

July 11, 2016

Chad Middendorf, Managing Member
King Avenue 1.0 LLC
10531 Timberwood Circle, Suite D
Louisville, KY 40223

Dear Mr. Middendorf:

Subject: Ecological Summary Letter
Proposed Medical Office Complex
City of Gahanna, Franklin County, Ohio
CEC Project 162-793

This letter presents the findings of a Preliminary Jurisdictional Waters Determination (PJWD) conducted for King Avenue 1.0 LLC (KA) at the proposed Medical Office Complex development (herein and after referred to as the “Site”) located west of East Johnstown Road and north of Silver Lane, in the City of Gahanna, Franklin County, Ohio. The location of the Site relative to roads and principal surface features is indicated on Figure 1.

The PJWD study was conducted on the approximately 3.81-acre site by CEC on July 7, 2016 to evaluate if jurisdictional and/or isolated waters (including wetlands, ponds, and streams) were present. No water features were identified within the Site. One wetland determination sample point (SP-1) was collected to characterize the representative vegetative community within the Site. Aerial imagery of the Site depicts a suspected channel feature in the central portion of the site. It was determined during the PJWD study that a feature was not present. The location of SP-1 is presented on Figure 2, representative photographs of the Site are provided in the attached photograph log, and the wetland determination data form for SP-1 is attached.

The findings and opinions are relevant to the date of our site investigation and should not be relied on to represent conditions at substantially later dates. The opinions included herein are based on information obtained during the study and our experience. If additional information becomes available which might impact our environmental conclusions, we request the opportunity to review the information, reassess the potential conditions, and modify our opinion, if warranted.

Mr. Chad Middendorf – King Avenue 1.0, LLC
CEC Project 162-793
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We appreciate the opportunity to assist you with this project. Please contact Ms. Alexandra Kerns at 614-310-1040 or Ms. Jamie VanDusen at 614-310-1075 if you have any questions.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



