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**REPORT OF
PRELIMINARY JURISDICTIONAL WATERS DETERMINATION**

**RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO**

GCI PROJECT NO. 13-E-17599

Prepared for:

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c/o Mr. Jason Francis
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Prepared by:

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October 7, 2013

TABLE OF CONTENTS

<u>1.0 INTRODUCTION</u>	1
<u>2.0 PROPERTY DESCRIPTION</u>	1
<u>3.0 RECORDS REVIEW AND DETERMINATION</u>	2
3.1 TOPOGRAPHY	2
3.2 SOILS	3
3.3 NATIONAL WETLANDS INVENTORY (NWI) MAP	4
3.4 FEMA FLOOD INSURANCE RATE MAP (FIRM)	4
3.5 AERIAL PHOTOGRAPHS	5
3.6 RECORDS REVIEW DETERMINATION CONCLUSIONS	5
3.7 SITE WALKOVER	6
<u>4.0 JURISDICTIONAL WATERS DETERMINATION</u>	7
4.1 HYDRIC SOILS CRITERIA	8
4.2 WETLAND HYDROLOGY CRITERIA	8
4.3 HYDROPHYTIC VEGETATION CRITERIA	8
<u>5.0 JURISDICTIONAL WATERS</u>	8
<u>6.0 CLOSING</u>	9
<u>7.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS</u>	10

APPENDIX INFORMATION

Franklin, Delaware, and Union County Auditor Parcel Information Sheets (6 pages)

General Property Location Map

Property Location Map

ALTA Survey

USGS Topographic Maps

- 1903
- 1954
- 1967
- 1973
- 1980
- 2010

USDA Web Soil Survey Map

National Wetland Inventory (NWI) Map

Aerial Photographs

- 1938
- 1940
- 1950
- 1953
- 1958
- 1965
- 1971
- 1980
- 1988
- 1994
- 2000
- 2004
- 2009

Jurisdictional Waters Location Map

Photograph Key

Photographs (Photo 1 through Photo 36)

1.0 INTRODUCTION

Riviera Ventures LLC retained Geotechnical Consultants, Inc. (GCI) to perform an assessment to determine the presence or absence of jurisdictional waters at the proposed Riviera Golf Club Redevelopment property located at 8205 Avery Rd. in Dublin, Ohio (the "property" or "site"). The property is located on the west side of Avery Road in Franklin, Delaware, and Union counties, and is identified by the following parcel identification numbers: 273-000401 (Franklin County), 3900240340020 (Union County) and 6003340603400 (Delaware County). The property consists of 168.83± acres currently developed as a golf course.

Historically, the property was predominantly agricultural in use until developed with the present day golf course and associated clubhouse and maintenance buildings in the early 1970s.

The assessment consisted of three parts: 1) preliminary off-site determination (research of existing published data), 2) on-site assessment and 3) data compilation/report preparation.

The intent of this assessment was to determine if jurisdictional waters were present on the property. GCI performed this assessment for specific application to the property described herein, in accordance with the U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. This report is an instrument of professional service prepared by GCI for the sole use of Riviera Ventures LLC and other parties that may be designated jointly by Riviera Ventures 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 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. This report will become public information upon submittal to the United State Army Corps of Engineers.

2.0 PROPERTY DESCRIPTION

The property was located west of Avery Road in Dublin, Ohio. The property consists of 168.83± acres of land developed as a golf course, including putting greens, fairways, ponds, sand traps, a clubhouse structure, pump house and maintenance facilities. The property consists of three (3) parcels including Franklin County Auditor parcel identification number 273-000401, Union County Auditor parcel identification number 3900240340020 and Delaware County Auditor parcel identification number 6003340603400. Coordinates for the central portion of the property are approximately 40.139581 / -83.168864. Property location maps, an ALTA Survey and USGS topographic maps showing the property location are appended to this report.

GCI identified seven (7) ponds and two (2) streams on the golf course. The two (2) streams were identified as **Stream A** and **Stream B** on the attached **Jurisdictional Waters Location Map**. Stream A enters the property near the northwest corner of the golf courses and flows in a southeasterly direction. Stream A exits the property near the south-central portion. Stream B enters the property from the north-central portion and flows in a southerly direction. Stream B converges with Stream A near the central portion of the property. A dam has been created at their convergence, creating Pond E.

Four (4) of the ponds were created by impoundment of on-site jurisdictional streams, and were therefore considered jurisdictional. Three (3) of the ponds were not created by impoundment of jurisdictional streams and did not appear to have a surface water connection to a navigable water; therefore were considered isolated. The isolated ponds are identified as **Pond A, B and C** and the jurisdictional ponds are identified as **Pond D, E, F and G** on the attached **Jurisdictional Waters Location Map**. The isolated ponds were located on the northeast, southwest and western portions of the golf course. The jurisdictional ponds were located on the central, south-central, north-central, and northwest portions of the golf course. Review of aerial photographs and USGS topographic maps indicated these ponds were constructed in the late 1960s or early 1970s, during development of the Riviera Golf Club.

Photo documentation of each pond is attached. Also provided is photo documentation of the two (2) jurisdictional streams crossing the golf course. The following report provides additional information and should be read entirely.

3.0 RECORDS REVIEW AND DETERMINATION

The preliminary off-site determination consisted of a desktop review of published information including USGS topographic maps, US Department of Agriculture (USDA) soils map, US Fish & Wildlife Service (USFWS) National Wetland Inventory (NWI) map and aerial photographs from local governmental agencies. GCI used this information to determine the geo-morphological setting at the property, soil types present, whether disturbed conditions existed at the property, and to determine the appropriate field delineation method to be used.

3.1 TOPOGRAPHY

The current (2010) *Shawnee Hills, Ohio* United States Geological Survey (USGS) 7.5-minute topographic map¹ indicated property elevations ranged from 930± feet above mean sea level (AMSL) on the southern portions of the property to 970± feet AMSL on the northeastern portion of the property. Surface grades in the general vicinity of the property decreased to the south, toward North Fork Indian Run. An unnamed tributary to North Fork Indian Run was shown crossing the central portion of the property in a general northwest to southeast direction. North Fork Indian Run is a direct tributary to the Scioto River. The map includes recent aerial photograph imagery, which shows the property developed as a golf course.

In addition to this map, GCI reviewed the 1903 *Dublin, Ohio* USGS map and the 1954, 1967, 1973 and 1980 *Shawnee Hills, Ohio* USGS maps.

The 1903, 1954 and 1967 maps indicated that the property was vacant land, with the exception of a house and barns on the east-central portion of the property, along Avery Road. A stream was shown crossing the central portion of the property from northwest to southeast. No ponds were indicated on the property.

The 1973 and 1980 maps indicated the property was developed with a golf course and contained four (4) of the existing seven (7) ponds. A stream was shown crossing the central portion of the property from northwest to southeast.

GCI used the USGS topographic maps as an indicator of watershed characteristics on the property. USGS advises not relying upon the maps to identify wetlands, ponds or

¹ <http://store.usgs.gov>

streams because the maps are created from widely scattered spot elevations averaged across large areas. The maps may not identify small depressions or small streams and are not updated frequently. The appendix of this report includes photocopies of portions of the USGS maps showing the property area.

3.2 SOILS

GCI reviewed information from the US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) and the list of Hydric Soils of the United States (published by NRCS in cooperation with the National Technical Committee for Hydric Soils). According to these sources, the property contains hydric soil units.

GCI reviewed the USDA Web Soil Survey website² for the property area. This publication indicated the property is underlain by the soils shown in the following table:

Map ID	Map Unit Name	% Slope	Hydric Classification
BoA	Blount silt loam	0-2	Non-hydric with hydric components
BoB	Blount silt loam	2-6	Non-hydric with hydric components
Bs	Brookston silty clay loam	0-2	Hydric
CeB	Celina silt loam	2-6	Non-hydric with hydric components
CrA	Crosby silt loam	0-2	Non-hydric with hydric components
Gwd5B2	Glynwood clay loam	2-6	Non-hydric with hydric components
Gwd5C2	Glynwood clay loam	6-12	Non-hydric with hydric components
Ko	Kokomo silty clay loam	0-2	Hydric
Pm	Pewamo silty clay loam	0-2	Hydric
UdB	Udorthents clayey Urban-land complex, undulating	2-6	Non-hydric

Blount silt loam (BoA and BoB) was described as a very deep, nearly level to gently sloping, somewhat poorly drained soil with slow to very slow permeability and moderate available water capacity.

Brookston silty clay loam was described as a level or slightly depressional, very poorly drained soil with high available water capacity and moderate to moderately slow permeability.

Celina silt loam was described as a gently sloping, deep, moderately well drained soil with moderately slow permeability and moderated available water capacity.

Crosby silt loam was described as a nearly level, deep, somewhat poorly drained soil with slow permeability and moderate available water capacity.

Glynwood clay loam (Gwd5B2 and Gwd5C2) was described as a very deep, gently to strongly sloping, moderately well drained soil with very slow to slow permeability and low available water capacity.

Kokomo silty clay loam was described as a deep, nearly level, very poorly drained soil with moderately slow permeability and high available water capacity.

² <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

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

Udorthents, clayey-Urban land complex, undulating was described as soil material either added or removed during construction with a high clay content in the subsoil.

Mineral based soils (as opposed to carbon- or organic-based soils) generally contain significant amounts of iron and manganese. As the iron component of the soil matrix comes into contact with the atmosphere, the iron tends to oxidize giving soils a high "chroma" or rust-like color. This characteristic is typically observed in upland (i.e., non-wetlands) areas where oxygen is abundant. On the contrary, mineral soils that are saturated for extended periods (e.g., hydric soils) tend to have oxygen ions stripped, chemically reducing iron and giving these soils bluish-grayish coloring or low chroma. This reduced condition in mineral soils is known as "gleying" and is typically observed in wetlands, where soil oxygen contents are generally lower relative to upland soils. Low oxygen levels in reduced soils also tend to slow decomposition, leading to increased organic content. (Note: high organic levels in soils can present construction challenges and thus should be geotechnically assessed by a soils engineer for load bearing capacities if construction is planned in areas having organic soils.)

