Appendix A

Supporting DOE and City of Piqua Documents
January 17, 2019

OLM-DM-2019-001

Mr. Gary Huff,
City Manager
City of Piqua, Ohio
201 West Water Street
Piqua, OH 45356

Subject: Addendum to Lease Agreement between the United States Department of Energy and the City of Piqua, Ohio and Amendment of Solicitation/Modification of Contract

Dear Mr. Huff:

Enclosed for your records is an executed copy of the Addendum to Lease Agreement between the United States Department of Energy and the City of Piqua, Ohio (Addendum to Lease with Exhibits) and Amendment of Solicitation/Modification of Contract (Contract Modification). The original will be sent to the Miami County Clerk and Recorders office in Ohio to be recorded.

Please contact me at (303) 410-4827, or Suzie Jo Herrera of my contractor staff at (970) 248-6125, if you have any questions or concerns. Please send any correspondence to:

U.S. Department of Energy
Office of Legacy Management
2597 Legacy Way
Grand Junction, CO 81503

Sincerely,

[Signature]

David P. McNeil
Senior Realty Officer
Office of Legacy Management

Enclosures
cc w/enclosures:
F. Banks DOE (e)
R. King, DOE (e)
D. McNeil, DOE (e)
B. Sokolovich, DOE (e)
B. Taylor, DOE (e)
B. Zimmerman, DOE (e)
S. Herrera, Weston (e)
M. Miller, Navarro (e)
P. Stocking, Navarro (e)
A. Wei, Navarro (e)
LM Admin Support (e)
Project File RFS 1415.05
Property Management File RFS 1415.05
ADDENDUM
TO
LEASE AGREEMENT
BETWEEN
THE UNITED STATES DEPARTMENT OF ENERGY
AND
THE CITY OF PIQUA, OHIO

This addendum is entered into this day of January, 2018, by and between the United States of America (herein the "Government"), acting through the U.S. Department of Energy (herein "DOE"), the successor to the Atomic Energy Commission (herein the "AEC"), and the City of Piqua, Ohio (herein the "City").

Recitals

WHEREAS, on March 7, 1961, the City leased to the Government a tract of land described in Miami County Lease Book 24, Page 334, (the "premises") on which the Government constructed a Government-owned nuclear reactor, which the City operated under Contract No. AT(11-1)-652 with the AEC. Said contract was terminated on December 13, 1967. On May 10, 1968, the City and the AEC entered into Contract No. AT(11-1)-1798 (Exhibit A), which defined the responsibilities of the parties thereto in connection with certain land and facilities (the "premises") including decontamination of the premises, entombment of a Government-owned reactor located on the premises, maintenance of the premises, and future ownership of the premises; and provided that the "Government shall lease such land and the structures thereon to the City" and the "City shall thereafter assume responsibility for the non-nuclear safety and maintenance of such property;" and

WHEREAS, pursuant to Contract No. AT(11-1)-1798, the City conveyed the premises to the Government by deed of March 24, 1969, recorded in the land records of Miami County, Ohio on March 26, 1969 (Deed Book 460, Page 599) (Exhibit B). Section 9 of that contract references the Deed from the City to the Government, and section 2 of such Deed provides when the radioactivity level of the material has decayed to a condition permitting unrestricted use, that the "premises shall revert to, vest in, and become absolutely the property of the grantor, its successors and assigns;" and
WHEREAS, the Government, through the AEC, leased “a parcel of land, together with the building erected thereon” (Piqua facility) to the City via a lease dated June 25, 1969, recorded in the land records of Miami County, Ohio at Lease Book 24, Page 334 (Exhibit C); and

WHEREAS, the City has informed DOE that it does not intend to utilize the reactor building and auxiliary building on the premises, as referenced in Contract No. AT(11-1)-1798, in the future, but that the City seeks continued access to the land for storage or other purposes; and

WHEREAS, the Government requires full and exclusive access to the premises to conduct work on the structures and facilities, potentially including removal of same;

NOW, THEREFORE, the Government and the City hereby agree as follows:

1. Section 3 of the Lease, is hereby modified as follows:
   “The Government warrants that it has title in fee simple to the leased land and that it is free of liens and encumbrances. Effective the date of this addendum, the City’s access to the entire premises for any purpose shall be held in abeyance until such time as the Government completes its contemplated work thereupon and therein, as the Government may choose to conduct, up to and including potential abatement and/or removal of any or all structures and facilities. The Government shall have full rights of access to the premises to the exclusion of the City during this time period. At the time the Government completes its contemplated work associated with the structures and facilities, it shall provide written notice to the City notifying the City of the effective date of the abeyance, and the resumption of “free and undisturbed use of such land,” except for those limitations provided in the 1968 contract and the 1969 lease.