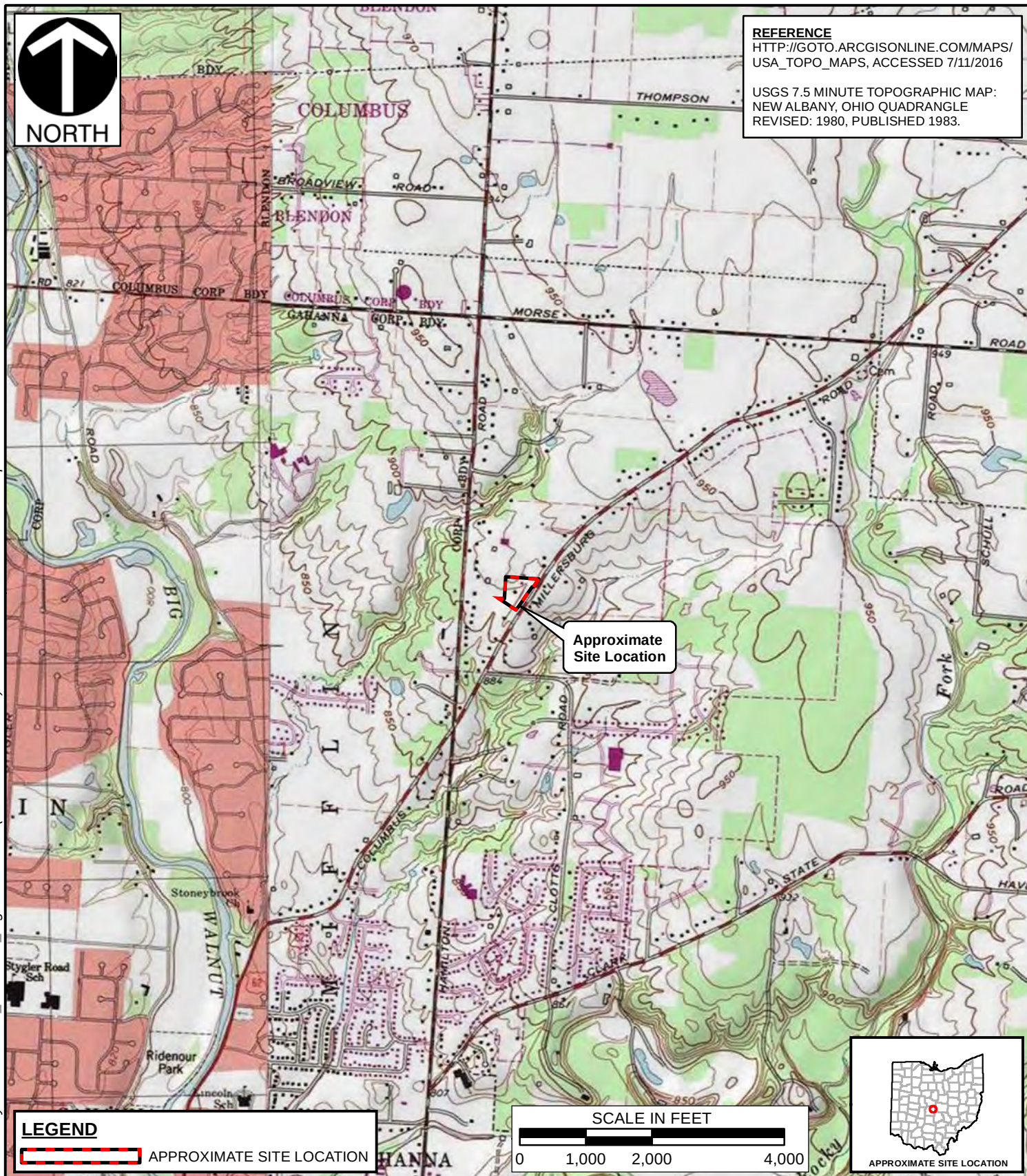
Alexandra Kerns
Project Scientist



Jamie VanDusen
Project Manager

Enclosure: Figure 1 – Site Assessment Map
 Figure 2 – Ecological Summary Map
 Photograph Log
 Wetland Determination Data Form

P:\2016\162-793-GIS\Maps\Eco Summary Letter\162793_EcoLetter_Figure1.mxd LS:(7/11/2016 - akerns) - LP:8/3/2015 10:44:55 AM - LExported: 7/11/2016 10:25:13 AM



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PROPOSED MEDICAL OFFICE COMPLEX
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