3.3 NATIONAL WETLANDS INVENTORY (NWI) MAP

GCI reviewed the NWI Map for wetlands information in the property area. The United States Fish and Wildlife Service (USFWS) produced NWI mapping as an attempt to document wetlands in the United States. The USFWS drafted NWI maps using high-altitude infrared aerial photography to identify areas with saturated or inundated soils. Areas that are saturated or inundated are typically lower in temperature than dryer areas, giving wet areas unique heat signatures compared with surrounding upland areas. The USFWS mapped these cooler areas as wetlands without field verification.

GCI uses NWI maps as a desk top determination tool. NWI maps may not reflect actual field conditions due to meteorological or seasonal conditions that may have existed at the time of data collection. GCI typically uses NWI maps to plan field reconnaissance and as an indicator of areas that may support wetlands; however, USACE-approved delineations often deviate significantly from the NWI Maps.

GCI reviewed the US Fish and Wildlife Service, *National Wetlands Inventory (NWI) Map* for the property area. The map showed seven (7) wetland mapping symbols within the property boundary. These symbols were PUGBx, meaning the areas were palustrine, unconsolidated bottom, intermittently exposed and excavated. These seven (7) mapped areas were freshwater ponds associated with the golf course.

Additional information on the characteristics of these ponds are provided in Section 3.7. The appendix of this report includes a copy of the NWI map for the property area.

3.4 FEMA FLOOD INSURANCE RATE MAP (FIRM)

The Federal Emergency Management Area (FEMA) Flood Insurance Rate Maps (FIRMs) for the property area indicate the property is in Zone X and Zone A. Zone X is determined to be outside of the 0.2% annual chance floodplain. Zone A is determined to be areas of 1% annual chance floodplain (100 year flood). Areas designated as Zone A were limited to the central portions of the property, adjacent to the Stream A corridor. The flood zones are depicted on the attached Alta Survey.

3.5 AERIAL PHOTOGRAPHS

Current regulations require that wetland delineations be performed in accordance with the 1987 USACE Wetland Delineation Manual. This manual specifies two primary methods of delineation: the *routine method* and the *disturbed condition method*. The *routine method* is used on undisturbed properties and is preferred by USACE because wetland boundaries can be accurately identified by a wetland professional based on actual field boundaries. The *disturbed condition method* is used on properties that have had previous land disturbance. Disturbed properties often require reliance on historical aerial photography, soil maps, and NWI maps, and can result in an over-estimation of jurisdictional water area size.

GCI reviewed aerial photographs provided by HIG dated 1938, 1940, 1950, 1953, 1958, 1965, 1971, 1980, 1988, 1994, 2000, 2004 and 2009. GCI used the aerial photographs as an indicator to determine whether the property had been significantly disturbed within the past few years. Copies of the aerial photographs showing the assessed area are attached to this report.

The 1938 through 1965 aerial photographs indicated the property was vacant/agricultural land, with the exception of an apparent residential structure and outbuildings on the eastern portion. An apparent unpaved road/trail extended westerly across the central and eastern portions of the property.

The 1971 through 2009 aerial photographs indicated the property was developed with the existing golf course and associated ponds and structures.

Throughout the reviewed aerial photographs, two (2) streams were apparent crossing the central portion of the property. One of these streams was the unnamed tributary of North Fork Indian Run, which was shown crossing the property on the USGS topographic maps. An additional stream was shown crossing the central portion of the property in a general north to south direction. The two streams appeared to converge on the central part of the golf course. The 1971 through 2009 aerial photographs indicated multiple ponds associated with the golf course on the property. No other ponds, streams or potential wetland areas were apparent on the property from the reviewed aerial photographs.

The 2009 aerial photograph indicated the assessed area was similar to the areas observed during our site walkover and has not been significantly disturbed in the past few years.

3.6 RECORDS REVIEW DETERMINATION CONCLUSIONS

The published information reviewed indicated property conditions were generally unchanged for several years prior to this assessment, such that the property was considered undisturbed for data collection. Therefore, the routine method was used in this assessment.

Review of published information indicates two (2) unnamed tributaries of North Fork Indian Run cross the central portion of the property in a general north/northwest to southeast direction. Considering that the unnamed streams crossing the property have a direct nexus to the Scioto River, they are likely considered jurisdictional waters of the U.S.

In addition to the on-site streams, published information indicated at least four (4) ponds have been created by impoundment of the on-site jurisdictional streams within the property. These ponds are also likely jurisdictional.

Three (3) additional ponds are located on the property, which appear to be isolated.

Based upon the desk top review, there is not likely to be wetlands on the parcels within the investigated area.

The potential for wetlands and streams within an area cannot be determined solely from an off-property investigation and would, therefore, require an on-property investigation to verify the on-property conditions.

No other streams, ponds or potential wetland areas were identified within the investigated area.

3.7 SITE WALKOVER

GCI performed a site walkover during the morning of Friday August 16, 2013. The atmospheric conditions during the property reconnaissance were sunny with a temperature of approximately 70 degrees Fahrenheit. At the time of our assessment, the property was a golf course open to the public.

Stream A

Stream A enters the property near the northwest corner of the golf courses and flows in a southeasterly direction through the golf course. Stream A exits the property near the south-central portion.

Stream B

Stream B enters the property from the north-central portion and flows in a southerly direction through the golf course. Stream B converges with Stream A near the central portion of the property.

Stream A and Stream have been significantly altered via culverts, rip-rap and dams to regulate and manage stream flow and capacity. These streams have a silt and gravel bottom with little sinuosity.

Pond A

Pond A was located on the southwest portion of the golf course. This pond appears to be a man-made, excavated water feature and was not created by impoundment of a jurisdictional stream. GCI did not observe an inflow structure associated with this pond. A possible emergency overflow structure was located near the southeast portion of the pond bank.

Pond B

Pond B was located on the western portion of the golf course. This pond appears to be a man-made, excavated water feature and was not created by impoundment of a jurisdictional stream. A corrugated pipe was observed on the north side of the pond. This pipe appeared to be associated with the subsurface drainage tiles installed beneath the fairways of the golf course. A possible emergency overflow structure was located near the southern portion of the pond bank.

Pond C

Pond C was located on the northeastern portion of the golf course. This pond appears to be a man-made, excavated water feature and was not created by impoundment of a jurisdictional stream. A culvert pipe was located near the northeastern portion of the pond. GCI did not observe an inflow or outflow structure associated with this pond.

Pond D

Pond D was located on the northwestern portion of the golf course. This pond was created by impoundment of Stream A. A culvert pipe, dam and a bridge used for a golf cart path were located at the south end of the pond, which created the impoundment. Stream A entered the pond at the north end and exited the pond at the south end.

Pond E

Pond E was located on the central portion of the golf course. This pond was created by impoundment of Stream A and Stream B, at their convergence on the central portion of the property. A culvert pipe, dam and a bridge used for a golf cart path were located at the south end of the pond, which created the impoundment. Stream A entered the pond at the northwest corner and Stream B entered the pond at the northeast corner.

Pond F

Pond F was located on the south-central portion of the golf course. This pond was created by impoundment of Stream A. A culvert pipe, dam, and a bridge used for a golf cart path were located at the south end of the pond, which created the impoundment. Stream A entered the pond at the north end and exited the pond at the south end.

Pond G

Pond G was located on the north-central portion of the golf course. This pond was created by impoundment of Stream B. A culvert pipe, dam and a bridge used for a golf cart path were located at the south end of the pond, which created the impoundment. Stream B entered the pond at the north end and exited the pond at the south end.

4.0 JURISDICTIONAL WATERS DETERMINATION

Section 404 of the Clean Water Act requires a pre-discharge notification to the USACE for approval, prior to placing dredged or fill material into jurisdictional waters connected to navigable waters. Connection to navigable waters is characterized as any surface water connection with a defined bed and bank to streams or other open waters. House Bill 231 requires an Ohio Isolated Wetland Permit (OIWP) from Ohio EPA prior to impacting isolated wetlands not determined to be connected to navigable waters.

Three wetland criteria are required to be present to establish the presence of wetlands: hydric soils, hydrophytic vegetation, and wetland hydrology; and, all three criteria must be present for an area to be identified as wetland. These three criteria are defined and explained in detail in the USACE Wetlands Delineation Manual. The Wetlands Research Program of the USACE Waterways Experiment Station developed the manual in 1987. GCI followed the methods described in the manual in performing the delineation. No other warranty is expressed or implied.

After collecting pertinent information through the preliminary off-site determination, GCI used the routine method to determine if wetland areas existed on property. The approach used for the routine determination was the plant community assessment procedure. This approach required

initial identification of representative plant community types in the subject area followed by characterization of vegetation, soils, and hydrology for each community type.

4.1 HYDRIC SOILS CRITERIA

GCI performed soil probes to evaluate hydric soil characteristics at the property. GCI determined the property contained hydric soils by comparing soil samples to a Munsell soil color chart, as soil colors often reveal whether a soil is hydric or non-hydric. The standardized Munsell soil colors consist of three components: hue, value and chroma. Soil in hydric soil areas typically show yellow-red hues, varying gray color values, and chromas of one or two. Chromas of two or less are considered low, and are often diagnostic of hydric soils.

Hydric mineral soils saturated for long periods of the growing season, but unsaturated for some time, often develop mottles and/or a low chroma matrix. GCI observed these soil characteristics at the property. Therefore, the property satisfies the hydric soil criteria for jurisdictional wetlands.

4.2 WETLAND HYDROLOGY CRITERIA

Wetland hydrology is present in areas that are periodically inundated or have soils saturated to the surface some time during the growing season. This is a dynamic characteristic and is usually not present during drier periods of the year.

GCI performed a site walkover on August 16, 2013. At the time, the property was actively managed and maintained as a golf course. As such, surface soils were neither inundated nor saturated. Ground surfaces on the golf course are unlikely to exhibit these characteristics due to the construction measures in place to keep the site drained for golf play.

4.3 HYDROPHYTIC VEGETATION CRITERIA

Hydrophytic vegetation is present if more than 50 percent of plant species within a plant community have an indicator status of obligate wetland (OBL), facultative wetland (FACW), and/or facultative (FAC). The indicator status of plant species found in wetlands is listed in the Midwest 2012 Final Regional Wetland Plant List published by the USACE. GCI used this data, and determined hydrophytic vegetation dominance was not present on the property.

5.0 JURISDICTIONAL WATERS

GCI identified seven (7) ponds and two (2) streams on the golf course. Four (4) of the ponds were created by impoundment of the on-property jurisdictional streams, and were therefore considered jurisdictional.

