

Madison Township Trustees Public Hearings

The Madison Township Trustees is holding three Public Hearings for Zoning District Amendments starting at 7:00PM on December 18, 2025 at the Madison Township House at 7083 Duvall Rd, Ashville, OH 43103.

W-CTR Scarborough Land Holdings VIII, LLC is applying to Rezone and Amend the zoning classification to the following properties from Rural Residential (RR) to Rickenbacker Business Development (RBD).

Auditors Parcel #: F16-0-001-00-059-01, F16-0-001-00-060-00, F16-0-001-00-054-01, F16-0-001-00-055-00

Applicant is W-CTR Scarborough Land Holdings VIII, LLC,. Applicant's Agent: Attn: Ryan Scribner, The Montrose Group. 740-248-9352

The applications can be reviewed at the Madison Twp House 10 days prior to meeting. Contact Zoning for an appointment.

The Zoning Commission held the first public hearing on 11/20/2025 and is recommending to the Board of Township Trustees that the amendments be granted as requested.

The Board of Township Trustees will vote to either adopt or deny the recommendation of the Zoning Commission, or it may adopt some modification thereof.

Any questions, please contact Trustee Samuel Welch 614-580-4652.

SERVING ALL OF PICKAWAY COUNTY
Circleville Herald

Affidavit of Publication
The State of Ohio
Pickaway County

MADISON TOWNSHIP
NICOLE BITLER
10971 WINCHESTER ROAD
ASHVILLE, OH 43103

Account: 806306
Ticket: 753333
RE: Madison Township Trustees Public Hea

Before, the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Sherrie Bossart, who being first duly sworn, deposes and says: that she is the Agent of Circleville Herald, published, issued and entered as second class mail in the city of Circleville: that she is authorized to make this affidavit and sworn statement: that the notice or other legal advertisement, a true copy of which is shown here to, was published in Circleville Herald on the following date(s): 12/06/25

Signature of sworn person above

Sworn to and subscribed before me this 12/06/2025.

Signature of Notary Public

Lisa M. Hedrick
Notary Public, State of Ohio
My Commission Expires 2-2030
Section 147.03 R.C.

Cost of Notice: \$110.62
Published on: 12/06/2025

Circleville Herald
401 E. Main
Circleville, OH 43113

FED ID 61-1731416

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Any questions, please contact Trustee Samuel Welch 614-580-4652

December 6, 2025 Circleville Herald - 753333

Madison Township

Pickaway County, Ohio

Application for Zoning District Amendment

To amend the text or map of the Madison Township Zoning Resolution, the applicant shall follow the provisions of Ohio Revised Code Section 519.12, as may be amended, and the Madison Township Zoning Resolution.

Zoning District Change, or
 Zoning Text Amendment

Owner / Applicant Information (Owners or lessees of property):

Property Owner(s): W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C.

Address: c/o Walton Street Capital, L.L.C. 900 North Michigan Ave. Suite 1900

City: Chicago State: Illinois Zip: 60611

Telephone: (214) 888-2349 email: HolmesJ@waltonst.com

Applicant Information (primary contact if designated agent for owner or lessee):

Name: Ryan Scribner, The Montrose Group

Address: 100 E Broad St. Suite 2320

City:

Columbus State: OH Zip: 43215

Telephone: 740-248-9352 email: rscribner@montrosegroupllc.com

Attach additional sheet for information for multiple owners and/or lessees

Subject property

Pickaway County Auditor Tax Identification Number (parcel ID): F1600010005401, F1600010005500

Parcel street address Please see attached list

Area (acres) of subject property: 85.249 total acres. F1600010005401 - 83.752 acres, F1600010005500 - 1.497 acres

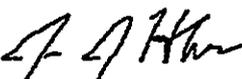
Required contents of Application, Section 6.03 of Zoning Resolution

Current Use and Zoning District: Rural Residential (RR)

Proposed Use and Zoning District: Rickenbacker Business Development District (RBD)

Describe the request (use separate sheet if necessary): W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. owns two parcels totalling 85.249 acres on Airbase Road and Walnut Creek Pike and intends to construct class-A industrial warehouse/manufacturing facilities for the Anduril Arsenal-1 project. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District. The Anduril Arsenal-1 project has been qualified as a megaproject consistent with standards provided in Ohio Revised Code Section 122.17. As such, the proposed rezoning in this application is exempt from the referendum procedures as defined in Ohio Revised Code Section 519.12.

- Attach legal description of record; survey drawing; or, subdivision plat
- Proposed amendment to the text of the Madison Township Zoning Resolution (if applicable) stating specific sections of the Resolution that are proposed for amendment(s), and attached as a separate exhibit.
- Map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- A list of property owners and their address as appearing on the Pickaway County Auditor current tax list, within 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned. This requirement may be waived if more than 10 parcels are proposed to be rezoned.
- Statement as to how the proposed amendment will impact adjacent and proximate properties.
- Additional information as may be requested by the Zoning Inspector to determine conformance with, and provide enforcement of the Madison Township Zoning Resolution.
- Fee paid and application filed with Madison Township Zoning Commission


Applicant signature

10/15/25
Date

Applicant certifies that all information contained herein is true and accurate

W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. 5401 5500
 Madison Township, Pickaway County
 Application for Zoning District Change

1. Applicant Information

Name: W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Attn: James Holmes
 Address: c/o Walton Street Capital, L.L.C. 900 North Michigan Ave. Suite 1900
 City: Chicago State: Illinois Zip Code: 60611
 Telephone: (214) 888-2349 Email: HolmesJ@waltonst.com

Applicant's designated agent

Name: Ryan Scribner, The Montrose Group
 Address: 100 E. Broad St., Suite 2320
 City: Columbus State: OH Zip Code: 43215
 Telephone: 740-497-1893 Email: rscribner@montrosegroupllc.com

2. Parcel Listing

| W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Parcel Listing | | |
|---------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------|
| Parcel Number | Owner | Owner Mailing Address |
| F1600010005401 | W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. | 900 North Michigan Ave, Suite 1900, Chicago, IL 60601 |
| F1600010005500 | W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. | 900 North Michigan Ave, Suite 1900 Chicago, IL 60601 |

3. Adjacent Property Owners

| W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Adjacent Property Owners | | |
|-------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------|
| Parcel Number | Owner | Owner Mailing Address |
| F1600010005400 | SUNSHINE & SMOOCH LLC & JCD PICKAWAY FARM LLC | 9543 WALNUT CREEK PIKE, GROVEPORT OH 43125 |
| F1600010005601 | BURGOON DAVID L & BRENDA | 5076 AIRBASE ROAD, GROVEPORT OH 43125 |
| F1600010005900 | W-CTR SCARBROUGH LAND HOLDINGS VII L.L.C. | 4343 VON KARMAN AVE STE 200, NEWPORT BEACH CA 92660 |
| F1600010005000 | KIZER DONALD E TRUSTEE | 2384 ABINGTON RD, COLUMBUS OH 43221 |
| F1600010005100 | JARRELL FRANKLIN D & MARJORIE A DUFFEE | 9480 WALNUT CREEK PK, GROVEPORT OH 43125 |
| F1600010005000 | KIZER DONALD E TRUSTEE | 2384 ABINGTON RD, COLUMBUS OH 43221 |

| | | |
|----------------|-------------------------------------------|-----------------------------------------------------------------------------|
| F1600010005800 | HAHN TERRY LYNNE | 5564 AIRBASE RD, GROVEPORT OH 43125 |
| F1600010005700 | THOMPSON RANDALL K & CAM A | 5484 AIR BASE RD, GROVEPORT OH 43125 |
| F1600010005600 | THOMPSON RANDALL K & CAM A | 5484 AIR BASE RD, GROVEPORT OH 43125 |
| F1600010005603 | GRAVES LARRY J & CHERYL L | 603 GUILFORD RD, CIRCLEVILLE OH 43113 |
| F1600010005602 | GRAVES CHERYL L | 5210 AIRBASE ROAD, GROVEPORT OH 43125 |
| F1600010000600 | BURGOON DAVID L & BRENDA | 5076 AIRBASE RD, GROVEPORT OH 43125 |
| F1600010000501 | COLUMBUS REGIONAL AIRPORT AUTHORITY | 7400 ALUM CREEK DRIVE, COLUMBUS OH 43215 |
| F1600010000503 | COLUMBUS REGIONAL AIRPORT AUTHORITY | 5600 AIRBASE ROAD, COLUMBUS OH 43219 |
| F1600010000701 | W-CTR SCARBROUGH LAND HOLDINGS LLC | C/O WALTON STREET CAPITAL LLC 900 N MICHIGAN AVE STE 1900, CHICAGO IL 60611 |
| F1600010000500 | COLUMBUS REGIONAL AIRPORT AUTHORITY | 5600 AIRBASE ROAD, COLUMBUS OH 43219 |
| F1600010001526 | W CTR RICKENBACKER LAND HOLDINGS VIII LLC | 900 N MICHIGAN AVE STE 1900, CHICAGO IL 60611 |
| F1600010004000 | MCCRAY FARMS INC | 5782 PERRILL RD, ASHVILLE OH 43103 |
| F1600010005300 | KIZER DONALD E TRUSTEE | 2384 ABINGTON RD, COLUMBUS OH 43221 |

