">PST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">26</a>
<a href="#">RCRA</a>	PLATINUM MOTORSPORTS	731 THIRD AVE, CHESAPEAKE, OH 45619	<a href="#">28</a>
<a href="#">FED BF</a>	Kessler's Garage	731 3rd Avenue , CHESAPEAKE, OH 45619	<a href="#">35</a>
<a href="#">LPST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">39</a>
<a href="#">LPST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">40</a>

**Map ID 8: FED BF - 303 3RD AVENUE**



**Historical Record - Site does not appear in current listing of source data**

<b>Map ID: 8</b>	<b>Source: EPA</b>
<b>EPA Property ID: 250793</b>	<b>FED BF - Federal Brownfield</b>
<b>EPA Property ID: 250793</b>	<b>Banks ID: 250793</b>
<b>303 3RD AVENUE</b>	<b>Rel. Loc.: 0.41mi NE</b>
<b>303 3RD AVENUE , Chesapeake, OH 45619</b>	<b>Elevation: 564.30 ft (+5.09 ft)</b>
<b>County:</b>	LAWRENCE
<b>Property Owner:</b>	
<b>Local Parcel Number:</b>	24-018-0400.000, 24-018-0500.000, 24-018-0600.000
<b>Property Size In Acres:</b>	0.5
<b>Nfa Letter Date Received:</b>	
<b>Institutional Controls In Place:</b>	
<b>Institutional Controls Required:</b>	

**Contaminants Found**

<b>Property Id:</b>	250793
<b>Contaminants Found At Actionable Level:</b>	Lead PAHs

**Media Affected**

<b>Property Id:</b>	250793
<b>Media Affected:</b>	Soil

**Assessments**

Property Id	Activity Funded	Assess Start Date	Assess Fund Entity
250793	Phase I Environmental Assessment	2021-09-07	
250793	Phase II Environmental Assessment	2021-09-07	
250793	SAP	2021-09-07	
250793	Phase I Environmental Assessment	2021-09-07	
250793	Phase II Environmental Assessment	2021-09-07	
250793	SAP	2021-09-07	
250793	Phase I Environmental Assessment	2021-11-19	
250793	Phase II Environmental Assessment	2021-11-19	
250793	SAP	2021-11-19	
250793	Phase I Environmental Assessment		
250793	Phase II Environmental Assessment		
250793	SAP		

Assess Completion Date	Activity Funding Amount	Assess Funding Entity Name
2021-11-02		EPA
2021-11-02		EPA
2021-11-02		EPA
2021-11-18		EPA
2021-11-18		EPA
2021-11-18		EPA
2023-01-16		EPA
2023-01-16		EPA
2023-01-16		EPA

**Map ID 8: FED BF - 303 3RD AVENUE**



Assess Completion Date	Activity Funding Amount	Assess Funding Entity Name

**Sites in Map ID 8 Cluster**

Dataset	Facility Site Name	Facility Site Address	Page #
FED BF	303 3RD AVENUE	303 3RD AVENUE , Chesapeake, OH 45619	37
LPST	DANNY HOLSCHUH	303 THIRD AVE, CHESAPEAKE, OH 45619	43

**End of FED BF Section**

**LPST - Leaking Petroleum Storage Tank**

<b>Map ID: 3</b>	<b>LPST - Leaking Petroleum Storage Tank</b>	<b>Source: OH DOC</b>
<b>Release #: 44009855-N00001</b>		<b>Banks ID: 44009855-N00001</b>
<b>KESSLERS GARAGE</b>		<b>Rel. Loc.: 0.09mi NW</b>
<b>731 3RD AVE, CHESAPEAKE, OH 45619</b>		<b>Elevation: 544.62 ft (-14.60 ft)</b>
<b>Facility State:</b>	OH	
<b>Ltf Status:</b>	6 Closure of regulated UST	
<b>Fr Status:</b>	CLO: Closure	
<b>Release Date:</b>	1992-01-21	
<b>Facility Status:</b>	Active	
<b>Release Priority:</b>	2.0	
<b>Review Date:</b>	2025-04-21	
<b>Facility Class:</b>	The Responsible Party (RP) is non-viable	

**Sites in Map ID 3 Cluster**

<b>Dataset</b>	<b>Facility Site Name</b>	<b>Facility Site Address</b>	<b>Page #</b>
<a href="#">PST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">26</a>
<a href="#">RCRA</a>	PLATINUM MOTORSPORTS	731 THIRD AVE, CHESAPEAKE, OH 45619	<a href="#">28</a>
<a href="#">FED BF</a>	Kessler's Garage	731 3rd Avenue , CHESAPEAKE, OH 45619	<a href="#">35</a>
<a href="#">LPST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">39</a>
<a href="#">LPST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">40</a>

**Map ID 3: LPST - 731 3RD AVE**



**Historical Record - Site does not appear in current listing of source data**

<b>Map ID: 3</b>	<b>LPST - Leaking Petroleum Storage Tank</b>	<b>Source: OH DOC</b>
<b>Release #: 44009855-N00002</b>		<b>Banks ID: 44009855-N00002</b>
<b>KESSLERS GARAGE</b>		<b>Rel. Loc.: 0.09mi NW</b>
<b>731 3RD AVE, CHESAPEAKE, OH 45619</b>		<b>Elevation: 544.62 ft (-14.60 ft)</b>

**Sites in Map ID 3 Cluster**

<b>Dataset</b>	<b>Facility Site Name</b>	<b>Facility Site Address</b>	<b>Page #</b>
<a href="#">PST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">26</a>
<a href="#">RCRA</a>	PLATINUM MOTORSPORTS	731 THIRD AVE, CHESAPEAKE, OH 45619	<a href="#">28</a>
<a href="#">FED BF</a>	Kessler's Garage	731 3rd Avenue , CHESAPEAKE, OH 45619	<a href="#">35</a>
<a href="#">LPST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">39</a>
<a href="#">LPST</a>	KESSLERS GARAGE	731 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">40</a>

**Map ID 7: LPST - 419 3RD AVE**



<b>Map ID: 7</b>	<b>LPST - Leaking Petroleum Storage Tank</b>	<b>Source: OH DOC</b>
<b>Release #: 44007146-N00002</b>		<b>Banks ID: 44007146-N00002</b>
<b>CHESAPEAKE CENTRAL OFFICE</b>		<b>Rel. Loc.: 0.27mi NE</b>
<b>419 3RD AVE, CHESAPEAKE, OH 45619</b>		<b>Elevation: 561.02 ft (+1.80 ft)</b>
<b>Facility State:</b>	OH	
<b>Ltf Status:</b>	6 Closure of regulated UST	
<b>Fr Status:</b>	NFA: No Further Action	
<b>Release Date:</b>	1998-02-27	
<b>Facility Status:</b>	Inactive	
<b>Release Priority:</b>	1.0	
<b>Review Date:</b>	1999-12-21	
<b>Facility Class:</b>	A viable Responsible Party (RP) has been identified	

**Sites in Map ID 7 Cluster**

<b>Dataset</b>	<b>Facility Site Name</b>	<b>Facility Site Address</b>	<b>Page #</b>
<a href="#">AIRS</a>		419 3RD AVE., CHESAPEAKE 45702	<a href="#">24</a>
<a href="#">LPST</a>	CHESAPEAKE CENTRAL OFFICE	419 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">41</a>
<a href="#">LPST</a>	CHESAPEAKE CENTRAL OFFICE	419 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">42</a>

**Map ID 7: LPST - 419 3RD AVE**



<b>Map ID: 7</b>	<b>LPST - Leaking Petroleum Storage Tank</b>	<b>Source: OH DOC</b>
<b>Release #: 44007146-N00001</b>		<b>Banks ID: 44007146-N00001</b>
<b>CHESAPEAKE CENTRAL OFFICE</b>		<b>Rel. Loc.: 0.27mi NE</b>
<b>419 3RD AVE, CHESAPEAKE, OH 45619</b>		<b>Elevation: 561.02 ft (+1.80 ft)</b>
<b>Facility State:</b>	OH	
<b>Ltf Status:</b>	1 SUS/CON from regulated UST	
<b>Fr Status:</b>	NFA: No Further Action	
<b>Release Date:</b>	1990-04-03	
<b>Facility Status:</b>	Inactive	
<b>Release Priority:</b>	2.0	
<b>Review Date:</b>	1993-12-01	
<b>Facility Class:</b>	A viable Responsible Party (RP) has been identified	

**Sites in Map ID 7 Cluster**

<b>Dataset</b>	<b>Facility Site Name</b>	<b>Facility Site Address</b>	<b>Page #</b>
<a href="#">AIRS</a>		419 3RD AVE., CHESAPEAKE 45702	<a href="#">24</a>
<a href="#">LPST</a>	CHESAPEAKE CENTRAL OFFICE	419 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">41</a>
<a href="#">LPST</a>	CHESAPEAKE CENTRAL OFFICE	419 3RD AVE, CHESAPEAKE, OH 45619	<a href="#">42</a>

**Map ID 8: LPST - 303 THIRD AVE**



<b>Map ID: 8</b>	<b>LPST - Leaking Petroleum Storage Tank</b>	<b>Source: OH DOC</b>
<b>Release #: 44001414-N00001</b>		<b>Banks ID: 44001414-N00001</b>
<b>DANNY HOLSCHUH</b>		<b>Rel. Loc.: 0.41mi NE</b>
<b>303 THIRD AVE, CHESAPEAKE, OH 45619</b>		<b>Elevation: 564.30 ft (+5.09 ft)</b>
<b>Facility State:</b>	OH	
<b>Ltf Status:</b>	6 Closure of regulated UST	
<b>Fr Status:</b>	CLO: Closure	
<b>Release Date:</b>	1996-11-25	
<b>Facility Status:</b>	Active	
<b>Release Priority:</b>	2.0	
<b>Review Date:</b>	2025-02-07	
<b>Facility Class:</b>	The Responsible Party (RP) is non-viable	

**Sites in Map ID 8 Cluster**

<b>Dataset</b>	<b>Facility Site Name</b>	<b>Facility Site Address</b>	<b>Page #</b>
<a href="#">FED BF</a>	303 3RD AVENUE	303 3RD AVENUE , Chesapeake, OH 45619	<a href="#">37</a>
<a href="#">LPST</a>	DANNY HOLSCHUH	303 THIRD AVE, CHESAPEAKE, OH 45619	<a href="#">43</a>

**Map ID 9: LPST - 218 3RD AVE**



<b>Map ID: 9</b>	<b>LPST - Leaking Petroleum Storage Tank</b>	<b>Source: OH DOC</b>
<b>Release #: 44000039-N00001</b>		<b>Banks ID: 44000039-N00001</b>
<b>RICH OIL, INC. #46336</b>		<b>Rel. Loc.: 0.45mi NE</b>
<b>218 3RD AVE, CHESAPEAKE, OH 45619</b>		<b>Elevation: 561.02 ft (+1.80 ft)</b>
<b>Facility State:</b>	OH	
<b>Ltf Status:</b>	6 Closure of regulated UST	
<b>Fr Status:</b>	NFA: No Further Action	
<b>Release Date:</b>	1996-09-30	
<b>Facility Status:</b>	Inactive	
<b>Release Priority:</b>		
<b>Review Date:</b>	1996-10-18	
<b>Facility Class:</b>	A viable Responsible Party (RP) has been identified	

**Map ID 10: LPST - 32 PRIVATE DR**



<b>Map ID: 10</b>	<b>LPST - Leaking Petroleum Storage Tank</b>	<b>Source: OH DOC</b>
<b>Release #: 44009889-N00001</b>		<b>Banks ID: 44009889-N00001</b>
<b>UNION ROME WWTP</b>		<b>Rel. Loc.: 0.47mi SW</b>
<b>32 PRIVATE DR, CHESAPEAKE, OH 45619</b>		<b>Elevation: 554.46 ft (-4.76 ft)</b>
<b>Facility State:</b>	OH	
<b>Ltf Status:</b>	6 Closure of regulated UST	
<b>Fr Status:</b>	NFA: No Further Action	
<b>Release Date:</b>	2008-08-12	
<b>Facility Status:</b>	Inactive	
<b>Release Priority:</b>	2.0	
<b>Review Date:</b>	2008-09-24	
<b>Facility Class:</b>	A viable Responsible Party (RP) has been identified	

Map ID 11: LPST - 201 3RD AVE



Map ID: 11	LPST - Leaking Petroleum Storage Tank	Source: OH DOC
Release #: 44009853-N00001		Banks ID: 44009853-N00001
VACANT LOT		Rel. Loc.: 0.49mi NE
201 3RD AVE, CHESAPEAKE, OH 45619		Elevation: 561.02 ft (+1.80 ft)
Facility State:	OH	
Ltf Status:	6 Closure of regulated UST	
Fr Status:	NFA: No Further Action	
Release Date:	1991-12-24	
Facility Status:	Inactive	
Release Priority:		
Review Date:	1997-12-03	
Facility Class:	A viable Responsible Party (RP) has been identified	

**End of LPST Section**

Map ID 5: SW - 100 Cooper Foster Park Rd



Historical Record - Site does not appear in current listing of source data

**SW - Solid Waste**

Map ID: 5		Source: OH EPA
Facility ID: IWG020864	SW - Solid Waste	Banks ID: IWG020864_109
FMC Amherst		Rel. Loc.: 0.22mi NE
100 Cooper Foster Park Rd, Amherst, OH 44001		Elevation: 561.02 ft (+1.80 ft)
Expire Date:		
Phone Number:		
Facility Type:	Infectious Waste Generator	
Facility State:	OH	
Business Address:	100 Cooper Foster Park Rd, Amherst, OH, 44001	
Contact Information:	Paula Bellomy (614) 825-0590 paula.bellomy@fmc-na.com	

**End of SW Section**

**End of Mapped Sites Details Section**

## Unmapped Site: ERNS (192506)



Source: EPA/National Response Center

Unmapped Site

ERNS - Emergency Response Notification System

NRC Report #: 192506

Banks ID: 192506

7TH AVE, HUNTINGTON, WV

Incident Date Time:	1993-08-10 12:00:00
Responsible Company:	B A S F
Source:	UNAVAILABLE

### ERNS Details

Additional Info:	CALLER HAS BEEN SMELLING SUBSTANCE IN THE AIR THAT HE DESCRIBES ASSULFUR AND NITROGEN
Additional Medium Info:	ATMOSPHERE
Any Fatalities:	U
Description Of Incident:	UNKNOWN / UNKNOWN--CALLER SMELLS ODOR IN THE AIR
Desc Remedial Action:	NONE
Incident Cause:	UNKNOWN
Incident Date Time:	1993-08-10 12:00:00
Incident Location:	
Medium Desc:	AIR
Number Fatalities:	
Pipeline Type:	UNKNOWN
Railroad Name:	
Responsible Company:	B A S F
Seqnos:	192506
Source:	UNAVAILABLE
Type Of Incident:	UNKNOWN SHEEN

### Materials Involved

Name Of Material:	UNKNOWN MATERIAL
Seqnos:	192506

**Unmapped Site: ERNS (385824)**

**Source: EPA/National Response Center**

**Unmapped Site**

**ERNS - Emergency Response Notification System**

**NRC Report #: 385824**

**Banks ID: 385824**

**RAIL YARD ON 3RD ST, HUNTINGTON, WV**

<b>Incident Date Time:</b>	1997-05-02 00:00:00
<b>Responsible Company:</b>	HUNTINGTON COAL TRANSPORT
<b>Source:</b>	UNAVAILABLE

**ERNS Details**

<b>Additional Info:</b>	CALLER STATED THAT THERE ARE NINE SWITCH POINTS ON THE PROPERTY THAT ARE LUBED THIS WAY / CALLER STATED THAT A CONVEYOR MOTOR ALSO LEAKS
<b>Additional Medium Info:</b>	SOIL
<b>Any Fatalities:</b>	U
<b>Description Of Incident:</b>	CALLER STATED THAT THE R/P DUMPS DIESEL FUEL AND KEROSENE ON THE SWITCHPOINTS ON THE RAIL TRACKS / 5 GALLONS TWICE A WEEK
<b>Desc Remedial Action:</b>	NONE
<b>Incident Cause:</b>	DUMPING
<b>Incident Date Time:</b>	1997-05-02 00:00:00
<b>Incident Location:</b>	
<b>Medium Desc:</b>	LAND
<b>Number Fatalities:</b>	
<b>Pipeline Type:</b>	UNKNOWN
<b>Railroad Name:</b>	
<b>Responsible Company:</b>	HUNTINGTON COAL TRANSPORT
<b>Seqnos:</b>	385824
<b>Source:</b>	UNAVAILABLE
<b>Type Of Incident:</b>	FIXED

**Materials Involved**

<b>Name Of Material:</b>	OIL, FUEL: NO. 2-D
<b>Seqnos:</b>	385824

**Unmapped Site: ERNS (393803)**

**Source: EPA/National Response Center**

**Unmapped Site**

**ERNS - Emergency Response Notification System**

**NRC Report #: 393803**

**Banks ID: 393803**

**6TH ST EXIT/I-64 EASTBOUND, HUNTINGTON, WV**

<b>Incident Date Time:</b>	1997-07-03 16:00:00
<b>Responsible Company:</b>	B AND J WELDING
<b>Source:</b>	UNAVAILABLE

**ERNS Details**

<b>Additional Info:</b>	SHEEN SIZE: UNKNOWN
<b>Additional Medium Info:</b>	STREAM (NAME NOT KNOWN)
<b>Any Fatalities:</b>	U
<b>Description Of Incident:</b>	OIL TANK ON TOP OF TRANSFORMER/PUNCTURED AS IT WAS BEING TRANPORTED BYTRUCK/HIT BRIDGE AS IT WAS GOING UNDER
<b>Desc Remedial Action:</b>	POLICE DEPT AND CLEANUP CREWS ON SCENE/STATE REPS ON SCENE/MATERIALCONTAINED/RELEASE SECURED/SMALL AMOUNT ENTERED NEARBY STREAM
<b>Incident Cause:</b>	OPERATOR ERROR
<b>Incident Date Time:</b>	1997-07-03 16:00:00
<b>Incident Location:</b>	
<b>Medium Desc:</b>	WATER
<b>Number Fatalities:</b>	
<b>Pipeline Type:</b>	UNKNOWN
<b>Railroad Name:</b>	
<b>Responsible Company:</b>	B AND J WELDING
<b>Seqnos:</b>	393803
<b>Source:</b>	UNAVAILABLE
<b>Type Of Incident:</b>	MOBILE

**Materials Involved**

<b>Name Of Material:</b>	OIL: DIESEL
<b>Seqnos:</b>	393803

**Unmapped Site: ERNS (532516)**



**Source: EPA/National Response Center**

**Unmapped Site**

**ERNS - Emergency Response Notification System**

**NRC Report #: 532516**

**Banks ID: 532516**

**1ST STREET AND HUNTINGTON, HUNTINGTON, WV**

<b>Incident Date Time:</b>	2000-06-17 22:38:00
<b>Responsible Company:</b>	CSX RAILROAD
<b>Source:</b>	UNAVAILABLE

**ERNS Details**

<b>Additional Info:</b>	
<b>Additional Medium Info:</b>	
<b>Any Fatalities:</b>	N
<b>Description Of Incident:</b>	TRESSPASSER STRUCK BY FREIGHT TRAIN
<b>Desc Remedial Action:</b>	TRESSPASSER STRUCK BY FREIGHT TRAIN RESULTING IN FATALITY
<b>Incident Cause:</b>	UNKNOWN
<b>Incident Date Time:</b>	2000-06-17 22:38:00
<b>Incident Location:</b>	
<b>Medium Desc:</b>	
<b>Number Fatalities:</b>	
<b>Pipeline Type:</b>	
<b>Railroad Name:</b>	CSX RAILROAD
<b>Responsible Company:</b>	CSX RAILROAD
<b>Seqnos:</b>	532516
<b>Source:</b>	UNAVAILABLE
<b>Type Of Incident:</b>	RAILROAD

**Unmapped Site: ERNS (1182538)**
**Source: EPA/National Response Center**
**Unmapped Site**
**ERNS - Emergency Response Notification System**
**NRC Report #: 1182538**
**Banks ID: 1182538**
**6TH STREET, HUNTINGTON, WV**

<b>Incident Date Time:</b>	6/28/2017 12:57
<b>Responsible Company:</b>	CSX RAILROAD
<b>Source:</b>	TELEPHONE

**ERNS Details**

<b>Additional Info:</b>	
<b>Additional Medium Info:</b>	BALLAST
<b>Any Fatalities:</b>	N
<b>Description Of Incident:</b>	CALLER STATED THAT APPROXIMATELY 45 GALLONS OF A LUBRICANT OIL AND WATER SOLUTION WAS DISCHARGED FROM A LOCOMOTIVE ONTO THE BALLAST, DUE TO EQUIPMENT FAILURE.
<b>Desc Remedial Action:</b>	CALLER STATED THAT ABSORBENT PADS WERE DEPLOYED, AND A CLEANING CONTRACTOR IS ENROUTE.
<b>Incident Cause:</b>	EQUIPMENT FAILURE
<b>Incident Date Time:</b>	6/28/2017 12:57
<b>Incident Location:</b>	MILEPOST CA505.0 SUBDIVISION KANAWHA
<b>Medium Desc:</b>	BALLAST
<b>Number Fatalities:</b>	
<b>Pipeline Type:</b>	
<b>Railroad Name:</b>	CSX RAILROAD
<b>Responsible Company:</b>	CSX RAILROAD
<b>Seqnos:</b>	1182538
<b>Source:</b>	TELEPHONE
<b>Type Of Incident:</b>	RAILROAD

**Materials Involved**

<b>Name Of Material:</b>	OIL, MISC: LUBRICATING OIL/WATER MIXTURE
<b>Seqnos:</b>	1182538

**Unmapped Site: ERNS (966895)**
**Source: EPA/National Response Center**
**Unmapped Site**
**ERNS - Emergency Response Notification System**
**NRC Report #: 966895**
**Banks ID: 966895**
**ON 5TH AVE., HUNTINGTON, WV**

<b>Incident Date Time:</b>	2011-02-01 12:00:00
<b>Responsible Company:</b>	BASF
<b>Source:</b>	TELEPHONE

**ERNS Details**

<b>Additional Info:</b>	CALLER HAD NO ADDITIONAL COMMENTS.
<b>Additional Medium Info:</b>	ATMOSPHERE (ODOR)
<b>Any Fatalities:</b>	N
<b>Description Of Incident:</b>	CALLER STATES EVERY TIME HE PASSES BY THE BASF FACILITY AT THE LOCATION DESCRIPTION THERE IS A STRONG HAZARDOUS ODOR IN THE AIR. CALLER DOES NOT KNOW EXACTLY WHAT IS CAUSING THE ODOR BUT HE DESCRIBED IT AS A "PURE MOLD SMELL".
<b>Desc Remedial Action:</b>	CALLER IS MAKING NOTIFICATIONS.
<b>Incident Cause:</b>	UNKNOWN
<b>Incident Date Time:</b>	2011-02-01 12:00:00
<b>Incident Location:</b>	BASF FACILITY
<b>Medium Desc:</b>	AIR
<b>Number Fatalities:</b>	
<b>Pipeline Type:</b>	
<b>Railroad Name:</b>	
<b>Responsible Company:</b>	BASF
<b>Seqnos:</b>	966895
<b>Source:</b>	TELEPHONE
<b>Type Of Incident:</b>	FIXED

**Materials Involved**

<b>Name Of Material:</b>	UNKNOWN MATERIAL
<b>Seqnos:</b>	966895

**Unmapped Site: CER NFRAP (0303390)**



<b>Unmapped Site</b>	<b>CER NFRAP - CERCLIS - No</b>	<b>Source: EPA</b>
<b>Site ID: 0303390</b>	<b>Further Remedial Action Planned</b>	<b>Banks ID: 0303390</b>
<b>FIFTH STREET DRUM DUMP</b>		
<b>RT 152(5TH ST), HUNTINGTON, WV 25701</b>		
<b>Region:</b>	03	
<b>Cong District:</b>	04	
<b>Fips Code:</b>	54099	
<b>Superfund Alternative Agreement:</b>	N	
<b>Npl:</b>	Not on the NPL	
<b>Non Npl Status:</b>	NFRAP-Site does not qualify for the NPL based on existing information	
<b>Archived:</b>	True	

**Actions**

Rat Code	Siteid	Act Code Id	Act Actl Strt Date	Act Actl Cmpltn Date	Ou Id
ISSUE REQUEST LETTERS (104E)	0303390	1		1989-07-17	0
DISCOVERY	0303390	1		1988-05-26	0
ARCHIVE SITE	0303390	1		1996-01-23	0
PRELIMINARY ASSESSMENT	0303390	1		1989-05-02	0
REMOVAL	0303390	1	1988-05-10	1989-01-11	0
ADMINISTRATIVE RECORDS	0303390	1	1991-08-23	1991-08-23	0
REMOVAL ASSESSMENT	0303390	1	1988-05-10	1988-05-10	0
ISSUE REQUEST LETTERS (104E)	0303390	2		1989-09-07	0
INFORMATION REPOSITORY ESTABLISHED	0303390	2		1991-08-23	0

Unmapped Site: RCRA (OHD000727552)



Unmapped Site Source: EPA  
 EPA Handler ID: OHD000727552 RCRA - RCRA Banks ID: OHD000727552

**SOHIO CHESAPEAKE BULK 507**  
**OLD ROUTE 7 & STATE ROAD 7, CHESAPEAKE, OH 45619**

Active Site Indicator:	Inactive
Activity Location:	OH
Non Notifier:	Not a non-notifier
Receive Date:	2002-05-08
Accessibility:	Not provided
Region:	05
State:	OH
Generator Status Universe:	N
Mailing Address:	301 WILSON RD
Mailing City:	COLUMBUS
Mailing State:	OH
Mailing Zip Code:	43204
Contact Name:	JAMES SLACK
Contact Address:	301 WILSON RD
Contact City:	COLUMBUS
Contact State:	OH
Contact Zip:	43204
Contact Title:	
Owner Name:	THE STANDARD OIL COMPANY (OHIO)
Operator Name:	NAME NOT REPORTED
Operator Type:	Private
Operator Seq Num:	2
Naics Description:	
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Injection Activity:	N
Receives Waste From Offsite:	N
Universal Waste:	N
Universal Waste Dest Facility:	N
Used Oil Universe:	NNNNNNN
Federal Universal Waste:	N
Federal Indicator:	---
Hsm:	N
Gpra Permit Baseline:	Not on the Baseline
Gpra Renewals Baseline:	Not on the Baseline
Permit Renewal Workload:	-----
Permit Workload Universe:	-----
Permit Progress Universe:	-----
Post Closure Workload Universe:	-----
Closure Workload Universe:	-----

**Unmapped Site: RCRA (OHD000727552)**



<b>Under Discretionary Auth Universe:</b>	N
<b>Environmental Control Indicator:</b>	N
<b>Institutional Control Indicator:</b>	N
<b>Human Exposure Indicator:</b>	N
<b>Groundwater Controls Indicator:</b>	N
<b>Full Enforcement Universe:</b>	-----
<b>SnC Universe:</b>	N
<b>Unaddressed SnC:</b>	N
<b>Addressed SnC:</b>	N
<b>SnC With Compliance Sched:</b>	N
<b>Financial Assurance Required:</b>	-----
<b>Handler Date Of Last Change:</b>	2015-04-14

**Waste Codes**

Epa Handler Id	Source Type	Waste Code Type	Waste Description	Active Status
OHD000727552	N	D	DESCRIPTION	N
OHD000727552	N	D	IGNITABLE WASTE	Y

Unmapped Site: RCRA (WVP000008002)



Unmapped Site Source: EPA  
 EPA Handler ID: WVP000008002 RCRA - RCRA Banks ID: WVP000008002

**AMERICAN ELECTRIC POWER (AEP)**  
**1/2 MILE EAST ON WRIGHT LANE, BUFFALO, WV 25701**

Active Site Indicator:	Inactive
Activity Location:	WV
Non Notifier:	Not a non-notifier
Receive Date:	2002-01-29
Accessibility:	Not provided
Region:	03
State:	WV
Generator Status Universe:	N
Mailing Address:	1122 SEVENTH AVENUE
Mailing City:	HUNTINGTON
Mailing State:	WV
Mailing Zip Code:	25701
Contact Name:	GARY L CRAWFORD
Contact Address:	
Contact City:	
Contact State:	
Contact Zip:	
Contact Title:	
Owner Name:	AEP
Operator Name:	AEP
Operator Type:	Private
Operator Seq Num:	2
Naics Description:	ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Injection Activity:	N
Receives Waste From Offsite:	N
Universal Waste:	N
Universal Waste Dest Facility:	N
Used Oil Universe:	NNNNNNNN
Federal Universal Waste:	N
Federal Indicator:	---
Hsm:	N
Gpra Permit Baseline:	Not on the Baseline
Gpra Renewals Baseline:	Not on the Baseline
Permit Renewal Workload:	-----
Permit Workload Universe:	-----
Permit Progress Universe:	-----
Post Closure Workload Universe:	-----
Closure Workload Universe:	-----

## Unmapped Site: RCRA (WVP000008002)



Under Discretionary Auth Universe:	N
Environmental Control Indicator:	N
Institutional Control Indicator:	N
Human Exposure Indicator:	N
Groundwater Controls Indicator:	N
Full Enforcement Universe:	-----
SnC Universe:	N
Unaddressed SnC:	N
Addressed SnC:	N
SnC With Compliance Sched:	N
Financial Assurance Required:	-----
Handler Date Of Last Change:	2021-08-16

### Waste Codes

Epa Handler Id:	WVP000008002
Source Type:	R
Waste Code Type:	D
Waste Description:	LEAD
Active Status:	Y

## Dataset Descriptions and Sources



Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
RCRA COR - RCRA - Corrective Actions (FED)	EPA	These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act (RCRA) and subject to corrective action activity.	Quarterly	2026-02-04	2026-02-04	2026-02-10	2026-02-04
RCRA TSD - RCRA - Treatment, Storage, Disposal (FED)	EPA	This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.	Quarterly	2026-02-04	2026-02-04	2026-02-10	2026-02-04
RCRA - RCRA (FED)	EPA	This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.	Quarterly	2026-02-04	2026-02-04	2026-02-10	2026-02-04
CER NPL - CERCLIS - National Priority List (FED)	EPA	NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program or SEMS database (formerly known as the CERCLIS database). The EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.	Quarterly	2026-01-26	2026-01-26	2026-01-26	2025-12-26
CER - CERCLIS (FED)	EPA	The EPA maintains the SEMS database to track sites under the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List.	Quarterly	2026-01-26	2026-01-26	2026-01-26	2025-12-26
CER NFRAP - CERCLIS - No Further Remedial Action Planned (FED)	EPA	From the Superfund Enterprise Management System (SEMS) database No Further Remedial Action Planned or NFRAP have been removed from the listing. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.	Quarterly	2026-01-26	2026-01-26	2026-01-26	2025-12-26
CER DNPL - CERCLIS - Delisted National Priority List (FED)	EPA	DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.	Quarterly	2026-01-26	2026-01-26	2026-01-26	2025-12-26
FED BF - Federal Brownfield (FED)	EPA	A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.	Quarterly	2026-03-03	2026-03-03	2026-03-03	2026-03-03

## Dataset Descriptions and Sources



Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
PFAS - PFAS Contamination (FED)	US Environmental Protection Agency	This dataset originates from the U.S. Environmental Protection Agency's (EPA) cross-agency effort to address per and polyfluoroalkyl substances (PFAS) and make that work transparent. The tools are intended to provide states, tribes, federal partners, and the public with information on PFAS manufacture, release, and occurrence in the environment as well as facilities potentially handling PFAS. These tools combine multiple data sources so that the user can explore various PFAS data in a region, state, or community. This source does not include all PFAS data, information, or resources.	Quarterly	2026-03-16	2026-03-16	2026-03-16	2026-03-16
FED EC - Federal Engineering Control (FED)	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).	Quarterly	2026-03-03	2026-03-03	2026-03-03	2026-03-03
ERNS - Emergency Response Notification System (FED)	EPA/National Response Center	ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.	Annually	2026-01-27	2026-01-27	2026-01-27	2026-01-27
AIRS - Aerometric Information Retrieval System (FED)	EPA	This database contains information on air releases in the Aerometric Information Retrieval System and is used to report air emissions estimates for pollutants under the Clean Air Act. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Air release information specifically relates to industrial plants and their components (stacks, points, and segments).	Annually	2026-02-24	2026-02-24	2026-03-05	2026-02-11
RCRA LQG - RCRA - Large Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month.	Quarterly	2026-02-04	2026-02-04	2026-02-10	2026-02-04
FED IC - Federal Institutional Control (FED)	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL).	Quarterly	2026-03-03	2026-03-03	2026-03-03	2026-03-03
RCRA SQG - RCRA - Small Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month.	Quarterly	2026-02-04	2026-02-04	2026-02-10	2026-02-04

## Dataset Descriptions and Sources



Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
AIRS - Aerometric Information Retrieval System (OH)	OH EPA	A Permit-by-Rule (PBR) is an optional permit provision in the Ohio Administrative Code (OAC) that applies only to a certain type of air pollution source or facility. The PBR contains qualifying criteria, emission limitations, conditions for operation and requirements for record-keeping and reporting.	Quarterly	2026-01-21	2026-01-21	2026-01-21	2026-01-21
RCRA VSG - RCRA - Very Small Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Very Small Quantity Generator (VSG) generates less than 100 kg of waste per month.	Quarterly	2026-02-04	2026-02-04	2026-02-10	2026-02-04
DERR - Division of Emergency Response and Revitalization (OH)	OH EPA	This database contains all records maintained by Ohio Environmental Protection Agency Division of Environmental Response and Revitalization (DERR). The DERR database is an index of basic site information for potentially contaminated sites for which the Ohio district offices maintain files. The sites in this database may or may not be contaminated.	Quarterly	2026-01-09	2026-01-09	2026-01-09	2025-08-13
BF - State Brownfield (OH)	OH EPA	The records in this dataset are from Ohio Brownfields Inventory which is maintained by the Ohio Environmental Protection Agency Department of Environmental Response and Revitalization.	Quarterly	2026-01-05	2026-01-05	2026-01-05	2026-01-05
DERR - Division of Emergency Response and Revitalization (OH)	OH EPA	This is an archived database available from Ohio Environmental Protection Agency Division of Environmental Response and Revitalization. The database is no longer maintained by the state agency and may contain outdated information. This listing represents pits, ponds, and lagoons where various types of sludge were dumped on site.	Historical	2015-04-01	2015-04-01	2015-04-24	2014-08-26
SW - Solid Waste (OH)	OH EPA	This is an archived database available from Ohio Environmental Protection Agency Division of Environmental Response and Revitalization. The database is no longer maintained by the state agency and may contain outdated information. This listing was developed by Ohio EPA staff notebooks and other information dating from the mid-70s. The sites include old abandoned dumps or landfills.	Historical	2015-04-01	2015-04-01	2015-05-01	2015-04-01
LPST - Leaking Petroleum Storage Tank (OH)	OH DOC	This database lists all releases from regulated tanks which is maintained by Ohio Department of Commerce Division of State Fire Marshal Bureau of Underground Storage Tank Regulations.	Quarterly	2026-01-05	2026-01-05	2026-01-05	2025-10-03
DERR - Division of Emergency Response and Revitalization (OH)	OH EPA	This is an archived database available from Ohio Environmental Protection Agency Division of Environmental Response and Revitalization. The database is no longer maintained by the state agency and may contain outdated information. This listing includes coal gas generator plants which produced liquid coal tar.	Historical	2015-04-01	2015-04-01	2015-04-24	2014-08-26
LPST - Leaking Petroleum Storage Tank (TR5)	EPA	The Tribal LUST database (maintained by EPA Region 5) provides leaking underground storage tank information on tribal lands in Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin, and Tribal Nations.	Quarterly	2026-02-20	2026-02-20	2026-02-20	2025-11-01

## Dataset Descriptions and Sources



Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
SW - Solid Waste (OH)	OH EPA	The Ohio Environmental Protection Agency maintains this listing of statewide solid waste landfills. The listing includes the following types of landfills or facilities- Construction & Demolition Debris, Municipal Solid Waste, Municipal Solid Waste Transfer facilities, Scrap Tire Facilities, and Industrial & Residual Waste landfills.	Quarterly	2026-03-17	2026-03-17	2026-03-17	2026-03-17
VCP - Voluntary Cleanup Program (OH)	OH EPA	This database tracks all sites maintained by the Ohio Voluntary Action Program. The VAP sets standards for contaminated site assessments and provides covenants not to sue (CNS).	Quarterly	2026-01-05	2026-01-05	2026-01-05	2025-09-11
DRYC - Dry Cleaner (OH)	OH EPA	The Ohio Environmental Protection Agency maintains this listing of permitted dry cleaning facilities in the state of Ohio.	Quarterly	2025-12-31	2026-01-06	2026-01-09	2026-01-02
SPILL - Spill (OH)	OH EPA	Spills and releases as reported to Ohio EPA	Quarterly	2026-02-02	2026-02-02	2026-02-02	2026-01-09
EC - State Engineering Control (OH)	Ohio Div. of Env. Response and Remediation	This database contains all records maintained by Ohio Environmental Protection Agency Division of Environmental Response and Revitalization (DERR). The DERR database is an index of basic site information for potentially contaminated sites for which the Ohio district offices maintain files. The sites in this database may or may not be contaminated.	Quarterly	2026-01-09	2026-01-09	2026-01-09	2025-08-13
MSD - Municipal Setting Designation (OH)	Ohio EPA	A USD recognizes that cleaning up the ground water to drinking water standards is not necessary because no one will be drinking the ground water. Other possible exposures to contaminated ground water (such as exposures to wildlife or streams in the area, or volatilization of contaminants to indoor air) still must be addressed even when a USD is granted for an area. USDs can be granted only by the director of Ohio EPA.	Annually	2025-10-15	2025-10-15	2025-10-15	2025-10-15
DRYC - Dry Cleaner (FED)	Banks Environmental Data	This is a listing of sites generated through internal research at Banks Environmental Data which once contained a dry cleaning facility	Historical	2023-07-19	2023-07-19	2023-07-19	2023-07-19
PST - Petroleum Storage Tank (OH)	OH COM	This database contains all registered tank facilities maintained by Ohio Department of Commerce Division of State Fire Marshal Bureau of Underground Storage Tank Regulations.	Quarterly	2026-02-19	2026-02-19	2026-02-19	2025-07-31
PST - Petroleum Storage Tank (TR5)	EPA	The Tribal UST database (maintained by EPA Region 5) provides underground storage tank information on tribal lands in Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin, and Tribal Nations.	Quarterly	2026-02-20	2026-02-20	2026-02-20	2025-11-01
IC - State Institutional Control (OH)	Ohio Div. of Env. Response and Remediation	This database contains all records maintained by Ohio Environmental Protection Agency Division of Environmental Response and Revitalization (DERR). The DERR database is an index of basic site information for potentially contaminated sites for which the Ohio district offices maintain files. The sites in this database may or may not be contaminated.	Quarterly	2026-01-09	2026-01-09	2026-01-09	2025-08-13

## Disclaimer



The Banks Environmental Data Regulatory Database Report was prepared based upon data obtained from State, Tribal, and Federal sources known to Banks Environmental Data at the time the data was obtained. Great care has been taken by Banks in obtaining the best available data from the best available sources. However, there is a possibility that there are sources of data applicable or pertaining to this report's target property, and/or surrounding properties, to which Banks does not have access or has not accessed. Furthermore, although Banks Environmental Data performs quality assurance and quality control on all data, including data it obtains, Banks recognizes that inaccuracies in data from these sources may, and do, exist; accordingly, inaccurate data may have been used or relied upon in the preparation of this report. Even though Banks Environmental Data performs a thorough and diligent search to locate and fix any inaccuracies in the data relied upon in the preparation of this report, Banks cannot guarantee or warrant the accuracy of the locations, information, data, or report. The purchaser of this report accepts this report "as is" and assumes all risk related to any potential inaccuracy contained in the report or not reported in it, whether due to a reliance by Banks Environmental Data on inaccurate data, or for any other reason [including but not limited to the negligence or express negligence of Banks Environmental Data]. If this report is being used for the Records Review section of a Phase I Site Assessment according to the ASTM 1527-21, for EPA's All Appropriate Inquiry, or for any other purpose (public or private), all liability and responsibility is assumed by the Environmental Professional or other individual or entity acquiring the report.



GEOTECHNICAL  
CONSULTANTS INC.

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720 Green Crest 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**  
2155 Bellbrook Avenue  
Xenia, OH 45385  
937.736.2053 **phone**

[www.gci2000.com](http://www.gci2000.com)

March 25, 2026

Fire Chief **email: [chesapeakunionfire@yahoo.com](mailto:chesapeakunionfire@yahoo.com)**  
Chesapeake Volunteer Fire Department  
400 Winter Rd.  
Chesapeake, Ohio 45619

**Reference: Data Request for Environmental Review  
2<sup>nd</sup> Avenue, Chesapeake, Lawrence County, Ohio  
GCI Project No. 25-E-29735-A**

To Whom It May Concern

Geotechnical Consultants, Inc. (GCI) is requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the property comprising a mobile home park located on 2<sup>nd</sup> Avenue in Chesapeake, Lawrence County, Ohio. The property is approximately 4.69 acres of land identified as Lawrence County parcel number 24-022-0500.000.

Please provide the following information:

1. Are you aware of any USTs at or near the project site?
2. Are you aware of any hazardous-material responses or other environmental concerns in the project area?
3. Do you have file(s) available for the project site that can be made available for review, or can copies be provided?
4. What station will provide service to this location?
5. What is the approximate response time for fire and medical emergencies?
6. Who provides ambulance service in the city of Chesapeake?
7. Is the fire department included in the building plan review process? If not, would the fire department like to review the plans for this project?

We are also requesting a review of your department's records for hazardous emergency responses, ASTs or USTs, UST or AST releases, spills, or remediation.

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact this office.

Sincerely,  
**Geotechnical Consultants, Inc.**

Ethan Kunkler  
Project Manager



GEOTECHNICAL  
CONSULTANTS INC.

**MAIN OFFICE**  
720 Green Crest Drive  
Westerville, OH 43081  
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330.965.1410 **fax**

**DAYTON OFFICE**  
2155 Bellbrook Avenue  
Xenia, OH 45385  
937.736.2053 **phone**

[www.gci2000.com](http://www.gci2000.com)

March 25, 2026

Lawrence County Public Health  
2122 South 8<sup>th</sup> St.  
Irontown, OH 45638

email: [srudd@lawcohd.org](mailto:srudd@lawcohd.org)

**Reference: Data Request for Environmental Review  
2<sup>nd</sup> Avenue, Chesapeake, Lawrence County, OH  
GCI Project No. 25-E-29735-A**

Hello,

Geotechnical Consultants, Inc. (GCI) is requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the property located on 2<sup>nd</sup> Avenue in Chesapeake, Lawrence County, Ohio. This property comprises a mobile home park located on 4.69± acres of land identified as Lawrence County parcel number 24-022-0500.000.

Please provide the following information:

Is the health department aware of any environmental concerns at the project site or in the area?

Is the health department aware of any air quality concerns at the project site or in the area?

Do you have file(s) available for the project site that can be made available for review, or can copies be provided?

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact me at this office.

Respectfully submitted,  
**Geotechnical Consultants, Inc.**

Ethan Kunkler  
Project Manager  
pc: file

**From:** [Garrett Carpenter](#)  
**To:** [Ethan Kunkler](#); [PRC](#); [Zach Schweinsberg](#)  
**Subject:** Re: Request for environmentally-pertinent records  
**Date:** Wednesday, October 8, 2025 8:28:44 AM  
**Attachments:** [image001.png](#)  
[Outlook-whk3hkvy.png](#)  
[HD Lawrence County Request.pdf](#)  
[HD Lawrence County Response 1.pdf](#)

---

Hello Ethan,

Request received. Your public record reference number is 10082025a. There are no new records pertaining to parcel 24-022-0500.000 since the fulfilment of the December 2024 records request (reference number 12042024a). Your request is now considered closed.

Thank you,

Garrett Carpenter, REHS  
Environmental Health  
Lawrence County Health Department  
2122 So. 8th Street  
Ironton, OH 45638  
Phone: 740-532-3962 ext: 7303  
Fax: 740-532-1014



Mission: The Lawrence County Health Department is committed to protecting the health of the resident of our community. Prevent. Promote. Protect.

This e-mail is intended for the sole use of the intended recipient and may contain privileged, sensitive, or protected health information. If you are not the intended recipient, be advised that the unauthorized use, disclosure, copying, distribution, or action taken in reliance on the contents of this communication is prohibited. If you have received this e-mail in error, please notify the sender via telephone or return e-mail and immediately delete this e-mail.

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**From:** Ethan Kunkler <ekunkler@gci2000.com>  
**Sent:** Monday, October 6, 2025 8:31 AM  
**To:** Garrett Carpenter <gcarpenter@lawcohd.org>  
**Subject:** Request for environmentally-pertinent records

Good morning,

Attached is a request for environmentally-pertinent health department records for a former

mobile home park on 2<sup>nd</sup> Avenue in Chesapeake. Also attached is your response to our request for this site in December, 2024. Has there been any changes to your records pertaining to this site since then?

Thank you very much for your assistance.

Sincerely,

Ethan Kunkler, PG  
Project Manager



Geotechnical Consultants, Inc.  
720 Greencrest Dr.  
Westerville, OH 43081  
Main: (614) 895-1400; Fax: (614) 895-1171  
Direct: (614) 818-1128  
[ekunkler@gci2000.com](mailto:ekunkler@gci2000.com); [www.gci2000.com](http://www.gci2000.com)

***Providing our clients value in geotechnical, environmental and construction monitoring services since 1979.***

*This communication and attachments are intended only for the person to whom it is addressed and may contain confidential and/or privileged material that is the exclusive property of Geotechnical Consultants, Inc. It is being sent to you as a convenience and may not have passed through our standard review process. Design data and recommendations included herein may be subject to alteration. If you are not the intended recipient of this communication or received it in error, you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction or any action taken in reliance upon this message is prohibited. Also please contact the sender and delete the material from any of your computers. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of Geotechnical Consultants, Inc.*



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330.965.1410 **fax**

**DAYTON OFFICE**  
2155 Bellbrook Avenue  
Xenia, OH 45385  
937.736.2053 **phone**

[www.gci2000.com](http://www.gci2000.com)

March 25, 2026

Lawrence County Sheriff's Office  
115 South 5<sup>th</sup> St.  
Irontown, Ohio 45638

email: [jlawless@lawcoso.com](mailto:jlawless@lawcoso.com)

Attn: Public Records Unit

**Re: Data Request for Environmental Review  
2<sup>nd</sup> Ave. Chesapeake, Lawrence County, Ohio**

To whom it may concern:

We are requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the proposed projects located on 2<sup>nd</sup> Avenue, Chesapeake, Lawrence County, Ohio. The project involves the new construction of multi-family residential buildings. Please provide the following information:

1. Is criminal activity a significant problem in the area of the project site, as compared with the city in general? If so, what steps can the project take to promote safety in the area?
2. What is the approximate response time for emergency calls?
3. Are numerous traffic violations or accidents reported at the intersections near the project site? Is the area safe for pedestrian traffic?

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact me at my email or phone number provided below.

Sincerely,

**Geotechnical Consultants, Inc.**

Ethan Kunkler  
Project Manager  
[ekunkler@gci2000.com](mailto:ekunkler@gci2000.com)  
614-818-1128

**From:** [Eden Cochran](#)  
**To:** [Ethan Kunkler](#)  
**Subject:** Request Response  
**Date:** Tuesday, October 14, 2025 11:35:14 AM  
**Attachments:** [Outlook-ytg3rh4o.png](#)

---

Good morning,

I am the Records Clerk with the Lawrence County Sheriff's Office. Regarding the request for the area surrounding 2<sup>nd</sup> Avenue in Chesapeake, OH. The crimes rates in this area have not changed for better or worse. The original response is still that same. If anything, else is needed, please let me know.

Thank you,  
Eden



**EDEN COCHRAN**

RECORDS CLERK & COMMUNICATIONS/TAC  
Lawrence County Sheriff's Office

- 740-532-3525 ext: 1231 | 740-532-3106
- [ecochran@lawcoso.com](mailto:ecochran@lawcoso.com)
- [www.lawcoso.com](http://www.lawcoso.com)
- 115 South 5th Street, Ironton, OH 45638



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APPENDIX D – Site Reconnaissance and Other Information

## USER QUESTIONNAIRE

Geotechnical Consultants, Inc. (GCI) is proposing a Phase I Environmental Site Assessment (ESA) report for the property identified in the accompanying proposal. As part of the Phase I ESA we request the client provide GCI with a drawing showing the property location, boundaries, and buried utilities; owner, property manager or occupant information; and responses to the questions below. Please respond by one or more of the following:

Facsimile: (614) 895-1171; E-mail: [gci@gci2000.com](mailto:gci@gci2000.com); U.S. mail: GCI, 720 Greencrest Dr., Westerville, OH 43081; or Telephone to the sender: (614) 895-1400

What is the reason for performing this Phase I ESA?

- Financing       Refinancing       Property transfer       Personal use  
 Other \_\_\_\_\_

Can you provide GCI with title record information pertaining to the property?

- No     Yes (If yes, when can GCI receive the information?)

Do you or your company have knowledge of any environmental liens at the property?

- No     Yes (if yes, please explain)

Do you or your company have knowledge of activity and/or land use limitations placed on the property such as engineering or institutional controls?

- No     Yes (if yes, please explain)

Do you or your company have specialized knowledge of recognized environmental conditions<sup>1</sup> (such as releases of hazardous chemicals/materials or petroleum) regarding the property or property vicinity?

- No     Yes (if yes, please explain)

Do you or your company have knowledge of the property that would indicate a value reduction in price due to environmental conditions?

- No     Yes (if yes, please explain)

Are you or your company aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional assess the property?

- No     Yes (if yes, please explain)

Are you or your company, based on your knowledge and experience to the site, aware of any obvious indicators that point to the presence or likely presence of contamination at the property?

- No     Yes (if yes, please explain)

  
\_\_\_\_\_  
Signature

3/23/26  
\_\_\_\_\_  
Date

**Thank you!**

<sup>1</sup> If you or your company have any questions about a recognized environmental conditions (RECs), GCI can provide you with a more detailed questionnaire. Additionally, if requested, GCI can take your responses by personal or telephone interview.

# Environmental Lien and AUL Search Report

---

**Chesapeake Properties and Mobile Homes Management, LLC an  
Ohio Limited Liability Company**

For property at:  
**709 2nd Avenue  
Chesapeake , OH**

Prepared for:  
**Geotechnical Consultants, Inc  
720 Greencrest Drive  
Westerville, OH 43081  
Attn: Ethan Kunkler**

ATR Order Number: **250647**  
**Geotechnical Consultants Project Number 25-E-29735-A**

**Thursday, October 23, 2025**



prepared by:

American Title Research, LLC.  
7658 W. Irwin Ave.  
Laveen, AZ 85339

<https://americantitleresearchllc.com>  
(480) 277-9693

---

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# Declaration and Disclaimer

The ATR Environmental Lien Search Report provides results from the search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description
- search for ownership information
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.
- access a copy of the deed
- search for environmental encumbering instrument(s) associated with the deed
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description)
- provide a copy of the deed or cite documents reviewed

**Thank you for your business**  
Please contact ATR at (480) 277-9693  
with any questions or comments

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# Property Information

The ATR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

## TARGET PROPERTY INFORMATION

**709 2nd Avenue  
Chesapeake , OH**

## RESEARCH SOURCE

## LEGAL DESCRIPTION

**4.69 acres more or less commonly known as 709 2nd Street, Chesapeake, Lawrence County, Ohio**

Assessors Parcel Number(s): **24-022-0500.00**

## ENVIRONMENTAL LIEN

**Not Found**

## OTHER ACTIVITY AND USE LIMITATIONS (AULS)

**Not Found**

## DEED INFORMATION

Article	Recorded	Grantor	Grantee	Instrument
Deed	1907-04-17	B. W. Foster and wife M. Leonora H. Foster	Tom C. Smith	Book: 86, Page: 175
Deed	1907-09-05	B. W. Foster and wife M. Leonora H. Foster	Tom C. Smith	Book: 86, Page: 469
Warranty Deed	2020-04-23	Huntington, West Virginia Lodge #313, B.F.O., Elks by its Trustees, Acting as Trustee Under the Will of Tom C. Smith, deceased, and as Trustee of the Tom C. Smith Trust, being Richard Maack, Fred Wood, James H. Conn, Chris A. McGuffin, and Ronnie Maynard Trustees	Lawrence Economic Development Corporation (LEDC) an Ohio corporation	Book: 1030, Page: 217
Corporation Deed	2022-09-21	Lawrence Economic Development Corporation, an Ohio Corporation	Chesapeake Properties and Mobile Homes Management, an Ohio Limited Liability Company	Book: 1155, Page: 444
Deed	2023-12-20	Lawrence Economic Development Corporation an Ohio non-profit corporation	Chesapeake Properties and Mobile Homes Management LLC	Book: 1207, Page: 792

# Environmental Liens

---

Environmental Lien Not Found



Transferred

9/21/22

*Paul David Knipp*  
LAWRENCE COUNTY AUDITOR



Doc ID: 004565500002 Type: DEE  
Recorded: 09/21/2022 at 01:50:05 PM  
Fee Amt: \$34.00 Page 1 of 2  
Lawrence County, OH  
SHARON GOSSETT HAGER COUNTY RECORDER  
File# 2022-00005648

BK 1155 PG 444-445

This conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code.

FEE \$

EXEMPT

PAUL DAVID KNIPP, County Auditor

### CORPORATION DEED

KNOW ALL MEN BY THESE PRESENTS;

THAT, *LAWRENCE ECONOMIC DEVELOPMENT CORPORATION*, an Ohio Corporation, the Grantor, for the consideration of One Dollar (\$1.00) and other valuable considerations received to its full satisfaction of *CHESAPEAKE PROPERTIES AND MOBILE HOMES MANAGEMENT*, an Ohio Limited Liability Company, the Grantee, whose address is P O Box 488, South Point, OH 45680, does Give, Grant, Bargain, Sell and Convey unto the said Grantee, its successors and assigns, the following described premises:

**TRACT 1:**

The following real estate, situate in Lawrence County, Ohio, and described as follows: Lots Numbers Seventy-seven (77), Seventy-eight (78), Seventy-nine (79), and Eighty (80), of B.W. Foster's Subdivision of lands in Lawrence County, Ohio, known as Lawrence City, a map of which, made by J.T. Egerton, Surveyor, is filed in the office of the Recorder of Lawrence County, Ohio.

**PARCEL NOS.: 24-021-0400 (Lot 77) and 24-021-0500 (Lots 78, 79, and 80)**

LAST SOURCE OF TITLE: Official Record Book 1030, Page 217, Lawrence County, Ohio.

**\*This Instrument Prepared Without Examination of Title\***

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, *CHESAPEAKE PROPERTIES AND MOBILE HOMES MANAGEMENT*, an Ohio Limited Liability Company, its successors and assigns forever.

And the said Grantor does, for itself and its successors and assigns, covenant with said Grantee, successors and assigns, that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and has good

1

APPROVED FOR TRANSFER  
LAWRENCE CO. ENGR.  
Date: 9-21-2022  
By: *[Signature]*

*Mail LEDC*



right to bargain and sell the same in manner and form as above written, and that the same are FREE AND CLEAR FROM ALL ENCUMBRANCES WHATSOEVER, excepting taxes, and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging to the said Grantee, its successors and assigns, forever, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, said Corporation sets its hand and corporate seal, by *BILL DINGUS*, its Executive Director, who represents that he has full right and authority to execute this deed on behalf of the Grantor Corporation, this 18 day of August, 2022.

**LAWRENCE ECONOMIC DEVELOPMENT CORPORATION:**

By: *Bill Dingus*  
**BILL DINGUS, Executive Director**

STATE OF OHIO            )  
COUNTY OF LAWRENCE )

Before me, a notary public, in and for said County, personally appeared the above named *LAWRENCE ECONOMIC DEVELOPMENT CORPORATION*, by *BILL DINGUS*, its Executive Director, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18<sup>th</sup> day of August, 2022.

*Betty Jane Payne*  
NOTARY PUBLIC



**BETTY JANE PAYNE**  
Notary Public, State of Ohio  
My Commission Expires  
March 17, 2026

THIS INSTRUMENT PREPARED BY:  
**LAMBERT LAW OFFICE, LLC**  
Attorneys at Law  
215 South Fourth Street  
Ironton, Ohio 45638  
(740) 532-4333

Transferred

12/20/2023



LAWRENCE COUNTY AUDITOR

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ \_\_\_\_\_

EXEMPT

PAUL DAVID KNIPP, County Auditor



Doc ID: 004653460008 Type: DEE  
Recorded: 12/20/2023 at 11:32:26 AM  
Fee Amt: \$82.00 Page 1 of 8  
Lawrence County, OH  
SHARON GOSSETT HAGER COUNTY RECORDER  
File# 2023-00006614

BK 1207 PG 792-799

**DEED**

**THIS DEED** (the "Deed") is made and entered into as of the 12 day of July, 2023, by and between (i) **LAWRENCE ECONOMIC DEVELOPMENT CORPORATION**, an Ohio non-profit corporation, whose address is P.O. Box 488, South Point, Ohio 45680-0488 ("**Grantor**"), and (ii) **CHESAPEAKE PROPERTIES AND MOBILE HOMES MANAGEMENT, LLC**, whose address is P.O. Box 488, South Point, Ohio 45680-0488, of which company Grantor is the sole member ("**Grantee**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner of certain real property located in Lawrence County, Ohio, more fully described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"), which description the Lawrence County Engineer approved on May 19, 2023, and the Prior Instrument Reference for such Property in the Office of the Lawrence County, Ohio Recorder being OR Vol. 1030, Page 217, recorded in the aforesaid Recorder's office, and being all part of the Auditor's Tax Parcel No. 24-022-0505.000; and

**WHEREAS**, Grantor desires to transfer and convey the Property to Grantee, of which Grantor is the sole member, without consideration;

**NOW, THEREFORE**, in consideration of the foregoing premises, which are hereby incorporated herein, Grantor does hereby bargain, transfer, grant and convey the Property to Grantee in fee simple, with general warranty covenants, together with all appurtenances thereunto belonging.

**TO HAVE AND TO HOLD**, in fee simple, the Property, together with all the rights, privileges, appurtenances and improvements thereunto belonging, unto the Grantee and its successors and assigns forever.

Grantor covenants, warrants and represents that it is lawfully seized of the Property, has full right, power and authority to so convey the Property to Grantee, and that the Property is free and clear of all taxes, liens and encumbrances, except: (a) the lien of any and all mortgages of record granted by Grantor to any mortgagee, which mortgages, if any, are hereby assumed by Grantee; (b) governmental laws, rules, regulations and restrictions affecting the Property, including, without limitation, zoning regulations; (c) the lien of ad valorem taxes and assessments;

LEDG

and (d) all restrictions, covenants, easements, stipulations and other matters of record affecting the Property.

This is a conveyance without consideration by a non-profit corporation to a company of which it is the sole member, and is not subject to a real property conveyance fee.

**IN TESTIMONY WHEREOF**, witness the signature of the undersigned on the day, month and year first above written.

**LAWRENCE ECONOMIC DEVELOPMENT CORPORATION**


By: *Bill Dingus*  
Bill Dingus, Executive Director

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF LAWRENCE        )

The foregoing instrument was subscribed, sworn to and acknowledged before me this 12 day of July, 2023, by Bill Dingus, the Executive Director of **LAWRENCE ECONOMIC DEVELOPMENT CORPORATION**, for and on behalf of said corporation.

My commission expires: May 17, 2026

[Seal]

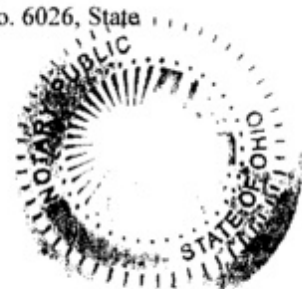
 RODNEY E YOUNG  
Notary Public, State of Ohio  
My Commission Expires May 17, 2026

A survey of this property was made by Ronald L. Eastman, P.S., Registration No. 6026, State of Ohio, and dated May 16, 2023 (copy included on Exhibit A hereto).

NO TITLE EXAMINATION PERFORMED.

THIS INSTRUMENT PREPARED BY:

GREGORY A. COMPTON, ESQ. (OH #75819)  
GREGORY A. COMPTON, PLLC  
P.O. Box 4058  
Ormond Beach, Florida 32175  
Telephone: (502) 724-6499  
Email: [greg@gcomptonlaw.com](mailto:greg@gcomptonlaw.com)





### SURVEY DESCRIPTION

#### for TRACT "A"

A certain tract of land situated in the State of Ohio, Lawrence County, Union Township, the Village of Chesapeake, being a part of Section 32, Township 1 North, Range 16 West, of Congress Lands and being A PART OF LOT "D", of LAWRENCE CITY, as shown on a plat recorded in Plat Book 2, Page 152, and being ALL OF PARCEL "B", as shown on a plat recorded in Official Record Volume 1030, Pag 217, both of which are recorded in the Office of the Recorder of Lawrence County, Ohio, and being more particularly bounded and described as follows:

**BEGINNING** at a survey spike (recovered) on the north right-of-way line of at the west end of Second Avenue, marking a corner common to Lot No. 15, M. J. Andrews Subdivision, (P.B. 3, Pg. 46), now or formerly owned by G & G Properties & Investments, LLC, (O.R.V. 847, Pg. 531), and Lot "D" of Lawrence City (P.B. 2, Pg. 152), now owned by Lawrence Economic Development Corporation (LEDC), (O.R.V. 1030, Pg. 217), having a coordinate value of N. 155,235.72 and E. 1,979,662.25, from which a 1/2" iron pin (found), marking a corner common to Lot Nos. 17 and 18, Block 6, bears: North 74° 55' 49" East 119.00 feet, and the intersection of the centerlines of Second Avenue with the centerline of Sixth Street, bears: North 77° 24' 27" East 584.55 feet; thence, leaving the line between the said Lot Nos. 15 and "D", and severing the lands of the said Lawrence Economic Development Corporation (LEDC), with the north right-of-way line of the said Second Avenue, if extended,

South 74° 55' 49" West 221.48 feet to a cotton gin spindle (recovered), in the east right-of-way line of a 10-foot road as shown on a plat of the O. L. Kelley's Third Addition to Chesapeake (P.B. 3, Pg. 4), commonly known as Kelly Lane; thence, leaving the north right-of-way line of the said Second Avenue, and with the east right-of-way line of the said 10-foot road,

North 02° 25' 49" East 88.03 feet to a cotton gin spindle (recovered), marking a corner common to the lands now or formerly owned by Union Rome Development Corporation (O.R.V. 1176, Pg. 112); thence, leaving the east right-of-way line of the said 10-foot road, and with the lands of the said Union Rome Development Corporation,

North 74° 01' 45" East 195.04 feet to a 5/8" reinforcing rod with a yellow plastic stamped "R.L. Eastham RPS 6026 (recovered), in the line between the said Lot Nos. 15 and "D"; thence, leaving the lands of the said Union Rome Development Corporation, and with the line between the said Lot Nos. 15 and "D",

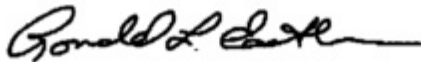
South 15° 04' 11" East 87.02 feet to the **BEGINNING**, containing 0.41 acre, more or less, as surveyed under the supervision of Ronald L. Eastham, Ohio Registered Professional Surveyor No. 6026, on June 26, 2014, and again on May 16, 2023, and being all of **Tract "A"**, of this survey, as shown on the attached plat for Job No. 8380 OL, and made a part of this description.

This survey is based on the Ohio State Coordinate System, South Zone, NAD '83, U.S. Survey feet.

LSOT: Official Record Volume 1030, Page 217, recorded in the aforesaid Recorder's office.

Being all part of the Auditor's Tax Parcel No. 24-022-0505.000.

This survey does not constitute a title search by the surveyor. No Title Commitment was provided. This survey is subject to all restrictions, reservations, rights-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record.



Ronald L. Eastham, P.S.  
Registration No. 6026



APPROVED FOR TRANSFER  
LAWRENCE CO. ENGR.

Date: 12-19-23  
By: CPM

PRE-APPROVED FOR TRANSFER  
LAWRENCE COUNTY ENGINEER

DATE: 5-19-2023  
BY: PAUL R





**SURVEY DESCRIPTION**

**for**  
**TRACT "B"**

A certain tract of land situated in the State of Ohio, Lawrence County, Union Township, the Village of Chesapeake, being a part of Fractional Section 32, Township 1 North, Range 16 West, of Congress Lands East of Scioto River, and being more particularly bounded and described as follows:

**BEGINNING** at a survey spike (recovered) on the north right-of-way line of Second Avenue, marking a corner common to Lot No. 15, Block 6, M. J. Andrews Subdivision, (P.B. 3, Pg. 46), now or formerly owned by G & G Properties & Investments, LLC, (O.R.V. 847, Pg. 531), and Lot "D" of Lawrence City (P.B. 2, Pg. 152), now owned by Lawrence Economic Development Corporation (LEDC), (O.R.V. 1030, Pg. 217), having a coordinate value of N. 155,235.72 and E. 1,979,662.25, from which a 1/2" iron pin (found), marking a corner common to Lot Nos. 17 and 18, Block 6, bears: North 74° 55' 49" East 119.00 feet, and the intersection of the centerlines of Second Avenue with the centerline of Sixth Street, bears: North 77° 24' 27" East 584.55 feet; thence, leaving the line between the said Lot Nos. 15 and "D", and the north right-of-way line of the said Second Avenue, with the west end of the said Second Avenue, as shown on the said (P.B. 3, Pg. 46),

South 15° 04' 11" East 50.00 feet to the northwest corner of Lot No. 14, Block 5, now or formerly owned by Haran Wade Properties LLC, (O.R.V. 1123, Pg. 816), from which a 1-1/4" iron pipe (found), North 61° 49' 21" East 0.49 feet, and a 6" square concrete monument (found), bears: North 74° 55' 49" East 39.00 feet; thence, leaving the south line of the said Second Avenue, and with the west line of the said Lot No. 14, Block 5,

South 15° 04' 11" East, passing the west end of a 20-foot alley at 125.00 feet, in 145.00 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), marking the northwest corner of Lot No. 15, Block 5, now owned by Lawrence Economic Development Corporation (LEDC), (O.R.V. 1030, Pg. 224); thence, leaving the said Lot "D", and with the south line of the said 20-foot alley,

North 74° 55' 49" East, passing a corner common to Lot No. 16, Block 5, at 39.00 feet, in all 59.00 feet, to a corner common to the lands now or formerly owned by Roger Dale Crump, et al, (O.R.V. 45, Pg. 365), from which a 1-1/4" iron pipe (found), North 43° 46' 29" West 0.81 feet, and a 1" iron pipe (found), bears: North 00° 14' 49" West 1.15 feet; thence, leaving the south line of the said 20-foot alley, and with the lands of the said Roger Dale Crump, et al,

South 15° 04' 11" East, passing 0.18 feet right of a 1-1/2" iron pipe (found), at 105.48 feet, in all 140.00 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), in the center of the vacated portion of First Avenue (Ordinance No. 444, dated, February 28, 1969; thence, continuing with the lands of the said Roger Dale Crump, et al, with center of the said vacated portion of First Avenue,

E-mail ♦ eastham@eastham-assoc.com

Home Page ♦ <http://www.eastham-assoc.com>

3992 STATE ROUTE 7, CHESAPEAKE, OHIO 45619 ♦ (740) 867-8369 ♦ (800) 424-5258 ♦ FAX (740) 867-8146

South 74° 55' 49" West 59.00 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), on the east line of the said Lot "D", now owned by the said LEDC; thence, leaving center of the said vacated portion of First Avenue, continuing with the lands of the said Roger Dale Crump, et al, with the east line of the said Lot "D",

South 15° 04' 11" East, passing 0.29 feet right of a 2" iron pipe (found), at 36.88 feet, in all 265.48 feet to the low water mark of the Ohio River, as determined by the West Virginia University GIS data; thence, leaving the lands of the said Roger Dale Crump, et al, downstream, following and binding on the low water mark of the said Ohio River, as follows:

South 67° 35' 01" West 185.32 feet; thence,

South 68° 09' 56" West 195.40 feet; thence,

South 68° 21' 19" West , passing the southeast corner of Lot No. 8, of the O. L. Kelly's 3<sup>rd</sup> Addition (P.B. 3, Pg. 4), now owned by the said Lawrence Economic Development Corporation (LEDC), (O.R.V. 1063, Pg. 401), at 57.56 feet, in all 227.61 feet to the southeast corner of the lands now or formerly owned by Carolyn Sue Akers (D.V. 538, Pg. 205); thence, leaving the low water mark of the said Ohio River, and with the lands of the said Carolyn Sue Akers,

North 02° 25' 49" East, passing 4.39 feet left of a 3/4" smooth iron pin (found), at 228.82 feet, passing a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), at 272.97 feet, in all 329.62 feet to a 3/4" smooth iron pin (found), on the south line of a 20-foot right-of-way, near a roof bolt (found); thence, leaving the lands of the said Carolyn Sue Akers, and the south line of the said 20-foot right-of-way,

North 76° 48' 42" East 161.21 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set); thence, leaving the said Lot No. 8, and with the east end of the said 20-foot right-of-way,

North 02° 25' 49" East 20.77 feet to a 1-1/4" smooth iron pin (found), on the north line of the said 20-foot right-of-way, marking the southeast corner of Lot No. 1, of the O. L. Kelly's 2<sup>nd</sup> Addition (P.B. 2, Pg. 206), now owned by the said Lawrence Economic Development Corporation (LEDC), (O.R.V. 1063, Pg. 401); thence, leaving the east end of the said 20-foot right-of-way, and with the north line of the said 20-foot right-of-way, and with the south line of Lot Nos. 1, 2, and 3,

South 76° 48' 42" West 124.67 feet to a 1-1/4" smooth iron pin (found), marking the southeast corner of the lands now or formerly owned by Peggy L. Houston, et vir, (O.R.V. 1132, Pg. 408; Lot No. 4); thence, leaving the north line of the said 20-foot right-of-way, and with the lands of the said Peggy L. Houston, et vir,

North 02° 21' 25" East 194.87 feet to a 1" smooth iron pin inside a 1-1/2" iron pipe (found), on the southeasterly line of John Kelly Road, near a roof bolt (found); thence, leaving the lands of the said Peggy L. Houston, et vir, and with the southeasterly line of the said John Kelly Road, and with the northwesterly line of the said Lot Nos. 1, 2, and 3,

North 48° 00' 54" East 178.32 feet to a cotton gin spindle (set), at the south end of the 10-foot road as shown on a plat of the O. L. Kelley's Third Addition to Chesapeake (P.B. 3, Pg. 4), commonly known as Kelly Lane; thence, leaving the southeasterly line of the said John Kelly Road, and with the east line of the said 10-foot road,

North 02° 25' 49" East, passing the southwesterly right-of-way line of the said Second Avenue, if extended, at 24.78 feet, in all 77.20 feet to a cotton gin spindle (recovered), marking the southwest corner of the said Tract "A", of this survey, and located on the north right-of-way line of the said Second Avenue, if extended; thence, leaving the east line of the said 10-foot road, and severing the lands of the said Lawrence Economic Development Corporation (LEDC), (O.R.V. 1030, Pg. 217), with the north right-of-way line of the said Second Avenue, if extended,

North 74° 55' 49" East 221.48 feet to the **BEGINNING**, containing 6.682 acres, more or less, as surveyed under the supervision of Ronald L. Eastham, Ohio Registered Professional Surveyor No. 6026, on May 16, 2023, and being all of **Tract "B"**, of this survey, as shown on the attached plat for Job No. 8380 OL, and made a part of this description.

This survey is based on the Ohio State Coordinate System, South Zone, NAD '83, U.S. Survey feet.

**LSOT:** Official Record Volume 1030, Page 217; Official Record Volume 1030, Page 224; and Official Record Volume 1063, Page 401; all of which are recorded in the aforesaid Recorder's office.

Being all of the Auditor's Tax Parcel No's. 24-022-0500.000(4.687 Ac.); 24-029-0100.000 (0.190 Ac.); 24-035-0500.000 (1.129) and it is the intent to combine all of the Auditor's Tax Parcel No's. 24-034-0200.000; and 24-034-0300.000; into the Auditor's Tax Parcel No. 24-034-0100.000, with a new acreage of 0.676 acre.

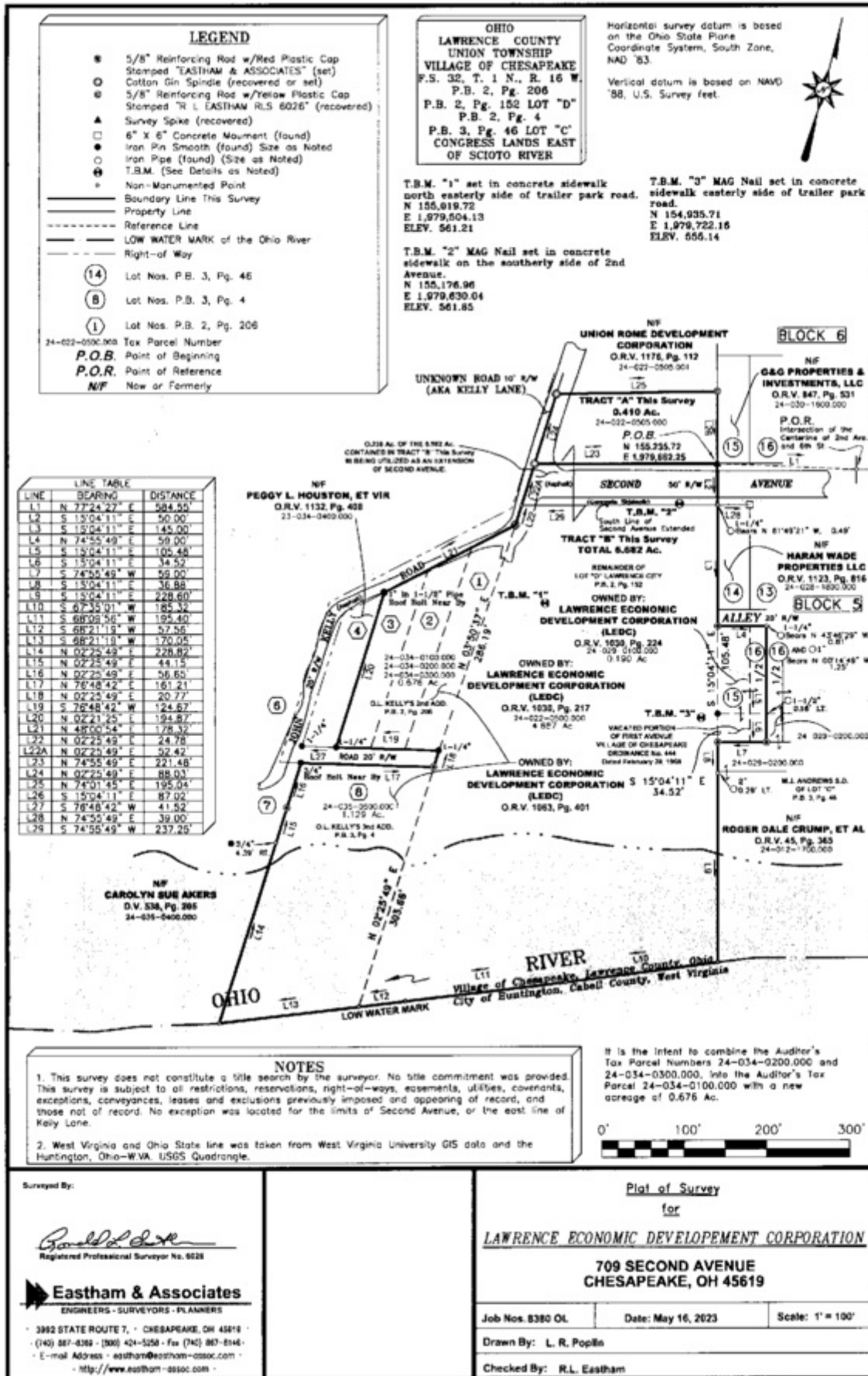
This survey does not constitute a title search by the surveyor. No Title Commitment was provided. This survey is subject to all restrictions, reservations, rights-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record.

Ronald L. Eastham, P.S.  
Registration No. 6026



APPROVED FOR TRANSFER  
LAWRENCE CO. ENGR.  
Date: 12-19-23  
By: [Signature]

PRE-APPROVED FOR TRANSFER  
LAWRENCE COUNTY ENGINEER  
DATE: 5-19-2023  
BY: PAUL R



**From:** [jeremy@ledcorp.org](mailto:jeremy@ledcorp.org)  
**To:** [Ethan Kunkler](#)  
**Subject:** RE: Chesapeake, OH former mobile home park environmental  
**Date:** Monday, October 20, 2025 4:03:15 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Ethan,

Please see below in Red.

Thanks,  
Jeremy



**Jeremy Clay, MSE**  
Chief Operating Officer at LEDC  
Email: [jeremy@ledcorp.org](mailto:jeremy@ledcorp.org)  
Phone: 740-377-4550 | Mobile: 740-646-9338  
216 Collins Avenue, South Point OH 45680  
[www.ledcorp.org](http://www.ledcorp.org)

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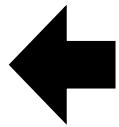
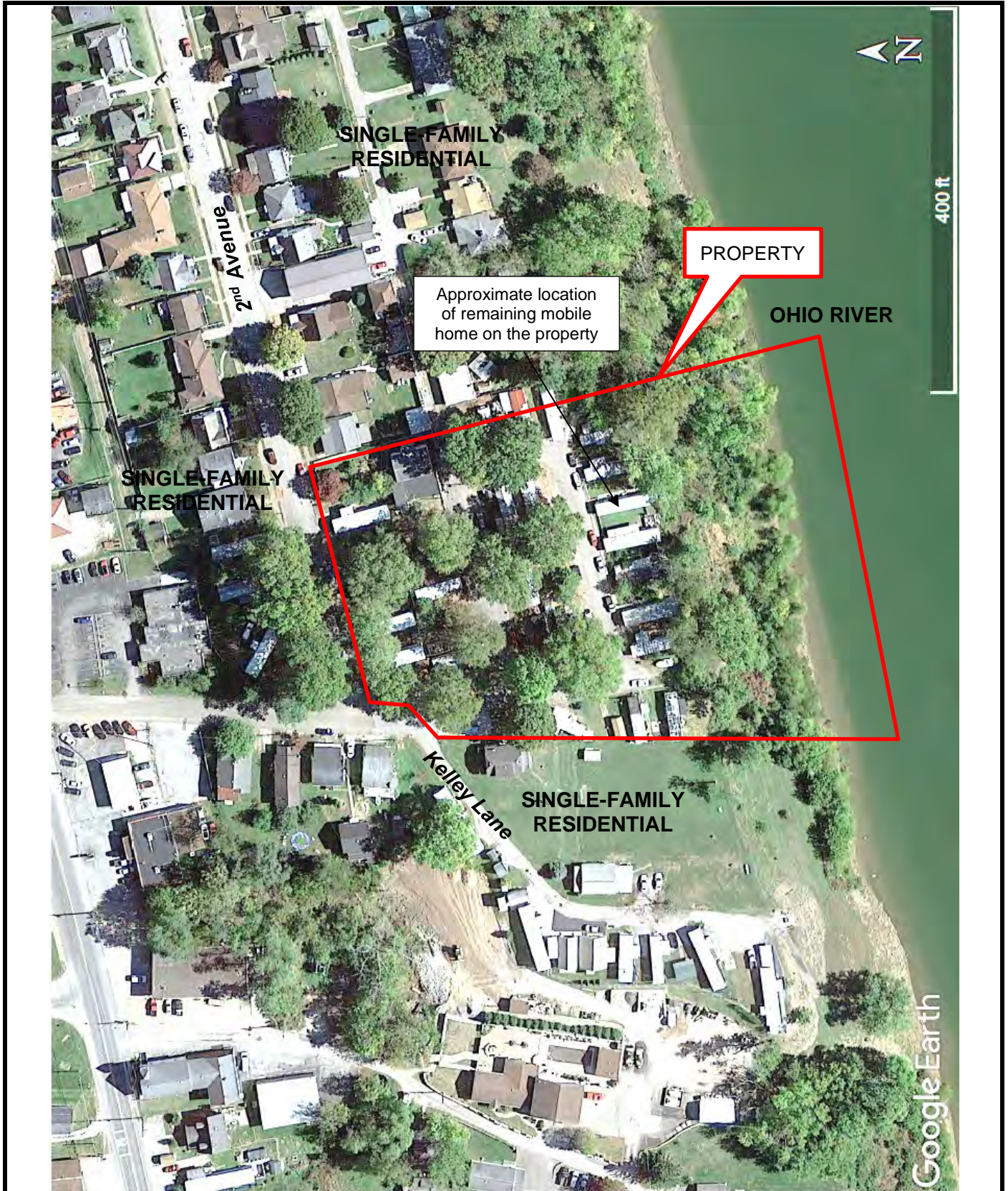
**From:** Ethan Kunkler <[ekunkler@gci2000.com](mailto:ekunkler@gci2000.com)>  
**Sent:** Monday, October 20, 2025 1:07 PM  
**To:** [jeremy@ledcorp.org](mailto:jeremy@ledcorp.org)  
**Subject:** Chesapeake, OH former mobile home park environmental

Good afternoon, Jeremy.

I am doing an environmental assessment of a former mobile home park on 2<sup>nd</sup> Avenue in Chesapeake, OH and I was given your contact as someone who can answer a few questions for my assessment. Can you please answer the questions below to the best of your knowledge?

1. Name and relation to the property? **Jeremy Clay, COO, LEDC, owner of property (Chesapeake Properties and Mobile Homes Management is one of our LLC's).**
2. Approximately how long have you been familiar with the property? **Since 4/2020, when we acquired the property and started cleanup of the property..**
3. Are you aware of any underground storage tanks, ground water wells, septic systems, or cisterns on the property? **NO**
4. Are you aware of significant spills of hazardous substances or petroleum products on the property? **NO**

Thank you for your assistance.



North

**PROPOSED CHESAPEAKE LANDING PROPERTY**  
**2ND AVENUE**  
**CHESAPEAKE, LAWRENCE COUNTY, OHIO**





**Photo 1:** Southeasterly view across the property.



**Photo 2:** Southerly view across the southern portion of the property.



**Photo 3:** View of the propane tank and mobile home on the southern portion of the property.



**Photo 4:** Northerly view across the eastern portion of the property.



**Photo 5:** Westerly view across the northern portion of the property.



**Photo 6:** Southerly view across the east side of the property and of the east adjoining single-family residence.



**Photo 7:** View of the west adjoining residential properties.



**Photo 8:** View of the Ohio River, which borders the south side of the property.



GEOTECHNICAL  
CONSULTANTS INC.

**MAIN OFFICE**  
720 Green Crest 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**  
2155 Bellbrook Avenue  
Xenia, OH 45385  
937.736.2053 **phone**

[www.gci2000.com](http://www.gci2000.com)

March 31, 2026

Office of Planning, Preservation & Development  
Ohio Housing Finance Agency  
2600 Corporate Exchange Dr., Suite 300  
Columbus, Ohio 43231

Re: Phase I ESA for the Proposed Chesapeake Landing Property  
2<sup>nd</sup> Avenue  
Chesapeake, Lawrence County, Ohio  
GCI Project Number 26-E-29735-B

Dear Project Administration Manager:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated March 31, 2026 to the Ohio Housing Finance Agency and the Ohio Development Services Agency (ODSA).