Three (3) of the ponds were not created by impoundment of jurisdictional streams and did not appear to have a surface water connection to a navigable water; therefore were considered isolated. The isolated ponds are identified as **Pond A, B, and C** and the jurisdictional ponds are identified as **Pond D, E, F, and G** on the attached **Jurisdictional Waters Location Map**. Review of aerial photographs and USGS topographic maps indicated these ponds were constructed in the late 1960s or early 1970s, during development of the Riviera Golf Club.

Based on visual observations, review of aerial photographs and information provided in previous sections of this report, it is GCI's opinion that Ponds A, B and C on the property are not regulated bodies of water (non-jurisdictional). Stream A and Stream B, and Ponds D, E, F and G appear to be regulated bodies of water (jurisdictional). Therefore, impacts to Pond A, B and C would not require permitting from the USACE or Ohio EPA.

6.0 CLOSING

Based on the assessment findings, it is GCI's opinion that no areas on the property met all three characteristics required to establish the presence of jurisdictional wetlands. Two streams cross the property, identified as **Stream A and Stream B** on the **Jurisdictional Waters Location Map**. Stream A enters the property near the northwest corner of the golf courses and flows in a southeasterly direction. Stream A exits the property near the south-central portion. Stream B enters the property from the north-central portion and flows in a southerly direction. Stream B converges with Stream A near the central portion of the property. A dam has been created at their convergence, creating Pond E.

GCI observed seven (7) ponds on the golf course. These ponds are identified as **Pond A through G** on the attached **Jurisdictional Waters Location Map**. Ponds D, E and F were created by impoundment of Stream A and were therefore considered jurisdictional. Pond G was created by impoundment of Stream B and was also considered jurisdictional. Ponds A, B and C did not appear to have been created by impoundment of jurisdictional streams and did not have an observable surface water connection to navigable water; therefore, were considered isolated.

Only the USACE has the authority to verify wetland boundaries, stream beginnings, stream type classification, and to determine if streams or other waters (ponds) are jurisdictional or isolated.

GCI recommends obtaining USACE verification of this jurisdictional waters determination. GCI is providing a copy of this report to the USACE, Huntington, WV District Office to request verification of the determination. With this reported information and/or a property visit, the USACE will make the official determination on jurisdiction.

GCI appreciates the opportunity to serve you on this project. Please contact our office with any questions or concerns regarding our report.

7.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Prepared by:

Matthew R. Kaminski

Matthew R. Kaminski, EP
Project Manager – Environmental Services

Reviewed by:

Kevin Fulk

Kevin J. Fulk, MBA, EP
Senior Project Manager – Environmental Services



Matthew R. Kaminski, EP
Project Manager

- **Education:**
2003 BS Environmental Geography, Ohio University
- **Active Registration & Certification:**
2006 38 Hour Army Corps of Engineers Wetland Delineation & Management Training Program
2011 OSHA 40-hour Hazardous Waste Operations

Matt Kaminski is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation, and by ASTM Practice E1527-05.

- **Experience & Qualifications:**
Since joining GCI in 2005, Mr. Kaminski has been responsible for conducting numerous Phase I environmental site assessments (Phase I ESAs) of residential, commercial, industrial, and agricultural properties in Ohio, Michigan, West Virginia, and Pennsylvania. Mr. Kaminski is responsible for preparing reports required to meet compliance under the American Society for Testing and Materials (ASTM), and federal, state, and local regulations including the National Environmental Policy Act (NEPA), Ohio Department of Development (ODOD), Ohio Housing Finance Agency (OHFA), and the U.S. Department of Housing and Urban Development (HUD).

Mr. Kaminski's experience includes managing and performing multidisciplinary environmental projects including Phase I ESAs, Ohio Voluntary Action Program (Ohio VAP) Phase I property assessments, wetland delineations, stream evaluations, 401/404 permit applications, groundwater sampling, and hazardous materials surveys.

- **Selected Projects**
 - Performed multiple hazardous materials surveys and Phase I ESAs for the Grandview Yard project, Grandview Heights, OH
 - Phase I ESA Nine Brooksedge Corporate Center Office Buildings, Westerville, OH
 - Phase I ESA Shell Station, Bexley, Franklin County, OH
 - Jurisdictional Water Delineation 25-Acre Property, Mansfield, OH
 - Phase I ESA Proposed Multi-Family Development Property, Proprietors Road, Worthington, Franklin County, OH
 - Phase I ESA and Preliminary Wetland and Stream Assessment 7+ Acre Proposed Office/Warehouse Property, Delaware, Delaware County, OH
 - Phase I ESA 3.4± Acre Lake Boulevard Property, Marion Township, Marion County, OH
 - Phase I ESA and Preliminary Wetland and Stream Assessment Proposed 29± Acre Residential Property, Westerville, Delaware County, OH



Kevin J. Fulk, MBA, EP, LEED AP
Senior Project Manager

- **Education:**
BS Architectural / Environmental Design – Bowling Green State University.
Bowling Green, OH (1992)
MBA Business Administration – Capital University, Columbus, OH (2000)
- **Active Registration & Certification:**
Evaluation Specialist No. 31832 – Ohio Certified Asbestos Hazard (1989)
Construction Documents Technologist (1993)
OSHA 40-Hr. Hazardous Waste Operations (1996)
LEED Accredited Professional (2009)
Vapor Encroachment Screening (2012)

Mr. Fulk graduated from ASFE's *Fundamentals of Professional Practice (FOPP)* course in 2006.

- **Experience & Qualifications:**
Mr. Fulk's experience includes project management of environmental studies including Phase I & II Environmental Site Assessments, asbestos surveys, operations and maintenance plans for buildings with asbestos containing materials, hazardous materials surveys, and wetland assessments.

With more than 17 years experience as an environmental consultant, Mr. Fulk has provided field monitoring of asbestos abatement projects collected water and soil samples for laboratory analysis from monitoring wells, manholes, discharge pits, soil borings and test pits; environmental proposal/report preparation; and in-house report reviews. Environmental reporting includes satisfying HUD, FHA, and OHFA lending requirements for federal and state funded projects.

Since joining GCI in 1995, Mr. Fulk has been responsible for conducting more than 800 environmental studies and more than 400 asbestos studies for projects throughout Ohio and neighboring states.

Mr. Fulk is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-05. Mr. Fulk is a member of the Building Environment Council of Ohio.

- **Selected Projects:**
 - Phase I & II ESAs of more than 30 parcels at The Waterfront, a redevelopment of a former steel mill into a mixed-use development, Pittsburgh, PA.
 - Provided asbestos abatement monitoring for the Ohio Statehouse renovation projects, various government institutions and utility facilities, and school buildings.
 - Performed asbestos surveys of The Buckeye Hall of Fame Cafe and shopping centers such as Morse Centre, Town & Country Shopping Center, and the Worthington Mall.
 - Performed hazardous materials and asbestos surveys for the Grandview Yard project, Grandview Heights, OH.



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APPENDIX INFORMATION

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Summary

Parcel Info

Summary

Part of ID	Map Routing Number	Owner	Location
273-000401-00	273-0107A - 003-00	AMERICAN ITALIAN GOLF ASSN	8205 N AVERY RD
		<small>Click owner name for additional records</small>	

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- [CAUV Status](#)
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- [Area Rentals](#)
- [Tax/Payment Info](#)
- [Current Levy Info](#)
- [Assessment Payoff](#)
- [Tax Distribution](#)
- [Rental Contact](#)
- [Tax Estimator](#)
- [Property Reports](#)
- [Recorder's Office Document Search](#)
- [Area Sex Offender Inquiry](#)
- [Pay Real Estate Taxes Here](#)

Owner Information	
Owner	AMERICAN ITALIAN GOLF ASSN <small>If the address above is incorrect - Click Here</small>
Tax Bill Mailing Info	AMERICAN ITALIAN GOLF ASSN 8205 AVERY RD DUBLIN OH 43017 <small>To change mailing information ONLY - Click Here</small>

Current Value		
	Market	taxable
Land	\$982,000	\$343,700
Improvements	\$1,487,000	\$520,450
Total	\$2,469,000	\$864,150
CAUV	0	0

Building Data			
Year Built	1969	Total Sq Footage	3,600
<small>INCLUDE STRUCTURES, See building and/or improvement history</small>			

Legal Description
8205 E SELLS RD 99.30 AC

2012 Tax Status	
Land Use	[463] GOLF COURSE
Tax District	[273] CITY OF DUBLIN-WASH TWP- DUBLIN C.S.D.
School District	[2513] DUBLIN CSD
Neighborhood	00100
City	DUBLIN
Township	WASHINGTON / Zip 43017
Board of Revision	NO CDQ
Homestead Exemption	NO <small>Owner Occupied Reduction (2.5%)</small> NO

Most Recent Transfer	
Sale Amount	\$0
Date of Transfer	10/19/1964
Conveyance Type	
Conveyance Number	
Number of Parcels	0

Tax Year 2012			
Annual Taxes	\$84,865.16	Taxes Paid	\$84,865.16

Site Data			
Frontage	0	Depth	0
Historic District		Acres	99.300

Disclaimer
 The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Data updated on: 7/17 08:02:07-27:57



Delaware County, Ohio
George Kaitsa, Auditor

Site Provided by...
governmentmax.com 1.12

Summary

PRINT

Parcel ID
1 of 1

Parcel Info

Parcel ID	Unit Address	Index Order	Card
60033406034000	AVERY RD	Parcel ID	1 of 1

Summary

- Printable Tab
- Land
- Levy Info
- Residential
- Improvement
- Commercial
- Image
- Transfer
- Assessments
- Map
- Payments
- Property Report
- Tax Estimator
- Tax Distribution

Summary

Property Location	AVERY RD	No. of Stories	
Tax Dist	10 DUBLIN CORP	Sq. Ft. *	0
Land Use	463 GOLF COURSE	Year Built **	0
School Dist	2513 DUBLIN SD	Total Rooms	0
Acres	4.300	Full Bathrooms	0
		Half Bathrooms	0
		Bedrooms	0

* See residential tab for below grade square footage.

**Permit date for new

construction.

