ENVIRONMENTAL ASSESSMENT

Fountain Creek Senior Villas

South Portland Street and County Road C, Bryan, Williams, Ohio

Grantee: Frontier Community Services

Grant Numbers: ODOD 25-0017

ODSA:

City of Bryan

Williams County

Environmental Assessment, Subject to Part 58.5

OHFA Tracking Number: 25-0017

August Mack Project Number: JZ2326.721.0001

HOME - Fountain Creek Senior Villas - 25-0017

PREPARED FOR:

Ohio Housing Finance Agency

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ISSUE DATE:

January 23, 2026

August Mack

ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT
JZ2326.721 - HOME - Fountain Creek Senior Villas - 25-0017
South Portland Street and County Road C
Bryan, Ohio 43506
OHFA Tracking Number: 25-0017

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ENVIRONMENTAL ASSESSMENT
Fountain Creek Senior Villas
South Portland Street and County Road C
Bryan, Ohio 43506
OHFA Tracking Number: 25-0017

1.0 ENVIRONMENTAL ASSESSMENT

1.1 Project Details

Activity Name	Fountain Creek Senior Villas
Activity Location	South Portland Street & County Road C, Bryan, Williams County, Ohio 43506
Grantee	Frontier Community Services
Grant Numbers	Ohio Department of Development: 25-0017
Type of Review	Environmental Review; Subject to Part 58.8
Review Date	January 22, 2026

Approximate Cost	Source
$11,121,285	Federal LIHTC Equity: Ohio Capital Corporation for Housing
$673,833	Permanent First Mortgage: River Hills
$224,506	Deferred Developer Fee: Frontier Community Services
$100	GP / MM Capital Contribution: Frontier Community Services
$1,000,000	HDAP HOME: OHFA
$258,000	Grant: Williams County Port Authority
$13,277,724.00	TOTAL

Responsible Entity, Ohio HOME:	Ms. Jasmin Walton Ohio Department of Development 77 S. High Street Columbus, Ohio 43215	Ms. Lydia Mihalik Ohio Department of Development 77 S. High Street Columbus, Ohio 43215
Project Contact:	Ms. Keegan Booth Frontier Community Services 12125 Pleasant Valley Road Chillicothe, Ohio 45601	Ms. Dawn Fitzcharles Williams County Port Authority 110 S. Walnut Street Bryan, Ohio 43506
Prepared By:	Mr. James Bell August Mack Environmental, Inc. 4401 Rockside Road, Suite 300 Independence, Ohio 44131	Mr. Zach Goetsch August Mack Environmental, Inc. 7830 N. Central Drive, Suite B Lewis Center, Ohio 43035

HOME funds will be used for the new construction of Fountain Creek Senior Villas, a multi-family housing project consisting of nine (9) single-story ranch style apartments

for a total of 50-units. Occupancy will be restricted to residents age 55-years or older earning up to 30%, 50%, and 60% of the Area Median Income. Amenities will include a community building, shelter house, dog park, and paved parking lots and walkways. Included as attachments are project site location maps (**Appendix A**), project site photographs (**Appendix B**), field notes checklist (**Appendix C**), and project site development plans (**Appendix D**).

Fountain Creek Senior Villas will be developed using Low-Income Housing Tax Credit (LIHTC) financing and will target residents aged 55-years or older with incomes of up to 30%, 50%, and 60% of the Area Median Household Income (AMHI). The ownership entity of the project will be Williams County Housing Partners, LLC. The non-profit participating organization is Ohio Capital Corporation for Housing. The general contractor is RCS Construction and the architect is Lusk Architecture. A market study was prepared by Vogt Strategic Insights on February 6, 2025, which has certified that a market exists for the proposed development. A Market Study Certification is included in **Appendix E**.

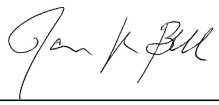
1.2 Signature of Responsible Individuals

1.2.1 PREPARER CERTIFICATION OF ENVIRONMENTAL REVIEW COMPLETION

The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize impacts, and based on steps (a) through (f) found in the regulations, determined the following:

1. Is the project in compliance with applicable laws and regulations?	Yes
2. Is an EIS required?	No
3. A finding of No Significant Impact (FONSI) can be made. Project will not significantly affect the quality of the human environment.	Yes

Name:	Zach Goetsch
Title:	Due Diligence Manager
Address:	7830 North Central Dr., Suite B Lewis Center, OH 43035
Date:	January 22, 2026
Signature:	

Name:	James M. Bell
Title:	Sr. Due Diligence Manager
Address:	7830 North Central Dr., Suite B Lewis Center, OH 43035
Date:	January 22, 2026
Signature:	

1.2.2 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 1508.27]The project may significantly affect the quality of the human environment.	

Certifying Officer Name:	
Address:	
Signature:	
Date:	

2.0 STATUTORY CHECKLIST

The Statutory checklist covers statutes, regulations, and Executive Orders, other than NEPA, (See 24 CFR 58.5 and 58.6) to which every project must respond, unless it is exempt. These laws, regulations, and Executive Orders have been organized in a format that allows for systematic and consistent review and compliance. For each of the environmental laws and authorities listed below, a narrative explanation is included. Supporting documentation, if applicable, is provided as an appendix to this report. If compliance is required, compliance procedures and/or mitigation are indicated in the narrative.

2.1 Historic Preservation

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: State Historic Preservation Office HUD Historic Preservation	Yes

The project site is not listed or eligible for listing in the National Register of Historic Places (NRHP). As documented by the NRHP online mapper, the project site is not identified within a Historic District, nor is it identified as listed on the National Register.

A request for Section 106 Review was submitted to the Ohio Historic Preservation Office (SHPO) by August Mack on November 6, 2025. A response was received on December 8, 2025, indicating the proposed project will have no effect on any historic properties in the vicinity of the project site. No further coordination is necessary unless the scope of work changes or archaeological remains are discovered during construction.

Historic Preservation documentation is included in **Appendix F**.

Standard Mitigations:

- **Any proposed changes to the project must be conveyed to ODOD promptly. The Environmental Review must be reevaluated by ODOD prior to initiation of any proposed changes.**
- **If an additional phase or affiliated project is proposed by a member of the current project team, this additional work must be coordinated with SHPO prior to initiation and regardless of funding source.**

- **Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted and ODOD notified immediately if archaeological remains are discovered during construction to allow for coordination with SHPO regarding appropriate actions.**

2.2 Floodplain Management

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Floodplain Maps Floodplain Administrators HUD Floodplain Management	No

The Federal Emergency Management Agency (FEMA) has not published a Flood Insurance Rate Map (FIRM) for the City of Bryan. However, a June 27, 1984 letter from FEMA to the City of Bryan indicated the City was located in Zone C. Zone C has no mandatory flood insurance purchase requirement. The project site does not appear to be located within a Special Flood Hazard Area.

Floodplain Management documentation is provided in **Appendix G**.

2.3 Wetland Protection

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: NRCS Web Soil Survey National Wetlands Inventory Ohio EPA Division of Surface Water US Army Corps of Engineers Regulatory (Permits) HUD Wetlands Protection	No

According to a review of the U.S. Fish & Wildlife Service (USFWS) National Wetlands Inventory (NWI) map, no wetlands are located on the project site. During the project site inspection, August Mack did not observe any evidence of wetlands.

In addition, a review of the United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) Web Soil Survey, some of the project site soils are considered hydric.

Wetland Protection documentation is included in **Appendix H**.

2.4 Coastal Zone Management

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Ohio Office of Coastal Management Ohio Coastal Atlas Map Viewer HUD Coastal Zone Management	No

According to the Ohio Department of Natural Resources (ODNR) Office of Coastal Management Ohio Coastal Atlas Map Viewer, the project site is not located in a Coastal Management Area.

Coastal Zone Management documentation is included in **Appendix I**.

2.5 Sole Source Aquifers

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Ohio EPA Sole Source Aquifers in Ohio U.S. EPA Sole Source Aquifer Map Viewer	No

According to the U.S. EPA Map of Sole Source Aquifer Locations, the project site is not located within a sole source aquifer.

Sole Source Aquifer documentation is included in **Appendix J**.

2.6 Endangered Species

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: US Fish & Wildlife Service Section 7 information Endangered Species in Ohio Ohio Natural Heritage Database HUD Endangered Species	Yes

Based on a review of the USFWS Information for Planning and Consultation, the following species were identified for Williams County: Indiana Bat (endangered), Whooping Crane (experimental population), Copperbelly Water Snake (threatened), Monarch Butterfly (proposed threatened), and Eastern Prairie Fringed Orchid (threatened). No critical habitats were identified at the project site.

August Mack submitted a Request for Section 7 Consultation to USFWS on November 6, 2025, requesting concurrence that the proposed project is not likely to adversely affect the identified Federally-Listed, Threatened, Endangered, and Candidate species and/or any critical habitat at the project site. A response from USFWS was received on December 2, 2025, indicating that the proposed project is not likely to adversely affect any Federally-Listed, Threatened, Endangered, Proposed, or Candidate species and/or any critical habitat.

August Mack additionally submitted an Environmental Review Request to ODNR on November 6, 2025. A response was received on December 4, 2025, recommending that any needed tree clearing be limited from October 1 through March 31 and only for trees with a diameter greater than or equal to 20-inches at breast height.

Endangered Species documentation is included in **Appendix K**.

Site-Specific Mitigation:

- **In order to avoid potential impacts to the identified Federally-Listed, Threatened, Endangered, Proposed, or Candidate species, removal of trees greater than or equal to 20-inches in diameter at breast height may only be conducted from October 1 through March 31.**

2.7 Wild and Scenic Rivers

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: ODNR Scenic Rivers HUD Wild and Scenic Rivers	No

Based on a review of the National Wild and Scenic Rivers System map and the ODNR Scenic River map, the project site is not located in the vicinity of a Wild and Scenic River.

Wild and Scenic River documentation is included in **Appendix L**.

2.8 Air Quality

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Ohio EPA Division of Air Pollution Control	Yes

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Ohio EPA Notification of Demolition and Renovation Ohio Department of Health Asbestos HUD Air Quality	

Clean Air Act

According to the National Ambient Air Quality Standards (NAAQS) map, Williams County is in attainment for all NAAQS pollutants. In addition, review of the U.S. EPA NEPAssist tool revealed no Aerometric Retrieval System (AIRS) or Toxic Release Inventory (TRI) facilities located within 1,000-feet of the project site.

Air Quality Evaluation documentation is included in **Appendix M**.

Asbestos

The project will consist of new construction; therefore, asbestos-containing materials are not a concern at this time.

Fugitive Dust

The project may result in a temporary increase of dust and fumes from construction activities. Best Management Practices should be employed during construction to control fugitive dust. No long-term impact on ambient air quality is anticipated.

Post-Construction Sources

The units will utilize electric heating and cooling. The units will not use fireplaces, will not use heating oil, and should not have a measurable impact on air quality.

Standard Mitigations:

- **Best Management Practices and Reasonably Available Control Measures [OAC Rule 3745-17-08(B)] shall be employed by the Contractor to control fugitive dusts during construction activities.**
- **Construction drawings/specifications shall be modified to include the following statement: "The Contractor shall at no time incorporate any materials that are composed of or contain any amount of asbestos. The substitution of materials that contain any amount of asbestos will in no circumstances be acceptable. Upon completion of the project, the Contractor and Project Architect shall submit written statements or certifications asserting that no asbestos containing materials were specified in any portion of the construction."**

- **All units shall be equipped with air conditioning systems.**

2.9 Farmland Protection

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: NRCS Farmland Protection Policy Act HUD Farmlands Protection	No

The project site is not currently farmed. 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 U.S. Census map, the project 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).

Farmland Preservation documentation is included in **Appendix N**.

2.10 Noise Abatement and Control

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: HUD Noise Abatement and Control HUD Noise Guidebook HUD Day / Night Noise Level Electronic Assessment Tool HUD Sound Transmission Classification Assessment Tool ODOT Traffic Count Data Ohio Airport Information Airport Master Records and Reports PUCO / ORDC Railroad Information System Federal Railroad Administration Query by Location tool	No

Noise sources in the vicinity of the project site were evaluated including major roadways within 1,000-feet, railroads within 3,000-feet, civil airports within 5-miles, and military airports within 15-miles. No major roadways within 1,000-feet, railroads within 3,000-feet, or military airports within 15-miles were identified.

One (1) civil airport, Williams County Airport, is located within 5-miles of the project site. Utilizing data obtained from the Federal Aviation Administration (FAA) and the HUD Airport Noise Worksheet, it was determined noise attributed to airplanes will not extend beyond the boundaries of the airport.

Noise Evaluation documentation is included in **Appendix O**.

2.11 Airport Clear Zones and Accident Potential Zones

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Ohio Airport Information HUD Airport Hazards Airport Master Records and Reports	No

The project site is not located within 2,500-feet of the end of a civil airport runway or 15,000-feet of the end of a military airfield runway; therefore, the project is not located within an airport clear zone or accident potential zone.

An Airport Location Map is included in **Appendix P**.

2.12 Explosive and Flammable Operations

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: HUD Explosive and Flammable Facilities US EPA NEPAssist US EPA Envirofacts HUD Choosing an Environmentally Safe Site Acceptable Separation Distance Calculator Acceptable Separation Distance Guidebook	No

No aboveground storage tanks (ASTs) were observed on or within visible range of the project site. According to the Ohio Department of Natural Resources (ONDR) Oil & Gas Well Viewer, no active oil and/or gas wells were identified on or in the vicinity of the project site. According to the U.S. Department of Transportation's (US DOT) National Pipeline Mapping System (NPMS) Public Viewer, no hazardous liquid or gas transmission pipelines were identified on or in the vicinity of the project site.

Explosive and Flammable Operations documentation is included in **Appendix Q.**

2.13 Toxic Chemicals and Radioactive Materials

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: HUD Site Contamination U.S. EPA NEPAssist U.S. EPA Envirofacts Ohio Tank Tracking & Environmental Regulations (OTTER) HUD Choosing an Environmentally Safe Site	Yes

Contamination

According to the Phase I ESA report completed for the project site by Foust Engineering, Inc. dated February 7, 2025, no recognized environmental conditions (RECs) were identified. In addition, the project site is not located within 0.25-mile of a Superfund or CERCLIS site, or other contaminated site reported to Federal, State, or Local Authorities.

A copy of the Phase I ESA report is included in **Appendix R**.

Lead-Based Paint

The project will consist of new construction. No structures are currently present on the project site; therefore, lead-based paint is not a concern.

Radon

Per the HUD Office of Multifamily Development Radon Policy, installation of passive radon systems and post construction testing will be required. Construction shall meet the requirements of ASTM E1465-08a for the installation of passive systems. Post-construction testing will be required, and if results are at or above the threshold (4.0 picoCuries per liter), the system shall be converted from a passive system to an active recovery system pursuant to ASTM E1465-08a.

Standard Mitigation:

- **Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted if indicators of contamination (fill other than "clean hard fill," discolored soils or chemical/petroleum odors) are identified during construction to allow for a qualified environmental professional to inspect the site and make recommendations regarding appropriate actions.**

2.14 Environmental Justice

It should be noted public access to the U.S. EPA's Environmental Justice Screen (EJScreen) Community Report was discontinued on February 5, 2025. No adverse impacts were identified in the project's total environmental review.

3.0 ENVIRONMENTAL ASSESSMENT CHECKLIST

The environmental assessment checklist includes a detailed analysis of the Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]. For each factor, determinations have been made relating to potential impacts, needed study, and mitigation or modification. Where applicable, the necessary reviews or consultations have been completed and source documentation is provided in the narrative. Supporting documentation is included in appendices, when appropriate.

Impact Codes include the following options: Minor Beneficial Impact; No Impact Anticipated; Minor Adverse Impact; Significant Impact; and/or Requires Mitigation.

3.1 Land Development

Impact Category	Impact Code
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No Impact Anticipated

Impact Category	Impact Code
Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff	No Impact Anticipated

Impact Category	Impact Code
Hazards and Nuisances Including Site Safety and Noise	No Impact Anticipated

Impact Category	Impact Code
Energy Consumption	No Impact Anticipated

Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design

According to a Zoning Verification Letter for the Fountain Creek Senior Villas project dated January 9, 2025, the project site is currently zoned as R2; Multifamily Residential, which is appropriate for the proposed development.

A copy of the zoning letter is provided in **Appendix S**.

Site-Specific Mitigation:

- **The project shall obtain all required approvals/permits including building, HVAC, electrical, and plumbing permits from the City of Bryan.**

Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff

According to the USDA NRCS Web Soil Survey, the project site soils are comprised of Hoytville clay loam and Nappanee silty clay loam. A Subsurface Exploration and Geotechnical Engineering Report was completed by Geotechnical Consultants Inc. (GCI) on September 12, 2025. The report outlines geotechnical recommendations and construction considerations for the project.

A copy of the Geotechnical Investigation report is provided in **Appendix T**.

The project shall submit a Notice of Intent (NOI) to the OEPA for a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for construction activities. Under this permit, the contractor will be required to undertake mitigation measures to control erosion and sedimentation during construction.

Site-Specific Mitigation:

- **Recommendations of the September 2025 Subsurface Exploration and Geotechnical Engineering Report prepared by GCI shall be incorporated into the construction of the project.**

Standard Mitigation:

- **Unless the project provides documentation that it is exempt, a site-specific Storm Water Pollution Prevention Plan (SWPPP) must be developed in accordance with the NPDES Construction Storm Water Permit, that will detail the appropriate best management practices to control erosion until final site stabilization is achieved. In accordance with the construction storm water permit, site inspections must be conducted at least every 7 days and within 24 hours after a significant rain event. During the site inspections, erosion control measures should be observed to ensure they are functioning correctly. If the project is exempt from construction storm water permitting, no SWPPP is required but the Contractor must follow storm water management best practices during construction to prevent erosion and siltation of runoff from any excavated or exposed soils.**

Hazards and Nuisances Including Site Safety and Noise

Site Safety

The contractor will follow Occupational Safety and Health Administration (OSHA) guidelines during construction activities to ensure worker and public safety. This will include safety equipment to be worn by workers and barriers to public access.

Noise

Construction activities will result in a temporary increase in area noise levels, and should be avoided during the designated noise sensitive period (10:00 p.m. to 7:00 a.m.). Noise sources in the vicinity of the project site will be mitigated to achieve an internal noise level of less than 45 dB.

Traffic and Security

The project site is located in an area of mixed commercial and residential development, with vacant agricultural land to the north. Williams County Road C, a two-lane roadway with moderate traffic borders the project site to the south. The development will be equipped with cameras for enhanced security.

Other Nuisances

No high-voltage power transmission lines or other nuisances were noted in the vicinity of the project site during the site inspection. The ODNR Oil & Gas Well Map Viewer did not identify any wells on or in the vicinity of the project site. A review of the NPMS Public Viewer did not identify any hazardous liquid or gas transmission pipelines on or in the vicinity of the project site.

Standard Mitigations:

- **Noise-producing construction activities should be avoided during the designated noise-sensitive period (10:00 p.m. to 7:00 a.m.).**
- **The Project Sponsor/Project Developer shall ensure that contractors arrange for proper disposal at appropriately-licensed facilities of all solid and/or hazardous waste generated by the construction, as well as any materials that are currently dumped on the property. The Property Manager will contract with a public or private hauler for removal of waste generated by the occupant households, or will ensure that residents have arranged for trash removal with the local service provider. For elderly residents, the Property Manager shall ensure that trash removal is arranged for residents who are not physically capable of removing their household wastes.**

- **The Property Manager shall notify prospective tenants that the units were constructed as part of a federally funded project and that an environmental review of the project was completed as required under the National Environmental Policy Act. The Property Manager shall advise tenants that the review will be maintained on file by the Project Sponsor throughout the tax credit period and is available for review by the prospective tenants.**
- **The Project will follow Occupational Safety and Health Administration (OSHA) recommendations and guidelines during construction activities to ensure worker and public safety. This will include safety equipment to be worn by workers and barriers to public access.**
- **Prior to move-in, management shall advise tenants, in person, of safety precautions, including use of locks and other safety features, 911 emergency service, and available neighborhood watch programs.**
- **All units shall be equipped with air conditioning systems.**
- **A spill response kit should be present on the site during construction activities and chemical storage on-site should be minimized.**

Energy Consumption

Project Construction

The project will require consumption of energy for power tools used in the construction activities; however, the project will not create a significant increase in energy consumption.

Post Construction

The building will have Energy Star rated appliances, HVAC systems, and lighting. Due to the scale of the project, the project is not anticipated to have a significant impact on energy consumption.

3.2 Socioeconomic

Impact Category	Impact Code
Employment and Income	No Impact Anticipated

Impact Category	Impact Code
Demographic Character Changes, Displacement	No Impact Anticipated

3.3 Community Facilities and Services

Impact Category	Impact Code
Educational and Cultural Facilities	No Impact Anticipated

Impact Category	Impact Code
Commercial Facilities	No Impact Anticipated

Impact Category	Impact Code
Health Care and Social Services	No Impact Anticipated

Impact Category	Impact Code
Solid Waste Disposal / Recycling	No Impact Anticipated

Impact Category	Impact Code
Waste Water / Sanitary Sewers	No Impact Anticipated

Impact Category	Impact Code
Water Supply	No Impact Anticipated

Impact Category	Impact Code
Public Safety - Police, Fire and Emergency Medical	No Impact Anticipated

Impact Category	Impact Code
Parks, Open Space and Recreation	No Impact Anticipated

Impact Category	Impact Code
Transportation and Accessibility	No Impact Anticipated

Educational and Cultural Facilities

The City of Bryan has adequate access to educational and cultural facilities. Elementary, Middle/Junior High, and High Schools as well as day care facilities are located less than 3-miles of the project site.

Commercial Facilities

Adequate commercial facilities are located within a 3-mile radius of the project site, including restaurants, grocery stores, pharmacies, banks, and department stores. The project will add residents to the area which will benefit the surrounding commercial establishments. The project is not expected to negatively impact existing commercial facilities that are located in the project area.

Health Care and Social Services

Health care and social services are located within Bryan which have adequate access and capacity for the project.

Solid Waste Disposal / Recycling

The project site will be serviced by either a municipal or private trash collection / solid waste disposal company. Adequate solid waste disposal and recycling services are provided within Bryan.

Waste Water / Sanitary Sewers

During construction activities, the project will require limited use of water. No surface water resources are present on the project site. No dredging, filling, or disposal of dredged materials will occur to a waterway as a result of the proposed activities. The City of Bryan will provide sanitary sewer service to the project site. Due to the size of the project, the proposed project is not anticipated to overburden the sanitary sewer system.

Water Supply

The City of Bryan will provide drinking water to the project site. According to the 2024 Water Quality Report for the City of Bryan, no water quality violations were reported. Due to the size of the project, the proposed project is not anticipated to have a negative effect on the water supply.

A copy of the Water Quality Report is included in **Appendix U**.

Public Safety - Police, Fire and Emergency Medical

Bryan Hospital is located 2.1-miles from the project site and offers emergency medical services. The City of Bryan Police & Fire Department operate a station approximately 1.6-miles from project site. Due to the size of the project, the project is not anticipated to pose a negative burden on emergency services.

Parks, Open Space and Recreation

Roseland Park and Sumpter Field are located within 1.4-miles of the project site. Williams County Family YMCA is located 1.4-miles northwest of the project site. The project will not significantly impact the availability of existing recreational facilities.

Transportation and Accessibility

The project site has convenient access to highways. Due to the size of the project, the project is not anticipated to pose a negative burden on traffic in the project area.

3.4 Natural Features

Impact Category	Impact Code
Unique Natural Features, Water Resources	No Impact Anticipated

Impact Category	Impact Code
Vegetation and Wildlife	No Impact Anticipated

Unique Natural Features, Water Resources

The existing natural landscape on the project site is not unique, and no surface water features are present. Drinking water and sanitary services will be provided by the municipality; therefore, no adverse impacts to water resources or groundwater are anticipated.

Vegetation and Wildlife

Per correspondence with the USFWS, no adverse impact to vegetation or wildlife is anticipated.

4.0 24 CFR SECTION 58.6 REQUIREMENTS

4.1 Airport Runway Clear Zones and Clear Zones Notification

[24 C.F.R. Part 51.303(a)(3)] Does the project involve the sale or acquisition of property located within a Civil Airport Runway Clear Zone or a Military Airfield Clear Zone?

-	Your Response	Answers
✔	No	The closest airport is the Williams County Airport located approximately 3.6-miles northeast of the project site. An airport location map is provided in **Appendix P**.
	Yes	Notice must be provided to buyer. The notice must advise the buyer that the property is in a Runway Clear Zone or Clear Zone, what the implications of such a location are, and that there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information.

4.2 Coastal Barrier Resources Act

[Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501] Is the project located in a coastal barrier resource area?

-	Your Response	Answers
✔	No	A copy of the Coastal Barrier Resources System map is included in **Appendix V**.
	Yes	Federal assistance may not be used in such an area.

4.3 Flood Disaster Protection Act

[Flood Disaster Protection Act of 1973, as amended (42 U.S.C. 4001-4128)] Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area?

-	Your Response	Answers
✔	No	No structures or improvements will be located in a FEMA-identified Special Flood Hazard Area. Floodplain Management documentation is included in **Appendix G**.
	Yes	Attach copy of Flood Insurance Rate Map (FIRM).

Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

-	Your Response	Answers
	No	Flood Insurance under the National Flood Insurance Program must be obtained.
	Yes	Federal assistance may not be used in the Special Flood Hazards Area.
✔	N / A	No, to above question in Section 4.3.

5.0 STATEMENT OF PROCESS AND STATUS OF ENVIRONMENTAL ANALYSIS

This project is funded in part with federal HOME funds, which require the preparation of an environmental review record, consistent with the requirements of Title 24 of the Code of Federal Regulations (CFR) Part 58. No public hearings are required for the financial assistance and none are anticipated.

The HOME funds have been awarded to a non-governmental entity, and 24 CFR Part 58 does not authorize the State to pass its environmental review responsibilities to non-governmental entities. Therefore, ODOD, the City of Bryan, and Williams County are responsible for conducting the environmental review, decision-making, and actions. In order to formally adopt and accept the conclusions of the ERR, the certifying officers for ODOD shall sign the ERR and make a Finding of No Significant Impact (FONSI) after reviewing and approving the final ERR.

ODOD will prepare a Combined Notice to Public of a FONSI and Notice of Intent to Request Release of Funds (NOI/RROF) that identifies ODOD as the responsible entity for the HOME funds. ODOD will submit a Request for Release of Funds (HUD 7015.15) documents to the U.S. Department of Housing and Urban Development.

This environmental review was completed on January 23, 2026. Ms. Lydia L. Mihalik, Director of the ODOD, is the certifying officer for ODOD. The certifying officer assumes responsibility for the accuracy and completeness of the record. The Office of Community Development administers the HOME funds for ODOD. The record is a public record and is open for review. The record for this project is available for review at the following location(s):

Location #1	Location #2
Ohio Development Services Agency Office of Community Development Training and Technical Assistance Section 77 South High Street, 26th Floor	Williams County Public Library 107 East High Street Bryan, Ohio 43506 Hours: 9:00 a.m. - 8:00 p.m. (M); 9:00 a.m. -

Location #1	Location #2
Columbus, Ohio 43215 Phone: 614-466-2285 Hours: 8:00 a.m. - 5:00 p.m.	6:00 p.m. (T-TH); 9:00 a.m. - 5:00 p.m. (F); 9:00 a.m. - 12:00 p.m. (Sat); Closed (Sun)

ODOD is making this record and its documentation available for public review and comment by advertising in the Bryan Times (contact Brian Koeller, Editor: 419-636-1111; bkoeller@aimmediamidwest.com). ODOD plans to publish a combined Notice to the Public of a Finding of No Significant Impact (FONSI) on the environment and a Notice of Intent to Request a Release of Funds (NOI/RROF) on or about _____.

ODOD will receive comments and objections until (approximately) _____. Any comments received will be evaluated and incorporated in the record, as appropriate. On or about _____, ODOD will submit to its grantor agency, the U.S. Department of Housing and Urban Development (HUD), a Request for Release of Funds (RROF). (HUD-Columbus, 200 North High Street, Columbus, Ohio 43215.) Upon receipt of the RROF, HUD will wait 15 calendar days to receive any objections to the release of funds. Any objections will be responded to by ODOD to the satisfaction of HUD.

The effect of HUD releasing funds is that ODOD (and the non-governmental agency) may then (and then only) obligate any of the project funds (private and public). OHFA is responsible for monitoring the implementation of the project in conjunction with findings and mitigation measures identified in this record.

6.0 DESCRIPTION OF THE SITE AND ENVIRONMENT CONTEXT

The project site location proposed for the Fountain Creek Senior Villas project is a property located at South Portland Street and County Road C, Bryan, Williams County, Ohio. The project is located within 1.4-miles of downtown Bryan. The proposed project site is in an area of mixed residential and commercial development. The proposed location has good visibility and will provide a quiet setting. Surrounding properties consist of vacant agricultural land to the north and east, a church to the east, single-family residences to the south and west. The scale and design of the development is compatible with the surrounding area.

No impact to historic properties were identified. Commercial facilities, utilities, municipal services, and social services are available for the area and are not anticipated to be adversely impacted. A Phase I ESA did not identify any hazardous

material or contamination concerns for the project site. The project site is zoned R2; Multifamily Residential, which is appropriate for the proposed development.

7.0 ANALYSIS OF ALTERNATIVES

The following alternatives were considered for the Fountain Creek Senior Villas residential development project:

- **Option 1:** Private Development. Using private funds for development of the Fountain Creek Senior Villas housing project is not economically feasible considering current rates within the target area.
- **Option 2:** No Action. The no action alternative would fail to address the need for affordable housing in the area. Because no adverse impacts have been identified, the alternative of No Action is not reasonable.
- **Option 3:** Fountain Creek Senior Villas development. The proposed project will address the need for affordable housing in the area.

8.0 ANALYSIS OF IMPACTS AND MITIGATION ACTIONS

The Standard Mitigations were reviewed by Ms. Keegan Booth, Housing Development & Management Services Director, of Frontier Community Services and approved on December 4, 2025. A signed agreement is included in **Appendix W.**

Standard Mitigations:

- **Any proposed changes to the project must be conveyed to ODOD promptly. The Environmental Review must be reevaluated by ODOD prior to initiation of any proposed changes.**
- **If an additional phase or affiliated project is proposed by a member of the current project team, this additional work must be coordinated with SHPO, prior to initiation and regardless of funding source.**
- **Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted and ODOD and OHFA notified immediately if archaeological remains are discovered during construction to allow for coordination with SHPO regarding appropriate actions.**
- **Best Management Practices and Reasonably Available Control Measures [OAC Rule 3745-17-08(B)] shall be employed by the Contractor to control fugitive dusts during construction activities.**

- **Construction drawings/specifications shall be modified to include the following statement: "The Contractor shall at no time incorporate any materials that are composed of or contain any amount of asbestos. The substitution of materials that contain any amount of asbestos will in no circumstances be acceptable. Upon completion of the project, the Contractor and Project Architect shall submit written statements or certifications asserting that no asbestos containing materials were specified in any portion of the construction."**

- **Noise-producing construction activities should be avoided during the designated noise-sensitive period (10:00 p.m. to 7:00 a.m.).**

- **Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted if indicators of contamination (fill other than "clean hard fill," discolored soils or chemical/petroleum odors) are identified during construction to allow for a qualified environmental professional to inspect the site and make recommendations regarding appropriate actions.**

- **Unless the project provides documentation that it is exempt, a site-specific Storm Water Pollution Prevention Plan (SWPPP) must be developed in accordance with the NPDES Construction Storm Water Permit, which will detail the appropriate Best Management Practices to control erosion until final site stabilization is achieved. In accordance with the construction storm water permit, site inspections must be conducted at least every 7 days and within 24 hours after a significant rain event. During the site inspections, erosion control measures should be observed to ensure they are functioning correctly. If the project is exempt from construction storm water permitting, no SWPPP is required but the Contractor must follow storm water management best practices during construction to prevent erosion and siltation of runoff from any excavated or exposed soils.**

- **The Project Sponsor/Project Developer shall ensure that contractors arrange for proper disposal at appropriately-licensed facilities of all solid and/or hazardous waste generated by the construction, as well as any materials that are currently dumped on the property. The Property Manager will contract with a public or private hauler for removal of waste generated by the occupant households, or will ensure that residents have arranged for trash removal with the local service provider. For elderly residents, the Property Manager shall ensure that trash removal is arranged for residents who are not physically capable of removing their household wastes.**

- **The Property Manager shall notify prospective tenants that the units were constructed as part of a federally funded project and that an environmental review of the project was completed as required under the National Environmental Policy Act. The Property Manager shall advise tenants that the review will be maintained on file by the Project Sponsor throughout the tax credit period and is available for review by the prospective tenants.**

- **The Project will follow Occupational Safety and Health Administration (OSHA) recommendations and guidelines during construction activities to ensure worker and public safety. This will include safety equipment to be worn by workers and barriers to public access.**

- **Prior to move-in, management shall advise tenants, in person, of safety precautions, including use of locks and other safety features, 911 emergency service, and available neighborhood watch programs.**

- **All units shall be equipped with air conditioning systems.**

- **A spill response kit should be present on the site during construction activities and chemical storage on-site should be minimized.**

9.0 MONITORING AND ENFORCEMENT PROCEDURES

The Project Sponsor is responsible for monitoring the project to ensure that mitigation measures identified in this report are implemented. Procedures for implementing the mitigation measures are described below. OHFA staff will monitor the project sponsor for compliance with these responsibilities:

- Written documentation of the radon testing, and activation of the radon system, if necessary, shall be provided by the Project Sponsor to ODOD and kept on file with the record.

- The Project Sponsor/Developer shall ensure that the recommendations of the Subsurface Exploration and Geotechnical Engineering Report be incorporated into the construction of the project and that all recommendations are followed.

- Documentation that the required approvals/permits have been obtained should be kept on file with the record.

- The Project Sponsor/Project Developer must maintain documentation in the record that any changes to the project have been reevaluated by ODOD.

- The Project Sponsor/Project Developer must maintain documentation in the record that any additional phases to the project have been reevaluated by SHPO.

- The Project Sponsor / Project Developer must maintain documentation in the record that notification with SHPO, and ODOD is conducted for archaeological remains discovered during construction.

- There should be no visible dust emitted from the project activities. Written documentation of notification and compliance shall be provided to the ODOD and OHFA and kept on file with the record.

- The Project Sponsor / Developer shall ensure that the drawings / specifications include the required statement regarding asbestos. Copies of the certifications from the Contractor and Project Architect shall be provided to the Property Manager, ODOD and OHFA and kept on file with the record.

- Contractors should be instructed to minimize noise. If complaints are received or noise-producing activity is noted during the designated noise-sensitive period, response action should be taken immediately. Documentation of notification must be maintained on file with the record and provided to the Project Sponsor, ODOD, and OHFA.

- The Project Sponsor / Developer shall maintain documentation of contractor notification and shall ensure that notations are included on construction drawings.

- The Project Sponsor / Developer shall notify ODOD and OHFA promptly if suspected contamination is identified on any of the project site. If suspect contamination is identified, no site development activities are to occur until testing and / or remedial actions have been concluded to the satisfaction of ODOD, and OHFA. Documentation must be maintained with the record and provided to ODOD, and OHFA.

- The Storm Water Pollution Prevention Plan must be available on the site at all times during construction activities and available for review by ODOD and OHFA, or OEPA personnel upon request. Written documentation of the site inspections is to be maintained in the Storm Water Pollution Prevention Plan. Any corrections needed to address deficiencies identified during the site inspections must be implemented in a timely manner.

- Regular inspection of the project site is recommended. Waste should be accumulated in appropriate containers and removed from the site regularly. If debris is accumulating at the site, the contractor should be instructed to have it removed. The Project Manager shall maintain records verifying use of a solid waste company that utilizes a licensed facility. The Project Sponsor shall confirm

that residents have been screened to determine if assistance is required for trash removal. Written records must be maintained.

- The Project Sponsor shall ensure that, prior to lease signing, prospective tenants are notified that an environmental review was prepared and is available for review. If the offices of the Project Sponsor are located outside of the community in which the unit is located, the Project Sponsor shall ensure that a complete copy of the environmental review is provided directly to a prospective tenant desiring to review the document.
- Work should be halted if violations of OSHA regulations and guidelines are noted and the Contractor should be required to correct the deficiency before work can resume.
- Evidence of notification shall be maintained by the Property Manager. Information regarding safety features shall be included in the New Tenant Package.
- The Project Sponsor shall confirm the presence of air conditioning systems prior to the release of the contractor. Written documentation must be maintained.
- The presence of a spill response kit should be verified during site inspections.

10.0 LIST OF SOURCES, AGENCIES, AND PERSONS CONSULTED

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11.0 LIST OF SITE VISITS AND IMPORTANT MEETINGS

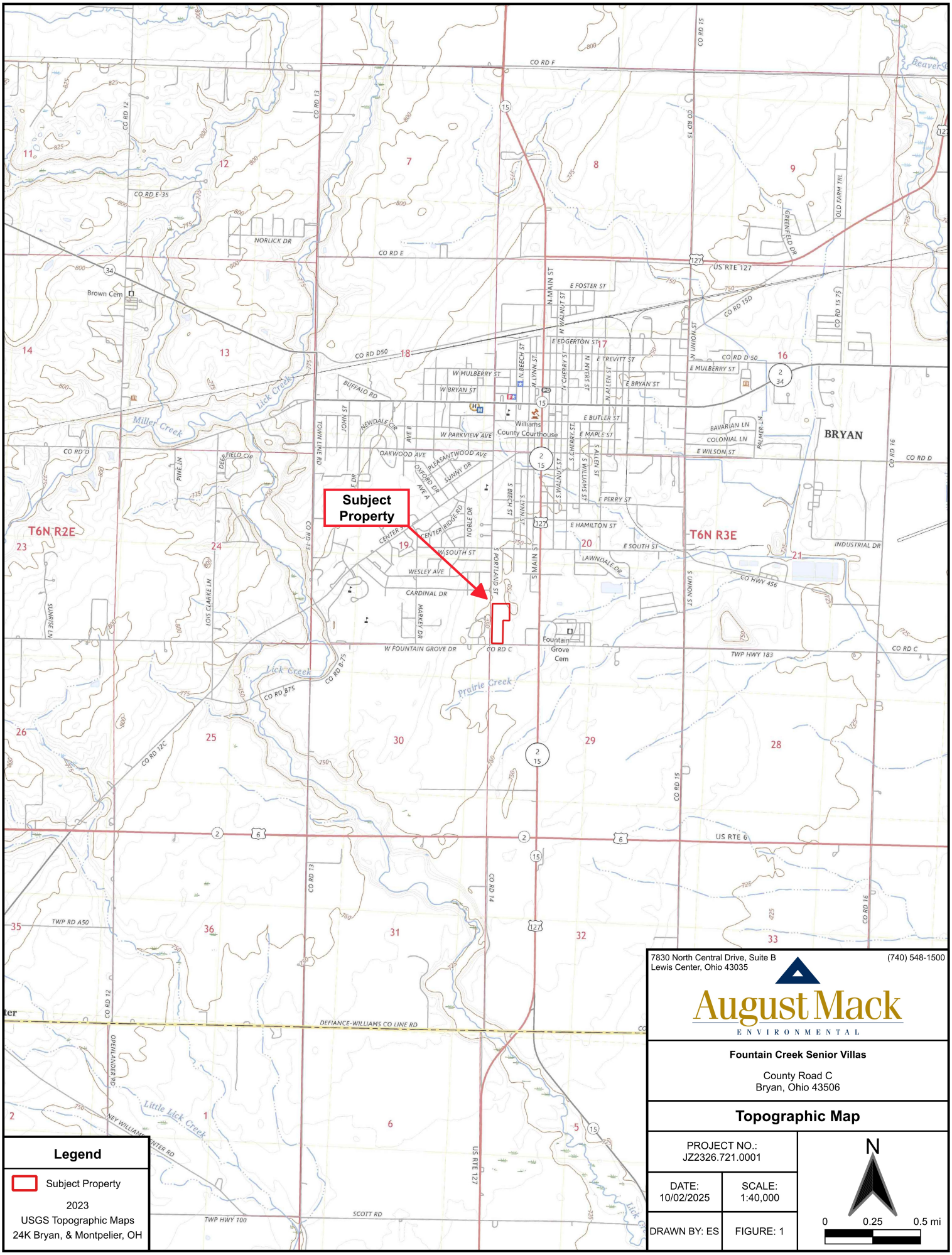
Date	Participants	Description
October 8, 2025	Mr. Zach Goetsch, Due Diligence Manager with August Mack Environmental, Inc.	Project Site Inspection

12.0 PARTICIPANTS IN THE REVIEW

Name	Title	Organization
Mr. James Bell	Senior Due Diligence Manager	August Mack Environmental, Inc.
Mr. Zach Goetsch	Due Diligence Manager	August Mack Environmental, Inc.

Appendix A -

Location Maps



7830 North Central Drive, Suite B
Lewis Center, Ohio 43035
(740) 548-1500

August Mack
ENVIRONMENTAL

Fountain Creek Senior Villas

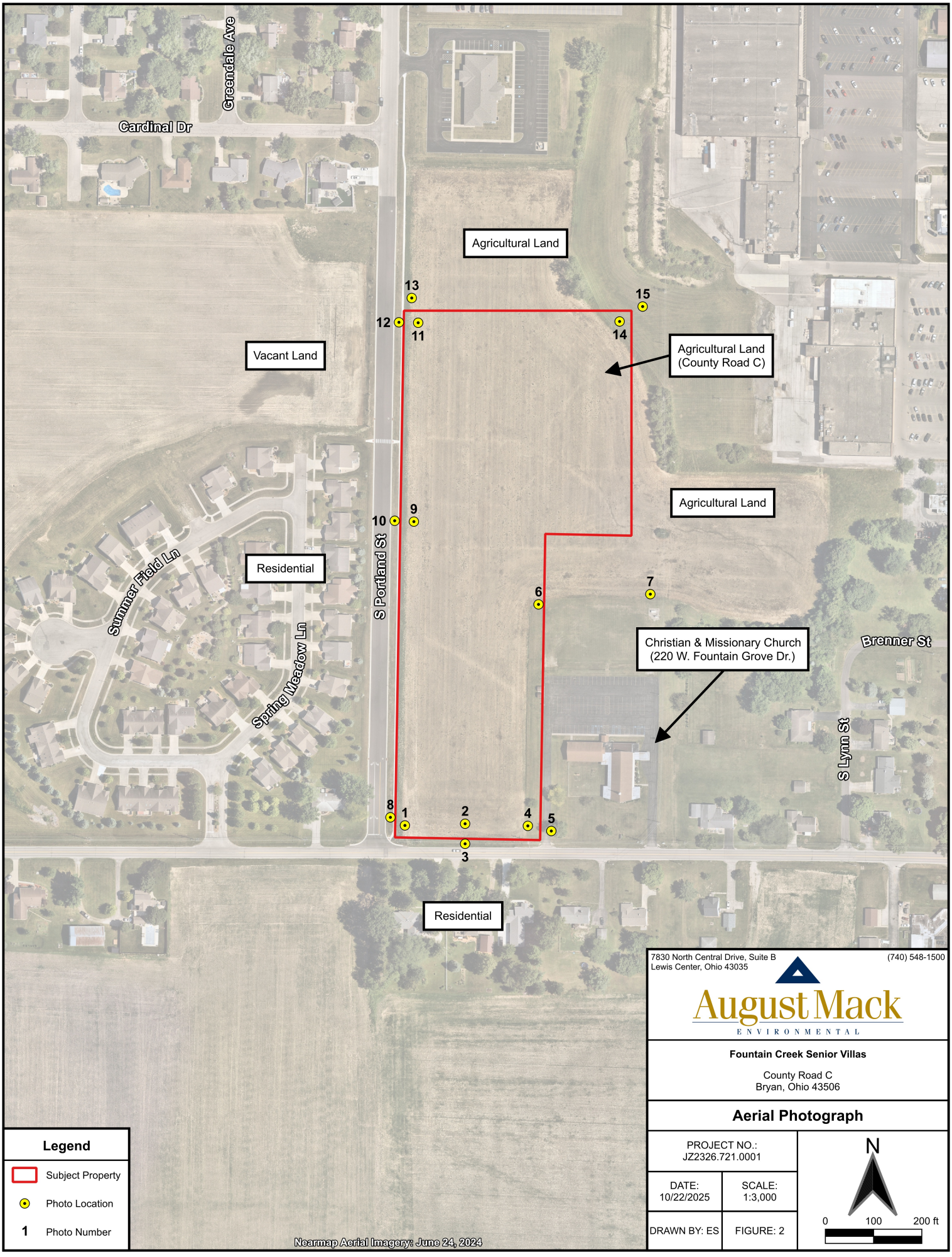
County Road C
Bryan, Ohio 43506

Topographic Map

PROJECT NO.: JZ2326.721.0001	
DATE: 10/02/2025	SCALE: 1:40,000
DRAWN BY: ES	FIGURE: 1

N

0 0.25 0.5 mi


Greendale Ave
Cardinal Dr
Agricultural Land
Vacant Land
Agricultural Land
(County Road C)
Agricultural Land
Residential
Summer Field Ln
Spring Meadow Ln
S Portland St
Christian & Missionary Church
(220 W. Fountain Grove Dr.)
Brenner St
S Lynn St
Residential
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
Legend
Subject Property
Photo Location
1 Photo Number
Nearmap Aerial Imagery: June 24, 2024
7830 North Central Drive, Suite B
Lewis Center, Ohio 43035
(740) 548-1500
August Mack
ENVIRONMENTAL
Fountain Creek Senior Villas
County Road C
Bryan, Ohio 43506
Aerial Photograph
PROJECT NO.: JZ2326.721.0001
DATE: 10/22/2025
SCALE: 1:3,000
DRAWN BY: ES
FIGURE: 2
N
0
100
200 ft

Appendix B -

Site Photographs

Photo 1 - View from the southwest corner, looking northeast

Photo 2 - Overview of the project site from the southern boundary, looking north

Photo 3 - View of the south adjoining properties

Photo 4 - View from the southeast corner, looking northwest

Photo 5 - View of the southeast adjoining property

Photo 6 - View from the eastern portion, looking northwest

Photo 7 - View of the east adjoining property

Photo 8 - View of the southwest adjoining property

Photo 9 - View from the west portion, looking northeast

Photo 10 - View of the west adjoining property

Photo 11 - View from the northwest corner, looking southeast

Photo 12 - View of the northwest adjoining property

Photo 13 - View of the north adjoining property

Photo 14 - View from the northeast corner, looking southwest

Photo 15 - View of the northeast adjoining properties

Appendix C -

Field Notes Checklist

Field Notes Checklist
6/99

This checklist is to be completed by the person constructing the environmental review record (ERR) during the field visit to the project site and is to be attached to the Statutory and/or Environmental Assessment (EA) Checklist(s). It will constituent full documentation for some factors in the EA Checklist, and partial documentation for other factors. Some factors on the Checklist require other kinds of documentation (e.g, contacts and correspondence with the State Historic Preservation Office, interviews and correspondence with fire and police, schools, zoning officials, etc.), so those factors are not included in this checklist.

Aggregate all activities that comprise the project (fund with HOME, ESG, CDBG, or any other funds. Provide answers to all questions that can be observed during the field visit. Use spaces provided for any supplemental information and/or for recording any recommended mitigation measures. Use additional sheets, if necessary, but key additional information to the relevant questions.

Several different types of maps will be useful on the field visit, such as project plan or plat map, location map showing major features and facilities in the vicinity, USGS topographical map, zoning map, and land use map. Many of the conditions observed can and should be recorded directly on the project plan. Distances to major features and facilities (e.g., schools and fire stations) and a description of the surrounding area are examples. The plan can then be referenced as "source/documentation" on the EA form.

Section 1: General Project Information

The Site visit was conducted by: Zach Goetsch, Due Diligence Manager with August Mack on October 8, 2025

Grant Agreement Number(s): N/A

Single year or Multi-Year: N/A

General or Tier Review: N/A

Project Name: Fountain Creek Senior Villas

Activity Name(s) and Grant Agreement Attachment A Number: OHFA Tracking Number: 25-0017

Location (Street Address, City, Township, County): NE corner of Portland St. S. & County Rd. C, Bryan, Williams County, OH

1. Project is in a location described as: ☐ Central City ☐ Suburban ☐ Infill Urban Development ☒ In a Developing Rural Area ☐ In an Undeveloped Area

2. Project is served by: ☐ Paved Access ☐ Public Water ☐ Public Sanitary Sewer ☐ Public Storm Sewers ☐ Gas ☐ Electric ☐ Other Utilities (Specify)

3. Is the project an addition to existing development? ☐ Yes ☒ No

4. Are there existing buildings on the site? ☐ Yes ☒ No

5. Is the site covered with trees and non-agricultural vegetation? ☐ Yes ☒ No

6. Is the site presently being farmed? ☒ Yes ☐ No

Section 2: Noise

7. Is the project within 1,000 feet of a major road/highway/freeway? ☒ Yes ☐ No

8. Is the project within 3,000 of a railroad? ☐ Yes ☒ No

9. Is the project within 15 miles of a military airfield? ☐ Yes ☒ No

10. Is the project within 5 miles of a civil airport? ☒ Yes ☐ No

If yes was answered to any question 7 - 10, then a noise assessment must be conducted. For airports use adopted Decibel Noise Level Contours can be requested from the airport, if available. For projects environments that exceed HUD noise standards, mitigation measures must be conducted.

Section 3: Floodplain/Wetlands/Coastal Zones

11. Are there drainage, streams, rivers, or coastlines on or near the site? ☐ Yes ☒ No

12. Is the project or access in the floodplain? ☐ Yes ☒ No _____
(If the project is in the floodplain compliance will require following the 8-step process.)

12. Are there ponds, marshes, bogs, or evidence of jurisdictional wetlands on or near the site? ☐ Yes ☒ No

13. Are there soils or vegetation characteristic of wetlands on or near the site? ☐ Yes ☒ No

Section 4: Hazards

14. Are industrial facilities handling explosive or fire-prone material such as liquid propane, gasoline, or other storage tanks visible from the project site? ☐ Yes ☒ No _____
If yes, check for compliance with 24 CFR Part 51 C, using HUD Hazards Guidebook

15. Is the project within 3,000 feet from the end of a runway at a civil airport? ☐ Yes ☒ No _____
If yes, check for compliance requirements at 24 CFR Part 51.

16. Is the project within 2 ½ miles from the end of a runway at a military airfield? ☐ Yes ☒ No _____
If yes, check for compliance requirements at 24 CFR Part 51.

17. Is the project near dump or landfill site? ☐ Yes ☒ No _____

18. Is the project near an industry disposing of chemicals or hazardous wastes? ☐ Yes ☒ No_____

Section 5: Compatibility with Surrounding Development

19. Is the project compatible with surrounding area in terms of:

	Yes	No		Yes	No
Land Use	☒	☐	Texture, Materials	☒	☐
Height, Bulk, Mass	☒	☐	Building Type (Low/high Rise)	☒	☐
Building Density	☒	☐	Building Arrangement	☒	☐
Population Density	☒	☐	Light/shadow and Ventilation	☒	☐
Set Back	☒	☐	Landscaping	☒	☐

20. Will the project be unduly influenced by:

	Yes	No		Yes	No
Building Obsolesce	☐	☒	Transition of Land Uses	☐	☒
Vacant Buildings	☐	☒	Transition in Density	☐	☒
Building Deterioration	☐	☒	Non-conforming Conversions	☐	☒
Postponed Maintenance	☐	☒	Incompatible Land Uses	☐	☒
Obsolete Public Facilities	☐	☒	In Adequate Off-street Parking	☐	☒
Buildings Crowding Land	☐	☒			

Section 6: Site Accessibility, Parks and Recreation, Commercial/Retail, Transportation

21. Is the project accessible to employment, shopping, and services? ☒ Yes ☐ No

22. Are parks and play spaces available on site or nearby? ☒ Yes ☐ No

23. Are commercial/retail shopping centers nearby? ☒ Yes ☐ No

24. Are public transportation services available? ☐ Yes ☒ No

Section 7: Physical Site Suitability

25. Slopes are: ☐ Not applicable ☐ Steep ☐ Moderate ☒ Slight

26. Is there evidence of slope erosion? ☐ Yes ☒ No _____
(Such as extensive gullies/small ravines? Bowed retaining walls? Washing away of top-soil and grasses? Tree movement? Fire scars?)

27. Is there evidence of unstable slope conditions? ☐ Yes ☒ No _____
_____
(Such as trees perpendicular to slope? Vertical cracks at top of slope? Titled utility poles? Hummocky-undulations on mid to lower slopes?)

28. Is there evidence of ground subsidence on the site? ☐ Yes ☒ No _____

Section 8: Soil Suitability and Erodibility

29. Soils are: ☒ Loose, Fine Grained Silts ☐ Gravel/sands ☒ Clay Hard/dry ☐ Non-expansive ☐ Moderately Expansive ☐ Highly Expansive ☐ Mix of (Check Appropriate Boxes) _____

30. Are there visuals indications of filled ground? ☐ Yes ☒ No _____
(Materials loosely piled on ground? Loose vegetation? Earth has graded appearance or topography appears unnatural as related to the vicinity?)

31. Are there active rills and gullies on site? ☐ Yes ☒ No _____

32. Is there off-site drainage to site? ☐ Yes ☒ No _____

Section 9: Natural Hazards

33. Will the project be affected by:

	Yes	No		Yes	No
Faults, Fractures	☐	☒	Fire Hazards	☐	☒
Cliffs, Bluffs, Crevices	☐	☒	Wind/sand Storms	☐	☒
Slope-failures from Rains	☐	☒	Poisonous Plants, Insects, Animals	☐	☒
Unprotected Water Bodies	☐	☒			
Hazardous Terrain Features	☐	☒			

Section 10: Man-made Hazards and Nuisances

34. Will the project be affected by:

	Yes	No		Yes	No
Hazardous Street Conditions	☐	☒	Rail Crossing Hazards	☐	☒
Dangerous Intersections	☐	☒	Hazards in Vacant Lots	☐	☒
Inadequate Street Lighting	☐	☒	Chemical Tank-car Terminals	☐	☒
Sanitary Landfills or Mining Operations	☐	☒	Trucking Terminals	☐	☒
Industrial Operations	☐	☒	Other Hazardous Chemical Storage	☐	☒
High Pressure Gas Transmission Lines	☐	☒	Overhead Transmission Lines	☐	☒
Hazardous Cargo Transportation Routes	☐	☒	Oil and Gas Wells	☐	☒
Through Traffic Problems	☐	☒	ASTM Phase I Identified Hazards	☐	☒
Inadequate Screened Drainage Catchment Structures	☐	☒	Children's Play Area Located near High Volume Traffic Ways	☐	☒
Inadequate Separation of Pedestrian And Vehicle Traffic	☐	☒	Unscreened Quarries or Other Excavations	☐	☒

35. Will the project be affected by:

	Yes	No		Yes	No
Gas, Smoke, Fumes	☐	☒	Unsightly Land Uses	☐	☒
Odors	☐	☒	Front-lawn Parking	☐	☒
Vibration	☐	☒	Abandoned Vehicles	☐	☒
Glare from Parking Areas	☐	☒	Rodent and Vermin Problem	☐	☒
Billboard Encroachment	☐	☒	Industrial Nuisances	☐	☒
Vacant/boarded up Buildings	☐	☒	Other _____	☐	☒

Section 11: Air Quality

36. Are there air pollution generators nearby which would adversely affect the site?

	Yes	No		Yes	No
Heavy industry	☐	☒	Large parking facilities (1,000+)	☐	☒
Incinerators	☐	☒	Six lanes of traffic	☐	☒
Power generating plants	☐	☒	Indoor black mold	☐	☒
Oil refineries	☐	☒	Lead	☐	☒
Asbestos	☐	☒			

Section 12: Unique Natural Features and Areas

37. Is the project near natural features such as bluffs and cliffs? ☐ Yes ☒ No _____

38. Is the project near public or private scenic rivers or areas? ☐ Yes ☒ No _____

39. Are there natural resources visible on the site or in the vicinity? ☐ Yes ☒ No _____

Section 13: Additional Documentation

Appendix D -

Development Plans

FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF EIGHT 6–UNIT MULTI–FAMILY BUILDINGS, ONE 2–UNIT MULTI–FAMILY BUILDING, AND A COMMUNITY BUILDING, INCLUDING ASSOCIATED PARKING, DRIVES, UTILITIES, AND STORMWATER MANAGEMENT.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 18045'29.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHIW" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN JULY 14, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
TRIMBLE FILE (25220 07–18–25)

SITE SETTINGS

SITE SETTINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011) AND NAVD 88.

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
OGE A	41°27'54.85951"N	84°30'52.27982"W	616.954	661647.255	1416422.250	728.931
RESIDUALS		ΔH=0.099 SFT		ΔV=–0.107 SFT		

NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
WILLIAMS COUNTY CORS ARP OHIW	41°34'54.79454"N	84°33'27.04366"W	812.843	704413.953	1405645.680	924.461

LOCAL CONTROL MONUMENT "2001"

NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
LOCAL CONTROL MONUMENT "2001"	41°27'31.11735"N	84°33'20.93534"W	637.896	659508.986	1405051.328	749.580

LOCAL SITE SETTINGS

LOCAL GROUND COORDINATES		NAVD 88	
NORTHING	EASTING	ELEVATION	
659508.986	1405051.328	749.580	

GROUND SCALE FACTOR: 1.00006812334908
GEOID MODEL: GEOID18 (CONUS)

UNITS ARE IN U.S. SURVEY FEET (SFT).

CONTROL POINTS

CONTROL POINTS AND BENCHMARKS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011) AND NAVD 88.

CP #1
LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMP "MCCARTY TRAVERSE"
NORTHING = 659508.99
EASTING = 1405051.33
ELEVATION = 749.58

CP# 2
MAG NAIL (SET)
NORTHING = 660138.02
EASTING = 1405083.86
ELEVATION = 749.15

CP# 3
MAG NAIL (SET)
NORTHING = 659156.38
EASTING = 1405066.83
ELEVATION = 748.88

CP# 4
MAG NAIL (SET)
NORTHING = 658661.46
EASTING = 1405056.58
ELEVATION = 749.97

CP# 5
MAG NAIL (SET)
NORTHING = 658629.21
EASTING = 1405527.31
ELEVATION = 745.88

FLOOD ZONE

THE SUBJECT SITE IS LOCATED IN UNMAPPED AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3907850150B, DATED AUGUST 19, 1987.

SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT), 2023 VERSION & REVISIONS, INCLUDING SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PLANS SHALL GOVERN THIS IMPROVEMENT.

UTILITY CONTACTS

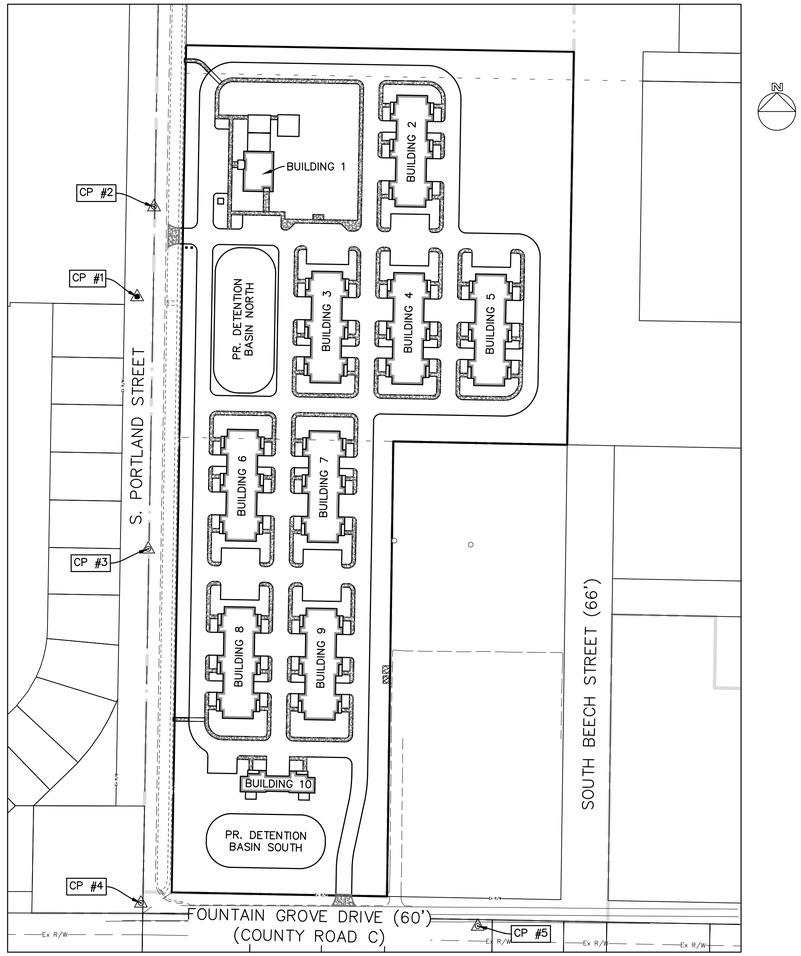
WATER
BRYAN WATER DEPARTMENT
841 EAST EDGERTON ST.
BRYAN, OHIO 43506
WATER@CITYOFBRYAN.COM
419–633–6100

SANITARY SEWER
WILLIAMS COUNTY SANITARY
12953 COUNTY ROAD G
BRYAN, OHIO 43506
TOBY RUPP
TRUPP@WMSCOENGINEER.COM
419–636–2454 EXT. 2131

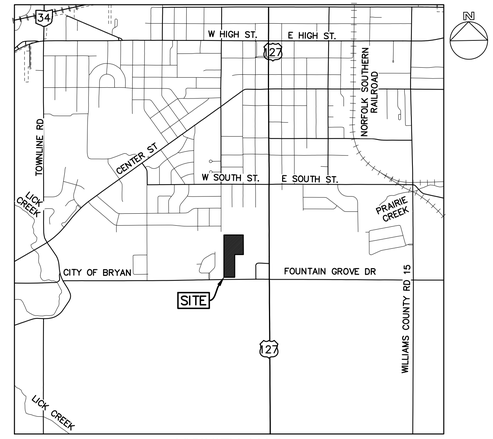
ELECTRIC
BRYAN ELECTRIC COMPANY
841 EAST EDGRETON ST.
BRYAN, OHIO 43506
ELECTRIC@CITYOFBRYAN.COM
419–633–6120

TELECOMM
CHARTER COMMUNICATIONS (SPECTRUM/TIME WARNER)
2010 S JEFFERSON AVE,
DEFIANCE, OH 43512
833–949–0036

GAS
OHIO GAS COMPANY
200 W HIGH ST,
BRYAN, OH 43506
419–636–1117



INDEX MAP
0 20' 40'



VICINITY MAP
SCALE: 1" = 2000'

INDEX OF SHEETS

COVER SHEET C001
GENERAL NOTES C002
SITE DETAILS C003–C005
SANITARY NOTES & DETAILS C006
WATER NOTES & DETAILS C007–C008
EXISTING CONDITIONS C101
OVERALL SITE PLAN C201
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BASIN DETAILS C404–C405
STORM SEWER PROFILES C406–C409
SANITARY SEWER PROFILES C410–C411
STORMWATER POLLUTION PREVENTION PLAN C501–C504

APPROVALS

SIGNATURES BELOW SIGNIFY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

OWNER/DEVELOPER
WILLIAMS COUNTY HOUSING PARTNERS, LLC
12125 PLEASANT VALLEY ROAD
CHILLICOTHE, OHIO 45601
KEEGAN BOOTH
KBOOTH@FRONTIERCOMMUNITY.COM
740–601–1357

DESIGN CONSULTANT
MCCARTY ASSOCIATES, LLC
213 NORTH HIGH STREET
HILLSBORO, OHIO 45133
CONTACT
EMAIL
937–393–9971

SURVEYOR
MCCARTY ASSOCIATES, LLC
213 NORTH HIGH STREET
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937–393–9971

ENGINEER OF RECORD

CODY W. BEUCLER, P.E DATE

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REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS
300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

COVER SHEET

DRAWING NUMBER
C001

L:\2025\25-220 Frontier Community Services Fountain Creek Senior Villas\AutoCAD\DWG_Sheets\25220_0 0_Cover.dwg, Cover Sheet, 10/9/2025 1:42:09 PM, craig, AutoCAD PDF (General Documentation).pc3

GENERAL CONSTRUCTION NOTES

1. THE STANDARD SPECIFICATIONS OF THE ~~CITY OF COLUMBUS (COC), 2025 VERSION & REVISIONS, INCLUDING SUPPLEMENTAL SPECIFICATIONS~~ LISTED IN THE PLANS SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. IN CASE OF ANY CONFLICT AMONG THESE TECHNICAL SPECIFICATIONS, THE GREATER REQUIREMENT, AS DETERMINED BY THE MUNICIPALITY, SHALL TAKE PRECEDENCE.

2. ALL CONSTRUCTION SHALL COMPLY IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.

3. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITY PROTECTION SERVICE (OUPS) AT 811 OR 1-800-362-2764 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND CONTACT THE OWNER'S REPRESENTATIVE AND CONSTRUCTION MANAGER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE PLANS, SPECIFICATIONS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND ENGINEER IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN THOSE DEPICTED ON THE PLANS.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.

6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE WORK SHOWN ON THESE PLANS OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, GRADES, ELEVATIONS, AND LOCATIONS OF THE WORK SHOWN ON THESE PLANS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.

8. THE PRICE(S) QUOTED SHALL INCLUDE ALL ITEMS OF LABOR, MATERIALS, TOOLS, EQUIPMENT, INSURANCE, AND OTHER COSTS NECESSARY TO FULLY COMPLETE THE WORK PURSUANT TO THE CONTRACT DOCUMENTS. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE AND REQUIRE A COMPLETED WORK PROJECT READY FOR OPERATION.

9. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISDESCRIPTION OF DETAILS OF WORK WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS.

10. THE OWNER, AT ITS DISCRETION, RESERVES THE RIGHT TO MODIFY THE DETAILS OF WORK TO BE PERFORMED FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THESE PLANS, PROVIDED THAT THE MODIFIED DETAILS COMPLY WITH ALL OSHA, FEDERAL, STATE, LOCAL, AND UTILITY REGULATIONS AND REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.

11. THE CONTRACTOR SHALL CONFINE THEIR ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHT-OF-WAYS, AND CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER OF SAID PROPERTY.

12. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT, OR MATERIALS SHALL BE REPAIRED, CORRECTED, OR REPLACED BY APPROVED METHODS AS DIRECTED BY OWNER AND ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

13. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR AND SUBCONTRACTORS SHALL EXERCISE PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146. THE CONTRACTOR AND SUBCONTRACTOR SHALL ALSO ABIDE BY ALL JURISDICTIONAL ORDINANCES AND STATE/FEDERAL LAWS.

14. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND OWNER FROM AND AGAINST ALL CLAIMS, DAMAGES, CAUSES OF ACTION, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, RESULTING FROM THE PERFORMANCE OF THE WORK DESCRIBED IN THE PLANS AND SPECIFICATIONS DUE TO INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES, INCLUDING LOSS OF USE, ARISING FROM OR ON ACCOUNT IN PART OR IN WHOLE BY ANY ACT OR OMISSION OF THE CONTRACTOR OR SUBCONTRACTOR, REGARDLESS OF WHETHER IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

15. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC OR COMMUNICATION LINES. IF THE CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC OR COMMUNICATION LINES, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.

16. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, THE WORK SHALL BE DISCONTINUED UNTIL THE PROJECT ENGINEER AND OWNER APPROVE THE METHOD AND MATERIALS TO BE INCORPORATED INTO THE WORK IN ORDER TO REMEDIATE THE UNSTABLE SOIL.

17. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE. IF THE CONTRACTOR ENCOUNTERS SUSPECTED HAZARDOUS MATERIALS ON SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP PERFORMANCE OF WORK AFFECTED BY SUCH MATERIALS UNTIL SUCH MATERIALS HAVE BEEN PROPERLY REMEDIATED OR UNTIL DIRECTED BY THE OWNER.

18. NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON PUBLIC STREETS. EXCEPTIONS MAY BE GRANTED BY THE APPLICABLE GOVERNING AGENCY WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

19. NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON PRIVATE ROADWAYS, DRIVES, OR PARKING LOTS WITHOUT EXPRESS WRITTEN PERMISSION FROM THE OWNER OF THE FACILITY. ANY DAMAGE TO PRIVATE ROADWAYS, DRIVES, OR PARKING LOTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE FACILITY.

20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLAN SPECIFICATIONS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO ANY SAID PRODUCTS OR MATERIALS BEING ORDERED FOR THE PROJECT. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

21. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.

MAINTENANCE OF TRAFFIC NOTES

1. ALL WORK WITHIN RIGHT OF WAY TO INCLUDE TRAFFIC CONTROL IN ACCORD WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD) AND PER ALL GOVERNING AUTHORITY REQUIREMENTS. LANE OR PEDESTRIAN WALKWAY RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE VILLAGE, COUNTY, TOWNSHIP, OR OTHER GOVERNING AGENCY A MINIMUM OF TWO (2) WEEKS PRIOR TO ANY WORK BEING PERFORMED. OTHERWISE TRAFFIC LANES AND PEDESTRIAN WALKWAYS SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES.

2. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE OMUTCD AND THE REQUIREMENTS OF THE LOCAL GOVERNING AGENCIES, ENGINEER, OR CONSTRUCTION MANAGER.

SITE MAINTENANCE AND RESTORATION NOTES

1. THE CONTRACTOR SHALL PROVIDE, MAINTAIN, AND REPLACE SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED STORMWATER POLLUTION PREVENTION PLAN AND PER THE CURRENT OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) GENERAL PERMIT FOR CONSTRUCTION STORMWATER REQUIREMENTS UNDER WHICH THIS PROJECT HAS OBTAINED COVERAGE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE DUST CONTROL MEASURES TO ALLEVIATE OR PREVENT DUST NUISANCE ORIGINATING FROM WITHIN THE PROJECT LIMITS.

3. THE CONTRACTOR SHALL MAKE THEIR OWN PROVISIONS TO PROVIDE A SITE STAGING AREA AND JOB TRAILER (IF REQUIRED).

4. THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS DURING THE DURATION OF THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF MUD, SOIL, OR OTHER DEBRIS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY AT THE END OF EACH WORK DAY, OR AS REQUIRED.

6. THE CONTRACTOR SHALL RESTORE ALL EXISTING PROPERTY DAMAGED DUE TO THE EXECUTION OF THE WORK SPECIFIED IN THE PLANS AND SPECIFICATIONS TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT THE CONTRACTOR'S EXPENSE, AS DETERMINED BY THE OWNER OF THE AFFECTED PROPERTY. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED ACCORDING TO THE APPROPRIATE UTILITY OWNER.

7. THE CONTRACTOR SHALL CLEAN-UP ALL DEBRIS AND MATERIALS RESULTING FROM CONSTRUCTION AND SHALL RESTORE ALL EXISTING PROPERTY AND UTILITIES TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND APPLICABLE AGENCY. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, TRASH, OR ORGANIC MATERIAL RESULTING FROM CONSTRUCTION OR DEMOLITION IN A LAWFUL MANNER. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE (UNLESS OTHERWISE NOTED) AND DISPOSED OF IN ACCORDANCE WITH ALL LAWS, REGULATIONS, AND ORDINANCES. MATERIALS, DEBRIS, TRASH, OR RUBBISH SHALL NOT BE BURNED, BURIED, OR LEFT ON SITE OR BURNED OFF SITE.

8. ANY PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED PROFESSIONAL SURVEYOR WITHIN THE STATE OF OHIO.

9. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH SAME OR BETTER QUALITY PIPE, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE OR STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO THE SURROUNDING STRATUM. IF POSSIBLE, THE DRAIN TILE OR STORM SEWER SHALL BE CONNECTED TO A STORM SEWER STRUCTURE, CURB UNDERDRAIN, OR OUTLET INTO A DITCH AS APPLICABLE.

CLEARING AND GRUBBING

1. ALL SITE CLEARING SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SITE IMPROVEMENTS. CLEARING SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

2. THE CONTRACTOR SHALL FIELD REVIEW THE EXTENT OF THE SITE CLEARING AND GRADING WITH THE OWNER. NO CLEARING OR GRADING SHALL BE PERFORMED UNTIL A FORMAL AUTHORIZATION HAS BEEN OBTAINED FROM THE OWNER. THE CONTRACTOR SHALL LIMIT LAND DISTURBANCE TO ONLY THAT REQUIRED TO PERFORM THE WORK SHOWN ON THESE PLANS.

3. ALL TREES, BRUSH, AND STUMPS WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT SHALL BE REMOVED AS A PART OF THE PLAN IMPROVEMENTS. THIS WORK SHALL INCLUDE THE OFFSITE REMOVAL AND DISPOSAL OF CLEARED AND GRUBBED MATERIALS. BURNING OR BURYING OF CLEARED AND GRUBBED MATERIALS IS NOT PERMITTED.

4. THE CONTRACTOR SHALL PROTECT TREES, LANDSCAPING, SITE IMPROVEMENTS, AND OTHER ITEMS NOT SCHEDULED FOR CLEARING, OR THAT MIGHT BE DAMAGED BY CONSTRUCTION. ANY TREES, SHRUBS, OR VEGETATION NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

EXISTING UTILITIES

1. EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING PRIVATE SERVICES. DATA ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION, INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD AND GIS MAPS AND FIELD SURVEY. THE OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY AS TO THE ACCURRAY, COMPLETENESS, OR CORRECTNESS OF THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLANS.

2. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. CONTRACTOR TO COORDINATE ANY RELOCATION OR DISTURBANCE WITH THE RESPECTIVE UTILITY OWNER.

3. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THE PLANS OR NOTED. SHOULD ANY UNCHARTED EXISTING UTILITIES BE UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE OWNER AND ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.

4. WHERE POTENTIAL GRADE AND ALIGNMENT CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT TO VERIFY THE ELEVATION AND LOCATION. THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS.

5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.

6. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE TEMPORARY UTILITY OUTAGES WITH THE APPLICABLE UTILITY COMPANY, LOCAL JURISDICTION, AND NOTIFY ALL AFFECTED SERVICE OWNERS NO LESS THAN 3 WORKING DAYS PRIOR TO THE PLANNED OUTAGE. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL JURISDICTION AND/OR THE UTILITY COMPANY. THE CONTRACTOR SHALL INSTALL TEMPORARY UTILITY SERVICES AS NECESSARY.

7. THE CONTRACTOR SHALL INSTALL SHORING AND/OR TEMPORARY STRUCTURES TO PROVIDE SUPPORT TO ANY AND ALL EXISTING AFFECTED UTILITIES PER THE UTILITY COMPANY'S REQUIREMENTS.

GENERAL GRADING AND DRAINAGE NOTES

1. PROPOSED ELEVATIONS SHOWN ON THE PLANS SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE LOCAL JURISDICTION, OWNER, AND ENGINEER.

2. THE CONTRACTOR SHALL COMPACT FILL IN A MAXIMUM LIFT OF 8" UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

3. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.

4. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS TO COMPLETE CONSTRUCTION PROVIDED ON THE PLANS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL STATE AND LOCAL REQUIREMENTS ASSOCIATED WITH IMPORTING SOIL FROM ANOTHER SITE.

6. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO CONFIRM THE EXISTING GRADES SHOWN ON THE PLANS PRIOR TO ANY EXCAVATION. THE CONTRACTOR MUST DOCUMENT EXISTING GRADE DISPUTES BY A TOPOGRAPHIC SURVEY PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF OHIO. IN THE ABSENCE OF A TOPOGRAPHIC SURVEY BY THE CONTRACTOR, THE GRADES AND ELEVATIONS SHOWN IN THE PLAN WILL BE THE RECORD FOR ANY AND ALL SOIL VOLUME DISPUTES.

7. SLOPES STEEPER THAN 3 FEET HORIZONTAL TO 1 FEET VERTICAL AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUTE OR EXCELSIOR MATTING PER ODOT CMS ITEM 671 TYPE F, UNLESS NOTED OTHERWISE.

8. THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE.

GENERAL CONSTRUCTION LAYOUT AND PAVING NOTES

1. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES, AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF THE DESTRUCTION OF THE SURVEY REFERENCE MARKERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESETTING OF THE MARKERS BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF OHIO.

2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

3. ALL SIDEWALKS, CURB RAMPS, PARKING AREAS, AND PATHWAYS REQUIRED FOR ACCESSIBILITY SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS DISABILITY ACT (ADA) OF 1990.

4. ALL PAVNG MATERIALS FURNISHED AND WORK PERFORMED SHALL BE IN STRICT ACCORDANCE WITH THE ODOT CMS SPECIFICATIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL SUBMIT A JOB-MIX FORMULA FOR THE ASPHALT CONCRETE PAVEMENT TO THE OWNER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS.

5. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC FLOW IN ALL DRIVE LANES WITHIN PARKING AREAS AND DRIVEWAYS.

6. CONTRACTOR SHALL NOT PLACE PAVEMENT ON FROZEN OR WET SURFACES, OR WHEN PRECIPITATION IS OCCURRING.

7. CONTRACTOR SHALL NOT PLACE PAVEMENT WHEN AIR OR SURFACE TEMPERATURE IS BELOW 40° F FOR BINDER COURSE AND WALKS AND BELOW 50° FOR WEARING COURSE, ROADWAYS, AND PARKING AREAS.

8. ANY MATERIAL DELIVERED TO THE SPREADER HAVING A TEMPERATURE LOWER THAN 250° F SHOULD NOT BE USED.

9. THE MINIMUM ROLLER WEIGHT FOR PAVEMENT SHALL BE TEN (10) TON. ALL COURSES SHALL BE COMPACTED TO A MINIMUM OF NINETY-THREE (93%) PERCENT OF THE THEORETICAL MAXIMUM SPECIFIC GRAVITY.

10. ALL PAVEMENT LIFT THICKNESSES SPECIFIED ARE THE MINIMUM REQUIRED.

11. ALL PAVEMENT MARKINGS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE OMUTCD. ALL SIGNS SHALL BE CONSTRUCTED OF FLAT SHEET ALUMINUM IN ACCORDANCE WITH STATE HIGHWAY SPECIFICATIONS. STEEL SIGN POSTS SHALL BE USED AND CONFORM TO ASTM A36 OR ASTM A441 AND GALVANIZED ACCORDING TO AASHTO M111.

12. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE ODOT CMS AND SHALL BE EITHER COLD LAID PLASTIC TAPE OR PAINTED. PAVEMENT MARKINGS SHALL BE APPLIED PER THE MANUFACTURER RECOMMENDATIONS.

13. A MINIMUM CLEARANCE OF TWO (2) FEET SHALL BE MAINTAINED FROM THE FACE OF CURB, EDGE OF PAVEMENT, OR BACK OF SIDEWALK AND ANY PART OF A LIGHT POLE FOUNDATION, UTILITY POLE, OR TRAFFIC SIGN UNLESS OTHERWISE NOTED.

14. THE CONTRACTOR SHALL SAWCUT IN NEAT, STRAIGHT LINES AT TIE-INS TO EXISTING PAVEMENT, EXISTING CURBS, AND AT COLD JOINTS OF RECENTLY PAVED PAVEMENT.

15. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF THE JOINTING TOOL.

16. ALL PAVEMENT JOINTS, INCLUDING WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT AND WHERE PAVEMENT JOINTS ABUT UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC., MUST BE SEALED IN ACCORDANCE WITH ODOT CMS ITEM 423, TYPE II.

17. ALL CONCRETE, EXCEPT FOR CURBS, SHALL BE 6% (±1 1/2%) AIR ENTRAINED, 3/4" AGGREGATE AND CONFORM TO A MINIMUM 28 DAY STRENGTH OF 4,000 PSI AND SHALL HAVE A MAXIMUM WATER CONTENT OF 0.50. ALL CONCRETE, EXCEPT FOR CURBS, SHALL BE MADE OF TYPE I OR TYPE II CEMENT UNLESS OTHERWISE SPECIFIED.

18. ALL CONCRETE FOR CURBS SHALL BE 6% (±1 1/2%) AIR ENTRAINED, 3/4" AGGREGATE AND CONFORM TO A MINIMUM 28 DAY STRENGTH OF 4,500 PSI, HAVE A MAXIMUM WATER CONTENT OF 0.40, AND BE 130 LBS/LF. ALL CONCRETE FOR CURBS SHALL BE MADE OF SAND AND GRAVEL AGGREGATE UNLESS OTHERWISE SPECIFIED.

19. THE CONTRACTOR SHALL INSTALL ALL CURBING IN A TRUE LINE AND PROPER GRADE IN ACCORDANCE WITH THE PLANS AND APPROPRIATE SPECIFICATIONS. CURVED CURB SECTIONS SHALL BE USED FOR RADII LESS THAN 30'. ALL CURBING SHALL BE BACKFILLED WITH CLEAN AGGREGATE.

20. ALL SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH AND VERTICAL FACES SHALL BE FORMED.

21. CONTRACTOR TO COORDINATE ANY TRANSFORMER AND GENERATOR PAD DIMENSIONS AND SPECIFICATIONS WITH ELECTRIC PROVIDER PRIOR TO CONSTRUCTION.

22. THE CONTRACTOR SHALL INSTALL ALL UTILITY PIPING, SEWERS, AND CONDUITS PRIOR TO PAVING OPERATIONS.

GENERAL UTILITY AND TRENCHING NOTES

1. THE CONTRACTOR SHALL COORDINATE SERVICE INSTALLATIONS AND CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION AS NECESSARY.

2. ALL WATER MAINS, WATER SERVICES, SANITARY SEWERS AND SANITARY LATERALS SHALL CONFORM TO THE OEPA, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND UTILITY COMPANY SPECIFICATIONS.

3. OPEN CUTTING OF STREETS IS PROHIBITED UNLESS OTHERWISE AUTHORIZED BY THE LOCAL GOVERNING AGENCY.

4. UTILITY TRENCHES WITHIN A 1:1 INFLUENCE OF A PUBLIC ROADWAY, INCLUDING ALL POINTS TO WITHIN 3' BEHIND THE CURB, ARE TO BE FILLED AND COMPACTED PER ODOT CMS ITEM 711.03 TYPE 2. UTILITY TRENCHES OUTSIDE OF THE INFLUENCE OF PAVEMENT SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER ASTM D557. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.

5. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAWCUT AND REPLACED IN ACCORDANCE WITH PAVEMENT REPAIR REQUIREMENTS OF THE LOCAL JURISDICTION AND THESE PLANS.

6. STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS GREATER THAN 1-FOOT SHALL BE CONSTRUCTED AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE.

7. THE CONTRACTOR SHALL PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS AS REQUIRED.

8. THE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS.

9. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC UNLESS OTHERWISE REQUIRED BY THE UTILITY COMPANY. MINIMUM COVER SHALL BE 36" FOR ELECTRIC CONDUITS AND 24" FOR TELEPHONE AND CABLE CONDUITS. SERVICE CONDUITS SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED.

10. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND LOCAL JURISDICTIONAL REQUIREMENTS.

11. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC. TO PROPOSED FINISHED GRADE AS NOTED ON THE PLANS.

12. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE OWNER AND ALLOWED BY THE GOVERNING AGENCY.

13. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF WATER MAINS AND SERVICES AND SANITARY SEWERS AND LATERALS TO A POINT 5-FEET OUTSIDE THE BUILDING. THE INDIVIDUAL BUILDING CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONNECTIONS TO INTERIOR PLUMBING.

14. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS, ELECTRIC, AND TELECOMMUNICATIONS CONDUITS, AND GAS LINES WITH THE ARCHITECTURAL AND MEP PLANS PRIOR TO THE START OF CONSTRUCTION.

15. SANITARY SEWERS AND LATERALS AND STORM SEWERS SHALL MAINTAIN A MINIMUM 10' HORIZONTAL AND A MINIMUM 1'-6" VERTICAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) FROM WATER MAINS AND SERVICES. OTHER UTILITIES, INCLUDING ELECTRIC, GAS, AND TELECOMMUNICATION, SHALL MAINTAIN A MINIMUM 3' HORIZONTAL AND A MINIMUM 1' VERTICAL (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) FROM WATER MAINS AND SERVICES, SANITARY SEWERS AND LATERALS, AND/OR STORM SEWERS. ADDITIONAL PROTECTION MEASURES INCLUDING, BUT NOT LIMITED TO, CONCRETE ENCASEMENT MAY BE REQUIRED IF THE INDICATED CLEARANCES CAN NOT BE MET.

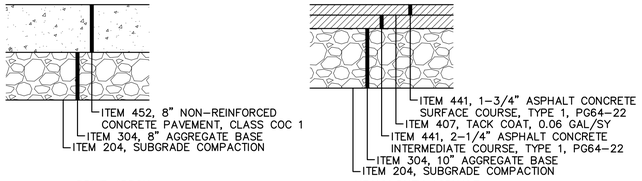
16. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

17. MANHOLE SECTION AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.

DEWATERING NOTES

1. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE CAPPED AS REQUIRED BY APPLICABLE COUNTY AND OHIO DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND OEPA STANDARDS AND SPECIFICATIONS.

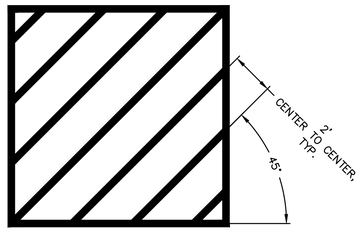
2. THE CONTRACTOR SHALL FURNISH AND OPERATE SUITABLE



DRIVE APRON **HEAVY DUTY ASPHALT**

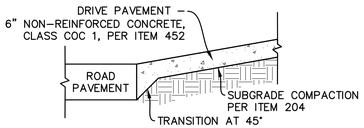
ALL PAVEMENT MATERIALS SHALL CONFORM TO THE CURRENT VERSION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.

PAVEMENT SECTIONS
NOT TO SCALE

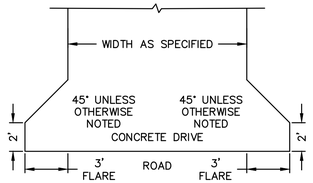


NOTES
1. ALL PAVEMENT STRIPES HAVE A WIDTH OF 4".
2. ALL PAVEMENT STRIPES ARE WHITE, UNLESS NOTED OTHERWISE.
3. PAVEMENT STRIPES SHALL CONFORM TO ODOT ITEM 640

TRANSVERSE PAVEMENT MARKING
NOT TO SCALE

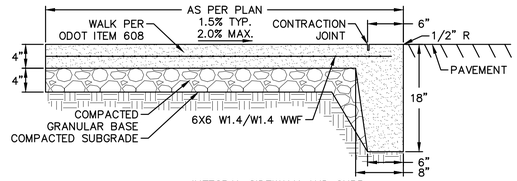


DRIVE PROFILE

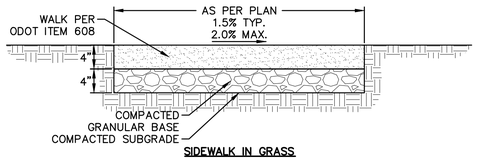


DRIVE PLAN

DRIVE DETAIL
NOT TO SCALE



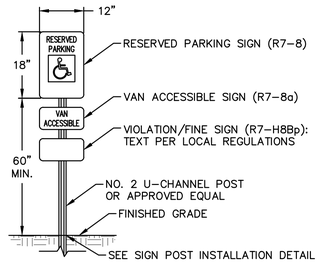
INTEGRAL SIDEWALK AND CURB



SIDEWALK IN GRASS

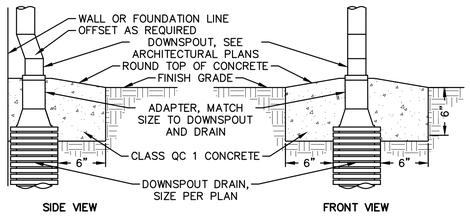
NOTES
1. PROVIDE LIGHT BROOM FINISH TO ALL EXPOSED SURFACES.
2. CONCRETE SHALL BE CLASS QC 1 PER ODOT ITEM 499.
3. ADD CONTRACTION JOINTS SPACED AT APPROX. 5' INTERVALS.
4. ADD 1/2" PREMOLDED EXPANSION JOINT APPROX. EVERY 40 FT.
5. USE A 1/4" RADIUS EDGING TOOL TO EDGE ALL OUTSIDE EDGES AND JOINTS.

CONCRETE SIDEWALK
NOT TO SCALE

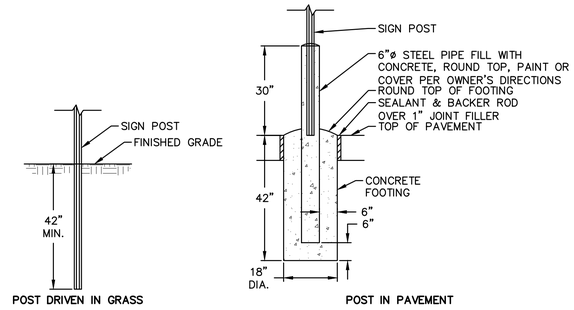


NOTES
1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

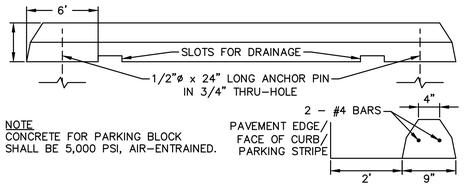
ACCESSIBLE PARKING SIGN
NOT TO SCALE



DOWNSPOUT ADAPTER
NOT TO SCALE

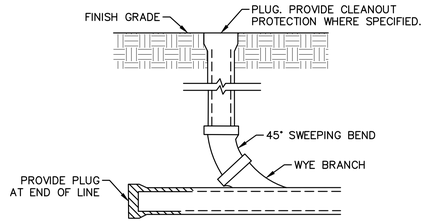


SIGN POST INSTALLATION
NOT TO SCALE

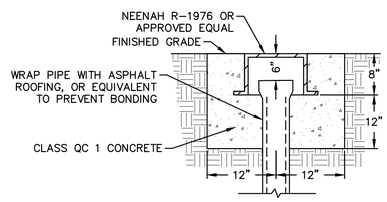


NOTE
CONCRETE FOR PARKING BLOCK SHALL BE 5,000 PSI, AIR-ENTRAINED.

PARKING BLOCK
NOT TO SCALE



CLEANOUT
NOT TO SCALE



CLEANOUT PROTECTION
NOT TO SCALE

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS
300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

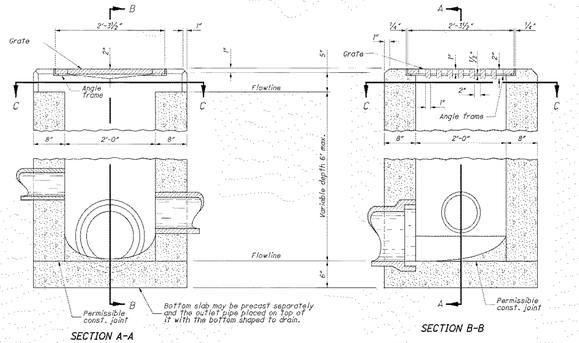
PROJECT NUMBER
25-220

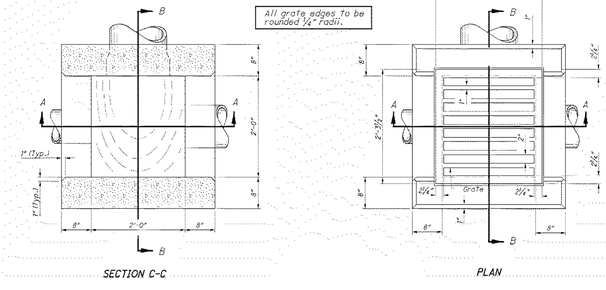
SITE DETAILS

DRAWING NUMBER
C003

L:\2025\25-220 Frontier Community Services Fountain Creek Senior Villas\AutoCAD\DWG_Sheets\25220_01_Notes and Details.dwg, SITE DETAILS, 10/9/2025 1:42:15 PM, craig, AutoCAD PDF (General Documentation).pc3

CB-2-2A,2B,2C





CATCH BASIN No. 2-2A

NOTES

GENERAL: Catch Basins 2-2A and 2-2B are not intended for use in roadway applications. Catch Basin 2-2C is intended for parking lot use only.

CATCH BASINS 2-2A, 2-2B & 2-2C: This sheet depicts Catch Basin 2-2A. See Sheet 2 of 2 for Catch Basin 2-2B & 2-2C.

GRATE AND FRAME: Furnish a design essentially the same and equally as strong as the one shown (see Construction Information Table), or meet the requirements of CMS 711.14. Provide grate openings and dimensions as shown here unless otherwise shown in the plans.

Cast the following text into the top of the grate:

"DUMP NO WASTE" and ***"DRAINS TO WATERWAY"***

Print text in bold, capital letters at least ½" high. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

WALLS: Construct brick or cast-in-place walls with a nominal 4" thickness. Provide precast walls at least 8" thick with sufficient reinforcement to permit shipping and handling without damage. Do not use brick above the flow line of the side opening for Type 2-2A.

CONCRETE: Provide Class QCI concrete for cast-in-place structures. When precast, provide concrete meeting the requirements of CMS 706.13. Mark the catch basin number on the structure.

PRECAST BASE: If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the top elevation.

LOCATION AND ELEVATION: When given on the plans, location and elevation are at the top center of the grate.

MINIMUM DEPTH: The minimum depth of CB No. 2-2A is the outside diameter (O.D.) of the outlet pipe plus 7".

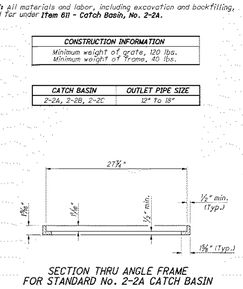
OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per C&MS 611.

2-2A SIDE INLETS: Provide inlets on both sides of the No. 2-2A catch basin in sags and on upstream side only where the ditch has a continuous down grade past the catch basin. Do not use CB 2-2A within the Clear Zone. The flow line should be 4" to 6" below normal ditch returning to normal 10' to 15' each side of the inlet.

PAYMENT: All materials and labor, including excavation and backfilling, are paid for under **Item 611 - Catch Basin, No. 2-2A.**

CONSTRUCTION INFORMATION
Minimum weight of grate, 120 lbs.
Minimum weight of frame, 40 lbs.

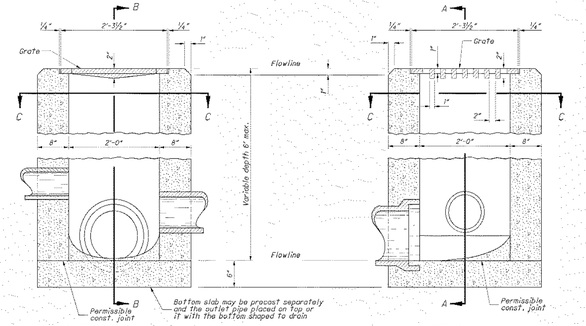
CATCH BASIN	OUTLET PIPE SIZE
2-2A, 2-2B, 2-2C	12" to 18"

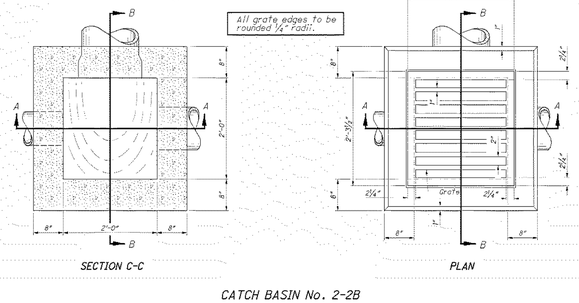


SECTION THRU ANGLE FRAME FOR STANDARD No. 2-2A CATCH BASIN

OFFICE OF HYDRAULIC ENGINEERING
REVISED: 1-15-2016, 7-20-2018, 7-19-2019, 1-18-2013, 7-16-2021, 7-15-2022, 1-20-2023, 7-19-2024
DGN ENGINEER: K. Brandon
DATA ENTRY/RECORDS KEEPER/ENGINEERING TECHNICIAN/ENGINEERING MANAGER: Jefferey E. Syar
STANDARD HYDRAULIC CONSTRUCTION DRAWING
CATCH BASIN No.'s 2-2A, 2-2B, 2-2C
DESIGN AGENCY
SCD NUMBER: CB-2-2A,2B,2C
SHEET: P.1 | TOTAL: 2

CB-2-2A,2B,2C





CATCH BASIN No. 2-2B

NOTES

CATCH BASINS 2-2A, 2-2B & 2-2C: This sheet depicts Catch Basin 2-2B & 2-2C. See Sheet 1 of 2 for Catch Basin 2-2A.

CB-2-2B GRATE: Furnish a design essentially the same and equally as strong as the one shown (see Construction Information Table), or meet the requirements of CMS 711.14. Provide grate openings and dimensions as shown here unless otherwise shown in the plans.

If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. R-4859-S or EJ No. 5110M3 10051043J1 grates or approved equals.

Place grate elevation 4" to 6" below normal ditch and return to normal 10' to 15' each side of inlet.

CB-2-2C FRAME & GRATE: Where the catch basin is specified for use in a parking lot, furnish Neenah No. R-979-4(16-22) (4562201A) frame and V-5622 (4562203G) grate or approved equals. If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. R-3405 grate or EJ No. 5250M 10052631J1 grate or approved equals.

CB-2-2C APRON: On cast-in-place and precast units, provide a level surface on the catch basin 4" below the plan grade elevation for setting the frame and grate assembly. Install a 4000 psi concrete apron to encase and secure the frame with a minimum width not less than the thickness of the catch basin walls. Slope the apron to provide a local depression. Include a 1" expansion joint where the apron abuts PCC pavement. The cost is included in the catch basin bid price.

GRATE TEXT: Cast the following text into the top of the grate:

"DRAINS TO WATERWAY" and ***"DUMP NO WASTE"***

Print text in bold, capital letters at least 1/2" high. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

WALLS: Construct cast-in-place walls with a nominal 8" thickness. Provide precast walls at least 6" thick with sufficient reinforcement to permit shipping and handling without damage.

CONCRETE: Provide Class QCI concrete for cast-in-place structures. When precast, provide concrete meeting the requirements of CMS 706.13. Mark the catch basin number on the structure.

PRECAST BASE: If a precast base is used, set it deep enough so that the Top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the top elevation.

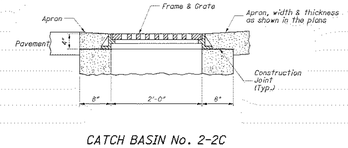
LOCATION AND ELEVATION: When given on the plans, location and elevation are at the top center of the grate.

MINIMUM DEPTH: The minimum depth of CB No. 2-2B is the outside diameter (O.D.) of the outlet pipe plus 4". The minimum depth of CB No. 2-2C is the outside diameter (O.D.) of the outlet pipe plus 8".

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per C&MS 611.

PAYMENT: All materials and labor, including excavation and backfilling, are paid for under **Item 611 - Catch Basin, No. 2-2B or 2C.**

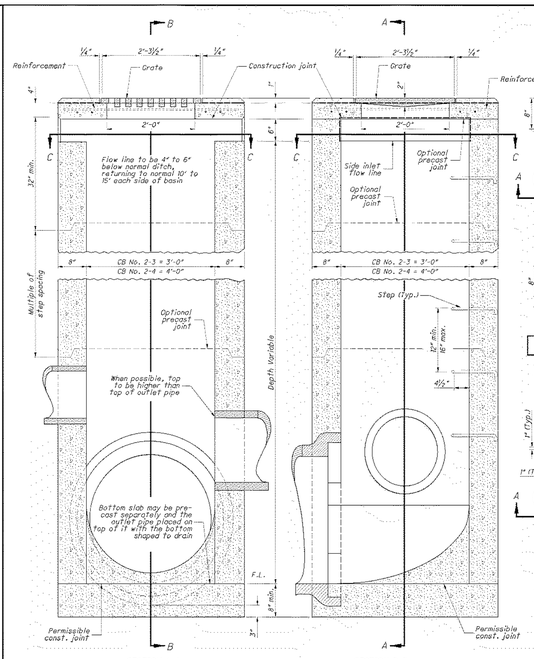
CONSTRUCTION INFORMATION
Minimum weight of grate, 120 lbs.

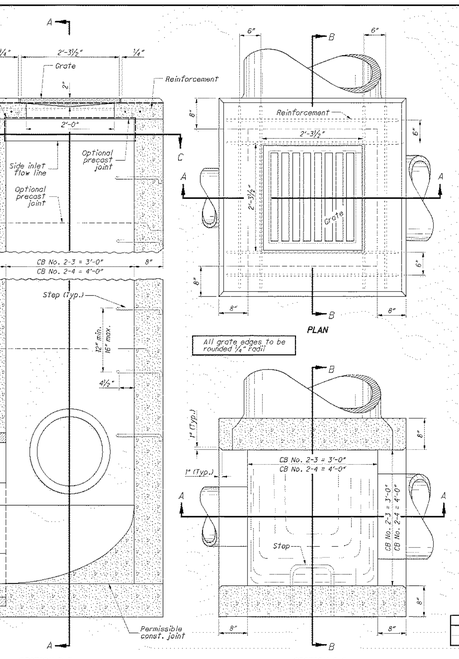


CATCH BASIN No. 2-2C

OFFICE OF HYDRAULIC ENGINEERING
REVISED: 1-15-2016, 7-20-2018, 7-19-2019, 1-18-2013, 7-16-2021, 7-15-2022, 1-20-2023, 7-19-2024
DGN ENGINEER: K. Brandon
DATA ENTRY/RECORDS KEEPER/ENGINEERING TECHNICIAN/ENGINEERING MANAGER: Jefferey E. Syar
STANDARD HYDRAULIC CONSTRUCTION DRAWING
CATCH BASIN No.'s 2-2A, 2-2B, 2-2C
DESIGN AGENCY
SCD NUMBER: CB-2-2A,2B,2C
SHEET: P.2 | TOTAL: 2

CB-2-3, 2-4





CATCH BASIN No. 2-3 & No. 2-4

NOTES

GENERAL: Catch Basins 2-3 and 2-4 are not intended for traffic bearing applications.

GRATE: See details on **SCD CB-2-2A, 2-2B, 2-2C.**

If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. R-4859-C or East Jordan No. 5110 Type M3 bicycle safe grates or approved equals.

Cast the following text into the Top of the grate:

"DUMP NO WASTE" and ***"DRAINS TO WATERWAY"***

Print Text in bold, capital letters at least ½" high. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

WALLS: Construct brick or cast-in-place walls with a nominal 8" thickness. Provide precast walls at least 6" thick with sufficient reinforcement to permit shipping and handling without damage.

STEPS: Provide steps where the depth exceeds 6'. Meet the requirements of **SCD MH-1.**

CONCRETE: Provide Class QCI concrete for cast-in-place structures. When precast, provide concrete meeting the requirements of CMS 706.13. Mark the catch basin number on the structure.

REINFORCEMENT: Provide #4 bars spaced at 6" center to center for top reinforcement. For Catch Basin No. 2-3 use eight bars, and for Catch Basin No. 2-4 use twelve bars.

INLETS OVER 12 FEET DEEP: Use precast or cast-in-place concrete reinforce with #4 bars on 12" centers both vertically and horizontally with 2" clearance from inside wall face.

PRECAST BASE: If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the Top elevation.

LOCATION AND ELEVATION: When given on the plans, the location and the elevation are at the Top center of the grate. When side openings are provided, the elevation is at the flow line of the side inlet.

MINIMUM DEPTH: The minimum depth of CB No. 2-3 and CB No. 2-4 is the outside diameter (O.D.) of the outlet pipe plus 7".

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per CMS 611.

SIDE INLETS: Provide inlets on both sides of the No. 2-3 and 2-4 catch basin in sags and on upstream side only where the ditch has a continuous down grade past the catch basin. Do not use catch basins with side inlets within the Clear Zone.

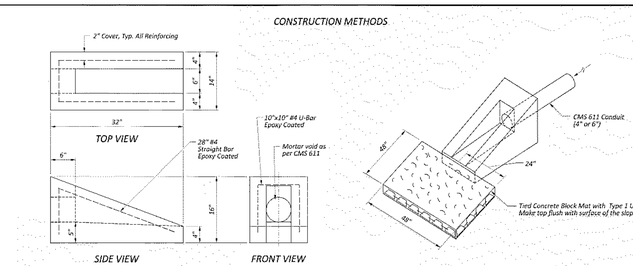
PAYMENT: All materials and labor, including excavation and backfill, are paid for under **Item 611 - Catch Basin, No. 2-3 or Item 611 - Catch Basin No. 2-4.**

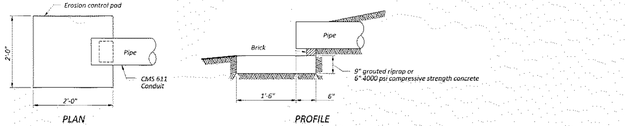
CATCH BASIN	OUTLET PIPE SIZE
2-3	12" To 27"
2-4	30" to 36"

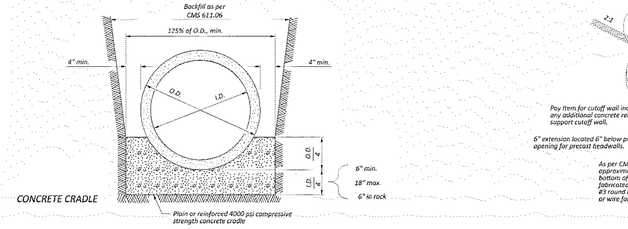
OFFICE OF HYDRAULIC ENGINEERING
REVISED: 7-29-2002, 7-15-2005, 7-20-2012, 1-18-2013, 7-15-2016, 7-16-2021, 1-20-2023, 7-19-2024
DGN ENGINEER: K. Brandon
DATA ENTRY/RECORDS KEEPER/ENGINEERING TECHNICIAN/ENGINEERING MANAGER: Jefferey E. Syar
STANDARD HYDRAULIC CONSTRUCTION DRAWING
CATCH BASIN No.'s 2-3, 2-4
DESIGN AGENCY
SCD NUMBER: CB-2-3, 2-4
SHEET: P.1 | TOTAL: 1

DM-1.1

CONSTRUCTION METHODS







NOTES

EROSION CONTROL PAD: Provide erosion control at the outlet of all farm drains except where they outlet into a drainage structure.

PAYMENT: Erosion control pads are included in the unit price bid for Item 611 - __ Inch Conduit, Type __.

PRECAST REINFORCED CONCRETE OUTLET: Provide a concrete outlet that meets CMS 611 requirements.

PAYMENT: The precast reinforced concrete outlet are paid at the contract unit price bid for Item 611 - Precast Reinforced Concrete Outlet.

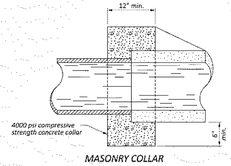
Tied Concrete Block Mat with Type 1 Underlayment is paid at the contract unit price bid for Item 601 - Tied Concrete Block Mat with Type 1 Underlayment.

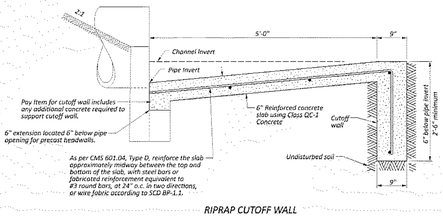
SPRING DRAIN: Aggregates, tarred paper, tarred burlap, or geotextile fabric backfill and necessary excavation for spring drains are included for payment in the unit price bid per Foot for Item 605 - Aggregate Drains for Springs.

PAYMENT: The pipe is included in the unit price bid per Foot for Item 605 - 6" Unclassified Pipe Underdrains for Springs.

MASONRY COLLARS: Provide a masonry collar where plans require that a pipe extension be joined to the end of an existing pipe with a butt joint. The cost is included in the unit price bid for the new conduit.

RIPRAP CUTOFF WALL: The cost of the cutoff wall is included in the unit price bid for Item 602, Type D - Construct a 6" Reinforced Concrete Slab.





OFFICE OF HYDRAULIC ENGINEERING
REVISED: 4-12-2006, 1-21-2011, 7-20-2012, 1-18-2013, 1-15-2015, 7-21-2017, 7-17-2020, 1-17-2025
DGN ENGINEER: K. Brandon
DATA ENTRY/RECORDS KEEPER/ENGINEERING TECHNICIAN/ENGINEERING MANAGER: Jefferey E. Syar
STANDARD HYDRAULIC CONSTRUCTION DRAWING
OUTLETS, DRAINS AND SEWERS
DESIGN AGENCY
SCD NUMBER: DM-1.1
SHEET: P.1 | TOTAL: 2

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

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O: 937.393.9971
MCCARTYASSOCIATES.COM

CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

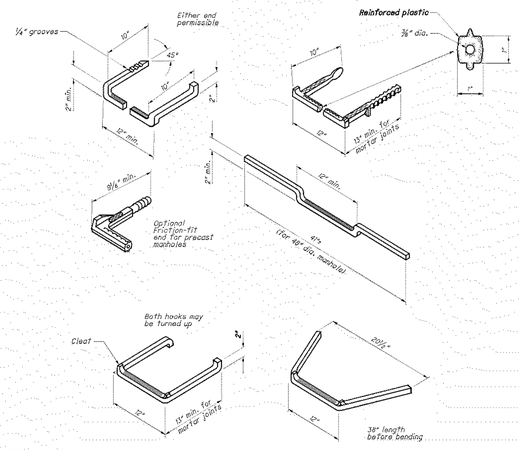
300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

SITE DETAILS

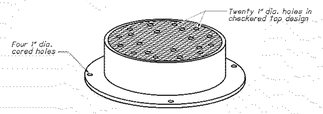
DRAWING NUMBER
C004

L:\2025\25-220 Frontier Community Services Fountain Creek Senior Villas\AutoCAD\DWG_Sheets\25220_01_Notes and Details.dwg, SITE DETAILS 2, 10/9/2025 1:42:15 PM, craig, AutoCAD PDF (General Documentation).pc3

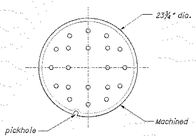


Steps have a minimum cross sectional dimension of 1" for ferrous metal ⅜" for aluminum.

STEP DETAILS



FRAME & COVER



COVER

NOTES

GENERAL: See Sheet 1 of 2 for additional notes.

FRAME AND COVER: Provide a heavy duty frame and cover that meet CMS 711.14 requirements. Each cover must seat in its frame without rocking and be marked as a matched frame and cover before delivery to the project. Set the base of the frame in a full bed of Portland cement mortar and adjust it to conform to the finished pavement or shoulder elevation and slope.

STEPS: Provide steps that conform to the material requirements of CMS 611 and have a depressed tread or a ½" minimum cleat height at the ends.

Embed steps installed in fresh concrete at least 4" deep. Embed steps installed in mortar joints at least 1" deep.

Friction-fit steps meeting the requirements of CMS 711.31 with rebar may be used in precast manholes. Do not allow the receiving holes for friction-fit steps to penetrate the manhole walls.

The Engineer may require the contractor to test load a maximum of one step per manhole to a proof load of 400 lbs. in direct pull. Meet the approval of the Engineer with the equipment and method used. If the selected step fails the pull-out test, also test the remaining steps in that manhole. Remove all steps not passing the pull-out test, and install and test a new step to the satisfaction of the Engineer. Cost of testing is incidental to the unit price bid for the manhole.

MH-1

OFFICE OF HYDRAULIC ENGINEERING

REVISIONS
7-20-2001
7-19-2002
1-18-2013
1-15-2016
7-16-2021
7-15-2022

DESIGN ENGINEER
M. Cozzoli

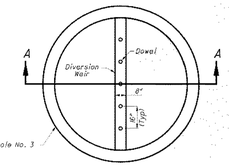
DISTRICT DIRECTOR OF HYDRAULIC ENGINEERING / CHIEF ENGINEER
Jeffery E. Syar

STANDARD HYDRAULIC CONSTRUCTION DRAWING
MANHOLE No. 1

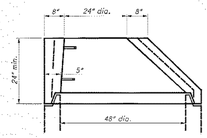
DESIGN AGENCY

SCD NUMBER
MH-1

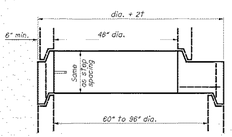
SHEET P.2 | TOTAL 2



MANHOLE NO. 3 W/ __" BASE I.D. AND __" WEIR
(NTS)



ALTERNATE ECCENTRIC CONE TOP
(Only if specified)



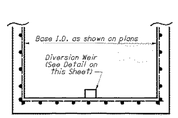
FLAT SLAB TRANSITION

NOTES

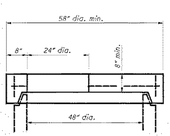
MANHOLE NO. 3 W/ __" BASE I.D. AND __" DIVERSION WEIR: Furnish manhole base with precast diversion weir or construct diversion weir from structural concrete, Class QC1 concrete or Brick and Mortar Units conforming to CMS 611. A bottom channel section for the manhole is not required when a diversion weir is specified on the plans.

Place diversion weir perpendicular to flow of inflowing trunk sewer. Dowel concrete or masonry units into the base of the manhole to a depth of 3" using epoxy coated #4 reinforcing bars. Start dowels at the center of the diversion weir and space 18" on center across the entire weir.

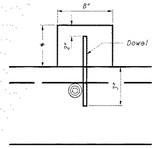
All materials and labor, including excavation and backfill, are paid for at the contract price for **ITEM 611, MANHOLE NO. 3 WITH __" BASE I.D. AND __" DIVERSION WEIR.**



SECTION A-A
(NTS)

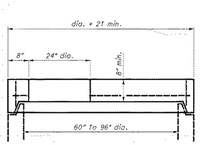


FLAT SLAB TOP



* Furnish weir height as shown in plans.

DIVERSION WEIR DETAIL
(NTS)



FLAT SLAB TOP

MH-3

OFFICE OF HYDRAULIC ENGINEERING

REVISIONS
1-20-2006
7-20-2012
1-18-2013
1-15-2016
7-16-2021
7-21-2023
1-19-2024
7-19-2024

DESIGN ENGINEER
K. Brandon

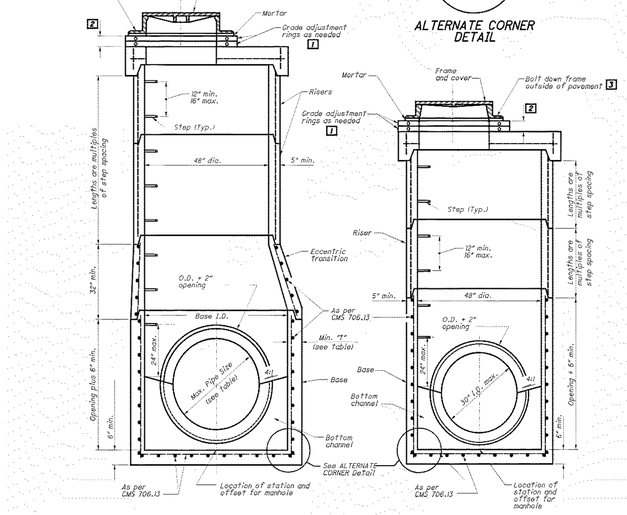
DISTRICT DIRECTOR OF HYDRAULIC ENGINEERING / CHIEF ENGINEER
Jeffery E. Syar

STANDARD HYDRAULIC CONSTRUCTION DRAWING
MANHOLE No. 3

DESIGN AGENCY

SCD NUMBER
MH-3

SHEET P.1 | TOTAL 2



60" to 108" PRECAST BASE
SEE TABLE FOR MAXIMUM PIPE SIZES

48" PRECAST BASE
FOR 30" AND SMALLER PIPE

SECTION VIEWS OF REINFORCED PRECAST MANHOLES

NOTES

GENERAL: With normal soil and site conditions, this standard precast manhole may be used for any required manhole depth.