4. **Statement as to how proposed amendment will impact adjacent and proximate properties.** W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. owns two parcels totaling 85.249 acres on Airbase Rd and Walnut Creek Pike and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

a. Utility Assessment

- i. **Watermain:** The developer will extend the public watermain along Airbase Rd to the eastmost development entrance.
- ii. **Sanitary Sewer:** Sanitary sewer will be installed to the frontage of the development by the City of Columbus per their In-progress Phase 2 plans. The developer will provide the required easements for this project.
- iii. **Stormwater:** The developer and their engineer will establish a site plan to manage onsite stormwater via retention/detention basins and proper outlet structures
- iv. **Traffic Assessment.** The developer and their engineer will work with the Pickaway County Engineer's office and their traffic engineer to

address traffic impacts anticipated to be created by this development. The traffic engineer will analyze pre-determined intersections using historical traffic patterns and calculated traffic volume increases for the area to assess turn lanes and/or signals at the intersections. The report will be reviewed by the Pickaway County Engineer's office as well as the Ohio Department of Transportation District 6 Office. The improvements identified in the final Traffic Impact Study will be required to be completed by the developer of the property. It is the developer's intent that all access to and from the new development will come from Rickenbacker Parkway. The traffic study will confirm the requirements for the both the extension and improvements of Rickenbacker Parkway and Airbase Road. (

Parcel Number F16-0-001-00-054-00

83.752 ACRE BOUNDARY SURVEY

Situated in the State of Ohio, County of Pickaway, Madison Township, being in the South Half of Section 17, Township 10 North, Range 21 West of the Mathew's Survey of Congress Lands East of Scioto River, and being a portion of a 120.136 acre parcel conveyed to Sunshine & Smooch LLC (1/2 interest) in Official Record 690, Page 1243, and JCD Pickaway Farm LLC (1/2 interest) in Official Record 611, Page 2584 (PN: F16-0-001-00-054-00), said 83.752 acre tract being more particularly described as follow:

Commencing at a stone found on the northeast corner of the south half of Section 17.

Thence, with the half section line and the northerly line of said 120.136 acre parcel, North 85° 48' 57" West, a distance of 1335.79 feet to a mag nail set at the intersection of the half section line and the centerline of Walnut Creek Pike (40' R/W), being the True Place of Beginning.

Thence, with Walnut Creek Road and creating new property lines, the following five (5) bearings and distances:

1. South 35° 42' 42" West, a distance of 127.19 feet to a mag nail set;
2. South 29° 38' 19" West, a distance of 335.63 feet to a mag nail set;
3. South 29° 05' 43" West, a distance of 465.65 feet to a mag nail set;
4. South 22° 47' 10" West, a distance of 128.37 feet to a mag nail set;
5. South 15° 02' 08" West, a distance of 41.54 feet to a mag nail set on the northerly line of a 249.217 acre parcel conveyed to W-CTR Scarbrough Land Holdings VII L.L.C. in Official Record 803, Page 3923, (PN: F16-0-001-00-059-00), from which an iron pin found (capped Hull "8283") bears South 77° 34' 59" West, a distance of 33.48 feet;

Thence with the northerly line of said 249.217 acre parcel, North 85° 44' 14" West, a distance of 3541.40 feet to an Post in Concrete (Deed called corner) on the east line of a 30.300 acre parcel conveyed to W-CTR Scarbrough Land Holdings VII L.L.C. in Official Record 810, Page 4921 (PN.: F16-0-001-00-007-01), from which an iron pin found (capped Hull "8283") bears South 23° 29' 37" West, a distance of 5.15 feet;

Thence, with the easterly line of said 30.300 acre parcel, North 04° 00' 38" East, a distance of 980.78 to a railroad spike found in the centerline of Airbase Road (T.R. 95), 45' R/W on the northerly line of the south half of Section 17, and being the northwest corner of said 120.136 acre parcel;

Thence, with Airbase Road and the northerly line of the south half of Section 17, South 86° 01' 50" East, a distance of 2667.33 feet to a 3/8" rebar found on the west line of a 1.500 acre parcel conveyed to Jackie R. Arnold in Official Record 693, Page 617, (PN: F16-0-001-00-055-00), also being the northwest corner of the southeast quarter of Section 17, passing online mag nails found at 834.81 feet and 1054.86 feet;

Thence, with the lines of said 1.500 acre parcel, the following three (3) bearings and distances:

1. South 03° 52' 39" West, a distance of 296.36 feet to an iron pin set;
2. South 85° 48' 54" East, a distance of 220.00 feet to an iron pin set;
3. North 03° 48' 15" East, a distance of 297.00 feet to a mag nail set in Airbase Road on the northerly line of the south half of Section 17;

Thence, with Airbase Road and the northerly line of the south half of Section 17, South 85° 48' 54" East, a distance of 1113.11 feet to the Place of Beginning, containing 83.752 Acre, more or less, according to a survey made by Verdantas in December of 2024.

Subject to all easements, rights-of-way, restrictions, conditions, and agreements of record.

All iron pins set are 5/8" diameter rebar by 30" in length capped and stamped "VERDANTAS".

Bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone, NAD83.

February 10, 2025

Bryan D. Butler, PS Surveyor No. 8904

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 02/10/2025

Parcel Number F16-0-001-00-055-00

1.497 ACRE BOUNDARY SURVEY

Situated in the State of Ohio, County of Pickaway, Madison Township, being in the South Half of Section 17, Township 10 North, Range 21 West of the Mathew's Survey of Congress Lands East of Scioto River, and being all of a 1.500 acre parcel conveyed to Jackie R. Arnold in Official Record 693, Page 617, Parcel Number F16-0-001-00-055-00, said 1.497 acre tract being more particularly described as follow:

Beginning at a 3/8" rebar found on the northwest corner of the southeast quarter of Section 17;

Thence, with Airbase Road and the northerly line of the south half of Section 17, South 85° 58' 54" East, a distance of 219.62 feet to a mag nail set on the line of a 120.136 acre parcel conveyed to Sunshine & Smooch LLC (1/2 interest) in Official Record 690, Page 1243 and JCD Pickaway Farm LLC (1/2 interest) in Official Record 611, Page 2584, Parcel Number F16-0-001-00-054-00, and being the northeast corner of this 1.497 acre parcel;

Thence with the lines of said 120.136 acre parcel the following three (3) bearings and distances:

1. South 03° 48' 15" West, a distance of 297.00 feet to an iron pin set;
2. North 85° 48' 54" West, a distance of 220.00 feet to an iron pin set;;
3. North 03° 52' 39" East, a distance of 296.36 feet to the Place of Beginning, containing 1.497 Acre, more or less, according to a survey made by Verdantas in January and February of 2025.

Subject to all easements, rights-of-way, restrictions, conditions, and agreements of record.

All iron pins set are 5/8" diameter rebar by 30" in length capped and stamped "VERDANTAS".

Bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone, NAD83.