Legal Description

Property Information
LANDS SURVEY 5162

Location Description

Search By

- Owner
- Parcel ID
- Address
- Sales

Owner Information

Owner Information
AMERICAN ITALIAN GOLF
ASSOC
AVERY RD
DUBLIN, OH 43017 USA

Mail Information

Mail Changes Only - Click Here
AMERICAN ITALIAN GOLF
ASSOC
8205 AVERY RD
DUBLIN, OH 43016 USA

Site Functions

- Property Search
- Contact Us
- On-Line Help
- Home
- Tax Estimator
- County Login

Assessment Info

Board of Revision No
Homestead No
2.5%/Reduction No
Divided Property No
New Construction No
Other Assessments No
Front Ft. 0.00

Market Land Value \$45,200
CAUV Value \$0
Market Impr Value \$138,900
Market Total Value \$184,100

Recent Transfer

of Parcels 0
Deed Type 0
Sale Amount \$0

Transfer Date 1/1/1990
Conveyance # 0
Deed Number

FEIN: REDIR:

Business Name: 8205 AVERY ROAD, DUBLIN OH 43017 DTE Code: 463



WASHINGTON TOWNSHIP
FRANKLIN CO CITY OF DUBLIN
137-00-00-049.000

39-0024034.0020

LEGAL INFORMATION

CITY OF DUBLIN
VMS 5162
ANNEXED FR 40-24034.001
NEIGHBORHOOD: 4394-
ACRES: 65.2300

M
B
C

AM ITALIAN GOLF ASSOCIATION
AM ITALIAN GOLF ASSOCIATION
8205 AVERY ROAD
DUBLIN OH 43017

COMMENT

HOLES-TOTAL COURSE 7164 YARDS, 50-60 BUNKERS-4 LAKES, AVE 2600'
FRTG ON AVERY ROAD-REST OF COURSE IN FRANKLIN & DELAWARE
COUNTIES-LARGE GRNS & TEES, GOOD ACCESS ROADS & CART
PATHS-BLDGS IN OTHER COUNTIES W/TNS CTS. MILDLY ROLLING TERRAIN
SPRINKLERS. CLS III, M/S 67-1. PART OF RIVIERA COUNTRY CLUB.
TY2012:Net Gen=\$18,965.50, Other Assessment=\$0.00

Sales Date	Amount	Conv#	DTE Code	Valid	Lister	Date
01/01/1900	0	UNK : 0	463		RD	12/05/08
					Pricer:	
					Reviewer:	
					Final:	
					Call Back:	
					Visit:	

VALUATION SUMMARY		2012 (86.54)	* 2011 (79.17)	2010 (78.31)	2009
REASON FOR CHANGE	MISC		MISC	IMPORT	IMPORT
ESTIMATED	LAND	326,150	326,140	326,140	326,140
MARKET VALUE	IMPR	300,000	300,000	300,000	300,000
	TOTAL	626,150	626,140	626,140	626,140
ASSESSED	LAND	114,150	114,150	114,150	114,150
VALUE	IMPR	105,000	105,000	105,000	105,000
	TOTAL	219,150	219,150	219,150	219,150
NET GENERAL		18,965.50	17,350.16		

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	
INFLUENCE FACTORS			
(A) Vacancy	(E) Size / Shape	(I) Water Front	
(B) Topography	(F) Restrictions	(J) Other / CDU	
(C) Excess Frontage	(G) Wooded Lot		
(D) Quantity	(H) Vacancy		

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
ICE 3 *	A-65.23		5.000				326.150	0
Totals:	Total Acres: 65.2300						326.150	0

FEIN: REDIR:

Business Name: 8205 AVERY ROAD, DUBLIN OH 43017 DTE Code: 463

WASHINGTON TOWNSHIP
FRANKLIN CO CITY OF DUBLIN
137-00-00-049.000

39-0024034.0020

LEGAL INFORMATION

CITY OF DUBLIN
VMS 5162
ANNEXED FR 40-24034.001
AM ITALIAN GOLF ASSOCIATION
AM ITALIAN GOLF ASSOCIATION
8205 AVERY ROAD
DUBLIN OH 43017

NEIGHBORHOOD: 4394-
ACRES: 65.2300

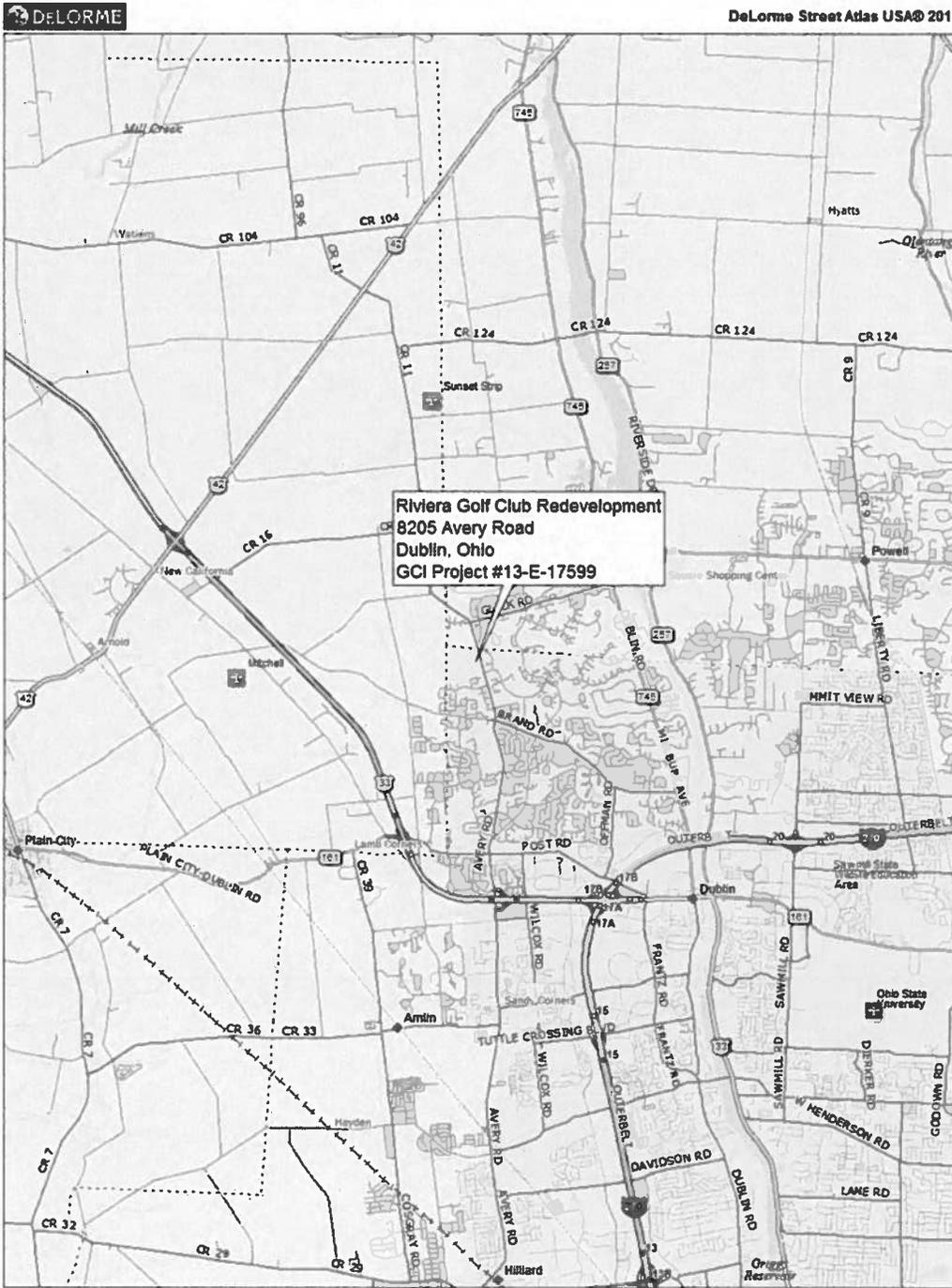
COMMENT

Sales Date	Amount	Conv#	DTE Code	Valid	Lister	RD	Date
01/01/1900	0	UNK	0	463			RD 12/05/06
					Pricer:		
					Reviewer:		
					Final:		
					Call Back:		
					Visit:		

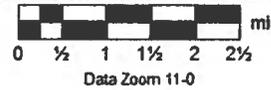
VALUATION SUMMARY	
VALUE YEAR (EFF RATE)	2008
REASON FOR CHANGE	IMPORT
ESTIMATED LAND	326,140
MARKET VALUE IMPR	300,000
TOTAL	626,140
ASSESSED LAND	114,150
VALUE IMPR	105,000
TOTAL	219,150
NET GENERAL	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	
INFLUENCE FACTORS			
(A) Vacancy	(E) Size / Shape	(I) Water Front	
(B) Topography	(F) Restrictions	(J) Other / CDU	
(C) Excess Frontage	(G) Wooded Lot		
(D) Quantity	(H) Vacancy		