2. Effective the date hereof, the City is relieved of its current obligations for non-nuclear safety and maintenance of the reactor building and auxiliary building located on the premises, as referenced in Contract No. AT(11-1)-1798 and as described in Section 8 of Appendix A to the lease, but shall retain those obligations for the balance of the premises at the conclusion of the abeyance set forth in Section 1 hereof. Furthermore, the City specifically waives its reversionary interest in any and all structures and facilities, but not the land, at the premises as those interests may exist pursuant to the reversionary clause in the above-mentioned deed of March 26, 1969 from the City to the Government.

3. Upon termination of the abeyance set forth in Section 1 hereof, the City shall resume its responsibility for the non-nuclear maintenance and upkeep of the premises, as it then exists, excluding the aforementioned reactor building and auxiliary building, should they remain.

4. Except as modified hereby, the agreements of the parties shall continue and remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereby agree to the foregoing effective as of the last date set forth below.
The City of Piqua, Ohio

Gary Huff, City Manager 12-31-18

Date

UNITED STATES OF AMERICA, U.S. DEPT. OF ENERGY

Real Estate Contracting Officer 1-7-19

Date

State of Ohio
County of Miami ss:

On this 31st day of December, 2018 appeared before me, a Notary Public in and for the State of Ohio, Gary A. Huff, the City Manager of the City of Piqua, Ohio, the municipal corporation which executed the foregoing lease amendment who acknowledged that the seal affixed to said instrument is the seal of said City of Piqua; that he did sign and seal such instrument as such City Manager on behalf of said City and by authority of its City Commission; and that said instrument is his free act and deed individually and as the City Manager, and the free and corporate act and deed of the City of Piqua, a municipal corporation.

DEBORAH ANN STEIN
Notary Public, State of Ohio
My Commission Expires 11/14/2019

State of Colorado
County of Jefferson ss:

On this 9th day of January, 2018 appeared before me, a Notary Public in and for the State of Colorado, Mr. David Pomerleau, Real Estate Contracting Officer of the U.S. Dept. of Energy, Legacy Management, who acknowledged that he has full authority to execute the foregoing on behalf of the United States of America, and that the above is his signature and his free act and deed, and the free act and deed of the United States.

KATHERINE KOETT
Notary Public
State of Colorado
Notary ID # 20074027594
My Commission Expires 07-17-2019
AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

2. AMENDMENT/MODIFICATION NUMBER
   0001

3. EFFECTIVE DATE
   See Box 16C.

4. REQUISITION/PURCHASE REQUISITION NUMBER
   NA

5. PROJECT NUMBER (If applicable)
   NA

6. ISSUED BY
   U.S. Department of Energy
   Office of Headquarters Procurement Services
   MA-64
   1000 Independence Ave., S.W.
   Washington DC 20585

7. ADMINISTERED BY (If other than item 6)
   CODE

8. NAME AND ADDRESS OF CONTRACTOR (Number, street, county, State and ZIP Code)
   City of Piqua
   201 W. Water Street
   Piqua, Ohio 45358

9A. AMENDMENT OF SOLICITATION NUMBER
   NA

9B. DATED (SEE ITEM 11)
   See Box 16C.

10A. MODIFICATION OF CONTRACT/ORDER NUMBER
   AT(11-1)-1798

10B. DATED (SEE ITEM 13)

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended. ☐ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
(a) By completing items 10A and 15, and returning one copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or
(c) By separate letter or electronic communication which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter or electronic communication, provided each letter or electronic communication makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NUMBER AS DESCRIBED IN ITEM 14.

CHECK ONE
☐ A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NUMBER IN ITEM 10A.

☐ B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).

☐ C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:

☒ D. OTHER (Specify type of modification and authority)
   52.243-1 Changes - Fixed-Price

E. IMPORTANT: Contractor ☐ is not ☒ is required to sign this document and return copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

The purpose of this modification is to update the roles/responsibilities associated with AGREEMENT Section, numbers 8 and 13.

See the attached "Continuation Page" for details.