Cast and assemble sections of the precast manhole with either a tongue or a groove ends up. Lift holes may be provided in each section for handling.

Leave handling device for the flat slab in place.

TOP: Provide a flat slab for this section unless an eccentric cone is specified.

TRANSITION (OR REDUCER): This section can be either eccentric cone or flat slab.

BASE: Manhole No. 3 is shown with a monolithic floor and riser which may be cast in one or two operations. A permissible alternate is to cast and ship the floor and barrel separately. Provide openings for inlet and outlet pipes, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed of concrete, precast in the base or field constructed as shown on **SCD MH-1 and MH-2.**

RISER SECTIONS: Openings for 18" and smaller inlet pipes may be either prefabricated or cut in the field provided the sides of the pipe at the springline do not project into the manhole.

CONNECTIONS: Connections between precast manhole sections and pipes on sanitary sewers may be sealed with resilient connectors conforming to ASTM C 923.

JOINT SEAL: Furnish resilient seal between precast manhole sections on sanitary sewers and flexible gasket joints per CMS 706.11.

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per CMS 611.

MATERIALS: Provide materials for bases and other precast sections, including reinforcement not specified here, that meet the requirements of CMS 706.11.

DROP PIPE: When specified on the plans, construct drop pipe as shown on **SCD MH-2.**

STEPS, FRAMES AND COVERS: Meet the requirements shown on **SCD MH-1.**

TOP SLAB REBAR: Use epoxy coated reinforcing steel within the top slab.

LEGEND

7 Approved materials are kept on file by the Office of Materials Management.

2 Grade rings cannot exceed 12" height when adjusting Drainage Structures to Grade per 611.10 D.

Grade rings cannot exceed 6" height when reconstructing Drainage Structures to Grade per 611.10 C.

Grade rings cannot exceed 6" height when constructing new Drainage Structures to Grade per 611.10 A&B.

3 Where frames are outside of the pavement; Mechanically connect the frame to the manhole top slab through the four bolt holes using 5/8" minimum stainless steel wedge anchor bolts. Embed the bolts a minimum of 3" into the slab. Secure the frame with stainless steel nuts and washers.

MAXIMUM PIPE SIZES

BASE I.D.	MIN. "t"	MAX. PIPE SIZE
60"	5"	36"
72"	6"	48"
84"	7"	54"
90"	7½"	60"
96"	8"	66"
108"	9"	72"

MH-3

OFFICE OF HYDRAULIC ENGINEERING

REVISIONS
1-20-2006
7-20-2012
1-18-2013
1-15-2016
7-16-2021
7-21-2023
1-19-2024
7-19-2024

DESIGN ENGINEER
K. Brandon

DISTRICT DIRECTOR OF HYDRAULIC ENGINEERING / CHIEF ENGINEER
Jeffery E. Syar

STANDARD HYDRAULIC CONSTRUCTION DRAWING
MANHOLE No. 3

DESIGN AGENCY

SCD NUMBER
MH-3

SHEET P.1 | TOTAL 2

REVISIONS

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NOT FOR
CONSTRUCTION

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

SITE PLANS

DRAWING NUMBER
C005

L:\2025\25-220 Frontier Community Services Fountain Creek Senior Villas\AutoCAD\DWG Sheets\25220_0.1_Notes and Details.dwg, SITE DETAILS 3, 10/9/2025 1:46:16 PM, craig, AutoCAD PDF (General Documentation).pc3

SANITARY SEWER NOTES

1. MATERIALS. THE MATERIALS USED IN THIS WORK SHALL ALL BE NEW. A COPY OF THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS FOR EACH KIND OF PIPE USED MUST BE PROVIDED TO EACH FOREMAN AND INSPECTOR PRIOR TO CONSTRUCTION AND MUST BE FOLLOWED DURING CONSTRUCTION UNLESS OTHERWISE INSTRUCTED.

   A. PVC PIPE.
      1. PVC (POLY–VINYL CHLORIDE) PIPE SHALL BE USED IN ALL MAINS AND SERVICE CONNECTIONS.

      2. PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D–3034 RIGID PVC (SDR–35) AND/OR ASTM F679T–1 SDR 35 OR PVC EQUIVALENT. THE PIPE SHALL HAVE BELL AND SPIGOT JOINTS WITH AN APPROVED GASKETED JOINT. THE SPIGOT END SHALL BE MARKED SO THAT THE INSTALLER AND THE INSPECTOR CAN DETERMINE WHEN THE PIPE IS PROPERLY INSTALLED.

      3. PIPE ENTRANCES TO MANHOLES SHALL BE SEALED WATERTIGHT WITH O–RING GASKETS OR OTHER METHOD AS SPECIFIED AND APPROVED BY THE CITY AND MUST MEET ASTM F–477 OR PVC EQUIVALENT.

      4. SERVICES SHALL BE OF MATERIALS SPECIFIED. WHERE THE SERVICE MATERIAL IS NOT DESIGNED TO FIT THE PVC PIPE WYE TIGHTLY, AN APPROVED COMMERCIAL ADAPTOR JOINT SHALL BE USED TO CONNECT THE SERVICE PIPE TO THE PVC PIPE AND MUST MEET ASTM D–3212 OR PVC EQUIVALENT.

   B. SERVICE PIPE. SERVICE PIPE MATERIALS SHALL BE PVC SEWER PIPE (ASTM D–3034 OR SCHEDULE 40 OR PVC EQUIVALENT).

   C. MANHOLES.
      1. ALL MANHOLES SHALL BE CONSTRUCTED WITH PRECAST SECTIONS UNLESS OTHERWISE APPROVED.

      2. PRECAST CONCRETE MANHOLE SECTIONS SHALL BE MANUFACTURED TO STANDARDS AT LEAST EQUAL TO OR GREATER THAN THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS, ASTM DESIGNATION C478. THE INTERNAL DIAMETER FOR SANITARY MANHOLES SHALL BE 48 INCHES UNLESS SHOWN OTHERWISE. MANHOLES SHALL CONFORM TO ALL REQUIREMENTS AS SHOWN ON THE DETAIL DRAWINGS. MANHOLES SHALL HAVE STEPS UNLESS OTHERWISE SPECIFIED. PRECAST MANHOLE JOINTS SHALL BE MADE WATERTIGHT WITH RAM–NEK MATERIAL OR APPROVED O–RING GASKET AT EACH JOINT. THE RAM–NEK AND PRIMER MUST BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

      3. RUBBER O–RINGS USED FOR PRECAST MANHOLE JOINTS SHOULD BE R–4 JOINT OR SHALL BE DESIGNED IN ACCORDANCE WITH ASTM DESIGNATION C361.

      4. THE CONCRETE BASE SHALL BE CAST–IN–PLACE CONCRETE OF THE SIZE AND DEPTH SHOWN ON THE DRAWINGS. CONCRETE USED FOR BASES SHALL HAVE A 28–DAY COMPRESSIVE STRENGTH OF AT LEAST 3,000 POUNDS PER SQUARE INCH. APPROVED PRECAST CONCRETE BASES WILL BE ALLOWED IF PLACED IN AN APPROVED MANNER.

      5. MANHOLE FRAMES AND COVERS. MANHOLE FRAMES AND COVERS SHALL HAVE A ROUND BASE, 22–INCH OPENING NON–LOCKING TYPE, WITH FRAME AND COVER WEIGHING APPROXIMATELY 327 POUNDS. COVER AND FRAME SEAT SHALL BE MACHINE FINISHED TO PREVENT ANY ROCKING OF COVER IN ITS ASSOCIATED FRAME. COVER SHALL HAVE THE WORD SEWER CLEARLY CAST ON ITS SURFACE.

      6. MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE CAST–IRON OR POLYPROPYLENE COVERED ALLOY. STEEL OR WROUGHT IRON STEPS OF ANY KIND WILL NOT BE PERMITTED. STEPS SHALL BE DROP–FRONT DESIGN WITH MINIMUM TREAD WIDTH OF NINE INCHES. RUBBER–COVERED "WEDGLOK" MANHOLE STEPS MAY BE USED IN LIEU OF THE ABOVE.

   D. GRANULAR MATERIALS. GRANULAR MATERIALS FURNISHED FOR FOUNDATION, BEDDING, ENCASEMENT OR OTHER PURPOSES SHALL CONSIST OF ANY MATERIAL OR SYNTHETIC MINERAL AGGREGATE SUCH AS SAND, GRAVEL, CRUSHED ROCK, CRUSHED STONE OR SLAG, THAT SHALL BE SO GRADED AS TO MEET THE GRADATION REQUIREMENTS SPECIFIED HEREIN FOR EACH PARTICULAR USE.

   E. SELECT BACKFILL. JOB EXCAVATED SELECT BACKFILL MATERIAL SHALL BE FREE FROM DEBRIS, ORGANIC MATERIAL, AND STONES LARGER THAN THREE INCHES IN DIAMETER.

2. ALIGNMENT AND GRADES.
   A. ALL ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LINES AND GRADES SHOWN ON THE APPROVED DRAWINGS.

   B. THE CONTRACTOR SHALL PROVIDE AN EXPERIENCED INSTRUMENT MAN, COMPETENT ASSISTANTS AND SUCH INSTRUMENTS, TOOLS, STAKES, AND OTHER MATERIALS REQUIRED TO COMPLETE THE SURVEY, LAYOUT, AND MEASUREMENT WORK.

   C. ANY WORK DONE WITHOUT BEING PROPERLY LOCATED MAY BE ORDERED REMOVED AND REPLACED AT THE DEVELOPER'S EXPENSE.

3. DETOUR – TRAFFIC CONTROL – TEMPORARY CROSSINGS AND BARRICADES.
   A. TRAFFIC WILL BE PERMITTED TO USE THE STREET AT ALL TIMES, UNLESS A DETOUR IS SPECIFICALLY PERMITTED ON THE DRAWINGS OR BY THE CITY. SAFE ACCESS TO ALL ABUTTING RESIDENCES AND PROPERTIES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

   B. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY CROSSINGS, COMPLETE WITH FLAGGERS, WHENEVER NECESSARY TO EXPEDITE THE WORK OR TO MAINTAIN TRAFFIC. TEMPORARY CROSSINGS SHALL BE OF AMPLE SIZE TO SAFELY CARRY THE LOAD WHICH COMES UPON THEM. THE CONTRACTOR SHALL FURNISH SUFFICIENT SIGNS AND BARRICADES TO FACILITATE THE DIRECTING OF TRAFFIC.

4. LAYING OF PIPE.
   A. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH, AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. ALL OPENINGS ALONG THE LINE OF THE SEWER SHALL BE SECURELY CLOSED AS DIRECTED AND, IN THE SUSPENSION OF WORK AT ANY TIE, SUITABLE WATERTIGHT STOPPERS SHALL BE PLACED TO PREVENT EARTH, WATER OR OTHER SUBSTANCES FROM ENTERING THE SEWER.

   B. PIPING SHALL BE LAID TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.

   C. FINE GRADING TO THE BOTTOM OF THE BARREL SHALL PROCEED AHEAD OF THE PIPE LAYING AND, SHOULD ANY OVER–EXCAVATION EXCEEDING TWO INCHES BE ENCOUNTERED, THE MATERIAL ADDED SHALL BE MOISTENED AND COMPACTED TO THE SATISFACTION OF THE CITY OR FOUNDATION MATERIAL SHALL BE ADDED.

   D. HOLES SHALL BE DUG FOR THE PIPE BELLS AND THE MATERIAL PLACED ALONG THE PRECEDING PIPE LAID. THE PIPE SHALL BE SUPPORTED FOR THE BOTTOM 90° AND THROUGHOUT ITS LENGTH (EXCEPT FOR THE MINIMUM DISTANCE NECESSARY AT THE BELL HOLES) AS SHOWN ON THE DRAWINGS. BELL HOLES SHALL BE ADEQUATE TO MAKE THE JOINT, BUT NO LARGER THAN NECESSARY SO THAT MAXIMUM SUPPORT ON UNDISTURBED GROUND WILL BE PROVIDED FOR THE PIPE. THE REMAINDER OF THE PIPE SHALL BE SURROUNDED TO AT LEAST THE MID–POINT OF THE PIPE BY GRANULAR BEDDING, SHOVEL PLACED AND HAND STAMPED, TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. NON–GRANULAR MATERIALS MUST BE USED FOR PVC PIPE.

   E. PIPE LAYING SHOULD PROCEED UPGRADE WITH THE SPIGOT ENDS POINTED IN THE DIRECTION OF FLOW. NO PIPE SHALL BE LAID IN WATER OR WHEN THE TRENCH CONDITIONS ARE UNSUITABLE FOR SUCH WORK. THE CONTRACTOR SHALL MAKE ALL CONNECTIONS OF PIPE TO THE MANHOLES WHICH HAVE PREVIOUSLY BEEN CONSTRUCTED.

   F. WHEN CONNECTING TO EXISTING SEWERS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DIRT OR DEBRIS FROM ENTERING THE EXISTING LINES. THE CONTRACTOR SHALL USE AN APPROVED WATERTIGHT PLUG TO SECURELY PLUG THE NEW SEWER AT THE CONNECTION TO THE EXISTING SEWER IMMEDIATELY AFTER THE CONNECTION HAS BEEN MADE. THE PLUG SHALL BE BRACED AS NECESSARY AND TIED TO THE MANHOLE BY A ROPE OR CHAIN. THIS PLUG SHALL REMAIN UNTIL THE NEW SEWER SYSTEM HAS BEEN ACCEPTED BY THE CITY.

5. CONSTRUCTION OF MANHOLES.
   A. EXCAVATION SHALL BE TO A DEPTH AND SIZE TO PROVIDE FOR CONSTRUCTION OF THE MANHOLE AS SHOWN IN DETAIL ON THE DRAWINGS.

   B. CONCRETE BASES SHALL BE POURED ON UNDISTURBED GROUND. PRECAST CONCRETE BASES SHALL BE CAREFULLY LOWERED ONTO SIX INCHES MINIMUM LAYER OF WELL COMPACTED SAND ACCURATELY LAID TO A SMOOTH LEVEL SURFACE USING A STRAIGHT EDGE AND HAND LEVEL OR THREE INCHES OF CONCRETE POURED ON UNDISTURBED SOIL.

   C. WALLS SHALL BE OF PRECAST CONCRETE AS SHOWN ON THE DRAWINGS AND SHALL BE CONSTRUCTED TO FORM A COMPLETE WATERTIGHT STRUCTURE.

   D. PROVIDE A MINIMUM OF SIX INCHES AND A MAXIMUM OF 18 INCHES IN TWO–INCH LAYERS OF SEWER BRICK OR PRECAST CONCRETE ADJUSTING RINGS BETWEEN THE CAST IRON FRAME AND THE MANHOLE TOPE SECTION. EACH RING OR BRICK SHALL BE SET ON A FULL BED OF MORTAR AND SHALL BE MADE WATERTIGHT. WOOD OR OTHER FOREIGN MATERIAL WILL NOT BE ALLOWED. ADJUSTING RINGS SHALL CONFORM TO THE SIZE AND SHAPE OF THE CASTING FRAME. FRAMES AND COVERS SHALL BE SET TO THE DESIGNATED ELEVATION IN A FULL MORTAR BED.

   E. ON STREETS THAT ARE NOT AT DESIGN GRADE, SEWER MANHOLES SHALL BE BUILT WITH SUCH ADDITIONAL ADJUSTING RINGS OR SHORT MANHOLE SECTIONS AS NECESSARY TO ALLOW FOR ADJUSTMENT OF THE STREET TO THE PROPOSED GRADE AS SHOWN ON THE DRAWINGS. MANHOLE CASTING TOPS SHALL BE 1/4–INCH BELOW THE STREET SURFACING.

   F. WHEN MANHOLES ARE TO BE CONSTRUCTED IN NEW STREETS, MANHOLE RINGS SHALL BE SET TO FINAL GRADE BEFORE STREET WEARING COURSE IS LAID. IN UNPAVED ROADWAYS, THE MANHOLE RING SHALL BE BROUGHT TO GRADE AND SURROUNDED BY A THREE–INCH THICK ASPHALT APRON AT LEAST FIVE FEET IN DIAMETER.

   G. THE BOTTOM OF ALL MANHOLES SHALL BE SMOOTHLY SHAPED TO CONFORM TO THE PIPE SO AS TO ALLOW A FREE, UNINTERRUPTED FLOW OF SANITARY SEWAGE.

   H. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, THE SANITARY SEWER PIPE SHOULD BE LAID CONTINUOUSLY THROUGH THE MANHOLES AND BROKEN OR CUT OUT WHEN THE MANHOLE BASE IS FINISHED. MANHOLE COUPLINGS OR RUBBER RING STOPS MUST BE USED WHERE THE PIPE JOINS THE MANHOLES.

6. BACKFILLING AND GRADING.
   A. ALL EXCAVATION IN TRENCHES SHALL BE BACKFILLED TO THE ORIGINAL GROUND SURFACE OR TO SUCH GRADES AS SPECIFIED OR SHOWN ON THE DRAWINGS. THE BACKFILL SHALL BEGIN AS SOON AS PRACTICAL AFTER THE PIPE HAS BEEN PLACED AND SHALL THEREAFTER BE CARRIED ON AS RAPIDLY AS THE PROTECTION OF THE BALANCE OF THE WORK SHALL PERMIT.

   B. BACKFILLING AND COMPACTING SHALL BE DONE AS THOROUGHLY AS POSSIBLE SO AS TO PREVENT AFTER–SETTLEMENT. DEPOSITING OF THE BACKFILL SHALL BE DONE SO THE IMPACT OF FALLING MATERIAL WILL NOT INJURE THE PIPE OR STRUCTURES.

   C. GRANULAR BEDDING SHALL BE DEPOSITED IN THE TRENCH SIMULTANEOUSLY ON BOTH SIDES OF THE PIPE FOR THE FULL WIDTH OF THE TRENCH TO A HEIGHT AT LEAST TO THE MID–POINT OF THE PIPE, SHOVEL PLACED, AND HAND STAMPED TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. ENCASEMENT MATERIAL WILL THEN BE PLACED AROUND AND OVER THE PIPE TO A HEIGHT OF AT LEAST 12 INCHES ABOVE THE TOP OF THE PIPE BUT NEED NOT BE HAND PLACED. NONGRANULAR MATERIALS MAY BE USED FOR ENCASEMENT EXCEPT FOR PVC PIPE.

   D. IN THE EVENT THAT NATURAL, SUITABLE, GRANULAR MATERIAL IS NOT ENCOUNTERED DURING THE NORMAL EXCAVATION OF THE SEWER TRENCH, OR WHEN THE MATERIAL ENCOUNTERED IS DETERMINED UNSUITABLE BY THE CITY FOR ENCASEMENT AROUND THE PIPE AS REQUIRED, THE CONTRACTOR SHALL PROVIDE AND PLACE SUCH APPROVED MATERIAL. FOR PVC PIPE, APPROVED GRANULAR ENCASEMENT MATERIAL MUST BE PLACED AND HAND STAMPED TO AT LEAST SIX INCHES OVER THE TOP OF THE PIPE. THE REMAINING SIX INCHES MAY BE NONGRANULAR MATERIAL IF SPECIFICALLY APPROVED BY THE CITY.

   E. SUCCEEDING LAYERS OF BACKFILL ABOVE THE 12–INCH LEVEL MAY CONTAIN COARSE MATERIALS NOT EXCEEDING THREE INCHES IN THE LARGEST DIMENSION, BUT SHALL BE FREE FROM LARGE PIECES OF ROCK, FROZEN MATERIAL, CONCRETE, ROOTS, STUMPS, TIN CANS, RUBBISH, AND OTHER SIMILAR ARTICLES WHOSE PRESENCE IN THE BACKFILL WOULD CAUSE SETTLEMENT OF THE TRENCH OR DAMAGE TO THE PIPE.

   F. WHENEVER SELECT MATERIAL THAT EXISTS IN PLACE IN THE UPPER FOUR FEET OF THE FINISHED GRADE OF THE PAVED OR TRAVELED PORTIONS OF THE STREET OR ROADWAY, IS REMOVED BY THE TRENCH EXCAVATION, THE CONTRACTOR SHALL REPLACE THE MATERIAL (OR MATERIAL OF EQUAL QUALITY) AS BACKFILL IN THE UPPER FOUR FEET OF THE FINISHED GRADE. WHERE SELECT MATERIAL DOES NOT EXIST IN PLACE AS DESCRIBED ABOVE, PROVIDE AND PLACE SUFFICIENT SELECT BACKFILL TO STABILIZE THE FINISHED GRADE.

   G. BACKFILLING SHALL BE DONE IN LIFTS OF UNIFORM LAYERS WHICH WILL PRODUCE THE REQUIRED COMPACTION. EACH LIFT SHALL BE COMPLETELY COMPACTED OVER THE FULL–WIDTH OF THE EXCAVATED AREA. COMPACTING SHALL CONTINUE UNTIL THE SPECIFIED RELATIVE COMPACTION HAS BEEN ATTAINED OR UNTIL NO MORE SETTLEMENT OCCURS. WATER JETTING OF BACKFILL SHALL NOT BE PERMITTED.

   H. SPECIAL COMPACTION SHALL BE PERFORMED AROUND ALL MANHOLES, VALVE BOXES, CURB BOXES, OTHER STRUCTURES, AND UTILITIES BY THE USE OF PNEUMATIC TAMPERS, PLATE TAMPERS, OR PLATE VIBRATORS.

   I. SEWER SERVICE TRENCHES IN THE RIGHT–OF–WAY MUST BE COMPACTED IN THE SAME MANNER AS THE MAIN TRENCHES. IN STREETS OPEN TO TRAFFIC, SERVICE TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT. IN AREAS WHERE CURB AND GUTTER EXIST, SUFFICIENT CURBING SHALL BE REMOVED TO ALLOW THIS COMPACTION OVER THE ENTIRE DISTURBED AREA.

   J. THE RELATIVE COMPACTION OF THE SOILS IN PLACE SHALL BE DETERMINED BY USING EITHER THE SAND–CONE METHOD ASTM STANDARD TEST DESIGNATION D1556–64, OR NUCLEAR METHODS, ASTM STANDARD TEST DESIGNATION D2922–71. RELATIVE COMPACTION OF ALL BACKFILL MATERIALS MUST MEET THE FOLLOWING REQUIREMENTS AS DETERMINED BY AASHO T–99 (ASTM D–698) METHOD A OR C. THE COMPACTION REQUIRED IN PAVED AREAS, AREAS TO BE PAVED, OR GRAVELED AREAS SHALL BE AS FOLLOWS:
      1. NINETY–FIVE PERCENT COMPACTION FROM 24 INCHES ABOVE TOP OF PIPE TO THE FINISHED SURFACE, EXCEPT THAT IN NO CASE SHALL THIS 95% COMPACTION ZONE BE LESS THAN 48 INCHES DEEP. NINETY PERCENT COMPACTION FROM PIPE ZONE TO START OF 95% COMPACTION ZONE.

      2. THE COMPACTION REQUIRED OUTSIDE PAVED AREAS, OUTSIDE AREAS TO BE PAVED OR OUTSIDE GRAVELED AREAS SHALL BE 90%.

   K. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE MAINTENANCE OF HIS WORK AT ALL TIMES.

   L. THE CONTRACTOR SHALL REMEDY AT HIS OWN EXPENSE ANY DEFECTS THAT APPEAR IN THE BACKFILL FOLLOWING COMPLETION AND DURING THE ONE–YEAR GUARANTEE PERIOD.

7. SERVICE CONNECTIONS.
   A. IT SHALL BE THE DUTY OF THE CONTRACTOR TO KEEP AN ACCURATE RECORD OF SERVICE CONNECTIONS AS TO THE LOCATION, ELEVATION OF THE SERVICE AT THE PROPERTY LINE, TYPE OF CONNECTION PROVIDED, AND THE LIKE. LOCATION SHALL BE MADE IN RESPECT TO THE SURVEY LINE STATIONING AND HOUSE CORNERS OR LOT CORNERS. ALL SERVICES MUST BE APPROVED BY THE INSPECTOR PRIOR TO BACKFILL.

   B. GENERALLY, A FOUR–INCH OR SIX–INCH WYE SHALL BE USED IN THE MAIN LINE. AN APPROVED ADAPTOR OR OTHER APPROVED METHOD OF CONNECTION TO THE WYE SHALL BE INSTALLED.

   C. ALL HOUSE CONNECTIONS SHALL BE CAPPED WITH STOPPERS RECOMMENDED BY THE PIPE MANUFACTURER, SEALED FIRMLY IN PLACE, OR BY OTHER METHODS ACCEPTED BY THE CITY, WHICH SHALL EFFECTIVELY PREVENT WATER FROM ENTERING THE SEWER UNTIL THE CONNECTION IS PLACED IN SERVICE. THE HOUSE CONNECTION END SHALL BE CLEARLY MARKED BY A REBAR EXTENDING FROM THE PIPE END TO AT LEAST THREE FEET ABOVE THE GROUND.

   D. RISERS ARE TO BE CONSTRUCTED AT ALL POINTS WHERE THE DEPTH OF COVER OVER THE INVERT OF THE SEWER LINE IS 15 FEET OR MORE AT OTHER LOCATIONS AS DETERMINED BY THE ENGINEER.

8. TESTING – SANITARY SEWER.
   A. UPON COMPLETION OF ALL UTILITY CONSTRUCTION BY THIS CONTRACT AND BEFORE ANY HOUSE SERVICES ARE CONNECTED, TESTS WILL BE REQUIRED OF ALL SANITARY SEWER LINES.

   B. THE CONTRACTOR HAS THE OPTION OF PERFORMING EITHER AN AIR TEST OR AN EXFILTRATION TEST.

TEST SHALL BE PERFORMED AFTER COMPLETE COMPACTION AND BACKFILL AND COMPLETION OF MANHOLES, BUT MAY BE PERFORMED BEFORE PAVING.

9. AIR TESTS.
   A. THE CONTRACTOR SHALL PERFORM THESE TESTS WITH SUITABLE EQUIPMENT SPECIFICALLY DESIGNED FOR AIR TESTING SEWERS.

   B. THE AIR TEST SHALL BE MADE WHEN THE SEWER IS CLEAN. SECTIONS OF SEWER PIPE TO BE TESTED, MAY BE WETTED BEFORE THE AIR TEST. THE LINE SHALL BE PLUGGED AT EACH MANHOLE WITH PNEUMATIC BALLS. LOW PRESSURE AIR SHALL BE INTRODUCED INTO THE PLUGGED LINE UNTIL THE INTERNAL PRESSURE REACHES (4.0) PSIG GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUND WATER PRESSURE THAT MAY SUBMERGE THE PIPE. AT LEAST TWO MINUTES SHALL BE ALLOWED FOR THE AIR TEMPERATURE TO STABILIZE BEFORE READINGS ARE TAKEN AND THE TIME STARTED.

   C. THE PORTION BEING TESTED SHALL PASS IF IT DOES NOT LOSE AIR AT A RATE TO CAUSE THE PRESSURE TO DROP FROM 3.6 TO 3.0 PSIG (GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUND WATER THAT MAY SUBMERGE THE PIPE) IN LESS TIME THAN LISTED BELOW.

PIPE DIAMETER (INCHES)	MINIMUM ALLOWABLE MINUTES 3.6 – 3.0 PSIG PRESSURE
4	2.0
6	3.0
8	4.0
10	5.0
12	6.0
15	7.5
18	9.0
21	10.5
24	12.0

   D. IF THE INSTALLATION FAILS THIS TEST, THE TESTING EQUIPMENT MAY BE USED TO DETERMINE THE LOCATION OF THE PIPE LEAK.

   E. ALL SERVICE PLUGS SHALL BE SECURED IN PLACE TO PREVENT DISPLACEMENT DURING TESTING OPERATIONS.

10. EXFILTRATION TEST.
   A. IN LIEU OF THE STANDARD SANITARY SEWER AIR TEST, THE CONTRACTOR MAY MAKE EXFILTRATION TESTS ON SEWERS.

   B. THE TEST SECTION SHALL BE BULKHEADED AT BOTH ENDS AND THE PIPE SUBJECTED TO A HYDROSTATIC PRESSURE PRODUCED BY A HEAD OF WATER AT A DEPTH OF THREE FEET ABOVE THE TOP OF THE SEWER AT THE UPPER MANHOLE UNDER TEST. IN AREAS WHERE GROUND WATER EXISTS, THIS HEAD OF WATER SHALL BE THREE FEET ABOVE THE EXISTING WATER TABLE.

   C. THE HEAD OF WATER SHALL BE OBTAINED BY MEANS OF AN OPEN ENDED STANDPIPE PROJECTING FROM TEST PLUG ON UPPER MANHOLE. PLACING WATER IN THE UPPER MANHOLE IS NOT PERMISSIBLE AS A MEANS OF OBTAINING THE NECESSARY PRESSURE HEAD OF WATER.

   D. THIS HEAD OF WATER SHALL BE MAINTAINED FOR A PERIOD OF ONE HOUR DURING WHICH IT IS PRESUMED THAT FULL ABSORPTION OF THE PIPE BODY HAS TAKEN PLACE, AND THEREAFTER FOR A FURTHER PERIOD OF ONE HOUR FOR THE ACTUAL TEST OF LEAKAGE. DURING THIS ONE HOUR TEST PERIOD, THE MEASURED MAXIMUM ALLOWABLE RATE OF EXFILTRATION FOR ANY SECTION OF SEWER, INCLUDING SERVICE STUBS, SHALL BE AS LISTED BELOW:

MAIN SEWER DIAMETER (INCHES)	MINIMUM ALLOWABLE EXFILTRATION GALLONS PER HOUR PER 100 FEET
4	0.6
6	0.9
8	1.2
10	1.5
12	1.9
15	2.3
18	2.8
21	3.3
24 AND LARGER	3.8

   E. IN CASE MEASUREMENTS INDICATE AN EXFILTRATION GREATER THAN THE MAXIMUM ALLOWABLE LEAKAGE, ADDITIONAL MEASUREMENTS SHALL BE TAKEN AND CONTINUED UNTIL ALL LEADS ARE LOCATED AND THE NECESSARY REPAIRS AND CORRECTIVE WORK HAVE REDUCED THE LEAKAGE IN THE SECTION BEING TESTED BELOW THE MAXIMUM ALLOWABLE BY THE SPECIFICATIONS. FOR PURPOSES OF THE TEST, THE LINE BETWEEN ADJOINING MANHOLES WILL BE CONSIDERED A SECTION AND WILL BE TESTED AS SUCH.

   F. THE INTRODUCTION OF ANY SUBSTANCE INTO THE WATER USED FOR TESTING WITH THE INTENT OF SEALING SUCH LEAKS AS MAY BE INDICATED WILL NOT BE PERMITTED.

   G. IF RESULTS OF EITHER OF THESE TESTS ARE NOT SATISFACTORY, REPAIRS OR PIPE REPLACEMENT WILL BE REQUIRED UNTIL THE CITY IS SATISFIED THAT THE LEAKAGE REQUIREMENTS ARE BEING MET. ALL REPAIR METHODS AND MATERIALS USED MUST BE ACCEPTED BY THE CITY.

11. PVC DEFLECTION TEST.
   A. ALL PVC PIPE SHALL BE SUBJECT TO A DEFLECTION TEST BY USE OF CAGE TYPE APPROVED MANDREL.

   B. IN PAVED AREAS OR AREAS TO BE PAVED, EITHER:
      1. TESTING PVC SEWER LINES WITH A 4% DEFLECTION MANDREL AFTER COMPLETE BACKFILL AND COMPACTION OF TRENCH BUT BEFORE PAVING; OR

      2. TESTING PVC SEWER LINES WITH A 5% DEFLECTION MANDREL AFTER PAVING IS COMPLETE.

   C. IN NON–PAVED AREAS CONTRACTOR HAS THE OPTION OF:
      1. TESTING PVC SEWER LINES WITH A 4% DEFLECTION MANDREL AFTER COMPLETE BACKFILL AND COMPACTION OF TRENCH BUT BEFORE PLACING AND SPREADING TOP SOIL; OR

      2. TESTING PVC SEWER LINES WITH A 5% DEFLECTION MANDREL AFTER PLACING AND SPREADING TOP SOIL (BUT BEFORE SEEDING).

   D. ALL MANDREL OUTER DIAMTERS SHALL BE EQUAL TO 96% OF THE INSIDE DIAMETER OF THE PIPE FOR A 4% DEFLECTION TEST OR 95% OF THE INSIDE DIAMETER OF THE PIPE FOR A 5% DEFLECTION TEST.

12. VIDEO TAPE. FOLLOWING THE CONSTRUCTION OF ALL SANITARY SEWER MAINS IN THE CITY, IN ADDITION TO HOLDING A PRESSURE TEST AS REQUIRED BY THIS CODE, THE CITY WILL BE GIVEN A TAPE OF THE TELEVISING OF THE LINES AS THEY HAVE BEEN CONSTRUCTED IN PLACE. THIS TAPE SHALL BE OF THE SIZE, QUALITY AND SPECIFICATION THAT IT CAN BE PLAYED AND MONITORED ON THE EXISTING VIDEO EQUIPMENT OWNED BY THE CITY.

REVISIONS

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

SANITARY NOTES & DETAILS

DRAWING NUMBER
C006

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WATER MAIN NOTES

1. WATER MAIN INSTALLATION
   A. WATER MAIN SHALL BE CLASS AWWA C900 PVC PIPE, UNLESS OTHERWISE SPECIFIED.

   B. SHORT BODY DUCTILE IRON FITTINGS SHALL BE CONSIDERED AS THE STANDARD.

   C. GATE VALVES
      1. VALVES SHALL BE EPOXY COATED RESILIENT SEAT GATE VALVES. ALL VALVES SHALL OPEN LEFT (COUNTER-CLOCKWISE).

      2. VALVE BOXES WILL BE TWO-PIECE OR THREE-PIECE AND MADE IN THE USA. ALL VALVES MUST BE INSTALLED TO GRADE BEFORE ACCEPTANCE.

   D. ALL MECHANICAL JOINT BOLTS SHALL BE INSTALLED WITH RETAINER GLANDS, RETAINER GLANDS WILL BE EBA IRON MEG - A - LUG. JOINT BOLTS SHALL BE COATED WITH A TAR COATING AND WRAPPED WITH POLY WRAP SO THAT ALL BOLTS ARE INSULATED FROM POSSIBLE ELECTROLYSIS.

   E. ALL TEES, BENDS, PLUGS, AND HYDRANTS SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKING.

   F. WATER MAIN DEPTH SHALL BE A MINIMUM OF 48 INCHES BELOW FINISHED GRADE.

   G. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY EXISTING OR PROPOSED STORM AND SANITARY UTILITIES. WATER MAIN SHALL BE LAID AT LEAST 3 FEET HORIZONTALLY AND 12 INCHES VERTICALLY OTHER UTILITIES, INCLUDING ELECTRIC, GAS, AND TELECOMMUNICATION. THE SEPARATION SHALL BE MEASURED EDGE TO EDGE.

   H. TRENCH BOTTOMS SHALL BE SMOOTH IN NATURE SO THAT THERE ARE NO VOIDS LEFT BETWEEN THE PIPE AND TRENCH BOTTOM. IN ACCORDANCE WITH 2012 RECOMMENDED STANDARDS FOR WATER WORKS, UNIFORM BEDDING MUST BE PROVIDED THE ENTIRE LENGTH OF PIPE.

   I. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT A LIST OF ALL MATERIALS INSTALLED TO THE MUNICIPALITIES WATER DEPARTMENT.

2. WATER SERVICE INSTALLATION
   A. ALL 2-INCH AND SMALLER WATER SERVICE PIPE SHALL BE C901 POLYETHLYENE PRESSURE PIPE IRON PIPE SIZE, DR 9, PC 250, FROM THE WATER MAIN THRU THE METER SETTING.

   B. ALL 3-INCH AND LARGER WATER SERVICE PIPE SHALL BE AWWA C900 PVC PIPE FROM THE WATER MAIN THRU THE METER SETTING.

   C. WATER SERVICES SHALL BE A MINIMUM OF 42 INCHES BELOW FINISHED GRADE.

   D. INDIVIDUAL BOOSTER PUMPS WILL NOT BE ALLOWED FOR ANY INDIVIDUAL SERVICE.

   E. ALL 4" AND LARGER WATER SERVICES SHALL BE SUBJECT TO A HYDROSTATIC TEST FROM THE WATER MAIN THRU THE CONTROL VALVE TO THE METER SETTING. HYDROSTATIC TEST SHALL BE PERFORMED AS SPECIFIED.

   F. THE CONTRACTOR SHALL FLUSH ALL WATER SERVICES PRIOR TO ANY WATER METER INSTALLATION.

   G. ALL METERS SHALL BE PURCHASED FROM THE MUNICIPALITIES WATER DEPARTMENT.

   H. BACKFLOW PREVENTION ASSEMBLY(S) SHALL BE INSTALLED, WHERE REQUIRED AND APPROVED BY THE MUNICIPALITIES WATER DEPARTMENT.

   I. DOMESTIC AND COMBINATION WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE #1013 APPROVAL/STANDARD.

   J. FIRE WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE APPROPRIATE ASSE APPROVAL/STANDARD. FIRE WATER BACKFLOW PREVENTER(S) SHALL BE SIZED TO MATCH THE FIRE WATER SERVICE AND BE EQUIPPED WITH O.S.&Y VALVES.

   K. ALL FIRE SERVICES SHALL BE INSTALLED BY AN INDIVIDUAL WITH APPROPRIATE CERTIFICATION IN THE STATE OF OHIO.

3. WATER MAIN PRESSURE TESTING
   HYDROSTATIC TESTING OF NEW WATER MAINS OR ANY VALVED SECTION THEREOF MUST BE COMPLETED BEFORE ACCEPTANCE BY THE MUNICIPALITY.

   A. GENERAL REQUIREMENTS
      1. BEFORE TESTING, SUFFICIENT BACKFILL SHALL BE PROVIDED TO PREVENT PIPE MOVEMENT.

      2. PERFORM HYDROSTATIC TESTING AS REQUIRED IN SECTION 5 OF AWWA SPECIFICATION FOR DUCTILE IRON PIPE AND SECTION 10 OF AWWA SPECIFICATION FOR PVC PIPE.

      3. WATER MUST BE USED FOR ALL PRESSURE TESTING OF NEWLY-INSTALLED WATER MAINS. AIR TEST, OR ANY OTHER MATERIAL, IS PROHIBITED.

      4. TEST EACH VALVED SECTION OF WATER MAIN INDEPENDENTLY OF ONE ANOTHER UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.

      5. VALVES SHALL NOT BE OPERATED IN EITHER DIRECTION AT DIFFERENTIAL PRESSURE EXCEEDING THE RATED PRESSURE OF THE VALVES.

   B. TEST PRESSURE
      1. TEST PRESSURE SHALL BE BASED ON THE ELEVATION AT THE LOWEST POINT OF ELEVATION ON THE GAUGE.

      2. SUBJECT PIPE TO A HYDROSTATIC PRESSURE OF AT LEAST 2 TIMES THE WORKING PRESSURE FOR AT LEAST 2 HOURS.

      3. PRESSURE SHALL NOT BE LESS THAN 1.25 TIMES THE WORKING PRESSURE AT THE HIGHEST POINT ALONG THE TEST SECTION.

      4. DO NOT ALLOW TEST PRESSURE TO VARY MORE THAN 5 PSI FOR THE DURATION OF THE TEST.

      5. DO NOT EXCEED PIPE OR THRUST-RESTRAINT DESIGN PRESSURE.

      6. DO NOT EXCEED TWICE THE RATED PRESSURE OF VALVES OR HYDRANTS CLOSED AT PRESSURE BOUNDARY OF THE TEST.

   C. PRESSURIZATION
      1. EACH VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY.

      2. SPECIFIED TEST PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A MANNER SATISFACTORY TO THE MUNICIPALITY.

      3. ALLOW THE SYSTEM TO STABILIZE AT THE TEST PRESSURE BEFORE CONDUCTING THE LEAKAGE TEST.

   D. AIR REMOVAL
      1. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE, VALVES AND HYDRANTS.

      2. IF PERMANENT AIR VENTS ARE NOT LOCATED AT ALL HIGH POINTS, THE CONTRACTOR SHALL INSTALL CORPORATION COCKS AT SUCH POINTS SO THAT AIR CAN BE EXPELLED. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE TEST PRESSURE APPLIED.

      3. AT THE CONCLUSION OF THE TEST, THE CORPORATION COCKS SHALL BE REMOVED AND PLUGGED OR LEFT IN PLACE AT THE DISCRETION OF THE MUNICIPALITY.

   E. EXAMINATION
      1. ANY EXPOSED PIPE, FITTINGS, VALVES, HYDRANTS, AND JOINTS SHALL BE EXAMINED CAREFULLY DURING THE TEST. ANY DAMAGED OR DEFECTIVE PIPING, FITTINGS, VALVES, HYDRANTS, OR JOINTS DISCOVERED SHALL BE REPAIRED OR REPLACED. VISIBLE LEAKAGE SHALL BE REPAIRED, REGARDLESS OF THE AMOUNT OF LEAKAGE.

   F. ACCEPTANCE
      1. IF ANY PIPE LAID DISCLOSES LEAKAGE GREATER THAN 5 PSI, THE CONTRACTOR SHALL, AT HIS OWN EXPENSES, LOCATE AND MAKE REPAIRS AS NECESSARY UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE.

      2. THE PRESSURE TEST SHALL BE REPEATED UNTIL IT IS SATISFACTORY TO THE MUNICIPALITY.

4. DISINFECTION OF NEW WATER MAINS
   A. THE CONTRACTOR SHALL COMPLETE DISINFECTION AND RE-DISINFECTION, IF NECESSARY, AS REQUIRED IN THE MOST RECENT VERSION OF AWWA C651.

   B. ALL EFFORTS SHALL BE MADE TO PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE AND CONSTRUCTION. ANY POTENTIAL CONTAMINATION AT THE CONSTRUCTION SITE SHALL BE NOTED AND USED AS A BASIS FOR BOLSTERING DISINFECTION EFFORTS. SECTION 4.8 OF AWWA C651 OUTLINES THE BEST PRACTICES FOR PREVENTING CONTAMINATION.

   C. THE TABLET/GRANULE METHOD IS THE CITY'S PREFERRED METHOD FOR DISINFECTION. OTHER METHODS, CONFORMING TO AWWA C651, MAY BE APPROVED BY THE MUNICIPALITY.
   WARNING: THE TABLET/GRANULE METHOD MUST NOT BE USED ON SOLVENT WELDED PLASTIC OR ON SCREWED-JOINT STEEL PIPE BECAUSE OF THE REACTION OF THE JOINT COMPOUNDS WITH THE CALCIUM HYPOCHLORITE.

   THE REQUIREMENTS OF THE TABLET/GRANULE METHOD ARE PROVIDED BELOW:
      1. CALCIUM HYPOCHLORITE GRANULES AND TABLETS ARE PLACED IN THE WATER MAIN AS IT IS BEING INSTALLED AND FILLING THE MAIN WITH POTABLE WATER WHEN INSTALLATION IS COMPLETED. USE OF THIS METHOD REQUIRES THE PIPES AND APPURTENANCES ARE PROTECTED DURING CONSTRUCTION.

      2. DURING CONSTRUCTION, THE CALCIUM HYPOCHLORITE GRANULES SHALL BE PLACED AT THE UPSTREAM END OF THE FIRST SECTION OF PIPE, AT THE UPSTREAM END OF EACH BRANCH MAIN, AND AT 500 FT. INTERVALS. USE DOSAGES LISTED IN TABLE 1.

TABLE 1
OUNCES OF CALCIUM HYPOCHLORITE GRANULES TO BE PLACED

PIPE DIAMETER (INCHES)	CALCIUM HYPOCHLORITE (OUNCES)
4	1.7
6	3.8
8	6.7
10	10.5
14 AND LARGER	D^2x15.1, WHERE D=DIAMETER IN FEET

      3. DURING CONSTRUCTION, 5-G CALCIUM HYPOCHLORITE TABLETS SHALL BE PLACED IN EACH SECTION OF PIPE AND IN EACH HYDRANT, HYDRANT BRANCH, AND OTHER APPURTENANCE. THE TABLETS SHALL BE ATTACHED BY AN NSF/ANSI 61 APPROVED ADHESIVE. THERE SHALL BE NO ADHESIVE ON THE TABLET, EXCEPT ON THE BROAD SIDE ATTACHED TO THE SURFACE OF THE PIPE. ATTACH ALL OF THE TABLETS INSIDE AND AT THE TOP OF THE MAIN, WITH APPROXIMATELY EQUAL NUMBERS OF TABLETS AT EACH END OF A GIVEN PIPE LENGTH. IF THE TABLETS ARE ATTACHED BEFORE THE PIPE SECTION IS PLACE IN THE TRENCH, THEIR POSITION SHALL BE MARKED ON THE SECTION SO IT CAN BE READILY DETERMINED THAT THE PIPE IS INSTALLED WITH THE TABLETS AT THE TOP.

TABLE 2
NUMBER OF 5-G CALCIUM HYPOCHLORITE TABLETS REQUIRED FOR MINIMUM DOSE OF 25 MG/L*

PIPE DIAMETER (INCHES)	LENGTH OF PIPE SECTION				
	13 OR LESS	18	20	30	40
	NUMBER OF 5-G CALCIUM HYPOCHLORITE TABLETS				
4	1	1	1	1	1
6	1	1	1	2	2
8	1	2	2	3	4
10	2	3	3	4	5
12	3	4	4	6	7
16	4	6	7	10	13

*BASED ON 3.25-G AVAILABLE CHLORINE PER TABLET.

      4. AFTER INSTALLATION HAS COMPLETED, THE MAIN SHALL BE FILLED SUCH THAT WATER WILL FLOW AT A VELOCITY NO GREATER THAN 1 FT/SEC IN ORDER TO ENSURE TABLETS DO NOT COME LOOSE FROM THE PIPE. AIR POCKETS SHALL BE ELIMINATED. VALVES SHALL BE POSITIONED SO THAT THE HIGHLY-CHLORINATED WATER WILL NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE.
      THE HIGHLY CHLORINATED WATER SHALL REMAIN IN THE PIPE FOR AT LEAST 24 HOURS OR 48 HOURS IF THE WATER TEMPERATURE IS LESS THAN 41 °F. A DETECTABLE FREE CHLORINE RESIDUAL (≥0.2 MG/L) SHALL BE FOUND AT EACH SAMPLING POINT AFTER THE 24 OR 48 HOUR PERIOD.

   D. FINAL FLUSHING
      1. AFTER THE APPLICABLE RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHOULD NOT REMAIN IN PROLONGED CONTACT WITH THE PIPE IN ORDER TO AVOID DAMAGE. THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW THAT THE CONCENTRATION LEAVING THE MAIN IS NO HIGHER THAN GENERALLY PREVAILING IN THE SYSTEM OR IS ACCEPTABLE FOR DOMESTIC USE.

      2. THE HEAVILY CHLORINATED WATER SHALL BE DISPOSED OF TO AN ENVIRONMENT APPROVED BY THE CITY. IF THERE IS ANY QUESTION THAT THE CHLORINATED DISCHARGE WILL CAUSE DAMAGE TO THE ENVIRONMENT, A REDUCING AGENT SHALL BE APPLIED TO THE WATER TO BE DISCHARGED ACCORDING TO AWWA SPECIFICATION C655.

   E. BACTERIOLOGICAL TESTS
      1. AFTER INSTALLATION AND FINAL FLUSHING, THE CONTRACTOR SHALL CONTACT THE CITY IN ORDER TO PERFORM BACTERIOLOGICAL TESTING ON THE NEWLY INSTALLED WATER MAINS. THE CONTRACTOR SHALL INFORM THE CITY IF ANY TRENCH WATER OR EXCESS DIRT OR DEBRIS HAS ENTERED THE MAIN DURING CONSTRUCTION.

   F. REDISINFECTION
      1. IF THE INITIAL DISINFECTION FAILS TO PRODUCE SATISFACTORY BACTERIOLOGICAL RESULTS, OR IF OTHER RESULTS INDICATE UNACCEPTABLE WATER QUALITY, THE MAIN MAY BE RE-FLUSHED AND SHALL BE RESAMPLED. IF CHECK SAMPLES FAIL TO PRODUCE ACCEPTABLE RESULTS, THE MAIN SHALL BE RECHLORINATED BY THE CONTINUOUS-FEED METHOD ACCORDING TO AWWA C651 UNTIL SATISFACTORY RESULTS ARE OBTAINED.

5. FIRE HYDRANTS
   A. MATERIALS
      1. FIRE HYDRANTS SHALL BE A MUELLER TYPE A-423 (OR APPROVED EQUAL), 5 1/4" 3-WAY, 6" MECHANICAL JOINT FIRE HYDRANT.

      2. HYDRANT UPPER AND LOWER BARRELS AND BASE SHALL BE MADE OF DUCTILE IRON.

      3. HYDRANTS SHALL BE CERTIFIED TO NSF/ANSI STANDARD 61 AND NSF/ANSI STANDARD 372.

      4. HYDRANTS SHALL HAVE A TRAFFIC BREAK FEATURE DESIGNED FOR 360° ROTATION OF NOZZLE SECTION AND INCORPORATE THE USE OF A 2-PIECE SQUARE ROD AND SINGLE CAST-IRON ROD COUPLING SECURED WITH STAINLESS STEEL COUPLING PINS.

      5. HYDRANTS SHALL HAVE A TRAVEL STOP NUT IN THE TOP OF THE HYDRANT TO LIMIT THE TRAVEL OF THE HYDRANT ROD. HYDRANTS THAT ALLOW THE VALVE BOTTOM TO STOP AGAINS THE SHOE OR EMPLOY A STOP IN THE DRAIN MECHANISM RESULTING IN A BENDING MOMENT IN THE ROD ASSEMBLY ARE NOT ALLOWED.

      6. HYDRANTS SHALL INCORPORATE A DRAINING SYSTEM CONSTRUCTED ENTIRELY OF BRONZE AND POSITIVELY ACTIVATED BY THE COMPRESSION OF AN E-COATED STAINLESS STEEL SPRING. HYDRANTS EMPLOYING SLIDING STYLE DRAINS ARE NOT PERMITTED.

      7. THERE SHALL BE A MINIMUM OF TWO INTERNAL DRAIN PORTS IN THE HYDRANT SEAT AND FOUR OUTLETS IN THE HYDRANT DRAIN RING DIRECTING WATER TO THE EXTERIOR OF THE HYDRANT.

      8. HYDRANT DRAINS SHALL CLOSE COMPLETELY AFTER NO MORE THAN 3 TURN OF THE OPERATING NUT.

      9. FIRE HYDRANT SHALL HAVE TWO 2 1/2" HOSE NOZZLES WITH NST THREADS AND ONE 5" STORZ PUMPER NOZZLE.

      10. ALL PUMPER AND HOSE NOZZLES SHALL BE RETAINED BY A SINGLE-PIECE THREADED DUCTILE IRON RETAINING COLLAR. THREADED-IN NOZZLES AND NOZZLES USING SET SCREWS OR WEDGE PINS ARE NOT ALLOWED.

      11. THE OPERATION NUT AND NOZZLE CAP NUTS SHALL BE 1 1/2" NST PENTAGON, AND SHALL OPEN IN THE COUNTER CLOCKWISE DIRECTION. THE OPERATION NUT SHALL BE SUPPLIED WITH A GREASE ZERK FOR LUBRICATION PURPOSES.

      12. HYDRANTS SHALL BE DRAINING AND FEDERAL SPEC RED #1664 IN COLOR.

      13. ALL BOLTING ABOVE AND BELOW GRADE SHALL BE TYPE 304 STAINLESS STEEL.

      14. FIRE HYDRANT INLET SHALL INCORPORATE A STAB-FIT DESIGN REQUIRING THE USE OF ONLY ONE TYPE 304 STAINLESS STEEL FASTENER. THE ASSEMBLY OF FLANGE OR MECHANICAL JOINT RESTRAINERS USING MULTIPLE FASTENERS OR WEDGE BOLTS IS NOT PERMITTED.

      15. RESTRAINT ACCESSORIES SHALL BE FACTORY INSTALLED.

   B. INSTALLATION
      1. PRIOR TO INSTALLATION, ALL HYDRANTS SHALL BE INSPECTED FOR DIRECTION OF OPENING, NOZZLE THREADING, OPERATING-NUT AND CAP-NUT DIMENSIONS, TIGHTNESS OF PRESSURE-CONTAINING BOLTING, CLEANLINESS OF INLET ELBOW, HANDLING DAMAGE, AND CRACKS. DEFECTIVE HYDRANTS SHALL BE MARKED AND HELD FOR FINAL DISPOSITION.

      2. ALL HYDRANTS SHALL STAND PLUMB AND HAVE THEIR NOZZLES PARALLEL WITH OR AT RIGHT ANGLES TO THE CURB. PUMPER NOZZLES SHALL FACE THE CURB.

      3. HYDRANTS SHALL BE SET AT ESTABLISHED GRADE WITH THE LOWEST NOZZLE AT LEAST 12 INCHES ABOVE GROUND OR AS REQUIRED BY THE CITY.

      4. TRAFFIC MODEL HYDRANTS SHALL BE INSTALLED SO THAT THE BREAKAWAY FLANGE IS NOT LESS THAN 2 INCHES NOR NO MORE THAN 4 INCHES ABOVE ESTABLISHED GRADE.

      5. EACH HYDRANT SHALL BE CONNECTED TO THE MAIN WITH A 6 INCH DIAMETER BRANCH CONTROLLED BY AN INDEPENDENT RESILIENT SEAT GATE VALVE. THE VALVE SHALL BE RESTRAINED TO ALLOW SHUT OFF WHEN THE HYDRANT IS TO BE REMOVED.

      6. WHEN A DRY BARREL HYDRANT IS SET IN SOIL THAT IS IMPERVIOUS OR PAVEMENT, DRAINAGE SHALL BE PROVIDED AT THE BASE OF THE HYDRANT BY PLACING COARSE GRAVEL OR CRUSHED STONE FROM THE BOTTOM OF THE TRENCH TO AT LEAST 6 INCHES ABOVE THE DRAIN-PORT OPENING AND TO A DISTANCE OF 1 FOOT AROUND THE ELBOW.

      7. HYDRANT DRAINS SHALL NOT BE CONNECTED TO SANITARY OR STORM SEWER.

      8. WHERE GROUND WATER RISES ABOVE THE DRAIN PORT, WHEN THE HYDRANT IS LOCATED WITHIN 8 FEET OF A SANITARY SEWER MAIN, OR WHERE DRAINAGE IS NOT PERMITTED, THE DRAIN PORT SHALL BE PLUGGED AND WATER PUMPED FROM THE HYDRANT WHERE FREEZING MAY OCCUR.

      9. THE BOWL OF EACH HYDRANT SHALL BE WELL BRACED AGAINST A SUFFICIENT AREA OF UNEXCAVATED EARTH AT THE END OF THE TRENCH WITH CONCRETE THRUST BLOCKS OR OTHER SPECIFIED BLOCKING MATERIALS, OR IT SHALL BE TIED TO THE PIPE WITH SUITABLE METAL TIE RODS, CLAMPS, OR RESTRAINED JOINTS.

      10. THE CONTRACTOR SHALL CONTACT THE FIRE CHIEF, PRIOR TO INSTALLATION OF FIRE HYDRANTS, TO INSPECT HYDRANT LOCATION AS MARKED IN THE FIELD.

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

WATER NOTES & DETAILS

DRAWING NUMBER
C007

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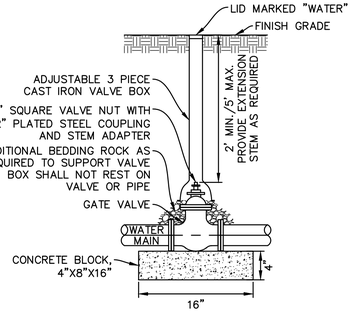
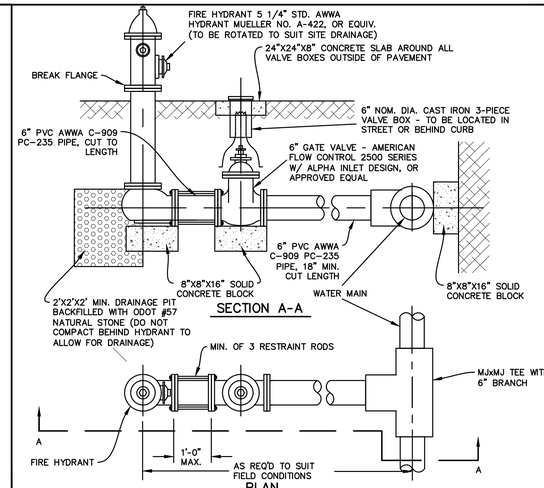
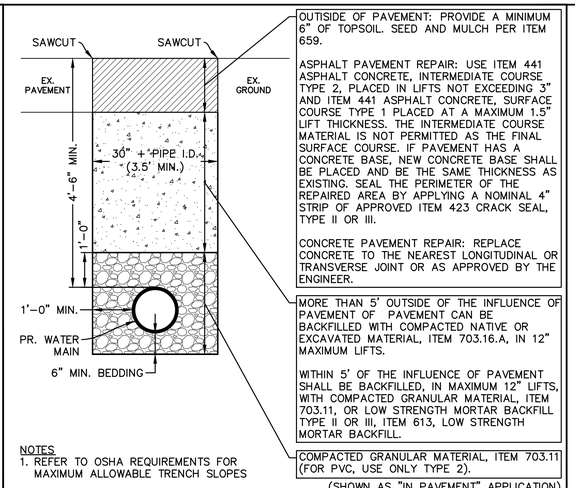


NOTES
1. GATE VALVE SHALL BE PER THE WATER DEPARTMENT SPECIFICATIONS OR AWWA C-509 OR AWWA C-515.
2. VALVE RESTRAINTS SHALL BE PROVIDED PER MANUFACTURER'S RECOMMENDATIONS AND THE WATER DEPARTMENT SPECIFICATIONS.

McCARTY ASSOCIATES,LLC. | GATE VALVE & VALVE BOX DETAIL | N.T.S. | 1



McCARTY ASSOCIATES,LLC. | FIRE HYDRANT DETAIL | N.T.S. | 2



NOTES
1. REFER TO OSHA REQUIREMENTS FOR MAXIMUM ALLOWABLE TRENCH SLOPES

OUTISIDE OF PAVEMENT: PROVIDE A MINIMUM 6" OF TOPSOIL. SEED AND MULCH PER ITEM 659.

ASPHALT PAVEMENT REPAIR: USE ITEM 441 ASPHALT CONCRETE, INTERMEDIATE COURSE TYPE 2, PLACED IN LIFTS NOT EXCEEDING 3" AND ITEM 441 ASPHALT CONCRETE, SURFACE COURSE TYPE 1 PLACED AT A MAXIMUM 1.5" LIFT THICKNESS. THE INTERMEDIATE COURSE MATERIAL IS NOT PERMITTED AS THE FINAL SURFACE COURSE. IF PAVEMENT HAS A CONCRETE BASE, NEW CONCRETE BASE SHALL BE PLACED AND BE THE SAME THICKNESS AS EXISTING. SEAL THE PERIMETER OF THE REPAIRED AREA BY APPLYING A NOMINAL 4" STRIP OF APPROVED ITEM 423 CRACK SEAL, TYPE II OR III.

CONCRETE PAVEMENT REPAIR: REPLACE CONCRETE TO THE NEAREST LONGITUDINAL OR TRANSVERSE JOINT OR AS APPROVED BY THE ENGINEER.

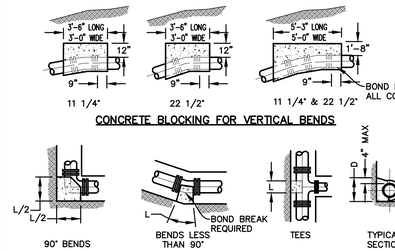
MORE THAN 5' OUTSIDE OF THE INFLUENCE OF PAVEMENT OF PAVEMENT CAN BE BACKFILLED WITH COMPACTED NATIVE OR EXCAVATED MATERIAL, ITEM 703.16.A, IN 12" MAXIMUM LIFTS.

WITHIN 5' OF THE INFLUENCE OF PAVEMENT SHALL BE BACKFILLED, IN MAXIMUM 12" LIFTS, WITH COMPACTED GRANULAR MATERIAL, ITEM 703.11, OR LOW STRENGTH MORTAR BACKFILL TYPE II OR III, ITEM 613, LOW STRENGTH MORTAR BACKFILL.

COMPACTED GRANULAR MATERIAL, ITEM 703.11 (FOR PVC, USE ONLY TYPE 2).

(SHOWN AS "IN PAVEMENT" APPLICATION)

McCARTY ASSOCIATES,LLC. | WATER MAIN TRENCH DETAIL | N.T.S. | 3



CONCRETE BLOCKING FOR VERTICAL BENDS

CONCRETE BLOCKING FOR HORIZONTAL BENDS

1. CARE SHALL BE TAKEN TO KEEP CONCRETE AWAY FROM MECHANICAL JOINTS BY PLACING VISQUEEN OR OTHER APPROVED MATERIAL OVER PIPE BEFORE PLACING OF CONCRETE. BOLTS MUST NOT BE ENCASED IN CONCRETE.
2. CONCRETE FOR BLOCKING VALVES AND FITTINGS SHALL CONFORM TO SECTION ODOT QC MISC.
3. CONCRETE THRUST BLOCKING MAY ONLY BE USED IN SPECIAL CASES WITH PRIOR APPROVAL BY THE ENGINEER. RESTRAINED JOINTS SHALL BE THE STANDARD MEANS OF THRUST RESTRAINT, PER DETAIL 800-10.

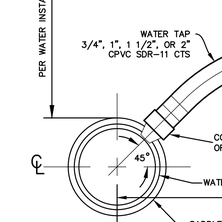
BENDS

SIZE OF PIPE	DEGREE OF BENDS 11 1/4° L	11 1/4° D	22 1/2° L	22 1/2° D	45° L	45° D	90° L	90° D
3", 4", 6"	6"	6"	10"	6"	20"	6"	36"	6"
8"	9"	6"	14"	6"	24"	9"	50"	9"
12"	14"	12"	22"	12"	30"	16"	60"	16"
16"	18"	16"	24"	18"	33"	30"	70"	22"

TEES

SIZE OF PIPE	BRANCH 3", 4", 6" L	D	8" L	D	12" L	D	16" L	D
3", 4", 6"	16"	7"						
8"	14"	8"	16"	12"				
12"	9"	12"	16"	12"	24"	18"		
16"	8"	16"	14"	16"	28"	16"	30"	26"

McCARTY ASSOCIATES,LLC. | CONCRETE BLOCKING FOR WATER MAINS DETAIL | N.T.S. | 4



SEE TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS

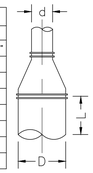
REQUIRED LENGTH OF RESTRAINED JOINTS
D-DIAMETER OF PIPE

A - DEGREE OF BEND/FITTING TYPE	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4°	4	5	6	7	9	11	13	15
22 1/2°	7	9	12	14	17	22	26	31
45°	13	19	24	29	34	44	54	63
90°	28	40	52	63	74	96	116	136
TEE/END	28	40	52	63	74	96	116	136
VALVE	28	40	52	63	74	96	116	136

*THE FITTING OR VALVE SHALL BE RESTRAINED, AT MINIMUM, IN ALL CASES.

REQUIRED LENGTH OF RESTRAINED JOINTS FOR BENDS, TEES, VALVES, AND DEAD ENDS

DIAMETER OF LARGER PIPE ("D")	REQUIRED LENGTH OF RESTRAINED JOINTS FOR REDUCERS("L") DIAMETER OF SMALLER PIPE ("d") 4"	6"	8"	10"	12"	16"	20"	24"
6"	21'							
8"	38'	22'						
10"	51'	39'	21'					
12"	64'	54'	39'	22'				
16"	88'	81'	70'	57'	41'			
20"	111'	105'	96'	86'	73'	41'		
24"	132'	127'	120'	111'	101'	75'	41'	



RESTRAINED JOINT REQUIREMENTS CALCULATED BASED ON THE FOLLOWING PARAMETERS:
- PIPE MATERIAL: PVCO C-909 OR PVC C-900
- SOIL TYPE: GRANULAR BACKFILL/BEDDING
- SAFETY FACTOR: 1.5
- TRENCH TYPE: 4
- DEPTH OF BURY: 4'-6"
- TEST PRESSURE: 150 PSI

*ALL RESTRAINT CALCULATIONS FOR BENDS ARE BASED ON VERTICAL BENDS DOWNWARD.

REQUIRED LENGTH OF RESTRAINED JOINTS FOR REDUCERS

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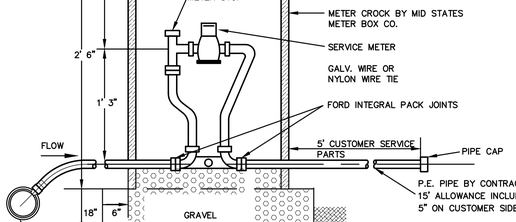
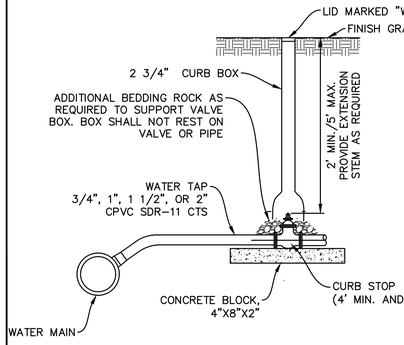


NOTES:
1. WIRE SHOWN AWAY FROM PIPE FOR CLARITY.
2. WIRE SHALL BE INSTALLED AT THE 3 O'CLOCK POSITION ON THE WATER MAIN, ON THE SOUTH OR EAST SIDE OF THE PIPE.
3. THE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE AT 10' INTERVALS.
4. GROUND RODS SHALL BE INSTALLED AT ALL TRACER WIRE DEAD-ENDS.

McCARTY ASSOCIATES,LLC. | TRACER WIRE DETAIL | N.T.S. | 6

McCARTY ASSOCIATES,LLC. | TRACER WIRE HYDRANT DETAIL | N.T.S. | 7



McCARTY ASSOCIATES,LLC. | CURB STOP & CURB BOX DETAIL | N.T.S. | 8

McCARTY ASSOCIATES,LLC. | PVC MAIN SERVICE TAP DETAIL | N.T.S. | 9

McCARTY ASSOCIATES,LLC. | METER INSTALLATION DETAIL | N.T.S. | 10

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS
300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

WATER NOTES & DETAILS

DRAWING NUMBER
C008

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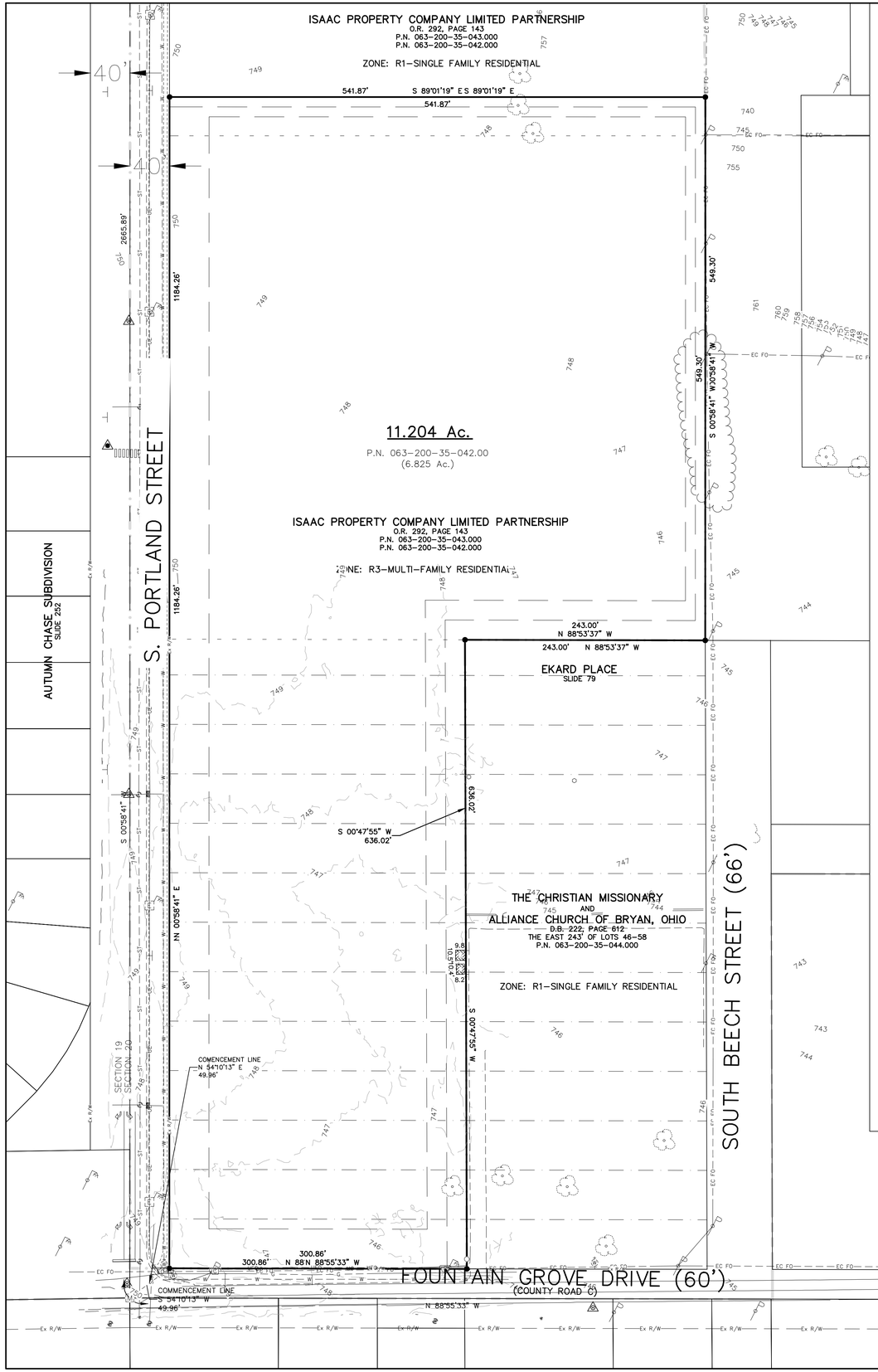

EXISTING CONDITIONS LEGEND

- McCARTY ASSOCIATES LOCAL CONTROL MONUMENT "(2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- MONUMENT BOX (FOUND)

ABBREVIATIONS

EX.	EXISTING	CB	CATCH BASIN
EP	EDGE OF PAVEMENT	CI	CURB INLET
WM	WATER MAIN	CPP	CORRUGATED PLASTIC PIPE
SAN	SANITARY	RCP	REINFORCED CONCRETE PIPE
MH	MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
ST	STORM		

EXISTING CONDITIONS NOTES

1. THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
2. NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
3. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.
4. THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.

EXISTING LEGEND

- 5/8" IRON PIN (SET)
- 5/8" IRON PIN (FOUND)
- T-BAR (FOUND)
- CENTERLINE MONUMENT (FOUND)
- BENCHMARK
- EX. ELECTRIC TRANSFORMER
- EX. ELECTRIC PULLBOX
- EX. COMMUNICATIONS PULLBOX
- EX. TELEPHONE PULLBOX
- EX. GAS MARKER
- EX. WATER VALVE
- EX. WATER METER
- EX. SANITARY MANHOLE
- EX. CURB INLET
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. TREE
- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- EX. CONTOUR
- EX. UNDERGROUND ELECTRIC
- EX. COMMUNICATIONS
- EX. GAS
- EX. WATER MAIN
- EX. SANITARY SEWER

0 30' 60'

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FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
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PROJECT NUMBER
25-220

EXISTING CONDITIONS & DEMOLITION PLAN

DRAWING NUMBER
C101

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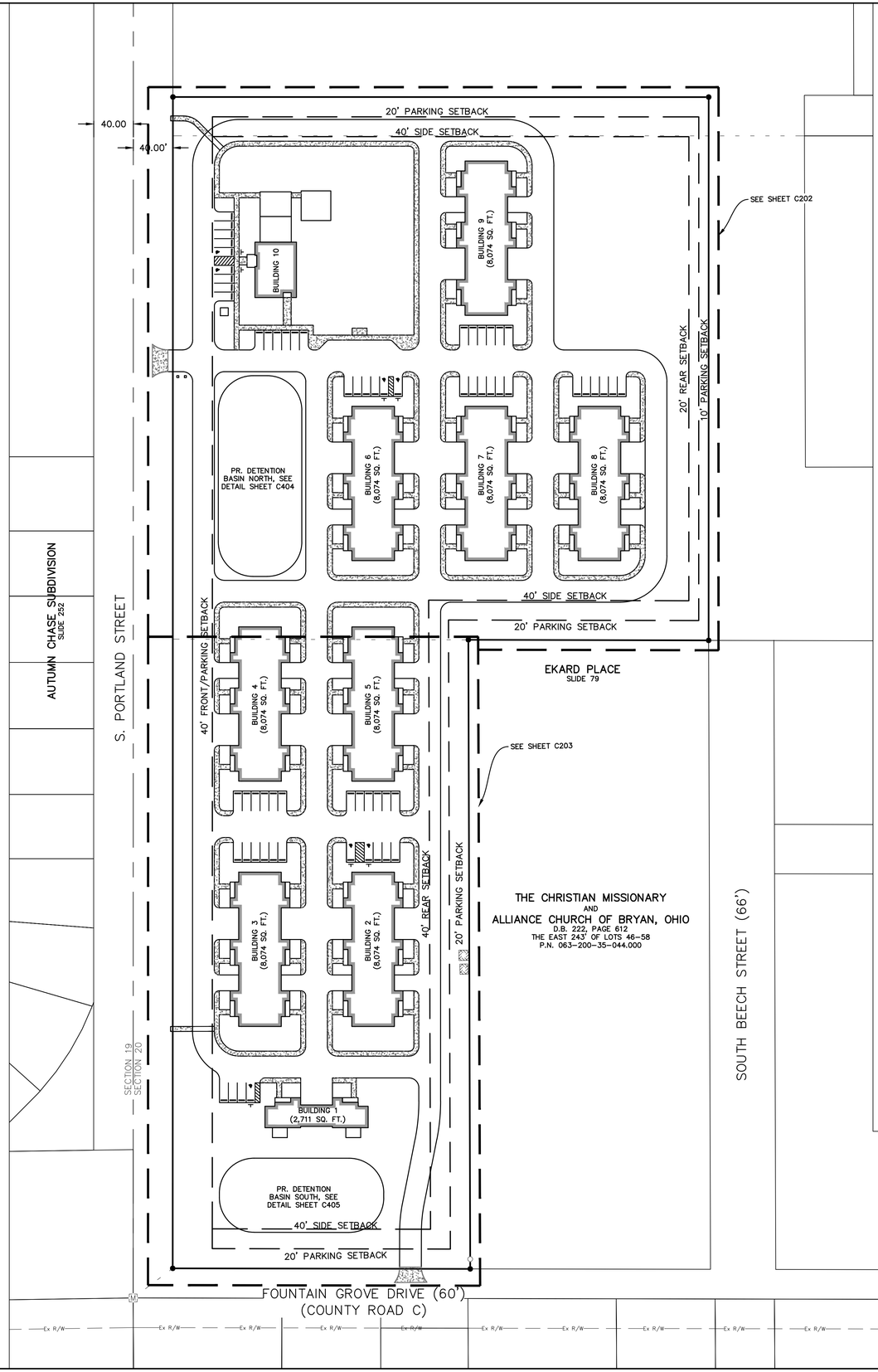

SITE LEGEND

8 — PR. PARKING COUNT

PR. CONCRETE PARKING BLOCK, SEE DETAIL ON SHEET C003

PR. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C003.

PR. CONCRETE SIDEWALK, SEE DETAIL ON SHEET C003.

ABBREVIATIONS

PR. PROPOSED

NOTE:

1. SEE SHEET C101 FOR EXISTING LEGEND.

KEYNOTES

1. PR. ADA PARKING SPACE, VAN ACCESSIBLE.
2. PR. ADA PARKING SPACE, CAR ACCESSIBLE.
3. PR ACCESSIBLE PARKING SIGN, SEE DETAIL ON SHEET C003 .
4. PR. INTEGRAL SIDEWALK AND CURB, SEE DETAIL ON SHEET C003.
5. PR. SIDEWALK IN GRASS, SEE DETAIL ON SHEET C003.
6. PR. TRANSVERSE PAVEMENT MARKING, SEE DETAIL ON SHEET C003.
7. PR. MAILBOX CLUSTER. SEE ARCHITECTURAL SHEET A/902 FOR ADDITIONAL DETAILS.
8. PR. TRANSFORMER PAD, CONTRACTOR TO COORDINATE SIZE AND SPECIFICATIONS WITH UTILITY COMPANY.
9. PR. DOG PARK, SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
10. PR. SHELTER/PATIO, SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
11. PR. CROSSWALK LINE, 6" WHITE, PER ODOT ITEM 640.
12. PR. DRIVE APRON, SEE DETAILS ON SHEET C003.

SITE NOTES

1. ALL DIMENSIONS ARE TO BUILDING FACE, BACK OF CURB, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF UTILITY ENTRANCES, BUILDING DIMENSIONS, AND EXIT DOORS AND RAMPS.
3. ALL PARKING STRIPES ARE TO BE 4" WHITE PER ODOT ITEM 640.
4. ALL PAVEMENT RADII ARE 5' UNLESS OTHERWISE NOTED.
5. ALL SIDEWALK WIDTH ARE 5' UNLESS OTHERWISE NOTED.

SITE DATA

SITE ADDRESS:	300 W. FOUNTAIN GROVE DR.
PARCEL ID:	063-200-35-042.00
SITE AREA:	11.2 ACRES (487,872 SQ. FT.)
CURRENT ZONING:	MULTIPLE-FAMILY RESIDENTIAL (R-3)
EXISTING USE:	VACANT/FARM FIELD
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
DWELLING UNITS:	50 UNITS
PR. BUILDING AREA:	70,640 SQ. FT.
EX. IMPERVIOUS AREA:	0.00 SQ. FT. (0.0%)
PR. IMPERVIOUS AREA:	236,703 SQ. FT. (49.4%)

DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED	ORDINANCE
MIN. LOT AREA:	217,800 SQ. FT.	487,872 SQ. FT.	1161.01
MIN. LOT FRONTAGE:	100'	300.86'	1161.01
BUILDING SETBACKS:			
FRONT:	40'	132.41'	1161.02
INTERIOR SIDE:	40'	42'	1161.02
SIDE/REAR NONRESIDENTIAL:	20'	80.2'	1161.02
SIDE/REAR R-1 OR R-2:	40'	66.5'	1161.02
MAX BUILDING HEIGHT:	35'	22.08'	1161.03
BUILDING COVERAGE:	60% (292,723 SQ. FT.)	56.0% (273,208 SQ. FT.)	1161.01
MIN. FLOOR AREA:	650 SQ. FT. PER FAMILY	928 SQ. F.T PER FAMILY	1161.03
(PLUS 200 SQ. FT. FOR EVERY BEDROOM OVER ONE)			
MAXIMUM DENSITY (UNITS/GROSS ACRE)	168	50	
PARKING SPACES: (2.25 PER DWELLING UNIT)	113	116	1172.04
PARKING SETBACKS: SIDE/REAR R-3 OR NONRESIDENTIAL:	10'	73.4'	1161.04
SIDE/REAR R-1 OR R-2:	20'	69.9'	1161.04

0 60' 120'

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

OVERALL SITE PLAN

DRAWING NUMBER
C201

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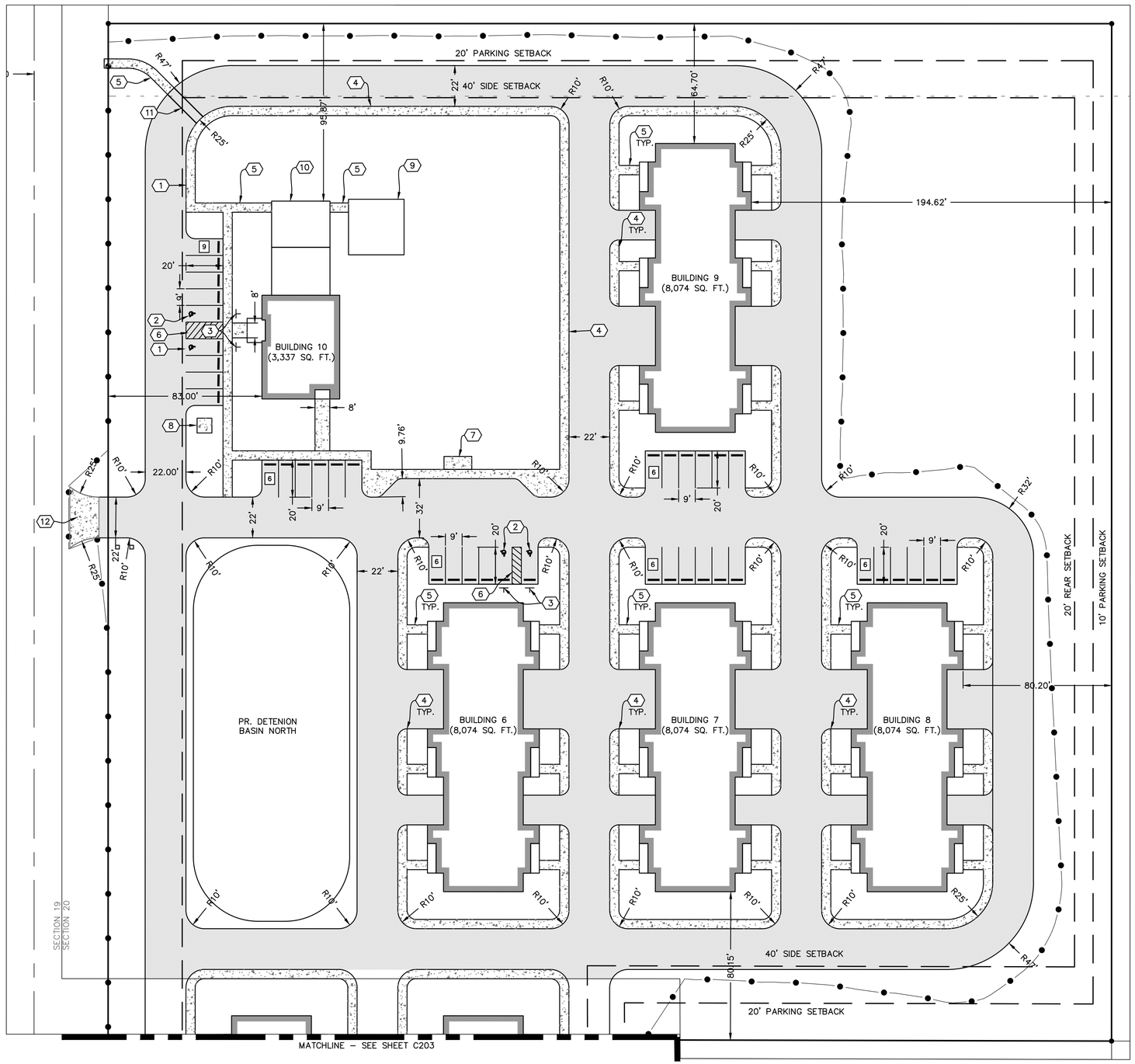

NOTE:
1. SEE SHEET C101 FOR EXISTING LEGEND.
2. SEE SHEET C201 FOR SITE LEGEND.

0 30' 60'

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

SITE PLAN

DRAWING NUMBER
C202

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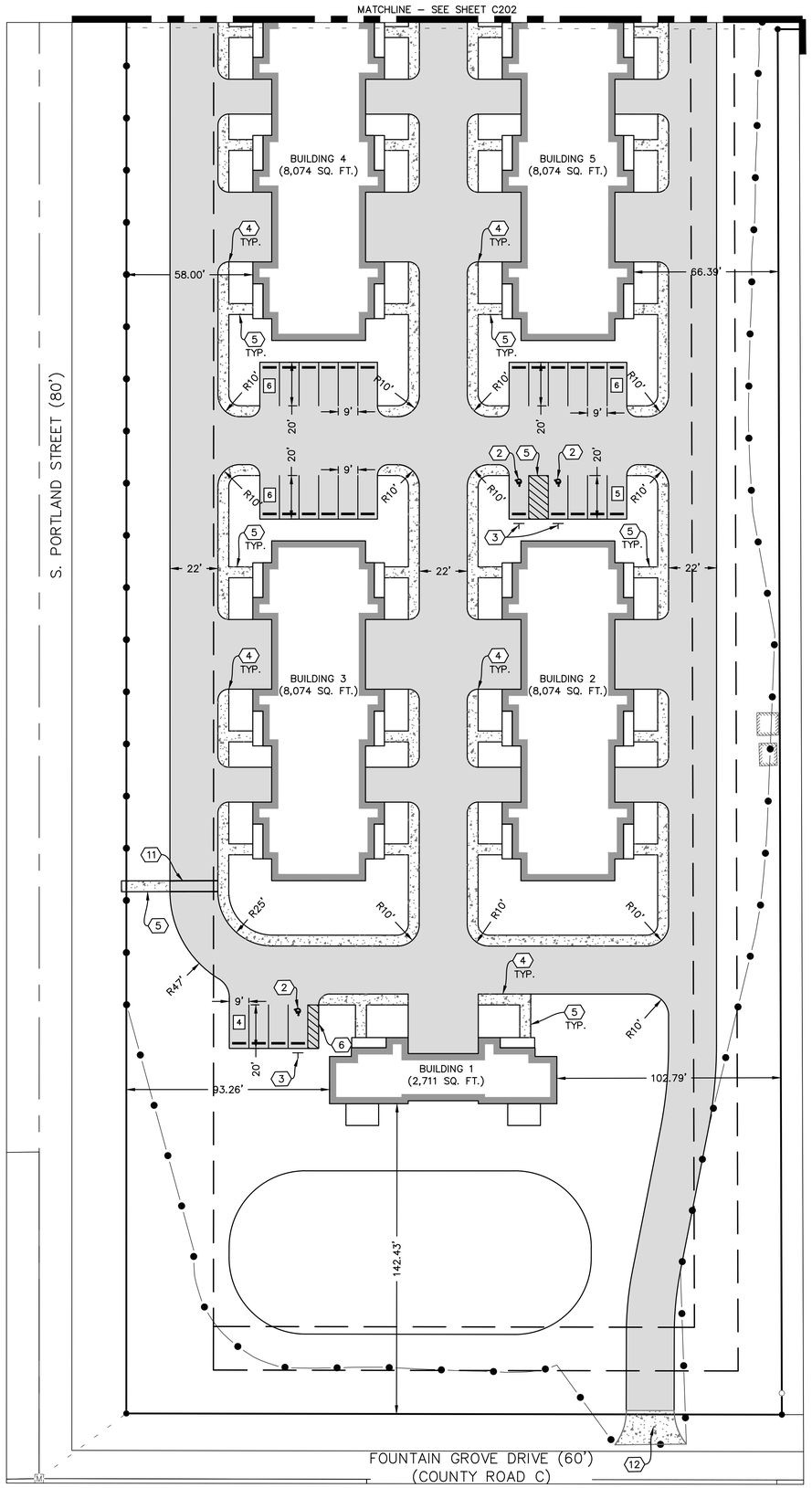

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

SITE PLAN

DRAWING NUMBER
C203

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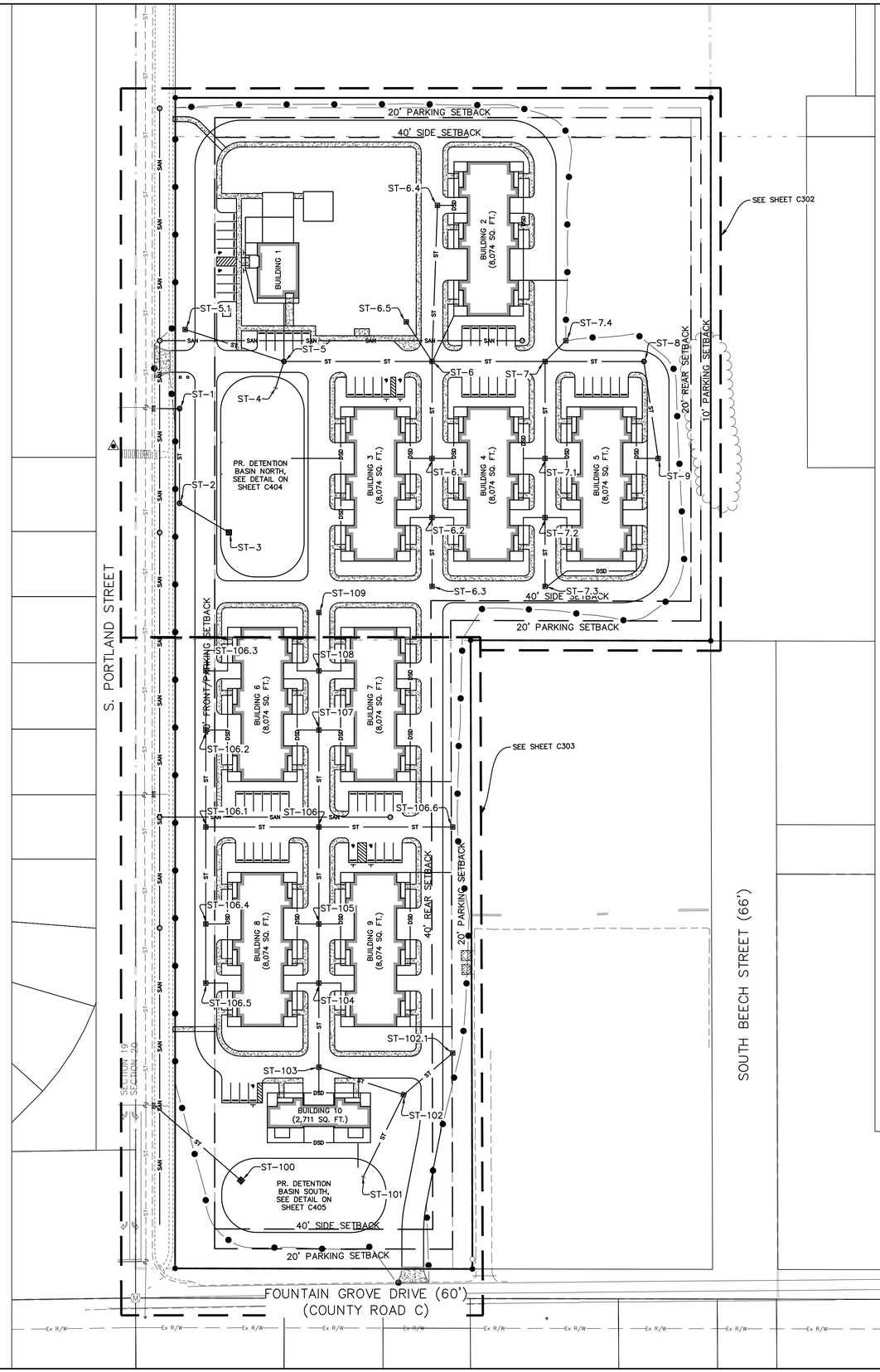

GRADING LEGEND

ST-1	PR. STORM STRUCTURE NUMBER
	PR. MANHOLE
	PR. CATCH BASIN
	PR. RUNOFF FLOW
	PR. MAJOR FLOOD ROUTE
985.00	PR. SPOT ELEVATION
985	PR. CONTOUR
ST	PR. STORM SEWER
	PR. DITCH/SWALE

ABBREVIATIONS

FF	FINISH FLOOR	FG	FINISH GRADE
EP	EDGE OF PAVEMENT	LG	LIP OF GARAGE
SW	SIDEWALK		
G	GRATE		
R	RIM		

NOTE:

1. SEE SHEET C101 FOR EXISTING LEGEND.
2. SEE SHEET C201 FOR SITE LEGEND.

GRADING PLAN NOTES

1. CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY, STRUCTURES, AND UTILITIES ON-SITE AND NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO START OF WORK
2. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN ESTABLISHING ALL GRADES IN THE VICINITY OF ADA ACCESS AREAS. ADA ACCESS AREAS SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL CODES.
3. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
4. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. CONTRACTOR TO COORDINATE ANY RELOCATION OR DISTURBANCE WITH THE RESPECTIVE UTILITY OWNER.

0 30' 60'

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

GRADING PLAN

DRAWING NUMBER
C301

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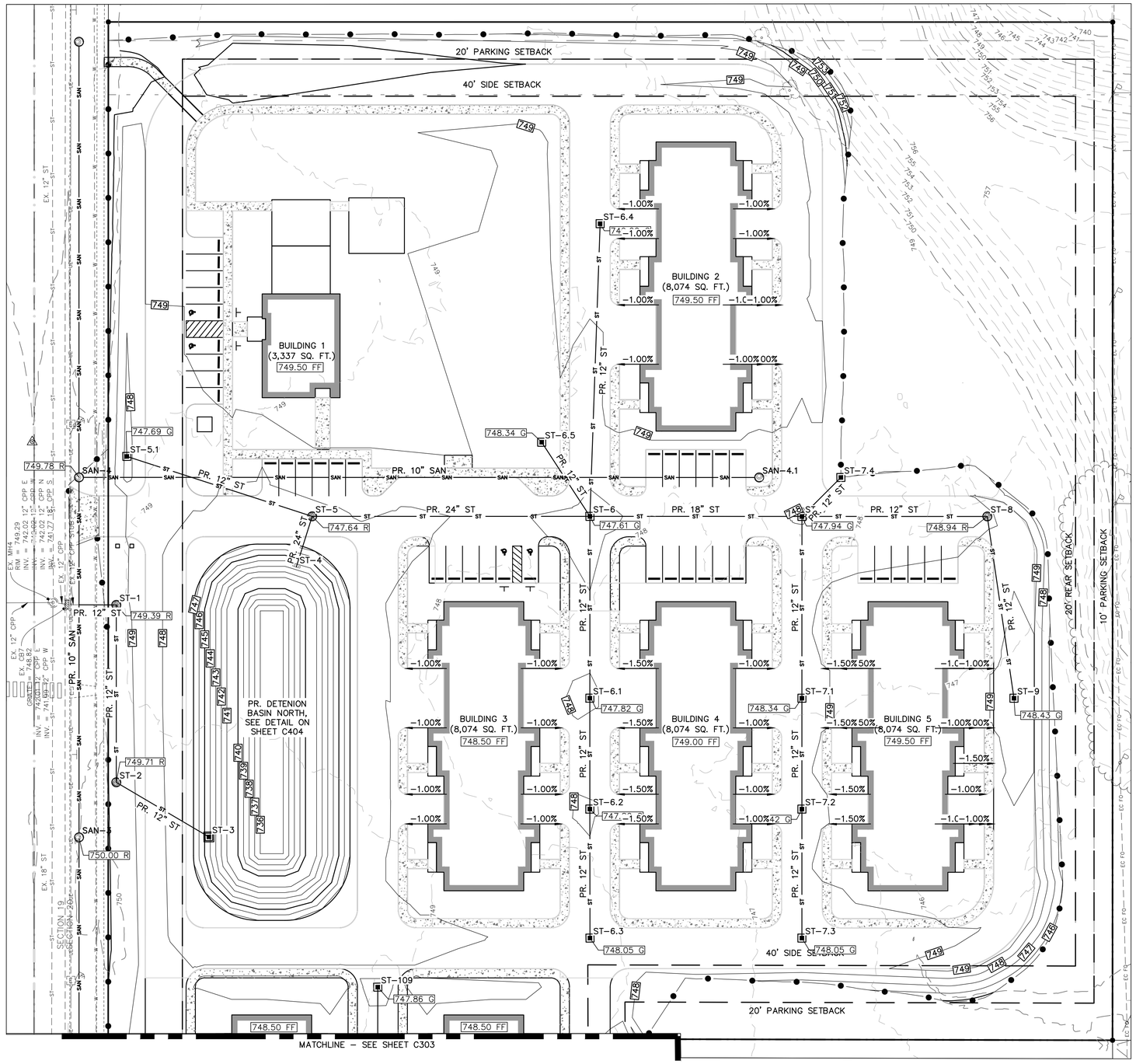

NOTE:

1. SEE SHEET C101 FOR EXISTING LEGEND.
2. SEE SHEET C201 FOR SITE LEGEND.
3. SEE SHEET C301 FOR GRADING LEGEND.

0 30' 60'

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

GRADING PLAN

DRAWING NUMBER
C302

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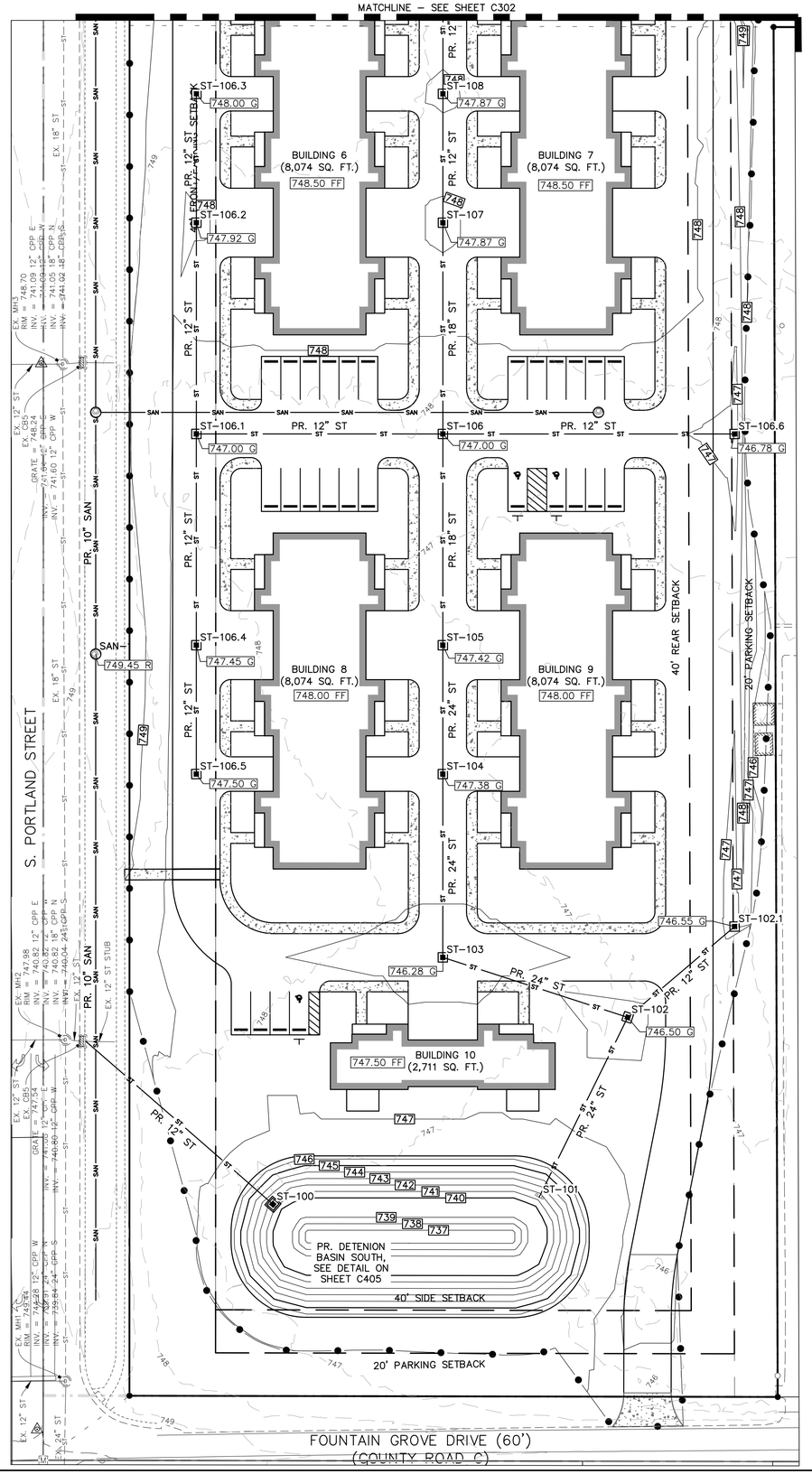

NOTE:

1. SEE SHEET C101 FOR EXISTING LEGEND.
2. SEE SHEET C201 FOR SITE LEGEND.
3. SEE SHEET C301 FOR GRADING LEGEND.

0 30' 60'

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CONSTRUCTION DOCUMENTS FOR
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300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

GRADING PLAN

DRAWING NUMBER
C303

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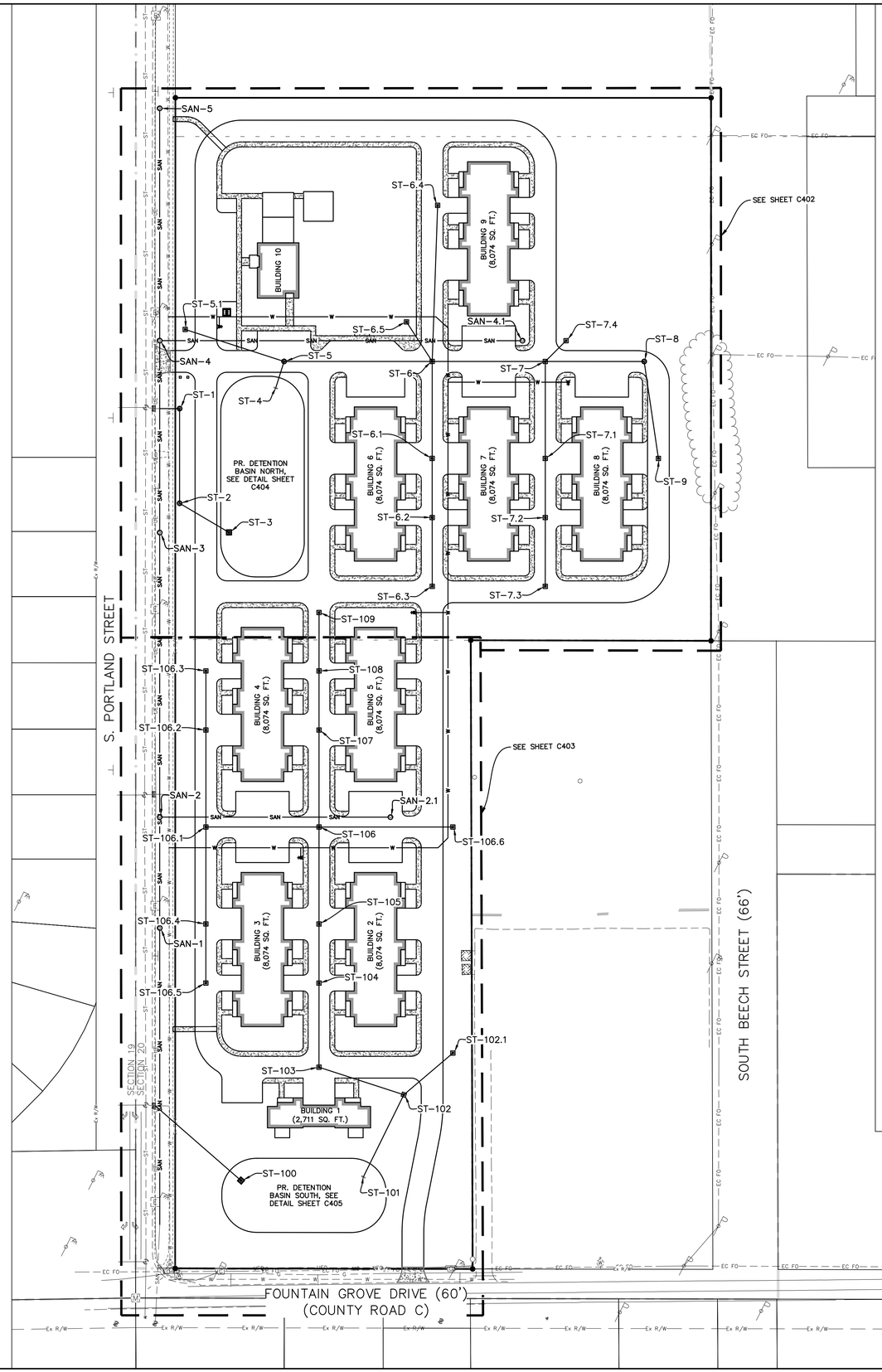

UTILITY LEGEND

	PR. FIRE HYDRANT
W	PR. WATER VALVE
W	PR. WATER METER
	PR. CURB STOP
SAN–1	SANITARY STRUCTURE NUMBER
	PR. MANHOLE
	PR. CLEANOUT
ST–1	PR. STORM STRUCTURE NUMBER
	PR. CATCH BASIN
AC	PR. AIR CONDITIONING UNIT
UE	PR. UNDERGROUND ELECTRIC
G	PR. GAS
W	PR. WATER MAIN
WLAT	PR. WATER LATERAL
SAN	PR. SANITARY SEWER
SLAT	PR. SANITARY LATERAL
ST	PR. STORM SEWER
DSD	PR. DOWNSPOUT DRAIN

NOTE:

1. SEE SHEET C101 FOR EXISTING LEGEND.
2. SEE SHEET C201 FOR SITE LEGEND.

KEYNOTES

1. PR. AWWA C–901 IRON PIPE SIZE, DR 9, PC 250 DOMESTIC WATER SERVICE, SIZE NOTED.
2. PR. WATER SERVICE TAP, MATCH SIZE TO WATER SERVICE.
3. PR. CURB STOP IN CURB BOX, MATCH SIZE TO WATER SERVICE
4. PR. WATER METER IN METER PIT, MATCH SIZE TO WATER SERVICE.
5. PR. 6" SDR–35 SANITARY LATERAL, MAINTAIN MINIMUM 2.08% SLOPE
6. PR. CLEANOUT, SEE DETAIL SHEET C003.
7. PR. 8"X6" SANITARY WYE CONNECTION TO SANITARY SEWER.
8. PR. 6" DOWNSPOUT DRAIN, MAINTAIN MINIMUM 1.04% SLOPE.
9. PR. DOWNSPOUT WITH ADAPTER, SEE DETAIL ON SHEET 13.
10. PR. DOWNSPOUT WITH SPLASH BLOCK.
11. PR. CONCRETE OUTLET PER ODOT DM–1.1.
12. PR. PAD MOUNTED TRANSFORMER, CONTRACTOR TO COORDINATE FINAL LOCATION AND SIZE WITH UTILITY COMPANY.
13. PR. ELECTRIC SERVICE IN CONDUITS. CONTRACTOR TO COORDINATE CONDUIT SIZE AND COUNT WITH UTILITY COMPANY. LOCATION SHOWN ON THESE PLANS IS SCHEMATIC ONLY.
14. PR. ELECTRIC METER BANK PER MEP PLANS.

UTILITY NOTES

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. CONTRACTOR TO COORDINATE ANY RELOCATION OR DISTURBANCE WITH THE RESPECTIVE UTILITY OWNER.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1–800–362–2764 AT LEAST FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY LOCATE AND VERIFY IN THE FIELD, ALL UTILITY LOCATIONS AND ELEVATIONS, WHETHER SHOWN ON THE PLAN OR NOT, PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL SUPPORT, PROTECT, AND RESTORE ALL EXISTING UTILITIES AND APPURTENANCES TO THE SATISFACTION OF THE UTILITY OWNER.
5. SANITARY SEWERS AND LATERALS AND STORM SEWERS SHALL MAINTAIN A MINIMUM 10' HORIZONTAL AND A MINIMUM 1'–6" VERTICAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) FROM WATER MAINS AND SERVICES. OTHER UTILITIES, INCLUDING ELECTRIC, GAS, AND TELECOMMUNICATION, SHALL MAINTAIN A MINIMUM 3' HORIZONTAL AND A MINIMUM 1' VERTICAL (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) FROM WATER MAINS AND SERVICES, SANITARY SEWERS AND LATERALS, AND/OR STORM SEWERS. ADDITIONAL PROTECTION MEASURES INCLUDING, BUT NOT LIMITED TO, CONCRETE ENCASEMENT MAY BE REQUIRED IF THE INDICATED CLEARANCES CAN NOT BE MET.

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

UTILITY PLAN

DRAWING NUMBER
C401

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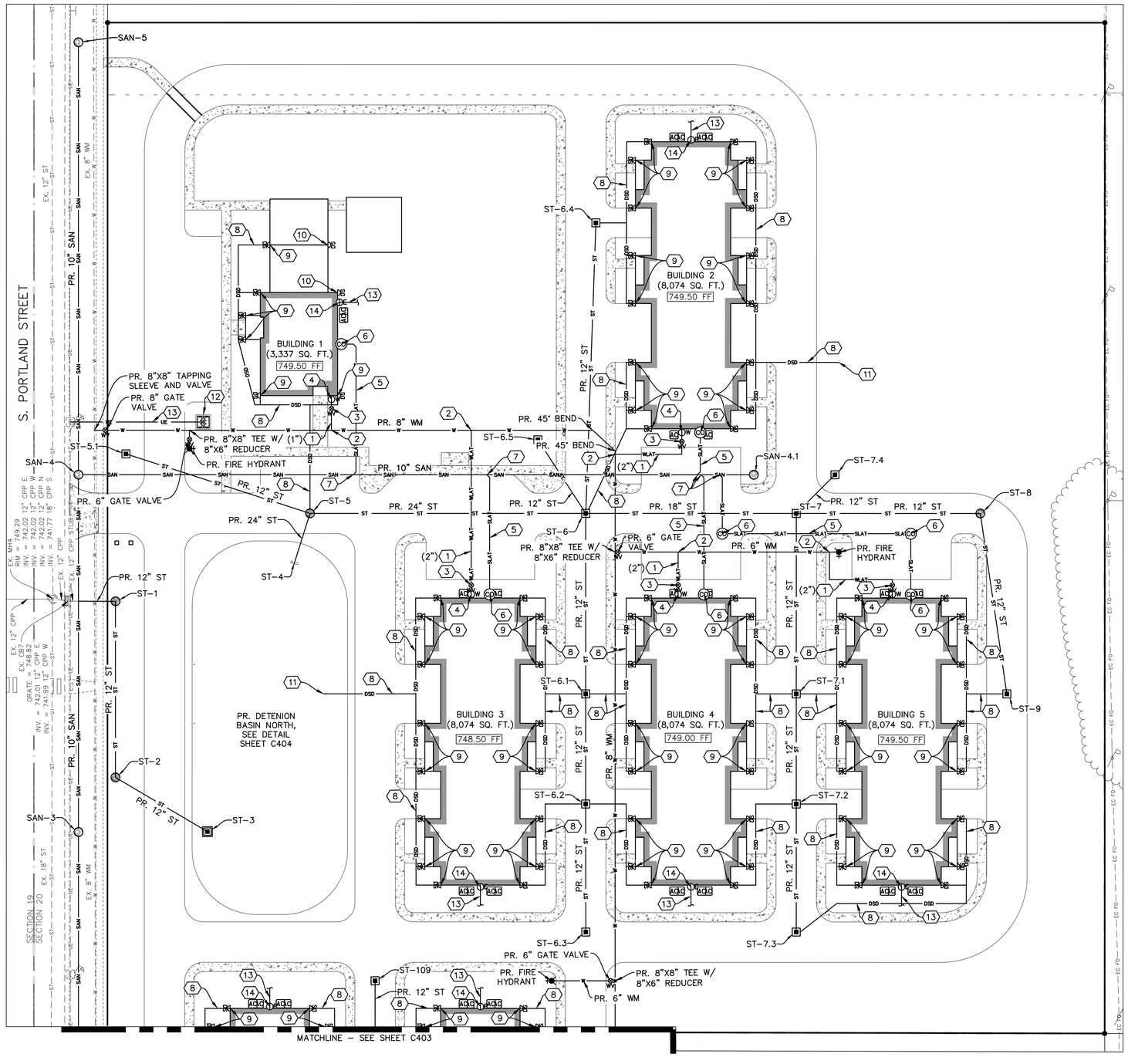

NOTE:

1. SEE SHEET C101 FOR EXISTING LEGEND.
2. SEE SHEET C201 FOR SITE LEGEND.
3. SEE SHEET C401 FOR UTILITY LEGEND.

0 30' 60'

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300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

UTILITY PLAN

DRAWING NUMBER
C402

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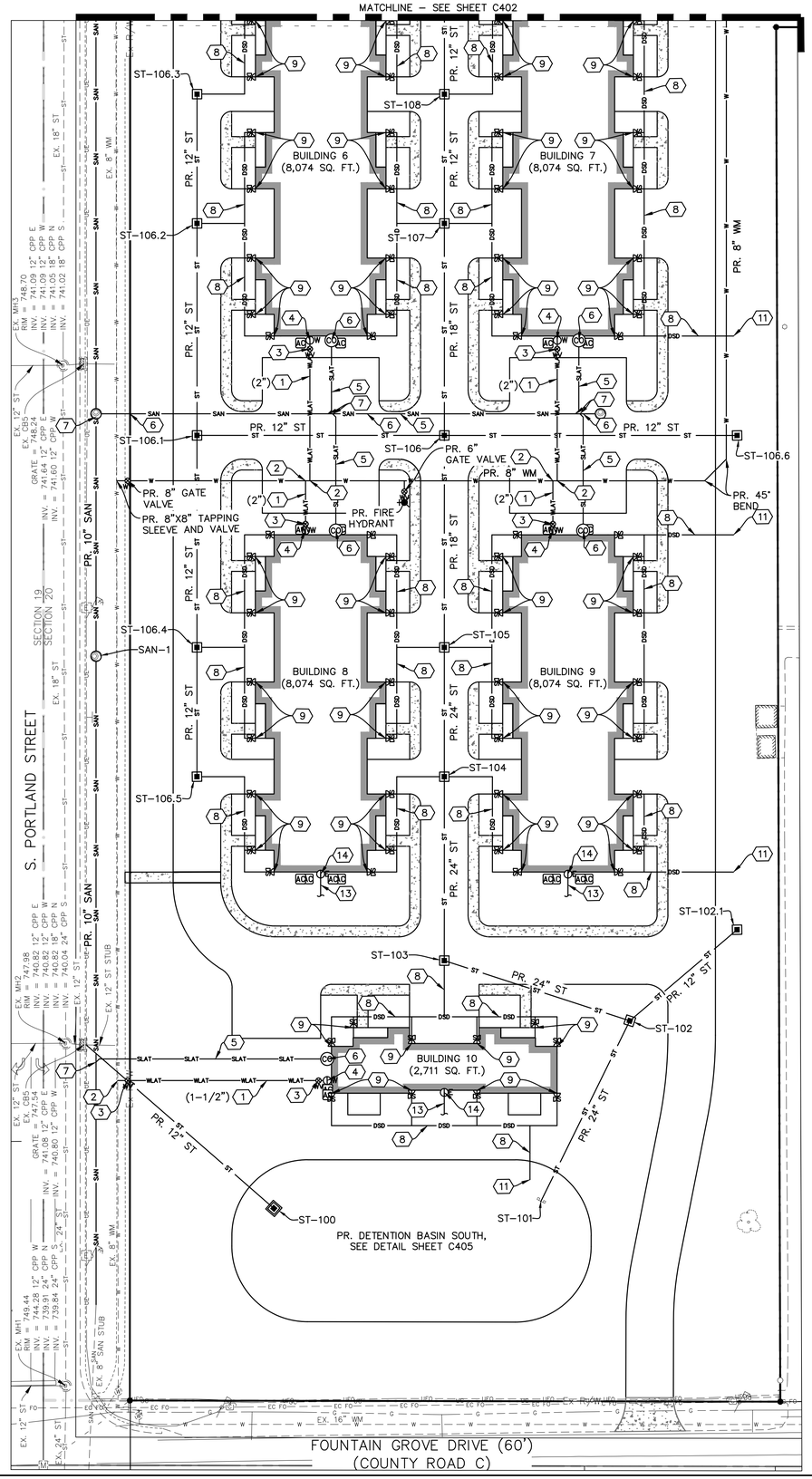

0 30' 60'

NOTE:

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3. SEE SHEET C401 FOR UTILITY LEGEND.