LAND TYPE	SIZE	M	RATE	C	INF	VALUE	C
						0	0
Totals:						0	326,150



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 www.delorme.com



North

RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO





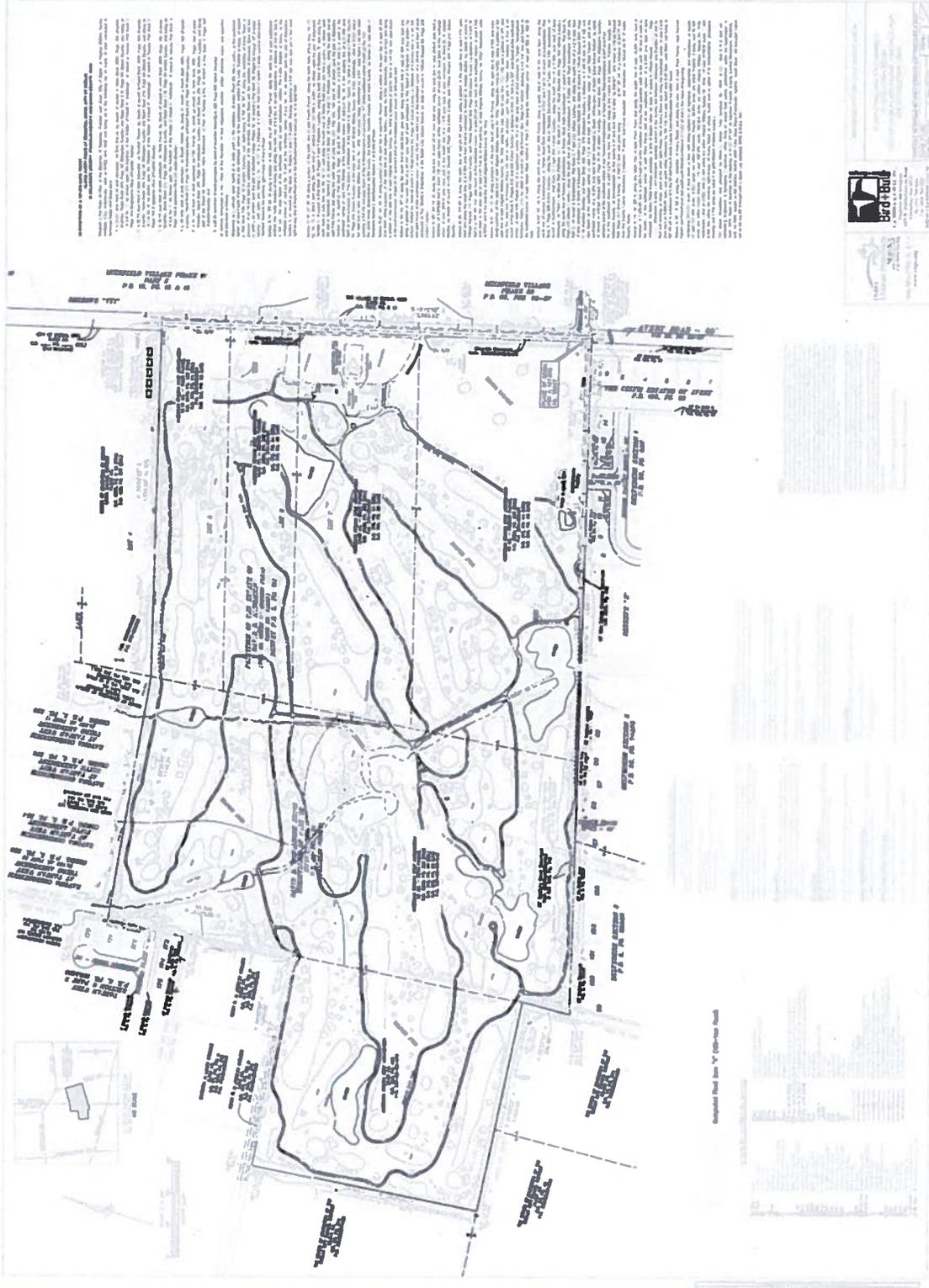
Riviera Golf Club Redevelopment
 8205 Avery Road
 Dublin, Ohio
 GCI Project #13-E-17599

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 www.delorme.com



RIVIERA GOLF CLUB REDEVELOPMENT
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DUBLIN, OHIO

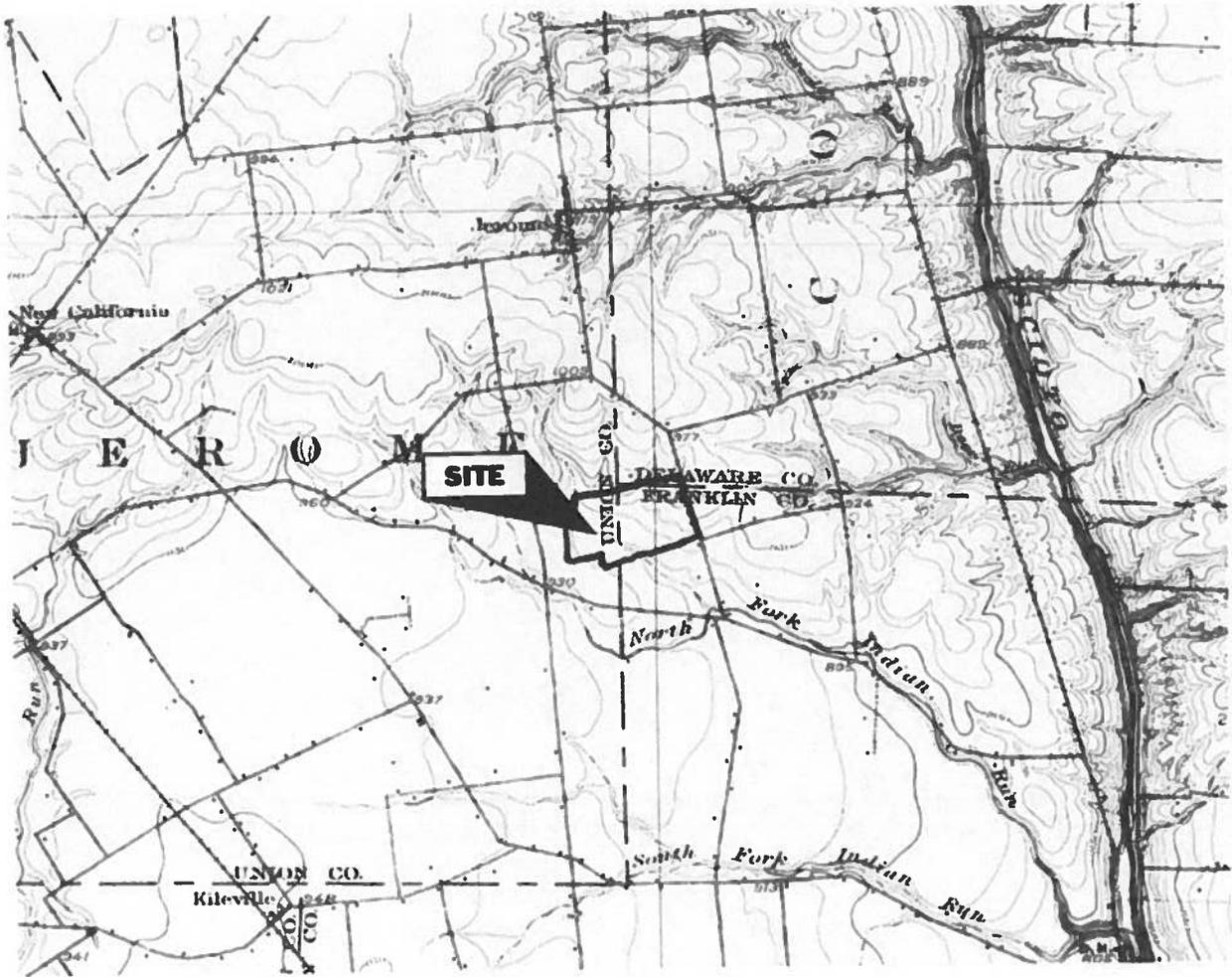




North

RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO

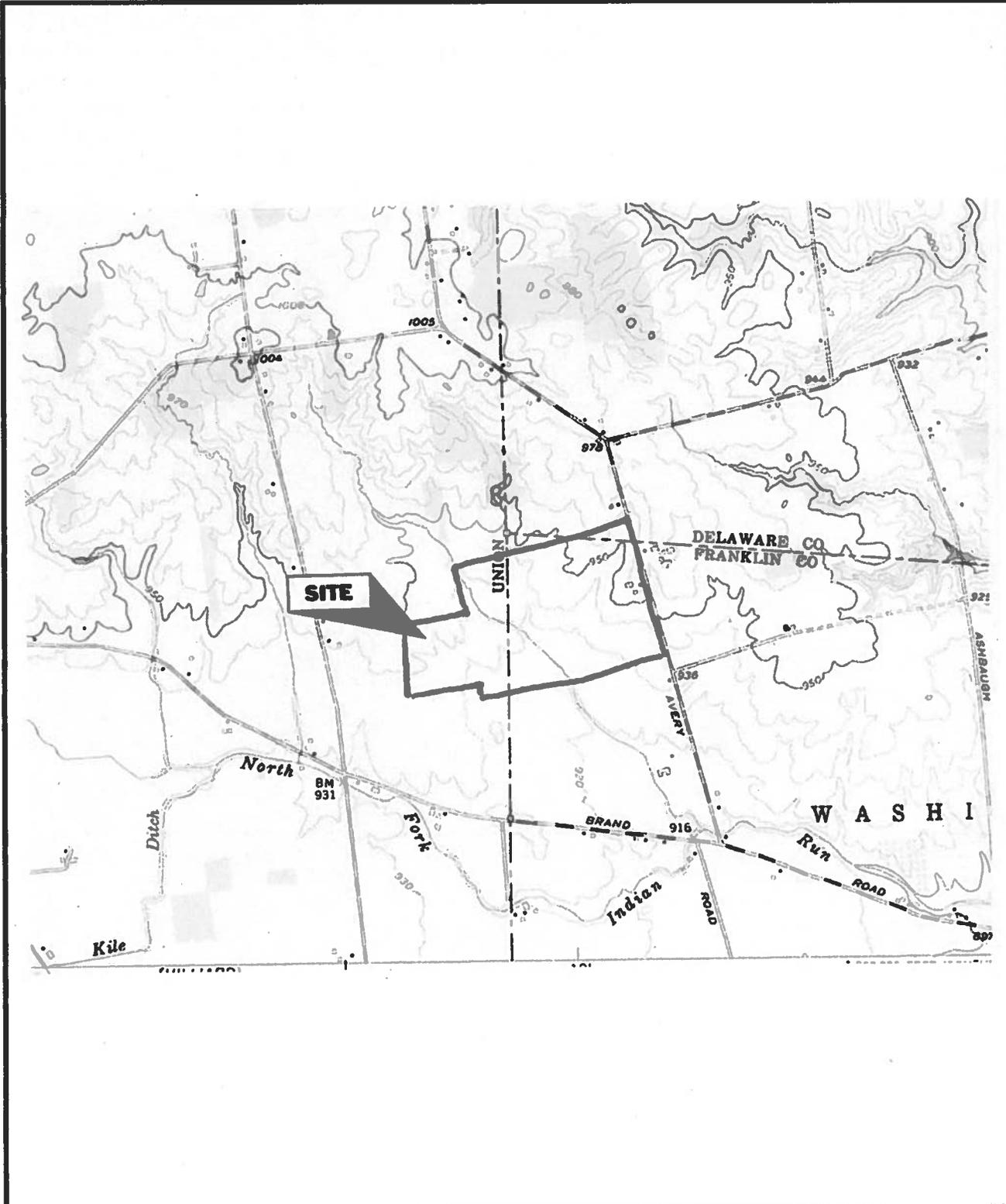




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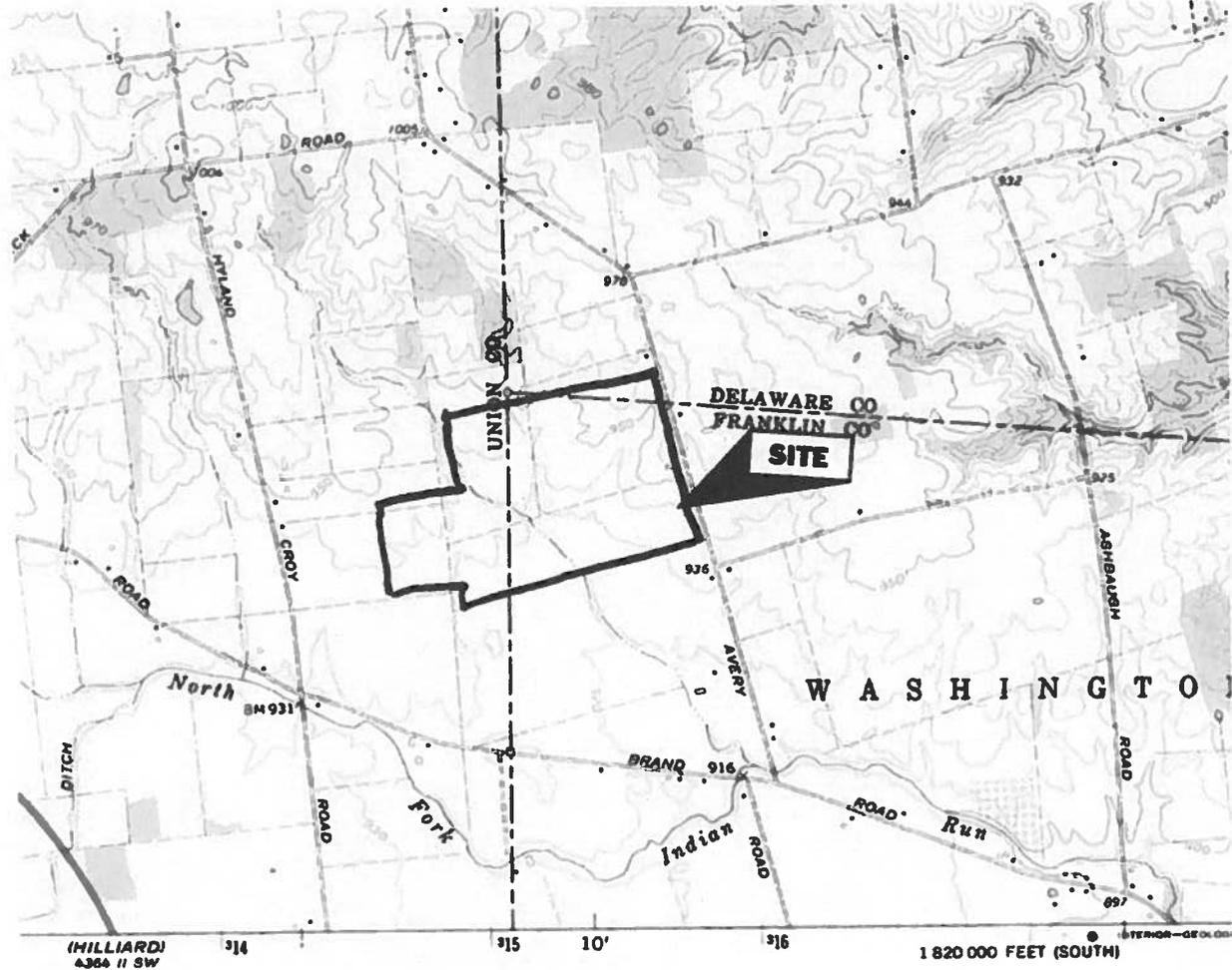
RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO





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8205 AVERY ROAD
DUBLIN, OHIO

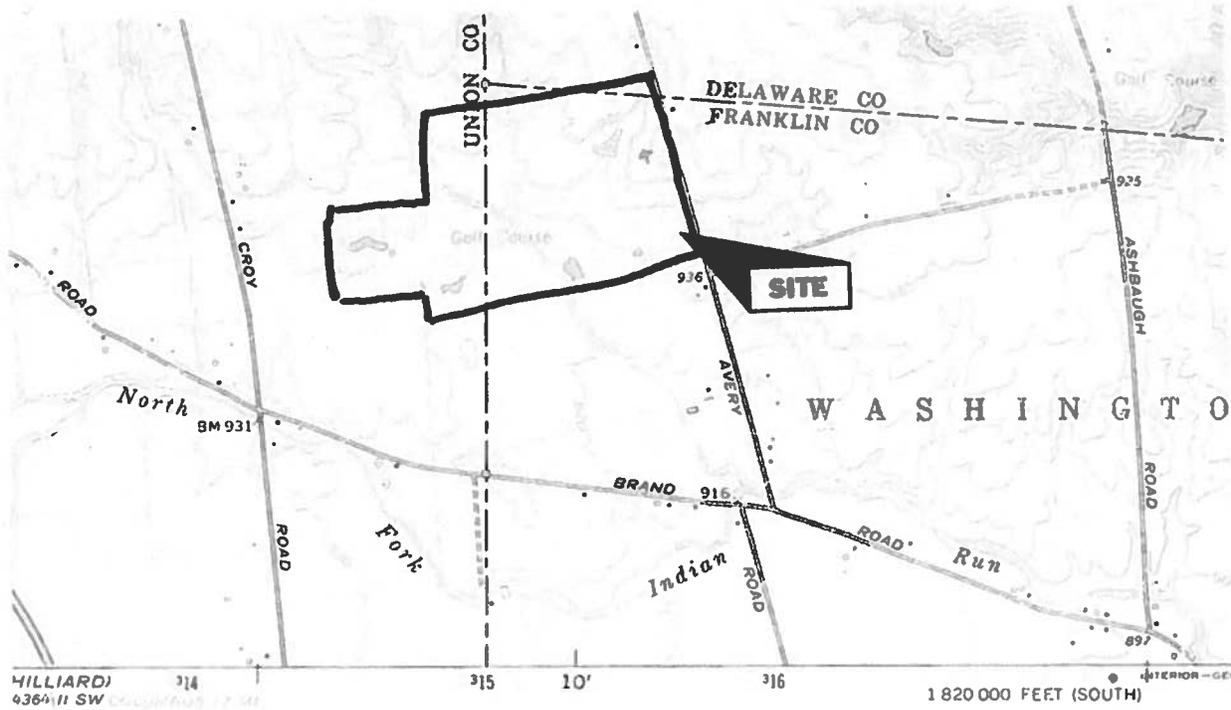




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RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO





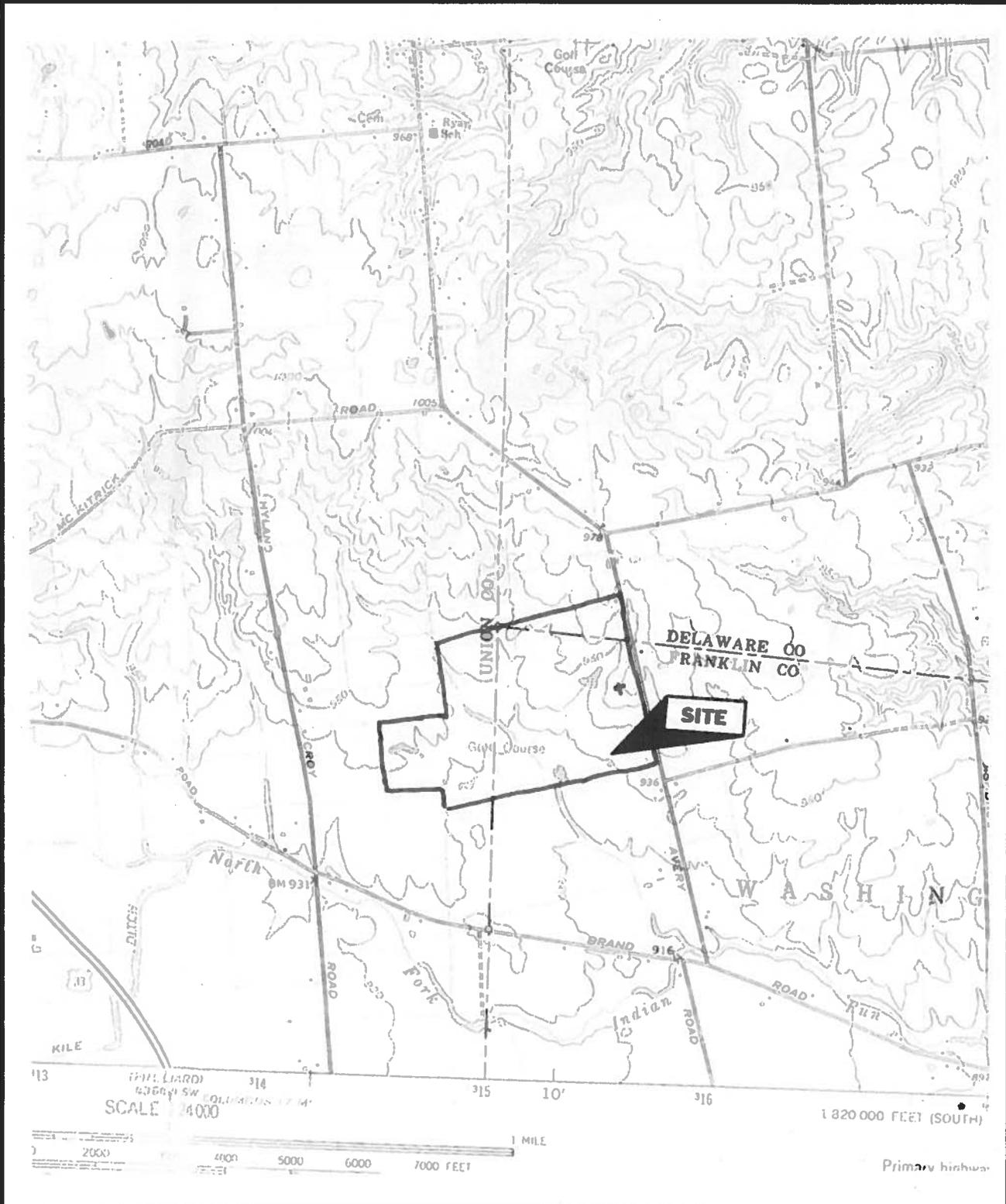
HILLIARD 436411 SW

182000 FEET (SOUTH)



RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO





North

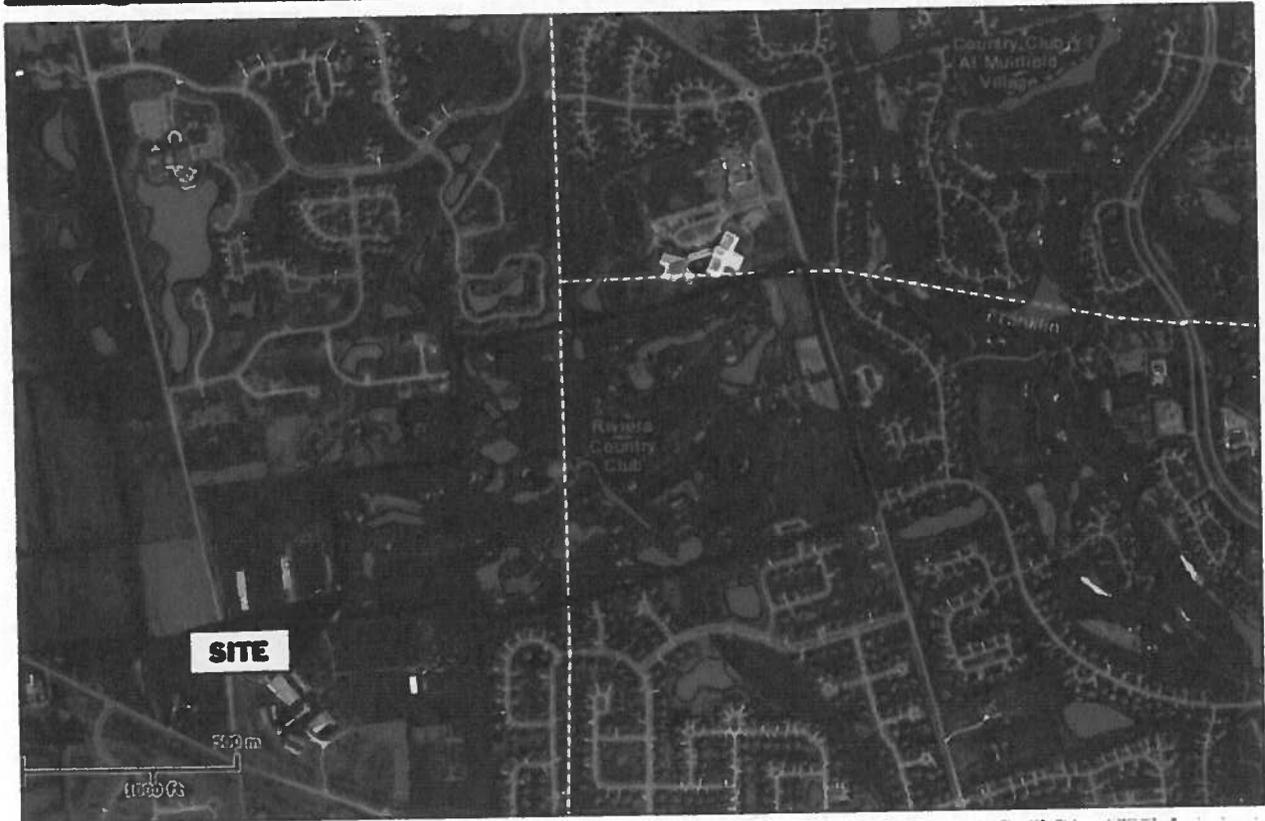
RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO





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**RIVIERA GOLF CLUB REDEVELOPMENT
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DUBLIN, OHIO**

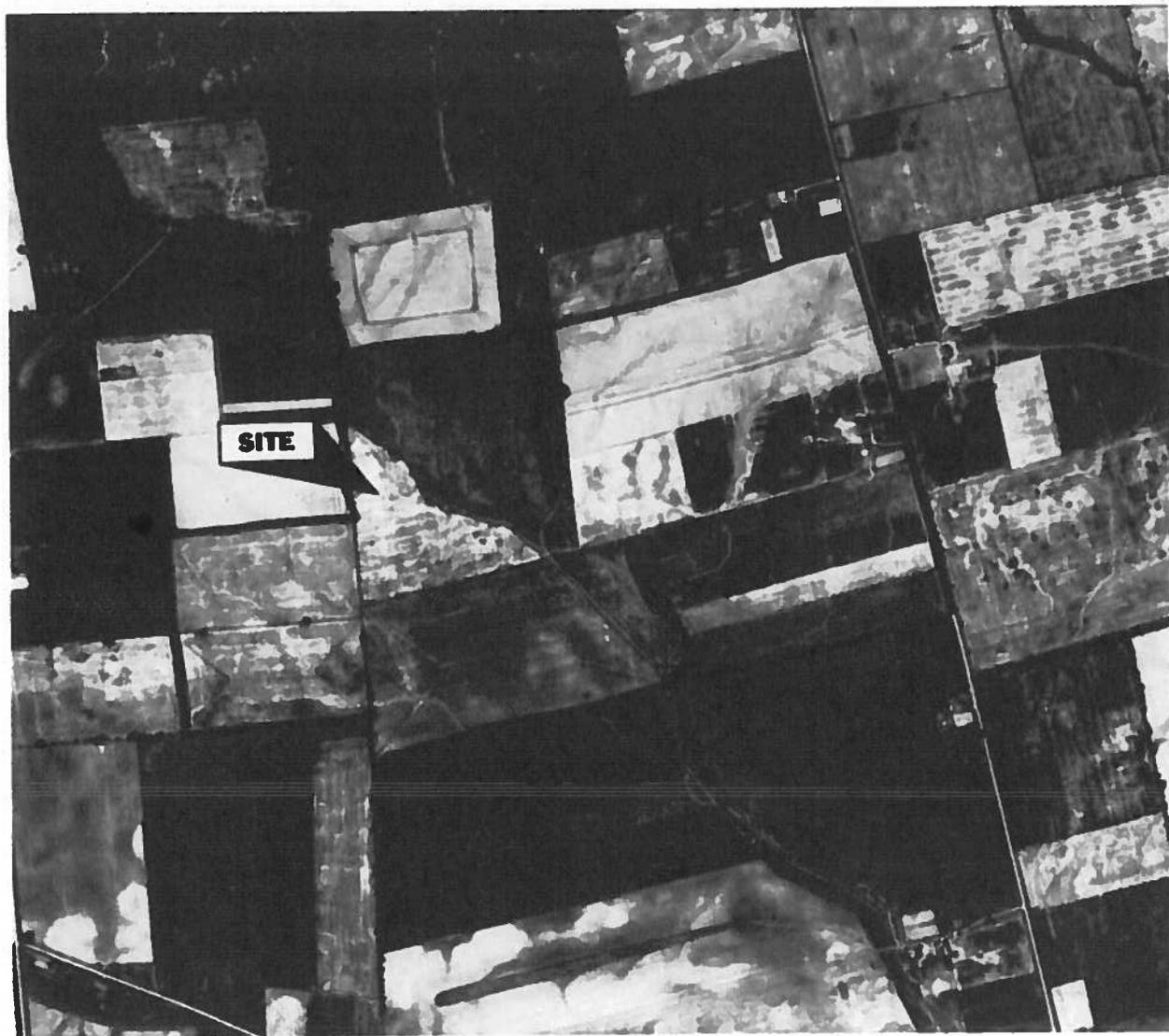




North

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8205 AVERY ROAD
DUBLIN, OHIO**





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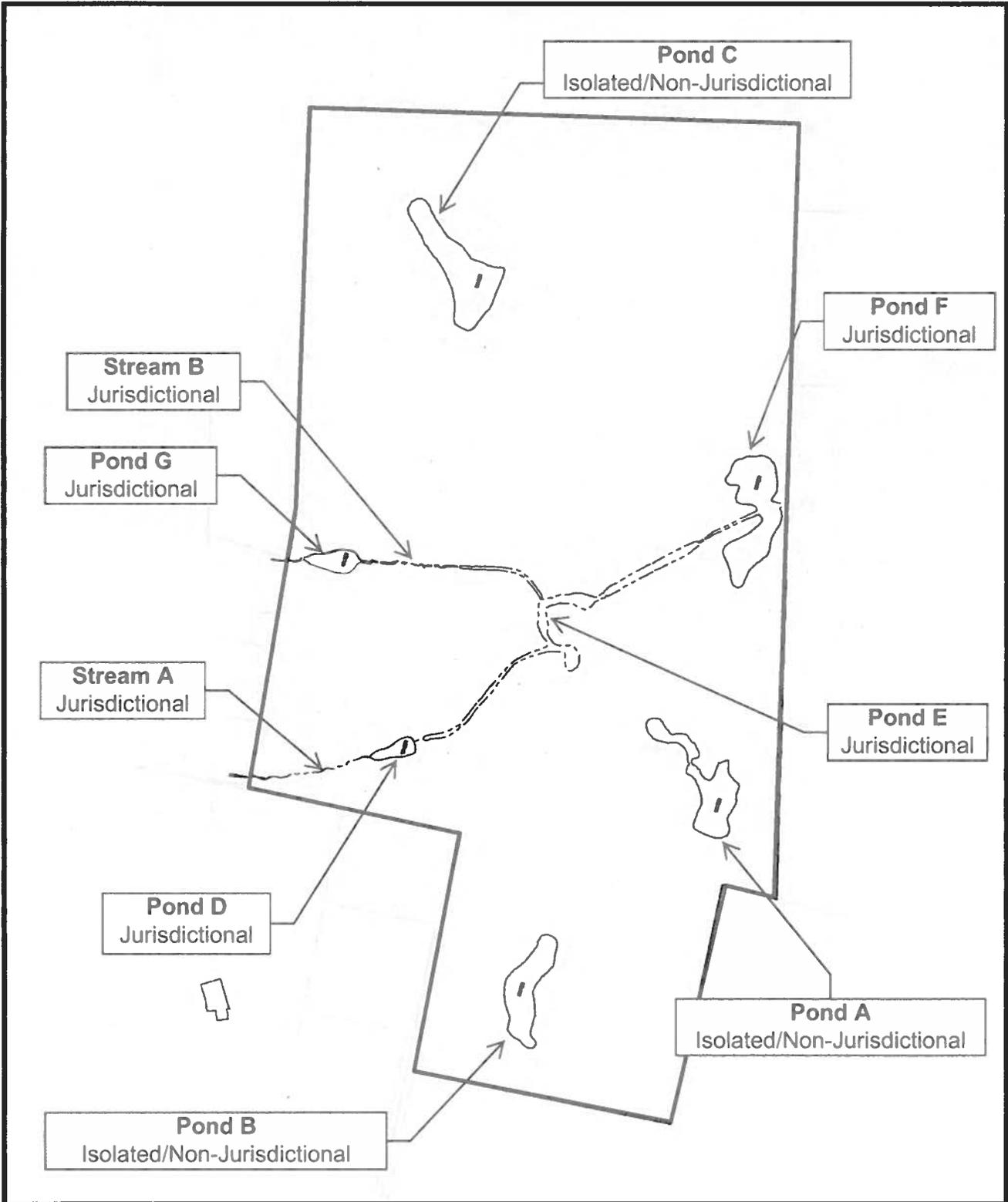




North

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8205 AVERY ROAD
DUBLIN, OHIO





RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO





North

RIVIERA GOLF CLUB REDEVELOPMENT
8205 AVERY ROAD
DUBLIN, OHIO





Photo 1: Northerly view of the dam on the south end of Pond F.



Photo 2: Southerly view of Stream A as it exits the south-central portion of the golf course.

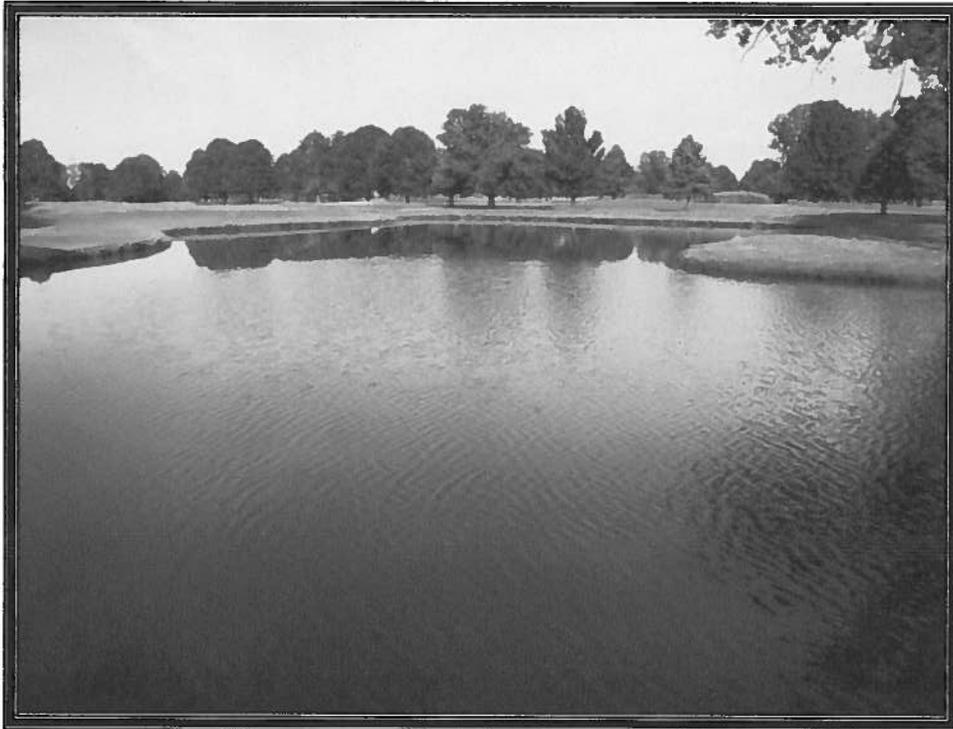


Photo 3: Northwesterly view across Pond F.



Photo 4: Northeasterly view across Pond F.



Photo 5: Northwesterly view along Stream A, north of Pond F.



Photo 6: Southeasterly view along Stream A, north of Pond F.



Photo 7: Northeasterly view across Pond A.



Photo 8: Easterly view across Pond A.



Photo 9: View of a possible emergency overflow structure located near the southeast portion of Pond A.



Photo 10: Westerly view along the south side of Pond A, near the location of the possible emergency overflow structure.



Photo 11: Easterly view across Pond B.



Photo 12: View of a corrugated pipe on the north side of Pond B. This pipe appeared to be associated with the subsurface drainage tiles installed beneath the fairways of the golf course.





Photo 13: View of a possible emergency overflow structure located along the south side of Pond B.



Photo 14: Easterly view along the south side of Pond B, near the location of the possible emergency overflow structure.



Photo 15: Westerly view across Pond B.



Photo 16: Northwesterly view along Stream A, north of Pond E.



Photo 17: Southeasterly view of Stream A, north of Pond E.



Photo 18: View of a culvert, dam, and golf cart path along the south side of Pond D.



Photo 19: Southerly view across Pond D.

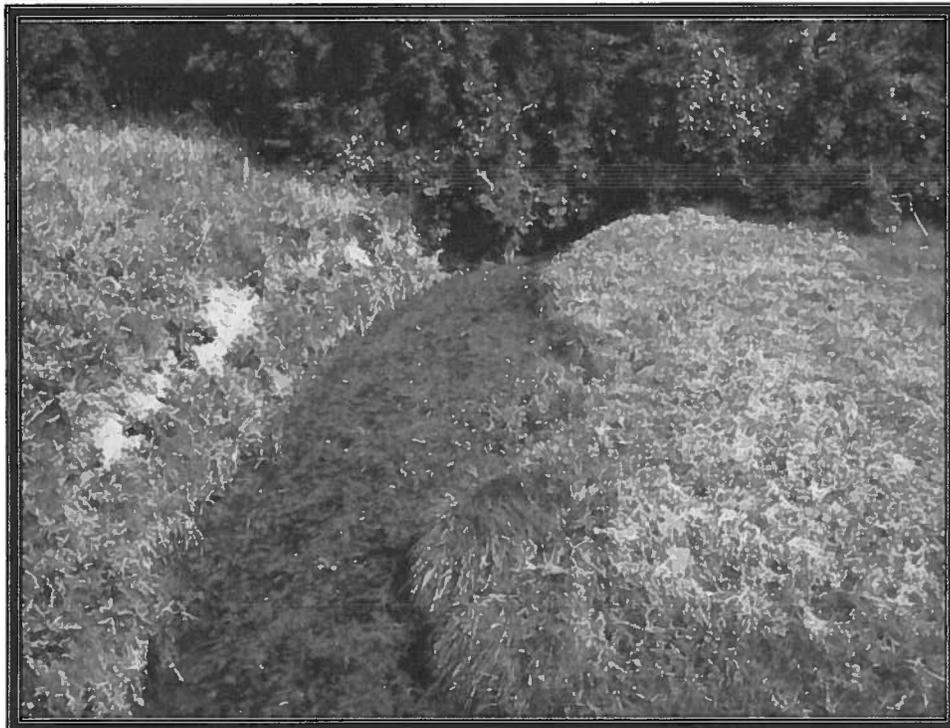


Photo 20: View of Steam A as it enters Pond D.



Photo 21: Southerly view along Stream A, north of Pond D.



Photo 22: Typical view of the substrate observed in Stream A, north of Pond D.



Photo 23: Southerly view across Pond G



Photo 24: Northerly view of the dam at the south end of Pond G.



Photo 25: Southerly view along Stream B, south of Pond G.



Photo 26: Southerly view along Stream B.

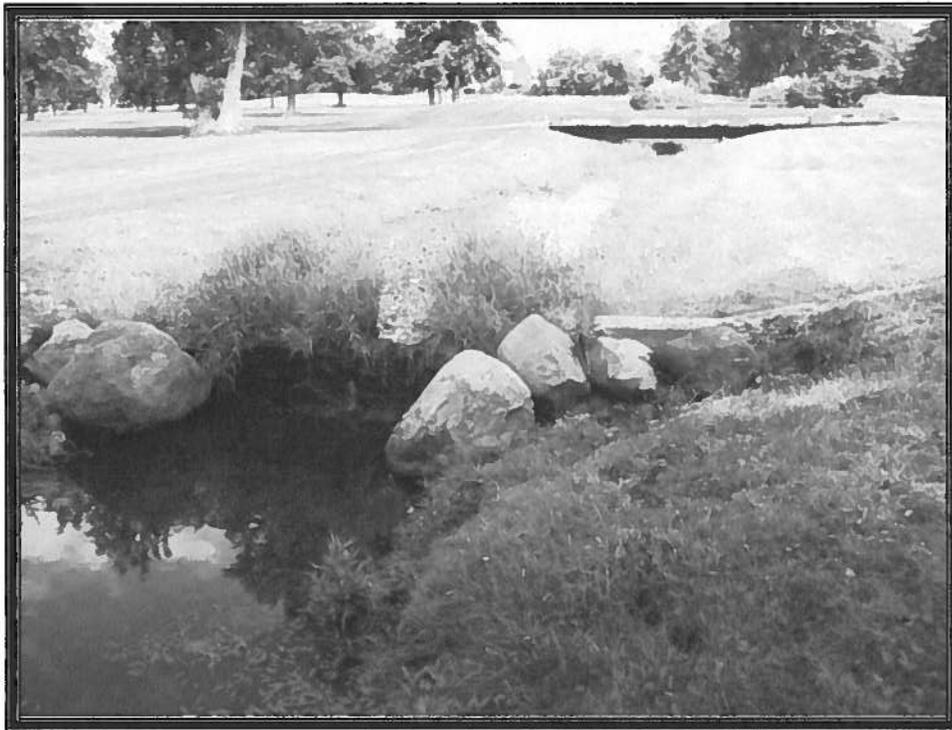


Photo 27: Northerly view along Stream B, north of Pond E.



Photo 28: Southerly view along Stream B, north of Pond E.



Photo 29: Typical view of the substrate observed in Stream B, north of Pond E.



Photo 30: Northerly view of the eastern portion of Pond E.



Photo 31: View of the dam at the south end of Pond E. This dam created Pond E at the convergence of Stream A and Stream B.



Photo 32: Southeasterly view along Stream A from the dam at Pond E.



Photo 33: Northeasterly view across Pond C.



Photo 34: Southeasterly view across the southern portion of Pond C.



Photo 35: Northwesterly view across the western portion of Pond C.



Photo 36: View of a culvert pipe at the northeast portion of Pond C.