☐ 01A. NAME AND TITLE OF SIGNER (Type or print)
   Gary A. Huff, City Manager

☐ 01B. DATE SIGNED
   12-31-18

☐ 01C. SIGNATURE OF PERSON AUTHORIZED TO SIGN

☐ 16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)
   Darryl D. Groves

☐ 16B. UNITED STATES OF AMERICA

☐ 16C. DATE SIGNED
   01-10-19

STANDARD FORM 30 (REV. 11/2016)
Prescribed by GSA FAR (48 CFR) 53.243

Previous edition unusable
In accordance with FAR Clause 52.243-1 Changes - Fixed-Price, the following changes are hereby incorporated into the contract:

1. **AGREEMENT**, Section 8 is hereby revised to, "Except for the activities referred to in Section 3 above necessitated by the presence of the sealed radioactive source, the City shall be responsible for non-nuclear maintenance of the property, excluding the reactor building and auxiliary building, during the period of time it occupies the property under the lease from the Government. The Government may remove, in a manner of the Government's choosing, all above-ground structures and facilities on the premises excluding the entombment for the sealed radioactive source".

2. **AGREEMENT**, Section 13 is hereby revised to, "The City Shall hold the Government harmless from any liability or claim arising out of damage or injury to persons or property resulting from non-nuclear causes in connection with the property covered by the lease from the Government to the City, except for such liability or claims which may result from a failure by the Government to fulfill any of the responsibilities or obligation assumed by it hereunder.

3. All other terms and conditions remain unchanged and in full force and effect.
January 4, 2019

Brian Zimmerman  
Site Manager  
US Department of Energy  
Office of Legacy Management  
10995 Hamilton-Cleves Highway  
Harrison, OH 45030

Mr. Zimmerman:

The City of Piqua wishes to express our support for the proposal by the Department of Energy to demolish the Piqua Nuclear Plant structures. As we have indicated throughout this process, the City of Piqua has no future plans to utilize or maintain the facility in any fashion and it is our position that demolition is the best alternative.

However, we are interested in having access to the land where the facility is located as stated in the 1969 deed to provide outside storage for utility pipes and other maintenance supplies that can be kept outdoors. It is our hope that this request can be accommodated.

I would like to personally commend the process conducted by the Department of Energy. Everyone involved from the Department of Energy was professional, cooperative, and forthcoming with information.

Respectfully submitted,

Gary A. Huff
The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by ODOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 14, 2020, and executed by FHWA and ODOT.
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C2

PID: 108160
Project Sponsor: Piqua, City of
ODOT District: 7
Funding Source: Federal
Private Funding: No

Project Description:

The City of Piqua proposes to expand and improve access to the Great Miami River Trail on south side of the City. Under the project, the propose to construct a new ADA-compliant bicycle/pedestrian bridge over the Great Miami River at Goodrich Giles Park and extend the GMRT along the west side of the Great Miami River. The extension will run along South Main Street (CR 25A) from the existing trail connection at the Piqua Utility Bridge to the new river crossing in the Park. The extension of the GMRT will be a 10-foot wide paved trail. The river crossing will be a 12-foot wide two-span prefabricated steel truss with reinforced concrete deck, piers, and abutments. The project will also include replacement of the existing sidewalk bridge over Hemm Ditch (aka Leonard Ditch) with a precast culvert.

Construction is expected to begin Spring 2023 and require approximately eight months. The existing GMRT will be closed for approximately 30 days in the vicinity of the construction activity. Access will be maintained via a detour on local streets. Watercraft traffic on the Great Miami River will be maintained when safe; otherwise water traffic will be detoured through advance notice at upstream and downstream portage locations. No roadway traffic will be impacted by this project.

The project will require approximately 1.5 acres of permanent right-of-way and 1.9 acres of temporary right-of-way for construction access from six parcels. Minor impacts to overhead utilities will be necessary for construction.

Within the census block groups that include the project, minorities represent 0% to 21% of the population; individuals in poverty represent 6% to 48% of the population.

Within the project limits, there are no National Historic Landmarks or sites listed or known eligible for the National Register. The project has been determined to have minimal potential to cause effects to historic properties.

Three recognized recreational Section 4(f) resources will be affected by the project: The Great Miami River Trail (multi-use trail maintained by the City of Piqua in the project area); the Great Miami River (an ODNR-designated water trail managed by the Miami Conservancy District) and the City of Piqua's Goodrich Giles Park. As noted above, the GMRT and the water trail will be detoured when closures are necessary. ODOT has determined that impacts to the multi-use trail and water trail meet the criteria of "temporary no use". Due to minor permanent right-of-way from and temporary construction impacts to Goodrich Giles Park, ODOT has determined that impacts to the park meet the criteria of "de minimis".

Impacts to the Great Miami River and Hemm Ditch (aka Leonard Ditch) will occur. The Great Miami River is designated as an exceptional warm water habitat and Section 10 waterway. The project will impact suitable wooded habitat for state and federal protected bat species and cutting restrictions will be imposed on the project. Mussel beds are known to the Great Miami River at the project location; a survey and relocation prior to construction will occur. Although wetlands were identified within the project study area, the project has
been designed to avoid wetland impacts.
The project is located within the designated special flood hazard area and floodway associated with the Great Miami River. The project has been designed to result in no increase to the base flood elevation.
The former Piqua Coal Fired Plant, located on the west bank of the Great Miami River and at the north limits of the project, has undergone closure under the Voluntary Action Program. In order to meet the City's obligations under the Covenant Not to Sue and the Operations & Maintenance Plan, affected areas of the Piqua Coal Fired Plant will be protected through a "do not disturb" note in the plans.
The project is funded with federal Surface Transportation Funds and local funds. The environmental document and associated studies are being approved based on Stage 2 Design, as updated in October 2020. The project is expected to award in October 2022.

STIP Reference #: 108160:21-24 STIP

Select the appropriate project type:

(26) Modernization of a highway by resurfacing, restoration, rehabilitation, reconstruction, adding shoulders, or adding auxiliary lanes (including parking, weaving, turning, and climbing lanes), if the action meets the constraints in paragraph (e) of this section. **Examples include:** Joint or limited use of right-of-way where the proposed use would have minimal or no adverse social (including highway safety), economic or environmental impacts; Installation of new noise walls and other new noise mitigation projects; Construction of highway safety and truck escape ramps; Construction of bicycle lanes and pedestrian walkways, sidewalks, shared-use paths, or facilities and trailhead parking that do not otherwise qualify for a C1 designation; Beautification or facility improvement projects (i.e. landscaping, curb and gutter installation and replacement, ADA ramps/curb ramps, installation of park benches, decorative lighting, etc.); Construction of alternative energy facilities (fuel tank farms, wind turbines, etc.)

(28) Bridge rehabilitation, reconstruction, or replacement or the construction of grade separation to replace existing at-grade railroad crossings, if the actions meet the constraints in 23 CFR 771.117(e). **Examples include:** Railroad projects that close or relocate at-grade crossings

In accordance with 23 CFR 771.117(e), the proposed project cannot be processed as a C2 CE, if it involves - a. Acquisition of more than a minor amount of right-of-way b. Residential or non-residential displacements c. A Coast Guard, Individual Section 404 and/or a Section 10 permit d. A Section 106 finding of Adverse Effect e. A Section 4(f) Programmatic or Individual Evaluation f. A finding of May Affect, Likely to Adversely Affect to Threatened and Endangered Species g. Construction of temporary access, or the closure of existing road, bridge, or ramps, that would result in major traffic disruptions h. Changes in access control i. Floodplain encroachment other than functionally dependent uses (e.g., bridges, wetlands) or actions that facilitate open space use (e.g., recreational trails, bicycle and pedestrian paths) j. Construction activities in, across or adjacent to a river component designated or proposed for inclusion in the National System of Wild and Scenic Rivers k. No minor public or agency controversy on environmental grounds ( no opposition from any organized groups or agencies and no unresolved environmental coordination ) l. If an EJ Analysis Report is required, the project must be processed as a D-level CE or higher level document For certification purposes, documentation is required to illustrate no significant impacts will occur to the following environmental resources and that no unusual circumstances exist that would warrant a higher level of NEPA document. Upload all supporting documentation to the project file.