February 10, 2025

Bryan D. Butler, PS Surveyor No. 8904

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 02/10/2025

85.249 total acres

771 ft

Air Base Rd

F16-0-001-00-055-00

F16-0-001-00-054-01

1.497 acres

83.752 acres

Walnut Creek Pike

Air Base Rd

Perrill Rd

Walnut Creek Pike

Mud Run

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

MASTER PLAN CONCEPT

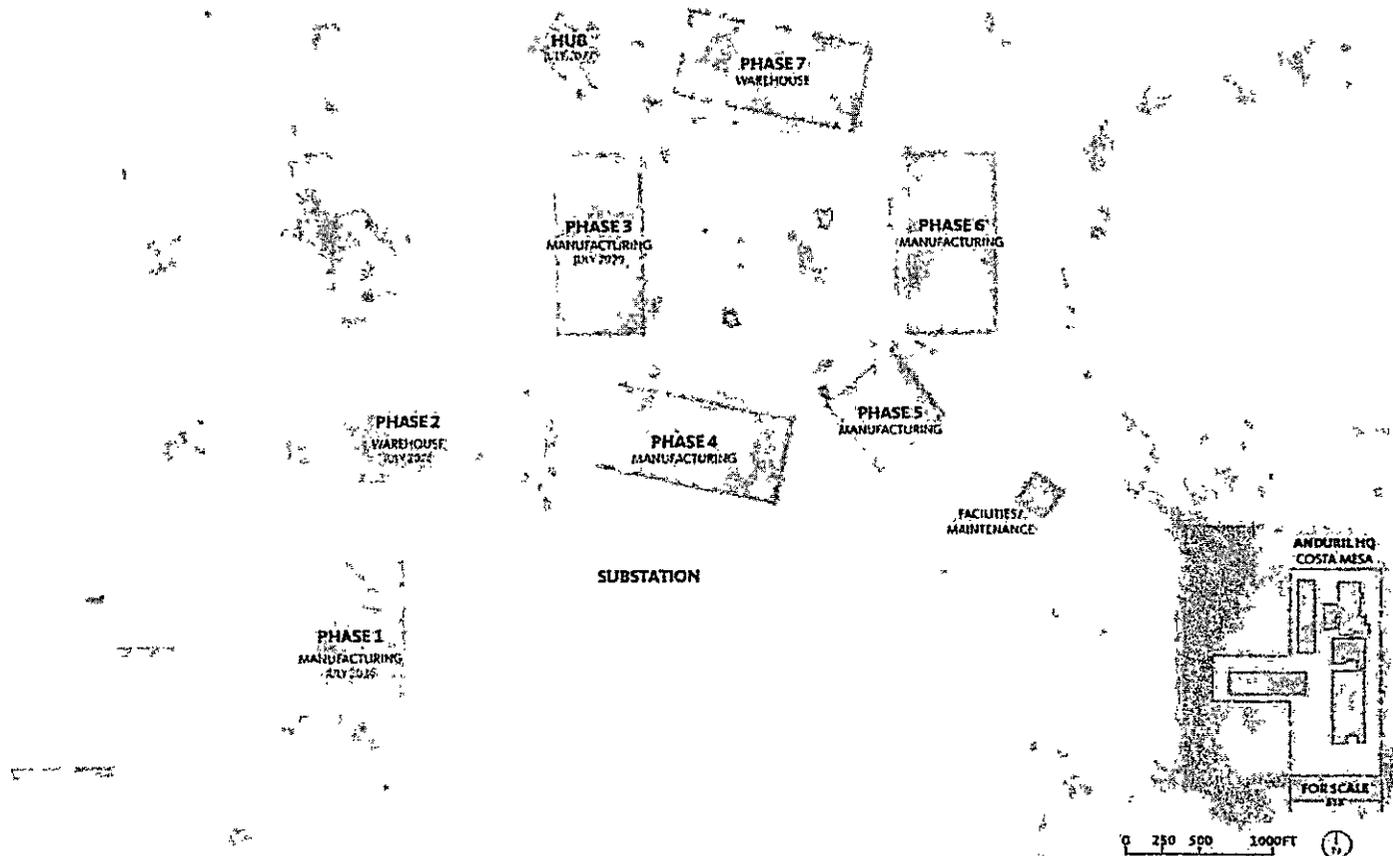
YIELD SUMMARY

| | |
|--------------|------------|
| PHASE 1 | 750,000 SF |
| PHASE 2 | 915,000 SF |
| HUB BUILDING | 225,000 SF |
| PHASE 3 | 750,000 SF |
| PHASE 4 | 750,000 SF |
| PHASE 5 | 450,000 SF |
| PHASE 6 | 750,000 SF |
| PHASE 7 | 900,000 SF |

TOTAL ~ 5,490,000 SF

| | |
|--------------|------------|
| PHASE 1 | 600 SPACES |
| PHASE 2 | 500 SPACES |
| HUB BUILDING | 600 SPACES |
| PHASE 3 | 750 SPACES |
| PHASE 4 | 750 SPACES |
| PHASE 5 | 450 SPACES |
| PHASE 6 | 750 SPACES |
| PHASE 7 | 400 SPACES |

TOTAL ~ 4,800 SPACES



BRAD WASHBURN

PICKAWAY COUNTY AUDITOR

110 ISLAND ROAD, SUITE F

CIRCLEVILLE, OH 43113

Sent via email: MadisonPickawayZoning@gmail.com

TO: Ben Bitler, Zoning Inspector, Madison Township

DATE: November 19, 2025

RE: Parcel F16-0-001-00-054-00

On April 2, 2025, the Pickaway County Auditor's Office transferred the purchase of 83.752 acres out of parent parcel F16-0-001-00-054-00 to W-CTR Scarbrough Land Holdings VII, LLC. A new parcel was created and given the number F16-0-001-00-054-01.

Attached you will find a copy of the Deed as well as the property card for the new parcel ending in 054-01. Since the new parcel was created in tax year 2026, property taxes won't be due until 2027. The new parcel does not show on the Auditor's website (www.auditor.pickawaycountyohio.gov) as the website is showing tax year 2025. You can, however, visit the county's GIS website (www.pickawayohgis.org) to see the parcel.

Should you have any questions, please contact our office.

BW/kb

PHONE: (740) 474-4765 * FAX: (740) 474-4956

E-MAIL: mbetz@pickawaycountyohio.gov * WEB SITE: www.auditor.pickawaycountyohio.gov

Madison Township

Pickaway County, Ohio

Application for Zoning District Amendment

To amend the text or map of the Madison Township Zoning Resolution, the applicant shall follow the provisions of Ohio Revised Code Section 519.12, as may be amended, and the Madison Township Zoning Resolution.

Zoning District Change, or
 Zoning Text Amendment

Owner / Applicant Information (Owners or lessees of property):

Property Owner(s): W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C.

Address: c/o Walton Street Capital, L.L.C. 900 North Michigan Ave. Suite 1900

City: Chicago State: Illinois_ Zip: 60611

Telephone:(214) 888-2349 email: HolmesJ@waltonst.com

Applicant Information (primary contact if designated agent for owner or lessee):

Name: Ryan Scribner, The Montrose Group

Address: 100 E Broad St. Suite 2320

City:

Columbus State: OH Zip: 43215

Telephone:740-248-9352 email: rscribner@montrosegroupllc.com

Attach additional sheet for information for multiple owners and/or lessees

Subject property

Pickaway County Auditor Tax Identification Number (parcel ID): F16-0-001-00-059-01
see attached list

Parcel street address Please

Area (acres) of subject property: 0.992

Required contents of Application, Section 6.03 of Zoning Resolution

Current Use and Zoning District: Rural Residential (RR)

Proposed Use and Zoning District: Rickenbacker Business Development District (RBD)

Describe the request (use separate sheet if necessary): W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. owns 0.992 acres on Walnut Creek Pike and intends to construct class-A industrial warehouse/manufacturing facilities for the Anduril Arsenal-1 project. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District. The Anduril Arsenal-1 project has been qualified as a megaproject consistent with standards provided in Ohio Revised Code Section 122.17. As such, the proposed rezoning in this application is exempt from the referendum procedures as defined in Ohio Revised Code Section 519.12.

- Attach legal description of record; survey drawing; or, subdivision plat
- Proposed amendment to the text of the Madison Township Zoning Resolution (if applicable) stating specific sections of the Resolution that are proposed for amendment(s), and attached as a separate exhibit.
- Map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- A list of property owners and their address as appearing on the Pickaway County Auditor current tax list, within 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned. This requirement may be waived if more than 10 parcels are proposed to be rezoned.
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- Additional information as may be requested by the Zoning Inspector to determine conformance with, and provide enforcement of the Madison Township Zoning Resolution.
- Fee paid and application filed with Madison Township Zoning Commission


Applicant signature

10/15/25
Date

Applicant certifies that all information contained herein is true and accurate

W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. 5901
 Madison Township, Pickaway County
 Application for Zoning District Change

1. Applicant Information

Name: W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Attn: James Holmes
 Address: c/o Walton Street Capital, L.L.C. 900 North Michigan Ave. Suite 1900
 City: Chicago State: Illinois Zip Code: 60611
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Applicant's designated agent

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 Address: 100 E. Broad St., Suite 2320
 City: Columbus State: OH Zip Code: 43215
 Telephone: 740-248-9352 Email: rscribner@montrosegroupllc.com

2. Parcel Listing

| W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Parcel Listing | | |
|-----------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------|
| <i>Parcel Number</i> | <i>Owner</i> | <i>Owner Mailing Address</i> |
| F1600010005901 | W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. | 900 NORTH MICHIGAN AVE SUITE 1900, CHICAGO, IL 60601 |

3. Adjacent Property Owners

| W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Adjacent Property Owners | | |
|---------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------|
| <i>Parcel Number</i> | <i>Owner</i> | <i>Owner Mailing Address</i> |
| F1600010006000 | W-CTR SCARBROUGH LAND HOLDINGS VIII LLC | 900 NORTH MICHIGAN AVE SUITE 1900, CHICAGO IL 60601 |
| F1600010005900 | W-CTR SCARBROUGH LAND HOLDINGS VII L.L.C. | 4343 VON KARMAN AVE STE 200, NEWPORT BEACH CA 92660 |
| F1600010006001 | STIMMEL PROPERTIES LLC | 1235 STIMMEL RD, COLUMBUS OH 43223 |
| F1600010004000 | MCCRAY FARMS INC | 5782 PERRILL RD, ASHVILLE OH 43103 |
| F1600010004001 | MCCRAY C JEFFREY & CHARLOTTE E | 5782 PERRILL RD, ASHVILLE OH 43103 |

4. Statement as to how proposed amendment will impact adjacent and proximate properties. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. owns 0.922 acres on Airbase Rd and Walnut Creek Pike and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the

Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

a. Utility Assessment

- i. Watermain:** The developer will extend the public watermain along Airbase Rd to the eastmost development entrance.
- ii. Sanitary Sewer:** Sanitary sewer will be installed to the frontage of the development by the City of Columbus per their in-progress Phase 2 plans. The developer will provide the required easements for this project.
- iii. Stormwater:** The developer and their engineer will establish a site plan to manage onsite stormwater via retention/detention basins and proper outlet structures
- iv. Traffic Assessment.** The developer and their engineer will work with the Pickaway County Engineer's office and their traffic engineer to address traffic impacts anticipated to be created by this development. The traffic engineer will analyze pre-determined intersections using historical traffic patterns and calculated traffic volume increases for the area to assess turn lanes and/or signals at the intersections. The report will be reviewed by the Pickaway County Engineer's office as well as the Ohio Department of Transportation District 6 Office. The improvements identified in the final Traffic Impact Study will be required to be completed by the developer of the property. It is the developer's intent that all access to and from the new development will come from Rickenbacker Parkway. The traffic study will confirm the requirements for the both the extension and improvements of Rickenbacker Parkway and Airbase Road.