SITE LOCATION MAP

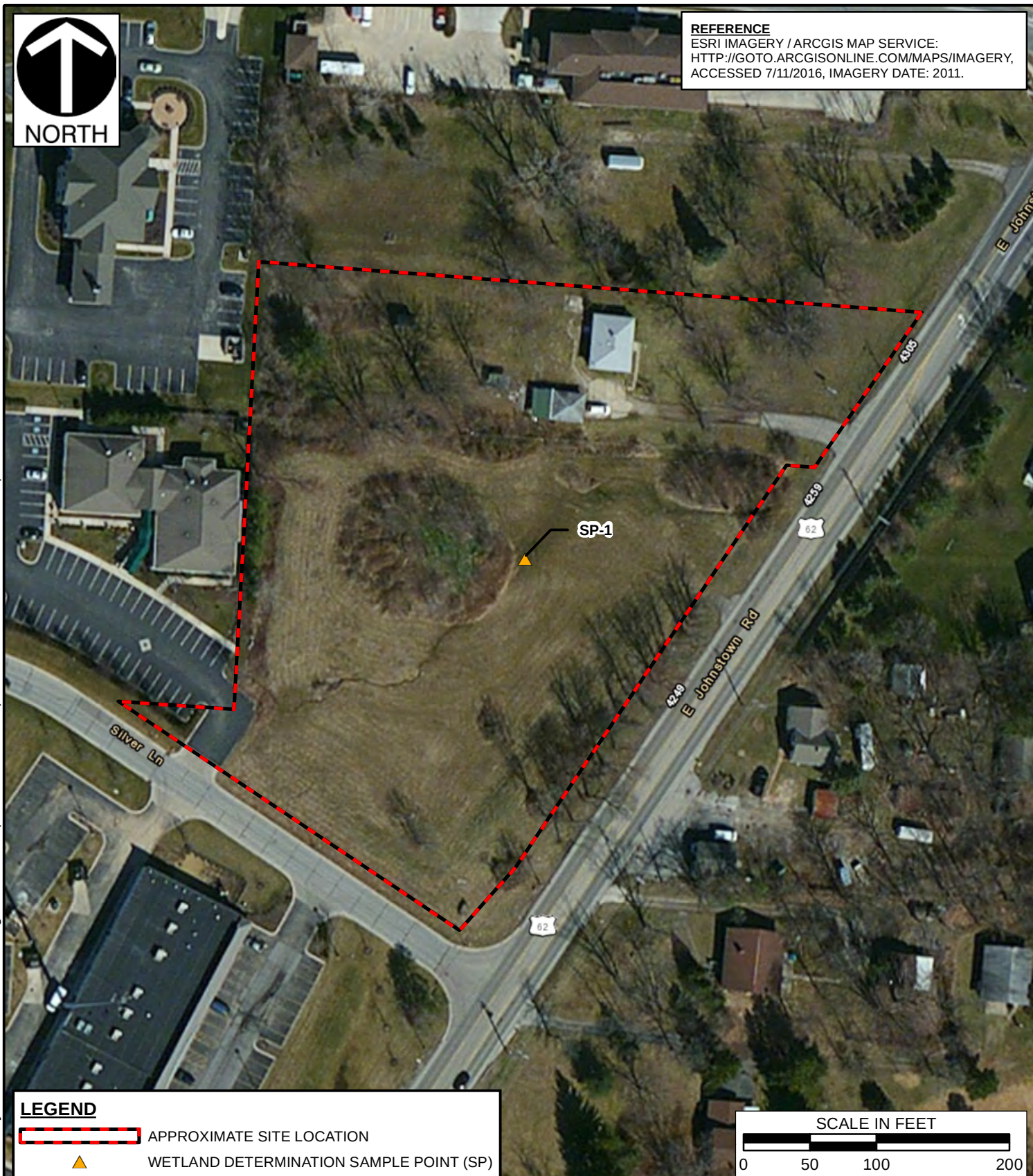
DRAWN BY:	AMK	CHECKED BY:	JMV	APPROVED BY:	JCD*	FIGURE:	1
DATE:	7/11/2016	MAP SCALE:	1" = 2,000'	PROJECT NO:	162-793		

*Hand signature on file

**REFERENCE**

ESRI IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/IMAGERY,
ACCESSED 7/11/2016, IMAGERY DATE: 2011.

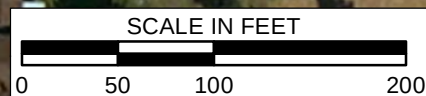
P:\2016\162-7931-GIS\Maps\Eco Summary Letter\162793_EcoLetter_Figure2.mxd LS:(7/8/2016 - akerns) - LP:8/3/2015 10:44:55 AM - Exported:7/11/2016 10:24:43 AM

**LEGEND**

APPROXIMATE SITE LOCATION



WETLAND DETERMINATION SAMPLE POINT (SP)

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ECOLOGICAL SUMMARY MAP

DRAWN BY:	AMK	CHECKED BY:	JMV	APPROVED BY:	JCD*	FIGURE:	2
DATE:	7/11/2016	MAP SCALE:	1" = 100'	PROJECT NO:	162-793		

*Hand signature on file



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Photo 1: View of Site near the southeast corner facing northwest.



Photo 2: View of Site near the southeast corner facing north.



Photo 3: View of Site near the southeast corner facing southeast.