It is my understanding that the information contained in the Environmental Site Assessment will be used by OHFA in considering proposed financing of residential development of the property and, furthermore, that OHFA and ODSA may rely upon the Environmental Site Assessment as if it were issued to OHFA and ODSA.

I **certify** that the attached is a true, correct and complete copy of the Environmental Site Assessment and that the report represents my professional opinion of the site as of this date. I also confirm the evaluation, recommendations and conclusions contained in the Environmental Site Assessment as of this date and that the Environmental Site Assessment has been performed in conformance with the scope of limitations of **both** the ASTM Practice E1527-21, and OHFA's Environmental Review Requirements.

Sincerely,

**Geotechnical Consultants, Inc.**

Name: Kevin J. Fulk, EP

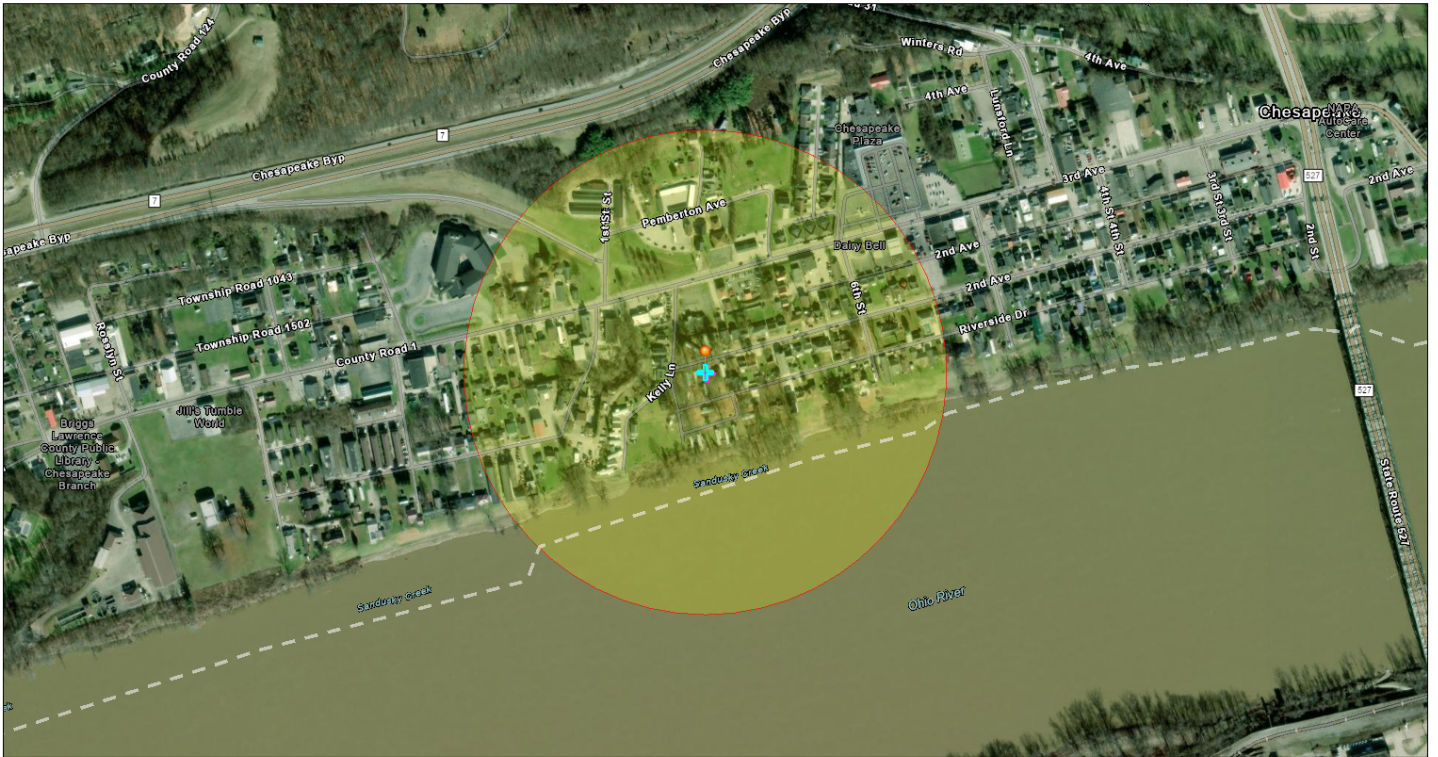
Title: Vice President – Environmental Services

**APPENDIX C**  
**AIR QUALITY**



# NEPAssist Report

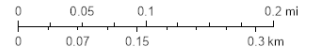
## Site



September 30, 2025

1:5,733

- Project Buffer
- Site
- Search Result (point)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

Project Location	38.425939,-82.461318
Within 1000 feet of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	yes
Within 1000 feet of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	yes
Within 1000 feet of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	yes
Within 1000 feet of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 1000 feet of a Federal Land?	no
Within 1000 feet of an impaired stream?	no
Within 1000 feet of an impaired waterbody?	yes
Within 1000 feet of a waterbody?	yes
Within 1000 feet of a stream?	no
Within 1000 feet of an NWI wetland?	Available Online
Within 1000 feet of a Brownfields site?	yes
Within 1000 feet of a Superfund site?	no

Within 1000 feet of a Toxic Release Inventory (TRI) site?	no
Within 1000 feet of a water discharger (NPDES)?	no
Within 1000 feet of a hazardous waste (RCRA) facility?	yes
Within 1000 feet of an air emission facility?	no
Within 1000 feet of a school?	no
Within 1000 feet of an airport?	no
Within 1000 feet of a hospital?	no
Within 1000 feet of a designated sole source aquifer?	no
Within 1000 feet of a historic property on the National Register of Historic Places?	no
Within 1000 feet of a Chemical Data Reporting (CDR) site?	no
Within 1000 feet of a Land Cession Boundary?	yes
Within 1000 feet of a tribal area (lower 48 states)?	no
Within 1000 feet of the service area of a mitigation or conservation bank?	yes
Within 1000 feet of the service area of an In-Lieu-Fee Program?	yes
Within 1000 feet of a Public Property Boundary of the Formerly Used Defense Sites?	no
Within 1000 feet of a Munitions Response Site?	no
Within 1000 feet of an Essential Fish Habitat (EFH)?	no
Within 1000 feet of a Habitat Area of Particular Concern (HAPC)?	no
Within 1000 feet of an EFH Area Protected from Fishing (EFHA)?	no
Within 1000 feet of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 1000 feet of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 1000 feet of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

Created on: 9/30/2025 9:00:45 AM

**APPENDIX D**  
**AIRPORT HAZARDS**

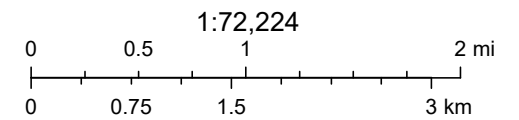


# Airport Zones



September 30, 2025

-  Site
-  Airport Points
-  Airport Polygons



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, EPA OEI

**APPENDIX E**  
**COASTAL BARRIER RESOURCES**





September 30, 2025

CBRS Buffer Zone

**CBRS Units**

Otherwise Protected Area

System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

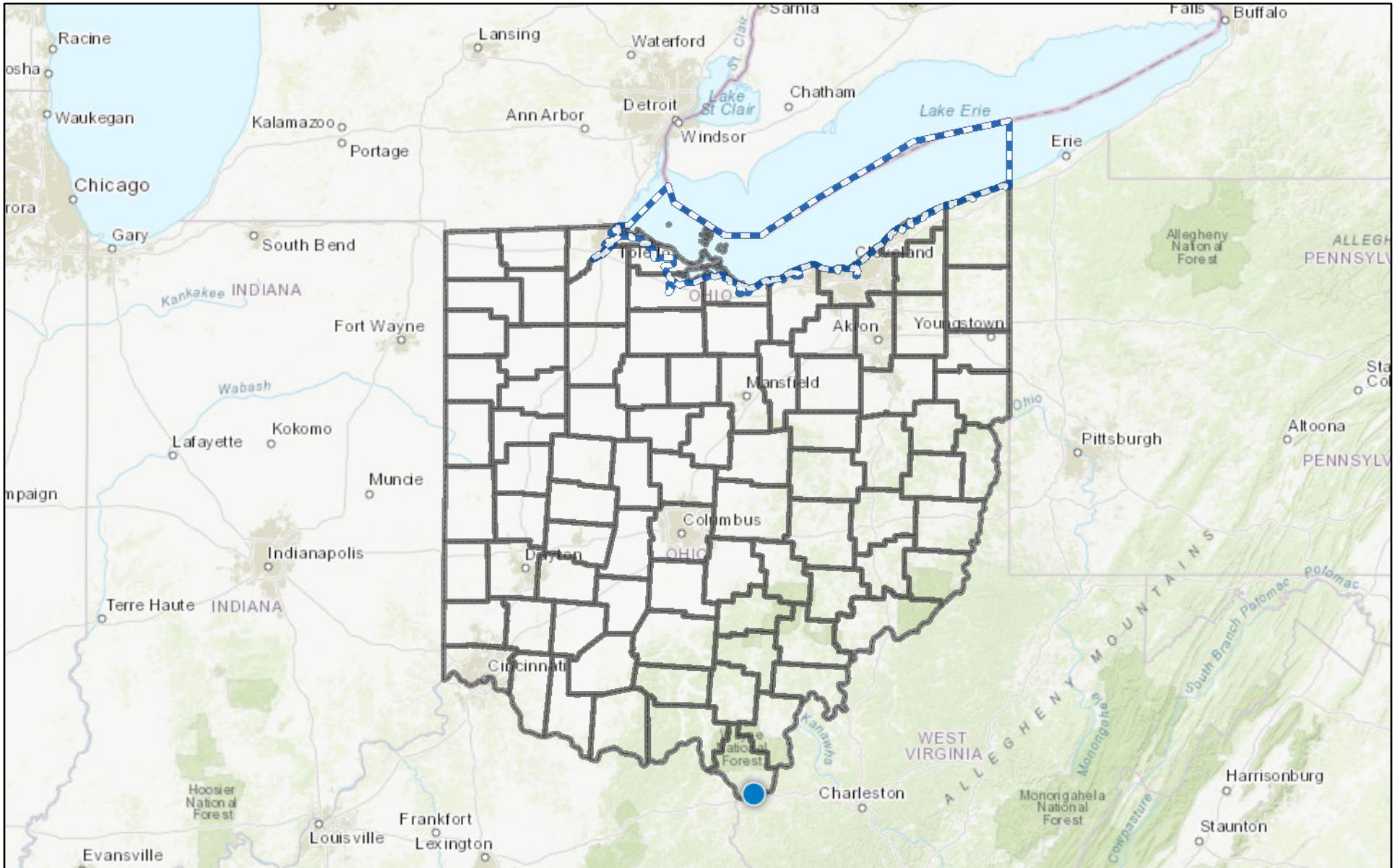
The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward


**APPENDIX F**  
**COASTAL ZONE MANAGEMENT**



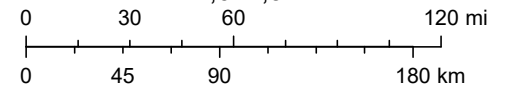
# Ohio Coastal Atlas Map Viewer



September 30, 2025

 Coastal Management Area Boundary

1:4,622,324



Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

**APPENDIX G**  
**ENDANGERED SPECIES**





## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Ohio Ecological Services Field Office  
4625 Morse Road, Suite 104  
Columbus, OH 43230-8355  
Phone: (614) 416-8993 Fax: (614) 416-8994

In Reply Refer To:

09/30/2025 13:55:37 UTC

Project Code: 2025-0156380

Project Name: MSG-OHFA-0038-Chesapeake Landing Apartments-25-0001

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Requests for additional technical assistance or consultation from the Ohio Field Office should be submitted following guidance on the following page <https://www.fws.gov/office/ohio-ecological-services/request-project-review>. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Ohio Ecological Services Field Office**

4625 Morse Road, Suite 104

Columbus, OH 43230-8355

(614) 416-8993

## PROJECT SUMMARY

Project Code: 2025-0156380  
Project Name: MSG-OHFA-0038-Chesapeake Landing Apartments-25-0001  
Project Type: Residential Construction  
Project Description: Development of a 63-unit new construction senior housing development.  
Site plan also includes parking and landscaped areas.

### Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.42546,-82.46129034781096,14z>



Counties: Lawrence County, Ohio

## ENDANGERED SPECIES ACT SPECIES

There is a total of 10 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

**MAMMALS**

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a>	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

**CLAMS**

NAME	STATUS
Clubshell <i>Pleurobema clava</i> Population: Wherever found; Except where listed as Experimental Populations No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/3789">https://ecos.fws.gov/ecp/species/3789</a>	Endangered
Fanshell <i>Cyprogenia stegaria</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/4822">https://ecos.fws.gov/ecp/species/4822</a>	Endangered
Longsolid <i>Fusconaia subrotunda</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9880">https://ecos.fws.gov/ecp/species/9880</a>	Threatened
Pink Mucket (pearlymussel) <i>Lampsilis abrupta</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/7829">https://ecos.fws.gov/ecp/species/7829</a>	Endangered
Round Hickorynut <i>Obovaria subrotunda</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9879">https://ecos.fws.gov/ecp/species/9879</a>	Threatened
Sheepnose Mussel <i>Plethobasus cyphus</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6903">https://ecos.fws.gov/ecp/species/6903</a>	Endangered
Snuffbox Mussel <i>Epioblasma triquetra</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/4135">https://ecos.fws.gov/ecp/species/4135</a>	Endangered

**INSECTS**

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat.	Proposed Threatened

NAME

STATUS

---

Species profile: <https://ecos.fws.gov/ecp/species/9743>

## **CRITICAL HABITATS**

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## **IPAC USER CONTACT INFORMATION**

Agency: The Mannik & Smith Group, Inc.

Name: Stephanie Rimko

Address: 1085 S. Hermitage Rd

City: Hermitage

State: PA

Zip: 16148

Email: [srimko@manniksmithgroup.com](mailto:srimko@manniksmithgroup.com)

Phone: 7249810155



Office of Real Estate & Land Management

Tara Paciorek - Chief  
2045 Morse Road – E-2  
Columbus, Ohio 43229-6693

October 28, 2025

Stephanie Rimko  
The Mannik & Smith Group, Inc.  
20600 Chagrin Boulevard, Suite 500  
Shaker Heights, Ohio 44122

**Re:** 25-1477\_Chesapeake Landing

**Project:** The proposed project involves the construction of a 63-unit senior affordable housing development.

**Location:** The proposed project is located in Union Township, Lawrence County, Ohio.

The Ohio Department of Natural Resources (ODNR) has completed a review of the above referenced project. These comments were generated by an inter-disciplinary review within the Department. These comments have been prepared under the authority of the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.), the National Environmental Policy Act, the Coastal Zone Management Act, Ohio Revised Code and other applicable laws and regulations. These comments are also based on ODNR's experience as the state natural resource management agency and do not supersede or replace the regulatory authority of any local, state, or federal agency nor relieve the applicant of the obligation to comply with any local, state, or federal laws or regulations.

**Natural Heritage Database:** The Natural Heritage Database has the following data within one mile of the project area:

Pink Thoroughwort (*Fleischmannia incarnata*), T  
Riverbank Paspalum (*Paspalum repens*), T  
Gray Beard-tongue (*Penstemon canescens*), E  
Threehorn Wartyback (*Obliquaria reflexa*), SC

Conservation status abbreviations are as follows: E = state endangered; T = state threatened; P = state potentially threatened; SC = state species of concern; SI = state special interest; U = state status under review; X = presumed extirpated in Ohio; FE = federally endangered, and FT = federally threatened. The review was performed on the specified project area as well as an additional one-mile radius. Records searched date from 1980. Features searched include locations of rare and endangered plants and animals determined to be of value to the conservation of their species, high quality plant communities, animal breeding assemblages, and outstanding geological features.

The species listed above are not recorded within the boundaries of the specified project area. However, please note that Ohio has not been completely surveyed and we rely on receiving information from

many sources. Therefore, a lack of records for an area is not a statement that rare species or unique features are absent from that area.

**Fish and Wildlife:** The Division of Wildlife (DOW) has the following comments.

The DOW recommends that impacts to streams, wetlands and other water resources be avoided and minimized to the fullest extent possible, and that Best Management Practices be utilized to minimize erosion and sedimentation.

The entire state of Ohio is within the range of the Indiana bat (*Myotis sodalis*), a state endangered and federally endangered species, the northern long-eared bat (*Myotis septentrionalis*), a state endangered and federally endangered species, the little brown bat (*Myotis lucifugus*), a state endangered species, and the tricolored bat (*Perimyotis subflavus*), a state endangered species. During the spring and summer (April 1 through September 30), these species of bats predominately roost in trees behind loose, exfoliating bark, in crevices and cavities, or in clusters of dead leaves on tree limbs. However, these species are also dependent on the forest structure surrounding roost trees. If trees are present within the project area, and trees must be cleared, the DOW recommends tree and/or tree limb clearing only occur from October 1 through March 31, conserving trees with loose, shaggy bark and/or crevices, holes, or cavities, as well as trees with a Diameter Breast Height (DBH)  $\geq 20''$  if possible. If trees are present within the project area, and trees and/or tree limbs must be cleared during the summer months, the DOW recommends a mist net survey or acoustic survey be conducted from June 1 through August 15, prior to any clearing. Mist net and acoustic surveys should be conducted in accordance with the most recent version of the [OHIO DIVISION OF WILDLIFE AND U.S. FISH AND WILDLIFE SERVICE \(OH-FIELD OFFICE\) JOINT GUIDANCE FOR BAT SURVEYS](#). If state-listed bats are documented, DOW recommends tree clearing only occur from October 1 through March 31. However, limited summer tree clearing may be acceptable after consultation with the DOW (contact Eileen Wyza at [Eileen.Wyza@dnr.ohio.gov](mailto:Eileen.Wyza@dnr.ohio.gov)).

For every project, the DOW also recommends that a winter bat habitat assessment is conducted to determine if potential hibernacula are present within the project area. This is to limit possible disturbances that seasonal tree clearing and/or subsurface work (e.g., trenching, blasting, etc.) may cause to hibernating bats. Potential hibernacula include rocky outcroppings, caves, and underground mines. Direction on how to conduct winter habitat assessments can be found in the joint guidance linked above. If a potential or known hibernaculum is found, the DOW recommends a 0.25-mile permanent tree clearing buffer around the hibernaculum entrance. Limited summer or winter tree clearing may be acceptable after consultation with the DOW. If a habitat assessment for projects involving subsurface disturbance finds that a potential hibernaculum is present within 5 miles of the project area, please consult with Eileen Wyza for project recommendations. If no tree clearing or subsurface impacts to a hibernaculum are proposed, this project is not likely to impact these species.

The project is within the range of the following listed mussel species.

Federally Endangered

fanshell (*Cyprogenia stegaria*)  
sheepnose (*Plethobasus cyphus*)  
pink mucket (*Lampsilis abrupta*)  
snuffbox (*Epioblasma triquetra*)

#### State Endangered

ebonyshell (*Fusconaia eburnus*)  
monkeyface (*Quadrula metanevra*)  
elephant-ear (*Elliptio crassidens*)  
Ohio pigtoe (*Pleurobema cordatum*)  
little spectaclecase (*Villosa lienosa*)  
washboard (*Megaloniais nervosa*)

This project must not have an impact on native mussels. This applies to both listed and non-listed species, as all species of mussel are protected in Ohio. Per the Ohio Mussel Survey Protocol (2025), all Group 2, 3, and 4 streams (Appendix A) require a mussel survey. Per the Ohio Mussel Survey Protocol, Group 1 streams (Appendix A) and unlisted streams with a watershed of 5 square miles or larger above the point of impact should be assessed using the Reconnaissance Survey for Unionid Mussels (Appendix B) to determine if mussels are present. Mussel surveys may be recommended for these streams as well. Therefore, if in-water work is planned in any stream that meets any of the above criteria, the DOW recommends the applicant provide information to indicate no mussel impacts will occur. If this is not possible, the DOW recommends a professional malacologist conduct a mussel survey in the project area. If mussels that cannot be avoided are found in the project area, the DOW recommends a professional malacologist collect and relocate the mussels to suitable and similar habitat upstream of the project site. Mussel surveys and any subsequent mussel relocation should be done in accordance with the [Ohio Mussel Survey Protocol](#). If there is no in-water work proposed, impacts to mussels are not likely.

The project is within the range of the following listed fish species.

#### State Endangered

goldeye (*Hiodon alosoides*)  
shortnose gar (*Lepisosteus platostomus*)  
shoal chub (*Macrhybopsis hyostoma*)  
shovelnose sturgeon (*Scaphirhynchus platyrhynchus*)

#### State Threatened

channel darter (*Percina copelandi*)  
river darter (*Percina shumardi*)  
paddlefish (*Polyodon spathula*)

The DOW recommends no in-water work in perennial streams from March 15 through June 30 to reduce impacts to indigenous aquatic species and their habitat. If no in-water work is proposed in a perennial stream, this project is not likely to impact these or other aquatic species.

The project is within the range of the timber rattlesnake (*Crotalus horridus*), a state endangered species, and a federal species of concern. The timber rattlesnake is a woodland species, utilizing dry slopes and rocky outcrops. In addition to using wooded areas, the timber rattlesnake utilizes sunlit gaps in the canopy for basking and deep rock crevices for overwintering. Due to the location, the type of habitat within the project area, and the type of work proposed, this project is not likely to impact this species. The project is within the range of the green salamander (*Aneides aeneus*), a state endangered amphibian. Due to the location, the type of habitat within the project area, and the type of work proposed, this project is not likely to impact this species.

The project is within the range of the eastern spadefoot (*Scaphiopus holbrookii*), a state endangered species. This species is found in areas of sandy soils that are associated with river valleys. Breeding habitats may include flooded agricultural fields or other water holding depressions. Due to the location, the type of habitat within the project area, and the type of work proposed, this project is not likely to impact this species.

The project is within the range of the midland mud salamander (*Pseudotriton montanus diastictus*), a state threatened species. Due to the location, the type of habitat within the project area, and the type of work proposed, this project is not likely to impact this species.

Due to the potential for impacts to federally listed species, as well as to state-listed species, we recommend that this project be coordinated with the US Fish & Wildlife Service.

**Water Resources:** The Division of Water Resources has not conducted a project specific review and/or comments, however, the guidance provided below should be reviewed by the Environmental Review applicant for applicability on this project and subsequent compliance.

If the subject project is in a floodplain regulated by the Federal Emergency Management Agency (FEMA), the [local floodplain administrator](#) should be contacted concerning the possible need for any floodplain permits or approvals. The FEMA National Flood Hazard Layer (NHFL) Viewer [website](#) can be utilized to see if the project is in a FEMA regulated floodplain. If the project is not in a FEMA regulated floodplain, then no further action is required.

Ohio Revised Code (ORC) Section 1521.16 mandates that any owner of a property or a facility that has the capacity of withdrawing 100,000 gallons per day (gpd) of water from groundwater, surface water, or both must register with the Division of Water Resources' [Water Withdrawal Facilities Registration \(WWFR\) Program](#) and report their withdrawals annually.

Additional coordination may be required depending on the location of the withdrawal and consumptive use. Restrictions or permitting may be required for:

- New or increased consumptive use of water averaging 2 million gallons per day (mgd) within 30 days within the Ohio River basin.
- New or increased withdrawal and consumptive water use in the Lake Erie watershed averaging 1 million gallons per day (mgd) or more in 90 days.
- New or increased water withdrawal directly from Lake Erie averaging 2.5 million gallons per day (mgd) or more in 90 days.
- Diversion or movement of water across the Ohio River and Lake Erie basin divide.

If the project does not involve activities that are subject to water withdrawal regulatory requirements as described above, then no further action is required. For more information, visit the [Water Inventory & Planning website](#).

ODNR appreciates the opportunity to provide these comments. Please contact Mike Pettegrew (Environmental Services Administrator) at [mike.pettegrew@dnr.ohio.gov](mailto:mike.pettegrew@dnr.ohio.gov) if you have questions about these comments or need additional information.

***Expiration:*** *ODNR Environmental Reviews are typically valid for 2 years from the issuance date. If the scope of work, project area, construction limits, and/or anticipated impacts to natural resources have changed significantly from the original project submittal, then a new Environmental Review request should be submitted.*

**APPENDIX H**  
**ENVIRONMENTAL JUSTICE**



As of Executive Order 14151, Environmental Justice is no longer applicable to the Environmental Review.



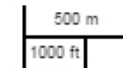
**APPENDIX I**  
**EXPLOSIVES AND FLAMMABLE HAZARDS**



# NATIONAL PIPELINE MAPPING SYSTEM

## Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- Abandoned Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

**This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.**

Questions regarding this map or its contents can be directed to [npms@dot.gov](mailto:npms@dot.gov).

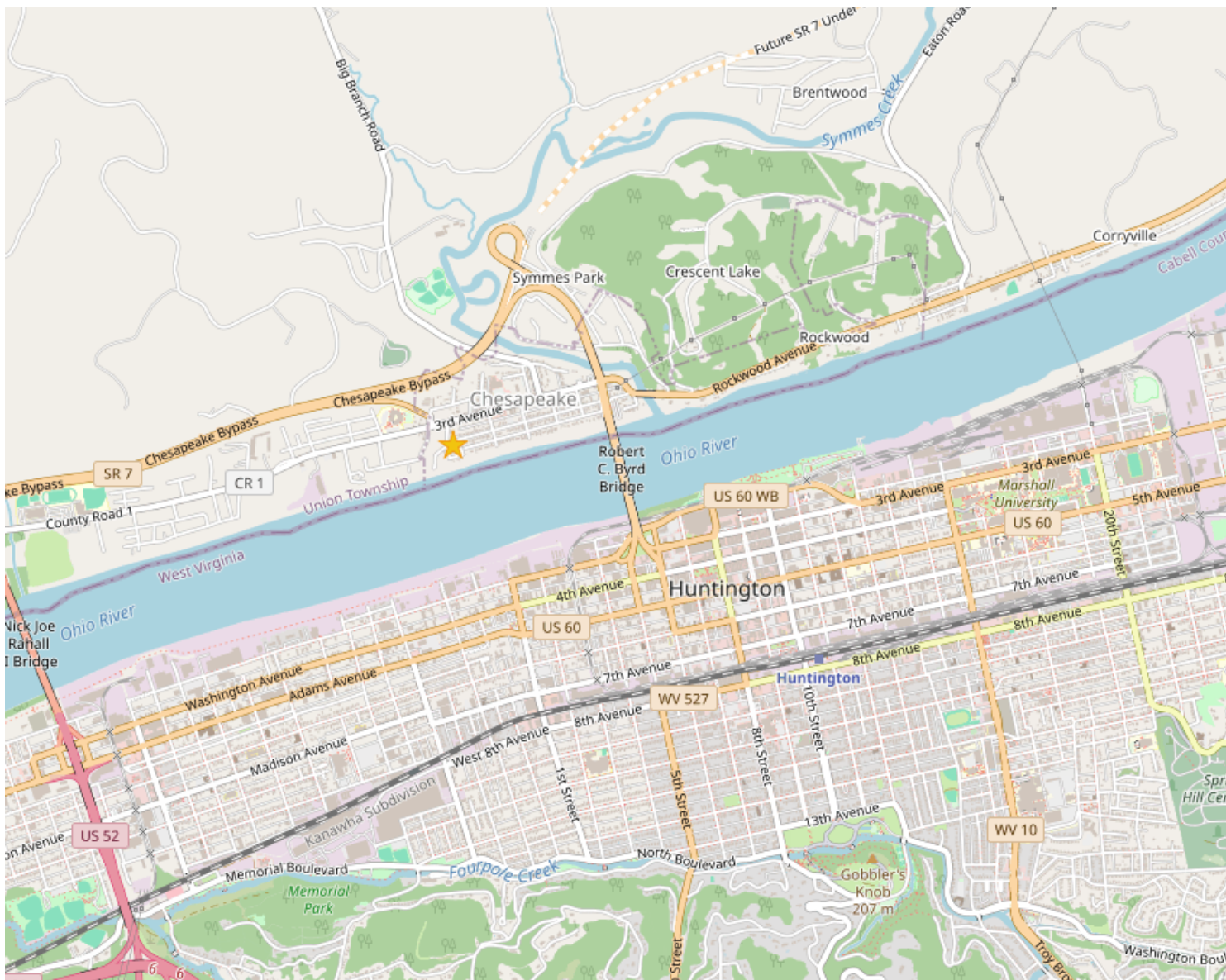
Projection: Web Mercator

Datum: WGS84

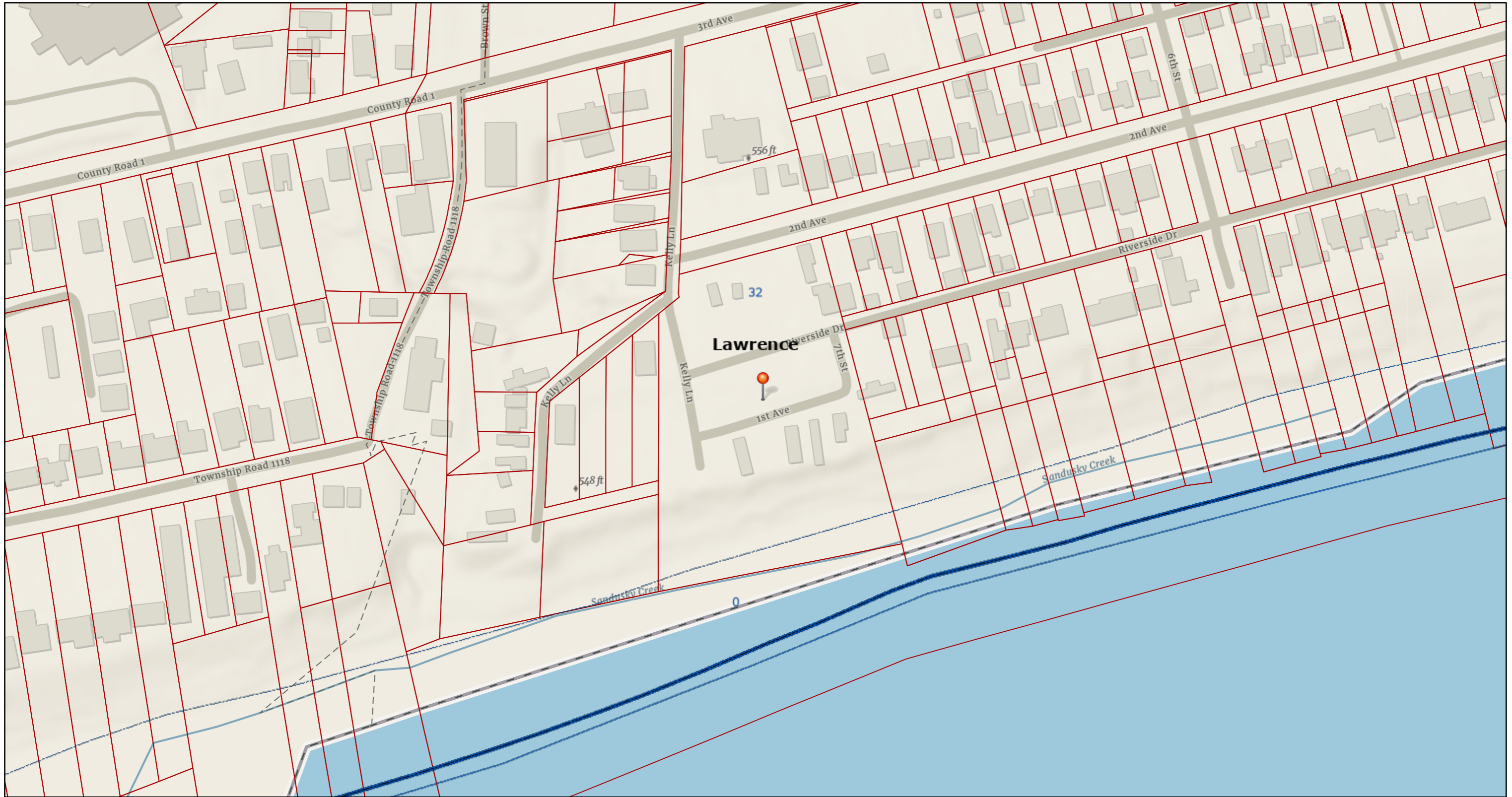
Map produced by the Public Viewer application at [www.npms.phmsa.dot.gov](http://www.npms.phmsa.dot.gov)

Basemap image © OpenStreetMap contributors





Date Printed: May 07, 2026



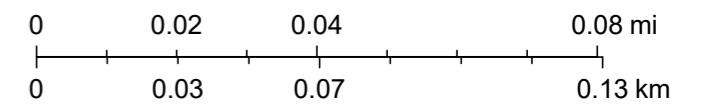
# Ohio Oil & Gas Wells Map



5/7/2026, 3:31:59 PM

-  Counties
-  Current Township
-  Land Subdivision
-  Statewide Parcels
- World\_Hillshade

1:2,213



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

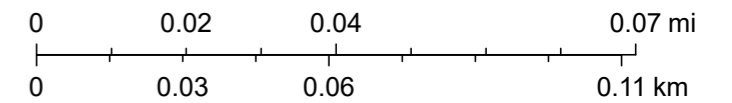
# ODNR Karst Map



5/7/2026, 3:36:14 PM

1:1,812

World_Boundaries_and_Places	Spring - Suspect Non-Carbonate	8	18	28	38	Current Township
Karst Points	Karst Detailed Mapping Completed Areas	9	19	29	39	Counties
● Karst - Field Verified	Karst Depressions Depth in Feet	10	20	30	40	Statewide Parcels
● Karst - Suspect - Field Visited	1	11	21	31	41	World Imagery
● Karst - Suspect - Not Visited	2	12	22	32	42	Low Resolution 15m Imagery
● Spring - Field Verified Carbonate	3	13	23	33	43	High Resolution 60cm Imagery
● Spring Points	4	14	24	34	44	High Resolution 30cm Imagery
● Spring - Field Verified Carbonate	5	15	25	35	45	Citations
● Spring - Field Verified Non-Carbonate	6	16	26	36	46	60cm Resolution Metadata
● Spring - Suspect Carbonate	7	17	27	37	<all other values>	



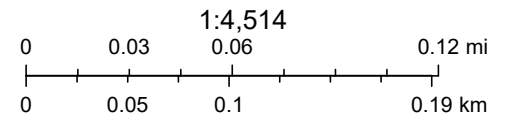
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

# Mines of Ohio



May 7, 2026

Quadrangle 24K (7.5 min)

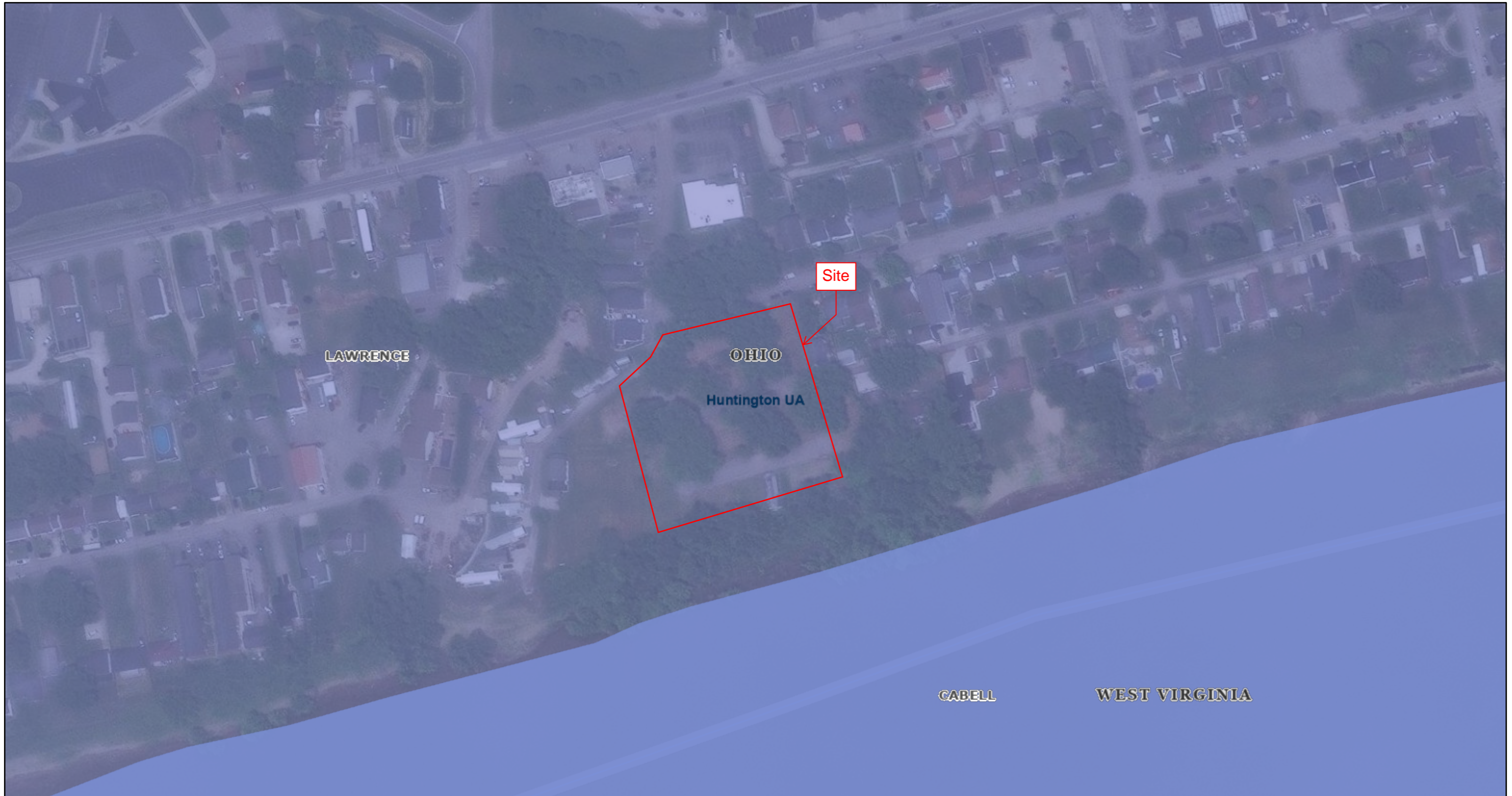


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri






**APPENDIX J**  
**FARMLANDS PROTECTION**

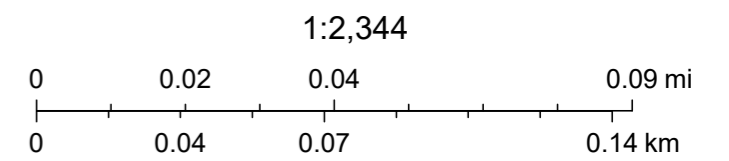


# TIGERweb - Urbanized Area



April 23, 2026

- |                  |   |                    |   |          |
|------------------|---|--------------------|---|----------|
| Counties         |  | 2020 Urban Areas   |  | Counties |
| States           |  | Areal Hydrography  |  | States   |
| 2020 Urban Areas |  | Linear Hydrography |   |          |



Microsoft, Vantor, Source: U.S. Census Bureau

**APPENDIX K  
FLOODPLAINS**



# National Flood Hazard Layer FIRMMette



82°28'W 38°25'46"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	20.2
	17.5
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/27/2026 at 8:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



82°27'22"W 38°25'18"N

Basemap Imagery Source: USGS National Map 2023

IRONTON PUBLICATIONS, INC.  
PO BOX 947  
COLUMBIANA, AL 35051  
(740) 442-6030

# Advertising Invoice

IRONTON&LAWRENCE CO CAO  
305 NORTH 5TH ST  
IRONTON , OH - 45638  
(740) 464-2064

Acct Code: AP141682  
Date: 2/9/2026  
Ad #: 2105489  
Sales Rep: Kayla Reeves

DESCRIPTION	START	STOP	INSERTS	AMOUNT
PUBLIC NOTICE Early Notice and Public Re	2/7/2026	2/7/2026	2.00	\$511.00

*Chesapeake Landing*

**Ad Text:**

*[The ad text area contains a very faint, low-resolution scan of a document, likely the actual advertisement being billed. The text is illegible due to the quality of the scan.]*

**TOTAL:** \$511.00  
**TAX:** \$0.00  
**NET:** \$511.00  
**PAID:**  
  
**TOTAL DUE:** \$511.00

# Publisher's Certificate of Publication

## STATE OF OHIO COUNTY OF LAWRENCE

Joe Imel, being duly sworn on oath says:

That he is Publisher of the Ironton Tribune, a daily newspaper of general circulation, printed and published in Ironton, Lawrence County, Ohio; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

02/07/2026

That said newspaper was regularly issued and circulated on those dates.

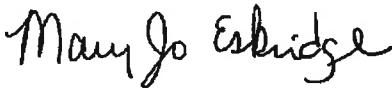
The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

There are no agreements between the Ironton Tribune and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney

SIGNED:



Joe Imel, Publisher  
Subscribed and sworn to before me this  
7th day of February, 2026



Mary Jo Eskridge, Notary Public  
State of Alabama at Large  
My commission expires 03-02-2026



Account Code: AP141682  
Ad #: 2105489  
IRONTON&LAWRENCE CO CAO  
305 NORTH 5TH ST  
IRONTON, OH, 45638

### PUBLIC NOTICE

Early Notice and Public Review of a Proposed Activity in a (100-Year Floodplain)

To: All Interested Agencies, Village of Chesapeake officials and residents, Groups and Individuals

This is to give notice that The Ohio Department of Development (Responsible Entity under 24 CFR Part 58) has determined that the following proposed action is located in the 100-year floodplain, and the Responsible Entity will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C procedures for Making Determinations on Floodplain Management and Protection of Wetlands. Chesapeake Landing is a proposed new construction 63-unit apartment building located in the Village of Chesapeake in Lawrence County, along the Ohio River. The two-acre site will be redeveloped with a 4-story building to provide housing for seniors in the region along with amenities and services catered towards the residents' needs. The unit mix will include 40 one-bedroom garden units and 23 two-bedroom garden units targeting senior households with incomes up to 30%, 50%, and 60% of Area Median Income (AMI). Unit amenities include an Energy Star dishwasher, Energy Star washer and dryer, refrigerator, central air conditioning, vinyl flooring, and window blinds. Planned community amenities include on-site management, an activity room, elevator, fitness center, and controlled access. The proposed project will include connection to the Village of Chesapeake's future multi-purpose recreational trail and access to a community garden. The project will be funded with federal HOME Investment Partnership (HOME) funds from the Ohio Department of Development (Development), distributed through the Ohio Housing Finance Agency (OHFA).

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Ohio Department of Development at the following address on or before February 24, 2026: Ohio Department of Development, Community Services Division, 77 South High Street, 26th Floor, Columbus, Ohio 43215 Attention: Jennifer Griffin, Compliance Manager. A full description of the project may also be reviewed from 8:00 am to 5:00 pm at the address listed above. Comments may also be submitted via email at [Compliance@development.ohio.gov](mailto:Compliance@development.ohio.gov)

Ironton Tribune:  
Feb. 7, 2026  
NOTICE/REVIEW

# Proof

Client	IRONTON&LAWRENCE CO CAO	Phone	7404642064
Address	305 NORTH 5TH ST	Email	mthrockmorton@ilcao.org
		Fax	
AD #	2116182	Requested By	IRONTON&LAWRENCE CO CAO
Account	AP141682		
Class	2610	PO #	
Start Date	04/15/2026	Created By	KAYLA.REEVES
End Date	04/15/2026	Creation Date	04/10/2026
Run Dates	2	Dimensions	1.00 x 21.00"
Pubs	IrontonTribune.com The Ironton Tribune	Price	<b>\$774.00</b>
Order #	0		
Sales Rep	Kayla Reeves	Phone	
		Email	kayla.reeves@shelbycountyr eporter.com
		Fax	

NOT AN INVOICE

**PUBLIC NOTICE**

**Final Notice and Public Explanation of a Proposed Activity in a Floodplain**

To: All interested Agencies, Village of Chesapeake officials and residents, Groups and Individuals

This is to give notice that The Ohio Department of Development (Responsible Entity under 24 CFR Part 58) has conducted an evaluation as required by Executive Order 11988 and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under HOME Investment Partnership (HOME). The proposed project(s) is located in the Village of Chesapeake in Lawrence County, along the Ohio River and is located in the floodplain. The proposed project is located in a 100 year and 500-year floodplain. The 1.57-acre site will be redeveloped with a 4-story building to provide housing for seniors in the region along with amenities and services catered towards the residents' needs. The unit mix will include 40 one-bedroom garden units and 23 two-bedroom garden units targeting senior households with incomes up to 30%, 50%, and 60% of Area Median Income (AMI). Unit amenities include an Energy Star dishwasher, Energy Star washer and dryer, refrigerator, central air conditioning, vinyl flooring, and window blinds. Planned community amenities include on-site management, an activity room, elevator, fitness center, and controlled access. The proposed project will include connection to the Village of Chesapeake's future multi-purpose recreational trail and access to a community garden. The proposed site will occupy 0.34-acres of the 100-year floodplain and 1.23-acres of the 500-year floodplain.

The Ohio Department of Development (Development) has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: The alternative considered would be to utilize imported fill to raise the elevation of the parking lot to above the 500-year flood plain. This was determined not to be an acceptable alternative because 1) filling in the floodplain would likely be restricted by Army Corps and require potential mitigation and a time frame for permitting that would stop the project to proceed forward. In addition the cost of the mitigation would be far exceeding the costs of any potential damage that could be incurred because of a 100 year

or 500 flood event since there are no building improvements within the floodplain to be damaged, only parking areas and outdoor furniture, that can simply be washed down should such an event occur.

The proposed action to minimize the potential adverse impacts are as follows:

- Hard surface metal furniture on all fixed external furniture that can be cleaned in an event of a 100 year plus flood.
- Plans will be executed to move all vehicles from affected parking areas of the project in case of a 100 or 500 flooding event.
- Backflow preventer will be installed on water sources.
- Electrical Transformers, and utilities will be located above 500-year floodplain.

The Floodplain Administrator for the Village of Chesapeake has both reviewed and has been involved in the development of the plans to mitigate potential adverse impacts. A formal letter from the Mayor of the Village of Chesapeake will be provided to the developers and will be included in the Environmental Review Record.

Development has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, and 24 CFR 55, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Ohio Department of Development via email at Compliance@development.ohio.gov. on or before **May 4, 2026**. A full description of the project may be also obtained by contacting Development by

email at compliance@development.ohio.gov

Date: April 15, 2026

Ironton Tribune:  
Apr. 15, 2026  
**NOTICE/FLOODPLAIN**



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	A portion of Section 33, Township 1 North, Range 16 West, as described in the Warranty Deed recorded as Document No. 004045070003 in Book 1032, Pages 763, 764 and 765, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER; SYMMES CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.428910, -82.451330 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	110 Third Avenue	Structure	X (shaded)	--	555.4 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA/FLOODWAY  
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY** - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Rick Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: <https://www.fws.gov/cbra>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Rick Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	Lot 15, Block 3, M.J. Andrews Subdivision, as described in the Ohio Warranty Deed recorded as Document No. 13078, in Volume 518, Pages 230 through 234, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO.: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.426, -82.459 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0      DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
15	3	M.J. Andrews	523 Riverside Drive	Structure	X (unshaded)	552.3 feet	561.5 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

*William R. Blanton Jr.*

William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

A handwritten signature in cursive script that reads "William R. Blanton Jr.".

William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	A portion of lot 6, Kelleys Addition, as described in the Ohio Warranty Deed, recorded as Document No. 002391350003, in Book 478, Page 562-564; Lot 5, B.W. Fosters as described in the Deed, recorded in Volume 0348, Page 0617 through 622; both deeds in the Office of the County Recorder, Lawrence County, Ohio  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D  DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.427, -82.460 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
5 & 6	--	B.W. Foster's/Kelley' s Addition	--	Portion of Property (LOMA Area)	X (Shaded)	552.3 feet	--	552.6 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION  
DETERMINATION TABLE (CONTINUED)  
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

*Kevin C. Long*

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

LOMR-F

BEGINNING at the southeast corner of O.R.V. 478; N06°24'27"W, a distance of 88.61 feet; thence S61°01'23"W, a distance of 72.06 feet; thence N03°20'23"W, a distance of 49.37 feet; thence N01°36'22"W, a distance of 100.91 feet; thence N58°37'37"E, a distance of 67.87 feet; thence N04°28'22"W, a distance of 114.76; thence N06°34'08"W, a distance of 100.14 feet; thence N09°15'22"W, a distance of 31.06 feet; thence N88°41'57"E, a distance of 44.66 feet; thence N60°04'54"E, a distance of 90.76 feet; thence N77°14'22"E, a distance of 40.12 feet; thence S05°24'52"E, a distance of 142.83 feet; thence S11°06'21"E, a distance of 49.64 feet; thence S45°22'55"W, a distance of 94.05 feet; thence S55°56'00"W, a distance of 87.93 feet; thence S13°13'49"W, a distance of 50.89; thence S03°10'57"W, a distance of 41.96; thence S04°51'34"E, a distance of 52.81 feet, to the POINT OF THE BEGINNING

LOMA

BEGINNING at the Southeast corner of O.R.V. 348; thence N05°55'00" W, a distance of 193.84 feet; thence S35°12'55"W, a distance of 136.28; thence S50°23'15"W, a distance of 110.11 feet; thence N04°51'34"W, a distance of 52.81 feet; thence N03°10'57"E, a distance of 41.96 feet; thence N13°13'49"E, a distance of 50.89 feet; thence N55°56'00"E, a distance of 87.93 feet; thence N45°22'55"E, a distance of 94.05 feet; thence S11°06'21"E, a distance of 66.60 feet; thence S05°55'00"E, a distance of 12.54 feet, to the POINT OF THE BEGINNING

### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
5 & 6	--	B.W. Foster's/Kelley' s Addition	--	Portion of Property (LOMR-F Area)	X (Shaded)	552.3 feet	--	552.6 feet

### PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

*Kevin C. Long*

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	Lot 26 and a portion of Lot 25, Andrew Subdivision, Block 3, as recorded as Document No. 002486600002, In Volume 0524, Pages 743-744, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO.: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.426, -82.457 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
25-26	3	Andrew Subdivision	101 fifth street	Structure	X (shaded)	--	564.2 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Keith Loudin, 12101 Indian Creek Court, Beltsville, MD 20705, Fax: 301-210-4539.

*Kevin C. Long*

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY** - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory flood way is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/aboutiregoff.htm>.

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

**LEVEE** - The subject property may be located in an area protected from the 1-percent annual chance flood (base flood) by a levee or other structure subject to possible failure or overtopping by a flood larger than the base flood.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Keith Loudin, 12101 Indian Creek Court, Beltsville, MD 20705. Fax: 301-210-4539.

Handwritten signature of Kevin C. Long in cursive.

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

**GROUND SUBSIDENCE** - The location of this request may be in an area subject to ground subsidence, the lowering of the ground as a result of natural occurrences such as soil settlement, or artificial occurrences such as the extraction of water or oil from the ground. While the elevations submitted with this request show the subject property is currently above the Base Flood Elevation (BFE), the property may "subside" with the passage of time to the extent that property elevations would be below the BFE and flood insurance may be required.

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data, which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the national Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - The subject of this determination may be located within the Coastal Barrier Resource System (CBRS). Federal financial assistance, including Federal flood insurance, is not available in CBRS areas for new construction or substantial improvements occurring after the date on which the area was declared by Congress to be part of the CBRS or otherwise protected area as required by the Coastal Barrier Resources Act (Public Law 97-348) and the Coastal Barrier Improvement Act 1990 (Public Law 101-591). This date is indicated on the National Flood Insurance Program map. For further information on this property and the CBRS or otherwise protected area designation, contact the U.S. Department of the Interior.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Keith Loudin, 12101 Indian Creek Court, Beltsville, MD 20705. Fax: 301-210-4539.

A handwritten signature in cursive script that reads "Kevin C. Long".

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## **ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT**

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	A parcel of land, as described in the Deed, recorded as Document No. 003314410005, in Book 628, Pages 77 through 81, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO.: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER; SYMMES CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.431, -82.451 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	7 Fairfax Drive	Structure	X (unshaded)	--	556.0 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Marshall Rivers, 3901 Calverton Boulevard, Suite 400, Calverton, MD 20705, Fax: 301-210-4539.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY** - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory flood way is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/aboutiregoff.htm>.

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

**LEVEE** - The subject property may be located in an area protected from the 1-percent annual chance flood (base flood) by a levee or other structure subject to possible failure or overtopping by a flood larger than the base flood.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Marshall Rivers, 3901 Calverton Boulevard, Suite 400, Calverton, MD 20705, Fax: 301-210-4539.

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**GROUND SUBSIDENCE** - The location of this request may be in an area subject to ground subsidence, the lowering of the ground as a result of natural occurrences such as soil settlement, or artificial occurrences such as the extraction of water or oil from the ground. While the elevations submitted with this request show the subject property is currently above the Base Flood Elevation (BFE), the property may "subside" with the passage of time to the extent that property elevations would be below the BFE and flood insurance may be required.

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data, which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the national Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - The subject of this determination may be located within the Coastal Barrier Resource System (CBRS). Federal financial assistance, including Federal flood insurance, is not available in CBRS areas for new construction or substantial improvements occurring after the date on which the area was declared by Congress to be part of the CBRS or otherwise protected area as required by the Coastal Barrier Resources Act (Public Law 97-348) and the Coastal Barrier Improvement Act 1990 (Public Law 101-591). This date is indicated on the National Flood Insurance Program map. For further information on this property and the CBRS or otherwise protected area designation, contact the U.S. Department of the Interior.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Marshall Rivers, 3901 Calverton Boulevard, Suite 400, Calverton, MD 20705, Fax: 301-210-4539.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	A parcel of land, as described in the Deed of Administrator, recorded as Document No. 002429830005, in Volume 497, Pages 609 through 613, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO.: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.427, -82.450 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	109 Kelton Lane	Structure	X (shaded)	--	557.9 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Marshall Rivers, 3901 Calverton Boulevard, Suite 400, Calverton, MD 20705, Fax: 301-210-4539.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY** - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory flood way is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/aboutiregoff.htm>.

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

**LEVEE** - The subject property may be located in an area protected from the 1-percent annual chance flood (base flood) by a levee or other structure subject to possible failure or overtopping by a flood larger than the base flood.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Marshall Rivers, 3901 Calverton Boulevard, Suite 400, Calverton, MD 20705, Fax: 301-210-4539.

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**GROUND SUBSIDENCE** - The location of this request may be in an area subject to ground subsidence, the lowering of the ground as a result of natural occurrences such as soil settlement, or artificial occurrences such as the extraction of water or oil from the ground. While the elevations submitted with this request show the subject property is currently above the Base Flood Elevation (BFE), the property may "subside" with the passage of time to the extent that property elevations would be below the BFE and flood insurance may be required.

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data, which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the national Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - The subject of this determination may be located within the Coastal Barrier Resource System (CBRS). Federal financial assistance, including Federal flood insurance, is not available in CBRS areas for new construction or substantial improvements occurring after the date on which the area was declared by Congress to be part of the CBRS or otherwise protected area as required by the Coastal Barrier Resources Act (Public Law 97-348) and the Coastal Barrier Improvement Act 1990 (Public Law 101-591). This date is indicated on the National Flood Insurance Program map. For further information on this property and the CBRS or otherwise protected area designation, contact the U.S. Department of the Interior.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Marshall Rivers, 3901 Calverton Boulevard, Suite 400, Calverton, MD 20705, Fax: 301-210-4539.

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Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## **ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT**

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	Lot 22, Block 1, Flanagan's Addition, as recorded as Document No. 955982, In Volume 603, Pages 45 through 49, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO.: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.426, -82.455 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
22	1	Flanagan's Addition	405 Riverside Drive	Structure	X (shaded)	--	557.6 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: STARR eLOMA Coordinator, Marshall Rivers, 3901 Calverton Boulevard, Suite 400, Calverton, MD 20705, Fax: 301-210-4539.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

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**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

**LEVEE** - The subject property may be located in an area protected from the 1-percent annual chance flood (base flood) by a levee or other structure subject to possible failure or overtopping by a flood larger than the base flood.

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A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**GROUND SUBSIDENCE** - The location of this request may be in an area subject to ground subsidence, the lowering of the ground as a result of natural occurrences such as soil settlement, or artificial occurrences such as the extraction of water or oil from the ground. While the elevations submitted with this request show the subject property is currently above the Base Flood Elevation (BFE), the property may "subside" with the passage of time to the extent that property elevations would be below the BFE and flood insurance may be required.

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data, which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the national Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - The subject of this determination may be located within the Coastal Barrier Resource System (CBRS). Federal financial assistance, including Federal flood insurance, is not available in CBRS areas for new construction or substantial improvements occurring after the date on which the area was declared by Congress to be part of the CBRS or otherwise protected area as required by the Coastal Barrier Resources Act (Public Law 97-348) and the Coastal Barrier Improvement Act 1990 (Public Law 101-591). This date is indicated on the National Flood Insurance Program map. For further information on this property and the CBRS or otherwise protected area designation, contact the U.S. Department of the Interior.

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Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	A parcel of land, as described in the Deed, recorded as Document No. 002494150003, in Book 528, Pages 186 through 188, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO.: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER, SYMMES CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.430, -82.451 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1 Fairfax Drive	Structure	X (unshaded)	--	558.0 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

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Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

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**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data, which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the national Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

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Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	Lots 27 and 28, Block 5, M.J. Andrews Subdivision, as described in the Warranty Deed recorded in Book 786, Pages 242 through 245, in the Office of the County Recorder, Lawrence County, Ohio
	COMMUNITY NO: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.425896, -82.459115 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: WGS 84

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
27-28	5	M.J. Andrews	601 Riverside Drive	Structure	X (unshaded)	--	561.7 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY** - A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in a NFIP regulatory floodway that may cause an increase in the base flood elevation. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV), or the Regional Engineer (Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway.

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA** -This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - The subject of this Determination Document may be located within the Coastal Barrier Resource System (CBRS). Federal financial assistance, including Federal flood insurance, is not available in CBRS areas for new construction or substantial improvements occurring after the date on which the area was declared by Congress to be part of the CBRS or otherwise protected area as required by the Coastal Barrier Resources Act (Public Law 97-348) and the Coastal Barrier Improvement Act 1990 (Public Law 101-591). This date is indicated on the National Flood Insurance Program map. For further information on this property and the CBRS or otherwise protected area designation, contact the U.S. Department of the Interior.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	A portion of Fraction Section 33, Township 1 North, Range 16 West, as described in the Deed recorded in Volume 51, Pages 655 through 661 in the Office of the Recorder, Lawrence County, Ohio.
	COMMUNITY NO: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.427339, -82.451612 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	113 2nd Avenue	Structure	X (shaded)	--	553.7 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA/FLOODWAY  
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY** - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - The subject of this Determination Document may be located within the Coastal Barrier Resource System (CBRS). Federal financial assistance, including Federal flood insurance, is not available in CBRS areas for new construction or substantial improvements occurring after the date on which the area was declared by Congress to be part of the CBRS or otherwise protected area as required by the Coastal Barrier Resources Act (Public Law 97-348) and the Coastal Barrier Improvement Act 1990 (Public Law 101-591). This date is indicated on the National Flood Insurance Program map. For further information on this property and the CBRS or otherwise protected area designation, contact the U.S. Department of the Interior.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	Lots 24 and 25, Block 5, M.J. Andrews Subdivision, as shown on the Plat recorded in Book 3, Page 46, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.425790, -82.459402 SOURCE OF LAT & LONG: GPS DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
24 - 25	5	M. J. Andrews	607 Riverside Drive	Structure	X (unshaded)	--	561.3 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA/FLOODWAY  
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY** - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**GREAT LAKES** - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: <https://www.fws.gov/cbra>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	Lot 24 and a portion of Lot 25, Block 3, M.J. Andrews Subdivision, as described in the Special Warranty Deed recorded as File No. 2016-00006273, in Book 872, Pages 330 and 331, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO.: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.426227, -82.457314 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
24 & 25	3	M.J. Andrews	505 Riverside Drive	Structure	X (shaded)	--	564.3 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	Lot 20, M.J. Andrews Subdivision, as described in the Deed recorded as Document No. 004146890003 in Book 1096, Pages 399, 400 and 401, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.425707, -82.460092 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
20	5	M.J. Andrews	617 Riverside Drive	Structure	X (shaded)	--	555.2 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA/FLOODWAY  
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

eLOMA



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY** - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

**STUDY UNDERWAY** - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

**EXTRATERRITORIAL JURISDICTION** - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

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Washington, D.C. 20472

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**STATE AND LOCAL CONSIDERATIONS** - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

**COASTAL BARRIER RESOURCE SYSTEM** - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: <https://www.fws.gov/cbra>.

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# Federal Emergency Management Agency

Washington, D.C. 20472

## ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF CHESAPEAKE, LAWRENCE COUNTY, OHIO	A portion of Section 28, Township 1 North, Range 16 West, as described in the Deed recorded as File No. 2021-00003173 in Book 1086, Pages 188 through 192, in the Office of the Recorder, Lawrence County, Ohio
	COMMUNITY NO: 390608	
AFFECTED MAP PANEL	NUMBER: 39087C0387D	
	DATE: 3/16/2006	
FLOODING SOURCE: OHIO RIVER; SYMMES CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.430714, -82.452176 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	170 County Road 123	Structure	X (shaded)	--	555.5 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA/FLOODWAY  
eLOMA DETERMINATION

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Washington, D.C. 20472

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# VILLAGE OF CHESAPEAKE

211 3RD AVENUE, CHESAPEAKE, OH 45619

CLERKOF COURTS@ZOOMINTERNET.NET

740-867-5600



April 22, 2026

Ralph Kline  
Lawrence County CAO  
Chesapeake Landing Project

**Re: Floodplain Determination**

To Whom it May Concern:

I have determined that the property located at 709 Second Avenue, Chesapeake, OH, parcel number 24-022-0500.000 to be located in Zone "X" based on the current Flood Insurance Rate Map. The community is 390608 and the map number is 39087CO387D.

Therefore, the Mayor for the Village of Chesapeake, for floodplain permitting and addressing purposes has released this property located in Zone "X".

Should you have any questions or concerns please contact (740) 867-5600.

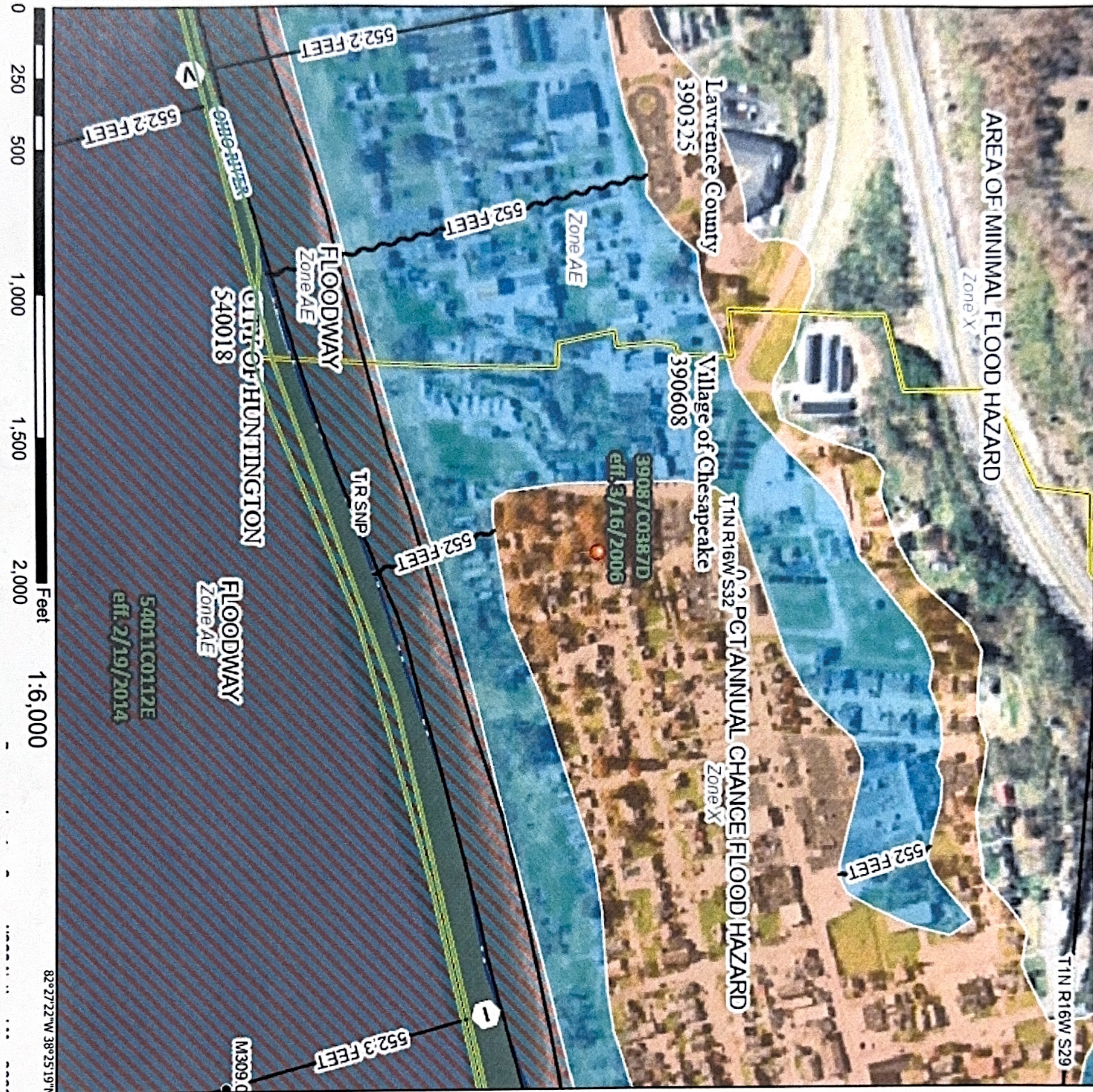
Respectfully,

Drew W. Griffin  
Village of Chesapeake Mayor  
Floodplain Administrator

# National Flood Hazard Layer FIRMeTte



82°27'59"W 38°25'48"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X  
Area with Reduced Flood Risk due to Levee. See Notes, Zone X  
Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X  
Effective LOMRS  
Area of Undetermined Flood Hazard Zone D

OTHER AREAS  
GENERAL STRUCTURES  
Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance  
17.5 Water Surface Elevation  
9 Coastal Transect  
Base Flood Elevation Line (BFE)  
Limit of Study  
Jurisdiction Boundary  
Coastal Transect Baseline  
Profile Baseline  
Hydrographic Feature

OTHER FEATURES  
Digital Data Available  
No Digital Data Available  
Unmapped

MAP PANELS  
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/22/2026 at 4:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Insurance Program

# Elevation Certificate

## and Instructions

2022 EDITION

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# FEMA

## ELEVATION CERTIFICATE AND INSTRUCTIONS

### PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

### PRIVACY ACT STATEMENT

**Authority:** Title 44 CFR § 61.7 and 61.8.

**Principal Purpose(s):** This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

**Routine Use(s):** The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice 79* Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

**Disclosure:** The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

### PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

### ELEVATION CERTIFICATE

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>CHESAPEAKE PROPERTIES &amp; MOBILE HOME</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>709 SECOND AVENUE</u>	Company NAIC Number: _____
City: <u>CHESAPEAKE</u> State: <u>OH</u> ZIP Code: <u>45619</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>TAX PARCEL NUMBER 24-022-0500.000</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>38.425830</u> Long. <u>-82.461403</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): _____ sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____ d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: _____ sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____ d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>VILLAGE OF CHESAPEAKE</u> B1.b. NFIP Community Identification Number: <u>390608</u>	
B2. County Name: <u>LAWRENCE</u> B3. State: <u>OH</u> B4. Map/Panel No.: <u>39087C0387D</u> B5. Suffix: <u>D</u>	
B6. FIRM Index Date: <u>04/02/2015</u> B7. FIRM Panel Effective/Revised Date: <u>03/16/2006</u>	
B8. Flood Zone(s): <u>X</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

709 SECOND AVENUE

City: CHESAPEAKE State: OH ZIP Code: 45619

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: VRS 500 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?  Yes  No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 562.00  feet  meters

b) Top of the next higher floor (see Instructions): \_\_\_\_\_  feet  meters

c) Bottom of the lowest horizontal structural member (see Instructions): \_\_\_\_\_  feet  meters

d) Attached garage (top of slab): \_\_\_\_\_  feet  meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 562.00  feet  meters

f) Lowest Adjacent Grade (LAG) next to building:  Natural  Finished 561.50  feet  meters

g) Highest Adjacent Grade (HAG) next to building:  Natural  Finished 561.70  feet  meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: \_\_\_\_\_  feet  meters

### SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments and describe in the Comments area.

Certifier's Name: Jeffrey M. Eastham License Number: 7695

Title: Vice President

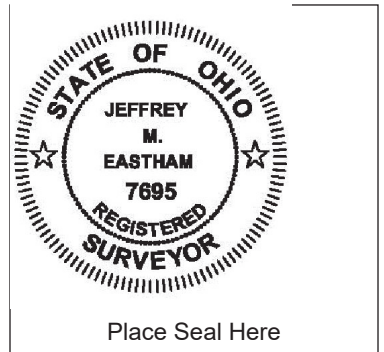
Company Name: Eastham & Associates

Address: 3992 State Route 7

City: Chesapeake State: OH ZIP Code: 45619

Signature:  Date: 05/29/2026

Telephone: (740) 671-369 Ext.: 225 Email: jeastham@eastham-assoc.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

**LOWEST MACHINERY SERVICING THE STRUCTURE WILL BE INSIDE**

# ELEVATION CERTIFICATE

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

709 SECOND AVENUE

City: CHESAPEAKE State: OH ZIP Code: 45619

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E3. Attached garage (top of slab) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown The local official must certify this information in Section G.

### SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Comments:

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

709 SECOND AVENUE

City: CHESAPEAKE State: OH ZIP Code: 45619

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a.  A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b.  A local official completed Section H for insurance purposes.
- G3.  In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4.  The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: \_\_\_\_\_ G6. Date Permit Issued: \_\_\_\_\_
- G7. Date Certificate of Compliance/Occupancy Issued: \_\_\_\_\_
- G8. This permit has been issued for:  New Construction  Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G11. Variance issued?  Yes  No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: \_\_\_\_\_ Title: \_\_\_\_\_

NFIP Community Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

709 SECOND AVENUE

City: CHESAPEAKE State: OH ZIP Code: 45619

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom \_\_\_\_\_  feet  meters  above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: \_\_\_\_\_  feet  meters  above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes  No

### SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Comments:

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
709 SECOND AVENUE

City: CHESAPEAKE State: OH ZIP Code: 45619

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption:

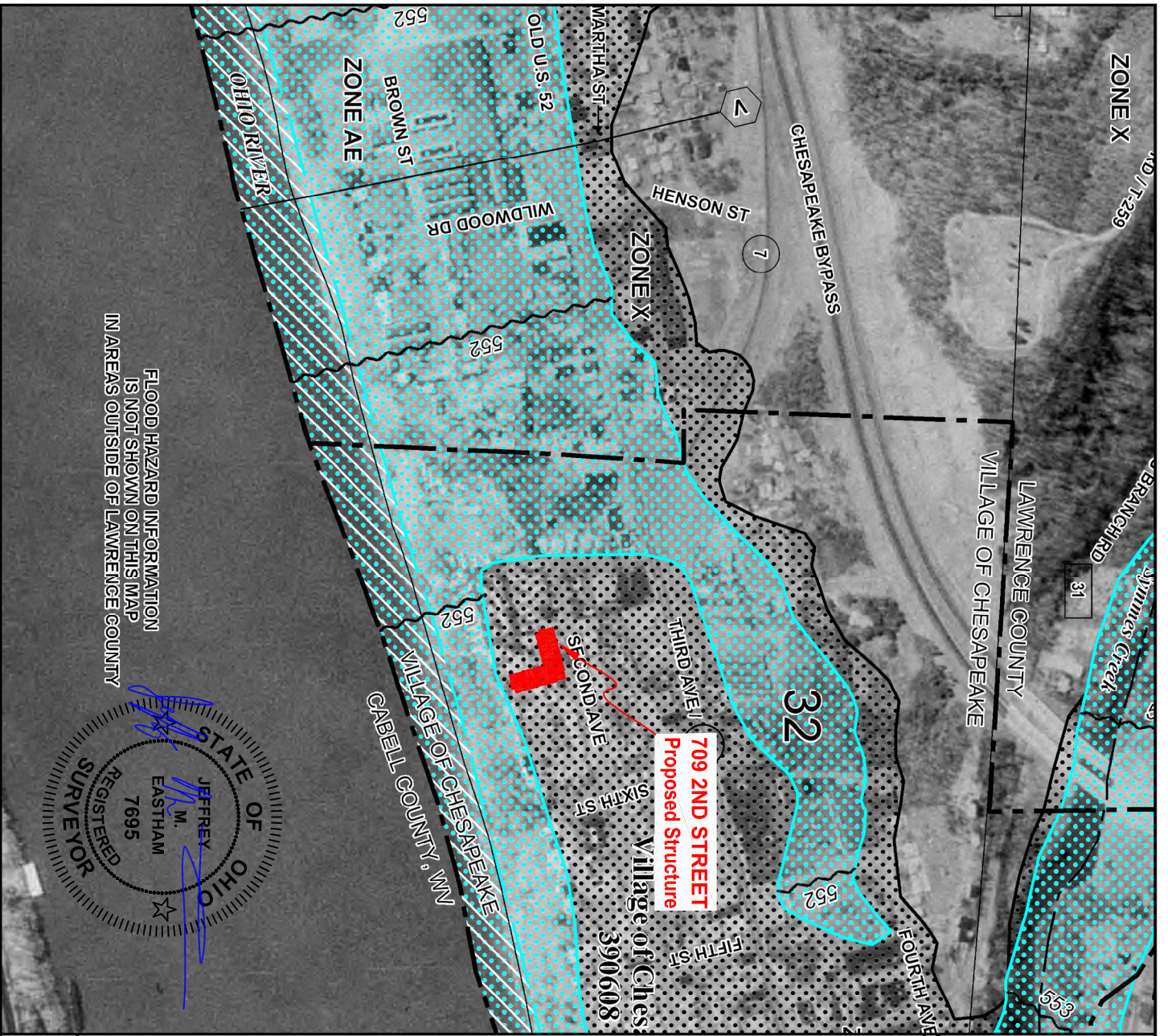
FRONT VIEW 5-29-2026

Clear Photo One

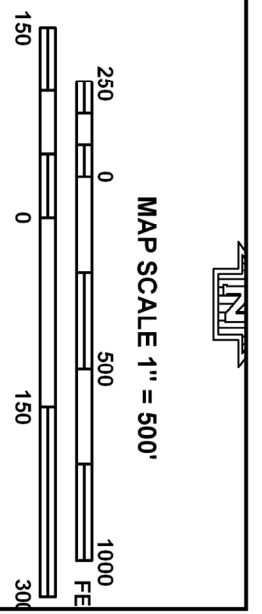
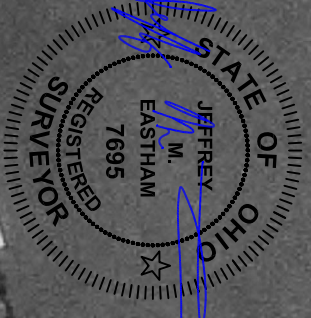
Photo Two

Photo Two Caption:

Clear Photo Two



FLOOD HAZARD INFORMATION IS NOT SHOWN ON THIS MAP IN AREAS OUTSIDE OF LAWRENCE COUNTY



**NFIP**  
**PANEL 0387D**

**FIRM**  
 FLOOD INSURANCE RATE MAP  
 LAWRENCE COUNTY,  
 OHIO  
 AND INCORPORATED AREAS

**PANEL 387 OF 406**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHESAPEAKE	390608	0387	D
VILLAGE OF LAWRENCE COUNTY	390325	0387	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
 39087C0387D  
**EFFECTIVE DATE**  
 MARCH 16, 2006

Federal Emergency Management Agency

This is an official FIRMeTte showing a portion of the above-referenced flood map created from the MSC FIRMeTte Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

**APPENDIX L**  
**HISTORIC PRESERVATION**





In reply, refer to  
2025-LAW-66966

January 12, 2026

Jeffrey Nagle  
The Mannik & Smith Group, Inc.  
20600 Chagrin Blvd., Ste. 500  
Shaker Heights, OH 44122  
jnagle@manniksmithgroup.com

**RE: Chesapeake Landing Apartments, Village of Chesapeake, Lawrence County, Ohio**

Dear Mr. Nagle:

This is in response to the correspondence received November 18, 2025, regarding the proposed Chesapeake Landing Apartments project located in the Village of Chesapeake, Lawrence County, Ohio. We appreciate the opportunity to comment on this project. The comments of the Ohio State Historic Preservation Office (SHPO) are submitted in accordance with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C.306108 [36 CFR 800]).

Per the submission, the project involves the construction of a new housing development that will include a single four (4)-story apartment building with sixty-three (63) units providing housing for seniors. The project is located southeast of the intersection of Second Avenue and Kelly Lane in the Village of Chesapeake, Lawrence County, Ohio. A review of our records did not identify any archaeological sites, cemeteries, historic properties, or historic districts within or adjacent to the Area of Potential Effect (APE). The APE has been previously disturbed by the construction and removal of a mobile home park and associated infrastructure.

Based on the information provided, our office agrees that the project, as proposed, will have **no effect on historic properties**. No further coordination is required for the project unless the scope of work changes or archaeological resources are discovered during the implementation of the project. In such a situation, this office should be contacted, as required by 36 CFR § 800.13. If you have any questions concerning this review, please contact me via email at [cgullett@ohiohistory.org](mailto:cgullett@ohiohistory.org). Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Gullett".

Catherine Gullett, Project Reviews Coordinator - Archaeology  
Resource Protection and Review  
State Historic Preservation Office

RPR Serial No. 1111753

*"Please be advised that this is a Section 106 decision. This review decision may not extend to other SHPO programs."*



## PROJECT SUMMARY FORM OHIO'S STATE HISTORIC PRESERVATION OFFICE

### Section 106 Review and Ohio Revised Code 149.53

This is a two-tiered form. Sections 1 to 3 must be completed by everyone submitting a Project Summary Form (PSF) to the Ohio's State Historic Preservation Office (SHPO). Sections 4 to 6 are reserved for agencies, consultants, or applicants that have defined an Area of Potential Effects, identified consulting parties and historic properties, and have made a determination of effect.

DO NOT USE THIS FORM for projects requiring a license from the **Federal Communications Commission**. Please submit the FCC Forms 620 or 621.

Questions can be directed to [section106@ohiohistory.org](mailto:section106@ohiohistory.org).

All fields that are applicable must be completed to prevent delays in the review process.  
Please note that SHPO will not accept a PSF without a federal or state agency contact provided.

### SECTION 1: PROJECT CONTACT INFORMATION

- A. Applicant Contact Information:
- a. Name: Jeffrey Nagle, Project Historian
  - b. Agency/Company: The Mannik & Smith Group, Inc.
  - c. Mailing Address: 20600 Chagrin Blvd. Suite 500, Shaker Heights, Ohio 44122
  - d. Phone Number: 301-412-6365
  - e. Email Address: [jnagle@manniksmithgroup.com](mailto:jnagle@manniksmithgroup.com)
- B. Project Name and Basic Information
- a. Project Name: Chesapeake Landing Apartments
  - b. Is this a new project submittal to SHPO? **YES** or **NO**  
If **NO**, please provide the SHPO Reference Number from previous submission.
  - c. Reference number used by Federal/State Agency to identify this project.
- C. Project Address or vicinity: 2nd Avenue at Kelly Lane
- D. City/Township: Chesapeake
- E. County: Lawrence
- F. Is this a submission for Section 106? If **YES**, complete G & H. If **NO**, complete I, J, & K.

- G. Federal Agency/Agency Name and Contact Information. (HUD Entitlement Communities acting under delegated environmental review authority should list their own contact information). **Housing & Urban Development**

**Ohio Housing Finance Agency**  
**Rachel Nelson**  
**Project Administration Section Chief**  
**2600 Corporate Exchange Dr., Suite 300**  
**Columbus, OH 43231**  
**Ph: 614-644-7592**  
**Fax: 614-644-5393**  
**RNelson@ohiohome.org**

- H. Type of Federal Assistance. List all known sources of federal funding, and permits.  
**HOME funds**
- I. Is this submission for Ohio Revised Code 149.53? No
- J. State Agency and Contact Person and Contact Information
- K. Type of State Assistance

## **SECTION 2: PROJECT DESCRIPTION AND LOCATION**

- A. Provide a detailed description of the proposed work associated with the project.

**The Project Area forms a rectangle running approximately 275 feet east to west and 350 feet north to south bounded by 2<sup>nd</sup> Avenue, Kelly Lane, 7<sup>th</sup> Street, and the embankment of the Ohio River. The undertaking is a new housing development consisting of a single, 4-story apartment building with sixty-three (63) units providing housing for seniors. Depth of ground disturbing activity will be concomitant to the foundation of a four-story structure without basement.**

- B. If the project involves ground-disturbing construction activities, provide a description of the construction activity and the horizontal and vertical dimensions of the expected ground disturbance.

- a. Provide photographs of the area expected to have ground disturbance.
- b. Provide a narrative description of current land use and conditions.

**The Project Area was previously in use as a mobile home park, and retains paved roads along Kelly Lane, 1<sup>st</sup> Avenue, Riverside Drive, and 7<sup>th</sup> Street; the cover is a combination of mature trees and open areas. One mobile home remains at the southern portion of the Project Area.**

- c. If known, please provide a description of previous land use and past ground disturbance activities. Include historic aerials and maps if useful.

**When the first detailed maps of the area were created in the early twentieth century, the Project Area was vacant land along the north**

**bank of the Ohio River. Development in the area began with the extension of 2<sup>nd</sup> Avenue and Riverside Drive to the area east of Kelly Lane in the early 1950s. Per aerial photography, the Project Area was in use as a mobile home park by 1958, and continued in that use until recently.**

- C. Provide a map depicting the location of the project; road names must be identified and legible. The use of Google maps is acceptable but any legible aerial, topographic, or county map will work. Please outline the work limits of your project or if it is a single house, a dot on the house will suffice.
- D. Current color photographs of all buildings or structures that are directly or indirectly affected by the project. Include an approximate age of the buildings/structures.

### **SECTION 3: ASSOCIATED DOCUMENTATION**

If available, provide any additional information such as plan or schematic sheets, renderings of the proposed building/structure/development, and/or agency correspondences. If a Phase I archaeology or reconnaissance level history architecture survey was completed, please provide the report.

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Email the completed PSF form and supporting documentation to our office via [section106@ohiohistory.org](mailto:section106@ohiohistory.org). Submission of the form does not constitute completion of the consultation process. Once the SHPO has received the information they will provide within 30 days one of the following recommendations in writing:

- A finding of *No Historic Properties Affected* [36 CFR § 800.4(d) (1)].
- A request for additional information or clarification.
- A request for a Phase I archaeology and/or reconnaissance level history architecture survey if not previously provided.
- A finding of *No Adverse Effect* on historic properties [36 CFR § 800.5(b)].
- A finding of *Adverse Effect* on historic properties [36 CFR § 800.5(d) (2)].

Note that the file size is limited to 20 MB. If your file sizes are larger, SHPO will be unable to receive your submission. To check your submission was received and logged in for our review, please visit <https://www.ohiohistory.org/preserving-ohio/federal-state-reviews/project-status-check-for-106/>

**PLEASE READ BEFORE SUBMITTING YOUR PSF**

If you are an agency or consultant working on behalf of an agency continue to SECTION 4:  
AREA OF POTENTIAL EFFECTS

**SECTION 4: AREA OF POTENTIAL EFFECT**

The Area of Potential Effect (APE) means the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking [36 CFR Part 800.16(d)].

- A. Provide an aerial map depicting the undertaking's APE.
- B. Provide a description of the horizontal and vertical extent of the APE that accounts for direct and indirect effects. Explain the steps taken to identify the APE, and your justification for the boundaries chosen.

**The APE describes the viewshed of a four-story apartment building on the Project Area. It begins at the treeline running from the Ohio River parallel to 1<sup>st</sup> Street, and continues north along 1<sup>st</sup>, turning east to follow the dense tree cover on the east side of the road. At 3<sup>rd</sup> Avenue, it turns east, and follows that road east to the eastern boundary of 611 3<sup>rd</sup> Avenue. At this point it turns and runs perpendicular to the south-southeast, jogging west at 2<sup>nd</sup> Avenue, and continues south to the Ohio River. It then follows the Ohio back to the origin point.**

**SECTION 5: IDENTIFICATION OF HISTORIC PROPERTIES**

Describe the cultural resources and properties listed in or eligible for listing in the National Register of Historic Places located within your APE and how they were identified. Identification efforts must be carried out by a qualified individual or individuals who meet the Secretary of the Interior's Professional Qualification Standards and have demonstrated familiarity with the range of historic properties that may be encountered, and their characteristics.

- A. Include a SHPO GIS map depicting known resources within the APE.
- B. Provide a clear description of the steps taken to determine the presence or absence of historic properties within the APE.

**The SHPO's Online Mapping System was consulted. The APE does not include any sites previously listed to the National Register of Historic Places or the Ohio Historic Inventory. MSG completed a site visit to photographically document conditions within the APE. No historic properties are present in the APE. The APE was developed in the middle of the twentieth century. The buildings within the APE are unexceptional examples**

**of twentieth century vernacular dwellings; many have lost context due to significant alteration and replacement of materials. None of the properties within the APE rise to the level of inclusion under Criteria A, B, or C, and none are likely to contribute under Criterion D, nor do they contribute to a potential historic district.**

- C. Provide a description of how you consulted with others (including American Indian Tribes) who may have knowledge of historic properties in the APE. Please provide any written responses that you may have received from the public and consulting parties.

**The Ohio Department of Development will send letters to the following tribes requesting comment on the project: the Eastern Shawnee Tribe of Oklahoma, the Miami Tribe of Oklahoma, the Osage Nation, and the Seneca-Cayuga Nation.**

- D. If applicable, include a pdf copy of your Phase I archaeology and/or reconnaissance level history architecture reports.
- a. Provide shapefiles for the area surveyed for archaeological and architectural properties.
  - b. Ensure that all Ohio Archaeological and Historic Inventory forms are completed and entered into Survey 123.

## **SECTION 6: DETERMINATION OF EFFECT**

If you believe that you have gathered enough information to conclude the Section 106 process, you may be ready to make a determination of effect and ask the SHPO for concurrence. Please select one of the following determinations, then explain the basis for your decision:

- **No Historic Properties Affected [36 CFR § 800.4(d) (1)].**  
**All properties within the APE are unexceptional examples of development common to the region, many of which have lost context through alteration. None of the properties within the APE rise to the level of potential inclusion in the National Register under Criteria A, B, C, or D. There are no historic properties present within the APE to be affected by the undertaking.**
- No Adverse Effect [36 CFR § 800.5(b)] on historic properties.
- Adverse Effect [36 CFR § 800.5(d) (2)] on historic properties. You may also include an explanation of how these adverse effects might be avoided, reduced, or mitigated.

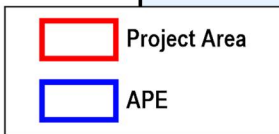
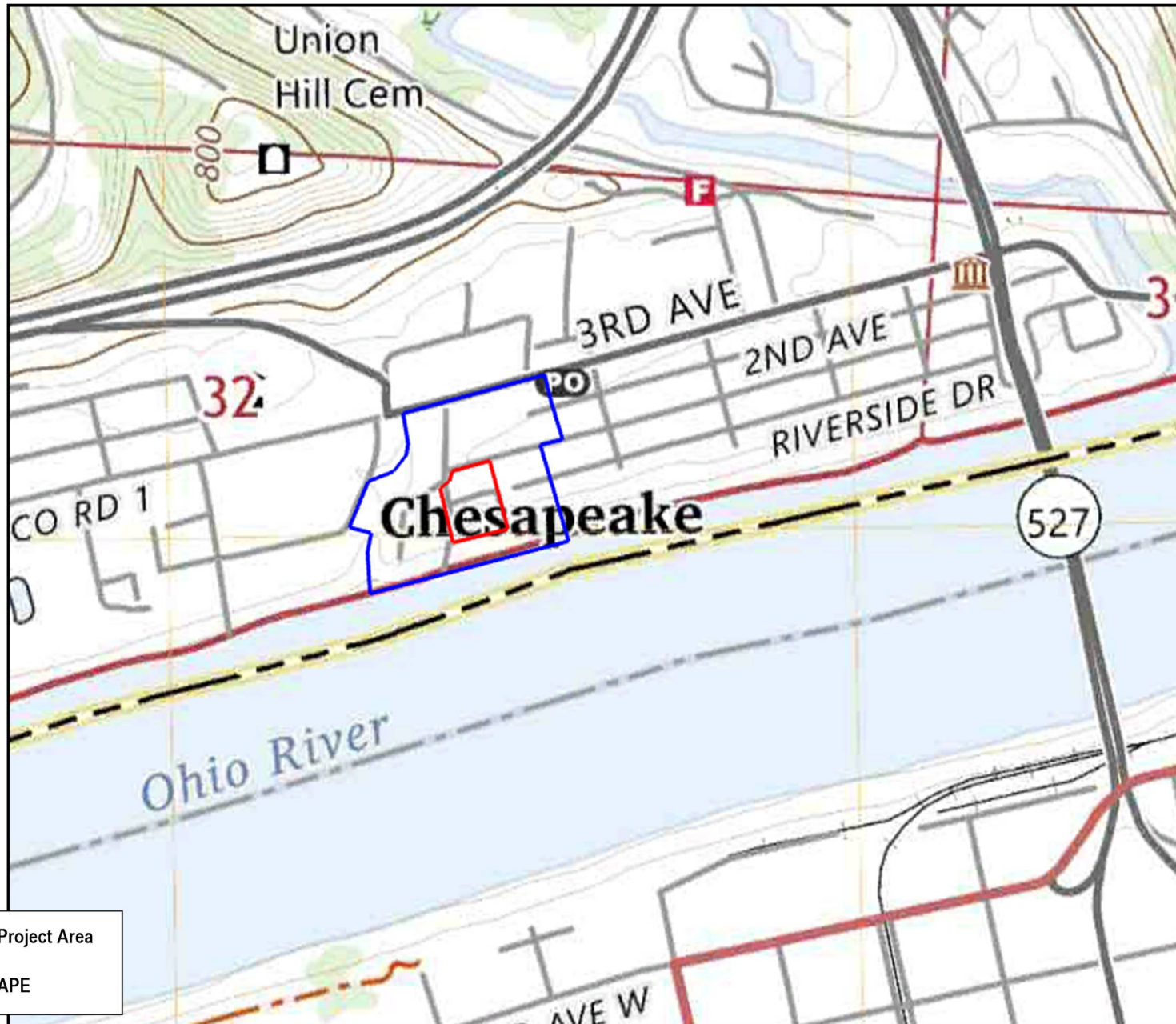
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Please email the completed form and supporting documentation to our office via [section106@ohiohistory.org](mailto:section106@ohiohistory.org). Submission of the form does not constitute completion of the consultation process. Once the SHPO has received the information they will provide within 30 days one of the following recommendations in writing:

- Agree with your determination of effect

- Suggest a different determination of effect
- Request additional information or clarification.
- Require additional information gathering efforts such as a Phase II archaeology or history architecture evaluation.


Note that the file size is limited to 20 MB. If your file sizes are larger, SHPO will be unable to receive your submission. To check your submission was received and logged in for our review, please visit <https://www.ohiohistory.org/preserving-ohio/federal-state-reviews/project-status-check-for-106/>.




**Figure 1**  
**USGS Quad Map**  
**Huntington, WV 2023**



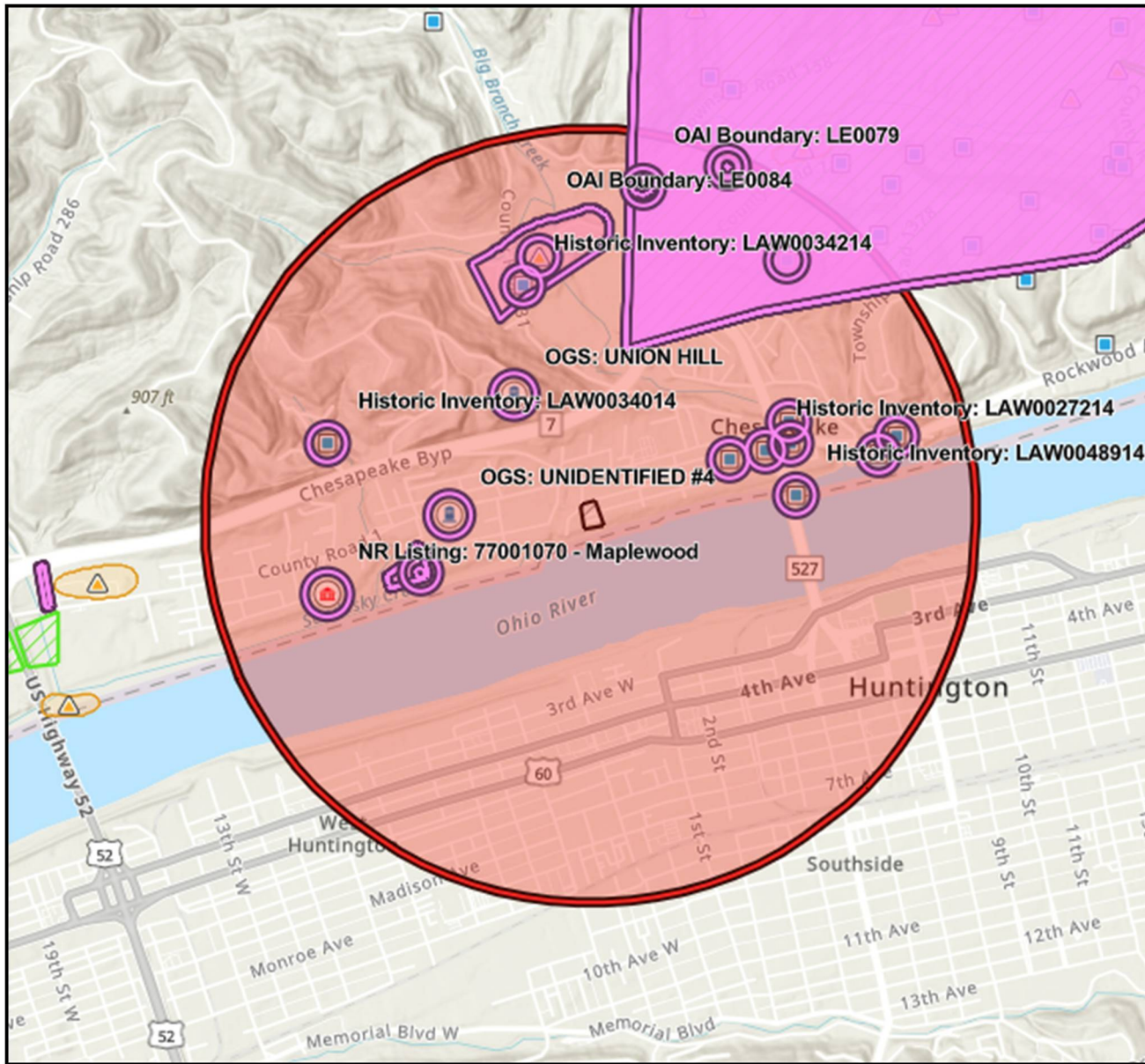


 Project Area

 APE

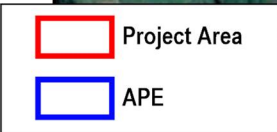
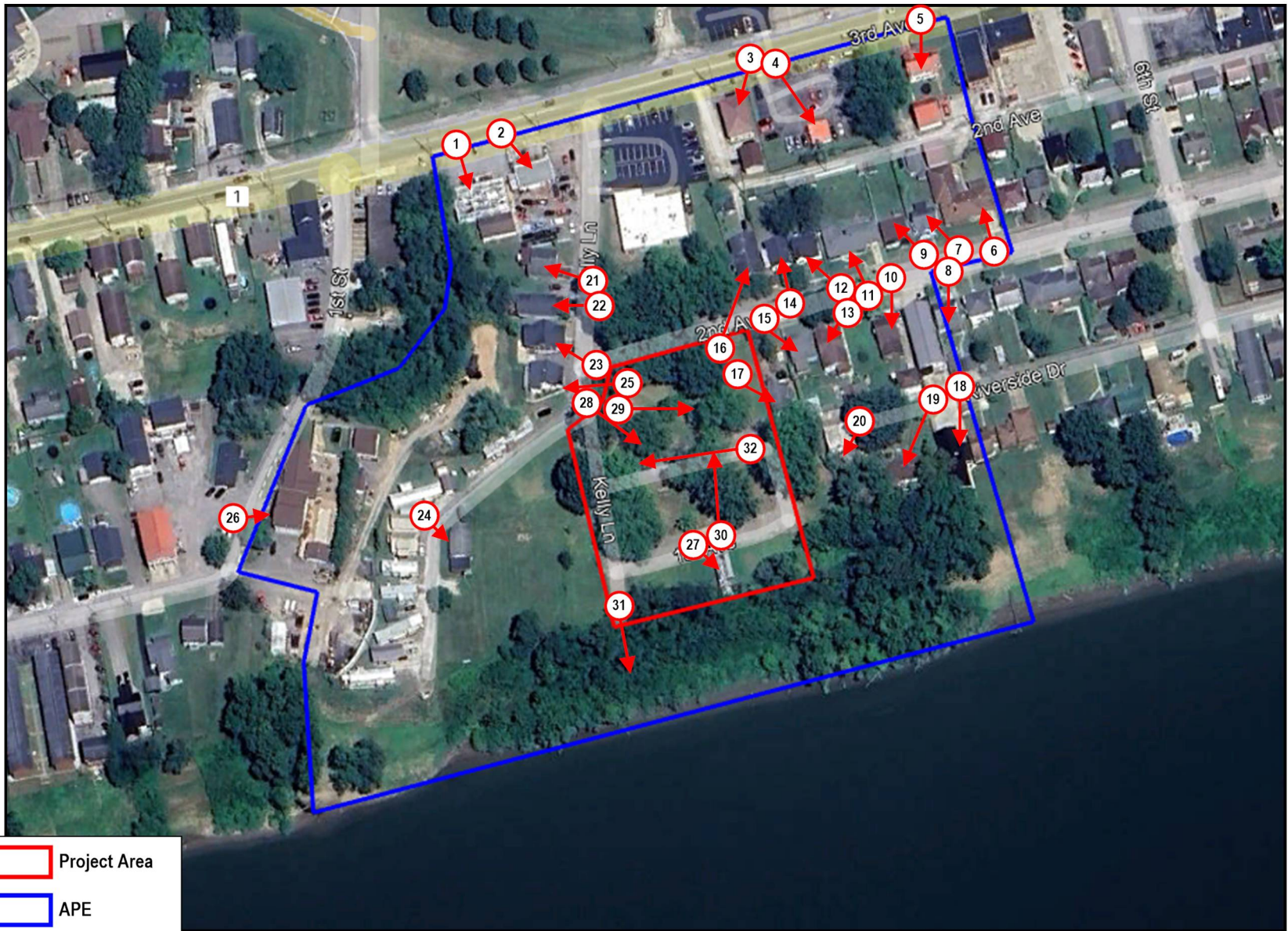
**Figure 2**  
**Area of Potential Effects**





**Figure 3**  
**Literature Review Results**





**Figure 4**  
**Photo Locations**



**Table 1  
Section 106 Documentation Table**

Photo Reference Number	Address / Street Name	Common Name (if known)	OHI Number/Bridge Structure File Number	Date Inventoried	Date(s) of Construction / Alteration	Style & Type of Building Structure	Material	National Register Eligible (Y/N/Undetermined)	Applicable NR Criteria	Applicable Aspects of Integrity	Recommendation
1	733 3rd Ave	American Health Centers		11/7/2025	1970	Single-story vernacular modern commercial	Stucco, cement, membrane roof, fixed metal windows	N	N/A	Location, design, materials, workmanship, feeling, association	An unexceptional example of twentieth century vernacular modern commercial architecture, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
	731 3rd Ave	Platinum Motorsports		11/7/2025	1950	Single story vernacular garage with Art Deco influence	Cement, fixed metal windows, membrane roof, metal garage doors, plywood addition	N	N/A	Location, design, workmanship	An unexceptional example of twentieth century vernacular commercial architecture, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
3	621 3rd Ave	Nationwide Insurance		11/7/2025	1962	Two story vernacular four-flat apartment	Metal hipped roof, two-story wood porches with wood posts and decorative ironwork posts, brick, fixed metal windows below, 1/1 double hung vinyl above	N	N/A	Location, design, workmanship, feeling	An unexceptional example of twentieth century vernacular architecture, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
4	619 3rd Ave	3rd Ave Auto Sales		11/7/2025	1962	Single story vernacular modern commercial building	Cement block, vertical wood siding, corrugated metal roof, fixed windows, aluminum commercial entry	N	N/A	Location, design, materials, workmanship	An unexceptional example of twentieth century vernacular modern commercial architecture, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.

**Table 1  
Section 106 Documentation Table**

Photo Reference Number	Address / Street Name	Common Name (if known)	OHI Number/Bridge Structure File Number	Date Inventoried	Date(s) of Construction / Alteration	Style & Type of Building Structure	Material	National Register Eligible (Y/N/Undetermined)	Applicable NR Criteria	Applicable Aspects of Integrity	Recommendation
5	611 3rd Ave			11/7/2025	1945	One-and-a-half story Cape Cod with Period House influence	Asphalt shingle, stucco, curved gabled entrance with rounded entry, cement block chimney at front, cement porch shaded by shed roof on simple posts, vinyl 1/1 windows	N	N/A	Location, design, materials, workmanship, feeling	An unexceptional example of twentieth century vernacular domestic architecture, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
6	610 2nd Ave			11/7/2025	1956	Single story ranch	Hipped roof with asphalt shingle, brick chimney offset from roofline, brick façade, vinyl sliding windows and 1/1 double hung with sidelights	N	N/A	Location, design, materials, workmanship, feeling	An unexceptional example of a ranch house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
7	614 2nd Ave			11/7/2025	1951	Single story minimal traditional	Side gable roof with asphalt shingle and front gable at entrance, stucco, aluminum casement windows arranged triply, chimney offset from roofline at end, metal awning shades over windows and entrance, front addition telescoping	N	N/A	Location, materials, workmanship, feeling, association	An unexceptional and altered example of a minimal traditional house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
8	616 2nd Ave			11/7/2025	1963	Single story minimal traditional	Side gable roof with asphalt shingle, vinyl siding, formstone, cement block foundation, 1/1 double hung vinyl windows, shed-roof addition at entrance with front-facing gable at door and fixed diamond portholes, cement block porch shaded by shed roof with wrought iron supports	N	N/A	Location, materials, workmanship	An unexceptional and altered example of a minimal traditional house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
10	619 2nd Ave			11/7/2025	1953	One and a half story minimal traditional	Side gable roof with asphalt shingle, gabled addition at rear, stucco and brick façade, cement block porch at entrance shaded by metal awning, metal casement windows and 1/1 double hung vinyl with false muntins, two story cinderblock and vinyl siding garage at rear with hipped roof	N	N/A	Location, materials, workmanship, feeling, association	An unexceptional and altered example of a minimal traditional house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.

**Table 1  
Section 106 Documentation Table**

Photo Reference Number	Address / Street Name	Common Name (if known)	OHI Number/Bridge Structure File Number	Date Inventoried	Date(s) of Construction / Alteration	Style & Type of Building Structure	Material	National Register Eligible (Y/N/Undetermined)	Applicable NR Criteria	Applicable Aspects of Integrity	Recommendation
11	620 2nd Ave			11/7/2025	1953	Single story ranch	Hipped roof with asphalt shingle, stuccoed chimney offset from roofline, stucco, vinyl 1/1 double hung windows and fixed with 1/1 double hung sidelights, entrance recessed and shaded by overhang, garage door	N	N/A	Location, design, materials, workmanship, feeling	An unexceptional example of a ranch house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
12	622 2nd Ave			11/7/2025	1949	Vernacular house with minimal traditional influence	Cross gable roof with asphalt shingle, vinyl siding, octagonal porthole, 1/1 double hung vinyl windows with false muntins, cement block porch at entrance shaded by metal awning	N	N/A	Location, materials, workmanship, feeling	An unexceptional and altered example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
13	623 2nd Ave			11/7/2025	1953	Vernacular house with minimal traditional influence	Cross gable roof with asphalt shingle, vinyl siding, wood shingle, formstone, 1/1 double hung vinyl, fixed with false muntins, cement foundation	N	N/A	Location, design, materials, workmanship, feeling	An unexceptional example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
14	624 2nd Ave			11/7/2025	1955	Minimal traditional	Gable roof with asphalt shingle, aluminum siding, 1/1 double hung metal windows, entrance shaded by shed-roof metal awning supported by wrought iron posts	N	N/A	Location, design, materials, workmanship, feeling	An unexceptional example of a minimal traditional house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
15	625 2nd Ave			11/7/2025	1955	Vernacular house with minimal traditional influence	Low side gable roof with asphalt shingle, vinyl siding, cement bricks, fixed metal window with casement sidelights, 6/6 double hung metal, shed-roof porch with cement foundation supported by four wood posts	N	N/A	Location, design, materials, workmanship, feeling	An unexceptional example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.

**Table 1  
Section 106 Documentation Table**

Photo Reference Number	Address / Street Name	Common Name (if known)	OHI Number/Bridge Structure File Number	Date Inventoried	Date(s) of Construction / Alteration	Style & Type of Building Structure	Material	National Register Eligible (Y/N/Undetermined)	Applicable NR Criteria	Applicable Aspects of Integrity	Recommendation
16	626 2nd Ave			11/7/2025	1956	Vernacular ranch with minimal traditional elements	Gable roof with asphalt shingle, aluminum siding, cement foundation, 1/1 double hung and sliding vinyl, porch shaded by low gabled roof supported by four woodposts, cross gable addition with glass door, gabled rear porch	N	N/A	Location, materials, workmanship, feeling	An unexceptional and altered example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
17	627 2nd Ave			11/7/2025	1956	Two story vernacular house	Side gable roof with asphalt shingle, hipped-roof second story porch over entrance, sliding vinyl windows, stucco façade	N	N/A	Location, design, materials, workmanship, feeling	An unexceptional example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
18	617 Riverside Dr			11/7/2025	1953	Single story vernacular ranch	Low gabled metal roof, stucco chimney offset, wood shingle pediment, vertical siding, garage doors, no road-facing windows; detached gable-roof garage with vinyl siding at front	N	N/A	Location	An unexceptional and significantly altered example of a ranch house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
19	619 Riverside Dr			11/7/2025	1948	Single story storybook cottage	Gabled roof with rounded eaves, brick chimney along roofline, stucco, 8- and 12-light casement windows, shed roof porch with rounded eaves supported by columns	N	N/A	Location, design, materials, workmanship, feeling	An example of a twentieth century storybook house that has lost context through surrounding redevelopment, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
20	621 Riverside Dr			11/7/2025	c. 1980	Vernacular house	Flat roof, cement block, fixed metal windows shaded by metal awning, windows covered by corrugated metal sheeting, garage door	N	N/A	Location, design, materials, workmanship, feeling	An unexceptional example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.

**Table 1  
Section 106 Documentation Table**

Photo Reference Number	Address / Street Name	Common Name (if known)	OHI Number/Bridge Structure File Number	Date Inventoried	Date(s) of Construction / Alteration	Style & Type of Building Structure	Material	National Register Eligible (Y/N/Undetermined)	Applicable NR Criteria	Applicable Aspects of Integrity	Recommendation
21	203 Kelly Ln			11/7/2025	1940	Vernacular house	Gabled asphalt shingle roof, 1/1 vinyl windows and fixed with 4-light sidelights, cement block foundation, tarpaper shingle façade, shed-roof metal car shade supported by four turned wood columns, flat roof porch supported by two turned wood columns	N	N/A	Location, materials, workmanship	An unexceptional and altered example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
22	211 Kelly Ln			11/7/2025	1930	One-and-a-half story vernacular house with bungalow elements	Gabled asphalt shingle roof with lower gabled front porch supported by three wood posts, 1/1 double hung vinyl windows arranged in pairs, vinyl siding	N	N/A	Location, materials, workmanship, feeling	An unexceptional and altered example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
23	201 Kelly Ln			11/7/2025	1948	One-and-a-half story vernacular house with bungalow elements	Side gable asphalt shingle roof with gabled front porch supported by four columns, 1/1 double hung vinyl windows arranged singly, concrete foundation, vinyl siding	N	N/A	Location, materials, workmanship, feeling	An unexceptional and altered example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
24	109 Kelly Ln			11/7/2025	1948	One-and-a-half story vernacular house with Dutch Colonial elements	Hipped gable asphalt shingle roof, wide shed-roof dormer with three 1/1 double hung metal windows, 1/1 double hung metal windows arranged singly and in pairs, gabled roof porch supported by three wood columns, wood porch; shed-roof addition at rear	N	N/A	Location, materials, workmanship, feeling	An unexceptional and altered example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.
25	111 Kelly Ln			11/7/2025	1965	One-and-a-half story vernacular house with bungalow elements	Side gable roof with asphalt shingle and lower-pitched shed roof porch; shed roof also covers addition, 1/1 double hung vinyl windows and casement with false muntins, aluminum siding, porch supported by three turned wood posts	N	N/A	Location, materials, workmanship, feeling	An unexceptional and altered example of a twentieth century vernacular house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.

**Table 1  
Section 106 Documentation Table**

Photo Reference Number	Address / Street Name	Common Name (if known)	OHI Number/Bridge Structure File Number	Date Inventoried	Date(s) of Construction / Alteration	Style & Type of Building Structure	Material	National Register Eligible (Y/N/Undetermined)	Applicable NR Criteria	Applicable Aspects of Integrity	Recommendation
26	146 TR 1118			11/7/2025	1953	Single story ranch with two story vernacular contemporary addition	Low side gable roof with asphalt shingle, stucco, brick, low gabled entry porch with arch supported by two columns, fixed and sliding vinyl windows; two-story front gable addition with stucco façade, brick, low gabled entry porch with arch supported by two columns and arched doorway, arched windows with 1/1 vinyl arranged in pairs, two garage doors	N	N/A	Location	An unexceptional and significantly altered example of a ranch house, this property is unlikely to be found eligible for the NRHP under Criterion C. Preliminary research found no notable associations with people or events eligible under Criteria A or B. It is not likely to provide information under Criterion D.



Photo 1: 733 3rd Avenue, facing south.



Photo 2: 731 3rd Avenue, facing southeast.



Photo 3: 621 3rd Avenue, facing southwest.



Photo 4: 619 3rd Avenue, facing southeast.



Photo 5: 611 3<sup>rd</sup> Avenue, facing south.



Photo 6: 610 2<sup>nd</sup> Avenue, facing north-northwest.



Photo 7: 614 2<sup>nd</sup> Avenue, facing northwest.



Photo 8: 615 2<sup>nd</sup> Avenue, facing south.



Photo 9: 616 2<sup>nd</sup> Avenue, facing northwest.



Photo 10: 619 2<sup>nd</sup> Avenue, facing south.



Photo 11: 620 2<sup>nd</sup> Avenue, facing northwest.



Photo 12: 622 2<sup>nd</sup> Avenue, facing northwest.



Photo 13: 623 2<sup>nd</sup> Avenue, facing southwest.

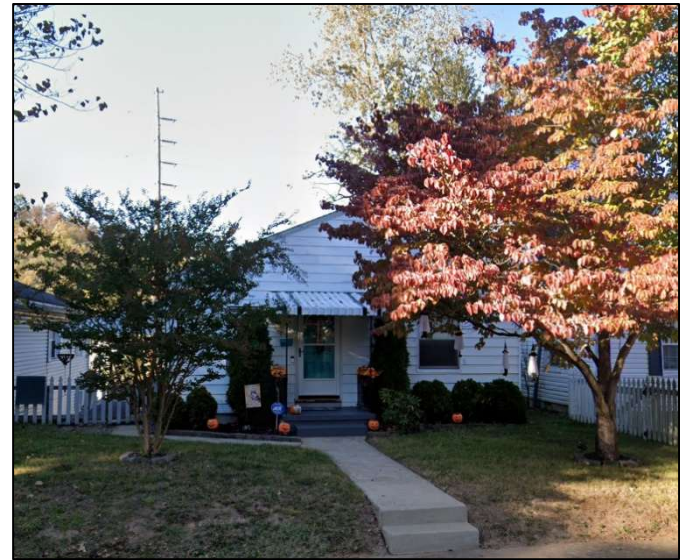


Photo 14: 624 2<sup>nd</sup> Avenue, facing north.



Photo 15: 625 2<sup>nd</sup> Avenue, facing southeast.



Photo 16: 626 2<sup>nd</sup> Avenue, facing northeast.



Photo 17: 627 2<sup>nd</sup> Avenue, facing southeast.



Photo 18: 617 Riverside, facing southwest.



Photo 19: 619 Riverside, facing southwest.



Photo 20: 621 Riverside, facing southwest.



Photo 21: 203 Kelly, facing northwest.



Photo 22: 211 Kelly, facing west.



Photo 23: 201 Kelly, facing northwest.



Photo 24: 109 Kelly, facing southeast.



Photo 25: 111 Kelly, facing west.



Photo 26: 146 Township Road 1118, facing east.



Photo 27: Remaining mobile home in Project Area, facing southeast.



Photo 28: View of the Project Area, facing southeast.



Photo 29: View of the northern portion of the Project Area, facing east.



Photo 30: View from the southern Project Area, facing north.



Photo 31: View south from the southwest corner of the Project Area.



Photo 32: View of the Project Area, facing west southwest.



11/19/2025

Lora Nuckolls  
Eastern Shawnee Tribe of Oklahoma  
80500 E 128 Rd.,  
Wyandotte, OK 74370

Re: Chesapeake Landing Apartments  
2<sup>nd</sup> Avenue  
Chesapeake, Lawrence County  
HOME Funds:

Dear Lora Nuckolls,

The Ohio Department of Development is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the Ohio Department of Development has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The Ohio Department of Development will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

A search of the Ohio State Historic Preservation Office Online Mapping System revealed the project is not in the vicinity of any properties listed to the National Register of Historic Places or the Ohio Historic Inventory, either with or without recorded significant tribal association. There are no sites known to the Ohio SHPO to have significant tribal association in the project area or area of potential effects. Four pre-contact archaeological sites have been identified outside the area of potential effects but within a one-mile study radius.

To meet project timeframes, if you would like to be a consulting party on this project, can you please let us know of your interest within 30 days? If you have any initial concerns with



impacts of the project on religious or cultural properties, can you please note them in your response?

Enclosed is a map that shows the project area and, if applicable, an additional area of potential indirect effects.

The project is a 63-unit new construction building located in the Village of Chesapeake, along the Ohio River. The 2-acre site will be redeveloped to provide housing for seniors in the region along with amenities and services catered towards the residents' needs. The 4-story building will provide sweeping views of the Ohio River valley and will be connected to the Village of Chesapeake's future multi-purpose recreational trail. Developed by Ironton Lawrence County Area Community Action Organization, the property will expand the affordable housing options for seniors in Lawrence County, addressing a growing need in the community.

More information on the Section 106 review process is available at <http://www.onecpd.info/environmental-review/historic-preservation/>.

HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

If you do not wish to consult on this project, can you please inform us? If you do wish to consult, can you please include in your reply the name and contact information for the tribe's principal representative in the consultation? Thank you very much. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

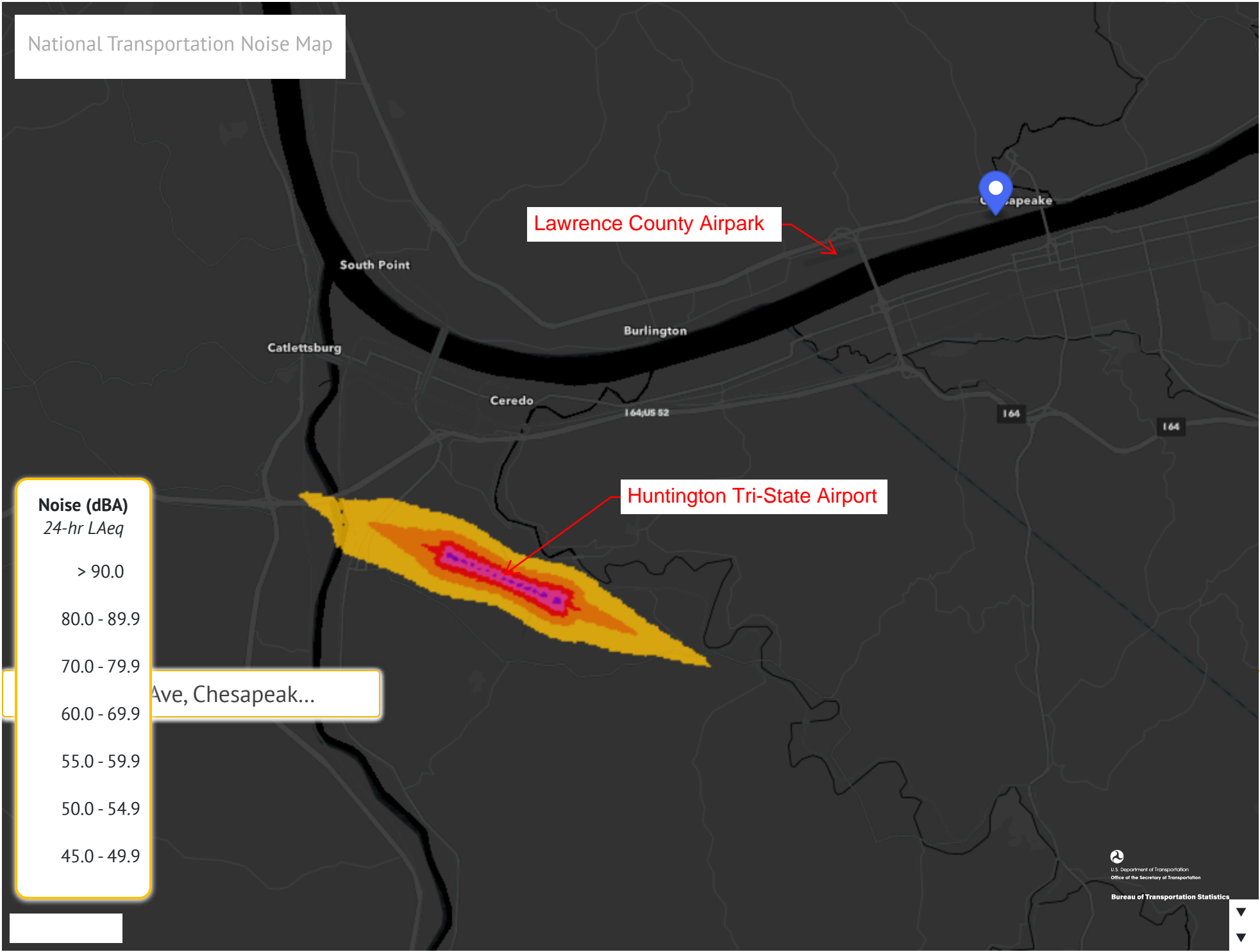
A handwritten signature in black ink, appearing to read "Jennifer Griffin".

Jennifer Griffin, Division Compliance Manager  
Community Services Division

**APPENDIX M**  
**NOISE**



National Transportation Noise Map



Lawrence County Airpark

Huntington Tri-State Airport

Noise (dBA)

24-hr LAeq

> 90.0

80.0 - 89.9

70.0 - 79.9

60.0 - 69.9

55.0 - 59.9

50.0 - 54.9

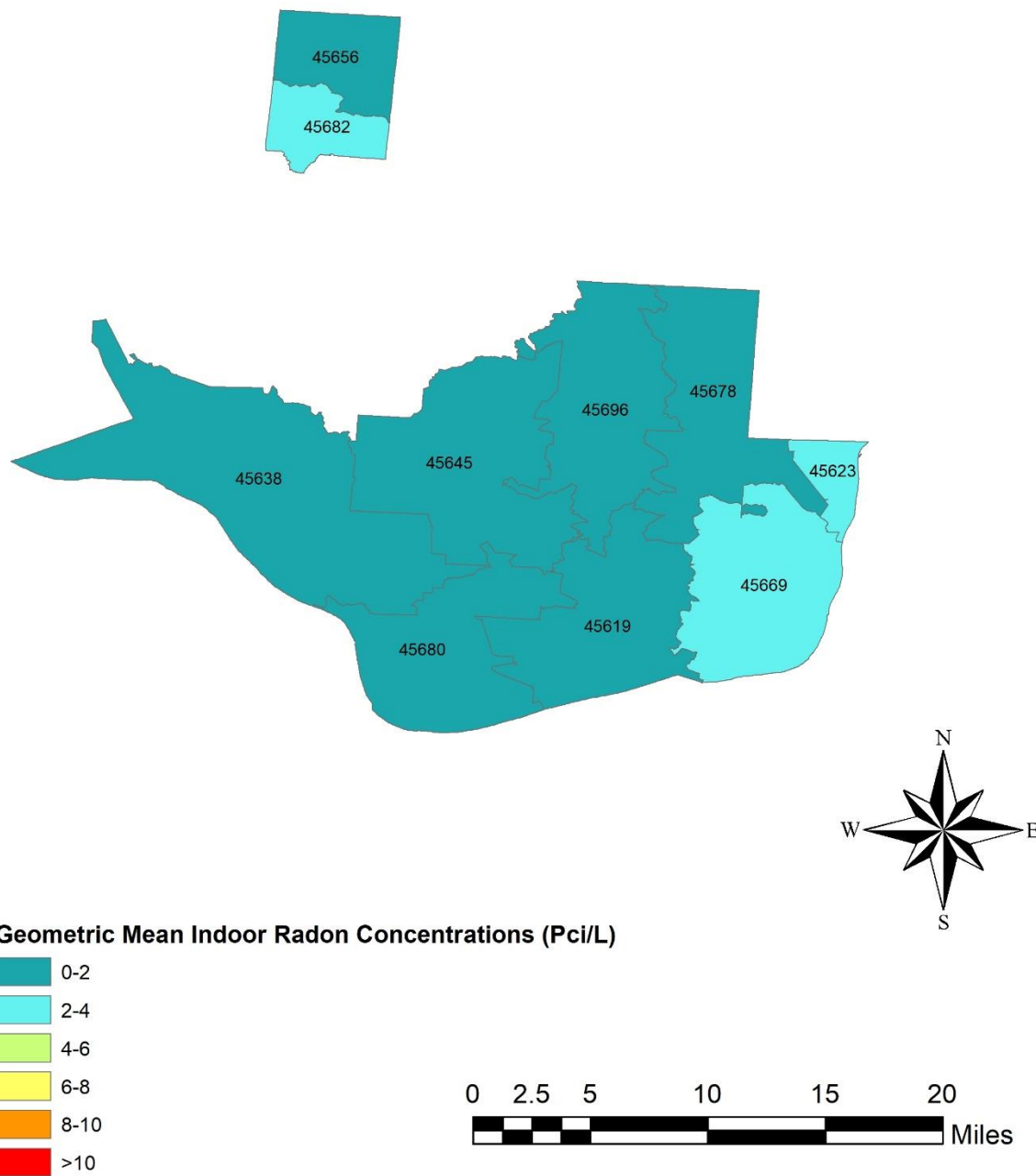
45.0 - 49.9

Ave, Chesapeak...

**APPENDIX N**  
**RADON**



## Variation of Geometric Mean Radon Concentrations in Zip codes of Lawrence County



**APPENDIX O**  
**SOLE SOURCE AQUIFERS**





 <p>North</p>	<p><b>PROPOSED CHESAPEAKE LANDING PROPERTY</b> 2ND AVENUE CHESAPEAKE, LAWRENCE COUNTY, OHIO</p>	
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**APPENDIX P**  
**WETLANDS PROTECTION**





May 7, 2026

**Wetlands**

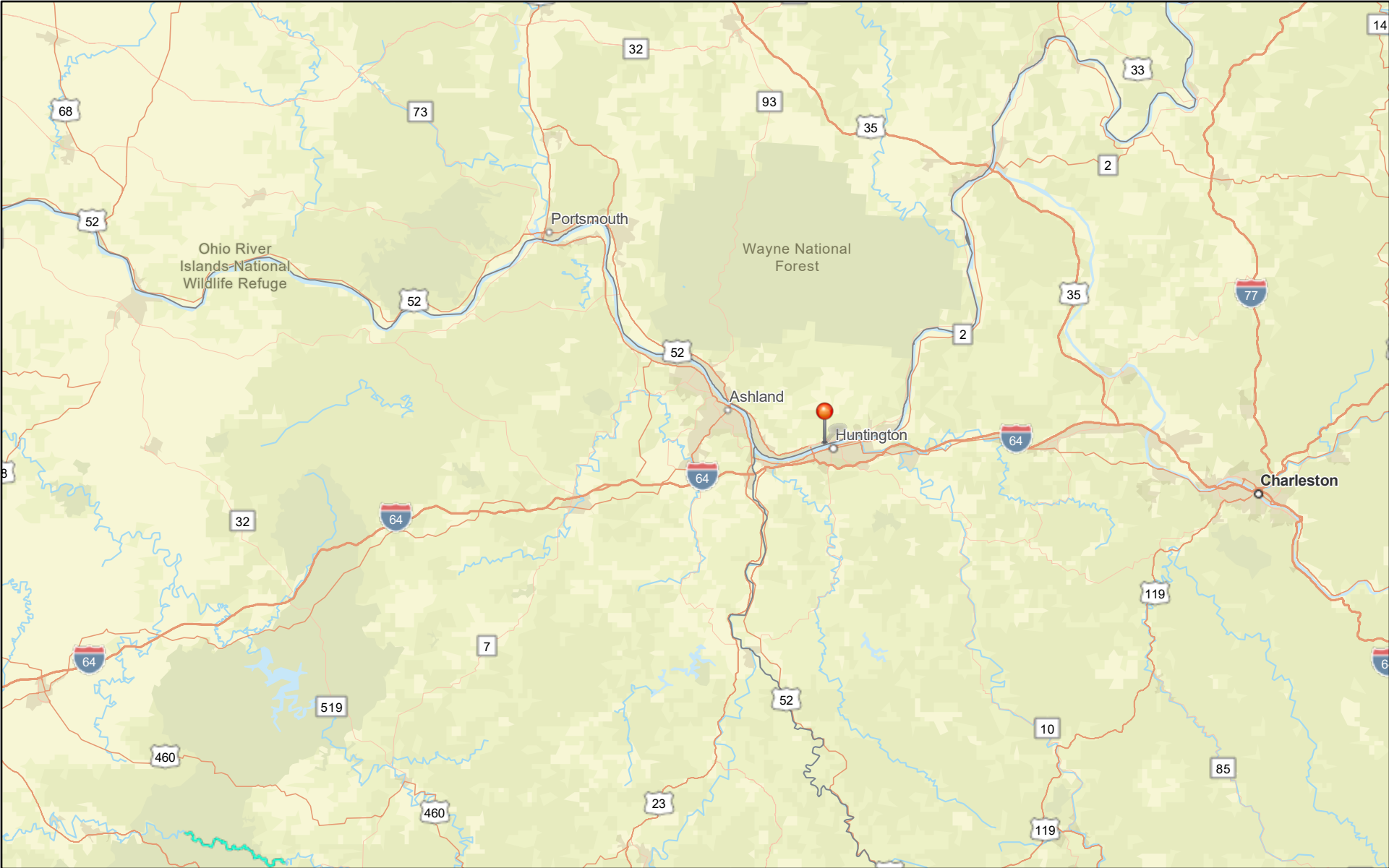
- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**APPENDIX Q**  
**WILD AND SCENIC RIVERS**



# Wild & Scenic Rivers

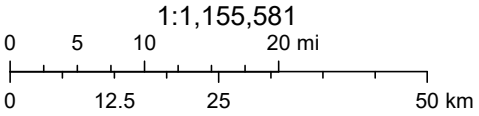


May 7, 2026



Site

Wild and Scenic Rivers



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

**APPENDIX R**  
**ZONING**





# VILLAGE OF CHESAPEAKE

211 3RD AVENUE, CHESAPEAKE, OH 45619

CLERKOF COURTS@ZOOMINTERNET.NET

740-867-5600



February 18, 2025

Mr. Ralph Kline, Assistant Executive Director of Planning  
Ironton Lawrence County Community Action Organization  
305 North 5<sup>th</sup> Street  
Ironton, OH 45638

**Re: Chesapeake Landing, 709 2<sup>nd</sup> Avenue, Chesapeake, Lawrence County, OH 45619  
Zoning Confirmation Letter**

Mr. Kline,

The subject property is located within the jurisdiction of the Village of Chesapeake in Lawrence County, Ohio.

There are no zoning regulations in effect within the Village of Chesapeake, as such the proposed project is permitted so long as it complies with all applicable building codes.

The Village of Chesapeake is excited for the potential development of Chesapeake Landing in our community. This new apartment building will provide much-needed affordable housing for the aging residents who are seeking financial stability in safe, quality housing.

Please reach out if you require any additional information

Sincerely,

Drew W. Griffin  
Village of Chesapeake Mayor



# VILLAGE OF CHESAPEAKE

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740-867-5600



February 18, 2025

Mr. Ralph Kline, Assistant Executive Director of Planning  
Ironton Lawrence County Community Action Organization  
305 North 5<sup>th</sup> Street  
Ironton, OH 45638

**Re: Chesapeake Landing Letter of Support**

Mr. Kline,

The Village of Chesapeake is excited for the potential development of Chesapeake Landing in our community. This new apartment building will provide much needed affordable housing for the aging residents who are seeking financial stability in safe, quality housing.

We understand that the ILCAO is proposing to develop Chesapeake Landing representing an investment into the Village of Chesapeake at an estimated \$20 million dollars. The development is applying to receive 2025 9% Low Income Housing Tax Credits through the Ohio Housing Finance Agency for the construction of this affordable housing development. With these tax credits, it is projected that 63 one and two-bedroom units will be able to be constructed and provide safe, decent, and affordable housing to Lawrence County senior residents. In addition, the project will provide common areas to serve project and area senior residents with such things as senior congregate meals, senior activities, and other support services. It is projected that the project would create an estimated 3 additional employment positions to provide housing management, maintenance, and supportive services at the project.

This project complements the broader community development efforts in the Village of Chesapeake that are being led by LEDC and ILCAO, focusing on redeveloping our waterfront and downtown core to be an active hub for the community.

Please accept this letter as evidence of my support for the Ironton Lawrence CAO continued effort to develop affordable senior housing and supportive services to serve some of our most vulnerable community members.

Sincerely,

Drew W. Griffin  
Village of Chesapeake Mayor

**APPENDIX S**  
**ARCHITECTURAL PLAN SET**



SUBMITTAL FOR:

# CHESAPEAKE LANDING 709 2nd AVENUE, CHESAPEAKE, OHIO 45619



CONCEPTUAL RENDERING, SUBJECT TO CHANGE

**DEVELOPMENT TEAM:**

**DEVELOPER/CONTRACTOR:**

IRONTON-LAWRENCE COUNTY  
COMMUNITY ACTION ORGANIZATION  
305 N. 5th STREET  
IRONTON, OHIO 45638  
740-532-3140

**DEVELOPMENT CONSULTANT:**

KNIGHT PARTNERS  
870 S 5th STREET  
COLUMBUS, OHIO 43206  
419-302-9103

**DRAWING INDEX:**

- A0.10 TITLE SHEET & PROJECT INFORMATION
- A0.40 CODE REVIEW & UNIVERSAL DESIGN
- A1.00 SITE PLAN
- A1.01 LANDSCAPE PLAN
- A1.11 BUILDING PLAN FIRST FLOOR
- A1.12 BUILDING PLAN SECOND FLOOR
- A1.13 BUILDING PLAN THIRD FLOOR
- A1.14 BUILDING PLAN FOURTH FLOOR
- A3.10 BUILDING ELEVATIONS - NORTH & EAST
- A3.20 BUILDING ELEVATIONS - SOUTH & WEST
- A4.10 UNIT 1A & 1A-SI FLOOR PLAN
- A4.11 UNIT 1A-A FLOOR PLAN
- A4.20 UNIT 2A & 2A-SI FLOOR PLAN
- A4.21 UNIT 2A-A FLOOR PLAN
- A4.22 UNIT 2B FLOOR PLAN
- A4.30 TYPICAL MEP UNIT PLAN
- A7.00 TYPICAL WALL SECTION

**BUILDING FEATURES:**

1. ENERGY STAR CERTIFIED WASHER & DRYERS IN ALL UNITS
2. ENERGY STAR CERTIFIED DISHWASHERS IN ALL UNITS
3. EXERCISE ROOM
4. 400-SF OUTDOOR PATIO AREA, MINIMUM 50% COVERED
5. ROLL-IN SHOWERS IN AT LEAST 50% OF ALL UNITS (32 UNITS)

**BUILDING & UNIT TABULATION / SF INFORMATION:**

	GROSS area/unit	First Floor		Second Floor		Third Floor		Fourth Floor		Totals	
		Units	SF	Units	SF	Units	SF	Units	SF	Units	SF
1A (1-Bedrm/1-Bathrm)	701	4	2,804	10	7,010	10	7,010	10	7,010	34	23,834
1A-SI (Hearing & Vision) (1-Bedrm/1-Bathrm)	701	1	701	0	0	0	0	0	0	1	701
1A-A (Handicapped) (1-Bedrm/1-Bathrm)	701	2	1,402	1	701	1	701	1	701	5	3,505
2A (2-Bedrm/1-Bathrm)	905	4	3,620	3	2,715	4	3,620	5	4,525	16	14,480
2A-SI (Hearing & Vision) (2-Bedrm/1-Bathrm)	905	0	0	1	905	0	0	0	0	1	905
2A-A (Handicapped) (2-Bedrm/1-Bathrm)	905	1	905	1	905	1	905	0	0	3	2,715
2B (2-Bedrm/1-Bathrm)	910	0	0	1	910	1	910	1	910	3	2,730
		<b>12</b>	<b>9,432</b>	<b>17</b>	<b>13,146</b>	<b>17</b>	<b>13,146</b>	<b>17</b>	<b>13,146</b>	<b>63</b>	<b>48,870</b>

Unit Types, Sub-Totals		
1-Bedroom / 1-Bathroom Units - Standard	34	40
1-Bedroom / 1 Bathroom Units - Hearing & Vision	1	
1-Bedroom / 1-Bathroom Units - Fully Accessible	5	
2-Bedroom / 1-Bathroom Units - Standard	19	23
2-Bedroom / 1-Bathroom Units - Hearing & Vision	1	
2-Bedroom / 1-Bathroom Units - Fully Accessible	3	
	<b>63</b>	

Fully Accessible				
5%	x	63	3.15	Round up to 4 Req.
4	x	2	8	8 TOTAL Provided
Project will double the required fully accessible units				
Hearing & Vision				
2%	x	63	1.26	2 units Req./Provided

All square footage calculations use BOMA Multi-Unit Residential, Gross Method	First Floor	Second Floor	Third Floor	Fourth Floor	Total
Commercial Space	0	0	0	0	0
Market Rate Unit SF	0	0	0	0	0
LIHTC Unit SF	9,432	13,146	13,146	13,146	48,870
Common Area (Public)	2,583	178	178	178	3,117
Dedicated Program Space	0	0	0	0	0
Limited Common Area (Balconies, Patios)	0	0	0	0	0
Support (trash room, common mech)	1,603	243	243	243	2,332
Tenant Storage	0	0	0	0	0
Major Vertical Penetrations	650	650	650	650	2,600
Common Area (Circulation)	3,233	2,204	2,204	2,204	9,845
<b>Gross Area Per Building</b>	<b>17,501</b>	<b>16,421</b>	<b>16,421</b>	<b>16,421</b>	<b>66,764</b>

Non-Low Income Floor Area (commercial areas plus market rate units)	0
Low Income Floor Area (low income units plus common area circulation plus limited common area plus tenant storage)	58,715
% Common Area (common area public plus common area circulation divided by gross sf)	0.194147
Net Rentable Square Footage (gross square footage minus non-low income area)	66,764
Average Net Rentable SQ FT per LI Unit (net rentable square footage divided by total number of low income units)	1,060

**RDL**  
ARCHITECTS  
21111 Chagrin Blvd, Suite 110  
Beachwood, Ohio 44122  
PHONE: 216-752-4300  
FAX: 216-752-4301  
www.RDLarchitects.com



305 N 5th Street  
Ironton, Ohio 45638  
Telephone: 740.532.3140

Development Consultant:



Knight Partners  
870 S 5th Street  
Columbus, Ohio 43206  
Telephone: 419.302.9103

**CHESAPEAKE LANDING**

709 2nd AVENUE  
CHESAPEAKE, OHIO 45619

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND CONCEPTS ARE THE PROPERTY OF RDL ARCHITECTS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

**TAX CREDIT SUBMITTAL 2025**

9% APPLICATION

TITLE SHEET

PROJECT # 24188P  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
FILE NAME \_\_\_\_\_  
PLOT DATE 02/26/2025

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**A0.10**

## CODE REVIEW:

1. PROJECT NAME: CHESAPEAKE SENIOR

2. PROJECT ADDRESS: 2nd STREET & KELLY LANE  
CHESAPEAKE, OHIO 45619

3. APPLICABLE CODES: 2024 OHIO BUILDING CODE  
2024 OHIO MECHANICAL CODE  
2024 OHIO PLUMBING CODE  
2023 NATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL FUEL GAS CODE  
2017 OHIO FIRE CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE  
1998 FAIR HOUSING ACT DESIGN MANUAL  
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)  
2017 ICC ANSI 117.1 ACCESSIBILITY AS AMENDED PER OBC 1112  
AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG)  
CHAPTER 11 OF THE OBC AND RELATED ACCESSIBILITY PROVISIONS  
SAFE HARBOR PROVISIONS OF THE ADAAG  
NATIONAL GREEN BUILDING STANDARD

4. USE GROUP: R-2, RESIDENTIAL MULTI-FAMILY /  
A-3, ASSEMBLY AS ACCESSORY OCCUPANCY, < 10% OF FIRST FLOOR AREA

5. CONSTRUCTION CLASSIFICATION: TYPE V-A COMBUSTIBLE, PROTECTED CONSTRUCTION, SPRINKLERED  
R-2 SPRINKLERED PER NFPA-13

6. ALLOWABLE HEIGHT AND AREAS:

ALLOWABLE HEIGHT:	4 STORIES / 70 FT
ACTUAL HEIGHT:	4 STORIES / 57 FT
ALLOWABLE AREA:	36,000 PER FLOOR x 4 = 144,000-sf
ACTUAL AREA:	17,501 GSF MAX. PER FLOOR

7. ACTUAL GROSS SQUARE FOOTAGE:

FIRST FLOOR	17,501 GSF
SECOND FLOOR	16,421 GSF
THIRD FLOOR	16,421 GSF
FOURTH FLOOR	16,421 GSF
<b>TOTAL</b>	<b>66,764 GSF</b>

8. OCCUPANCY :

RESIDENTIAL OCCUPANCY	= 200 SF / PERSON	244 PEOPLE / 61 OCCUPANTS/ FLOOR, TYPICAL OF UPPER FLRS
1,087 SF COMMUNITY ROOM	= 15 SF/ PERSON	72 PEOPLE
348 SF FITNESS RM	= 50 SF/ PERSON	07 PEOPLE

9. EGRESS REQUIREMENTS:

UNITS: ONE (1) SIDE HINGED DOOR MINIMUM 3'-0" x 6'-8". NUMBER OF REQUIRED EXITS: TWO.

EXIT TRAVEL DISTANCE: R = 250 FT (WITH NFPA 13 SPRINKLER)  
ACTUAL TRAVEL DISTANCE: 172 FT

ASSEMBLY: TWO (2) SIDE HINGED DOORS MIN. 3'-0" x 6'-8". NUMBER OF REQUIRED EXITS: TWO.

13. FIRE SUPPRESSION:

THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE DESIGNED BY AN OHIO LICENSED FIRE SPRINKLER CONTRACTOR WHO SHALL DESIGN AND PREPARE SHOP DRAWINGS OF THE SYSTEM AND SUBMIT SUCH DRAWINGS TO THE ARCHITECT, BUILDING OWNER, AND APPLICABLE BUILDING AND FIRE DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. FIRE SUPPRESSION SYSTEM SHALL COMPLY WITH NFPA 13 AS INDICATED ON THE FIRE PROTECTION DRAWINGS.

16. FIRE-RESISTANCE RATINGS:

PRIMARY STRUCTURE	1 HOUR
BEARING WALLS EXTERIOR - FROM INSIDE FACE	1 HOUR
NONBEARING WALLS & PARTITIONS INTERIOR	0 HOUR
FLOOR CONSTRUCTION & ASSOC. SECONDARY MEMBERS	1 HOUR
ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS	1 HOUR
DWELLING UNIT DEMISING WALLS	1 HOUR
SHAFT ENCLOSURE - TRASH CHUTE (4-STORIES)	2 HOUR
SHAFT ENCLOSURE - ELEVATOR (4-STORIES)	2 HOUR
EXIT ENCLOSURE - STAIRS (4-STORIES)	2 HOUR
CORRIDORS (PER OBC 1020.2)	.5 HOUR

## LOCATION MAP:



## UNIVERSAL DESIGN REQUIREMENTS:

### Entry

- \*36"-wide (minimum) entry door with lever-style handle (mandatory for NC only)
- \*Minimum 5' x 5' level clear space inside and outside entry door
- \*Adequate non-glare lighting at walkways, accessible routes, and exterior spaces
- \*Adequate lighting both inside and outside the building and unit entrance
- \*High visibility address numbers (both building and exterior units)
- \*Overhead weather protection at entrances (mandatory for NC only)

### Interior Stairs and Hallways

- \*Adequate lighting to illuminate all stairway(s), landings, and hallway(s)
- \*Hallways with a minimum width of 42"
- \*Anti-slip strips on front edge of steps in color-contrast material

### Interior Doors

- \*34"-wide (minimum) doors leading to habitable room, allowing for a 32" minimum clearance
- \*Lever-style door hardware on all interior doors
- \*Interior maximum door threshold of ¼ inch beveled or flush

### Faucets

- \*Anti-scald faucets with lever handle for all sinks, bathtubs, and showers
- \*Pressure balanced faucets

### Electrical

- \*Thermostat and control panels that are easy to read and simple to operate
- \*Rocker, touch light, or hands-free switches
- \*Extra electrical outlets (for medical equipment or rechargeable items, etc.) placed 18" to 24" above finished floor (bedroom only)

### Bathrooms

- \*Countertops with beveled/radiused corners. Outside corners are suggested to be a two-inch corner radius, waterfall edge with one-inch radius, or two-inch chamfer.
- \*Adjustable-height showerhead or hand-held showerhead with flexible hose and easily operable controls
- \*Non-glare lighting at vanities

### Kitchen

- \*At least 15" clear space/"landing zone" on each side of stove and sink, and at least one side of refrigerator. This is countertop clear space and may be shared with another appliance and/or required work surface if applicable.
- \*Loop handles on drawers and cabinets
- \*Non-glare task lighting to illuminate sink, stove, and work areas

# RDL

ARCHITECTS  
21111 Chagrin Blvd, Suite 110  
Beachwood, Ohio 44122  
PHONE: 216-752-4300  
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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

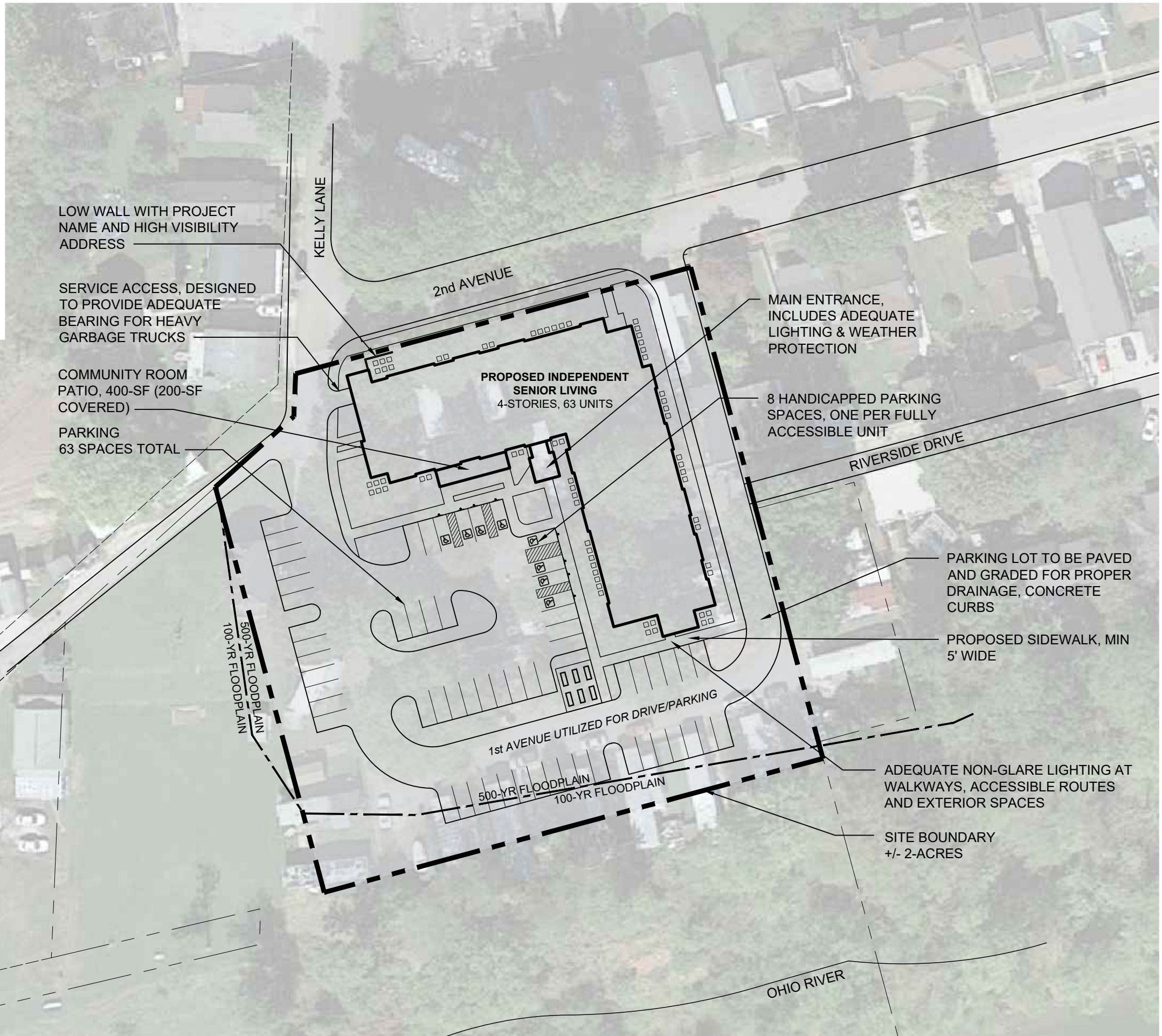
## CODE REVIEW & UNIVERSAL DESIGN

PROJECT # 24188P  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
FILE NAME \_\_\_\_\_  
PLOT DATE 02/26/2025

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# A0.40

SITE DATA:	
ZONING	N/A
ACREAGE	+/- 2.0-AC
UNIT COUNT	63 UNITS
	PROVIDED
FRONT YARD SETBACK	8'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	30'
BUILDING HEIGHT	50'/4-STORIES
OFF-STREET PARKING	1 SPACE/DU 63 SPACES
DRIVE AISLE WIDTH	24'
PARKING STALL	9'x20'



# RDL ARCHITECTS

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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

SITE PLAN

SCALE: 1" = 60'-0"

PROJECT # 24188P  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 FILE NAME \_\_\_\_\_  
 PLOT DATE 02/26/2025

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# A1.00

**SAMPLE PLANT LIST**

All plant selections to be made by landscape architect

**Deciduous Trees**

- Bowhall Red Maple
- Red Rocket Red Maple
- Red Sunset Red Maple
- Bowhall Red Maple
- Green Mountain Sugar Maple
- American Sentry Linden
- Wildfire Black Tupelo
- Scarlet Oak
- Dura Heat River Birch
- Shademaster Honeylocust
- Imperial Honeylocust
- Skyline Honeylocust
- Sweetgum

**Ornamental Trees**

- Sargent Crabapple
- Autumn Brilliance Serviceberry
- Eastern Redbud
- Crusader Hawthorn

**Conifer Trees**

- Gelderland Western Arbor
- Norway Spruce
- White Spruce
- Dawn Redwood

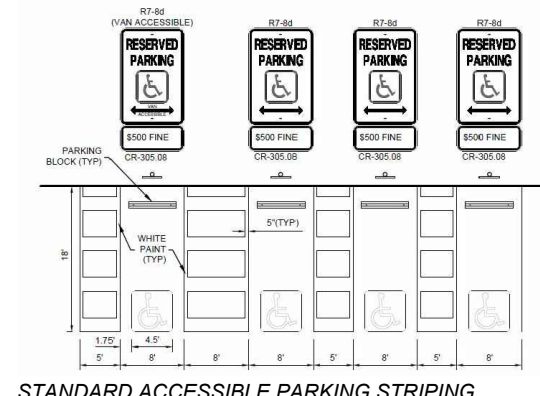
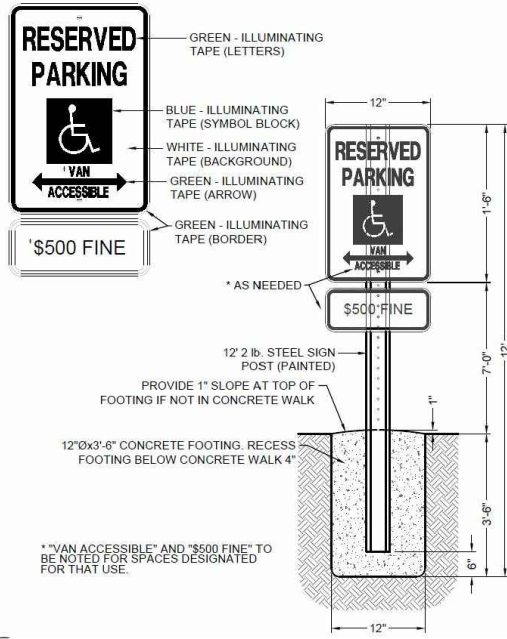
**Shrubs**

- Black Chokeberry
- Low Scape Mound Chokeberry
- Iroquois Beauty Chokeberry
- Dense Compact Inkberry
- Jim Dandy Winterberry
- Red Sprite Winterberry
- Kallay's Compact Juniper
- Birds Nest Spruce
- Vardar Valley Boxwood
- Green Velvet Boxwood
- Winter Gem Boxwood
- Firefly Bush Honeysuckle
- Bobo Hydrangea
- Applause Oakleaf Hydrangea
- Pee Wee Dwarf Hydrangea
- Grey Owl Juniper
- Gro-Low Sumac
- Gold Flame Spirea
- Densi Yew
- Newport Viburnum
- Chiquita Sargent Viburnum
- Blue Muffin Arrowwood Viburnum
- Willowood Viburnum
- Mohawk Viburnum

- Grasses and Perennials**
- Karl Forester Reed Grass
- Blue Dune Lyme Grass
- Hamel Dwarf Fountain Grass
- Little Bunny Fountain Grass
- Heavy Metal Switch Grass
- Frost Grass
- Fountain Grass
- Flame Grass
- Bevan's Variety Cranesbill
- Creeping Liriope
- Goldsturm Blackeyed Susan
- Frances Williams Hosta
- Prairie Dropseed
- Magnus Coneflower
- Powwow Coneflower
- Walker's Low Catmint

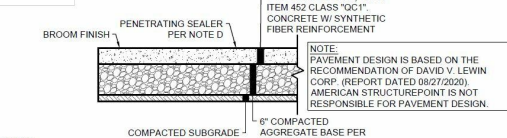
PROJECT LANDSCAPING WILL NOT USE SPECIES IDENTIFIED BY THE OHIO DEPARTMENT OF AGRICULTURE OR OHIO DEPARTMENT OF NATURAL RESOURCES AS INVASIVE IN OHIO. PLANTS WILL BE SELECTED TO MINIMIZE WATER USAGE. SHADE TREES WILL BE PROVIDED WHERE FEASIBLE.

**ADA-COMPLIANT STANDARD DETAILS (NOT TO SCALE) PROVIDED BY AMERICAN STRUCTUREPOINT INC.**



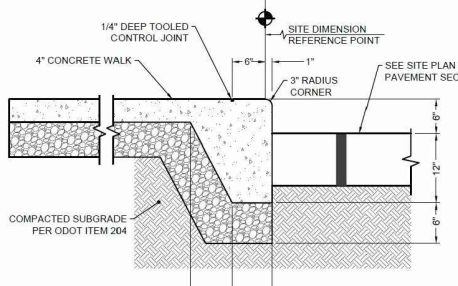
STANDARD ACCESSIBLE PARKING STRIPING

ADA ACCESSIBLE PARKING SIGN

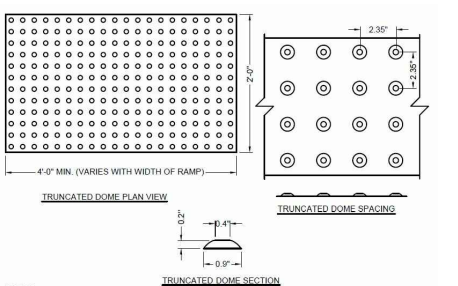


- NOTES:**
- PROVIDE PROPORTIONING REQUIREMENTS FOR PORTLAND CEMENT CONCRETE MIX DESIGNS, MIXING, AND CONTROLS PER ODOT ITEM 406.
  - SYNTHETIC FIBER REINFORCEMENT: ASTM C1116. ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED TO:
    - A. NYCON NYLON FIBERS
    - B. FORTA NYLO-MONG NYLON FIBERS
    - C. FIBERESH FIBERMIX STEALTH POLYPROPYLENE FIBERS
    - D. GRACE POLYPROPYLENE FIBERS
    - E. TUFF STRAND OR APPROVED EQUAL
 SYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
  - DISSSIPATING CURING COMPOUND: COMPLY WITH ASTM C209, TYPE 1, CLASS A OR B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO THE APPLICATION OF PENETRATIONS SEALER.
  - PENETRATING SEALER: ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED TO:
    - A. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS
    - B. PROSOCCO - SALTGUARD WB
    - C. PROTECTOIL - CHEM-TRETE 40 VOC
    - D. LYMAT INTERNATIONAL - ISO-FLEX 618-50 WB
    - E. BASF - MASTER PROTECT H 400
    - F. TEX-COTE - RAINSTOPPER RS1500

CONCRETE PAVEMENT (ADA ACCESSIBLE PARKING SPACES)

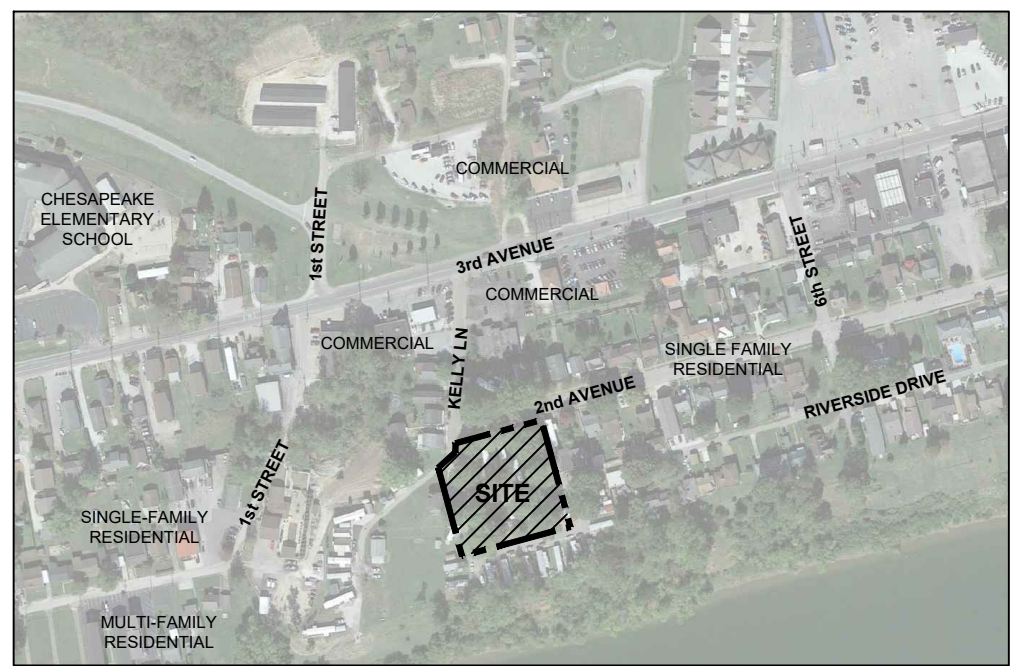


INTEGRAL CONCRETE WALK & CURB



TRUNCATED DOME DETECTABLE WARNING

- NOTES:**
- DETECTABLE WARNING SHALL BE OF THE PAVEMENT TYPE WITH ADHESIVE PER MANUFACTURER'S SPECIFICATIONS
  - WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP
  - LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH
  - DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS
  - DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES
  - DETECTABLE WARNING AREA SHALL BE RED IN COLOR IN ALL LOCATIONS
  - IF MATS ARE TO BE USED, EDGES SHALL BE BEVELED TO ELIMINATE TRIP HAZARD. MATS ARE TO BE USED FOR RETROFITS ONLY.



IMMEDIATE NEIGHBORHOOD AMENITIES & CONNECTIVITY



PROPOSED LIGHTING LEVELS WILL MEET THE ILLUMINATING ENGINEERING SOCIETY RECOMMENDATIONS. LIGHTING WILL BE LOCATED TO ILLUMINATE PEDESTRIAN WALKWAYS FROM PARKING SPACES & SIDEWALKS TO BUILDING ENTRANCES. LIGHTING WILL BE DISTRIBUTED TO HELP MINIMIZE SAFETY CONCERNS.

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870 S 5th Street  
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**CHESAPEAKE LANDING**

709 2nd AVENUE  
CHESAPEAKE, OHIO 45619

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**TAX CREDIT SUBMITTAL 2025**

9% APPLICATION

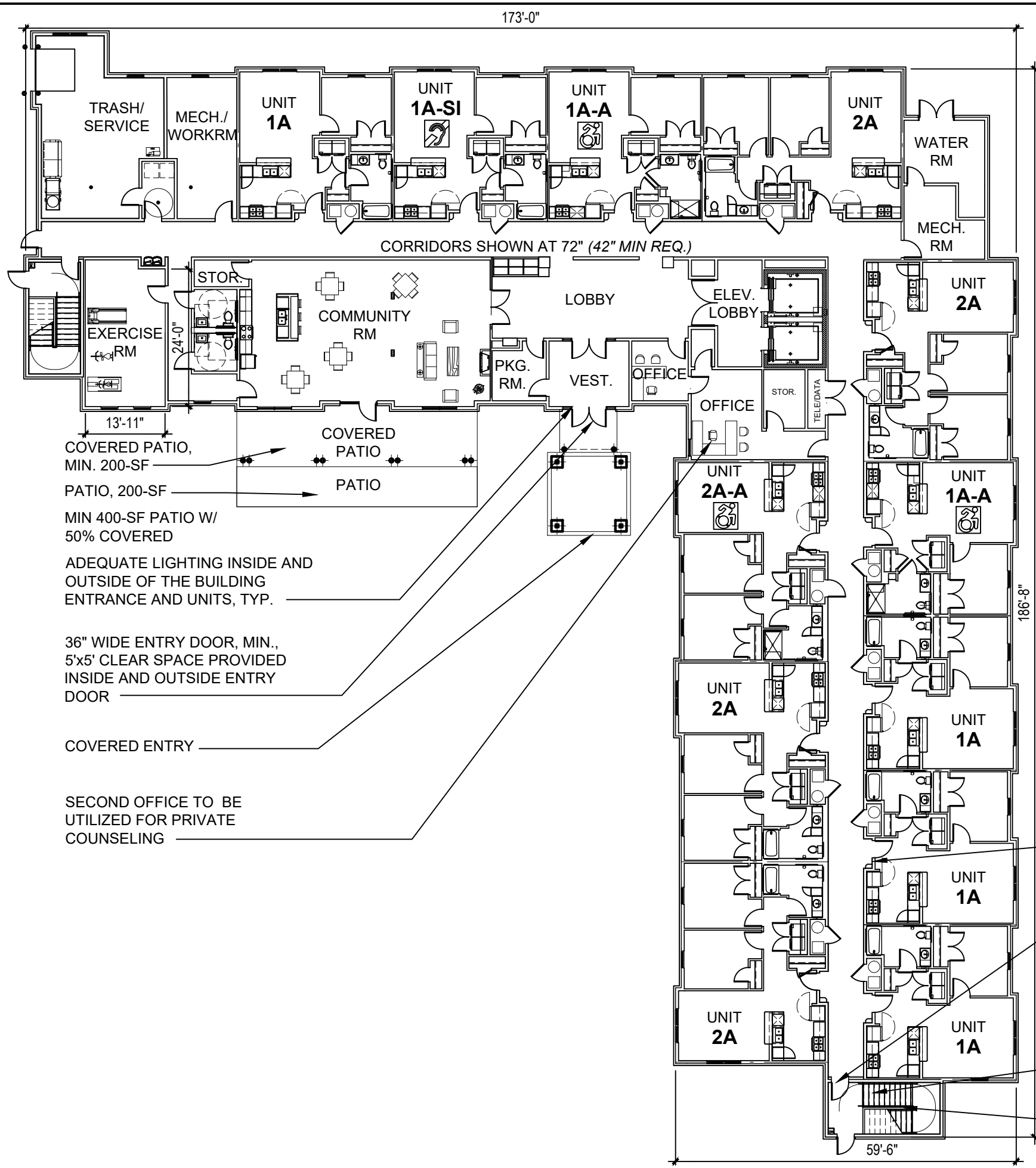
ARCHITECTURAL LANDSCAPE PLAN 2.0-AC

SCALE: 1" = 60'-0"  
0 15' 30' 60'

PROJECT # 24189P  
DRAWN BY  
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FILE NAME  
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**A1.01**



	GROSS area/unit	First Floor	
1A (1-Bedrm/1-Bathrm)	701	4	2,804
1A-SI (Hearing & Vision) (1-Bedrm/1-Bathrm)	701	1	701
1A-A (Handicapped) (1-Bedrm/1-Bathrm)	701	2	1,402
2A (2-Bedrm/1-Bathrm)	905	4	3,620
2A-SI (Hearing & Vision) (2-Bedrm/1-Bathrm)	905	0	0
2A-A (Handicapped) (2-Bedrm/1-Bathrm)	905	1	905
2B (2-Bedrm/1-Bathrm)	910	0	0
<b>Total Unit Gross SF - FIRST FLOOR</b>		<b>12</b>	<b>9,432</b>

Square Footage area calculations use	First Floor
<b>BOMA Gross Area</b>	
Commercial Space	0
Market Rate Unit SF	0
LIHTC Unit SF	9,432
Common Area (Public)	2,583
Dedicated Program Space	0
Limited Common Area (Balconies, Patios)	0
Support (trash room, common mech)	1,603
Tenant Storage	0
Major Vertical Penetrations	650
Common Area (Circulation)	3,233
<b>Gross Area - FIRST FLOOR</b>	<b>17,501</b>

**GRAPHIC LEGEND:**

- ACCESSIBLE UNIT
- HEARING/ VISION IMPAIRED UNIT

- ALL UNITS INCLUDE HIGH VISIBILITY ADDRESS NUMBERS
- 34"-WIDE MIN. DOOR (32" MIN. CLEAR) W/ LEVER-STYLE HARDWARE, MAX. THRESHOLD OF 1/4" BEVELED OR FLUSH, TYPICAL FOR ALL INTERIOR PASSAGE DOORS
- ANTI-SLIP STRIPS ON FRONT EDGE OF STEPS IN COLOR-CONTRAST MATERIAL
- ADEQUATE LIGHTING IN STAIRWAYS & HALLWAYS, TYP.

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## CHESAPEAKE LANDING

709 2nd AVENUE  
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9% APPLICATION

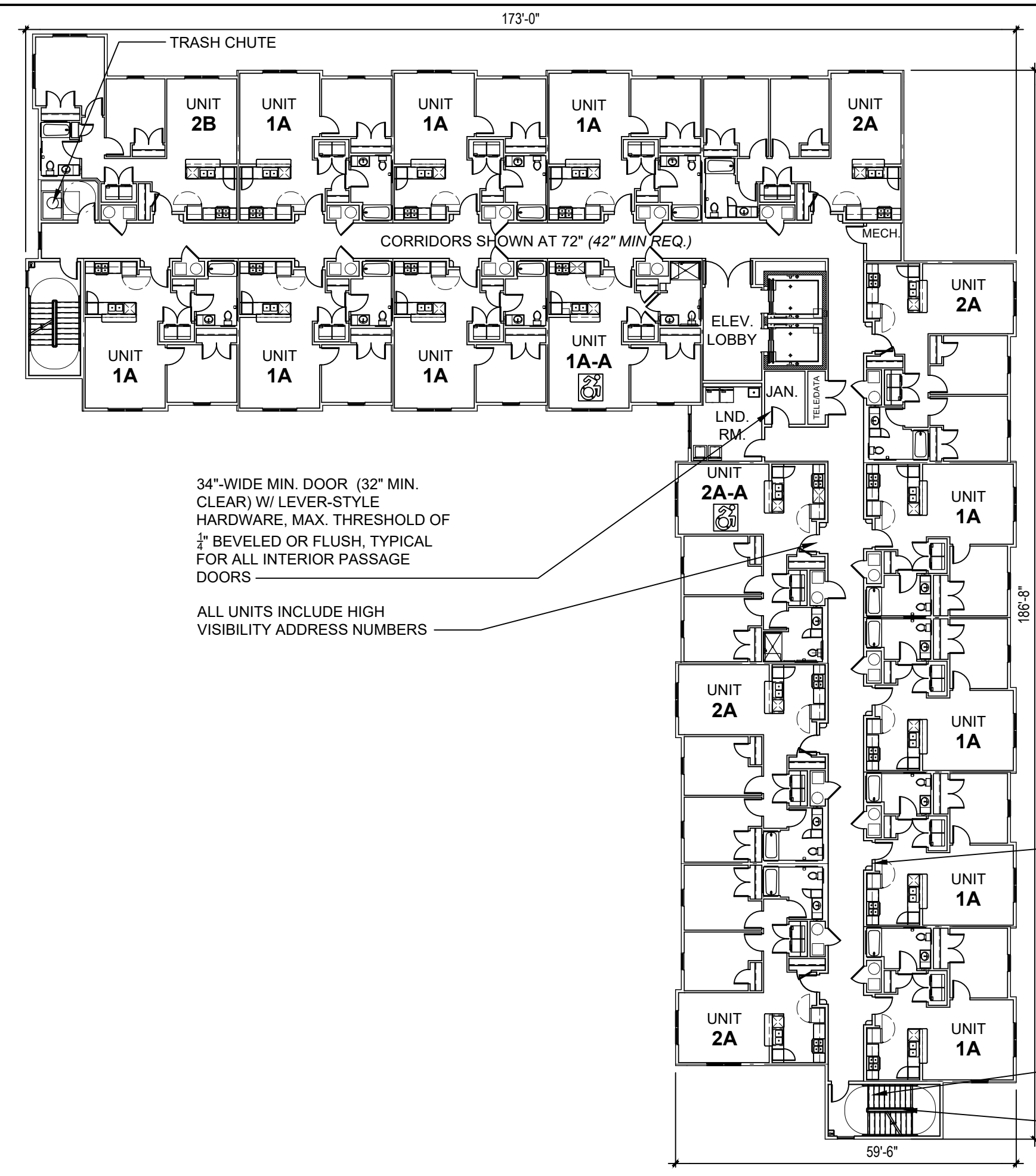
**BUILDING PLAN FIRST FLOOR**  
 17,501 GSF

SCALE: 1" = 20'-0"

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34"-WIDE MIN. DOOR (32" MIN. CLEAR) W/ LEVER-STYLE HARDWARE, MAX. THRESHOLD OF 1/4" BEVELED OR FLUSH, TYPICAL FOR ALL INTERIOR PASSAGE DOORS

ALL UNITS INCLUDE HIGH VISIBILITY ADDRESS NUMBERS

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ANTI-SLIP STRIPS ON FRONT EDGE OF STEPS IN COLOR-CONTRAST MATERIAL

ADEQUATE LIGHTING IN STAIRWAYS & HALLWAYS, TYP.

	GROSS area/unit	Third Floor	
1A (1-Bedrm/1-Bathrm)	701	10	7,010
1A-SI (Hearing & Vision) (1-Bedrm/1-Bathrm)	701	0	0
1A-A (Handicapped) (1-Bedrm/1-Bathrm)	701	1	701
2A (2-Bedrm/1-Bathrm)	905	4	3,620
2A-SI (Hearing & Vision) (2-Bedrm/1-Bathrm)	905	0	0
2A-A (Handicapped) (2-Bedrm/1-Bathrm)	905	1	905
2B (2-Bedrm/1-Bathrm)	910	1	910
<b>Total Unit Gross SF - THIRD FLOOR</b>		<b>17</b>	<b>13,146</b>

Square Footage area calculations use	Third Floor
BOMA Gross Area	
Commercial Space	0
Market Rate Unit SF	0
LIHTC Unit SF	13,146
Common Area (Public)	178
Dedicated Program Space	0
Limited Common Area (Balconies, Patios)	0
Support (trash room, common mech)	243
Tenant Storage	0
Major Vertical Penetrations	650
Common Area (Circulation)	2,204
<b>Gross Area - THIRD FLOOR</b>	<b>16,421</b>

**GRAPHIC LEGEND:**

- ACCESSIBLE UNIT
- HEARING/ VISION IMPAIRED UNIT

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Development Consultant:

**Kp**  
 KNIGHT

**Knight Partners**  
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**CHESAPEAKE LANDING**  
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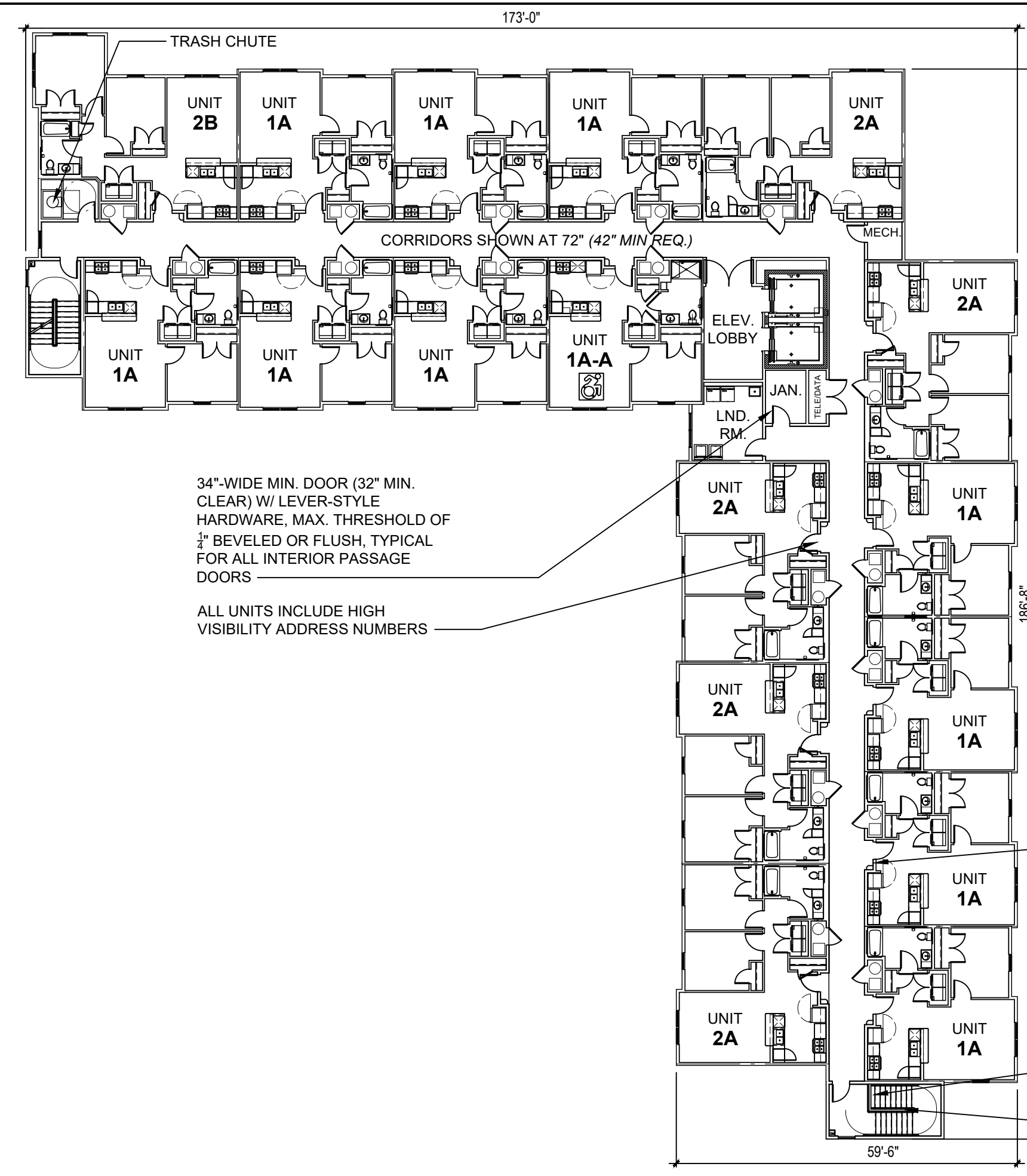
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 9% APPLICATION

**BUILDING PLAN THIRD FLOOR 16,421 GSF**

SCALE: 1" = 20'-0"

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34"-WIDE MIN. DOOR (32" MIN. CLEAR) W/ LEVER-STYLE HARDWARE, MAX. THRESHOLD OF 1/4" BEVELED OR FLUSH, TYPICAL FOR ALL INTERIOR PASSAGE DOORS

ALL UNITS INCLUDE HIGH VISIBILITY ADDRESS NUMBERS

ALL UNITS INCLUDE HIGH VISIBILITY ADDRESS NUMBERS

ANTI-SLIP STRIPS ON FRONT EDGE OF STEPS IN COLOR-CONTRAST MATERIAL

ADEQUATE LIGHTING IN STAIRWAYS & HALLWAYS, TYP.

	GROSS area/unit	Fourth Floor	
1A (1-Bedrm/1-Bathrm)	701	10	7,010
1A-SI (Hearing & Vision) (1-Bedrm/1-Bathrm)	701	0	0
1A-A (Handicapped) (1-Bedrm/1-Bathrm)	701	1	701
2A (2-Bedrm/1-Bathrm)	905	5	4,525
2A-SI (Hearing & Vision) (2-Bedrm/1-Bathrm)	905	0	0
2A-A (Handicapped) (2-Bedrm/1-Bathrm)	905	0	0
2B (2-Bedrm/1-Bathrm)	910	1	910
<b>Total Unit Gross SF - FOURTH FLOOR</b>		<b>17</b>	<b>13,146</b>

Square Footage area calculations use	Fourth Floor
BOMA Gross Area	
Commercial Space	0
Market Rate Unit SF	0
LIHTC Unit SF	13,146
Common Area (Public)	178
Dedicated Program Space	0
Limited Common Area (Balconies, Patios)	0
Support (trash room, common mech)	243
Tenant Storage	0
Major Vertical Penetrations	650
Common Area (Circulation)	2,204
<b>Gross Area - FOURTH FLOOR</b>	<b>16,421</b>

**GRAPHIC LEGEND:**

- ACCESSIBLE UNIT
- HEARING/ VISION IMPAIRED UNIT

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## CHESAPEAKE LANDING

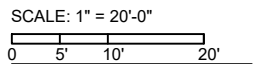
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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

BUILDING PLAN  
FOURTH FLOOR  
16,421 GSF



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## CHESAPEAKE LANDING

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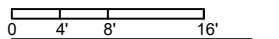
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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

BUILDING ELEVATIONS  
 NORTH & EAST

SCALE: 1/16" = 1'-0"



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1 | EAST ELEVATION

VINYL WINDOW,  
 SINGLE-HUNG

PVC TRIM AND WINDOW  
 CASINGS, TYP

ASPHALT SINGLES

HORIZONTAL VINYL  
 SIDING, 0.042" MIN  
 THICKNESS

STANDING SEAM  
 METAL ROOF

12" x 24" C.M.U.  
 MASONRY  
 VENEER

UTILITY BRICK  
 VENEER



2 | NORTH ELEVATION

12" x 24" C.M.U.  
 MASONRY  
 VENEER

STANDING SEAM  
 METAL ROOF

Truss Bearing  
 EL. 39'-8"

Fourth Floor  
 EL. 30'-1"

Third Floor  
 EL. 20'-5"

Second Floor  
 EL. 10'-9"

First Floor  
 EL. 0'-0"

HM DOOR  
 AND FRAME



## CHESAPEAKE LANDING

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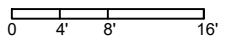
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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

BUILDING ELEVATIONS SOUTH & WEST

SCALE: 1/16" = 1'-0"



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1 | SOUTH ELEVATION

STANDING SEAM METAL ROOF

ENTRANCE CANOPY W/  
PVC-WRAPPED COLUMNS

HORIZONTAL VINYL SIDING, 0.042" MIN THICKNESS

12" x 24" C.M.U. MASONRY VENEER

UTILITY BRICK VENEER

ASPHALT SINGLES

HORIZONTAL VINYL SIDING, 0.042" MIN THICKNESS

12" x 24" C.M.U. MASONRY VENEER

UTILITY BRICK VENEER

HM DOOR AND FRAME (EXITS)

Truss Bearing  
EL. 39'-8"

Fourth Floor  
EL. 30'-1"

Third Floor  
EL. 20'-5"

Second Floor  
EL. 10'-9"

First Floor  
EL. 0'-0"

SECTIONAL OVERHEAD DOOR

2 | WEST ELEVATION

HM DOOR AND FRAME (EXITS)

12" x 24" C.M.U. MASONRY VENEER

UTILITY BRICK VENEER



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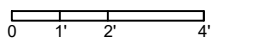
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9% APPLICATION

UNIT 1A, 1A-SI  
701 GSF

SCALE: 1/4" = 1'-0"



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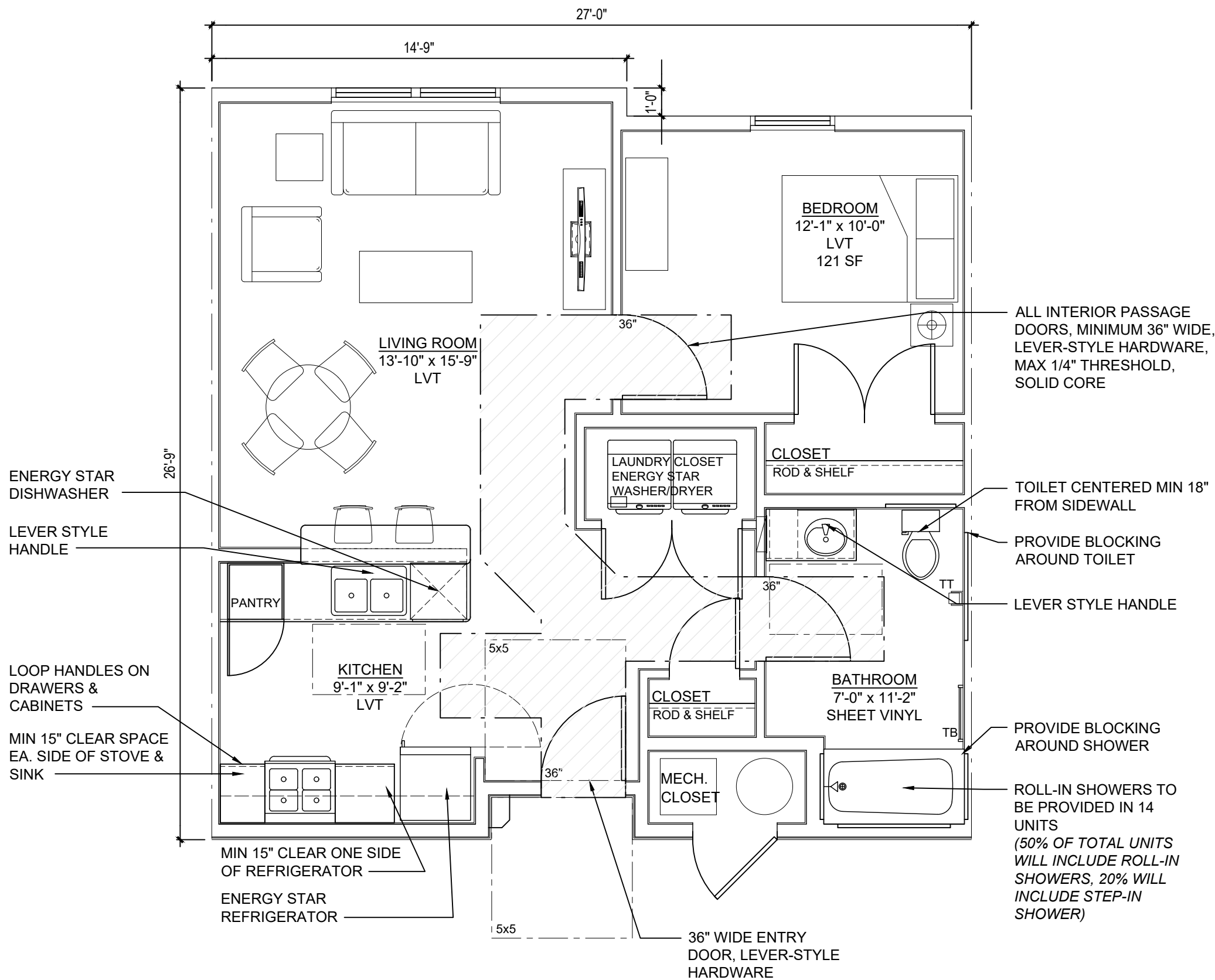
- 36"** DENOTES 36" DOORS WITH LEVER HARDWARE
- MINIMUM 5'-7" TURNING DIAMETER
- MINIMUM 48"x30" AREA OF APPROACH (52"x30" IN FULLY ACCESSIBLE UNITS)
- MINIMUM 48" X 56" AREA OF CLEAR FLOOR SPACE AT TOILET
- MINIMUM 36" WIDE UN-OBSTRICTED PATH OF EGRESS
- TB** TOWEL BAR
- TT** TOILET TISSUE HOLDER

### UNIVERSAL DESIGN NOTES:

- ALL FAUCETS TO BE ANTI-SCALD WITH LEVEL HANDLE, PRESSURE BALANCED
- EASY TO READ AND SIMPLE TO OPERATE THERMOSTAT AND CONTROL PANELS
- ROCKER, TOUCH LIGHT, HANDS FREE SWITCHES
- EXTRA ELECTRICAL OUTLETS PLACED 18"-24" AFF IN BEDROOMS
- COUNTERTOPS W/ BEVELED/RADIUSED CORNERS
- ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD W/ FLEXIBLE HOSE & EASILY OPERABLE CONTROLS
- NON-GLARE LIGHTING AT VANITIES
- MIN. 15" CLEAR SPACE ON EA. SIDE OF THE STOVE AND ONE SIDE OF THE REFRIGERATOR.
- LOOP HANDLES ON DRAWERS AND CABINETS
- NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS

### OHFA 2025 QAP BUILDING AMENITIES:

1. ENERGY STAR RATED DISHWASHERS
2. ENERGY STAR RATED WASHERS & DRYERS
3. ROLL-IN SHOWERS IN AT LEAST 50% OF THE UNITS
4. EXERCISE ROOM
5. MINIMUM 400-SF OUTDOOR PATIO WITH AT LEAST 50% COVERED



ALL INTERIOR PASSAGE DOORS, MINIMUM 36" WIDE, LEVER-STYLE HARDWARE, MAX 1/4" THRESHOLD, SOLID CORE

TOILET CENTERED MIN 18" FROM SIDEWALL

PROVIDE BLOCKING AROUND TOILET

LEVER STYLE HANDLE

PROVIDE BLOCKING AROUND SHOWER

ROLL-IN SHOWERS TO BE PROVIDED IN 14 UNITS (50% OF TOTAL UNITS WILL INCLUDE ROLL-IN SHOWERS, 20% WILL INCLUDE STEP-IN SHOWER)

ENERGY STAR DISHWASHER

LEVER STYLE HANDLE

LOOP HANDLES ON DRAWERS & CABINETS

MIN 15" CLEAR SPACE EA. SIDE OF STOVE & SINK

MIN 15" CLEAR ONE SIDE OF REFRIGERATOR

ENERGY STAR REFRIGERATOR

36" WIDE ENTRY DOOR, LEVER-STYLE HARDWARE



## CHESAPEAKE LANDING

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CHESAPEAKE, OHIO 45619

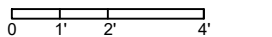
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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

UNIT 1A-A 701 GSF

SCALE: 1/4" = 1'-0"



PROJECT # 24188P  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
FILE NAME \_\_\_\_\_  
PLOT DATE 02/26/2025

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### GRAPHIC LEGEND:

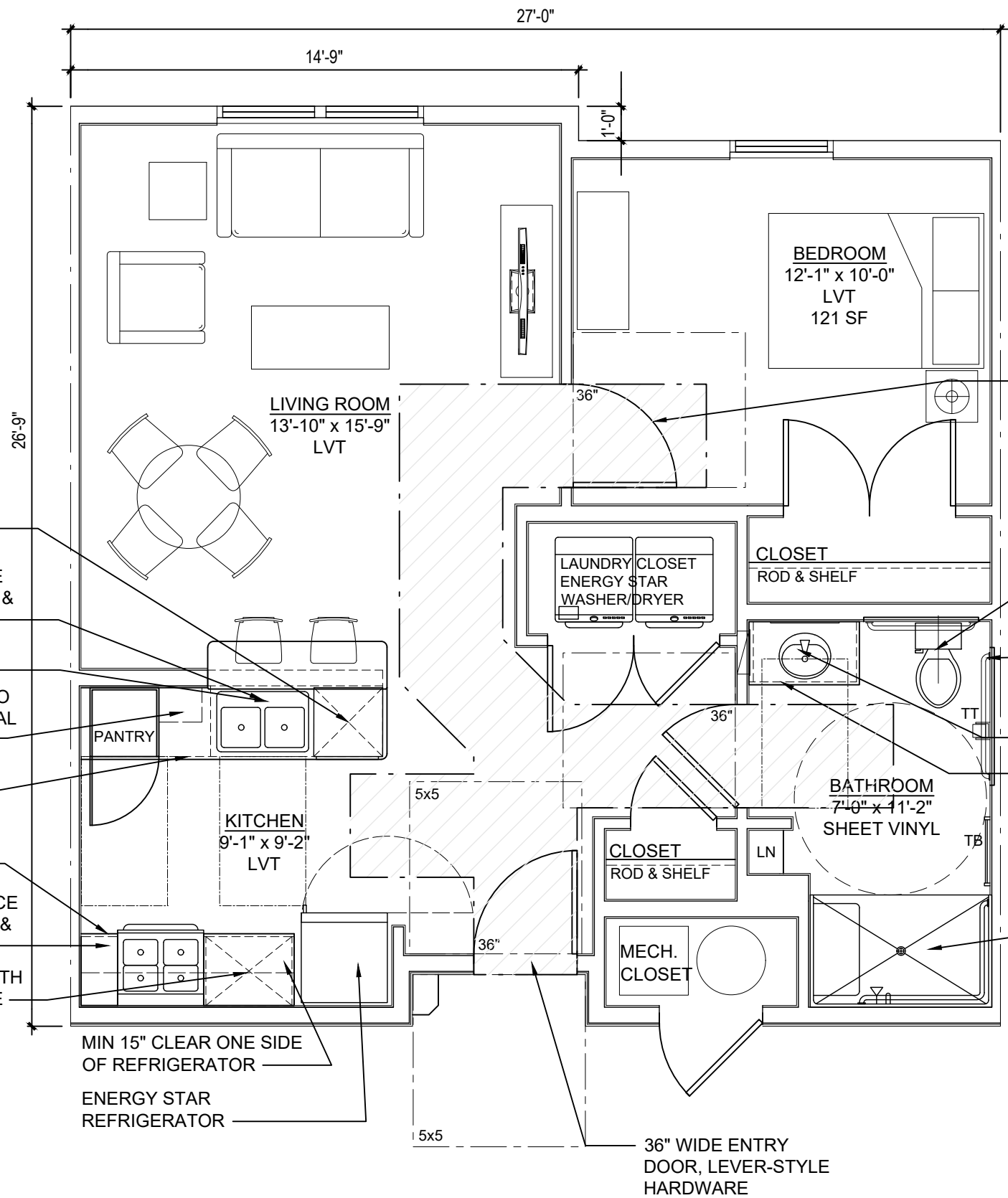
- 36"** DENOTES 36" DOORS WITH LEVER HARDWARE
- MINIMUM 5'-7" TURNING DIAMETER
- MINIMUM 48"x30" AREA OF APPROACH (52"x30" IN FULLY ACCESSIBLE UNITS)
- MINIMUM 48" X 56" AREA OF CLEAR FLOOR SPACE AT TOILET
- MINIMUM 36" WIDE UN-OBSTRICTED PATH OF EGRESS
- TB** TOWEL BAR
- TT** TOILET TISSUE HOLDER

### UNIVERSAL DESIGN NOTES:

- ALL FAUCETS TO BE ANTI-SCALD WITH LEVEL HANDLE, PRESSURE BALANCED
- EASY TO READ AND SIMPLE TO OPERATE THERMOSTAT AND CONTROL PANELS
- ROCKER, TOUCH LIGHT, HANDS FREE SWITCHES
- EXTRA ELECTRICAL OUTLETS PLACED 18"-24" AFF IN BEDROOMS
- COUNTERTOPS W/ BEVELED/RADIUSED CORNERS
- ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD W/ FLEXIBLE HOSE & EASILY OPERABLE CONTROLS
- NON-GLARE LIGHTING AT VANITIES
- MIN. 15" CLEAR SPACE ON EA. SIDE OF THE STOVE AND ONE SIDE OF THE REFRIGERATOR.
- LOOP HANDLES ON DRAWERS AND CABINETS
- NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS

### OHFA 2025 QAP BUILDING AMENITIES:

1. ENERGY STAR RATED DISHWASHERS
2. ENERGY STAR RATED WASHERS & DRYERS
3. ROLL-IN SHOWERS IN AT LEAST 50% OF THE UNITS
4. EXERCISE ROOM
5. MINIMUM 400-SF OUTDOOR PATIO WITH AT LEAST 50% COVERED



- ENERGY STAR DISHWASHER
- CLEAR KNEE SPACE UNDER SINK, PIPES & DRAIN INSULATED
- LEVER STYLE HANDLE
- UPPER CABINETS TO PROVIDE ADDITIONAL STORAGE
- 34" HIGH COUNTERTOP
- LOOP HANDLES ON DRAWERS & CABINETS
- MIN 15" CLEAR SPACE EA. SIDE OF STOVE & SINK
- 30" WORKSPACE WITH CLEAR KNEE SPACE
- MIN 15" CLEAR ONE SIDE OF REFRIGERATOR
- ENERGY STAR REFRIGERATOR

ALL INTERIOR PASSAGE DOORS, MINIMUM 36" WIDE, LEVER-STYLE HARDWARE, MAX 1/4" THRESHOLD, SOLID CORE

TOILET CENTERED MIN 18" FROM SIDEWALL

PROVIDE GRAB BARS ON BLOCKING AROUND TOILET

LEVER STYLE HANDLE

CLEAR KNEE SPACE UNDER SINK, PIPES & DRAIN INSULATED

ADA-COMPLIANT ROLL-IN SHOWER WITH GRAB BARS ON BLOCKING

36" WIDE ENTRY DOOR, LEVER-STYLE HARDWARE



## CHESAPEAKE LANDING

709 2nd AVENUE  
CHESAPEAKE, OHIO 45619

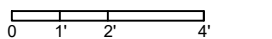
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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

UNIT 2A, 2A-SI  
905 GSF

SCALE: 1/4" = 1'-0"



PROJECT #	24188P
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FILE NAME	
PLOT DATE	02/26/2025

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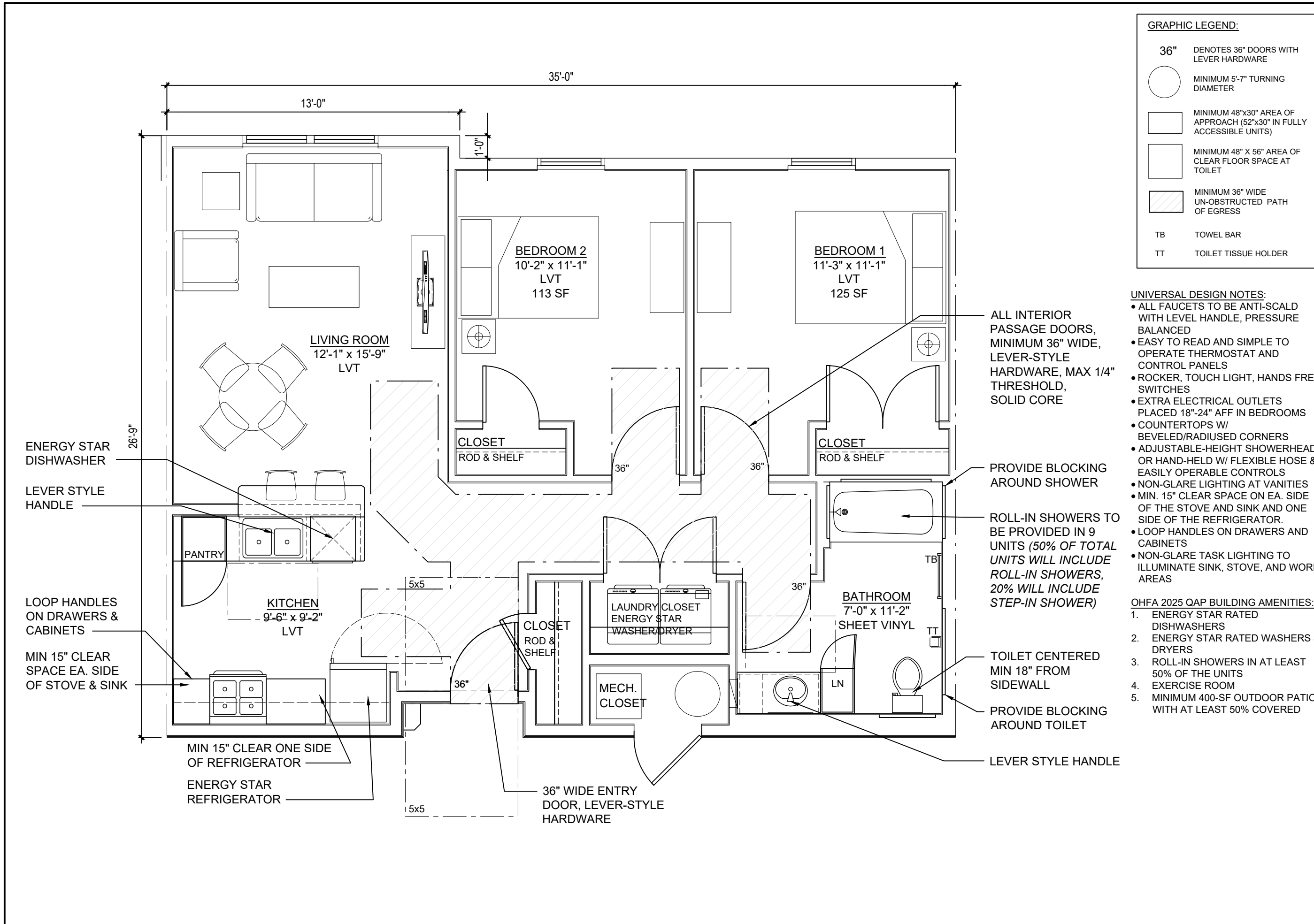
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### OHFA 2025 QAP BUILDING AMENITIES:

1. ENERGY STAR RATED DISHWASHERS
2. ENERGY STAR RATED WASHERS & DRYERS
3. ROLL-IN SHOWERS IN AT LEAST 50% OF THE UNITS
4. EXERCISE ROOM
5. MINIMUM 400-SF OUTDOOR PATIO WITH AT LEAST 50% COVERED



ALL INTERIOR PASSAGE DOORS, MINIMUM 36" WIDE, LEVER-STYLE HARDWARE, MAX 1/4" THRESHOLD, SOLID CORE

PROVIDE BLOCKING AROUND SHOWER

ROLL-IN SHOWERS TO BE PROVIDED IN 9 UNITS (50% OF TOTAL UNITS WILL INCLUDE ROLL-IN SHOWERS, 20% WILL INCLUDE STEP-IN SHOWER)

TOILET CENTERED MIN 18" FROM SIDEWALL

PROVIDE BLOCKING AROUND TOILET

LEVER STYLE HANDLE

ENERGY STAR DISHWASHER

LEVER STYLE HANDLE

LOOP HANDLES ON DRAWERS & CABINETS

MIN 15" CLEAR SPACE EA. SIDE OF STOVE & SINK

MIN 15" CLEAR ONE SIDE OF REFRIGERATOR

ENERGY STAR REFRIGERATOR

36" WIDE ENTRY DOOR, LEVER-STYLE HARDWARE



305 N 5th Street  
Ironton, Ohio 45638  
Telephone: 740.532.3140

Development Consultant:



**Knight Partners**  
870 S 5th Street  
Columbus, Ohio 43206  
Telephone: 419.302.9103

## CHESAPEAKE LANDING

709 2nd AVENUE  
CHESAPEAKE, OHIO 45619

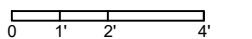
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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

UNIT 2A-A 905 GSF

SCALE: 1/4" = 1'-0"



PROJECT # 24188P  
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PLOT DATE 02/26/2025

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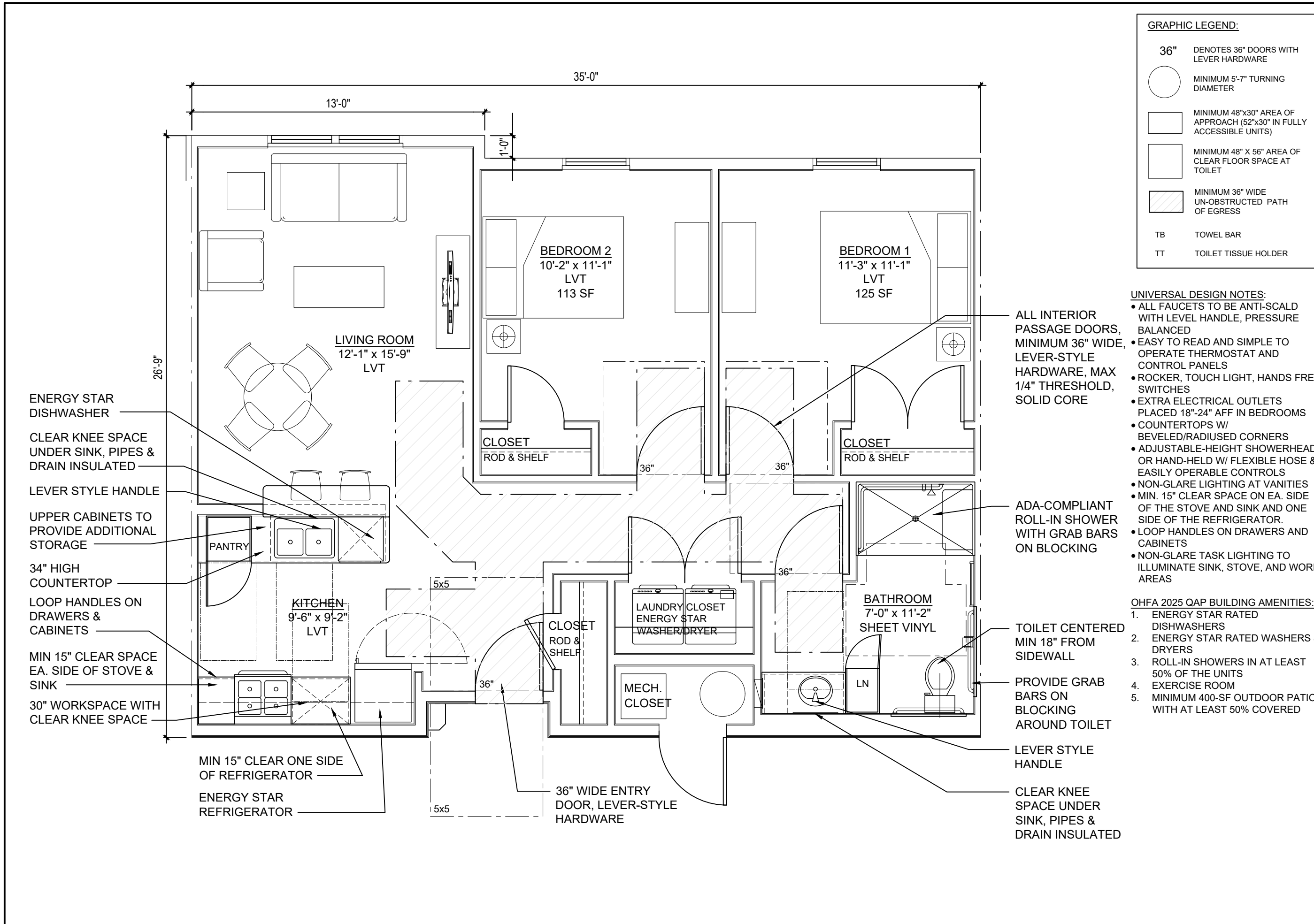
ADA-COMPLIANT ROLL-IN SHOWER WITH GRAB BARS ON BLOCKING

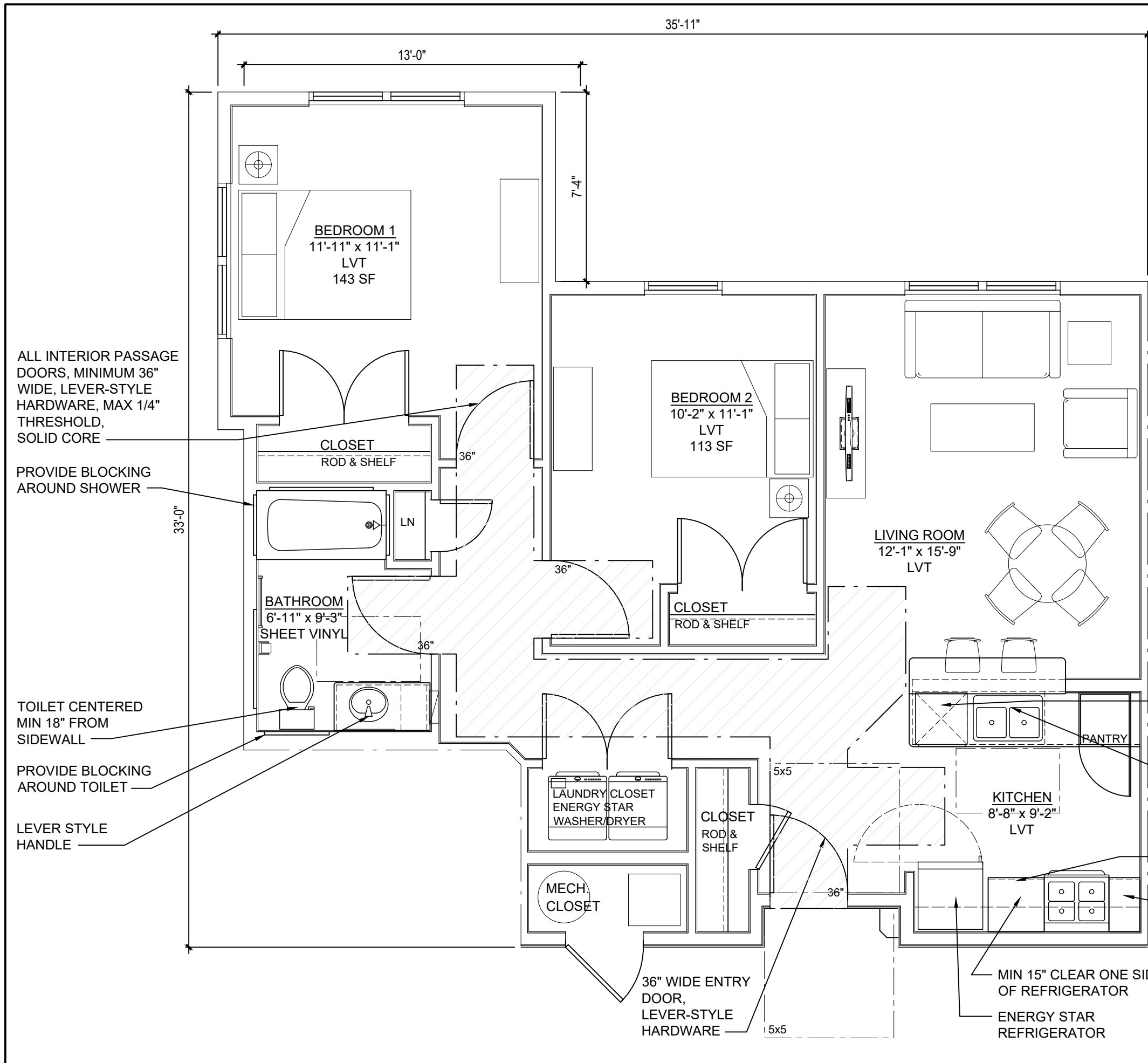
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PROVIDE GRAB BARS ON BLOCKING AROUND TOILET

LEVER STYLE HANDLE

CLEAR KNEE SPACE UNDER SINK, PIPES & DRAIN INSULATED





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**RDL ARCHITECTS**  
 21111 Chagrin Blvd. Suite 110  
 Beachwood, Ohio 44122  
 PHONE: 216-752-4300  
 FAX: 216-752-4301  
 www.RDLarchitects.com  
 Developer/Contractor:

**Ironton-Lawrence County community Action PARTNERSHIP**  
 AMERICA'S POVERTY FIGHTING NETWORK  
 Helping People. Changing Lives.