Waterways: Present; No Coast Guard, Individual 404, and/or Section 10 Permit required

Waterways Permit Type: Regional General Permit
Waterways Permit Approval Date: 02/02/2021

Isolated Wetland Permit: No

Endangered Species:
  Present; No finding of May Affect, Likely to Adversely Affect

Endangered Species - Coordination:
  May Affect, Not Likely to Adversely Affect

Endangered Species - Coordination Date: 10/28/2019

Endangered Species - Critical Habitat Present/Impacted:
  Rayed bean
  Snuffbox
  Indiana bat
  Northern long-eared bat

Endangered Species - Other Critical Habitat Present/Impacted: No

100-Year Floodplain:
  Encroachment Within the SFHA is a Functionally Dependent Use

EO 11988/NFIP Coordination and Documentation Completed: Yes

NFIP Local Floodplain Coordinator Notification Date: 11/17/2020

Section 4(f):
  Present; No Programmatic Evaluation or Individual Evaluation Required

Section 4(f) Determination:
  Temporary No Use Exception - 774.13(d)
  de minimis

Section 4(f) Determination Date - 774.13(d): 06/18/2019

Section 4(f) Determination Date - de minimis: 06/18/2019

Section 6(f): Not present

Cultural Resources:
  Present; No Finding of Adverse Effect

Cultural Resources Coordination:
  Minimum Potential to Cause Effect
  Appendix B

Cultural Resources Coordination - ODOT Approval/SHPO Concurrence Date: 11/19/2018

Tribal Consultation Summary/Remarks:
  The Miami Tribe of Oklahoma participated as a consulting party. The Miami Tribe of Oklahoma responded without comment or
Projects that meet C2 criteria are not anticipated to have impacts to the following environmental resources. If resources are present, documentation is only required if there is a potential for impacts.

**Air Quality:**
- Studies Not Required

**Air Quality - Coordination with OES:**
- No

**Noise:**
- Studies Not Required

**Noise Coordination - OES Approval Date:**
- 10/10/2019

**Hazardous Materials - ESA Screening Conducted**
- Yes

**Hazardous Materials - OES Approval Date:**
- 01/28/2019

**Phase I ESA Warranted Based on Coordination with OES:**
- No Further Studies Warranted

**Farmland:**
- Urbanized Area; No Impacts in Accordance With the Farmland MOU and 7 CFR 658

**Scenic Rivers**
- No National Wild and Scenic River Within 1000 Feet of the Proposed Project Area

Projects that meet C2 criteria must be in accordance with ODOT’s UP Guidance and activities conducted for Public Involvement are commensurate to the project’s type and scope of work.

**Underserved Populations**
- Does Not Exceed UP Guidance Criteria; No UP Analysis Report Required and No UP Issues Raised During Public Involvement

**Public Involvement:**
- Minimum PI Requirements Met; No Minor Public or Agency Controversy on Environmental Grounds

**Environmental Commitments**
- Yes
Environmental Commitments

C2

1) The City of Piqua shall arrange for preparation of the required waterway permit applications on behalf of ODOT. The City of Piqua shall be responsible for the costs, studies and design of any necessary mitigation for wetland impacts, if required. ODOT shall ensure that all waterway necessary permits are secured prior to plan file. The Contractor will be required to adhere to all permit conditions for the duration of the project.

2) The City of Piqua shall provide documentation of MCD review and approval of the final plans prior to plan file.

3) The City of Piqua must arrange for a mussel survey and relocation consistent with the current Ohio Mussel Survey Protocol prior to the start of construction activities below the ordinary high water mark. The survey is to be undertaken within six months prior to the start of instream construction activities (or the previous field season, if construction is scheduled to begin in the spring). The Survey and Relocation Report is to be submitted to the District Environmental Office for coordination with USFWS. No instream work may occur until the survey and relocation are approved by USFWS.

4) The Project Design must ensure that project Maintenance of Traffic (MOT) for the Great Miami River Trail (GMRT) provide for the following:
   The GMRT closure will be limited to 30 days.
   Two weeks' advance notice of the detour posted on the GMRT, to alert users to the upcoming closures.
   During closure of the GMRT, a signed detour on local streets will be provided.
   The existing GMRT river crossing must remain open to traffic until the new river crossing is completed.

5) The Project Designer must ensure that project Maintenance of Traffic (MOT) plan for the Great Miami River Water Trail provides for the following:
   Boat traffic on the Great Miami River is to be maintained when safe for users.
   If feasible, temporary portage locations will be provided within the project area for use during periods when the river must be closed to boat traffic.
   Whenever the river is closed to boat traffic, advance notice of river closures is to be posted upstream and downstream of the bridge and at the nearest portage points upstream and downstream of the bridge.
   When partial closure of the river is required, buoys, markers and/or signage to direct boaters to the correct side of the channel must be provided upstream and downstream of the bridge.
   Signage type/design and placement shall be developed in consultation with the City of Piqua and MCD. Signage shall include details about duration of closures and detailed portage instructions.
   At least 15 days advance notice of river closures are to be provided to Thomas Arbour at 614-265-6575 or Thomas.arbour@dnr.state.oh.us; Travis Mart at 937-323-1582 or travis.martin@dnr.state.oh.us

6) If on-the-water law enforcement is needed during any portion of the construction activities, the City of Piqua shall contact the ODNR Division of Ohio State Parks and Watercraft law enforcement supervisor, Travis Martin at Travis.Martin@dnr.state.oh.us or (937) 477-4790.

7) The ODOT Construction Engineer shall ensure that the individual periods of impacts to the Great Miami River Water Trail, the Great Miami River Trail, and Goodrich Giles Park are less than the total time of construction.
8) The Project Designer shall include the following note in the plans: PROTECTION OF THE INDIANA BAT AND NORTHERN LONG-EARED BAT: The project is located within the known habitat ranges of the federally-listed Indiana bat and northern long-eared bat. No trees shall be removed under this project from April 1 through September 30. All necessary tree removals must occur from October 1 through March 31. This requirement is necessary to avoid and minimize impacts to these species as required by the Endangered Species Act. For the purposes of this note, a tree is defined as a living, dying, or dead woody plant, with a trunk three inches or greater in diameter at a height of 4.5 feet above ground surface and with a minimum height of 13 feet.

9) The Project Designer shall include the following note in the plans: PROTECTION OF DRINKING WATER RESOURCES: The project is located within the boundaries of a designated sole source aquifer. Best construction practices are to be implemented to minimize water quality impacts. Idle equipment, petrochemicals, and toxic/hazardous materials shall not be stored near drainage ways, ditches, or streams. Refueling shall not be undertaken near drainage way, ditches, or stream. A spill containment kit is to be maintained on-site throughout construction activities. Spills of fuels, oils, chemicals, or other materials which could pose a threat to groundwater shall be cleaned up immediately. If the spill is a reportable amount, the local fire department (911), Piqua emergency coordinator (Sky Schelle at 937-778-2059 or 937-606-0405); local emergency coordinator (937-339-6400) and the OEPA (1-800-282-9378) must be contacted within 30 minutes of knowledge of the release.

10) On the applicable plan and profile sheet(s), the Project Designer shall label the portion of right-of-way Parcel 5 (N44-250120/N44-101542) located outside of the proposed temporary right-of-way line "PIQUA COAL FIRED PLANT O&M BOUNDARY DO NOT DISTURB".

11) The Project Designer shall include the following note in the plans: PROTECTION OF GREAT MIAMI RIVER WATER TRAIL, GREAT MIAMI RIVER TRAIL, AND GOODRICH GILES PARK: The Contractor shall install construction fencing along the project construction limits prior to the start of construction. Public access to areas of these resources outside of the project construction limits shall be maintained at all times. On lands associated with these resources, the Contractor is not permitted to stage equipment or materials outside of the established project construction limits.

At Goodrich Giles Park, the contractor shall, in consultation with the City of Piqua (Brian Brookhart, 937-778-2095, bbrookhart@piquaoh.org), install appropriate signage to alert users of construction activities and access restrictions. Necessary signage for the Great Miami River Recreation Trail and Great Miami River Water Trail is provided under Maintenance of Traffic.

The Contractor shall maintain access to the parking lot and at least three parking spaces within the Goodrich Giles Park at all times.

The Contractor will provide the construction schedule to the ODOT Construction Engineer and the City of Piqua (Brian Brookhart, 937-778-2095, bbrookhart@piquaoh.org) prior to the start of construction.

12) The Project Designer shall include the following note in the plans if the survey/relocation has not been completed at time of project sale: PROTECTION OF MUSSELS: No instream work within the Great Miami River may occur until the required mussel relocation has been completed and USFWS has accepted the relocation report.
13) The Project Designer shall include the following note in the plans: PRE-CONSTRUCTION NOTIFICATION AND POST-CONSTRUCTION INSPECTION:
The Contractor shall ensure the following individuals are invited to the pre-construction meeting and are provided an opportunity to inspect the project area prior to project close-out. Construction-related conditions identified by these individuals shall be addressed to their satisfaction.