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WILLIAMS COUNTY

PROJECT NUMBER
25-220

UTILITY PLAN

DRAWING NUMBER
C403

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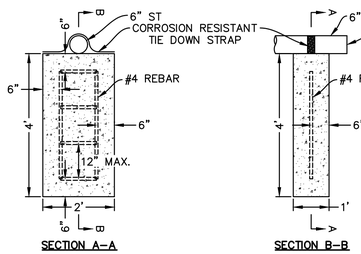
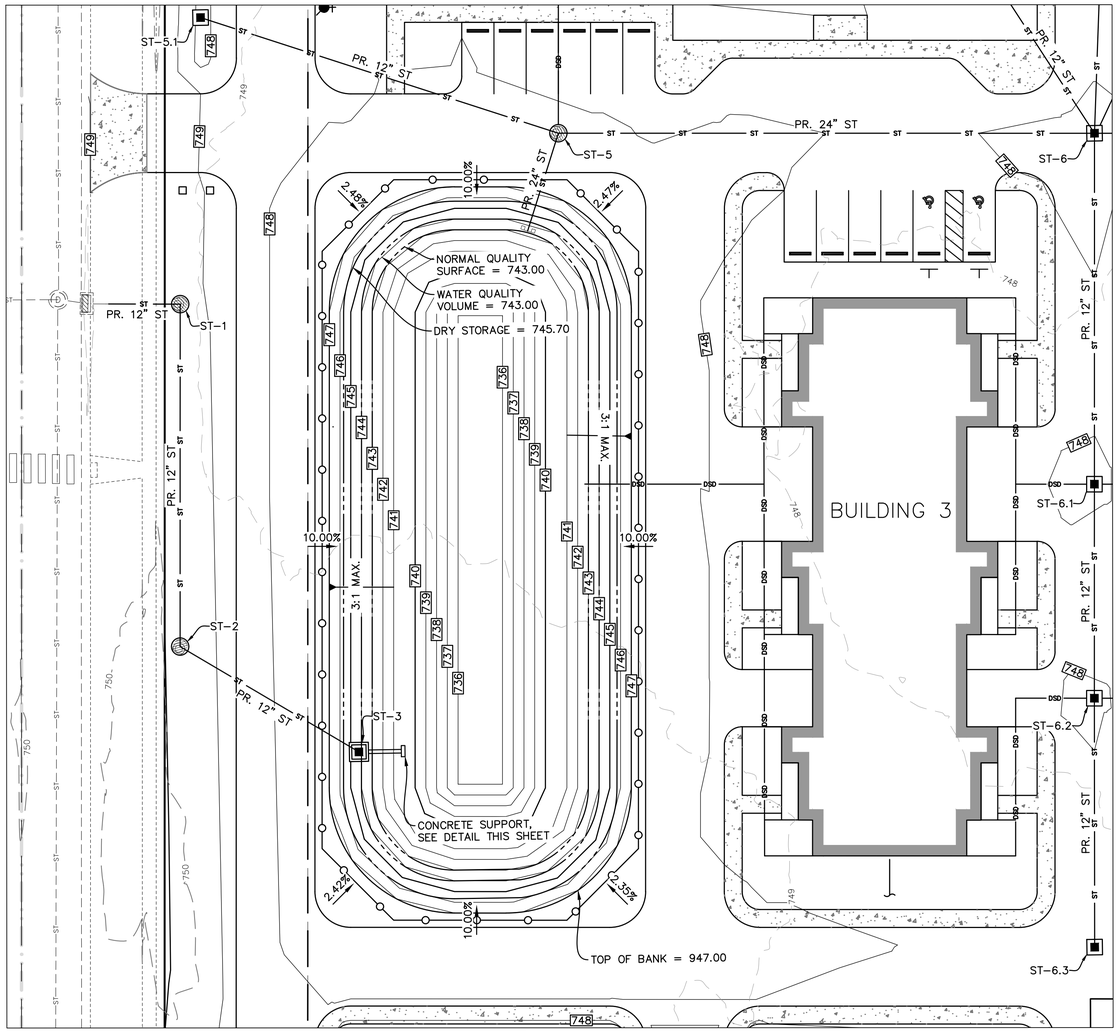
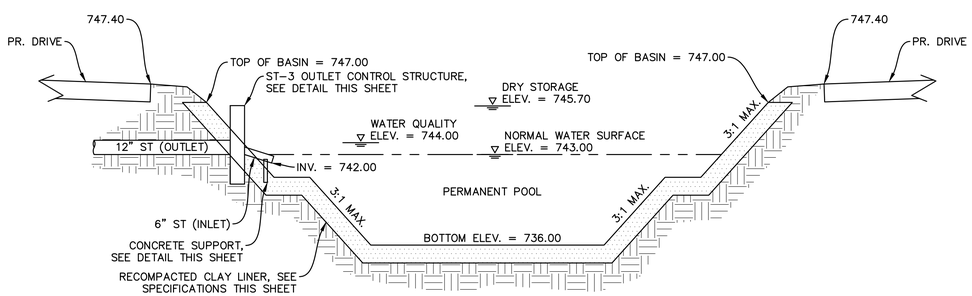


CONCRETE SUPPORT DETAIL
NOT TO SCALE

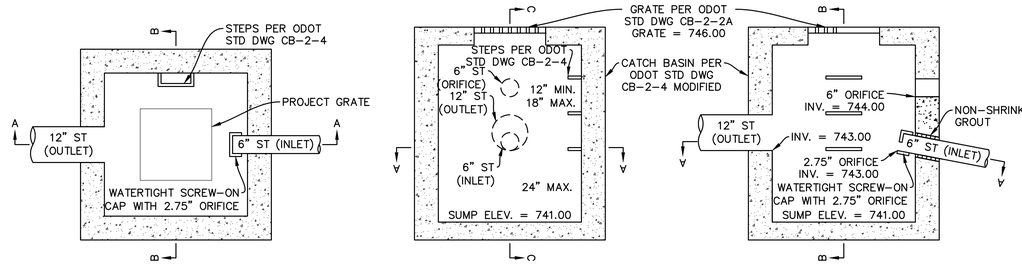


RECOMPACTED CLAY LINER SPECIFICATIONS

1. RECOMPACTED CLAY LINER SHALL BE 12 INCHES THICK AND HAVE A MAXIMUM PERMEABILITY OF $1X10^{-7}$ CM/S. A MAXIMUM LIFT THICKNESS OF 9 INCHES LOOSE AND 8 INCHES COMPACTED SHALL BE USED FOR RECOMPACTED CLAY LINER PLACEMENT.
2. THE CONTRACTOR MAY USE A GEOSYNTHETIC CLAY LINER MEETING THE PERMEABILITY REQUIREMENT LISTED ABOVE OR A POLYPROPYLENE LINER IN LIEU OF A RECOMPACTED CLAY LINER.



BASIN SECTION
NOT TO SCALE



OUTLET CONTROL STRUCTURE (ST–3) DETAIL
NOT TO SCALE

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300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

NORTH BASIN DETAILS

DRAWING NUMBER
C404

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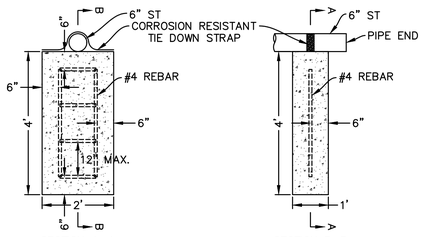

CONCRETE SUPPORT DETAIL

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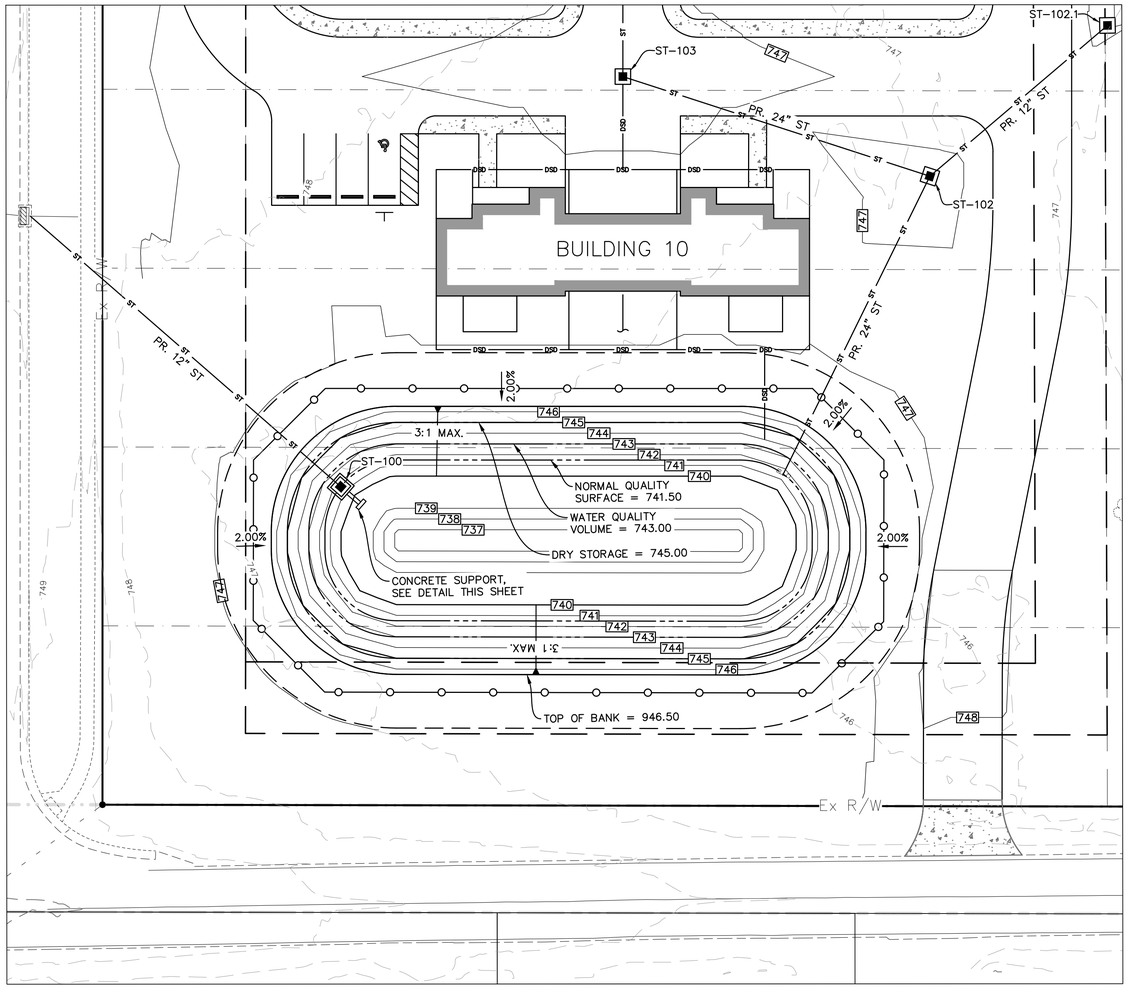
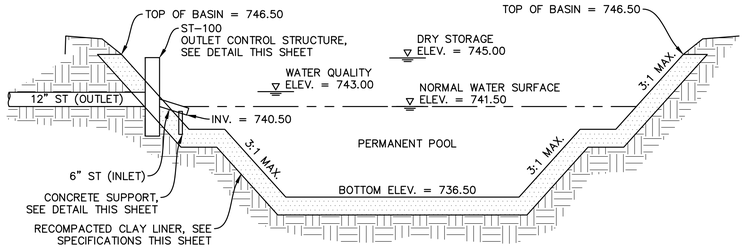


RECOMPACTED CLAY LINER SPECIFICATIONS

1. RECOMPACTED CLAY LINER SHALL BE 12 INCHES THICK AND HAVE A MAXIMUM PERMEABILITY OF $1X10^{-7}$ CM/S. A MAXIMUM LIFT THICKNESS OF 9 INCHES LOOSE AND 8 INCHES COMPACTED SHALL BE USED FOR RECOMPACTED CLAY LINER PLACEMENT.
2. THE CONTRACTOR MAY USE A GEOSYNTHETIC CLAY LINER MEETING THE PERMEABILITY REQUIREMENT LISTED ABOVE OR A POLYPROPYLENE LINER IN LIEU OF A RECOMPACTED CLAY LINER.



BASIN SECTION

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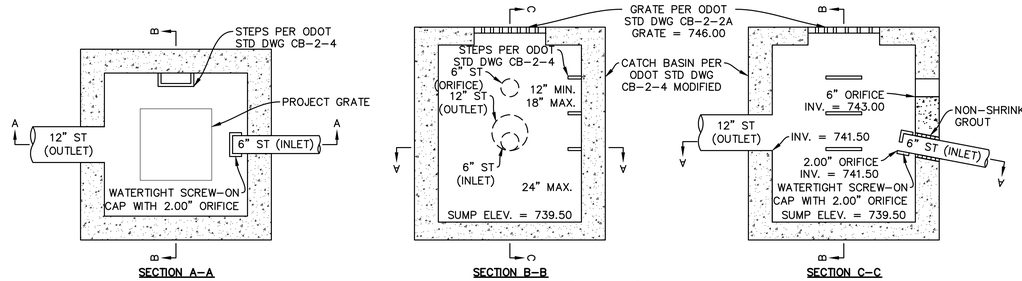

OUTLET CONTROL STRUCTURE (ST–100) DETAIL

NOT TO SCALE

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

SOUTH BASIN
DETAILS

DRAWING NUMBER
C405

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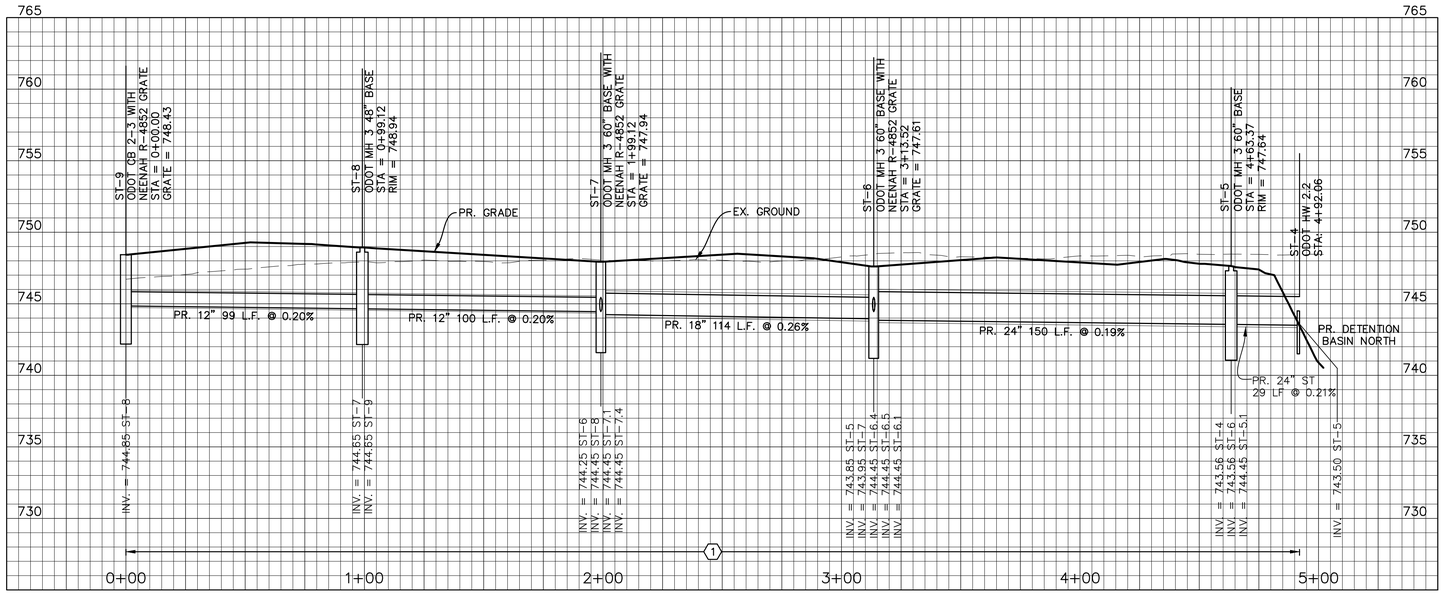

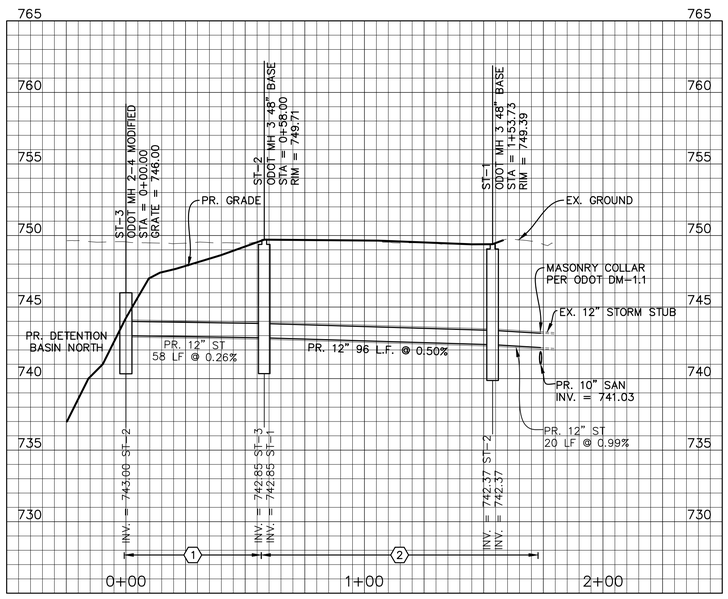

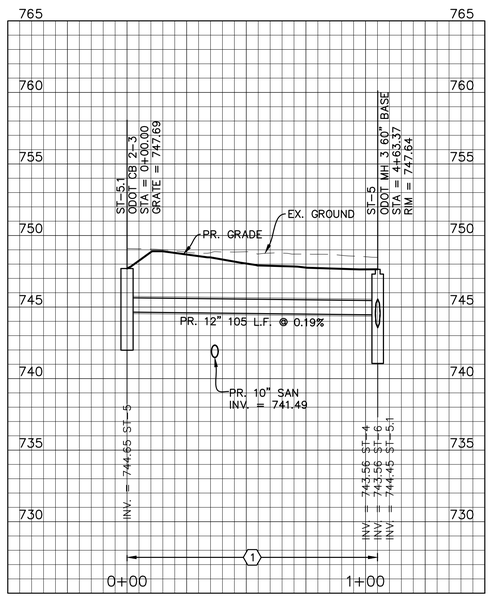

KEYNOTES

1. COMPACTED GRANULAR BACKFILL PER ODOT ITEM 703.11.
2. COMPACTED SOIL BACKFILL PER ODOT ITEM 703.16A.

STORM STRUCTURE NOTES

1. NORTHINGS AND EASTINGS FOR CATCH BASINS, CURB INLETS, AND MANHOLES ARE UNDERSTOOD TO BE AT THE CENTER OF THE STRUCTURE.
2. ELEVATIONS FOR CATCH BASIN GRATES AND MANHOLE RIMS ARE UNDERSTOOD TO BE AT THE CENTER OF THE CASTING. ELEVATIONS FOR THE GRATE OF CURB INLETS ARE UNDERSTOOD TO BE AT THE GUTTER LINE.
3. ALL STORM SEWERS, CATCH BASINS, AREA DRAINS, MANHOLES, AND CURB INLETS SHALL BE CLEANED AFTER CONSTRUCTION COMPLETION AND PRIOR TO ACCEPTANCE.

STORM PIPE NOTES

1. ALL STORM SEWER SHALL BE HDPE OR PVC UNLESS OTHERWISE NOTED ON THE PLANS:
   - 1.1. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS: AASHTO M252, TYPE S FOR 4–INCH TO 10–INCH PIPE; AASHTO M294, TYPE S FOR 12–INCH THROUGH 36–INCH PIPE; ASTM F2306 FOR 12–INCH THROUGH 60–INCH; ASTM F2648 FOR 4–INCH THROUGH 60–INCH PIPE. HDPE PIPE SHALL HAVE A SMOOTH INTERIOR AND CORRUGATED EXTERIOR. JOINTS SHALL BE SILT TIGHT BELL AND SPIGOT CONNECTIONS. HDPE SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS, ASTM D2321, AND MANUFACTURER'S RECOMMENDED PROCEDURE.
   - 1.2. POLYVINYL CHLORIDE (PVC) PIPE CONFORM TO ASTM D3034 SDR35 WITH COMPRESSION JOINTS AND APPROPRIATE FITTINGS. JOINTS SHALL BE BUILT–IN RUBBER GASKET. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS, ASTM D2321, AND MANUFACTURER'S RECOMMENDED PROCEDURE.
   - 1.3. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C–76. ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C–443.

STRUCTURE TABLE

STRUCTURE	TYPE	NORTHING	EASTING	AS–BUILT NORTHING	AS–BUILT EASTING
ST–1	ODOT MH 3 48" BASE	659545.87	1405118.80		
ST–2	ODOT MH 3 48" BASE	659450.15	1405117.17		
ST–3	ODOT MH 2–4 MODIFIED	659419.87	1405166.64		
ST–4	ODOT HW 2.2	659564.63	1405216.24		
ST–5	ODOT MH 3 60" BASE	659591.85	1405225.29		
ST–5.1	ODOT CB 2–3	659625.87	1405125.86		
ST–6	ODOT MH 3 60" BASE WITH NEENAH R–4852 GRATE	659589.31	1405375.12		
ST–6.1	ODOT CB 2–3 WITH NEENAH R–4852 GRATE	659491.22	1405373.43		
ST–6.2	ODOT CB 2–3 WITH NEENAH R–4852 GRATE	659431.40	1405372.41		
ST–6.3	ODOT CB 2–3 WITH NEENAH R–4852 GRATE	659361.82	1405371.31		
ST–6.4	ODOT CB 2–3 WITH NEENAH R–4852 GRATE	659747.09	1405383.30		
ST–6.5	ODOT CB 2–3	659629.73	1405349.79		
ST–7	ODOT MH 3 60" BASE WITH NEENAH R–4852 GRATE	659587.34	1405489.50		
ST–7.1	ODOT CB 2–3 WITH NEENAH R–4852 GRATE	659489.27	1405487.83		
ST–7.2	ODOT CB 2–3 WITH NEENAH R–4852 GRATE	659429.45	1405486.81		
ST–7.3	ODOT CB 2–3 WITH NEENAH R–4852 GRATE	659359.87	1405485.62		
ST–7.4	ODOT CB 2–3	659607.98	1405510.86		
ST–8	ODOT MH 3 48" BASE	659585.62	1405589.49		
ST–9	ODOT CB 2–3 WITH NEENAH R–4852 GRATE	659487.32	1405602.23		

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

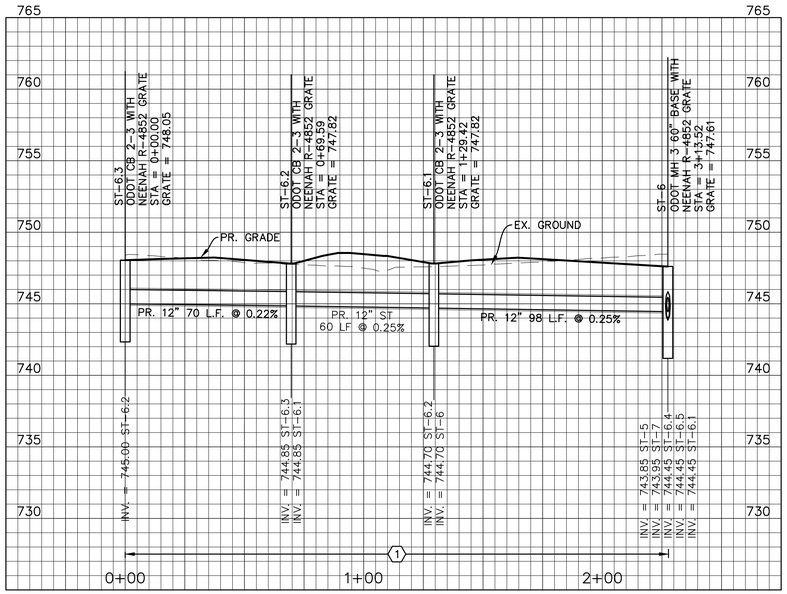
PROJECT NUMBER
25-220

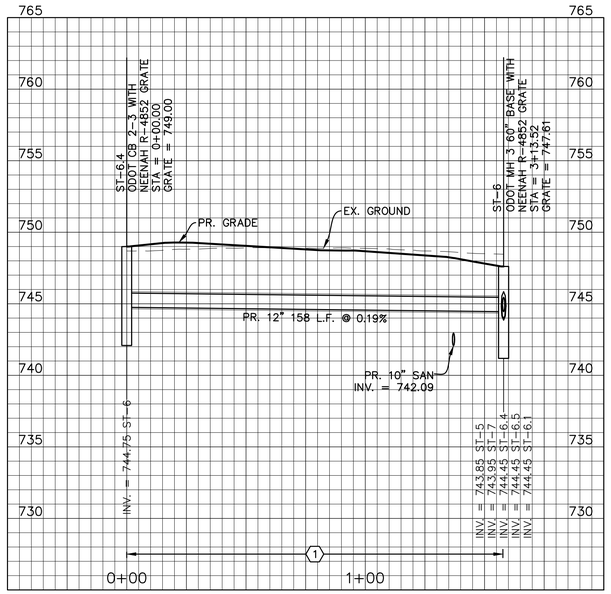
STORM SEWER PROFILES

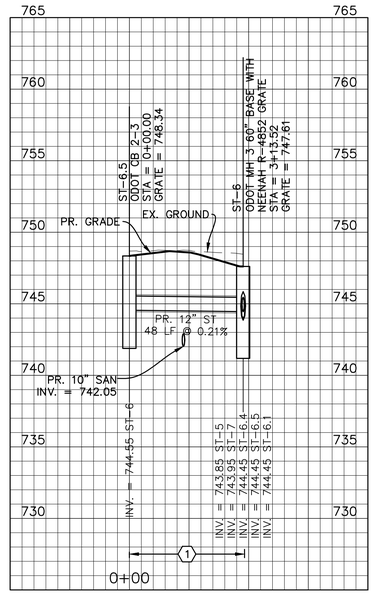
DRAWING NUMBER
C406

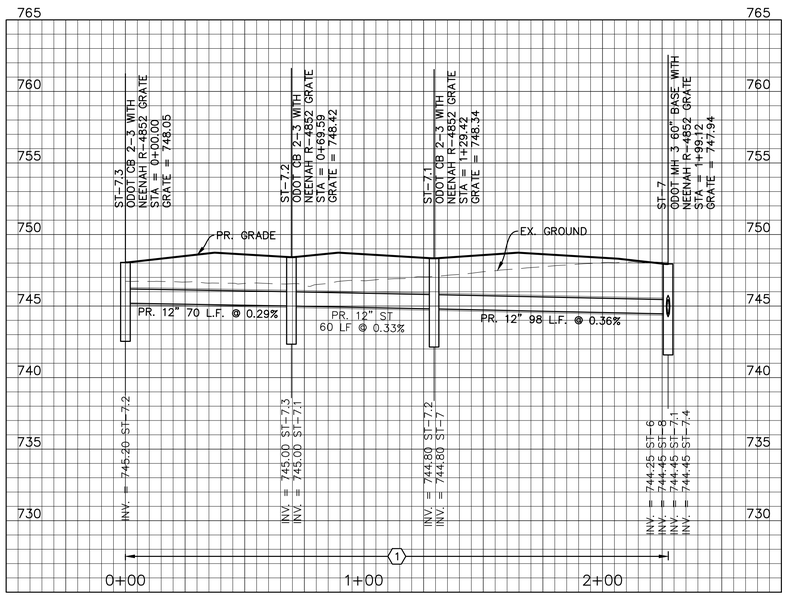
10'
5'
0
30'
60'

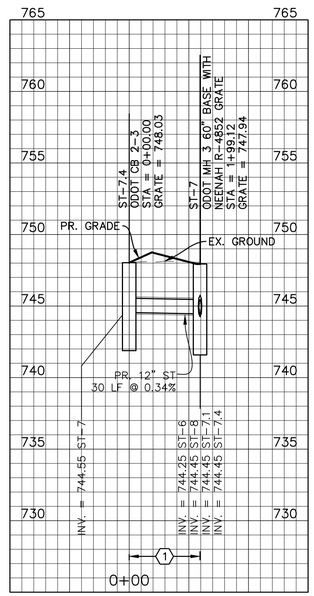
L:\2025\25-220 Frontier Community Services Fountain Creek Senior Villas\AutoCAD\DWG_Sheets\25220_A4 Utility Profiles.dwg, STORM, 10/9/2025 1:43:37 PM, craig, AutoCAD PDF (General Documentation).pc3











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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

STORM SEWER PROFILES

DRAWING NUMBER
C407

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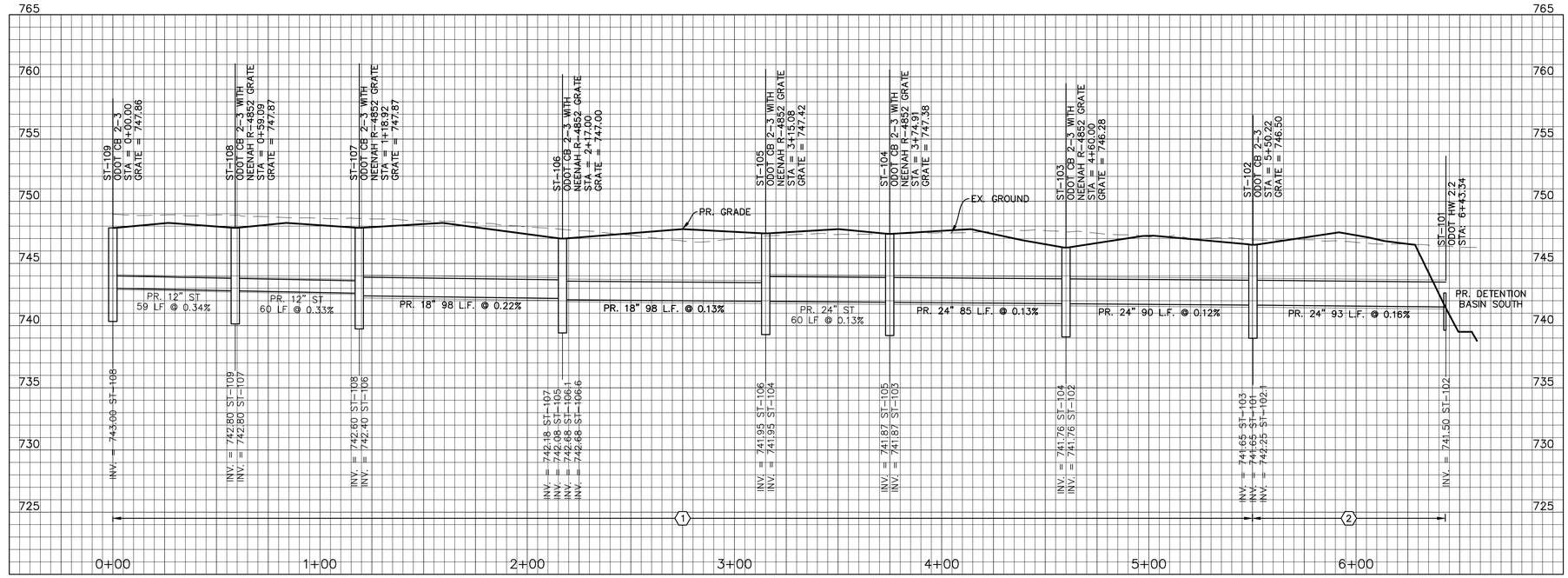
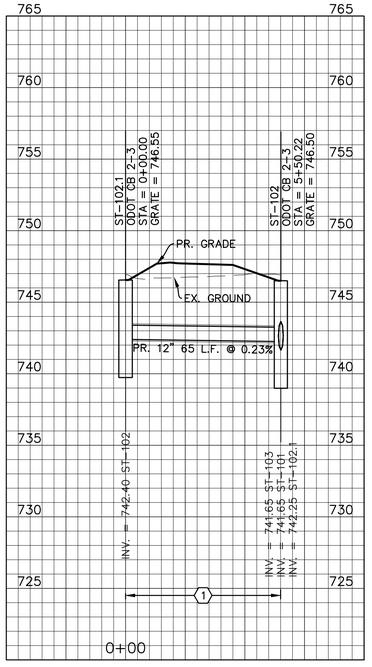
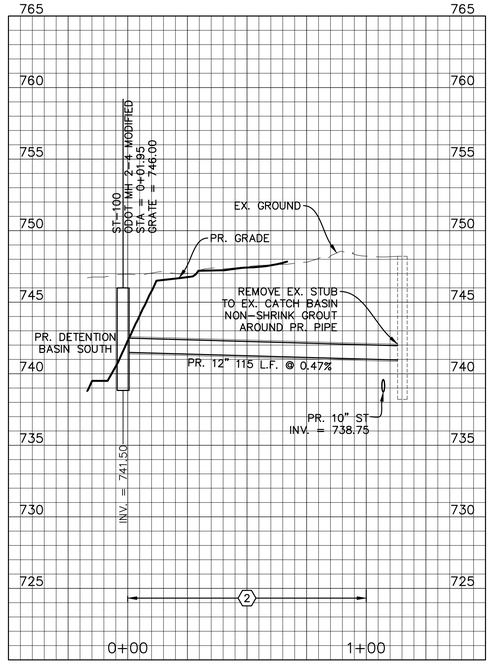




STRUCTURE TABLE					
STRUCTURE	TYPE	NORTHING	EASTING	AS-BUILT NORTHING	AS-BUILT EASTING
ST-100	ODOT MH 2-4 MODIFIED	658764.05	1405167.74		
ST-101	ODOT HW 2.2	658765.21	1405291.32		
ST-102	ODOT CB 2-3	658848.04	1405333.85		
ST-102.1	ODOT CB 2-3	658889.35	1405384.17		
ST-103	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	658877.35	1405248.52		
ST-104	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	658962.42	1405249.97		
ST-105	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	659022.24	1405250.99		
ST-106	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	659120.31	1405252.66		
ST-106.1	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	659122.26	1405138.26		
ST-106.2	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	659220.33	1405139.94		
ST-106.3	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	659280.15	1405140.96		
ST-106.4	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	659024.20	1405136.59		
ST-106.5	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	658964.38	1405135.57		
ST-106.6	ODOT CB 2-3	659118.00	1405388.07		
ST-107	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	659218.38	1405254.34		
ST-108	ODOT CB 2-3 WITH NEENAH R-4852 GRATE	659278.20	1405255.36		
ST-109	ODOT CB 2-3	659337.28	1405256.37		



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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

STORM SEWER PROFILES

DRAWING NUMBER
C408

10' 5' 0 30' 60'

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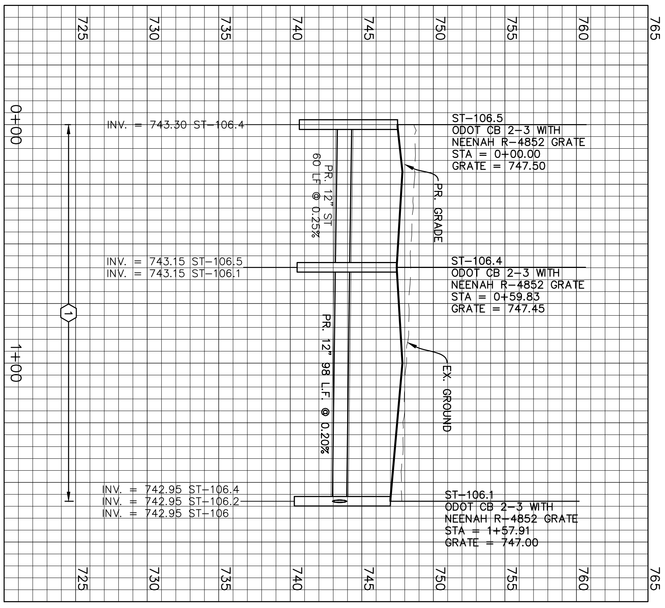

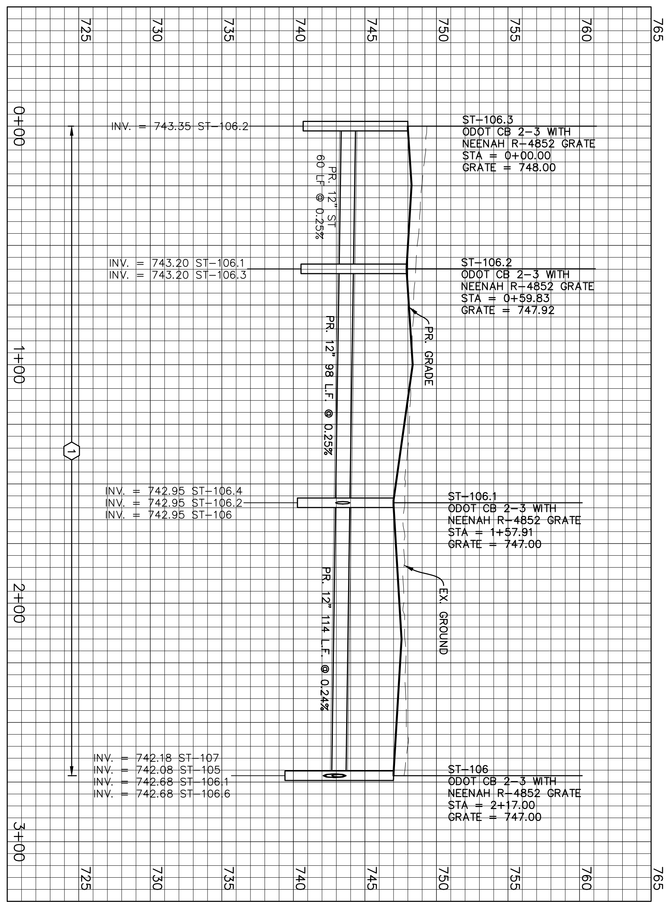

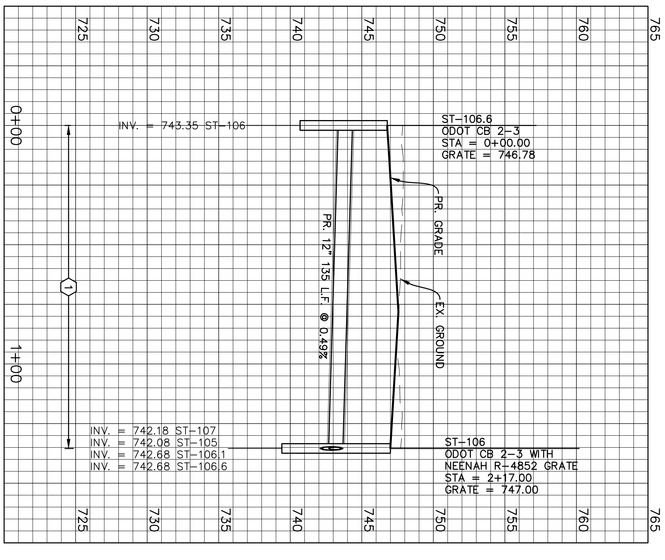

0 5' 10'
30"
69"

CONSTRUCTION DOCUMENTS FOR
FOUNDATION CREEK SENIOR VILLAS

300 W. FOUNDATION GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

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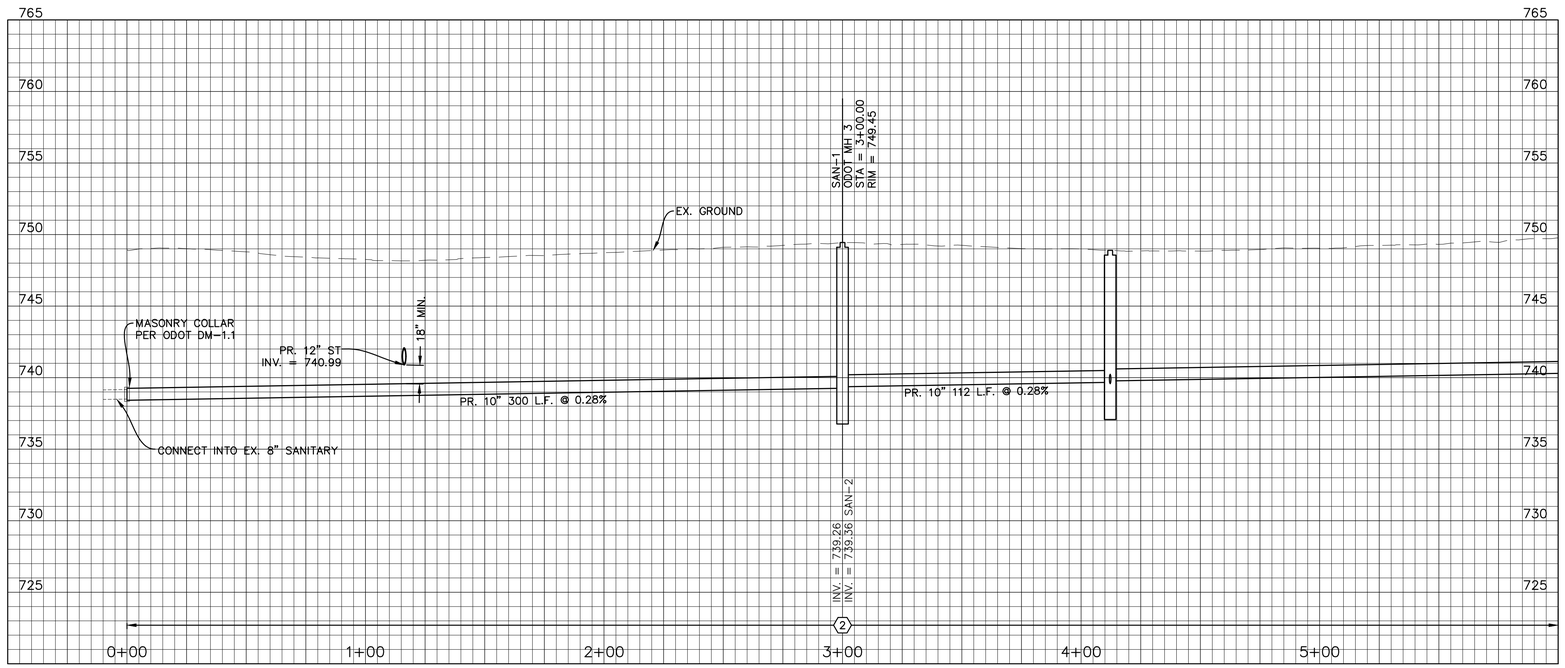
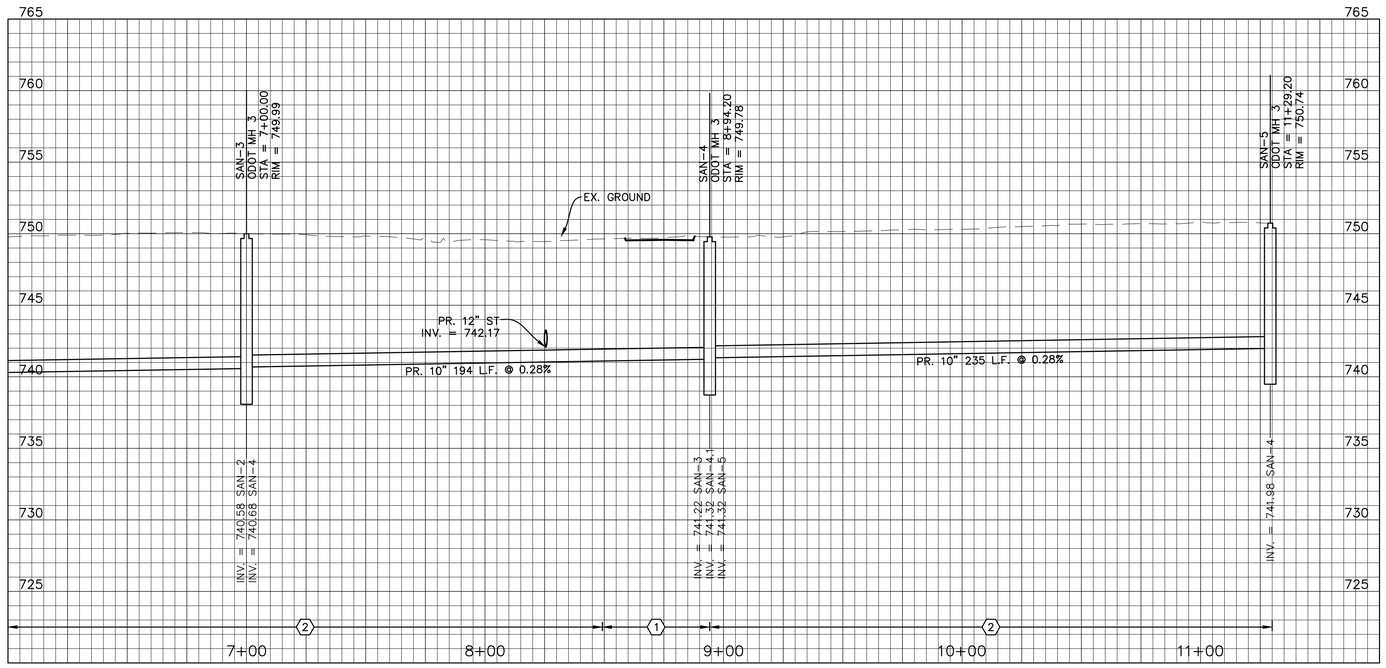
DRAWING NUMBER C409

STORM SEWER PROFILES

PROJECT NUMBER 25-220





KEYNOTES

1. COMPACTED GANULAR BACKFILL PER ODOT ITEM 703.11.
2. COMPACTED SOIL BACKFILL PER ODOT ITEM 703.16A.
3. PR. SEWER LATERAL WYE CONNECTION TO EX. SEWER MAIN. SEE SEWER LATERAL INSTALLATION DETAIL ON SHEET ####.

SANITARY STRUCTURE NOTES

1. NORTHINGS AND EASTINGS FOR MANHOLES ARE UNDERSTOOD TO BE AT THE CENTER OF THE STRUCTURE.
2. ELEVATIONS FOR MANHOLE RIMS ARE UNDERSTOOD TO BE AT THE CENTER OF THE CASTING.

SANITARY PIPE NOTES

A. PVC PIPE
1. PVC (POLY-VINYL CHLORIDE) PIPE SHALL BE USED IN ALL MAINS AND SERVICE CONNECTIONS
2. PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034 RIGID PVC (SDR-35) AND/OR ASTM F670T-1 SDR 35 OR PVC EQUIVALENT. THE PIPE SHALL HAVE BELL AND SPIGOT JOINTS WITH AN APPROVED GASKETED JOINT. THE SPIGOT END SHALL BE MARKED SO THAT THE INSTALLER AND THE INSPECTOR CAN DETERMINE WHEN THE PIPE IS PROPERLY INSTALLED.
3. PIPE ENTRANCES TO MANHOLES SHALL BE SEALED WATERTIGHT WITH O-RING GASKETS OR OTHER METHOD AS SPECIFIED AND APPROVED BY THE CITY AND MUST MEET ASTM F-477 OF PVC EQUIVALENT.
4. SERVICES SHALL BE OF MATERIALS SPECIFIED. WHERE THE SERVICE MATERIAL IS NOT DESIGNED TO FIT THE PVC PIPE WYE TIGHTLY, AN APPROVED COMMERCIAL ADAPTER JOINT SHALL BE USED TO CONNECT THE SERVICE PIPE TO THE PVC PIPE AND MUST MEET ASTM D-3212 OR PVC EQUIVALENT.

B. SERVICE PIPE. SERVICE MATERIALS SHALL BE PVC SEWER PIPE (ASTM D-3034 OR SCHEDULE 40 OR PVC EQUIVALENT)

C. FORCE MAIN
1. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE USED FOR ALL FORCE MAINS.
2. HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3035 DR21 FOR 3-INCH AND SMALLER PIPE AND AWWA C906 DR21 FOR 4-INCH AND LARGER PIPE.
3. JOINTS FOR HDPE PIPE SHALL BE HEAT FUSION PER ASTM F2620. HDPE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS, ASTM D2321, AND MANUFACTURER'S RECOMMENDED PROCEDURE.

STRUCTURE TABLE					
STRUCTURE	TYPE	NORTHING	EASTING	AS-BUILT NORTHING	AS-BUILT EASTING
SAN-1	ODOT MH 3	659020.87	1405089.83		
SAN-2	ODOT MH 3	659133.06	1405091.72		
SAN-2.1	ODOT MH 3	659129.08	1405325.03		
SAN-3	ODOT MH 3	659420.82	1405096.58		
SAN-4	ODOT MH 3	659614.99	1405099.85		
SAN-4.1	ODOT MH 3	659608.73	1405466.76		
SAN-5	ODOT MH 3	659849.96	1405103.82		

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

SANITARY SEWER PROFILES

DRAWING NUMBER
C410

10' 5' 0 30' 60'

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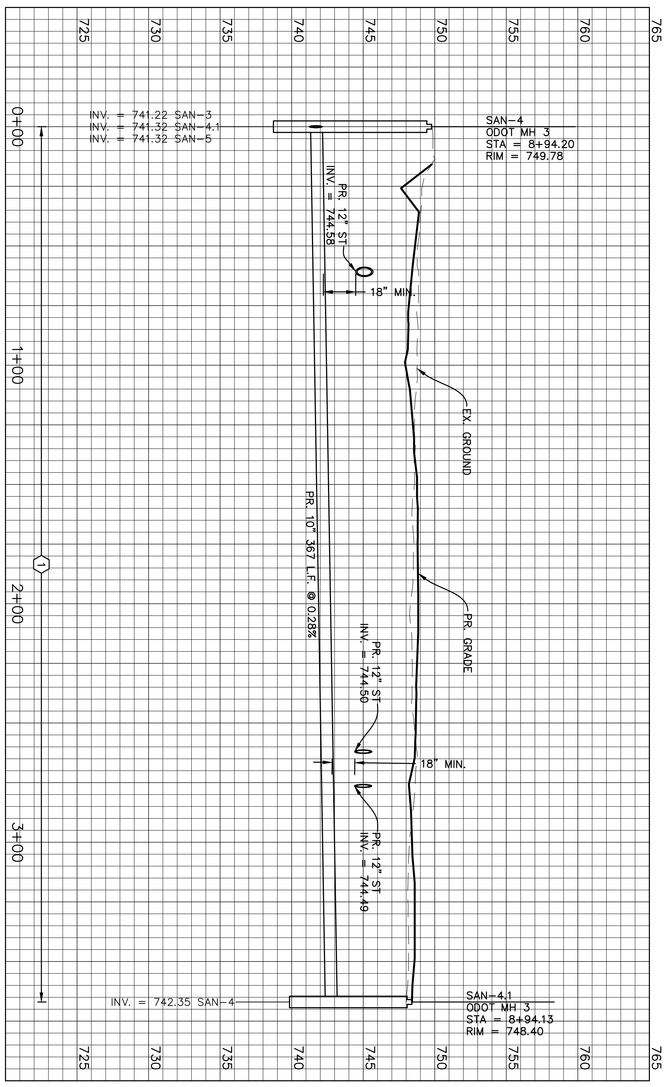

0
30'
60'
5'
10'

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PRELIMINARY
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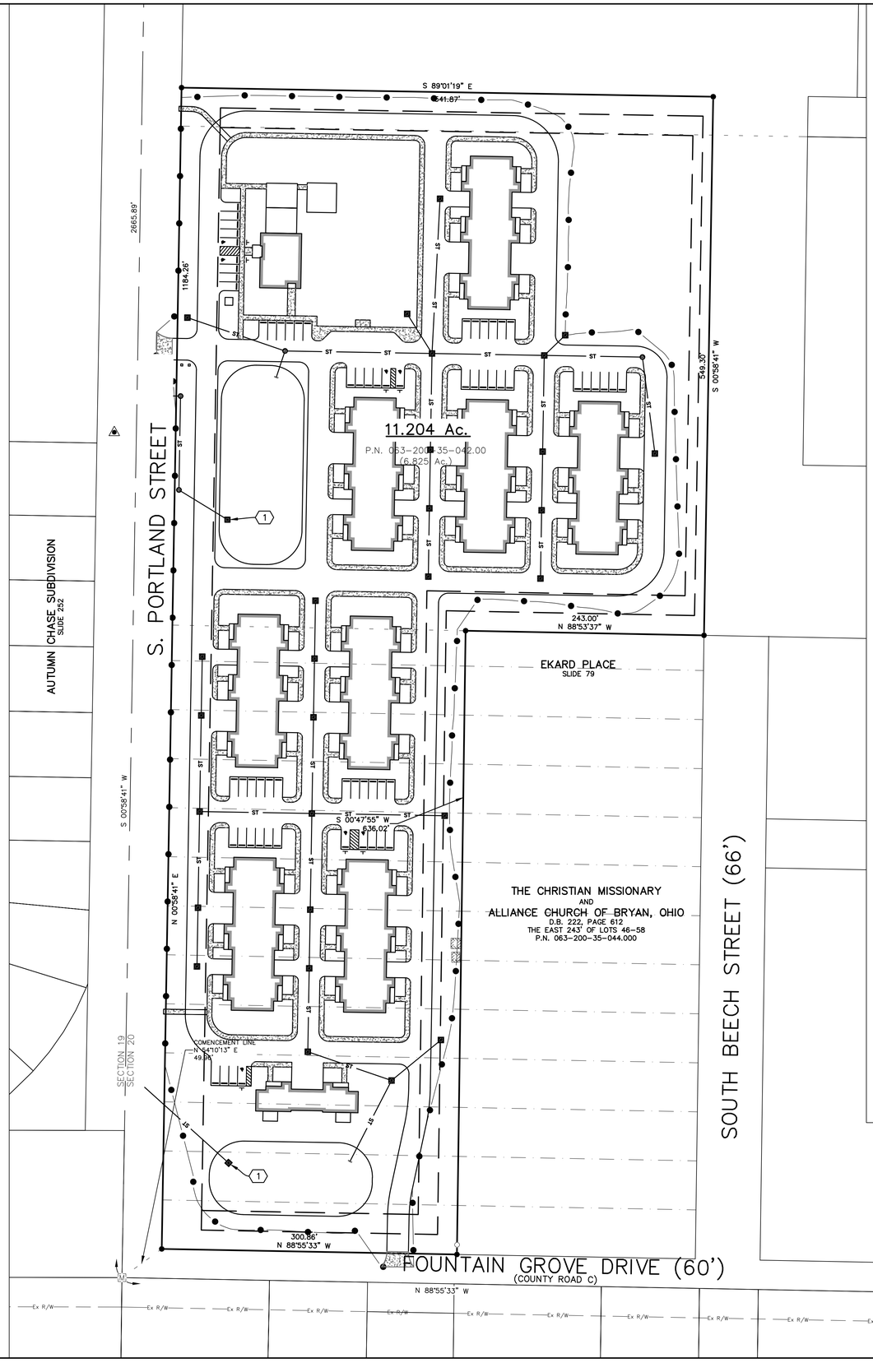
CONSTRUCTION

REVISIONS

PROJECT NUMBER
25-220

SANITARY SEWER PROFILES

DRAWING NUMBER
C411



SWPPP PHASE 1 LEGEND

- EX. CURB INLET
- ST-1 — PR. STORM STRUCTURE NUMBER
- PR. CATCH BASIN
- EX. CONTOUR
- EX. DITCH CENTERLINE
- 985 — PR. CONTOUR
- ST — PR. STORM SEWER
- SF — PR. SILT FENCE
- INLET PROTECTION
- CONCRETE WASHOUT, SEE DETAIL SHEET 22. LOCATION IS APPROXIMATE, CONTRACTOR TO DETERMINE FINAL PLACEMENT.
- CONSTRUCTION ENTRANCE, SEE DETAIL SHEET 22.
- AREA FOR STORAGE OR DISPOSAL OF SOLID, SANITARY, OR TOXIC WASTES (INCLUDING DUMPSTER AREAS) AND VEHICLE FUELING. LOCATION IS APPROXIMATE, CONTRACTOR TO DETERMINE FINAL PLACEMENT.

KEYNOTES

1. PROVIDE TEMPORARY FAIRCLOTH SKIMMER, SEE DETAIL ON SHEET 24

NOTE

ANY WASTE OR EXCAVATED MATERIAL STORED ON SITE FOR MORE THAN 2 DAYS SHALL BE PROTECTED BY PERIMETER SILT FENCE. LOCATION OF STOCKPILE CAN BE PLACED ANYWHERE ON PROPERTY AS LONG AS ITS PROTECTED BY PERIMETER SILT FENCE.

MAINTENANCE AND INSPECTION

ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. THE CONTRACTOR SHALL DESIGNATE A QUALIFIED PERSON WHO SHALL INSPECT ALL SEDIMENT CONTROLS ON THE SITE. THE SITE SHOULD BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER ANY RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. EACH INSPECTION SHALL RESULT IN A REPORT INDICATING THE NAME OF THE SITE, THE CONDITION OF EROSION CONTROL MEASURES, WHETHER SAID MEASURES ARE FUNCTIONING AS INTENDED, NAME AND QUALIFICATIONS OF INSPECTING PERSONNEL. COPIES OF THE INSPECTION REPORT SHALL BE AVAILABLE TO OWNER, ENGINEER, AND PUBLIC AUTHORITIES.

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REVISIONS

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

STORMWATER POLLUTION PREVENTION PLAN

DRAWING NUMBER
C501

L:\2025\25-220 Frontier Community Services Fountain Creek Senior Villas\AutoCAD\DWG Sheets\25220_50_SWPPP1.dwg, SWPPP1, 10/9/2025 1:43:53 PM, craig, AutoCAD PDF (General Documentation).pc3

SITE DESCRIPTION

PROJECT NAME AND LOCATION
FOUNTAIN CREEK SENIOR VILLAS
300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
LATITUDE: 41.456944
LONGITUDE: -84.555278

OWNER/DEVELOPER
FRONTIER COMMUNITY SERVICES
12125 PLEASANT VALLEY ROAD
CHILLICOTHE, OHIO 45601
CONTACT: KEEGAN BOOTH
PHONE: (740) 772-1396
EMAIL: KBOOTH@FRONTIERCOMMUNITY.COM

SITE CONTACT
CONTACT: KEEGAN BOOTH
PHONE: (740) 772-1396
EMAIL: KBOOTH@FRONTIERCOMMUNITY.COM

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF EIGHT 6-UNIT MULTI-FAMILY BUILDINGS, ONE 2-UNIT MULTI-FAMILY BUILDING, AND A COMMUNITY BUILDING, INCLUDING ASSOCIATED PARKING, DRIVES, UTILITIES, AND STORMWATER MANAGEMENT.

EXISTING SITE DESCRIPTION
THE SUBJECT PROPERTY IS AN AGRICULTURE FIELD.

SITE AREA
THE SITE IS APPROXIMATELY 11.20 ACRES OF WHICH 6.30 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

VOLUMETRIC RUNOFF COEFFICIENT
PRE-DEVELOPMENT RUNOFF COEFFICIENT - 0.05
POST-DEVELOPMENT RUNOFF COEFFICIENT - 0.50

SOIL TYPES
NpA - NAPPANEE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, HSG D
HoA - HOYTVILLE CLAY LOAM, 0 TO 1 PERCENT SLOPES, HSG C/D
HkA - HASKINS SANDY LOAM, 0 TO 3 PERCENT SLOPES, HSG C/D

SEQUENCE OF CONSTRUCTION OPERATIONS
THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:
1. ESTABLISH A CONSTRUCTION ENTRANCE/EXIT
2. INSTALL PERIMETER CONTROLS
3. INSTALL TEMPORARY SEDIMENT BASIN AND OUTLET CONTROL
4. CLEAR AND GRUB
5. FULL SITE GRADING
6. PILE TOPSOIL WITHIN SILT FENCE PERIMETER
7. INSTALL STORM SEWER AND INLET PROTECTION
8. INSTALL REMAINING UTILITIES
9. CONSTRUCT CURBS, PAVEMENT, SIDEWALKS, AND BUILDINGS
10. FINAL GRADING AND INSTALL PERMANENT SEEDING
11. REMOVE PERIMETER CONTROLS
12. INSPECT AND REMOVE ACCUMULATED SEDIMENT FROM THE BASIN AND REMOVE SKIMMER.

NAME OF RECEIVING SURFACE WATER BODY
RUNOFF GOES TO A SWALE AND INTO TRIBUTARY TO PRAIRIE CREEK

STORMWATER MANAGEMENT
STORMWATER DRAINAGE WILL BE PROVIDED THROUGH CURB INLETS AND CATCH BASINS ROUTED TO AN EXTENDED WET DETENTION BASIN. THE BASIN UTILIZE AN OUTLET STRUCTURE TO RELEASE THE STORMWATER TO THE DITCH ALONG US ROUTE 35.

WATER QUALITY VOLUME

NORTH BASIN TREATED	SOUTH BASIN TREATED
10,989 CU. FT.	8,316 CU. FT.

GENERAL NOTES

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE OHIO RAINWATER AND LAND DEVELOPMENT HANDBOOK (2006).

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES.

THE CONTRACTOR SHALL USE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT MOVEMENT INTO AREAS DESIGNATED AS WETLANDS.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ADDITIONAL EROSION AND SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS IDENTIFIED BY THE SWPPP INSPECTOR.

SWPPP INSPECTOR: OWNER/CONTRACTOR SHALL SUBMIT INSPECTOR NAME AND RESUME

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES
TEMPORARY STABILIZATION: TOP SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR OVER 14 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 7 DAYS OR WITHIN 2 DAYS FOR AREAS WITHIN 50 FEET OF A STREAM. THE TEMPORARY SEED SHALL BE APPLIED AS PER THE TEMPORARY SEEDING SPECIFICATIONS. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL ASPHALT PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OR WITHIN 2 DAYS FOR AREAS WITHIN 50 FEET OF A STREAM.

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D
PERMANENT SEEDING			●	●	●	*	*	*	●	●		
DORMANT SEEDING	●	●	●							●	●	●
TEMPORARY SEEDING			●	●	●	*	*	*	●	●		
SODDING			**	**	**	**	**	**	**			
MULCHING	●	●	●	●	●	●	●	●	●	●	●	●

* - IRRIGATION NEEDED
** - IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS APPLIED

OTHER CONTROLS

WASTE DISPOSAL
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER RENTED FROM A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL, CITY AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF TWICE PER WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL BE HAULED OFF-SITE. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE OFFICE TRAILER. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE WILL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY ORC 3714.

HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATION.

OFF-SITE VEHICLE TRACKING
OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

DEWATERING ACTIVITIES
THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

PROCESS WASTEWATER
ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED PRIOR TO GRADING FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH WITHIN 2 DAYS IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS IF THE AREA IS MORE THAN 50 FEET FROM A STREAM. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
SILT FENCE
TEMPORARY SEDIMENT BASIN
FILTER FABRIC INLET PROTECTION
DANDY BAG INLET PROTECTION
TEMPORARY SEEDING & MULCHING
PERMANENT SEEDING & MULCHING
DANDY DEWATERING BAG

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GOOD HOUSEKEEPING: THESE GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.
1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS: THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS: ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS: CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

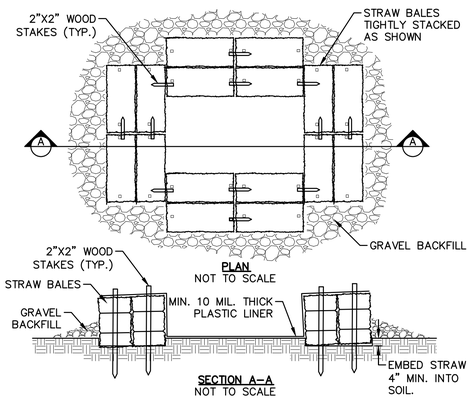
THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

1. VEGETATIVE COVER AND/MULCH: APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMIAN IDLE FOR OVER 21 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
2. WATERING: SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. SPRAY-ON ADHESIVES: APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

ADHESIVE	WATER DILUTION (ADHESIVE: WATER)	NOZZLE TYPE	APPLICATION RATE GAL./AC.
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO-TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO-TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

4. STONE: GRADED ROADWAYS AND OTHER SUITABLE AREAS WILL BE STABILIZED USING CRUSHED STONE OR COARSE GRAVEL AS SOON AS PRACTICABLE AFTER REACHING AN INTERIM OR FINAL GRADE. CRUSHED STONE OR COARSE GRAVEL CAN BE USED AS A PERMANENT COVER TO PROVIDE CONTROL OF SOIL EMISSIONS.
5. BARRIERS: EXISTING WINDBREAK VEGETATION SHALL BE MARKED AND PRESERVED. SNOW FENCING OR OTHER SUITABLE BARRIER MAY BE PLACED PERPENDICULAR TO PREVAILING AIR CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT TO CONTROL AIR CURRENTS AND BLOWING SOIL.
6. CALCIUM CHLORIDE: THIS CHEMICAL MAY BE APPLIED BY MECHANICAL SPREADER AS LOOSE, DRY GRANULES OR FLAKES AT A RATE THAT KEEPS THE SURFACE MOIST BUT NOT SO HIGH AS TO CAUSE WATER POLLUTION OR PLANT DAMAGE. APPLICATION RATES SHOULD BE STRICTLY IN ACCORDANCE WITH SUPPLIERS' SPECIFIED RATES.
7. OPERATION AND MAINTENANCE: WHEN TEMPORARY DUST CONTROL MEASURES ARE USED; REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.
8. STREET CLEANING: PAVED AREAS THAT HAVE ACCUMULATED SEDIMENT FROM CONSTRUCTION SHOULD BE CLEANED DAILY, OR AS NEEDED, UTILIZING A STREET SWEEPER OR BUCKET - TYPE ENDLOADER OR SCRAPER.

CONCRETE WASHOUT



CONSTRUCTION SPECIFICATIONS:
1. THE RESIDUE OR CONTENTS OF ALL CONCRETE MIXERS, DUMP TRUCKS, OTHER CONVEYANCE EQUIPMENT AND FINISHING TOOLS SHALL BE WASHED INTO CONCRETE CLEAN-OUT STRUCTURES CONSISTING OF A STRAW BALE BARRIER WITH GRAVEL BACKFILL. THE LENGTH AND WIDTH OF THESE STRUCTURES SHALL BE AS DETERMINED BY THE CONTRACTOR TO FACILITATE THE PARTICULAR EQUIPMENT USED. THESE STRUCTURES SHALL BE CONSTRUCTED ON LEVEL GROUND AT LEAST 100' FROM THE NEAREST WATERCOURSE, DRAINAGE SWALE OR INLET. AT NO TIME SHALL THE STRUCTURE BE ALLOWED TO BE MORE THAN 50% FULL. THE CONTRACTOR SHALL MAINTAIN THESE PONDS UNTIL ALL CONCRETE PLACEMENT IS COMPLETE FOR THE PROJECT.
2. EMBED THE STRAW BALES 4" INTO THE SOIL. PROVIDE TWO ROWS OF BALES, AS SHOWN ON THE DETAIL, WITH ENDS AND CORNERS TIGHTLY ABUTING. ORIENT THE STRAW BALES LENGTHWISE WITH BINDINGS AROUND THE SIDES OF THE BALES SO THE WIRE DOES NOT CONTACT THE SOIL. DRIVE 2"X2" WOOD STAKES THROUGH EACH BALE, TO SECURELY ANCHOR THE BALE AND CONNECT ADJACENT BALES. GRAVEL BACKFILL SHALL BE PROVIDED AND TAMPED AROUND THE OUTSIDE PERIMETER OF THE BALES TO PREVENT EROSION AND FLOW AROUND THE BALES.
3. THE INTENT OF THESE STRUCTURES IS TO COLLECT ALL CONCRETE WASH OUT WATER AND ALLOW IT TO DRY TO A SOLID MATERIAL. AFTER DRYING, THE SOLID MATERIAL CAN BE REMOVED WITH A LOADER OR EXCAVATOR FOR PROPER DISPOSAL. WASH OUT WILL NOT BE PERMITTED IN ANY OTHER AREAS.
4. USE THE MINIMUM AMOUNT OF WATER TO WASH THE VEHICLES AND EQUIPMENT. NEVER DISPOSE OF WASH OUT INTO THE STREET, STORM INLET, DRAINAGE SWALE OR WATERCOURSE. DISPOSE OF SMALL AMOUNTS OF EXCESS DRY CONCRETE, GROUT AND MORTAR IN THE TRASH. ANY SOAPS THAT ARE UTILIZED SHALL BE PHOSPHATE-FREE AND BIODEGRADABLE.
5. ADDITIONAL CONCRETE CLEAN-OUT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE SPECIFIED AREA AS NEEDED BASED UPON THE VOLUME OF WASH OUT GENERATED DAILY.

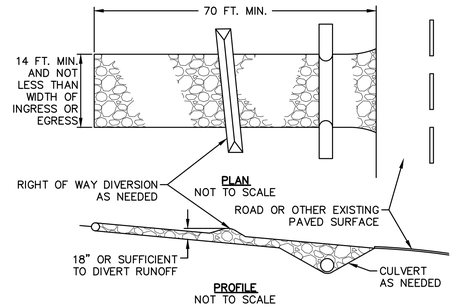
SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
4. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL.
5. SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

CONSTRUCTION ENTRANCE

A CONSTRUCTION ENTRANCE IS A STABILIZED PAD OF STONE UNDERLAIN WITH GEOTEXTILE AND IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC. LOCATED AT POINTS OF INGRESS/EGRESS, THE PRACTICE IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC.



CONSTRUCTION SPECIFICATIONS
1. STONE SIZE: ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT.
3. THICKNESS: THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
4. WIDTH: THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. GEOTEXTILE: A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA, PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 LBS.
MINIMUM PUNCTURE STRENGTH	80 PSI.
MINIMUM TEAR STRENGTH	50 LBS.
MINIMUM BURST STRENGTH	320 PSI.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	<0.6 MM.
PERMITTIVITY	$1X10^{-3}$ CM/SEC.

6. TIMING: THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
7. CULVERT: A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
8. WATER BAR: A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
9. MAINTENANCE: TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
10. VEHICLES: CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
11. REMOVAL: THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS
300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

STORMWATER POLLUTION PREVENTION PLAN

DRAWING NUMBER
C502

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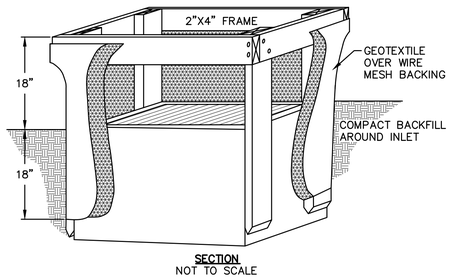
FILTER FABRIC INLET PROTECTION

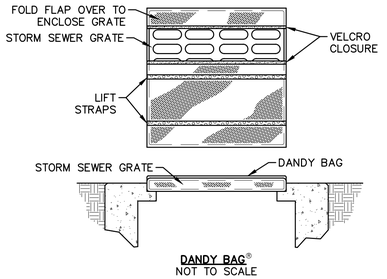


SECTION
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2 INCHES BY 4 INCHES CONSTRUCTION GRADE LUMBER. THE 2 INCHES BY 4 INCHES POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2 INCHES BY 4 INCHES FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS OF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCHES LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

INLET PROECTION – DANDY BAG®



DANDY BAG®
NOT TO SCALE

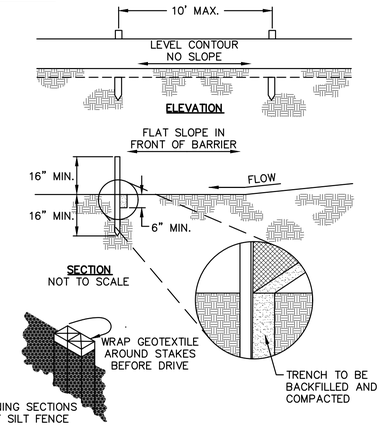
INSTALLATION

1. PLACE THE EMPTY DANDY BAG OVER THE GRATE AS THE GRATE STANDS ON END. PULL UP SLACK.
2. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE.
3. HOLDING THE LIFT STRAPS, INSERT THE GRATE INTO THE INLET BEING CAREFUL NOT TO DAMAGE THE DANDY BAG UNIT.

MAINTENANCE

1. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH RAIN EVENT OR AS DIRECTED BY ENGINEER/INSPECTOR. DISPOSE OF UNIT NO LONGER IN USE AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY

SILT FENCE



CONSTRUCTION SPECIFICATIONS

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WIL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTION OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH AA MINIMUM 6 INCHES OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS)
10. MAINTENANCE: SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.
SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WIL BE 2-BY-2 INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC (SEE CHART BELOW):

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	≤0.84 MM	ASTM D4751
MINIMUM PERMITTIVITY	$1X10^{-2}$ SEC.$^{-1}$	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

NOTE: THE USE OF STRAW WATTLE, OR FILTER SOCK, HAS BEEN PROVEN TO BE AN EFFECTIVE ESC BMP. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE IN LINEAR INSTALLATIONS.

TEMPORARY SEEDING

CONSTRUCTION SPECIFICATIONS

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	LB./1000 FT^2	LB./ACRE
MARCH 1 TO AUGUST 15	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	128 (4 BU.) 40 40
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 40 40
	ANNUAL RYEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE KENTUCKY BLUEGRASS	1.25 3.25 0.4 0.4	55 142 17 17
AUGUST 16 TO NOVEMBER 1	RYE TALL FESCUE ANNUAL RYEGRASS	3 1 1	112 (2 BU.) 40 40
	WHEAT TALL FESCUE ANNUAL RYEGRASS	3 1 1	120 (2 BU.) 40 40
	PERENNIAL RYE TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 40 40
	ANNUAL RYEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE KENTUCKY BLUEGRASS	1.25 3.25 0.4 0.4	55 142 17 17
NOVEMBER 1 TO FEB. 29	USE MULCH ONLY OR DORMANT SEEDING		
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.			

1. STRUCTURAL EROSION AND SEDIMENT-CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
2. TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 21 DAYS OR GREATER. THESE IDLE AREAS SHALL BE SEEDED WITHIN 7 DAYS AFTER GRADING.
3. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
4. SOIL AMENDMENTS--TEMPORARY VEGETATION SEEDING RATE SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. BASE RATE FOR LIME AND FERTILIZER SHALL BE USED.
5. SEEDING METHOD--SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON SITE, AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

1. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
2. MATERIALS
   - STRAW: IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 LB. PER 1,000 SQUARE FEET (TWO TO THREE BALES).
   - HYDROSEEDERS: IF WOOD-CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB. PER ACRE OR 46 LB. PER 1,000 SQUARE FEET.
   - OTHER: OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE.
3. STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS
   - MECHANICAL: A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, LEFT TO A LENGTH OF APPROXIMATELY 6 INCHES.
   - MULCH NETTINGS: NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATION RUNOFF AND ON CRITICAL SLOPES.
   - SYNTHETIC BINDERS: SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
   - WOOD-CELLULOSE FIBER: WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB. PER ACRE. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER, AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB. PER 100 GALLONS.

PERMANENT SEEDING

SITE PREPARATION

1. SUBSOILER, PLOW, OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. (MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY.) SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
2. THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
3. TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION.

SEEDBED PREPARATION

1. LIME: AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 POUNDS PER 1,000-SQ. FT. OR 2 TONS PER ACRE.
2. FERTILIZER: FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN PLACE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AT A RATE OF 25 POUNDS PER 1,000-SQ. FT. OR 1000 POUNDS PER ACRE OF A 10-10-10 OR 12-12-12 ANALYSES.
3. THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES. ON SLOPING LAND, THE SOIL SHALL BE WORKED ON THE CONTOUR.

SEEDING DATES AND SOIL CONDITIONS

SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUGUST 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE SPECIFIED DATES, ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.

DORMANT SEEDINGS

1. SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 20. DURING THIS PERIOD, THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
2. THE FOLLOWING METHODS MAY BE USED FOR "DORMANT SEEDING":
   - FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED,ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
   - FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
   - APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTIL IZER) ON A FIRM, MOIST SEEDBED.
   - WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.

MULCHING

1. MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. DORMANT SEEDING SHALL BE MULCHED. 100% OF THE GROUND SURFACE SHALL BE COVERED WITH AN APPROVED MATERIAL.
2. MATERIALS
   - STRAW: IF STRAW IS USED IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 POUNDS (TWO TO THREE BALES) PER 1,000-SQ. FT. THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY APPLIED SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000-SQ.-FT. SECTIONS AND SPREAD TWO 45-LB. BALES OF STRAW IN EACH SECTION.
   - HYDROSEEDERS: IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE APPLIED AT 2,000 LB./AC. OR 46 LB./1,000 SQ. FT.
   - OTHER: OTHER ACCEPTABLE MULCHES INCLUDE ROLLED EROSION CONTROL MATTINGS OR BLANKETS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE.
3. STRAW AND MULCH ANCHORING METHODS

STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.

- MECHANICAL: A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BESET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY, BE LEFT LONGER THAN 6 INCHES.
- MULCH NETTING: NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
- ASPHALT EMULSION: ASPHALT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURE OR AT THE RATE OF 160 GALLONS PER ACRE.
- SYNTHETIC BINDERS: SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUIVALENT MAY BE USED AT RATES SPECIFIED BY THE MANUFACTURER.
- WOOD CELLULOSE FIBER: WOOD CELLULOSE FIBER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER WITH THE MIXTURE CONTAINING A MAXIMUM OF 50 POUNDS CELLULOSE PER 100 GALLONS OF WATER.

IRRIGATION

PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY WEATHER OR ON ADVERSE SITE CONDITIONS, WHICH REQUIRE ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH.

IRRIGATION RATES SHALL BE MONITORED TO PREVENT EROSION AND DAMAGE TO SEEDED AREAS FROM EXCESSIVE RUNOFF.

PERMANENT SEEDING SPECIES SELECTION			
SEED MIX	SEEDING RATE		NOTES
	LB./1000 FT^2	LB./ACRE	
GENERAL USE			
OATS TALL FESCUE ANNUAL RYEGRASS	1/2-1 1/4-1/2 1/2-1	20-40 10-20 20-40	FOR CLOSE MOWING & WATERWAYS WITH <2.0 FT/SEC VELOCITY
TALL FESCUE	1-1 1/4	40-50	
TURF-TYPE FESCUE	2 1/4	90	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	1-1 1/4	40-50	
CROWN VETCH TALL FESCUE	1/4-1/2 1/2-3/4	10-20 20-30	DO NOT SEED LATER THAN AUGUST
FLAT PEA TALL FESCUE	1/2-3/4 1/2-3/4	20-25 20-30	DO NOT SEED LATER THAN AUGUST
ROAD DITCHES AND SWALES			
TALL FESCUE	1-1 1/4	40-50	
TURF-TYPE FESCUE KENTUCKY BLUEGRASS	2 1/4 0.1	90 5	
LAWNS			
KENTUCKY BLUEGRASS PERENNIAL BLUEGRASS	2 2	100-120	
KENTUCKY BLUEGRASS CREEPING RED FESCUE	2 1-1 1/2	100-120	FOR SHADED AREAS
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.			

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

STORMWATER POLLUTION PREVENTION PLAN

DRAWING NUMBER
C503

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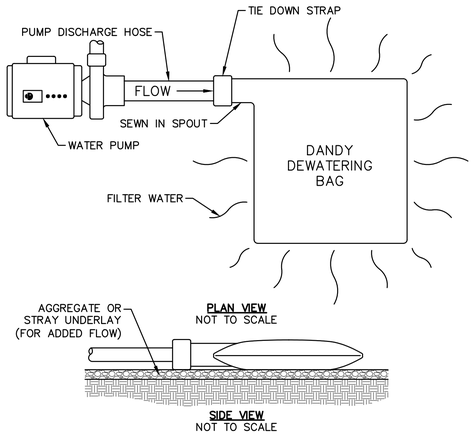
DANDY DEWATERING BAG®



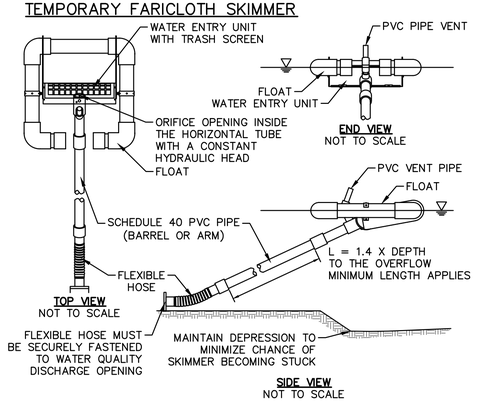
NOTE
DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURER'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. INSTALL AND MAINTAIN SYSTEM PER MANUFACTURER'S RECOMMENDATION.

TEMPORARY SEDIMENT CONTROL

TEMPORARY SEDIMENT BASIN SIZING	
BASIN NORTH	
DRAINAGE AREA	4.99 ACRES
DRAINAGE AREA DISTURBED	4.99 ACRES
DEWATERING VOLUME REQUIRED (1800 FT^3/ACRE DRAINAGE AREA)	8,982 FT^3
DEWATERING VOLUME PROVIDED	11,026 FT^3
SEDIMENT STORAGE REQUIRED (1000 FT^3/ACRE DISTURBED AREA)	4,990 FT^3
SEDIMENT STORAGE PROVIDED	38,809 FT^3

TEMPORARY SEDIMENT BASIN SIZING	
BASIN SOUTH	
DRAINAGE AREA	4.11 ACRES
DRAINAGE AREA DISTURBED	4.11 ACRES
DEWATERING VOLUME REQUIRED (1800 FT^3/ACRE DRAINAGE AREA)	7,398 FT^3
DEWATERING VOLUME PROVIDED	9,813 FT^3
SEDIMENT STORAGE REQUIRED (1000 FT^3/ACRE DISTURBED AREA)	4,110 FT^3
SEDIMENT STORAGE PROVIDED	14,114 FT^3

TEMPORARY FARICLOTH SKIMMER



SKIMMER SPECIFICATIONS			
LOCATION	SKIMMER DIAMETER (INCHES)	ORIFICE DIAMETER (INCHES)	PVC PIPE LENGTH (FEET)
BASIN NORTH	2.0	1.80	1.4
BASIN SOUTH	2.0	1.00	2.1

NOTES
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. INSTALL SKIMMER PER MANUFACTURER'S RECOMMENDATIONS.
8. BARREL PIPE SHOULD BE 1.4 X DEPTH OF BASIN TO ENSURE PROPER FUNCTION.

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

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CONSTRUCTION DOCUMENTS FOR
FOUNTAIN CREEK SENIOR VILLAS

300 W. FOUNTAIN GROVE DR.
BRYAN, OHIO 43506
WILLIAMS COUNTY

PROJECT NUMBER
25-220

STORMWATER POLLUTION PREVENTION PLAN

DRAWING NUMBER
C504

L:\2025\25-220 Frontier Community Services Fountain Creek Senior Villas\AutoCAD\DWG_Sheets\25220_t10_SWPPP1.dwg, SWPPP4, 10/9/2025 1:43:53 PM, craig, AutoCAD PDF (General Documentation).pc3

Appendix E -

Market Study

Vogt Strategic Insights

Market Feasibility Analysis of:

Fountain Creek Senior Villas

300 West Fountain Grove Drive
Bryan, Williams County, Ohio 43506

For:
Ms. Keegan Booth
Frontier Community Services
12127 Pleasant Valley Road
Chillicothe, Ohio 45601

Effective Date: February 6, 2025
Job Reference Number: 20820JJ

Phone: (614) 224-4300 Fax: (614) 334-4337 350 E. 1st Ave. #100, Columbus, OH 43201 VSInsights.com

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Addendum A – Field Survey of Conventional Rentals
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OHFA Market Study Checklist *(Updated: December 2023)*

A market study conducted by an OHFA-approved market study professional, updated or approved within 12 months of the application submission date, must be submitted to the Ohio Housing Finance Agency (OHFA) with an application for multifamily housing funding.

Applicants should refer to the Market Study Standards as outlined in the Multifamily Underwriting Guidelines for definitions and requirements for content, and to the Program Calendar for applicable deadlines.

The market study professional must complete this market study checklist. The checklist is intended to assist readers on the location of issues relevant to the evaluation and analysis of the market study. The page number(s) of each item must be noted below, and each item should be fully discussed on that page(s). Specify the vacancy rates, lease-up time and capture rates where indicated below. Indicate "N/A" for any item that is not applicable.

Item	Data	Page(s) #
Preferred Market Study Provider Confirmation		XIV-1
Statement of compliance with NCHMA Model Content Standards		I-1
Date of Market Study Completion (Insert Date)	2/6/2025	Title Page
OHFA listed as an Intended User		Introduction-1
Executive Summary		I-1
Recommendations and/or Suggested Modifications		I-1
Conclusion that a market exists		I-1
Capture Rate Among Renter Households (Insert %)	22.0%	VI-3
Market Penetration Rate (Insert %)	24.0%	VIII-3
Average Occupancy Rate of Affordable Projects in PMA (Insert %)	96.0%	VIII-1
Monthly Absorption Rate (Insert number of units)	6-8 units/mo.	I-1
Absorption Period (Insert number of months)	6-8 months	I-1
Estimated stable year vacancy rate (Insert %)	5%	I-1
Explanation if the estimated stable year vacancy rate exceeds 7%		N/A
Description of the proposed project site		II-1
Description of the primary market area (PMA)		III-1
Explanation if the PMA includes any areas outside a 5-mile radius		III-1
Discussion of market health in the PMA		IX-1
Derived rent and programmatic rent comparison chart		V-15
Description of Public Services		VII-8
Description of income restricted developments		VIII-1
Vacancy rate of income restricted developments (Insert %)	4.0%	VIII-1
Description of market rate developments		IX-1
Public Housing notifications and concerns		XI-1
Market study certification		XII-1
Data Sources		XIII-1

Introduction

Purpose

The market feasibility of the proposed Fountain Creek Senior Villas is the subject of this report. The proposed site involves the new construction of 50 units restricted to adults age 55 and older in Bryan, Williams County, Ohio. The project is applying for Low-Income Housing Tax Credit (LIHTC) financing. The week of January 20, 2025, Brian Hostutler inspected the subject site, the surrounding area and existing conventional apartments.

Brian Hostutler, Jimmy Beery and Robert Vogt contributed to the analysis and conclusions in this report. Ms. Keegan Booth of Frontier Community Services initiated this Comprehensive Market Analysis Full Narrative Report. OHFA is an intended user of this market study. The report follows the guidelines for market studies required by the Ohio Housing Finance Agency (OHFA) and conforms to the National Council of Housing Market Analysts (NCHMA) standards. These standards enhance the quality of market analyses, make market studies easier to prepare, understand and use by market analysts and end users, and include accepted definitions of key terms used in market studies for affordable housing projects and model content standards for affordable housing market studies.

Methodologies

Vogt Strategic Insights (VSI) uses the following methodologies.

- Identify the Primary Market Area (PMA) for the subject site as proposed. The Site PMA is the smallest geographic area expected to generate most of the support for the proposed subject project. Site PMAs are not defined by radius; the radial approach is ineffective because it does not consider mobility patterns, changes in socioeconomic or demographic character of neighborhoods or physical landmarks that might impede development.

  PMAs are established using a variety of factors that include, but are not limited to: a detailed demographic and socioeconomic evaluation; interviews with area planners, realtors and other individuals who are familiar with area growth patterns; a drive-time analysis to the site; personal observations of the field analyst; and evaluation of existing housing supply characteristics and trends.

- Conduct a field survey of modern apartment developments to measure the overall strength of the apartment market and establish those projects that are most likely directly comparable to the subject property. This is accomplished by an evaluation of unit mix, vacancies, rent levels and overall quality of product. Given the LIHTC market's complexity, multiple comparable properties may exist.

- Identify two types of directly comparable properties through the field survey, which include other Section 42 LIHTC developments and market-rate developments that offer unit and project amenities similar to the subject development. An in-depth evaluation of those two property types provides an indication of the subject development's potential. Conditions may exist that cause the selection of a property (or several) beyond the delineated market area. Properties beyond the market area's boundaries are for comparison purposes only (rents, occupancy rates, amenities etc.) and generally are not competitive with the subject project for renters because they are within different geographies. Any out-of-market projects are clearly identified in text and are labeled with 900-series Map Codes.

- Evaluate the area's economic and demographic characteristics. An economic evaluation includes an assessment of area employment composition, income growth (particularly among the target market), building statistics and area growth perceptions. The demographic evaluation uses the most recently issued Census information, as well as projections that determine what the characteristics of the market will be when the proposed subject project opens and after it achieves a stabilized occupancy.

- Interviews with officials familiar with area development and area building statistics identify planned and proposed properties that may influence subject site's marketability. Planned and proposed projects vary in their stages of development so it is crucial to establish the likelihood of construction, the timing of the project and its impact on the market and the subject development.

- We conduct an analysis of the subject project's required capture of the number of income- and size-appropriate renter households within the Site PMA. We conduct this analysis on a renter household level to determine the subject development's market capture rate. We compare the capture rate with acceptable capture rates for similar projects types to determine whether the subject development's capture rate is achievable. In addition, VSI also compares all existing and planned LIHTC housing within the market to the number of income-appropriate households. We evaluate the resulting penetration rate in conjunction with the project's capture rate.

- We determine the subject development's achievable market and Tax Credit rents. The Rent Comparability Grids compare the features of the subject development item by item with the most comparable properties in the market. We adjust for each feature that differs from the subject development. We apply these adjustments to the collected rent, which results in an achievable market rent for a unit comparable to the proposed unit.

Report Limitations

The intent of this report is to collect and analyze significant levels of data to forecast the market success of the subject property within an agreed to time period. Vogt Strategic Insights relies on a variety of data sources to generate this report. These data sources are not always verifiable; VSI, however, makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Vogt Strategic Insights is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved.

Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

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Sources

Vogt Strategic Insights uses various sources to gather and confirm data used in each analysis. These sources include the following:

- The 2010 and 2020 Census on Housing
- ESRI
- Urban Decision Group
- Applied Geographic Solutions
- Detailed Tenure Crosstab (household income by household size, tenure, and age of head of household) by Urban Decision Group
- U.S. Department of Labor
- Management for each property included in the survey
- Local planning and building officials
- Local housing authority representatives
- U.S. Department of Housing and Urban Development (HUD)

Definitions of terms used throughout this report may be viewed at VSInsights.com/terminology.php.

Statement on the U.S. Census and the American Community Survey

Since 2005, the American Community Survey (ACS) has been a critical element of the U.S. Census Bureau's reengineered decennial census program. During previous decennial censuses, most households received a short-form questionnaire, while one household in six received a long form that contained additional questions and provided socioeconomic information about the population that is more detailed.

The 2010 Census was the first exclusively short-form census and it counted all residents living in the United States and asked for name, sex, age, date of birth, race, ethnicity, relationship and housing tenure, resulting in a total of seven variables.

The more detailed socioeconomic information, once collected via the long-form questionnaire, is now collected by the American Community Survey. The survey provides current data about all communities, every year, rather than once every 10 years. It is sent to a small percentage of the population on a rotating basis throughout the decade. No household will receive the survey more often than once every five years.

Each year, the Census Bureau releases three ACS datasets for certain geographic areas. The type of data that is available is dependent upon the total population residing within a geographic area. One-year estimates are available for the largest areas, which are defined as areas with populations of 65,000 or more. Three-year averages of estimates are available for areas with populations of 20,000 or more and five-year averages of estimates are available for all areas regardless of size. It should be noted that the five-year data set has a significantly smaller sample size than that used to compile the long form in previous censuses.

Since 2011, Vogt Strategic Insights (VSI) has included data in our reports from the most recent decennial census in 2020, as well as data available via the ACS that is more detailed. Currently, we are reporting data that is associated with the 2018-2022 ACS.

Direct comparisons between ACS data and the 2020 decennial census should not be made because the sample sizes and collection methods are completely different; the ACS is an average of estimates, while the decennial census is a count. In addition, the ACS data should not be compared to third-party data that provides current-year estimates and five-year projections. The ACS data is provided only as a point of reference.

In addition to the data retrieved from the Census Bureau, VSI utilizes data from several different third-party providers, including ESRI and Urban Decision Group. Each of these data providers has undergone significant internal changes to incorporate the results of both the 2020 decennial census and the most recent ACS into the algorithms used to calculate current-year estimates and five-year projections of census data; the currently available data utilized in VSI's reports includes 2024 estimates and 2029 projections. The emergence and evolution of the ACS and the ongoing nature of its data collection techniques should result in more accurate demographic and income estimates and projections from these third-party data providers. Vogt Strategic Insights will always provide the most accurate census counts and estimates, as well as third-party estimates and projections when they are available.

I. Executive Summary and Conclusions

Based on the findings contained in this report, it is our opinion that the proposed Fountain Creek Senior Villas rental community in Bryan, Williams County, Ohio, can be supported as currently proposed.

Suggested Modifications

We have no recommendations or suggested modifications to the subject project at this time. We conclude that the subject project is market feasible as proposed.

Absorption Projections and Stabilized Occupancy

Considering the facts contained in the market study and comparing them with other projects with similar characteristics in other markets, we established absorption projections for the subject development. It is our opinion that the 50 LIHTC units at the subject site will reach a stabilized occupancy of at least 95.0% (5.0% vacancy factor) within about eight months of opening. This is based on an average monthly absorption rate of six to eight units.

Changes to the project's rents, amenities, floor plans, location or other features may invalidate our findings. We assume the developer and/or management will market the project a few months in advance of the project's opening and continue to monitor market conditions during the project's initial lease-up period.

Summary of Key Findings

Section II – Project Description

Fountain Creek Senior Villas is proposed to be developed with Low-Income Housing Tax Credit (LIHTC) financing, targeting senior households with incomes up to 30%, 50% and 60% of Area Median Income (AMI).

The site will include 50 two-bedroom ranch-style units with attached garages. The proposed Tax Credit collected rents are $459 to $836 for two-bedroom units. The site is anticipated to open in 2027.

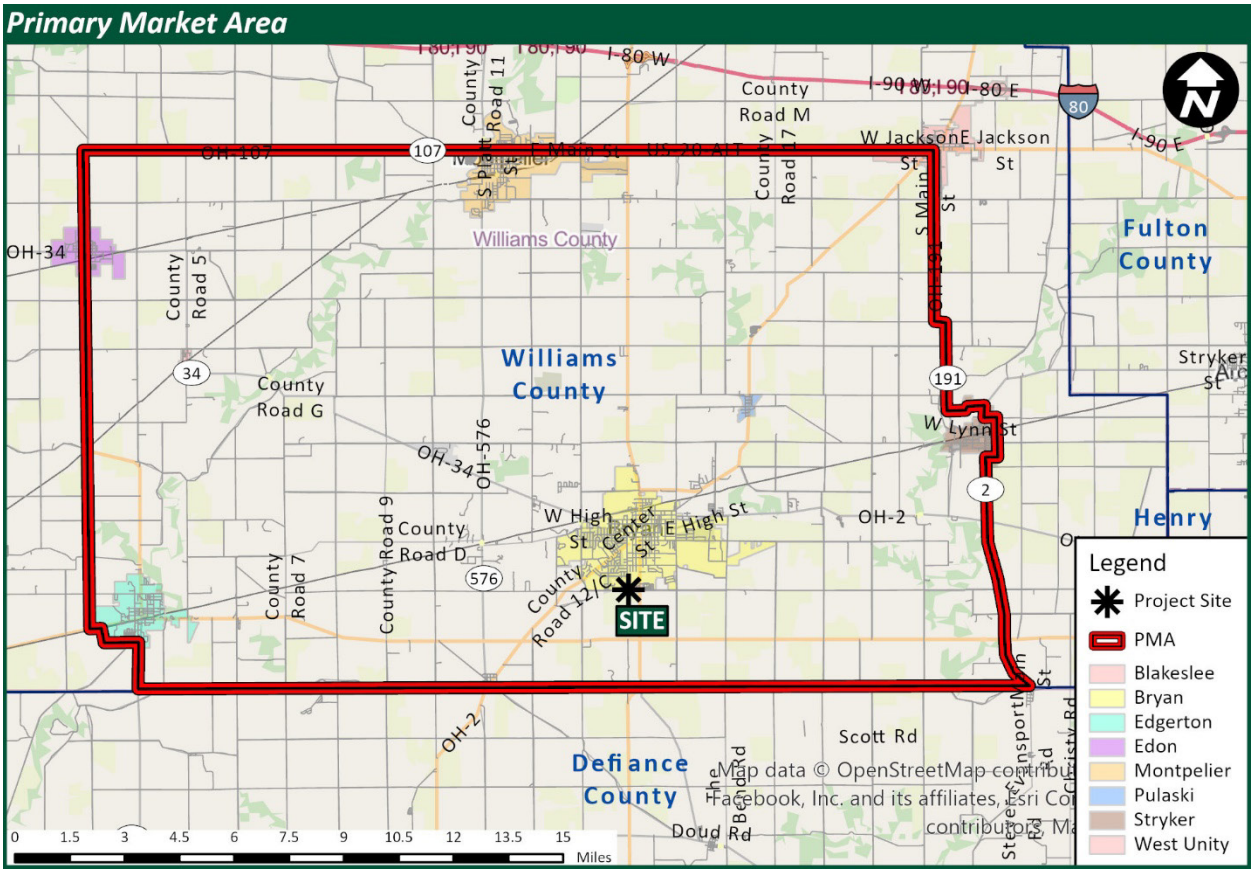
Fountain Creek Senior Villas (Proposed Site)									
# of Units	Number of Beds (Style)	# of Baths	Square Feet	Affordable to What % of AMI	Occupied by What % of AMI	Gross Rents	Tenant-Paid Utilities	Net Rents	Maximum LIHTC Gross Rents
8	Two (Ranch)	1.0	919	30%	30%	$540	$81	$459	$540
12	Two (Ranch)	1.0	919	50%	50%	$800	$81	$719	$900
30	Two (Ranch)	1.0	919	60%	60%	$917	$81	$836	$1,080
50									

Source: Frontier Community Services
AMI – Area Median Income (Williams County, OH [2024])

Additional details of the site can be found in Section II.

Section III – Primary Market Area (PMA) Delineation

The Bryan Site PMA comprises the city of Bryan, the unincorporated communities of West Jefferson and Williams Center, a southern portion of the village of Montpelier and the villages of Blakeslee, Edgerton and Stryker within Williams County. The city of Bryan represents just over one-third of the overall Site PMA population. The Site PMA extends beyond a five-mile radius to the west, north and east. The Site PMA includes a majority of Williams County. Bryan is the county seat of Williams County and will attract support from not only Bryan, but the surrounding rural communities as well since it is the governmental, shopping and health care center of the region.

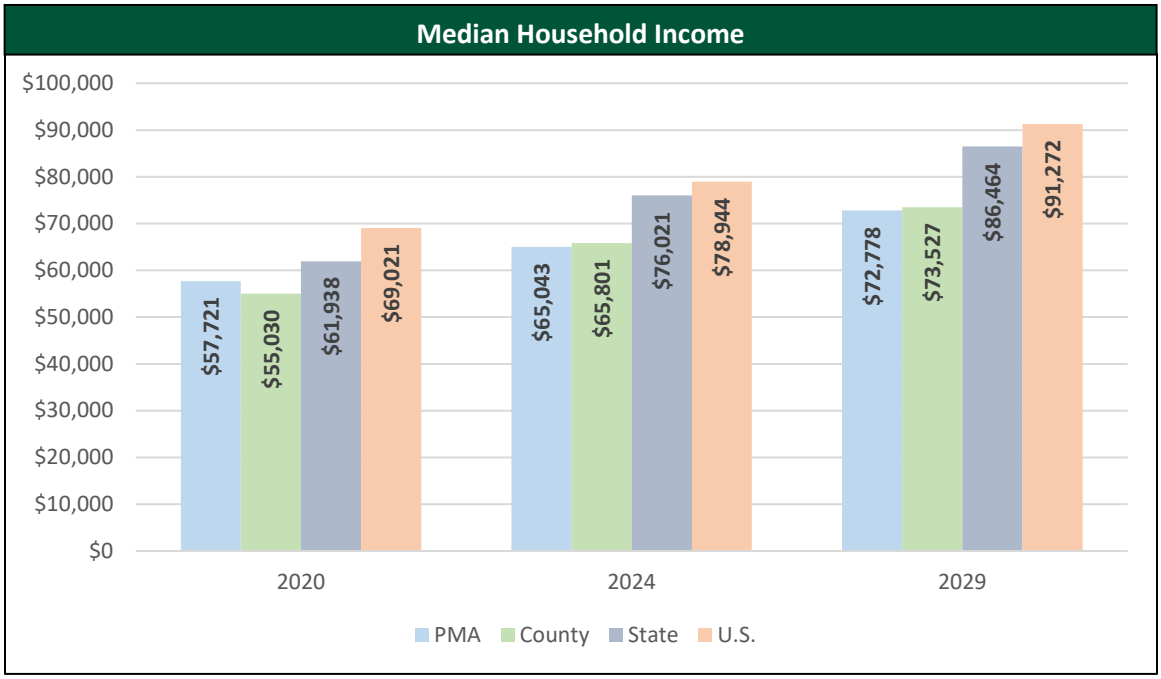


Further description of the determination of the Primary Market Area, including supporting interviews, and a full-page map illustrating the boundaries of the Site PMA can be found in Section III of this report.

Demographic Summary

	PMA		Williams County		Ohio		U.S.	
	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.
2010 Census	25,510	10,479	37,642	15,075	11,536,472	4,603,405	308,745,538	116,716,292
2020 Census	25,295	10,648	37,102	15,262	11,799,421	4,808,755	331,449,281	126,817,580
2024 Estimated	24,838	10,573	36,536	15,143	11,827,601	4,864,066	335,034,041	129,223,313
Change 2020-2024	-457	-75	-566	-119	28,180	55,311	3,584,760	2,405,733
Percent Change 2020-2024	-1.8%	-0.7%	-1.5%	-0.8%	0.2%	1.2%	1.1%	1.9%
2029 Projected	24,451	10,543	35,994	15,098	11,838,271	4,929,323	341,439,698	133,405,212
Change 2024-2029	-387	-30	-542	-45	10,670	65,257	6,405,657	4,181,899
Percent Change 2024-2029	-1.6%	-0.3%	-1.5%	-0.3%	0.1%	1.3%	1.9%	3.2%

Source: VSI; ESRI; 2010, 2020 Census
H.H. – Households
Pop. – Population



Source: 2020 Census; ESRI; Urban Decision Group; VSI

Housing Status	2020 (Census)		2024 (Estimated)		2029 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Total-Occupied	10,648	93.2%	10,573	92.8%	10,543	93.0%
Owner-Occupied	7,727	72.6%	7,813	73.9%	7,865	74.6%
Renter-Occupied	2,921	27.4%	2,760	26.1%	2,677	25.4%
Vacant	782	6.8%	823	7.2%	797	7.0%
Total	**11,430**	**100.0%**	**11,396**	**100.0%**	**11,340**	**100.0%**

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Business and industry in Williams County include manufacturing, retail, medical and other services. Bryan is the county seat and is a commercial and industrial area in Northwest Ohio, served by several major roadways. A variety of retail, restaurant and service business are located along U.S. Highway 127, a north-south roadway that extends through the center of the city. Bryan is located within an hour's drive of Toledo, Ohio and Fort Wayne, Indiana. The largest employer in Williams County is the Menards distribution center located approximately 10 miles north of Bryan in Holiday City.

Between 2010 and 2023, Williams County employment grew 8.0% overall. This compares to an 11.6% employment increase statewide over the same period. Employment in Williams County peaked in 2019 before falling significantly during the pandemic, but had regained 1.9% of the 2020 loss during the past three years.

The subject site will target seniors, with nearly all projected growth among those age 65 and older as the demographic base ages in place. Only one non-subsidized LIHTC property is senior-restricted in the Site PMA, and this project is over 15 years old with an extensive waiting list. The site will serve the pent-up and increasing demand for senior housing, which is expected to continue for several years.

Section V – Achievable Market and Tax Credit Rent Analysis

We have conducted two achievable rent analyses. The first rent analysis establishes the market rent the proposed project could achieve without the limitations of the Tax Credit program or without consideration of the number of units proposed. The second rent analysis is the achievable Tax Credit rent. This is the Tax Credit rent the subject site could charge based upon the Tax Credit rents currently being achieved at existing comparable Tax Credit properties in the market. The selected Tax Credit comparables are discussed in greater detail later in this Executive Summary.

The eight selected market-rate projects have a combined total of 345 units with an overall occupancy rate of 97.1%. These properties represent the modest two-bedroom rental market-rate opportunities identified and surveyed in the region. Glenwood Senior Housing, located outside the Site PMA is the only age-restricted market-rate comparable.

Based on the Rent Comparability Grids found in Section V, we established the present-day achievable market rents and the achievable Tax Credit for units at the proposed subject development. The proposed subject rents are compared to the achievable market rents, the achievable Tax Credit rents and the maximum allowable Tax Credit rents, as well as the current Fair Market Rents and 90% of the Fair Market Rents in the following table. All rents, including maximum allowable and Fair Market Rents, have been adjusted to reflect the utilities included in the rent at the subject site.

OHFA Derived Rent and Programmatic Rent Comparison Chart	
	Two-Bedroom
Proposed Gross Rents	**30% - $540** **50% - $800** **60% - $917**
Achievable Market Rents	$1,025
Utility Allowance	$81*
Gross Achievable Market Rents	$1,106
Proposed Rents Share of Market Rents	30% - 48.8% 50% - 72.3% 60% - 82.9%
Achievable Tax Credit Rents	30% - $459 50% - $819 60% - $920
Utility Allowance	$81**
Gross Achievable Tax Credit Rents	30% - $540 50% - $900 60% - $1,001
Proposed Rents Share of Achievable Tax Credit Rents	30% - 100.0% 50% - 88.9% 60% - 91.6%
Maximum Allowable Tax Credit Rents	30% - $540 50% - $900 60% - $1,080
Proposed Rents Share of Maximum Allowable Rents	30% - 100.0% 50% - 88.9% 60% - 84.9%
Fair Market Rents	$884
Proposed Rents Share of Fair Market Rents	30% - 61.1% 50% - 90.5% 60% - 103.7%
90% of Fair Market Rents	$795
Proposed Rents Share of 90% of Fair Market Rents	30% - 67.9% 50% - 100.6% 60% - 115.3%

Note the above achievable rent calculations utilize gross rents that include the estimated cost of all utilities.
*The source for the utility value is the local housing authority utility allowance worksheet.
**The source for the utility value is the proposed developer allowance

The proposed gross rents are 48.8% to 82.9% of achievable market rents and should therefore represent an excellent to moderate value for the local market. This is considered in our absorption rate estimates. Typically, Tax Credit rents are set 10% or more below achievable market rents to ensure that the project will have an adequate flow of tenants. The 60% AMI rent is over 17% below estimated market rent.

The proposed 60% AMI LIHTC rent is achievable, despite being higher than the two existing comparables in the Site PMA. The ability to achieve this higher rent is driven by the comparables age and lower quality. We have concluded the maximum allowable 30% and 50% AMI rents to be achievable at the site as well.

Section VI – Income-Eligible Households

Construction of the proposed project is expected to be complete in 2026. The household projections found in the Demographic Trends section of this report indicate that an estimated 227 age- (55 and older) and income-eligible renter households and 879 total (renter and owner) age- and income-qualified households will reside within the Site PMA in 2027. The 50 Tax Credit units at the subject project represent a required capture rate of 22.0% of the age- and income-eligible renter households and a capture rate of 5.7% among all (renter and owner) age- and income-eligible households.

The 22.0% renter-only capture rate for the proposed project, while exceeding OHFA's 10% guideline, is considered achievable in this rural market, especially when considering the limited supply of senior-restricted, non-subsidized Tax Credit product in the Site PMA and the projection for increasing senior households. The lack of senior renters can be partially attributed to the lack of modern rental units to serve this age group. The subject site will serve the increasing senior households as the demographic base in the Site PMA ages in place. The only existing non-subsidized senior LIHTC property will be nearly 20 years old when the site is complete and is fully occupied with a 22-household waiting list for its 32 total units.

Based on historical trends among senior Tax Credit properties in this and other markets operated by the developer, we have found that up to 30% of the initial residents are previous homeowners. When considering a similar share of homeowner support, only 35 units would need to be filled from income-eligible renters, reducing the senior renter capture rate to 15.4%.

Section VII – Area Analysis and Description of Public Services

The proposed site is located on the north side of W. Fountain Grove Drive, 0.2 miles west of its intersection with S. Main Street (U.S. Highway 127) in southern Bryan, Williams County, Ohio. The site is 54.0 miles west of Toledo and 40.0 miles northeast of Fort Wayne, Indiana. The proposed site is currently undeveloped land. Surrounding land uses include single-family homes and commercial and institutional uses. The adjacent condominium community is in excellent condition, enhancing the area's desirability. The site is a short drive from U.S. Highway 127, which is offers shopping and extends to downtown Bryan. No nuisances were noted during the site visit. Visibility and access are both considered good.

The site is in proximity to opportunities for shopping, recreation and entertainment. Health and safety services are within 2.0 miles of the site. The site has convenient access to major highways, though no regularly scheduled public transportation is available. Overall, we consider the site's location and proximity to community services to have a positive effect on its marketability.

Site and Neighborhood Area Condition Summary			
Current Site:	Vacant Land	**Site Visibility:**	Good
Access to Services:	Very Good	**Site Vehicular Access:**	Good
Current Neighborhood:	Good	**Trend:**	Stable
Predominant Neighborhood Land Use:	Residential, Commercial, Institutional, Undeveloped Land		
Subject Site Walk Score*:	60 (Somewhat Walkable): "Some errands can be accomplished on foot."		

*Source: www.walkscore.com. Walk Score is a measurement of the walkability of an address, ranging from 0 to 100 (0 being least walkable and 100 being most walkable). The score is based on Walkscore.com's patented system of methodology that includes analyses of road metrics, population density and pedestrian routes to nearby services and amenities.

Section VIII – Federally Subsidized and Tax Credit Properties

The 301 existing and 50 proposed Tax Credit and federally subsidized units in the market have been considered to calculate the required affordable housing penetration rate. Based on the same calculation process used for the subject site, the income-eligible range for the existing and proposed Tax Credit and federally subsidized units is below $51,840. An estimated 1,463 renter households with eligible incomes will reside within the Site PMA in 2027. The existing and proposed Tax Credit and subsidized units represent a penetration rate of 24.0% of the income-eligible renter households, which is summarized in the following table.

	Affordable Penetration Rate Calculation
Number of LIHTC and Subsidized Units (Proposed and Existing)	351
Income-Eligible Renter Households – 2027	/ 1,463
Overall Market Penetration Rate	= 24.0%

It is our opinion that the 24.0% penetration rate for the LIHTC and federally subsidized units is low and achievable.

Section IX – Rental Housing Supply Analysis

We identified and personally surveyed 14 conventional rental housing projects containing a total of 461 units within the Site PMA during our in-person survey in January 2025. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 96.5%, a stable rate for rental housing. The following table summarizes the breakdown of conventional housing units surveyed within the Site PMA.

Summary of Conventional Apartments Survey					
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Market-rate	5	119	4	96.6%	0
Market-rate/Tax Credit	1	96	0	100.0%	0
Market-rate/Government-Subsidized	1	40	0	100.0%	0
Tax Credit	1	32	0	100.0%	0
Tax Credit/Government-Subsidized	2	84	12	85.7%	0
Government-Subsidized	4	90	0	100.0%	0
Total	**14**	**461**	**16**	**96.5%**	**0**

Source: VSI Field Survey

As the preceding table illustrates, all but the Tax Credit/government-subsidized project types identified within the Site PMA are reporting high occupancy rates of 96.6% to 100.0%. All 12 vacancies among the Tax Credit/government-subsidized properties are at a single property, Bryan Community Apartments. Management at this property attributed the vacancies to slow traffic during the winter months and age and quality of this project, which is impacting the ability to attract residents when rental assistance is not available. There is a waiting list for units with rental assistance at this property. The 12 vacancies include four additional vacancies since a January 2024 survey, indicating project-specific issues. However, this property has historically maintained a higher occupancy rate. The overall occupancy rate is 0.4% percentage points lower than a survey of the same market area completed in January 2024.

The only non-subsidized LIHTC property is a 32-unit senior-restricted property built over 15 years ago that has a waiting list of 22 households.

The Williams County Economic Development Corporation recently conducted a Housing Opportunities Assessment, which showed a need for 192 to 300 rental units on the county level, with 90 to 120 of those estimated to be needed within Bryan.

Section X – Comparable Tax Credit Analysis

Of the LIHTC properties in the Site PMA, both of the non-subsidized properties were selected as comparable to the site. Only one of these properties targets seniors. Due to the limited number of comparable properties in the Site PMA, we also selected two out-of-market properties for this comparable analysis. These properties are in Whitehouse and Wauseon, and target seniors. The four selected LIHTC properties and the subject development as proposed are summarized as follows.

Comparable Tax Credit Projects

Map ID	Project Name	Year Opened	Total Units	Occup. Rate	Distance To Site	Waiting List	Target Market	Ratings	
								Q.R.	N.R.
Site	Fountain Creek Senior Villas	2027	50	-	-	-	Seniors 55+; 30%, 50% & 60% AMI	A	B
4	Meadow Creek Apts.	2000	56*	100.0%	2.9 Miles	6 H.H.	Families; 50% & 60% AMI	B	B
6	Bryan Senior Housing	2008	32	100.0%	1.2 Miles	22 H.H.	Seniors 55+; 35%, 50% & 60% AMI	A-	B
902	Whitehouse Square Senior Villas	2010	32	100.0%	48.0 Miles	6 months	Seniors 55+; 35%, 50% & 60% AMI	A-	B
905	Wauseon Senior Villas Apt. Homes	2010	48	100.0%	28.5 Miles	33 H.H.	Seniors 55+; 35%, 50% & 60% AMI	A-	B

Source: VSI Field Survey
Occup. – Occupancy
H.H. – Households
Q.R. – Quality Rating
N.R. – Neighborhood Rating
900 Series map codes located outside the PMA
*Market-rate units not included

The four LIHTC projects have a combined occupancy rate of 100.0%. All of these projects have waiting lists, illustrating the strong demand for affordable housing within the Site PMA and affordable senior product in the region.

Gross rents (which include collected/street rents plus the cost of tenant-paid utilities) for the four LIHTC projects and the proposed rents at the subject site are listed in the following table:

		Gross Rent/Percent of AMI (Units)		
Map ID	Project Name	One-Br.	Two-Br.	Three-Br.
Site	**Fountain Creek Senior Villas**	**-**	**$540/30% (8) $800/50% (12) $917/60% (30)**	**-**
4	Meadow Creek Apts.	-	$838/50% (10) $838/60% (40)	$977/50% (2) $977/60% (4)
6	Bryan Senior Housing	$514/35% (1) $703/50% (3) $773/60% (4)	$724/35% (3) $784/50% (10) $819/60% (11)	-
902	Whitehouse Square Senior Villas	-	$699/35% (2) $856/50% (18) $1,163/60% (12)	-
905	Wauseon Senior Villas Apt. Homes	-	$778/35% (3) $1,071/50% (17) $1,267/60% (28)	-
	Weighted Average/Percent of AMI	**$514/35% $703/50% $773/60%**	**$738/35% $906/50% $1,011/60%**	**$977/50% $977/60%**
	Max Allowable Rent/Percent of AMI	*$524/35% $750/50% $900/60%*	*$540/30% $629/35% $900/50% $1,080/60%*	*$1,040/50% $1,248/60%*

Source: VSI Field Survey
900 Series map codes located outside the PMA

The proposed subject gross rents of $540 to $917 will be within the range of rents at the comparable properties in and near the market. The 30% AMI rent is at the maximum allowable level and will represent an exceptional value in the market. The 50% and 60% AMI rents are well below the maximum allowable rents, with the out-of-market comparables achieving higher 50% and 60% AMI rents. The maximum allowable 60% AMI rents are higher in the counties where the out-of-market senior comparables are located.

The proposed 50% AMI rent at the site is comparable to the 60% AMI rents at Bryan Senior Housing and Meadow Creek Apartments, located in the Site PMA. The 100% occupancy of the comparables is an indication higher rents could be achieved while maintaining a stabilized occupancy rate. Given the value to estimated market rent, capture rates in this rural market and increasing senior household base, we have concluded the proposed rents are achievable and will represent a value.

Section XI – Public Housing Authority Concerns and Issues

As required by the Ohio Housing Finance Agency, VSI contacted the local Public Housing Authority (PHA). The housing authority did not respond to our request for their opinion regarding the proposed development. VSI will notify both the applicant and Ohio Housing Finance Agency if the housing authority responds to our request. An evaluation of any issues or concerns raised by the housing authority would then be forwarded as well. A copy of the letter sent can be found on page XI-2 of this report.

II. Project Description

The subject of this report, Fountain Creek Senior Villas, involves the proposed new construction of 50 units of affordable rental housing restricted to senior households age 55 and older in Bryan, Williams County, Ohio.

Fountain Creek Senior Villas is proposed to be developed with Low-Income Housing Tax Credit (LIHTC) financing, targeting senior households with incomes up to 30%, 50% and 60% of Area Median Income (AMI).

The site will include 50 two-bedroom ranch-style units with attached garages. The proposed Tax Credit collected rents are $459 to $836 for two-bedroom units. The site is anticipated to open in 2027.

Project Name

Fountain Creek Senior Villas

Property Location

300 W. Fountain Grove Drive
Bryan, Williams County, Ohio 43506

Project Type

Proposed

Low-Income Housing Tax Credit (Seniors Age 55+)

Unit Configuration and Rents

Fountain Creek Senior Villas (Proposed Site)									
# of Units	Number of Beds (Style)	# of Baths	Square Feet	Affordable to What % of AMI	Occupied by What % of AMI	Gross Rents	Tenant-Paid Utilities	Net Rents	Maximum LIHTC Gross Rents
8	Two (Ranch)	1.0	919	30%	30%	$540	$81	$459	$540
12	Two (Ranch)	1.0	919	50%	50%	$800	$81	$719	$900
30	Two (Ranch)	1.0	919	60%	60%	$917	$81	$836	$1,080
50									

Source: Frontier Community Services
AMI – Area Median Income (Williams County, OH [2024])

Target Market

Low-income adults age 55 and older with incomes up to 30%, 50% and 60% of AMI.

Project Design

The proposed project will offer single-story ranch units with attached garages.

Projected Opening Year

2027

Site Size

11.2 acres

Unit Amenities

- Refrigerator
- Microwave
- Vinyl Flooring
- Patio/Balcony
- Walk-in Closets
- Dishwasher
- Range
- Window Blinds
- Ceiling Fan
- 1.5-Car Garage
- Garbage Disposal
- Central Air Conditioning
- Washer/Dryer Hookups
- Storage

Community Amenities

- On-site Management
- Kitchen
- Dog Park/Pet Care Area
- Shelter House
- Clubhouse
- Lounge
- Community Garden
- Open Space
- Activity Room
- Fitness Center
- Community Patio

Utility Responsibility

The following table illustrates the type of utilities as well as the distribution of utilities by payer responsibility.

Subject Utility Type and Responsibility with Cost Estimates			
Utility	**Tenant**	**Landlord**	**2-Br.**
General Electricity	X	-	N/A
Heating	Gas	-	N/A
Hot Water	Gas	-	N/A
Cooking	Electric	-	N/A
Cold Water	-	X	-
Sewer	-	X	-
Trash Collection	-	X	-
Developer-Provided Utility Allowance Estimate			**$81**

N/A – Specific cost estimates for each utility were not provided at the time of this analysis

Parking

Units will include an attached 1.5-car garage. This feature will be included in the monthly rent. In addition to the on-site, unit-specific garages, the project will include surface parking areas.

Special Needs

Not Applicable

Floor Plan/Site Plan Review

The site is located in the southern portion of Bryan. The site will be accessed via W. Fountain Grove Drive, which forms the southern boundary of the subject site. The project will include eight single-story residential buildings and a clubhouse/community building, with surface parking near each structure.

The community building and most project amenities will be located at the entrance to the community. The community building will include a management/leasing office, multipurpose room with exercise equipment, community space with a kitchenette, public restrooms, maintenance storage and community patio. Other community amenities will include a shelter house and dog park.

The two-bedroom units will offer 919 square feet of living space and 1.0 bathroom. The proposed unit sizes are considered large and will be marketable. We expect the two-bedroom ranch units will be attractive to a wide variety of senior households, including those with declining mobility.

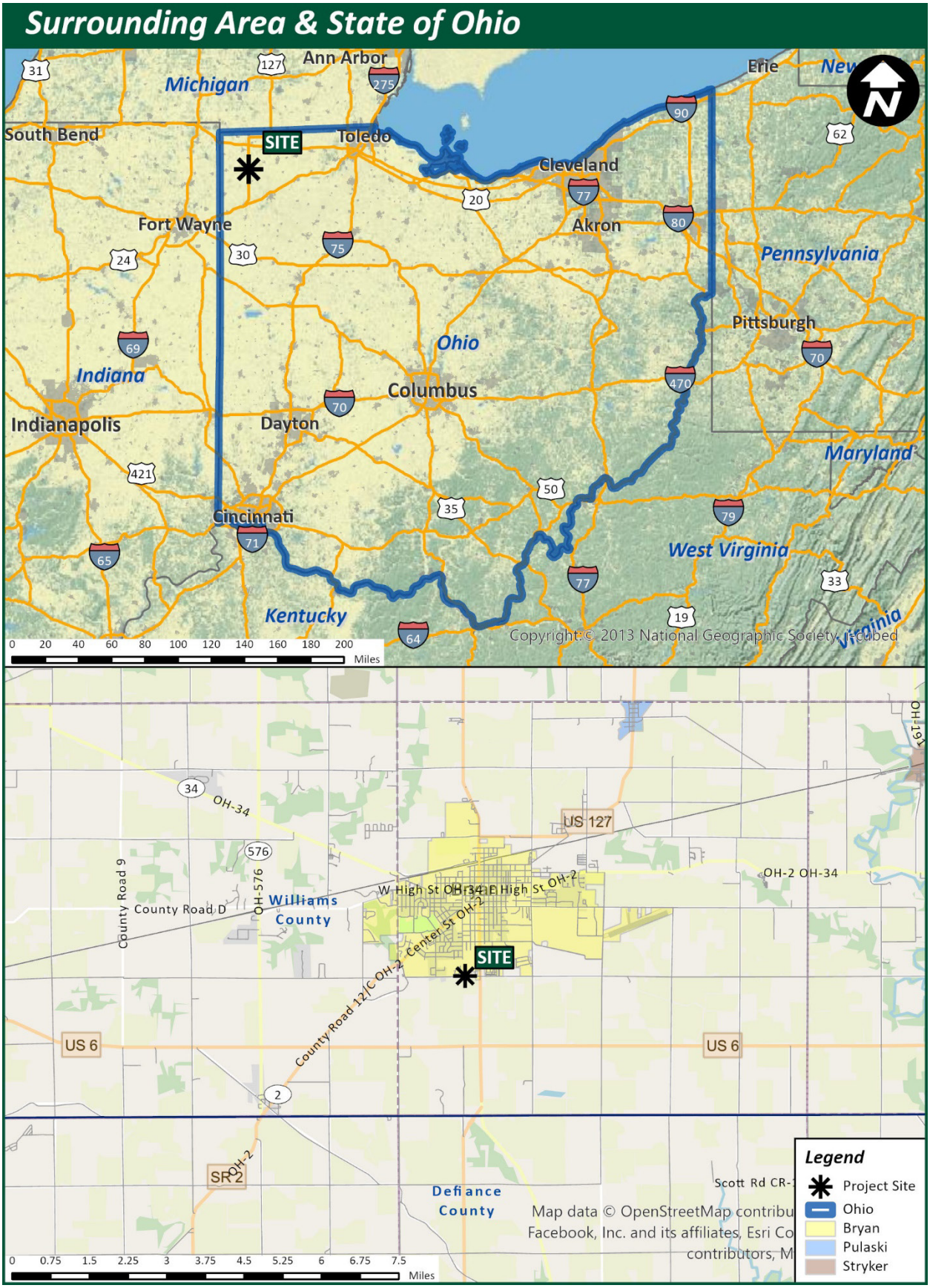
The units will offer an open dining and living area, with a front porch, attached 1.5-car garage with storage, laundry area with washer/dryer hookups, well-appointed kitchens and walk-in closets. The units will also include carpet and wood-look vinyl plank flooring.

It is our opinion that the unit size and amenities are appropriate and will contribute to the marketability of the project.

Statistical Area

Williams County, Ohio (2024)

A state map and area map are on the following page.


Surrounding Area & State of Ohio
Michigan
Ann Arbor
Toledo
SITE
South Bend
Fort Wayne
Cleveland
Akron
Erie
Pennsylvania
Pittsburgh
Ohio
Columbus
Indiana
Indianapolis
Dayton
Cincinnati
Kentucky
West Virginia
Maryland
Copyright © 2013 National Geographic Society, i-cubed
0 20 40 60 80 100 120 140 160 180 200 Miles
OH-34
US 127
OH-2 OH-34
W High St OH-34
E High St OH-2
Center St OH-2
County Road D
County Road 9
OH-576
Williams County
County Road 12/C OH-2
SITE
US 6
SR 2
Defiance County
0 0.75 1.5 2.25 3 3.75 4.5 5.25 6 6.75 7.5 Miles
Legend
Project Site
Ohio
Bryan
Pulaski
Stryker

III. Primary Market Area (PMA) Delineation

The Primary Market Area (PMA) is the geographic area where the majority of support for the proposed site is expected to originate, where the community services that site residents will likely utilize are located and/or where comparable housing alternatives exist. The Bryan Site PMA was determined based on interviews with area leasing agents and government and economic development representatives. In addition, the personal observations of our field analysts, including information regarding physical and socioeconomic differences in the market and a demographic analysis of the area's households and population, were also considered.

The Bryan Site PMA comprises the city of Bryan, the unincorporated communities of West Jefferson and Williams Center, a southern portion of the village of Montpelier and the villages of Blakeslee, Edgerton and Stryker within Williams County. The city of Bryan had an estimated population of 8,545 in 2022, representing just over one-third of the overall Site PMA population. The significant boundaries of the Bryan Site PMA include:

North: State Route 107

East: State Route 191, State Route 2 and County Road 22-A

South: Defiance Williams County Line Road

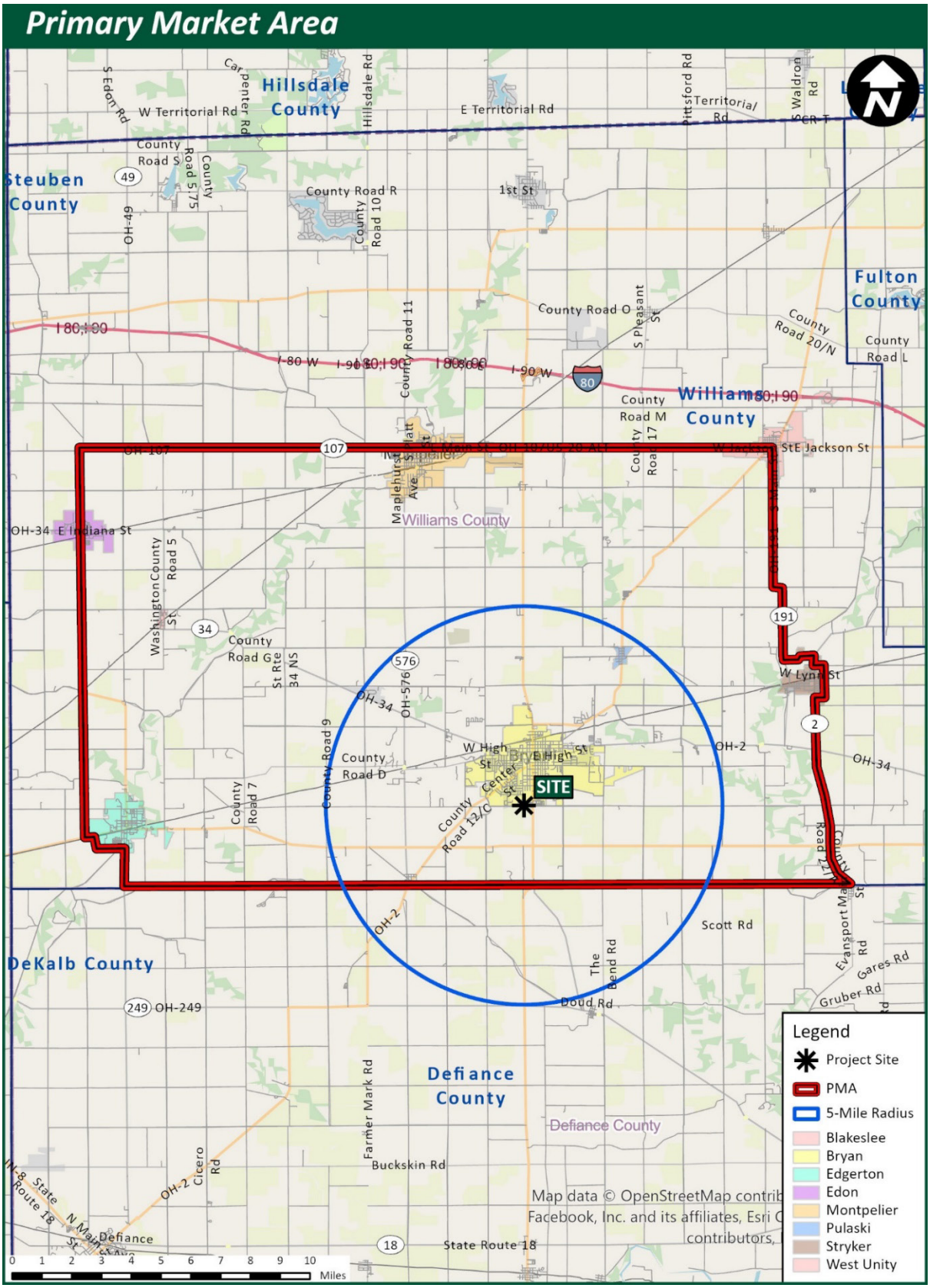
West: State Route 49 and Williams County Road 3

Sue White, regional manager for RLJ Management, which oversees Bryan Senior Housing, a LIHTC property in Bryan, reported that a majority of the site for her affordable senior property originates from Bryan and the surrounding rural communities of Williams County. Bryan is the county seat for Williams County and contains a concentration of services, attracting support from more isolated rural areas as seniors seek maintenance-free housing.

Rhianna Olney, property manager of Meadow Creek Apartments, a market-rate and Tax Credit property, stated a significant percentage of support for the existing property has originated primarily from Bryan. She stated around 75% of her tenants are from Bryan, and the majority of the remaining tenants are from Williams County.

Christy, the property manager at Plaza Senior Village, stated almost all of her tenants are from Bryan. Because the site is a senior-restricted RD 515 property, most of her tenants lived in Bryan previously and wanted to stay near family. She estimated 90% of her tenants are from Bryan.

The Site PMA boundaries were influenced by the area's population densities and the presence of freeways. The Site PMA extends beyond a five-mile radius to the west, north and east. The Site PMA includes a majority of Williams County. Bryan is the county seat of Williams County and will attract support from not only Bryan, but the surrounding rural communities as well since it is the governmental, shopping and health care center of the region. A small portion of support will come from some other areas of Williams County beyond the Site PMA and rural communities in the area. We do not anticipate this support component will be significant. Therefore, we have not considered a secondary market area in this report. A map delineating the boundaries of the Site PMA is on the following page.


Primary Market Area
Hillsdale County
Steuben County
Fulton County
Williams County
DeKalb County
Defiance County
Williams County
Defiance County
W Territorial Rd
E Territorial Rd
County Road S
County Road R
1st St
County Road O
S Pleasant St
County Road 20/N
County Road L
I-80 W
I-90 W
County Road M
County Road 11
County Road 17
OH-107
107
E Jackson St
OH-34 E Indiana St
Washington St
County Road 5
34
County Road G
St Rte 34 NS
576
OH-576
OH-34
191
W Lynn St
2
OH-2
W High St
E High St
Bryan
County Road D
County Road 9
County Road 7
Center St
SITE
County Road 12/C
Scott Rd
The Bend Rd
Boud Rd
Gares Rd
Gruber Rd
249 OH-249
Farmer Mark Rd
Buckskin Rd
OH-2 Cicero Rd
State Route 18
N Main St
Defiance
Legend
Project Site
PMA
5-Mile Radius
Blakeslee
Bryan
Edgerton
Edon
Montpelier
Pulaski
Stryker
West Unity
Miles
Map data © OpenStreetMap contrib
Facebook, Inc. and its affiliates, Esri C
contributors,

IV. Demographic Trends and Economic Analysis

Demographic Trends

The following section discusses the population, household, income and crime trends within the Site PMA.

Population Trends

The population of the Site PMA was 25,510 in 2010. Between 2010 and 2020, the population base decreased by 215 in the Bryan Site PMA. This represents a 0.8% decrease from the 2010 population, or an annual rate of 0.1%. The Site PMA population bases are summarized as follows:

	Year			
	2010 (Census)	2020 (Census)	2024 (Estimated)	2029 (Projected)
Population	25,510	25,295	24,838	24,451
Population Change	-	-215	-457	-387
Percent Change	-	-0.8%	-1.8%	-1.6%

Source: 2010, 2020 Census; ESRI; Urban Decision Group; VSI

The population fell by 457, or 1.8%, between 2020 and 2024. Projections indicate a population decrease of 387, or 1.6%, between 2024 and 2029.

The summary of the Site PMA population bases by age follow:

Population by Age	2020 (Census)		2024 (Estimated)		2029 (Projected)		Change 2024-2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
19 & Under	6,259	24.7%	5,942	23.9%	5,521	22.6%	-421	-7.1%
20 to 24	1,341	5.3%	1,410	5.7%	1,289	5.3%	-121	-8.6%
25 to 34	2,850	11.3%	2,864	11.5%	2,956	12.1%	92	3.2%
35 to 44	2,939	11.6%	2,966	11.9%	2,954	12.1%	-12	-0.4%
45 to 54	3,016	11.9%	2,867	11.5%	2,882	11.8%	15	0.5%
55 to 64	3,795	15.0%	3,327	13.4%	2,896	11.8%	-431	-13.0%
65 to 74	2,847	11.3%	3,067	12.3%	3,228	13.2%	161	5.2%
75 & Over	2,247	8.9%	2,395	9.6%	2,724	11.1%	329	13.7%
Total	**25,295**	**100.0%**	**24,838**	**100.0%**	**24,451**	**100.0%**	**-387**	**-1.6%**

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Population projections illustrate the contraction of the 19 and under, 20 to 24, 35 to 44 and 55 to 64 age cohorts within the Site PMA from 2024 to 2029 and the expansion of all others. The significant population growth in the age 65 and older cohort from 2024 to 2029 is notable but will not fully offset the declining population trends among other households.

Household Trends

The number of households in the Site PMA was 10,479 in 2010. Households increased by 169 (1.6%) within the Bryan Site PMA between 2010 and 2020. A summary of household trends within the Bryan Site PMA follows:

	Year			
	2010 (Census)	2020 (Census)	2024 (Estimated)	2029 (Projected)
Households	10,479	10,648	10,573	10,543
Household Change	-	169	-75	-30
Percent Change	-	1.6%	-0.7%	-0.3%
Household Size	2.43	2.38	2.35	2.32

Source: 2010, 2020 Census; ESRI; Urban Decision Group; VSI

Households decreased by 75, or 0.7%, between 2020 and 2024. In 2029, 10,543 households will reside in the Site PMA, which represents a decrease of 30 (0.3%) from 2024 levels. This is a decline of approximately six households annually over the next five years.

The following table illustrates the Site PMA household bases by age.

Households by Age	2020 (Census)		2024 (Estimated)		2029 (Projected)		Change 2024-2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 25	413	3.9%	393	3.7%	351	3.3%	-42	-10.7%
25 to 34	1,338	12.6%	1,365	12.9%	1,400	13.3%	35	2.6%
35 to 44	1,579	14.8%	1,616	15.3%	1,611	15.3%	-5	-0.3%
45 to 54	1,749	16.4%	1,676	15.9%	1,664	15.8%	-12	-0.7%
55 to 64	2,304	21.6%	2,025	19.2%	1,743	16.5%	-282	-13.9%
65 to 74	1,799	16.9%	1,928	18.2%	2,002	19.0%	74	3.8%
75 to 84	1,052	9.9%	1,127	10.7%	1,272	12.1%	145	12.9%
85 & Over	414	3.9%	444	4.2%	500	4.7%	56	12.6%
Total	**10,648**	**100.0%**	**10,573**	**100.0%**	**10,543**	**100.0%**	**-30**	**-0.3%**
Median	**56.1 years**		**56.2 years**		**56.4 years**		**+0.2 years**	

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Despite the overall declining household trends in the Site PMA, age cohorts above the age of 65 are projected to increase by significantly. This indicates a growing need for senior-specific housing in the market.

Households by tenure are distributed as follows:

Tenure	2020 (Census)		2024 (Estimated)		2029 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	7,727	72.6%	7,813	73.9%	7,865	74.6%
Renter-Occupied	2,921	27.4%	2,760	26.1%	2,677	25.4%
Total	**10,648**	**100.0%**	**10,573**	**100.0%**	**10,543**	**100.0%**

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Homeowner households accounted for 73.9% and renter households accounted for 26.1% of all occupied housing in 2024. The share of renter households is well below the national share but not uncommon for rural housing markets.

Households by tenure for those age 55 and older are distributed as follows:

Tenure Age 55+	2020 (Census)		2024 (Estimated)		2029 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	4,471	80.3%	4,557	82.5%	4,569	82.8%
Renter-Occupied	1,098	19.7%	967	17.5%	948	17.2%
Total	**5,569**	**100.0%**	**5,524**	**100.0%**	**5,517**	**100.0%**

Source: 2020 Census; ESRI; Urban Decision Group; VSI

A total of 967 (17.5%) of all households age 55 and older were renters in 2024. Senior renter households are projected to decrease modestly through 2029.

Household sizes by tenure for those age 55 and older are distributed as follows:

Persons Per Renter Household Age 55+	2024 (Estimated)		2029 (Projected)		Change 2024-2029	
	Households	Percent	Households	Percent	Households	Percent
1 Person	653	67.5%	657	69.3%	4	0.6%
2 Persons	139	14.4%	127	13.4%	-12	-8.5%
3 Persons	76	7.8%	72	7.6%	-3	-4.1%
4 Persons	51	5.3%	46	4.9%	-5	-9.9%
5 Persons+	48	4.9%	45	4.7%	-3	-6.0%
Total	**967**	**100.0%**	**948**	**100.0%**	**-19**	**-2.0%**

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Persons Per Owner Household Age 55+	2024 (Estimated)		2029 (Projected)		Change 2024-2029	
	Households	Percent	Households	Percent	Households	Percent
1 Person	1,519	33.3%	1,541	33.7%	22	1.5%
2 Persons	1,620	35.5%	1,609	35.2%	-11	-0.7%
3 Persons	552	12.1%	560	12.3%	8	1.4%
4 Persons	519	11.4%	517	11.3%	-2	-0.4%
5 Persons+	348	7.6%	341	7.5%	-7	-2.1%
Total	**4,558**	**100.0%**	**4,568**	**100.0%**	**10**	**0.2%**

Source: 2020 Census; ESRI; Urban Decision Group; VSI

The subject will serve one- and two-person senior households. Among seniors, these household sizes account for over 80% of renter households, and one-person senior renters will increase by a net of four households through 2028. This will be the primary source of support for the subject site. Although, given the location of the site and scarcity of modern rental housing serving seniors, we do anticipate up to 30% of the support will be homeowners converting to a maintenance-free rental unit.

Income Trends

The distribution of households by income and the median income by tenure within the Bryan Site PMA are summarized as follows:

Household Income Range	2020 (Census)		2024 (Estimated)		2029 (Projected)	
	Households	Percent	Households	Percent	Households	Percent
Less than $10,000	378	3.5%	375	3.5%	326	3.1%
$10,000 to $19,999	762	7.2%	693	6.6%	633	6.0%
$20,000 to $29,999	1,175	11.0%	883	8.4%	676	6.4%
$30,000 to $39,999	1,224	11.5%	1,000	9.5%	768	7.3%
$40,000 to $49,999	948	8.9%	921	8.7%	805	7.6%
$50,000 to $59,999	1,084	10.2%	960	9.1%	928	8.8%
$60,000 to $74,999	1,412	13.3%	1,352	12.8%	1,333	12.6%
$75,000 to $99,999	1,707	16.0%	1,898	18.0%	1,991	18.9%
$100,000 to $124,999	784	7.4%	1,056	10.0%	1,249	11.8%
$125,000 to $149,999	346	3.2%	538	5.1%	659	6.3%
$150,000 to $199,999	584	5.5%	543	5.1%	744	7.1%
$200,000+	244	2.3%	354	3.3%	431	4.1%
Total	**10,648**	**100.0%**	**10,573**	**100.0%**	**10,543**	**100.0%**
PMA Median Income	**$57,721**		**$65,043**		**$72,778**	
PMA Median Owner Income	**$66,085**		**$73,619**		**$79,196**	
PMA Median Renter Income	**$37,444**		**$41,979**		**$52,633**	
Williams County Median Income	**$55,030**		**$65,801**		**$73,527**	
Williams County Median Income	**$55,030**		**$65,801**		**$73,527**	
Ohio State Median Income	**$61,938**		**$76,021**		**$86,464**	
U.S. Median Income	**$69,021**		**$78,944**		**$91,272**	

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

The median household income in 2010 was $57,721. By 2024, it increased by 12.7% to $65,043. Projections indicate the median household income will be $72,778 by 2029, an increase of 11.9% over 2024. While projections indicate an increase over the next five years, the median Site PMA renter income remains well below the median owner income.

The distribution of households by income for those age 55 and older within the Bryan Site PMA is summarized as follows:

Household Income Range Age 55+	2020 (Census)		2024 (Estimated)		2029 (Projected)	
	Households	Percent	Households	Percent	Households	Percent
Less than $10,000	178	3.2%	209	3.8%	187	3.4%
$10,000 to $19,999	490	8.8%	461	8.3%	426	7.7%
$20,000 to $29,999	795	14.3%	623	11.3%	496	9.0%
$30,000 to $39,999	722	13.0%	588	10.6%	440	8.0%
$40,000 to $49,999	561	10.1%	578	10.5%	537	9.7%
$50,000 to $59,999	573	10.3%	520	9.4%	523	9.5%
$60,000 to $74,999	679	12.2%	630	11.4%	637	11.5%
$75,000 to $99,999	751	13.5%	876	15.9%	939	17.0%
$100,000 to $124,999	304	5.5%	398	7.2%	474	8.6%
$125,000 to $149,999	147	2.6%	239	4.3%	304	5.5%
$150,000 to $199,999	254	4.6%	248	4.5%	359	6.5%
$200,000+	116	2.1%	155	2.8%	194	3.5%
Total	**5,570**	**100.0%**	**5,525**	**100.0%**	**5,516**	**100.0%**
Median Income	**$50,681**		**$55,837**		**$63,509**	

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

The median household income in 2010 for households age 55 and older was $50,681. By 2024, it increased by 10.2% to $55,837. Projections indicate the median household income will be $63,509 by 2029, an increase of 13.7% over 2024.

The following tables illustrate renter household income by household size for the Bryan Site PMA:

Household Income Range	Renter Households 2020 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	95	65	31	24	19	235
$10,000 to $19,999	200	98	47	37	28	410
$20,000 to $29,999	241	123	59	46	35	504
$30,000 to $39,999	180	120	58	45	35	438
$40,000 to $49,999	124	83	40	31	24	302
$50,000 to $59,999	103	76	36	28	22	266
$60,000 to $74,999	128	102	49	38	29	346
$75,000 to $99,999	110	94	45	35	27	312
$100,000 to $124,999	19	18	9	7	5	58
$125,000 to $149,999	9	8	4	3	2	26
$150,000 to $199,999	13	12	6	4	3	38
$200,000 & Over	6	5	2	2	1	16
Total	**1,229**	**804**	**385**	**301**	**232**	**2,950**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Renter Households 2024 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	94	56	30	21	19	221
$10,000 to $19,999	173	85	46	32	29	365
$20,000 to $29,999	175	87	47	32	30	371
$30,000 to $39,999	142	97	53	36	33	361
$40,000 to $49,999	132	81	44	30	28	315
$50,000 to $59,999	86	63	34	23	22	228
$60,000 to $74,999	112	93	50	34	32	321
$75,000 to $99,999	130	109	59	40	37	376
$100,000 to $124,999	30	28	15	10	10	92
$125,000 to $149,999	16	14	7	5	5	47
$150,000 to $199,999	13	11	6	4	4	38
$200,000 & Over	8	7	4	3	2	24
Total	**1,112**	**730**	**397**	**271**	**251**	**2,760**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Renter Households 2029 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	80	45	25	16	16	182
$10,000 to $19,999	152	73	41	27	26	318
$20,000 to $29,999	124	58	33	21	21	257
$30,000 to $39,999	99	68	39	25	24	255
$40,000 to $49,999	121	66	38	24	23	272
$50,000 to $59,999	84	55	31	20	19	208
$60,000 to $74,999	108	84	48	31	30	299
$75,000 to $99,999	172	130	74	47	46	470
$100,000 to $124,999	43	38	21	14	13	128
$125,000 to $149,999	24	19	11	7	7	68
$150,000 to $199,999	51	38	22	14	14	139
$200,000 & Over	29	23	13	8	8	81
Total	**1,086**	**695**	**396**	**254**	**246**	**2,677**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

The following tables illustrate renter household income by household size for age 55 and older for the Bryan Site PMA:

Household Income Range	Renter Age 55+ Households 2020 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	56	10	5	4	3	77
$10,000 to $19,999	148	25	12	10	7	203
$20,000 to $29,999	175	29	14	11	8	237
$30,000 to $39,999	108	19	9	7	5	148
$40,000 to $49,999	74	13	6	5	4	102
$50,000 to $59,999	56	10	5	4	3	78
$60,000 to $74,999	63	12	6	4	3	88
$75,000 to $99,999	49	9	4	3	3	68
$100,000 to $124,999	7	1	1	0	0	10
$125,000 to $149,999	4	1	0	0	0	6
$150,000 to $199,999	6	1	0	0	0	8
$200,000 & Over	3	0	0	0	0	4
Total	**747**	**130**	**62**	**49**	**38**	**1,027**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Renter Age 55+ Households 2024 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	61	13	7	5	4	91
$10,000 to $19,999	128	27	15	10	9	188
$20,000 to $29,999	128	26	14	10	9	188
$30,000 to $39,999	80	17	9	6	6	118
$40,000 to $49,999	82	17	9	6	6	122
$50,000 to $59,999	44	10	5	4	3	66
$60,000 to $74,999	49	11	6	4	4	73
$75,000 to $99,999	56	12	7	5	4	84
$100,000 to $124,999	10	2	1	1	1	14
$125,000 to $149,999	7	1	1	1	1	10
$150,000 to $199,999	5	1	1	0	0	8
$200,000 & Over	3	1	0	0	0	5
Total	**653**	**139**	**76**	**51**	**48**	**967**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Renter Age 55+ Households 2029 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	54	11	6	4	4	78
$10,000 to $19,999	114	23	13	8	8	165
$20,000 to $29,999	94	19	11	7	7	138
$30,000 to $39,999	55	11	6	4	4	80
$40,000 to $49,999	83	16	9	6	6	121
$50,000 to $59,999	49	9	5	3	3	70
$60,000 to $74,999	52	10	6	4	3	75
$75,000 to $99,999	86	16	9	6	6	123
$100,000 to $124,999	17	3	2	1	1	24
$125,000 to $149,999	12	2	1	1	1	17
$150,000 to $199,999	26	5	3	2	2	38
$200,000 & Over	14	3	1	1	1	20
Total	**657**	**127**	**72**	**46**	**45**	**948**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

The following tables illustrate owner household income by household size for age 55 and older for the Bryan Site PMA:

Household Income Range	Owner Age 55+ Households 2020 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	36	35	12	11	7	101
$10,000 to $19,999	108	97	33	30	20	287
$20,000 to $29,999	217	183	63	56	38	558
$30,000 to $39,999	213	195	67	60	40	574
$40,000 to $49,999	163	159	55	49	33	459
$50,000 to $59,999	151	185	64	57	38	495
$60,000 to $74,999	177	223	77	69	46	591
$75,000 to $99,999	203	258	89	80	53	683
$100,000 to $124,999	86	112	39	35	23	294
$125,000 to $149,999	40	55	19	17	11	141
$150,000 to $199,999	73	93	32	29	19	246
$200,000 & Over	33	43	15	13	9	112
Total	**1,499**	**1,637**	**566**	**505**	**337**	**4,543**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Owner Age 55+ Households 2024 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	42	41	14	13	9	118
$10,000 to $19,999	101	91	31	29	20	273
$20,000 to $29,999	168	143	49	46	31	435
$30,000 to $39,999	173	158	54	51	34	470
$40,000 to $49,999	161	157	54	50	34	456
$50,000 to $59,999	143	165	56	53	36	454
$60,000 to $74,999	173	205	70	66	44	557
$75,000 to $99,999	247	291	99	93	63	792
$100,000 to $124,999	117	142	48	46	31	384
$125,000 to $149,999	70	85	29	27	18	229
$150,000 to $199,999	77	87	30	28	19	240
$200,000 & Over	47	55	19	18	12	150
Total	**1,519**	**1,620**	**552**	**519**	**348**	**4,558**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Owner Age 55+ Households 2029 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than $10,000	40	37	13	12	8	109
$10,000 to $19,999	99	86	30	28	18	261
$20,000 to $29,999	139	116	40	37	25	358
$30,000 to $39,999	134	120	42	39	25	360
$40,000 to $49,999	151	141	49	45	30	416
$50,000 to $59,999	145	163	57	52	35	453
$60,000 to $74,999	180	203	71	65	43	562
$75,000 to $99,999	261	295	103	95	63	816
$100,000 to $124,999	139	165	58	53	35	450
$125,000 to $149,999	90	105	36	34	22	287
$150,000 to $199,999	105	115	40	37	24	321
$200,000 & Over	56	63	22	20	13	174
Total	**1,541**	**1,609**	**560**	**517**	**341**	**4,568**

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

The capture and penetration rate analyses utilize data from the preceding tables.

Crime Risk

The FBI Uniform Crime Report (UCR) is the primary source for Crime Risk Data. The UCR is the compilation of data the FBI collects from each of roughly 16,000 separate law enforcement jurisdictions across the country. The current update reveals 95% overall coverage rate of all jurisdictions nationwide and a 97% of all metropolitan area jurisdictions.

Applied Geographic Solutions applies the UCR at the jurisdictional level to model seven types of crime at other levels of geography. The national average is the base for the Risk Index standards. The 100 Risk Index value for a precise risk indicates that, for the area, the risk's average probability is consistent across the United States.

It is notable the aggregate indexes for total crime, personal crime and property crime are not weighted; a murder is no more significant statistically than petty theft. Accordingly, exercise caution in their use.

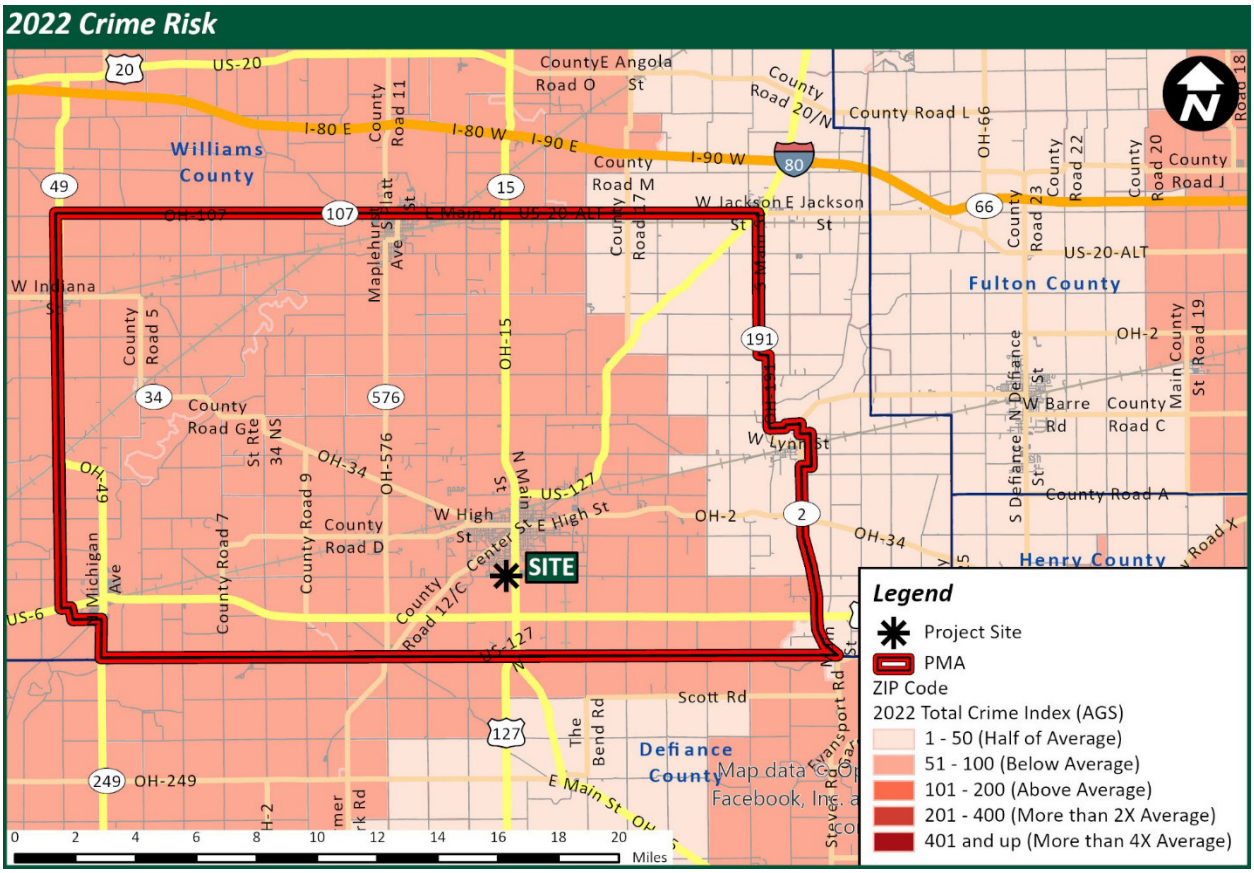
The Bryan ZIP code's total crime risk of 76 is below the national index with an overall personal crime index of 29 and property crime index of 85. Williams County's total crime risk of 68 is below the national index with indexes for personal and property crime of 32 and 75, respectively.

	Crime Risk Index	
	Site ZIP Code	Williams County
Total Crime	**76**	**68**
Personal Crime	**29**	**32**
Murder	18	19
Rape	70	107
Robbery	21	14
Assault	26	26
Property Crime	**85**	**75**
Burglary	86	70
Larceny	94	83
Motor Vehicle Theft	30	27

Source: Applied Geographic Solutions

The crime risk within the site ZIP code, while slightly higher than the countywide average, is below the national average. The site will offer an attractive product type to seniors looking to retire in a safe, rural community. The site offers on-site management, which enhances the perception of safety at the site, and we do not anticipate crime will negatively impact the subject site.

A map illustrating the location of area crime risk by census block groups (BG) follows.


2022 Crime Risk
SITE
Williams County
Fulton County
Henry County
Defiance County
Legend
Project Site
PMA
ZIP Code
2022 Total Crime Index (AGS)
1 - 50 (Half of Average)
51 - 100 (Below Average)
101 - 200 (Above Average)
201 - 400 (More than 2X Average)
401 and up (More than 4X Average)
Miles
Map data © Facebook, Inc.

Economic Conditions and Trends

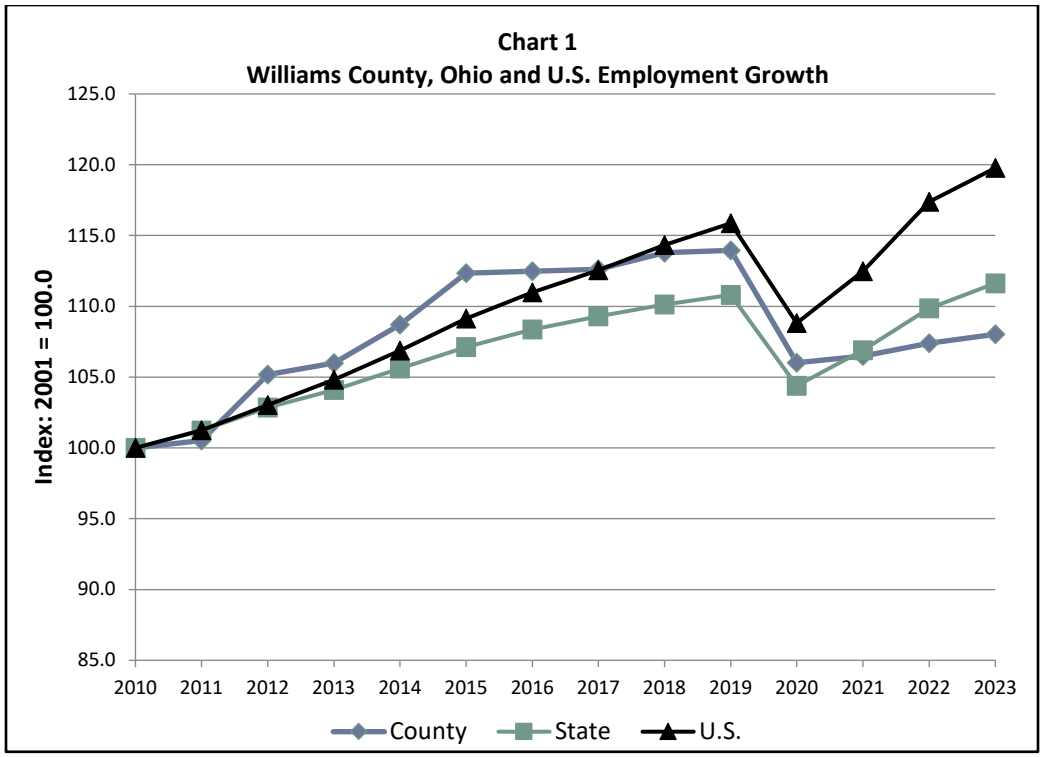
The following sections provide an overview of economic trends affecting the subject site as proposed. The site is located in the city of Bryan, which is located in Williams County. This section includes an analysis of employment within the county and the Bryan Site Primary Market Area (PMA). It also includes an analysis of the employment of residents and unemployment rate trends. Major employers in the county are also listed. Finally, we comment on the trends affecting the subject site.

County Employment and Wages

It is important to understand the trend and distribution of employment at the county level because these represent the nature and growth of jobs that workers in the PMA have available to them and are likely to fill. It must be emphasized, however, that some of these jobs will be filled by workers living outside the county, while some county and PMA residents may work outside the county. The former are counted here, but the latter are not. We consider first the overall employment trends and then the distribution of jobs by industry.

Jobs in the Site County

The following charts and tables analyze employment over time and by sector in Williams County, Ohio. Chart 1 and Table 1 on the next page compare the annual trend of total payroll employment during the past decade in Williams County to U.S. and statewide averages. Employment growth is measured in Chart 1 on an index basis, with all 2010 employment totals set to 100.0; thus, the chart shows cumulative percentage growth since 2010. The multiyear percentage changes at the bottom of Table 1 represent periods of expansion and contraction at the national level. Between 2010 and 2023, Williams County employment grew 8.0% overall. This compares to an 11.6% employment increase statewide over the same period. Employment in Williams County peaked in 2019 before falling significantly during the pandemic, but had regained 1.9% of the 2020 loss during the past three years.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Table 1
Williams County, State and U.S. Employment, 2010-2023

	Williams County		Ohio		United States	
Year	Total	Percent Change	Total (000)	Percent Change	Total (000)	Percent Change
2010	15,409		4,909		127,820	
2011	15,490	0.5%	4,969	1.2%	129,411	1.2%
2012	16,207	4.6%	5,048	1.6%	131,696	1.8%
2013	16,331	0.8%	5,110	1.2%	133,968	1.7%
2014	16,749	2.6%	5,183	1.4%	136,614	2.0%
2015	17,310	3.3%	5,258	1.4%	139,492	2.1%
2016	17,332	0.1%	5,320	1.2%	141,870	1.7%
2017	17,353	0.1%	5,365	0.8%	143,860	1.4%
2018	17,532	1.0%	5,406	0.8%	146,132	1.6%
2019	17,559	0.2%	5,439	0.6%	148,105	1.4%
2020	16,336	-7.0%	5,124	-5.8%	139,104	-6.1%
2021	16,408	0.4%	5,247	2.4%	143,759	3.3%
2022	16,549	0.9%	5,393	2.8%	150,026	4.4%
2023	16,644	0.6%	5,479	1.6%	153,088	2.0%
Change						
2010-19	2,150	14.0%	531	10.8%	20,285	15.9%
2020-23	308	1.9%	356	6.9%	13,984	10.1%
2010-23	1,235	8.0%	571	11.6%	25,267	19.8%

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Table 2 and Chart 2 compare the economic structure of Williams County to state and national averages. Table 2 below indicates the annual average number of jobs by industry within the county during 2023. Industries are classified using the North American Industry Classification System (NAICS); a detailed description of NAICS sectors can be viewed on our website at VSInsights.com/terminology.php.

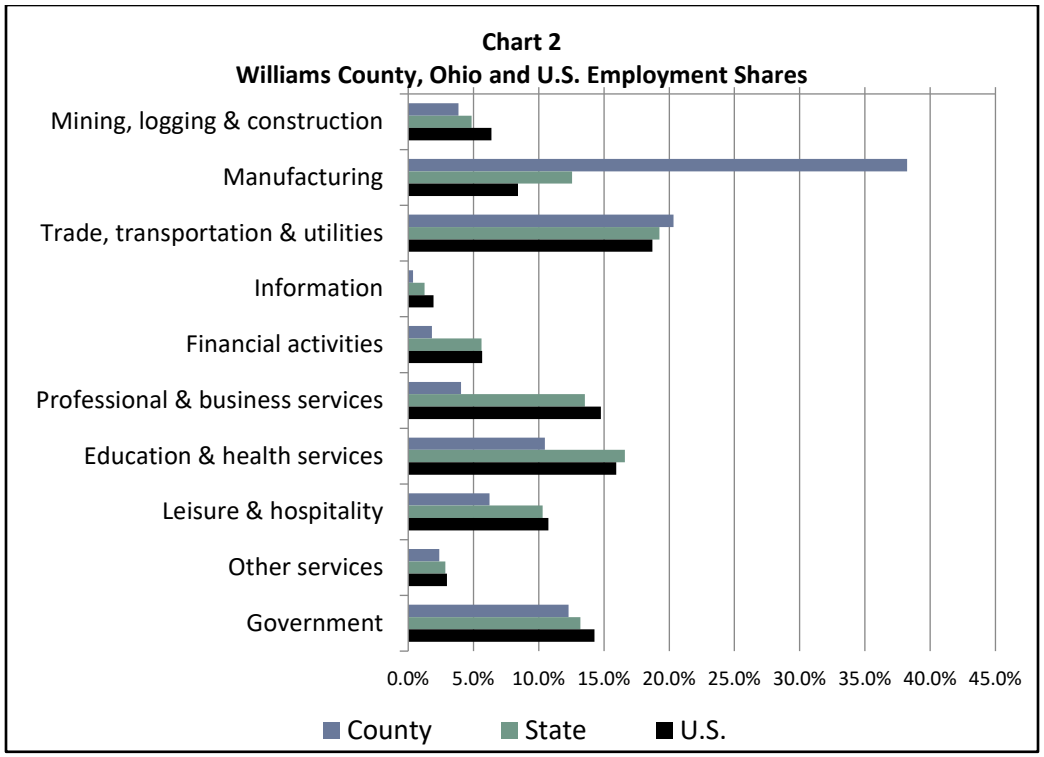
Along with the employment totals and percentages for the county, the location quotient for each sector is also presented. This is calculated as the percentage of county employment in the sector (as shown in the table) divided by the percentage of U.S. employment in that sector times 100. Thus, a location quotient greater than 100 implies that the sector has a larger-than-average concentration in the county – in other words, that employment is higher than expected in an economy of this size. Manufacturing is by far the most concentrated sector in Williams County when compared to the state and U.S location quotients. Chart 2 on the next page compares employment shares at the county, state and national levels graphically.

Table 2
Sector Employment Distribution, Williams County, 2023

NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Ohio	vs. U.S.
Private Sector				
Mining, Logging and Construction	640	3.8%	79.2	60.2
Manufacturing	6,362	38.2%	304.7	454.8
Trade, Transportation and Utilities	3,383	20.3%	105.6	108.6
Information	60	0.4%	29.0	18.5
Financial Activities	302	1.8%	32.3	32.0
Professional and Business Services	673	4.0%	29.9	27.4
Educational and Health Services	1,743	10.5%	63.1	65.7
Leisure and Hospitality	1,038	6.2%	60.5	58.1
Other Services	395	2.4%	83.6	79.7
Total Private Sector	**14,597**	**87.7%**	**101.0**	**102.3**
Total Government	**2,047**	**12.3%**	**93.2**	**86.2**
Total Payroll Employment	**16,644**	**100.0%**	**100.0**	**100.0**

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

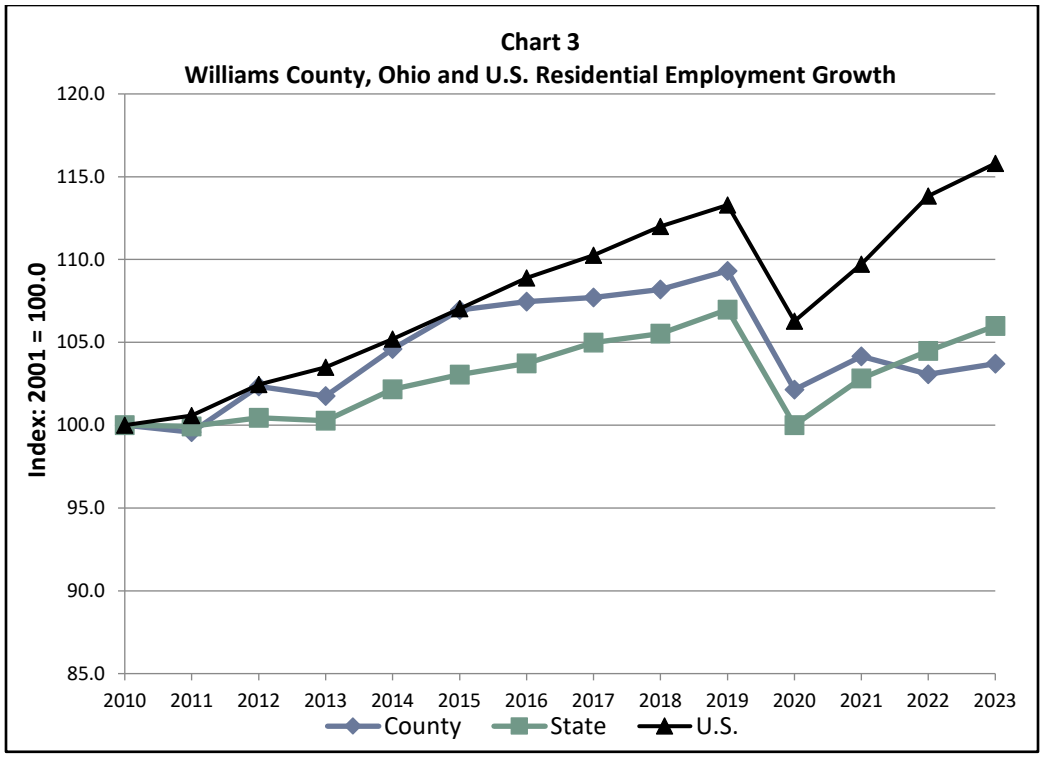


Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Employment and Unemployment of Site County Residents

The preceding section analyzed the employment base within Williams County. Some of these jobs may be filled by residents of other counties; conversely, some workers living in the county may be employed elsewhere. Both the employment base and residential employment are important; the local employment base creates indirect economic impacts and jobs, while the earnings of county residents, regardless of where they are employed, sustain the demand for housing and other goods and services within the county.

Chart 3 and Table 3 on the following page show the trend in employment of Williams County residents since 2005. Although the presentation is analogous to that of employment growth and year-by-year totals in the previous section, it is important to keep in mind that the two measures are fundamentally different. The earlier analysis focused on the number of jobs in Williams County; this one considers the number of Williams County residents who are working. The multiyear percentage changes at the bottom of Table 3 represent periods of employment expansion and contraction at the national level.



Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Table 3
Williams County, State and U.S. Residential Employment, 2010-2023

	Williams County		Ohio		United States	
Year	Total	Percent Change	Total (000)	Percent Change	Total (000)	Percent Change
2010	16,967		5,267		139,064	
2011	16,895	-0.4%	5,264	-0.1%	139,869	0.6%
2012	17,363	2.8%	5,290	0.5%	142,469	1.9%
2013	17,264	-0.6%	5,281	-0.2%	143,929	1.0%
2014	17,749	2.8%	5,382	1.9%	146,305	1.7%
2015	18,147	2.2%	5,428	0.9%	148,834	1.7%
2016	18,232	0.5%	5,464	0.7%	151,436	1.7%
2017	18,274	0.2%	5,529	1.2%	153,337	1.3%
2018	18,356	0.4%	5,558	0.5%	155,761	1.6%
2019	18,548	1.0%	5,635	1.4%	157,538	1.1%
2020	17,330	-6.6%	5,267	-6.5%	147,795	-6.2%
2021	17,672	2.0%	5,416	2.8%	152,581	3.2%
2022	17,488	-1.0%	5,503	1.6%	158,291	3.7%
2023	17,595	0.6%	5,582	1.4%	161,037	1.7%
Change						
2010-19	1,581	9.3%	368	7.0%	18,474	13.3%
2020-23	265	1.5%	316	6.0%	13,242	9.0%
2010-23	628	3.7%	315	6.0%	21,973	15.8%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Williams County fared worse than Ohio and the U.S. in terms of residential employment change. Between 2010 and 2023, residential employment grew by only 3.7%, compared to greater employment gains experienced at the state (6.0%) and national (15.8%) levels.

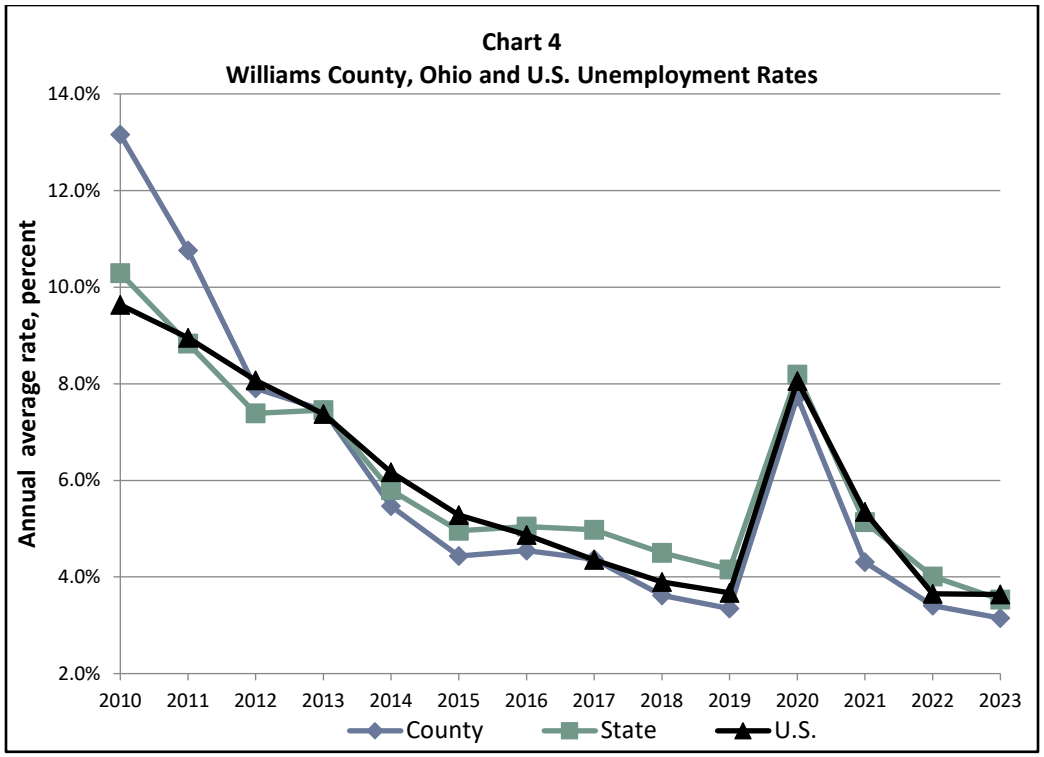
The number of employed residents in 2023 is 5.7% higher than the jobs shown in Table 1, suggesting that Williams County is a net supplier of labor to other counties, but the difference is not large enough to be significant.

Table 4 below and Chart 4 on the following page present Williams County, state and U.S. unemployment rates over the past decade. The table also shows the Williams County labor force, resident employment (from Table 3) and the number of unemployed (i.e., those not working who have actively sought employment over the previous month). Williams County's unemployment rate has been generally lower than state and national averages over the last several years. It declined to 3.1% by year-end 2023 after a 7.7% peak during 2020. As of November 2024, the most recent unofficial, not seasonally adjusted unemployment rates for Ohio and Williams County are 4.3% and 3.9%, respectively. It should be noted that a declining labor force is a factor in the improving unemployment rate, and the total labor force remains far below pre-pandemic levels.

Table 4
Williams County Labor Force Statistics and
Comparative Unemployment Rates

	Williams County			Unemployment Rates		
Year	Labor Force	Employment	Unemployment	Williams County	Ohio	U.S.
2010	19,538	16,967	2,571	13.2%	10.3%	9.6%
2011	18,932	16,895	2,037	10.8%	8.8%	8.9%
2012	18,853	17,363	1,490	7.9%	7.4%	8.1%
2013	18,654	17,264	1,390	7.5%	7.5%	7.4%
2014	18,775	17,749	1,026	5.5%	5.8%	6.2%
2015	18,989	18,147	842	4.4%	5.0%	5.3%
2016	19,100	18,232	868	4.5%	5.0%	4.9%
2017	19,108	18,274	834	4.4%	5.0%	4.4%
2018	19,045	18,356	689	3.6%	4.5%	3.9%
2019	19,190	18,548	642	3.3%	4.2%	3.7%
2020	18,782	17,330	1,452	7.7%	8.2%	8.1%
2021	18,467	17,672	795	4.3%	5.1%	5.3%
2022	18,105	17,488	617	3.4%	4.0%	3.6%
2023	18,167	17,595	572	3.1%	3.5%	3.6%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey



Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Occupational Wages in the Site County

Table 5 compares occupational wages in the West Northwestern Ohio nonmetropolitan area with those of Ohio and the U.S., using the Standard Occupational Classification (SOC) system. Although Williams County is part of this area, some of these wage levels may differ from those in the county because nonmetropolitan areas are often combinations of several different labor markets. These estimates are also subject to potentially large margins of error, so a seemingly large difference may not be statistically significant. Thus, the table also indicates whether the local area's wage is significantly different from the national average. Error margins are smaller for states than for regions within those states. As a result, it is possible for a state wage that is lower than the U.S. average to be significant, while a local wage that is even lower than the state wage is insignificant. Wages in the West Northwestern Ohio nonmetropolitan area in total and for most SOC groups are below average.

Table 5 Median Occupational Wages, West Northwestern Ohio Nonmetropolitan Area, May 2023			
SOC Major Occupational Group	West Northwestern Ohio Nonmetropolitan Area	Ohio	U.S.
Management	$44.17	$48.38	$56.19
Business and Financial Operations	$31.40	$35.95	$38.00
Computer and Mathematical Science	$40.42	$44.29	$50.10
Architecture and Engineering	$37.80	$40.20	$43.95
Life, Physical and Social Science	$31.07	$34.19	$37.63
Community and Social Services	$22.60	$24.08	$25.00
Legal	$38.93	$42.41	$47.70
Education, Training and Library	$30.28	$29.88	$28.82
Arts, Design, Entertainment, Sports and Media	$18.80	$22.17	$28.33
Health Care Practitioner and Technical	$32.60	$37.26	$38.86
Health Care Support	$16.44	$17.07	$17.38
Protective Service	$23.14	$23.55	$22.96
Food Preparation and Servicing	$13.22	$13.79	$15.50
Building and Grounds Cleaning and Maintenance	$15.81	$16.69	$17.30
Personal Care and Service	$13.87	$14.22	$16.47
Sales and Related	$15.22	$16.70	$17.67
Office and Administrative Support	$19.49	$20.43	$21.39
Farming, Fishing and Forestry	$19.50	$19.44	$17.08
Construction and Extraction	$25.82	$28.53	$26.77
Installation, Maintenance and Repair	$25.13	$25.13	$25.92
Production	$21.97	$21.04	$20.98
Transportation and Material Moving	$19.00	$18.74	$19.26
All Occupations	**$21.69**	**$22.45**	**$23.11**

Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics

Employment of Site County Residents by Industry and Occupation

Limited data are available regarding the employment of Williams County residents by industry and occupation based on aggregated NAICS sectors and SOC occupational groups. These are five-year averages covering the 2018-2022 American Community Survey (ACS), but as in the analyses above, they can be compared to statewide and national averages to gain insight into how the county differs from these larger areas.

Employment by industry is shown in Table 6 on the next page. Although the sectors in general are consistent with those in earlier tables, one major difference is that Government employment does not appear, but Public Administration does. These are core government functions, but do not include employment in government establishments such as schools and hospitals. Those were included in Government in the earlier tables, but here are grouped with private firms in sectors such as Educational and Health Services. Occupational employment is shown in Table 7. These categories are aggregated versions of those in Tables 2 and 6. Note that total industry employment equals total occupational employment, as it must.

Table 6 Sector Employment Distribution Williams County Residents, 2018-2022				
	Employment		Location Quotient*	
NAICS Sector	Number	Percent	vs. Ohio	vs. U.S.
Agriculture, Natural Resources and Mining	213	1.2%	127.6	72.5
Construction	855	4.8%	84.0	71.0
Manufacturing	5,586	31.5%	210.0	314.7
Wholesale Trade	350	2.0%	78.3	79.5
Retail Trade	2,088	11.8%	105.5	107.6
Transportation and Utilities	821	4.6%	83.3	82.0
Information	185	1.0%	71.2	54.3
Financial Activities	526	3.0%	45.4	44.6
Professional and Business Services	914	5.2%	52.1	43.2
Educational and Health Services	3,621	20.4%	84.6	87.6
Leisure and Hospitality	1,328	7.5%	85.8	82.3
Other Services, Except Public Administration	689	3.9%	90.3	81.9
Public Administration	535	3.0%	77.2	64.3
Total Employment	**17,711**	**100.0%**	**100.0**	**100.0**

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotien below 100.0 indicate lower than standard shares.

Table 7 Occupational Employment Distribution Williams County Residents, 2018-2022				
	Employment		Location Quotient*	
SOC Major Group	Number	Percent	vs. Ohio	vs. U.S.
Management, Business, Science and Arts	4,924	27.8%	72.4	69.0
Service	2,798	15.8%	95.8	92.9
Sales and Office	3,294	18.6%	89.4	89.0
Natural Resources, Construction and Maintenance	1,470	8.3%	112.2	95.4
Production, Transportation and Material Moving	5,242	29.6%	175.1	226.0
Total Employment	**17,711**	**100.0%**	**100.0**	**100.0**

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

One would expect the sector location quotients in Table 6 to be similar to those in Table 2, aside from the reporting of government employment in other sectors in Table 6. If a sector's location quotient in Table 2 is far higher than that in Table 6, it suggests that many jobs in the sector within Williams County are filled by workers from other counties, while a location quotient that is far higher in Table 6 suggests that many workers living in Williams County commute out to these jobs in other counties.

Largest Employers

Table 8 lists the 12 largest employers in the city of Bryan. Together, these employ more than 3,600, approximately 22% of the 2023 Williams County employment total.

Table 8
Largest Employers in the City of Bryan

Employer	Industry	Employment
Spangler Candy Company	Food Item Production	625
Williams County	Government	450
Community Hospitals and Wellness Centers	Health Care	450
Allied Molded Products	Manufacturing	350
Bryan City Schools	Education	250
Walmart	Retail	250
Tru Fast (Altenhloh, Brink/ABC US)	Manufacturing	250
Bard Manufacturing	Manufacturing	250
Yanfeng Interior Automotive	Manufacturing	250
Parkview Physicians Group	Health Care	175
Genesis Health Care	Vocational Rehab Services	175
Titan Tire Corp.	Wholesale	175
	Total	**3,650**

Source: Williams County Economic Development Corporation,2018, Retrieved 2022

Business and industry in Williams County include manufacturing, retail, medical and other services. Bryan is the county seat and is a commercial and industrial area in Northwest Ohio, served by several major roadways. A variety of retail, restaurant and service business are located along U.S. Highway 127, a north-south roadway that extends through the center of the city. Bryan is located within an hour's drive of Toledo, Ohio and Fort Wayne, Indiana. The largest employer in Williams County is the Menards distribution center located approximately 10 miles north of Bryan in Holiday City, which employs 1,093 people according to RGP.org/Northwest Ohio.

The Ohio Department of Job and Family Services has recorded one Worker Adjustment and Retraining Notification (WARN) for Williams County during the past 12 months: the February 2024 closure of Linmar Structures USA, which affected 106 jobs. The local media reported AquaBounty Technologies halted construction of its 479,000-square-foot indoor salmon-rearing facility located in the North Pioneer Industrial Park. The project was expected to create 400 construction jobs and 120 to 140 permanent jobs.

Company expansions that are recently completed or underway represent investment dollars into the area, as well as the creation of jobs over the next few years. These projects include:

- In January 2025, Pahl Ready Mix Concrete announced plans to expand its operations in the village of Edgerton. The $150,000 project will add seven new jobs to the current workforce of 47.

- E-commerce auto parts company Doc's Diesel announced plans in December 2024 to establish operations in Bryan. The $4 million investment includes the construction of a new 42,000-square-foot facility at the Bryan North Industrial Park. It is expected to create 39 jobs when operations are scheduled to begin in fall 2025.

- Creative Liquid Coatings expects to create 50 full-time equivalent positions as a result of the company's expansion project in Montpelier. The plastic injection molding company was approved for tax credits in December 2024.

Primary Market Area

This section analyzes employment and economic factors within the Site PMA.

Employment in the PMA

Employment by sector within the Bryan Site PMA is shown in Table 9. These totals represent jobs within the PMA, not industry of employment of residents.[1] Williams County employment is shown for comparison. Also shown is a "location quotient" for PMA employment. Although this is interpreted in the same way as those in previous tables, this location quotient is calculated relative to county, not U.S., employment. Based on employment figures, Site PMA employment is concentrated in Health Care and Manufacturing, which account for 42.3% of all Site PMA employment.

[1] County employment totals here differ from those in Table 2 because the data is obtained from a different source and because government employment is not reported separately, aside from the public administration component.

Table 9 Sector Employment Distribution, Bryan Site PMA Compared to Williams County, 2024				
	Employment		PMA Percent	Location
NAICS Sector	PMA	County	of Total	Quotient*
Agriculture, Forestry, Fishing and Hunting	45	73	0.3%	77.8
Mining	21	21	0.1%	125.9
Utilities	84	103	0.5%	102.7
Construction	589	709	3.8%	104.6
Manufacturing	3,862	4,859	24.7%	100.0
Wholesale Trade	798	930	5.1%	108.0
Retail Trade	1,268	1,570	8.1%	101.6
Transportation and Warehousing	244	443	1.6%	69.3
Information	250	265	1.6%	118.5
Finance and Insurance	256	312	1.6%	103.3
Real Estate and Rental and Leasing	94	106	0.6%	111.9
Professional, Scientific and Technical Services	1,035	1,113	6.6%	117.1
Management of Companies and Enterprises	3	3	0.0%	125.9
Administrative, Support, Waste Management and Remediation Services	231	254	1.5%	114.4
Educational Services	1,140	1,544	7.3%	92.9
Health Care and Social Assistance	2,746	3,371	17.6%	102.5
Arts, Entertainment and Recreation	186	217	1.2%	108.1
Accommodation and Food Services	824	1,085	5.3%	95.5
Other Services (Except Public Administration)	797	1,068	5.1%	93.9
Public Administration	1,129	1,596	7.2%	89.0
Non-classifiable	18	18	0.1%	125.9
Total	**15,618**	**19,660**	**100.0%**	**100.0**

Source: 2020 Census; ESRI; Vogt Strategic Insights

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

Business Establishments in the PMA

Table 10 shows the number of business establishments in the PMA and the county. A business establishment is a single site where business is conducted; a company or organization can have multiple establishments. Establishments in the PMA are similar in size compared to the county averages.

Table 10
Business Establishments, Bryan Site PMA
and Williams County, 2024

NAICS Sector	Establishments		Employees Per Establishment	
	PMA	County	PMA	County
Agriculture, Forestry, Fishing and Hunting	12	21	3.8	3.5
Mining	1	1	21.0	21.0
Utilities	5	7	18.6	14.7
Construction	64	86	9.2	8.2
Manufacturing	79	116	49.0	41.9
Wholesale Trade	41	50	19.5	18.6
Retail Trade	132	173	9.6	9.1
Transportation and Warehousing	25	43	9.7	10.3
Information	24	28	10.3	9.5
Finance and Insurance	46	55	5.6	5.7
Real Estate and Rental and Leasing	29	34	3.2	3.1
Professional, Scientific and Technical Services	56	69	18.3	16.1
Management of Companies and Enterprises	1	1	3.0	3.0
Administrative, Support, Waste Management and Remediation Services	24	30	9.6	8.5
Educational Services	26	34	43.7	45.4
Health Care and Social Assistance	131	145	20.9	23.2
Arts, Entertainment and Recreation	18	23	10.2	9.4
Accommodation and Food Services	66	91	12.5	11.9
Other Services (Except Public Administration)	182	243	4.4	4.4
Public Administration	95	121	11.8	13.2
Total	**1,058**	**1,371**	**14.5**	**14.0**

Source: 2020 Census; ESRI; Vogt Strategic Insights

Commuting Modes of Site PMA Workers

Table 11 presents a distribution of commuting modes for Bryan Site PMA and Williams County workers age 16 and older in 2022. The largest share (87.1%) of Site PMA workers drove alone, while 7.2% carpooled. This is similar to trends countywide.

Table 11
Commuting Patterns, Bryan Site PMA and Williams County, 2018-2022

Travel Mode	PMA		County	
	Number	Percent	Number	Percent
Drove Alone	10,188	87.1%	15,060	86.8%
Carpooled	837	7.2%	1,252	7.2%
Public Transit	126	1.1%	175	1.0%
Walked	239	2.0%	324	1.9%
Other Means	98	0.8%	174	1.0%
Worked at Home	213	1.8%	371	2.1%
Total	**11,702**	**100.0%**	**17,356**	**100.0%**

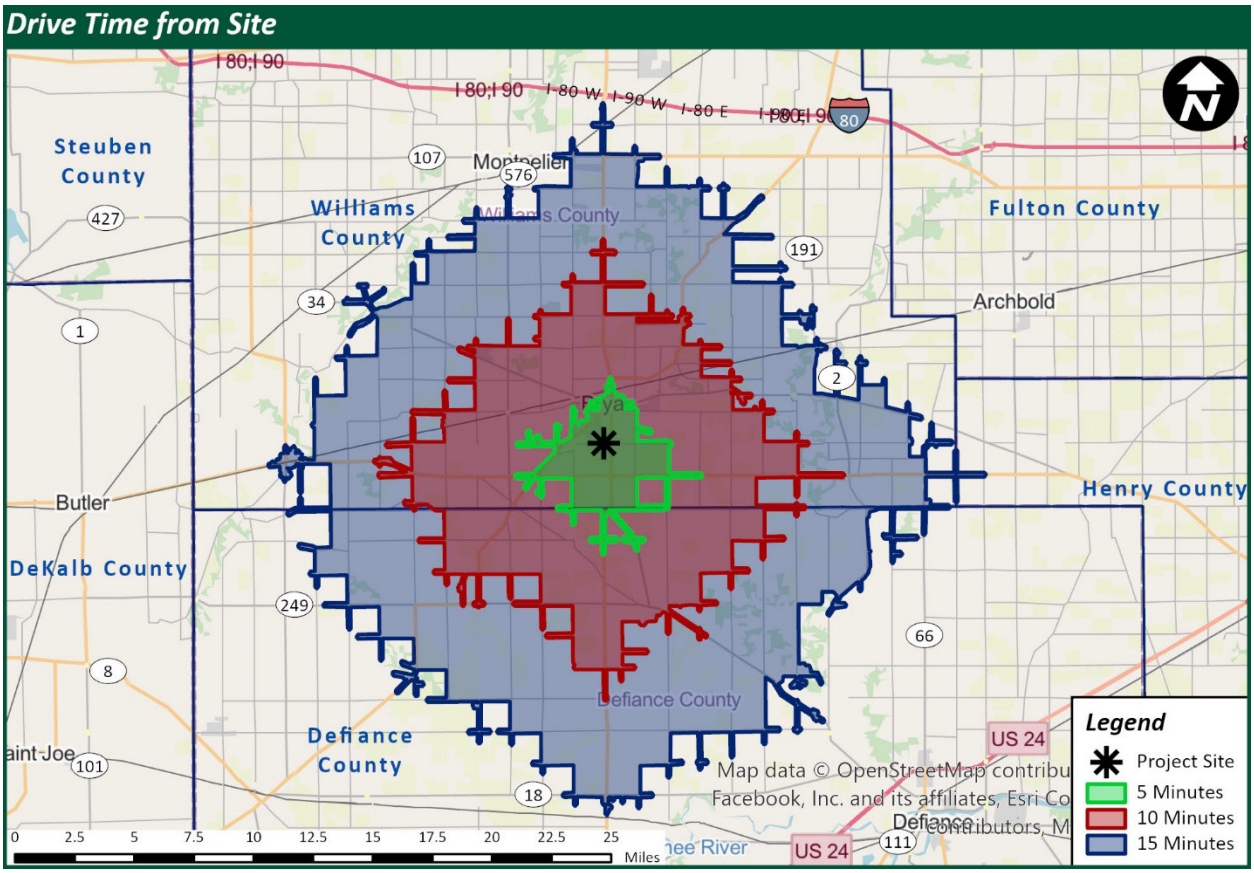
Source: American Community Survey (2018-2022); ESRI

Table 12 below compares travel times to work for the PMA and the county. More than 47% of PMA workers commute less than 15 minutes. The subject site is within five to 10 minutes' drive of essential senior services within Bryan. These services include a grocery store, pharmacy, Walmart and health care options. A drive-time map for the subject site is on the following page.

Table 12
Travel Time to Work, Bryan Site PMA and Williams County, 2018-2022

Travel Time	PMA		County	
	Number	Percent	Number	Percent
Less Than 15 Minutes	5,527	47.2%	7,610	43.8%
15 – 29 Minutes	3,861	33.0%	6,157	35.5%
30 – 44 Minutes	1,408	12.0%	2,164	12.5%
45 – 59 Minutes	228	1.9%	413	2.4%
60 or More Minutes	464	4.0%	641	3.7%
Worked at Home	213	1.8%	371	2.1%
Total	**11,702**	**100.0%**	**17,356**	**100.0%**

Source: American Community Survey (2018-2022); ESRI



Economic Summary

Business and industry in Williams County include manufacturing, retail, medical and other services. Bryan is the county seat and is a commercial and industrial area in Northwest Ohio, served by several major roadways. A variety of retail, restaurant and service business are located along U.S. Highway 127, a north-south roadway that extends through the center of the city. Bryan is located within an hour's drive of Toledo, Ohio and Fort Wayne, Indiana. The largest employer in Williams County is the Menards distribution center located approximately 10 miles north of Bryan in Holiday City.

Between 2010 and 2023, Williams County employment grew 8.0% overall. This compares to an 11.6% employment increase statewide over the same period. Employment in Williams County peaked in 2019 before falling significantly during the pandemic, but had regained 1.9% of the 2020 loss during the past three years.

The subject site will target seniors, with nearly all projected growth among those age 65 and older as the demographic base ages in place. Only one non-subsidized LIHTC property is senior-restricted in the Site PMA, and this project is over 15 years old with an extensive waiting list. The site will serve the pent-up and increasing demand for senior housing, which is expected to continue for several years.

V. Achievable Market and Tax Credit Rent Analysis

We conduct two achievable rent analyses utilizing Rent Comparability Grids. The first rent analysis establishes the market rent the proposed project could achieve in the market without the limitations of the Tax Credit program. Market rent is defined as the rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features and amenities. The second is the achievable Tax Credit rent analysis.

This is the Tax Credit rent the subject site could charge based upon the Tax Credit rents currently being achieved at existing comparable Tax Credit properties in the market. Note that we only compare the proposed Tax Credit rents at those properties considered most comparable to the subject site with regard to unit types and Area Median Income (AMI) limitation.

We identified eight market-rate properties and four Tax Credit properties within or near the Bryan Site PMA that we consider comparable in terms of unit and project amenities to the subject development as proposed. The out-of-market comparables are located in Defiance, Wauseon and Napoleon in northwest Ohio, all within 30 miles of the site.

These selected properties are used to derive achievable rents for the subject development and the subject property's rent advantage. For the purpose of this analysis, we only select non-subsidized market-rate and Tax Credit properties. Market-rate properties are used to determine market rents that can be achieved in the open market for the subject units without maximum income and rent restrictions, while non-subsidized Tax Credit units are used to determine achievable rents under the LIHTC program requirements.

The basis for the selection of these projects includes, but is not limited to, the following factors:

- Surrounding neighborhood characteristics
- Target market (seniors, families, disabled, etc.)
- Unit types offered (garden or townhouse, bedroom types, etc.)
- Building type (single-story, midrise, high-rise, etc.)
- Unit and project amenities offered
- Age and appearance of property

Since it is unlikely that any two properties are identical, we adjust the collected rent (the actual rent paid by tenants) of the selected properties according to how they compare with the subject development. Rents of projects that have additional or better features than the subject site are adjusted negatively, while projects with inferior or fewer features are adjusted positively. For example, if the subject project does not have a washer or dryer and a selected property does, then we lower the collected rent of the selected property by the estimated value of a washer and dryer to derive an *achievable market rent* for the subject project as proposed.

The rent adjustments used in this analysis are based on various sources, including known charges for additional features within the Site PMA, estimates made by area property managers and realtors, quoted rental rates from furniture rental companies and VSI's prior experience in markets nationwide.

One or more of the selected properties may be more similar to the subject property than others. These properties are given more weight in terms of reaching the final achievable rent determination. While monetary adjustments are made for various unit and project features, the final market rent determination is based upon our judgment.

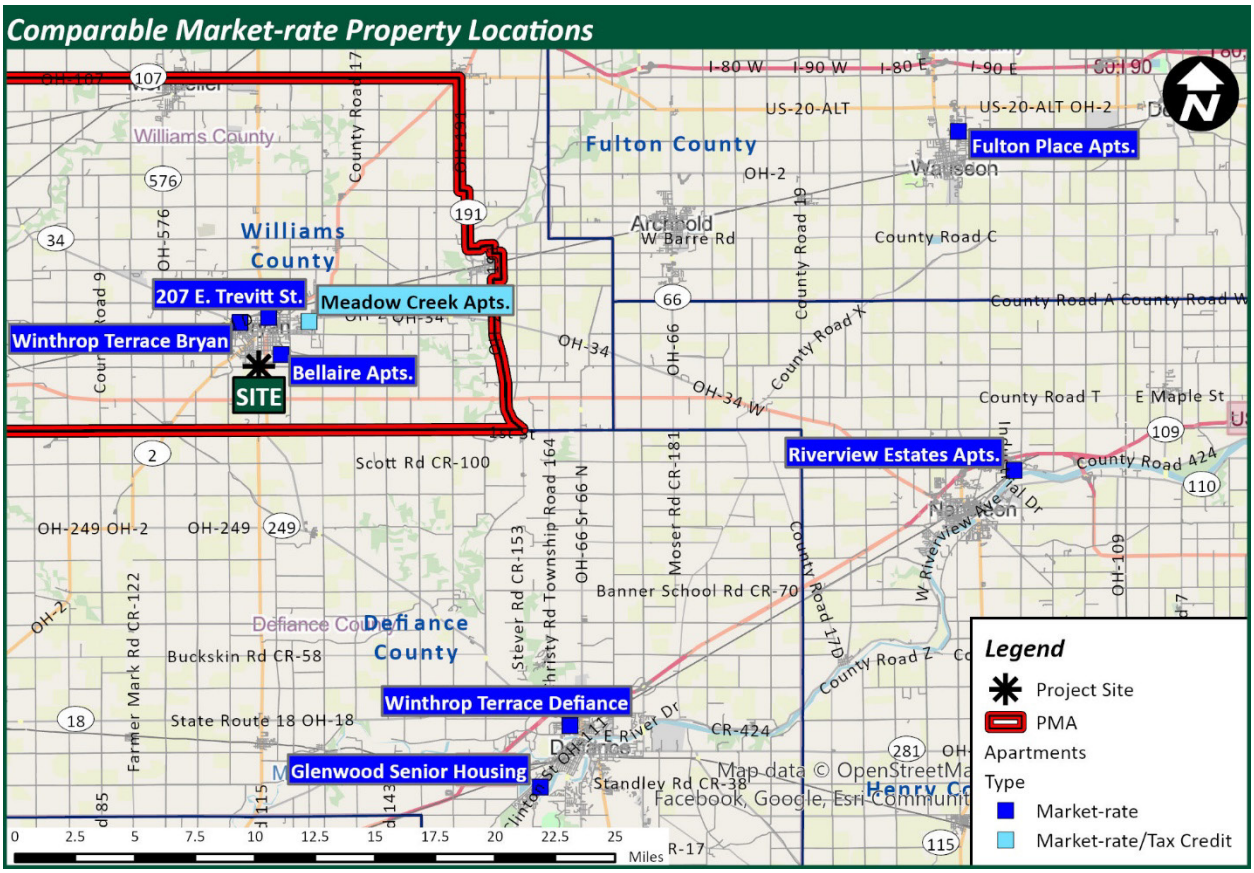
The subject development as proposed and the eight selected market-rate properties include the following:

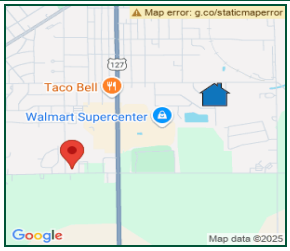
Comparable Market-rate Projects								
Map ID	Project Name	Year Opened/ Renovated	Total Units	Occupancy Rate	Unit Mix (Occupancy Rate)			
					Studio	One-Br.	Two-Br.	Three-Br.
Site	**Fountain Creek Senior Villas**	**2027**	**50**	**-**	**-**	**-**	**50**	**-**
1	Bellaire Apts.	1969	16	100.0%	-	8 (100.0%)	8 (100.0%)	-
4	Meadow Creek Apts.	2000	40*	100.0%	-	-	30 (100.0%)	10 (100.0%)
11	Winthrop Terrace Bryan	1966 / 2006	32	93.8%	-	16 (93.8%)	16 (93.8%)	-
14	207 E. Trevitt St.	1972	4	75.0%	-	-	4 (75.0%)	-
901	Winthrop Terrace Defiance	1969 / 2005	80	95.0%	-	40 (95.0%)	40 (95.0%)	-
903	Glenwood Senior Housing	1960 / 2023	13	100.0%	-	9 (100.0%)	4 (100.0%)	-
904	Fulton Place Apts.	1975	70	100.0%	-	60 (100.0%)	10 (100.0%)	-
906	Riverview Estates Apts.	1986 / 2019	90	96.7%	18 (94.4%)	58 (96.6%)	14 (100.0%)	-

Source: VSI Field Survey
900 Series map codes located outside the PMA
*Market-rate units only

The eight selected market-rate projects have a combined total of 345 units with an overall occupancy rate of 97.1%. These properties represent the modest two-bedroom rental market-rate opportunities identified and surveyed in the region. Glenwood Senior Housing, located outside the Site PMA is the only age-restricted market-rate comparable.

The following map illustrates the subject site location relative to the locations of the comparable market-rate properties. Following the comparable properties' locations map are profiles of these selected comparable market-rate projects.


Comparable Market-rate Property Locations
Williams County
Fulton County
Defiance County
207 E. Trevitt St.
Meadow Creek Apts.
Winthrop Terrace Bryan
Bellaire Apts.
SITE
Fulton Place Apts.
Riverview Estates Apts.
Winthrop Terrace Defiance
Glenwood Senior Housing
I-80 W
I-90 W
I-80 E
I-90 E
US-20-ALT
US-20-ALT OH-2
OH-2
W Barre Rd
County Road C
County Road A
County Road X
OH-34
OH-66
County Road T
E Maple St
County Road 424
Scott Rd CR-100
OH-249 OH-2
OH-249
Moser Rd CR-181
OH-66 Sr 66 N
Banner School Rd CR-70
Buckskin Rd CR-58
State Route 18 OH-18
CR-424
Standley Rd CR-38
Farmer Mark Rd CR-122
Stever Rd CR-153
Christy Rd Township Road 164
County Road 179
W Riverview Ave
OH-109
Legend
Project Site
PMA
Apartments
Type
Market-rate
Market-rate/Tax Credit
Map data © OpenStreetMap
Facebook, Google, Esri Community
0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25
Miles



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 16
Occupancy 100.0%
Waiting List None
Year Open 1969

Distance to Site 1.3 miles
Age Restriction None

Unit Amenities:
Refrigerator, Range, Carpet, Blinds

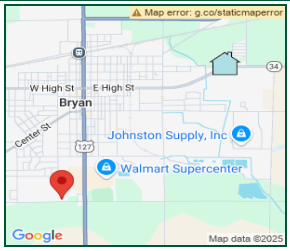
Concessions:
No Rent Specials

Project Amenities:
Laundry Facility

Remarks:
Square footage estimated

Bellaire Apts.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
1	1	G	8	0	600	$500	$0.83	$587
2	1	G	8	0	750	$600	$0.80	$708



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Market-Rate & Tax Credit

Total Units 96

Occupancy 100.0%

Waiting List 6 households

Year Open 2000

Distance to Site 2.9 miles

Age Restriction None

Unit Amenities:
Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Patio/Deck/Balcony, Intercom, Blinds

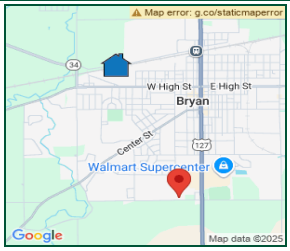
Concessions:
No Rent Specials

Project Amenities:
On-site Management, Laundry Facility, Clubhouse, Lounge, Playground, Controlled Access, BBQ Area, Picnic Area

Remarks:
Market-rate (40 units); 50% & 60% AMI (56 units); Accepts HCV (8)

Meadow Creek Apts.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	$ / Square Foot		
2	1	G	30	0	851	$999	$1.17	$1,107	
2	1	G	10	0	851	$730	$0.86	$838	50%
2	1	G	40	0	851	$730	$0.86	$838	60%
3	1	G	10	0	1,001	$1,100	$1.10	$1,229	
3	1	G	2	0	1,001	$848	$0.85	$977	50%
3	1	G	4	0	1,001	$848	$0.85	$977	60%



Electric	Tenant	
Heating	Landlord	Gas
Hot Water	Tenant	Electric
Cooking	Landlord	Gas
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 32
Occupancy 93.8%
Waiting List None
Year Open 1966
Renovated 2006
Distance to Site 1.9 miles
Age Restriction None

Unit Amenities:
Refrigerator, Range, Disposal, Window AC, Carpet, Ceiling Fan, Blinds

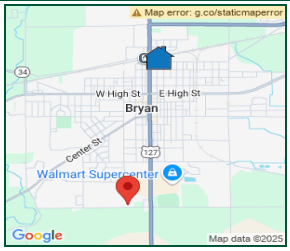
Concessions:
No Rent Specials

Project Amenities:
On-site Management, Laundry Facility, Picnic Area, Bike Storage

Remarks:
Unit mix estimated; Rent range based on floor level

Winthrop Terrace Bryan

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
1	1	G	16	1	660	$710 - $735	$1.08 - $1.11	$765 - $790
2	1	G	16	1	792	$815 - $853	$1.03 - $1.08	$883 - $921



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Gas
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate
Total Units 4
Occupancy 75.0%
Waiting List None
Year Open 1972

Distance to Site 1.8 miles
Age Restriction None

Unit Amenities:
Refrigerator, Range, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

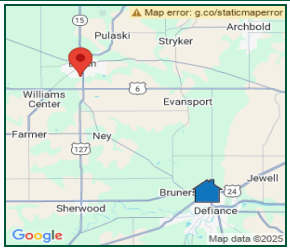
Project Amenities:

Concessions:
No Rent Specials

Remarks:
Square footage estimated

207 E. Trevitt St.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
2	1.5	T	4	1	1,150	$875	$0.76	$1,085



Electric	Tenant	
Heating	Landlord	Gas
Hot Water	Landlord	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 80
Occupancy 95.0%
Waiting List None
Year Open 1969
Renovated 2005
Distance to Site 16.4 miles
Age Restriction None

Unit Amenities:
Refrigerator, Range, Disposal, Window AC, Carpet, Ceiling Fan, Blinds

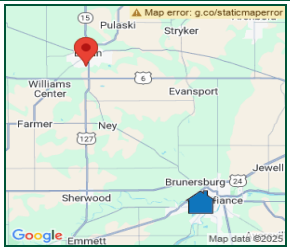
Concessions:
No Rent Specials

Project Amenities:
Swimming Pool, On-site Management, Laundry Facility

Remarks:
Rent range based on floor level

Winthrop Terrace Defiance

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
1	1	G	40	2	650	$715 - $735	$1.10 - $1.13	$759 - $779
2	1	G	40	2	792	$815 - $885	$1.03 - $1.12	$866 - $936



Electric	Landlord	
Heating	Landlord	Gas
Hot Water	Landlord	Gas
Cooking	Landlord	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 13
Occupancy 100.0%
Waiting List None
Year Open 1960
Renovated 2023
Distance to Site 19.2 miles
Age Restriction Senior (55+)

Unit Amenities:
Refrigerator, Range, Disposal, Central AC, Carpet, Ceiling Fan, Blinds

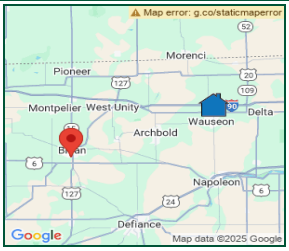
Concessions:
No Rent Specials

Project Amenities:
On-site Management, Laundry Facility, Activity Room

Remarks:
Renovation date estimated

Glenwood Senior Housing

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
1	1	G	9	0	625	$800	$1.28	$730
2	1	G	4	0	850	$1,000	$1.18	$930



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 70
Occupancy 100.0%
Waiting List 2 months
Year Open 1975

Distance to Site 27.8 miles
Age Restriction None

Unit Amenities:
Refrigerator, Range, Dishwasher, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

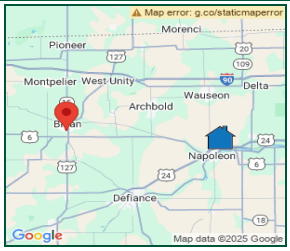
Concessions:
No Rent Specials

Project Amenities:
On-site Management

Remarks:
Accepts HCV (2 units); 2-br units have washer/dryer hookups & dishwasher

Fulton Place Apts.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
1	1	G	60	0	576	$599	$1.04	$769
2	1	G	10	0	864	$699	$0.81	$909



Electric	Tenant	
Heating	Landlord	Gas
Hot Water	Landlord	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Market-Rate
Total Units 90
Occupancy 96.7%
Waiting List None
Year Open 1986
Renovated 2019
Distance to Site 26.1 miles
Age Restriction None

Unit Amenities:
Refrigerator, Range, Disposal, Window AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Furnished Units

Concessions:
No Rent Specials

Project Amenities:
On-site Management, Laundry Facility

Remarks:
Renovation date estimated; Rent range based on upgrades; Studio units are furnished; 1- & 2-br units have washer/dryer hookups

Riverview Estates Apts.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	$ / Square Foot	
0	1	G	18	1	288	$675 - $775	$2.34 - $2.69	$714 - $814
1	1	G	58	2	576	$775 - $875	$1.35 - $1.52	$819 - $919
2	1	G	14	0	864	$875 - $975	$1.01 - $1.13	$926 - $1,026

We have also prepared an achievable Tax Credit rent analysis to evaluate the appropriateness of the proposed rents compared to existing Tax Credit rental alternatives. The properties used in this analysis are detailed in Section X, Comparable Tax Credit Analysis of this report. This analysis is typically conducted among those properties that offer rents at the same AMI level as proposed at the site. We have considered the 60% AMI level at the site in the following achievable rent analysis, but have estimated achievable LIHTC rents for all AMI levels. The subject development and the four selected Tax Credit properties include the following:

Comparable Tax Credit Projects							
Map ID	Project Name	Year Opened	Total Units	Occupancy Rate	Unit Mix (Occupancy Rate)		
					One-Br.	Two-Br.	Three-Br.
Site	**Fountain Creek Senior Villas**	**2027**	**50**	**-**	**-**	**50**	**-**
4	Meadow Creek Apts.	2000	56*	100.0%	-	50 (100.0%)	6 (100.0%)
6	Bryan Senior Housing	2008	32	100.0%	8 (100.0%)	24 (100.0%)	-
902	Whitehouse Square Senior Villas	2010	32	100.0%	-	32 (100.0%)	-
905	Wauseon Senior Villas Apt. Homes	2010	48	100.0%	-	48 (100.0%)	-

Source: VSI Field Survey
900 Series map codes located outside the PMA
*Market-rate units not included

The four LIHTC projects have a combined occupancy rate of 100.0%, indicating a very strong demand for non-subsidized affordable housing in the market. All of these projects have waiting lists.

The Rent Comparability Grids on the following pages show the collected rents for each of the selected properties and illustrate the adjustments made (as needed) for various features and location or neighborhood characteristics, as well as quality differences that exist among the selected properties and the subject development as proposed. We have included the market-rate rent grid, followed by the Tax Credit rent grid for the two-bedroom units.

Two-Bedroom Market-Rate Comparability Grid

	Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5		Comp #6		Comp #7		Comp #8	
	Fountain Creek Senior Villas		Bellaire Apts.		Meadow Creek Apts.		Winthrop Terrace Bryan		207 E. Trevitt St.		Winthrop Terrace Defiance		Glenwood Senior Housing		Fulton Place Apts.		Riverview Estates Apts.	
	300 W. Fountain Grove Dr.	Data on	1103 Bellaire Ave.		1700 E. High St.		1000 Buffalo Rd.		207 E. Trevitt St.		700 Ralston Ave.		301 Glenwood Rd.		1170 N. Shoop Ave.		1140 E. Riverview Ave.	
	Bryan, OH	Subject	Bryan, OH		Bryan, OH		Bryan, OH		Bryan, OH		Defiance, OH		Defiance, OH		Wauseon, OH		Napoleon, OH	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	$ Last Rent/Restricted?		$600		$999		$834		$875		$850		$1,000		$699		$925	
3	Rent Concessions		NONE		NONE		NONE		NONE		NONE		NONE		NONE		NONE	
4	Occupancy for Unit Type		100%		100%		94%		75%		95%		100%		100%		100%	
5	Effective Rent & Rent/Sq. Ft.		$600	$0.80	$999	$1.17	$834	$1.05	$875	$0.76	$850	$1.07	$1,000	$1.18	$699	$0.81	$925	$1.07
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	Structure/Stories	R/1	R/1		WU/3		WU/2		TH/2		WU/2		R/1		R/1		R/1	
7	Year Built/Year Renovated	2027	1969	$58	2000	$27	1966/2006	$41	1972	$55	1969/2005	$40	1960/2023	$35	1975	$52	1986/2019	$24
8	Condition/Street Appeal	A	C+	$50	B	$30	B+	$20	B	$30	B	$30	B	$30	B	$30	B+	$20
9	Neighborhood	B	B		B		B		B		B		B		B		B	
10	Same Market? Miles to Subj		Y/1.3		Y/2.9		Y/1.9		Y/1.8		N/16.4	($43)	N/19.2	($50)	N/27.8	($35)	N/26.1	($46)
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	# Bedrooms	2	2		2		2		2		2		2		2		2	
12	# Baths	1	1		1		1		1.5	($15)	1		1		1		1	
13	Unit Interior Sq. Ft.	919	750	$41	851	$16	792	$30	1150	($55)	792	$30	850	$17	864	$13	864	$13
14	Balcony/Patio	Y	N	$5	Y		N	$5	Y		N	$5	N	$5	Y		Y	
15	AC: Central/Wall	C	N	$20	C		W	$10	C		W	$10	C		C		W	$10
16	Range/Refrigerator	R/F	R/F		R/F		R/F		R/F		R/F		R/F		R/F		R/F	
17	Microwave/Dishwasher	Y/Y	N/N	$10	N/Y	$5	N/N	$10	N/N	$10	N/N	$10	N/N	$10	N/N	$10	N/N	$10
18	Washer/Dryer	HU	L	($5)	L	($5)	L	($5)	HU		L	($5)	L	($5)	HU		HU/L	($5)
19	Floor Coverings	V	C	($5)	C	($5)	C	($5)	C	($5)	C	($5)	C	($5)	C	($5)	C	($5)
20	Window Treatments	B	B		B		B		B		B		B		B		B	
21	Ceiling Fan	Y	N	$5	N	$5	Y		N	$5	Y		Y		N	$5	N	$5
22	Walk-In Closet	Y	N	$3	Y		N	$3	N	$3	N	$3	N	$3	N	$3	N	$3
23	Garbage Disposal	Y	N	$5	Y		Y		N	$5	Y		Y		N	$5	Y	
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	Parking ($ Fee)	A-GAR	LOT/$0	$70	LOT/$0	$70	LOT/$0	$70	LOT/$0	$70	LOT/$0	$70	LOT/$0	$70	LOT/$0	$70	LOT/$0	$70
25	On-Site Management	Y	N	$5	Y		Y		N	$5	Y		Y		Y		Y	
26	Security	N	N		C	($3)	N		N		N		N		N		N	
27	Clubhouse/Meeting Rooms	CH/A/K/L	N	$13	CH/L	$4	N	$13	N	$13	N	$13	A	$11	N	$13	N	$13
28	Pool/Recreation Areas	F	N	$3	N	$3	N	$3	N	$3	P	($7)	N	$3	N	$3	N	$3
29	Business Center	N	N		N		N		N		N		N		N		N	
30	Outdoor Areas	G/Z/D	N	$8	B/P	$4	P	$6	N	$8	N	$8	N	$8	N	$8	N	$8
31	Library/DVD Library	N	N		N		N		N		N		N		N		N	
32	Services	N	N		N		N		N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	**Heat** (in rent?/type)	N/G	N/E	$10	N/E	$10	Y/G	($20)	N/G		Y/G	($20)	Y/G	($20)	N/E	$10	Y/G	($20)
34	**Cooling** (in rent?/type)	N/E	N/E		N/E		N/E		N/E		N/E		Y/E		N/E		N/E	
35	**Cooking** (in rent?/type)	N/E	N/E		N/E		Y/G	($21)	N/G	$11	N/E		Y/E	($10)	N/E		N/E	
36	**Hot Water** (in rent?/type)	N/G	N/E	$17	N/E	$17	N/E	$17	N/G		Y/G	($10)	Y/G	($10)	N/E	$17	Y/G	($10)
37	**Other Electric**	N	N		N		N		N		N		Y	($41)	N		N	
38	**Cold Water/Sewer**	Y/Y	Y/Y		Y/Y		Y/Y		N/N	$102	Y/Y		Y/Y		N/N	$102	Y/Y	
39	**Trash/Recycling**	Y/N	Y/N		Y/N		Y/N		N/N	$16	Y/N		Y/N		Y/N		Y/N	
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		14	2	9	3	11	2	11	3	10	4	10	3	11	2	11	3
41	Sum Adjustments B to D		$296	($10)	$164	($13)	$211	($10)	$207	($75)	$219	($60)	$192	($60)	$212	($40)	$179	($56)
42	Sum Utility Adjustments		$27	$0	$27	$0	$17	($41)	$129	$0	$0	($30)	$0	($81)	$129	$0	$0	($30)
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	*Net/Gross Adjmts B to E*		*$313*	*$333*	*$178*	*$204*	*$177*	*$279*	*$261*	*$411*	*$130*	*$309*	*$51*	*$333*	*$301*	*$381*	*$93*	*$265*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		$913		$1,177		$1,011		$1,136		$980		$1,051		$1,000		$1,018	
45	Adj. Rent/Last Rent			152%		118%		121%		130%		115%		105%		143%		110%
46	**Estimated Market Rent**	$1,025	$1.12		Estimated Market Rent/Sq. Ft.													

Two-Bedroom Garden @ 60% Comparability Grid

	Subject		Comp #1		Comp #2		Comp #3		Comp #4	
	Fountain Creek Senior Villas		Meadow Creek Apts.		Bryan Senior Housing		Whitehouse Square Senior Villas		Wauseon Senior Villas Apt. Homes	
	300 W. Fountain Grove Dr.	Data on	1700 E. High St.		1915 E. Wilson St.		7001 Parkview Ct.		700 Wauseon Senior Village Dr.	
	Bryan, OH	Subject	Bryan, OH		Bryan, OH		Whitehouse, OH		Wauseon, OH	
A.	**Rents Charged**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
1	**$ Last Rent/Restricted?**		**$730**		**$705**		**$1,064**		**$1,173**	
3	**Rent Concessions**		NONE		NONE		NONE		NONE	
4	**Occupancy for Unit Type**		100%		100%		100%		100%	
5	**Effective Rent & Rent/Sq. Ft.**		**$730**	$0.86	**$705**	$0.81	**$1,064**	$1.12	**$1,173**	$1.22
B.	**Design, Location, Condition**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure/Stories**	**R/1**	WU/3		R/1		R/1		R/1	
7	**Year Built/Year Renovated**	**2027**	2000	$27	2008	$19	2010	$17	2010	$17
8	**Condition/Street Appeal**	**A**	B	$30	A-	$10	A-	$10	A-	$10
9	**Neighborhood**	**B**	B		B		B		B	
10	**Same Market? Miles to Subj**		Y/2.9		Y/1.2		N/48.0	($53)	N/28.5	($59)
C.	**Unit Equipment/ Amenities**		**Data**	**Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
11	**# Bedrooms**	**2**	2		2		2		2	
12	**# Baths**	**1**	1		1.5	($15)	1.5	($15)	1.5	($15)
13	**Unit Interior Sq. Ft.**	**919**	851	$17	875	$11	947	($7)	963	($11)
14	**Balcony/Patio**	**Y**	Y		N	$5	Y		Y	
15	**AC: Central/Wall**	**C**	C		C		C		C	
16	**Range/Refrigerator**	**R/F**	R/F		R/F		R/F		R/F	
17	**Microwave/Dishwasher**	**Y/Y**	N/Y	$5	Y/Y		N/Y	$5	N/Y	$5
18	**Washer/Dryer**	**HU**	L	($5)	HU/L	($5)	HU/L	($5)	HU	
19	**Floor Coverings**	**V**	C	($5)	C	($5)	C	($5)	C	($5)
20	**Window Treatments**	**B**	B		B		B		B	
21	**Ceiling Fan**	**Y**	N	$5	Y		N	$5	N	$5
22	**Walk-In Closet**	**Y**	Y		N	$3	Y		N	$3
23	**Garbage Disposal**	**Y**	Y		Y		Y		Y	
D	**Site Equipment/ Amenities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
24	**Parking** ($ Fee)	**A-GAR**	LOT/$0	$70	A-GAR		A-GAR		A-GAR	
25	**On-Site Management**	**Y**	Y		Y		Y		Y	
26	**Security**	**N**	C	($3)	N		N		N	
27	**Clubhouse/Meeting Rooms**	**CH/A/K/L**	CH/L	$4	CH/A/K	$4	CH/A/K	$4	A	$11
28	**Pool/Recreation Areas**	**F**	N	$3	N	$3	N	$3	N	$3
29	**Business Center**	**N**	N		N		Y	($4)	Y	($4)
30	**Outdoor Areas**	**G/Z/D**	B/P	$4	N	$8	Z/B/P	$3	B/P/G	$2
31	**Library/DVD Library**	**N**	N		N		N		N	
32	**Services**	**N**	N		S	($5)	S	($5)	S	($5)
E.	**Utilities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	**Heat** (in rent?/type)	**N/G**	N/E	$10	N/G		N/E	$10	N/E	$10
34	**Cooling** (in rent?/type)	**N/E**	N/E		N/E		N/E		N/E	
35	**Cooking** (in rent?/type)	**N/E**	N/E		N/E		N/E		N/E	
36	**Hot Water** (in rent?/type)	**N/G**	N/E	$17	N/G		N/E	$17	N/E	$17
37	**Other Electric**	**N**	N		N		N		N	
38	**Cold Water/Sewer**	**Y/Y**	Y/Y		Y/Y		Y/Y		Y/Y	
39	**Trash/Recycling**	**Y/N**	Y/N		Y/N		Y/N		Y/N	
F.	**Adjustments Recap**		**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	**# Adjustments B to D**		9	3	8	4	7	7	8	6
41	**Sum Adjustments B to D**		$165	($13)	$63	($30)	$47	($94)	$56	($99)
42	**Sum Utility Adjustments**		$27	$0	$0	$0	$27	$0	$27	$0
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	***Net/Gross Adjmts B to E***		*$179*	*$205*	*$33*	*$93*	*($20)*	*$168*	*($16)*	*$182*
G.	**Adjusted & LIHTC Rents**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent** (5+ 43)		**$909**		**$738**		**$1,044**		**$1,157**	
45	Adj. Rent/Last Rent			125%		105%		98%		99%
46	**Estimated LIHTC Rent**	**$920**	**$1.00**	**Estimated LIHTC Rent/Sq. Ft.**						

Once all adjustments to collected rents were made, the adjusted rents for each comparable were used to derive an achievable market rent for each bedroom type. Each property was considered and weighed based upon its proximity to the subject site and its amenities and unit layout compared to the subject site.

Based on the preceding Rent Comparability Grids, we have established the present-day achievable market rent and the achievable Tax Credit rents for units at the proposed subject development. The proposed subject rents are compared to the achievable market rent, the achievable Tax Credit rents and the maximum allowable Tax Credit rents, as well as the current Fair Market Rents and 90% of the Fair Market Rents, in the following table.

OHFA Derived Rent and Programmatic Rent Comparison Chart	
	Two-Bedroom
Proposed Gross Rents	**30% - $540** **50% - $800** **60% - $917**
Achievable Market Rents	$1,025
Utility Allowance	$81*
Gross Achievable Market Rents	$1,106
Proposed Rents Share of Market Rents	30% - 48.8% 50% - 72.3% 60% - 82.9%
Achievable Tax Credit Rents	30% - $459 50% - $819 60% - $920
Utility Allowance	$81**
Gross Achievable Tax Credit Rents	30% - $540 50% - $900 60% - $1,001
Proposed Rents Share of Achievable Tax Credit Rents	30% - 100.0% 50% - 88.9% 60% - 91.6%
Maximum Allowable Tax Credit Rents	30% - $540 50% - $900 60% - $1,080
Proposed Rents Share of Maximum Allowable Rents	30% - 100.0% 50% - 88.9% 60% - 84.9%
Fair Market Rents	$884
Proposed Rents Share of Fair Market Rents	30% - 61.1% 50% - 90.5% 60% - 103.7%
90% of Fair Market Rents	$795
Proposed Rents Share of 90% of Fair Market Rents	30% - 67.9% 50% - 100.6% 60% - 115.3%

Note the above achievable rent calculations utilize gross rents that include the estimated cost of all utilities.
*The source for the utility value is the local housing authority utility allowance worksheet.
**The source for the utility value is the proposed developer allowance

The proposed gross rents are 48.8% to 82.9% of achievable market rents and should therefore represent an excellent to moderate value for the local market. This is considered in our absorption rate estimates. Typically, Tax Credit rents are set 10% or more below achievable market rents to ensure that the project will have an adequate flow of tenants. The 60% AMI rent is over 17% below estimated market rent.

The proposed 60% AMI LIHTC rent is achievable, despite being higher than the two existing comparables in the Site PMA. The ability to achieve this higher rent is driven by the comparables age and lower quality. We have concluded the maximum allowable 30% and 50% AMI rents to be achievable at the site as well.

Rent Adjustment Explanations (Rent Comparability Grid)

None of the selected market-rate or Tax Credit comparable properties offers the same amenities as the subject property. As a result, we have adjusted the collected rents to reflect the differences between the subject property and the selected properties. The following are explanations (preceded by the line reference number in the comparability grid table) for each rent adjustment made to each selected property. See index at the end of this section for the list of abbreviations used for amenities found in the rent grids.

1. Rents for each property are reported as collected rents. These are the actual rents paid by tenants and do not consider utilities paid by tenants. The rents reported are typical and do not consider rent concessions or special promotions. When multiple rent levels are offered, we included an average rent.

7. Upon completion of construction, the subject project will be the newest property in the market. We have adjusted the rents at the selected properties to account for age differences among properties.

8. It is anticipated that the subject project as proposed will have an excellent appearance, once construction is complete. We have made adjustments for those properties that we consider to be of inferior quality compared to the subject development.

10. We have applied negative adjustments (5%) to the out-of-market market-rate comparables. The median gross rents in these communities are higher than those in Bryan based on the American Community Survey.

12. The number of bathrooms offered in each unit type varies among some of the selected properties. We have made adjustments of $15 per half bathroom to reflect the difference in the number of bathrooms offered at the site compared to the selected properties.

13. The adjustment for differences in square footage is based upon the average rent per square foot among the comparable properties. Since consumers do not value extra square footage on a dollar-for-dollar basis, we have used 25% of the average for this adjustment.

14.-23. The subject project as proposed will offer unit amenities similar to the selected properties. Positive adjustments reflect the value of features lacking at the selected properties, while negative adjustments reflect the value of features the subject property does not offer.

24.-32. The subject project as proposed offers project amenities that will appeal to the targeted demographic. We have made monetary adjustments to reflect the difference between the subject project's and the selected properties' project amenities. The biggest adjustment within these segments are for the site's attached-garage space.

33.-39. We have made adjustments to reflect the differences in utility responsibility at each selected property. The utility adjustments were based on the local housing authority's utility cost estimates.

Index of Abbreviations Used for Amenities

Unit Amenities (Lines 14-23)

Item	Abbr.	Description
AC: Central/Wall	C	Central Air Conditioning
	W	Wall Air Conditioning
Range/ Refrigerator	R	Range
	F	Refrigerator
Washer/Dryer	W/D	Washer/Dryer (in-unit)
	HU	Washer/Dryer Hookups
	L	Laundry Facility
Window Treatments	B	Window Blinds
	D	Window Drapes
	SH	Window Shades
Floor Coverings	C	Carpet Flooring
	T	Tile Flooring
	W	Wood Flooring
	V	Vinyl Flooring
	N	Concrete Flooring

Site/Community Amenities (Lines 24-32)

Item	Abbr.	Description
Parking	LOT	Open Lot Parking
	A-GAR	Attached Garage
	D-GAR	Detached Garage
	P-GAR	Parking Garage
	C	Carport
Security	G	Security Gate
	C	Controlled Access
	O	Security Officer/Patrol
	S	Surveillance Cameras
Clubhouse/ Meeting Rooms	CH	Clubhouse
	A	Activity Room
	L	Lounge
	K	Kitchen
	C	Chapel
	B	Billiards
	G	Game Room
Pool/ Recreation Areas	P	Pool
	F	Fitness Room
	B	Basketball Court
	C	Bocce Ball Court
	F	Shuffleboard
	P	Putting Green
	T	Tennis Court
	V	Volleyball Court
Outdoor Areas	B	BBQ Area
	D	Dog Park/Pet Care Area
	G	Community Garden
	P	Picnic Area
	R	Rooftop Patio
	W	Walking/Bike Trail
	Z	Gazebo
Services	A	Activities/Events
	C	Child Care
	H	Health Care
	S	Social Services
	T	Transportation

VI. Income-Eligible Households

Determination of Income Eligibility

The number of income-eligible households necessary to support the project from the Site PMA is an important consideration in evaluating the subject project's potential.

Under the Low-Income Housing Tax Credit (LIHTC) program, household eligibility is based on household income not exceeding the targeted percentage of Area Median Income (AMI), depending upon household size.

The subject site is within Williams County, which has a four-person median household income of $78,800 for 2023. The following table illustrates the annual HUD median four-person household income estimates over the past 10 years.

Year	HUD Median Four-Person Household Income	
	Income	Percent Change
2014	$56,300	-
2015	$56,500	0.4%
2016	$53,700	-5.0%
2017	$54,800	2.0%
2018	$57,500	4.9%
2019	$59,700	3.8%
2020	$61,100	2.3%
2021	$65,100	6.5%
2022	$71,300	9.5%
2023	$75,600	6.0%
2024	$78,800	4.2%
Average Annual Change (5-year)		**6.4%**
Average Annual Change (10-year)		**4.0%**

Source: HUD

The subject property will be restricted to senior households with incomes of up to 30%, 50% and 60% of AMI for Williams County. The following table summarizes the maximum allowable income by household size for Williams County.

2024 HUD Income Limits - Williams County, OH			
Household Size	**30%**	**50%**	**60%**
One-Person	$16,800	$28,000	$33,600
Two-Person	$19,200	$32,000	$38,400
Three-Person	$21,600	$36,000	$43,200
Four-Person	$24,000	$40,000	$48,000
Five-Person	$25,920	$43,200	$51,840
2024 Median Four-Person Household Income: $78,800			

Maximum Income Limits

The units at the subject site are expected to house one- and two-person senior households. Therefore, the maximum allowable income at the subject site is $38,400.

Minimum Income Requirements

Leasing industry standards typically require households to have rent-to-income ratios of 27% to 40%. Generally, market-rate properties require a lower rent-to-income ratio, while an acceptable rent-to-income ratio for low-income households is typically around 40%. For the purposes of this analysis, we have used a rent-to-income ratio of 40% for this senior project.

The subject property's Tax Credit units will have a lowest gross rent of $540 at 30% of AMI. Over a 12-month period, the minimum annual household expenditure (rent plus tenant-paid utilities) at the subject site is $6,480. Assuming management qualifies residents with a rent-to-income ratio of 40%, the minimum household income required for residency at the property is $16,200.

Income-Appropriate Range

Based on the preceding analyses, the income-appropriate range required to live at the subject project is $16,200 to $38,400. The income-appropriate ranges required to live at the subject site are illustrated in the following table.

	Income Range	
Program (AMI Level)	**Minimum**	**Maximum**
Tax Credit (Limited to 30% AMI)	$16,200	$19,200
Tax Credit (Limited to 50% AMI)	$24,000	$32,000
Tax Credit (Limited to 60% AMI)	$27,510	$38,400
Overall Tax Credit*	**$16,200**	**$38,400**

*There is a gap between the targeted 30% and 50% AMI income ranges

Project Capture Rate Calculations

Construction of the proposed project is expected to be complete in 2026. The household projections found in the Demographic Trends section of this report indicate that an estimated 227 age- (55 and older) and income-eligible renter households and 879 total (renter and owner) age- and income-qualified households will reside within the Site PMA in 2027. The 50 Tax Credit units at the subject project represent a required capture rate of 22.0% of the age- and income-eligible renter households and a capture rate of 5.7% among all (renter and owner) age- and income-eligible households.

These calculations are summarized on the following page in our demand calculator.

Capture Rate Analysis Age 55+

Income Qualification

Site's Lowest Gross Rent:	$540
Rent to Income Ratio:	40.0%
Capture Rate Income Band:	($16,200 - $19,200) & ($24,000 - $38,400)

Renter Households Age 55+

Income Range	Households		Share Within Range		Qualified Households
$0-$9,999	83	x	0.0%	=	0
$10,000-$19,999	175	x	29.8%	=	52
$20,000-$29,999	158	x	60.2%	=	95
$30,000-$39,999	95	x	83.8%	=	80
$40,000-$49,999	121	x	0.0%	=	0
$50,000+	323	x	0.0%	=	0

Owner Households Age 55+

Income Range	Households		Share Within Range		Qualified Households
$0-$9,999	113	x	0.0%	=	0
$10,000-$19,999	265	x	30.1%	=	80
$20,000-$29,999	389	x	59.9%	=	233
$30,000-$39,999	404	x	84.0%	=	339
$40,000-$49,999	432	x	0.0%	=	0
$50,000+	2,961	x	0.0%	=	0
				Total:	652

Totals

Renter-Qualified Households:	*227*
Owner-Qualified Households:	*652*
Total Qualified Households:	**879**

Site Capture Rate

Total Units in Project:	50
Renter-Qualified Households:	227
Renter Capture Rate:	**22.0%**
Total Qualified Households:	879
Total Household Capture Rate:	**5.7%**

Source: Vogt Strategic Insights; ESRI

The 22.0% renter-only capture rate for the proposed project, while exceeding OHFA's 10% guideline, is considered achievable in this rural market, especially when considering the limited supply of senior-restricted, non-subsidized Tax Credit product in the Site PMA and the projection for increasing senior households. The lack of senior renters can be partially attributed to the lack of modern rental units to serve this age group. The subject site will serve the increasing senior households as the demographic base in the Site PMA ages in place. The only existing non-subsidized senior LIHTC property will be nearly 20 years old when the site is complete and is fully occupied with a 22-household waiting list for its 32 total units.

Based on historical trends among senior Tax Credit properties in this and other markets operated by the developer, we have found that up to 30% of the initial residents are previous homeowners. When considering a similar share of homeowner support, only 35 units would need to be filled from income-eligible renters, reducing the senior renter capture rate to 15.4%.

A detailed unit-specific capture rate analysis has also been conducted by specific income-appropriate and household size requirements. This analysis considers those income-appropriate households who also have an appropriate household size to occupy a site unit and can be provided upon request.

Tax Credit Penetration Rate Calculation

We have calculated senior and overall non-subsidized Tax Credit penetration rates that consider all non-subsidized LIHTC rental units in the Site PMA (32 senior units and 88 overall non-subsidized LIHTC units) when evaluating the capture rate for the project. The income-eligible range for the existing and proposed senior Tax Credit units is between $15,420 and $38,400, and the overall income-eligible range for all LIHTC units is $15,420 to $51,840.

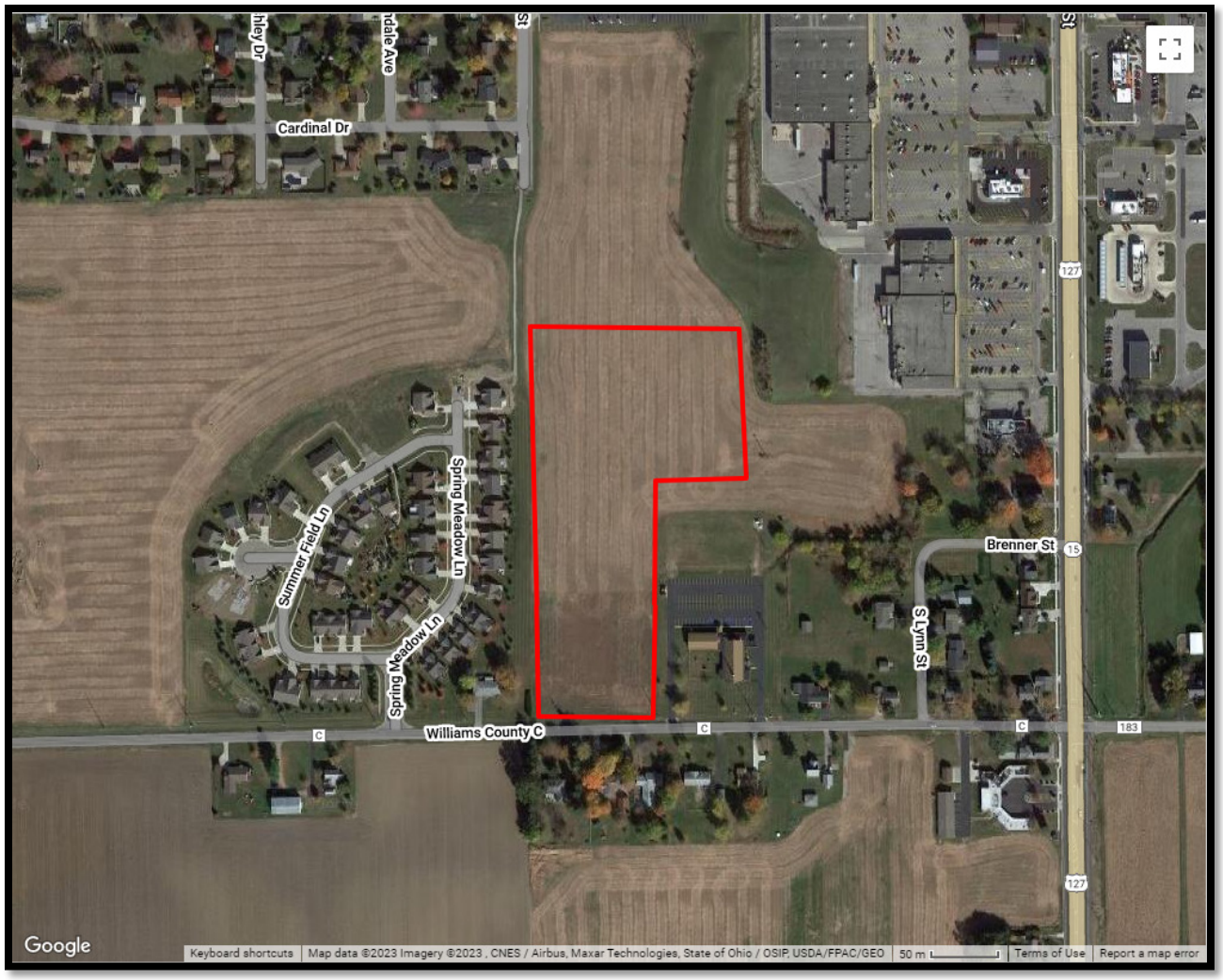
There will be an estimated 318 senior renters with eligible incomes for the senior LIHTC units and 1,082 income-eligible renters for all LIHTC units. The 82 existing and proposed senior units and 138 overall existing and proposed LIHTC units represent senior penetration rates of 25.8% and 12.8%, respectively. We conclude that both these penetration rates are achievable.

VII. Area Analysis and Description of Public Services

Site Location Description

The proposed site is located on the north side of W. Fountain Grove Drive, 0.2 miles west of its intersection with S. Main Street (U.S. Highway 127) in southern Bryan, Williams County, Ohio. The site is 54.0 miles west of Toledo and 40.0 miles northeast of Fort Wayne, Indiana. The proposed site is currently undeveloped land. The site visit and corresponding fieldwork were conducted during the week of January 20, 2025.

The following aerial map illustrates the boundaries of the proposed site.



Surrounding Land Uses

The proposed site is in a partially developed area. Surrounding land uses include residential, commercial and institutional uses and undeveloped land. According to Zillow.com, home values within the site area range from $160,000 to $300,000, with most valued in the $200,000s. The proposed site's adjacent land uses are detailed as follows:

North

Adjacent north of the site is undeveloped land, followed by the Bryan Senior Center on the east side of S. Portland Street. East of the undeveloped land is a commercial plaza anchored by Chief Supermarket, Goodwill and Tractor Supply Co. Continuing north of the senior center is a neighborhood of single-family homes in good to very good condition. Primarily single-family homes continue north. A few places of worship and Central Park are in this residential area.

East

East of the site are an undeveloped parcel and Christian & Missionary Church, followed by several single-family homes along W. Fountain Grove Drive, S. Lynn Street and Brenner Street. Farther east is S. Main Street (U.S. Highway 127). East of the highway are a few single-family homes and Fountain Grove Cemetery. Past the cemetery are an agricultural parcel and Open Hands Caring Hearts food bank. The agricultural land extends to a neighborhood of single-family homes and a place of worship. Primarily agricultural land is farther east, with scattered single-family homes.

South

West Fountain Grove Drive is adjacent south of the site. Continuing south are a few single-family homes, followed by agricultural land. Primarily agricultural land is farther south, with scattered homes.

West

Directly west of the site is S. Portland Street, followed by Autumn Chase, a ranch condominium development in excellent condition. Continuing west is an agricultural parcel, followed by single-family homes. Bryan High School and Bryan Preschool are farther west.

Surrounding Land Uses Summary

Surrounding land uses include vacant farmland, single-family homes and commercial and institutional uses, all in fair to excellent condition. The site is a short drive from U.S. Highway 127, which offers shopping amenities and extends to downtown Bryan, adding to the site's appeal. No nuisances were noted during the site visit. Overall, the proposed project is expected to fit well with the surrounding land uses, which should contribute to the marketability of the site.

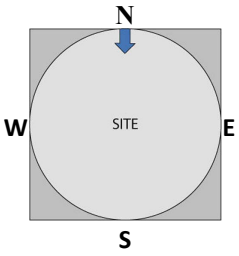
Visibility and Access

The proposed site will be accessible from W. Fountain Grove Drive, a lightly traveled roadway. Sidewalks are not available adjacent the site. Access is considered good. The site will have unobstructed frontage along W. Fountain Grove Drive, but the lack of traffic inhibits exposure. The site may have partial visibility from U.S. Highway 127. Visibility is also considered good.

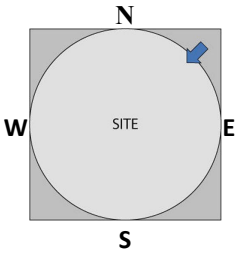
Photographs of the site are on the following pages.

Site Photographs

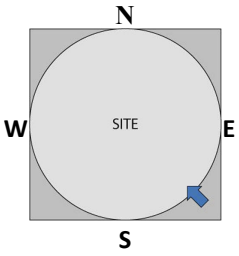
View of site from the north



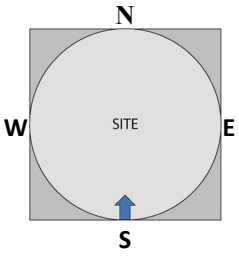
View of site from the northeast



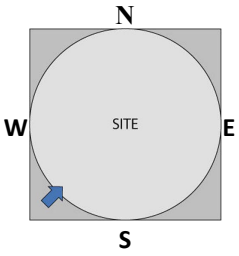
View of site from the southeast



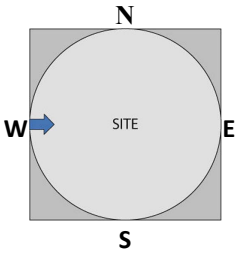
View of site from the south



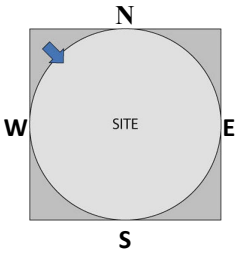
View of site from the southwest



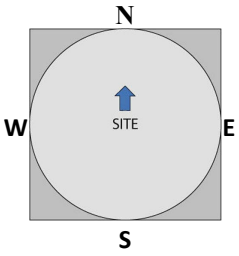
View of site from the west



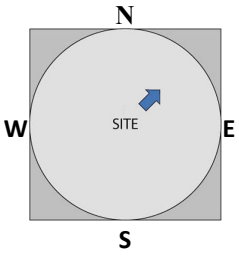
View of site from the northwest



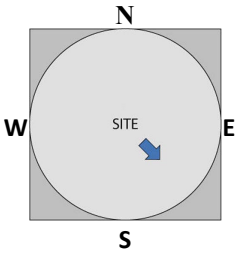
North view from site



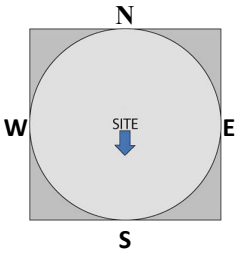
Northeast view from site



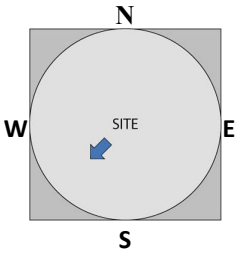
Southeast view from site



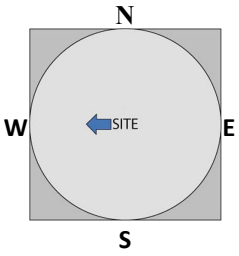
South view from site



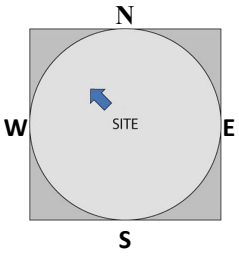
Southwest view from site



West view from site



Northwest view from site



Streetscape: view facing north on S. Portland Street

Streetscape: view facing south on S. Portland Street

Streetscape: view facing east on W. Fountain Grove Drive

Streetscape: view facing west on W. Fountain Grove Drive

Proximity to Community Services and Infrastructure

Community Services	Name	Driving Distance from Site (miles)
Major Highways	U.S. Highway 127	0.2 East
	U.S. Highway 6	1.2 South
Grocery Stores	Chief Supermarket	0.5 Northeast
Superstore	Walmart	0.7 Northeast
Department Stores	Dollar Tree	0.7 Northeast
	Dollar General	2.2 Northwest
Hospitals/Medical Centers	Bryan Hospital	2.0 North
Police Stations	Bryan Police Department	2.0 North
Fire Stations	Bryan Fire Department	2.0 North
Post Office	United States Postal Service	1.6 North
Gasoline Stations	Circle K	0.8 Northeast
	Marathon	1.2 North
Convenience Stores	Circle K	0.8 Northeast
	Marathon	1.2 North
Pharmacies	Walmart Pharmacy	0.6 Northeast
	Walgreens	1.3 North
	CVS Pharmacy	2.0 North
Banks	Huntington Bank	1.3 North
	Premier Bank	1.6 North
Restaurants	Arby's	0.4 Northeast
	Burger King	0.5 Northeast
	Sonic Drive-In	0.5 Northeast
	El Mariachis Mexican Restaurant & Bar	0.6 Northeast
	McDonald's	0.6 Northeast
	Marco's Pizza	0.6 Northeast
Libraries	Williams County Public Library	1.6 North
Fitness Centers	Anytime Fitness	0.7 North
Parks/Recreation	Roseland Park	1.0 Northeast
	Central Park	1.6 North
	Moore Park	1.7 Northwest
Entertainment/Arts	Bryan Lanes	2.4 Northwest
Senior Centers	Bryan Senior Center	1.2 North

U.S. Highway 127 is 0.2 miles east, and U.S. Highway 6 is 1.2 miles south. No regularly scheduled public transportation is available in the area.

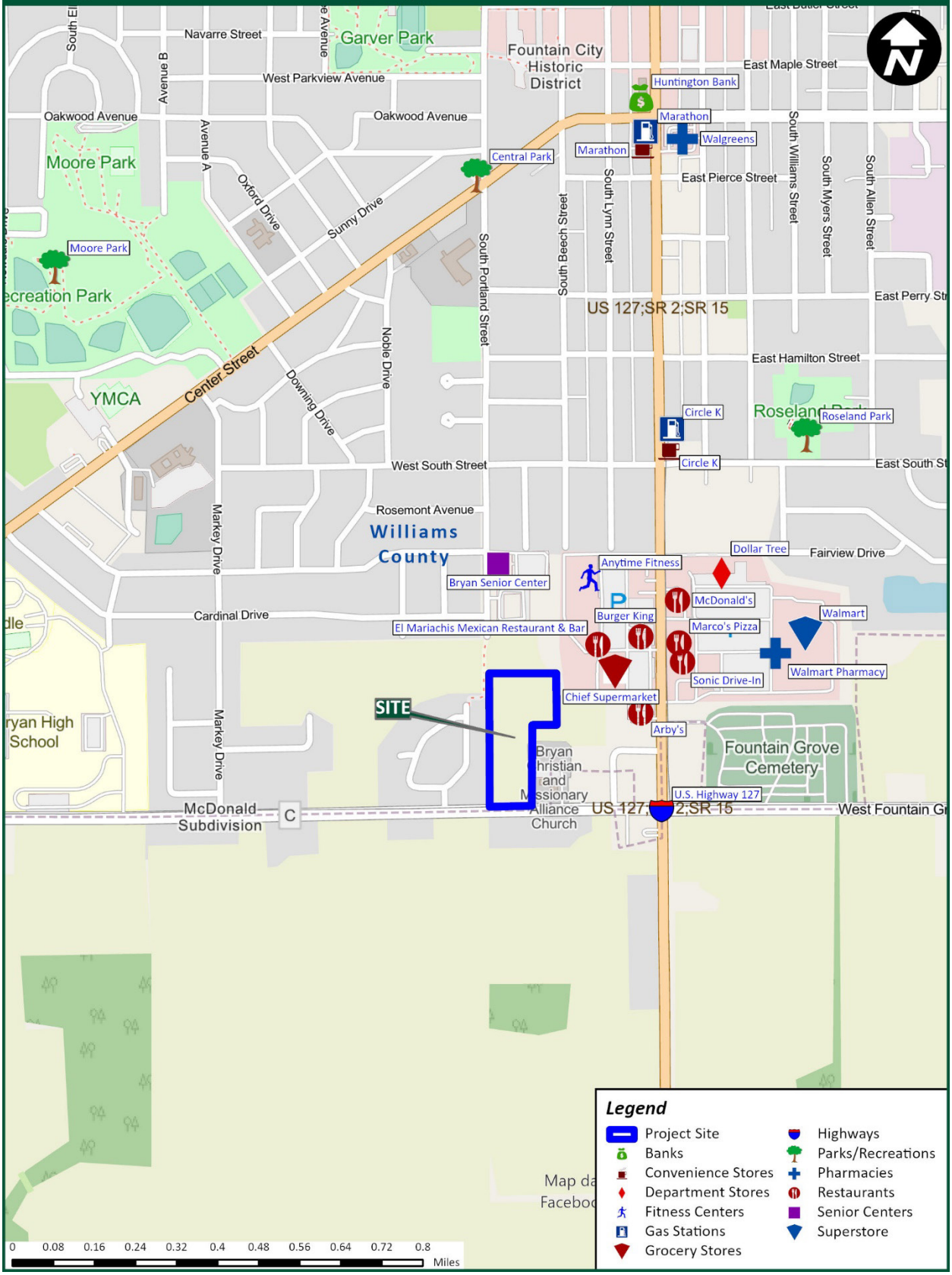
Shopping is available along U.S. Highway 127, including Chief Supermarket, 0.5 miles northeast, and Walmart, 0.7 miles northeast. Dollar Tree is in the same plaza as Walmart. Restaurants along this highway include Arby's, Burger King, Sonic Drive-In, El Mariachis Mexican Restaurant & Bar, McDonald's and Marco's Pizza. Within and near downtown Bryan are several banks, Walgreens and CVS Pharmacy; all are within 2.0 miles. Circle K and Marathon gas stations/convenience stores are both within 1.2 miles. A post office is 1.6 miles north.

Bryan Hospital provides comprehensive medical care 2.0 miles north. The Bryan Police and Fire departments are also both 2.0 miles north.

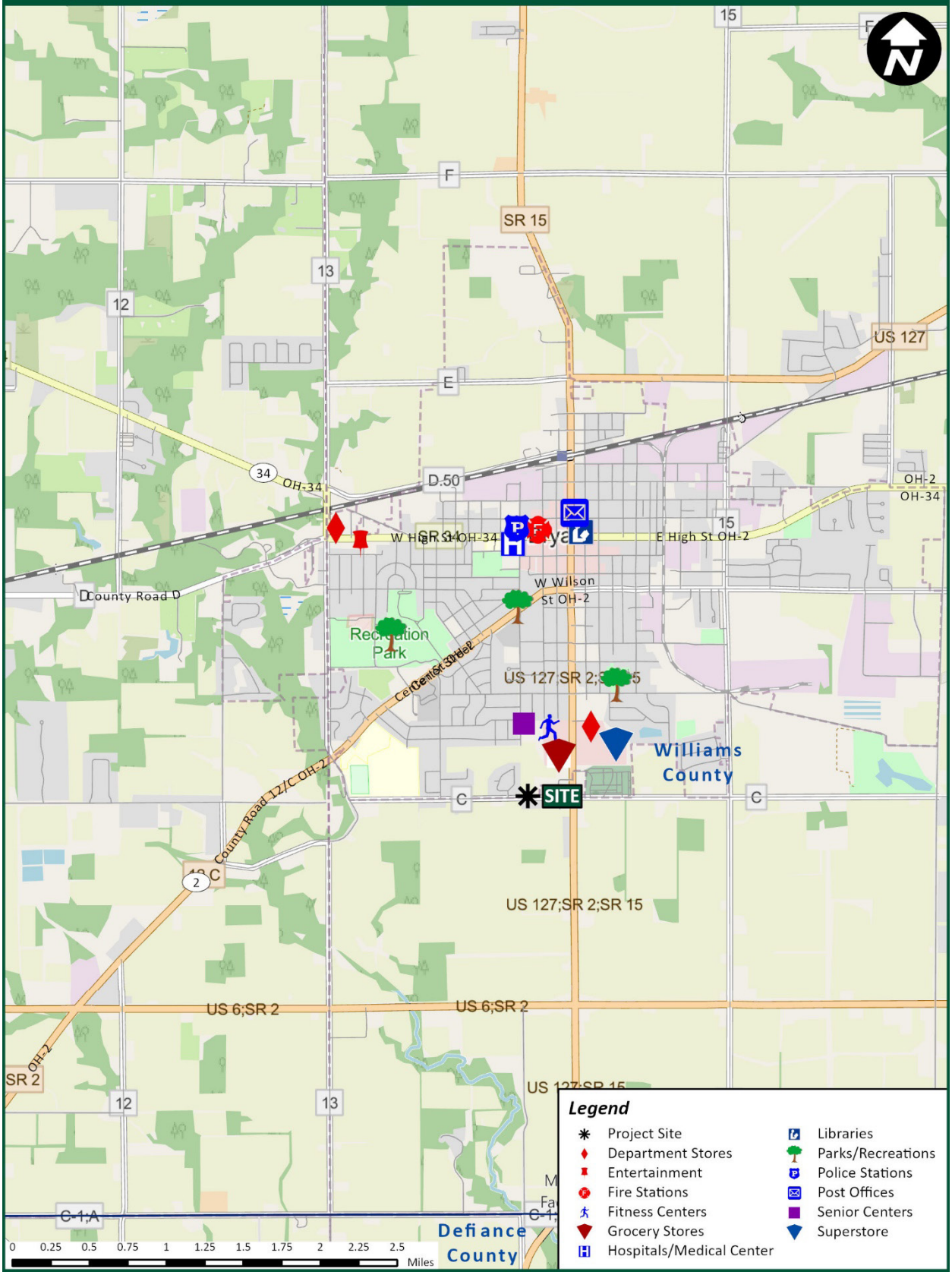
Williams County Public Library is 1.6 miles to the north. Bryan Senior Center is 1.2 miles north, which may become a shorter drive if the proposed roadway adjacent west of the site is developed. Three parks are 1.0 to 1.7 miles from the site.

Maps illustrating the locations of community services are on the following pages.

Neighborhood Community Services



Regional Community Services



Overall Site Evaluation

Surrounding land uses include vacant farmland, single-family homes and commercial and institutional uses. The adjacent condominium community is in excellent condition, enhancing the area's desirability. The site is a short drive from U.S. Highway 127, which is offers shopping and extends to downtown Bryan. No nuisances were noted during the site visit. Visibility and access are both considered good.

The site is in proximity to opportunities for shopping, recreation and entertainment. Health and safety services are within 2.0 miles of the site. The site has convenient access to major highways, though no regularly scheduled public transportation is available. Overall, we consider the site's location and proximity to community services to have a positive effect on its marketability.

Site and Neighborhood Area Condition Summary			
Current Site:	Vacant Land	**Site Visibility:**	Good
Access to Services:	Very Good	**Site Vehicular Access:**	Good
Current Neighborhood:	Good	**Trend:**	Stable
Predominant Neighborhood Land Use:	Residential, Commercial, Institutional, Undeveloped Land		
Subject Site Walk Score*:	60 (Somewhat Walkable): "Some errands can be accomplished on foot."		

*Source: www.walkscore.com. Walk Score is a measurement of the walkability of an address, ranging from 0 to 100 (0 being least walkable and 100 being most walkable). The score is based on Walkscore.com's patented system of methodology that includes analyses of road metrics, population density and pedestrian routes to nearby services and amenities.

Neighborhood Trends

	1.0-Mile Radius	Site PMA
2010 Population	4,119	25,443
2020 Population	4,299	25,230
2010 – 2020 Population % Change	4.4%	-0.8%
2010 Senior (Age 65+) Population	870	4,209
2020 Senior (Age 65+) Population	1,027	4,946
2010 – 2020 Senior (Age 65+) Population % Change	18.0%	17.5%
2010 Households	1,771	10,446
2020 Households	1,852	10,628
2020 Households % Change	4.6%	1.7%
2020 Median Household Income	$51,750	$55,077

Source: 2010 Census; ESRI; Urban Decision Group; VSI

The median household income is slightly below the overall Site PMA, with a higher rate of senior household growth from 2010 to 2020.

VIII. Federally Subsidized and Tax Credit Properties

Summary

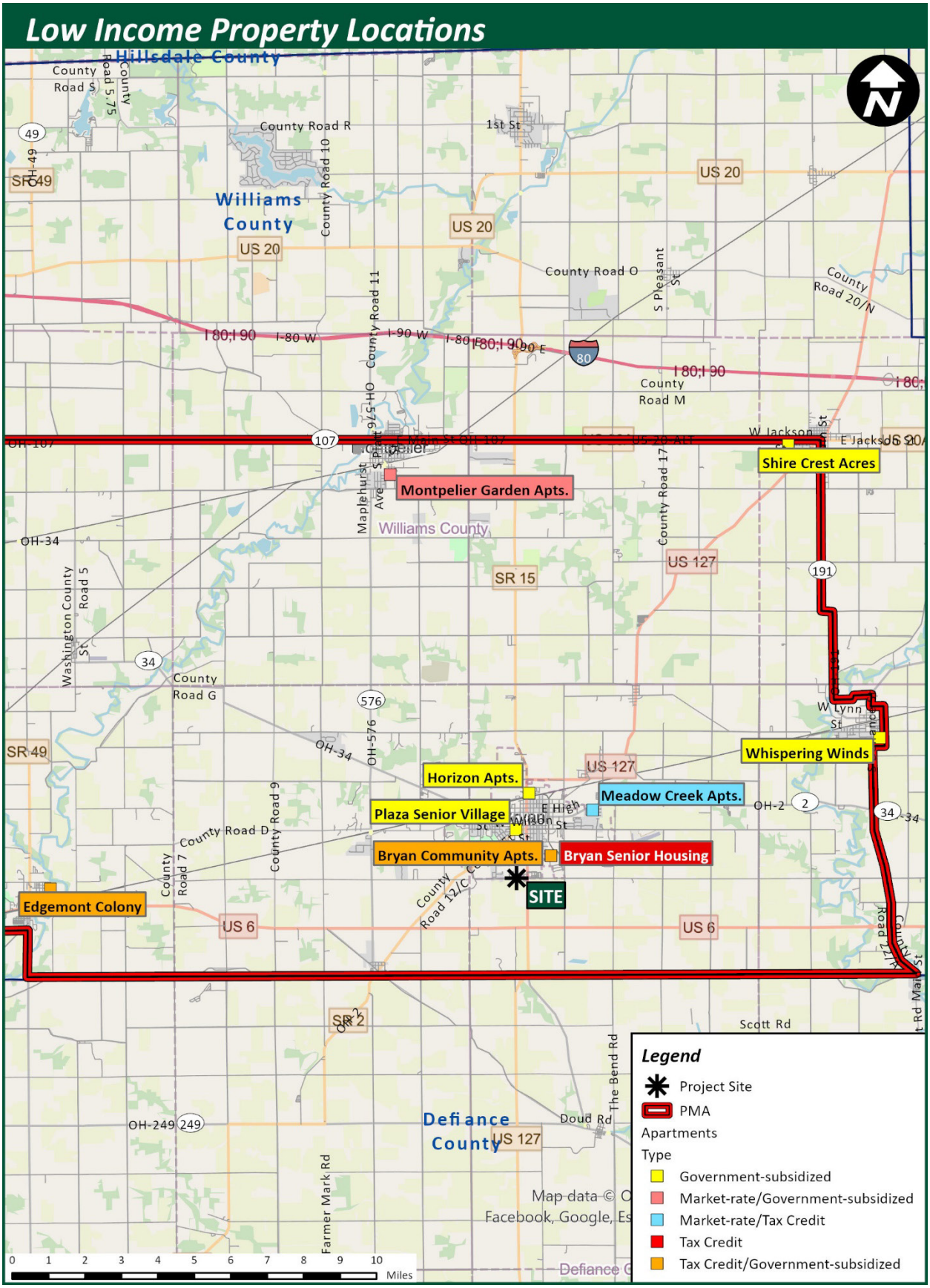
Within the Bryan Site PMA, we identified a total of nine federally subsidized and/or Tax Credit apartment developments. Based on the OHFA Tax Credit allocation lists and HUD reported data, it is our understanding that all of these projects are still within their compliance period and/or are currently operating as affordable rental housing. These affordable projects are summarized as follows:

All Affordable (Federally Subsidized and Tax Credit) Properties							
Map ID	Project Name	Address	Year Opened/ Renovated	Total Units	Occupancy Rate	Project Type	Target Market
2	Shire Crest Acres	125 Shire Crest Dr.	1980	24	100.0%	RD 515	Seniors 62+; RD 515
3	Montpelier Garden Apts.	202 E. Wabash Ave.	1976 / 2014	39*	100.0%	Section 8	Families; Section 8
4	Meadow Creek Apts.	1700 E. High St.	2000	56*	100.0%	Tax Credit	Families; 50% & 60% AMI
5	Edgemont Colony	358 E. Gearhart St.	1985 / 2023	24	100.0%	Tax Credit-RD 515	Families; 60% AMI & RD 515
6	Bryan Senior Housing	1915 E. Wilson St.	2008	32	100.0%	Tax Credit	Seniors 55+; 35%, 50% & 60% AMI
8	Bryan Community Apts.	936 E. Wilson St.	1975 / 2012	60	80.0%	Tax Credit-RD 515	Families; 60% AMI & RD 515
9	Horizon Apts.	617 N. Walnut St.	1997 / 2021	10	100.0%	Permanent Supportive Housing	Families; Permanent Supportive Housing
10	Plaza Senior Village	1200 Ray Dr.	1987	40	100.0%	RD 515	Seniors 62+; RD 515
13	Whispering Winds	900 Maple St.	1995	16	100.0%	RD 515	Families; RD 515
			Total	**301**	**96.0%**		

Source: VSI Field Survey, Ohio Housing Finance Agency, HUD
*Market-rate units not included

Based on our analysis and the preceding table, the Site PMA has a total of 301 affordable rental units that must be considered in the OHFA affordable penetration rate analysis. These affordable rental units have a combined occupancy rate of 96.0% (4.0% vacancy), with the only vacant units within Bryan Community Apartments. This affordable penetration rate analysis is found in the following section.

The following map illustrates the location of all affordable rental properties within the Site PMA.


Low Income Property Locations
Hillsdale County
Williams County
Defiance County
Montpelier Garden Apts.
Shire Crest Acres
Whispering Winds
Horizon Apts.
Meadow Creek Apts.
Plaza Senior Village
Bryan Community Apts.
Bryan Senior Housing
SITE
Edgemont Colony
Legend
Project Site
PMA
Apartments
Type
Government-subsidized
Market-rate/Government-subsidized
Market-rate/Tax Credit
Tax Credit
Tax Credit/Government-subsidized
Miles

Tax Credit and Federally Subsidized Penetration Rate

The 301 existing and 50 proposed Tax Credit and federally subsidized units in the market have been considered to calculate the required affordable housing penetration rate. Based on the same calculation process used for the subject site, the income-eligible range for the existing and proposed Tax Credit and federally subsidized units is below $51,840. An estimated 1,463 renter households with eligible incomes will reside within the Site PMA in 2027. The existing and proposed Tax Credit and subsidized units represent a penetration rate of 24.0% of the income-eligible renter households, which is summarized in the following table.

	Affordable Penetration Rate Calculation
Number of LIHTC and Subsidized Units (Proposed and Existing)	351
Income-Eligible Renter Households – 2027	/ 1,463
Overall Market Penetration Rate	= 24.0%

It is our opinion that the 24.0% penetration rate for the LIHTC and federally subsidized units is low and achievable.

Support from Housing Choice Voucher Holders

According to the Williams Metropolitan Housing Authority, approximately 60 Housing Choice Voucher holders are within Williams County. Housing authority representatives stated over 160 households are currently on the waiting list for additional Vouchers. This reflects the continuing need for Housing Choice Voucher assistance.

If the rents do not exceed the local housing authority Payment Standard, households with Housing Choice Vouchers may be eligible to reside at a LIHTC project. The Payment Standard for Williams County and the subject's proposed non-subsidized gross rents are summarized in the following table:

Bedroom Type	Local Payment Standard	Proposed Tax Credit Gross Rents
Two-Bedroom	$940	$540-$917

The proposed rents are below the current Payment Standard. Therefore, those with a Voucher will be able to reside at the site.

Impact on Existing Tax Credit Properties

The anticipated occupancy rates of the existing Tax Credit developments during the first year of occupancy at the site are as follows:

Map ID	Project Name	Current Occupancy Rate	Anticipated Occupancy Rate Through 2027
4	Meadow Creek Apts.	100.0%	95.0% +
5	Edgemont Colony	100.0%	95.0% +
6	Bryan Senior Housing	100.0%	95.0% +
8	Bryan Community Apts.	86.7%	93.0% +

Source: VSI Telephone Survey

The subject site is not expected to have any long-term impact on the limited LIHTC alternatives in the Site PMA. Only Bryan Senior Housing is senior-restricted and is fully occupied with an extensive waiting list. The site will serve the growing senior household base in the Site PMA. Based on the historical occupancy of Bryan Community Apartments, we anticipate the occupancy will rebound at this property, which has been impacted by low traffic during the winter months according to management.

IX. Rental Housing Supply Analysis

Overview of Rental Housing

The distributions of the area housing stock within the Bryan Site PMA in 2020, 2024 (estimated) and 2029 (projected) are summarized in the following table:

Housing Status	2020 (Census)		2024 (Estimated)		2029 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Total-Occupied	10,648	93.2%	10,573	92.8%	10,543	93.0%
Owner-Occupied	7,727	72.6%	7,813	73.9%	7,865	74.6%
Renter-Occupied	2,921	27.4%	2,760	26.1%	2,677	25.4%
Vacant	782	6.8%	823	7.2%	797	7.0%
Total	**11,430**	**100.0%**	**11,396**	**100.0%**	**11,340**	**100.0%**

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Based on 2024 estimates, of the 11,396 total housing units in the market, 7.2% were vacant. In 2024, it was estimated that homeowner households occupied 73.9%% of all occupied housing units, while the remaining 26.1% were occupied by renter households. The share of renter households is typical for rural markets.

Conventional Apartments

We identified and personally surveyed 14 conventional rental housing projects containing a total of 461 units within the Site PMA during our in-person survey in January 2025. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 96.5%, a stable rate for rental housing. The following table summarizes the breakdown of conventional housing units surveyed within the Site PMA.

Summary of Conventional Apartments Survey					
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Market-rate	5	119	4	96.6%	0
Market-rate/Tax Credit	1	96	0	100.0%	0
Market-rate/Government-Subsidized	1	40	0	100.0%	0
Tax Credit	1	32	0	100.0%	0
Tax Credit/Government-Subsidized	2	84	12	85.7%	0
Government-Subsidized	4	90	0	100.0%	0
Total	**14**	**461**	**16**	**96.5%**	**0**

Source: VSI Field Survey

As the preceding table illustrates, all but the Tax Credit/government-subsidized project types identified within the Site PMA are reporting high occupancy rates of 96.6% to 100.0%. All 12 vacancies among the Tax Credit/government-subsidized properties are at a single property, Bryan Community Apartments. Management at this property attributed the vacancies to slow traffic during the winter months and age and quality of this project, which is impacting the ability to attract residents when rental assistance is not available. There is a waiting list for units with rental assistance at this property. The 12 vacancies include four additional vacancies since a January 2024 survey, indicating project-specific issues. However, this property has historically maintained a higher occupancy rate. The overall occupancy rate is 0.4% percentage points lower than a survey of the same market area completed in January 2024.

The only non-subsidized LIHTC property is a 32-unit senior-restricted property built over 15 years ago that has a waiting list of 22 households.

The Williams County Economic Development Corporation recently conducted a Housing Opportunities Assessment, which showed a need for 192 to 300 rental units on the county level, with 90 to 120 of those estimated to be needed within Bryan.

According to ACS estimates, over half of the rental units in the Site PMA are among single-family and mobile home units. These property types are generally difficult to identify unless vacant and listed for rent and also have limited comparability with the proposed affordable senior housing. In addition, they are not conducive for senior occupancy.

The following table summarizes the breakdown of market-rate and Tax Credit units surveyed within the Site PMA:

Market-rate						
Bedrooms	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Gross Rent
Studio	1.0	11	6.9%	0	0.0%	$726
One-Bedroom	1.0	80	50.0%	2	2.5%	$862
Two-Bedroom	1.0	54	33.8%	1	1.9%	$1,107
Two-Bedroom	1.5	4	2.5%	1	25.0%	$1,085
Three-Bedroom	1.0	10	6.3%	0	0.0%	$1,229
Four-Bedroom	1.0	1	0.6%	0	0.0%	$750
Total Market-rate		**160**	**100%**	**4**	**2.5%**	**-**
				Overall Median Market-rate Rent		**$963**
Non-Subsidized Tax Credit						
Bedrooms	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Gross Rent
One-Bedroom	1.0	9	10.1%	0	0.0%	$773
Two-Bedroom	1.0	50	56.2%	0	0.0%	$838
Two-Bedroom	1.5	24	27.0%	0	0.0%	$784
Three-Bedroom	1.0	6	6.7%	0	0.0%	$977
Total Tax Credit		**89**	**100%**	**0**	**0.0%**	**-**
				Overall Median Tax Credit Rent		**$826**

Source: VSI Field Survey

The market-rate units are 97.5% occupied and the non-subsidized Tax Credit units are 100.0% occupied. These are both considered high occupancy rates.

The following is a distribution of non-subsidized units surveyed by year opened for the Site PMA:

	Market-rate				Non-Subsidized Tax Credit			
Year Opened	Projects	Units	Vacancies	Vacancy Rate	Projects	Units	Vacancies	Vacancy Rate
Before 1970	4	56	2	3.6%	0	0	0	-
1970 to 1979	2	44	1	2.3%	0	0	0	-
1980 to 1989	1	59	1	1.7%	1	1	0	0.0%
1990 to 1999	0	0	0	-	0	0	0	-
2000 to 2009	1	0	0	-	2	128	0	0.0%
2010 to 2014	0	0	0	-	0	0	0	-
2015	0	0	0	-	0	0	0	-
2016	0	0	0	-	0	0	0	-
2017	0	0	0	-	0	0	0	-
2018	0	0	0	-	0	0	0	-
2019	0	0	0	-	0	0	0	-
2020	0	0	0	-	0	0	0	-
2021	0	0	0	-	0	0	0	-
2022	0	0	0	-	0	0	0	-
2023	0	0	0	-	0	0	0	-
2024	0	0	0	-	0	0	0	-
2025*	0	0	0	-	0	0	0	-
Total	**8**	**159**	**4**	**2.5%**	**3**	**129**	**0**	**0.0%**

Source: VSI Field Survey
*As of January

Only two of the LIHTC properties and no market-rate properties (only one mixed-income property) have been added to the market since 2000. The new construction and anticipated high quality of the proposed development will allow it to be competitive in the market.

The Bryan apartment market offers a limited of rental product in terms of price point and quality. The following table compares the gross rent (the collected rent plus the estimated costs of tenant-paid utilities) of the subject project with the rent range of the existing conventional apartments surveyed in the market.

	Gross Rent			
	Proposed	Existing Rentals		Units (Share) With Rents
Bedroom Type	Subject	Median	Range	Above Proposed Rents
Two-Bedroom	$540-30% $800-50% $917-60%	$838	$708 - $1,107	132 (100.0%) 111 (84.1%) 42 (31.8%)

Source: VSI Field Survey

All of the rents of existing rentals in the market are above the proposed 30% AMI rent at the subject site, with 60% AMI rents priced above a majority or all of the limited non-subsidized two-bedroom units in the market. The far superior age, anticipated superior quality and marketable unit configurations with garages will allow the site to achieve the higher proposed two-bedroom rents. The appropriateness of the proposed rents is evaluated in detail in the Achievable Market and Tax Credit Rent Analysis section of this report beginning on page V-1.

We rated each market-rate and LIHTC property surveyed on a scale of A through F. Our rating system is described as follows, with + and - variations assigned according to variances from the following general descriptions:

A – Upscale/high quality property
B – Good condition and quality
C – Fair condition, in need of minor improvements
D – Poor condition
F – Serious disrepair, dilapidated

Following is a distribution of non-subsidized properties by quality rating, units and vacancies.

Market-rate			
Quality Rating	**Projects**	**Total Units**	**Vacancy Rate**
B+	1	32	6.3%
B	3	45	2.2%
C+	3	83	1.2%
Non-Subsidized Tax Credit			
Quality Rating	**Projects**	**Total Units**	**Vacancy Rate**
A-	1	32	0.0%
B	2	57	0.0%

Source: VSI Field Survey

Market-rate vacancies are highest among market-rate properties with quality ratings of B+, but are below 75 for all groupings. No vacancies are among the modest non-subsidized LIHTC alternatives. The subject project will be of new construction and is anticipated to have a quality rating of A. This quality rating will be the highest in the market and will enhance the subject project's marketability.

Planned Multifamily Development

According to the planning and building departments of various municipalities in the Bryan Site PMA and an examination of LIHTC allocations, no planned multifamily apartment projects are within the PMA.

Buy Versus Rent Analysis

According to ESRI, the median home value within the Site PMA was $171,277. At an estimated interest rate of 7.0% and a 30-year term (and 95% LTV), the monthly mortgage for a $171,277 home is $1,455, including estimated taxes and insurance.

Buy Versus Rent Analysis	
	Overall
Median Home Price	$171,277
Mortgaged Value = 95% of Median Home Price	$162,713
Interest Rate - Bankrate.com	7.0%
Term	30
Monthly Principal & Interest	$1,083
Estimated Taxes & Insurance*	$271
Estimated Private Mortgage Insurance**	$102
Estimated Monthly Mortgage Payment	$1,455

*Estimated at 25% of principal and interest
**Estimated at 0.75% of mortgaged amount

In comparison, the proposed rents for the subject property peak at $836, well below the estimated cost of a typical single-family home in the area. A typical trend of the targeted demographic is to shed homeownership in favor of a more leisurely and maintenance-free lifestyle. A single-family home in the Bryan Site PMA at the median price point is typically older and requires ongoing maintenance and upkeep costs. Additionally, homes in this price range do not offer the comprehensive amenities and features planned for the project. Finally, we do not expect any tenants will migrate to homeownership options once they occupy the project. Thus, we do not anticipate any competitive impact due to loss of tenants to homeownership.

X. Comparable Tax Credit Analysis

Survey of Tax Credit Properties

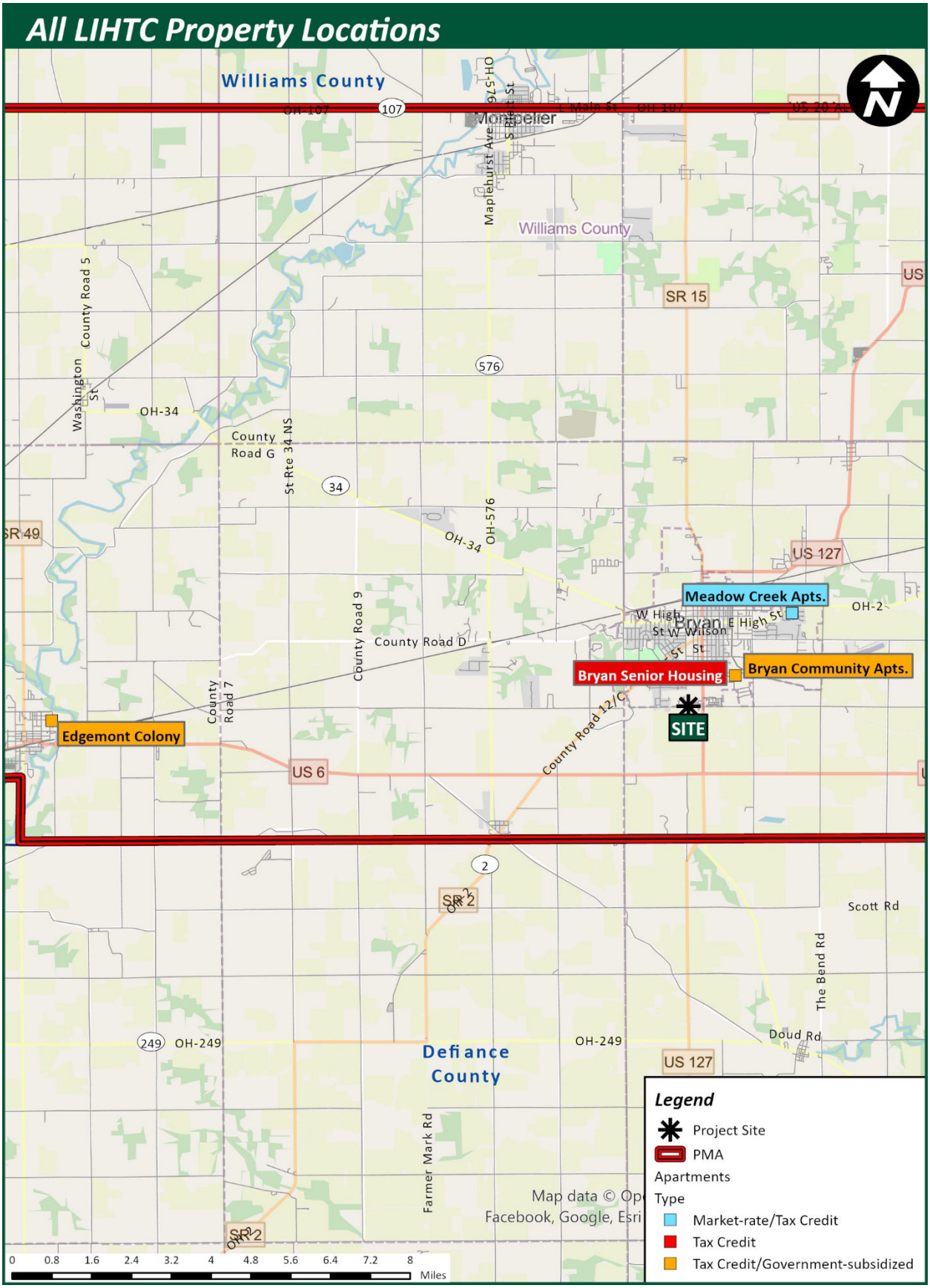
We surveyed four properties within the Bryan Site PMA that have been developed or renovated under the Low-Income Housing Tax Credit (LIHTC) program, including non-subsidized, subsidized and mixed-income projects. These surveyed Tax Credit rental projects in the Site PMA include the following:

All Low-Income Housing Tax Credit Projects							
Map ID	Project Name	Year Opened/ Renovated	Total LIHTC Units	Occupancy Rate	Distance To Site	Waiting List	Target Market
4	Meadow Creek Apts.	2000	56*	100.0%	2.9 Miles	6 H.H.	Families; 50% & 60% AMI
5	Edgemont Colony	1985 / 2023	24	100.0%	10.9 Miles	2 months	Families; 60% AMI & RD 515
6	Bryan Senior Housing	2008	32	100.0%	1.2 Miles	22 H.H.	Seniors 55+; 35%, 50% & 60% AMI
8	Bryan Community Apts.	1975 / 2012	60	80.0%	1.2 Miles	8 H.H.	Families; 60% AMI & RD 515

Source: VSI Field Survey
H.H. – Households
*Market-rate units not included

The four existing LIHTC projects have a combined total of 172 Tax Credit units with an overall occupancy rate of 93.0%, indicating stable demand for affordable housing in the market. All the vacancies are among non-rent-assisted units at the renovated Bryan Community Apartments, with a waiting list for the rent-assisted units.

The following map illustrates the location of the subject site and all surveyed Tax Credit projects in the Site PMA.


All LIHTC Property Locations
Williams County
Montpelier
Williams County
SR 15
US 127
OH-34
OH-576
US 6
Meadow Creek Apts.
Bryan Senior Housing
Bryan Community Apts.
SITE
Edgemont Colony
Defiance County
Scott Rd
Doud Rd
The Bend Rd
Farmer Mark Rd
County Road 5
County Road G
St Rte 34 NS
County Road 9
County Road D
County Road 7
County Road 12/C
Washington St
Maplehurst Ave
S Rte 576
Main St
W High St
E High St
W Wilson St
Legend
Project Site
PMA
Apartments
Type
Market-rate/Tax Credit
Tax Credit
Tax Credit/Government-subsidized
Map data © Op
Facebook, Google, Esri
0 0.8 1.6 2.4 3.2 4 4.8 5.6 6.4 7.2 8
Miles

Comparable Tax Credit Properties

Of the LIHTC properties in the Site PMA, both of the non-subsidized properties were selected as comparable to the site. Only one of these properties targets seniors. Due to the limited number of comparable properties in the Site PMA, we also selected two out-of-market properties for this comparable analysis. These properties are in Whitehouse and Wauseon and target seniors. The four selected LIHTC properties and the subject development as proposed are summarized as follows (information regarding property address, phone number and utility responsibility is included in the profiles found in this section):

Comparable Tax Credit Projects

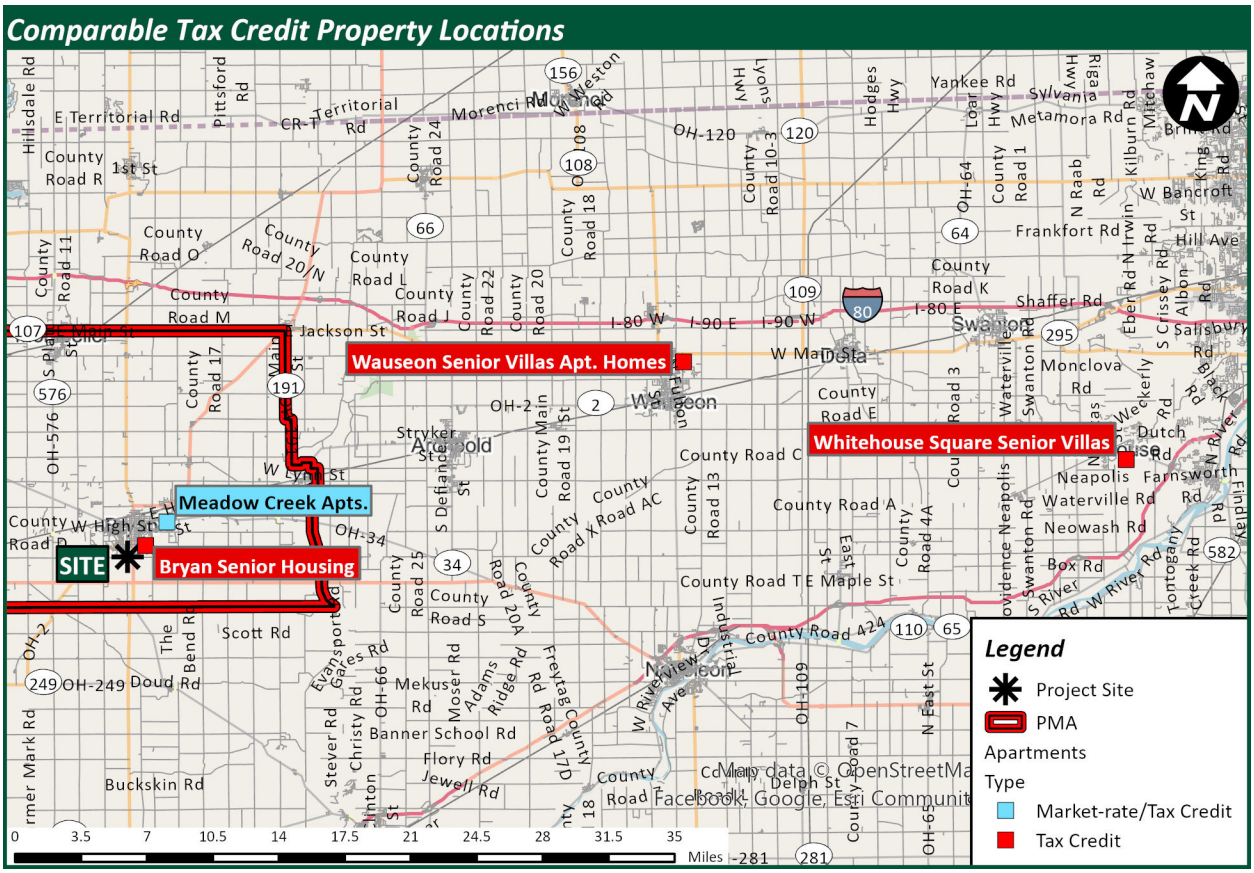
Map ID	Project Name	Year Opened	Total Units	Occup. Rate	Distance To Site	Waiting List	Target Market	Ratings	
								Q.R.	N.R.
Site	Fountain Creek Senior Villas	2027	50	-	-	-	Seniors 55+; 30%, 50% & 60% AMI	A	B
4	Meadow Creek Apts.	2000	56*	100.0%	2.9 Miles	6 H.H.	Families; 50% & 60% AMI	B	B
6	Bryan Senior Housing	2008	32	100.0%	1.2 Miles	22 H.H.	Seniors 55+; 35%, 50% & 60% AMI	A-	B
902	Whitehouse Square Senior Villas	2010	32	100.0%	48.0 Miles	6 months	Seniors 55+; 35%, 50% & 60% AMI	A-	B
905	Wauseon Senior Villas Apt. Homes	2010	48	100.0%	28.5 Miles	33 H.H.	Seniors 55+; 35%, 50% & 60% AMI	A-	B

Source: VSI Field Survey
Occup. – Occupancy
H.H. – Households
Q.R. – Quality Rating
N.R. – Neighborhood Rating
900 Series map codes located outside the PMA
*Market-rate units not included

The four LIHTC projects have a combined occupancy rate of 100.0%. All of these projects have waiting lists, illustrating the strong demand for affordable housing within the Site PMA and affordable senior product in the region.

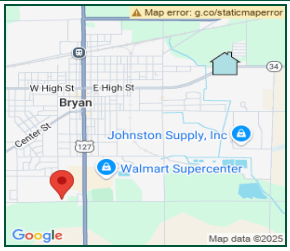
The following map illustrates the subject site location relative to the locations of the comparable Tax Credit properties. Following the comparable properties' locations map are profiles of the selected comparable Tax Credit projects.

Comparable Tax Credit Property Locations



MC 4 Meadow Creek Apts.

1700 E. High St., Bryan, OH 43506 (419) 630-1122



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Market-Rate & Tax Credit

Total Units 96

Occupancy 100.0%

Waiting List 6 households

Year Open 2000

Distance to Site 2.9 miles

Age Restriction None

Unit Amenities:
Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Patio/Deck/Balcony, Intercom, Blinds

Concessions:
No Rent Specials

Project Amenities:
On-site Management, Laundry Facility, Clubhouse, Lounge, Playground, Controlled Access, BBQ Area, Picnic Area

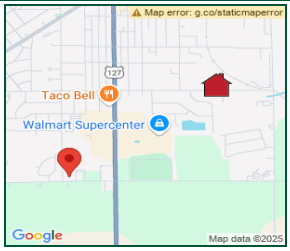
Remarks:
Market-rate (40 units); 50% & 60% AMI (56 units); Accepts HCV (8)

Meadow Creek Apts.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	$ / Square Foot		
2	1	G	30	0	851	$999	$1.17	$1,107	
2	1	G	10	0	851	$730	$0.86	$838	50%
2	1	G	40	0	851	$730	$0.86	$838	60%
3	1	G	10	0	1,001	$1,100	$1.10	$1,229	
3	1	G	2	0	1,001	$848	$0.85	$977	50%
3	1	G	4	0	1,001	$848	$0.85	$977	60%

MC 6 Bryan Senior Housing

1915 E. Wilson St., Bryan, OH 43506 (419) 636-3377



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Tax Credit

Total Units 32

Occupancy 100.0%

Waiting List 22 households

Year Open 2008

Distance to Site 1.2 miles

Age Restriction Senior (55+)

Unit Amenities:
Refrigerator, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hookups, Ceiling Fan, Blinds, Vaulted Ceilings

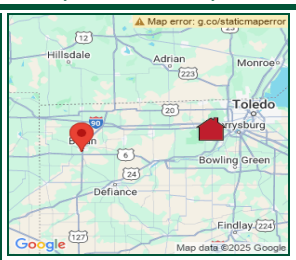
Concessions:
No Rent Specials

Project Amenities:
On-site Management, Laundry Facility, Clubhouse, Activity Room, Kitchen, Social Services

Remarks:
35%, 50% & 60% AMI; Accepts HCV (9 units); Utility allowance: 1-br/$93 & 2-br/$114

Bryan Senior Housing

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	$ / Square Foot		
1	1	G	1	0	700	$421	$0.60	$514	35%
1	1	G	3	0	700	$610	$0.87	$703	50%
1	1	G	4	0	700	$680	$0.97	$773	60%
2	1.5	G	3	0	875	$610	$0.70	$724	35%
2	1.5	G	10	0	875	$670	$0.77	$784	50%
2	1.5	G	11	0	875	$705	$0.81	$819	60%



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Tax Credit
Total Units 32
Occupancy 100.0%
Waiting List 6 months
Year Open 2010

Distance to Site 48.0 miles
Age Restriction Senior (55+)

Unit Amenities:
Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Security System, Blinds

Concessions:
No Rent Specials

Project Amenities:
On-site Management, Laundry Facility, Clubhouse, Activity Room, Kitchen, Playground, Water Feature(s), Computer/Business Center, Gazebo, BBQ Area, Picnic Area, Social Services, Movie Theater

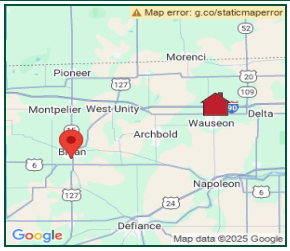
Remarks:
35%, 50%, & 60% AMI; Accepts HCV (4 units); Lower rent units receive HOME Funds; Utility allowance: $99

Whitehouse Square Senior Villas

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	$ / Square Foot		
2	1.5	G	2	0	947	$600	$0.63	$699	35%
2	1.5	G	3	0	947	$757	$0.80	$856	50%
2	1.5	G	15	0	947	$757	$0.80	$856	50%
2	1.5	G	12	0	947	$1,064	$1.12	$1,163	60%

MC 905 Wauseon Senior Villas Apt. Homes

700 Wauseon Senior Village Dr., Wauseon, OH 43567 (419) 335-2001



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Tax Credit

Total Units 48

Occupancy 100.0%

Waiting List 33 households

Year Open 2010

Distance to Site 28.5 miles

Age Restriction Senior (55+)

Unit Amenities:
Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Project Amenities:
On-site Management, Activity Room, Water Feature(s), Computer/Business Center, BBQ Area, Picnic Area, Community Garden, Social Services

Concessions:
No Rent Specials

Remarks:
35%, 50% & 60% AMI; Accepts HCV (5 units); Utility allowance: $94

Wauseon Senior Villas Apt. Homes

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	$ / Square Foot		
2	1.5	G	3	0	963	$684	$0.71	$778	35%
2	1.5	G	17	0	963	$977	$1.01	$1,071	50%
2	1.5	G	28	0	963	$1,173	$1.22	$1,267	60%

Gross rents (which include collected/street rents plus the cost of tenant-paid utilities) for the four LIHTC projects and the proposed rents at the subject site are listed in the following table:

		Gross Rent/Percent of AMI (Units)		
Map ID	Project Name	One-Br.	Two-Br.	Three-Br.
Site	**Fountain Creek Senior Villas**	**-**	**$540/30% (8) $800/50% (12) $917/60% (30)**	**-**
4	Meadow Creek Apts.	-	$838/50% (10) $838/60% (40)	$977/50% (2) $977/60% (4)
6	Bryan Senior Housing	$514/35% (1) $703/50% (3) $773/60% (4)	$724/35% (3) $784/50% (10) $819/60% (11)	-
902	Whitehouse Square Senior Villas	-	$699/35% (2) $856/50% (18) $1,163/60% (12)	-
905	Wauseon Senior Villas Apt. Homes	-	$778/35% (3) $1,071/50% (17) $1,267/60% (28)	-
	Weighted Average/Percent of AMI	**$514/35% $703/50% $773/60%**	**$738/35% $906/50% $1,011/60%**	**$977/50% $977/60%**
	Max Allowable Rent/Percent of AMI	*$524/35% $750/50% $900/60%*	*$540/30% $629/35% $900/50% $1,080/60%*	*$1,040/50% $1,248/60%*

Source: VSI Field Survey
900 Series map codes located outside the PMA

The proposed subject gross rents of $540 to $917 will be within the range of rents at the comparable properties in and near the market. The 30% AMI rent is at the maximum allowable level and will represent an exceptional value in the market. The 50% and 60% AMI rents are well below the maximum allowable rents, with the out-of-market comparables achieving higher 50% and 60% AMI rents. The maximum allowable 60% AMI rents are higher in the counties where the out-of-market senior comparables are located.

The proposed 50% AMI rent at the site is comparable to the 60% AMI rents at Bryan Senior Housing and Meadow Creek Apartments, located in the Site PMA. The 100% occupancy of the comparables is an indication higher rents could be achieved while maintaining a stabilized occupancy rate. Given the value to estimated market rent, capture rates in this rural market and increasing senior household base, we have concluded the proposed rents are achievable and will represent a value. Additional analysis of the proposed rent levels, including the market rents (if offered), can be found in Section V of this report.

The subject project's and comparable properties' square footage and number of bathrooms are illustrated in the following tables:

		Square Footage		
Map ID	Project Name	One-Br.	Two-Br.	Three-Br.
Site	Fountain Creek Senior Villas	-	919	-
4	Meadow Creek Apts.	-	851	1,001
6	Bryan Senior Housing	700	875	-
902	Whitehouse Square Senior Villas	-	947	-
905	Wauseon Senior Villas Apt. Homes	-	963	-
	Weighted Average	**700**	**910**	**1,001**

Source: VSI Field Survey
900 Series map codes located outside the PMA

		Number of Baths		
Map ID	Project Name	One-Br.	Two-Br.	Three-Br.
Site	Fountain Creek Senior Villas	-	1.0	-
4	Meadow Creek Apts.	-	1.0	1.0
6	Bryan Senior Housing	1.0	1.5	-
902	Whitehouse Square Senior Villas	-	1.5	-
905	Wauseon Senior Villas Apt. Homes	-	1.5	-

Source: VSI Field Survey
900 Series map codes located outside the PMA

The subject development as proposed compares well with the existing LIHTC projects in the market based on square footage, with larger two-bedroom unit sizes than the comparables in the market. All of the senior comparables, including Bryan Senior Housing, offer an additional half-bathroom, which is not necessary to serve seniors. We consider the unit configurations and sizes highly marketable to area seniors.

The following table compares the appliances and the unit and project amenities of the subject site with existing Tax Credit properties in the market.

Map ID	Site	4	6	902	905
Project Name	Fountain Creek Senior Villas	Meadow Creek Apts.	Bryan Senior Housing	Whitehouse Square Senior Villas	Wauseon Senior Villas Apt. Homes
Appliances					
Refrigerator	X	X	X	X	X
Icemaker					
Dishwasher	X	X	X	X	X
Disposal	X	X	X	X	X
Range	X	X	X	X	X
Microwave	X		X		
Appliance Type		White	White	White	White
Unit Amenities					
AC - Central	X	X	X	X	X
Floor Coverings	Vinyl	Carpet	Carpet	Carpet	Carpet
Window Treatments	Blinds	Blinds	Blinds	Blinds	Blinds
Washer/Dryer					
Washer/Dryer Hookups	X		X	X	X
Patio/Deck/Balcony	X	X		X	X
Ceiling Fan	X		X		
Storage	X				
Walk-in Closets	X	X		X	
Vaulted Ceilings			X		
Parking Options					
Attached Garage	X		X	X	X
On Street			X		
Surface Parking	X	X		X	X

Continued:

Map ID	Site	4	6	902	905
Project Name	Fountain Creek Senior Villas	Meadow Creek Apts.	Bryan Senior Housing	Whitehouse Square Senior Villas	Wauseon Senior Villas Apt. Homes
Project Amenities					
On-site Management	**X**	X	X	X	X
Laundry		X	X	X	
Clubhouse	**X**	X	X	X	
Community Space	**Activity Room Lounge Kitchen**	Lounge	Activity Room Kitchen	Activity Room Kitchen	Activity Room
Fitness Center	**X**				
Playground		X		X	
Computer/Business Center				X	X
Water Feature(s)				X	X
Project Security		Controlled Access			
Outdoor Areas	**Dog Park/ Pet Area Community Garden**	BBQ Area Picnic Area		BBQ Area Picnic Area Gazebo	BBQ Area Community Garden Picnic Area
Services			Social Services	Social Services	Social Services
Movie Theater				X	
Community Patio	**X**				
Open Space	**X**				
Shelter House	**X**				

The subject amenities will compare favorably with other Tax Credit projects in the market and region. With the combination of in-unit washer/dryer hookups, microwave, walk-in closets, disposal, attached garage, clubhouse, fitness center and outdoor areas, the site's amenities are superior to all of the selected comparables. The senior comparables also offer attached garages.

Based on our analysis of the square footage, amenities, location, quality and occupancy rates of the existing LIHTC properties within the market, it is our opinion that the subject development as proposed will be marketable, despite being priced higher than the in-market comparables. The superior age, quality, larger-than-average unit sizes, unit features and project amenities will allow the site to achieve among the highest rents of the comparables.

XI. Public Housing Authority Concerns and Issues

As required by the Ohio Housing Finance Agency, Vogt Strategic Insights contacted the local Public Housing authority. The housing authority did not respond to our request for its opinion regarding the subject development.

Vogt Strategic Insights will notify both the applicant and Ohio Housing Finance Agency if the housing authority responds to our request. An evaluation of any issues or concerns raised by the housing authority would then be forwarded as well.

Vogt Strategic Insights

January 15, 2025

Housing Authority Director
Williams Metropolitan Housing Authority
1044 Chelsea Avenue
Napoleon, Ohio 43545

Dear Director:

As per the Ohio Housing Finance Agency (OHFA) market study requirements, this letter serves as notice to solicit comments from your agency about a Low-Income Housing Tax Credit development proposed for your service area.

The subject development is a proposed new construction project that will operate under the Section 42 Low-Income Housing Tax Credit program. The project will offer one- and two-bedroom units. This elderly project will be located along Williams County Road in Bryan.

The target population for the proposed development is the area's low-income elderly population, which may be underserved by area housing options.

OHFA guidelines allot your agency 30 days from receipt of this letter to respond to this proposed development with comments. Should you choose not to respond, or if your response is not received by the market analysts within 30 days, the market analysts are not required to address your concerns within the market study. Your response letter will be included with the market study package that OHFA will use to evaluate this property. Please direct all comments to Robert Vogt at Vogt Strategic Insights, 350 E. 1st Ave. #100, Columbus, Ohio 43201. If your agency has any concerns about the timeliness of your comments being received, please send them by certified mail, UPS, or another package service with tracking capability so that receipt can be verified.

Thank you in advance for your cooperation.

Sincerely,

Robert Vogt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WMHA
1044 Chelsea Avenue
Napoleon, OH 43545

9590 9402 8996 4122 5803 67

2. Article Number *(Transfer from service label)*

9589 0710 5270 2406 9390 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 2406 9390 28

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 9.64	#20820-55
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $	
☐ Certified Mail Restricted Delivery $	Postmark Here
☐ Adult Signature Required $	
☐ Adult Signature Restricted Delivery $	
Postage $	
Total Postage and Fees $ 9.64	1-17-2025
Sent To WMHA	
Street and Apt. No., or PO Box No. 1044 Chelsea Avenue	
City, State, ZIP+4® Napoleon, OH 43545	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

XII. Market Study Certification

Ohio Housing Finance Agency
Market Study Certification

The undersigned, a recognized firm of independent market analysts knowledgeable and experienced in the development of affordable rental properties, completed this Market Study of Fountain Creek Senior Villas for Frontier Community Services.

The market analyst does hereby state, in our best judgment, that a market exists for the proposed project as of February 6, 2025. The market analyst makes no guarantees or assurances that projections or conclusions in the study will be realized as stated.

The market study analyst has reviewed the Ohio Housing Funding Agency (OHFA) Market Study Standards in the most recently published underwriting guidelines and has ensured that the report was made in compliance with those standards. OHFA is an intended user of this market study and OHFA may rely on this report.

All data contained in this report is correct to the extent that the local, State of Ohio and federal recording agencies accurately record and publish this data. All projections were based on current professionally accepted methodology.

The market analyst has no financial interest in the proposed project. The fee assessed for the study was not contingent on the proposed project being approved by the Ohio Housing Finance Agency.

The market analyst made a physical inspection of the market area, reviewed all relevant data and independently established the conclusions for this report.

By: Vogt Strategic Insights (VSI)
(Market Analyst Company/Firm)

By: _____
(Jimmy Beery)
Title: Market Analyst

By: _____
(Robert Vogt)
Title: Market Analyst

Date: February 6, 2025

XIII. Data Sources

This study represents a compilation of data gathered from various sources, including the managers of the apartment properties surveyed, local records, and interviews with local officials, real estate professionals, and major employers, as well as secondary demographic material. Although we judge these sources to be reliable, it is impossible to authenticate all data. The analyst does not guarantee the data and assumes no liability for any errors in fact, analysis, or judgment.

The secondary data sources used in this study are the most recent available at the time of the report preparation. Demographic data is provided by ESRI, Urban Decision Group and the 2010 and 2020 Census. Employment statistics are provided by the Chamber of Commerce and the U.S. Bureau of Labor Statistics.

All apartment projects included in the study were personally inspected by a market analyst directly employed by Vogt Strategic Insights (VSI).

The objective of this report is to gather, analyze and present as many market components as reasonably possible within the time constraints agreed upon. The conclusions contained in this report are based on the best judgments of the analysts; we make no guarantees or assurances that the projections or conclusions will be realized as stated.

XIV. Qualifications

The Company

Vogt Strategic Insights is a real estate research firm established to provide accurate and insightful market forecasts for a broad range client base. The principal of the firm, Robert Vogt, has more than 40 years of real estate market feasibility experience throughout the United States.

Serving real estate developers, syndicators, lenders, state housing finance agencies and the U.S. Department of Housing and Urban Development (HUD), the firm provides market feasibility studies for affordable housing, market-rate apartments, condominiums, senior housing, student housing and single-family developments.

Preferred Market Study Provider Confirmation

Vogt Strategic Insights is an approved preferred market study provider on the OHFA Market Study Provider List: https://ohiohome.org/ppd/documents/MarketStudyProviderList.pdf

The Staff

Robert Vogt has conducted and reviewed more than 8,000 market analyses over the past 40+ years for market-rate and Low-Income Housing Tax Credit apartments as well as studies for single-family, golf course/residential, office, retail and elderly housing throughout the United States. Mr. Vogt is a founding member and the past chairman of the National Council of Housing Market Analysts (formerly known as the National Council of Affordable Housing Market Analysts), a group formed to bring standards and professional practices to market feasibility. He is a frequent speaker at many real estate and state housing conferences. Mr. Vogt has a bachelor's degree in finance, real estate and urban land economics from The Ohio State University.

Andrew W. Mazak has over 20 years of experience in the real estate market research field. He has personally written thousands of market feasibility studies in markets throughout the United States, Canada, Puerto Rico, the U.S. Virgin Islands and Guam. These studies include the analysis of Low-Income Housing Tax Credit, market-rate and government-subsidized apartments, student housing developments, farmworker housing projects, condominium communities, single-family subdivisions and senior-living developments, as well as overall community, city, county and statewide housing needs assessments. Mr. Mazak has a bachelor's degree in Business Management and Marketing from Capital University in Columbus, Ohio.

Nathan Young has nearly two decades of experience in the real estate profession. He has conducted field research and written market studies in hundreds of rural and urban markets throughout the United States. Mr. Young's real estate experience includes analysis of apartment (subsidized, Tax Credit and market-rate), senior housing (i.e. nursing homes, assisted living, etc.), student housing, condominium, retail, office, self-storage facilities and repositioning of assets to optimize feasibility. Mr. Young has experience in working with the U.S. Department of Housing and Urban Development and has FHA LEAN program training. Mr. Young has a bachelor's degree in Engineering (Civil) from The Ohio State University and a Master of Business Administration from Ohio Dominican University.

Jim Beery has more than 30 years of experience in the real estate market feasibility profession. He has written market studies for a variety of development projects, including multifamily apartments (market-rate, affordable housing, and government-subsidized), residential condominiums, hotels, office developments, retail centers, recreational facilities, commercial developments, single-family developments and assisted living properties for older adults. Other consulting assignments include numerous community redevelopment and commercial revitalization projects. Mr. Beery has attended the HUD MAP Training for industry partners and received continuing education certification from the Lender Qualification and Monitoring Division. Mr. Beery has a bachelor's degree in Business Administration (Finance major) from The Ohio State University.

Jimmy Beery has analyzed real estate markets across the country over the past 13+ years. In this time, Mr. Beery has conducted a broad range of studies, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, student housing analysis, rent comparability studies, condominium and single-family home communities, mixed-use developments, lodging, retail and commercial space. Mr. Beery has a bachelor's degree in Human Ecology from The Ohio State University.

Tom Mowery has more than 30 years of experience in the housing industry in both the public and private sectors. Prior to joining VSI, Mr. Mowery served as a Vice President at JPMorgan Chase where he analyzed and reviewed market risk and advised on economic results and long-term viability for the national Underwriting effort within Community Development Banking (CDB). He supported $2.5 billion within four regional portfolios of real estate properties, primarily affordable multifamily. Mr. Mowery has also worked for Arizona Department of Housing and The Danter Company. He is skilled at Market Risk Analysis, Market Study/Appraisal Review, Portfolio Monitoring, Pipeline Management, Affordable/Market-Rate Housing, Underwriting, Community Development and Market Development. Mr. Mowery holds a bachelor's degree in Business Administration and Accounting from Ohio Dominican University.

Eric Pacella has conducted real estate market research in more than 300 markets in more than 45 states since 2014. Mr. Pacella has experience evaluating a broad range of product types, including senior housing, Low-Income Housing Tax Credit apartments, market-rate apartments, subsidized housing, student housing, homeless supportive housing, single-family housing, condominium housing, mixed-use developments and commercial space. Mr. Pacella holds a Bachelor of Arts degree in Journalism from The Ohio State University.

Kyle Reiff has conducted market studies in over 45 states over the past 10+ years. Mr. Reiff has evaluated market conditions for a variety of project types, including Low-Income Housing Tax Credit apartments, homeless supportive housing analysis, student housing analysis, rent comparability studies, condominium and single-family home communities, mixed-use developments, lodging, citywide analysis and workforce housing analysis. Mr. Reiff has a bachelor's degree in Economics from The Ohio State University.

Lewis Burrowes has conducted real estate market research in more than 300 markets in over 40 states and Puerto Rico since 2016. Mr. Burrowes has evaluated a wide range of product types, including Low-Incomes Housing Tax Credit and market-rate apartments; government-subsidized, senior and homeless supportive housing; comparable properties for rent comparability studies; single-family homes; condominiums; mixed-use projects; and commercial space. Mr. Burrowes holds bachelor's degrees in Business, Accountancy and Finance from Wright State University.

Daniel Swartz has analyzed real estate markets across the country in more than 40 states since joining VSI in 2015. During this time, Mr. Swartz has worked on a broad range of analyses, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, government-subsidized apartments, student housing, mixed-use developments and rent comparability studies. Mr. Swartz has a bachelor's degree in Marketing from Wright State University.

Gavin Heiserman joined VSI in 2021 and has since completed real estate market analyses in more than 35 states. Mr. Heiserman has surveyed thousands of apartment properties, including Low-Income Housing Tax Credit developments, government-subsidized projects, high-end market-rate multifamily rental communities, mixed-use developments and rural housing projects. Prior to joining VSI, Mr. Heiserman gained experience in multifamily property management. Mr. Heiserman earned a bachelor's degree in finance from The Ohio State University.

Field Staff – Vogt Strategic Insights maintains a field staff of professionals experienced at collecting critical on-site real estate data. Each member has been fully trained to evaluate site attributes, area competitors, market trends, economic characteristics and a wide range of issues influencing the viability of real estate development.

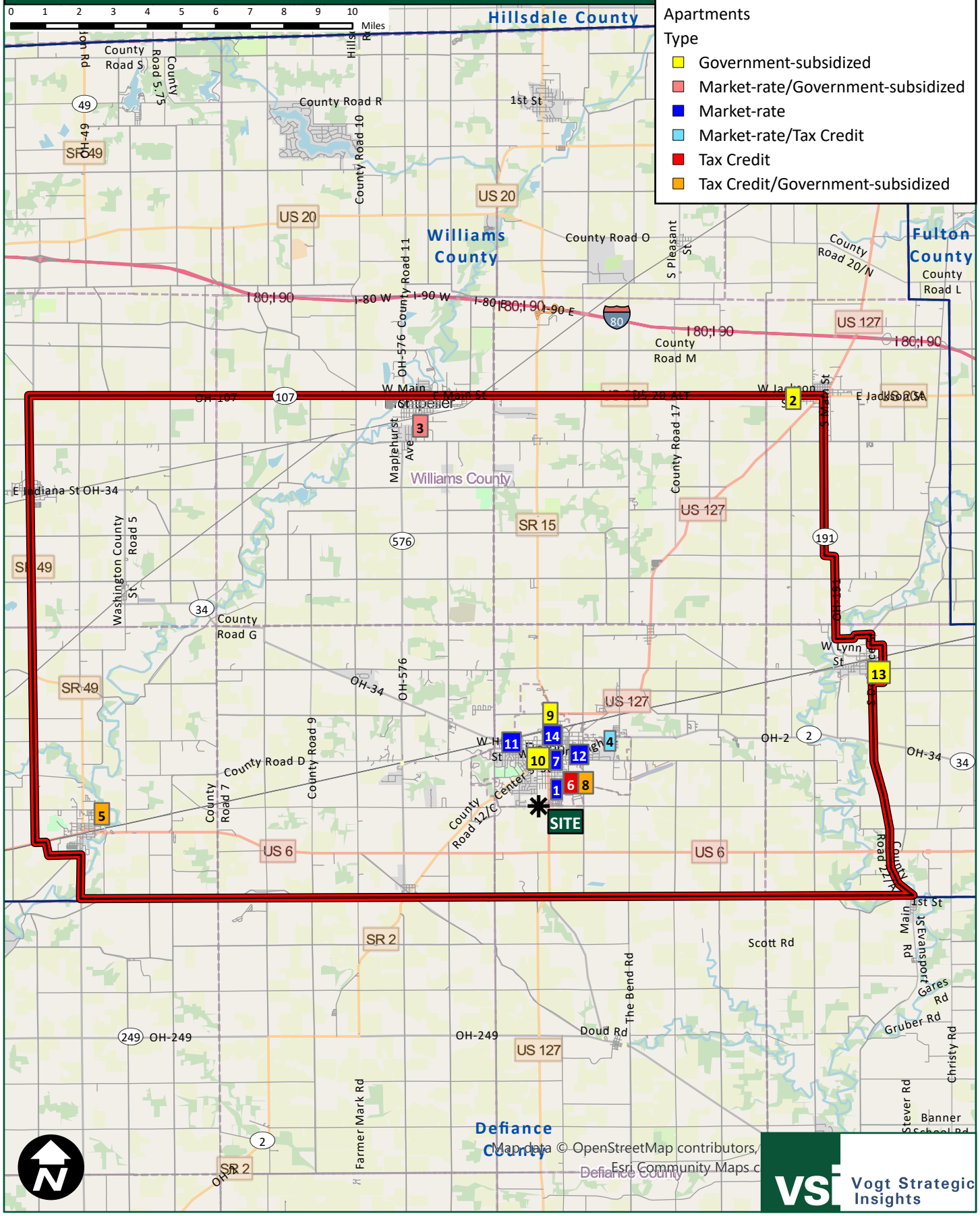
A. Field Survey of Conventional Rentals

The following section is a field survey of conventional rental properties identified through a variety of sources, including area apartment guides, government agencies and our own field inspection. The intent of the field survey is to evaluate the overall strength of the existing rental market, identify trends impacting future development and to identify those properties considered most comparable to the subject site. The field survey has been organized by project type; properties are color coded to reflect this and designated as market-rate, Tax Credit, government-subsidized or a combination of these three property types. The field survey is assembled as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

Bryan, OH
Apartment Locations



Map Identification List

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate	DTS
1	Bellaire Apts.	MRR	C+	1969	16	0	100.0%	1.3
♦ 2	Shire Crest Acres	GSS	B+	1980	24	0	100.0%	12.5
3	Montpelier Garden Apts.	MRG	B	1976 / 2014	40	0	100.0%	11.0
4	Meadow Creek Apts.	MRT	B	2000	96	0	100.0%	2.9
5	Edgemont Colony	TGS	B	1985 / 2023	24	0	100.0%	10.9
♦ 6	Bryan Senior Housing	TAX	A-	2008	32	0	100.0%	1.2
7	Rupp Apts.	MRR	C+	1967 / 2022	8	0	100.0%	1.4
8	Bryan Community Apts.	TGS	B	1975 / 2012	60	12	80.0%	1.2
9	Horizon Apts.	GSS	B+	1997 / 2021	10	0	100.0%	2.0
♦ 10	Plaza Senior Village	GSS	B	1987	40	0	100.0%	1.5
11	Winthrop Terrace Bryan	MRR	B+	1966 / 2006	32	2	93.8%	1.9
12	Foxglove Apts.	MRR	C+	1982 / 1998	59	1	98.3%	2.0
13	Whispering Winds	GSS	B	1995	16	0	100.0%	9.9
14	207 E. Trevitt St.	MRR	B	1972	4	1	75.0%	1.8

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	5	119	4	96.6%	0
MRT	1	96	0	100.0%	0
MRG	1	40	0	100.0%	0
TAX	1	32	0	100.0%	0
TGS	2	84	12	85.7%	0
GSS	4	90	0	100.0%	0

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

QR - Quality Rating

DTS - Drive Distance To Site (Miles)

Distribution of Units

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	11	6.9%	0	0.0%	$726
1	1	80	50.0%	2	2.5%	$862
2	1	54	33.8%	1	1.9%	$1,107
2	1.5	4	2.5%	1	25.0%	$1,085
3	1	10	6.3%	0	0.0%	$1,229
4	1	1	0.6%	0	0.0%	$750
TOTAL		**160**	**100.0%**	**4**	**2.5%**	

Tax Credit, Non-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	9	10.1%	0	0.0%	$773
2	1	50	56.2%	0	0.0%	$838
2	1.5	24	27.0%	0	0.0%	$784
3	1	6	6.7%	0	0.0%	$977
TOTAL		**89**	**100.0%**	**0**	**0.0%**	

Tax Credit, Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	23	27.7%	6	26.1%	N.A.
2	1	56	67.5%	6	10.7%	N.A.
3	1	4	4.8%	0	0.0%	N.A.
TOTAL		**83**	**100.0%**	**12**	**14.5%**	

Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	97	75.2%	0	0.0%	N.A.
2	1	23	17.8%	0	0.0%	N.A.
3	1	8	6.2%	0	0.0%	N.A.
4	1	1	0.8%	0	0.0%	N.A.
TOTAL		**129**	**100.0%**	**0**	**0.0%**	

Grand Total	**461**	**-**	**16**	**3.5%**	

Survey of Properties

1 Bellaire Apts.

1103 Bellaire Ave.
Bryan, OH 43506
Phone (419) 636-5622
Contact Marissa(in person)
Waitlist None

Total Units 16
Vacancies 0
Occupancy 100.0%
Floors 1
Quality C+
Year Built 1969

Comments
Square footage estimated

2 Shire Crest Acres

125 Shire Crest Dr.
West Unity, OH 43520
Phone (419) 924-5535
Contact Kelly(in person)
Waitlist 1 month

Total Units 24
Vacancies 0
Occupancy 100.0%
Floors 1
Quality B+
Year Built 1980

Senior Restricted (62+)

Comments
RD 515; RA available (23 units); Square footage & year built estimated; Also serves disabled

3 Montpelier Garden Apts.

202 E. Wabash Ave.
Montpelier, OH 43543
Phone (419) 485-5885
Contact Crystal(in person)
Waitlist 20 households

Total Units 40
Vacancies 0
Occupancy 100.0%
Floors 1,2
Quality B
Year Built 1976
Renovated 2014

Comments
Market-rate (1 unit); HUD Section 8 (39 units); Renovation date estimated

4 Meadow Creek Apts.

1700 E. High St.
Bryan, OH 43506
Phone (419) 630-1122
Contact Rhianna(by phone)
Waitlist 6 households

Total Units 96
Vacancies 0
Occupancy 100.0%
Floors 3
Quality B
Year Built 2000

Comments
Market-rate (40 units); 50% & 60% AMI (56 units); Accepts HCV (8)

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

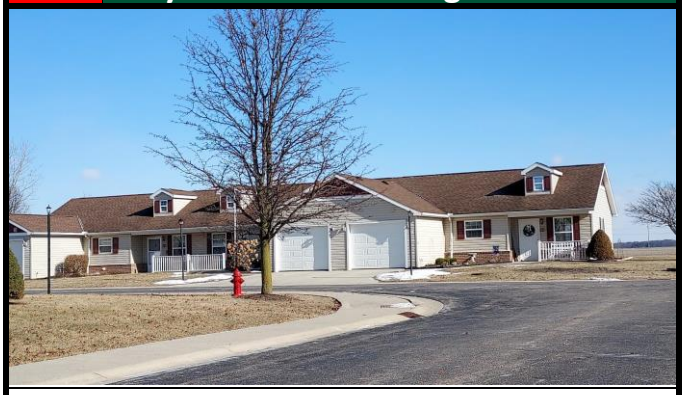
5 Edgemont Colony

358 E. Gearhart St.
Edgerton, OH 43517
Phone (419) 737-4069
Contact Kelly(in person)
Waitlist 2 months

Total Units	24
Vacancies	0
Occupancy	100.0%
Floors	1,2
Quality	B
Year Built	1985
Renovated	2023

Comments
60% AMI (1 unit); 60% AMI & RD 515 (23 units); RA available (23 units)

6 Bryan Senior Housing



1915 E. Wilson St.
Bryan, OH 43506
Phone (419) 636-3377
Contact Marisha(in person)
Waitlist 22 households

Total Units	32
Vacancies	0
Occupancy	100.0%
Floors	1
Quality	A-
Year Built	2008

Senior Restricted (55+)

Comments
35%, 50% & 60% AMI; Accepts HCV (9 units); Utility allowance: 1-br/$93 & 2-br/$114

7 Rupp Apts.

310 Wilson St.
Bryan, OH 43506
Phone (419) 636-5622
Contact Marissa(in person)
Waitlist 1 month

Total Units	8
Vacancies	0
Occupancy	100.0%
Floors	2
Quality	C+
Year Built	1967
Renovated	2022

Comments
Renovation date estimated

8 Bryan Community Apts.

936 E. Wilson St.
Bryan, OH 43506
Phone (419) 526-0466
Contact Christy(in person)
Waitlist 8 households

Total Units	60
Vacancies	12
Occupancy	80.0%
Floors	1
Quality	B
Year Built	1975
Renovated	2012

Comments
60% AMI & RD 515; RA available (35 units); Accepts HCV (8 units); Square footage estimated

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

9 Horizon Apts.

617 N. Walnut St.
Bryan, OH 43506
Phone (419) 519-3075
Contact Tyler(in person)
Waitlist ~10 households

Total Units	10
Vacancies	0
Occupancy	100.0%
Floors	1
Quality	B+
Year Built	1997
Renovated	2021

Comments
Permanent supportive housing; 100% reserved for adults recovering from mental illness; Renovation date & waitlist estimated

10 Plaza Senior Village

1200 Ray Dr.
Bryan, OH 43506
Phone (419) 526-0466
Contact Michelle(in person)
Waitlist 8 households

Total Units	40
Vacancies	0
Occupancy	100.0%
Floors	1
Quality	B
Year Built	1987

Senior Restricted (62+)

Comments
RD 515; RA available (23 units)

11 Winthrop Terrace Bryan

1000 Buffalo Rd.
Bryan, OH 43506
Phone (419) 636-7222
Contact Liz(in person)
Waitlist None

Total Units	32
Vacancies	2
Occupancy	93.8%
Floors	2
Quality	B+
Year Built	1966
Renovated	2006

Comments
Unit mix estimated; Rent range based on floor level

12 Foxglove Apts.

105 Palmer Ln.
Bryan, OH 43506
Phone (517) 921-0898
Contact Chris(in person)
Waitlist None

Total Units	59
Vacancies	1
Occupancy	98.3%
Floors	1
Quality	C+
Year Built	1982
Renovated	1998

Comments

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

13 Whispering Winds

900 Maple St.
Stryker, OH 43557
Phone (419) 924-5535
Contact Kelly(in person)
Waitlist 3 months

Total Units	16
Vacancies	0
Occupancy	100.0%
Floors	1,2
Quality	B
Year Built	1995

Comments
RD 515; RA available (11 units); Utility allowance: 1-br/$88 & 2-br/$120

14 207 E. Trevitt St.

207 E. Trevitt St.
Bryan, OH 43506
Phone (419) 636-3837
Contact Cindra(in person)
Waitlist None

Total Units	4
Vacancies	1
Occupancy	75.0%
Floors	2
Quality	B
Year Built	1972

Comments
Square footage estimated

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Collected Rents

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
1		$500	$600						
3									$750
4			$730 - $999	$848 - $1,100					
5		$732							
♦ 6		$421 - $680	$610 - $705						
7		$525							
11		$710 - $735	$815 - $853						
12	$650	$775							
14							$875		

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- ♦ Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Price Per Square Foot

Studio Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	$ / Square Foot
12	Foxglove Apts.	1	288	$726	$2.52
One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	$ / Square Foot
1	Bellaire Apts.	1	600	$587	$0.98
5	Edgemont Colony	1	570	$819	$1.44
♦ 6	Bryan Senior Housing	1	700	$514 - $773	$0.73 - $1.10
7	Rupp Apts.	1	350 - 400	$688	$1.72 - $1.97
11	Winthrop Terrace Bryan	1	660	$765 - $790	$1.16 - $1.20
12	Foxglove Apts.	1	410	$862	$2.10
Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	$ / Square Foot
1	Bellaire Apts.	1	750	$708	$0.94
4	Meadow Creek Apts.	1	851	$838 - $1,107	$0.98 - $1.30
♦ 6	Bryan Senior Housing	1.5	875	$724 - $819	$0.83 - $0.94
11	Winthrop Terrace Bryan	1	792	$883 - $921	$1.11 - $1.16
14	207 E. Trevitt St.	1.5	1,150	$1,085	$0.94
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	$ / Square Foot
4	Meadow Creek Apts.	1	1,001	$977 - $1,229	$0.98 - $1.23
Four Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	$ / Square Foot
3	Montpelier Garden Apts.	1	1,142	$750	$0.66

Project Type

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Senior Restricted
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized

Average Gross Rent Per Square Foot

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$1.78	$1.20	$1.23
Townhouse	$0.00	$0.94	$0.00

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$1.07	$0.96	$0.98
Townhouse	$0.00	$0.00	$0.00

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	$1.71	$1.06	$1.13
Townhouse	$0.00	$0.94	$0.00

Tax Credit Units

One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
♦ 6	Bryan Senior Housing	1	700	1	35%	$421
8	Bryan Community Apts.	16	510	1	60%	$545 - $705
♦ 6	Bryan Senior Housing	3	700	1	50%	$610
♦ 6	Bryan Senior Housing	4	700	1	60%	$680
5	Edgemont Colony	7	570	1	60%	$732 - $921
5	Edgemont Colony	1	570	1	60%	$732

Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
8	Bryan Community Apts.	44	715	1	60%	$562 - $729
♦ 6	Bryan Senior Housing	3	875	1.5	35%	$610
♦ 6	Bryan Senior Housing	10	875	1.5	50%	$670
♦ 6	Bryan Senior Housing	11	875	1.5	60%	$705
4	Meadow Creek Apts.	40	851	1	60%	$730
4	Meadow Creek Apts.	10	851	1	50%	$730
5	Edgemont Colony	12	732	1	60%	$807 - $1,056

Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
5	Edgemont Colony	4	902	1	60%	$841 - $1,122
4	Meadow Creek Apts.	2	1,001	1	50%	$848
4	Meadow Creek Apts.	4	1,001	1	60%	$848

Summary of Occupancies By Bedroom Type and AMHI Level

AMHI	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
Level	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
35%				1	0	100.0%	3	0	100.0%							**4**	**0**	**100.0%**
50%				3	0	100.0%	20	0	100.0%	2	0	100.0%				**25**	**0**	**100.0%**
60%				5	0	100.0%	51	0	100.0%	4	0	100.0%				**60**	**0**	**100.0%**
Total				**9**	**0**	**100.0%**	**74**	**0**	**100.0%**	**6**	**0**	**100.0%**				**89**	**0**	**100.0%**

♦ - Senior Restricted

Quality Rating

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
B+	1	32	6.3%		$765	$883		
B	3	45	2.2%			$1,107	$1,229	$750
C+	3	83	1.2%	$726	$862	$708		

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
B+		16	16						
B			30	10			4		1
C+	11	64	8						

Quality Rating

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Gross Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A-	1	32	0.0%		$703	$784		
B	2	57	0.0%		$819	$838	$977	

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A-		8	24						
B		1	50	6					

Year Built

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	3	56	2	3.6%	56	22.5%
1970 to 1979	2	5	1	20.0%	61	2.0%
1980 to 1989	2	60	1	1.7%	121	24.1%
1990 to 1999	0	0	0	0.0%	121	0.0%
2000 to 2009	2	128	0	0.0%	249	51.4%
2010 to 2014	0	0	0	0.0%	249	0.0%
2015	0	0	0	0.0%	249	0.0%
2016	0	0	0	0.0%	249	0.0%
2017	0	0	0	0.0%	249	0.0%
2018	0	0	0	0.0%	249	0.0%
2019	0	0	0	0.0%	249	0.0%
2020	0	0	0	0.0%	249	0.0%
2021	0	0	0	0.0%	249	0.0%
2022	0	0	0	0.0%	249	0.0%
2023	0	0	0	0.0%	249	0.0%
2024	0	0	0	0.0%	249	0.0%
2025*	0	0	0	0.0%	249	0.0%

Note: The upper table (Year Built) includes all of the units included in the lower table.

* As of January 2025

Year Built

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Total	**9**	**249**	**4**	**1.6%**	**249**	**100.0 %**

Year Renovated

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	1	59	1	1.7%	59	58.4%
2000 to 2009	1	32	2	6.3%	91	31.7%
2010 to 2014	1	1	0	0.0%	92	1.0%
2015	0	0	0	0.0%	92	0.0%
2016	0	0	0	0.0%	92	0.0%
2017	0	0	0	0.0%	92	0.0%
2018	0	0	0	0.0%	92	0.0%
2019	0	0	0	0.0%	92	0.0%
2020	0	0	0	0.0%	92	0.0%
2021	0	0	0	0.0%	92	0.0%
2022	1	8	0	0.0%	100	7.9%
2023	1	1	0	0.0%	101	1.0%
2024	0	0	0	0.0%	101	0.0%
2025*	0	0	0	0.0%	101	0.0%
Total	**5**	**101**	**3**	**3.0%**	**101**	**100.0 %**

Note: The upper table (Year Built) includes all of the units included in the lower table.

* As of January 2025

Appliances and Unit Amenities

Appliances			
Appliance	Projects	Percent	Units*
Range	9	100.0%	249
Refrigerator	9	100.0%	249
Icemaker	0	0.0%	
Dishwasher	2	22.2%	128
Disposal	4	44.4%	219
Microwave	2	22.2%	33
Pantry	0	0.0%	
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	5	55.6%	134
AC - Window	2	22.2%	91
Floor Covering	9	100.0%	249
Washer/Dryer	0	0.0%	
Washer/Dryer Hook-Up	2	22.2%	36
Patio/Deck/Balcony	4	44.4%	160
Ceiling Fan	3	33.3%	123
Fireplace	0	0.0%	
Basement	0	0.0%	
Security	0	0.0%	
Window Treatments	9	100.0%	249
Furnished Units	0	0.0%	
Storage	1	11.1%	1
Walk-In Closets	1	11.1%	96

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

Project Amenities

Project Amenities			
Amenity	Projects	Percent	Units
Pool	0	0.0%	
On-site Mangement	6	66.7%	221
Laundry	7	77.8%	237
Clubhouse	3	33.3%	129
Community Space	3	33.3%	129
Fitness Center	0	0.0%	
Hot Tub/Sauna	0	0.0%	
Playground	2	22.2%	97
Computer/Business Center	0	0.0%	
Sports Court(s)	0	0.0%	
Storage	0	0.0%	
Water Features	0	0.0%	
Elevator	0	0.0%	
Security	1	11.1%	96
Car Wash Area	0	0.0%	
Outdoor Areas	2	22.2%	128
Services	1	11.1%	32
Community Features	0	0.0%	
Library/DVD Library	0	0.0%	
Movie Theater	0	0.0%	

Utility Distribution

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	2	50	10.8%
Gas	1	32	6.9%
Tenant			
Electric	8	335	72.7%
Gas	3	44	9.5%
			100.0%
Cooking Fuel			
Landlord			
Electric	2	50	10.8%
Gas	1	32	6.9%
Tenant			
Electric	9	367	79.6%
Gas	2	12	2.6%
			100.0%
Hot Water			
Landlord			
Electric	2	50	10.8%
Tenant			
Electric	9	367	79.6%
Gas	3	44	9.5%
			100.0%
Electric			
Landlord	2	50	10.8%
Tenant	12	411	89.2%
			100.0%
Water			
Landlord	12	449	97.4%
Tenant	2	12	2.6%
			100.0%
Sewer			
Landlord	12	449	97.4%
Tenant	2	12	2.6%
			100.0%
Trash Pick Up			
Landlord	13	457	99.1%
Tenant	1	4	0.9%
			100.0%

Utility Allowance

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	$14	$21		$53	$6	$16	$20	$7	$32	$43	$34	$16	$35
1	Garden	$17	$24		$62	$7	$19	$20	$8	$36	$46	$37	$16	$35
1	Townhouse	$17	$24		$62	$7	$19	$20	$8	$36	$46	$37	$16	$35
2	Garden	$20	$30		$72	$10	$27	$21	$10	$41	$57	$45	$16	$35
2	Townhouse	$20	$30		$72	$10	$27	$21	$10	$41	$57	$45	$16	$35
3	Garden	$23	$38		$80	$13	$32	$22	$12	$47	$68	$54	$16	$35
3	Townhouse	$23	$38		$80	$13	$32	$22	$12	$47	$68	$54	$16	$35
4	Garden	$25	$45		$83	$15	$36	$22	$14	$53	$79	$63	$16	$35
4	Townhouse	$25	$45		$83	$15	$36	$22	$14	$53	$79	$63	$16	$35

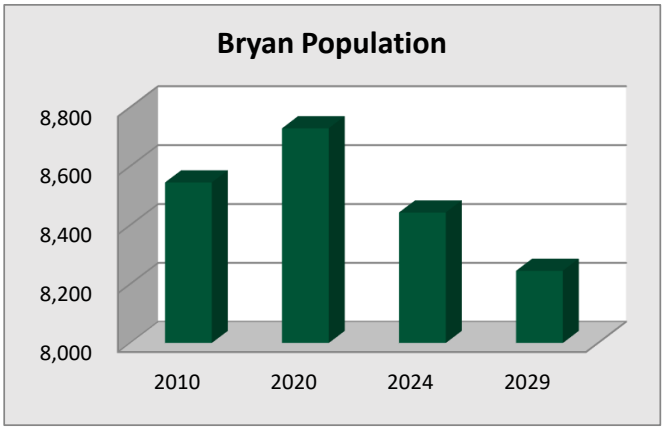
OH-Consortium of NW Ohio (9/2024)

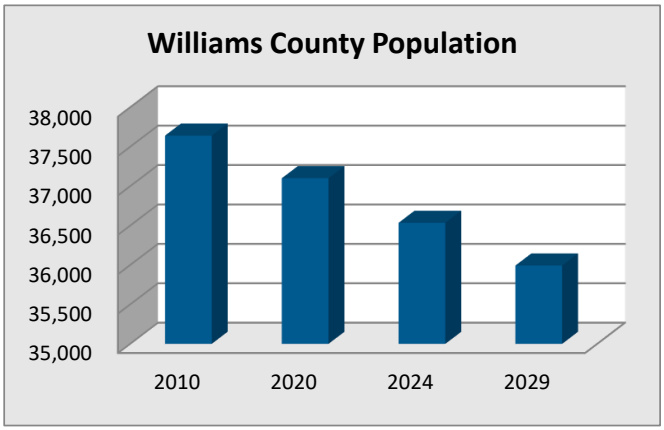
Addendum B. Area Demographics

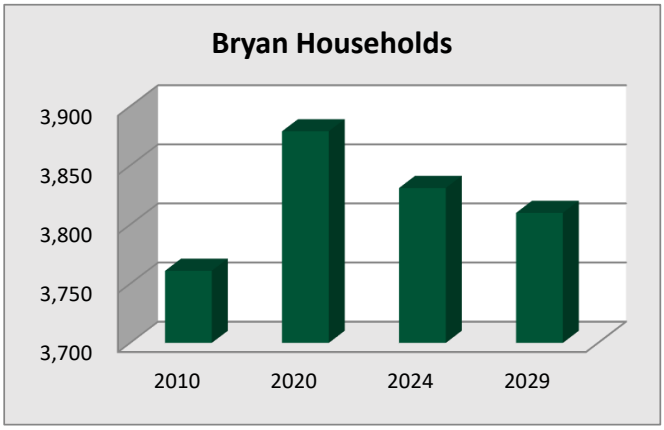
A. Population and Household Overview

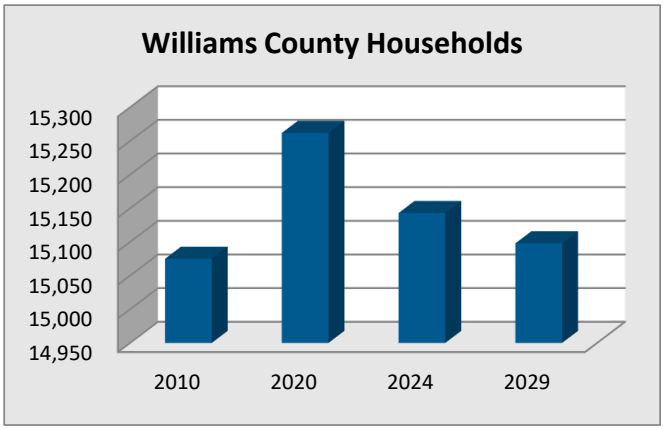
Bryan			Williams County	
Population	Households	Year	Population	Households
8,545	3,761	**2010 Census**	37,642	15,075
8,729	3,879	**2020 Census**	37,102	15,262
2.2%	3.1%	**% Change 2010-2020**	-1.4%	1.2%
18	12	**Average Annual Change**	-54	19
8,443	3,831	**2024 Estimate**	36,536	15,143
8,245	3,810	**2029 Projection**	35,994	15,098
-2.3%	-0.5%	**% Change 2024-2029**	-1.5%	-0.3%
-40	-4	**Average. Annual Change**	-108	-9

Source: 2010 Census, 2020 Census, ESRI





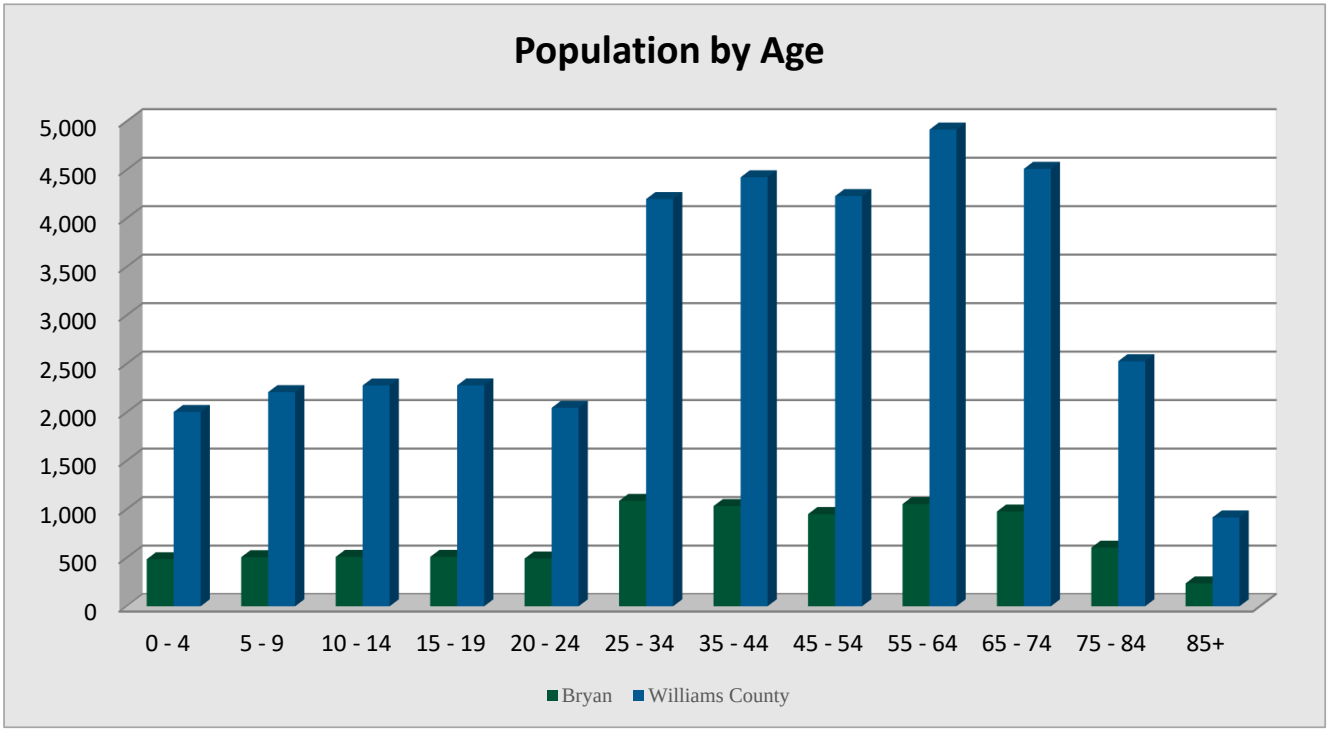




B. Population Demographics

Population by Age				
Bryan			Williams County	
Number	Percent	Age Range (2024)	Number	Percent
485	5.7%	**0 - 4**	2,004	5.5%
506	6.0%	**5 - 9**	2,208	6.0%
509	6.0%	**10 - 14**	2,277	6.2%
509	6.0%	**15 - 19**	2,278	6.2%
492	5.8%	**20 - 24**	2,046	5.6%
1,087	12.9%	**25 - 34**	4,199	11.5%
1,033	12.2%	**35 - 44**	4,424	12.1%
951	11.3%	**45 - 54**	4,230	11.6%
1,054	12.5%	**55 - 64**	4,916	13.5%
977	11.6%	**65 - 74**	4,511	12.3%
604	7.2%	**75 - 84**	2,527	6.9%
236	2.8%	**85+**	916	2.5%
8,443	100.0%	**Total**	36,536	100.0%

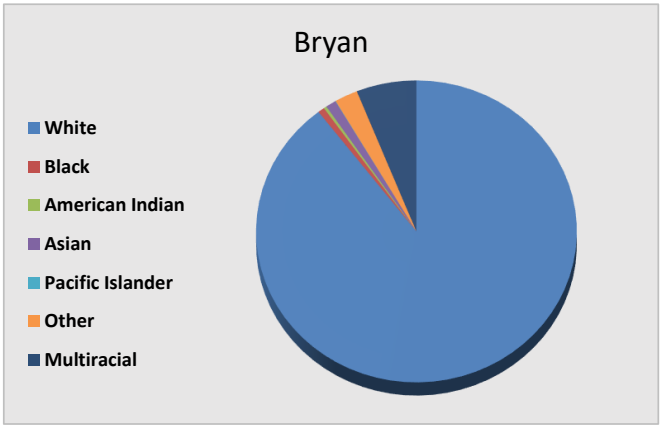
Source: 2020 Census, ESRI

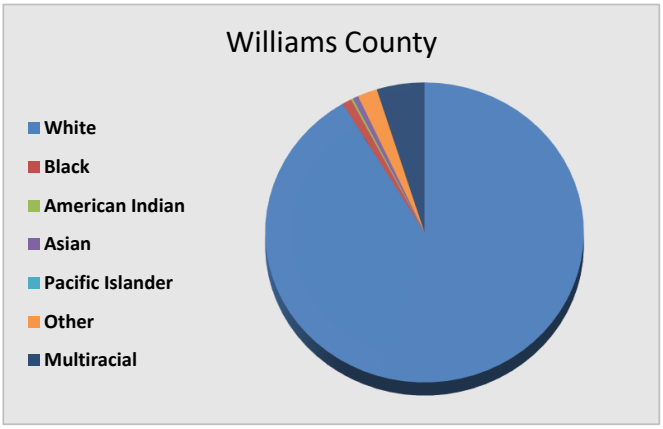


Populaton by Single Race				
Bryan			Williams County	
Number	Percentage	Race (2024)	Number	Percentage
7,559	89.5%	**White**	33,397	91.4%
56	0.7%	**Black**	347	0.9%
25	0.3%	**American Indian**	75	0.2%
89	1.1%	**Asian**	208	0.6%
3	0.0%	**Pacific Islander**	6	0.0%
198	2.3%	**Other**	730	2.0%
512	6.1%	**Multiracial**	1,773	4.9%
8,442	100.0%	**Total**	36,536	100.0%
619	7.3%	**Hispanic ***	2,059	5.6%

Source: 2020 Census, ESRI

* Hispanic can refer to any race.





Population by Household Type				
Bryan			Williams County	
Number	Percentage	Composition (2020)	Number	Percentage
4,910	56.2%	**Family Households**	23,318	62.8%
3,708	42.5%	**Nonfamily Households**	12,782	34.5%
111	1.3%	**Group Qrtrs**	1,002	2.7%
8,729	100.0%	**Total**	37,102	100.0%

Source: 2020 Census, ESRI

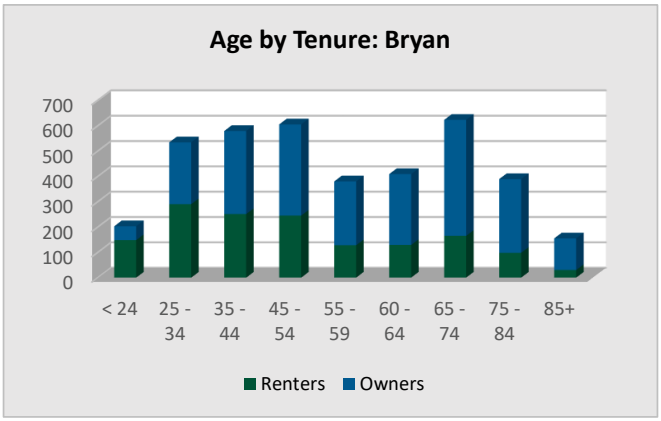
C. Household Demographics

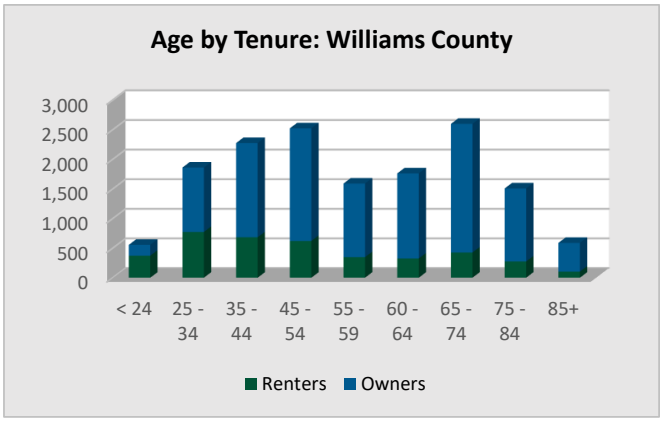
Age by Tenure: Renters				
Bryan			Williams County	
Number	Percentage	Age Range (2020)	Number	Percentage
148	10.0%	**< 24 Years**	372	9.5%
290	19.5%	**25 - 34 Years**	773	19.7%
251	16.9%	**35 - 44 Years**	683	17.4%
245	16.5%	**45 - 54 Years**	620	15.8%
128	8.6%	**55 - 59 Years**	348	8.9%
129	8.7%	**60 - 64 Years**	325	8.3%
165	11.1%	**65 - 74 Years**	426	10.9%
98	6.6%	**75 - 84 Years**	274	7.0%
30	2.0%	**85+ Years**	103	2.6%
1,484	100.0%	**Total**	3,924	100.0%

Source: 2020 Census, ESRI

Age by Tenure: Owners				
Bryan			Williams County	
Number	Percentage	Age Range (2020)	Number	Percentage
55	2.3%	**< 24 Years**	183	1.6%
244	10.2%	**25 - 34 Years**	1,088	9.6%
328	13.7%	**35 - 44 Years**	1,592	14.0%
360	15.0%	**45 - 54 Years**	1,903	16.8%
252	10.5%	**55 - 59 Years**	1,243	11.0%
280	11.7%	**60 - 64 Years**	1,437	12.7%
458	19.1%	**65 - 74 Years**	2,173	19.2%
291	12.2%	**75 - 84 Years**	1,234	10.9%
125	5.2%	**85+ Years**	485	4.3%
2,393	100.0%	**Total**	11,338	100.0%

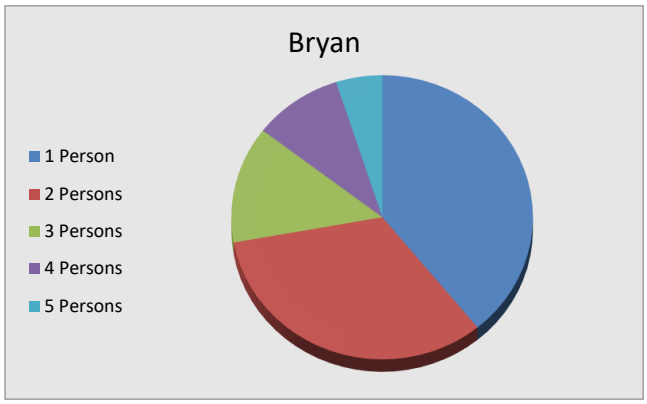
Source: 2020 Census, ESRI

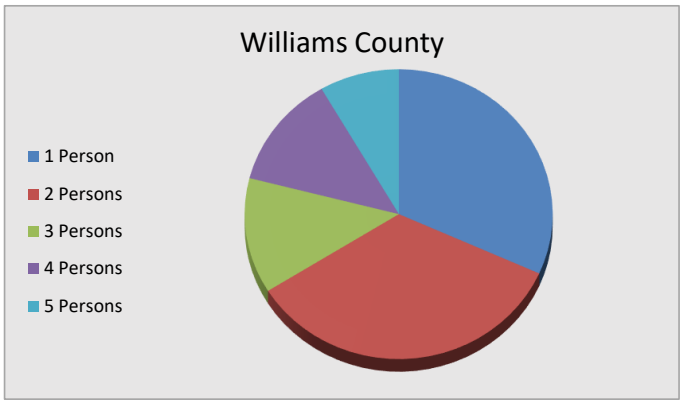




Household Size				
Bryan			Williams County	
Number	Percentage	Size (2024)	Number	Percentage
1,498	39.1%	**1 Person**	4,802	31.7%
1,266	33.0%	**2 Persons**	5,211	34.4%
509	13.3%	**3 Persons**	1,950	12.9%
367	9.6%	**4 Persons**	1,913	12.6%
190	5.0%	**5 Persons**	1,267	8.4%
3,831	100.0%	**Total**	15,143	100.0%

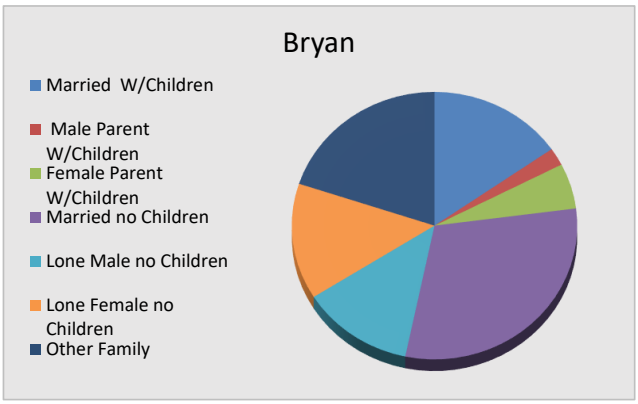
Source: 2020 Census, ESRI

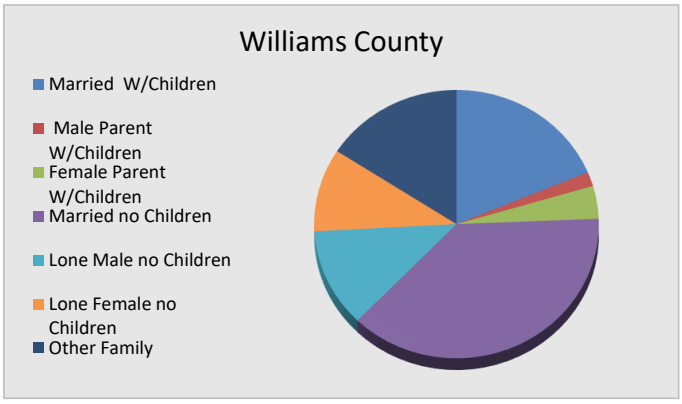




Household Composition				
Bryan			Williams County	
Number	Percentage	Composition (2020)	Number	Percentage
594	15.3%	**Married W/Children**	2,853	18.7%
83	2.1%	**Male Parent W/Children**	262	1.7%
213	5.5%	**Female Parent W/Children**	604	4.0%
1,177	30.3%	**Married no Children**	5,779	37.9%
495	12.8%	**Lone Male no Children**	1,816	11.9%
544	14.0%	**Lone Female no Children**	1,529	10.0%
773	19.9%	**Other Family**	2,419	15.8%
3,879	100.0%	**Total**	15,262	100.0%

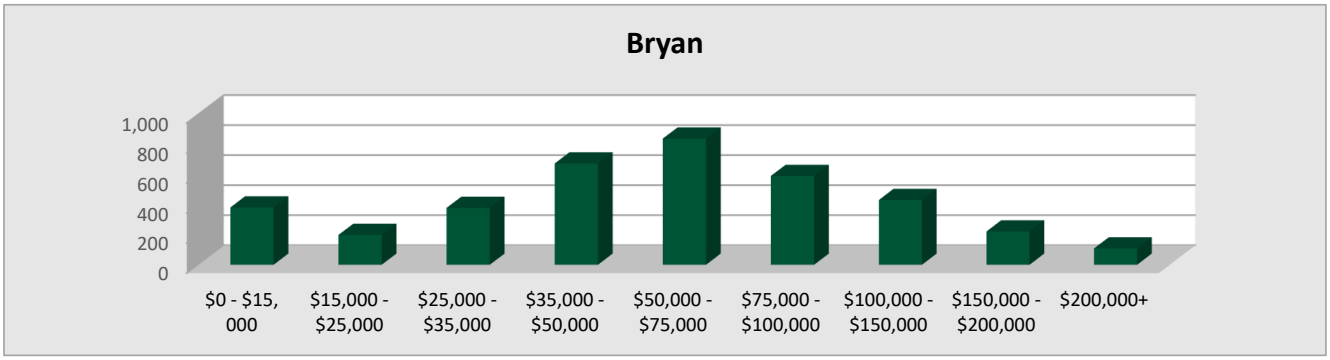
Source: 2020 Census, ESRI

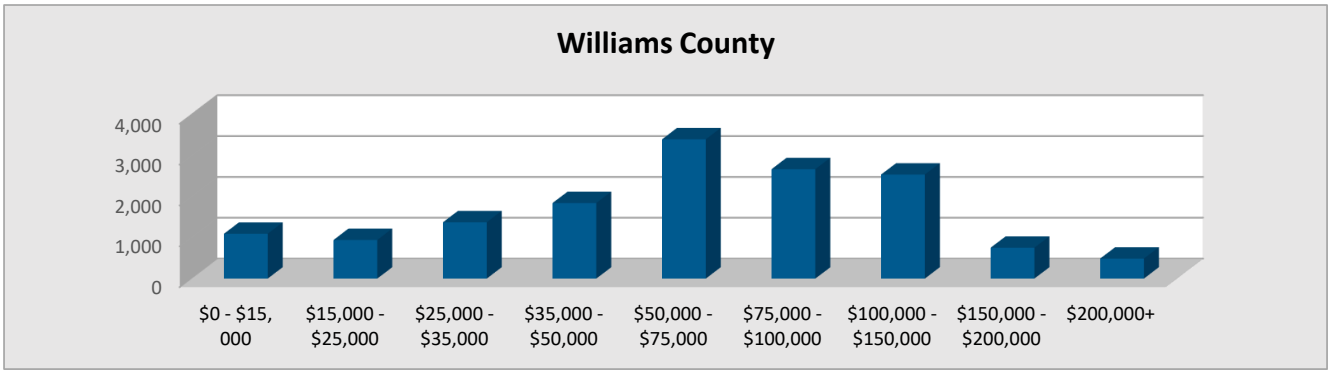




Households by Income				
Bryan			Williams County	
Number	Percentage	Income Range (2024)	Number	Percentage
382	10.0%	**$0 - $15, 000**	1,097	7.2%
199	5.2%	**$15,000 - $25,000**	944	6.2%
379	9.9%	**$25,000 - $35,000**	1,378	9.1%
675	17.6%	**$35,000 - $50,000**	1,848	12.2%
841	22.0%	**$50,000 - $75,000**	3,409	22.5%
592	15.5%	**$75,000 - $100,000**	2,678	17.7%
432	11.3%	**$100,000 - $150,000**	2,546	16.8%
222	5.8%	**$150,000 - $200,000**	754	5.0%
109	2.8%	**$200,000+**	489	3.2%
3,831	100.0%	**Total**	15,143	100.0%

Source: 2020 Census, ESRI, 2018-2022 ACS





D. Housing Structure Data

Rented Households by Year Built				
Bryan		Year Built	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
0	0.0%	Built 2020 or Later	0	0.0%
35	2.2%	Built 2010 - 2019	101	2.6%
57	3.6%	Built 2000 - 2009	250	6.5%
247	15.7%	Built 1990 - 1999	574	15.0%
275	17.5%	Built 1980 - 1989	429	11.2%
279	17.7%	Built 1970 - 1979	644	16.8%
233	14.8%	Built 1960 - 1969	412	10.8%
139	8.8%	Built 1950 - 1959	297	7.8%
87	5.5%	Built 1940 - 1949	191	5.0%
220	14.0%	Built 1939 or Earlier	930	24.3%
1,572	100.0%	Total	3,828	100.0%

Source: 2018-2022 ACS

Owned Households by Year Built				
Bryan		Year Built	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
0	0.0%	Built 2020 or Later	0	0.0%
21	0.8%	Built 2010 - 2019	161	1.4%
215	8.6%	Built 2000 - 2009	1,018	8.8%
200	8.0%	Built 1990 - 1999	1,545	13.4%
112	4.5%	Built 1980 - 1989	803	7.0%
416	16.6%	Built 1970 - 1979	1,688	14.6%
354	14.1%	Built 1960 - 1969	1,346	11.7%
381	15.2%	Built 1950 - 1959	1,370	11.9%
237	9.4%	Built 1940 - 1949	482	4.2%
577	23.0%	Built 1939 or Earlier	3,140	27.2%
2,513	100.0%	Total	11,553	100.0%

Source: 2018-2022 ACS

Total Households by Year Built				
Bryan		Year Built	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
0	0.0%	Built 2020 or Later	0	0.0%
56	1.4%	Built 2010 - 2019	262	1.7%
272	6.7%	Built 2000 - 2009	1,268	8.2%
447	10.9%	Built 1990 - 1999	2,119	13.8%
387	9.5%	Built 1980 - 1989	1,232	8.0%
695	17.0%	Built 1970 - 1979	2,332	15.2%
587	14.4%	Built 1960 - 1969	1,758	11.4%
520	12.7%	Built 1950 - 1959	1,667	10.8%
324	7.9%	Built 1940 - 1949	673	4.4%
797	19.5%	Built 1939 or Earlier	4,070	26.5%
4,085	100.0%	Total	15,381	100.0%

Source: 2018-2022 ACS

Rented Housing Units by Structure Type				
Bryan		Structure	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
557	35.5%	**1 Detached**	1,695	44.3%
131	8.3%	**1 Attached**	241	6.3%
192	12.2%	**2 Units**	559	14.6%
357	22.7%	**3 - 4 Units**	691	18.1%
57	3.6%	**5 - 9 Units**	105	2.7%
228	14.5%	**10 - 19 Units**	278	7.3%
39	2.5%	**20 - 49 Units**	63	1.6%
0	0.0%	**50+ Units**	11	0.3%
10	0.6%	**Mobile Home**	185	4.8%
0	0.0%	**Other**	0	0.0%
1,571	100.0%	**Total**	3,828	100.0%

Source: 2018-2022 ACS

Owned Housing Units by Structure Type				
Bryan		Structure	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
2,352	93.6%	**1 Detached**	10,687	92.5%
46	1.8%	**1 Attached**	168	1.5%
18	0.7%	**2 Units**	29	0.3%
0	0.0%	**3 - 4 Units**	0	0.0%
8	0.3%	**5 - 9 Units**	8	0.1%
0	0.0%	**10 - 19 Units**	10	0.1%
0	0.0%	**20 - 49 Units**	0	0.0%
0	0.0%	**50+ Units**	0	0.0%
89	3.5%	**Mobile Home**	630	5.5%
0	0.0%	**Other**	21	0.2%
2,513	100.0%	**Total**	11,553	100.0%

Source: 2018-2022 ACS

Total Housing Units by Structure Type				
Bryan		Structure	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
2,909	71.2%	**1 Detached**	12,382	80.5%
177	4.3%	**1 Attached**	409	2.7%
210	5.1%	**2 Units**	588	3.8%
357	8.7%	**3 - 4 Units**	691	4.5%
65	1.6%	**5 - 9 Units**	113	0.7%
228	5.6%	**10 - 19 Units**	288	1.9%
39	1.0%	**20 - 49 Units**	63	0.4%
0	0.0%	**50+ Units**	11	0.1%
99	2.4%	**Mobile Home**	815	5.3%
0	0.0%	**Other**	21	0.1%
4,084	100.0%	**Total**	15,381	100.0%

Source: 2018-2022 ACS

Year Moved-Into Renter-Occupied Household				
Bryan		Year Moved-In	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
136	8.7%	**2021 or Later**	267	7.0%
558	35.5%	**2018 - 2020**	1,268	33.1%
775	49.3%	**2010 - 2017**	1,925	50.3%
30	1.9%	**2000 - 2009**	232	6.1%
41	2.6%	**1990 - 1999**	81	2.1%
32	2.0%	**1989 or Earlier**	55	1.4%
1,572	100.0%	**Total**	3,828	100.0%

Source: 2018-2022 ACS

Year Moved Into Owner-Occupied Household				
Bryan		Year Moved-In	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
114	4.5%	**2021 or Later**	314	2.7%
336	13.4%	**2018 - 2020**	1,415	12.2%
549	21.9%	**2010 - 2017**	3,144	27.2%
548	21.8%	**2000 - 2009**	2,553	22.1%
437	17.4%	**1990 - 1999**	1,921	16.6%
528	21.0%	**1989 or Earlier**	2,206	19.1%
2,512	100.0%	**Total**	11,553	100.0%

Source: 2018-2022 ACS

Year Moved Into All Households				
Bryan		Year Moved-In	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
250	6.1%	**2021 or Later**	581	3.8%
894	21.9%	**2018 - 2020**	2,683	17.4%
1,324	32.4%	**2010 - 2017**	5,069	33.0%
578	14.2%	**2000 - 2009**	2,785	18.1%
478	11.7%	**1990 - 1999**	2,002	13.0%
560	13.7%	**1989 or Earlier**	2,261	14.7%
4,084	100.0%	**Total**	15,381	100.0%

Source: 2018-2022 ACS

Gross Rent Paid				
Bryan		Gross Rent	Williams County	
Number	Percentage	(2018-2022 ACS)	Number	Percentage
0	0.0%	**Less than $200**	0	0.0%
0	0.0%	**$200 - $299**	76	2.0%
34	2.2%	**$300 - $399**	54	1.4%
117	7.4%	**$400 - $499**	302	7.9%
105	6.7%	**$500 - $599**	328	8.6%
117	7.4%	**$600 - $699**	405	10.6%
474	30.2%	**$700 - $799**	923	24.1%
320	20.4%	**$800 - $899**	720	18.8%
110	7.0%	**$900 - $999**	269	7.0%
128	8.1%	**$1,000 - $1,249**	322	8.4%
12	0.8%	**$1,250 - $1,499**	73	1.9%
0	0.0%	**$1,500 - $1,999**	61	1.6%
102	6.5%	**$2,000+**	111	2.9%
53	3.4%	**No Cash Rent**	184	4.8%
1,572	100.0%	**Total**	3,828	100.0%
$782		**Median Gross Rent**	$771	

Source: 2018-2022 ACS

Building Permits for Housing Units: Williams County			
Year	Single Family Structure	Mulit-Family Units	Total
2014	29	0	29
2015	30	0	30
2016	38	0	38
2017	23	0	23
2018	29	0	29
2019	21	2	23
2020	30	0	30
2021	29	2	31
2022	31	2	33
2023	37	2	39
Total	**297**	**8**	**305**
Percent	**97.4%**	**2.6%**	**100.0%**

Source: SOCDS Building Permits Database

E. Total NAICS Business and Employment Statistics

Bryan			Williams County	
Business	Employees	Category (2024)	Business	Employees
1	4	**11-Agriculture**	21	73
1	21	**21-Mining**	1	21
2	63	**22-Utilities**	7	103
24	206	**23-Construction**	86	709
38	1,829	**31-Manufacturing**	116	4,859
20	549	**42-Wholesale Trade**	50	930
70	833	**44-Retail Trade**	173	1,570
8	76	**48-Transportation**	43	443
12	203	**51-Information**	28	265
32	196	**52-Finance**	55	312
18	67	**53-Real Estate**	34	106
40	963	**54-Professional**	69	1,113
1	3	**55-Management**	1	3
12	146	**56-Administration**	30	254
13	364	**61-Educational Services**	34	1,544
102	1,515	**62-Health Care**	145	3,371
8	125	**71-Arts & Entertainment**	23	217
40	568	**72-Accommodation & Food**	91	1,085
97	422	**81-Other Services**	243	1,068
54	622	**92-Public Administration**	121	1,596
10	8	**99-Nonclassifiable**	29	18
603	8,783	**Total**	1,400	19,660

Source: InfoGroup USA

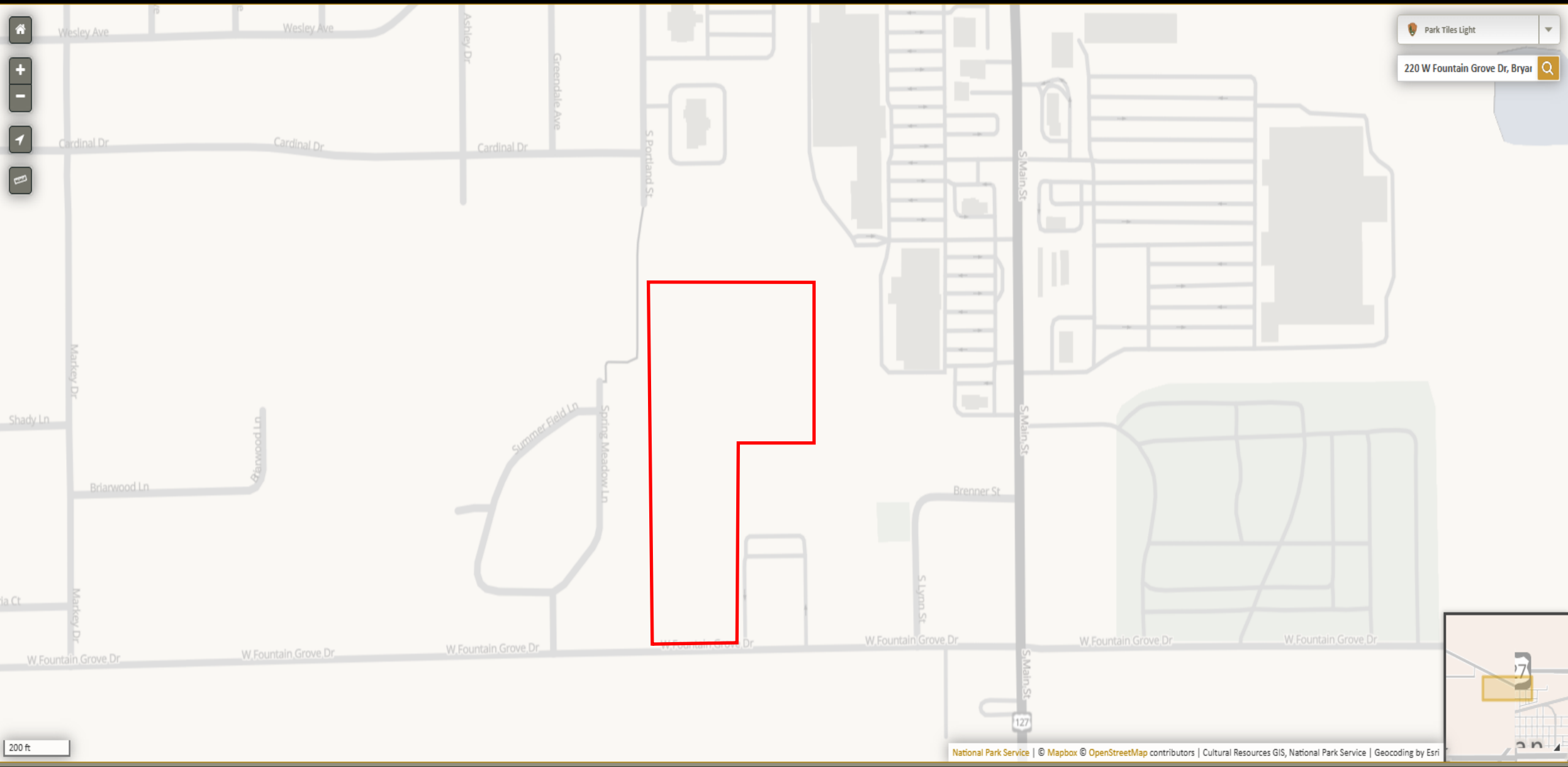
Appendix F -

Historical Preservation Documentation

National Register of Historic Places

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. Last minor update, September 2020.

National Park Service
U.S. Department of the Interior



In reply, refer to
2025-WIL-66901

December 8, 2025

James Bell
August Mack Environmental, Inc.
4401 Rockside Rd, Suite 300
Independence, OH 44131
jbell@augustmack.com

RE: Fountain Creek Senior Villas, City of Bryan, Williams County, Ohio

Dear Mr. Bell:

This is in response to the correspondence received November 6, 2025, regarding the proposed Fountain Creek Senior Villas project located in the City of Bryan, Williams County, Ohio. We appreciate the opportunity to comment on this project. The comments of the Ohio State Historic Preservation Office (SHPO) are made pursuant to Section 149.53 of the Ohio Revised Code and 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 proposed project involves the construction of nine (9) single-story, ranch-style buildings (50 units total), as well as a community building, shelter house, dog park, and paved parking lots and walkways, within an approximately 11.2-acre Area of Potential Effect (APE). A review of SHPO's records indicates that there are no documented archaeological sites, historic properties, or historic districts located within or adjacent to the APE; however, it has not been previously surveyed. In general, the APE is poorly drained (Nappanee and Hoytville soils) and has limited disturbance along its western boundary from the construction of an adjacent road. Based on this information, it is unlikely that significant archaeological sites will be present within the APE. No archaeological survey is recommended. Aboveground structures located on nearby properties are not considered to be eligible for the National Register of Historic Places (NRHP).

Based on the information provided, it is our office's opinion 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. Thank you for your cooperation.

Sincerely,

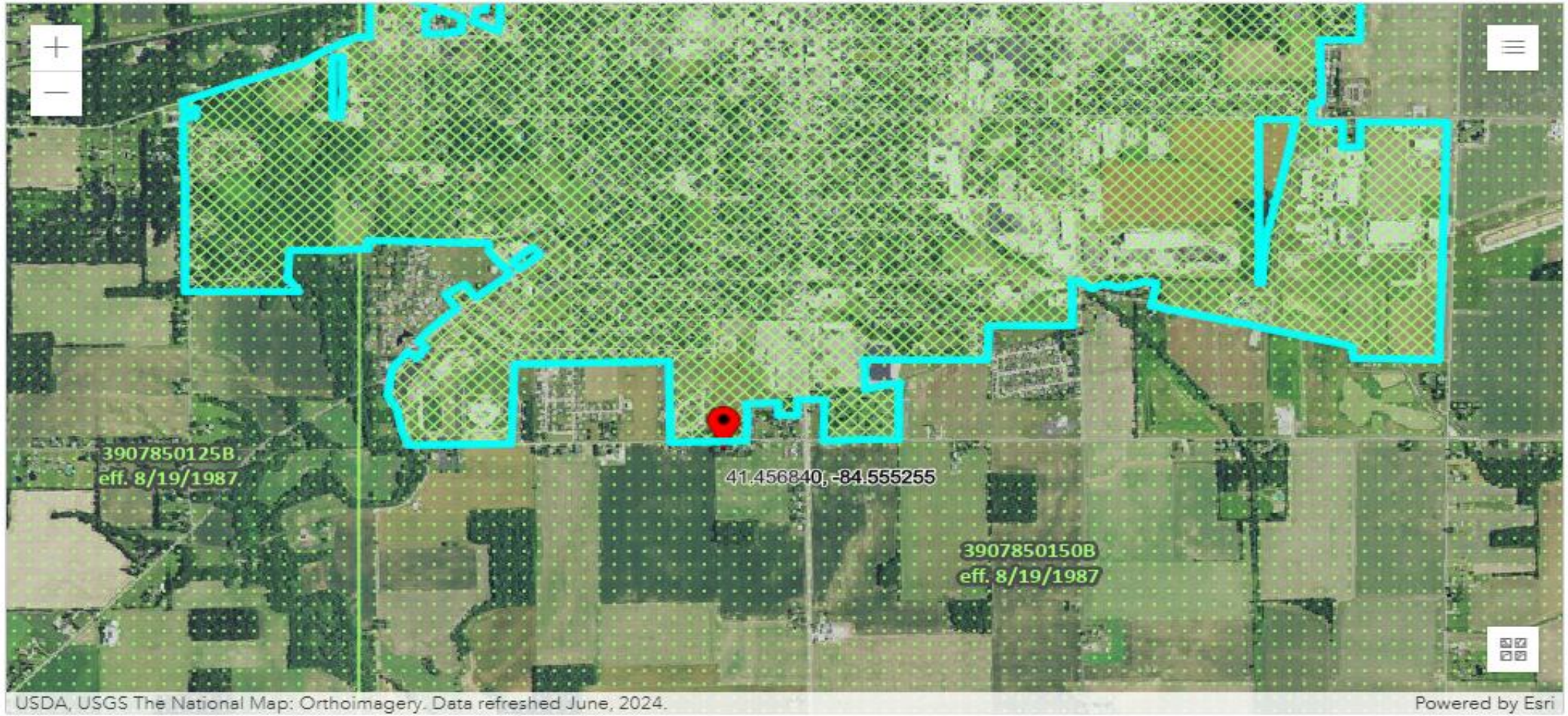
Catherine Gullett, Project Reviews Coordinator - Archaeology
Resource Protection and Review
State Historic Preservation Office

RPR Serial No. 1111635

"Please be advised that this is a Section 106 decision. This review decision may not extend to other SHPO programs."

Appendix G -

Floodplain Documentation



PIN
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped

OTHER AREAS
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area
Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR

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 FEATURES
20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

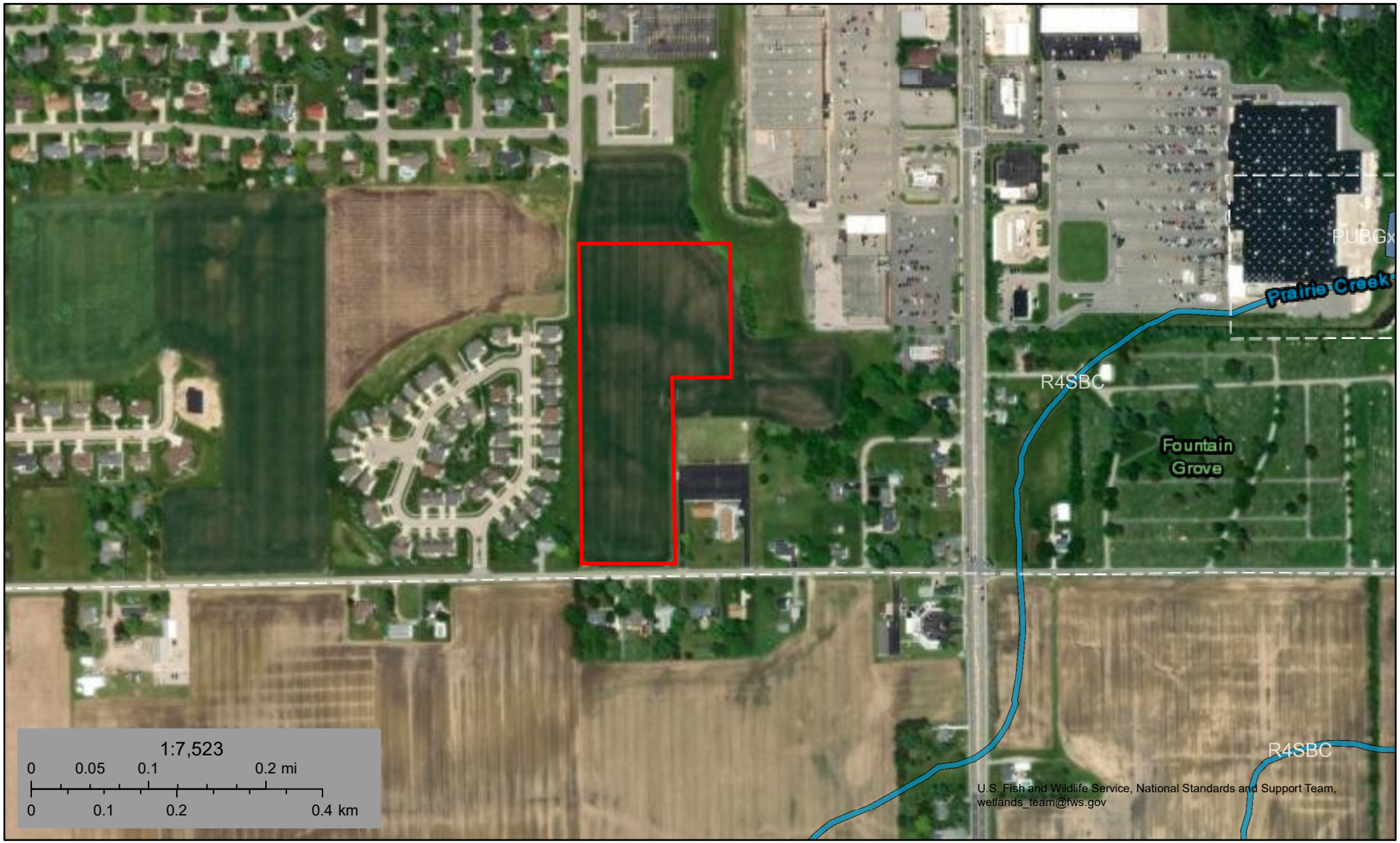
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Appendix H -

Wetland Documentation

U.S. Fish and Wildlife Service
National Wetlands Inventory

Fountain Creek Senior Villas



November 25, 2025

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

Hydric Rating by Map Unit—Williams County, Ohio
(Fountain Creek Senior Villas)

Map Scale: 1:1,970 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williams County, Ohio
Survey Area Data: Version 22, Sep 8, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2023—Jun 18, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HoA	Hoytville clay loam, 0 to 1 percent slopes	90	3.5	37.2%
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	0	5.9	62.8%
Totals for Area of Interest			**9.4**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Appendix I -

Coastal Management Documentation

Ohio Coastal Atlas Map Viewer

November 7, 2025

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Vantor

ODNR - Office of Coastal MGMT

Appendix J -

Sole Source Aquifer Map

Sole Source Aquifers

11/7/2025, 2:05:32 PM

United States County Boundaries

1:5,789

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

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Appendix K -

Endangered Species Evaluation

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: 10/31/2025 16:09:44 UTC
Project Code: 2026-0011036
Project Name: August Mack Environmental - OHFA - Fountain Creek Senior Villas

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: 2026-0011036
Project Name: August Mack Environmental - OHFA - Fountain Creek Senior Villas
Project Type: Residential Construction
Project Description: The proposed Fountain Creek Senior Villas will consist of new construction of 50 two-bedroom units in nine single-story, ranch style buildings. Amenities will include a community building, shelter house, and dog park. Occupancy will be restricted to residents age 55 and older earning up to 30%, 50%, and 60% of the Area Median Income.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.4579509,-84.55503835956708,14z

Counties: Williams County, Ohio

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 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[1], 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 *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

REPTILES

NAME	STATUS
Copperbelly Water Snake *Nerodia erythrogaster neglecta* Population: Indiana north of 40 degrees north latitude, Michigan, Ohio No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7253	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

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:	Private Entity
Name:	Caitlin Downey
Address:	1302 N. Meridian St.
Address Line 2:	Ste. 300
City:	Indianapolis
State:	IN
Zip:	46202
Email	cdowney086@gmail.com
Phone:	3179168000

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ecological Services
4625 Morse Road, Suite 104
Columbus, Ohio 43230
(614) 416-8993 / FAX (614) 416-8994

December 2, 2025

Project Code: 2026-0011036

Dear Mr. Goetsch:

The U.S. Fish and Wildlife Service (Service) received your recent correspondence requesting information about the subject proposal. We offer the following comments and recommendations to assist you in minimizing and avoiding adverse effects to threatened and endangered species pursuant to the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq), as amended (ESA).

Federally Threatened and Endangered Species: Due to the project, type, size, and location, we do not anticipate any effect to federally endangered, threatened, or proposed species or proposed or designated critical habitat. If there are any project modifications during the term of this action, or additional information for listed or proposed species or their critical habitat becomes available, or if new information reveals effects of the action that were not previously considered, then please contact us for additional project review.

If you have questions, or if we can be of further assistance in this matter, please contact our office at (614) 416-8993 or ohio@fws.gov.

Sincerely,

Erin Knoll
Field Office Supervisor

Department of Natural Resources
ohiodnr.gov

Mike DeWine, *Governor*
Jim Tressel, *Lt. Governor*
Mary Mertz, *Director*

Office of Real Estate & Land Management
Tara Paciorek - Chief
2045 Morse Road – E-2
Columbus, Ohio 43229-6693

December 4, 2025

Zach Goetsch
August Mack Environmental
4401 Rockside Road, Suite 300
Independence, Ohio 44131

Re: 25-1716_Fountain Creek Senior Villas

Project: The proposed project involves the construction of nine single-story ranch style buildings for a total of 50 units.

Location: The proposed project is located in Pulaski Township, Williams 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: A review of the Ohio Natural Heritage Database indicates there are no records of state or federally listed plants or animals within one mile of the specified project area. Records searched date from 1980.

Please note that Ohio has not been completely surveyed and we rely on receiving information from many sources. Therefore, a lack of records for any particular 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) ≥ 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).

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
clubshell (*Pleurobema clava*)
northern rifffleshell (*Epioblasma torulosa rangiana*)
rayed bean (*Villosa fabalis*)
white cat's paw (*Epioblasma perobliqua*)
purple lilliput (*Toxolasma lividus*)
rabbitsfoot (*Theliderma cylindrica*)

State Endangered
sharp-ridged pocketbook (*Lampsilis ovata*)
long-solid (*Fusconaia Subrotunda*)

State Threatened
Salamander Mussel (*Simpsonaias ambigua*)

Due to the location, and that there is no in-water work proposed in a perennial stream, this project is not likely to impact these species.

The project is within the range of the following listed fish species.
State Endangered
gilt darter *(Percina evides)*
Iowa darter *(Etheostoma exile)*
pugnose minnow (*Opsopoeodus emiliae*)
western banded killifish (*Fundulus diaphanous menona*)

State Threatened
greater redhorse (*Moxostoma valenciennesi*)
lake chubsucker (*Erimyzon sucetta*)

Due to the location, and that there is no in-water work proposed in a perennial stream, this project is not likely to impact these species.

The project is within the range of the copperbelly water snake (*Nerodia erythrogaster neglecta*), a state endangered and federally 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.

The project is within the range of the Blanding's turtle (*Emydoidea blandingii*), a state threatened species. This species inhabits marshes, ponds, lakes, streams, wet meadows, and swampy forests. Although essentially aquatic, the Blanding's turtle will travel over land as it moves from one wetland to the next. 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 spotted turtle (*Clemmys guttata*), a state threatened species. This species prefers fens, bogs and marshes, but also is known to inhabit wet prairies, meadows, pond edges, wet woods, and the shallow sluggish waters of small streams and ditches. 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 blue-spotted salamander (*Ambystoma laterale)*, a state endangered 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.

The project is within the range of the northern harrier (*Circus hudsonius*), a state endangered bird. This is a common migrant and winter species. Nesters are much rarer, although they occasionally breed in large marshes and grasslands. Harriers often nest in loose colonies. The female builds a nest out of sticks on the ground, often on top of a mound. Harriers hunt over grasslands. If this type of habitat will be impacted, construction should be avoided in this habitat during the species' nesting period of April 15 through July 31. If this habitat will not be impacted, this project is not likely to impact this species.

The project is within the range of the sandhill crane (*Antigone canadensis*), a state threatened species. Sandhill cranes are primarily a wetland-dependent species. On their wintering grounds, they will utilize agricultural fields; however, they roost in shallow, standing water or moist bottomlands. On breeding grounds, they require a rather large tract of wet meadow, shallow marsh, or bog for nesting. If grassland, prairie, or wetland habitat will be impacted, construction should be avoided in this habitat during the species' nesting period of April 1 through August 31. If this habitat will not be impacted, this project is not likely to have an impact on 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 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 L -

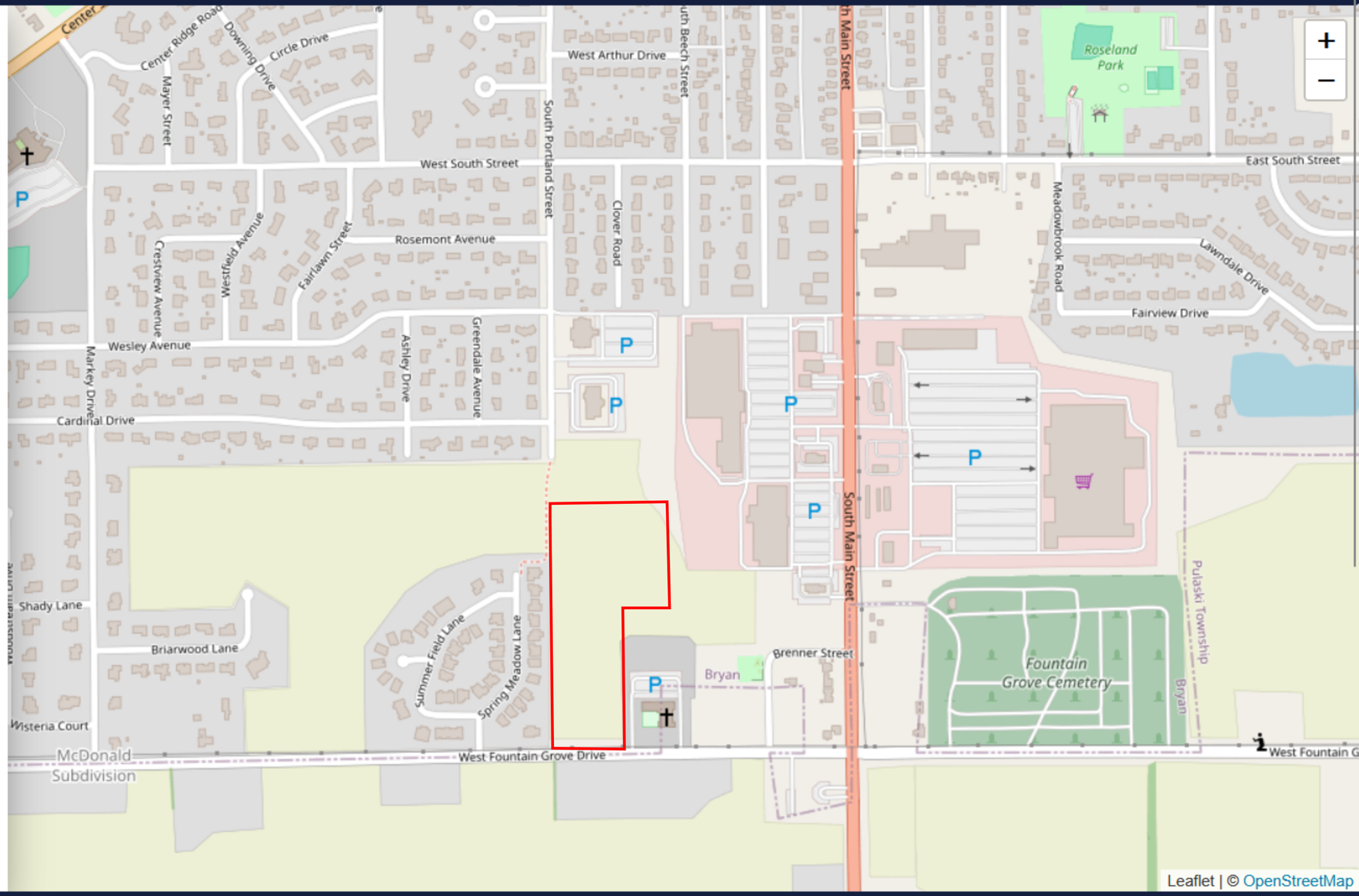
Wild and Scenic Rivers Map

Find a River

State

Classification

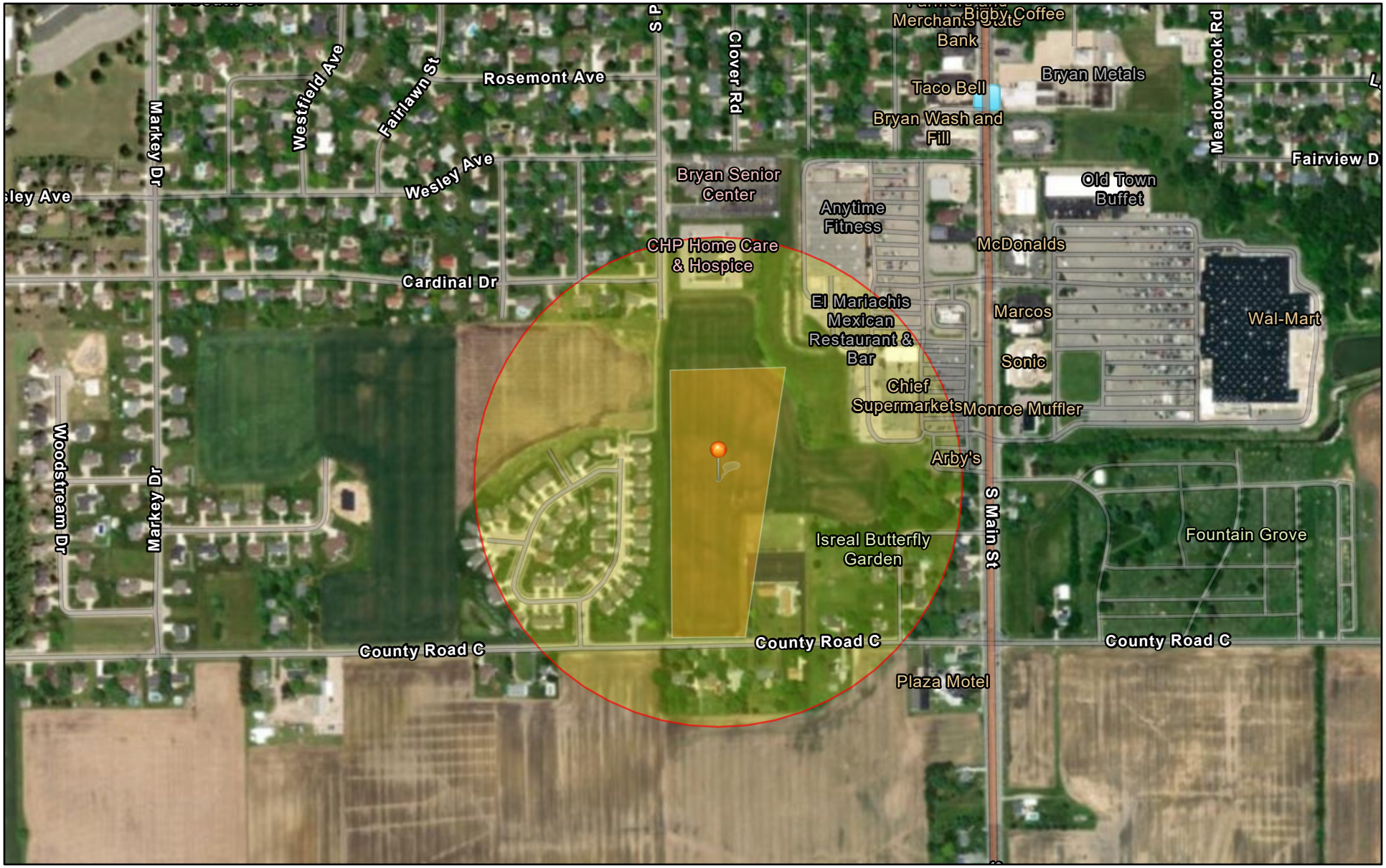
Outstandingly Remarkable Values



Appendix M -

Air Quality Evaluation

AIRS & TRI Facilities - Fountain Creek Senior Villas



November 7, 2025

Toxic Releases (TRI)

Project Buffer

Fountain Creek Senior Villas

subject property

1:9,028

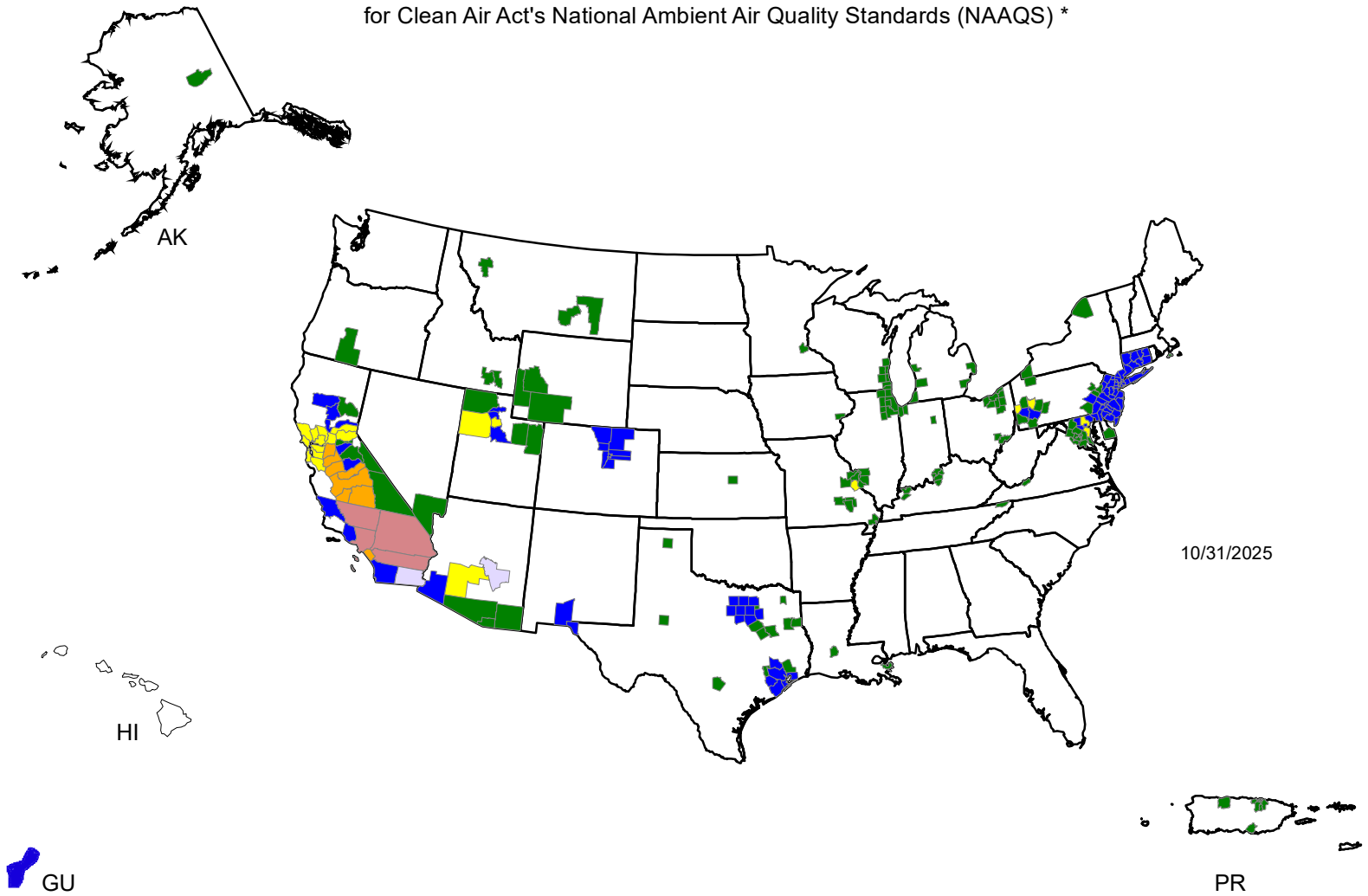
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Counties Designated "Nonattainment"

for Clean Air Act's National Ambient Air Quality Standards (NAAQS) *



Legend **

- County Designated Nonattainment for 6 NAAQS Pollutants
- County Designated Nonattainment for 5 NAAQS Pollutants
- County Designated Nonattainment for 4 NAAQS Pollutants
- County Designated Nonattainment for 3 NAAQS Pollutants
- County Designated Nonattainment for 2 NAAQS Pollutants
- County Designated Nonattainment for 1 NAAQS Pollutant

* The National Ambient Air Quality Standards (NAAQS) are health standards for Carbon Monoxide, Lead (1978 and 2008), Nitrogen Dioxide, 8-hour Ozone (2008), Particulate Matter (PM-10 and PM-2.5 (1997, 2006 and 2012), and Sulfur Dioxide.(1971 and 2010)

** Included in the counts are counties designated for NAAQS and revised NAAQS pollutants. Revoked 1-hour (1979) and 8-hour Ozone (1997) are excluded. Partial counties, those with part of the county designated nonattainment and part attainment, are shown as full counties on the map.

Appendix N -

Farmland Protection Documentation

Urban Area Designations - U.S. Census Bureau

November 7, 2025

Counties
States
2020 Urban Areas

Local Roads
2020 Urban Areas

Areal Hydrography
Linear Hydrography
Counties

States

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Vantor, Source: U.S. Census Bureau

Created with: TIGERweb

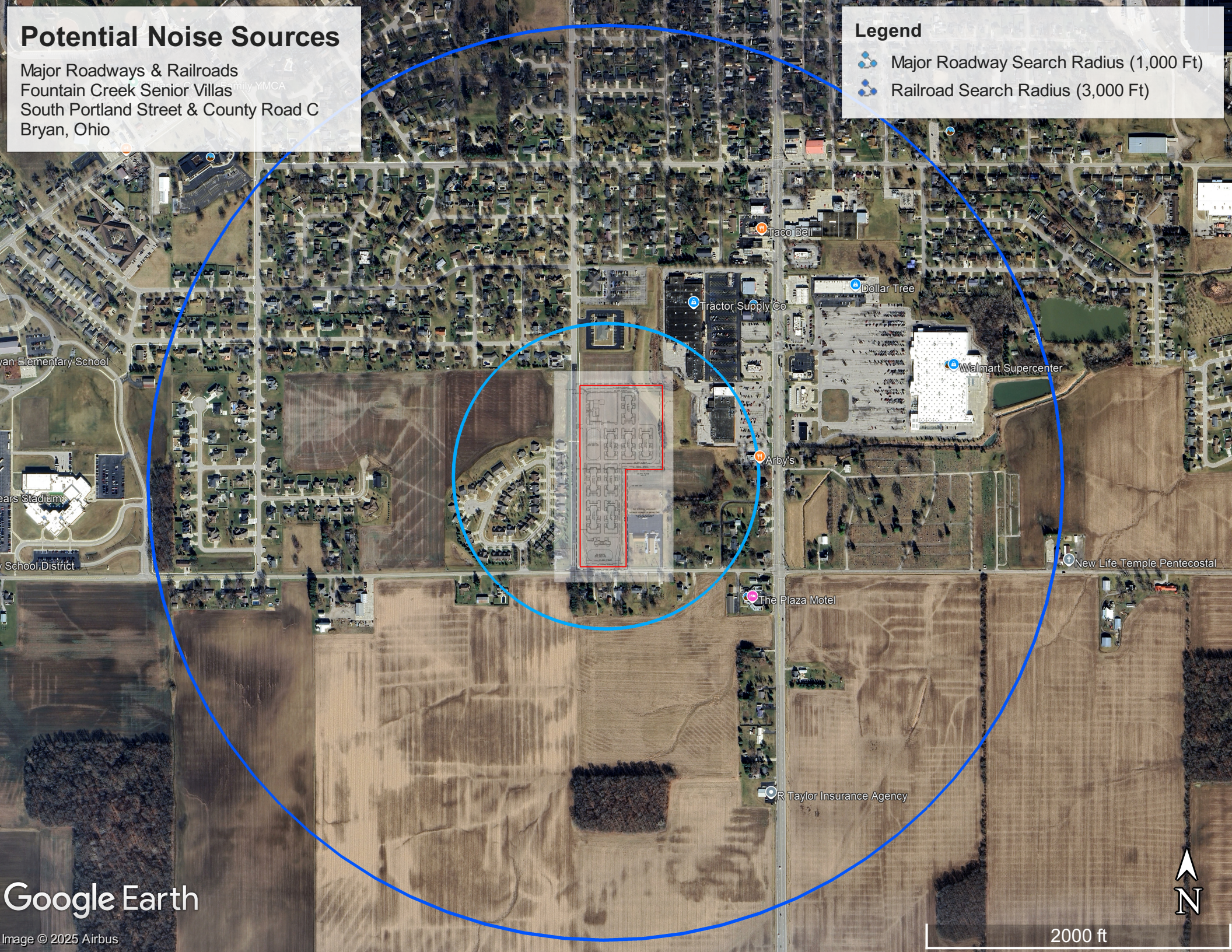
(c)Copyright 2025 - US Census Bureau

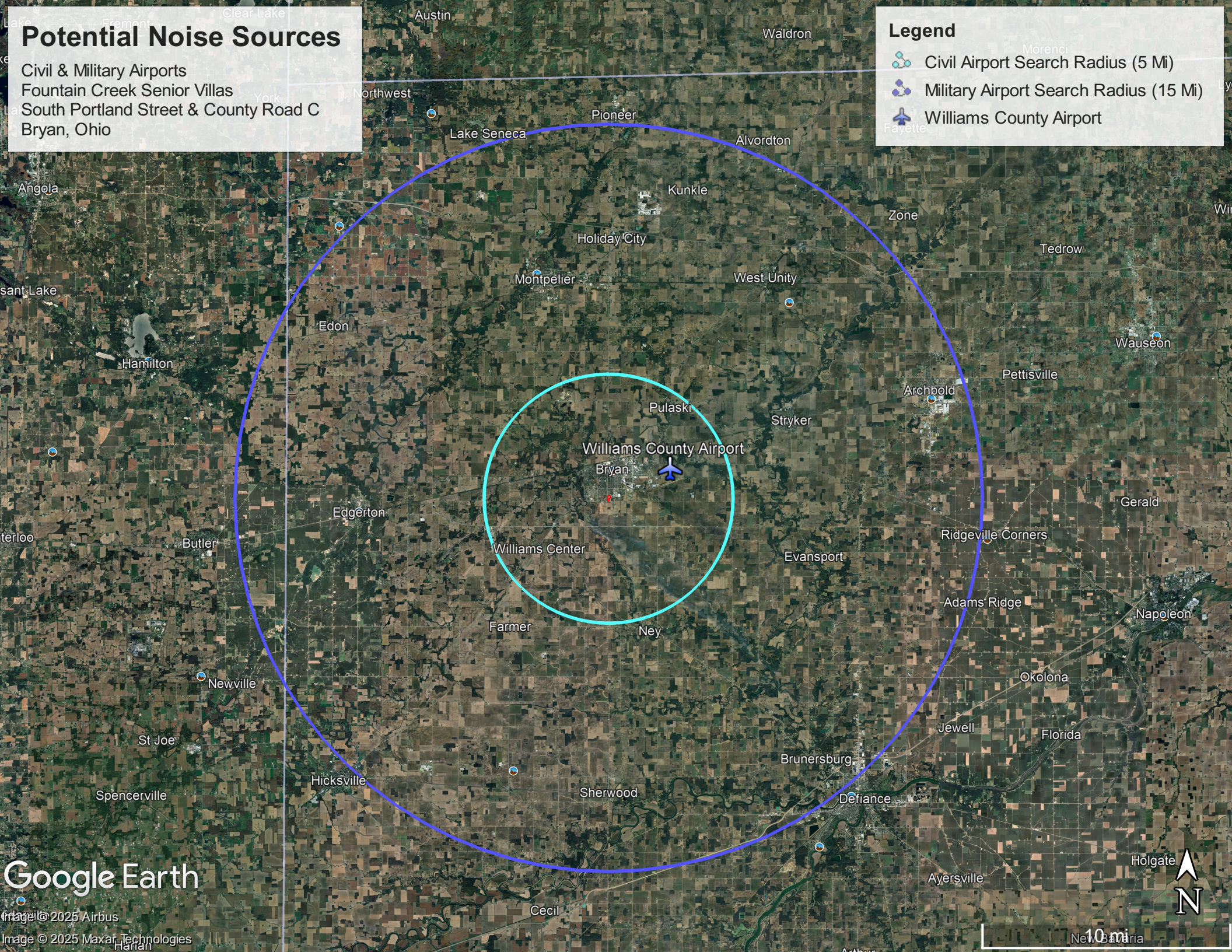
Appendix O -

Noise Evaluation

Potential Noise Sources

Major Roadways & Railroads
Fountain Creek Senior Villas
South Portland Street & County Road C
Bryan, Ohio




Potential Noise Sources
Civil & Military Airports
Fountain Creek Senior Villas
South Portland Street & County Road C
Bryan, Ohio
Legend
Civil Airport Search Radius (5 Mi)
Military Airport Search Radius (15 Mi)
Williams County Airport
Austin
Waldron
Pioneer
Lake Seneca
Alvordton
Angola
Kunkle
Zone
Holiday City
Tedrow
Montpelier
West Unity
Edon
Wauseon
Hamilton
Pettisville
Archbold
Pulaski
Stryker
Williams County Airport
Bryan
Gerald
Edgerton
Ridgeville Corners
Butler
Williams Center
Evansport
Adams Ridge
Napoleon
Farmer
Ney
Newville
Okolona
Jewell
Florida
St Joe
Brunersburg
Hicksville
Sherwood
Defiance
Spencerville
Holgate
Ayersville
Cecil
Google Earth
Image © 2025 Airbus
Image © 2025 Maxar Technologies
10 mi
N

AIRPORT MASTER RECORD

Data Source: https://www.faa.gov/air_traffic/flight_info/aeronav/aero_data/

PRINT DATE: 11/7/2025
AFD EFF 10/30/2025

> 1 ASSOC CITY: BRYAN
> 2 AIRPORT NAME: WILLIAMS COUNTY
3 CBD TO AIRPORT (NM): 02 E
4 STATE: OH
6 REGION/ADO: AGL/DET
LOC ID: 0G6
5 COUNTY: WILLIAMS OH
7 SECT AERO CHT: DETROIT
FAA SITE NR: 17653.1*A

GENERAL

10 OWNERSHIP: PUBLIC
> 11 OWNER: WILLIAMS COUNTY COMMISSIONERS
> 12 ADDRESS: 1 COURTHOUSE SQ, 4TH FLR
BRYAN, OH 43506-1791
> 13 PHONE NR: 419-636-2059
> 14 MANAGER: STEVE FORTNER
> 15 ADDRESS: 16288 COUNTY ROAD D, HANGAR C
BRYAN, OH 43506-9802
> 16 PHONE NR: 419-630-4268
> 17 ATTENDANCE SCHEDULE:

APR-NOV	ALL	0800-1830
DEC-MAR	ALL	0800-1730

18 AIRPORT USE: PUBLIC
19 ARPT LAT: 41-28-02.3000N ESTIMATED
20 ARPT LONG: 084-30-24.4000W
21 ARPT ELEV: 729.6 SURVEYED
22 ACREAGE: 205
> 23 RIGHT TRAFFIC: NO
> 24 NON-COMM LANDING: NO
25 NPIAS/FED AGREEMENTS: N
> 26 FAR 139 INDEX:

SERVICES

70 FUEL: 100LL A+

71 AIRFRAME RPRS: MAJOR
72 PWR PLANT RPRS: MAJOR
73 BOTTLE OXYGEN: LOW
74 BULK OXYGEN: NONE
75 TSNT STORAGE: HGR, TIE
76 OTHER SERVICES:

OPERATIONS

Information on aircraft operations is available from FAA's Aviation System Performance Metrics
https://aspm.faa.gov

FACILITIES

80 ARPT BCN: WG
81 ARPT LGT SKED : SEE RMK
BCN LGT SKED: SS-SR
82 UNICOM: 122.800
83 WIND INDICATOR: YES-L
84 SEGMENTED CIRCLE: NONE
85 CONTROL TWR: NO
86 FSS: CLEVELAND
87 FSS ON ARPT: NO
88 FSS PHONE NR:
89 TOLL FREE NR: 1-800-WX-BRIEF

RUNWAY DATA

> 30 RUNWAY IDENT:	**07/25**		
> 31 LENGTH:	4,782		
> 32 WIDTH:	75		
> 33 SURF TYPE-COND:	ASPH-G		
> 34 SURF TREATMENT:	GRVD		
35 GROSS WT:	30.0		
36 (IN THSDS)			
37			
38			
> 39 PCN:			
LIGHTING/APCH AIDS			
> 40 EDGE INTENSITY:	MED		
> 42 RWY MARK TYPE-COND:	NPI - G / NPI - G	- / -	- / -
> 43 VGSI:	P4L / P4L	/	/
44 THR COSSING HGT.:	35 / 35	/	/
45 VISUAL GLIDE ANGLE:	3.00 / 3.00	/	/
> 46 CNTRLN-TDZ:	N - N / N - N	- / -	- / -
> 47 RVR-RVV:	- N / - N	- / -	- / -
> 48 REIL:	Y / Y	/	/
> 49 APCH LIGHTS:	/	/	/
OBSTRUCTION DATA			
50 FAR 77 CATEGORY	A(NP) / A(NP)	/	/
> 51 DISPLACED THR:	291 / 629	/	/
> 52 CTLG OBSTN:	ROAD / ROAD	/	/
> 53 OBSTN MARKED/LGTD:	/	/	/
> 54 HGT ABOVE RWY END:	16 / 16	/	/
> 55 DIST FROM RWY END:	330 / 320	/	/
> 56 CNTRLN OFFSET:	275L / 265R	/	/
57 OBSTN CLNC SLOPE:	8:1 / 7:1	/	/
58 CLOSE-IN OBSTN:	N / N	/	/
DECLARED DISTANCES			
> 60 TAKE OFF RUN AVBL (TORA):	/	/	/
> 61 TAKE OFF DIST AVBL (TODA):	/	/	/
> 62 ACLT STOP DIST AVBL (ASDA):	/	/	/
> 63 LNDG DIST AVBL (LDA):	/	/	/

> 110 REMARKS

A 016	OR 567-239-6664.
A 057	RWY 07 APCH SLP 20:1 TO DTHR OVR 40 FT LGTD POLE, 823 FT DIST, 254 FT R.
A 057	RWY 25 APCH SLP 16:1 TO DTHR OVR +77 FT TREE, 1291 FT DIST, 414 FT L.
A 075	PRIOR CDN RQRD.
A 081	ACTVT REIL RWY 07 & 25; MIRL RWY 07/25 - 123.0.
A 110-002	DEER, BIRDS, & WILDLIFE ON & INVOF ARPT.
A 110-003	FOR CD CTC TOLEDO APCH AT 419-865-1495.

111 INSPECTOR: (S)
112 LAST INSP: 10/03/2023
113 LAST INFO REQ:

TFMSC Report (Airport)

From 01/01/2024 To 01/01/2025 | Airport=0G6 | User Class=Air Carrier

#	User Class	Weight Class	Physical Class	Aircraft Type	Business Jet	Regional Jet	Business Aviation	Departures	Arrivals	Total Operations	Departure Seats	Average Departure Seats	Arrival Seats	Average Arrival Seats
1	Air Carrier	Small Eqpt	Jet	LJ40 - Learjet 40; Gates Learjet	Yes	No	Yes	1	1	2	10	10	10	10
2	Air Carrier	Small Eqpt	Piston	M600 - Piper PA-46 M600	No	Unknown	No	1	1	2	5	5	5	5
Sub-Total for Small Eqpt								2	2	4	15	7	15	7
Sub-Total for Air Carrier								2	2	4	15	7	15	7
Total:								**2**	**2**	**4**	**15**	**7**	**15**	**7**

Report created on Wed Nov 12 10:39:03 EST 2025
Sources: Traffic Flow Management System Counts (TFMSC), Aviation System Performance Metrics (ASPM)

TFMSC Report (Airport)

From 01/01/2024 To 01/01/2025 | Airport=0G6 | User Class=Air taxi

#	User Class	Weight Class	Physical Class	Aircraft Type	Business Jet	Regional Jet	Business Aviation	Departures	Arrivals	Total Operations	Departure Seats	Average Departure Seats	Arrival Seats	Average Arrival Seats
1	Air Taxi	Medium Commuter Eqpt	Jet	C56X - Cessna Excel/XLS	Yes	No	Yes	2	2	4	30	15	30	15
2	Air Taxi	Medium Commuter Eqpt	Jet	C680 - Cessna Citation Sovereign	Yes	No	Yes	1	1	2	12	12	12	12
Sub-Total for Medium Commuter Eqpt								3	3	6	42	14	42	14
3	Air Taxi	Small Eqpt	Jet	E55P - Embraer Phenom 300	Yes	No	Yes	5	5	10	40	8	40	8
Sub-Total for Yes								8	8	16	82	10	82	10
Sub-Total for No								8	8	16	82	10	82	10
Sub-Total for Yes								8	8	16	82	10	82	10
Sub-Total for Jet								8	8	16	82	10	82	10
Sub-Total for Air Taxi								8	8	16	82	10	82	10
Total:								**8**	**8**	**16**	**82**	**10**	**82**	**10**

Report created on Wed Nov 12 10:37:06 EST 2025
Sources: Traffic Flow Management System Counts (TFMSC), Aviation System Performance Metrics (ASPM)

TFMSC Report (Airport)

From 01/01/2024 To 01/01/2025 | Airport=0G6 | User Class=General Aviation

#	User Class	Weight Class	Physical Class	Aircraft Type	Business Jet	Regional Jet	Business Aviation	Departures	Arrivals	Total Operations	Departure Seats	Average Departure Seats	Arrival Seats	Average Arrival Seats
1	General Aviation	Heavy Eqpt	Piston	C82T - Skyland RG,Turbo	No	No	No	2	1	3	8	4	4	4
2	General Aviation	Medium Commuter Eqpt	Jet	C525 - Cessna CitationJet/CJ1	Yes	No	Yes	94	94	188	470	5	470	5
3	General Aviation	Medium Commuter Eqpt	Jet	C550 - Cessna Citation II/Bravo	Yes	No	Yes	31	28	59	310	10	280	10
4	General Aviation	Medium Commuter Eqpt	Jet	C56X - Cessna Excel/XLS	Yes	No	Yes	1	1	2	15	15	15	15
5	General Aviation	Medium Commuter Eqpt	Jet	EA50 - Eclipse 500	Yes	No	Yes	1	1	2	6	6	6	6
6	General Aviation	Medium Commuter Eqpt	Jet	FA50 - Dassault Falcon/Mystère 50	Yes	No	Yes	39	39	78	468	12	468	12
7	General Aviation	Medium Commuter Eqpt	Jet	H25B - BAe HS 125/700-800/Hawker 800	Yes	No	Yes	1	1	2	12	12	12	12
Sub-Total for Yes								167	164	331	1,281	7	1,251	7
Sub-Total for Yes								167	164	331	1,281	7	1,251	7
8	General Aviation	Medium Commuter Eqpt	Jet	L39 - Aero L-139 Albatross	No	No	No	0	1	1	0	0	2	2
Sub-Total for Jet								167	165	332	1,281	7	1,253	7
9	General Aviation	Medium Commuter Eqpt	Turbine	C425 - Cessna 425 Corsair	No	No	Yes	1	1	2	4	4	4	4
Sub-Total for Medium Commuter Eqpt								168	166	334	1,285	7	1,257	7
10	General Aviation	Small Eqpt	-	-1 - unknown	No	No	No	0	3	3	0	0	0	0
Sub-Total for No								1	5	6	4	4	6	1
11	General Aviation	Small Eqpt	Jet	C25A - Cessna Citation CJ2	Yes	No	Yes	2	2	4	16	8	16	8
12	General Aviation	Small Eqpt	Jet	C25C - Cessna Citation CJ4	Yes	No	Yes	3	3	6	18	6	18	6
Sub-Total for Yes								5	5	10	34	6	34	6
Sub-Total for Jet								5	5	10	34	6	34	6
13	General Aviation	Small Eqpt	Piston	AEST - Piper Aero Star	No	No	Yes	1	1	2	4	4	4	4
Sub-Total for Yes								6	6	12	38	6	38	6
14	General Aviation	Small Eqpt	Piston	BE35 - Beech Bonanza 35	No	No	No	6	5	11	24	4	20	4
15	General Aviation	Small Eqpt	Piston	BL17 - Bellanca Viking	No	No	No	2	2	4	8	4	8	4
16	General Aviation	Small Eqpt	Piston	C172 - Cessna Skyhawk 172/Cutlass	No	No	No	5	3	8	20	4	12	4
17	General Aviation	Small Eqpt	Piston	C182 - Cessna Skylane 182	No	No	No	1	1	2	4	4	4	4
Sub-Total for No								14	11	25	56	4	44	4
18	General Aviation	Small Eqpt	Piston	C206 - Cessna 206 Stationair	No	No	Yes	3	4	7	12	4	16	4
19	General Aviation	Small Eqpt	Piston	C310 - Cessna 310	No	No	Yes	11	14	25	66	6	84	6
20	General Aviation	Small Eqpt	Piston	C340 - Cessna 340	No	No	Yes	8	12	20	48	6	72	6
21	General Aviation	Small Eqpt	Piston	C414 - Cessna Chancellor 414	No	No	Yes	20	20	40	120	6	120	6
22	General Aviation	Small Eqpt	Piston	C421 - Cessna Golden Eagle 421	No	No	Yes	6	7	13	48	8	56	8
Sub-Total for Yes								48	57	105	294	6	348	6
23	General Aviation	Small Eqpt	Piston	C72R - Cessna Cutlass RG	No	No	No	1	1	2	4	4	4	4
Sub-Total for No								239	245	484	1,685	7	1,695	6
24	General Aviation	Small Eqpt	Piston	M600 - Piper PA-46 M600	No	Unknown	No	2	3	5	10	5	15	5
25	General Aviation	Small Eqpt	Piston	P28A - Piper Cherokee	No	No	No	0	1	1	0	0	4	4
26	General Aviation	Small Eqpt	Piston	P28R - Cherokee Arrow/Turbo	No	No	No	1	0	1	4	4	0	0
27	General Aviation	Small Eqpt	Piston	P32R - Piper 32	No	No	No	5	2	7	20	4	8	4
28	General Aviation	Small Eqpt	Piston	PA24 - Piper PA-24	No	No	No	1	1	2	5	5	5	5
29	General Aviation	Small Eqpt	Piston	PA30 - Piper PA-30	No	No	No	0	1	1	0	0	6	6
30	General Aviation	Small Eqpt	Piston	PA32 - Piper Cherokee Six	No	No	No	0	1	1	0	0	6	6
Sub-Total for No								10	10	20	43	4	48	4
31	General Aviation	Small Eqpt	Piston	PA34 - Piper PA-34 Seneca	No	No	Yes	5	3	8	30	6	18	6
32	General Aviation	Small Eqpt	Piston	PA46 - Piper Malibu	No	No	Yes	50	50	100	300	6	300	6
Sub-Total for Yes								55	53	108	330	6	318	6
33	General Aviation	Small Eqpt	Piston	RV8 - RV-4/6/7/8; VANS	No	No	No	1	0	1	2	2	0	0
Sub-Total for No								63	59	122	361	5	347	5
34	General Aviation	Small Eqpt	Piston	S22T - Cirrus SR-22 Turbo	No	Unknown	Yes	3	4	7	12	4	16	4
35	General Aviation	Small Eqpt	Piston	SR20 - Cirrus SR-20	No	No	Yes	1	1	2	4	4	4	4
36	General Aviation	Small Eqpt	Piston	SR22 - Cirrus SR 22	No	No	Yes	6	5	11	24	4	20	4
Sub-Total for Yes								10	10	20	40	4	40	4
37	General Aviation	Small Eqpt	Piston	T206 - Cessna T-206	No	No	No	1	2	3	6	6	12	6
Sub-Total for Piston								140	144	284	775	5	814	5
38	General Aviation	Small Eqpt	Turbine	BE9L - Beech King Air 90	No	No	No	1	1	2	6	6	6	6
Sub-Total for No								2	3	5	12	6	18	6
39	General Aviation	Small Eqpt	Turbine	C441 - Cessna Conquest	No	No	Yes	4	2	6	24	6	12	6
40	General Aviation	Small Eqpt	Turbine	EPIC - Dynasty	No	No	Yes	2	2	4	12	6	12	6
41	General Aviation	Small Eqpt	Turbine	P46T - Piper Malibu Meridian	No	No	Yes	0	1	1	0	0	6	6
42	General Aviation	Small Eqpt	Turbine	PC12 - Pilatus PC-12	No	No	Yes	1	3	4	9	9	27	9
Sub-Total for Yes								7	8	15	45	6	57	7
Sub-Total for Turbine								8	9	17	51	6	63	7
Sub-Total for Small Eqpt								153	161	314	860	5	911	5
43	General Aviation	Other	-	AS65 - Aérospatiale AS-366	No	No	No	0	1	1	0	0	4	4
Sub-Total for No								16	18	34	85	5	103	5
Sub-Total for No								148	154	302	826	5	881	5
Sub-Total for General Aviation								323	329	652	2,153	6	2,176	6
Total:								**323**	**329**	**652**	**2,153**	**6**	**2,176**	**6**

TFMSC Report (Airport)

From 01/01/2024 To 01/01/2025 | Airport=0G6 | User Class=Military

#	User Class	Weight Class	Physical Class	Aircraft Type	Business Jet	Regional Jet	Business Aviation	Departures	Arrivals	Total Operations	Departure Seats	Average Departure Seats	Arrival Seats	Average Arrival Seats
Total:								**0**	**0**	**0**	**0**	**0**	**0**	**0**

Report created on Wed Nov 12 10:40:51 EST 2025
Sources: Traffic Flow Management System Counts (TFMSC), Aviation System Performance Metrics (ASPM)

Airport Noise Worksheet

Use this worksheet to identify information needed to evaluate a site's exposure to aircraft noise.

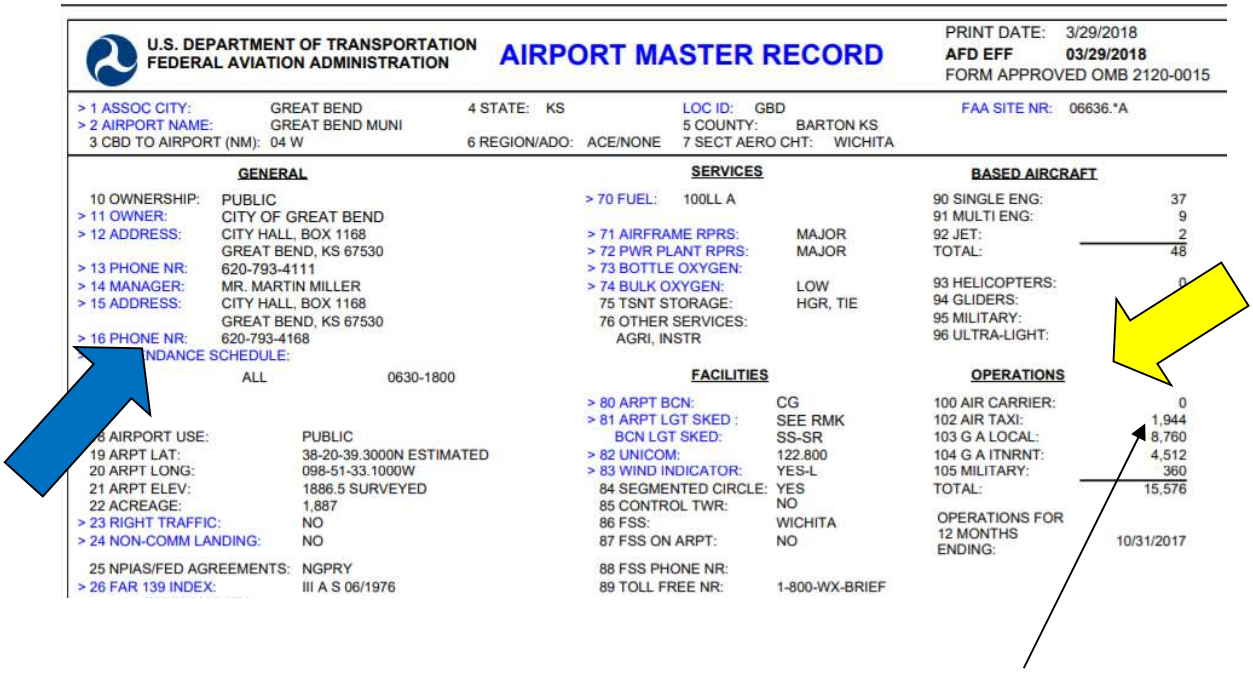
Name and Location of Project: Fountain Creek Senior Villas, South Portland Street & County Road C, Bryan, Williams County, Ohio
Name of Airport: Williams County
Person completing worksheet: August Mack Environmental, Inc.
Date: 11/12/2025

1. Determine if the proposed site/project is within 15 miles of a civil or military airport.

☐ No. Attach a scaled map identifying the location of the proposed project site and the location of any airports. *Further use of this worksheet is not required.*

☐ Yes. Attach a scaled map identifying the location of the proposed project site and the location of any airports. *Continue.*

2. Determine the number of operations at the airport by:
   - Go to: http://www.gcr1.com/5010web/advancedsearch.cfm
   - Find your airport using the Search function
   - Open the report under "Print 5010"
   - Complete section 3 below by using Operations data found in the report (see yellow arrow in the example below)



U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

AIRPORT MASTER RECORD

PRINT DATE: 3/29/2018
AFD EFF 03/29/2018
FORM APPROVED OMB 2120-0015

> 1 ASSOC CITY: GREAT BEND
> 2 AIRPORT NAME: GREAT BEND MUNI
3 CBD TO AIRPORT (NM): 04 W
4 STATE: KS
6 REGION/ADO: ACE/NONE
LOC ID: GBD
5 COUNTY: BARTON KS
7 SECT AERO CHT: WICHITA
FAA SITE NR: 06636.*A

GENERAL

10 OWNERSHIP: PUBLIC
> 11 OWNER: CITY OF GREAT BEND
> 12 ADDRESS: CITY HALL, BOX 1168 GREAT BEND, KS 67530
> 13 PHONE NR: 620-793-4111
> 14 MANAGER: MR. MARTIN MILLER
> 15 ADDRESS: CITY HALL, BOX 1168 GREAT BEND, KS 67530
> 16 PHONE NR: 620-793-4168
NDANCE SCHEDULE:
ALL 0630-1800
8 AIRPORT USE: PUBLIC
19 ARPT LAT: 38-20-39.3000N ESTIMATED
20 ARPT LONG: 098-51-33.1000W
21 ARPT ELEV: 1886.5 SURVEYED
22 ACREAGE: 1,887
> 23 RIGHT TRAFFIC: NO
> 24 NON-COMM LANDING: NO
25 NPIAS/FED AGREEMENTS: NGPRY
> 26 FAR 139 INDEX: III A S 06/1976

SERVICES

> 70 FUEL: 100LL A
> 71 AIRFRAME RPRS: MAJOR
> 72 PWR PLANT RPRS: MAJOR
> 73 BOTTLE OXYGEN:
> 74 BULK OXYGEN: LOW
75 TSNT STORAGE: HGR, TIE
76 OTHER SERVICES: AGRI, INSTR

FACILITIES

> 80 ARPT BCN: CG
> 81 ARPT LGT SKED : SEE RMK
BCN LGT SKED: SS-SR
> 82 UNICOM: 122.800
> 83 WIND INDICATOR: YES-L
84 SEGMENTED CIRCLE: YES
85 CONTROL TWR: NO
86 FSS: WICHITA
87 FSS ON ARPT: NO
88 FSS PHONE NR:
89 TOLL FREE NR: 1-800-WX-BRIEF

BASED AIRCRAFT

90 SINGLE ENG:	37
91 MULTI ENG:	9
92 JET:	2
TOTAL:	48
93 HELICOPTERS:	0
94 GLIDERS:	
95 MILITARY:	
96 ULTRA-LIGHT:	

OPERATIONS

100 AIR CARRIER:	0
102 AIR TAXI:	1,944
103 G A LOCAL:	8,760
104 G A ITNRNT:	4,512
105 MILITARY:	360
TOTAL:	15,576
OPERATIONS FOR 12 MONTHS ENDING:	10/31/2017

3. Determine if the annual number of operations for air carriers (#100), air taxis (#102), military (#105), and general aviation (#103 plus #104) exceeds the thresholds provided below.

#100 Annual air carrier operations __4_ Is this 9,000 or more? Yes __ No _X_
#102 Annual air taxi operations __16_____ Is this 18,000 or more? Yes __ No _X_
#105 Annual military operations ___0____ Is this 18,000 or more? Yes __ No _X_
#103+#104 Annual general aviation operations __652___ Is this 72,000 or more? Yes__ No X

4. If you answer "No" on each of the questions above, it is assumed the noise attributed to the airplanes will not extend beyond the boundaries of the airport. Maintain the documentation in your Environmental Review Record (ERR). You are finished with the evaluation of airport noise for this airport.

   If you have marked any question in #3 with "Yes," continue to 5.

5. Contact the airport manager, (see blue arrow above) and ask them if the airport has noise contour maps. Are contour maps available?

   ☐ Yes. Locate your project on the noise contour map. If there are no roads or railroads that are being considered for noise, utilize the information from the contour map to determine if the site is acceptable. If roads or railroads are being considered, input the information obtained from the airport noise contours, along with the road and railroad information, into HUD online noise calculation tool at http://www.hud.gov/offices/cpd/environment/dnlcalculator.cfm.

   ☐ No. Construct the approximate DNL contours by using the guidance on page 52 and 53 of the HUD Noise Guidebook. You will need to obtain the following information from the airport:
   (a) The number of nighttime jet operations (10pm to 7 am).
   (b) The number of daytime jet operations (7 am to 10 pm).
   (c) The flight paths of the major runways.
   (d) Any available information about expected changes in airport traffic (e.g., will the number of operations increase or decrease in the next 10 to 15 years?).

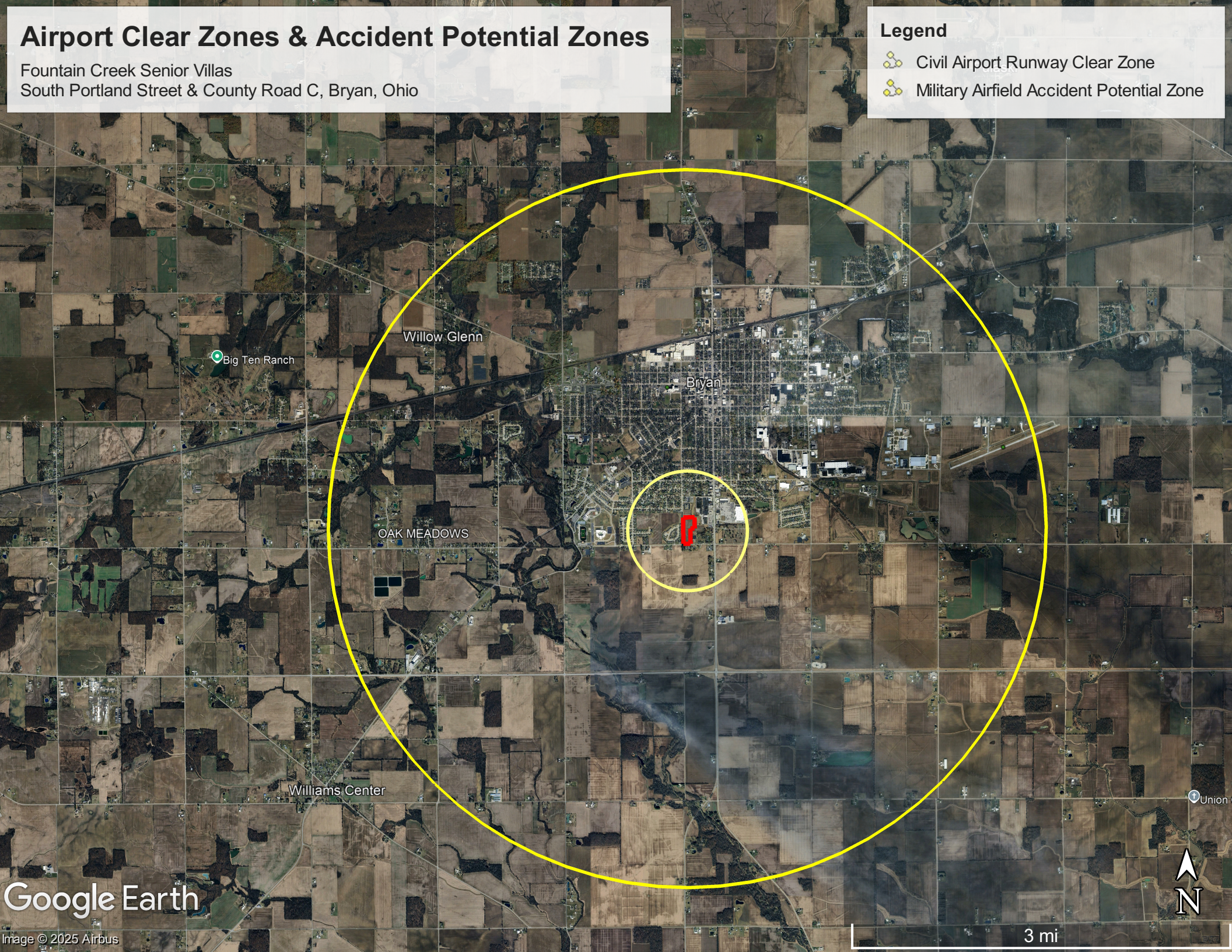
Contact your HUD Environmental Officer if you need assistance.

Appendix P -

Airport Location Map

Airport Clear Zones & Accident Potential Zones

Fountain Creek Senior Villas
South Portland Street & County Road C, Bryan, Ohio



Appendix Q -

Explosion Hazard Documentation

Ohio Oil & Gas Wells

November 7, 2025

Current Township

Counties

1:4,514

0 0.03 0.06 0.11 mi

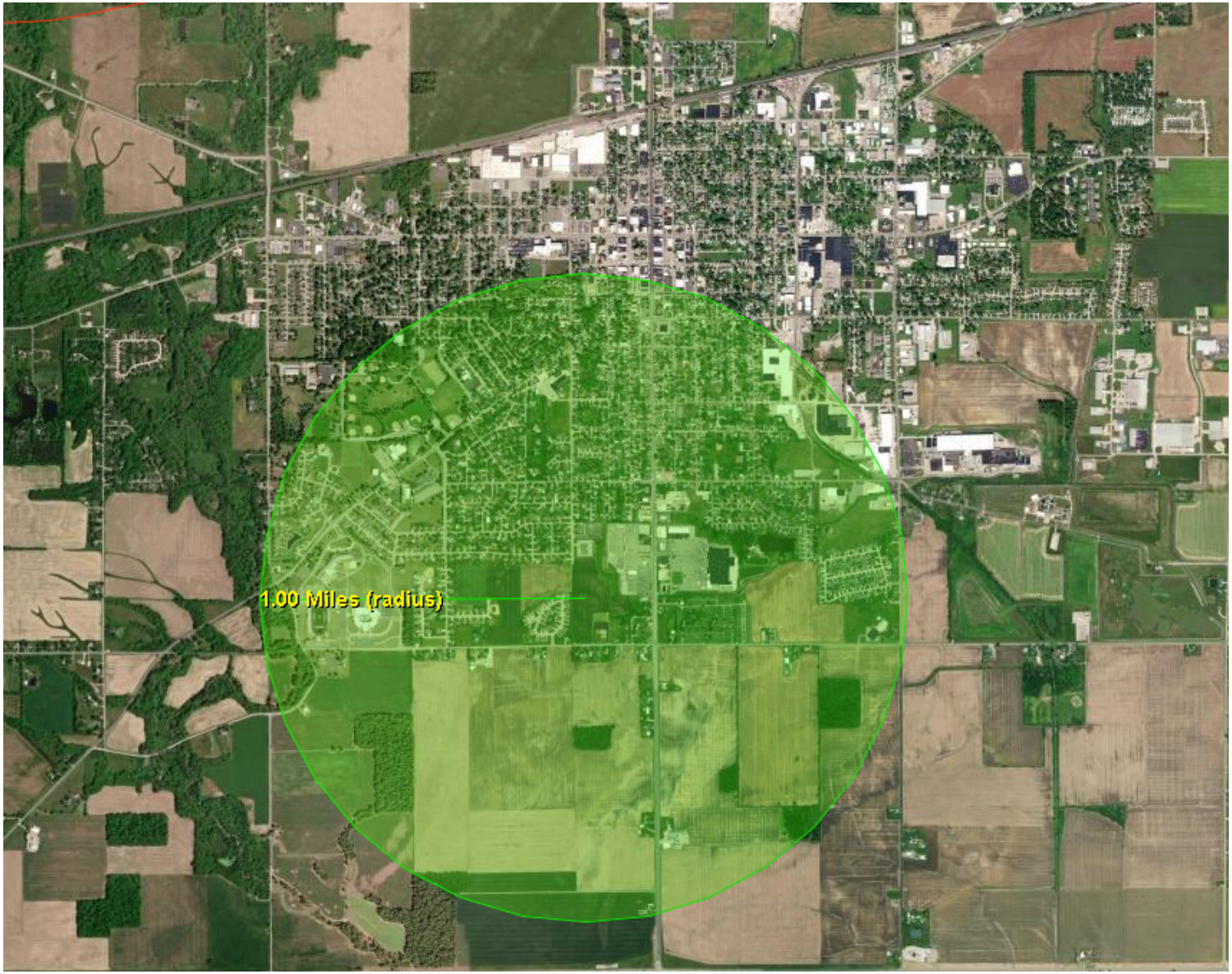
0 0.04 0.09 0.18 km

Vantor

ODNR - Division of Oil and Gas Resources Management

Pipeline and Hazardous Materials Safety Administration

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Accidents (Liquid)
- Incidents (Gas)
- LNG Plants
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- Abandoned Pipelines

500 m
1000 ft

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.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

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

Date Printed: Nov 07, 2025

811 Know what's below. Call before you dig.

Appendix R -

Phase I ESA Report

F O U S T
ENGINEERING, INC.
Consulting Engineers

LETTER OF RELIANCE

October 14, 2025

Administration Manager
Ohio Housing Finance Agency
57 East Main Street
Columbus, Ohio 43215

RE: Phase I ESA for: (Proposed Fountain Creek Senior Villas)

Dear Project Administration Manager:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated (February 7, 2025) to the Ohio Housing Finance Agency (OHFA).

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 the 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 and limitations of ***both*** the ASTM Practice E1527, and OHFA'S Environmental Review Requirements.

Sincerely,

Foust Engineering, Inc.

David G. Foust, P.E.

45 Lake Street Delaware, Ohio 43015 *fousteng@aol.com* 740-362-5304 phone

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/17/23

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Robert H. Cooper, Jr., C.I.C., C.R.M.	
R. H. COOPER & COMPANY, LLC P. O. Box 119 St. Helena Island, SC 29920	PHONE (A/C, No, Ext): 614-296-5610	FAX (A/C, No): 843-541-0541
	E-MAIL ADDRESS: rhcooperjr@rhcooperandcompany.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Continental Casualty Company	20443
INSURED FOUST ENGINEERING, INC. 45 Lake Street Delaware, OH 43015	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	PROFESSIONAL LIABILITY (Claims-Made Form)			EEH288332956	07/10/22	07/10/25	Each Claim	$1,000,000
							Aggregate	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Ohio Housing Finance Agency
2600 Corporate Exchange Drive
Suite 300
Columbus, Ohio 43231

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

R. H. Cooper, Jr.

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DATE (MM/DD/YYYY)
07/31/25

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PRODUCER

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P. O. Box 119
St. Helena Island, SC 29920

CONTACT NAME: Robert H. Cooper, Jr., CIC, CRM
PHONE (A/C, No, Ext): 614-296-5610 FAX (A/C, No): 843-541-0541
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INSURER B :	
INSURER C :	
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INSURER E :	
INSURER F :	

INSURED

FOUST ENGINEERING, INC.
45 Lake Street
Delaware, OH 43015

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	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	PROFESSIONAL LIABILITY (Claims-Made Form)			EEH288332956	07/10/25	07/10/26	Each Claim	$1,000,000
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AUTHORIZED REPRESENTATIVE

R. H. Cooper Jr.

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F O U S T
ENGINEERING, INC.

Consulting Engineers

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUBJECT SITE:

Proposed Fountain Creek Senior Villas
11.2-acres Vacant Land
NE c/o S. Portland Street & Williams County Road C
Bryan, Ohio 43506
(Williams County)

PREPARED FOR:

Frontier Community Services,
Williams County Housing Partners, LLC
& OHFA

PREPARED BY:

Foust Engineering, Inc.
45 Lake Street
Delaware, Ohio 43015

FOUST PROJECT REFERENCE:

#253744

REPORT DATE:

February 7, 2025

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Proposed Fountain Creek Senior Villas
11.2 Acres Vacant Land
NE c/o S. Portland Street & Williams County Road C
Bryan, Ohio 43506

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was prepared in general conformance with the scope and limitations of ASTM Practice E 1527-21 for the proposed Fountain Creek Senior Villas on 11.2 acres of vacant land on the northeast corner of the intersection of S. Portland Street and Williams County Road C in Bryan, Ohio.

The following summarizes our findings.

History: Historic records for the subject property indicate that the site has continuously been vacant and undeveloped farmland with no structures or other developments. A review of historical owners, occupants, and uses revealed no *historical recognized environmental conditions*.

Site Inspection: The entire subject site is vacant and undeveloped farmland with no remarkable features. Overall, there are no readily evident signs of potential environmental concerns.

Adjacent Properties: The subject site is located at the southern City limits of Bryan. Although a few undeveloped farm fields remain along the north side of Williams County Road C, the area is developed with residential subdivisions, a church, grocery store and retail plaza. The area to the south is dominated by large tracts of farmland with scattered residential homes along roadways. Overall, none of the adjoining properties currently exhibit evidence of operations or features indicative of potential environmental impacts to the subject site.

Environmental Databases: Both State and Federal environmental databases outlined in ASTM 1527-21 were reviewed for this investigation. The ERS report identified only three LUST incidents in the vicinity. However, all three incidents have been granted No Further Action status. Therefore, these listings are not believed to represent a material threat to the environmental integrity of the property under investigation. The subject site was not identified in any of the databases reviewed.

OHFA Required Reviews: A review of additional items including asbestos, lead-based paint, radon, noise, flood plains, wetlands, zoning and endangered species, among others, has revealed no issues that require additional investigation or mitigation.

Conclusions and Recommendations: Foust Engineering, Inc. has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of AAI and ASTM 1527-21 for the proposed Fountain Creek Senior Villas on 11.2 acres of vacant land on the northeast corner of the intersection of S. Portland Street and Williams County Road C in Bryan, Ohio.

Following a review of historical documentation and environmental database listings in the area, as well as a site inspection, this assessment has revealed the following conditions:

- *Recognized Environmental Conditions*: None
- *Historical Recognized Environmental Conditions*: None
- *Controlled Recognized Environmental Conditions*: None
- *De Minimis Conditions*: None
- *Vapor Intrusion/Migration Issues*: None
- *Business Environmental Risk*: None

Based on the historic research, environmental database review, and inspection of the site, no specific chemical or environmental contamination of the site has been identified. There is no obvious or evident environmental risk associated with the property.

Viability: This Phase I Environmental Site Assessment report is viable when it is conducted within 180-days of the property transaction. The dates of the assessment components that were conducted for this assessment are identified below:

- Interviews with owners, operators, and occupants.
  January 20, 2025
- Reviews of federal, tribal, state, and local government records.
  January 22, 2025
- Visual inspections of the subject property and adjoining properties.
  January 26, 2025
- The declaration by the environmental professional responsible for the assessment.
  February 7, 2025

1.0 INTRODUCTION

This Phase I Environmental Site Assessment or ESA was prepared in general conformance with the scope and limitations of ASTM Practice E 1527-21 for the proposed Fountain Creek Senior Villas on 11.2 acres of vacant land on the northeast corner of the intersection of S. Portland Street and Williams County Road C in Bryan, Ohio (Appendix A). As of the writing of this report, no address has been assigned to the subject site parcel.

1.1 Purpose

This investigation, to the extent feasible, is intended to assess the presence or likely presence of *recognized environmental conditions* that would indicate an existing release, a previous release or a threat of a release into the soils, ground water or surface water of the subject property.

Phase I ESA's, in conjunction with Phase II and III ESA's, where appropriate, are intended to permit the User to satisfy one of the requirements to qualify for any of the landowner liability protections under CERCLA (42 USC §9601). These practices must constitute "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA.

1.2 Scope of Services

In general accordance with Standard Practice 1527 (2021 revised edition), as well as the U.S. EPA's Standards and Practices for All Appropriate Inquiry (AAI) found in 40 CFR Part 312, this investigation includes a review of current and historical conditions regarding the subject site and adjoining properties in order to determine the existence or potential existence of recognized environmental conditions. Although not an exhaustive list, the following tasks were performed during the Phase I ESA and are documented in this report:

- Determine past and present uses of the subject and adjacent properties by reviewing local property records, aerial photographs for the site and its vicinity, reviewing Sanborn Maps, if coverage is available, interviewing those on-site and/or those having knowledge of the site, reviewing previous environmental study documents provided to Foust Engineering by the client and/or the property owner, if any.
- Conduct interviews with those having specialized knowledge of the site including owners, occupants, government officials or neighbors where appropriate.
- Review the regulatory database search provided to Foust Engineering by Environmental Records Search.
- Review regional and local geologic information for the site vicinity based on Ohio Department of Natural Resources well logs and other documentation if determined to be significant.
- Perform a site visit and note the presence or absence of observable environmental conditions.
- Provide conclusions and recommendations based on the information obtained and reviewed as part of this investigation.

1.3 Significant Assumptions

As part of this investigation, Foust Engineering, Inc. assumes all information obtained as part of this investigation to be accurate and honest. We do not make any warranties or other guarantees regarding any information provided by government sources, local officials and agencies, publications, websites, various documentation, third parties or those interviewed.

1.4 Limitations & Exceptions

The purpose of this and any other Phase I Environmental Site Assessment is to identify the presence or likely presence of *recognized environmental conditions* that would indicate an existing release, a previous release, or a threat of a release into the soils, ground water or surface water on or near the subject property. No physical sampling of materials, soils or ground water was conducted as part of this investigation.

The performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property while recognizing reasonable limits of time and costs. Therefore, the opinions expressed in this Phase I ESA report are based on Foust Engineering's experience and information available during the preparation of this report. Although ASTM and AAI guidelines are closely followed, the level of inquiry varies for each site based on site-specific conditions, available information and the judgment of the environmental professional.

The information provided in this document should be helpful in answering concerns regarding the environmental integrity of this specific subject property. However, we cannot make any recommendations regarding the sale or purchase of this property. The investigation evaluates the conditions which existed at the time of Foust Engineering's site visit and does not warrant against future alterations of conditions at the site or adjacent properties, or subsequent changes in environmental regulations.

The scope of Phase I ESA is to determine if there is a reason to suspect the possibility of contamination at the site and therefore, it does not involve physical sampling or chemical analysis of materials including soil, water, air or building materials, unless otherwise noted in the report. Consequently, it is subjected to the accuracy and availability of the *qualitative information* collected. The data and technical opinions contained in this report are, therefore, *qualitative*.

The information obtained from publicly available sources is assumed to be reliable. Foust Engineering reviews regulatory database information obtained through ERS, who gathers and reports information as it is publicly provided in various government databases. It is not possible for Foust Engineering or ERS to verify the accuracy or completeness of information contained in these databases.

However, the use of and reliance on this information is a generally accepted practice in the performance of environmental due diligence. Moreover, any information offered by a person interviewed is assumed to be given in good faith and to the best of their knowledge, and therefore, considered to be accurate and truthful.

Appropriate inquiry does not mean an exhaustive assessment of a clean property and therefore, only those records, resources, and information that could be reasonably obtained within the time and cost limitations dictated for this project were used in this assessment.

Although others may apply, this Phase I ESA does not include or represent the following: a guarantee, warranty, or certification of clear property title, a Wetlands Delineation as set forth in "Corps of Engineers Wetland Delineation Manual, January 1987 Final Report," a Lead-based Paint Survey by a State Certified Lead-based Paint Evaluation Specialist, Radon Survey or testing, Asbestos survey and/or testing by a State Certified Inspector/Management Planner; EPA Compliance Audit, a review of cultural, historical, and ecological resources or an assessment of health and safety, industrial hygiene, indoor air quality, and high voltage power lines.

This report does not represent a legal opinion as to the liabilities associated with property transfers or transactions. Furthermore, the information provided in this report is valid for this particular site in its present condition only (as determined on the day of the site visit). Any changes in the operations or physical condition of the site may alter our findings. Foust Engineering attempts to conduct as thorough a site reconnaissance as practicable. However, it shall not be held liable for inaccessible portions of the property that are identified as such in this report. The Environmental Records Search (ERS) report may list the names, addresses, and the type of database listing, such as RCRA, LUST, UST, etc. of the regulated and registered facilities that could not be plotted or mapped on the overview map by ERS. Where possible, Foust Engineering attempts to field-locate these listings. If appropriate, any listing may be removed from discussion based on its location if verified to be outside the ASTM-recommended search distances.

1.5 Special Terms & Conditions

Foust Engineering warrants that the services, findings, and/or recommendations provided herein have been performed in accordance with procedures, practices, and standards generally accepted in the environmental consulting profession for use in similar assignments in the same locale and time frame. No other warranty is expressed or implied.

Any subsequent documents received by Foust Engineering after the issuance date and which do not alter the findings of this report, will be kept in Foust Engineering's project file; otherwise, an addendum will be issued expeditiously. If additional information becomes available to the Client, Foust Engineering asks to be informed as soon as practical so that Foust Engineering can review the information, reassess any potential environmental concerns, and modify this assessment's conclusions and recommendations, if appropriate, at a minimal or no charge.

1.6 User Reliance

This Phase I Environmental Site Assessment was prepared for the exclusive use of **Frontier Community Services**, **Williams County Housing Partners, LLC** and **OHFA** in evaluating the subject property for purposes of a real estate transaction and/or financing.

As such, **Frontier Community Services**, **Williams County Housing Partners, LLC** and **OHFA**, and their business associates, assigns and successors may rely on the contents of this report.

2.0 SITE DESCRIPTION

2.1 Site Location & Description

The L-shaped subject property is comprised of 11.2 acres of land that includes all 4.63 acres of Williams County, Ohio Parcel Number *063-200-35-043.000* and 6.57 acres out of Parcel Number *063-200-35-042.000* (Figure 2). Current property record cards have been included in Appendix C.

The subject property is located on the northeast corner of the intersection between S. Portland Street and Williams County Road C (a.k.a. W. Fountain Grove Drive). See Appendix A for maps of the site location. As of the writing of this report, no street address has been assigned.

2.2 Site & Vicinity General Characteristics

The subject site is located at the southern City limits of Bryan. Although a few undeveloped farm fields remain along the north side of Williams County Road C, the area is developed with residential subdivisions, a church, grocery store and retail plaza. The area to the south is dominated by large tracts of farmland with scattered residential homes along roadways. Overall, none of the adjoining properties currently exhibit evidence of operations or features indicative of potential environmental impacts to the subject site.

2.3 Current Use of the Property

The entire subject site is vacant and undeveloped.

2.4 Descriptions of Site Improvements

There are no site improvements.

2.5 Current Uses of Adjacent Properties

North: Vacant land

South: Williams County Road C, residential homes, undeveloped farmland

East: Vacant land, Christian & Missionary Alliance Church

West: S. Portland Street, residential homes, vacant land

3.0 USER-PROVIDED INFORMATION

3.1 Title Records

Title records were not provided by the User. Ownership records were obtained by Foust Engineering directly from the Williams County Recorder and Auditor in the form of deed records and other documents associated with the subject site.

3.2 Environmental Liens or Activity & Use Restrictions

None offered by User.

3.3 Specialized Knowledge

None offered by User.

3.4 Commonly Known or Reasonably Ascertainable Information

None offered by User.

3.5 Valuation Reduction for Environmental Issues

None offered by User.

3.6 Owner, Property Manager & Occupant Information

Owners of Record:	Isaac Property Company LP
Current Occupant:	None
Property Manager:	Mr. L. A. Isaac (419-654-4150)

3.7 Reason for Performing Phase I ESA

This investigation is being prepared to obtain information about the site for the purchase and planned development of the land.

3.8 Other

No other information has been provided.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

An environmental database search was conducted for this project by Environmental Records Search (ERS) for regulated and unregulated solid and hazardous waste sites as well as registered underground storage tank facilities located within one mile of the subject site. The ERS report can be found in Appendix F. Sites usually listed in environmental databases are typically identified by state and/or federal agencies for the following: solid and/or hazardous waste generation, treatment, storage and/or disposal, sites associated with uncontrolled releases of regulated hazardous substances or liquid petroleum products, and sites utilizing or containing underground storage tanks regulated by state and/or federal programs.

4.1.1 ASTM Recommended Search Distances & Findings

The following table outlines the recommended search distances as noted in the 2021 revision of ASTM Practice E 1527. The listings identified in the ERS report were verified as to their location and relationship to the subject site with respect to the ASTM-recommended distances. Listings that were identified by ERS, but field-verified by Foust Engineering personnel to be outside the respective ASTM search distances, were filtered from the original report.

Summary of Environmental Database Listings

FEDERAL (U.S. EPA)	ASTM Search Distances	Subject Site Listed?	Total # of Listings	STATE (Ohio EPA, BUSTR)	ASTM Search Distances	Subject Site Listed?	Total # of Listings
National Priority List	1 mile			Master Sites List/DERR	1 mile		
De-listed NPL Sites	½ mile			State-Equivalent CERCLA	½ mile		
CERCLA	½ mile			Landfills	½ mile		
CERCLA-NFRAP	Prop. & Adj.			Inst./Eng. Control	Prop. Only		
RCRA CORRACTS	1 mile			Spills-OH	Prop. Only		
Brownfield Sites	½ mile			Brownfield Sites/VCP	½ mile		
RCRA Generators	Prop. & Adj.			Registered UST	Prop. & Adj.		
Inst./Eng. Control	Prop. Only			Leaking UST	½ mile		3
ERNS	Prop. Only			Other State Databases	n/a		
		Total **FEDERAL**	**0**			Total **STATE**	**3**

Both State and Federal environmental databases outlined in ASTM 1527-21 were reviewed for this investigation. The ERS report identified a total of three listings in various State and Federal environmental databases as shown in the table above. The subject site was not identified in any of the databases. All of the databases are discussed in this section.

4.1.2 National Priorities List

The National Priorities List (NPL) is the U.S. Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Federal "Superfund" program.

The subject site was not identified as an NPL site. Furthermore, no NPL sites were identified within the one-mile search distance recommended by ASTM.

4.1.3 De-listed National Priorities List

The National Priorities List (NPL) is the U.S. Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Federal "Superfund" program. Any facilities removed from the NPL would be listed here.

The subject site was not identified as a de-listed NPL site. Furthermore, no de-listed NPL sites were identified within the one-mile search distance recommended by ASTM.

4.1.4 CERCLA Sites

CERCLA sites are listed within a database maintained by the U.S. EPA for those sites which EPA has investigated or is currently investigating for a release or suspected release of hazardous substances, pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

The subject site was not identified as a CERCLA site. Furthermore, no CERCLA sites were identified in the ERS report.

4.1.5 CERCLA-NFRAP Sites

Sites found within this database have previously been listed as CERCLA sites. However, these sites have been granted No Further Remedial Actions Planned status (NFRAP). These sites have been reclassified "NFRAP" due to the lack of significant contamination and are of much less concern than active sites. ASTM requires a discussion of these sites only if they are situated on or adjacent to the subject site.

The subject site was not identified as a Federal or State Equivalent CERCLA-NFRAP site. Furthermore, no CERCLA-NFRAP sites were identified in the ERS report within the ASTM recommended search distance.

4.1.6 Resource Conservation & Recovery Act (RCRA)

The U.S. EPA's RCRA program identifies and tracks hazardous substances from their point(s) of generation to their point(s) of disposal. The RCRA facilities database is a compilation by the EPA of reporting facilities that generate, transport, treat, store, or dispose of RCRA hazardous substances.

The RCRA generators list contains information regarding small and large quantity generators. Conditionally exempt small quantity generators either produce less than 100 kilograms (kg) of hazardous waste per month or meet other applicable requirements under RCRA. Small quantity generators either generate between 100 kg and 1,000 kg of hazardous waste per month or meet other applicable requirements under RCRA. Large quantity generators either generate greater than 1,000 kg of hazardous waste per month or meet other applicable requirements under RCRA. The RCRA TSD report contains information pertaining to hazardous waste treatment, storage, or disposal facilities, as well as transporters of those wastes. CORRACTS is a database of corrective actions against RCRA TSD facilities with violations or releases.

The subject site was not identified in the RCRA databases. Furthermore, no RCRA listings were included in the ERS report.

4.1.7 Institutional or Engineering Control Registry

The subject site was not specifically identified as a facility with any state or federal agency as having institutional or engineering controls assigned. Furthermore, no IC/EC listings were included in the ERS report.

4.1.8 Emergency Response Notification System

The Emergency Response Notification System (ERNS) is a national computer database system used to collect information on sudden and/or accidental releases of hazardous substances or petroleum products to the environment.

The subject site was not identified as an ERNS site. Furthermore, no ERNS spills were identified in the ERS report.

4.1.9 State Priority List/MSL/DERR

The State Priority List (SPL) is a generic name for the state databases that contain sites considered to be actually or potentially contaminated and present a threat to human health or the environment. The Ohio database is referred to as the Master Sites List or MSL. The MSL was created in 1988 for the listing, tracking and reporting of potentially contaminated sites in Ohio managed by the Ohio Environmental Protection Agency's Division of Emergency and Remedial Response (DERR). It listed sites where there was evidence of, or it was suspected that there was, contamination of air, water or soil, and there was a confirmed or potential threat to human health or to the environment.

The MSL no longer exists; it was last updated in 1997 and last published in 1999. When it was in existence, the MSL was a query of the larger Division of Emergency and Remedial Response database.

The subject site was not identified as an MSL/DERR site. Furthermore, no DERR sites were identified in the ERS report.

4.1.10 Landfill Solid Waste Disposal Sites

A database is maintained by the Ohio EPA - Division of Solid and Infectious Wastes of licensed solid waste facilities (SWF), landfills, incinerators and transfer stations.

The subject site was not identified as a landfill site. Furthermore, no SWF listings were included in the ERS report.

4.1.11 Spills-OH

The Ohio EPA maintains a computer database that includes any and all spills that have been reported to them since 1990. These spills can range from major releases to minor or insignificant events that may have warranted no corrective action.

The subject site was not identified within the Spills-OH database. Furthermore, no Spills-OH incidents were identified in the ERS report.

4.1.12 Brownfield Sites (VCP)

The Ohio Environmental Protection Agency's Division of Emergency and Remedial Response has developed a program through which abandoned Brownfield sites can be effectively remediated or otherwise dealt with. This program is identified as the Ohio EPA Voluntary Action Program (VAP). This database is also referred to as VCP.

Although Brownfield sites may be located in Williams County, Ohio, the subject site was not identified as having been placed into the Voluntary Action Program and no such sites are located in the vicinity of the subject site.

4.1.13 Registered Underground Storage Tanks

The Bureau of Underground Storage Tank Regulations (BUSTR) maintains a database of registered underground storage tanks (UST's) used to store liquid petroleum products within the State of Ohio. Ohio's UST registration program was initially implemented in 1984. Consequently, sites utilizing UST's that were removed prior to 1984 are unlikely to be recognized in the State database.

The subject site was not identified as a UST facility. Furthermore, no UST facilities were included in the ERS report.

4.1.14 Leaking Underground Storage Tanks

BUSTR also maintains a database of UST's throughout the State of Ohio that are known to have leaked or are suspected of leaking. The standard ASTM search radius for this database is ½ mile from the subject site.

The subject site was not identified in the State's LUST database. Although three LUST incidents were identified within ½ mile of the subject site, all three have been granted No Further Action (NFA) status. NFA status means that any petroleum impacts that may have been found are below action levels that would require mitigation or corrective actions. Therefore, these three incidents can be removed as potential threats to the subject site.

4.1.15 Other State Databases

The Ohio EPA maintains various databases included in a subset of the waste facilities listings. These databases include compost facilities, infectious waste sites (medical offices/urgent care facilities), scrap tire facilities, facilities with air emission controls, transfer stations, and even those sites listed in other environmental databases that may have been discussed above. There is no search radius identified in the ASTM guidelines for these listings.

4.2 Additional Environmental Record Sources

Reviews of additional environmental record sources were not deemed necessary.

4.3 Physical Setting Sources

Based on an interpretation of the USGS 7.5 Minute Series Topographic Map for the area, the subject property is located in an area with an approximate elevation of 748 feet above mean sea level (Figure 4). The subject site and surrounding area have no obvious surface relief. However, there is a very slight slope to the southeast toward Prairie Creek. No streams, pits, ponds, or lagoons are present on the property to inspect for environmental contamination. Based on the topography of the area, ground water is anticipated to also flow to the southeast.

Subsurface conditions that would impact any spills in the area were reviewed through the Ohio Department of Natural Resources Well Logs (Appendix D). Based on the available well logs in the area, subsurface soils are glacial till consisting of clay above sand and gravel deposits. Well Logs indicate that an upper layer of clay extends to an average depth of 57 feet below ground surface. No well logs were found to have been installed on the subject site.

The heavy layer of clay along the surface should help retard the spread of contaminants from neighboring properties. However, mixed layers of sand and gravel in the area may allow for the migration of contaminants from off-site sources. Even though it may vary from site to site, ground water is anticipated to flow to the *southeast*.

4.4 Historical Use Information on the Property

4.4.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps for the area were researched to determine previous site uses and structures. The Sanborn Fire Insurance Map program was developed to establish building locations and construction styles for fire insurance purposes in historically urban areas. However, due to the recent development of the area, no detailed Sanborn maps were produced. A copy of the Bryan Index Map that was last revised in 1949 (Appendix E) does not extend to County Road C on the south side of town.

4.4.2 Property Ownership

The Williams County Auditor and Recorder documents, as well as other documents, were reviewed for the subject site (Appendix C). In this case, owners have historically been private individuals until 1990. Even though Mr. L. A. Isaac has been an owner of the subject site since the 1970's, he formed an entity, Isaac Property Company, in 1990 as a real estate holding firm. Isaac Property Company has continued to hold title and is listed as the current owner. None of the known owners are suspected of environmental concerns.

The subject site has remained vacant and undeveloped over the years with no known developments.

4.4.3 City Directories

City Directories are not useful in this case since the property has never been developed and no address has been assigned to date.

4.4.4 Aerial Photographs

Aerial photographs were obtained from multiple sources including the Ohio Department of Transportation. Photographs of the area dated 1952, 1959, 1973, 1988, 2001, 2010, and 2022 were acquired and a summary of those photos is included below. Although multiple sources were contacted, no aerial photos earlier that 1952 were available. Copies of the photographs have also been included in Appendix E.

1952 The 1952 aerial photograph shows the subject site and most of the surrounding area as vacant and undeveloped farmland. Rural residential homes are concentrated along S. Main Street to the east. Scattered homes are also visible along Williams County Road C. No suspect features are visible in this photo.

1959 The 1959 aerial photograph shows no significant changes to the subject site or most of the immediately surrounding area since 1952. Although the subject site and adjacent properties to the east, west and north remain vacant and undeveloped farm fields, new residential homes have been constructed to the south across Williams County Road C. Also visible is a new U-shaped motel to the southeast along S. Main Street, south of County Road C. No suspect features are visible in this photo.

1969 The 1969 aerial photograph continues to show the subject site as vacant and undeveloped farmland. The existing church to the east appears to be under construction. Other new structures in the area include a new home to the west, and a grocery store to the east along S. Main Street. No suspect features are visible in this photo.

1988 The 1988 aerial photograph continues to show the subject site as vacant farmland with several acres of farmland remaining in the area. The older grocery store to the east along S. Main Street has been enlarged into a small retail plaza. The only other significant change in 1988 is the expansion of the City of Bryan with a residential subdivision now visible to the northwest. No suspect features are visible in this photo.

2001 The 2001 aerial photograph shows no significant changes to the subject site or surrounding area other than the construction of a newer, large retail plaza to the northeast on the west side of S. Main Street, and the existing Wal-Mart store and parking lot along the east side of the street. No suspect features are visible in this photo.

2010 The 2010 aerial photograph continues to show the subject site and most of the surrounding properties as they were in 2001. The only changes in the area are the construction of a small residential development immediately west of the vacant subject site, and a new Bryan Senior Center to the north at S. Portland Street and Wesley Avenue. No suspect features are visible in this photo.

2024 The 2024 aerial photograph continues to show the subject site as vacant and undeveloped. Although the vast majority of the surrounding area remains unchanged since 2010, the existing Hospice center 500 feet to the north is now visible. Again, no suspect features are visible in this photo.

5.0 SITE RECONNAISSANCE

5.1 Methodology & Limiting Conditions

An inspection of the subject property was conducted on January 26, 2025. Our site visit consisted of a deliberate walk around the premises with no limiting conditions encountered.

5.2 Site Description

The entire subject site is vacant and undeveloped with no remarkable features. Overall, there are no readily evident signs of potential environmental concerns.

5.3 Site Photographs

John M. Ulicny of Foust Engineering, Inc. inspected the subject property on January 26, 2025. Photos of the subject site taken during our site visit are included in Appendix B. Weather conditions during the inspection included mostly cloudy skies and an ambient temperature of approximately 30° F.

5.4 Specific Inspection Criteria

5.4.1 Environmental Liens

The Client has not provided information regarding any environmental liens on the subject property. Although an exhaustive search was not conducted, Foust Engineering, Inc. identified no such recorded liens during research for this project.

5.4.2 Above Ground Storage Tanks

No above ground storage tanks were observed on or near the subject site.

5.4.3 Underground Storage Tanks

We found no evidence of underground storage tanks on or near the subject site.

5.4.4 Drums or Other Containers

No drums or other suspect containers were observed on or near the subject site.

5.4.5 Chemical Usage

No chemicals are in use at the subject site.

5.4.6 Hazardous Waste Storage or Disposal

We found no evidence of hazardous waste disposal on or near the subject site.

5.4.7 Solid Waste Disposal

We found no evidence of significant solid waste disposal on or near the subject site.

5.4.8 Utilities
The area around the subject site is currently serviced with standard urban utilities including natural gas, electricity, storm sewers, city water, and municipal sanitary sewer. We observed no obvious or evident signs of water supply wells or septic systems on the subject site.

5.4.9 Streams, Pits, Ponds, and Lagoons
No streams, pits, ponds or lagoons were observed on or near the subject site.

5.4.10 Stains, Stressed Vegetation, or Odors
No evidence of major stains, stressed vegetation or odors was observed on the subject site.

5.4.11 Polychlorinated Biphenyls
Polychlorinated Biphenyls (PCB) are commonly associated with oils contained in older electrical transformers, capacitors, and fluorescent light ballasts. These types of electrical units are of concern when observed to be in poor condition or show signs of leakage. No such equipment was observed on the subject site.

5.4.12 ASTM Non-Scope Considerations
ASTM non-scope considerations including cultural and historic importance, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, high voltage power lines, an asbestos survey, testing for radon, a wetlands determination, an evaluation for the existence of lead-based paint, testing for the presence of lead in the drinking water, and a review of the regulatory compliance of operations conducted at the subject site were not investigated during this investigation as noted in this report

5.5 OHFA Required Reviews

Asbestos Containing Materials
The subject site is vacant and undeveloped. Therefore, an asbestos inspection is not necessary.

Lead-Based Paint
The subject site is vacant and undeveloped. Therefore, an evaluation for lead-based paint is not necessary.

Urea-Formaldehyde Insulation
The subject site is vacant and undeveloped. Therefore, no such insulation exists on the property.

Wetlands
According to the National Wetlands Inventory Map for Bryan, Ohio (Appendix H), there are no surface bodies of water or identified wetlands located on or adjacent to the subject site.

100-Year Floodplain
The subject site is not located within a floodplain. Although a formal Flood Rate Map has not been produced that includes the City of Bryan, Ohio, a letter dated June 27, 1984 from FEMA (Appendix H) states that the entire community is located in Zone C, which has no mandatory

insurance purchase requirement. Therefore, the purchase of flood insurance does not appear to be mandatory in this area.

Noise Analysis
A review of civil airports, military airports, railroads and major roadways within specific distances has been summarized below.

There are no existing railroads within the vicinity of the subject site. The nearest active railroad is located on the north side of Bryan, nearly 1.5 miles from the subject site.

The Williams County Regional Airport (0G6) is located 2 miles east of the subject site. There are no large international airports in the vicinity.

No major highways are located in the vicinity of the subject site. Adjacent roadways are two lanes only. Therefore, no major noise issues associated with the roadway should affect the planned development.

Electromagnetic Fields (EMF)
No overhead, high-voltage power transmission lines were observed on or near the project site during the site inspection.

High Pressure Buried Gas Lines
No high pressure buried gas lines were identified or observed on or near the project site. A map if the area pipelines has been included in Appendix H.

Liquid Petroleum Transportation Pipelines
No liquid petroleum transportation pipelines were identified on or near the project site. Figure 4 of this report, a USGS topographic map of the Bryanangle, identifies no pipelines in the vicinity of the subject site.

Oil & Gas Wells
According to a map provided by ODNR (Appendix H), there are no oil or gas wells in the vicinity of the subject site.

Environmental Justice
An Environmental Justice (EJ) Screen Community Report was inactive due to the current Federal Government Shut-Down. However, there are no environmental justice issues believed to be associated with the City of Bryan, Ohio.

Endangered Species
According to a map provided by the U.S. Fish & Wildlife Service (Appendix H), there are no critical habitats for threatened to endangered species in the vicinity of the subject site.

Farmland Protection
According to a map provided by the USDA (Appendix H), there are no protected agricultural lands on or in the near vicinity of the subject site.

Historic Places
According to a map provided by the National Register of Historic Places (Appendix H), there are no historic properties or structures in the vicinity of the subject site.

Zoning
The subject site is currently zoned Multi-Family Residential (R3) in the City of Bryan, Ohio. This is suitable for the proposed development of the Fountain Creek Senior Villas.

Sole Source Aquifers
There are no Sole Source Aquifers within Franklin County (Appendix H).

Explosion Hazards
No explosion hazards were observed on or near the subject site.

6.0 INTERVIEWS

6.1 Owner

As part of Phase I ESA investigations, interviews are conducted with a representative of the current owning entity. For this project, Mr. L. A. Isaac, member of the current owning entity, Isaac Property Company LP, was interviewed regarding his knowledge of the property. He has been associated with the property for over 50 years and has no knowledge of environmental issues or concerns. Information provided by Mr. Isaac has been incorporated into pertinent sections of this report. An interview form completed by Mr. Isaac has been included in Appendix G.

6.2 Site Manager

See above.

6.3 Occupants

There are no occupants.

6.4 Local Government Officials

Interviews with local government officials are conducted as part of Phase I Environmental Site Assessments. In this case, the Williams County Health Department was contacted in order to obtain any information they may have regarding the subject site. A response from Kailea Holbrook, Director of Environmental Health stated that their office has no file or information regarding the subject site.

Fire Chief Douglas Pool responded to our request and stated that the fire department has no records of any UST's, hazardous materials or any other issues associated with the subject site.

All responses have been included in Appendix G.

6.5 Others

As part of Phase I ESA investigations, interviews are conducted with a representative of the User of the assessments. For this project, Ms. Keegan Booth, Director with the proposed developer, was interviewed regarding her knowledge of the property. She has been associated with the property for 4 years and has no knowledge of environmental issues or concerns. Information provided by Ms. Booth has been incorporated into pertinent sections of this report. An interview form completed by Ms. Booth has been included in Appendix G.

7.0 FINDINGS

Historic records for the subject property indicate that the site has continuously been vacant and undeveloped farmland with no structures or other developments. A review of historical owners, occupants, and uses revealed no *historical recognized environmental conditions*.

The entire subject site is vacant and undeveloped farmland with no remarkable features. Overall, there are no readily evident signs of potential environmental concerns.

The subject site is located at the southern City limits of Bryan. Although a few undeveloped farm fields remain along the north side of Williams County Road C, the area is developed with residential subdivisions, a church, grocery store and retail plaza. The area to the south is dominated by large tracts of farmland with scattered residential homes along roadways. Overall, none of the adjoining properties currently exhibit evidence of operations or features indicative of potential environmental impacts to the subject site.

A review of additional items including asbestos, lead-based paint, radon, noise, flood plains, wetlands, zoning and endangered species, among others, has revealed no issues that require additional investigation or mitigation.

Both State and Federal environmental databases outlined in ASTM 1527-21 were reviewed for this investigation. The ERS report identified only three LUST incidents in the vicinity. However, all three incidents have been granted No Further Action status. Therefore, these listings are not believed to represent a material threat to the environmental integrity of the property under investigation. The subject site was not identified in any of the databases reviewed.

8.0 CONCLUSIONS & RECOMMENDATIONS

Foust Engineering, Inc. has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of AAI and ASTM 1527-21 for the proposed Fountain Creek Senior Villas on 11.2 acres of vacant land on the northeast corner of the intersection of S. Portland Street and Williams County Road C in Bryan, Ohio.

Following a review of historical documentation and environmental database listings in the area, as well as a site inspection, this assessment has revealed the following conditions:

- *Recognized Environmental Conditions*: None
- *Historical Recognized Environmental Conditions*: None
- *Controlled Recognized Environmental Conditions*: None
- *De Minimis Conditions*: None
- *Vapor Intrusion/Migration Issues*: None
- *Business Environmental Risk*: None

Based on the historic research, environmental database review, and inspection of the site, no specific chemical or environmental contamination of the site has been identified. There is no obvious or evident environmental risk associated with the property.

8.1 Viability

This Phase I Environmental Site Assessment report is viable when it is conducted within 180-days of the property transaction. The dates of the assessment components that were conducted for this assessment are identified below:

- Interviews with owners, operators, and occupants.
  January 20, 2025
- Reviews of federal, tribal, state, and local government records.
  January 22, 2025
- Visual inspections of the subject property and adjoining properties.
  January 26, 2025
- The declaration by the environmental professional responsible for the assessment.
  February 7, 2025

9.0 DEVIATIONS

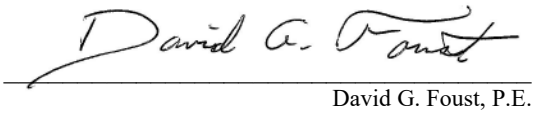
No significant data gaps or deviations have been identified that affect the conclusions of this report. Although aerial photographs taken prior to 1952 were not available for review, there are no indications that the subject site was used for any other purpose tha

10.0 ADDITIONAL SERVICES

No additional services were conducted in association with this environmental assessment.

11.0 QUALIFICATIONS & SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in ASTM 1527-21 and 40 CFR Part 312.



David G. Foust, P.E.

John M. Ulicny

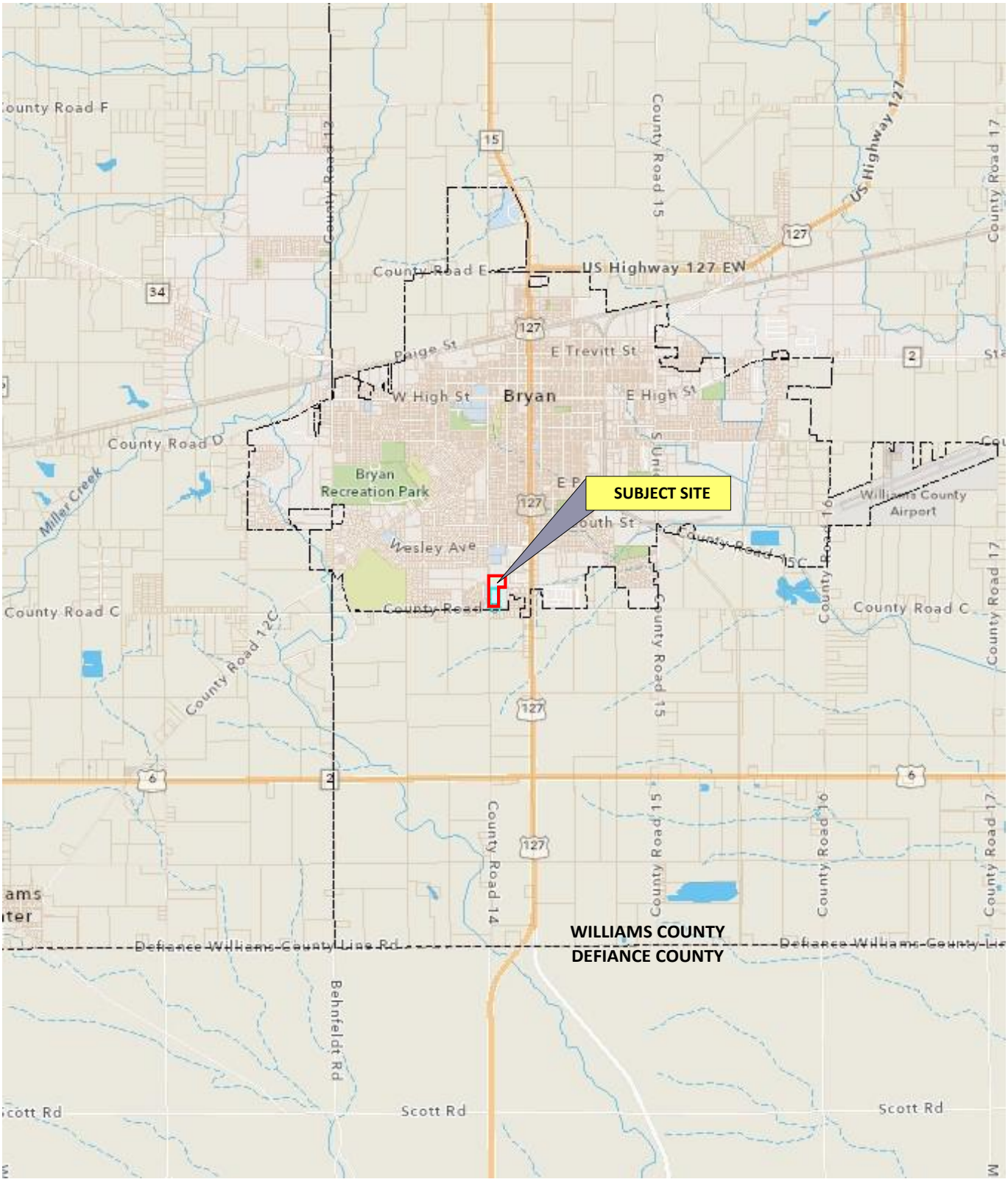
Foust Engineering, Inc. is authorized to provide Professional Engineering Services in the State of Ohio in accordance with the provisions of the Ohio Revised Code. Foust Engineering, Inc. has been providing quality environmental consulting services since 1993.

David G. Foust is a Registered Professional Engineer in the State of Ohio. He holds a Bachelor of Science Degree in Aeronautical and Astronautical Engineering, as well as a Masters Degree in Business Administration from The Ohio State University. He has over thirty years engineering experience, with over twenty years devoted to environmental applications. He is a Certified Asbestos Hazard Evaluation Specialist in the State of Ohio. Based on his current registration as a Professional Engineer and his experience, Mr. Foust is qualified as an *Environmental Professional* under 40 CFR 312. See Appendix I.

John M. Ulicny holds a Bachelor of Science Degree in Environmental Sciences from Ohio Northern University and has been employed as an environmental consultant since 1994. His nearly thirty years of experience includes the completion of over 1,000 Phase I Environmental

Site Assessments ranging from small vacant lots to large industrial facilities. Mr. Ulicny is currently a Project Manager with Foust Engineering, Inc. responsible for several types of projects including, but not limited to, Phase I & II Environmental Site Assessments, UST closures, site assessments and remediation projects, as well as asbestos inspections and surveys. He has twenty-nine years experience as a Certified Asbestos Hazard Evaluation Specialist in the State of Ohio. Based on his baccalaureate degree and well over five years experience, Mr. Ulicny is qualified as an *Environmental Professional* under 40 CFR 312. See Appendix I.

APPENDIX A
FIGURES



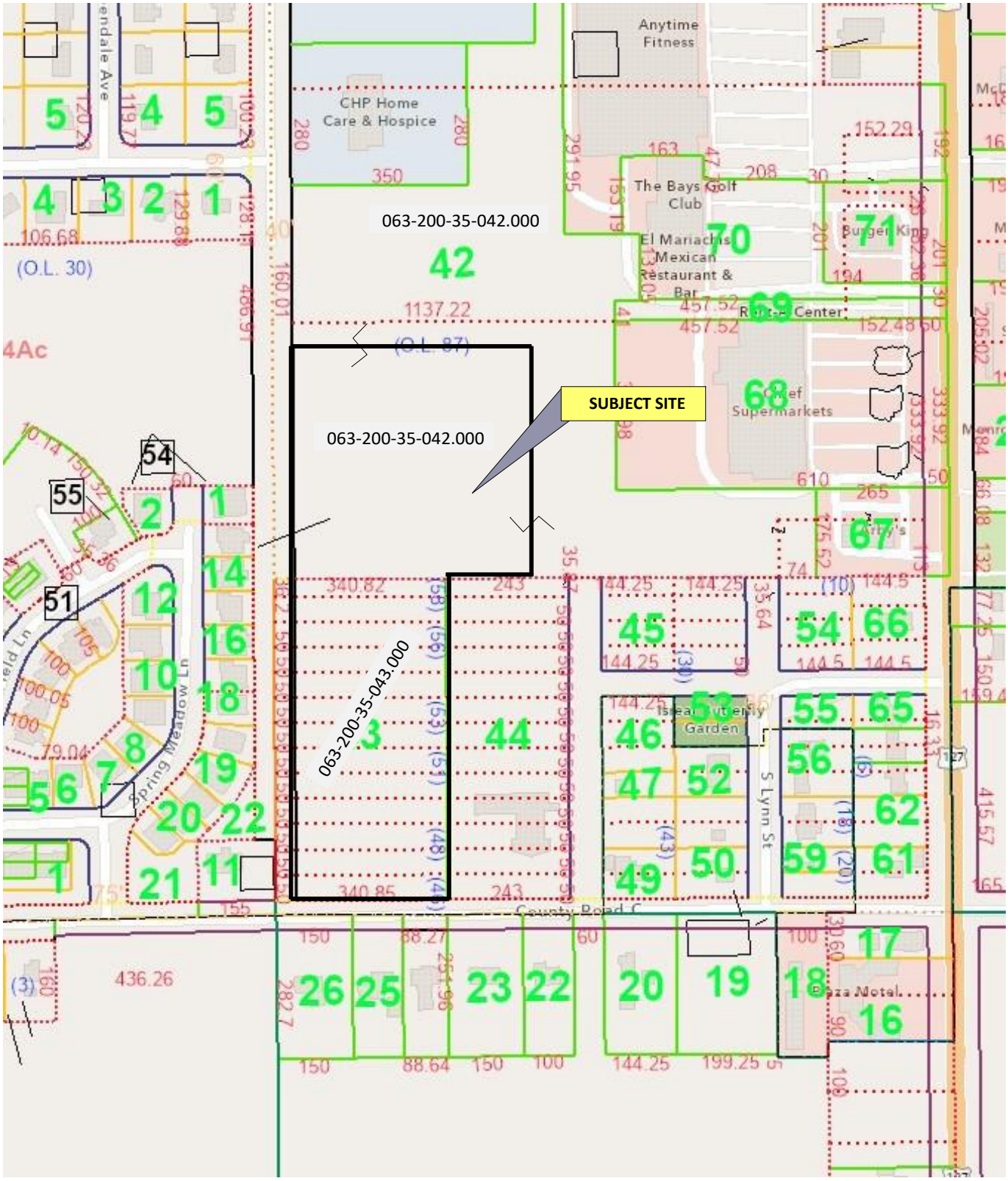
SOURCE:
Williams County, Ohio
Auditor GIS Division

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

11.2-acres County Road C
Bryan, Ohio 43506
(Williams County)

Project No.: 253744

Provided By:	Scale:	Prep. Date:	GENERAL SITE LOCATION	FIGURE 1
GIS	relative	01/16/2025		



SOURCE:
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FOUST
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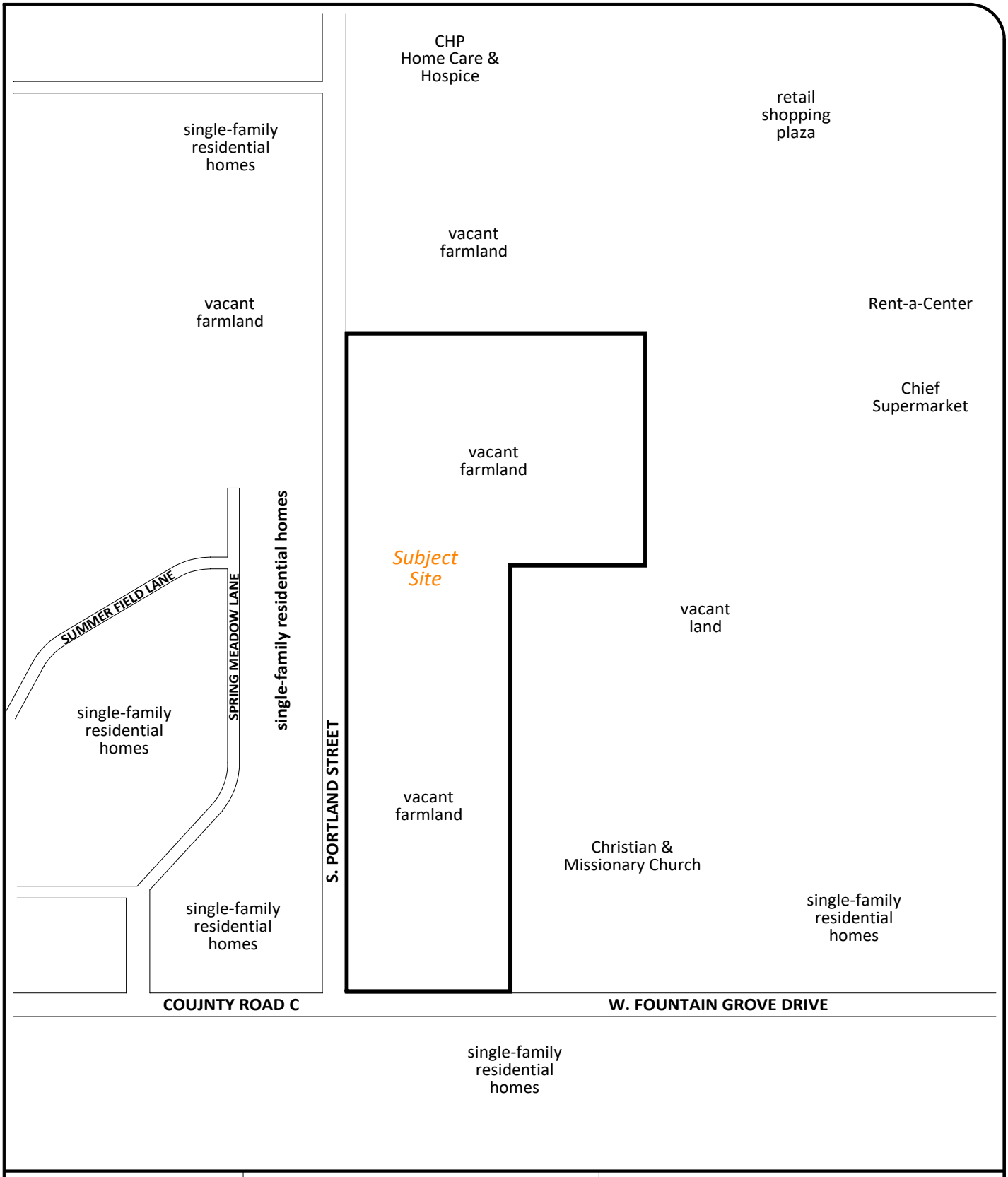
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

11.2-acres County Road C
Bryan, Ohio 43506
(Williams County)

Project No.: 253744

Drawn By:	Approx. Scale:	Prep. Date:	GIS MAP	FIGURE 2
GIS	shown above	01/16/2025		



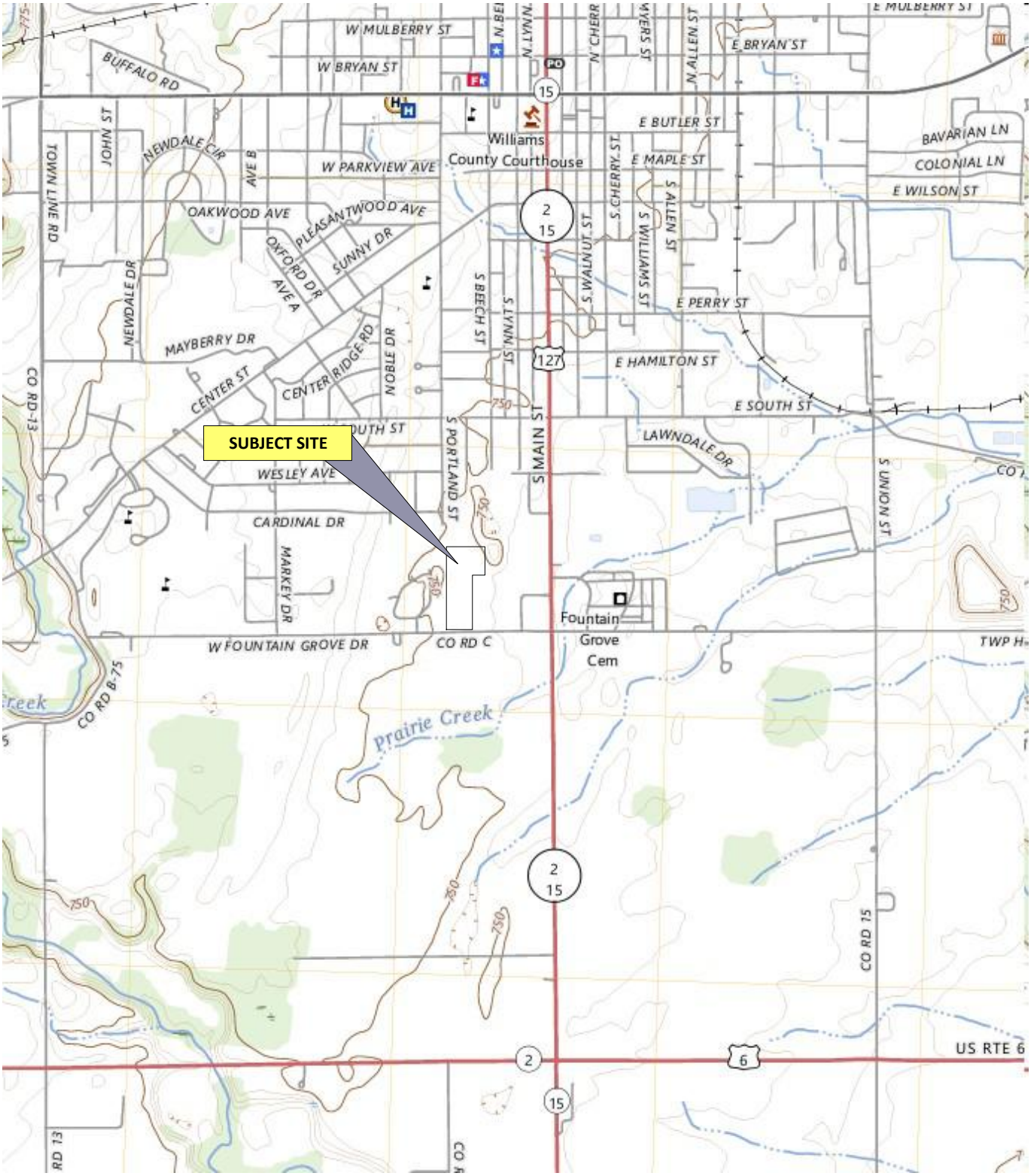
NORTH

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

11.2-acres County Road C
Bryan, Ohio 43506
(Williams County)

Project No.: 253744

Drawn By:	Approx. Scale:	Prep. Date:		
JMU	relative	01/26/2025	SITE PLAN	FIGURE 3



BRYAN, OH

2023

NORTH

OHIO

QUADRANGLE LOCATION

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

11.2-acres County Road C
Bryan, Ohio 43506
(Williams County)

Project No.: 253744

Drawn By:	Approx. Scale:	Prep. Date:		
USGS	relative	11/25/2024	TOPOGRAPHIC MAP	FIGURE 4

APPENDIX B

SITE PHOTOGRAPHS

Photograph No. 1

Date: Jan 26, 2025

Comments:

Overview of the subject site looking north from Williams County Road C. The entire property is an undeveloped and cultivated farm field.

Photograph No. 2

Date: Jan 26, 2025

Comments:

Single-family residential homes are located across County Road C to the south.

Photograph No. 3

Date: Jan 26, 2025

Comments:

The Christian & Missionary Church is situated east of the subject site along County Road C.

11.2 acre field, Williams County Road C, Bryan, Ohio

FOUST ENGINEERING, INC.

Photograph No. 4

Date: Jan 26, 2025

Comments:

A view of the central portion of the subject site looking west toward S. Portland Street.

Photograph No. 5

Date: Jan 26, 2025

Comments:

Another view of the neighboring church to the east looking southeast toward the parking lot and rear of the building.

Photograph No. 6

Date: Jan 26, 2025

Comments:

Looking east through the northeast section of the subject site, at the northern property line of the neighboring church, with the Chief grocery store in the far background.

Photograph No. 7

Date: Jan 26, 2025

Comments:

Looking north along the eastern property line toward the northeast corner of the property.

Photograph No. 8

Date: Jan 26, 2025

Comments:

Looking northeast toward the Chief grocery store from the northeast portion of the subject site.

Photograph No. 9

Date: Jan 26, 2025

Comments:

North of the subject site is additional cultivated farmland with a CHP Home Care & Hospice facility further north.

Photograph No. 10

Date: Jan 26, 2025

Comments:

Looking west along the northern subject site property line toward S. Portland Street.

Photograph No. 11

Date: Jan 26, 2025

Comments:

Overview of the subject site looking south from the north end.

Photograph No. 12

Date: Jan 26, 2025

Comments:

Single-family homes are located across S. Portland Street to the west of the subject site.

APPENDIX C

OWNERSHIP RECORDS

063-200-35-042.000

1/16/2025

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

MOST RECENT PHOTO

LEGAL

OWNER	ISAAC PROPERTY COMPANY LTD PARTNERSHIP
ADDRESS	S MAIN ST
DESCRIPTION	R.3 T.6 S.20 OL 87 EX PT & E PT OL103 & 85D-84A EX PTS 14.71A 030-04460-000
SCHOOL DIST	BRYAN CSD
TAX DIST	030
ACREAGE	14.7100

VALUATION

	APPRAISED	ASSESSED
LAND	$110,300.00	$38,610.00
IMPROVEMENTS	$0.00	$0.00
CAUV	$35,600.00	$12,460.00
TOTAL	$35,600.00	$12,460.00

TAXES

TAXABLE VALUE	$12,460.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	$288.32 / $288.32
YEAR (TOTAL / BALANCE)	$576.64 / $576.64

SPECIAL ASSESSMENTS

COUNT	2
DELINQUENT / BALANCE	$0.00 / $0.00
TOTAL / BALANCE	$10.00 / $10.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
12/7/2015	ISAAC PROPERTY COMPANY LTD PARTNERSHIP	ISAAC PROPERTY COMPANY LTD PARTNERSHIP	1	$0.00	YES
4/12/2002	ISAAC PROPERTY COMPANY LTD PARTNERSHIP	**PARCEL SPLIT	2	$0.00	NO
4/12/2002	**PARCEL SPLIT	ISAAC PROPERTY COMPANY LTD PARTNERSHIP	2	$0.00	UNKNOWN
5/17/2001	ISAAC PROPERTY COMPANY LTD PARTNERSHIP	**PARCEL RE-PLATTED	2	$0.00	NO
5/17/2001	**PARCEL RE-PLATTED	ISAAC PROPERTY COMPANY	2	$0.00	UNKNOWN

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	14.7100	0	$110,330.00

IMPROVEMENTS

063-200-35-043.000

1/16/2025

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

MOST RECENT PHOTO

LEGAL

OWNER	ISAAC PROPERTY COMPANY LTD PARTNERSHIP		
ADDRESS	C RD		
DESCRIPTION	LOT 46-58 W 1/2 EX W 40' EKARD PLACE 030-19600-000		
SCHOOL DIST	BRYAN CSD	TAX DIST	030
ACREAGE	4.6300		

VALUATION

	APPRAISED	ASSESSED
LAND	$34,700.00	$12,150.00
IMPROVEMENTS	$0.00	$0.00
CAUV	$0.00	$0.00
TOTAL	$34,700.00	$12,150.00

TAXES

TAXABLE VALUE	$12,150.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	$281.27 / $281.27
YEAR (TOTAL / BALANCE)	$562.54 / $562.54

SPECIAL ASSESSMENTS

COUNT	2
DELINQUENT / BALANCE	$0.00 / $0.00
TOTAL / BALANCE	$10.00 / $10.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/1/1990	ISAAC PROPERTY COMPANY	UNKNOWN	0	$0.00	UNKNOWN

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	4.6300	0	$34,730.00

IMPROVEMENTS

APPENDIX D

WELL LOGS & DRILLING REPORTS

WELL LOG AND DRILLING REPORT

ORIGINAL

PLEASE USE PENCIL OR TYPEWRITER

DO NOT USE INK.

State of Ohio
DEPARTMENT OF NATURAL RESOURCES
Division of Water
1562 W. First Avenue
Columbus, Ohio 43212

No 349118

County Wms. Township Pulaski Section of Township

Owner Maurice Snyder Address Rt #1 Bryan O

Location of property 1 mile S. of Bryan. R. 1 Blk, on R. side 14005 Co Rd C

CONSTRUCTION DETAILS

Casing diameter 2" Length of casing 127'

Type of screen #15 Gauze Length of screen 3'

Type of pump

Capacity of pump

Depth of pump setting

Date of completion

BAILING OR PUMPING TEST

Pumping Rate 10 G.P.M. Duration of test hrs.

Drawdown ft. Date

Static level-depth to water 4 ft.

Quality (clear, ~~cloudy, taste, odor~~)

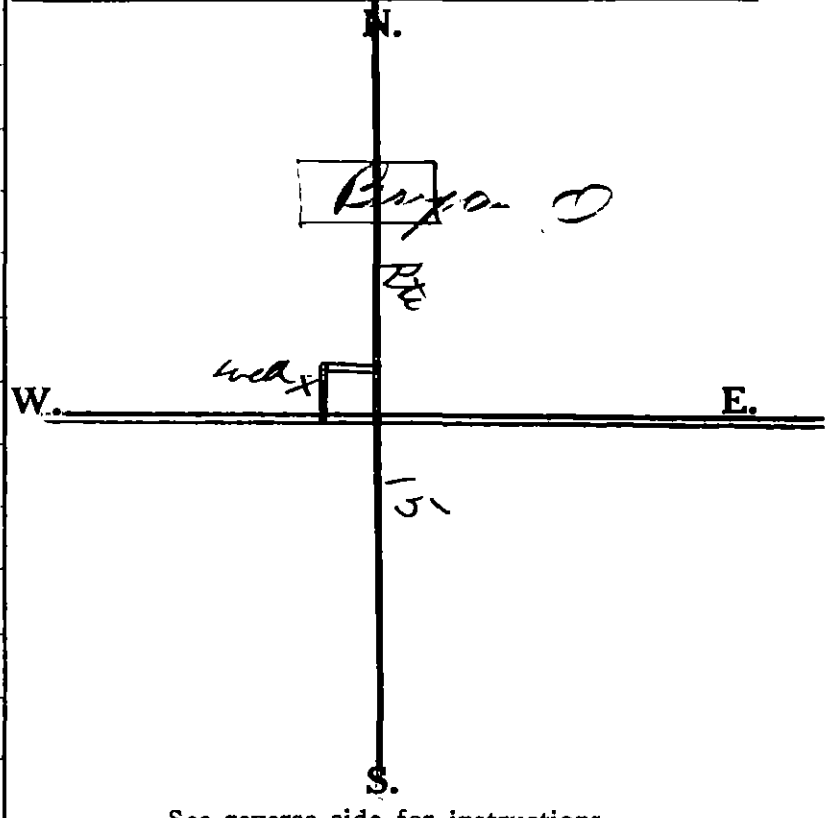
Pump installed by

WELL LOG*

Formations Sandstone, shale, limestone, gravel and clay	From	To
Fill dirt	0 Feet	4 Ft.
yellow clay	4	14
Fine sand	14	40
Hard pan clay	40	60
Soft Gray clay	60	91
Sandy clay gravel	91	100
Fine sand	100	128
Gravel & Blk Shale	128	130

SKETCH SHOWING LOCATION

Locate in reference to numbered State Highways, St. Intersections, County roads, etc.



See reverse side for instructions

Drilling Firm Watson Well Drilling Inc. Date April 4 1966

Address Rt #4 Bryan O Signed Robert Watson

Driller: M. Gilbert & C. Smith

*If additional space is needed to complete well log, use next consecutive numbered form.

(135)

WELL LOG AND DRILLING REPORT

NO CARBON PAPER NECESSARY – SELF-TRANSCRIBING

State of Ohio
DEPARTMENT OF NATURAL RESOURCES
Division of Water
Fountain Square
Columbus, Ohio 43224

598081

COUNTY Williams TOWNSHIP Pulaski SECTION OF TOWNSHIP 30 19

OWNER Steve Pauway ADDRESS R # 4

LOCATION OF PROPERTY Co Rd. C ½ mile ~~west~~ EAST of Co Rd. 13 13815 Co Rd C

CONSTRUCTION DETAILS

Casing diameter 5" Length of casing 90'

Type of screen PVC Length of screen 5'

Type of pump RJ.

Capacity of pump 10 GPM

Depth of pump setting 50'

Date of completion 10-23-85

BAILING OR PUMPING TEST
(specify one by circling)

Test rate 65 gpm Duration of test 1½ hrs

Drawdown NONE ft Date 9-22-85

Static level (depth to water) 35' ft

Quality (clear, cloudy, taste, odor) clear

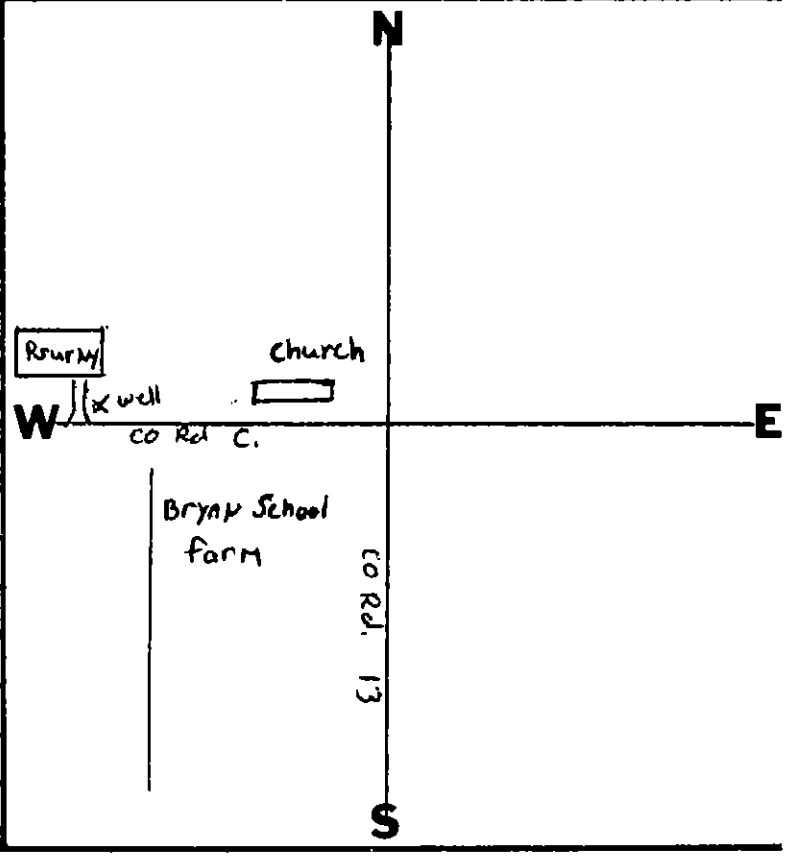
Pump installed by Gilberts Inc.

WELL LOG*

Formations: sandstone, shale, limestone, gravel, clay	From	To
Top Soil	0 ft	2 ft
Brown Sand	2	6
Yellow clay	6	14
Grey Clay hardpan	14	68
Grey clay + Gravel	68	85
Sand + Gravel	85	95

SKETCH SHOWING LOCATION

Locate in reference to numbered state highways, street intersections, county roads, etc.



DRILLING FIRM Gilberts Inc. DATE 10-23-85

ADDRESS Box 606 SIGNED Scott A Gilbert

*If additional space is needed to complete well log, use next consecutive numbered form.

ORIGINAL COPY - ODNR, DIVISION OF WATER, FOUNTAIN SQ., COLS., OHIO 43224 (133)

WELL LOG AND DRILLING REPORT

ORIGINAL

State of Ohio
DEPARTMENT OF NATURAL RESOURCES
Division of Water
Columbus, Ohio

No 141439

County Williams Township Pulaski Section of Township or Lot Number Sec 30

Owner Paul Lasier Address Bryan O.

Location of property 1mi South on 127 - then 1/2 mi West.

13942 CORAC

CONSTRUCTION DETAILS

Casing diameter 2 Length of casing 126

Type of screen No 50 Length of screen 2

Type of pump

Capacity of pump

Depth of pump setting

PUMPING TEST

Pumping rate 15 G.P.M. Duration of test hrs.

Drawdown ft. Date

Developed capacity

Static level—depth to water 7 ft. 9 End. ft.

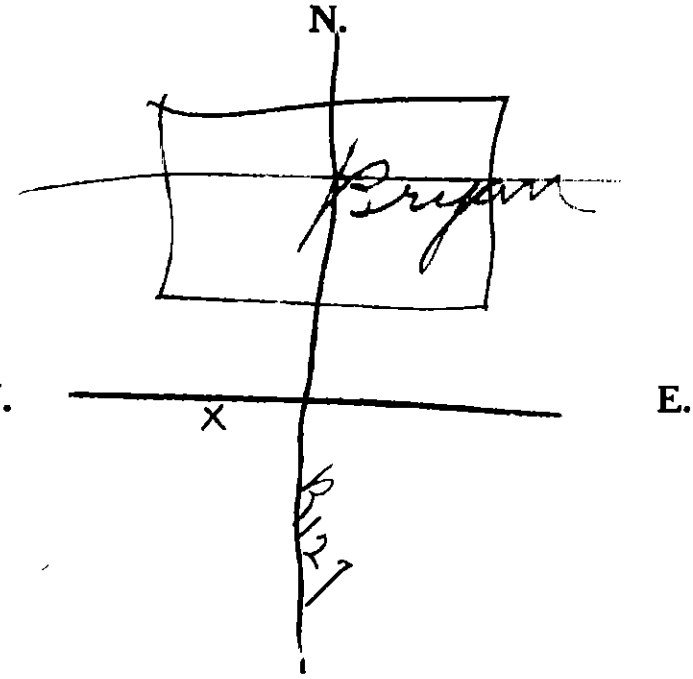
Pump installed by

WELL LOG

Formations Sandstone, shale, limestone, gravel and clay	From	To
Clay.	0 Feet	74 Ft.
Muddy Sand	74	126

SKETCH SHOWING LOCATION

Locate in reference to numbered State Highways, St. Intersections, County roads, etc.



See reverse side for instructions

Drilling Firm Denver Calvin

Address Bryan O.

Date July 29 - 1955

Signed Denver Calvin

(134)

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WATER

Office No. 243 lrb
Log form No. 44340
Quad. Williams

Co. Williams 86 Twp. Pulaski 9 Sec. 30

Owner. Herbert Banner
Address. Bryan Ohio
Well location. 1 mile South 1/8 mile West of Bryan Ohio

Construction Details	Pumping Test
Casing: Diam. 2" length 144'	Rate: 15GPM
Screen:	Hrs.:
Type of pump:	D.D.
Capacity:	S.L. 3/4 Fountain
Depth of setting:	Date

Owner's Well No.
Driller. Denver Clavin
Located by. lrb Date.

Remarks.

STRATA	Depth From	Depth To
Elevation.		
Clay	0	72
Muddy Sand	72	106
Sand	106	144

3

X = 1,437,500
y = 658,200 N

*Approximate Location

APPENDIX E

HISTORICAL DOCUMENTATION

SANBORN MAP COMPANY
POPULATION 5,404
PREVAILING WINDS N & N.W.
FOR WATER FACILITIES AND FIRE DEPARTMENT, SEE REPORT
BRYAN
WILLIAMS COUNTY
OHIO
JANUARY 1930
NEW YORK

ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THE SANBORN MAP COMPANY.

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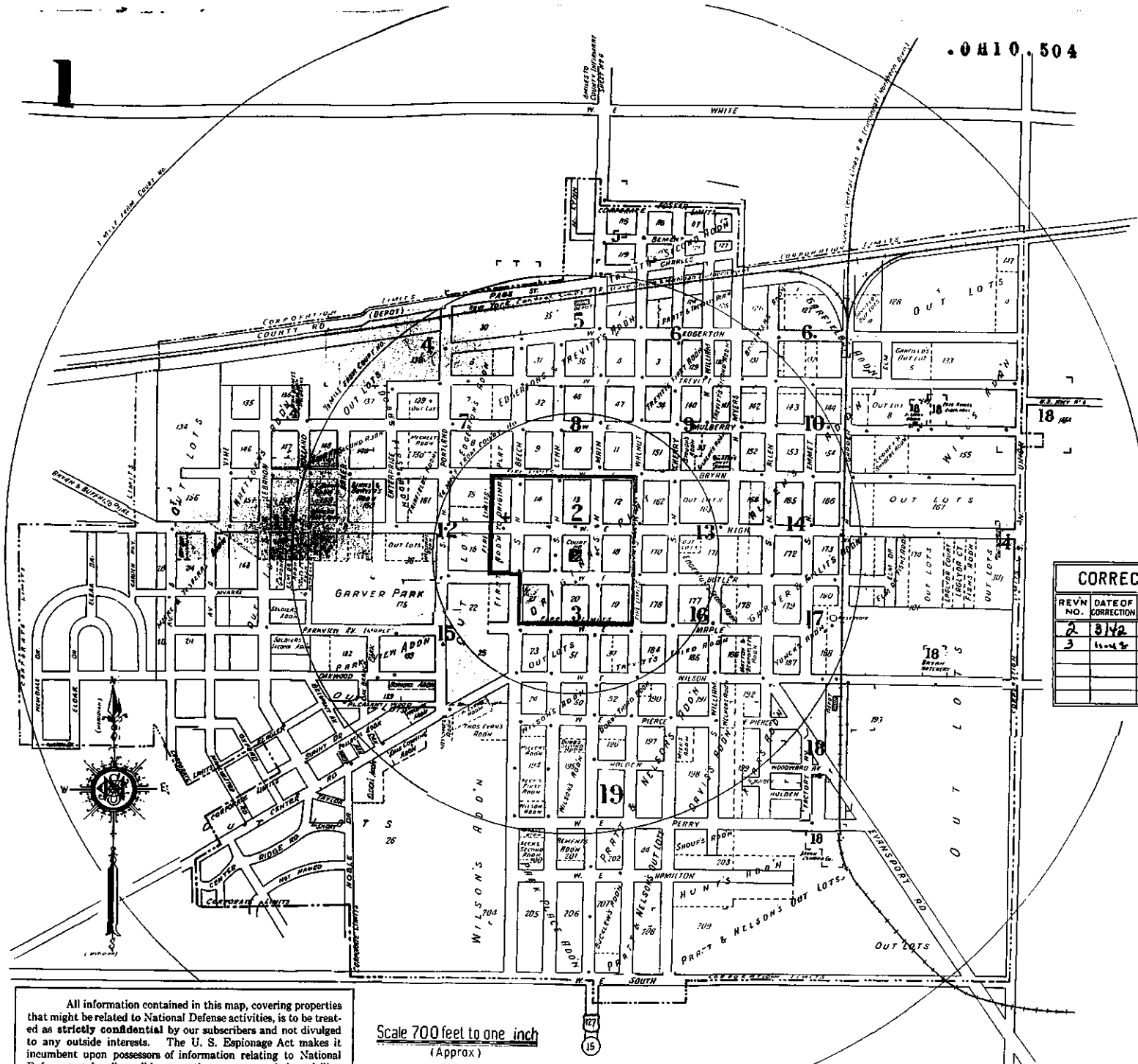
.OHIO.504



All information contained in this map, covering properties that might be related to National Defense activities, is to be treated as **strictly confidential** by our subscribers and not divulged to any outside interests. The U. S. Espionage Act makes it incumbent upon possessors of information relating to National Defense to take all possible precautions to prevent it from falling into the hands of interests inimical to the United States.

WATER FACILITIES:

Municipal Ownership: Direct pressure system: WATER SUPPLY: 7-10" wells, one 1000,000 gal reservoir pumps (high duty): 4 Allis Chalmers Centrifugal Electric Pumps: capcy: each, 1400 gals per min: One Allis Chalmers (reservoir booster) Centrifugal Elec. pump, capcy: 750 gals per min: About 13 miles of cast iron water mains 4" to 10" diameter: 138 double & triple hydrants: Pressures: Domestic: 70 lbs: Direct fire pressure: 140 lbs at Court Ho. Square: Average daily consumption: 650,000 gals.

FIRE DEPT:

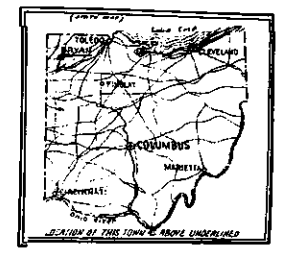
One Station: 15 Volunteers paid by call: 1 paid driver: 1 Chief & Asst. on small yearly salary: 1 G.M.C. triple comb. with 1600' 2½" hose, 100' 1" chem. hose: 1 Ahrens (Auto) booster pump, capy 350 G.P.M. 210 gal. booster 1¾ 50' ladders (Ahrens: 1 for comb. truck, 600 G.P.M. pump, 100 gal booster 1¾ 1000' 2½" hose: 1 International comb truck, 500 G.P.M. pump, 400 gal booster 1¾ 500' 2½" hose & 200' 1" hose in reserve: 1 American streamer (auto trailer) capy: 1000 G.P.M. Fire alarm: Elec. Siren at pumping sta: Bell at Fire Dept: & Telephone

About 12 miles paved streets: Grades: level.

NO FIRE RESISTIVE ROOFING ORDINANCE

CORRECTION RECORD

REVN NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
2	3-42	N. F.	1/23/45
3	6-49	[illegible]	9-16-49



KEY

FIRE WALL GIN ABV ROOF
METAL CORNICE
FIRE WALL 12" IN ABV ROOF
WOOD CORNICE
FIRE WALL 18" IN ABV ROOF
FRAME PARTITION
OPENING WITH IRON DOOR
" " "STANDARD"
IRON DOOR
WINDOWS & IRON SHUTTERS
WINDOW 1ST STORY
WINDOWS 2ND & 3RD STORIES
2"-8-4" "
STABLE (CB) CONCRETE BLOCK
BUILDINGS COLORED YELLOW ARE FRAME
" " RED BRICK
" " BLUE STONE
" " GRAY IRON
" " BROWN FIRE PROOF
(5) (27) INDICATE RELATIVE HEIGHTS
(A) AUTOMATIC SPRINKLERS
+ FIRE STATION AS SHOWN ON KEY MAP
ALTERNATE STREET NUMBERS ARE ACTUAL
CONSECUTIVE STREET NOS. ARE ARBITRARY

Paste over Add'l Index of March, 1939, which is now void. BRYAN, OHIO

Add'l Index, March, 1942

STREETS

	SHEET
B	
Beech, S., 600-816	19
L	
Lewis, 201-221	*10
M	
Mulberry, E., W. of N. Union	18
" W., N. S., W. of Rolland	*4
R	
Rolland, W. S., N. of W. Mulberry	*4
T	
Trevitt, E., W. of N. Union	18
U	
Union, N.,	18
U. S. Highway No. 6,	19

SPECIALS

	SHEET
A	
American Legion Hall,	14
Arc Equipment Corp's. Lubricating Equipment M'f'g.,	4
B	
Bard M'f'g Co., Heating & Ventilating Equipment M'f'g.,	18
Bender Lumber and Mill Co.,	18
Bradford, D., Greenhouses,	18
Bryan Business Men's Asso's, Stock Barns,	4
" Canning Co.,	18
" Produce Co.,	17
" Wholesale Grocery Co.,	18
C	
Cameron Hospital,	12
Christian & Missionary Alliance Ch.,	19
Church of the Nazarene,	19
D	
Delta M'f'g Co., Washing Machines M'f'g.,	11
E	
Elder Jos.,	18
" P. D., Co., M'f'g Pharmacists,	19
G	
Gulf Refining Co.,	18
H	
High Street Church of Christ,	2
Hotel Elder,	2
M	
Memorial United Brethren Church,	2
Moog, W. M., Cooperage Shop, &c.,	6
O	
Ohio Art Co., Plant No. 2,	7
" " " " 3,	18

* Indicates only one side of Street shown.

INDEX

Note: Paste over Add'l Index of Mar., 1942, which is now void.

ADDITIONAL INDEX, NOVEMBER, 1948

Bryan, Ohio

STREETS

	SHEET
B	
Beech, S., 600-816	19
L	
Lewis, 201-221	*10
M	
Mulberry, E., W. of N. Union	18
" W., N. S., W. of Rolland	*4
P	
Page,	4 & 5
T	
Trevitt, E., W. of N. Union,	18
U	
Union, N.,	18
U.S. Highway No. 6,	19

SPECIALS

	SHEET
A	
American Legion Hall,	14
Arc Equipment Corp.,	4
B	
Bard Mfg. Co., Heating & Ventilat'g Equip. Mfg.,	18
Bender Lumber Co.,	18
Bradford Carding Co.,	18
Bryan Farmers Coop. Grain & Supply Co.,	4
Hoop Mill,	6
C	
Cameron Hospital,	12
Christian & Mission'y Alliance Ch.,	19
Church of The Nazarene: 439 S. Cherry,	19
121 E. High,	2
Cox, F. J., & Son, Feed W.Ho.,	18
D	
Delta Mfg. Co., Washing Machines Mfg.,	11
E	
Elder Jos.,	12
P.O., Pharmacists Mfg.,	19
F	
F.O.E. Hall,	2
G	
Gulf Refining Co.,	18
H	
Hotel Elder,	2
M	
Masonic Temple,	2
Memorial United Brethren Church,	3
O	
Ohio Art Co., Plant No. 2,	7
Steel W.Ho., &c.,	17
P	
Pet Milk Co.,	14
S	
Seventh Day Adventist Church,	19
Sinclair Refining Co.,	18
Suter Hatchery,	11

C-209-49

* Indicates only one side of Street shown

		SHEET
"	"	201-413 *9
"	"	412-730 *14
"	"	415-733 *10
"	W.,	100-224 *8
"	"	101-235 *2
"	"	300-510 *7
"	"	301-515 *12
"	"	511-722 11
Butler, E.,		100-122 *3
"	"	101-123 *2
"	"	200-432 *16
"	"	201-435 *13
"	"	434-720 *17
"	"	437-725 *14
"	W.,	100-228 *2
"	"	101-227 *3
"	"	300-340 *12
"	"	301-343 *15

C

Central Drive,	12
Centre, 100-147	15

G

Garden, N.,	100-133	14
" "	200-401	10
" "	421-435	*6
" S.,	100-133	14
" "	200-335	17

H

Hamilton, E.,		19
" W.,		19
High, E.,	100-127	2
" "	200-413	13
" "	414-731	14
" "	811-838	4
" W.,	100-229	2
" "	300-516	12
" "	516-1025	11
Holden,		19

L

Lebanon, N.,		11
" S.,		11

		SHEET
	100-135	2
	200-335	3
	400-433	5
	100-145	2
	200-333	3
	400-759	19

M

	100-143	2
	200-337	8
	400-601	5
	700-810	*5
	100-145	2
	200-333	3
	400-859	19
	100-125	3
	200-433	16
	434-611	17
	100-225	3
	300-335	15
	100-125	3
	200-513	9
	514-831	10
	833-911	*18
V.,	100-225	8
	300-509	7
	100-137	13
	200-335	9
	400-427	6

O

d Ave.,	400-437	15

P

Park Drive,		15
Parkview Ave.,		15
Perry, E.,	18 &	19
" W.,		19
Pierce, E.,	18 &	19
" W.,		19
Portland, N.,	100-135	12
" "	200-335	11
" S.,	100-135	12
" "	200-439	15

R

Rolland,	100-213	11

S

South,		18

T

Trevitt, E.,	100-124	*8
" "	101-123	*5
" "	200-510	*9
" "	201-521	*6
" "	512-522	*10
" "	600-829	10
" W.,	100-224	*5
" "	101-225	*8
" "	300-426	*4
" "	301-437	*7

U

Union, N.,		4
" S.,		4

V

Vine,		11

W

Walnut, N.,	100-136	*13
" "	101-135	*2
" "	200-334	*9
" "	201-333	*8
" "	400-600	*6
" "	401-601	*5
" S.,	100-144	*2
" "	101-133	*13
" "	200-330	*3
" "	201-327	*16
" "	400-859	19
William, N.,	300-335	9
" "	400-435	6
" S.,	200-329	16
" "	400-723	19
Wilson, E.,	100-322	*19
" "	101-121	*3
" "	201-435	*16
" "	400-448	*19
" "	437-725	*17
" "	500-724	*18
" "	N. S., near Bryan Hatchery	*18
" W.,	100-240	*3
" "	101-223	*19
Woodward Ave.,		18

SPECIALS

A

American Legion Hall,	2

B

Barber, G., Stave Mill,	18
Bryan Airport, Hangar,	5
" Brick & Tile Co.,	18
" Cooperage Co.,	6
Bryan Farmers Cooperage Grain & Supply Co.,	5
" Handle Co.,	4 & 7
" Hatchery,	18
" High School,	12
" Municipal Water Works & Electric Light Plant,	17
" Novelty M'f'g Co.,	17
" Specialty Co., Furniture M'f'g,	2
" Transfer Elevator,	4
" Universalist Church,	3

C

Campbell Lumber & Mill Co., Lumber Warehouse,	18
Christman Hotel,	2
City Coal Co.,	6
" Hall,	12
" Laundry & Dry Cleaning Co.,	10
" Tool House & Garage,	12
County Courthouse,	2
" Highway Dept.,	5
" Home & Infirmary,	4
" Jail,	8

D

Delta Products Mfg. Co., Metal Novelties,	7
Dove Ice Cream Co., Ice & Ice Cream Mfg.,	6

E

Elder, J. A., Road Contractor,	15
Empire Petroleum Co., Bulk Station,	5
Episcopal Church,	2

F

Fire Dept.,	12
First Brethren Church,	3
" Church of Christ,	2
" English Lutheran Church,	9
" Methodist Episcopal Church,	15
" Presbyterian Church,	12
" U. B. Church,	13
Fountain City Creamery Produce House,	5

H

Hoffman, C., Livestock,	5
Holabird Co., Novelty Furniture M'f'g,	6
" " Picture Frame M'f'g,	10

J

Jail,	12
Jefferson Hotel,	2
" Annex,	12

K

K. of P. Hall,	2

L

Lewis, A., Greenhouse,	18
Lincoln Public School,	13

N

N. Y. C. R. R. Depot,	18
" " Depots,	5
" " Generating Plant,	4

O

Ohio Art Co., Decorated Metal Toys Mfg.,	14
" Associated Telephone Co.,	2
" Gas Light & Coke Co., Water Process,	17

P

Paragon Refining Co., Bulk Station,	18
Park Public School,	12
Pentecostal Church,	19
Poast & Dawson, Coal, Cement & Feed Storage Warehouses,	18
Post Office,	2
Public Library,	2

R

Red Fox Petroleum Products Co., Bulk Station,	18
Rinkel, F., Cider Mill,	18
Ruff, J., Livestock,	4
Russell's Mill, Feed & Flour Mill,	10

S

St. Patrick's Roman Catholic Church,	6
" Paul's Lutheran Church,	7
Service Station Equipment Co.: Air Pumping Equipment,	4
" Warehouse,	18
Smith Hatchery,	11
Spangler Candy Co., Candy Factory,	4
Standard Oil Co., Bulk Station,	18
Stine Lumber Co.,	7

T

Toledo & Indiana R. R. Freight Depot,	2

V

Van Camp Milk Co., Milk Condensing & Packing,	14

W

White, S., & Co., Poultry,	17
Wonsetlers Greenhouse,	18
Woodward Saw Mill,	18

* Indicates only one side of Street shown.

F O U S T
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

1952

AERIAL PHOTOGRAPH

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

1959

AERIAL PHOTOGRAPH

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45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

1973

AERIAL PHOTOGRAPH

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NORTH

1988

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fousteng@aol.com

NORTH

2001

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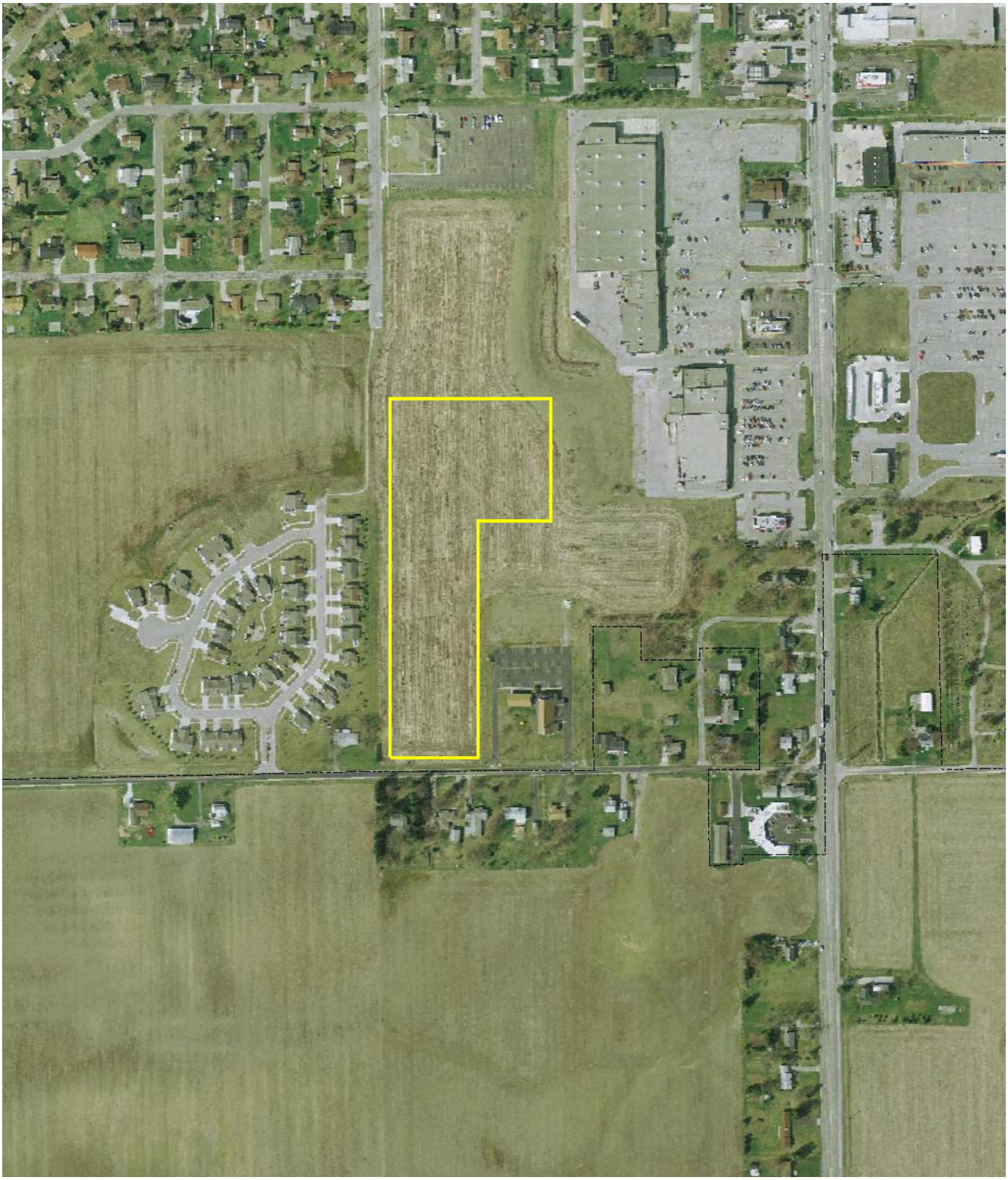

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45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

2010

AERIAL PHOTOGRAPH

F O U S T
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

2022

AERIAL PHOTOGRAPH

APPENDIX F
REGULATORY RECORDS DOCUMENTATION

ENVIRONMENTAL RECORD SEARCH
"The Intelligent Choice"

RecCheck

Report Results

The Standard for ASTM/AAI Radius Searches
(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

REPORT RESULTS

Site Location:

Williams County Road C
Bryan, OH 43506
(N 41-27-27, W 84-33-18) NAD83

Client:

Foust Engineering, Inc.

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SUMMARY OF OCCURRENCES 3
POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY 4
DATABASE OCCURRENCE SUMMARY 4
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SITE LOCATION MAP 9
1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1) 10
0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2) 11
0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3) 12
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4) 13
AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5) 14
SUMMARY OF AGENCY DIFFERENCES 15
LISTED OCCURRENCE DETAILS 16
RECORDS SOURCES SEARCHED 19
UN-MAPPABLE OCCURRENCES 22
DISCLAIMER, LIMITS AND LIABILITIES 23

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	Williams County Road C Bryan, OH 43506
Client Project Name/Number:	253744
Coordinates:	N 41-27-27, W 84-33-18 (NAD 83) 41.457446, -84.5551194
Date of Report	January 22, 2025
ERS Project Number:	2104789706
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Bryan (Date Unavailable)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Township: 6N Range: 3E Section: 20
Site Elevation: (feet above or below (-) mean sea level)	747
Flood Zone: (Digital Flood Insurance Rate Maps - DFIRMs) Only available digital data is provided	Panel: 39039C0075E, Effective Date: 9/29/2010 Electronic Flood Zone information Is Not available. Check www.FEMA.gov For map.
Fire Insurance Map Coverage:	Coverage May Exist in Bryan. Years: 1884, 1888, 1893, 1899, 1905, 1930, 1942. Sources: ERS; Kent State Univ. ; Formerly US Census Bureau, Jeffersonville, IN
Radon Information:	EPA Radon Zone: 2 (Predicted avg for county: 2 to 4 pCi/L) For zip code 43506: Number of tests per zip code: 96 Number of tests where radon is > 4 pCi/L: Not Reported Percentage of test where radon is > 4 pCi/L: Not Reported Other Information: Average Radon: 6.55
Search Radius Expansion Size: (In Miles)	0

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Soil Type: **(USDA Soil Survey Geographic Database) (SSURGO)**	Map Unit Name: Hoytville clay loam, 0 to 1 percent slopes Map Unit Type: Consociation Drainage Class - Dominant Condition: Very poorly drained General Information: Fine, illitic, mesic Mollic Epiaqualfs Top 3 Map Unit Components are below (if available): Component Name: Houcktown, Nappanee, Hoytville Component Percentage: 2%, 8%, 90% Hydric: No, No, Yes
Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	3

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SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
1 Maps: 1, 4	86000150-N00002 RIDI STORES LLC RIDIS #13	1114 S MAIN ST BRYAN	LUST-Closed-OH	CSN: Closure Sampling Not Required	0.36 NE	-1
1 Maps: 1, 4	86000150-N00001 RIDI STORES LLC RIDIS #13	1114 S MAIN ST BRYAN	LUST-Closed-OH	NFA: No Further Action	0.36 NE	-1
2 Maps: 1, 4	86000058-N00001 GASTOWN #3418	1205 S MAIN ST BRYAN	LUST-Closed-OH	NFA: No Further Action	0.36 NE	-3

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POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
LF-Areas-OH	No	0
NPL-Boundaries-US	No	0

DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	**DISTANCE SEARCHED (MILES)**	**HIGH RISK OCCURRENCES FOUND**
DERR-OH	0.5	0
LUST-OPEN-OH	0.5	0
NPL-Proposed-US	1	0
NPL-US	1	0
SAA-Agreements-US	1	0
SEMS-Active-US	0.5	0
Tribal-LUST-Open-US	0.5	0

* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

ASTM/AAI STANDARD RECORD SOURCES SUMMARY				
STANDARD ENVIRONMENTAL RECORD SOURCES	**ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)**	**ERS DATABASE NAME**	**TOTAL LISTINGS**	**MAP ID #'S**
Federal NPL site list	1.0 / 1.0	NPL-Proposed-US	0	None Listed
		NPL-US	0	None Listed
Federal Delisted NPL site list	0.5 / 1.0	NPL-Delisted-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	SEMS-Active-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	SEMS-Archived-US	0	None Listed
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	0	None Listed
Federal RCRA non-CORRACTS TSD facilities list	0.5 / 0.5	RCRA-TSDF-US	0	None Listed
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	0	None Listed
		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	0	None Listed
		RCRA-SQG-US	0	None Listed
Federal Inst/Eng control	Property	Controls-RCRA-US	0	None Listed

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registries	Only / 0.25			
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Not Reported by Agency	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	DERR-OH	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	Debris-Reg9-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		HIST-LF-OH	0	None Listed
		Hist-OLDSWLF-OH	0	None Listed
		SWF-Active-OH	0	None Listed
		SWLF-US	0	None Listed
		Tribal-ODI-US	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	LUST-CLOSED-OH	3	1, 1, 2
		LUST-OPEN-OH	0	None Listed
		Tribal-LUST-Closed-US	0	None Listed
		Tribal-LUST-Open-US	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	FEMA-UST-US	0	None Listed
		Tribal-LUST-Open-US	0	None Listed
		UST-Inactive-OH	0	None Listed
		UST-OH	0	None Listed
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	EC-OH	0	None Listed
		IC-OH	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	MOA-OH	0	None Listed
		VCP-OH	0	None Listed
State and Tribal Brownfield Sites	0.5 / 0.5	BF-Tribal-US	0	None Listed
		Brownfield-OH	0	None Listed

FEDERAL ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	0	0	0	-	0
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-Reg9-US	0.5	0	0	0	0	-	0
ERNS-US	0.0625	0	0	-	-	-	0

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FEDERAL ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
FTTS-ENF-US	0.25	0	0	0	-	-	0
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-FEMA-UST-US	0.25	0	0	0	-	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-Delisted-US	1	0	0	0	0	0	0
NPL-Proposed-US	1	0	0	0	0	0	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
RCRA-CESQG-US	0.25	0	0	0	-	-	0
RCRA-COR-US	1	0	0	0	0	0	0
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.25	0	0	0	-	-	0
RCRA-SQG-US	0.25	0	0	0	-	-	0
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SEMS-Active-US	0.5	0	0	0	0	-	0
SEMS-Archived-US	0.5	0	0	0	0	-	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-US	0.5	0	0	0	0	-	0
Tribal-LUST-Open-US	0.5	0	0	0	0	-	0
Tribal-ODL-US	0.5	0	0	0	0	-	0
Tribal-UST-US	0.25	0	0	0	-	-	0

STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Brownfield-OH	0.5	0	0	0	0	-	0
DERR-OH	0.5	0	0	0	0	-	0
EC-OH	0.5	0	0	0	0	-	0
HIST-LF-OH	0.5	0	0	0	0	-	0
IC-OH	0.5	0	0	0	0	-	0
LUST-CLOSED-OH	0.5	0	0	0	3	-	3
LUST-OPEN-OH	0.5	0	0	0	0	-	0
Manifest2-RI	0.0625	0	0	-	-	-	0
MOA-OH	0.5	0	0	0	0	-	0
Spills2-OH	0.0625	0	0	-	-	-	0
Spills-OH	0.0625	0	0	-	-	-	0
SWF-Active-OH	0.5	0	0	0	0	-	0
SWF-Historic-OH	0.5	0	0	0	0	-	0
SWF-Old-OH	0.25	0	0	0	-	-	0
SWRCY-OH	0.5	0	0	0	0	-	0
UST-Inactive-OH	0.25	0	0	0	-	-	0
UST-OH	0.25	0	0	0	-	-	0
VCP-OH	0.5	0	0	0	0	-	0

SUPPLEMENTAL DATABASES

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DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Not Searched							

PROPRIETARY HISTORIC DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Not Searched							

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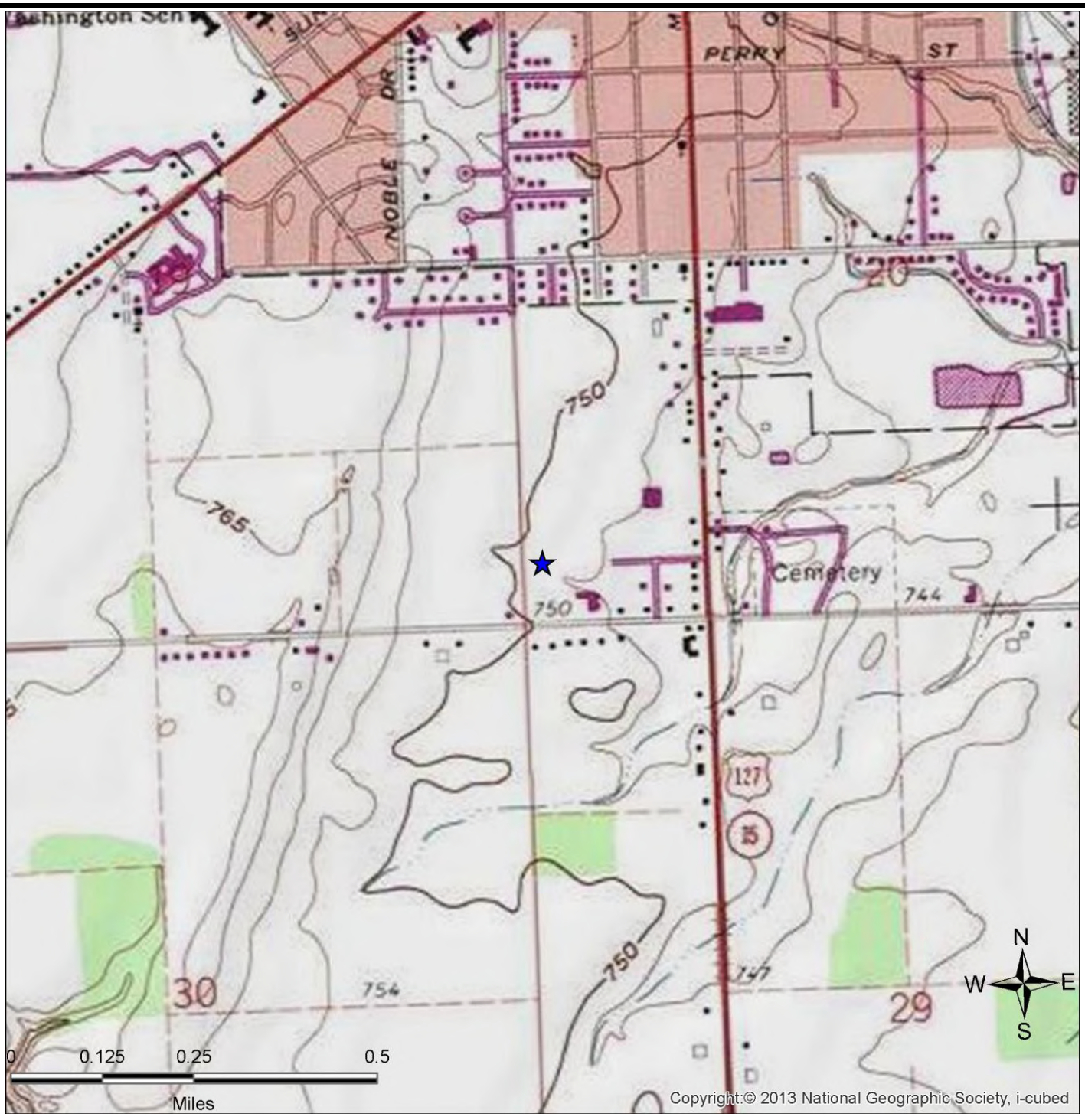

SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Bryan (Date Unavailable) Quadrangle, 7.5 Minute Series

Foust Engineering, Inc.	Williams County Road C Bryan, OH 43506	FIGURE: 1 JOB: 253744 DATE: 1/22/2025

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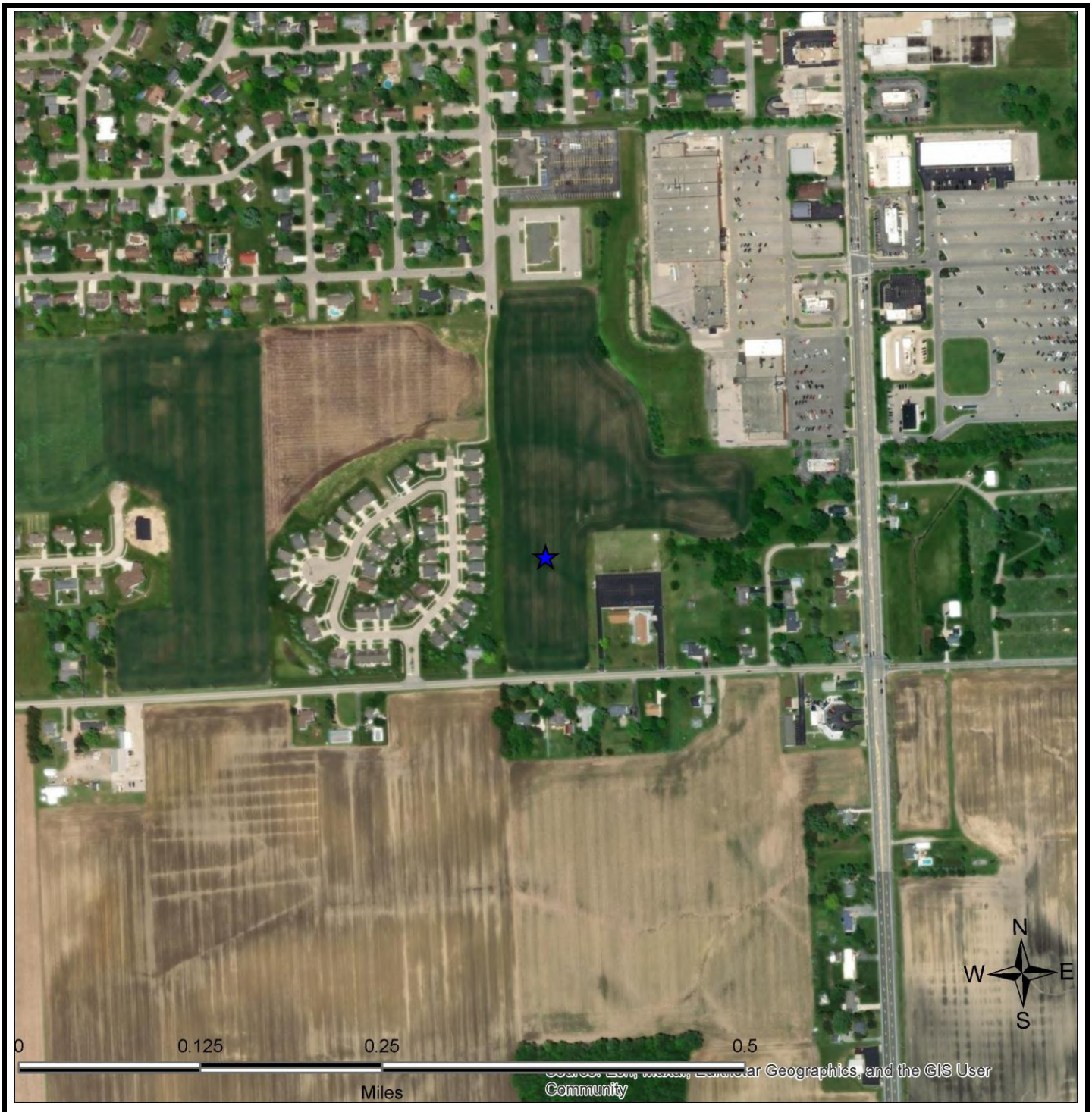

SITE LOCATION MAP

Foust Engineering, Inc.	Williams County Road C Bryan, OH 43506	FIGURE: 2 JOB: 253744 DATE: 1/22/2025

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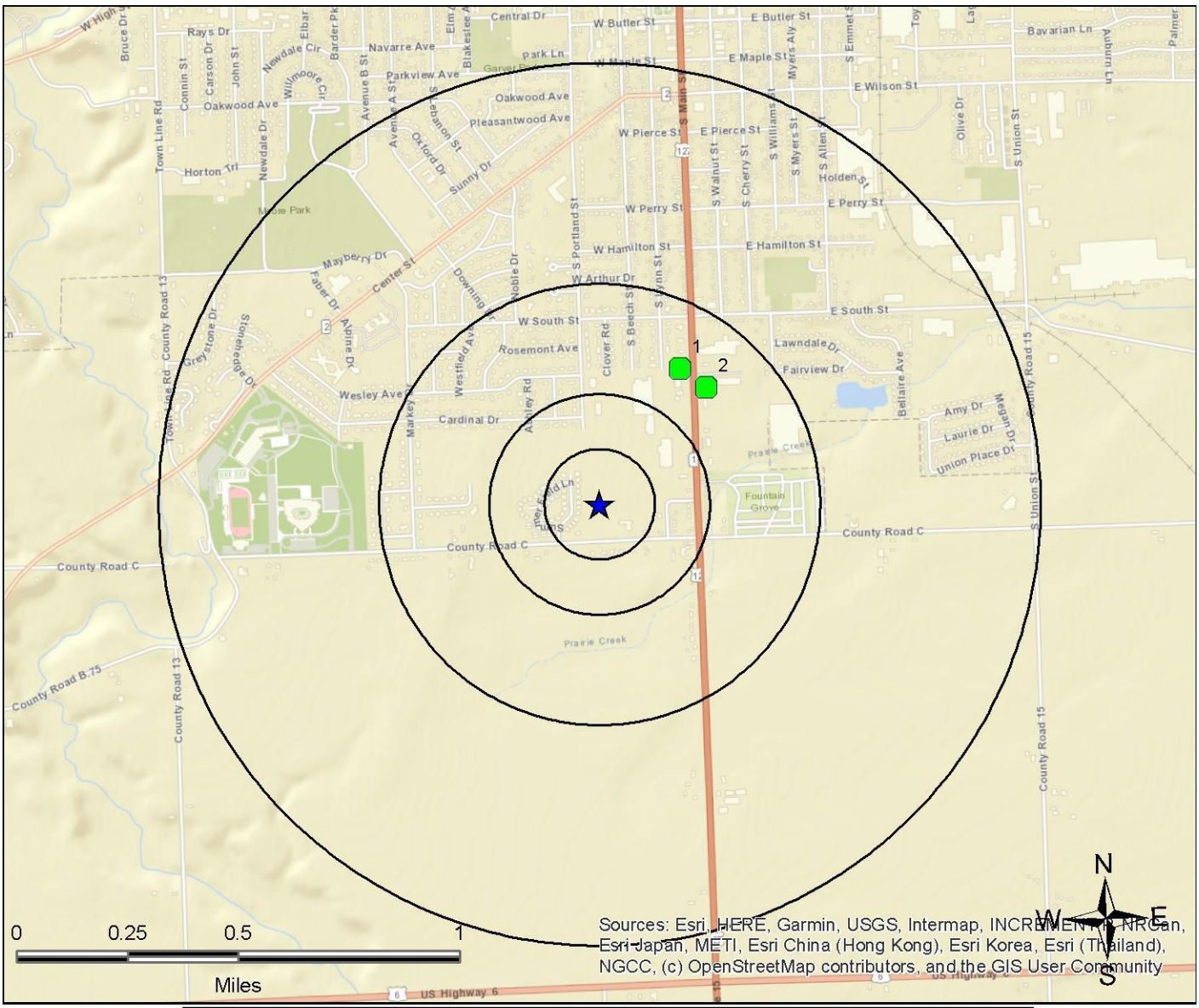
1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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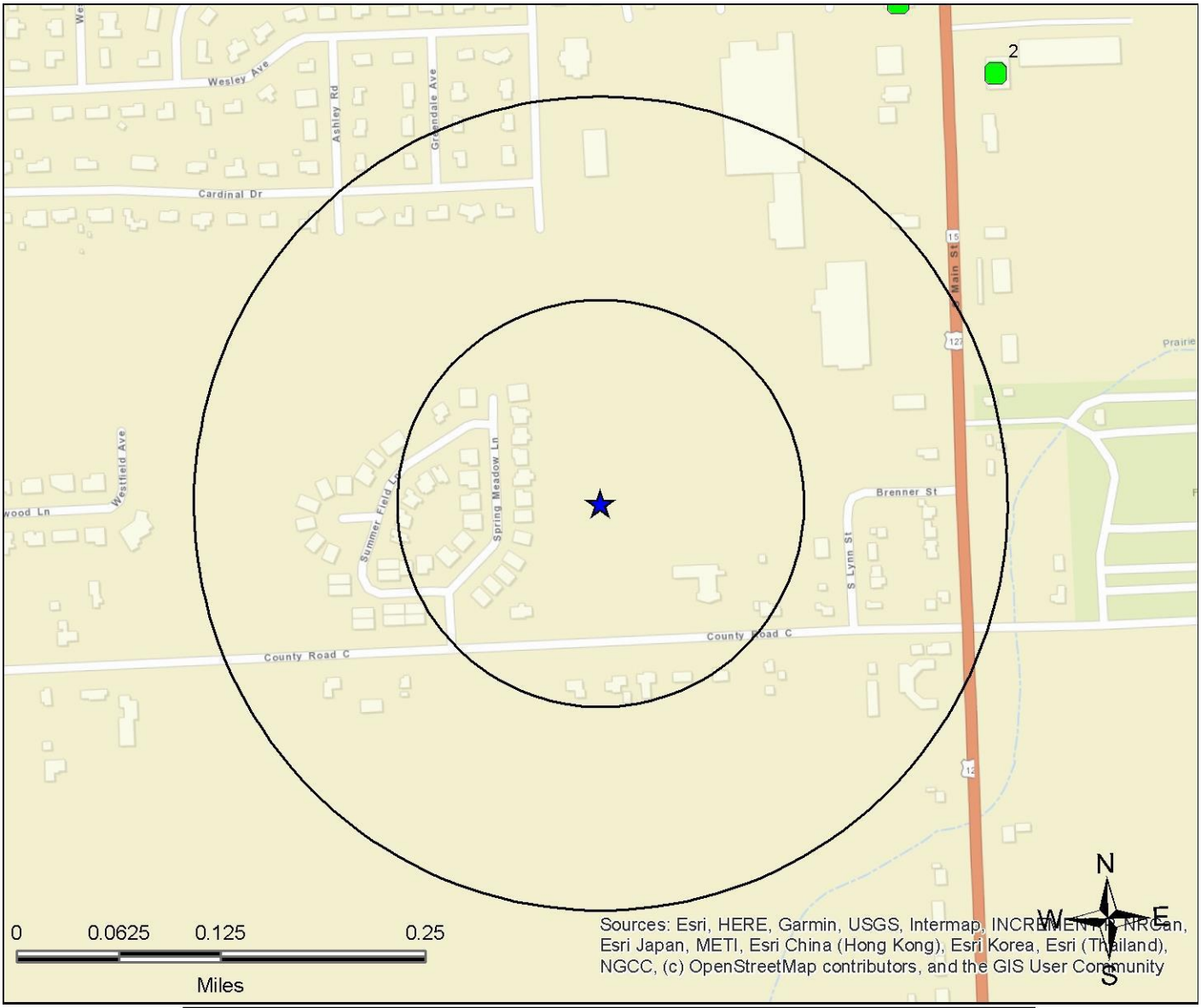
0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2)



Legend

- Federal NPL
- Federal Delisted NPL
- Federal CERCLIS
- Federal CERCLIS NFRAP
- Federal LUST
- Federal RCRA CORRACTS
- Federal RCRA non-CORRACTS TSD
- Federal RCRA Generators
- Federal UST
- Federal Inst/Eng Controls
- Federal Brownfield
- Federal ERNS
- Federal Emergency Release Reports
- Emergency Release Reports
- State/Tribal NPL
- State/Tribal CERCLIS Equivalent
- State/Tribal LUST
- State/Tribal Voluntary Cleanup Sites
- State/Tribal UST
- State/Tribal Brownfield
- State/Tribal Inst/Eng Controls
- State/Tribal Landfill/Solid Waste
- State/Tribal RCRA Equivalent
- State/Tribal ASTM Other
- ERS Supplemental Govt Sources
- ERS Exclusive Historic Sources

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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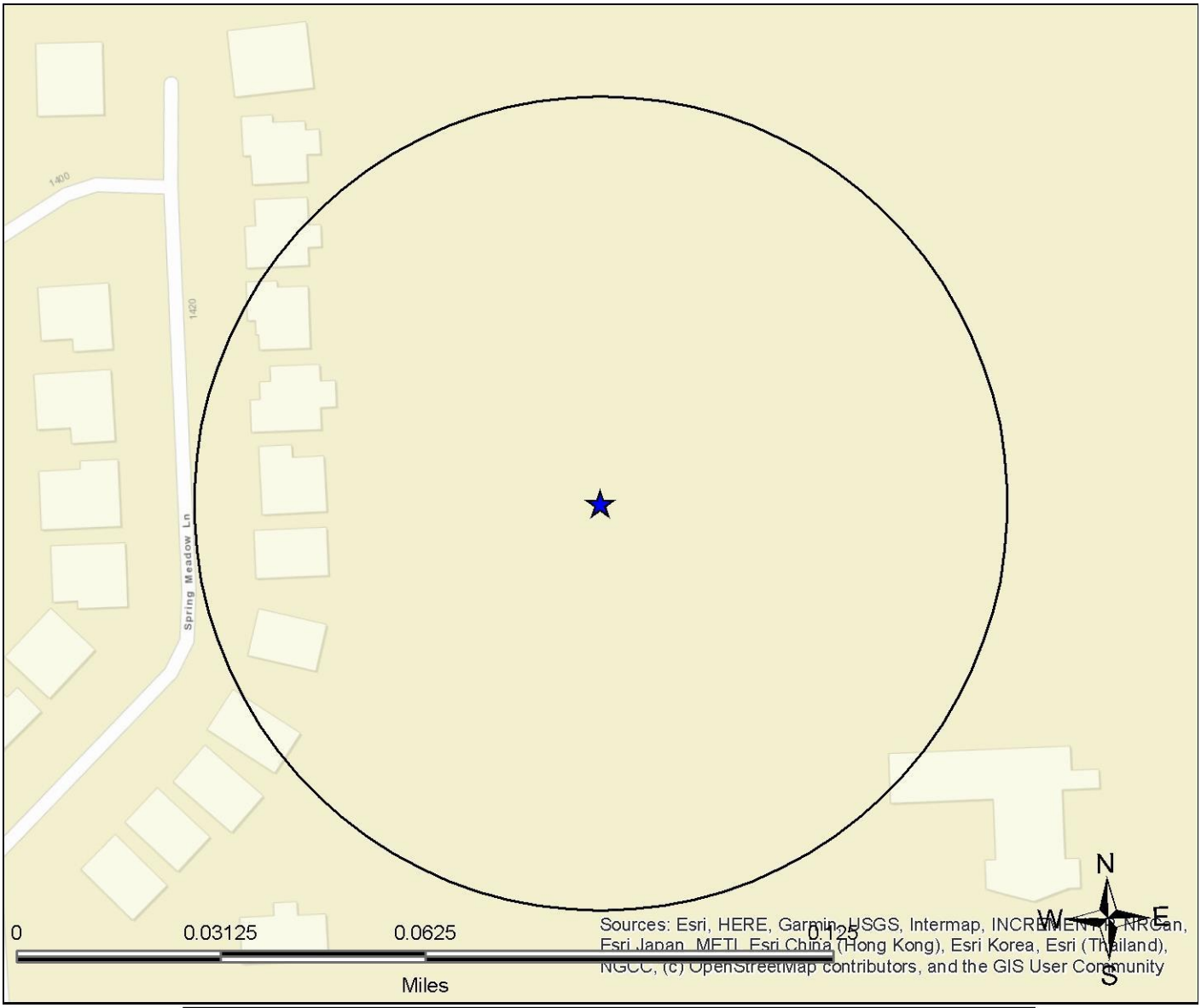
0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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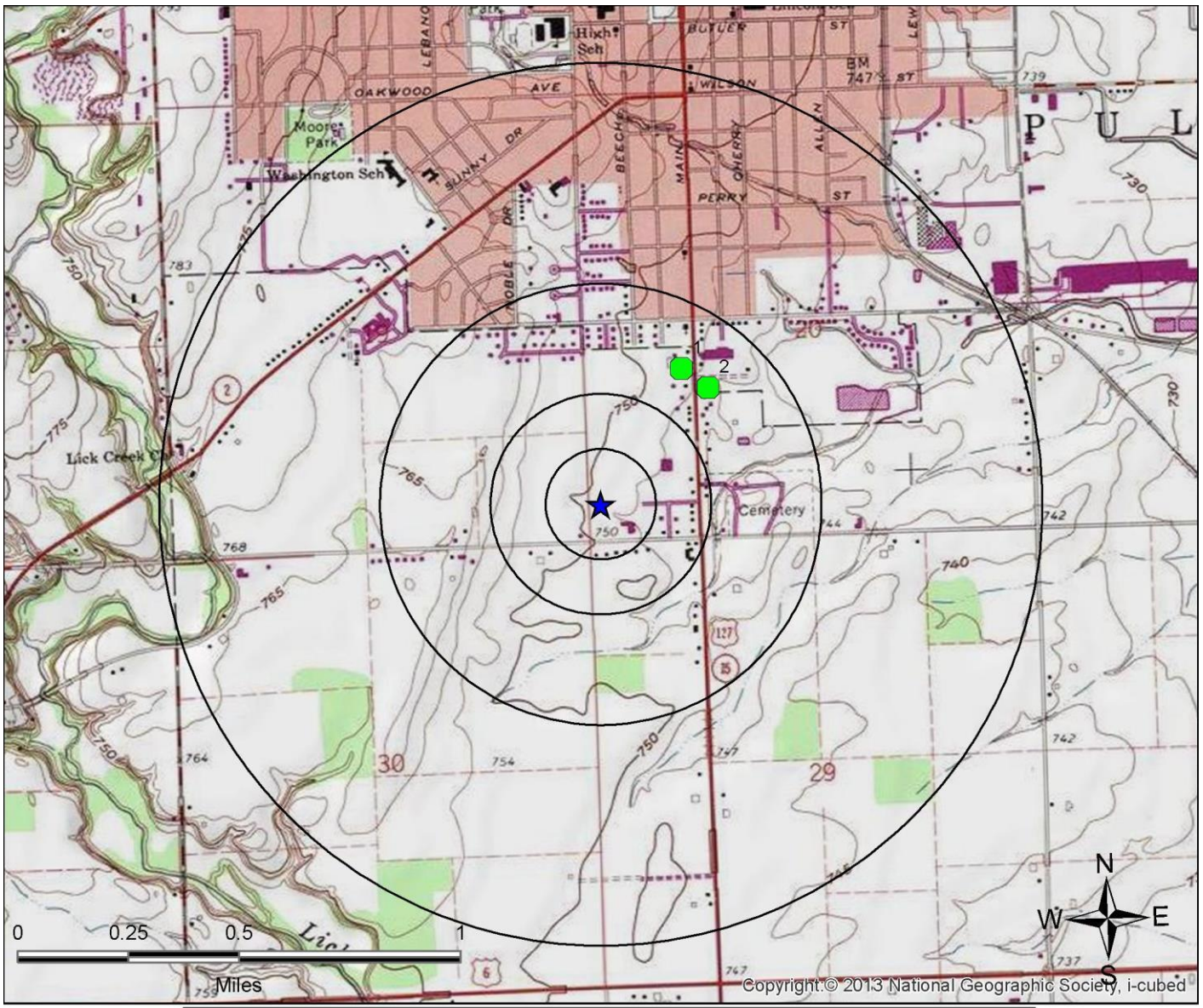
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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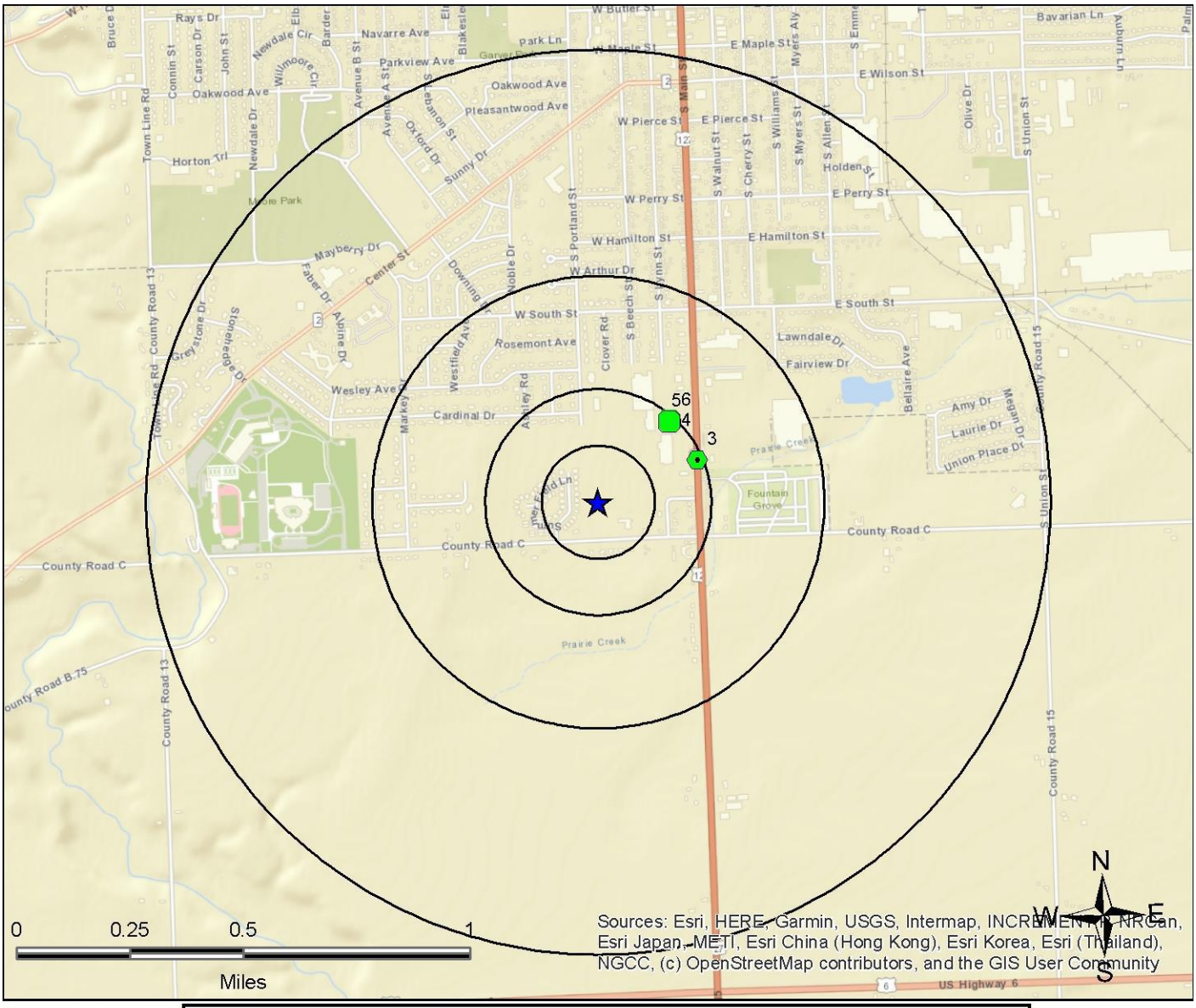
AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



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SUMMARY OF AGENCY DIFFERENCES

MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
3	OHR000158667 MONRO MUFFLER BRAKE & SERVICE	1385 S Main St RCRA-NON-US	-84.550819, 41.458775	0.24	E
4	86007165-N00003 BRYAN CENTRAL OFFICE	115 N LYNN ST LUST-Closed-OH	-84.55196, 41.46003	0.24	NE
5	86007165-N00001 BRYAN CENTRAL OFFICE	115 N LYNN ST LUST-Closed-OH	-84.55196, 41.46003	0.24	NE
6	86007165 BRYAN CENTRAL OFFICE	115 N LYNN ST UST-Inactive-OH	-84.55196, 41.46003	0.24	NE

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LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-OH	CSN: Closure Sampling Not Required	0.36 miles NE	746 ft (1 ft lower than site)	1
SITE NAME			**MAPS**	**ID**
RIDI STORES LLC RIDIS #13			1, 4	86000150-N00002
ADDRESS			**CITY**	**ZIP**
1114 S MAIN ST			BRYAN	43506

DETAILS

Release #: 86000150-N00002
Facility Name: RIDI STORES LLC RIDIS #13
Facility Address: 1114 S MAIN ST
Facility City: BRYAN
Facility State: OH
Facility Zip: 43506
FR Status: CSN: Closure Sampling Not Required
Latitude: 41.4620711
Longitude: -84.551734
URL:
https://apps.com.ohio.gov/fire/otter Search by Facility ID and Release Number
County: Williams
Facility ID: 86000150
Release Number: N00002
Leaking Underground Storage Tank Trust Fund Status: 6 Closure of regulated UST
Release Date: 2/15/2023
Facility Status: Active
Review Date: 3/15/2023
Class: A viable RP has been identified

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-OH	NFA: No Further Action	0.36 miles NE	746 ft (1 ft lower than site)	1
SITE NAME			**MAPS**	**ID**
RIDI STORES LLC RIDIS #13			1, 4	86000150-N00001
ADDRESS			**CITY**	**ZIP**
1114 S MAIN ST			BRYAN	43506

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DETAILS
Release #: 86000150-N00001 Facility Name: RIDI STORES LLC RIDIS #13 Facility Address: 1114 S MAIN ST Facility City: BRYAN Facility State: OH Facility Zip: 43506 FR Status: NFA: No Further Action Latitude: 41.4620711 Longitude: -84.551734 URL: https://apps.com.ohio.gov/fire/otter Search by Facility ID and Release Number County: Williams Facility ID: 86000150 Release Number: N00001 Leaking Underground Storage Tank Trust Fund Status: 6 Closure of regulated UST Release Date: 4/27/1999 Facility Status: Inactive Priority: 2 Review Date: 8/30/1999 Class: A viable RP has been identified

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Closed-OH	NFA: No Further Action	0.36 miles NE	744 ft (3 ft lower than site)	2
SITE NAME			**MAPS**	**ID**
GASTOWN #3418			1, 4	86000058-N00001
ADDRESS			**CITY**	**ZIP**
1205 S MAIN ST			BRYAN	43506

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DETAILS

Release #: 86000058-N00001
Facility Name: GASTOWN #3418
Facility Address: 1205 S MAIN ST
Facility City: BRYAN
Facility State: OH
Facility Zip: 43506
FR Status: NFA: No Further Action
Latitude: 41.46137
Longitude: -84.550716
URL:
https://apps.com.ohio.gov/fire/otter Search by Facility ID and Release Number
County: Williams
Facility ID: 86000058
Release Number: N00001
Leaking Underground Storage Tank Trust Fund Status: 1 SUS/CON from regulated UST
Release Date: 11/24/1992
Facility Status: Inactive
Priority: 2
Review Date: 8/19/1996
Class: A viable RP has been identified

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RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
BF-Tribal-US	Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	None Found
Brownfield-OH	Ohio Brownfield Inventory	State/Tribal Brownfield	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Debris-Reg9-US	Debris Region 9 Torres Martinez Reservation Illegal dump Site Locations	Federal Solid Waste	Click Here	None Found
DERR-OH	Division of Environmental Response and Revitalization	State/Tribal CERCLIS Equivalent	Click Here	None Found
EC-OH	Engineering Controls (aka ENG CONTROLS)	State/Tribal Inst/Eng Controls	Click Here	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
Hist-FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
HIST-LF-OH	Historic Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found
IC-OH	Institutional Controls (aka INST CONTROL)	State/Tribal Inst/Eng Controls	Click Here	None Found
LF-Areas-OH	Landfill Areas	State/Tribal Landfill/Solid Waste	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
LUST-CLOSED-OH	Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	3
LUST-OPEN-OH	Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	None Found
Manifest2-RI	Hazardous Waste Manifest	State/Tribal RCRA Equivalent	Click Here	None Found
MOA-OH	MOA Track Site Listings	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
NPL-Boundaries-US	NPL Boundaries	Federal NPL	Click Here	None Found
NPL-Delisted-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
NPL-Proposed-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	None Found
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	None Found
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	None Found
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	Click Here	None Found
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	None Found
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	Click Here	None Found
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
SEMS-Active-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
SEMS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	None Found
Spills2-OH	Spill Sites	Emergency Release Reports	Click Here	None Found
Spills-OH	Spill Sites	Emergency Release Reports	Click Here	None Found
SWF-Active-OH	Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWF-Historic-OH	Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWF-Old-OH	Historical Abandoned Dumps or Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	Click Here	None Found
SWRCY-OH	Recycling Facilities Database	State/Tribal ASTM Other Med	Click Here	None Found
Tribal-LUST-Closed-US	Tribal Leaking Underground Storage Tanks, Closed Cases	Federal LUST	Click Here	None Found
Tribal-LUST-Open-US	Tribal Leaking Underground Storage Tanks, Open Cases	Federal LUST	Click Here	None Found
Tribal-ODL-US	Tribal Open Dump Sites	Federal Solid Waste	Click Here	None Found
Tribal-UST-US	Tribal Underground Storage Tanks	Federal UST	Click Here	None Found
UST-Inactive-OH	Inactive Underground Sotrage Tank Sites	State/Tribal UST	Click Here	None Found
UST-OH	Underground Storage Tanks	State/Tribal UST	Click Here	None Found
VCP-OH	Voluntary Cleanup Program Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found

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UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

ID	Facility Name	Address	Database	Status
No "un-mapped" sites requested.				

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The data presented in this report should only be interpreted by an experienced environmental professional, as per EPA definition, that completely understands the potential inaccuracy of the data derived from others, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence or listing. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented unless one of ERS's Environmental Professionals has interpreted the data and/or report.

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ERS does however stand behind its representation of the data, any manually plotted occurrences, any risk determinations and all other items directly under its control. This report does comply (as far as the data is reasonably ascertainable as outlined in both the following standards) with section 8.2.2 of ASTM 1527-21 – Standard Environmental Record Sources and EPA's 40 CFR Part 312, All Appropriate Inquiries. ***ERS*** does ensure that the data is accurately reproduced from the original source. ***ERS*** backs the reporting of the data with $3,000,000 of General and Environmental Professional Liability (errors and omissions) Insurance!

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APPENDIX G
INTERVIEW DOCUMENTATION

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
(740) 362-5304 phone
fousteng@aol.com

ENVIRONMENTAL SITE ASSESSMENT
OWNER/SELLER INTERVIEW FORM

Subject Site Address: 11.2 acres vacant land
County Road C
Bryan, Ohio 43506 *Williams County*

[Please return to our office ASAP.]
Thank You!

FOUST Project No.: 253744

In order to comply with the requirements of the All Appropriate Inquiry Rule (40 CFR Part 312) and ASTM Standard Practice E 1527-21, please complete this form and provide any information or documentation requested herein.

Please note that this form was prepared using the AAI and ASTM standards as a guideline for obtaining pertinent information regarding the subejct site.

A. GENERAL INFORMATION

1. Name and Title of person completing this form: Isaac Property Company
   Circle one: (Owner) Seller Manager Occupant other_____
2. Period of time this person has been associated with the Subject Site? 50+ years
3. Signature: L.A. Isaac Date: 1/20125
   Address: 2580 Underhill Rd Toledo OH 43615
   Phone Number: 419-654-4150 Fax Number: _____
4. What is the reason for conducting this Environmental Assessment?
   Sale X Refinance _____ Collateral _____ Lease _____
   Please explain if another reason: _____
5. Please provide the following information (including name, phone number, address, etc.):
   a. Current Owner - Name and Phone Number:
   L.A. Isaac
   b. Contact for obtaining access to Property with phone number:
   c. Facility Manager:
   d. Occupants & their contacts:
6. Are you in possession or can you obtain possession of any title records regarding the subject site including a chain-of-title identifying site ownership since records began in this county? Always Farmland
   Yes _____ No _____
   If YES, please provide copies to Foust Engineering, Inc.
7. Have any environmental studies been conducted for the subject site in the past?
   If YES, please list below and provide copies of those reports to Foust Engineering, Inc.
   Yes X No _____ Not Sure _____

   Already provided.