305 N 5th Street  
 Ironton, Ohio 45638  
 Telephone: 740.532.3140

Development Consultant:

**Kp KNIGHT**  
 Knight Partners  
 870 S 5th Street  
 Columbus, Ohio 43206  
 Telephone: 419.302.9103

**CHESAPEAKE LANDING**  
 709 2nd AVENUE  
 CHESAPEAKE, OHIO 45619

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**TAX CREDIT SUBMITTAL 2025**  
 9% APPLICATION

UNIT 2B  
 910 GSF

SCALE: 1/4" = 1'-0"

PROJECT # 24188P  
 DRAWN BY \_\_\_\_\_  
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 FILE NAME \_\_\_\_\_  
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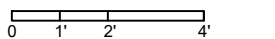
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## TAX CREDIT SUBMITTAL 2025

9% APPLICATION

## TYPICAL MEP UNIT PLAN

SCALE: 1/4" = 1'-0"



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### TYPICAL HVAC

- INSTALL ENERGY STAR EXHAUST FANS IN THE BATHROOMS WITH CONTINUOUS OR INTERMITTENT FLOW, EXHAUST TO EXTERIOR
- INSTALL ENERGY STAR EXHAUST FAN IN THE KITCHEN, EXHAUST TO EXTERIOR
- HIGH EFFICIENCY SPLIT SYSTEM AHU HOT WATER SOURCE W/ REMOTE CONDENSING UNIT W/ MIN. 14 SEER. FORCED AIR SUPPLY AND RETURN AIR DUCTED SYSTEM W/IN THERMAL ENVELOPE. AIR HANDLING UNIT, FIRST CO., UCXQ SERIES, OR EQUAL. CONDENSING UNIT, GOODMAN, RHEEM, OR EQUAL.
- HVAC SYSTEM WILL BE ENERGY-STAR RATED AND/OR MEET THE SPECIFIC ENERGY EFFICIENCY REQUIREMENTS OF GREEN CRITERIA

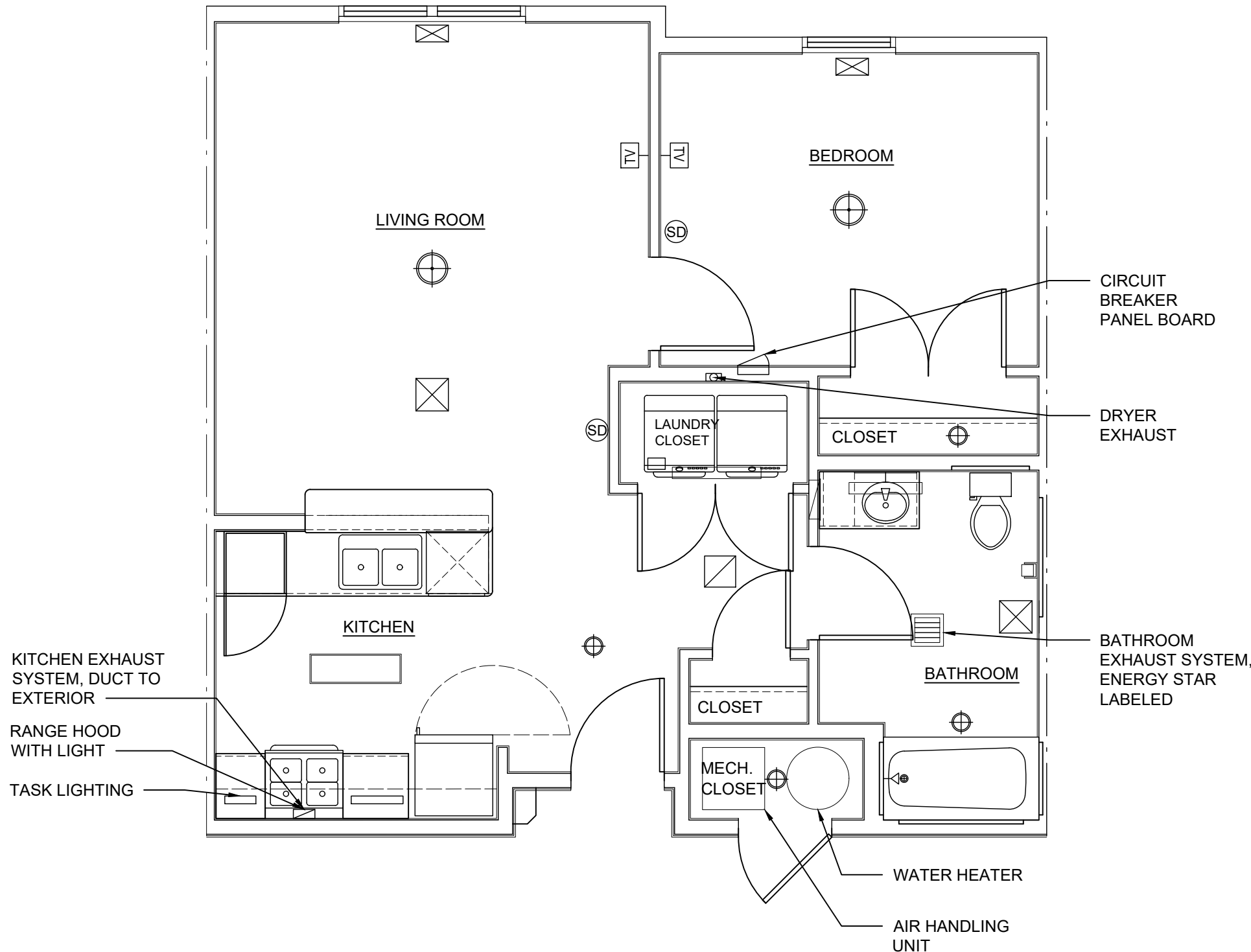
### TYPICAL ELECTRICAL & PLUMBING

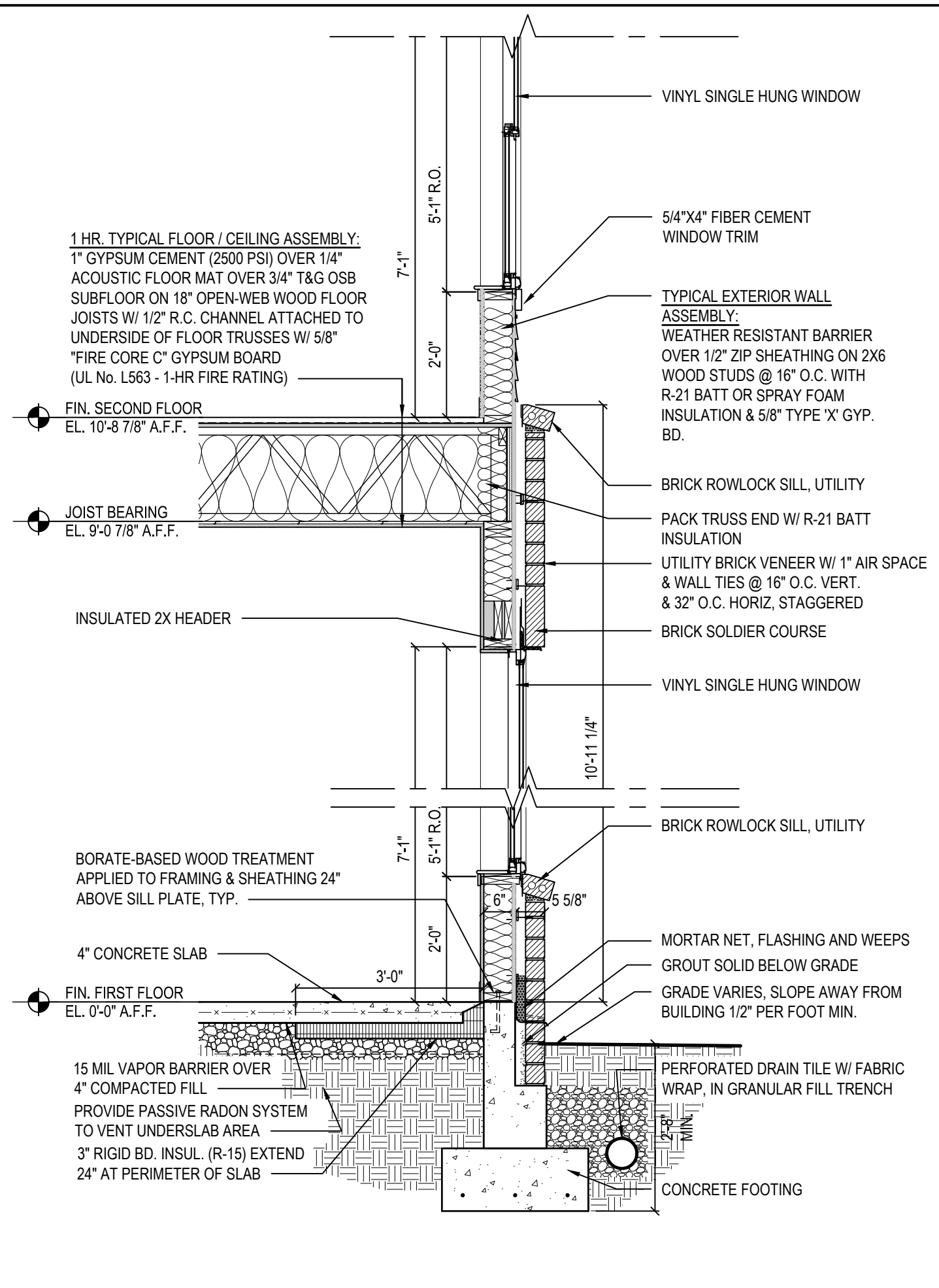
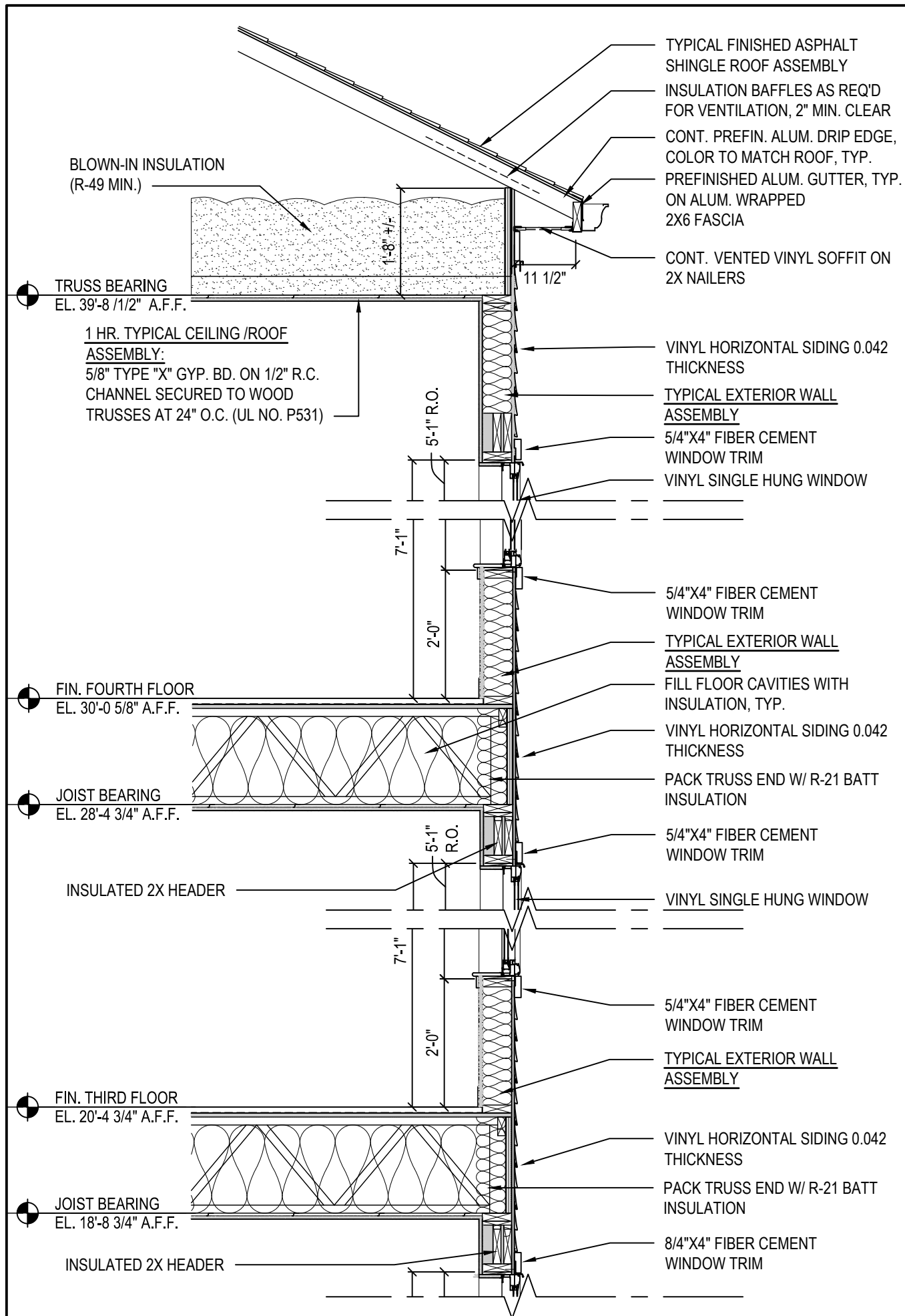
- PLUMBING FIXTURES WILL BE LOW-FLOW, WATER CONSERVING FIXTURES
- TOILETS, SHOWERHEADS, AND BATHROOM FAUCETS WILL BE WATERSENSE LABELED.
- GAS HOT WATER HEATER, 50-GAL, STATE WATER HEATERS OR EQUAL
- INSTALL LED, ENERGY STAR QUALIFIED LIGHTING FIXTURES IN THE UNIT. LIGHTING SHOWN ON A4.30 IS TYPICAL FOR ALL UNITS.
- LIGHT BULBS SHALL HAVE A 10,000-HR MIN LIFE
- SURFACE MOUNTED CEILING LIGHTING PROVIDED THROUGHOUT THE UNIT

### ADA NOTES FOR HEARING & VISION IMPAIRED UNITS:

- ALL AUDIBLE SIGNAL APPLIANCES TO BE A COMBO AUDIBLE/VISUAL SIGNAL APPLIANCES.
- PROVIDE A VISUAL SIGNAL APPLIANCE IN ALL BATHROOMS
- SMOKE DETECTORS AND COMBO SMOKE/CO DETECTORS TO INCLUDE A BUILT-IN STROBE LIGHT
- PROVIDE A VISUAL DOORBELL SYSTEM

ELECTRICAL SYMBOL LEGEND	
	4' LONG LIGHT FIXTURE
	CABLE TELEVISION OUTLET
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED VANITY LIGHT
	KITCHEN EXHAUST FAN
	BATHROOM EXHAUST FAN
	UNDER CABINET TASK LIGHTING
	SMOKE DETECTOR
	HVAC SUPPLY DIFFUSER
	HVAC RETURN AIR





**CHESAPEAKE LANDING**

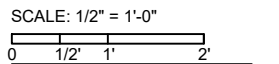
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**TAX CREDIT SUBMITTAL 2025**

9% APPLICATION

**WALL SECTION**



PROJECT #	24188P
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	02/26/2025

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## Instructions

2025 Design and Construction Features Form	
Project Name Chesapeake Landing	Project Number 0

### Instructions

1. The architectural entity with whom the owner and developer contracted with to provide architectural services will complete the form and obtain all required signatures for the certifications.
2. The project applicant will submit the completed and signed form with the proposal application and this form must be coordinated with the OHFA Scope of Work form.
3. If funded, the project applicant will complete and submit the form again at final application with all changes from what was submitted at proposal application clearly identified.
4. A copy of the final, completed form must also be included in the 80% percent plan sets, copied onto the page(s) following the cover sheet, submitted at final application.

Both a signed PDF and the excel file are required for submission.

*All communications related to the architectural review, including submission of architectural plans, must be sent to [arch@ohiohome.org](mailto:arch@ohiohome.org)*

Provide an answer for all sections, do not skip or leave blank any question. Use the "Not Applicable" (N/A) option if a question does not apply to your project. Use the following color-code to determine your response type:

	Unrestricted answer
	Drop-down or other restricted answer. Do not leave blank, select N/A.
	Formula, auto-populate, or other locked cell
	Formula, auto-populate, blank, or other unlocked cell where overriding the formula is allowable but very unlikely

### Submission Requirements Checklist

Prelim.	Final	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>The completed, signed Certification.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>The completed excel file of the DCF form.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Scope of Work form.</b> <i>(must also be completed at 8609)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Exception Request form(s), if applicable.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Asbestos, mold, lead-based paint considerations as required.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Items required to be completed per Phase I or II Environmental Site Assessment, or per applicable Environmental Review performed by OHFA.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Drawings/Plans, which must include all of the following:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cover sheet with name of development, development address, development team, drawing index, code information, and table indicating unit schedule (including accessible, adaptable and sensory impaired units), types and sizes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site plan Including adjacent parcel information (e.g. zoning, roads, railroad tracks, etc.) - clearly show the context of the neighborhood that the property will exist All site details, and parking data and layouts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape intent
<input type="checkbox"/>	<input type="checkbox"/>	Demolition Plan
<input type="checkbox"/>	<input type="checkbox"/>	Historic features (adaptive reuse & historic rehabs) <i>including description at preliminary and plans at final</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimensioned floor plans <i>with preliminary including room designations and proposed finishes</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior elevations with material notations
<input type="checkbox"/>	<input type="checkbox"/>	Interior elevations with material notations (casework, PGB and MR gypsum board locations, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Schematic Drawings and/or specifications for HVAC, plumbing, and electrical or similar items included in the scope of work.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall sections (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Structure (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Finishes and schedules
<input type="checkbox"/>	<input type="checkbox"/>	Details
<input type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans <i>(recommended to submit schematic or description of mechanical at preliminary submission)</i> Drawings must have a dimensioned plumbing plan and control points located for rough-in site verification. All pipes-through-floor and the walls they are intended to be located within must be dimensioned relative to the foundation where they must align with walls and/or islands above. OHFA strongly encourages a surveyor to locate wall and through-slab pipe penetrations. Foundation over dig must be filled with insulation or forms and then back filled
<b>Prelim.</b>	<b>Final</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Electronic format (pdf)</b> Single PDF file for drawings including all site plans, dimensioned floor plans, elevations, wall sections, structure, finishes, details and mechanical plans. Separate PDF file for specifications. <i>(no hard copy)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Electronic format (AutoCAD)</b> Dimensioned floor plans only, submitted in DXF or DWG AutoCAD R-14 format. - Required to include the project architect's polylines used for the area calculations as required by BOMA. - If drawings are externally referenced (xref), submissions must be bound (xbind) prior to creating files for OHFA. - Proprietary authorship information such as title blocks, Architecture seals, etc. should be removed. - DXF should be generated from the base file and not a plan sheet file.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Hard copy</b> Full set of architectural plans, 11"x17" scaled to fit. <b>Full-size architectural plans will be rejected.</b> - Do not submit printed set of specifications set with the drawings

### Development Information

2025 Design and Construction Features Form

Project Name: Chesapeake Landing

Project Number: 0

#### Basic Project Information

Project Name	Chesapeake Landing
OHFA Project Number	
LIHTC Type	9% LIHTC
List other OHFA sources	Housing Development Loan
Address	709 2nd Avenue
City or Township	Chesapeake
Zip Code	45619
County	Lawrence
Construction Type	New Construction
Rehab Level (if applicable)	
Population Served	Seniors
Number of Buildings	1
Project Architect*	RDL Architects, Inc.
General Contractor	Ironton-Lawrence County Community Action Org.
Lead Developer	Ironton-Lawrence County Community Action Org.

\* May use a Certified Engineer

#### Project Narrative

Chesapeake Landing is a proposed 4-story, 63-unit new construction development located on 2-acres in Chesapeake, Ohio. The project is for a senior population and includes a community room, equipped fitness room, and resident patio. One and two-bedroom unit plans include an open concept layout, Energy Star washer/dryers, refrigerators and dishwashers (where applicable), and universal design features. The project will provide roll-in showers in at least 50% of the units.

#### Design Exception Request Summary

Total Number of Design Exceptions Requested: 0

Provide the total number of exceptions for each category.

0	New Construction:				
0	Non-OHFA Requirement	0	Special Consideration	0	Supply Chain Issues
0	Rehabilitation or Adaptive Reuse:				
0	Universal Design	0	Accessibility	0	Replace items with 75%+ RUL
0	Durable Materials - Exterior	0	Main Entry	0	Outdoor Recreational Features
0	Sidewalks	0	Durable Materials - Interior	0	Major Building Components
0	Common Areas	0	Elevators	0	Interior Doors
0	Floor Coverings	0	Unit Sizes	0	Bedroom Sizes
0	Bathrooms	0	Kitchen & Appliances	0	Laundry Facilities
0	Supply Chain Issues	0	Other:		

List of Exceptions Requested:

Summarize each exception requested with a short phrase (1-5 words each).

#### Wage Rate Requirements

If federal or state funds are utilized in the proposed development, select any regulations that apply to the proposed development.

- Davis Bacon and related acts:**  
Davis Bacon Act prevailing wage provisions apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for construction, alteration or repair (including painting and decorating of public buildings or public works).
- Ohio Prevailing Wage:**  
Ohio's prevailing wage laws apply to all public improvements financed in whole or in part by public funds when the total overall project cost is fairly estimated to be more than \$200,000 for new construction or \$60,000 for reconstruction, enlargement, alteration, repair, remodeling, renovation, or painting.
- HUD Section 3 Requirements:**  
HUD Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 requiring that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very low-income residents in connection with projects and public works.
- None of the above are applicable**

#### Sustainability

Are all energy efficiency requirements as stated in the Ohio Building Code or Residential Code?

- Yes, Development will meet all energy efficiency requirements as stated in the Ohio Building Code or Residential Code.
- No.

Third Party Certification selected:

Must specify full name of certification being sought. Exception requests must clearly articulate why the selected certification is equivalent or better to the three certifications.

- Enterprise Green Communities Certification or EGC Plus Certification
- LEED Residential - Silver Level Certification or higher
- National Green Building Standard (NGBS) - Silver Level Certification or higher

With Energy Star Homes or Energy Star MFNC compliance verified by a HERS rater

Exception for:  *list the certification being selected.*

HERS Rater (organization):

Phone:

Email:

### Contact Information

2025 Design and Construction Features Form

Project Name Chesapeake Landing

Project Number

0

#### Project Contacts

##### Project Architect or Certified Engineer Information

Name: RDL Architects, Inc.  
 Address: 21111 Chagrin Boulevard, Suite 110  
 City: Beachwood  
 County: Cuyahoga  
 State: Ohio  
 Zip Code + 4: 44122-5305

Contact Name: Ron Lloyd  
 Title: President  
 Telephone Number: 216-752-4300  
 Cell Phone Number: 216-403-1329  
 E-Mail Address: ron@rdlarchitects.com

##### General Contractor Information

Name: Ironton-Lawrence County Community Action Orga  
 Address: 305 N 5th Street  
 City: Ironton  
 County: Lawrence  
 State: Ohio  
 Zip Code + 4: 45638-1578

Contact Name: Ralph Kline  
 Title: Asst. Executive Director of Planning  
 Telephone Number: 740-532-3140  
 Cell Phone Number:  
 E-Mail Address: rkline@ilcao.org

##### Lead Developer Information

Name: Ironton-Lawrence County Community Action Orga  
 Address: 305 N 5th Street  
 City: Ironton  
 County: Lawrence  
 State: Ohio  
 Zip Code + 4: 45638-1578

Contact Name: Ralph Kline  
 Title: Asst. Executive Director of Planning  
 Telephone Number: 740-532-3140  
 Cell Phone Number:  
 E-Mail Address: rkline@ilcao.org

##### Co-Developer Information (if applicable)

Name: Not Applicable  
 Address:  
 City:  
 County:  
 State:  
 Zip Code + 4:

Contact Name:  
 Title:  
 Telephone Number:  
 Cell Phone Number:  
 E-Mail Address:

##### Co-Developer 2 Information (if applicable)

Name: Not Applicable  
 Address:  
 City:  
 County:  
 State:  
 Zip Code + 4:

Contact Name:  
 Title:  
 Telephone Number:  
 Cell Phone Number:  
 E-Mail Address:

##### Development Consultant Information (if applicable)

Name: Knight Partners  
 Address: 870 S 5th Street  
 City: Columbus  
 County: Franklin  
 State: OH  
 Zip Code + 4: 43206-2612

Contact Name: Nicole Knight  
 Title: Principal  
 Telephone Number: 419-302-9103  
 Cell Phone Number: 419-302-9103  
 E-Mail Address: nicole@knight-partners.com

##### Historic Consultant Information (if applicable)

Name: Not Applicable  
 Address:  
 City:  
 County:  
 State:  
 Zip Code + 4:

Contact Name:  
 Title:  
 Telephone Number:  
 Cell Phone Number:  
 E-Mail Address:



**Housing Finance  
Agency**

### Contact Information

2025 Design and Construction Features Form

*Project Name* Chesapeake Landing

*Project Number*

0



Amenities & Scope of Work Summary

2025 Design and Construction Features Form

Project Name Chesapeake Landing

Project Number

0

Amenities

Amenities listed below are not required, and any amenities that are part of the project design must be identified below. Those required for competitive criteria are identified separately.

- Grid of amenity checkboxes including Athletic Field, Counseling Room(s), Indoor Play Area, Security Gate(s), etc.

List any additional features that are included to benefit the population being served.

The second office will be utilized for private counseling and other services.

Design-Related Competitive Criteria (for 9% LIHTC)

Select the items below that the development is seeking competitive points for under the 2024 QAP.

- Grid of competitive criteria checkboxes including Property-wide Wi-Fi, Energy Star-certified washer and dryer, etc.

Scope of Work Summary

Must also submit the Scope of Work Excel Workbook, available under the forms of the program webpage.

Provide an overview of the proposed improvements to be made involving site design, building design, mechanical and electrical systems and building components including building exterior, interior, and life safety items.

Chesapeake Landing is a four story, 63-unit, proposed senior building located in Chesapeake, Ohio. All features required by OHFA's 2025 Design & Architectural Standards have been integrated into the architectural package. Highlights include, but are not limited to, the following: The residential building is four stories with 40 one-bedroom units and 23 two-bedroom units. Resident amenity spaces are located within the building and include a community room, laundry rooms, and fitness room. Parking is located to the rear of the building. A total of 63 surface parking spaces are provided with one handicapped parking space per fully accessible unit. Landscaping will be located at the building entrances and around the perimeter, buffering ground level condensing units. Energy efficient outdoor site and building lighting will be provided at the entries and throughout the parking lot. The building will be conventional wood frame construction, sprinklered. The building envelope will comply with 2021 IECC table C402.2 requirements for climate zone 4 and includes R-21 batt insulation in the wall cavity and R-49 batt or blown-in insulation in the attic space. Exterior materials will include brick veneer, vinyl horizontal and vertical siding, and an asphalt shingle roof. Interior selections will be durable and comply with OHFA's standards. Residential units will include LVT throughout and sheet vinyl in the bathroom. Common spaces will include LVT flooring. Flooring will be applied with a low/no VOC adhesive. Low/no VOC paint and primer will be used on the walls, ceiling, and trim. Windows will have mini-blinds. Water conserving fixtures will be used. Toilets, showerheads, and bathroom faucets will be WaterSense-labeled. All appliances and equipment will be Energy Star labeled when such equipment and appliances exist. Residential units will include a 24-inch dishwasher, frost-free refrigerator with freezer, and a 30-inch electric range/oven. 50% of the units will include a roll-in shower and another 20% will include a step-in shower. Residential mechanical equipment will be a high efficiency split

Address any issues raised in the Phase I Environmental Site Assessment (ESA) report(s) in the space provided below. Include information for all single-site and scattered-site proposals, as required by applicable program funding guidelines.

The Phase I ESA did not identify any issues with the site.

Additional Scope Information for Rehabs & Adaptive Reuse

### Development Details & Floor Area Details

2025 Design and Construction Features Form

Project Name Chesapeake Landing

Project Number

0

#### Development Details

Number of sites:	1	Number of buildings that includes commercial space:	0
Site Acreage:	2		
Number of residential buildings:	1		
Number of accessory buildings:	0		
		Number of Units:	
Total Number of units:	63	efficiency	0
Low-income Units:	63	one-bedroom	40
		two bedroom	23
		three-bedroom	0
		four bedroom	0

Date built: N/A

*For proposals involving acquisition/rehabilitation or adaptive reuse, please specify the year the building(s) were originally constructed. For multiple building proposals, a range of dates may be provided.*

Date first occupied: 2027

*Year development was or will be occupied. For multiple building proposals or scattered site projects, a range of dates may be provided.*

List detrimental land uses sufficiently close to impair residents' use. Include remedy addressing the land use.

N/A

List building/zoning variances, and identify if requested, pending or received:

N/A

#### Floor Area Details

Total Number of Low Income Units	63	
Space	GSF	Notes
Gross Square Footage of all Buildings	66,764	Measures from exterior face of exterior building; includes structured exterior spaces (stair, balcony, portico).
Commercial Space Condominium Areas	0	Legally separate space under control of another program or condominiumized legal separation.
Commercial Areas and Fee-Driven Space	0	Includes spaces for which residents must pay a fee for use/access (garages, storage, etc.)
Market Rate Unit Area	0	Must include lofts, mezzanine and restricted headroom areas
Low Income Unit Area	48,870	Must include lofts, mezzanine and restricted headroom areas
Manager's Unit Area	0	Must include lofts, mezzanine and restricted headroom areas
Common Area (Public)	3,117	Public restrooms, community rooms, libraries, offices, meeting rooms, kitchens, car canopy, portico, fitness rooms, laundry, mailboxes.
Common Area (Circulation)	9,845	Public hallways, stairways, and corridors to residential units.
Dedicated Program Space	0	Counseling space, wellness and health clinic, day care centers, etc.
Limited Common Area (Private)	0	Exterior spaces with access only through residential unit, i.e. balcony/porch/deck (patios without roof are not included).
Support	2,332	Electrical, mechanical, elevator room, sprinkler room, janitorial, trash, maintenance, storage that is not for tenant use, free-standing maintenance buildings.
Tenant Storage	0	Tenant storage outside of unit.
Major Vertical Penetrations	2,600	Includes duct shafts, stair shaft, elevator shaft, space open to below
Structured Parking/Garage	0	Attached or detached garage that residents do not pay a fee for.
Basement	0	Includes spaces with a minimum of 7' clear head height. Spaces less than 7' clear head space are crawl spaces per RCO 305.
TOTALS		
Non Low-income Floor Area	0	Commercial Space Condo Areas + Commercial Areas + Market Rate Unit Area
Low Income Floor Area	58,715	LI Unit Area + Common Area (Circulation) + Limited Common Area (Private) + Tenant Storage
% Common Area	19.41%	Common Area (Public) + Common Area (Circulation) / Gross Square Footage



**Development Details & Floor Area Details**

2025 Design and Construction Features Form

<i>Project Name</i> Chesapeake Landing	<i>Project Number</i> 0
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Net Rentable Square Footage	66,764	Gross Square Footage - Non Low-Income Floor Area
Average net Rentable SQFT per LI Unit	1059.746032	Net Rentable Square Footage / Total Number of Low-Income Units



Accessibility Information

2025 Design and Construction Features Form

Project Name Chesapeake Landing

Project Number

0

Adaptability & Accessibility

All developments must comply with all accessibility requirements as outlined in the Ohio Building Code, chapter 4101:1-11 for the design and construction of accessible project features, including site, common areas and units.

- Yes, the project will comply with the accessibility requirements as outlined in the Ohio Building Code.
No.

Verify that the project will be designed and constructed to meet the requirements of the Fair Housing Act and that all units, other than the accessible units, will be designed and constructed as ANSI Type B units.

- Yes, the project will be designed and constructed to meet the requirements of the Fair Housing Act and all units, other than the accessible units, will be designed and constructed as ANSI Type B units.
No.

504 Accessibility

All developments receiving OHFA funding must meet the accessibility requirements of Section 504. Identify the implementing standard the development will utilize to demonstrate compliance with Section 504 requirements (select one)

- Uniform Federal Accessibility Standards (UFAS)
2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice").
An equivalent standard as defined in HUD's Deeming Notice (such as ICC/ANSI A117.1-2009 with OEBC 2024 or ICC/ANSI A117.1-2017 with ICC/OCB 2024), specify:

Table with 2 columns: Required, Provided. Rows for 504 Mobility Units and 504 Sensory Units. Includes 'Number of accessible parking spaces' field.

\* Providing twice the number that is federally mandated under Section 504 as accessible for persons with mobility disabilities. To calculate the number of 504-mobility units needed to meet this threshold standard, first multiply the total number of units by 5%, roundup to the nearest whole unit, and multiply the result by two.

Accessibility Exception Requests (adaptive reuse or rehabilitation only)

Exception(s) Requested for technical infeasibility of full compliance with 504 accessibility. (adaptive reuse or rehabilitation only)

- Yes, Number of non-conforming accessible units:
No.
N/A.

Please provide a summary for the reason there is technical infeasibility. Each exception request must provide details that identify and quantify the technical infeasibility with supporting documentation and drawings.

Large empty text box for providing details on technical infeasibility.



**Universal Design Information**

2025 Design and Construction Features Form

Project Name Chesapeake Landing

Project Number

0

**Universal Design Components**

Select all of the below items that will be included in the development. Refer to the Design and Architectural Standards that are effective at the time application. Mandatory items are marked with an **R**, please identify "exception" under "page or note" if an exception was requested for the item. Exceptions for mandatory items must include two non-mandatory items.

Additionally, specify the architectural page reference, or if it will be covered by a general/universal plan note, mark "Note".

**Entry**

Included?	Page or Note	Item
R	A1.11	36"-wide (minimum) entry door <i>- On rehab/adaptative reuse only, not required on all units if infeasibility can be proven</i>
R	A1.11	Entry door with lever-style handle
R	A1.11	For primary entrance, minimum 5' x 5' level clear space inside and outside entry door
R	A1.00	Adequate non-glare lighting at walkways, accessible routes, and exterior spaces
R	A1.00, A1.11	Adequate lighting both inside and outside the building and unit entrance
R	A1.00, A1.11-1.14	High visibility address numbers (both building and exterior units)
R	A1.00, A1.11	Overhead weather protection at entrances <i>- On rehab/adaptative reuse only, not required on all units if infeasibility can be proven</i>
<input type="checkbox"/>		Built-in shelf/bench/ledge located outside the door
<input type="checkbox"/>		Nonslip surfaces on walkways and entryways
<input type="checkbox"/>		Primary unit entry with an accessible/dual peephole and backlit doorbell
<input type="checkbox"/>		Door locks that are easy to operate, such as keyless locks with remote control or keypad
<input type="checkbox"/>		No-step entry (1/2" or less threshold) at main entrance

**Interior Stairs and Hallways**

Included?	Page or Note	Item
R	A1.11-1.14	Adequate lighting to illuminate all stairway(s), landings, and hallway(s)
R	A1.11-1.14	Hallways with a minimum width of 42"
R	A1.11-1.14	Anti-slip strips on front edge of steps in color-contrast material
<input type="checkbox"/>		Color contrast between stair treads and risers
<input type="checkbox"/>		Handrails on both sides of interior stairs

**Interior Doors**

Included?	Page or Note	Item
R	A1.11-1.14, A4.10-4.22	34"-wide (minimum) doors leading to habitable room, allowing for a 32" minimum clearance
R	A1.11-1.14, A4.10-4.22	Lever-style door hardware on all interior doors
R	A1.11-1.14, A4.10-4.22	Interior maximum door threshold of ¼ inch beveled or flush
<input type="checkbox"/>		Pocket doors with easy-to-grip handles

**Faucets**

Included?	Page or Note	Item
R	A4.10-4.22 UD NOTES	Anti-scald faucets with lever handle for all sinks, bathtubs, and showers
R	A4.10-4.22 UD NOTES	Pressure balanced faucets

**Electrical**

Included?	Page or Note	Item
R	A4.10-4.22 UD NOTES	Thermostat and control panels that are easy to read and simple to operate
R	A4.10-4.22 UD NOTES	Rocker, touch light, or hands-free switches
R	A4.10-4.22 UD NOTES	Extra electrical outlets (for medical equipment or rechargeable items, etc.) placed 18" to 24" above finished floor (bedroom only)
<input type="checkbox"/>		Lighted switches visible in the dark
<input type="checkbox"/>		Switched outlets for lamps, etc. to be turned on with wall switch
<input type="checkbox"/>		Electrical outlets, phone jacks, and data ports at least 18" above finished floor
<input type="checkbox"/>		Light switches between 44"-48" above finished floor; thermostats no more than 48" above finished floor
<input type="checkbox"/>		Clear access space of 30" by 48" in front of switches, outlets, and controls
<input type="checkbox"/>		Audible and visual alarms for smoke/fire/carbon monoxide in all code-required accessible areas and all units

**Bathrooms**

Included?	Page or Note	Item
R	A4.10-4.22 UD NOTES	Countertops with beveled/radiused corners. Outside corners are suggested to be a two-inch corner radius, waterfall edge with oneinch radius, or top
R	A4.10-4.22 UD NOTES	Adjustable-height showerhead (articulated arm or similar) or hand-held showerhead with flexible hose and easily operable controls
R	A4.10-4.22 UD NOTES	Non-glare lighting at vanities
<input type="checkbox"/>		A full- or half-bath on the main floor with clear floor space of 30" x 48"
<input type="checkbox"/>		Overhead light fixture in tub/shower
<input type="checkbox"/>		Mirror(s) placed for both standing and sitting, such as a full-length or tilting mirror
<input type="checkbox"/>		Toilet centered at least 18" from any side wall, tub, or cabinet
<input type="checkbox"/>		In at least one bathroom per unit, including the following: <ul style="list-style-type: none"> <li>- Low-threshold or curbless shower at least 5' x 3' OR ADA bathtub with seat</li> <li>- Clear knee space (at least 27" high) under sink. May be open knee space or achieved by means of removable vanity or fold-back or self-storing doors. Pipe protection panels must be provided to prevent contact with hot or sharp surfaces.</li> <li>- Grab bars, or wall-blocking for future installation of grab bars, in tub/shower, and toilet. Grab bars must be properly anchored and supported.</li> </ul>

**Kitchens**

Included?	Page or Note	Item
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Universal Design Information

2025 Design and Construction Features Form

Project Name Chesapeake Landing

Project Number 0

- R A4.10-4.22 At least 15" clear space/"landing zone" on each side of stove and sink, and at least one side of refrigerator. This is countertop clear space and may be shared with another appliance and/or required work surface if applicable.
- R A4.10-4.22 UD NOTES Loop handles on drawers and cabinets
- R A4.10-4.22 UD NOTES Non-glare task lighting to illuminate sink, stove, and work areas
- Adjustable height shelves in wall cabinets
- Base cabinets with pull out drawers
- Pull-out work surface near the oven, refrigerator and/or microwave
- Visual contrast at front edge of countertop or between the countertop and the cabinets
- Side-by-side refrigerator-freezer
- Cooktop/range with front or side-mounted controls (senior units only)
- Extra outlets for small appliances, electronics, etc.
- Clear knee space (at least 27" high) under sink, counters, and/or cook tops. If under sink, pipes must have protection and may not be in the required knee space. May be open knee space or achieved by means of removable base cabinets or fold-back or self-storing doors.

Closets

Included?	Page or Note	Item
<input type="checkbox"/>		Area is well-lit with a switch located outside the space
<input type="checkbox"/>		Doors and handles that are easy to operate. No bi-fold or accordion-type doors
<input type="checkbox"/>		Adjustable-height shelving and/or closet rods OR clothes rods installed at multiple heights
<input type="checkbox"/>		Pull out-shelves, rollout cabinets, and other easy to access storage components

**Certifications**

2025 Design and Construction Features Form

Project Name Chesapeake Landing

Project Number

0

**Certifications**

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding. By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.


OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

**1. Architect or Professional Engineer**

I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

  
Authorized Signatory

14-Feb-25  
Date

Ron Lloyd  
Print Name (Authorized Signatory)

President  
Title

RDL Architects, Inc.  
Organization

Ohio #10015  
Registration Number

**2. General Contractor**

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development will be constructed in accordance with any and all requirements as set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am obligated to know the federal, state and local accessibility laws applicable to the Development and will build the project accordingly.

Authorized Signatory

Date

Print Name (Authorized Signatory)

Title

Ironton Lawrence County Community Action Organization  
Organization

**3. Owner**

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development shall be constructed in accordance with any and all requirements as set forth in this form, OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

The undersigned understands that any deviations from federal and state accessibility requirements are the responsibility of the Owner and, as such, Owner is responsible for such deviations.

Further, if for any reason, the features are not constructed in accordance with the requirements set forth above, the undersigned understands that OHFA may revoke or recapture the Development's funding and/or limit or prohibit the future participation of the undersigned, any subsidiaries or related entities in OHFA programs.

Authorized Signatory

Date

Print Name (Authorized Signatory)

Title

Ironton-Lawrence County Community Action Organization  
Organization

**Certifications**

2025 Design and Construction Features Form

Project Name Chesapeake Landing

Project Number

0

**Certifications**

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding. By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.

OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

**1. Architect or Professional Engineer**

I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

\_\_\_\_\_

Authorized Signatory

\_\_\_\_\_ 14-Feb-25

Date

Ron Lloyd

Print Name (Authorized Signatory)

\_\_\_\_\_

President

Title

RDL Architects, Inc.

Organization

\_\_\_\_\_

Ohio #10015

Registration Number

**2. General Contractor**

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development will be constructed in accordance with any and all requirements as set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am obligated to know the federal, state and local accessibility laws applicable to the Development and will build the project accordingly.

DR Gossett

Authorized Signatory

\_\_\_\_\_ 2/24/2025

Date

DR Gossett

Print Name (Authorized Signatory)

\_\_\_\_\_

Executive Director

Title

Ironton Lawrence County Community Action Organization

Organization

**3. Owner**

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development shall be constructed in accordance with any and all requirements as set forth in this form, OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

The undersigned understands that any deviations from federal and state accessibility requirements are the responsibility of the Owner and, as such, Owner is responsible for such deviations.

Further, if for any reason, the features are not constructed in accordance with the requirements set forth above, the undersigned understands that OHFA may revoke or recapture the Development's funding and/or limit or prohibit the future participation of the undersigned, any subsidiaries or related entities in OHFA programs.

DR Gossett

Authorized Signatory

\_\_\_\_\_ 2/24/2025

Date

DR Gossett

Print Name (Authorized Signatory)

\_\_\_\_\_

Executive Director

Title

Ironton-Lawrence County Community Action Organization

Organization



**Housing Finance Agency**

**Certifications**

2025 Design and Construction Features Form

<i>Project Name</i>	Chesapeake Landing	<i>Project Number</i>	0
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**APPENDIX T**  
**SIGNATURE PAGE**



**Signature of Responsible Individuals, Chesapeake Landing**

**Determination of the Ohio Department of Development:**

On the basis of the environmental assessment of the above project, I have made the following finding:

Finding of No Significant Impact (FONSI) [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.28]

The project may significantly affect the quality of the human environment.

CEO Name: Lydia L. Mihalik  
Director, Ohio Department of Development

Address: 77 South High Street  
Columbus, Ohio 43215

Signature:

\_\_\_\_\_

Date:

\_\_\_\_\_