Thomas Arbour, ODNR Water Trails Manager
614-265-6575
Thomas.Arbour@dnr.state.oh.us

Sarah Hippensteel-Hall, MCD Watershed Partnerships Manager
937-223-1271
shippensteel@miamiconservancy.org

ODNR, Division of Parks and Watercraft Area Supervisor
937-323-1582
Travis.Martin@dnr.state.oh.us

Roxanne Farrier, MCD
937-233-1278 Ext. X3230
RFarrier@miamiconservancy.org

Brian Brookhart
937-778-2095
bbrookhart@piquaoh.org

14) In the plans, the Project Designer shall provide for the use of native/wildflower seed mix (659.09 Class 4, 5, or 6) for seeding and mulching beginning at Sta. 111 to the east project terminus.

15) The project team shall work with ODNR Division of Parks and Watercraft to identify possible temporary portage locations within the project area for use during periods when the river must be closed to boat traffic.
Preparers and Approvals

Form Preparer: Libby Rushley
Lawhon AND Associates
1441 King Avenue, Columbus OH 43212
lrushley@lawhon-assoc.com

Approvals & Electronic Signatures

<table>
<thead>
<tr>
<th>Approved &amp; Electronically Signed By:</th>
<th>Approval Date:</th>
</tr>
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<td>Tricia Bishop (PROGRAM ADMIN 3)</td>
<td>2/16/2021</td>
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Appendix

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County Map.pdf
STIP Listing.pdf
USGS Quadrangle Topographical Map.pdf

Purpose and Need
Purpose and Need Statement.pdf

Alternatives
District Acceptance - Feasibility Study.pdf

ESA
OES Recommendation - Screening Updated.pdf
OES Recommendations - Screening.pdf

Cultural Resources
Minimal Potential to Cause Effect - Appendix B

Ecological
Coordination with ODNR and USFWS.pdf
Coordination with USFWS Mussel Survey.pdf
Ecoregion Map.pdf
HUC-12 Map.pdf
Nationwide Rivers Inventory.pdf
NWI Map.pdf
ODNR Comments.pdf
Physiographic Regions Map.pdf
Scenic Rivers Buffer Map.pdf
Stream B Stream Stat.pdf
USFWS Comments Consult Form MIA-GMR Tr Br PID108160.pdf
USFWS Comments.pdf

Other Resources
NRCS Comments.pdf
Water Source Protection Area Map.pdf
Well Log Data.pdf

Section 4(f)
OES Recreational 4(f) Determination 2.pdf
OES Recreational 4(f) Determination.pdf
Project Related Correspondence - 4f Commitment Mod.pdf
Section 4f Resources Map.pdf

Section 6(f)
LWCF Grant Listing.pdf
Section 6f Resources Map.pdf

Underserved Populations
Census Mapping.pdf
Public Housing Map.pdf
Underserved Populations Documentation Form.pdf

Public Involvement
District 7 Meeting Notes.pdf
News Article Piqua Daily Call 2-8-2019.pdf
Press Release.pdf
Property Owner Notification Letter.pdf
Public Comments Received.pdf
Public Meeting Exhibits.pdf
Public Meeting Handouts.pdf
Public Meeting Notification.pdf
Public Meeting Sign In Sheet.pdf
Public Notification Mailing List 2.pdf
Public Notification Mailing List.pdf
Response to Public Comments.pdf
Statement of Findings Posted.pdf
Statement of Findings Posted 2.pdf

Permits
Correspondence with Local Floodplain Administrator 11-2020.pdf
Correspondence with Local Floodplain Administrator.pdf
District Hydraulic Engineer Approval of Hydraulic Analysis.pdf
FEMA FIRM.pdf
Floodplain 8-Step Analysis.pdf
Letter of Compliance - ODOT Form LD-51 - MCD.pdf
Letter of Compliance - ODOT Form LD-51.pdf
No Rise Certification - ODOT Form LD-50 11-2020.pdf
No Rise Certification - ODOT Form LD-50.pdf
ODOT Form LD-52.pdf
Statement of Findings 2.pdf
Statement of Findings.pdf
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Appendix B

Piqua Reactor Demolition Grading Plan
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Appendix C

Supplements for Affected Environmental Conditions
This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.
Sites reporting to EPA

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<td>Superfund NPL</td>
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<th>EPA Region Avg.</th>
<th>%ile in EPA Region</th>
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### Demographic Indicators

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<tr>
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<td>4%</td>
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<td>69</td>
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<td>13%</td>
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<tr>
<td>Population Under 5 years of age</td>
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<td>55</td>
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<td>54</td>
<td>6%</td>
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<tr>
<td>Population over 64 years of age</td>
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<td>16%</td>
<td>64</td>
<td>15%</td>
<td>68</td>
<td>14%</td>
<td>70</td>
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*The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.*

For additional information, see: [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice)

**EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.**
This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.
50 mile Ring around the Area, OHIO, EPA Region 5

Approximate Population: 1,762,211
Input Area (sq. miles): 7922.97

Piqua, Ohio, Decommissioned Nuclear Reactor Site (The study area contains 1 blockgroup(s) with zero population.)

Sites reporting to EPA

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EJSCREEN Report (Version 2018)
50 mile Ring around the Area, OHIO, EPA Region 5
Approximate Population: 1,762,211
Input Area (sq. miles): 7922.97

Piqua, Ohio, Decommissioned Nuclear Reactor Site (The study area contains 1 blockgroup(s) with zero population.)

EJSCREEN Report

Environmental Indicators

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Demographic Indicators

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<td>Population With Less Than High School Education</td>
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For additional information, see: www.epa.gov/environmentaljustice
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/16/2020 at 2:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

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

LEGEND

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<th>Without Base Flood Elevation (BFE)</th>
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.


13. Grand River Low Plateau. Gently rolling ground and end moraine having thin to thick drift. Poorly drained areas and wetlands relatively common, elevation 760-1200', low relief (20) except near Grand River Valley (200). "14. Muskingum-Williams-Scott Plateau. Moderately high to high (300'-400') dissected plateau having broad valley bottoms that contain outwash terraces, some low-relief ridge-shaped "whalebacks" of the Glauciated plateau, c. 300'. 2.0 miles long, 20'-35' high; poorly drained; elevation 670-800', very low relief (10')."

15. Scioto Valley. Many larger streams; elevation 600'-850' (950' near Powell Moraine), moderately low relief (25'). "1. Steuben Till Plain. Hilly former till plain in which glacial deposits have been eroded from many valley sides; moderately low relief (50')."

2. Central Ohio Till Plain. Hummocky terrain with rolling hills, interstratified fans and closed depressions, wetlands, low streams, depressions in the region is in Ohio. c. 500'-1100' (moderate relief) (100)."

3. Southern Ohio Loamy Till Surface. Flat to gently rolling terrain; center of old valley floor dissected by valley streams; elevation 500-1100', low to moderate relief (100). "3.3. Bellefontaine Upland. Adjacent upland with extensive outwash, gorge-filled valleys, caves and sinkholes; few glacial depressions/kettles compared to surrounding areas; elevation 1100'-1500' (moderate relief) (100)."

5. Darby Plain. Moderately low relief (25'). "6. Boston-Illinois Hill Plateau. Hilly former till plain on which glacial deposits have been eroded from many valley sides; relatively high stream density; elevation 1500'-1800', moderately low relief (200)."

6. State Park Plain. Rolling upland between the gently rolling Till Plain and the hilly Glaciated Allegheny Plateau, c. 300'-400' (moderate relief) (100). "4.1. Ontario Till Plain. Level area east of the glacial limit of the-Fairport Till Plain, east of the easternmost extent of the Fairport Till Plain, elevation 300-900', low to moderate relief (100)."

7. Maumee Lake Plain. Flat by long lake basin with lake edges, bars, dunes, delta, and flat flats; contains the former Black Swamp, slightly dissected by modern streams; elevation 570-860', very low relief (15'). "7.1. Woodville Lake Plain. Smooth, low to gently undulating surface, limited development of end moraine, elevation 690-960', low relief (10')."

7.2. Maumee Sand Plains. Nearly flat lacustrine plain; most clayey of all Lake Plain subregions; low-gradient, highly meandering streams, well-preserved, elevation 760'-920', moderately low relief (10'). "7.2. Maumee Sand Plains. Nearly flat lacustrine plain; most clayey of all Lake Plain subregions; low-gradient, highly meandering streams, well-preserved, elevation 760'-920', moderately low relief (10')."
Thank you Steele,
The US Fish and Wildlife Service has reviewed your survey report and we agree that the buildings proposed for demolition are unlikely to support federally listed bat species. Therefore demolition of these structures within the next 3 years is not likely to result in take of Indiana bat (Myotis sodalis) or northern long-eared bat (Myotis septentrionalis).

If you have additional questions, please let me know.
Sincerely,

Megan Seymour
Wildlife Biologist
U.S. Fish and Wildlife Service
Ohio Ecological Services Field Office
4625 Morse Rd., Suite 104
Columbus, OH 43230
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