Photo 4: View of the mowed yard facing west.



Photo 5: View of the mowed yard and house facing northwest.



Photo 6: View of the mowed yard facing northeast.



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Photo 7: View of general location of suspected channel feature shown on the aerial facing west.



Photo 8: View of general location of suspected channel feature shown on the aerial facing east.



Photo 9: View of SP-1 facing west.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Proposed Medical Office Complex City/County: City of Gahanna, Franklin Sampling Date: July 7, 2016
 Applicant/Owner: King Avenue 1.0 LLC State: OH Sampling Point: SP-1
 Investigator(s): M. Hall Section, Township, Range: T2WR16S0
 Landform (hillslope, terrace, etc.): Flat Local Relief (concave, convex, none): None
 Slope (%): 0% Lat: 40.043963 Long: -82.861408 Datum: NAD 83
 Soil Map Unit Name: Pm - Pewamo silty clay loam NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present?
 Yes X No
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No <u> </u>	Is the Sampled Area within a Wetland?	Yes <u> </u>	No <u>X</u>
Hydric Soil Present?	Yes <u> </u>	No <u>X</u>			
Wetland Hydrology Present?	Yes <u> </u>	No <u>X</u>			
Remarks:					

VEGETATION - Use scientific names of plants.

Tree Stratum	(Plot size: 30 ft.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.33</u> (A/B)
1.	<u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>X</u>	<u>FACW</u>	
2.	<u>Juglans nigra</u>	<u>3</u>	<u>X</u>	<u>FACU</u>	
3.	<u>Salix interior</u>	<u>2</u>	<u>X</u>	<u>FACW</u>	
4.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
5.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: <u> </u> OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
Sapling/Shrub Stratum: (Plot Size: 15 ft.)		<u>10</u>	= Total Cover		
1.	<u>None</u>	<u> </u>	<u> </u>	<u> </u>	
2.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
3.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
4.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) Problematic Hydrophytic Vegetation ¹ (Explain) <u> </u> ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
5.	<u> </u>	<u>0</u>	= Total Cover		
Herb Stratum: (Plot size: 5 ft.)		<u>40</u>	<u>X</u>	<u>FACW</u>	
1.	<u>Echinochloa crus-galli</u>	<u>25</u>	<u>X</u>	<u>FACW</u>	
2.	<u>Phragmites australis</u>	<u>20</u>	<u>X</u>	<u>FACW</u>	
3.	<u>Cyperus esculentus</u>	<u>5</u>	<u> </u>	<u>FAC</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
4.	<u>Rumex crispus</u>	<u>2</u>	<u> </u>	<u>FACW</u>	
5.	<u>Salix interior</u>	<u> </u>	<u> </u>	<u> </u>	
6.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
7.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
8.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
9.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
10.	<u> </u>	<u>92</u>	= Total Cover		
Woody Vine Stratum: (Plot size: 30 ft.)		<u>0</u>	= Total Cover		
1.	<u>None</u>	<u> </u>	<u> </u>	<u> </u>	
2.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10 YR 5/3	60	10 YR 4/6	15	C	M	silty clay loam	
			10 YR 4/1	25	D	M		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL= Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)
☐ Black Histic (A3)	☐ Stripped Matrix (S6)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ 2 cm Muck (A10)	☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11)	☐ Redox Dark Surface (F6)
☐ Thick Dark Surface (A12)	☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1)	☐ Redox Depressions (F8)
☐ 5 cm Mucky Peat or Peat (S3)	

Indicators for Problematic Hydric Soils³:

☐ Coast Prairie Redox (A16)
☐ Dark Surface (S7)
☐ Iron-Manganese Masses (F12)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)

☐ Water-Stained Leaves (B9)
☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

☐ Surface Soil Cracks (B6)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No <u>X</u>	Depth (inches): _____
Water Table Present?	Yes _____	No <u>X</u>	Depth (inches): _____
Saturation Present?	Yes _____	No <u>X</u>	Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks