

PROPOSED LEGEND

- 101 ■ CATCH BASIN
- 101 — HEADWALL
- 101 ● MANHOLE
- 101 ■ CURB INLET
- 101 ● SANITARY MANHOLE
- ^w WATER VALVE
- FIRE HYDRANT
- ▨ ASPHALT PAVEMENT
- ▨ CONCRETE WALK
- ▨ HEAVY DUTY CONCRETE PAVEMENT
- 12 PROPOSED PARKING COUNT
- - - PROPOSED POND

CODED NOTES

- 1 6" FULL HEIGHT CURB

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL STANDARD PARKING SPACES ARE 9'W x 20'L
4. ALL ADA SPACES ARE 8'W x 20'L.
5. SITE RADII ARE DESIGNED TO ACCOMMODATE EMERGENCY AND FIRE-FIGHTING APPARATUS.
6. ALL EDGES OF PAVEMENT SHALL HAVE 6" FULL HEIGHT CURB.

THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd Suite B Westerville, OH 43082
 614.882.4311

SEAL:

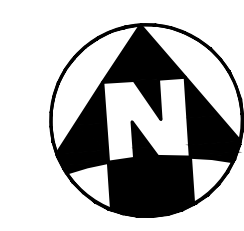
NO.	DATE	DESCRIPTION

PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

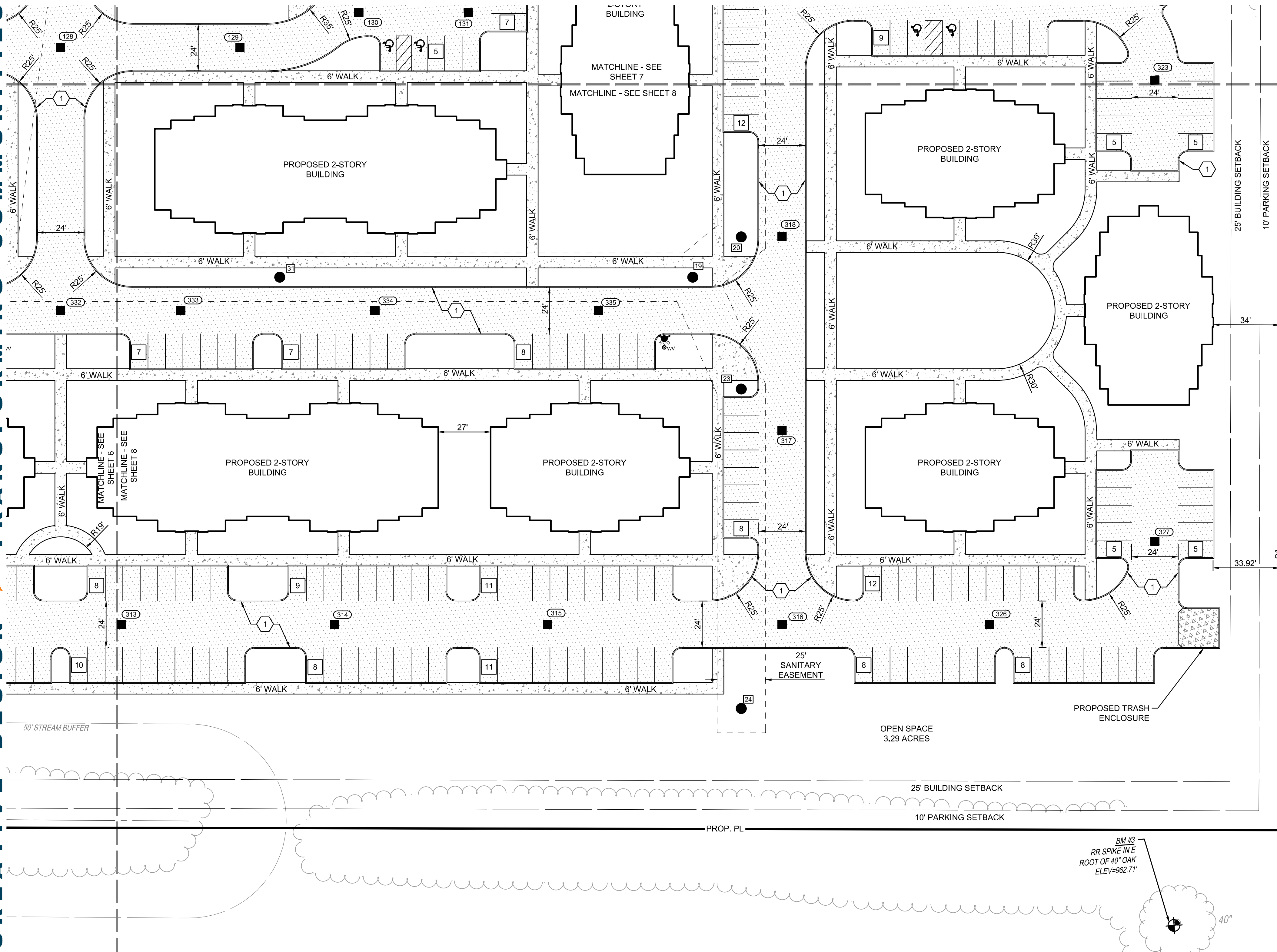
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DATE:	04/23/2021
SCALE:	0 15 30 60

SHEET NAME:
LOCATION PLAN

SHEET NO.
7



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- CATCH BASIN
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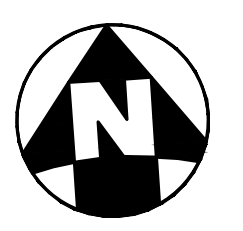
NO.	DATE	DESCRIPTION

PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO:	200078,000
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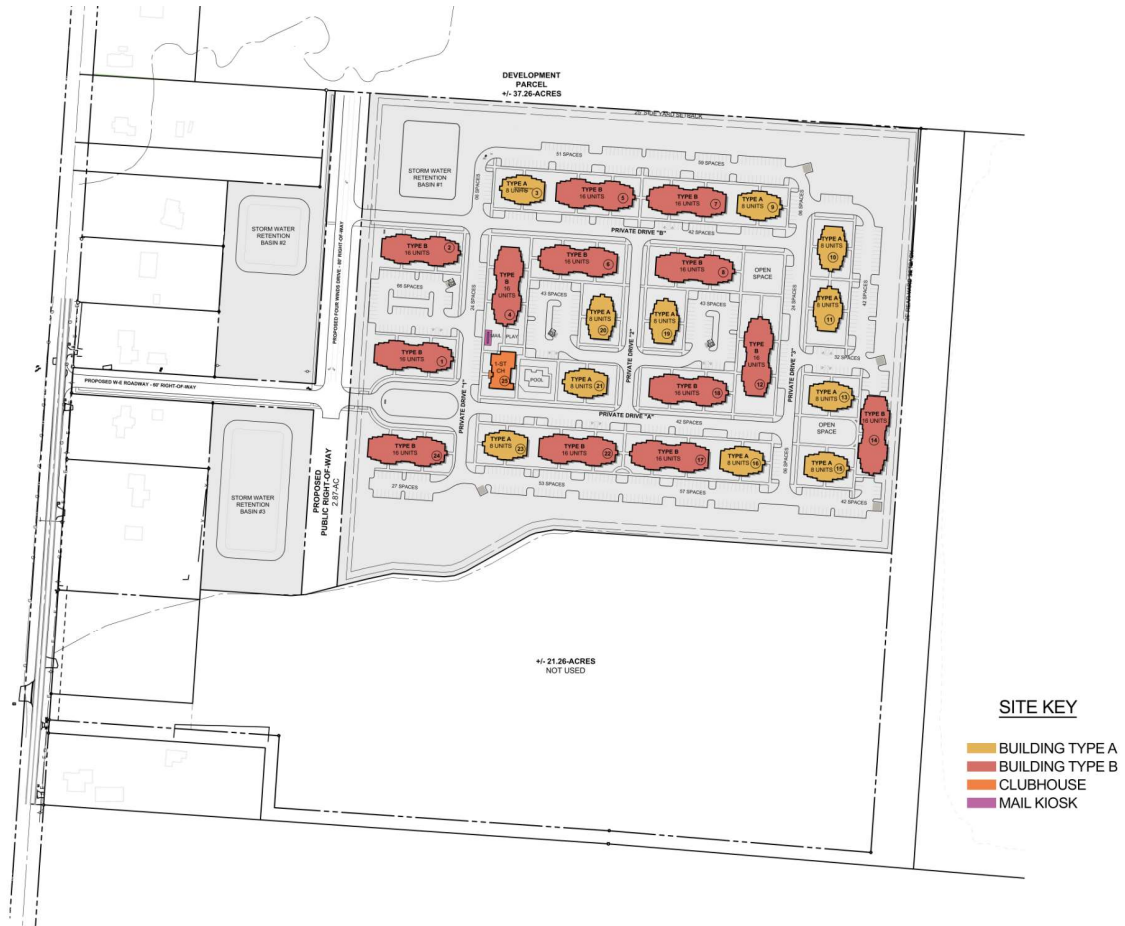
SHEET NAME:
LOCATION PLAN

SHEET NO.
8



16.06.C.16. - Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development. We've mixed our two and three bedroom units throughout the site, all in two story buildings. Some buildings will have 8 units per building, others will have 16 units per building.

a. Please see below and **Sheets A0.10 A1.01 of the Architectural Plans** for Detailed Unit Tabulation.



SUBMITTAL FOR: PHOENIX PLACE SOUTH THREE B'S AND K ROAD, BERKSHIRE TOWNSHIP, OHIO

DEVELOPMENT TEAM:

DEVELOPER

WALLICK-HENDY DEVELOPMENT COMPANY

160 WEST MAIN STREET, STE 200
NEW ALBANY, OHIO 43054
614.863.4640

DUBLIN CAPITAL GROUP

715 SHAWAN FALLS DRIVE, #693
DUBLIN, OHIO 430017
614.361.6670

CONTRACTOR

WALLICK CONSTRUCTION

160 WEST MAIN STREET, STE 200
NEW ALBANY, OHIO 43054
614.863.4640

MANAGEMENT

WALLICK PROPERTIES MIDWEST

160 WEST MAIN STREET, STE 200
NEW ALBANY, OHIO 43054
614.863.4640



LOCATION MAP

SITE LOCATION
SR 36/37 & RT 71



SITE LOCATION MAP

BUILDING CODE DATA:

- 1. APPLICABLE CODES:
 - BUILDING:** 2017 OHIO BUILDING CODE
2017 OHIO MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE NEC - NFPA70
2015 INTERNATIONAL FUEL GAS CODE
2017 OHIO FIRE CODE
2017 OHIO PLUMBING CODE
 - ENERGY:** 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - ACCESSIBILITY:** ICC/ANSI A117.1 2009 EDITION
AMERICAN WITH DISABILITY ACT ACCESS GUIDELINES
FAIR HOUSING ACCESSIBILITY GUIDELINES
UNIFORM FEDERAL ACCESSIBILITY GUIDELINES (UFAS)
OHFA UNIVERSAL DESIGN COMPONENTS
MANDATORY + 5 ADDITIONAL IN 100% OF UNITS
 - GREEN CRITERIA:** ENTERPRISE GREEN COMMUNITIES 2020
 - DESIGN CRITERIA:** 2021 OHFA DESIGN & ARCHITECTURAL STANDARDS

RESIDENTIAL BUILDINGS:

- 2. OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL MULTI-FAMILY
- 3. CONSTRUCTION CLASSIFICATION & TYPE: TYPE VA, PROTECTED CONSTRUCTION, SPRINKLERED
- 4. FIRE SUPPRESSION: NFPA 13-R
- 5. ALLOWABLE HEIGHT/AREA LIMITATIONS: RESIDENTIAL - 4 STORIES / 12,000 S.F./FLOOR*
*SECTION 506 MODIFICATIONS - OPEN PERIMETER @ 1st-7⁵
TOTAL ALLOWABLE SQUARE FOOTAGE 21,000 S.F./FLOOR.
- 6. ACTUAL HEIGHT: 2 STORIES / 25'-8"
- 7. BUILDING AREA:
 - BUILDING TYPE A
FIRST FLOOR: 5,351 G.S.F.
SECOND FLOOR: 5,030 G.S.F.
TOTAL: 10,381 G.S.F. / BUILDING
 - BUILDING TYPE B
FIRST FLOOR: 9,874 G.S.F.
SECOND FLOOR: 9,281 G.S.F.
TOTAL: 22,947 G.S.F. / BUILDING
- 8. TOTAL NUMBER OF UNITS: 296 TOTAL UNITS
 - 25 UNIT 2A 2 BEDROOM / 1 BATH
 - 02 UNIT 2A-SI 2 BEDROOM / 1 BATH (HEARING & VISION IMPAIRED)
 - 01 UNIT 2A-HC 2 BEDROOM / 1 BATH (HANDICAP ACCESSIBLE)
 - 15 UNIT 3A 3 BEDROOM / 2 BATHS
 - 01 UNIT 3A-HC 3 BEDROOM / 2 BATHS (HANDICAP ACCESSIBLE)
- 9. UNIT SQUARE FOOTAGE:
 - UNIT TYPE 2 2A-SI 2A-HC 2,999 G.S.F. (INCLUDES EXTERIOR STORAGE + BALCONY)
 - UNIT 2A / 2A-SI / 2A-HC 999 G.S.F.
 - UNIT 3A / 3A-HC 1,194 G.S.F.
- 10. REQ./PROVIDED # OF ACCESSIBLE UNITS (5%) - 15 UNITS (5%)
- 11. REQ./PROVIDED # OF HEARING/VISION IMPAIRED UNITS (2%) - 6 UNITS (2%)
- 12. RESISTANCE RATINGS:
 - PRIMARY STRUCTURE 1 HR.
 - BEARING WALLS - EXTERIOR 1 HR.
 - BEARING WALLS - INTERIOR 1 HR.
 - NON-BEARING WALLS 0 HR.
 - FLOOR CONSTRUCTION & SECONDARY MEMBERS 1 HR.
 - ROOF CONSTRUCTION & SECONDARY MEMBERS 1 HR.

CLUBHOUSE:

- 2. OCCUPANCY CLASSIFICATION: A-3 ASSEMBLY
B BUSINESS (ACCESSORY USE)
S-2 MAINTENANCE (ACCESSORY USE)
LAUNDRY - INCIDENTAL USE
- 3. CONSTRUCTION CLASSIFICATION & TYPE: TYPE VB, UNPROTECTED CONSTRUCTION, WOOD FRAMED
CONSTRUCTION WITH PRE-ENGINEERED ROOF TRUSSES
- 4. ALLOWABLE HEIGHT/AREA LIMITATIONS: 1 STORY / 6,000 SF
- 5. ACTUAL HEIGHT: 1 STORY / 14'-10 FT
- 6. ACTUAL AREA: 3,174 SF
- 7. OCCUPANCY: ASSEMBLY UNCONCENTRATED: 1 PER 15 SF NET = 987 SF = 66 OCCUPANTS
BUSINESS - OFFICES: 1 PER 100 SF GROSS = 364 SF = 4 OCCUPANTS
FITNESS CENTER: 1 PER 50 SF GROSS = 468 SF = 10 OCCUPANTS
MAINTENANCE: 1 PER 300 SF GROSS = 442 SF = 2 OCCUPANTS
TOTAL OCCUPANCY: 82 OCCUPANTS
- 8. EGRESS REQUIREMENTS: ASSEMBLY: TWO (2) SIDE HINGED DOORS MINIMUM 3'-0" x 6'-8". NUMBER OF EXITS
REQUIRED: TWO
- 9. EGRESS DOOR WIDTH: REQUIRED = 0.2" PER OCCUPANT (36" MIN.)
CLUBHOUSE OCCUPANCY = 82 OCCUPANTS
REQUIRED: 82 x 0.2" = 16.4"
PROVIDED: 32" (36" DOOR) & 64" (PAIR OF 36" DOORS)
- 10. RESISTANCE RATINGS:
 - PRIMARY STRUCTURE: 0 HR.
 - BEARING WALLS EXTERIOR: 0 HR.
 - NONBEARING WALLS AND PARTITIONS INTERIOR: 0 HR.
 - ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS: 0 HR.
 - INCIDENTAL USE SEPARATION: 1 HR.

DRAWING INDEX:

- A0.10 COVER SHEET & BUILDING CODE DATA
- A1.01 SITE KEY PLAN
- A1.02 MAIL KIOSK PLANS, ELEVATIONS & SIGNAGE
- A1.11 BUILDING TYPE A FLOOR PLANS
- A1.21 BUILDING TYPE B FLOOR PLANS
- A1.31 CLUBHOUSE FLOOR PLAN & EXTERIOR ELEVATIONS
- A3.11 BUILDING TYPE A EXTERIOR ELEVATIONS
- A3.21 BUILDING TYPE B EXTERIOR ELEVATIONS
- A4.20 UNIT PLANS 2A, 2A-SI & 2A-HC
- A4.30 UNIT PLANS 3A, 3A-SI & 3A-HC
- A7.00 TYPICAL WALL SECTIONS
- ES.01 SITE LIGHTING PHOTOMETRIC PLAN
- ES.02 SITE LIGHTING PHOTOMETRIC PLAN & DETAILS

UNIT TABULATION:

DESCRIPTION	# OF UNITS	UNIT GROSS AREA*	TOTAL UNIT GROSS AREA	NET RENTABLE UNIT (UNIT + BALCONY + STORAGE)	
2A	2 BEDRM / 1 BATH	91	918 S.F.	83,538 S.F.	999 S.F.
2A-SI	2 BEDRM / 1 BATH	06	918 S.F.	5,508 S.F.	999 S.F.
2A-HC	2 BEDRM / 1 BATH	07	918 S.F.	6,426 S.F.	999 S.F.
3A	3 BEDRM / 2 BATH	184	1,113 S.F.	204,792 S.F.	1,194 S.F.
3A-HC	3 BEDRM / 2 BATH	08	1,113 S.F.	8,904 S.F.	1,194 S.F.
		296		309,168 S.F.	

* DOES NOT INCLUDE BALCONIES & EXTERIOR STORAGE
NOTE: SQUARE FOOTAGE IS MEASURED BY BOMA GROSS METHOD
UNIT GROSS AREA: DOES NOT INCLUDE THE COVERED PATIOS, PORCHES AND EXTERIOR STORAGE
CONSTRUCTION GROSS AREA: INCLUDES COVERED PATIOS, PORCHES AND EXTERIOR STORAGE
UNIT NET RENTABLE AREA: PER OHFA: UNIT SF + UNIT STORAGE + UNIT PRIVATE BALCONY/PATIO

FLOOR AREA DETAILS

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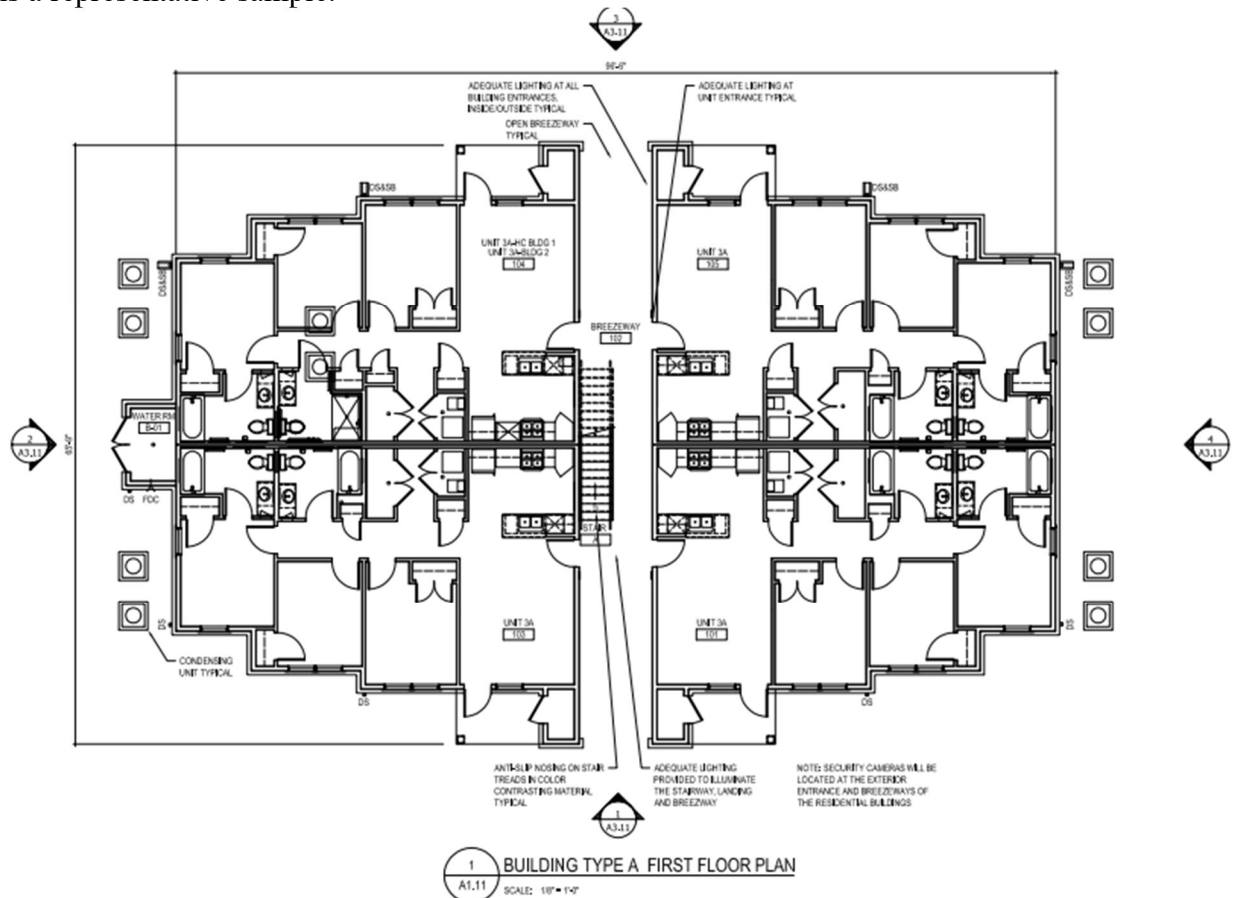
- ▲ 2020-11-06 PRELIMINARY PLAN
- ▲ 2020-12-04 ZONING SUBMITTAL
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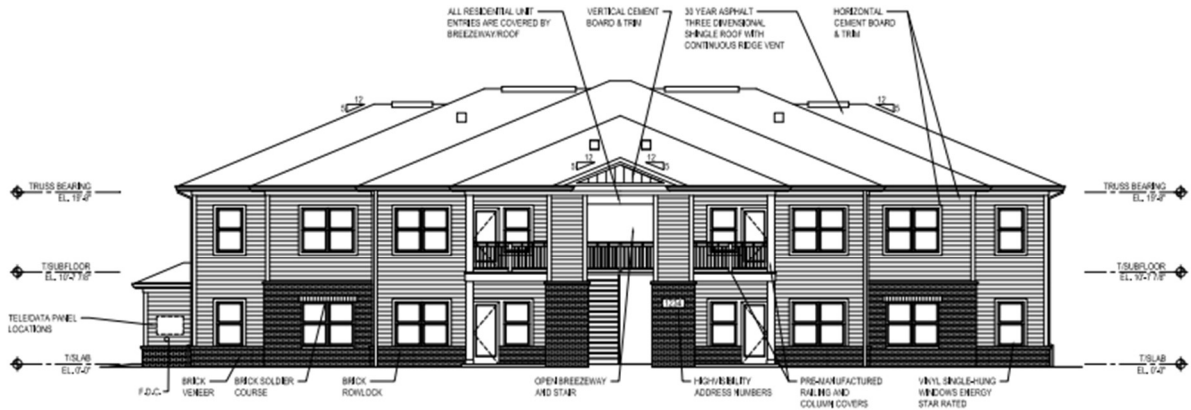
COVER SHEET & BUILDING CODE DATA