Parcel Number F16-0-001-00-059-01

0.992 ACRE BOUNDARY SURVEY

Situated in the State of Ohio, County of Pickaway, Madison Township, being in the South Half of Section 17, Township 10 North, Range 21 West of the Mathew's Survey of Congress Lands East of Scioto River, and being all of the 1.000 acre parcel conveyed to Paul D & Michelle A Hughes, Parcel Number F16-0-001-00-059-01, in Official Record 234, Page 574, said 0.992 acre tract being more particularly described as follow:

Beginning at a point on the southerly line of Section 17 in the centerline of Walnut Creek Road and the centerline of Perrill Road, said point being **South 85° 38' 09" East**, a distance of **3411.86 feet** from a stone found at the southwest corner of Section 17;

Thence, with the section line, **North 85° 38' 09" West**, a distance of **251.48 feet** to an iron pin previously set on the line of a 239.240 acre parcel conveyed to W-CTR Scarbrough Land Holdings VII in Official Record 803, Page 3923, Parcel Number F1600010005900, in Official Record 668, Page 2740, and being the southwest corner of this 0.992 acre parcel, passing an iron pin found at 30.00;

Thence with the lines of said a 239.240 acre parcel the following two (2) bearings and distances:

1. **North 06° 05' 43" West**, a distance of **174.92 feet** to an iron pin previously set;
2. **South 85° 35' 43" East**, a distance of **251.48 feet** to a point in Walnut Creek Road on the west line of a 63.2 acre parcel conveyed to McCray Farms Inc in Deed Book 281, Page 329, passing an iron pin found at **221.48 feet**;

Thence with Walnut Creek Road and said 63.2 acre parcel, **South 06° 06' 21" East**, **174.74 feet** to the **Place of Beginning**, containing **0.992 Acre**, more or less, according to a survey made by Verdantas in January and February of 2025.

Subject to all easements, rights-of-way, restrictions, conditions, and agreements of record.

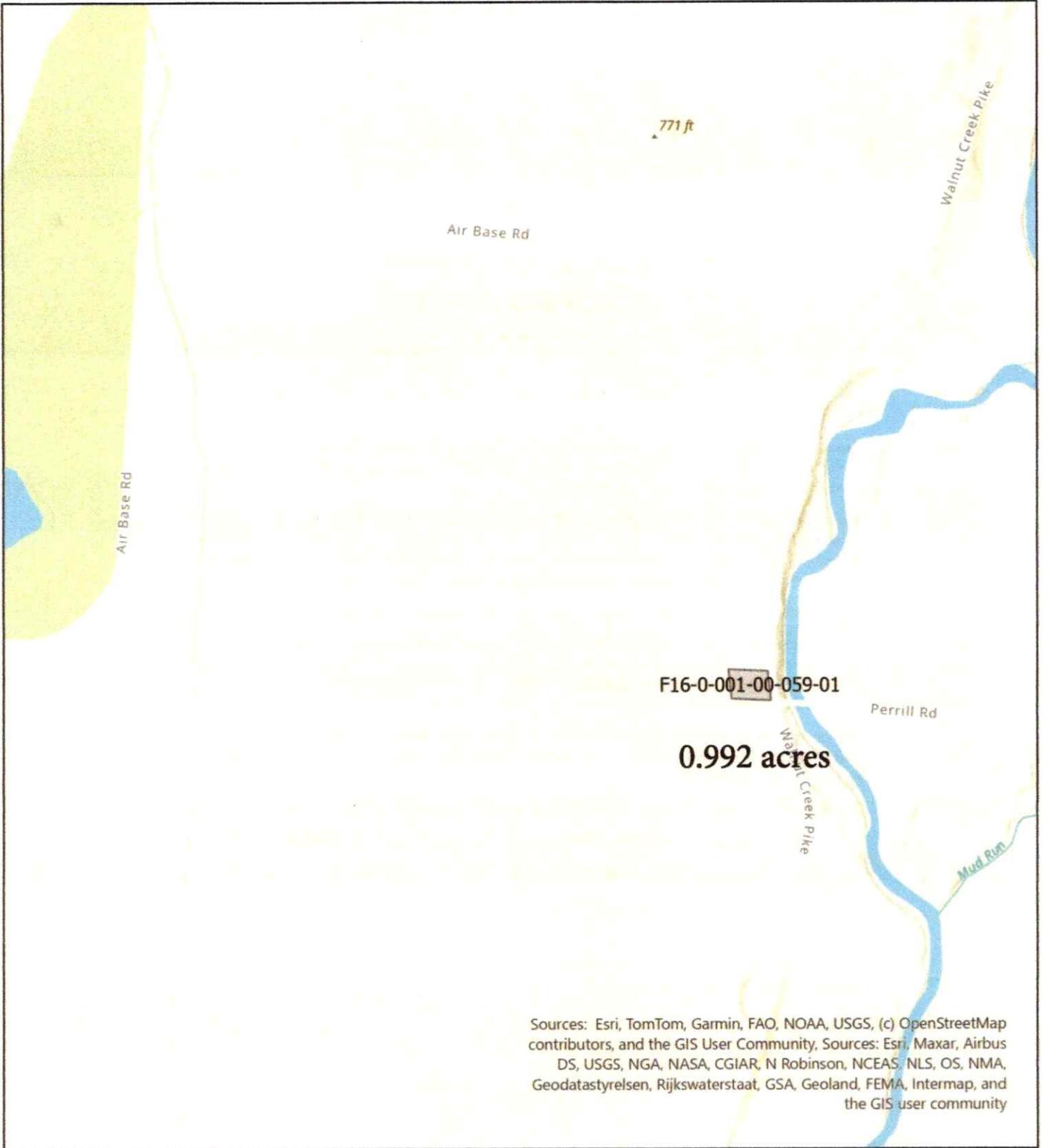
All iron pins previously set are 5/8" diameter rebar by 30" in length capped and stamped "Hull 8283"

Bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone, NAD83.

February 6, 2025

Bryan D. Butler, PS Surveyor No. 8904

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 02/10/2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

MASTER PLAN CONCEPT

YIELD SUMMARY

| | |
|--------------|------------|
| PHASE 1 | 750,000 SF |
| PHASE 2 | 915,000 SF |
| HUB BUILDING | 225,000 SF |
| PHASE 3 | 750,000 SF |
| PHASE 4 | 750,000 SF |
| PHASE 5 | 450,000 SF |
| PHASE 6 | 750,000 SF |
| PHASE 7 | 900,000 SF |

TOTAL ~ 5,490,000 SF

| | |
|--------------|------------|
| PHASE 1 | 600 SPACES |
| PHASE 2 | 500 SPACES |
| HUB BUILDING | 600 SPACES |
| PHASE 3 | 750 SPACES |
| PHASE 4 | 750 SPACES |
| PHASE 5 | 450 SPACES |
| PHASE 6 | 750 SPACES |
| PHASE 7 | 400 SPACES |

TOTAL ~ 4,800 SPACES



6000

Madison Township

Pickaway County, Ohio

Application for Zoning District Amendment

To amend the text or map of the Madison Township Zoning Resolution, the applicant shall follow the provisions of Ohio Revised Code Section 519.12, as may be amended, and the Madison Township Zoning Resolution.

Zoning District Change, or
Zoning Text Amendment

Owner / Applicant Information (Owners or lessees of property):

Property Owner(s): W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C.

Address: c/o Walton Street Capital, L.L.C. 900 North Michigan Ave. Suite 1900

City: Chicgo State: _Illinois_ Zip: 60611

Telephone:(214) 888-2349 email: HolmesJ@waltonst.com

Applicant Information (primary contact if designated agent for owner or lessee):

Name: Ryan Scribner, The Montrose Group

Address: 100 E. Broad St. Suite 2320

City: Columbus State: OH Zip: 43215

Telephone:740-248-9352 email: rscribner@montrosegroupllc.com

Attach additional sheet for information for multiple owners and/or lessees

Subject property

Pickaway County Auditor Tax Identification Number (parcel ID): F16-0-001-00-060-00
see attached list

Parcel street address Please

Area (acres) of subject property: 1.843

Required contents of Application, Section 6.03 of Zoning Resolution

Current Use and Zoning District: Rural Residential (RR)

Proposed Use and Zoning District: Rickenbacker Business Development District (RBD)

Describe the request (use separate sheet if necessary): W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. owns 1.843 acres on Walnut Creek Pike and intends to construct class-A industrial warehouse/manufacturing facilities for the Anduril Arsenal-1 project. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as Identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District. The Anduril Arsenal-1 project has been qualified as a megaproject consistent with standards provided in Ohio Revised Code Section 122.17. As such, the proposed rezoning in this application is exempt from the referendum procedures as defined in Ohio Revised Code Section 519.12.