20. Are you aware of any environmental issues that have affected the fair market value of the subject site?
Yes _____ No X
If Yes, please explain and provide documentation if possible.

_____

B. WATER RELATED ISSUES

1. Source of drinking water to the subject site *(please circle one)* : *private well* *municipal water supply*

2. Means of sewage disposal at the subject site *(please circle one)* : *septic system* *city sanitary sewer*

3. Please list the supplier of natural gas and electric services: _____ gas _____ electric

4. Does the subject site utilize heating oil, propane or a means of energy other than natural gas or electric?
Yes _____ No X Not Sure _____ If YES, explain:

_____

_____

5. Are there any waste water discharges from the subject site other than typical sanitary?
Yes _____ No X Not Sure _____
If YES, does the site have an on-site treatment facility and what is its final discharge point?
sanitary sewer _____ storm sewer _____ surface water stream _____ other _____

_____
Furthermore, does the discharge require a permit?
Yes _____ No _____ Not Sure _____ If YES, explain:

_____

6. Are there any drains situated on the subject site (*i.e.* , floor drains, storm drains, etc.)?
Yes _____ No X Not Sure _____ If YES, explain:

_____

_____

C. USE OF CHEMICALS, SOLIDS AND HAZARDOUS WASTES

1. Have pesticides or herbicides (other than for minor pest or weed control) been utilized on the subject site?
Yes _____ No X Not Sure _____ If YES, explain:

_____

_____

2. Have any virgin chemicals been used or currently in use on the site, other than typical cleaning supplies?
Yes _____ No X Not Sure _____ If YES, explain:

_____

_____
How and where are the chemicals stored prior to use? _____

_____
Specifically, how are these chemicals used? _____

_____

_____

3. Does the facility generate municipal or hazardous wastes?
Yes _____ No X Not Sure _____ If YES, indicate below:
_____ Municipal wastes (paper trash, food waste, etc.)
_____ Industrial or Construction wastes (not classified as hazardous)
_____ Characteristic/Listed hazardous wastes (ignitable, reactive, acid/base, TCLP per 40 CFR 261)
If you checked the hazardous waste category above, please provide the waste codes and estimated annual quantities generated: _____

_____
Is the facility a:

a. RCRA Small Quantity Exempt Generator (<100 kg per month) YES ___ NO ✓
b. RCRA Small Quantity Generator (100 to 1,000 kg per month) YES ___ NO ✓
c. RCRA Large Quantity Generator (> 1,000 kg per month) YES ___ NO ✓

4. How are hazardous wastes stored while on-site?
drums _____ tanks _____ dumpster _____ other _____
If other, please explain: _____

5. How are hazardous wastes disposed of?
on-site _____ off-site _____ other _____
If other, please explain: _____
If off-site, is the disposal facility approved by the EPA to accept such wastes? YES ___ NO ___
Please provide the name, phone number, address and contact name for the disposal facility:

6. Have any hazardous chemicals or wastes ever been spilled, dumped or buried on the subject site?
Yes _____ No X Not Sure _____ If YES, explain in detail:

Also provide information regarding any remedial activities that may have taken place as a result.

7. Are there any local, state or federal permits issued for the subject site?
Yes _____ No X Not Sure _____ If YES, explain in detail:

8. Are you aware of any complaints, reported spills or other issues regarding the subject site that may be on file with the local fire or health departments?
Yes _____ No X Not Sure _____ If YES, explain in detail:

9. Are there any past or pending enforcement actions by any local, state or federal environmental agencies?
Yes _____ No X Not Sure _____ If YES, explain in detail:

D. AIR EMISSIONS

1. Are there any existing or past air emission sources on the subject site?
Yes _____ No X Not Sure _____ If YES, explain:

Are there any permits and/or registrations associated with those emissions?
Yes _____ No _____ Not Sure _____ If YES, explain:

Are there any past or present permit violations or enforcement actions associated with those emissions?
Yes _____ No _____ Not Sure _____ If YES, explain:

E. UNDERGROUND OR ABOVE GROUND STORAGE TANKS

1. Do you store any fuels or chemicals in underground or above ground storage tanks?
Yes _____ No X Not Sure _____
If YES, please list the size location, substance stored, etc. for each tank:

8. Please provide a brief description of the subject site (*i.e.* , acreage, use, structures, etc.).
Vacant land.

9. What is the approximate age of structures on the subject site?
No structures.

10 What is the construction type for each of the site buildings (*i.e.* , slab-on-grade, two story, basements, etc.)?
No structures.

11. Is there any historical significance to the subject site or its structures? Is it listed on any Historic Registers?
Yes _____ No X Not Sure _____ If YES, explain:

12. Is the subject site located within a flood plain?
Yes _____ No X Not Sure _____

13. What activities are currently conducted on the subject site? (please be specific)
N/A

14. To the best of your knowledge, what activities have historically been conducted on the subject site?
Agricultural

15. Please provide a list of present or past tenants or lessees and the nature of their business while located on the subject site. Specifically those with a potential to impact the environment such as gasoline stations, dry cleaners, manufacturers, fabricators, etc. Not applicable.

16. To the best of your knowledge, are there any easements associated with the subject site?
Yes _____ No X Not Sure _____
Telephone _____ Highway _____ Water/Sewer _____ Other _____

17. If possible, please provide the past and current uses of neighboring properties.

	PREVIOUS	CURRENT
North:		
South:		
East:		
West:		
Other:		

18. Are you aware of any liens associated with the subject site for environmental issues?
Yes _____ No X
If Yes, please explain and provide documentation if possible.

19. Do you have any specialized knowledge or information regarding the environmental status of the subject site?
Yes _____ No X
If Yes, please explain and provide documentation if possible.

2. Have any underground storage tanks ever been removed from the subject site or abandoned in-place?
Yes _____ No X Not Sure _____ If YES, explain:

F. POLYCHLORINATED BIPHENYLS (PCB) EQUIPMENT

1. To the best of your knowledge, is there any equipment on the subject site that contains PCB's?
Yes _____ No X Not Sure _____ If YES, explain:

2. Has there been any reported (or unreported) spills of PCB contaminated oil on the subject site?
Yes _____ No X Not Sure _____ If YES, explain:

3. Have there been any Notice of Violation issued under the Toxic Substances Control Act (TSCA) due to the mismanagement of PCB equipment on the subject site?
Yes _____ No X Not Sure _____ If YES, explain:

G. ASBESTOS CONTAINING MATERIALS (ACM)

1. To the best of your knowledge, has as ACM Survey been conducted for the subject buildings?
Yes _____ No X Not Sure _____ If YES, explain:
If Yes, please provide copies of the report(s).

2. If a Survey has been conducted, have any ACM's been identified within the site building(s)?
Yes _____ No X Not Sure _____ If YES, explain:

3. Have any ACM's been previously removed from the site building(s)?
Yes _____ No X Not Sure _____ If YES, explain:
If Yes, please provide copies of documentation.

H. LIST ALL TENANTS OF THE FACILITY TO THE BEST OF YOUR KNOWLEDGE (CURRENT & PAST)

{Attach additional sheets if needed.}

Dates	Tenants
	Vacant Land

I. ANY OTHER INFORMATION

Please provide any other info that may be helpful in determining the environmental quality of the subject site.
~ ***Attach additional sheets if needed.*** ~

Re: FOIA Request

From: Kailea Holbrook (kailea.holbrook@williamscountyhealth.org)

To: fousteng@aol.com

Date: Wednesday, January 22, 2025 at 11:06 AM EST

John,
Our office does not have any records for this property.

Please let me know if you have any questions!

Thank you,

Kailea Holbrook, M.S, REHS
Director of Environmental Health
Williams County Health District
310 Lincoln Avenue
Montpelier, Ohio 43543
Phone: (419) 485-3141 Ext. 105 | Fax: (419) 485-5420

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From: Foust Engineering, Inc. <fousteng@aol.com>
Sent: Wednesday, January 22, 2025 10:12 AM
To: Kailea Holbrook <kailea.holbrook@williamscountyhealth.org>
Subject: FOIA Request

[WARNING] This email originated from outside of Williams County Health Department. Do not click on any links or attachments unless you recognize the sender and know the content is safe.

> As part of a Phase I Environmental Site Assessment we are conducting, we would like to request any information you may have regarding potential environmental concerns at the property referenced below. I

have also enclosed a map that identifies the site's exact location.

- **11.2 acres on the Northeast corner of S. Portland St & County Road C (W. Fountain Grive Dr), Bryan, Ohio 43506**
- **Williams County Parcel Nos.: 063-200-35-043.000** and part of **063-200-35-042.000**

In particular, we are interested in information you may have regarding the past or present existence of underground or above ground storage tanks, water supply wells, septic systems, complaints, violations, enforcement actions, required permits, etc.

Thank you in advance for your cooperation in this matter.

John M. Ulicny
Foust Engineering, Inc.
45 Lake Street | Delaware, OH 43015
614-582-9036 David Foust mobile
614-582-5646 John M. Ulicny mobile
fousteng@aol.com

F O U S T
ENGINEERING, INC.
Consulting Engineers

October 13, 2025

Bryan Fire Department
304 West High Street
Bryan, Ohio 43506

RE: Phase I Environmental Site Assessment Request for Information (FOIA)
Proposed Fountain Creek Senior Villas
NE c/o County Road C (W. Fountain Grove Dr) & S. Portland Street, Bryan, Ohio 43506
Foust Engineering, Inc. Project No: 253744

Dear Fire Prevention Captain:

As part of a Phase I Environmental Site Assessment we are conducting for a tax credit application, we would like to request any information you may have regarding potential environmental concerns at the property referenced above. A map of the site is also attached.

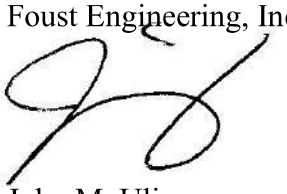
In accordance with ESA requirements, please provide the following information:

1. Are you aware of any UST's 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 files(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 or township the project is located in?
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?

Thank you in advance for your cooperation in this matter. You may respond to this request by way of e-mail at fousteng@aol.com or by standard mail.

If this property is not located within your jurisdiction, please let us know which department we should contact.

Foust Engineering, Inc.



John M. Ulicny

45 Lake Street Delaware, Ohio 43015 *fousteng@aol.com* 740-362-5304 ph

RE: FOIA Request

From: Fire Department (firedept@cityofbryan.com)

To: fousteng@aol.com

Date: Monday, October 13, 2025 at 03:25 PM EDT

Good Afternoon,

I will number the responses.

1. Records review finds no UST's present or past at the property of adjacent properties. Nearest is at 1120 S Main, working service station.
2. No records were found for responses to hazardous materials or environmental concerns at the project location.
3. No records for review.
4. Fire station is located at 304 W. High St. Approximately 1.25 miles from project location.
5. Travel time from fire station is expected to be under 3 minutes. Medical response for BLS is same. ALS 7 minutes.
6. Williams County EMS provides medical transport. Bryan Fire Department provides Basic Life Support transport as a service for Williams County EMS.
7. Fire department reviews plans submitted to Bryan City Engineering.

If you have addition questions or need clarification, please reach out.

Thank you

Douglas A Pool
Fire Chief
City of Bryan Fire Department
304 West High Street
Bryan, Ohio 43506-1614
419.633.6080 (Phone), 419.633.6085(FAX)
www.cityofbryan.com

> **From:** Foust Engineering, Inc. <fousteng@aol.com>
> **Sent:** Monday, October 13, 2025 1:33 PM

To: Fire Department <firedept@cityofbryan.com>
Subject: FOIA Request

Please see the attached letter requesting information for a tax credit project Environmental Assessment.

Thank you!

John M. Ulicny

Foust Engineering, Inc.

45 Lake Street | Delaware, OH 43015

614-582-9036 David Foust mobile

614-582-5646 John M. Ulicny mobile

fousteng@aol.com

F O U S T
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
(740) 362-5304 phone
fousteng@aol.com

ENVIRONMENTAL SITE ASSESSMENT
USER INTERVIEW FORM

Subject Site Address: **11.2 acres vacant land**
County Road C
Bryan, Ohio 43506

[Please return to our office ASAP.]
Thank You!

FOUST Project No.: ***253744***

In order to comply with the requirements of the All Appropriate Inquiry Rule (40 CFR Part 312) and ASTM Standard Practice E 1527-21, please complete this form and provide any information or documentation requested herein.

Please note that this form was prepared using the AAI and ASTM standards as a guideline for obtaining pertinent information regarding the subejct site.

A. GENERAL INFORMATION

1. Name and Title of person completing this form: Keegan A. Booth
Circle one: Owner Seller Manager Occupant other Housing Development & Management Services Director

2. Period of time this person has been associated with the Subject Site? 4 years

3. Signature: _____ Date: 10-14-2025
Address: 12125 Pleasant Valley Rd.
Chillicothe, Ohio 45601
Phone Number: 740-772-1396 Fax Number: _____

4. What is the reason for conducting this Environmental Assessment?
Sale x Refinance _____ Collateral _____ Lease _____
Please explain if another reason: _____

5. Please provide the following information (including name, phone number, address, etc.):
a. Current Owner - Name and Phone Number:
L.A. Isaac Ph: 419-654-4150
b. Contact for obtaining access to Property with phone number:
Zac Isaac
c. Facility Manager:
d. Occupants & their contacts:

6. Are you in possession or can you obtain possession of any title records regarding the subject site including a chain-of-title identifying site ownership since records began in this county?
Yes _____ No _____
If YES, please provide copies to Foust Engineering, Inc.

7. Have any <u>environmental</u> studies been conducted for the subject site in the past?
If YES, please list below and provide copies of those reports to Foust Engineering, Inc.
Yes X No _____ Not Sure _____

8. Please provide a brief description of the subject site (*i.e.* , acreage, use, structures, etc.).
Vacant Land.

9. What is the approximate age of structures on the subject site?
No structures

10 What is the construction type for each of the site buildings (*i.e.* , slab-on-grade, two story, basements, etc.)?
Proposed-Slab on grade

11. Is there any historical significance to the subject site or its structures? Is it listed on any Historic Registers?
Yes _____ No X Not Sure _____ If YES, explain:

12. Is the subject site located within a flood plain?
Yes _____ No X Not Sure _____

13. What activities are currently conducted on the subject site? (please be specific)
N/A

14. To the best of your knowledge, what activities have historically been conducted on the subject site?
Agriculture

15. Please provide a list of present or past tenants or lessees and the nature of their business while located on the subject site. Specifically those with a potential to impact the environment such as gasoline stations, dry cleaners, manufacturers, fabricators, etc. Not Applicable.

16. To the best of your knowledge, are there any easements associated with the subject site?
Yes _____ No X Not Sure _____
Telephone _____ Highway _____ Water/Sewer _____ Other _____

17. If possible, please provide the past and current uses of neighboring properties.

	PREVIOUS		**CURRENT**
North:		North:	
South:		South:	
East:		East:	
West:		West:	
Other:		Other:	

18. Are you aware of any liens associated with the subject site for environmental issues?
Yes _____ No X
If Yes, please explain and provide documentation if possible.

19. Do you have any specialized knowledge or information regarding the environmental status of the subject site?
Yes _____ No X
If Yes, please explain and provide documentation if possible.

20. Are you aware of any environmental issues that have affected the fair market value of the subject site?
Yes _____ No X
If Yes, please explain and provide documentation if possible.

B. WATER RELATED ISSUES

1. Source of drinking water to the subject site *(please circle one)* : *private well* *municipal water supply* X

2. Means of sewage disposal at the subject site *(please circle one)* : *septic system* *city sanitary sewer* X

3. Please list the supplier of natural gas and electric services: _____ gas _____ electric

4. Does the subject site utilize heating oil, propane or a means of energy other than natural gas or electric?
Yes _____ No X Not Sure _____ If YES, explain:

5. Are there any waste water discharges from the subject site other than typical sanitary?
Yes _____ No X Not Sure _____
If YES, does the site have an on-site treatment facility and what is its final discharge point?
sanitary sewer _____ storm sewer _____ surface water stream _____ other _____
Furthermore, does the discharge require a permit?
Yes _____ No X Not Sure _____ If YES, explain:

6. Are there any drains situated on the subject site (*i.e.* , floor drains, storm drains, etc.)?
Yes _____ No X Not Sure _____ If YES, explain:

C. USE OF CHEMICALS, SOLIDS AND HAZARDOUS WASTES

1. Have pesticides or herbicides (other than for minor pest or weed control) been utilized on the subject site?
Yes _____ No X Not Sure _____ If YES, explain:

2. Have any virgin chemicals been used or currently in use on the site, other than typical cleaning supplies?
Yes _____ No X Not Sure _____ If YES, explain:
How and where are the chemicals stored prior to use? _____
Specifically, how are these chemicals used? _____

3. Does the facility generate municipal or hazardous wastes?
Yes _____ No X Not Sure _____ If YES, indicate below:
_____ Municipal wastes (paper trash, food waste, etc.)
_____ Industrial or Construction wastes (not classified as hazardous)
_____ Characteristic/Listed hazardous wastes (ignitable, reactive, acid/base, TCLP per 40 CFR 261)
If you checked the hazardous waste category above, please provide the waste codes and estimated annual quantities generated: _____
Is the facility a:

a. RCRA Small Quantity Exempt Generator (<100 kg per month) YES ___ NO ___
b. RCRA Small Quantity Generator (100 to 1,000 kg per month) YES ___ NO ___
c. RCRA Large Quantity Generator (> 1,000 kg per month) YES ___ NO ___

4. How are hazardous wastes stored while on-site?
drums _____ tanks _____ dumpster _____ other _____
If other, please explain: _____

5. How are hazardous wastes disposed of?
on-site _____ off-site _____ other _____
If other, please explain: _____
If off-site, is the disposal facility approved by the EPA to accept such wastes? YES ___ NO ___
Please provide the name, phone number, address and contact name for the disposal facility:

6. Have any hazardous chemicals or wastes ever been spilled, dumped or buried on the subject site?
Yes _____ No X Not Sure _____ If YES, explain in detail:

Also provide information regarding any remedial activities that may have taken place as a result.

7. Are there any local, state or federal permits issued for the subject site?
Yes _____ No X Not Sure _____ If YES, explain in detail:

8. Are you aware of any complaints, reported spills or other issues regarding the subject site that may be on file with the local fire or health departments?
Yes _____ No X Not Sure _____ If YES, explain in detail:

9. Are there any past or pending enforcement actions by any local, state or federal environmental agencies?
Yes _____ No X Not Sure _____ If YES, explain in detail:

D. AIR EMISSIONS

1. Are there any existing or past air emission sources on the subject site?
Yes _____ No X Not Sure _____ If YES, explain:

Are there any permits and/or registrations associated with those emissions?
Yes _____ No _____ Not Sure _____ If YES, explain:

Are there any past or present permit violations or enforcement actions associated with those emissions?
Yes _____ No _____ Not Sure _____ If YES, explain:

E. UNDERGROUND OR ABOVE GROUND STORAGE TANKS

1. Do you store any fuels or chemicals in underground or above ground storage tanks?
Yes _____ No X Not Sure _____
If YES, please list the size location, substance stored, etc. for each tank:

2. Have any underground storage tanks ever been removed from the subject site or abandoned in-place?
Yes _____ No X Not Sure _____ If YES, explain:

F. POLYCHLORINATED BIPHENYLS (PCB) EQUIPMENT

1. To the best of your knowledge, is there any equipment on the subject site that contains PCB's?
Yes _____ No X Not Sure _____ If YES, explain:

2. Has there been any reported (or unreported) spills of PCB contaminated oil on the subject site?
Yes _____ No X Not Sure _____ If YES, explain:

3. Have there been any Notice of Violation issued under the Toxic Substances Control Act (TSCA) due to the mismanagement of PCB equipment on the subject site?
Yes _____ No X Not Sure _____ If YES, explain:

G. ASBESTOS CONTAINING MATERIALS (ACM)

1. To the best of your knowledge, has as ACM Survey been conducted for the subject buildings?
Yes _____ No X Not Sure _____ If YES, explain:
If Yes, please provide copies of the report(s).

2. If a Survey has been conducted, have any ACM's been identified within the site building(s)?
Yes _____ No X Not Sure _____ If YES, explain:

3. Have any ACM's been previously removed from the site building(s)?
Yes _____ No X Not Sure _____ If YES, explain:
If Yes, please provide copies of documentation.

H. LIST ALL TENANTS OF THE FACILITY TO THE BEST OF YOUR KNOWLEDGE (CURRENT & PAST)

{Attach additional sheets if needed.}

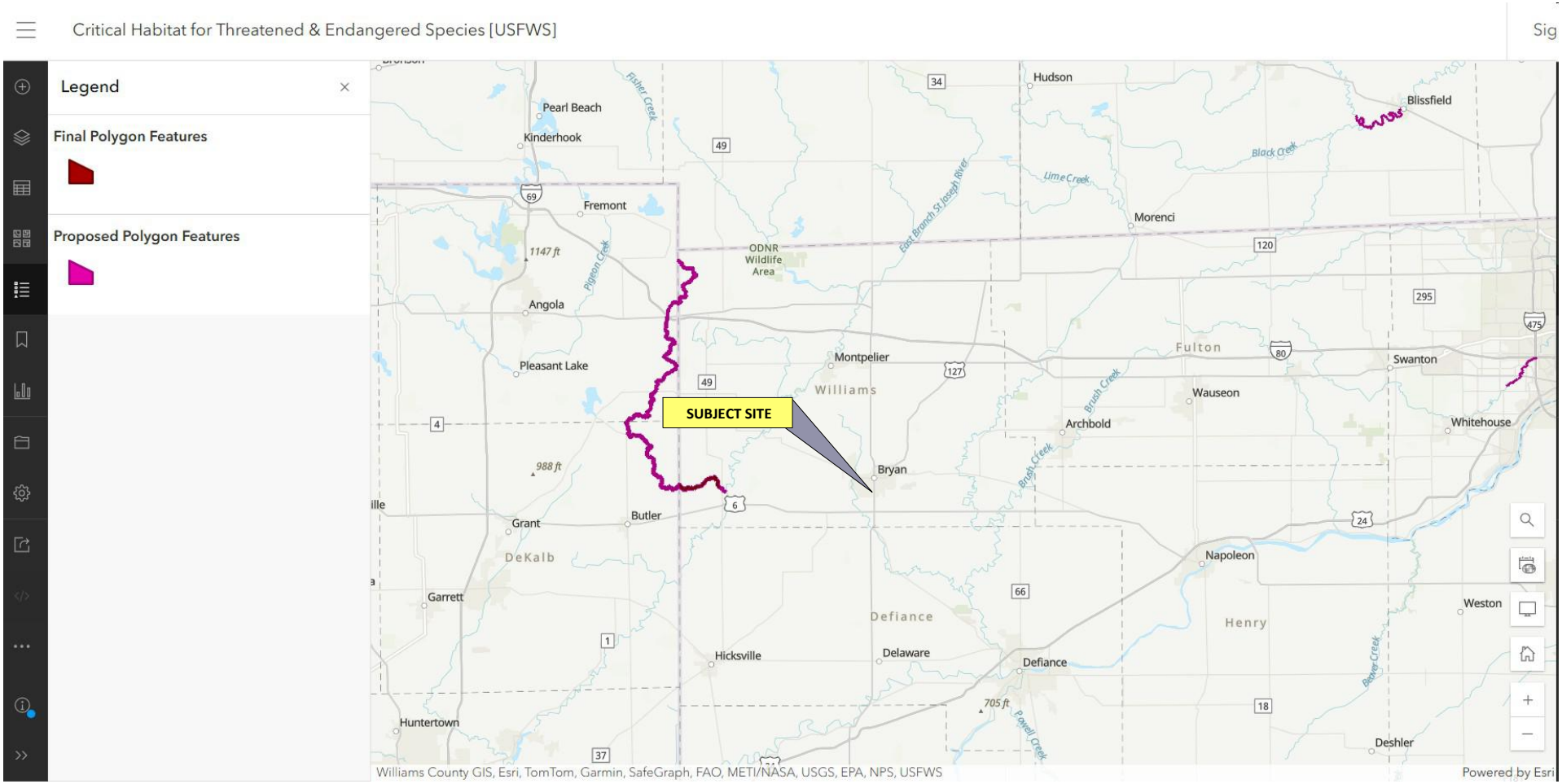
Dates	Tenants

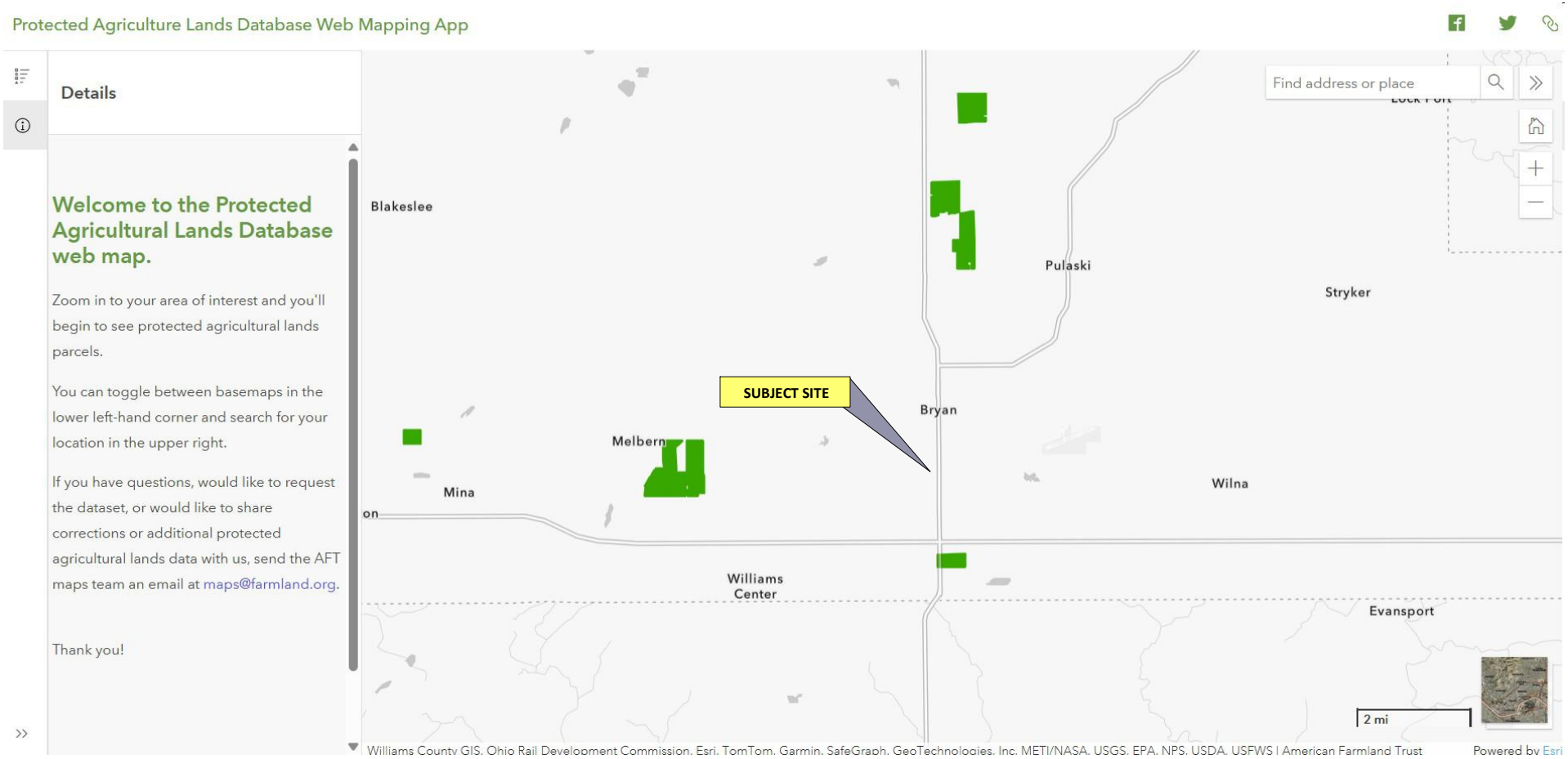
I. ANY OTHER INFORMATION

Please provide any other info that may be helpful in determining the environmental quality of the subject site.
~ ***Attach additional sheets if needed.*** ~

APPENDIX H

OHFA REQUIRED DOCUMENTATION


Critical Habitat for Threatened & Endangered Species [USFWS]
Sig
Legend
Final Polygon Features
Proposed Polygon Features
SUBJECT SITE
Pearl Beach
Kinderhook
Fremont
Angola
Pleasant Lake
Montpelier
Williams
Bryan
Archbold
Wauseon
Fulton
Hudson
Blissfield
Morenci
Swanton
Whitehouse
Napoleon
Weston
Henry
Defiance
Delaware
Hicksville
Grant
Butler
DeKalb
Garrett
Huntertown
Deshler
ODNR Wildlife Area
1147 ft
988 ft
705 ft
Fisher Creek
Pigeon Creek
East Branch St Joseph River
Lime Creek
Black Creek
Brush Creek
Powell Creek
Williams County GIS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS
Powered by Esri


Protected Agriculture Lands Database Web Mapping App
Details
Welcome to the Protected Agricultural Lands Database web map.
Zoom in to your area of interest and you'll begin to see protected agricultural lands parcels.
You can toggle between basemaps in the lower left-hand corner and search for your location in the upper right.
If you have questions, would like to request the dataset, or would like to share corrections or additional protected agricultural lands data with us, send the AFT maps team an email at maps@farmland.org.
Thank you!
Find address or place
Blakeslee
Pulaski
Stryker
SUBJECT SITE
Bryan
Melbern
Mina
Wilna
Williams Center
Evansport
2 mi
Williams County GIS, Ohio Rail Development Commission, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | American Farmland Trust
Powered by Esri

Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

In Reply Refer To:
IA-RA-TO (205)

JUN 27 1984

Community: City of Bryan, Ohio

County: Williams County

Community Number: 390580A

Current Effective Flood Hazard Boundary Map: December 12, 1975

Rescission and Regular Program Conversion Effective: July 6, 1984

Honorable William C. Runkle
Mayor, City of Bryan
City Hall
103 North Beech Street
Bryan, Ohio 43506

Dear Mayor Runkle:

Information recently made available to the Federal Emergency Management Agency (FEMA) indicates that, for all practical purposes, your community would not be inundated by the base flood, which is the flood having a one-percent chance of being equalled or exceeded in any given year. For this reason, we are rescinding the Flood Hazard Boundary Map (FHBM) and converting your community to the Regular Phase of the National Flood Insurance Program (NFIP) effective on the date cited above. Please destroy all copies of this map.

The effects of participating in the Regular Phase of the NFIP as a community with no Special Flood Hazard Areas (SFHAs) are:

1. Any regulation of the NFIP with which the community may have been complying within areas designated as SFHAs (A zones) on an FHBM is no longer mandatory as a condition of your community's participation in the NFIP. However, it should be recognized that floods larger than the 100-year flood, which defines the SFHA, do occur. In view of your community's commitment, as expressed in the Resolution of Intent it adopted to qualify for initial eligibility in the NFIP, your community should exercise care in evaluating new development which could aggravate or create flood problems in your community or in adjacent communities.

2. The entire community will be placed in Zone C, which has no mandatory purchase requirement and, in general, for which rates are less expensive than the equivalent subsidized rate.

3. In addition to the less expensive rates, the maximum coverage available under the Regular Program is significantly greater than that available under the Emergency Program.

The Flood Disaster Protection Act of 1973 and various regulations of the NFIP (42 U.S.C. Section 40001-4128) utilize flood elevations based upon a 100-year frequency flood. Accordingly, FEMA has determined that no 100-year frequency flood elevation is known to exist in your community. Therefore, no map will be published.

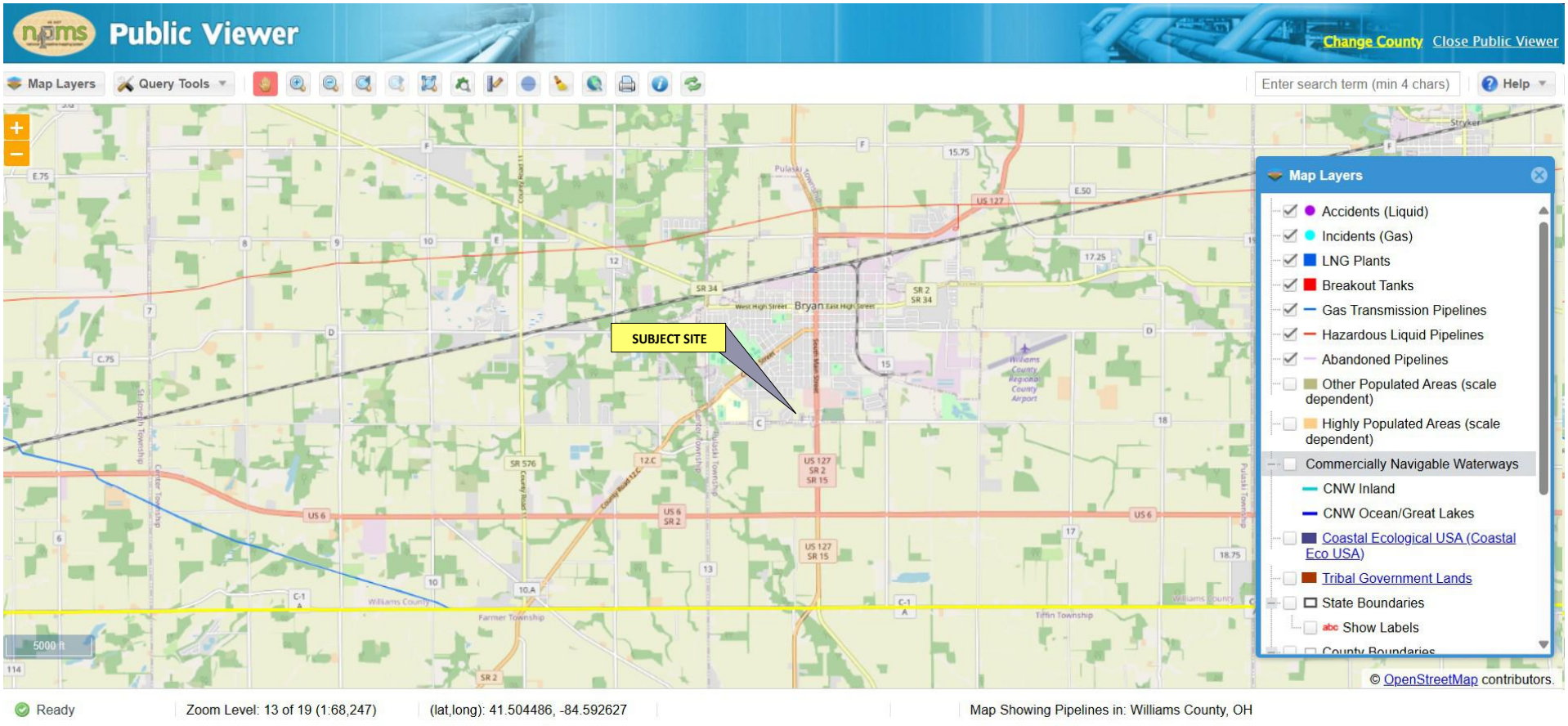
In summary, by continuing its participation in the NFIP and the Regular Program, the community makes available to its citizens on a voluntary basis additional amounts of insurance coverage at generally lower rates than would be available under the Emergency Program. While no new flood plain management measures are required, your community is encouraged to implement regulatory measures to protect development against hazards as they are known to exist locally.

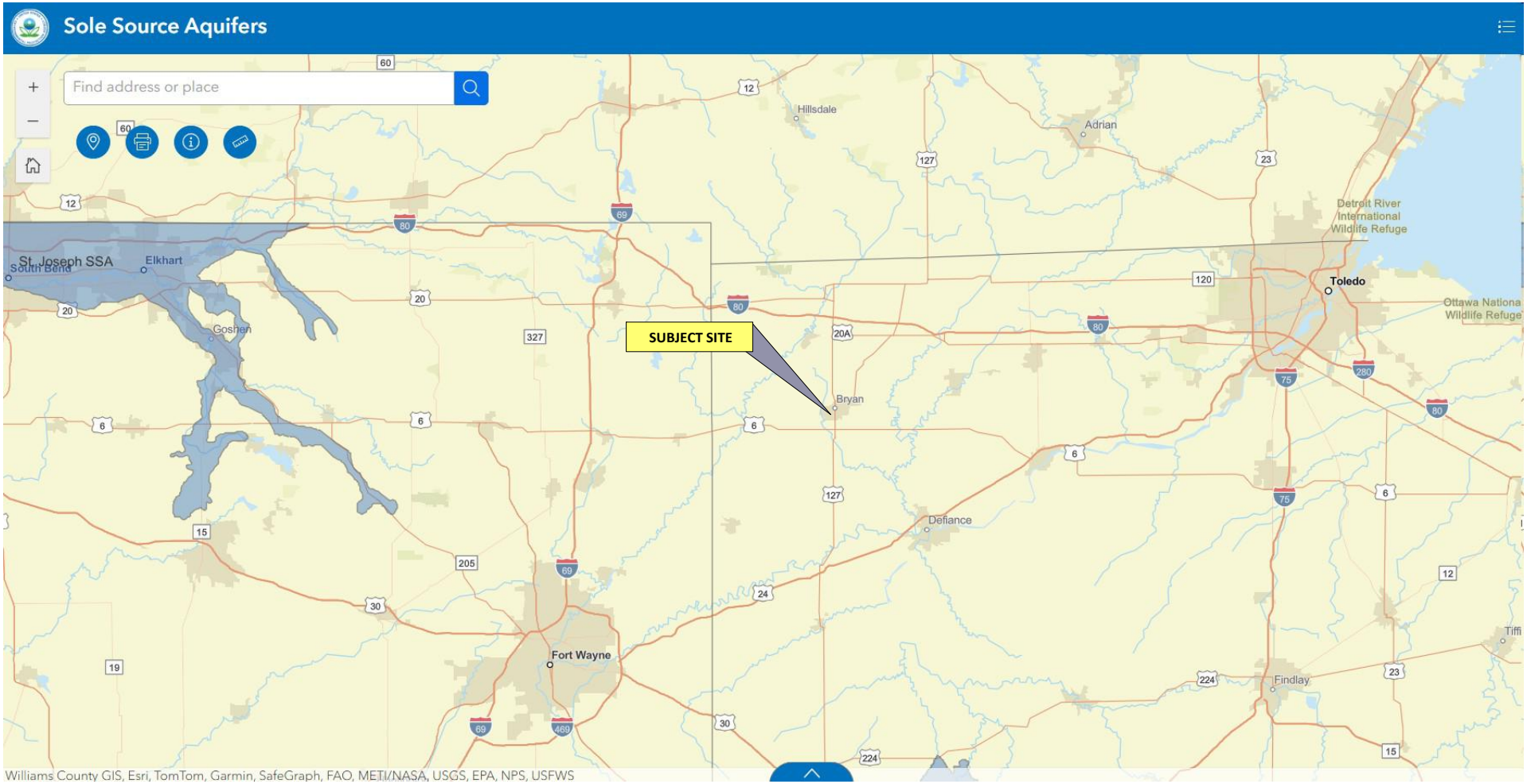
If you have any questions regarding this action, please contact the Chief, Natural and Technological Hazards Division of FEMA in Chicago, Illinois, at (312) 353-0757, or members of my staff in Washington, D.C., at (202) 287-0230.

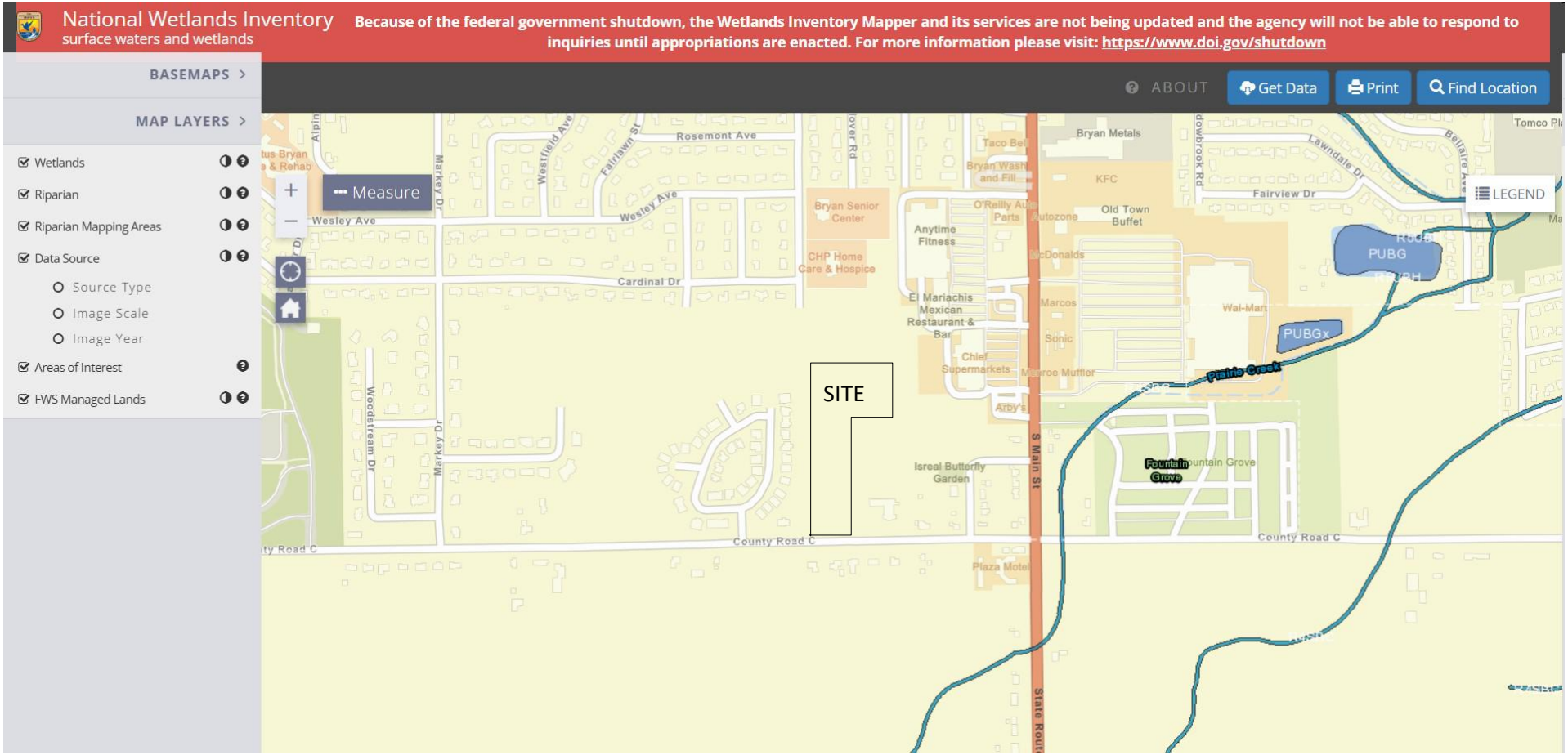
Sincerely,

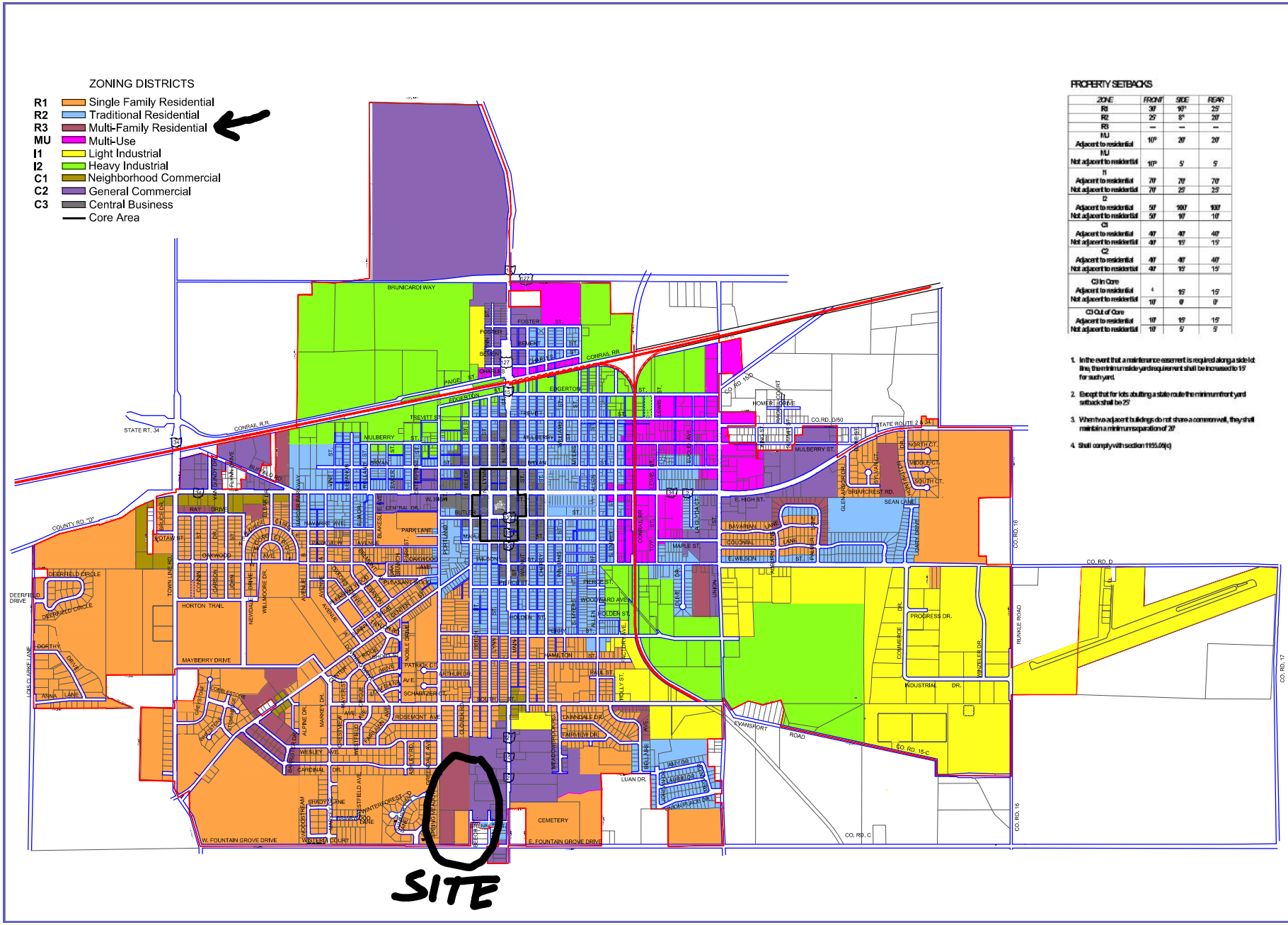
Charles A. Lindsey, Chief
Technical Operations Division
Federal Insurance Administration

Pipelines


Public Viewer
Change County
Close Public Viewer
Map Layers
Query Tools
Enter search term (min 4 chars)
Help
SUBJECT SITE
Bryan
Map Layers
Accidents (Liquid)
Incidents (Gas)
LNG Plants
Breakout Tanks
Gas Transmission Pipelines
Hazardous Liquid Pipelines
Abandoned Pipelines
Other Populated Areas (scale dependent)
Highly Populated Areas (scale dependent)
Commercially Navigable Waterways
CNW Inland
CNW Ocean/Great Lakes
Coastal Ecological USA (Coastal Eco USA)
Tribal Government Lands
State Boundaries
Show Labels
© OpenStreetMap contributors.
Ready
Zoom Level: 13 of 19 (1:68,247)
(lat,long): 41.504486, -84.592627
Map Showing Pipelines in: Williams County, OH


Sole Source Aquifers
Find address or place
SUBJECT SITE
St. Joseph SSA
Elkhart
South Bend
Goshen
Hillsdale
Adrian
Detroit River International Wildlife Refuge
Toledo
Ottawa National Wildlife Refuge
Bryan
Defiance
Fort Wayne
Findlay
Tiffin
Williams County GIS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS


National Wetlands Inventory
surface waters and wetlands
Because of the federal government shutdown, the Wetlands Inventory Mapper and its services are not being updated and the agency will not be able to respond to inquiries until appropriations are enacted. For more information please visit: https://www.doi.gov/shutdown
BASEMAPS
MAP LAYERS
Wetlands
Riparian
Riparian Mapping Areas
Data Source
Source Type
Image Scale
Image Year
Areas of Interest
FWS Managed Lands
ABOUT
Get Data
Print
Find Location
Measure
LEGEND
SITE
Rosemont Ave
Wesley Ave
Cardinal Dr
Markey Dr
Woodstream Dr
County Road C
S Main St
Bryan Senior Center
CHP Home Care & Hospice
Anytime Fitness
Bryan Metals
Taco Bell
KFC
Old Town Buffet
Fairview Dr
Lawndale Dr
PUBG
PUBGx
Wal-Mart
Marcos
Sonic
El Mariachis Mexican Restaurant & Bar
Chief Supermarkets
Arby's
Isreal Butterfly Garden
Fountain Grove
Plaza Motel
Prairie Creek


ZONING DISTRICTS
R1 Single Family Residential
R2 Traditional Residential
R3 Multi-Family Residential
MU Multi-Use
I1 Light Industrial
I2 Heavy Industrial
C1 Neighborhood Commercial
C2 General Commercial
C3 Central Business
Core Area
SITE
BRUNICARDI WAY
CONRAIL R.R.
STATE RT. 34
STATE ROUTE 2 & 34
CO. RD. D
CO. RD. 16
CO. RD. 17
CO. RD. 15-C
CEMETERY
W. FOUNTAIN GROVE DRIVE
E. FOUNTAIN GROVE DRIVE
EVANSHIRE ROAD
RUNKLE ROAD
PROGRESS DR.
INDUSTRIAL DR.
MULBERRY ST.
E. HIGH ST.
W. HIGH ST.
CONRAIL DR.
HORTON TRAIL
MAYBERRY DRIVE
DEERFIELD CIRCLE
DEERFIELD DRIVE
PROPERTY SETBACKS
ZONE | FRONT | SIDE | REAR
R1 | 30' | 10' | 25'
R2 | 25' | 8' | 20'
R3 | — | — | —
MU Adjacent to residential | 10' | 20' | 20'
MU Not adjacent to residential | 10' | 5' | 5'
I1 Adjacent to residential | 70' | 70' | 70'
I1 Not adjacent to residential | 70' | 25' | 25'
I2 Adjacent to residential | 50' | 100' | 100'
I2 Not adjacent to residential | 50' | 10' | 10'
C1 Adjacent to residential | 40' | 40' | 40'
C1 Not adjacent to residential | 40' | 15' | 15'
C2 Adjacent to residential | 40' | 40' | 40'
C2 Not adjacent to residential | 40' | 15' | 15'
C3 In Core Adjacent to residential | * | 15' | 15'
C3 In Core Not adjacent to residential | 10' | 0 | 0'
C3 Out of Core Adjacent to residential | 10' | 15' | 15'
C3 Out of Core Not adjacent to residential | 10' | 5' | 5'
1. In the event that a maintenance easement is required along a side lot line, then the minimum side yard requirement shall be increased to 15' for such yard.
2. Except that for lots abutting a state route the minimum front yard setback shall be 25'
3. When two adjacent buildings do not share a common wall, they shall maintain a minimum separation of 20'
4. Shall comply with section 1155.06(c)
N
SCALE N.T.S.
DATE 12/12/14
ZONING MAP
CITY OF BRYAN
ENGINEERING DEPT.
1399 E. HIGH ST.
BRYAN, OH 43506
419-633-6010
engineering@cityofbryan.com
www.cityofbryan.com

APPENDIX I

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

FOUST ENGINEERING, INC.

OVERVIEW OF SERVICES

Foust Engineering, Inc. provides professional engineering services related to the development, construction, and maintenance of residential, commercial, industrial, and institutional buildings. We provide services to property owners, developers, and a wide range of lending and financial institutions to help assure that projects progress as planned, and that unforeseen financial problems are minimized. Backed by over 30 years of personal experience in engineering and construction projects, David G. Foust, PE established Foust Engineering, Inc. in 1994 to provide realistic and understandable solutions for building development problems. John Ulicny joined Foust as a Project Manager in 1998. Foust Engineering, Inc. is authorized to provide professional engineering services in the State of Ohio.

Our personnel possess a wide range of training and educational experience in both environmental and construction disciplines. While most of our projects are custom-designed to meet the specific requirements of our clients, primary areas of engineering projects include the following:

- **PHASE I ENVIRONMENTAL SITE ASSESSMENTS**
  Projects ranging from new site development to property transfers can be enhanced and protected with Environmental Site Assessments. Complying with Practice E 1527 of the American Society of Testing Materials (ASTM) as well as the EPA's All Appropriate Inquiry (AAI) rule, Foust Engineering, Inc. evaluates multifamily, commercial, industrial, and institutional properties by:
  - Inspecting the property for signs of environmental conditions including underground storage tanks, chemical usage, and other relevant signs of environmental contamination
  - Researching and evaluating the history of sites and buildings to establish any past activity that may have had a detrimental affect to the environmental integrity of the site
  - Inspecting adjacent properties for any sign of activities that might affect the subject property
  - Reviewing State and Federal Environmental Databases for current or historic problems that might affect the subsurface or ground water conditions of a site

- **PHASE II ENVIRONMENTAL SITE ASSESSMENTS**
  With a staff trained to evaluate soil and ground water conditions on a property, Foust Engineering, Inc. conducts a wide range of soil boring activities and monitoring well installations to assure the environmental integrity of commercial and industrial properties.

- **ENVIRONMENTAL REMEDIATION**
  Foust Engineering, Inc. provides services ranging from removal of underground storage tanks to clean-up of chemically impacted soils. These services are essential in assuring that existing buildings and new developments provide no risk to occupants, and to protect the owners and lenders from liabilities and financial risk.

- **ENGINEERING INSPECTIONS**
  Building inspections performed by Foust Engineering, Inc. address the conditions of all aspects of commercial, industrial, and institutional buildings. These include assessments of building features including structure, exterior care and maintenance, interior conditions, and mechanical systems. Project reports are prepared to the specific requirements of HUD, Fannie Mae, insurance companies, or private individuals special needs. Inspections and reports are custom tailored to the client's requirements and can include critical repair lists and long term repair lists. Our inspections cover:
  - Apartments & other multifamily housing units
  - Office buildings
  - Retail facilities
  - Industrial factories and warehouses

- **CONSTRUCTION DRAW REVIEWS**
  With over 30 years experience in construction management for buildings ranging from hotels to power plants, we assist banks and financial institutions in reviewing the construction progress and assuring that construction draws conform to work actually completed.

- **ASBESTOS INSPECTIONS FOR RENOVATION & DEMOLITION**
  Buildings constructed before 1980 may contain building materials such as drywall, plaster, flooring, ceiling, and insulation materials that contain asbestos. Foust Engineering, Inc. is certified in the State of Ohio to inspect and sample suspect materials, as well as assist clients in preparing plans to manage these materials for major renovation and demolition projects.

- **NATIONAL REGISTER LISTINGS**
  Foust Engineering, Inc. has assisted a number of clients in researching building histories, and inspecting historic buildings to establish which stages of construction took place at what times over the life of a building. Our knowledge of historic building materials and construction practices has a value not only for identifying the historic components of the building, but is also important in assessing conditions of buildings which may require repair or alteration to maintain the structure.

- **HISTORIC TAX CREDIT PROJECTS**
  The adaptive renovation of historic buildings requires insight into both the historic aspects of a building and the practical reuse of buildings. We have assisted in evaluating the viability of taking buildings ranging from barns to ten story office buildings, and converting them to residential housing.

DAVID G. FOUST, P.E.

EDUCATION and CREDENTIALS

-Bachelor of Science in Aeronautical and Astronautical Engineering, Ohio State University, 1972
-Master in Business Administration (MBA), Ohio State University, 1974
-Registered Professional Engineer (PE), State of Ohio, 1983
-Registered Professional Engineer (PE), State of Arizona, 1996

PROFESSIONAL EXPERIENCE

Foust Engineering, Inc. (1993-Present): Mr. Foust founded the company in 1993. Since that time he has managed this firm that specializes in real estate related services including commercial and industrial building inspections, Property Condition Reports, Phase I and Phase II Environmental Site Assessments, and Construction Loan Draw Inspections for banks. Primary clients include banks, developers, real estate companies, and the U.S. Department of Housing and Urban Development (HUD).

Easton Environmental Engineering, Inc. (1990-1993): Mr. Foust was a founding partner and owner of this company. He organized the Phase I and Phase II Environmental Site Assessment programs and formats, and was responsible for 90% of the Environmental Site Assessments. Mr. Foust was also instrumental in a variety of soil and ground water environmental projects including tank removals, EPA site clean-up planning, and landfill closures.

Mariah Mechanical, Inc. (1985-1990): Mr. Foust worked as a Design-Build Engineer on commercial and Industrial mechanical projects. He also supervised the field installation of systems and coordinated construction activities with the other construction trades.

Julian Speer Mechanical Contracting (1978-1985): Mr. Foust served as President and General Manager of Air Filter Service, Inc., an environmental division of Julian Speer. During that time, Mr. Foust was a founding member of the National Air Filtration Association, and served on the ASHRAE National Standards Committee 52.1P for establishing environmental air filtration test procedures.

Trane Company (1974-1978): As a project engineer for this international mechanical equipment manufacturer, Mr. Foust worked in the Nuclear Projects Group, coordinating equipment design and construction projects for nuclear power plants.

CIVIC & PROFESSIONAL ACTIVITIES

-City of Worthington Municipal Planning Commission and/or Architectural Review Board since 1982, assisting with a wide range of historic and new commercial and institutional construction projects in the Worthington area.

-Elected member of Worthington City Council since 2007.

-Has taught mechanical design classes for the Builders Exchange of Central Ohio.

-Provided seminars for the Ohio Association of Realtors, and has been published in

"IN CONTRACT", a publication of The Columbus Board of Realtors.

-Member of the Columbus Commercial Industrial Investment Realtors Association.

JOHN M. ULICNY

EXPERIENCE AND QUALIFICATIONS

FOUST ENGINEERING, INC.

- Project manager for various projects including Phase I & II ESA's, remediation activities, UST closure assessments and corrective actions as well as asbestos surveys. Other types of projects include structural analysis, historic property investigations, and construction draw inspections.
- Prepare technical reports and conduct peer review of others' writing.
- Involved in day-to-day operations of company management including budgets, project analysis, marketing and development of client list.

EPSYS CORPORATION

- Managed all Phase I ESA's and asbestos surveys for the Columbus regional office.
- Collected all pertinent documentation, compiled information and prepared technical reports.
- Performed soil and/or ground water sampling for Phase II ESA's and UST projects.

ALLOWAY ENVIRONMENTAL TESTING LAB

- Involved in the scheduling and collection of water and/or soil samples in compliance with NPDES permit compliance or periodic monitoring.
- Utilized state-of-the-art sampling and measuring equipment.

MAHONING COUNTY (OHIO) HEALTH DEPARTMENT

- Assisted in the collection and processing of data regarding public and private water sources as well as septic system functionality in areas near public water supplies.

REPRESENTATIVE LIST OF PROJECT TYPES

- Heavily involved in well over 700 Phase I Environmental Site Assessments in accordance with ASTM Standard Practice E-1527 and/or clients' unique requirements.
- Completed many subsurface investigations as recommended during Phase I ESA's. Utilized various sampling equipment including hollow stem auger drill rigs and direct push hydraulic rigs.
- Developed Spill Prevention, Control and Countermeasure Plans for various facilities in Ohio.
- Provided support to a Certified Professional during the implementation of Ohio's Voluntary Action Program toward the assessment and clean-up of applicable "brownfield" sites.
- Conducted asbestos surveys for well over 300 facilities throughout Ohio, Pennsylvania and Michigan. Surveys varied in degree from visual inspection to limited sampling to demolition-caliber investigations. Facilities ranged from small, single-family homes to large commercial and industrial structures.
- Supervised the completion of remedial activities for several properties contaminated with various substances and compounds.
- Successfully completed numerous UST closure assessments, corrective actions and remediation projects as well as prepared reports in compliance with Ohio's Bureau of Underground Storage Tank Regulations.
- Performed soil and/or ground water sampling for various reasons including periodic monitoring in order to document efficiencies of selected remedial technologies.

EDUCATION

B.S., Environmental Sciences, Ohio Northern University, Ada, Ohio (1994)

PROFESSIONAL CERTIFICATIONS

Ohio-Certified Asbestos Hazard Evaluation Specialist & Management Planner (1995-Present)
Michigan-Certified Asbestos Inspector (1996-2004)

Appendix S -

Zoning Documentation

CITY OF BRYAN, OHIO

ENGINEERING DEPARTMENT

1399 East High Street
Post Office Box 190
43506
Phone 419-633-6010
Fax 419-633-6015

January 9th, 2025

Ms. Keegan A. Booth
Frontier Community Services
12125 Pleasant Valley Rd
Chillicothe, Ohio 45601

RE: Zoning Confirmation – Parcel #'s 063-200-35-042.000 and 063-200-35-043.000
Williams County Bryan, Oh

Ms. Booth,

Please accept this letter as the City of Bryan's confirmation that the property located at County Road "C" is zoned properly for Multifamily residential units. The zoning for Parcel No 063-200-35-042.000 and 063-200-35-043.000 is R3 Multifamily Residential. The proposed multifamily development as presented is a permitted use in the R3 district. If you require any additional information from my office, please let me know.

Sincerely,

Andrew Waterson
Zoning Administrator
City of Bryan, Ohio
419-633-6013

Appendix T -

Geotechnical Report

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

"This electronic communication and its contents may contain confidential information which is the exclusive property of Geotechnical Consultants, Inc. The recipient(s) assumes all liability arising from any alteration, misuse or unauthorized distribution. If you have received this information in error, please notify the sender immediately."

GEOTECHNICAL CONSULTANTS INC.

GCI PROJECT No. 25-G-30461

Subsurface Exploration and Geotechnical Engineering Report

Fountain Creek Senior Villas
West Fountain Grove Road
Bryan, Ohio

Prepared for:
Frontier Community Services

September 12, 2025

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

September 12, 2025

Keegan Booth email: kbooth@FrontierCommunity.com
Housing Development & Management Services Director
Frontier Community Services
12125 Pleasant Valley Road
Chillicothe, Ohio 45601

Reference: Subsurface Exploration and Geotechnical Engineering Report
Fountain Creek Senior Villas
West Fountain Grove Road – Bryan, Ohio
GCI Project No. 25-G-30461

As you requested, Geotechnical Consultants, Inc. (GCI) has performed a subsurface exploration and prepared this geotechnical engineering report for the above referenced project. In summary, our borings encountered a surface cover of topsoil, overlying natural lean clay soils (including glacial till). Groundwater seepage was encountered during drilling in two (2) borings at a depth of 9 feet below existing grade. Bedrock was not encountered within our borings maximum drilled depth (15 feet).

Based on the subsurface conditions encountered in our borings, it is GCI's opinion that the site geotechnical conditions are generally suitable for the proposed development using conventional shallow foundations, continuous wall foundations, concrete slab-on-grade construction, and flexible pavements. Geotechnical considerations for site development include; proper site stripping, subgrade preparation, and structural fill placement and compaction (as needed) as they relate to foundation, slab, and pavement support. The attached report provides more detailed recommendations for foundations, slabs, pavements and site preparation work.

After you have reviewed the report, feel free to contact us with any questions you may have. We appreciate the opportunity to provide our services for this project and hope to continue providing our services through construction.

Respectfully submitted,
Geotechnical Consultants, Inc.

Isaac Koroma
Staff Engineer

Ryan D. Folsom, P.E.
In-House Reviewer

Distribution: Keegan Booth @ Frontier Community Services – pdf via email

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SITE LOCATION AND PROJECT DESCRIPTION 2

SUBSURFACE CONDITIONS 3

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GEOTECHNICAL EVALUATION
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SEISMIC FACTOR
EXCAVATIONS
GROUNDWATER
RETENTION BASIN/POND
PAVEMENTS
SITE PREPARATION AND EARTHWORK

CONSTRUCTION MATERIALS ENGINEERING AND TESTING 13

FINAL 14

APPENDIX FOLLOWING PAGE NUMBER 15

General Notes for Soil Sampling and Classifications
Site Location Map and Boring Location Plan
Summary of Encountered Subsurface Conditions
Test Boring Logs (B-1 to B-11)

INTRODUCTION

As requested by Keegan Booth, and authorized by Gregory J. Arcaro, both representing Frontier Community Services, Geotechnical Consultants, Inc. (GCI) has performed a subsurface exploration and prepared this geotechnical report for the proposed Fountain Creek Senior Villas project in Bryan, Ohio. Prior to drilling, the client provided GCI with a preliminary site plan (prepared by McCarty Associates, LLC), displaying nine (9) multi-family residential structures, a community building, retention ponds, landscaping, and paved parking and drive areas.

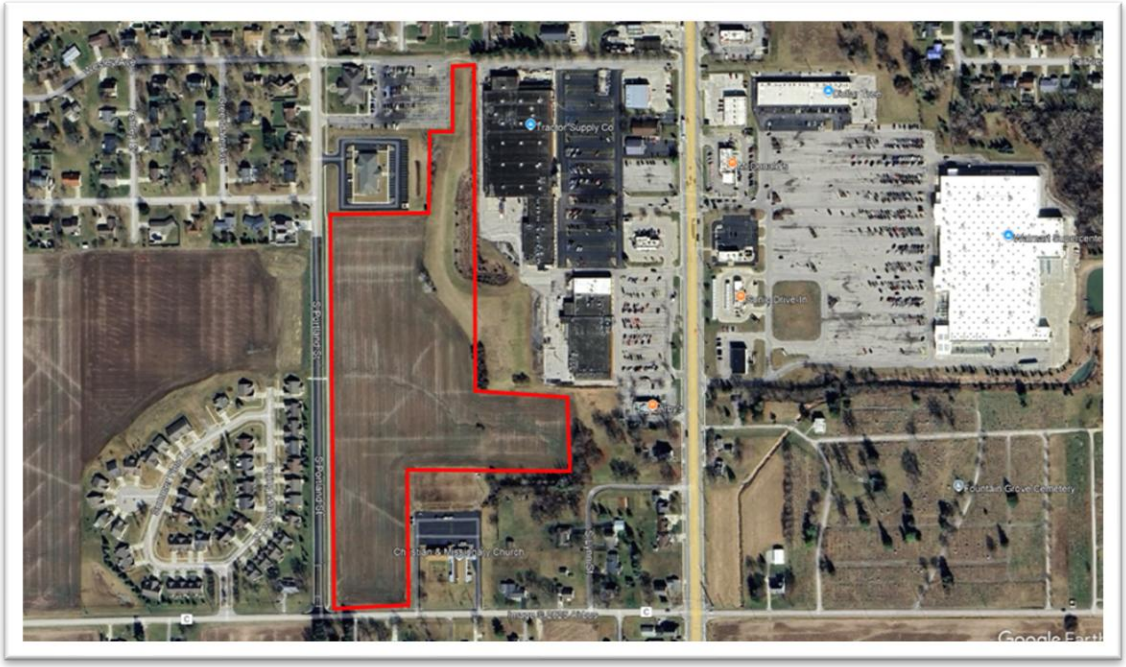
Our subsurface study consisted of eleven (11) standard penetration test borings drilled across the project site. GCI located the borings in the field using the provided site plan, GIS coordinates, and handheld GPS equipment; locations shown on our boring plan should be considered approximate. GCI did not determine ground surface elevations at the boring locations within our scope of services. A boring location plan and test boring logs are attached in the appendix.

The intent of this study was to evaluate subsurface conditions and offer geotechnical recommendations relative to site preparation, earthwork, foundations, pavements, and slabs for the proposed development. We issue this report prior to the receipt of final site layout and grading plans. GCI should review these plans when available, and provide additional recommendations, and borings if necessary.

GCI has prepared this study for the exclusive use of Frontier Community Services, and their consultants for specific application to the above referenced project in Bryan, Ohio in accordance with generally accepted soil and foundation engineering practices. We make no warranty, expressed or implied.

SITE LOCATION AND PROJECT DESCRIPTION

The property consists of two parcels, totaling 19.34+/- acres (Parcel No; 06320035042, and 06320035043), located northeast of the intersection of Williams County Road C, and S. Portland Street, in Bryan, Ohio. The project site is an undeveloped open farm field and grass areas. Residential and commercial development surround the project site. We include a General Site Location Map in the Appendix. The aerial photo shown below, obtained from Google Earth, shows conditions similar to those encountered during our drilling operations.



Site Aerial Photo; Property Outlined in Red (Google Earth; Image dated 2/22/2024)

Based on the proposed site plan and information provided to GCI, the project will consist of constructing a senior living development; which will include nine (9) one-story, slab-on-grade residential structures, a community building, and paved parking and drive areas. Other development includes retention ponds, and installation of new utilities. A grading plan was not available at the time this report was developed. Based on the existing site

topography, we estimate minor cuts and fills (less than 5 feet) will be required to create a level building pads, and pavement areas for proper drainage.

SUBSURFACE CONDITIONS

GCI mobilized a truck-mounted, rotary drill rig (with automatic sampling hammer) to the site on September 4, 2025 and drilled eleven (11) standard penetration test borings (B-1 to B-11) across the project site at client approved locations. The borings were extended to a depth of 15 feet below existing grade.

We have attached boring logs, a boring location plan, and a summary table of encountered subsurface conditions in the appendix. We also summarize the subsurface findings below. Refer to the individual boring logs for more detailed subsurface information at specific boring locations.

Surface Cover

The borings encountered a topsoil surface cover extending to depths of about 4 to 5 inches below existing grade. We anticipate topsoil could be thicker in low-lying areas across the project site.

Natural Soils

Below the topsoil cover, the borings encountered moderate to high plasticity, stained to brown mottled gray lean to fat clay with sand (classified as CL/CH under the ASTM/Unified Soil Classification System) that extended to depths ranging from about 3 to 4 feet below existing grade. The upper portion of these soils were often stained, which is typically associated with water filtering down through the overlying topsoil and from farm

tilling operations. Standard penetration testing N-values indicated the lean to fat clay soil was generally medium stiff to stiff in cohesive consistency.

Below the upper lean clay layer, the borings encountered glacial till, visually classified as moderate plasticity, brown mottled gray to brown lean clay with sand (CL). The brown till graded to gray sandy lean clay (CL) at depths of 8 to 9 feet below existing grade. The brown and gray till contains more fine and coarse sand and gravel when compared to the upper brown lean to fat clay soil. The glacial till also commonly contained thin layers of silty sand (SM), silty clay (CL-ML), and rock fragments. Standard penetration N-values indicated the brown and gray till soils were generally medium stiff to hard in cohesive consistency. The borings (except boring B-7) were terminated within the gray glacial till at a depth of 15 feet below existing grade.

In addition to the thin layers of silty sand (SM), and silty clay (CL-ML), boring B-7 encountered a thicker layer of gray silty clay at a depth of 13 feet below existing grade. Standard penetration N-values indicated the gray silty clay (CL-ML) soil was hard in cohesive consistency. Boring B-7 was terminated within the silty clay soil at a depth of 15 feet below existing grade.

Bedrock

Bedrock was not encountered within the maximum drill depths of our borings (15 feet).

Groundwater and Soil Moisture Conditions

Groundwater seepage was encountered during drilling in two borings (B-8, and B-9) at a depth of 9 feet below existing grade. Upon completion of the drilling process, the water level was measured at depths of 13 and 15 feet below existing grade. The remaining

nine borings were dry during, and upon completion, of the drilling process. Moisture conditions within the samples obtained during the drilling process were generally noted as moist to very moist. Note that groundwater levels and soil moisture conditions can vary with changes in season and in response to precipitation events, seasonal climate changes, and other factors that may differ from the time of our measurements.

NOTE: At the time of our subsurface exploration, northeast and central Ohio were experiencing low rain fall. The moisture conditions noted in our boring logs and described above are drier than typically observed in late summer. Depending on when construction occurs, the project team should anticipate wetter soil conditions during construction. Additionally, there are ramifications associated with moisture conditions in the relatively high plasticity upper level soils which could have impacts on site preparation and slab support. We discuss these later in the report.

ANALYSES AND CONCLUSIONS

GEOTECHNICAL EVALUATION

It is GCI's opinion that, provided the site is prepared in accordance with the recommendations of this report, the site geotechnical conditions will be suitable for the proposed structures using conventional shallow foundations, slab-on-grade construction, and flexible or rigid pavements. The primary geotechnical considerations for the project relate to the impact that the subsurface soils will have on earthwork for site preparation, excavations, and foundations. A specific consideration for this site is dealing with the high plasticity soils, which constitute portions of the upper clay mantle. This and other geotechnical considerations for the project are discussed in the following paragraphs.

Site Stripping

The borings encountered a topsoil surface cover extending to depths of about 4 to 5 inches below existing grade. Surface vegetation, topsoil, roots mat and stumps from removed trees, and other organic materials (including the upper natural soils with high root fiber content) are not suitable for foundations, slab, and pavement support and should be completely removed to expose stable natural soils prior to placing new fill, underslab aggregate, or pavement base aggregate. Stripping should extend to a minimum of 5 feet laterally beyond the proposed buildings and pavement areas. Topsoil and organic matter can be stockpiled for reuse in landscaping mounds, redistributed in proposed green space areas, or disposed at an off-site location. *Note that stained soils can stay in place, provided they are stable and not excessively organic; this would need to be determined at time of construction.*

Subgrade Stabilization

Once the site has been properly stripped, the exposed subgrades will consist of lean to fat clay with some stained areas. As noted above, the stained soil can remain in place provided the soil is firm and stable under a proof-roll. The exposed natural subgrades should be thoroughly proof-rolled using a fully-loaded, tandem-axle dump truck (or equivalent) to delineate unstable conditions prior to placement of structural fill, including pavement and building slab aggregate base placement. Soft and unstable areas encountered during proof-rolling should be stabilized, or removed and replaced with structural fill.

Subgrades showing rutting and minor flexing during the proof-roll are anticipated to be stabilized by disking, aerating/drying, and re-compaction during traditionally drier times of the year. During wet seasons, partial undercutting and replacing of wet soils with

structural fill, drying with soil additives such as lime, or use of geosynthetics may be needed to create a stable subgrade before placing controlled fills.

Portions of the upper level soils could be very moist at the time of construction. The ramification is that these soils may exhibit excessive flexing and pumping during a proof-roll, particularly during wetter seasons of the year, and could require deeper undercuts and possible chemical stabilizations to obtain stable subgrades. The use of soil additives, such as lime and flyash, or installation of geosynthetics, should be reviewed by GCI prior to use in the field. Fewer problems with soft subgrades are expected if work is performed during traditionally drier times of the year (i.e., late spring, summer, and early fall). Traditionally wetter seasons (i.e., late fall, winter, and early spring) will contribute to more problems associated with soft, very moist subgrades. **We recommend carrying a contingency for stabilizing or undercutting and replacing the very moist soils where present.**

Structural Fill Placement and Compaction

Structural fill can be placed to design grade once the subgrades are brought to firm and stable conditions. Non-organic site soils can be used as structural fill provided proper moisture control is maintained. Fill should be placed in maximum 8-inch thick loose lifts and compacted to at least 98% of the maximum Standard Proctor optimum dry density. Moisture should be controlled within 3% of the optimum Standard Proctor moisture. Lift thickness should be reduced to 4 to 6 inches in confined areas where hand operated compaction equipment is used. The clay-based site soils will compact best using sheepsfoot compactors, while granular soils will compact best with a vibratory smooth drum roller. Compaction will be difficult to obtain if soft/unstable subgrades are not properly remediated before starting to place fill, or if the proposed fill materials contain

excess moisture. Off-site materials should be reviewed by GCI prior to placement as structural fill.

High Plasticity Soils

As suggested by our visual classifications and experience in the site vicinity, the upper level clay mantle includes moderate plasticity lean clay and moderate/high plasticity fat clay. As a result of mass grading activities, high plasticity soils (CH) may form the final subgrade on portions of the site. High plasticity soils have a potential to swell and to experience accompanying loss of strength if they become dry and are then subjected to excess moisture. Additionally, high plasticity soils are more sensitive to disturbance (below construction equipment) when they are allowed to become wet. Ways to mitigate swell potential for these soils include:

1. Placing higher plasticity soils at moisture contents at or 3% above Standard Proctor optimum moisture content. Moisture treating “dry” subgrades prior to placement of slab/pavement base course gravel.

2. Lime/cement stabilizing the high plasticity soils ±5% to 6% by weight. Alternatively, modifying the soils at a lower percentage may alter the plasticity enough to reduce shrink/swell, but this would require lab testing with the supplier.

3. Replacing high plasticity soil at subgrade with at least 18 inches of lower plasticity soils (such as the brown glacial till that underlies the clay mantle) at depths of about 5 feet below current grades.

Options 2 and 3 provide a more favorable means of swell mitigation when compared with option 1.

FOUNDATIONS

Provided the site is properly prepared as stated above, it is GCI’s opinion that the proposed structures can be constructed using conventional shallow spread footings and continuous wall foundations. All footings should bear on firm and stable natural soils, or

on new controlled fill placed directly over stable natural soils. Footings bearing on acceptable soils can be designed using a maximum allowable bearing capacity of 3,000 pounds per square foot (psf).

GCI recommends minimum sizes of 16 inches wide for wall footings and 30 inches square for column pads to prevent a “punch” effect. All exterior foundations should extend to local frost bearing depth (36 inches) or to stable bearing (as stated above), whichever is deeper. Interior footings in heated areas may be placed as shallow as feasible as long as they are bearing on acceptable soils. We also recommend completing the structural fill placement for the building pad prior to excavating for and constructing building foundations.

Typical to local practice, if soft, unstable, or unsuitable soils are encountered at footing subgrade, undercut to stable soils. Undercut areas can be backfilled to footing subgrade using a controlled density fill (CDF), such as lean concrete or K-krete®, to allow footing construction at design grade. Alternatively, the foundations can be constructed on firm, stable site soils at the bottom of the undercut. *Soft, unstable bearing soils should be reviewed by the soils engineer or representative prior to undercuts.*

FLOOR SLABS

Once the building pads has been properly prepared, conventional concrete slabs-on-grade are feasible for the proposed structures. Subgrades should be thoroughly proof-rolled and any soft, yielding areas should be brought to a stable condition prior to slab construction or placement of aggregate base. GCI recommends placing a minimum of 4 inches of granular fill (such as ODOT Item 304 or #57 limestone) under the lightly-loaded floor slabs to serve as a capillary cut-off and to provide a uniform, firm subbase. The granular thickness

should be increased to a minimum of 6 inches for heavily loaded slabs, and should be increased to 8 inches for below grade slabs. We recommend placing a vapor retarder directly below the slab in areas where moisture could cause problems with floor finishes or where slabs extend below grade.

SEISMIC FACTOR

Our borings encountered medium stiff to hard cohesive soils. Based on the boring findings and in accordance with the Ohio Building Code, we estimate the site has a Site Class D – "stiff soil" profile.

EXCAVATIONS

The natural site soils can be excavated with conventional track hoe equipment. We did not encounter bedrock within the maximum 15-foot depth of our borings, and as such, we do not anticipate bedrock will impact the project. Excavations that encounter granular soils will tend to slough and will require laybacks or trench wall support. This will be exacerbated where water seepage is encountered. **All site excavations should comply with current OSHA regulations.**

GROUNDWATER

Groundwater seepage was encountered during drilling in borings B-8, and B-9 at a depth of 9 feet below existing grade. Upon completion of drilling, seepage was measured at depths 13 and 15 feet below existing grade. Based on our borings, we do not anticipate water will be a significant issue during construction of shallow foundations and shallow utilities. *GCI notes that groundwater seepage levels and soil moisture conditions can vary with changes in season and in response to precipitations events, and seasonal climate changes.*

If water is encountered in site excavations, the excavations should be dewatered to allow footing construction and utility trench backfilling in “dry” conditions. We expect groundwater seepage flows in shallow excavations can be handled with portable sump pumps and working mats of crushed stone, as needed. Contact GCI for additional recommendations if excessive groundwater conditions are encountered.

RETENTION BASIN/POND

Borings B-1 and B-8 were drilled within the areas of the proposed basins and encountered natural lean clay overlying glacial till soils. Groundwater water seepage was encountered during drilling in boring B-8 at a depth of 8 feet below existing grade.

The natural lean clay site soils are suitable to use as a liner to retain water for a “wet” basin/pond. If sand and gravel layers are encountered within the sidewalls or the bottom of the excavation, undercut materials in the sidewalls or bottom of the excavation, and cover with a minimum of 18 inches of compacted, clay-based fill soil. Fill should be properly placed and compacted to a minimum of 98% Standard Proctor dry density, as described in the Site Preparation and Earthwork section of this report. The excavations may require dewatering to control seepage and properly place the liner material. Dewatering should be maintained until placement of the liner is completed and the pond is filled.

PAVEMENTS

Provided the site is properly prepared in accordance with the recommendations of this report, it is GCI’s opinion that conventional aggregate base and flexible asphalt wearing course pavements can be used. Pavement areas should be thoroughly proof-rolled and stabilized as necessary prior to placement of base aggregate. We provide recommendations for minimum pavement sections, but a specific pavement design is

beyond the scope of work of this report; GCI can provide one if requested. A site-specific pavement design would require additional laboratory testing and pavement use criteria.

Properly prepared, we feel that the site soils would have a CBR value of at least 3 (no actual testing has been performed for this subsurface exploration; this is based on our observation of the on-site soils and experience with similar project sites). We assume that traffic will consist of automobiles with occasional trucks and buses. Based on our experience with similar projects and soils, and assuming properly prepared, compacted and stabilized subgrades, we recommend a minimum light-duty asphalt pavement section consisting of 3 inches of asphalt over 8 inches of aggregate base (ODOT Item 304). For heavy-duty traffic areas, we recommend a pavement section consisting of a minimum of 4 inches of asphalt over 10 inches of aggregate base (ODOT Item 304). We also recommend a minimum of 8 inches of air-entrained, Portland cement concrete for dumpster pad and approach areas.

Installing a medium-duty geogrid below the base aggregate course in areas subjected to stopping and turning traffic or concentrated traffic flow, such as the main entrance/exit drives, will increase the structural number of the pavement section and improve the pavement performance.

Providing adequate subbase drainage is important to future pavement performance. Finger drains connecting to weep-holes in inlets, proper grading of pavement subgrades and surfaces to shed run-off, and underdrains in pavement swales and in areas where there are changes in pavement systems are suggested subbase drainage methods and should be designed by the site civil engineer.

SITE PREPARATION AND EARTHWORK

As a general approach to the site preparation, we recommend the following:

1. Strip vegetation, topsoil, root mat, and any other unsuitable materials below the proposed building footprints and pavements areas, plus a minimum of 5 feet laterally beyond. Topsoil can be stockpiled for later distribution in site landscaping mounds, green space areas, or used to fill borrow pits.

2. Thoroughly and carefully proof-roll the exposed soil subgrades using a fully-loaded, tandem-axle dump truck (or equivalent) to identify potential soft, yielding subgrade areas. Soft/unstable areas identified during the proof-roll should be undercut to stable subgrade conditions, or otherwise stabilized, prior to placing controlled fill, placing underslab aggregate, or placing pavement base materials.

3. With stable subgrades, place structural fill to design grade, as required within the proposed building and pavement areas, as required. Non-organic natural site soils are suitable for reuse in controlled fills. **Off-site borrow material should be reviewed by our office prior to use.**

   Place controlled fills in maximum 8-inch loose lifts and compact each lift to 98% of the optimum Standard Proctor dry density (ASTM D-698). The moisture in the site soils should be controlled to within ±3% of the optimum Standard Proctor moisture content. The clay-based site soils will compact best with “sheepsfoot” type equipment. Granular soils will compact best with a smooth drum vibratory roller.

4. Excavate for foundations after the building pads are filled to grade. Undercut footings to firm and stable non-organic natural soils. Refer to the Geotechnical Evaluation and Foundations sections of this report for specific earthwork and foundation design parameters.

5. The building pad and pavement areas should be steel-wheel rolled to a smooth surface prior to placement of base aggregate. Subgrade preparation during wet seasons may require the use of engineering fabric or geogrid.

6. We recommend that GCI be retained to observe proof-rolling operations, cut and fill operations, and footing excavations/construction.

7. If work is performed during the winter (e.g., when freezing temperatures occur), special protective measures will be required during fill placement and footing construction procedures. Contact GCI for additional cold weather recommendations, as needed.

CONSTRUCTION MATERIALS ENGINEERING AND TESTING

GCI provides construction materials engineering and testing services. For project continuity throughout construction, we recommend that GCI be retained to observe, test, and document:

- earthwork procedures (stripping, fill placement, compaction, utility trench backfill, etc.),
- foundation and slab preparation (proof-rolling, excavations, undercuts, etc.),
- concrete placement and compressive strength testing (footings, slabs, etc.),
- structural steel (welds, bolts, etc.), and
- masonry wall construction observation and grout testing.

The purpose of this work is to assess that the intent of our recommendations is being followed and to make timely changes to our recommendations (as needed) in the event site conditions vary from those encountered in our borings. Please contact our field department to initiate these services.

FINAL

We recommend that GCI review final site layout and grading plans. Recommendations contained in this report may be changed based on review of final site plans. If any changes in the nature, design or locations of the construction are planned, conclusions and recommendations should not be considered valid unless verified in writing by GCI.

The recommendations contained in this report are the opinion of GCI based on the subsurface conditions found in the borings and available development information. It should be noted that the nature and extent of variations between borings might not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report. This report has been prepared for design purposes only and should not be considered sufficient to prepare an accurate bid document.

If you have any questions or need for any additional information, please contact our office. It has been a pleasure to be of service to you on this project, and we hope to continue our services through construction.

GEOTECHNICAL CONSULTANTS INC.

APPENDIX — Fountain Creek Senior Villas

General Notes for Soil Sampling and Classifications
Site Location Map and Boring Location Plan
Summary of Encountered Subsurface Conditions
Test Boring Logs (B-1 to B-11)

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GENERAL NOTES FOR SOIL SAMPLING AND CLASSIFICATIONS

BORINGS, SAMPLING AND GROUNDWATER OBSERVATIONS:

Drilling and sampling were conducted in accordance with procedures generally recognized and accepted as standard methods of exploration of subsurface conditions. The borings were drilled using a truck-mounted drill rig using auger boring methods with standard penetration testing performed in each boring at intervals ranging from 1.5 to 5.0 feet. The stratification lines on the logs represent the approximate boundary between soil types at that specific location and the transition may be gradual.

Water levels were measured at drill locations under conditions stated on the logs. This data has been reviewed and interpretations made in the text of the report. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time the measurements were made.

The Standard Penetration Test (ASTM-D-1586) is performed by driving a 2.0 inch O.D. split barrel sampler a distance of 18 inches utilizing a 140 pound hammer free falling 30 inches. The number of blows required to drive the sampler each 6 inches of penetration are recorded. The summation of the blows required to drive the sampler for the final 12 inches of penetration is termed the Standard Penetration Resistance (N). Soil density/consistency in terms of the N-value is as follows:

COHESIONLESS DENSITY		COHESIVE CONSISTENCY	
0-10	Loose	0-4	Soft
10-30	Medium Dense	4-8	Medium Stiff
30-50	Dense	8-15	Stiff
50 +	Very Dense	15-30	Very Stiff
		30 +	Hard

SOIL MOISTURE TERMS

Soil Samples obtained during the drilling process are visually characterized for moisture content as follows:

MOISTURE CONTENT	DESCRIPTION
Damp	Soil moisture is much drier than the Atterberg plastic limit (where soils are cohesive) and generally more than 3% below Standard Proctor “optimum” moisture conditions. Soils of this moisture generally require added moisture to achieve proper compaction.
Moist	Soil moisture is near the Atterberg plastic limit (cohesive soils) and generally within ±3% of the Standard Proctor “optimum” moisture content. Little to no moisture conditioning is anticipated to be required to achieve proper compaction and stable subgrades.
Very Moist	Soil moisture conditions are above the Atterberg plastic limit (cohesive soils) and generally greater than 3% above Standard Proctor “optimum” moisture conditions. Drying of the soils to near “optimum” conditions is anticipated to achieve proper compaction and stable subgrades.
Wet	Soils are saturated. Significant drying of soils is anticipated to achieve proper compaction and stable subgrades.

SOIL CLASSIFICATION PROCEDURE:

Soil samples obtained during the drilling process are preserved in plastic bags and visually classified in the laboratory. Select soil samples may be subjected to laboratory testing to determine natural moisture content, gradation, Atterberg limits and unit weight. Soil classifications on logs may be adjusted based on results of laboratory testing.

Soils are classified in accordance with the ASTM version of the Unified Soil Classification System. ASTM D-2487 “Classification of Soils for Engineering Purposes (Unified Soil Classification System) describes a system for classifying soils based on laboratory testing. ASTM D-2488 “Description and Identification of Soil (Visual-Manual Procedure) describes a system for classifying soils based on visual examination and manual tests.

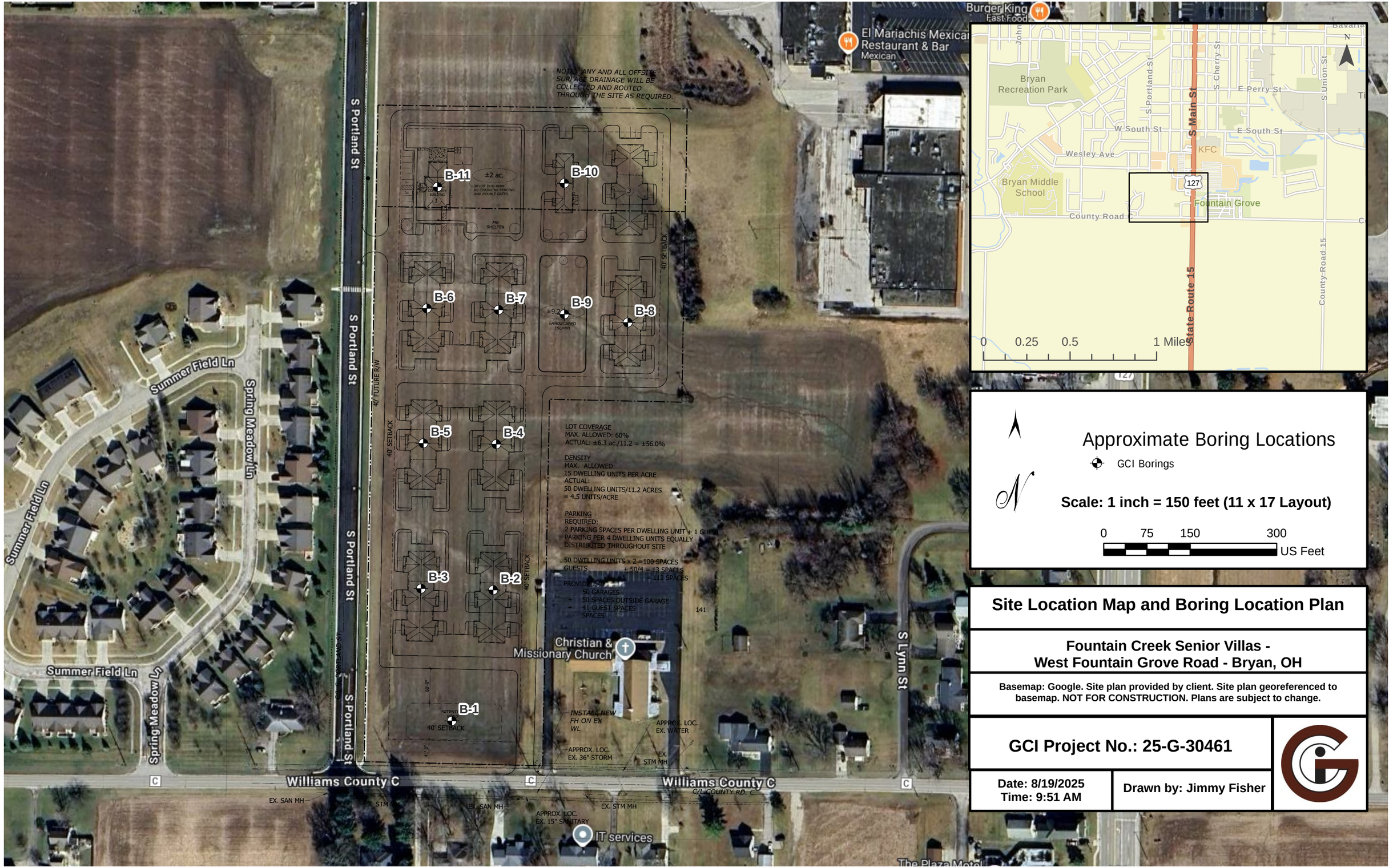
Soil classifications are based on the following tables (see reverse side):

GENERAL NOTES FOR SOIL SAMPLING AND CLASSIFICATIONS

PARTICLE SIZE DEFINITION		
Boulders:		>12"
Cobbles:		3" to 12"
Gravel:	Coarse:	3/4" to 3"
	Fine:	No. 4 (3/16") to 3/4"
Sand:	Coarse	No. 10 (2.0mm) to No. 4 (4.75mm)
	Medium	No. 40 (0.425mm) to No. 10 (2.0mm)
	Fine	No. 200 (0.074mm) to No. 40 (0.425mm)
Silt & Clay		<0.074mm; classification based on overall plasticity; in general clay particles <0.005mm.

CONSTITUENT MODIFIERS	
Trace	Less than 5%
Few	5-10%
Little	15-25%
Some	30-45%
Mostly	50-100%

ASTM/UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART		
COARSE-GRAINED SOILS (more than 50% of materials is larger than No. 200 sieve size)		
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	*Clean Gravel (less than 5% fines)*	
	GW	Well-graded gravel, gravel-sand mixtures, little or no fines
	GP	Poorly-graded gravels, gravel sand mixtures, little or no fines
	Gravels with fines (more than 12% fines)	
	GM	Silty gravels, gravel-sand-silt mixtures
	GC	Clayey gravels, gravel-sand-clay mixtures
SANDS More than 50% of coarse fraction smaller than No. 4 sieve size	*Clean Sands (Less than 5% fines)*	
	SW	Well-graded sands, gravelly sands, little or no fines
	SP	Poorly-graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	
	SM	Silty sands, sand-silt mixtures
	SC	Clayey sands, sand-clay mixtures
Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent ……GW, GP, SW, SP Greater than 12 percent ……GM, GC, SM, SC 5 to 12 percent ……Borderline cases requiring dual symbols: SP-SM, GP-GM, etc.		
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size)		
SILTS AND CLAYS Liquid Limit less than 50%	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
	CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
	CL-ML	Inorganic silty clay of slight plasticity, P.I. between 4 and 7
	OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid Limit 50% or greater	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
	CH	Inorganic clays of high plasticity, fat clays
	OH	Organic clays or medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils



Site Location Map and Boring Location Plan

Fountain Creek Senior Villas -
West Fountain Grove Road - Bryan, OH

Basemap: Google. Site plan provided by client. Site plan georeferenced to basemap. NOT FOR CONSTRUCTION. Plans are subject to change.

GCI Project No.: 25-G-30461

Date: 8/19/2025
Time: 9:51 AM

Drawn by: Jimmy Fisher

Summary of Encountered Subsurface Conditions

Fountain Creek Senior Villas
West Fountain Grove Road - Bryan, Ohio
GCI Job Number: 25-G-30461

Borehole	Surface Layer	Topsoil Thickness (ft.)	Groundwater: Level Encountered (ft)	Groundwater: Level at Completion (ft)	Depth to Top of Lean Clay (ft)	Depth to Top of Brown Till (ft)	Depth to Top of Gray Till (ft)	Depth to Top of Silty Clay (ft)	Bottom of Boring Depth (ft)
			Depth	Depth					
B- 1	Topsoil	0.4	--	--	0.4	4.0	8.0	--	15.0
B- 2	Topsoil	0.4	--	--	0.4	3.0	8.0	--	15.0
B- 3	Topsoil	0.4	--	--	0.4	3.0	8.0	--	15.0
B- 4	Topsoil	0.4	--	--	0.4	3.0	8.5	--	15.0
B- 5	Topsoil	0.3	--	--	0.3	3.0	9.0	--	15.0
B- 6	Topsoil	0.3	--	--	0.3	3.0	9.0	--	15.0
B- 7	Topsoil	0.3	--	--	0.3	4.0	9.0	13.0	15.0
B- 8	Topsoil	0.3	9	15	0.3	3.0	9.0	--	15.0
B- 9	Topsoil	0.4	9	13	0.4	3.0	8.5	--	15.0
B-10	Topsoil	0.4	--	--	0.4	3.0	9.0	--	15.0
B-11	Topsoil	0.4	--	--	0.4	3.5	8.5	--	15.0

Average Topsoil Depth at boring locations: 0.4 feet

TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 1**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.5+	0.0-1.5	SS	4	5	3	Moist	0.4	5" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	3.5	2.0-3.5	SS	4	3	4	Moist to Very Moist		
								4.0	
	3.0	4.0-5.5	SS	3	3	4	Moist		Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little to some fine to coarse sand, few gravel
5									
								8.0	
									Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel; contains layers of silty sand (SM)
	4.5+	8.5-10.0	SS	5	6	8	Moist		
10									
	4.5+	13.5-15.0	SS	8	10	12	Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 2**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	3.0	0.0-1.5	SS	2	2	3	Moist	0.4	5" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	3.5	2.0-3.5	SS	3	4	3	Moist to Very Moist	3.0	
									Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
	4.5+	4.0-5.5	SS	3	4	4	Moist		
5									
								8.0	
									Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel
	4.5+	8.5-10.0	SS	5	9	7	Moist		
10									
	4.5+	13.5-15.0	SS	6	9	15	Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 3**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	3.5	0.0-1.5	SS	3	4	4	Moist	0.4	5" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	3.5	2.0-3.5	SS	3	3	3	Moist		
								3.0	
									Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
	4.0	4.0-5.5	SS	4	2	3	Moist to Very Moist		
5									
								8.0	
									Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel
	4.5+	8.5-10.0	SS	5	7	7	Moist to Very Moist		
10									
	4.5+	13.5-15.0	SS	6	10	14	Moist to Very Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 4**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.5+	0.0-1.5	SS	4	3	4	Moist	0.4	5" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	4.5+	2.0-3.5	SS	5	4	4	Moist		
								3.0	
									Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
	4.5+	4.0-5.5	SS	6	8	9	Moist		
5									
								8.5	
	4.0	8.5-10.0	SS	5	5	8	Very Moist		Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel
10									
	4.5+	13.5-15.0	SS	5	9	11	Moist to Very Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 5**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.0	0.0-1.5	SS	4	4	3	Moist	0.3	4" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	4.5+	2.0-3.5	SS	4	5	5	Moist		
								3.0	
									Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
	4.5+	4.0-5.5	SS	6	6	8	Moist		
5									
	4.5+	8.5-10.0	SS	5	5	6	Moist to Very Moist	9.0	
									Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel
10									
	4.5+	13.5-15.0	SS	6	7	9	Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 6**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.5+	0.0-1.5	SS	3	3	4	Moist	0.3	4" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	4.5+	2.0-3.5	SS	4	3	4	Moist		
								3.0	
									Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
	4.5+	4.0-5.5	SS	5	5	6	Moist		
5									
	4.5+	8.5-10.0	SS	6	8	14	Moist	9.0	
									Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel
10									
	4.5+	13.5-15.0	SS	8	16	20	Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 7**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.5+	0.0-1.5	SS	3	4	2	Moist	0.3	4" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	4.5+	2.0-3.5	SS	2	3	3	Moist		
								4.0	
	4.0	4.0-5.5	SS	3	1	3	Moist		Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
5									
	4.5+	8.5-10.0	SS	5	9	14	Moist	9.0	
									Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel; contains layers of silty clay (CL-ML)
10									
								13.0	
	4.5+	13.5-15.0	SS	22	13	18	Moist		Gray Silty Clay with Sand (CL-ML) - low to moderate plasticity, little sand
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 8**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

15.0 FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.0	0.0-1.5	SS	3	2	3	Moist	0.3	4" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	4.5+	2.0-3.5	SS	3	4	5	Moist		
								3.0	
									Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
	4.0	4.0-5.5	SS	5	2	2	Moist		
5									
	4.5+	8.5-10.0	SS	7	5	9	Very Moist	9.0	**Water Seepage at 9'**
									Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel
10									
	4.5+	13.5-15.0	SS	8	8	12	Moist to Very Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B- 9**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

13.0 FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.5+	0.0-1.5	SS	2	3	3	Moist	0.4	5" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	4.5+	2.0-3.5	SS	3	3	4	Moist		
								3.0	
									Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
	4.5+	4.0-5.5	SS	4	4	5	Moist		
5									
								8.5	
	3.5	8.5-10.0	SS	5	5	5	Very Moist		Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel; contains layers of silty sand (SM) **Water Seepage at 9'**
10									
	4.5+	13.5-15.0	SS	5	9	12	Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B-10**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.5+	0.0-1.5	SS	4	4	3	Moist	0.4	5" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	4.5+	2.0-3.5	SS	5	5	5	Moist		
								3.0	
									Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
	4.5+	4.0-5.5	SS	5	7	8	Moist		
5									
	4.5+	8.5-10.0	SS	10	13	12	Moist	9.0	
									Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel
10									
	4.5+	13.5-15.0	SS	9	11	15	Moist		
								15.0	BOTTOM OF BORING: 15'

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TEST BORING LOG

PROJECT NAME **Fountain Creek Senior Villas - West Fountain Grove Road - Bryan, Ohio** BORING NO. **B-11**

PROJ. SURF. ELEV.

CLIENT **Frontier Community Services** NO. **25-G-30461** DATE DRILLED **9/4/2025**

GROUND WATER OBSERVATION

None FEET BELOW SURFACE AT COMPLETION

_____ FEET BELOW SURFACE AT 24 HOURS

_____ FEET BELOW SURFACE AT _____ HOURS

Proportions Used

Trace	Less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

140 lb Wt. x 30" fall on 2" O.D. Sampler

Cohesionless Density

0 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

Cohesive Consistency

0 - 4	Soft
4 - 8	Medium Stiff
8 - 15	Stiff
15 - 30	Very Stiff
30 +	Hard

LOCATION OF BORING **See Boring Location Plan**

DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To 0-6	6-12	12-18	Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
	4.5+	0.0-1.5	SS	3	4	4	Moist	0.4	5" Topsoil
									Stained to Brown Mottled Gray Lean to Fat Clay (CL/CH) - moderate to high plasticity, few sand
	4.5+	2.0-3.5	SS	4	6	6	Moist		
								3.5	
	4.5+	4.0-5.5	SS	5	7	11	Moist		Brown Mottled Gray to Brown Lean Clay with Sand (CL) - Glacial Till - moderate plasticity, little fine to coarse sand, few gravel
5									
								8.5	
	4.5+	8.5-10.0	SS	21	13	15	Moist		Gray Sandy Lean Clay (CL) - Glacial Till - moderate plasticity, some fine to coarse, few gravel
10									
	4.5+	13.5-15.0	SS	12	15	19	Moist		
								15.0	BOTTOM OF BORING: 15'

*** The stratification lines represent the approximate boundary between soil types and the transition may be gradual.**

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Appendix U -

Water Quality Report

ABOUT YOUR DRINKING WATER

The Ohio EPA requires regular sampling to ensure drinking water safety. The Bryan Public Water System conducted sampling for lead, copper, bacteria, nitrates, disinfection-by-products, and synthetic organic chemicals (SOC) group 1, in 2024.

The EPA establishes the safe drinking water regulations that limit the amount of contaminants allowed in drinking water. The table shows the concentrations of detected substances in comparison to regulatory limits. Substances that were tested for, but not detected, are not included in this table. Some contaminants are monitored less than once per year because the concentrations do not change frequently. Some of our data, though accurate, is more than one year old.

TABLE OF DETECTED CONTAMINANTS

Contaminants (Units)	MCLG	MCL	Level Found	Range of Detections	Violation	Sample Year	Typical Source of Contaminants
Disinfectant and Disinfectant By-Products							
Total Chlorine (ppm)	MRDLG = 4	MRDL = 4	0.92	0.81-0.98	No	2024	Water additive used to control microbes
Haloacetic Acids (HAA5) (ppb)	N/A	60	9.7	8.5-9.7	No	2024	By-product of drinking water disinfection
Total Trihalomethanes (TTHM) (ppb)	N/A	80	33	25.1-33.0	No	2024	By-product of drinking water disinfection
Inorganic Contaminants							
Fluoride (ppm)	4	4	1.05	NA	No	2022	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories
Barium (ppm)	2	2	0.38	NA	No	2022	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
Nitrate (ppm)	10	10	0.36	NA	No	2024	Run off from fertilizer use, Leaching from septic tanks, sewage; Erosion of natural deposits
Unregulated Contaminants							
Lithium (ppb)	NA	NA	18.1	NA	No	2023	By-product of drinking water chlorination
Lead and Copper							

Contaminants (units)	Action Level (AL)	MCLG	Individual Results over the AL	90% of test levels were less than	Violation	Sample Year	Typical source of Contaminants
Lead (ppb)	15 ppb	0 ppb	0	5 ppb	No	2024	Corrosion of household plumbing systems; erosion of natural deposits
	0 out of 20 samples were found to have lead levels in excess of the lead action level of 15 ppb.						
Copper (ppm)	1.3 ppm	1.3 ppm	0	0.231 ppm	No	2024	Erosions of natural deposits; leaching from wood preservatives; Corrosions of household plumbing systems
	0 out of 20 samples were found to have copper levels in excess of the copper action level of 1.3 ppm.						

In 2023 one copper sample was found to be above the action level of 1.3ppm. The individual result over the action level was 1.38ppm. Availability of all unregulated contaminant monitoring results are available upon request by contacting the City of Bryan's water department at 419-633-6100.

In 2023, our PWS was sampled as part of the State of Ohio's Drinking Water Per- and Polyfluoroalkyl Substances (PFAS) Sampling Initiative. Six PFAS compounds were sampled, and none were detected in our finished drinking water. For more information about PFAS, please visit pfas.ohio.gov.

Bryan Municipal Utilities
841 E. Edgerton St.
Bryan, OHIO 43506

CITY OF BRYAN DRINKING WATER CONSUMER CONFIDENCE REPORT 2024

BMU
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BACKFLOW EDUCATION

What is backflow?

It is the flow through a cross-connection from a possible source of contamination back into the drinking water system. It occurs when a cross-connection is created and a pressure reversal, either as backsiphonage or backpressure, occurs in the water supply piping.

What is a cross connection?

A physical connection created between a possible source of contamination and the public water system piping.

What can I do?

- Be aware of and eliminate cross-connections.
- Maintain air gaps.
- Use hose bib vacuum breakers.
- Do not create a connection between an auxiliary water system and the public water supply plumbing.

More Information

Questions concerning backflow prevention and cross-connection control or to report a problem may be directed to the Bryan Water Department at 419-633-6100.
Visit us at www.cityofbryan.net/backflow-prevention

INTRODUCTION

This report is designed to provide information to you, the consumer, on the quality of the drinking water we supply. We hope it helps you understand the efforts we make to continually provide a fresh, safe and abundant supply of water. The quality of your drinking water is monitored every day by Ohio Enviromental Protection Agency (Ohio EPA) certified operators. These operators are dedicated to serving you with an ample supply of safe drinking water. Included within this report is general health information, water quality test results, how to participate in decisions concerning your drinking water and water system contacts.

SOURCE WATER INFORMATION

The City of Bryan receives its drinking water from six wells that pump water from the aquifer. The aquifer that supplies drinking water to the City of Bryan has a moderate susceptibility to contamination, due to sensitivity of the aquifer in which the drinking water wells are located and the existence of several potential contaminant sources within the protection zone. This does not mean that the wellfields will become contaminated, only that conditions are such that the ground water could be impacted by potential contaminant sources. Contamination may be avoided by implementing protective measures. To receive a full copy of the source water assessment report contact the Bryan Water Department at 419-633-6100.

WHAT ARE SOURCES OF CONTAMINATION TO DRINKING WATER?

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or human activity. Contaminants that may be present in source water include: (A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife; (B) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming; (C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses; (D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems; (E) Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, USEPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems.

FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Federal Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791).

WHO NEEDS TO TAKE SPECIAL PRECAUTIONS?

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons, such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infection. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

LEAD EDUCATIONAL INFORMATION

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Bryan is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at 1-800-426-4791 or at http://www.epa.gov/safewater/lead.

Infants and young children are typically more vulnerable to lead in drinking water than the general population. It is possible that lead levels at your home may be higher than at other homes in the community as a result of materials used in your home's plumbing. If you are concerned about elevated lead levels in your home's water, you may wish to have your water tested and flush your tap for 30 seconds to 2 minutes before using tap water. Additional information is available from the Safe Drinking Water Hotline (1-800-426-4791).

HOW DO I PARTICIPATE IN DECISIONS

Public participation and comments are encouraged at regular meetings of the Board of Public Affairs on the first and third Tuesdays of each month. Board meetings are held in the boardroom at 841 East Edgerton Street and begin at 5:00 P.M. For more information on your drinking water contact Water Superintendent, Jimmy Dunning, at 419-633-6100 or visit our website at www.cityofbryan.net.

LICENSE TO OPERATE STATUS INFORMATION

In 2024 we had an unconditioned license to operate our water system.

DEFINITIONS

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Contaminant Level (MCL): The highest level of contaminant that is allowed in drinking water. MCLs are set as close to MCLGs as feasible using the best available treatment technology.

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Parts per Million (ppm) or Milligrams per Liter (mg/L): Are units of measure for concentration of a contaminant. A part per million corresponds to one second in a little over 11.5 days.

Parts per Billion (ppb) or Micrograms per Liter (ug/L): Are units of measure for concentration of a contaminant. A part per billion corresponds to one second in 31.7 years.

The "<" symbol: A symbol which means less than. A result of <5 means that the lowest level that could be detected was 5 and the contaminant in that sample was not detected.

Picocuries per Liter (pCi/L): A common measure of radioactivity.

PFAS: Per- and polyfluoroalkyl substances (PFAS) are a group of man-made chemicals applied to many industrial, commercial and consumer products to make them waterproof, stain resistant, or nonstick. PFAS are also used in products like cosmetics, fast food packaging, and a type of firefighting foam called aqueous film forming foam (AFFF) which are used mainly on large spills of flammable liquids, such as jet fuel. PFAS are classified as contaminants of emerging concern, meaning that research into the harm they may cause to human health is still ongoing

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbialcontaminants.

Appendix V -

Coastal Barrier Resources Map

Coastal Barrier Resources System Mapper

U.S Fish & Wildlife Service

ABOUT | FIND LOCATION | FIND CBRS UNIT | CBRS VALIDATION TOOL | PRINT

MAP LAYERS

CBRS Units

Click here to learn more about CBRS Units.

Appendix W -

Standard Mitigations Signed Agreement

Attachment A: Standard Mitigations

1. No construction activity, purchase of property, or other choice limiting activities (as detailed in Section II of the OHFA Environmental Review Standards dated May 2016) will occur in advance of the completion of the environmental review record.

2. Any proposed changes to the project must be conveyed to OCD and OHFA promptly. The Environmental Review must be reevaluated by OCD and OHFA prior to initiation of any proposed changes.

3. Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted and OCD and OHFA notified immediately if archaeological remains are discovered during construction to allow for coordination with SHPO regarding appropriate actions.

4. If an additional phase or affiliated project is proposed by a member of the current project team, this additional work must be coordinated with SHPO, prior to initiation and regardless of the funding source.

5. Best Management Practices and Reasonably Available Control Measures [OAC Rule 3745-17-08(B)] shall be employed by the Contractor to control fugitive dusts during construction activities.

6. Construction drawings/specifications shall be modified to include the following statement: "The Contractor shall at no time incorporate any materials that are composed of or contain any amount of asbestos. The substitution of materials that contain any amount of asbestos will in no circumstances be acceptable. Upon completion of the project, the Contractor and Project Architect shall submit written statements or certifications asserting that no asbestos containing materials were used in any portion of the construction."

7. Noise-producing construction activities should be avoided during the designated noise-sensitive period (10:00 pm to 7:00 am).

8. Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted if indicators of contamination (fill other than "clean hard fill," discolored soils or chemical/petroleum odors) are identified during construction to allow for a qualified environmental professional to inspect the site and make recommendations regarding appropriate actions.

9. Unless the project provides documentation that it is exempt, a site specific Storm Water Pollution Prevention Plan must be developed in accordance with the NPDES Construction Storm Water Permit, which will detail the appropriate Best Management Practices to control erosion until final site stabilization is achieved. In accordance with the construction storm water permit, site inspections must be conducted at least every 7 days and within 24 hours after a significant rain event. During the site inspections, erosion control measures should be observed to ensure

they are functioning correctly. If the project is exempt from construction storm water permitting, no Storm Water Pollution Prevention Plan is required but the Contractor must follow storm water management best practices during construction to prevent erosion and siltation of runoff from any excavated or exposed soils.

10. The Project Sponsor/Project Developer shall ensure that contractors arrange for proper disposal at appropriately-licensed facilities of all solid and/or hazardous waste generated by the construction, as well as any materials currently dumped on the property. The Property Manager will contract with a public or private hauler for removal of waste generated by the occupant households, or will ensure that residents have arranged for trash removal with the local service provider. For elderly residents, the Property Manager shall ensure that trash removal is arranged for residents who are not physically capable of removing their household wastes.

11. The Property Manager shall notify prospective tenants that the unit was constructed as part of a federally funded project and that an environmental review of the project was completed as required under the National Environmental Policy Act. The Property Manager shall advise tenants that the review will be maintained on file by the Project Sponsor throughout the tax credit period and is available for review by the prospective tenant.

12. The Project will follow Occupational Safety and Health Administration (OSHA) recommendations and guidelines during construction activities to ensure worker and public safety. This will include safety equipment to be worn by workers and barriers to public access.

13. Prior to move-in, management shall advise tenants, in person, of safety precautions, including use of locks and other safety features, 911 emergency service, and available neighborhood watch programs.

14. All units shall be equipped with air conditioning systems

15. A spill response kit should be present on the site during construction activities and chemical storage on-site should be minimized.

I have reviewed the above listed standard mitigations for federally funded projects in the state of Ohio and agree to comply with them upon implementation of the project. I understand that project specific mitigations will be developed during the course of the environmental review record, and a review of these additional mitigations will also be necessary.

Name

12-4-25
Date

Appendix X -

Published Notice: Finding of No Significant Impact (FONSI) and Notice of Intent to Request Release of Funds (NOI/RROF)

No documents have been associated with this appendix.

Appendix Y -

Request for Release of Funds (RROF)

No documents have been associated with this appendix.

Appendix Z -

Release of Funds (ROF)

No documents have been associated with this appendix.