PROJECT # 19043
DRAWN BY
CHECKED BY RDL
FILE NAME
PLOT DATE December 4, 2020

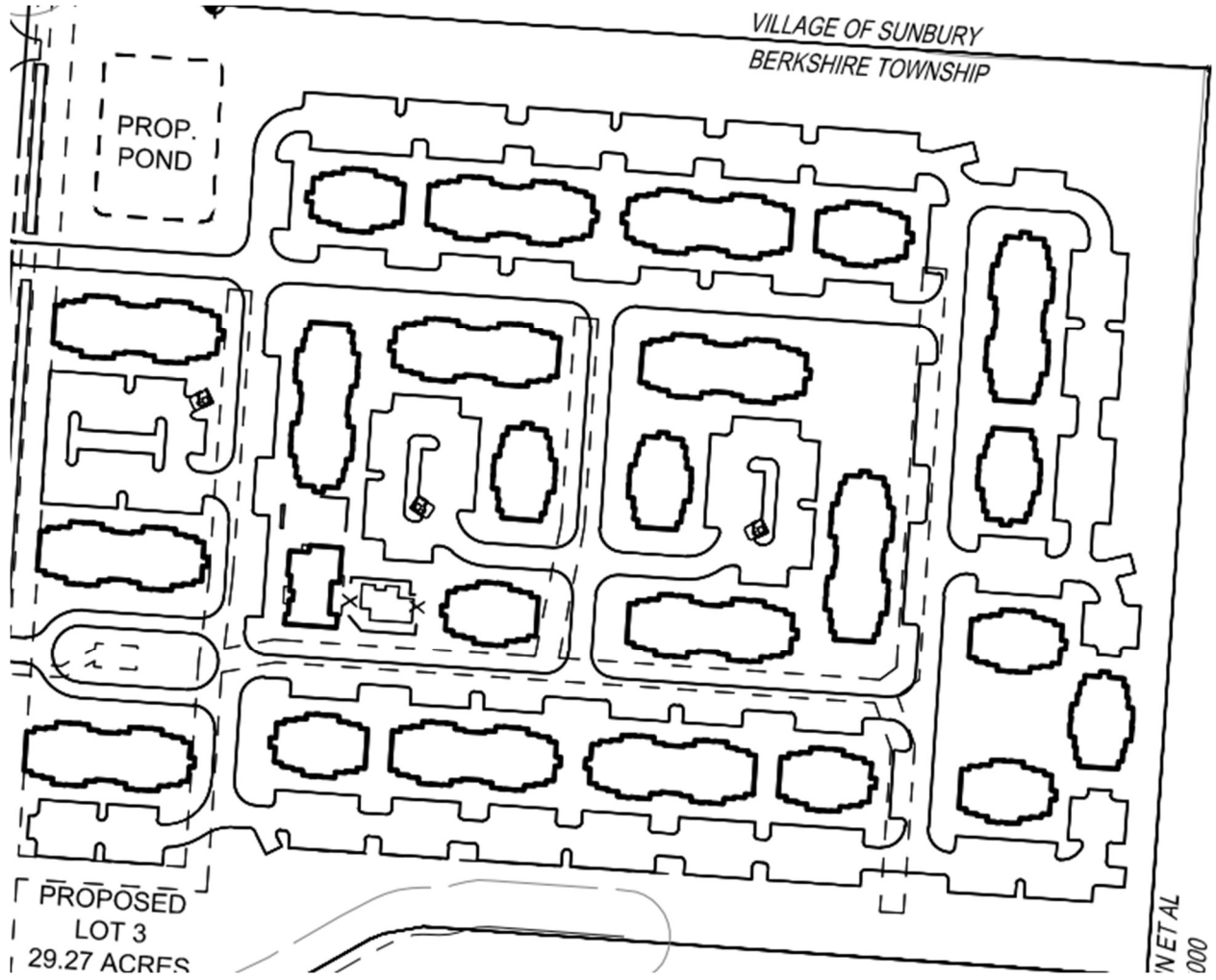
16.06.C.17. - Layout, location, dimensions and architectural features of proposed structures including preliminary floor plans, exterior elevations and sections. A new resident will be impressed when they turn into this development, particularly by all the trees along Fourwinds Drive and the opening drive. Appealing ponds, with flowing fountains with walking paths will also welcome guests. They'll be guided around a circular rotunda that's flanked with two attractive apartment buildings that highlight the three-bedroom units. They will notice some architectural diversity in the buildings, like the brick accents that are differing heights, the mixed roof lines and outdoor patios for each unit. A guest will notice the large windows and sliding glass doors for each unit along with convenient parking throughout. They will then be greeted by the clubhouse with exercise room, offices, community room and meeting room for at-home learning. Just beyond the clubhouse will be a resort inspired pool. Just to the left of the clubhouse is a playground and the mail kiosk with plenty of post boxes for home deliveries. The parking lots are spacious and lined with mature trees. Please note, these plans are final and any changes would be submitted through Section 16.06.F.5 or Section 16.06.F.6.

a. Please see sheets **A0.10-A7.00 of the printed Architectural Plans (RDL)**. Shown below is a representative sample.





1 BUILDING TYPE A FRONT ELEVATION
 A3.11 SCALE: 1/8" = 1'-0"

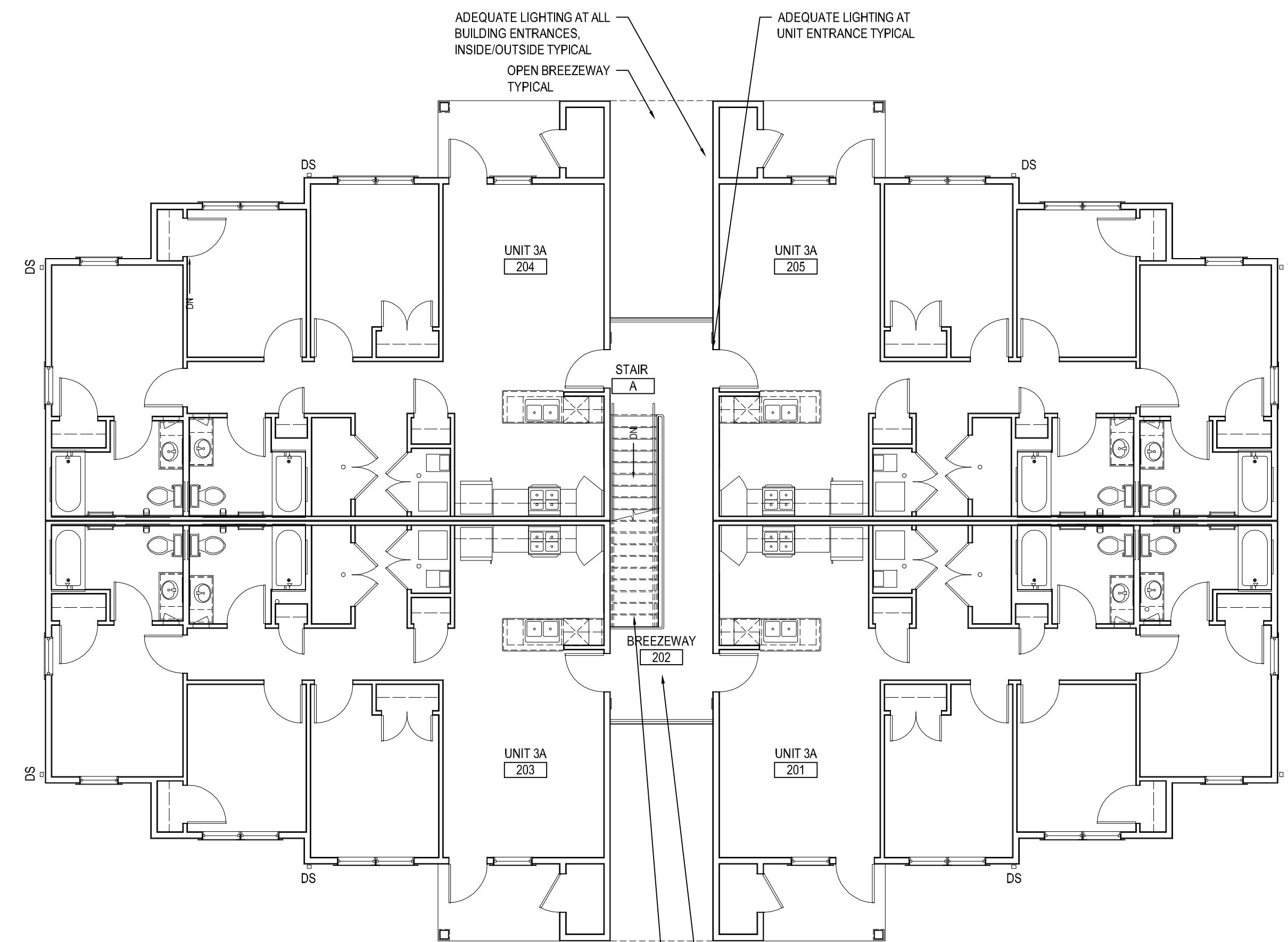


Please see a representative sample of the exterior fitness equipment.

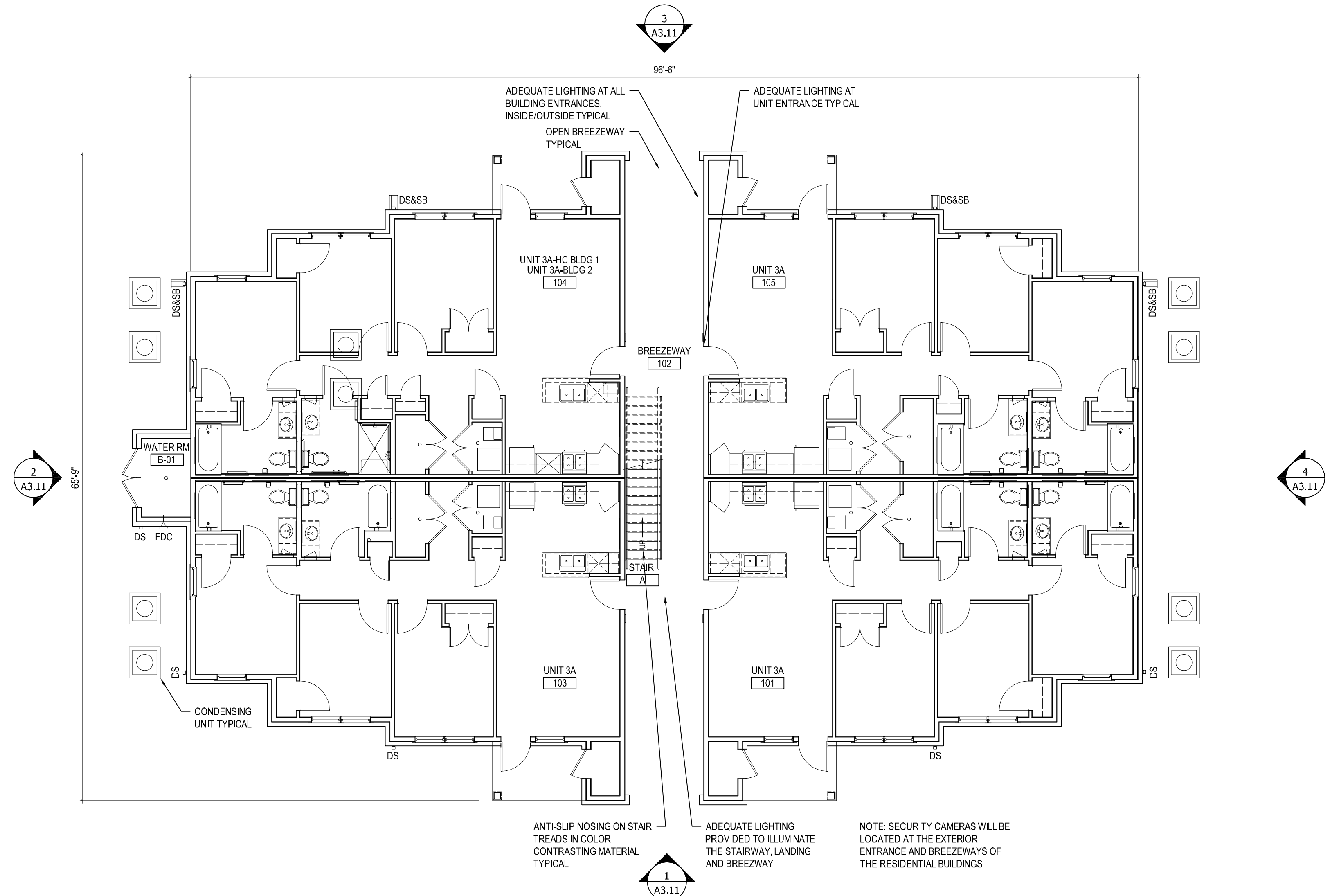


Please see a representative sample of the playground.

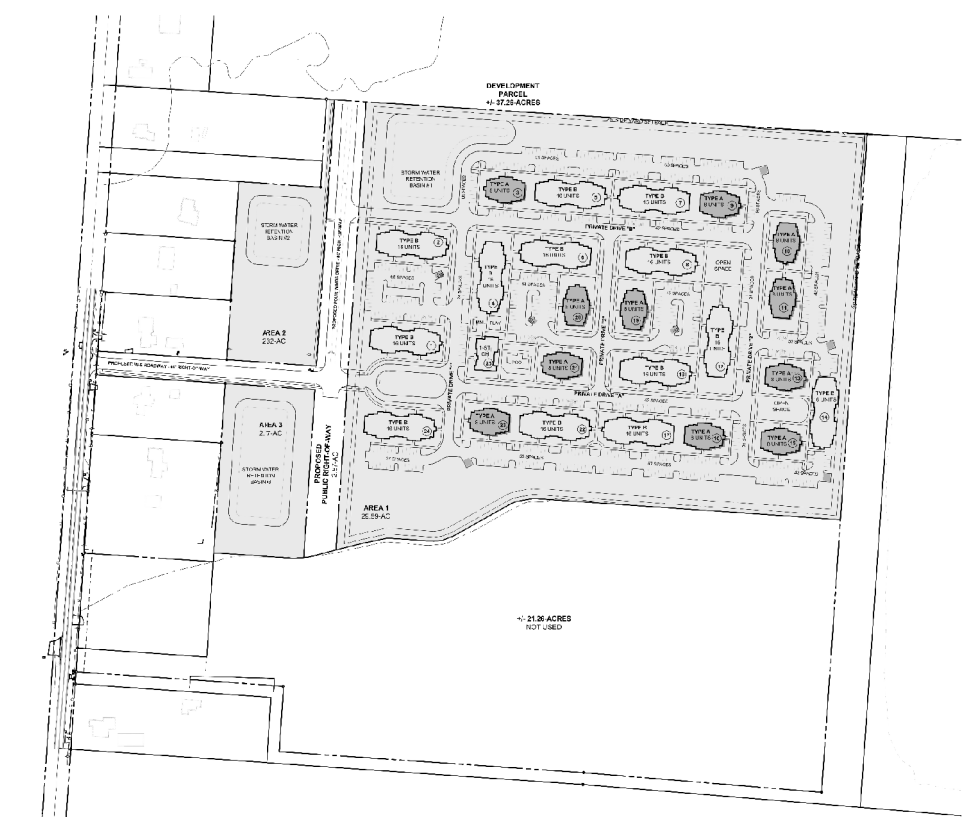




2 BUILDING TYPE A SECOND FLOOR PLAN
A1.11 SCALE: 1/8" = 1'-0"



1 BUILDING TYPE A FIRST FLOOR PLAN
A1.11 SCALE: 1/8" = 1'-0"



A BUILDING TYPE A KEY PLAN
A1.11 SCALE: N.T.S.

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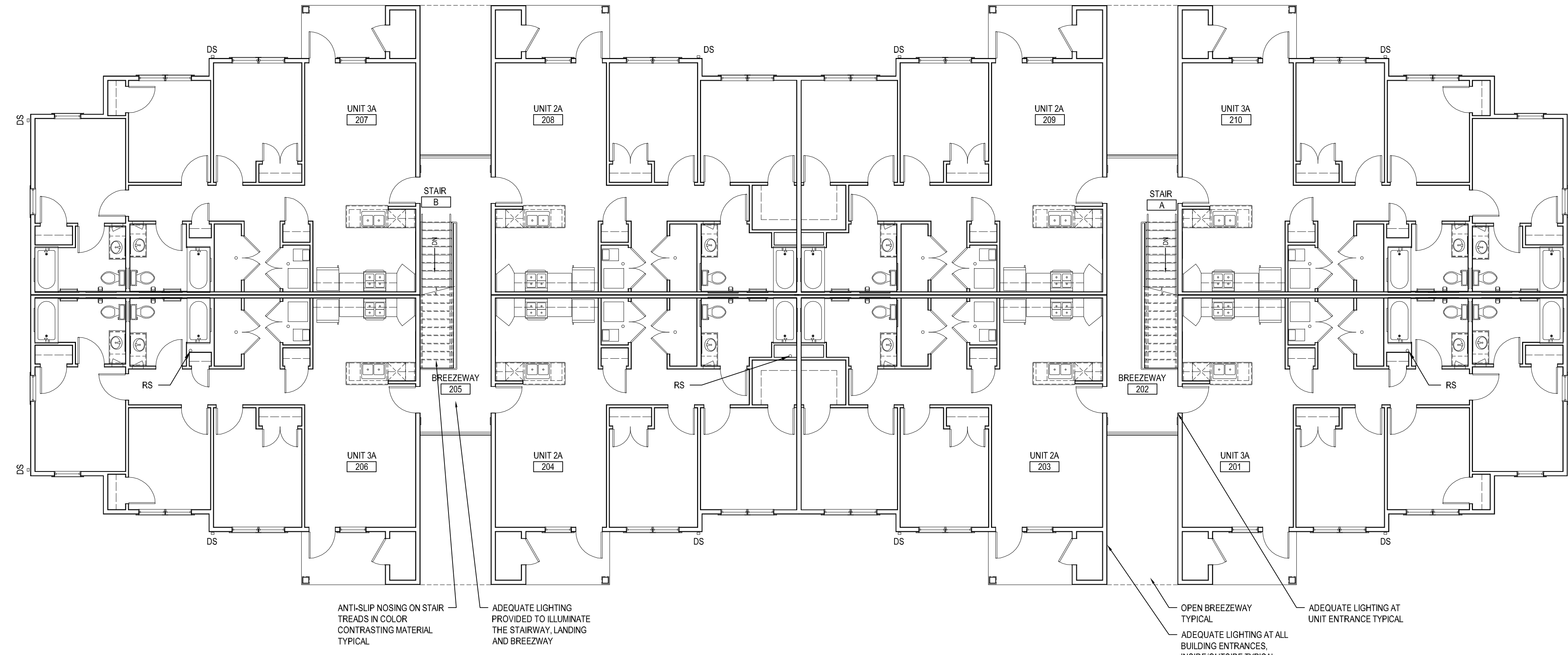
BUILDING TYPE A FLOOR PLANS

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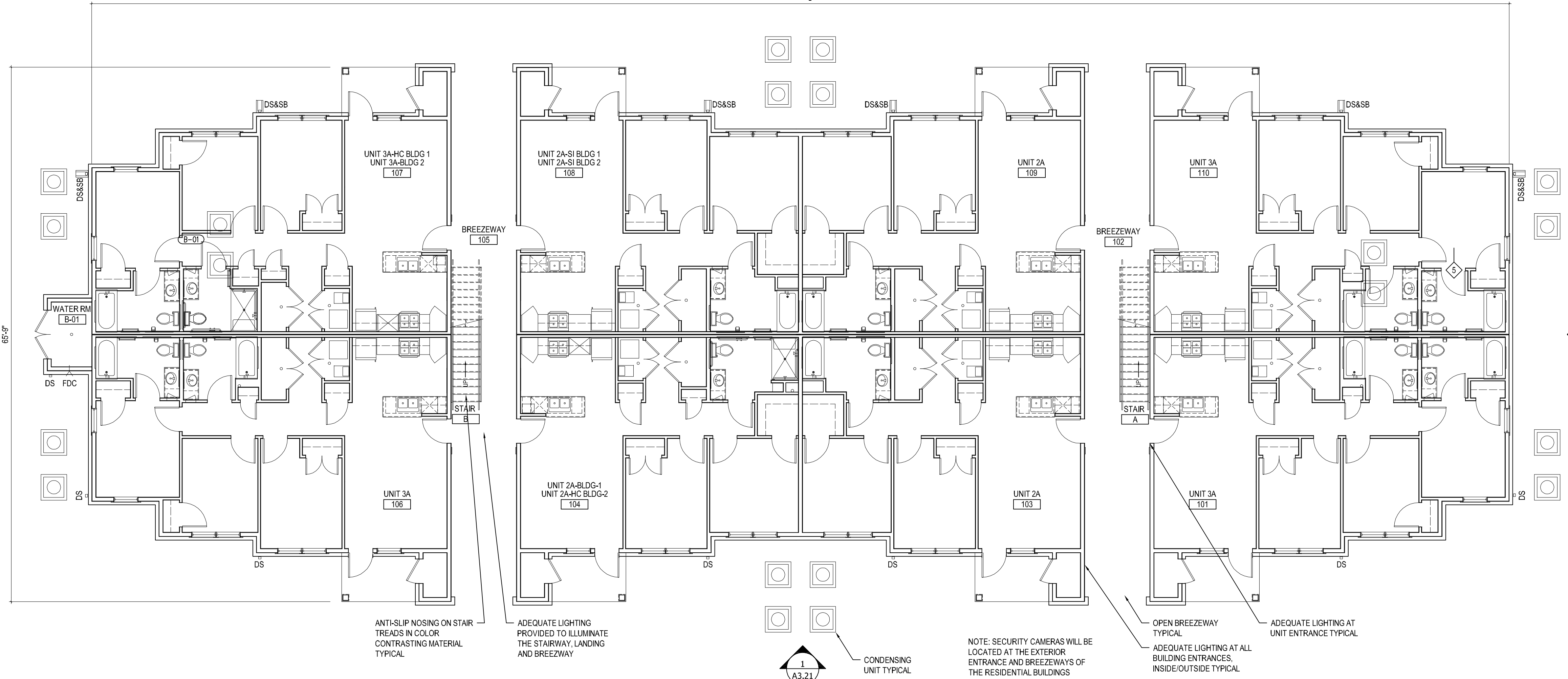
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PLOT DATE	December 4, 2020

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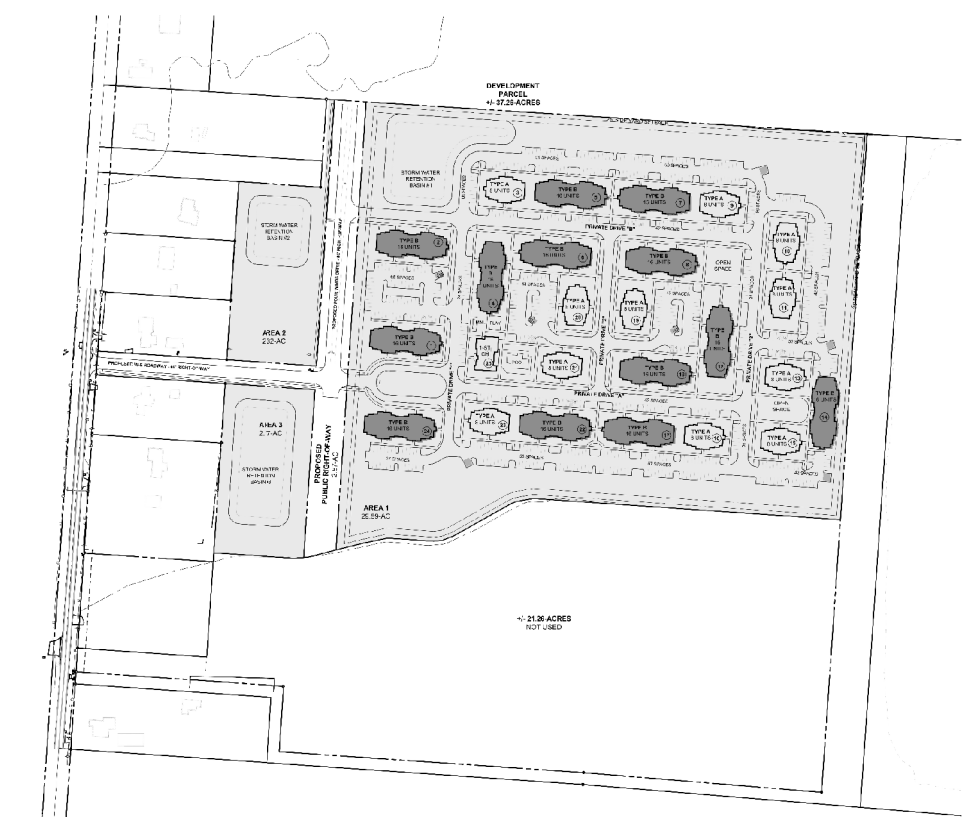
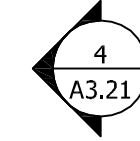
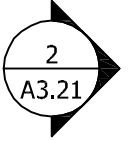
A1.11



2 BUILDING TYPE B SECOND FLOOR PLAN
A1.21 SCALE: 1/8" = 1'-0"



1 BUILDING TYPE B FIRST FLOOR PLAN
A1.21 SCALE: 1/8" = 1'-0"



A BUILDING TYPE B KEY PLAN
A1.21 SCALE: N.T.S.

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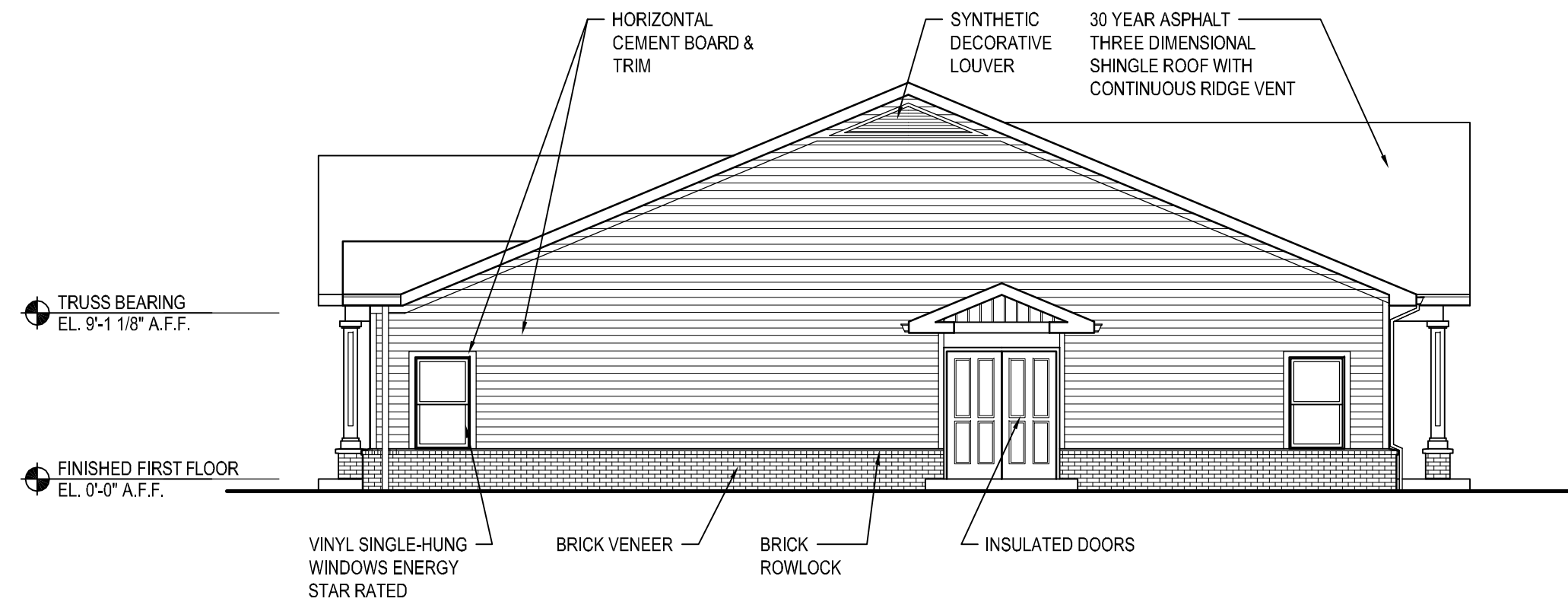
BUILDING TYPE B FLOOR PLANS

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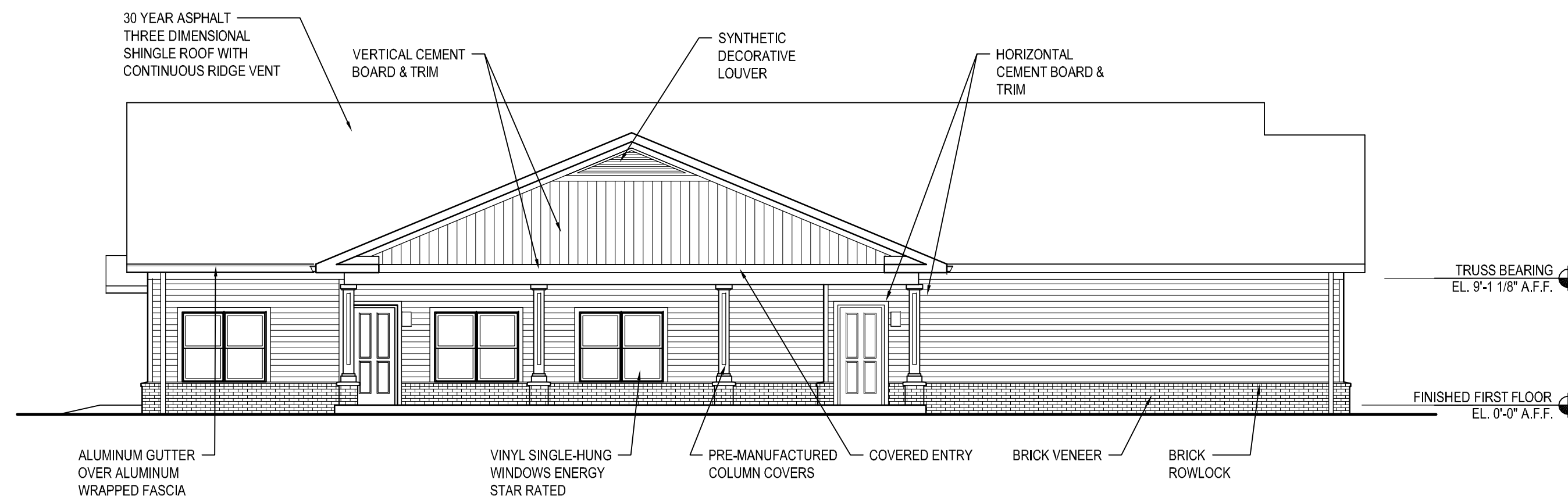
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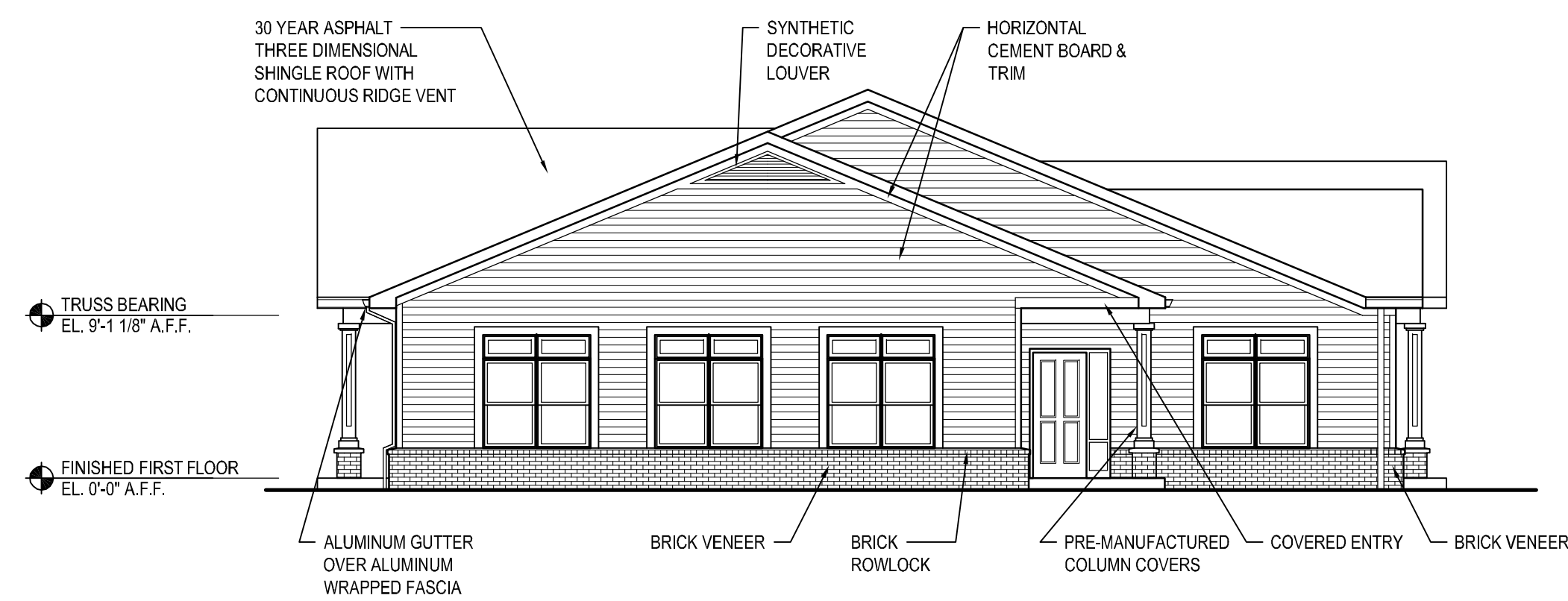
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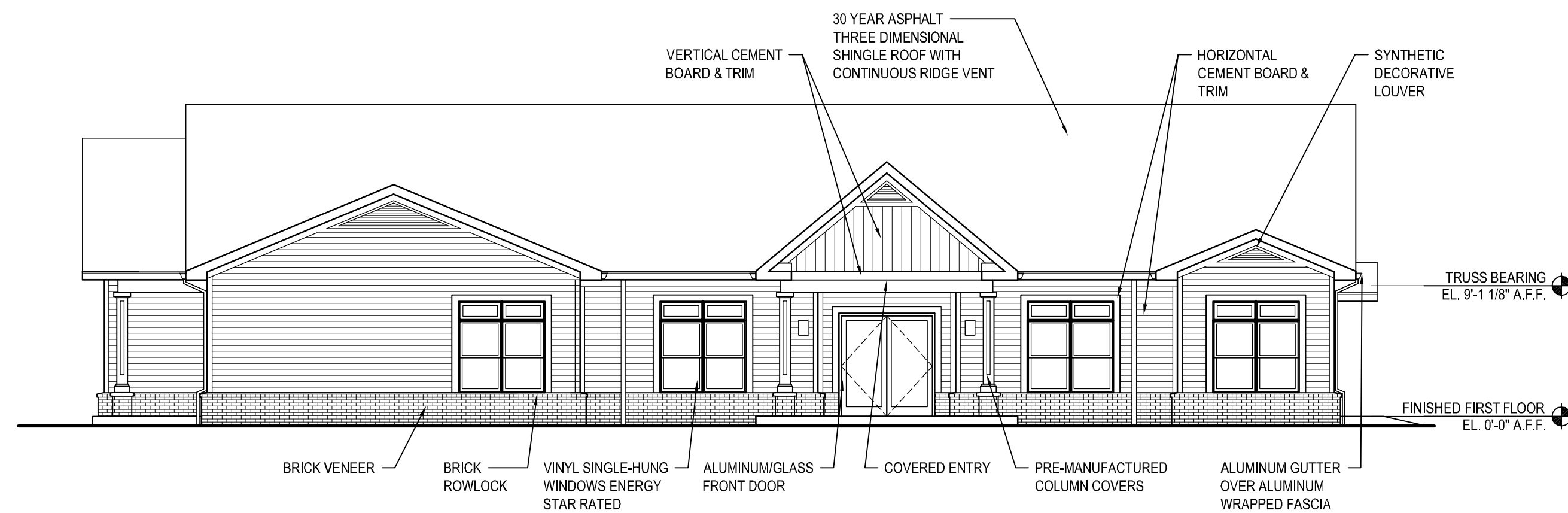
4 CLUBHOUSE RIGHT ELEVATION
A1.31 SCALE: 1/8" = 1'-0"



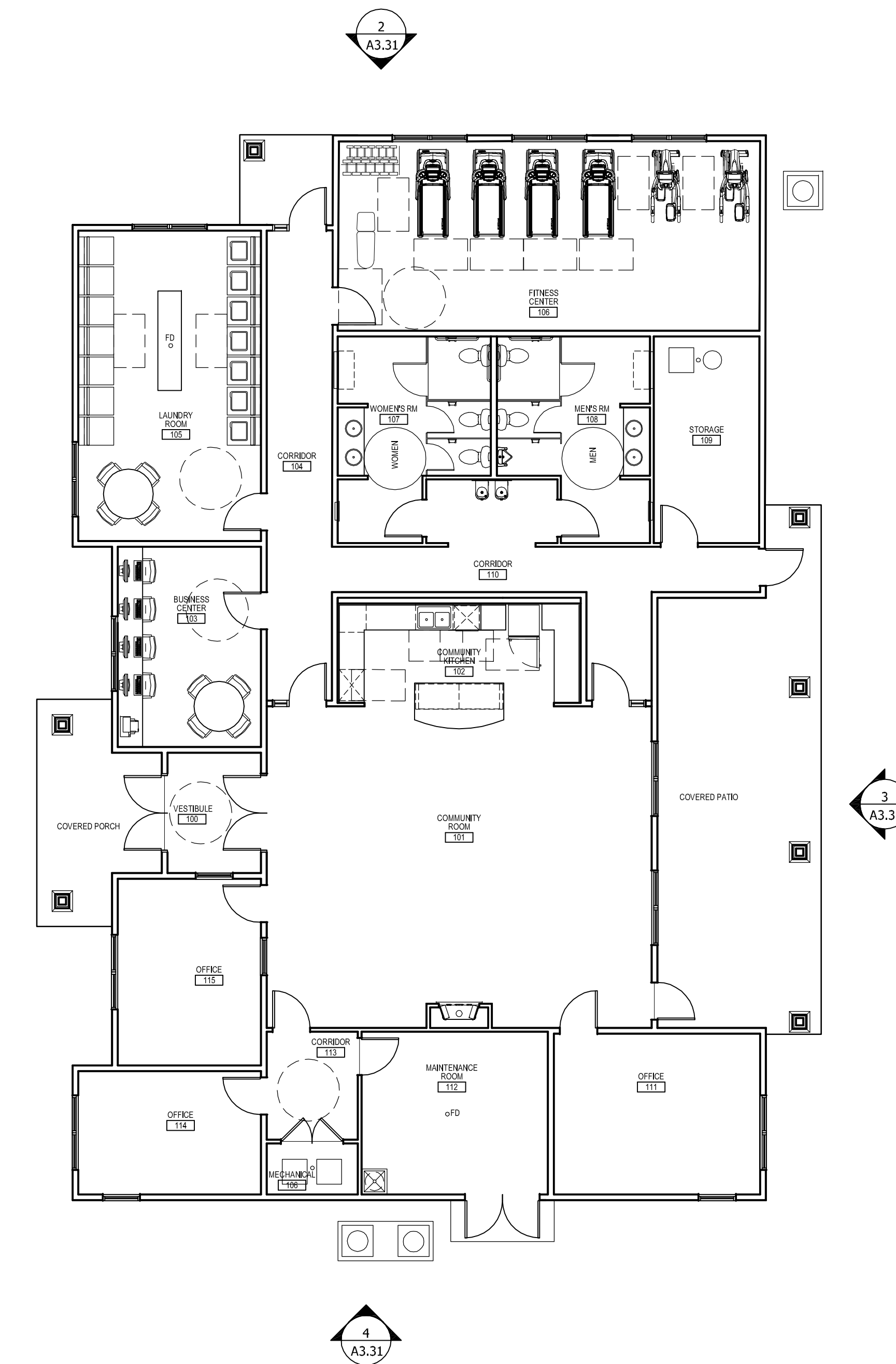
3 CLUBHOUSE REAR ELEVATION
A1.31 SCALE: 1/8" = 1'-0"



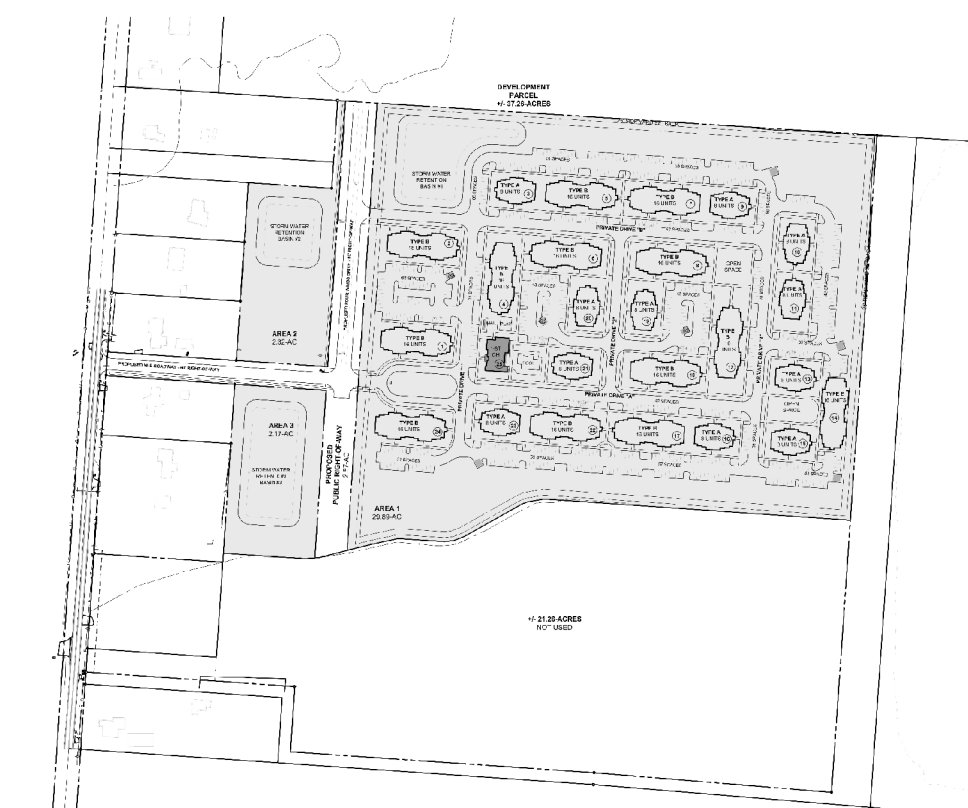
2 CLUBHOUSE LEFT ELEVATION
A1.31 SCALE: 1/8" = 1'-0"



1 CLUBHOUSE FRONT ELEVATION
A1.31 SCALE: 1/8" = 1'-0"



1 CLUBHOUSE FLOOR PLAN
A1.31 SCALE: 1/8" = 1'-0"



A CLUBHOUSE KEY PLAN
A1.31 SCALE: N.T.S.

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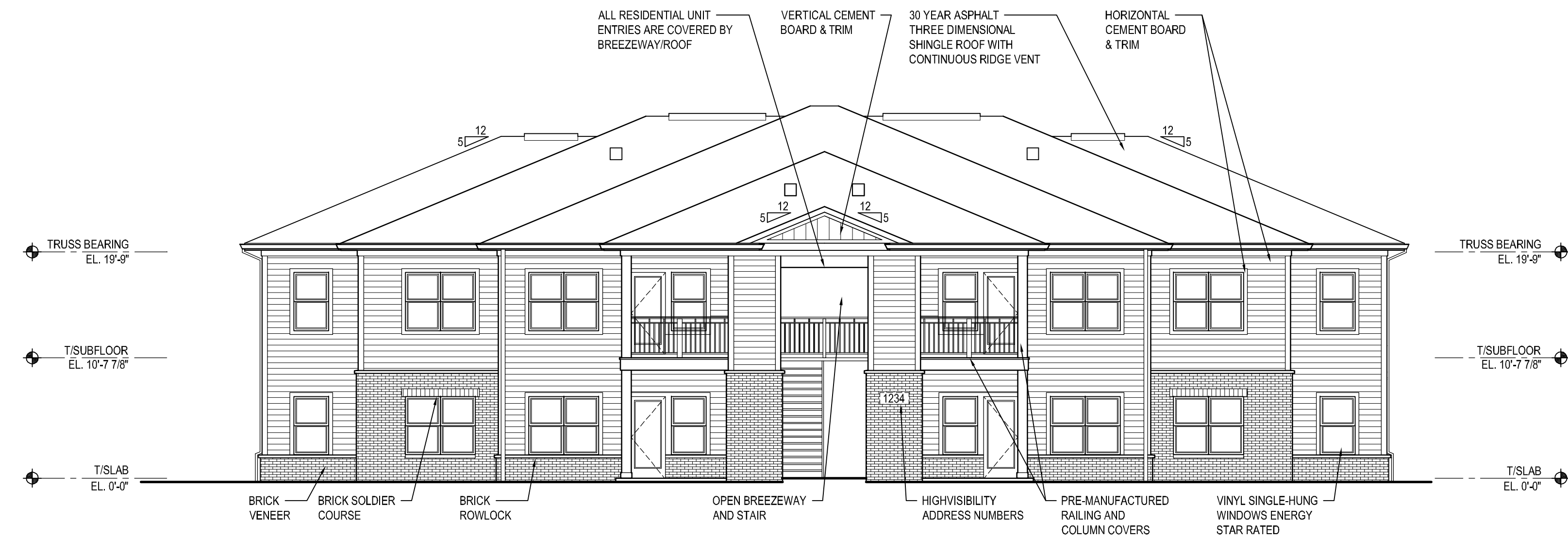
CLUBHOUSE FLOOR & EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

