

Phase I Environmental Site Assessment
Village of Ashville, Ohio
New Wastewater Treatment Plant Site

November 12, 2013

Project No. 14578119



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Table of Contents

Table of Contents	i
1.0 Executive Summary	1
2.0 Introduction.....	2
2.1 Purpose	2
2.2 Scope of Work.....	2
2.3 User Reliance	3
2.4 Deletions & Deviations	3
2.5 Limitations	3
2.6 URS Qualifications	4
2.7 Signature of Environmental Professional.....	4
3.0 Site Description	5
3.1 Legal Description.....	5
3.2 Improvements.....	5
3.3 Owner	5
3.4 Zoning	5
3.5 Utilities.....	5
3.6 Current Use	6
4.0 Regional Description.....	7
4.1 Topography	7
4.2 Surface Water.....	7
4.3 Floodplains	7
4.4 Geology	7
4.5 Hydrology	7
4.6 Surrounding Properties.....	8
5.0 Site and Regional History	9

5.1	Aerial Photographs	9
5.2	Sanborn Maps	9
5.3	Historic Site Occupants	10
5.4	Topographic Maps.....	10
5.5	Historic Site Ownership	10
5.6	Environmental Liens or Use Limitations	10
5.7	Valuation Reduction for Environmental Issues	10
5.8	Activity Use Limitations Due to Environmental Conditions.....	10
5.9	Prior Assessment(s)	11
6.0	Site Inspection and Interviews	12
6.1	Interviews	12
6.2	Interior Features	12
6.3	Exterior Features	12
6.4	Storm Water	12
6.5	Material & Waste Storage.....	12
6.6	Storage Tanks	13
6.7	Wastewater Discharges.....	13
6.8	Air Emissions.....	13
6.9	Polychlorinated Biphenyls (PCBs)	13
6.10	Groundwater Wells	13
7.0	Environmental Record Review	14
7.1	Federal and State Database Review	14
	7.1.1 Site Listings	14
	7.1.2 Surrounding Property Listings	14
7.2	Local Agency Review	15
8.0	Supplemental Considerations	16
8.1	Wetlands	16
8.2	Asbestos.....	16
8.3	Mold.....	16
9.0	Conclusions and Recommendations.....	17

10.0 References 18

Appendices

Appendix A Figures
Appendix B Photographic Log
Appendix C EDR Radius Map™ Report with GeoCheck®
Appendix D Historic Aerial Photographs
Appendix E Historic Topographic Maps

Section One

Executive Summary

1.0 Executive Summary

URS Corporation Americas (URS) was retained by the Village of Ashville, to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the site of the proposed wastewater treatment plant (WWTP) facility located west of the intersection of Ohio Route 752 and Ohio Route 316 in the Village of Ashville, Ohio (Site or subject property). The Site is referenced in this report as the Leo J. Hall property, as Mr. Hall is the trustee of the Site. This Phase I ESA was performed in general conformance with the scope and limitations of the following: 1) American Society for Testing and Materials (ASTM) Standard Practice E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*; and 2) the United States Environmental Protection Agency (EPA) standards for All Appropriate Inquiries (AAI).

The scope of work for this project included a visual inspection of the Site, performed on October 10, 2013; interviews with the property managers/owners; review of pertinent background and historical information; review of prior assessment documents; contact with appropriate regulatory agencies; prior ownership review; review of chemical and waste handling, storage, and disposal practices; observation of land use on surrounding land; review of a regulatory database report; and photographic documentation of the Site.

The Site consists of approximately 42-acres of undeveloped farmland, located on the south side of Ohio 752, adjacent to the intersection of route 752 and the abandoned rail lines, west of the Village of Ashville, Ohio.

Based on historic reference materials reviewed during this ESA, the Site has always been used for agricultural purposes.

This Phase I ESA has revealed no recognized environmental conditions (RECs), as defined by ASTM, in connection with the Site.

URS did note the presence of hydric soils on the Site. Hydric soils are typically associated with wetland conditions. Further geotechnical studies of the Site should clarify what impact, if any, that these soil types may present to the construction of the WWTP. During this investigation, URS identified the former homestead location at the northeast corner of the Site. No indications of water wells or septic systems were identified during the walkover of the Site. It is URS' recommendation that further investigation may be necessary to confirm whether or not water well or septic system is in place on this portion of the Site.

This Executive Summary is presented for convenience only and should not be used in lieu of information presented in the entire report.

Section Two

Introduction

2.0 Introduction

URS Corporation-Ohio (URS) was retained by the Village of Ashville to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the proposed wastewater treatment plant (WWTP) facility located at the Leo J. Hall property (Site or subject property). This Phase I ESA was performed in general conformance with the scope and limitations of the following: 1) American Society for Testing and Materials (ASTM) Standard Practice E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*; and 2) the United States Environmental Protection Agency (EPA) standards for All Appropriate Inquiries (AAI).

2.1 Purpose

The purpose of this report is to identify *recognized environmental conditions* (RECs) in connection with the Site. The ASTM Standard Practice E1527-05 defines RECs as the following: *The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures of the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

2.2 Scope of Work

The scope of work for this project included the following primary tasks:

- Performance of a reconnaissance survey of the subject property to make visual observations of existing Site conditions and activities, and a drive-by survey of the area within ¼-mile of the Site to observe types of general land use;
- Review and evaluation of a federal, state, and local database list search provided by Environmental Data Resources Inc., (EDR) of known or potential hazardous waste sites or landfills, and properties currently under investigation for environmental violations.
- Conduct inquiries in person, by telephone, or in writing to the appropriate regulatory agencies for information regarding environmental permits, violations or incidents, and/or the status of enforcement actions at the subject property.
- Conduct interviews with Site owners and occupants.
- Reviewed pertinent, readily-available documents and maps regarding local physiographic and hydrogeologic conditions in the Site vicinity.
- Review and interpretation of available historical reference materials, as needed to reasonably establish Site historic use, including aerial photographs, Sanborn maps, historic topographic maps, and city directories.

- Review and evaluation of prior assessment documents for the Site or neighboring properties, as provided by the Village of Ashville or obtained from local regulatory agencies.
- Limited evaluation of select non-ASTM considerations, including wetlands, asbestos, and mold.
- Preparation of this summary report.

In accordance with the ASTM Standard, this Phase I ESA is considered valid for 180 days from the date of the report.

2.3 User Reliance

This report has been prepared for use solely by the Village of Ashville and its lenders and affiliates, and shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of URS.

2.4 Deletions & Deviations

It was the intent of the Phase I ESA to make all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice. Furthermore, it was the intent of this document to permit the client to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. This Phase I ESA did not deviate from general requirements set forth in the ASTM Standard Practice E1527-05 and EPA's AAI, and no significant data gaps were identified.

2.5 Limitations

In evaluating the Site, URS has also relied upon representations and information furnished by individuals, agencies, and companies noted in the report with respect to existing operations and property conditions and the historic uses of the subject property to the extent that the information obtained has not been contradicted by data obtained from other sources. Accordingly, URS accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent information provided by the persons interviewed or documents reviewed.

URS' objective is to perform our work with care, exercising the customary thoroughness and competence of earth science, environmental and engineering consulting professionals, in accordance with the standard for professional services for a national consulting firm at the time these services are provided. The opinions expressed are based on the probability of occurrence of environmental related liability, based on limited information and limited scope of services. It is important to recognize that even the most comprehensive scope of services may fail to detect environmental conditions and potential liability at a particular site. Therefore, URS cannot act as insurers and cannot "certify or underwrite" that a site is free

of environmental contamination, and no expressed or implied representation or warranty is included or intended in this report except that the work was performed within the limits prescribed with the customary thoroughness and competence of our profession.

The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the Site, analysis of the data, and reevaluation of the findings, observations, conclusions, and recommendations expressed in the report.

The findings, observations, conclusions, and recommendations expressed by URS in this report are limited by the scope of services and should not be considered an opinion concerning the compliance of any past or current owner or operator of the Site with any federal, state, or local law or regulation. No warranty or guarantee, whether express or implied is made with respect to the data reported or findings, observations, conclusions, and recommendations expressed in this report.

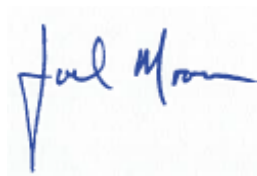
2.6 URS Qualifications

This Phase I ESA was prepared by URS representative Joel Moore. Mr. Moore is an Environmental Project Manager for the Columbus, Ohio office of URS with 25 years' experience conducting environmental assessments.

2.7 Signature of Environmental Professional

This section includes qualification statements of the environmental professional(s) responsible for conducting the ESA and preparing this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Joel Moore
Environmental Project Manager

Section Three

Site Description

3.0 Site Description

Site description information was obtained from various sources during this ESA. The location of the Site is shown in Appendix A (Figure 1: *Site Location Map* and Figure 2: *Site Layout Map*).

3.1 Legal Description

The Site is located at the Leo J. Hall property, located west of the intersection of Ohio Route 752 and Ohio Route 316 in the Village of Ashville, Ohio. Mr. Hall is the trustee of the property. According to information obtained during this ESA, the Site is identified as parcel D1200010014700 (32.15-acres) and parcel D1300100006900 (8.831-acres).

3.2 Improvements

The Site is not improved with any structures or infrastructure. Recent past use appears to have been solely for agriculture. Structures formerly located at the northeast corner of the Site have since been razed. The date of demolition is unknown.

3.3 Owner

A chain of title report was not included in the scope of work for this ESA.

3.4 Zoning

According to the Pickaway County Property Appraiser, the Site is zoned primarily as agricultural land (32-acres). The 8-acre section at the southern portion of the Site is designated as Residential.

3.5 Utilities

No utilities are connected to the Site, as it is utilized solely for agricultural purposes. Utilities for surrounding properties are as follows:

Electricity:	South Central Power
Natural gas:	Columbia Gas
Potable water:	Village of Ashville (no potable water on the Site itself)
Sanitary sewer:	Village of Ashville (no sanitary sewers were noted on the Site itself)
Stormwater sewer:	Not managed

3.6 Current Use

This Site is currently used for agricultural purposes. There formerly was a homestead located at the northeast corner of the Site, which has since been removed.

Section Four

Regional Description

4.0 Regional Description

Regional information was obtained from sources listed below and from observations obtained during the Site reconnaissance.

4.1 Topography

Topography of the Site and surrounding area is characterized as flat. The United States Geological Survey (USGS) 7.5-minute topographic map of the Ashville Quadrangle, dated 1992, shows that the average elevation of the property is approximately 710 feet above mean sea level (msl), and the topography generally flat or level.

4.2 Surface Water

According to a review of topographic maps and the US Fish & Wildlife Service National Wetlands Inventory map of the Site, the nearest surface water bodies to the Site are located to the north. No surface water bodies are located on the Site itself.

4.3 Floodplains

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Risk Map (FIRM) for the Site area (map #39129C0180J, July 22, 2010), the subject property is located outside of and north of identified flood zones.

4.4 Geology

The subject property is situated in the Silurian-Devonian bedrock range. Coarse and fine grained sand and gravels with mixtures of clay and silt are formed in the area. Soils found on the Site include Crosby silt loam (0 to 2% slope), Eldean-Kendallville loams (2 to 6% slopes), Kokomo silty clay loam and Miamian-Kendallville silt loams (2 to 6% slopes). All four soil types are classified as hydric soils. A hydric soil is one that forms under conditions of saturation, flooding or ponding long enough during the growing season to form anaerobic conditions. The presence of hydric soils is one aspect of the definition of a wetland condition.

4.5 Hydrology

A review of Ohio Department of Natural Resources (ODNR) well log reports for the area of the Site did not identify any water wells on the Site itself. Water well logs from adjacent properties indicate that wells are drilled to depths ranging from 30 to 47 feet below ground surface with static water levels at approximately 28 feet. The aquifer in the Site area is gravel, confined to semi-confined, yielding between seven to 15 gallons per minute.

4.6 Surrounding Properties

The immediate vicinity of the Site includes residential and commercial properties. Nearby property usage could potentially impact the surface and subsurface conditions of a property. URS observed the following uses during the Site reconnaissance:

North: Residential properties, AEP substation, Columbus Industries

South: Residential properties

East: Village of Ashville, railroad

West: Commercial and residential properties, railroad

Section Five

Site and
Regional History

5.0 Site and Regional History

5.1 Aerial Photographs

URS reviewed aerial photographs of the Site and surrounding areas to determine past land uses. The aerial photographs were obtained from EDR. The photographs available for review included the years 1938, 1963, 1970, 1988, 1994, 2000, 2004, 2006, 2009 and 2011. Information obtained from the aerial photography is summarized below. Copies of the aerial photography are provided in Appendix D.

1938 photograph: The Site area appears to be undeveloped with no structures or agriculture occurring.

1963 photograph: A structure is visible in the northeast corner of the Site while the remainder of the Site property is utilized for agriculture. The Village of Ashville is located across the east side railroad tracks. The electrical substation is visible northeast of the Site.

1970 photograph: The structure is still visible in this photograph with adjacent conditions similar to those visible in the 1963 photograph.

1988 photograph: The structure located in the northeast corner of the Site appears to no longer be present in this photograph. The Columbus Industries facility is now present to the northwest.

1994 photograph: The Site appears to still be used for agricultural purposes. Adjacent properties are similar to the conditions visible in the 1988 photograph.

2000 photograph: Additional development is visible west and north of the Site. Conditions on the Site itself appear to be similar to previous photographs.

2004 photograph: Site conditions appear to be similar to previous photographs.

2006 photograph: Site conditions appear to be similar to previous photographs.

2009 photograph: Additional development is visible to the south and southwest of the Site. Conditions on the Site remain similar to previous photographs.

2011 photograph: This photograph illustrates conditions at the Site as they are found currently. There are no significant changes from the previous photographs.

Based on URS' review of aerial photographs of the Site, no RECs were identified.

5.2 Sanborn Maps

URS contacted the EDR library to determine if Sanborn fire insurance maps are available for the area in which the Site is located. Sanborn maps typically show the location of underground storage tanks (USTs), underground pipelines, plus the types of buildings and industrial activities on mapped properties. According to EDR, there are no Sanborn maps available for the Site vicinity.

5.3 Historic Site Occupants

URS obtained a City Directory Abstract from EDR to review historic occupants of the Site. The City Directory Abstract included a review of local city directories at five year intervals dated between 1963 and 2013. As there is no specific address for the Site, there were no listings. The address for the vacant lot at the northeast corner of the Site was determined to be 3256 SR 752, which first appeared in the 1978 directory. The only listings for this lot were in 1978, listing the occupant as Larry Palmer.

5.4 Topographic Maps

URS reviewed historic topographic maps of the Site and surrounding areas to determine past land uses. The topographic maps were obtained from EDR. Information obtained from the topographic map review is summarized below. The topographic maps available for review included the years 1914, 1943, 1958, 1970 and 1992. Copies of the Historic Topographic Maps are provided in Appendix E.

The information obtained from the topographic maps reflects the information obtained from the historical aerial photograph review contained in Section 5.1. The Site is depicted as undeveloped in all reviewed topographic maps. The structure at the northeast corner of the Site is indicated in all maps other than the 1914 map. No additional significant information was derived from the topographic map review that was not previously described in the aerial photograph review.

No specific RECs were identified in the topographic maps reviewed.

5.5 Historic Site Ownership

A chain-of-title report review was not included in this ESA.

5.6 Environmental Liens or Use Limitations

According to Mr. Leo Hall, trustee for the Site, there are no environmental liens related to the Site.

5.7 Valuation Reduction for Environmental Issues

According to Mr. Hall, no valuation reductions for environmental issues exist for the Site.

5.8 Activity Use Limitations Due to Environmental Conditions

Mr. Hall confirmed that there are no Activity Use Limitations in place at the Site, due to environmental conditions.

5.9 Prior Assessment(s)

No prior assessment reports were made available for this investigation.

Section Six

Site Inspection
and Interviews

6.0 Site Inspection and Interviews

URS inspected accessible interior and exterior portions of the Site for evidence of RECs. This inspection included features listed in ASTM Standard Practice E1527-05, EPA's standards for All Appropriate Inquiries (AAI), but is subject to limitations specified in this report, and the ASTM Standard. Inspection activities were performed on October 10, 2013, and photographic documentation is presented in Appendix B. URS also interviewed individuals provided as knowledgeable of current and historic Site conditions.

6.1 Interviews

During this ESA, URS interviewed the following individuals regarding current and historic use of the Site: Leo J. Hall, trustee of the Site property. Mr. Hall stated that the property has always been used for agricultural purposes. The former homestead located at the northeast corner of the Site, was razed approximately 15 to 20 years ago. To his knowledge, there has never been any sort of environmental issue related to the Site: no spills, dumping, liens or activity use limitations.

6.2 Interior Features

No structures are present on the Site; therefore there are no interiors descriptions applicable to this report.

6.3 Exterior Features

The Site is an approximately 42-acres and is currently used for agriculture exclusively. Railroad lines form the eastern and western boundaries of the Site. Ohio State Route 752 forms the northern boundary; the southern boundary is formed by a cultivated field along with a residential neighborhood. Corn was still in the fields when the Site visit occurred. The northeastern section of the Site is not under cultivation and formerly had a private residence located here. A building foundation is still visible.

6.4 Storm Water

Storm water is not managed on the Site. A ditch runs parallel to the western boundary, between the fields and the rail line, which collects runoff from the rail line and fields.

6.5 Material & Waste Storage

No materials or wastes were visible during the Site walkover. No concentrations of solid waste were noted at this time.

6.6 Storage Tanks

No storage tanks were identified during the Site walkover. A review of regulatory databases did not identify any storage tanks on the Site.

6.7 Wastewater Discharges

No wastewater discharges were noted on the Site. Since the northeastern section of the Site was a former residence, it is possible that a home septic system may have existed here. URS did not identify any indications of such a system during the Site walkover.

6.8 Air Emissions

No air emissions originate from the Site.

6.9 Polychlorinated Biphenyls (PCBs)

URS did not note any PCB-containing equipment on the Site itself. There is an American Electric Power substation, containing transformers, located immediately northeast of the Site, across State Route 752.

6.10 Groundwater Wells

URS performed a search of the ODNR website for information pertaining to groundwater wells on the Site. No wells were identified as being on the Site per a review of the ODNR database. Adjacent properties have wells. The information pertaining to these wells indicates that the static water level in the area ranges from 20 to 28 feet, within a confined/semi-confined aquifer.

Section Seven

Environmental
Record Review

7.0 Environmental Record Review

7.1 Federal and State Database Review

URS retained EDR to provide a database search of federal and state environmental records. Specific databases searched and the search radius for each is identified in the EDR report. A copy of EDR's report and search radius map is included in Appendix C. The database report was reviewed to note reported releases in the vicinity of the Site that are known to have or are expected to result in an environmental condition that could adversely impact the Site. Reported release facilities listed in the regulatory agency database search report were evaluated with respect to the nature and extent of a given release, the distance of the reported release from the Site, and the position of a reported release with respect to known or expected local and/or regional groundwater flow direction (South, see Section 4.5). Generally, reported release facilities located within 0.5 mile up-gradient, 0.25 mile cross-gradient, or adjacent down-gradient were considered to have a potential to impact the Site, and are discussed below. Properties that were listed in the database search report, but were not identified as a release facility (for example, a site listed as a hazardous waste generator but not as having had a release) were not considered to have a potential to impact the Site. Any non-release facilities identified adjacent to the Site are not discussed. Unless indicated, information that unmapped or orphan facilities identified in the EDR report would adversely affect the Site was not identified.

It should be noted that this information is reported as URS received it from EDR, which in turn reports information as it is provided in various government databases. It is not possible for either URS or EDR 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 conduct of environmental due diligence.

7.1.1 Site Listings

A review of the EDR database report indicated the subject property address is not listed on any databases searched by EDR.

7.1.2 Surrounding Property Listings

Two surrounding properties identified as release facilities on the EDR report were within the evaluation criteria described previously. Specific information on these two facilities is provided below:

Site Name/Address	Database(s)	Distance/Groundwater Gradient Direction	Comments
Ashville Express 320 Long Street	LUST UST Archive UST	¼-1/2-mile, ESE	NFA on three tanks; current USTs (4) in use
Ashville Oil Co. 295 Long Street	DERR LUST Archive UST	¼-1/2-mile, ESE	Confirmed release in 1990

Based on URS' review of the databases and application of the evaluation criteria described previously, release facilities with significant potential to have impacted the subject property were not identified in the EDR report.

7.2 Local Agency Review

During this ESA, URS made inquiries regarding the subject property to the following public agencies. No further information about the Site was available.

Section Eight

Supplemental
Considerations

8.0 Supplemental Considerations

The following non-ASTM components were included in the scope of work for this ESA.

8.1 Wetlands

Wetlands are jointly defined by the United States Environmental Protection Agency (US EPA) and the United States Army Corps of Engineers as *those areas that are inundated or saturated by surface or groundwater for a duration and frequency sufficient to support and under normal circumstances do support a prevalence of vegetation adapted for life in saturated soil conditions*. No suspect wetlands vegetation was observed during URS' Site reconnaissance. According to the National Wetlands Inventory information provided by the US Fish and Wildlife Service, wetlands historically existed on the neighboring property to the north and east of the Site.

8.2 Asbestos

The United States Environmental Protection Agency (USEPA) banned the use of asbestos in building materials during the 1970s. Building materials are generally found to be free of asbestos after 1981, and suspect asbestos-containing materials (ACMs) installed prior to this date should be assumed to contain asbestos unless testing determines otherwise.

As there were no structures to inspect, no suspect ACM was identified during the Site visit.

8.3 Mold

No mold was identified as there were no structures to inspect.

Section Nine

Conclusions and
Recommendations

9.0 Conclusions and Recommendations

URS has performed a Phase I ESA of the proposed wastewater treatment plant (WWTP) site located at the Leo J. Hall property, located west of the intersection of Ohio Route 752 and Ohio Route 316 in the Village of Ashville, Ohio in general accordance with the scope and limitations of the ASTM Standard Practice E1527-05. This Phase I ESA has revealed no recognized environmental conditions (RECs), as defined by ASTM, in connection with the Site.

URS did note the presence of hydric soils on the Site. Hydric soils are typically associated with wetland conditions. Further geotechnical studies of the Site should clarify what impact, if any, that these soil types may present to the construction of the WWTP. During this investigation, URS identified the former homestead location at the northeast corner of the Site. No indications of water wells or septic systems were identified during the walkover of the Site. It is URS' recommendation that further investigation may be necessary to confirm whether or not water well or septic system is in place on this portion of the Site.

Section Ten

References

10.0 References

- ASTM, 2005. American Society for Testing and Materials (ASTM), Standard E 1527, Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process, 2000
- Environmental Data Resources, The EDR Aerial Photo Decade Package, Ohio 752/Ohio 316, 3744488.5, October 2, 2013
- Environmental Data Resources, The EDR City Directory Abstract, Ohio 752/Ohio 316, 3744488.6, October 2, 2013
- Environmental Data Resources, The Certified Sanborn Map Report, Ohio 752/Ohio 316, 3744488.3, October 2, 2013
- Environmental Data Resources, The EDR Radius Map report with Geocheck, Ohio 752/Ohio 316, 3744488.2s, October 2, 2013
- Environmental Data Resources, The EDR Historic Topographic Map Report, Ohio 752/Ohio 316, 3744488.4, October 2, 2013
- Federal Emergency Management Agency, Flood Insurance Rate Map, Ohio 752/Ohio 316, map 39129CO180J, Revised July 22, 2010
- United States Fish and Wildlife Service, National Wetlands Database, September 1, 2013