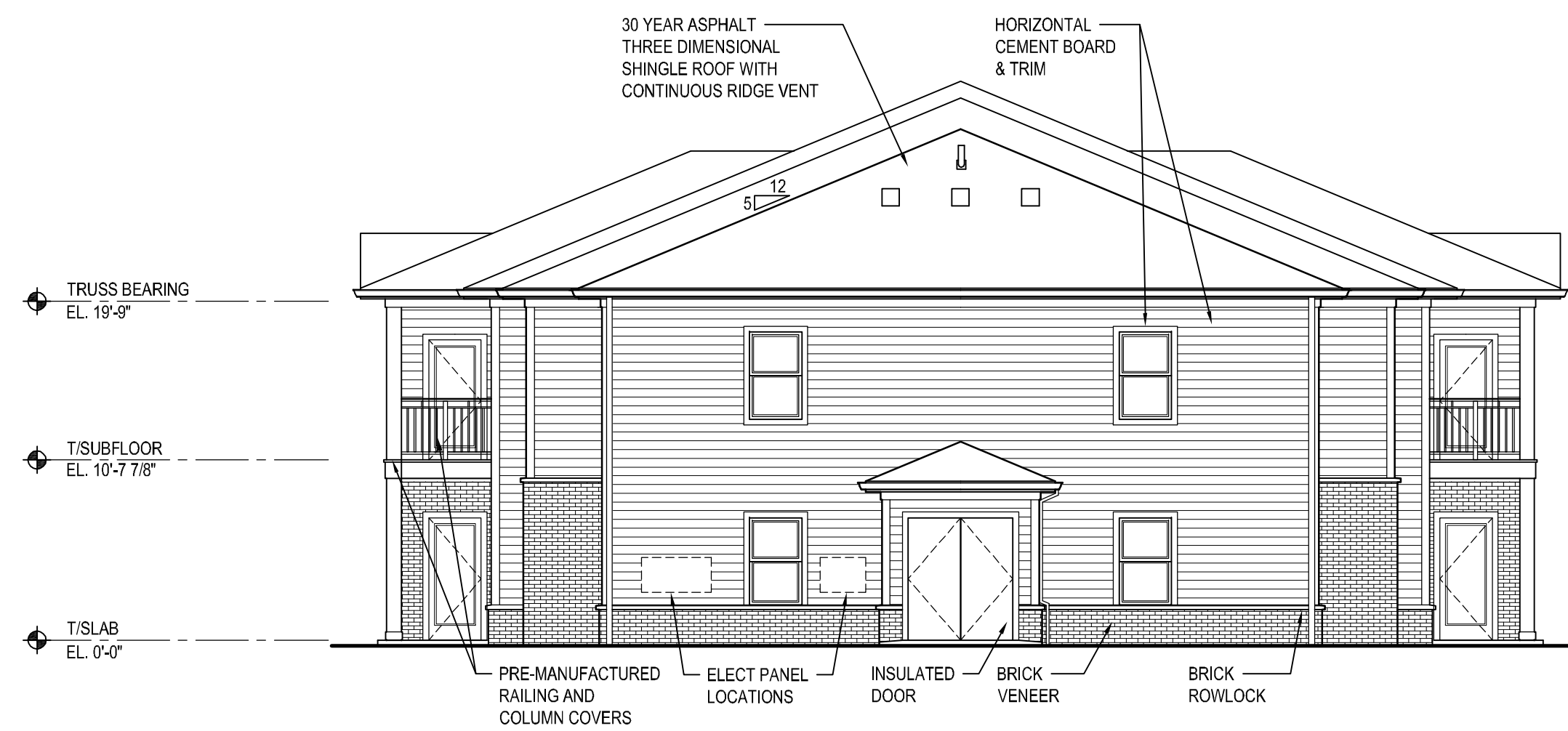
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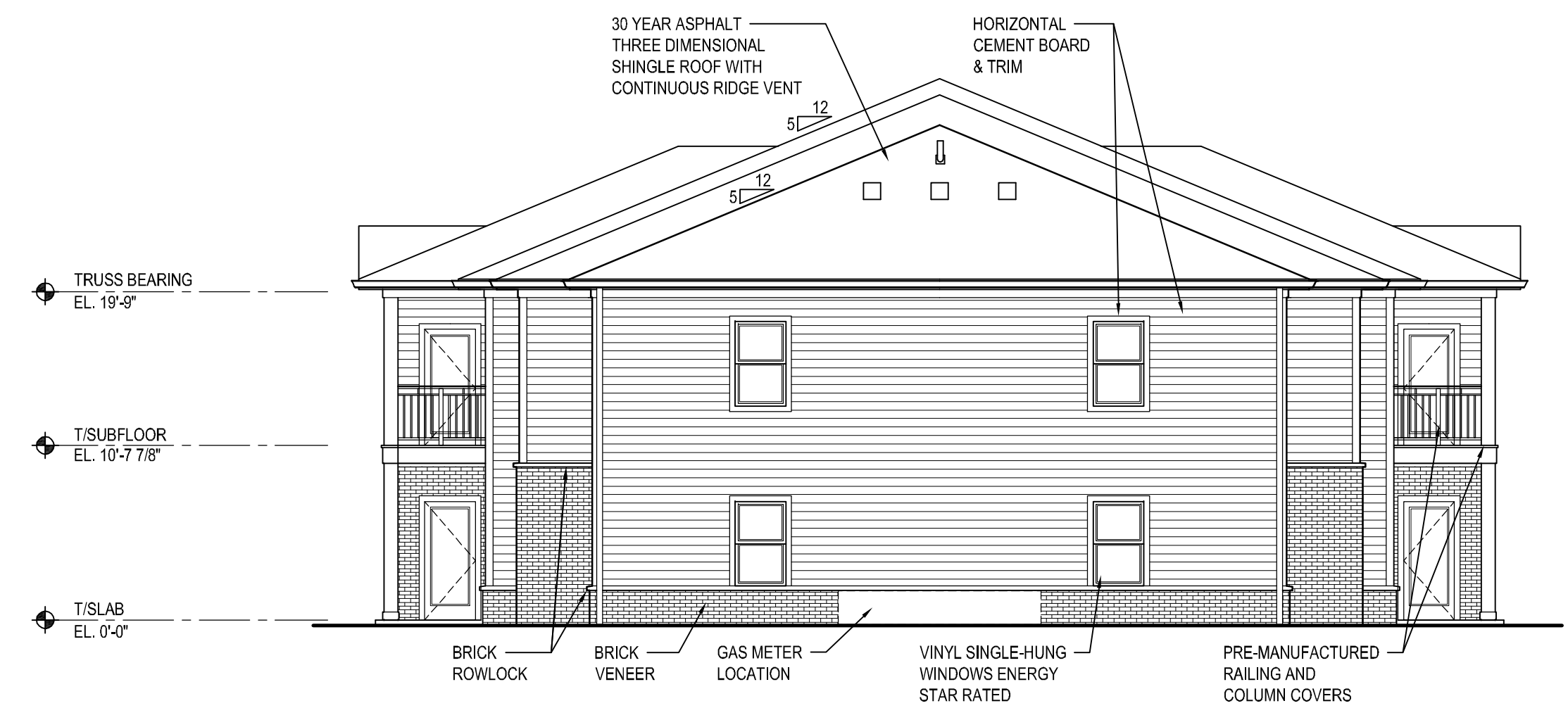
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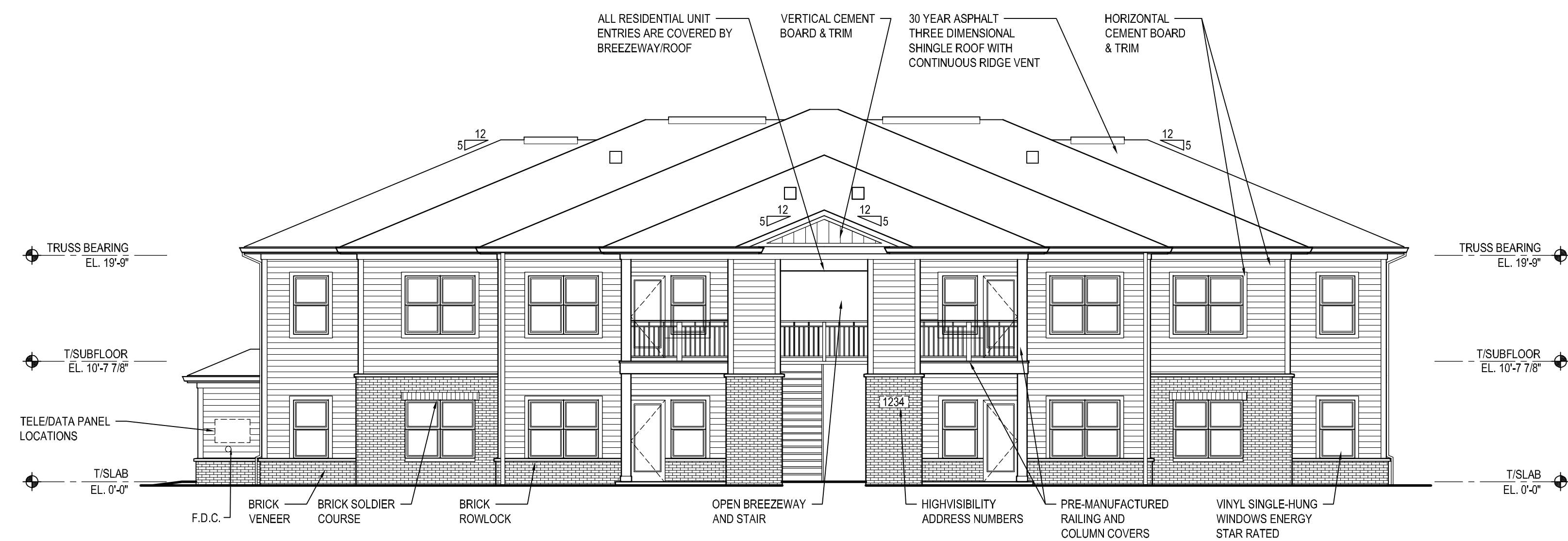
3 BUILDING TYPE A REAR ELEVATION
A3.11 SCALE: 1/8" = 1'-0"



2 BUILDING TYPE A LEFT ELEVATION
A3.11 SCALE: 1/8" = 1'-0"



4 BUILDING TYPE A RIGHT ELEVATION
A3.11 SCALE: 1/8" = 1'-0"



1 BUILDING TYPE A FRONT ELEVATION
A3.11 SCALE: 1/8" = 1'-0"

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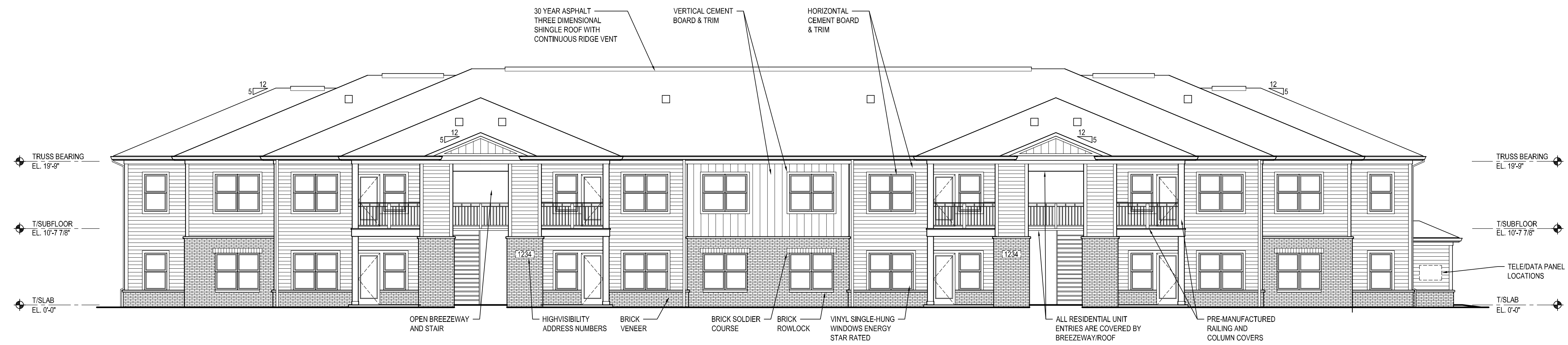
ISSUE

- ▲ 2020-11-06 PRELIMINARY PLAN
- ▲ 2020-12-04 ZONING SUBMITTAL
- △
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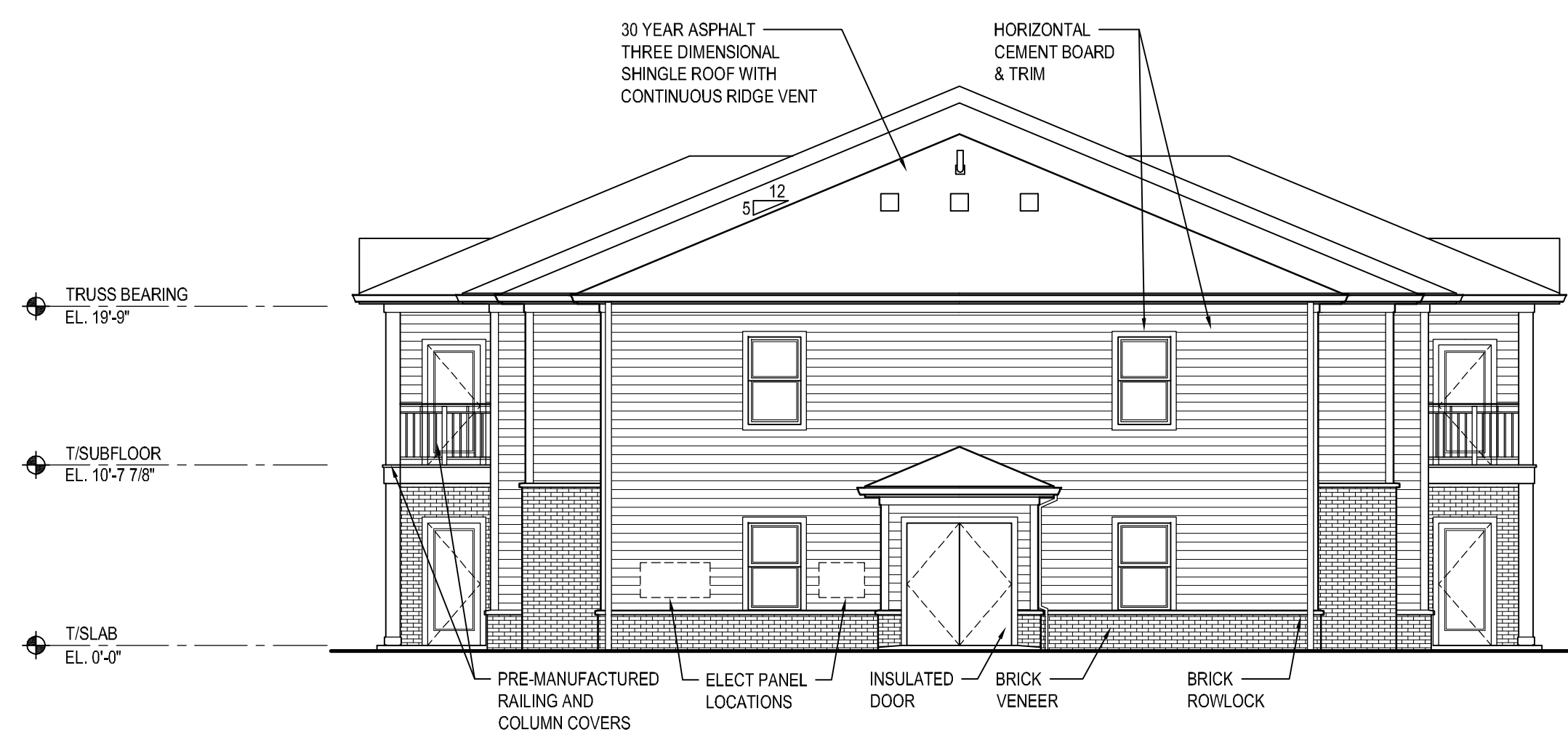
BUILDING TYPE A EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

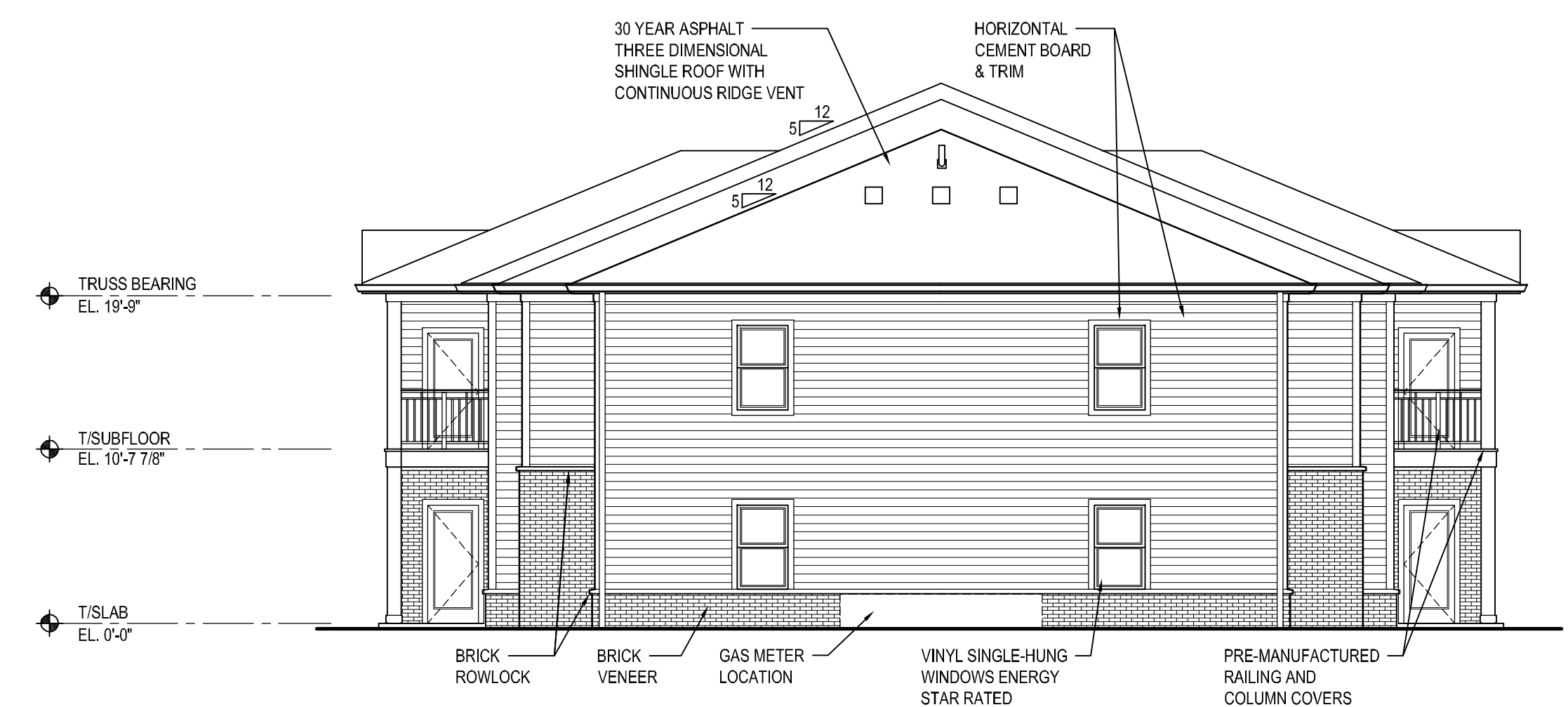
PROJECT #	19043
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	December 4, 2020



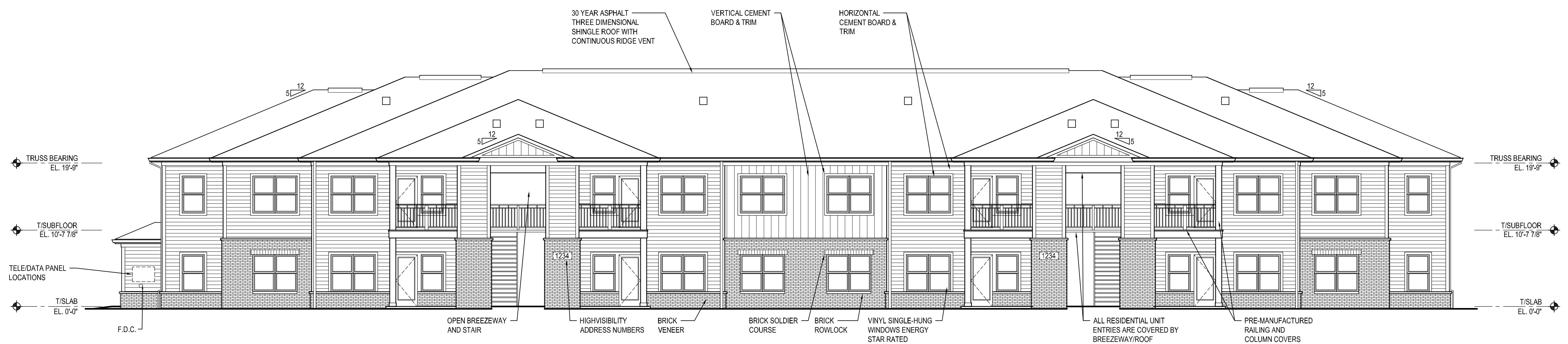
3 BUILDING TYPE B REAR ELEVATION
A3.21 SCALE: 1/8" = 1'-0"



2 BUILDING TYPE B LEFT ELEVATION
A3.21 SCALE: 1/8" = 1'-0"



4 BUILDING TYPE B RIGHT ELEVATION
A3.21 SCALE: 1/8" = 1'-0"



1 BUILDING TYPE B FRONT ELEVATION
A3.21 SCALE: 1/8" = 1'-0"

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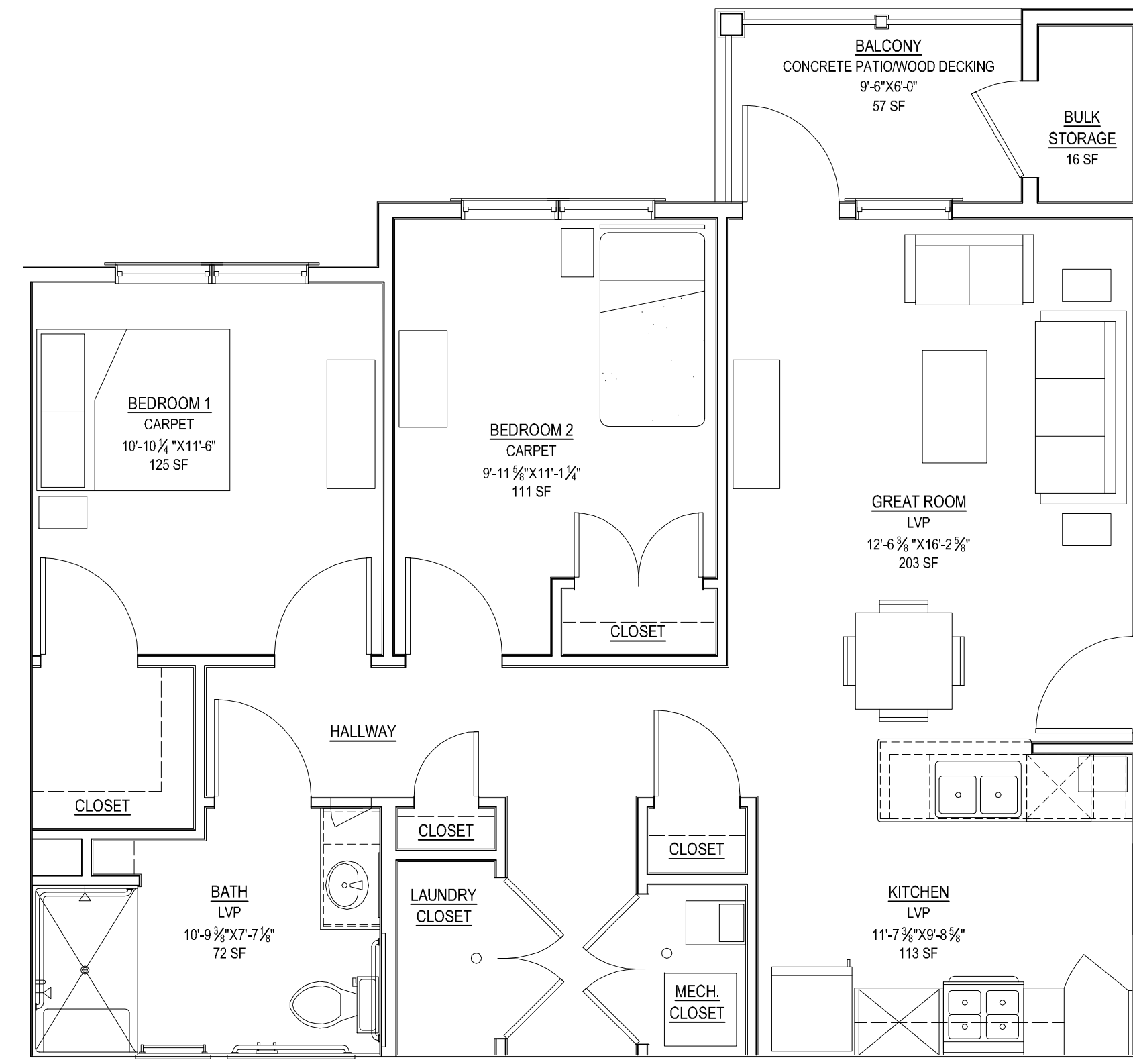
ISSUE

▲	2020-11-06 PRELIMINARY PLAN
▲	2020-12-04 ZONING SUBMITTAL
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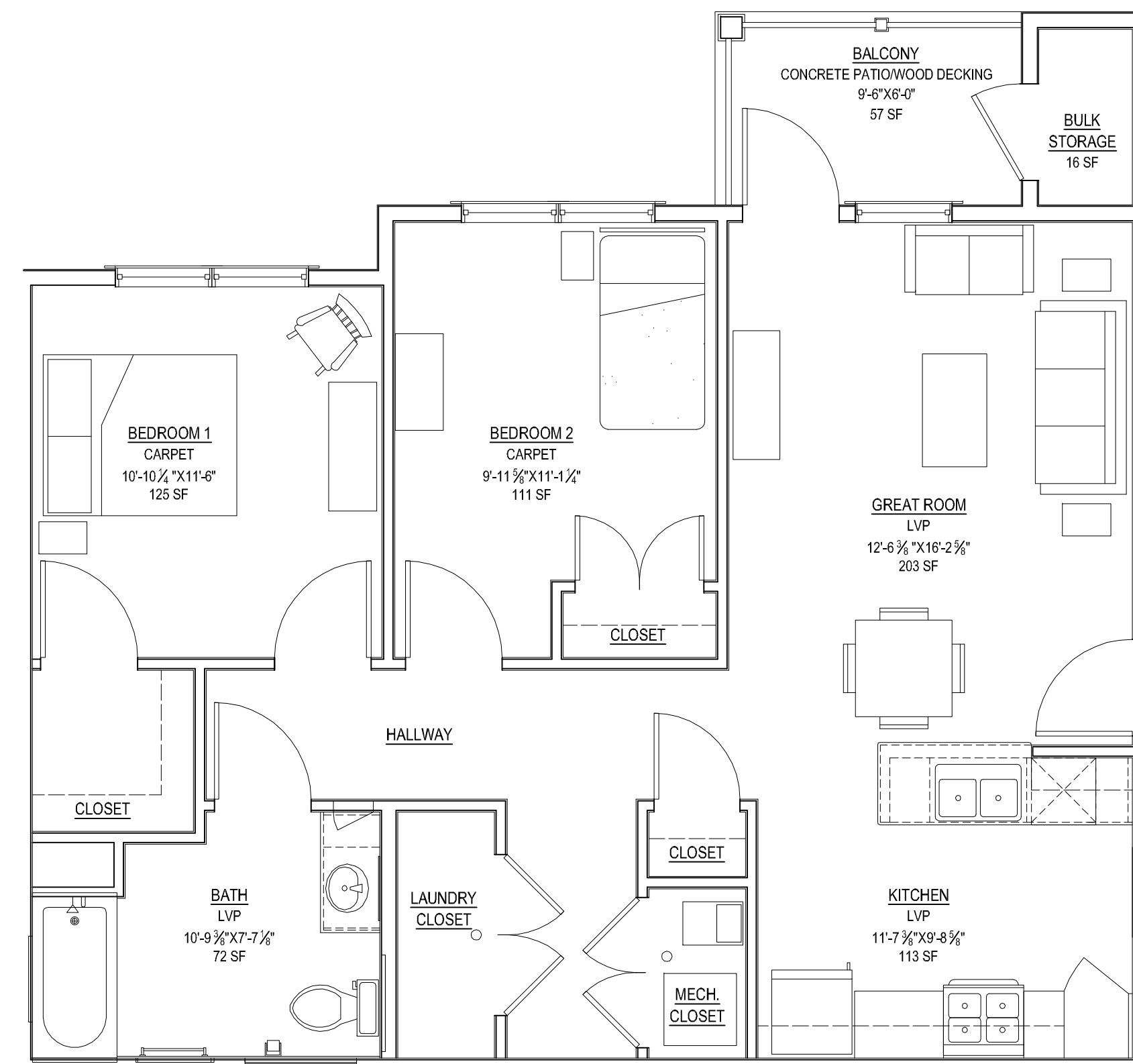
BUILDING TYPE B EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

PROJECT #	19043
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	December 4, 2020



2
A4.20 UNIT PLAN 2A-HC
SCALE: 1/4" = 1'-0"



1
A4.20 UNIT PLAN 2A & 2A-SI
SCALE: 1/4" = 1'-0"

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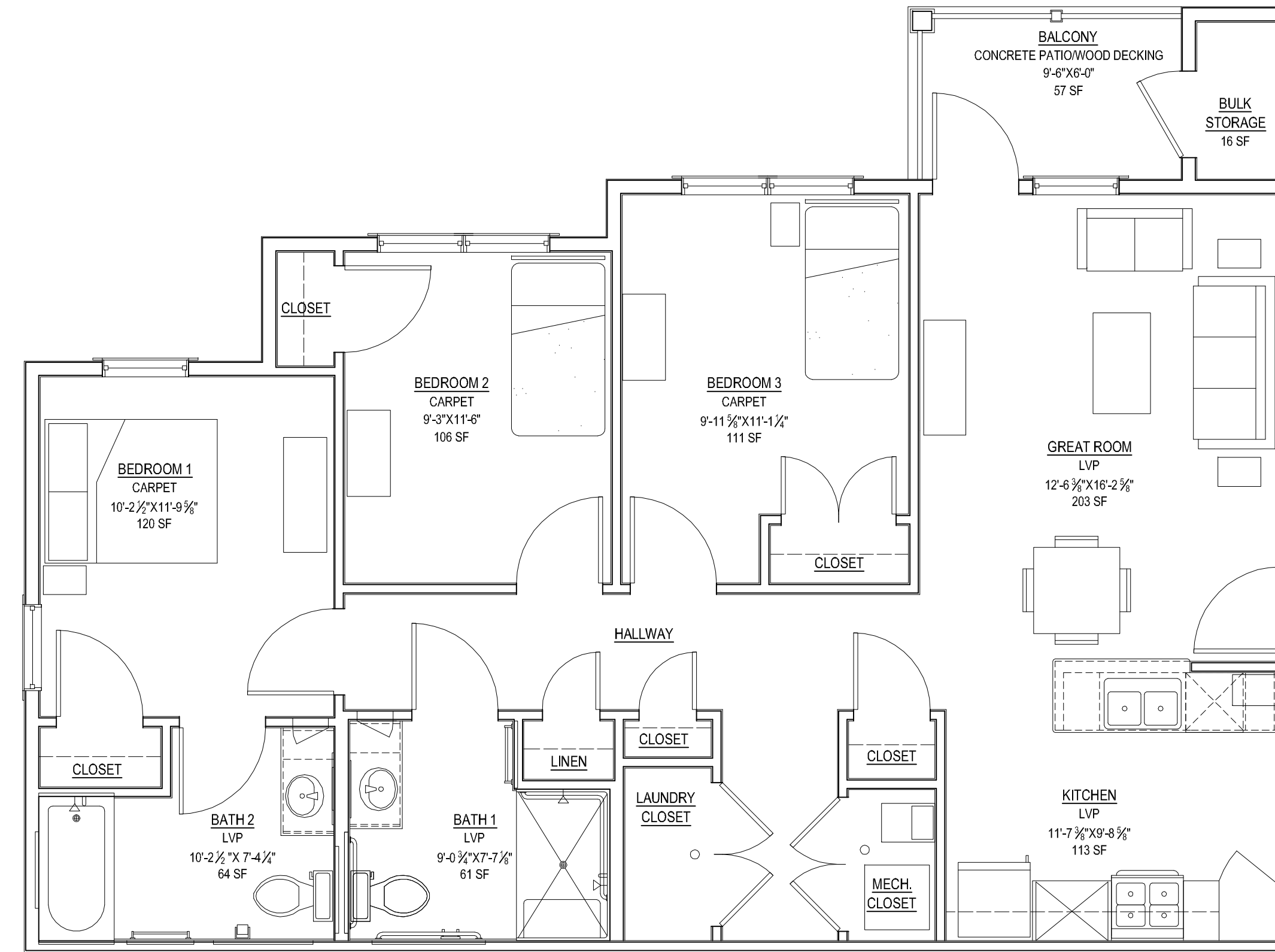
ISSUE

- ▲ 2020-11-06 PRELIMINARY PLAN
- ▲ 2020-12-04 ZONING SUBMITTAL
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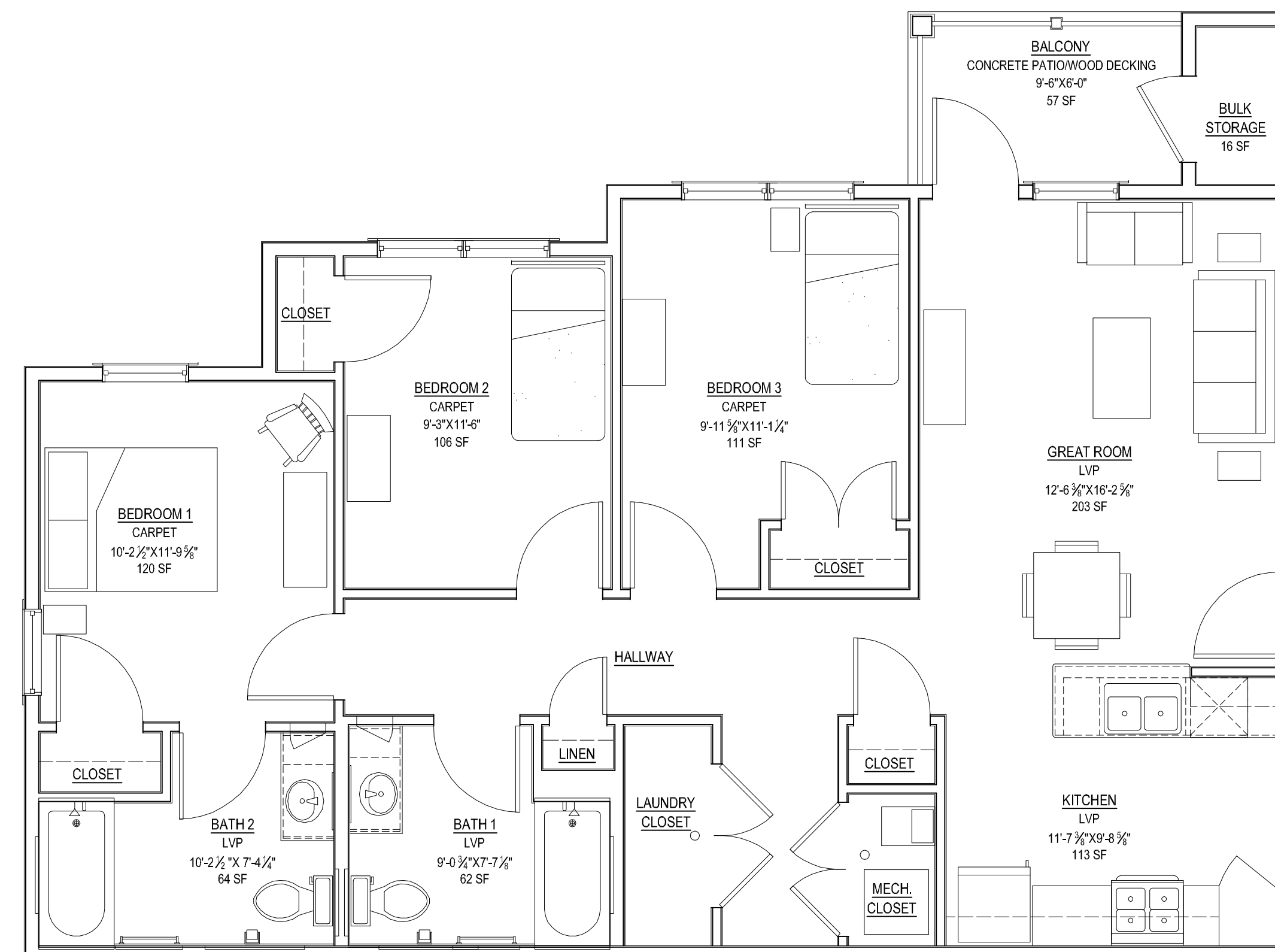
**UNIT PLANS
2A, 2A-SI & 2A-HC**

SCALE: 1/4" = 1'-0"

PROJECT # 19043
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CHECKED BY RDL
FILE NAME
PLOT DATE December 4, 2020
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2 UNIT PLAN 3A-HC
A4.30 SCALE: 1/4" = 1'-0"



1 UNIT PLAN 3A & 3A-SI
A4.30 SCALE: 1/4" = 1'-0"

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ISSUE

- ▲ 2020-11-06 PRELIMINARY PLAN
- ▲ 2020-12-04 ZONING SUBMITTAL
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UNIT PLANS 3A, 3A-SI & 3A-HC

SCALE: 1/4" = 1'-0"

PROJECT # 19043
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FILE NAME
PLOT DATE December 4, 2020

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A4.30

16.06.C.18. - Color rendering of buildings(s), complete with a listing of all colors, including current Pantone Reference Numbers or, if Pantone is not available, the manufacturer's reference/serial number with samples and materials to be used. We'll be using cherry velour and Claret Velour brick, Artic White, Pearl Grey, Khaki Brown and Cobble Stone HardiePlank siding. This siding looks just like wood siding, though it weathers much better and is easier to maintain, which will assure a quality look for years to come.

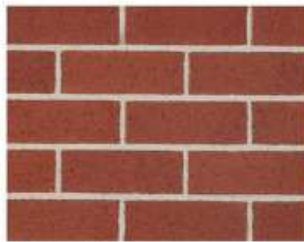
a. Please see below for a colored rendering, colored elevations, and sample materials. These can be found on the Architectural Renderings.



COLOR SCHEME 1 - BUILDING TYPE AA CLUBHOUSE



QRTWNT022 LANSBORN - CEDAR SLATE



MSL284 BRK - CHERRY VELOUR



JAMES HARDIE - ARTIC WHITE - PANTONE 650 C



JAMES HARDIE - PEARL GREY - PANTONE 650 E

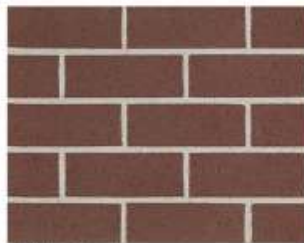


TRUSCO - COLOR MATCH - WHITE

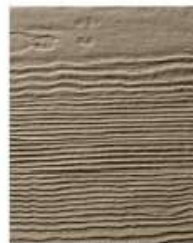
COLOR SCHEME 2 - BUILDING TYPE B



QRTWNT022 LANSBORN - HEATHER SLATE



MSL284 BRK - CLARET VELOUR



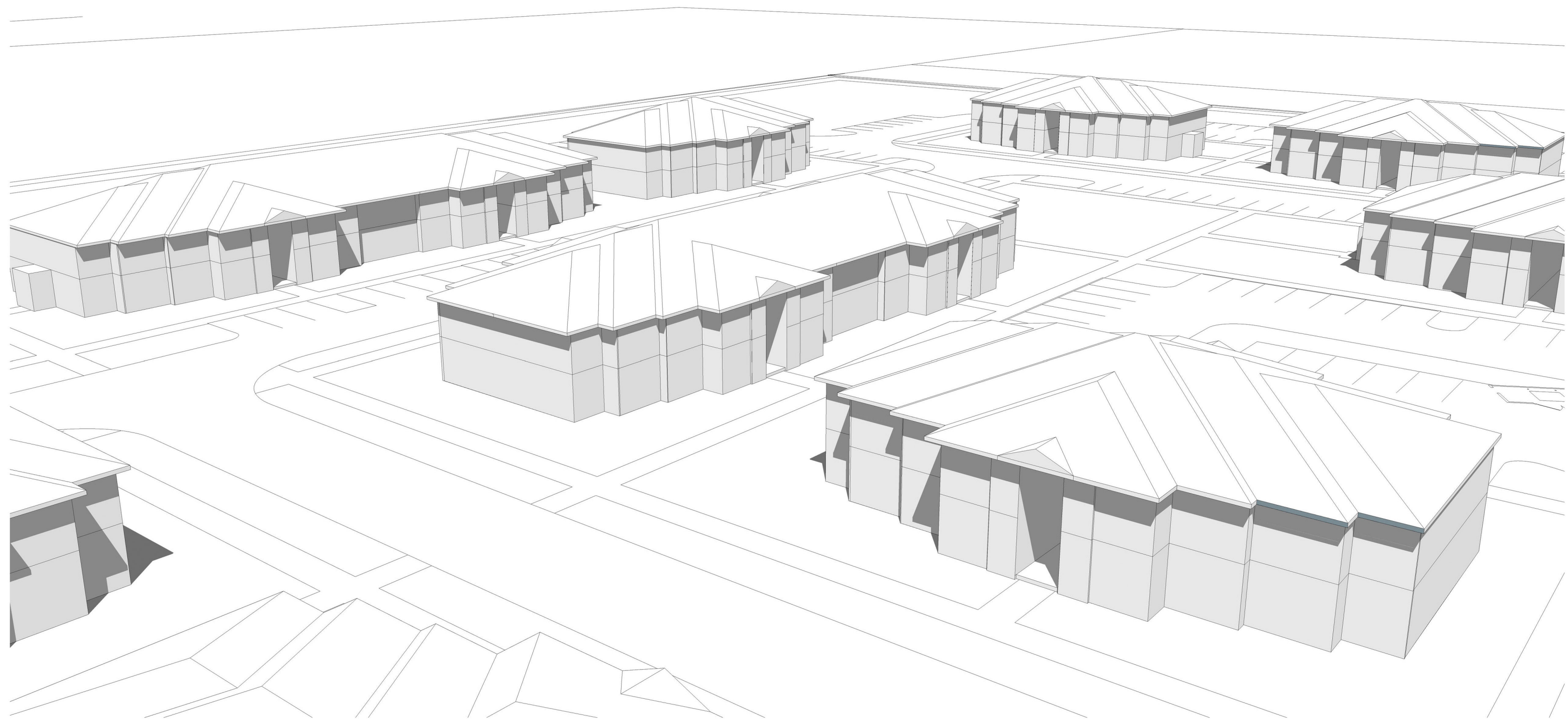
JAMES HARDIE - KHAKI BROWN - PANTONE 650 C



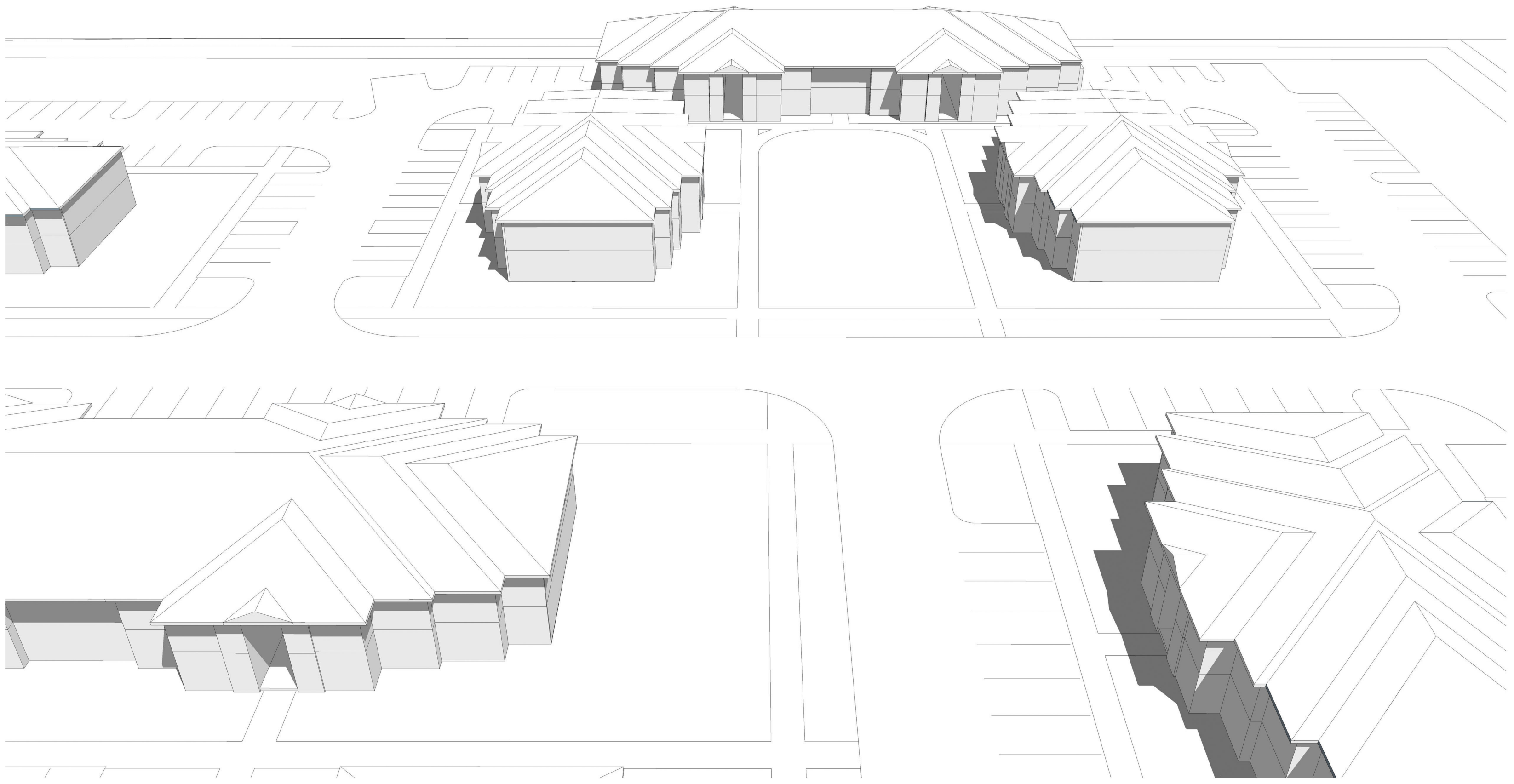
JAMES HARDIE - COBBLESTONE H-TYPE



TRUSCO - COLOR MATCH - WHITE



VIEW 1



VIEW 2

12.04.2020 RDLA 19043

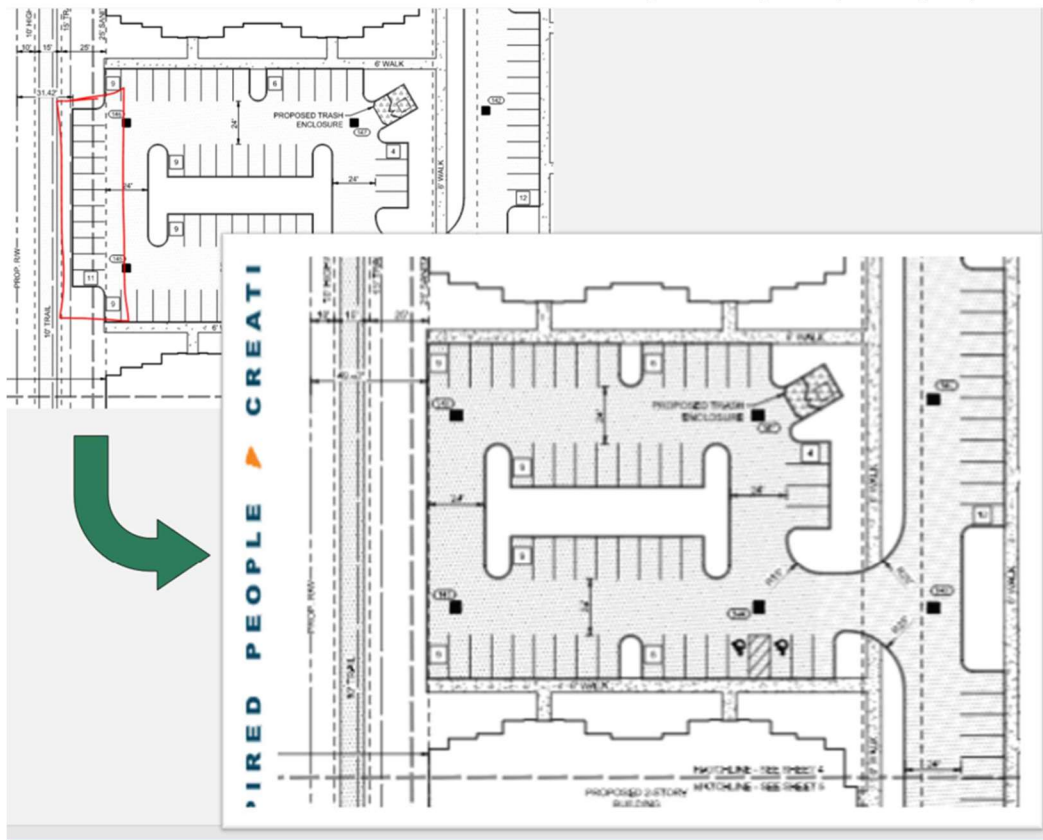
FOUR WINDS COMMONS | BERKSHIRE TOWNSHIP, OHIO | BUILDING MASSING

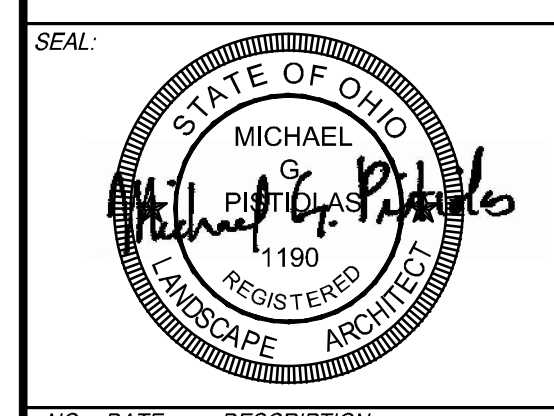
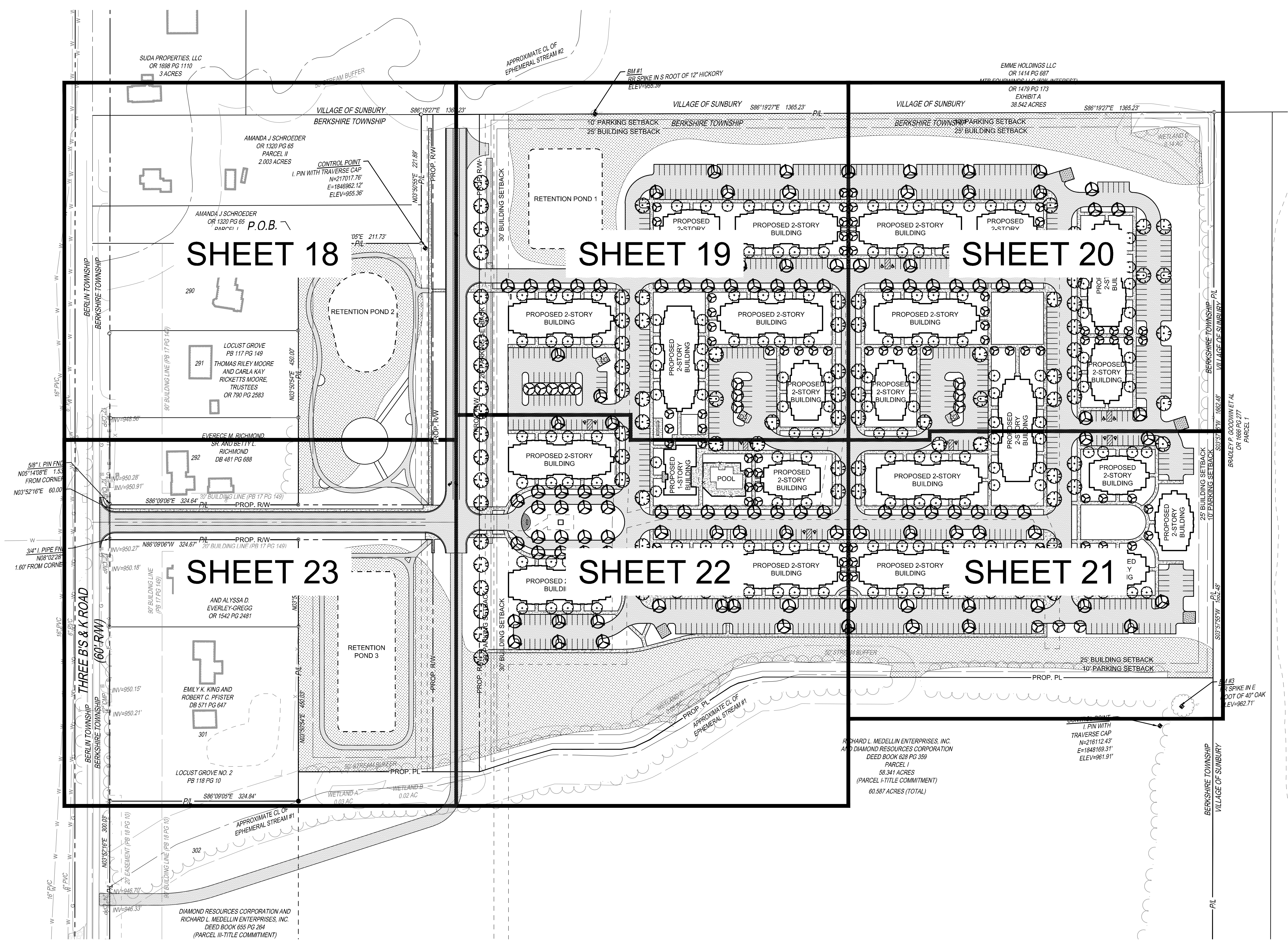
The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



16.06.C.19. - A Detailed Parking and Loading Plan showing layout, location and design of parking and loading areas for all proposed uses, including proposed number of parking and loading spaces, traffic circulation, curb cuts, pedestrian walks and lane improvements on existing public roads. We have tried to balance the need for parking and the ability to preserve open space and existing trees. We have also found that the true need for parking will be much less than what is required under the existing requirements of 2.25 spaces per unit. We have found actual usage to be much closer to 1.5 per unit, so we expect to have plenty of parking that we might be able to share with neighbors if they need it. We have added sidewalks throughout the site and added walking trails around the ponds and through the wooded area on the south side. We've increased the width of drive lanes throughout the project above the standard because we've found this makes navigating parking spaces much easier. The extension of Fourwinds Drive and the additional turn lanes will be compliant with ODOT and county standards. Please note the corrected parking lane shown on page 5 of the location plan.

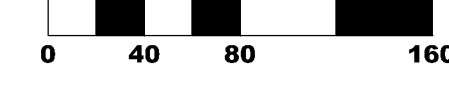
A. Please see Sheets 17-24 of Printed Engineering Set (Kleingers) - Landscape Plan





NO.	DATE	DESCRIPTION

PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

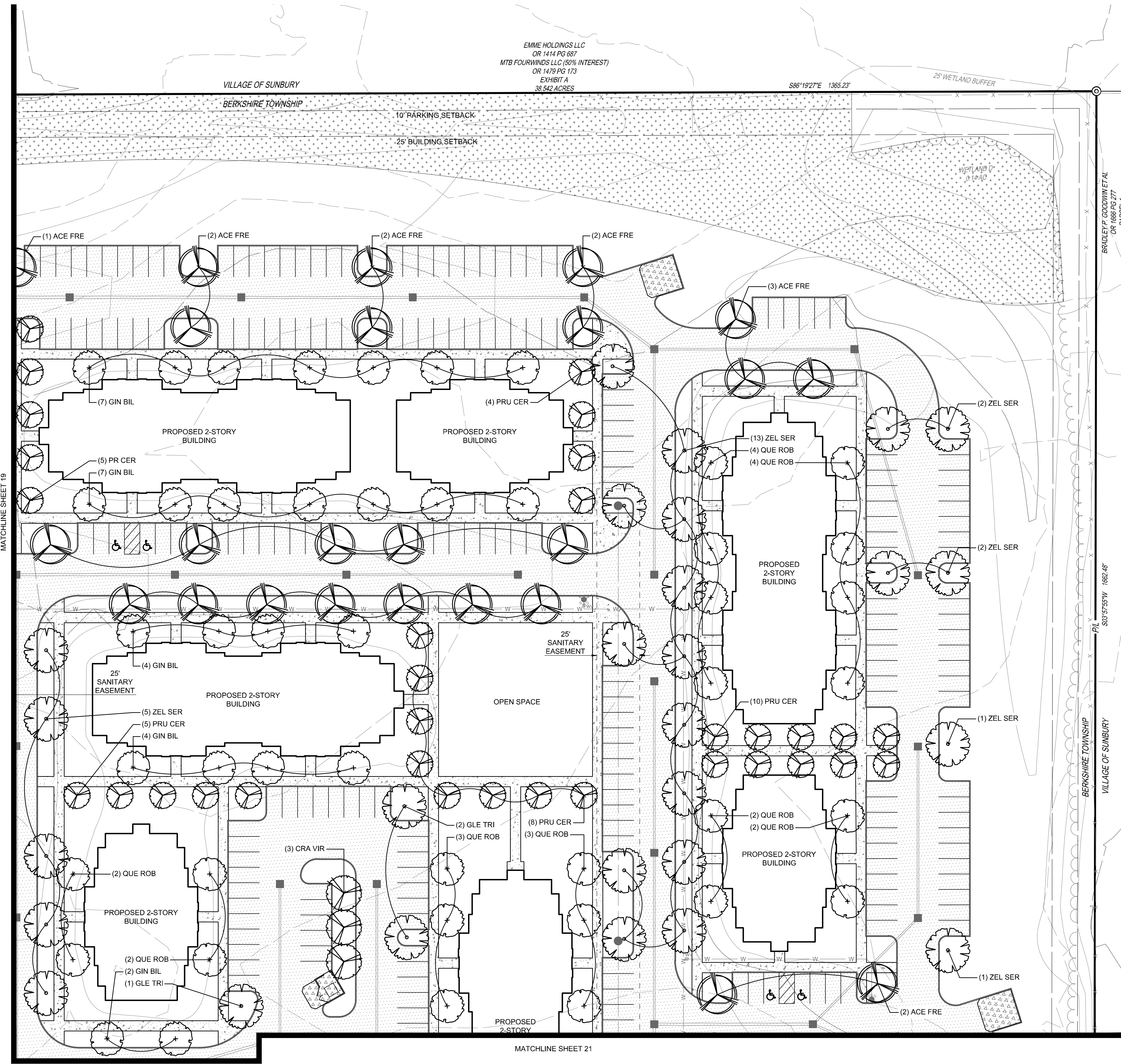
PROJECT NO: 200078.000
 DATE: 04/23/2021
 SCALE:


SHEET NAME:
LANDSCAPE KEY PLAN

SHEET NO.
17

PLANTING NOTES
 1. SEE SHEET 24 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.





PLANTING NOTES
 1. SEE SHEET LXX FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

- LEGEND
- DECIDUOUS TREE, TYP.
 - ORNAMENTAL TREE, TYP.
 - MEADOW MIX
 - CONCRETE WALK
 - ASPHALT PAVEMENT
 - HD CONCRETE PAVEMENT

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
 350 Worthington Rd
 Suite B
 Westerville, OH 43082
 614.882.4311

SEAL:

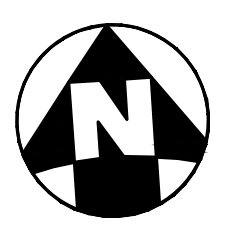
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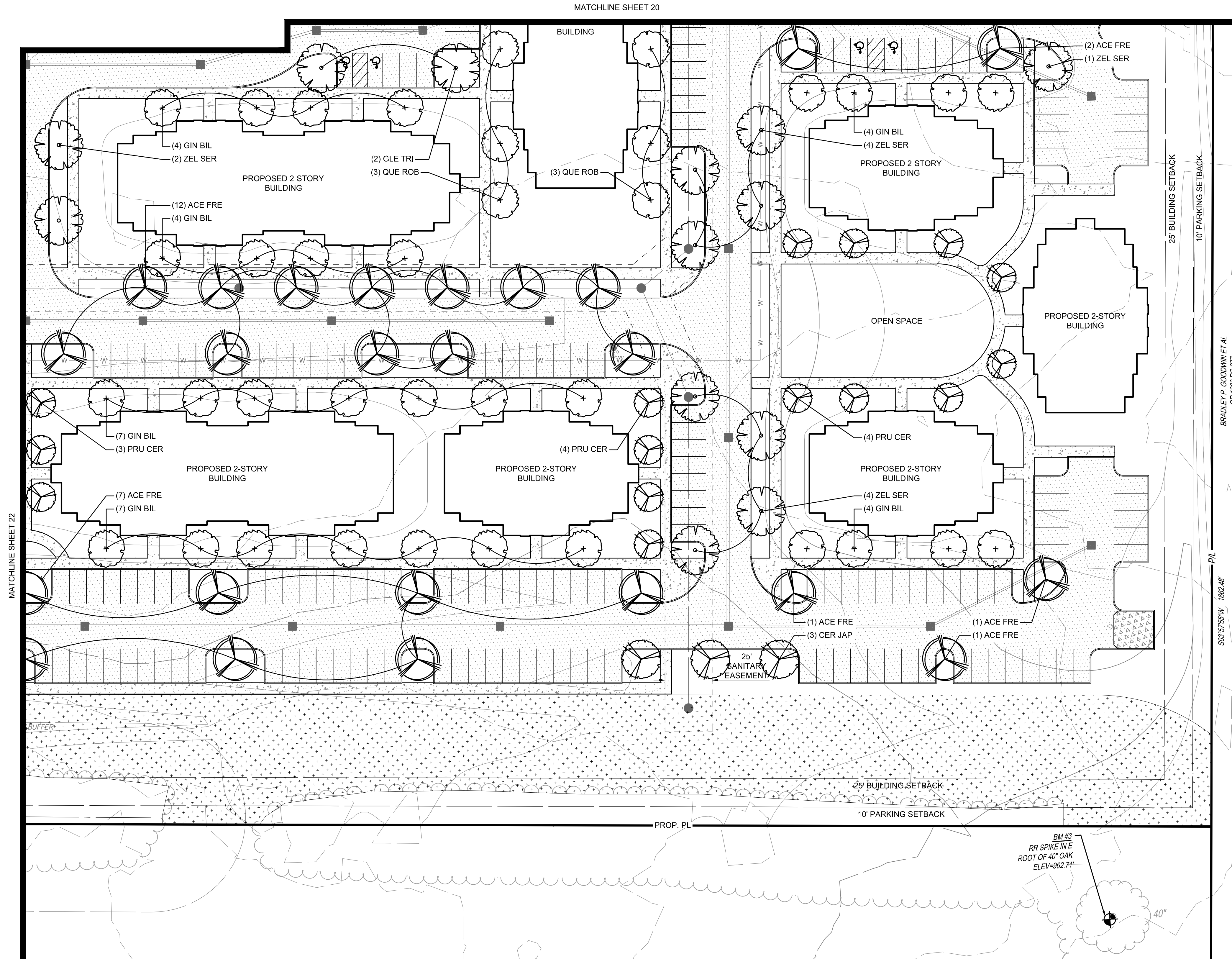
PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078,000
 DATE: 04/23/2021
 SCALE:

SHEET NAME:
LANDSCAPE PLAN

SHEET NO.
20





PLANTING NOTES
1. SEE SHEET 24 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

- LEGEND
- DECIDUOUS TREE, TYP.
 - ORNAMENTAL TREE, TYP.
 - MEADOW MIX
 - CONCRETE WALK
 - ASPHALT PAVEMENT
 - HD CONCRETE PAVEMENT

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SEAL:

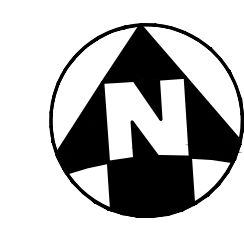
NO.	DATE	DESCRIPTION

PHOENIX PLACE
FARM LOT 6, SEC. 2 TWP. 4, R. 18
USML
TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO.	200078.000
DATE	04/23/2021
SCALE:	

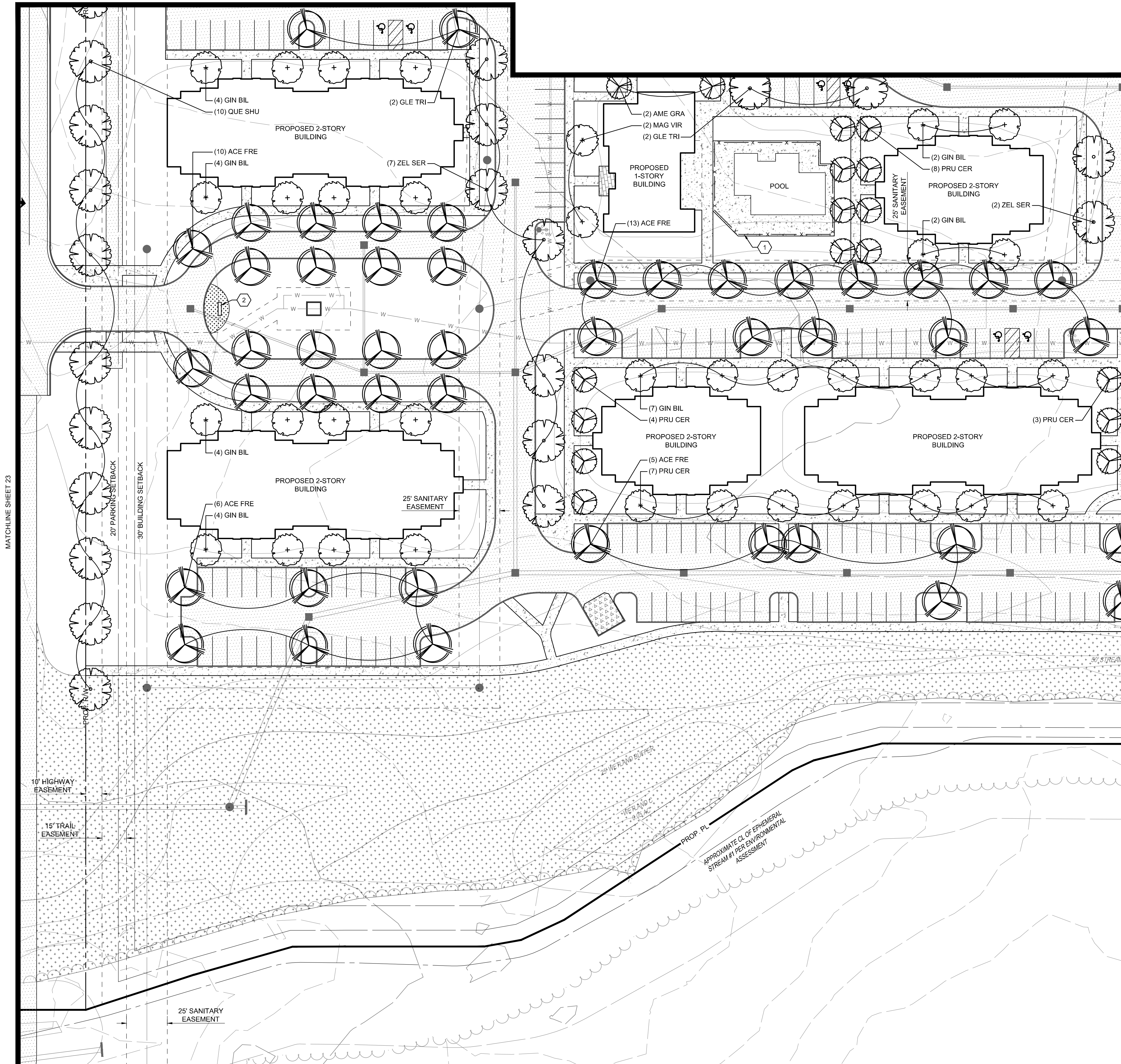
SHEET NAME:
LANDSCAPE PLAN

SHEET NO.
21



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MATCHLINE SHEET 19



PLANTING NOTES

1. SEE SHEET 24 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

CONSTRUCTION NOTES:

- ① FENCE, SEE ARCHITECTURAL PLANS
- ② ENTRY SIGN AND LANDSCAPE

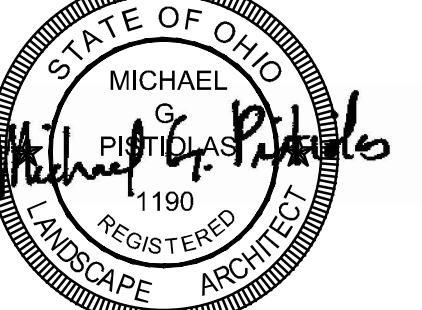
LEGEND

- DECIDUOUS TREE, TYP.
- ORNAMENTAL TREE, TYP.
- MEADOW MIX
- CONCRETE WALK
- ASPHALT PAVEMENT
- HD CONCRETE PAVEMENT



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NO. DATE DESCRIPTION

PHOENIX PLACE
FARM LOT 6, SEC. 2 TWP. 4, R. 18
USML
TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000

DATE: 04/23/2021

SCALE:

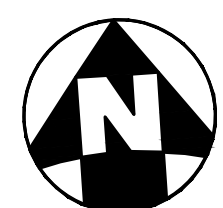


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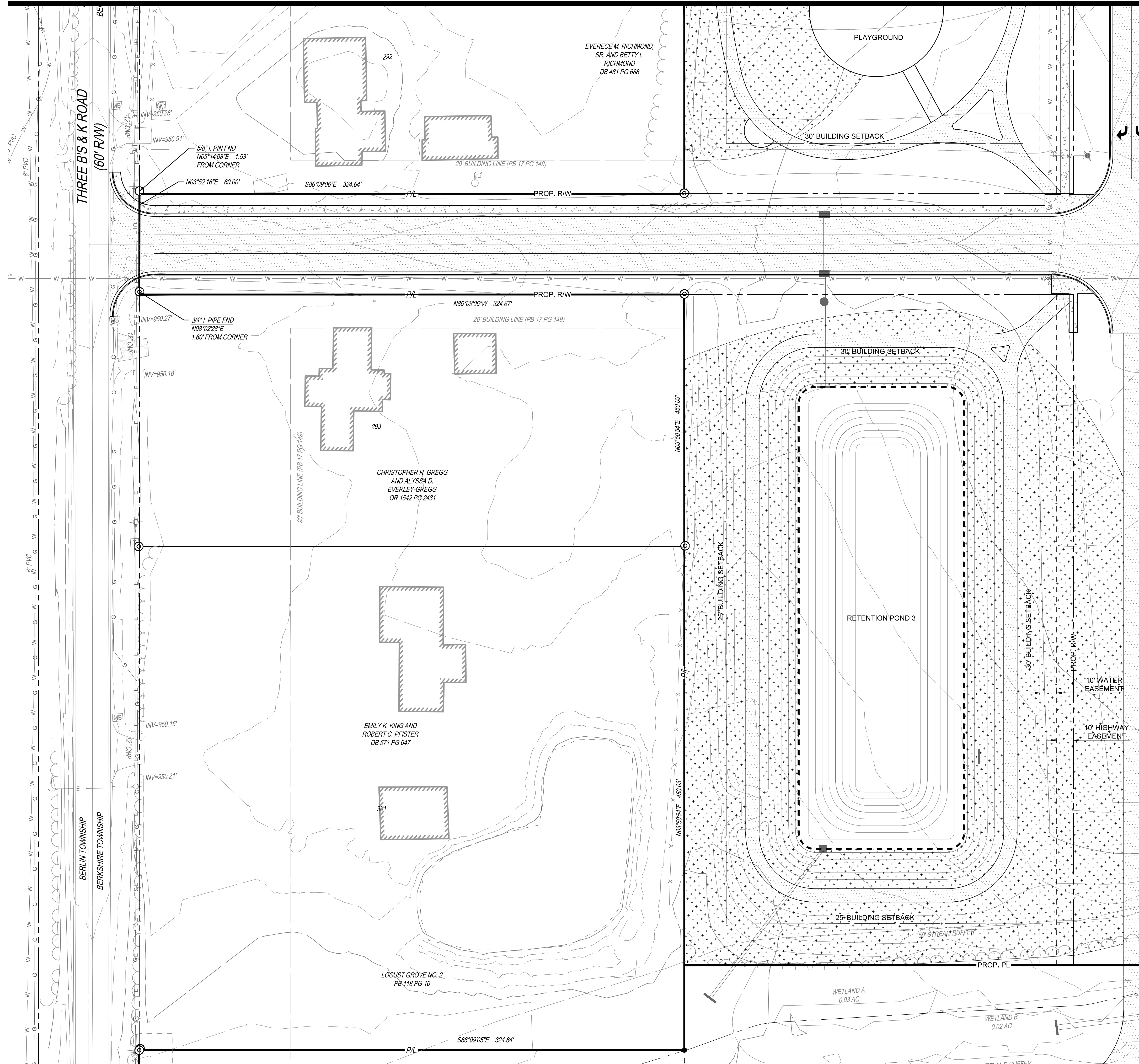
LANDSCAPE PLAN

SHEET NO.

22



MATCHLINE SHEET 18



MATCHLINE SHEET 22

PLANTING NOTES
 1. SEE SHEET 24 FOR PLANTING SCHEDULE, PLANTING NOTES, AND PLANTING DETAILS.

- LEGEND**
- DECIDUOUS TREE, TYP.
 - ORNAMENTAL TREE, TYP.
 - MEADOW MIX
 - CONCRETE WALK
 - ASPHALT PAVEMENT
 - HD CONCRETE PAVEMENT

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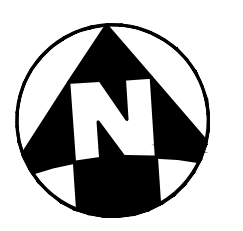
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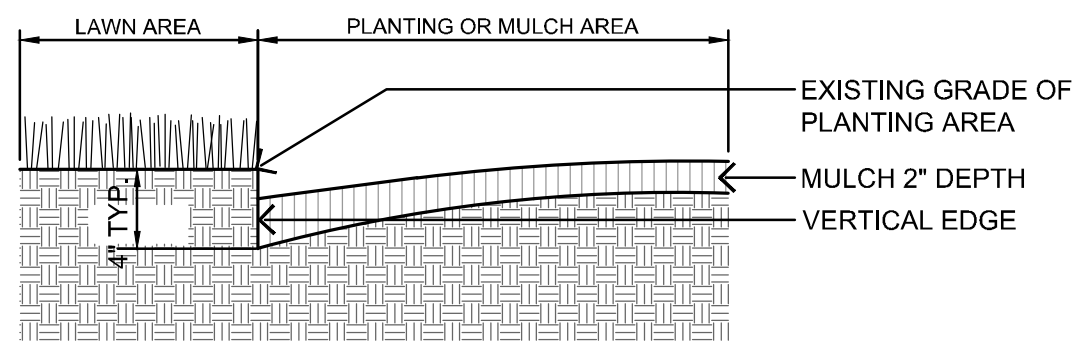
PHOENIX PLACE
 FARM LOT 6, SEC. 2 TWP. 4, R. 18
 USML
 TOWNSHIP OF BERKSHIRE
 COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078.000
 DATE: 04/23/2021
 SCALE:

SHEET NAME:
LANDSCAPE PLAN

SHEET NO.
23

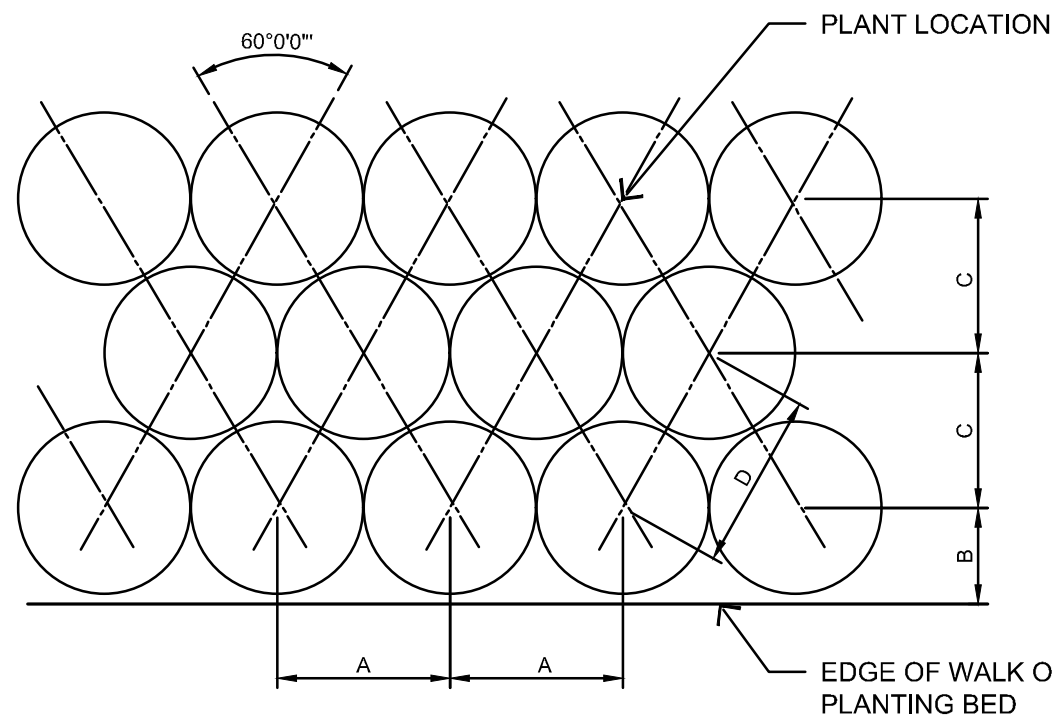




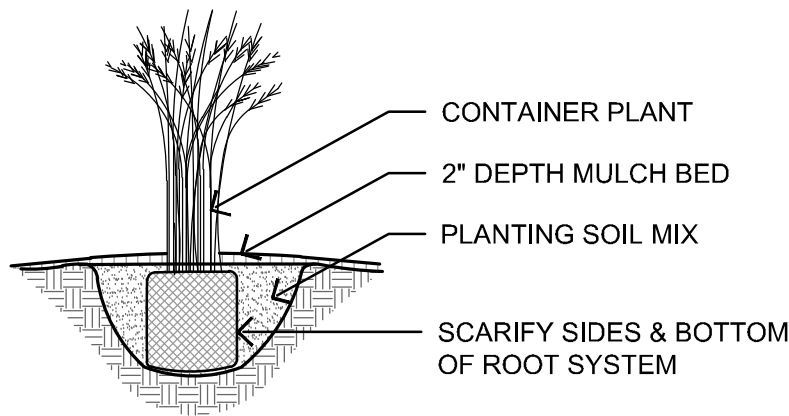
1 PLANTING BED EDGING DETAIL
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
30"	30"	15"	25"	30"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

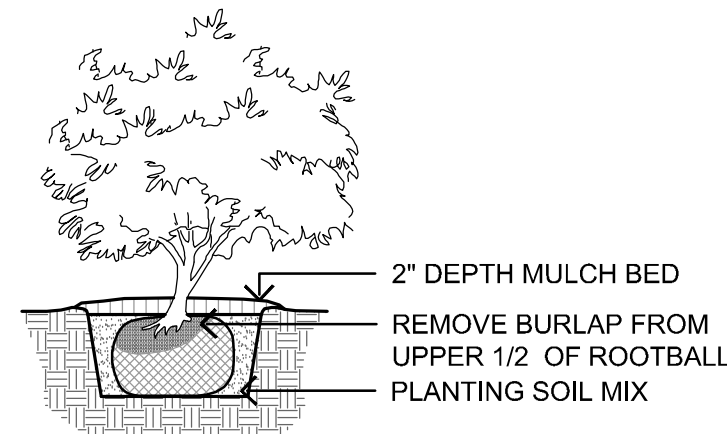
A = SPACING
B = SP/2
C = SP/1.2
D = SPACING



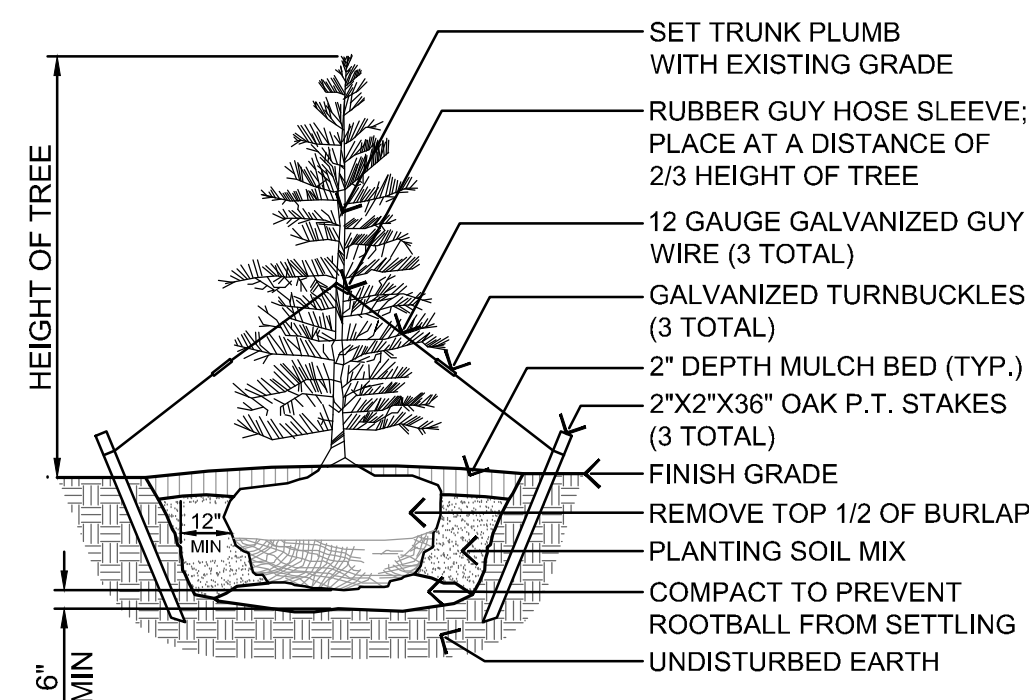
2 PERENNIAL SPACING
N.T.S.



3 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S.



4 SHRUB PLANTING
N.T.S.



5 EVERGREEN TREE PLANTING
N.T.S.

BERKSHIRE TOWNSHIP, OHIO LANDSCAPE ZONING REQUIREMENTS

	REQUIRED	PROPOSED
SECTION 16		
RIGHT-OF-WAY	ANY SURFACE PARKING AREAS ADJACENT TO AN EXISTING OR PLANNED RIGHT-OF-WAY SHALL BE SCREENED FROM THE RESPECTIVE RIGHT-OF-WAY WITH SHADE TREES HAVING A MINIMUM CALIPER OF TWO AND A HALF (2 1/2) INCHES FOR EVERY FORTY (40) LINEAL FEET OF ROAD FRONTAGE, AND SHALL BE LOCATED THREE (3) FEET OUTSIDE OF THE RIGHT-OF-WAY. THIS REQUIREMENT DOES NOT APPLY IN THE AREAS OF INGRESS AND EGRESS, OR TO EXISTING TREES WHICH ARE UNDISTURBED BY THE PROJECT.	PROVIDED
STREET TREES	TREES SHALL BE PLANTED AT A MINIMUM DISTANCE OF FORTY (40) FEET ALONG ALL INTERNAL PUBLIC STREETS. TREES SHALL BE OF DECIDUOUS SPECIES NORMALLY ATTAINING FULL-GROWN HEIGHT IN EXCESS OF FIFTY (50) FEET AND SHALL BE OF TWO (2) TO TWO AND A HALF (2 1/2) CALIPER OR GREATER AT THE TIME OF PLANTING. TREE LIMBS SHALL BE TRIMMED TO A HEIGHT OF FOURTEEN (14) FEET ABOVE ROADS AND EIGHT (8) FEET ABOVE SIDEWALKS AND TRAILS.	PROVIDED
PARKING LOT ISLANDS	INTERIOR TREE ISLANDS SHALL BE REQUIRED WITHIN PARKING LOTS AND SHALL BE OF SUFFICIENT NUMBER AND SIZE TO PROVIDE FOR A RATIO OF ONE (1) SHADE TREE FOR EVERY TWELVE (12) PARKING SPACES OR FRACTIONS THEREOF. EACH LANDSCAPED TREE ISLAND IN A SINGLE LOADED PARKING STALL SHALL HAVE A MINIMUM AREA OF ONE HUNDRED SIXTY-TWO (162) SQUARE FEET WITH A MINIMUM WIDTH OF NINE (9) FEET. EACH LANDSCAPED ISLAND IN A DOUBLE-LOADED PARKING STALL DESIGN SHALL HAVE A MINIMUM AREA OF THREE HUNDRED TWENTY-FOUR (324) SQUARE FEET, WITH A MINIMUM WIDTH OF NINE (9) FEET. PARKING LOT ISLANDS MAY BE COMBINED INTO ONE (1) OR MORE LARGER PARKING LOT ISLANDS, SO LONG AS THEY MEET THE AREA AND LANDSCAPING REQUIREMENTS OF THIS ZONING RESOLUTION AND ARE APPROVED AS PART OF THE DEVELOPMENT PLAN. ALL LANDSCAPED TREE ISLANDS SHALL CONTAIN AT LEAST ONE (1) SHADE TREE A MINIMUM OF TWO (2) INCHES IN CALIPER AND INCLUDE AT LEAST FIFTY (50) SQUARE FEET OF OTHER PLANT MATERIALS. 675 PARKING SPACES = 57 TREES	PROVIDED
SECTION 23	A CONTINUOUS (HAVING 100% OPACITY) PLANTING HEDGE, FENCE, WALL OF EARTH, WHICH WOULD ENCLOSE ANY SERVICE STRUCTURE ON ALL SIDES UNLESS SUCH STRUCTURE MUST BE FREQUENTLY MOVED, IN WHICH CASE SCREENING ON ALL BUT ONE SIDE IS REQUIRED, THE AVERAGE HEIGHT OF THE SCREENING MATERIAL SHALL BE ONE FOOT MORE THAN THE HEIGHT OF THE ENCLOSED STRUCTURE, BUT SHALL NOT BE REQUIRED TO EXCEED TEN FEET IN HEIGHT. WHENEVER A SERVICE STRUCTURE IS LOCATED NEXT TO A BUILDING WALL, PERIMETER LANDSCAPING MATERIAL OR VEHICULAR USE AREA LANDSCAPING MATERIAL, SUCH WALLS OR SCREENING MATERIAL MAY FULFILL THE SCREENING REQUIREMENTS FOR THAT SIDE OF THE SERVICE STRUCTURE IF THAT WALL OR SCREENING MATERIAL IS OF AN AVERAGE HEIGHT SUFFICIENT TO MEET THE HEIGHT REQUIREMENT SET OUT IN THIS SECTION. WHENEVER SERVICE STRUCTURES ARE SCREENED BY PLANT MATERIAL, SUCH MATERIAL MAY COUNT TOWARDS THE FULFILLMENT OF REQUIRED INTERIOR OR PERIMETER LANDSCAPING. NO INTERIOR LANDSCAPING SHALL BE REQUIRED WITHIN AN AREA SCREENED FOR SERVICE STRUCTURES.	DUMPSTER ENCLOSURES BY ARCHITECT

PLANTING NOTES

- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
- ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
- SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

PLANT SCHEDULE (POSSIBLE PLANT SELECTIONS)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE FRE	ACER x FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	3" CAL. MIN.	B&B	
CER JAP	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL. MIN.	B&B	
GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL. MIN.	B&B	
GLE TRI	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL. MIN.	B&B	
QUE ROB	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	3" CAL. MIN.	B&B	
QUE SHU	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL. MIN.	B&B	
ORNAMENTAL TREES:					
AME GRA	AMELANCHIER x GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7' HT. MIN.	B&B	MULTI-STEM
CRA VIR	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	7' HT. MIN.	B&B	MULTI-STEM
MAG VIR	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7' HT. MIN.	B&B	MULTI-STEM
PRU CER	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	2" CAL. MIN.	B&B	SINGLE STEM
TURFGRASS SEED / SOD AND MEADOW MIX: SEE SPECIFICATIONS					

THE KLEINGERS GROUP
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SEAL:

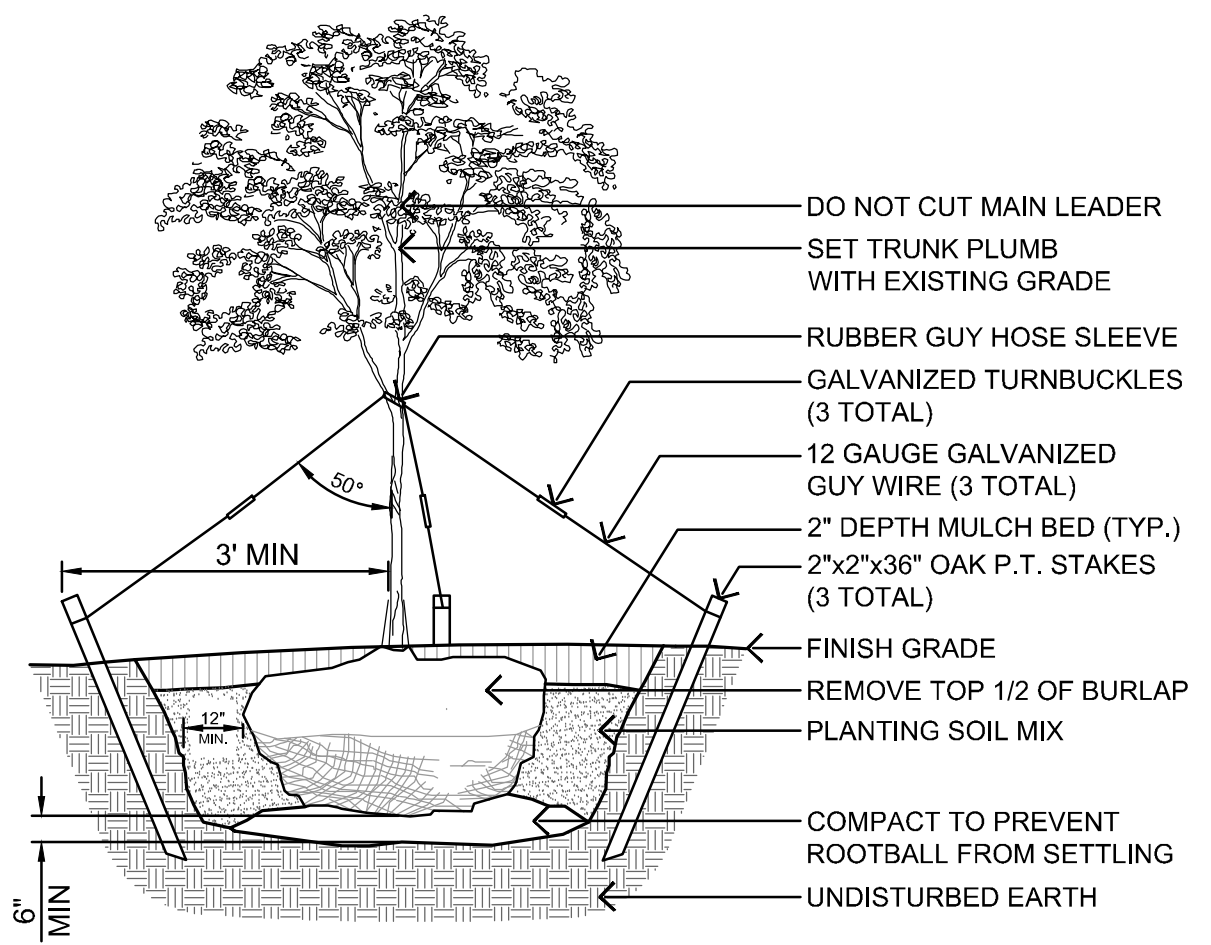
NO.	DATE	DESCRIPTION

PHOENIX PLACE
FARM LOT 6, SEC. 2 TWP. 4, R. 18 USML
TOWNSHIP OF BERKSHIRE
COUNTY OF DELAWARE, OHIO

PROJECT NO: 200078_000
DATE: 04/23/2021
SCALE:

SHEET NAME:
LANDSCAPE NOTES & DETAILS

SHEET NO.
24



- NOTES:
- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 - REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 - REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 - THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

6 DECIDUOUS TREE PLANTING
N.T.S.

16.06.C.20. - Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission.

a. Please see the attached the following reports. We've provided a quick summary for convenience.

1. Phase I Environmental – Geotechnical Consultants, Inc. concluded a clean site as follows:

The Phase I ESA has revealed no evidence of a recognized environmental condition (REC) in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for a REC is not necessary at this time.

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

2. Soils study – Geotechnical Consultants, Inc. concluded the soils are suitable for support for this project:

The primary geotechnical issues that will impact site development are proper site stripping, subgrade stability, new fill placement and compaction (as needed), and proper installation of foundations, slabs, and pavements. Provided these issues are properly addressed, it is GCI's opinion that this site is suitable for support of typical commercial development using conventional shallow foundations, concrete slab-on-grade, and flexible pavements. We discuss geotechnical considerations and provide foundation recommendations in more detail within the report.

3. Wetlands Study – Intertek PSI concluded that there were wetlands on site, but that they are non-jurisdictional and isolated.

Table 1. Summary of Jurisdictional Waters

Name	Size	Notes
Wetland A	0.03 acres	Emergent wetland along ephemeral channel
Wetland B	0.02 acres	Emergent wetland along ephemeral channel
Wetland C	0.05 acres	Emergent wetland at edge of ag field
Wetland D	0.13 acres	Emergent wetland at corner of ag field
Stream #1	~ 1400 LF	Ephemeral channel (poorly defined in some areas)

The wetlands identified by PSI on this property are located either immediately on or near two ephemeral channels, the flow westward, and eventually into Alum Creek (and Alum Creek Reservoir). However, based on current USACE jurisdictional criteria, there is potential that USACE will consider these wetlands (and the streams) to be **non-jurisdictional**, based on the ephemeral nature of the stream channels. Thus, these wetlands may be considered **"isolated"**.



PREPARED BY

Professional Service Industries, Inc.
5555 Canal Road
Cleveland, Ohio 44125

OCTOBER 29, 2020

PSI PROJECT No. 01373013



GEOTECHNICAL
CONSULTANTS INC.



GCI PROJECT #20-E-24100

Phase I Environmental Site Assessment Report

Vacant Property - 60± Acres
S. Three B's & K Road
Berkshire Twp., Delaware County, Ohio

Prepared for:
Ohio Housing and Finance Agency (OHFA); U.S. Department of Housing and Urban
Development (HUD); Dublin Capital Group;
and
Wallick-Hendy Development Company, LLC

May 27, 2020



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**REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO**

GCI PROJECT NO. 20-E-24100

Prepared for:

**Ohio Housing Finance Agency (OHFA); U.S. Department of Housing and
Urban Development (HUD); Dublin Capital Group; and Wallick-Hendy
Development Company, LLC**

**c/o Mr. Brain Coate – Dublin Capital Group
715 Shawan Falls Dr., #693
Dublin, OH 43017**

and

**c/o Mr. John Leonard – Wallick-Hendy Development Company, LLC
160 West Main Street, #200
New Albany, Ohio 43054**

Prepared by:

**GEOTECHNICAL CONSULTANTS, INC. (GCI)
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May 27, 2020

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Proposed Site Plan 1
Proposed Site Plan 2
2019 USGS Topographic Map
ODNR Ground Water Well Location Map and Well Logs (5 pages)
USDA Web Soil Survey Map
FEMA Flood Insurance Rate Map
National Wetlands Inventory (NWI) Map
EPA EJSscreen Report (3 pages)
EPA Map of Radon Zones
ODNR Oil and Gas Well Location Map
DOT Pipeline Map
ODNR Underground Mine Location Map
Ohio Karst Areas Map
Sole Source Aquifers in Ohio Map

APPENDIX B – OWNERSHIP AND HISTORICAL INFORMATION

Delaware County Auditor Parcel Information Sheets (6 pages)
1957, 1964, 1973, 1986, 1997, 2002, 2010, 2017, and 2019 Aerial Photographs
1915, 1961, and 1983 USGS Topographic Maps
Certified Sanborn® Fire Insurance Map Report (2 pages)

APPENDIX C – REGULATORY DOCUMENTATION

Environmental Records Search Report (60 pages)
B.S.T. & G. Fire District Request Letter
B.S.T. & G. Fire District Response Letter
Delaware County General Health District Request Letter
Delaware Soil and Water Conservation District Request
Delaware Soil and Water Conservation District Response
Section 106 Project Summary Form (6 pages)
Engendered Species Technical Assistance Request (2 pages)

APPENDIX D – SITE RECONNAISSANCE AND OTHER INFORMATION

User Questionnaire
The NETR Environmental Lien and AUL Search Report (13 pages)
Telephone Conversation Log – Peter Brown
Site Reconnaissance Map
Property Photographs (Photo 1 to Photo 13)

1.0 SUMMARY

Dublin Capital Group and Wallick-Hendy Development Company, LLC retained Geotechnical Consultants, Inc. (GCI) to perform a Phase I environmental site assessment (Phase I ESA) of a vacant property located east of S. Three B's and K Road in Berkshire Township, Delaware County, Ohio (the "property"). The property comprises approximately 60 acres of vacant agricultural and wooded land identified by Delaware County parcel numbers 41723001023000, 41723001026000, and 41723001027000. Historically, the property has been used for agricultural land.

The Phase I ESA has revealed no evidence of a recognized environmental condition (REC) in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for a REC is not necessary at this time.

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

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

2.0 INTRODUCTION

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

2.1 PURPOSE

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

RECs are defined as: "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.¹" In performing this Phase I ESA report, GCI has striven to balance between competing goals of identifying signs of RECs and a scope of services limited by both cost and time constraints.

Special terms and conditions are outlined in our proposal and Terms and Conditions with our client dated February 21, 2020 and revised April 16, 2020. This assessment described in this report are intended to meet the environmental assessment requirements of OHFA and HUD. This assessment is intended to permit the user to satisfy one of the requirements to qualify for the Comprehensive Environmental Response, Compensation and Liability Act's (CERCLA's) landowner liability protections (LLPs): *innocent landowner*,

¹ ASTM Designation E1527-13 Section 3.2.78.

contiguous property owner, or bona fide prospective purchaser. This practice does not address specific requirements of local, state, or federal laws other than the *all appropriate inquiries* (AAI) provisions of the LLPs. Users are cautioned that local, state, and federal laws may impose environmental assessment obligations that are beyond the scope of this assessment. The users should also be aware that there may be other legal obligations with regard to hazardous substances or petroleum products on the property that are not addressed in this assessment and could pose a risk of civil and/or criminal sanctions for non-compliance.

2.2 SPECIAL TERMS AND CONDITIONS

This report is an instrument of professional service prepared by GCI for the sole use of Dublin Capital Group; Wallick-Hendy Development Company, LLC; Ohio Housing Finance Agency (OHFA); U.S. Department of Housing and Urban Development; and other parties that may be designated jointly by Dublin Capital Group; Wallick-Hendy Development Company, LLC; and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply with GCI for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerpt or quotation of this report shall expose the violator to all legal remedies available to GCI.

2.3 SCOPE OF SERVICES AND REPORT METHODOLOGY USED

In accordance with our proposal #20E0069Rev1 dated February 21, 2020 and revised April 16, 2020, the scope of the Phase I ESA included the following: historical background research; review of local, state, federal, and tribal environmental agency data; visual property observations; review of area geology; and interviews.

GCI performed this Phase I ESA in accordance with ASTM practice E 1527-13 guidelines; 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry, Final Rule; 2017 Ohio Housing Finance Agency (OHFA) Environmental Review Standards for HOME and OHTF Funded Projects (revised 5/11/2016 and 5/1/2017, respectively) requirements; U.S. Department of Housing and Urban Development (HUD) 24 CFR 983.58 Environmental Review Requirements; and the generally accepted practices of environmental professionals performing similar services in the same locale under similar circumstances at the time of this assessment.

2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-13. Having an AAI-compliant Phase I conducted will not protect a user from all forms of liability. For instance, AAI is limited to liability under federal CERCLA law but does not provide protection from liability under other federal statutes, state law, or common law. Likewise, AAI is only the first step of establishing a CERCLA defense and will not necessarily protect an owner from CERCLA litigation, particularly if the owner ignores the applicable continuing obligations over the course of property ownership. According to AAI, CERCLA liability rests with the owner or operator of the property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.

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

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

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

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

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

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

The information in this report is true to the best of our knowledge. GCI obtained some of the information presented in this report from other persons/agencies. GCI assumes no responsibility for the accuracy or completeness of information provided by others. No warranty, express or implied, is given by GCI.

The conclusions presented in this report are professional opinions based on data collected between the commencement date and the report date. They are intended for the purpose, property location, and project indicated. This report is not a definitive study

of contamination at the property and should not be interpreted as such. An evaluation of subsurface soil and ground water conditions was not performed as part of this ESA. No sampling or laboratory chemical analysis was performed as part of this ESA. GCI performed activities appropriate and necessary to evaluate the environmental status of the property under current Phase I ESA guidelines.

2.5 USER-PROVIDED INFORMATION

GCI submitted a User Questionnaire (appended) to Mr. Brian Coate who represents Dublin Capital Group, our client, to request background information pertaining to the property. The questionnaire responses indicated they had no knowledge of any environmental liens at the property, no knowledge of activity and/or land use limitations placed on the property such as engineering or institutional controls, no knowledge of recognized environmental conditions regarding the property or property vicinity, no knowledge of the property that would indicate a value reduction in price due to environmental conditions, no awareness of commonly known or reasonably ascertainable environmental information about the property, and no awareness of any obvious indicators of contamination at the property based on knowledge or experience with the property.

2.6 ENVIRONMENTAL LIEN SEARCH

GCI engaged Nationwide Environmental Title Research (NETR) to provide a search of title records for activity and use limitations (AULs) or environmental liens in connection with the property. This search did not identify the existence of AULs or environmental liens in connection with the property. The NETR report is provided in Appendix D.

3.0 PROPERTY LOCATION

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

3.1 LOCATION

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

The property is located approximately 1/3-mile southeast of the intersection of State Route 36 and S. Three B's and K Road in Berkshire Township, Delaware County, Ohio. A general property location map, a Delaware County Auditor's Geographic Information System (GIS) map, and proposed site plans 1 and 2 are provided in Appendix A.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

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

The property is located within a mixed agricultural, commercial, and residential area in Berkshire Township, Delaware County, Ohio.

4.0 RECORDS REVIEW

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

4.1 **PHYSICAL SETTING**

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

4.1.1 **USGS TOPOGRAPHIC MAP REVIEW**

GCI reviewed the 2019 *Kilbourne, Ohio* United States Geological Survey (USGS) 7.5-minute series quadrangle topographic map. According to the map, ground surface elevations at the property ranged from approximately 960 feet above mean sea level (AMSL) on the eastern portion of the property to approximately 950 feet AMSL on the western portion of the property. Surface grades in the property vicinity generally decrease in elevation to the west, toward Alum Creek, located approximately 1-mile west of the property. An unnamed tributary stream to Alum Creek is shown crossing the central and southwestern portion of the property. A copy of a portion of this map depicting the property and the property area is provided in Appendix A.

4.1.2 **COUNTY GROUND WATER RESOURCES MAP**

GCI reviewed the *Ground Water Resources of Delaware County, Ohio* map², published by the Ohio Department of Natural Resources (ODNR) - Division of Water in 1979. This map indicates the property is in an area underlain by clayey till above non-water-bearing shale bedrock.

4.1.3 **WELL LOG REVIEW**

GCI researched *Well Log and Drilling Report* information available from the ODNR, Division of Water office and website³ for ground water wells in the property area. These records identified no registered ground water wells on the property. Review of well logs in the property area indicates a general subsurface profile of clay, sand, and gravel underlain by shale bedrock. Bedrock was encountered at depths ranging from 13 feet to 25 feet below ground surface (bgs). Static water levels ranged from 2 feet to 15 feet bgs at the time of drilling. Copies of ODNR's well location map and the reviewed well logs for the property area are attached in Appendix A.

4.1.4 **COUNTY SOIL SURVEY REVIEW**

GCI reviewed the US Department of *Agriculture Web Soil Survey* website⁴ for the property area. This publication indicated the property soils are:

² <http://water.ohiodnr.gov/maps/groundwater-resources-maps>

³ <http://www.dnr.state.oh.us>

⁴ <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

Map ID	Map Unit Name	% Slope	Hydric Classification
BeA	Bennington silt loam	0-2	Non-hydric with hydric components
BeB	Bennington silt loam	2-6	Non-hydric with hydric components
Crd1B1	Cardington silt loam	2-6	Non-hydric with hydric components
Crd1C2	Cardington silt loam, eroded	6-12	Non-hydric
PwA	Pewamo silty clay loam	0-1	Hydric

Bennington silt loam (BeA & BeB) is described as a very deep, nearly level to gently sloping, somewhat poorly drained soil with slow permeability and moderate available water capacity.

Cardington silt loam (Crd1B1) is described as a very deep, gently sloping, moderately well-drained soil with moderately slow permeability and moderate available water capacity.

Cardington silt loam, eroded (Crd1C2) is described as a very deep, strongly sloping, moderately well-drained soil with moderately slow permeability and high available water capacity.

Pewamo silty clay loam (PwA) is described as a very deep, level, very poorly drained soil with moderately slow permeability and high available water capacity.

4.1.5 SUBSURFACE EXPLORATION INFORMATION⁵

The client has engaged GCI to perform a site-specific traditional geotechnical engineering subsurface exploration at the property (GCI project number 20-G-24100). Please refer to the forthcoming subsurface exploration report for information about specific subsurface conditions at the property.

4.2 HISTORICAL USE INFORMATION

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

4.2.1 COUNTY RECORD REVIEW

GCI reviewed records available from the Delaware County Auditor's website⁶ to research information for the property. The property comprises approximately 60 acres of vacant agricultural and wooded land identified by Delaware County parcel numbers 41723001023000, 41723001026000, and 41723001027000. Delaware County Auditor parcel information sheets are provided in Appendix B.

⁵ Information provided by Geotechnical Consultants, Inc. regarding a property subsurface profile, if presented in this report, is an informational source to aid in assessing general subsurface characteristics, including the presence of fill and ground water. This does not include measuring ground water flow, which is beyond the scope of services of a Phase I ESA. Presented subsurface information in this report is not intended for construction purposes.

⁶ <http://www.delawarecountyauditor.org/>

Parcel number 41723001023000 comprises approximately 58.341 acres of agricultural land owned by Richard Medellin Enterprise Diamond Resources Corp. since 1997. The prior owner of the property is identified as River Forest.

Parcel number 41723001026000 comprises approximately 1.79 acres of vacant residential land owned by Diamond Resources Corp. since 1998. This parcel is located on the southwest portion of the property, along the east side of S. Three B's and K Road. Prior owners of the property are identified as Richard Medellin Enterprise and Marie Beverly.

Parcel number 41723001027000 comprises approximately 0.45 acres of vacant residential land owned by Richard Medellin Enterprise Diamond Resources Corp. since 1997. This parcel is located on the southwest portion of the property, along the east side of S. Three B's and K Road. The prior owner of the property is identified as Richard Medellin Enterprise.

4.2.2 AERIAL PHOTOGRAPH REVIEW

GCI reviewed historical aerial photographs of the property dated 1957, 1964, 1973, and 1986 from the Ohio Department of Transportation; and 1997, 2002, 2010, 2017, and 2019 from the Delaware County Auditor. Copies of these aerial photographs are provided in Appendix B.

Throughout the reviewed aerial photographs, the property appears to be agricultural land. Wooded land is indicated on the southeast side of the property. Wooded areas, a pond, and Interstate 71 are east of the property. Residential properties are shown adjoining the west side of the property, east of S. Three B's and K Road. Surrounding areas appear increasingly developed with residential and commercial properties in 1986 and subsequent aerial photographs.

4.2.3 HISTORICAL TOPOGRAPHIC MAP REVIEW

GCI reviewed the 1915 USGS *Marengo, Ohio* 15-minute series topographic map. This map indicates no structures on the property. House-sized structures are indicated west and southwest of the property. A roadway borders the residential parcels on the west side of the property. Streams are shown north and south of the property.

GCI reviewed the 1961 and 1983 USGS *Kilbourne, Ohio* 7.5-minute series topographic maps. These maps indicate no structures on the property. Residential structures are west and southwest of the property. A pond and Interstate 71 are east of the property. The maps indicate the southeast side of the property in green tint, signifying wooded areas. The 1983 map indicates a commercial-sized building west of the property.

4.2.4 HISTORICAL FIRE INSURANCE MAPS

GCI requested Environmental Data Resources Inc. (EDR) to supply available Sanborn® Fire Insurance Maps of the property. No Sanborn® maps are available for the property. An EDR Sanborn "unmapped property" letter is provided in Appendix B.

4.2.5 REVIEW OF CITY DIRECTORIES

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

4.2.6 PREVIOUS ENVIRONMENTAL REPORT REVIEW

GCI is not aware of previous environmental assessment reports pertaining to this property.

4.3 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

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

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

4.3.1 NATIONAL PRIORITIES LIST (NPL)

The NPL is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. Delisted NPL sites were also searched.

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

4.3.2 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)

CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the NPL or being considered for the NPL.

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

4.3.3 CERCLIS ARCHIVED SITES (NFRAP)

The Archive designation means assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority listing it on the NPL. No further remedial action is planned (NFRAP) for these sites under the Superfund Program.

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

4.3.4 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- LARGE AND SMALL QUANTITY GENERATORS (RCRA GENERATOR)

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities that fall under RCRA. The generators database is a subset of the complete RCRIS file, which includes hazardous waste generators that create more than 100 kg. of hazardous waste per month or meet other requirements of RCRA.

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

4.3.5 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- TREATMENT, STORAGE, AND DISPOSAL FACILITIES (RCRA TSD)

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities, which fall under RCRA. The TSD database is a subset of the complete RCRIS file which includes facilities that treat, store, dispose, or incinerate hazardous waste.

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

4.3.6 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM – CORRECTIVE ACTION SITES (CORRACTS)

The CORRACTS database includes RCRA sites with reported corrective actions.

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

4.3.7 FEDERAL INSTITUTIONAL AND ENGINEERING CONTROL SITES (FEDERAL IC/EC): EPA BROWNFIELD MANAGEMENT SYSTEM (BMS)

Voluntary Action Program Sites with Institutional Controls or Engineering Controls placed on them and were identified by the EPA.

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

4.3.8 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

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

4.3.9 FEDERAL BROWNFIELD SITES

This database contains Brownfield sites under the “Cleanups in My Community” program maintained by the US EPA.

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

4.3.10 OHIO/TRIBAL DERR SITES LIST

This Ohio Environmental Protection Agency (Ohio EPA) Division of Emergency and Remedial Response (DERR) database lists contaminated sites including federal facilities, cleanup of emergency releases and spills to the environment. The following programs are represented by DERR: Site Assessment, Remedial Response, Voluntary Action Program, Clean Ohio Fund, and Emergency Response.

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

4.3.11 OHIO SPILLS LIST (SPILLS)

This list represents a state database that records spills reported to the Ohio EPA since 2000.

The ERS report identified no Spills sites on the property or adjoining properties.

4.3.12 OHIO/TRIBAL SOLID WASTE FACILITIES LIST (SWL)

This state database lists known active and inactive solid waste disposal sites in the State of Ohio. The following types are listed in this database: Compost, Industrial and Residual Waste landfills, Solid Waste Transfer, Municipal Solid Waste landfills, Construction and Demolition Debris (C&DD) landfills, Scrap Tire (storage, monofill, recovery, and collection), and Mobile Scrap Tire.

The ERS report identified no SWL facilities within a ½-mile radius of the property.

4.3.13 OHIO/TRIBAL LEAKING UNDERGROUND STORAGE TANK LIST (LUST)

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

The ERS report identified forty (40) LUST incidents within a ½-mile radius of the property. The nearest of these incidents is located approximately 1,430 feet north (cross-gradient) of the property. The BUSTR regulatory status for 38 of these LUST incidents is No Further Action (NFA) or Release Disproved (DIS). The NFA and DIS status indicate BUSTR determined the environmental conditions at those locations met BUSTR action levels, thus further corrective actions are not necessary for these incidents. Based on the NFA or DIS status and relative distances from the property, these 38 LUST incidents are not likely to have impacted the property.

The two remaining LUST incidents without NFA or DIS status are at one facility identified as:

Site: #620 I-71/36/37 Duchess
Address: 7331 E. ST RT 37, Sunbury, OH 43074
Location: 1,820± feet north
Estimated Drainage Pattern: southwesterly
Status: This facility has two corrective action incidents in progress.

Based on the relative distance and location with respect to local drainage patterns of this LUST facility, it is not likely to have impacted the property.

4.3.14 OHIO/TRIBAL UNDERGROUND STORAGE TANK LIST (UST)

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

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

4.3.15 STATE/TRIBAL EC/IC SITES

Voluntary Action Program Sites with Engineering Controls and/or Institutional Controls placed on them and were identified by the Ohio EPA.

The ERS report identified no State/Tribal IC/EC facilities on the property.

*Based on a 10/7/2013 interview with the ERS Database Maintenance Manager, the Ohio VCP database is also searched in this category, and includes a search of all Ohio VCP sites, not just those with EC/ICs. No State/Tribal IC/EC facilities were identified within a ½-mile radius of the property.

4.3.16 OHIO/TRIBAL BROWNFIELD SITES

This database contains Brownfield Inventory database identified by Ohio EPA's Division of Environmental Response and Revitalization.

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

4.3.17 OCCURRENCES NOT MAPPED

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

The ERS report identified multiple Occurrences Not Mapped sites. GCI reviewed the Delaware County Auditor's website and other mapping programs to determine locations of the Unmapped sites. Based on GCI's review, these sites were beyond the ASTM-designated radius from the property for each respective database.

4.4 ADDITIONAL RECORD SOURCES

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

4.4.1 FIRE DEPARTMENT INQUIRY

GCI requested the B.S.T. & G. Fire District to provide information pertaining to hazardous emergency responses, ASTs, AST releases, USTs, UST releases, spills, remediation, or commonly known information at the property. Their response indicates the property is serviced by Delaware County EMS and they have no records on file for the property.

4.4.2 HEALTH DEPARTMENT INQUIRY

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

4.4.3 BUILDING AND ZONING DEPARTMENT INFORMATION

GCI reviewed zoning information for the property, available from the Berkshire Township Zoning website⁷. According to this information, the property is zoned PMUD Overlay for Planned Mixed Use District Overlay.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

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

5.1 ENVIRONMENTAL PROFESSIONAL, DATE AND WEATHER CONDITIONS

GCI representatives Kevin Fulk and Tas Uddin performed a site reconnaissance on May 12, 2020. Weather conditions at that time included partly cloudy skies and a temperature of approximately 55° Fahrenheit.

5.2 METHODOLOGY

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

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

5.3 LIMITING CONDITIONS OF THE SITE RECONNAISSANCE

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

⁷ <https://www.berkshiretp.org/zoning--boards-and-codes.html>

The property is partly covered by trees and dense vegetation, limiting the ability to view the original ground surface. Thick vegetation also limited the ability to view the north, south, and east adjoining properties from the subject property.

5.4 CURRENT USES OF THE PROPERTY

The property is currently vacant agricultural land with wooded areas.

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

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

The property is vacant agricultural land with wooded areas. No buildings were observed on the property. Overhead power lines were observed along the west side of the property, along S. Three B's and K Road. GCI observed no signs of ground water wells or septic systems at the property.

5.6 PAST USES OF THE PROPERTY

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

No past uses of the property, other than current uses, were apparent from on-site observations.

5.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

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

Wooded areas, agricultural land, and a high-tension electrical transmission line easement adjoin the north side of the property.

Wooded areas and a pond adjoin the east side of the property.

A single-family house and wooded areas adjoin the south side of the property.

Single-family houses and S. Three B's and K Road, a two-way, two-lane, asphalt-paved road border the residential parcels on the west side of the property. K-O-K Products Inc., a swimming pool supply store, adjoins the west side of the property, across S. Three B's and K Road.

No past uses of adjoining properties, other than current uses, were apparent from visual observations. GCI did not observe indications of RECs at the adjoining properties when viewed from the subject property.

5.8 STORAGE TANKS

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

GCI did not observe signs of USTs or ASTs at the property.

5.9 POTENTIAL HAZARDOUS SUBSTANCES OR PETROLEUM AND IDENTIFIED USES

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

GCI did not observe signs of hazardous substances or petroleum at the property.

5.10 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

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

GCI observed one pole-mounted transformer on the west central portion of the property. This transformer was labeled with a blue Non-PCB sticker, indicating the lack of PCB-containing oils. This transformer appeared to be in good condition with no apparent signs of leaks on or beneath the unit.

No other potential PCB-containing equipment was observed on the property.

5.11 INDICATIONS OF SOLID WASTE

This subsection describes solid waste at the property.

GCI observed discarded metal sidings and a trailer on the east central portion of the property. No potentially hazardous materials were observed in this area. No signs of landfilling were observed on the property.

5.12 PHYSICAL SETTING ANALYSIS

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

Ground surface elevations in the area immediately surrounding the property decrease to the west, toward Alum Creek, located approximately 1-mile west of the property. Ground water within a shallow aquifer (e.g., ground water in soil, sand and/or gravel layer) typically mimics the drop in regional ground surface elevation; therefore, ground water on the property likely flows westerly.

Several factors influence the actual ground water flow direction (i.e., utility traces, surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, production wells, etc.). Assessment of these factors and determination of actual ground water flow direction are beyond the scope of a Phase I ESA.

5.13 INTERVIEWS

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

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

GCI interviewed Mr. Peter Brown, affiliated with Diamond Resources Corp., on May 13, 2020. During the phone interview, Mr. Brown indicated the property has historically been agricultural in use. Mr. Brown indicated he was unaware of any past buildings on the property. Mr. Brown indicated he was unaware of USTs, ASTs, spills, landfilling or trash pits, ground water wells, septic systems, or environmental concerns at the property.

5.14 VAPOR ENCROACHMENT SCREEN

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

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

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

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

Review of the ERS report identified no facilities located within the 0.33-mile AOC for COCs or the 0.10-mile AOC for petroleum hydrocarbon COCs.

Based on the VES (the database review and GCI's review of historical information, site reconnaissance, interviews and other information from the Phase I ESA), sources of