- Attach legal description of record; survey drawing; or, subdivision plat
- Proposed amendment to the text of the Madison Township Zoning Resolution (if applicable) stating specific sections of the Resolution that are proposed for amendment(s), and attached as a separate exhibit.
- Map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- A list of property owners and their address as appearing on the Pickaway County Auditor current tax list, within 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned. This requirement may be waived if more than 10 parcels are proposed to be rezoned.
- Statement as to how the proposed amendment will impact adjacent and proximate properties.
- Additional information as may be requested by the Zoning Inspector to determine conformance with, and provide enforcement of the Madison Township Zoning Resolution.
- Fee paid and application filed with Madison Township Zoning Commission


Applicant signature

10/15/25
Date

Applicant certifies that all information contained herein is true and accurate

W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. 6000
 Madison Township, Pickaway County
 Application for Zoning District Change

1. Applicant Information

Name: W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Attn: James Holmes
 Address: c/o Walton Street Capital, L.L.C. 900 North Michigan Ave. Suite 1900
 City: Chicago State: Illinois Zip Code: 60611
 Telephone: (214) 888-2349 Email: HolmesJ@waltonst.com

Applicant's designated agent

Name: Ryan Scribner, The Montrose Group
 Address: 100 E. Broad St., Suite 2320
 City: Columbus State: OH Zip Code: 43215
 Telephone: 740-248-9352 Email: rscribner@montrosegroupllc.com

2. Parcel Listing

| W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Parcel Listing | | |
|---------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------|
| Parcel Number | Owner | Owner Mailing Address |
| F1600010006000 | W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. | 900 NORTH MICHIGAN AVE SUITE 1900 Chicago, IL 60601 |

3. Adjacent Property Owners

| W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. Adjacent Property Owners | | |
|-------------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------------|
| Parcel Number | Owner | Owner Mailing Address |
| F1600010005901 | W-CTR SCARBROUGH LAND HOLDINGS VIII LLC | 900 North Michigan Ave, Suite 1900, Chicago, IL 60601 |
| F1600010005900 | W-CTR SCARBROUGH LAND HOLDINGS VII L.L.C. | 4343 VON KARMAN AVE STE 200, NEWPORT BEACH CA 92660 |
| F1600010006100 | FAGAN JAMES R & IRENE M TRUSTEES | 10441 WALNUT CREEK PK, ASHVILLE OH 43103 |
| F1600010006001 | STIMMEL PROPERTIES LLC | 1235 STIMMEL RD, COLUMBUS OH 43223 |

4. Statement as to how proposed amendment will impact adjacent and proximate properties. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. owns 1.843 acres on Walnut Creek Pike and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as

identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

a. Utility Assessment

- i. **Watermain:** The developer will extend the public watermain along Airbase Rd to the eastmost development entrance.
- ii. **Sanitary Sewer:** Sanitary sewer will be installed to the frontage of the development by the City of Columbus per their in-progress Phase 2 plans. The developer will provide the required easements for this project.
- iii. **Stormwater:** The developer and their engineer will establish a site plan to manage onsite stormwater via retention/detention basins and proper outlet structures
- iv. **Traffic Assessment.** The developer and their engineer will work with the Pickaway County Engineer's office and their traffic engineer to address traffic impacts anticipated to be created by this development. The traffic engineer will analyze pre-determined intersections using historical traffic patterns and calculated traffic volume increases for the area to assess turn lanes and/or signals at the intersections. The report will be reviewed by the Pickaway County Engineer's office as well as the Ohio Department of Transportation District 6 Office. The improvements identified in the final Traffic Impact Study will be required to be completed by the developer of the property. It is the developer's intent that all access to and from the new development will come from Rickenbacker Parkway. The traffic study will confirm the requirements for the both the extension and improvements of Rickenbacker Parkway and Airbase Road.

Parcel Number F16-0-001-00-060-00

1.843 ACRE BOUNDARY SURVEY

Situated in the State of Ohio, County of Pickaway, Madison Township, being in the North Half of Section 20, Township 10 North, Range 21 West of the Mathew's Survey of Congress Lands East of Scioto River, and being all of the 1.843 acre parcel conveyed to Brandon Heitsch & Veronica Mruk, Parcel Number F16-0-001-00-060-00, in Official Record 787, Page 3680, said 1.843 acre tract being more particularly described as follow:

Commencing at a point on the southerly line of Section 17 in the centerline of Walnut Creek Road and the centerline of Perrill Road, said point being **South 85° 38' 09" East**, a distance of **3411.86 feet** from a stone found at the southwest corner of Section 17;

Thence with Walnut Creek Road, the following two (2) bearings and distances:

1. **South 13° 51' 53" East**, a distance of **115.09 feet** to a point;
2. **South 21° 58' 06" East**, a distance of **383.73 feet** to a point;

Thence, **South 23° 19' 46" East**, a distance of **120.95 feet** to a point on the easterly side of said road, being the northeast corner of this 1.843 acre parcel and being the **True Point of Beginning** of this 1.843 acre parcel;

Thence continuing with Walnut Creek Road, the following two (2) bearings and distances:

1. **South 22° 52' 44" East**, a distance of **41.44 feet** to a point;
2. **South 11° 10' 35" West**, a distance of **264.14 feet** to the southeast corner of this 1.843 acre parcel and being on the property line of a 239.240 acre parcel conveyed to W-CTR Scarborough Land Holdings VII in Official Record 803, Page 3923;

Thence with the property lines of said 239.240 acre parcel the following three (3) bearings and distances:

1. **North 77° 07' 25" West**, a distance of **282.52 feet** to a capped iron pin found ("Hull 8283"), passing a capped iron pin found ("Hull 8283") at **30.01 feet**;
3. **North 14° 26' 17" East**, a distance of **290.33 feet** to a capped iron pin found ("Hull 8283");
4. **South 78° 52' 43" East**, a distance of **242.67 feet** to the **Place of Beginning**, passing an iron pin set at **202.67 feet**, containing **1.843 Acre**, more or less, according to a survey made by Verdantas in January and February of 2025.

Subject to all easements, rights-of-way, restrictions, conditions, and agreements of record.

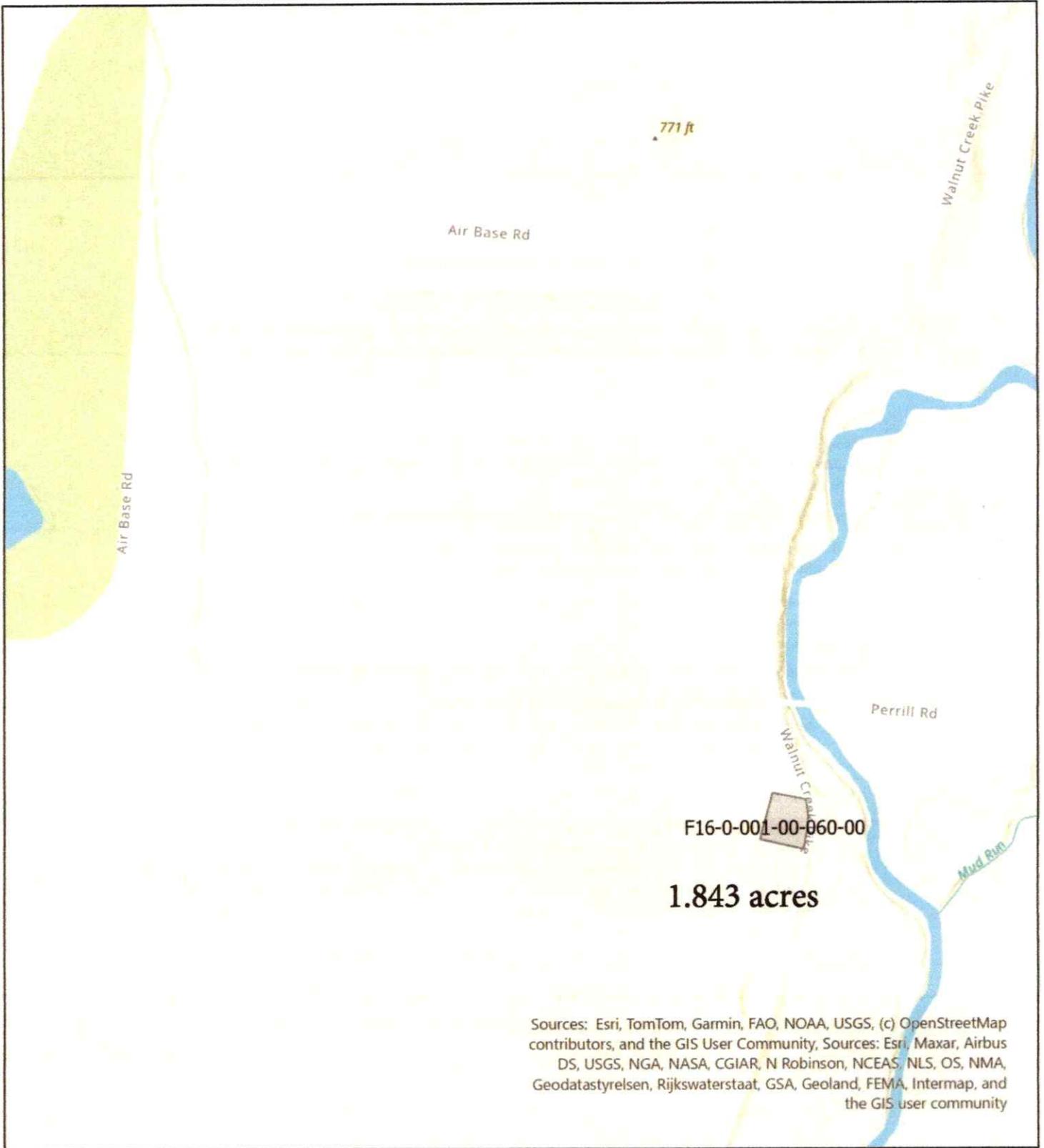
All iron pins previously set are 5/8" diameter rebar by 30" in length capped and stamped "Verdantas".

Bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone, NAD83.

February 10, 2025

Bryan D. Butler, PS Surveyor No. 8904

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 02/10/2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

MASTER PLAN CONCEPT

YIELD SUMMARY

| | |
|--------------|------------|
| PHASE 1 | 750,000 SF |
| PHASE 2 | 915,000 SF |
| HUB BUILDING | 225,000 SF |
| PHASE 3 | 750,000 SF |
| PHASE 4 | 750,000 SF |
| PHASE 5 | 450,000 SF |
| PHASE 6 | 750,000 SF |
| PHASE 7 | 900,000 SF |

TOTAL ~ 5,490,000 SF

| | |
|--------------|------------|
| PHASE 1 | 600 SPACES |
| PHASE 2 | 500 SPACES |
| HUB BUILDING | 600 SPACES |
| PHASE 3 | 750 SPACES |
| PHASE 4 | 750 SPACES |
| PHASE 5 | 450 SPACES |
| PHASE 6 | 750 SPACES |
| PHASE 7 | 400 SPACES |

TOTAL ~ 4,800 SPACES



Madison Township Rural Zoning Commission
November 20, 2025

Madison Twp Zoning Board approved the Zoning Applications dated 10/15/2025 to rezone 0.992, 1.843, 83.752, and 1.497 acres within Auditor's parcel numbers F16-0-001-00-059-01, F16-0-001-00-060-00, F16-0-001-00-054-01, and F16-0-001-00-055-00 of the W-CTR Scarborough Land Holdings VIII, LLC property from Rural Residential to Rickenbacker Business District.

Nathan Anderson

11/27/2025

Nathan Anderson
Board Chair
Madison Twp Rural Zoning Commission Chair

Date

Madison Township Rural Zoning Commission

Public Hearing #1 Minutes

November 20, 2025

7:00pm

- I. Opening of Meeting 7:00pm
- II. Attendance Roll Call: JH, TW, BR, TM, NA
- III. Additions or changes to the Agenda (Zoning Inspector) Pledge of Alligence, Everyone needs to sign in to speak, Explained the applications posted on the Twp website, explained Auditor's letter for parcel numbers 5401 and 5400.
- IV. Rezoning Application
Applicant: Ryan Scribner, The Montrose Group
Owner(s): W-CTR Scarborough Land Holdings VIII, LLC
Site Parcel: F16-0-001-00-059-01
Acreage: 0.992 acres
Current Zoning: RR
Request: Amend Zoning Classification for parcel above to RBD
- V. Presentation from Applicants: Owner's Rep Ryan Scribner explained project, and brought up the Township's AMA and JEDD, and the Columbus/EHRWSD Utility Agreements. The project bringing contributions to the Teays Valley School District. This is not a speculative design. They have an end user this is for the Anduril project. Largest job creation project in Ohio. Average Wages will be 2x median income of Pickaway County. This is a historic opportunity for our County. Pickaway County Planning Commission approved rezoning with unanimous vote. Engineer, Amanda Spencer discussed their cooperation with the Pickaway County Engineer on the traffic impact study, the new roundabouts, road widening, and rebuilding Airbase Rd to Walnut Creek Pike. Airbase Rd will not be widened as it heads towards Walnut Creek Pike. Water and Sewer will be extended to and throughout the site.
- VI. Statement from Zoning Inspector: Requesting the presenter to discuss all the properties being rezoned.
- VII. Speakers in favor of the Rezoning: Speakers asked about the future roadway, No access off site to Walnut Creek Pike, Airbase Rd will not be dead ended. Neighbor of the site discussed their support of the project and they will be good neighbors of the Anduril project.

- VIII. Speakers against the Rezoning: CT Realty is not a good partner for the community- berms and tree areas do not meet codes, a lot of corruption for this project. The project should be giving the schools the tax abated money. Is Airbase Rd being renamed Anduril Ave? This Anduril project is a done deal. Madison Twp will under a microscope and the process needs to slow down. Project is being rushed through. Don't know impacts on environment because permits have not been available for public viewing. Transparency confusion over the newly split parcel #5401 was brought up. Project will turn site into a noisy, polluted, nonnormal development that will be subsidized by all local tax payers. Anduril should be paying with their own money. 4000 jobs is inflated and high tech jobs will be coming from out of town.
- IX. Commission Members comments/questions. Residents in the NW corner of Walnut Creek Pike and Airbase Rd asking whether sewer would be extended to their use, they will need to request the Trustees to ask Columbus if they would allow sewer connection for residents living in the Columbus Annexation Moratorium Area. Both trailer parks in the area will allow them to connect to the Cbus sewer. What happens to the project if the areas are not rezoned? A few parcels will never be residential again they are just cleaning up zoning. If the big parcel isn't rezoned, the site will need to be reconfiguring of the site plan.
- X. JH motion to approve the rezoning of Parcel F16-0-001-00-059-01 from RR to RBD. 2nd by TM.
- XI. Commission Vote: JH In favor, TW In favor, BR In favor, TM In favor,
NA In favor
- Board approved motion 5-0
- XII. Additional Items – none
- XIII. Motion to Adjoin – JH motioned to adjoin, 2nd by TW 8:16pm

Nathan Anderson

11/27/2025

Public Hearing #2 Agenda November 20, 2025

- I. Opening of Meeting 8:16pm
- II. Attendance Roll Call: JH, TW, TM, BR, NA
- III. Additions or changes to the Agenda (Zoning Inspector)
- IV. Rezoning Application
Applicant: Ryan Scribner, The Montrose Group
Owner(s): W-CTR Scarborough Land Holdings VIII, LLC
Site Parcel: F16-0-001-00-060-00
Acreage: 1.843 acres
Current Zoning: RR
Request: Amend Zoning Classification for parcel above to RBD
- V. Presentation from Applicants: Refer to Minutes from Hearing #1
- VI. Statement from Zoning Inspector. None
- VII. Speakers against and in favor of the Rezoning: none
- VIII. Commission Members comments/questions: JH mentioned to the audience which parcel we are voting on.
- IX. BR motion to approve the rezoning of Parcel F16-0-001-00-060-00 from RR to RBD. 2nd by JH.
- X. Commission Vote: JH In favor, TW In favor, BR In favor, TM In favor, NA In favor
- XI. Board approved motion 5-0
- XII. Motion to Adjoin – TW motioned, 2nd by TM 8:20pm

Nathan Anderson

11/27/2025

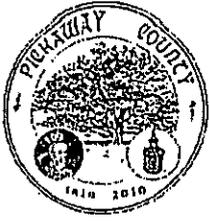
Public Hearing #3 Agenda November 20, 2025

- I. Opening of Meeting 8:20pm
- II. Attendance Roll Call: JH, TW, TM, BR, NA
- III. Additions or changes to the Agenda (Zoning Inspector): Two parcels being discussed.
- IV. Rezoning Application
Applicant: Ryan Scribner, The Montrose Group
Owner(s): W-CTR Scarborough Land Holdings VIII, LLC
Site Parcel: F16-0-001-00-054-01, F16-0-001-00-055-00
Acreeage: 83.752 acres and 1.497 acres.
Current Zoning: RR
Request: Amend Zoning Classification for parcel above to RBD
- V. Presentation from Applicants: Refer to Minutes from Hearing #1
- VI. Statement from Zoning Inspector: none
- VII. Speakers against and in favor of the Rezoning: More confusion on Auditors website missing parcel 5401. Archeological study was supposedly done to the site, but how when sow beans were on the site? Officials have been paid off and this project was a done deal before zoning was even approached. Historic evidence of Native burial grounds on the site. Speaker doesn't want Ohio to look like California Silicon Valley. Planet can't afford to be fighting wars. Why allow our leaders to make these decisions. Our money is going to warfare instead of healthcare and education. This project will put our Township on the World Map. We are putting an X on our Township and County. How do the Farmers on the Zoning Commission or Trustees sleep at night knowing they are selling their farms to the corporations. Stand up for the citizens.
- VIII. Commission Members comments/questions. JH making it clear which parcels we are voting on. Project needs to take care of berms, and lighting. Unfortunate that children aren't coming forward to take over farms. Farmers working hard and get offered unbelievable amount of money to sell.
- IX. BR motion to approve the rezoning of Parcel F16-0-001-00-054-01, F16-0-001-00-055-00 from RR to RBD. 2nd by TM.

- 7
- XIII. Commission Vote: JH no, TW In favor, BR no, TM In favor, NA In favor
 - XIV. Board approved motion 3-2
 - X. Motion to Adjoin – JH motion, 2nd BR. 8:42pm

Nathan Anderson

11/27/2025



OFFICE OF DEVELOPMENT & PLANNING
PICKAWAY COUNTY, OHIO

139 West Franklin Street
Circleville, Ohio 43113
phone: 740.420.0453
www.pickaway.org

November 20, 2025

Mr. Nathan Anderson
Madison Township Zoning Board Chair
Pickaway County, Ohio

Honorable Board,

Thank you for your recent submittal of three applications for the rezoning of four (4) parcels in Madison Township from Rural Residential to Rickenbacker Business Development District. The parcel #'s are as follows:

- F16-0-001-00-060-00
- F16-0-001-00-054-01
- F16-0-001-00-055-00
- F16-0-001-00-059-01

Ohio Revised Code Section 519.12 requires that township zoning commissions transmit a copy of the text and map of such applications to the regional or county planning commission, if there is such a planning commission. An excerpt of the law (519.12E) is as follows:

The county or regional planning commission shall recommend the approval or denial of the proposed amendment or the approval of some modification of it and shall submit its recommendation to the township zoning commission. The recommendation shall be considered at the public hearing held by the township zoning commission on the proposed amendment.

The Pickaway County Planning Commission, upon receipt of the proposed amendments, met on November 18, 2025, to review, discuss and make a recommendation to Madison Township.

It is the recommendation of the Pickaway County Planning Commission to approve each of the three amendments.

Please contact me if you have any questions or require additional information. The Pickaway County Planning Commission is pleased to assist you in any way possible.

Sincerely,

Tim McGinnis
Director

Madison Township Trustees

Meeting Public HEARING 5401, 5500, 5901, 6000

Date 11/20/25

| Name | Address | Speaking Y/N? | |
|------------------|--------------------------------|---------------|----|
| David Clive | 17340 Walnut Creek Pike | | Y |
| Bill Kizer | 9361 Walnut Creek Pike | | N |
| Amanda Spencer | 1555 N. MAIN N/O | | - |
| ROBERT KUERSCH | VENOMITA S | | - |
| DAVE ROBINSON | MONTROSE | | - |
| RYAN SIEBNER | MONTROSE | X | - |
| Rui Luo | 1225 Annapolis Ln | Y | . |
| Gale M. Se... | 9661 GOODMAN | | |
| Michelle Denton | 430 E Franklin St. Circleville | | N |
| SUE CARTER MOORE | Marcy Road | | N |
| Branden Warner | 9181 Walnut Creek Pike | Y | Y |
| Matthew Dixon | 9121 Walnut CK Pike | N | 24 |
| Kat Finneran | 1333 N. 5th St. | Y | |
| ANURA SULTAN | 2026 SUMMIT ST. | N | N |
| Penelope Rupert | 488 E Tompkins St. | | 2 |
| William Gant | 3677 N High St Columbus | | - |
| LEE Blackborn | 148 Pinnett SW. PATASKALAN | Y | - |

GO TO NEXT PAGE PLEASE

Madison Township Trustees

Meeting Public Hearing 5401, 5500, 5901, 6000

Date 11/20/25

| Name | Address | Speaking Y/N? | |
|------------------|------------------------------------|---------------|----------|
| Austin Powers | 3492 Clotts Rd | N | no |
| Marya Keeny | 6079 Northgate Rd | N | - |
| Paula | 12900 Walnut Creek Pike | Y | no |
| DI Strawser | 5859 Pennell Ash, H. O | N | yes ✓ |
| Terry Smith | 10441 WCP | Y | in favor |
| Pat Marida | 1710 Dorsetshire Rd Col | Y | |
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Zoning Commission Public Hearings

The Madison Township Rural Zoning Commission is holding three Public Hearings for Zoning District Amendments starting at 7:00PM on November 20, 2025 at the Madison Township House at 7083 Duvall Rd, Ashville, OH 43103.

W-CTR Scarborough Land Holdings VIII, LLC is applying to Rezone and Amend the zoning classification to the following properties from Rural Residential (RR) to Rickenbacker Business Development (RBD).
Auditors Parcel #: F16-0-001-00-059-01, F16-0-001-00-060-00, F16-0-001-00-054-01, F16-0-001-00-055-00

Applicant is W-CTR Scarborough Land Holdings VIII, LLC. Applicant's Agent: Attn: Ryan Scribner, The Montrose Group. 740-248-9352

The applications can be reviewed at the Madison Twp House 10 days prior to meeting. Contact Zoning for appointment.

After conclusion of the Zoning District Public Hearings, a recommendation from the Commission will be provided to the Madison Board of Township Trustees and they will hold another Public hearing date TBD.

Any questions, please contact Nathan Anderson, Zoning Commission Chair, (740) 503-9415.

November 8, 2025

Circleville Herald - 751524



**OFFICE OF DEVELOPMENT & PLANNING
PICKAWAY COUNTY, OHIO**

139 West Franklin Street

Circleville, Ohio 43113

phone: 740.420.0453

www.pickaway.org

November 20, 2025

Mr. Nathan Anderson
Madison Township Zoning Board Chair
Pickaway County, Ohio

Honorable Board,

Thank you for your recent submittal of three applications for the rezoning of four (4) parcels in Madison Township from Rural Residential to Rickenbacker Business Development District . The parcel #'s are as follows:

- F16-0-001-00-060-00
- F16-0-001-00-054-01
- F16-0-001-00-055-00
- F16-0-001-00-059-01

Ohio Revised Code Section 519.12 requires that township zoning commissions transmit a copy of the text and map of such applications to the regional or county planning commission, if there is such a planning commission. An excerpt of the law (519.12E) is as follows:

The county or regional planning commission shall recommend the approval or denial of the proposed amendment or the approval of some modification of it and shall submit its recommendation to the township zoning commission. The recommendation shall be considered at the public hearing held by the township zoning commission on the proposed amendment.

The Pickaway County Planning Commission, upon receipt of the proposed amendments, met on November 18, 2025, to review, discuss and make a recommendation to Madison Township.

It is the recommendation of the Pickaway County Planning Commission to **approve** each of the three amendments.

Please contact me if you have any questions or require additional information. The Pickaway County Planning Commission is pleased to assist you in any way possible.

Sincerely,

Tim McGinnis
Director



Nicole Bitler <fiscalofficer@madisonpickaway.com>

Madison Township zoning - supplemental information

Ryan Scribner <rscribner@montrosegroupllc.com>

Wed, Dec 17, 2025 at 11:42 AM

To: Nicole Bitler <fiscalofficermadison@gmail.com>, Ben Bitler <madisonpickawayzoning@gmail.com>

Cc: "drobinson@montrosegroupllc.com" <drobinson@montrosegroupllc.com>

Good morning,

At the recent Madison Township Zoning Commission meeting there was discussion between commission members and interested parties in the audience about cultural resources and archaeological studies on the parcels that W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. (CT Realty) is seeking to have rezoned to RBD. CT Realty has conducted a study of the entire development footprint for the Anduril project which includes the four parcels subject to the current rezoning application and additional adjacent acreage. Although this study is already available as a public document, it is our understanding that the Township would like to have a copy for their records. Per this request, I've attached a copy of the study. Please be advised that we do not consider this as part of our rezoning application, but more as supplemental information to help address questions and ambiguity that arose during prior zoning proceedings.

Thank you,

Ryan

Ryan Scribner

Director of Economic Development

The Montrose Group, LLC

(740) 248-9352

rscribner@montrosegroupllc.com

 07_Arsenal-1_Cultural_Phase-I_Report_NO FIGURES.pdf

710K



Nicole Bitler <fiscalofficer@madisonpickaway.com>

To whom it may concern

Beau Ramey <beau.ramey30@gmail.com>
To: fiscalofficermadison@gmail.com

Wed, Dec 17, 2025 at 8:49 AM

My name is Beau Ramey I'm on the zoning commission board for Madison Township Pickaway County. We had a meeting on November 20th about rezoning land for the Andruil project. I was one of the members that voted no. I wish I would have done some research before the meeting but life gets in the way. Since the meeting I have done some research on my own and have talked to some people. I wish I could go back and change my no vote to a yes vote. I believe Andruil will be a huge asset to the community. They have already assisted in the local fire department in purchasing equipment that take a burden off the tax papers that will benefit the residents of Madison Township and the other township they protect. They have needed that equipment for a while and it wasn't feasible before. Andruil has also been to Teays Valley educating the kids and our future on what Andruil does and will be making and have encouraged the students at Teays Valley and the students in the county to apply for a job once they get out of school which myself never had that opportunity. I think that is great opportunity for the students and a great asset to the community.

During the last zoning meeting I heard concerns about what Andruil will be making. They are going to be making drones that will serve our military. From the outside it sounds bad, but I myself and I hope people can see through the cloud that these drones are going to be a big asset to the military instead of sending brave men and women to scout, or to fight a battle we can first send a drone and help keep our military personal at a safe distance. Also the the military has to be evolving to keep us safe because there are bad people with bad intentions. It wasn't that long ago that COVID was around and shut down a lot of goods. To me it raised questions why are we so dependent on other countries for goods? I think having Andruil will help alleviate that concern especially with the military.

With that being said I fully support Andruil being here and will be proud to say Andruil is in my community.

Thanks for your time
Beau Ramey

PHASE I CULTURAL RESOURCES SURVEY
Arsenal-1 Hyperscale Manufacturing Facility
Pickaway County, Ohio
L&A Project No: 25-0239



Prepared by:
Lawhon & Associates, Inc.
1441 King Avenue
Columbus, Ohio 43212
September 3, 2025



Prepared for:
Verdantas LLC
6397 Emerald Parkway, Suite 200
Dublin, Ohio 43016

**Phase I Cultural Resources Survey of 355 Acres (144 ha) for the Proposed
Arsenal-1 Hyperscale Manufacturing Facility in Madison Township, Pickaway
County, Ohio**

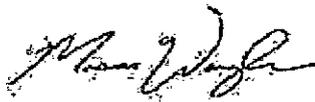
by

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**Lead Agency:
U.S. Army Corps of Engineers
Huntington District**



**Mason R. Waugh, RPA
Sr. Principal Investigator, Cultural
Resources**



**Andrew R. Sewell, RPA
Practice Leader, Cultural Resources**

September 3, 2025

ABSTRACT

In July and August of 2025, Lawhon & Associates, Inc. (L&A) conducted a Phase I cultural resources investigative survey of an approximately 355-acre (144 ha) site proposed for the Arsenal-1 Hyperscale Manufacturing Facility in Madison Township, Pickaway County, Ohio. The project requires environmental permitting under the purview of the U.S. Army Corps of Engineers (USACE), which would be the lead federal agency associated with the project. The crew employed subsurface testing, surface collection, and visual inspection to survey the project area, while architectural historians examined the project area and a visual buffer surrounding it for historical resources. The literature review indicated 11 previously identified archaeological sites and three previously recorded historic resources within the project area. Additionally, a historical cemetery and a mound were purportedly within the project area. The archaeology survey resulted in the alteration of the boundaries for 10 of the 11 previously identified sites (one was not re-identified) and the identification of 38 previously unrecorded archaeological sites. Analysis of historical maps revealed that the potential cemetery was most likely not located within the project area, as indicated on the SHPO GIS. At the same time, no physical evidence of a mound was documented within the project area—it seems probable that the kame to the north of the project area was misidentified as a mound. The history/architecture survey assessed four newly identified resources in the project area and seven other newly identified resources within the visual buffer of the Area of Potential Effects (APE). Sixteen previously recorded resources within the APE were previously recommended as needing no further work and were not reassessed as part of this project.

The proposed project will impact cultural resources within the APE. There are 38 previously unrecorded archaeological sites (PI1489–PI1912) and 11 previously identified archaeological sites (PI1489, PI1558–PI1567) within the project area. These sites represent temporary uses of the project area at various times during the pre-contact era, ranging from the Early Archaic to the Late Woodland periods. Sparse historical scatters were identified around the current and former farmsteads within the project area, except at the former schoolhouse. None of these resources exhibits the potential to contain significant archaeological resources, and they are recommended as not eligible for the NRHP under Criterion D.

The history/architecture survey recorded one previously undocumented resource within the project footprint (PIC0115404) and seven other undocumented resources in the APE for visual effects over 50 years of age (FRA1107024–FRA1107124, PIC0098104, PIC0115004–PIC0115204, and PIC0115504). In addition, the study reviewed 15 previously inventoried resources and determined they did not require re-assessment. The project will directly affect three of these previously inventoried dwellings and their associated outbuildings (PIC0075904, PIC0076204, and PIC0036304) through their demolition. However, as they are not considered eligible, this activity should not be construed as an adverse effect to a Historic Property. It is L&A's opinion that the proposed project will not have a visual impact on the remaining 12 previously inventoried resources that lie in the broader APE (FRA109724, PIC0036404, PIC0075504, PIC0075704–PIC0075804, PIC0076004–PIC0076104, and PIC0076304–PIC0076704), as they are not recommended eligible for the NRHP. No further work is recommended for these resources in connection with the proposed project.

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1.0 INTRODUCTION

Lawhon & Associates, Inc. (L&A), under contract with Verdantas, LLC, conducted a Phase I cultural resources investigative survey of an approximately 355-acre (144 ha) site proposed for the Arsenal-1 Hyperscale Manufacturing Facility in Madison Township, Pickaway County, Ohio. (Figures 1-3). The project requires environmental permitting under the purview of the U.S. Army Corps of Engineers (USACE), which would be the lead federal agency associated with the project. Thus, compliance with applicable federal and state cultural resources legislation is required.

The Area of Potential Effects (APE) is different for each project. According to 36 CFR 800, the APE is defined thusly:

the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for various kinds of effects caused by the undertaking.

The APE considers the effect that the proposed project will have on the project area itself and on the areas surrounding the project. Direct effects are typically equivalent with the construction footprint of the project but may also include the change of setting to the landscape that may affect resources outside the construction footprint. Indirect effects are impacts that may occur outside of the construction footprint that could result in a lessening of integrity to significant resources. For example, the rerouting of a stream could theoretically increase erosion elsewhere along its course, affecting a nearby archaeological site, or the improvement of a road intersection could make an area more attractive for development, irreversibly changing the character of a historical agricultural landscape.

The archaeology portion of a cultural resources survey typically addresses potential direct effects by systematically investigating the area within the construction limits for subterranean resources. However, any project action that may result in a reasonably foreseeable indirect effect within or beyond the construction limits would need to be considered as well. This is typically addressed by the history/architecture portion of the study, but again, archaeology concerns may exist beyond the construction limits as well. Likewise, sometimes above-ground historical resources exist within the construction limits of a project and need assessment for significance. A full cultural resources investigation evaluates the potential effects of a project on any cultural resources that may exist within the entire APE.

The APE for direct effects will encompass a 355-acre (144 ha) parcel of land consisting of existing agricultural fields, wooded areas, shrub/scrub, conditions associated with residences, and gravel access roads. The horizontal limits of potential ground disturbance encompass the entire parcel, as plans to completely regrade the entire property establish it as the APE horizontal boundary (Appendix A). Direct vertical effects extending above and below ground should also be considered within the APE. The planned disturbance caused by industrial developments is expected to impact any intact A horizons within the area. Additionally, it may affect B subsoil horizons that contain intrusive archaeological features, provided both intact soils and archaeological sites are present. The history/architecture portion of the investigation also considers locations beyond the project limits where elements of the proposed development may be visible from neighboring historical resources. The history/architecture portion of the survey is concerned with both physical effects (any resources that may be altered or removed by the project) and the potential visual effects to

any resources outside the project footprint whose historical significance is tied to their setting. It also assesses if a project activity could affect the physical integrity of a historical resource. A preliminary visual buffer for the APE was delineated based on aerial photography and topographic map analysis before fieldwork. After considering the results of the literature review and the history/architecture fieldwork, the APE for visual effects was finalized for this survey. It is intended to include all historical-era built resources within an anticipated visual range of the above-ground portions of the proposed work, which will primarily be large, low-profile warehouse-like buildings, similar to the warehouse development directly to the west. The visual aspect of the APE is limited by sparse residential development to the north, east, and south, where treed lots combine with the treed riparian corridor of Walnut Creek to limit visibility beyond. To the west, visibility is limited by the existing warehouse buildings.

L&A conducted the archaeological investigations for this project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 2016, 54 U.S.C. § 306108, and with Ohio Revised Code § 149.53. The Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (NPS 1998) are the standards and guidelines used to develop survey methods. This document meets the standards established by the Advisory Council on Historic Preservation and the revised Section 106 (36 CFR Part 800) regulations that went into effect on August 5, 2004. The federal standards and guidelines are supplemented by the procedures presented by the State Historic Preservation Office (OHC 2022). The goals of this survey are to determine if cultural resources exist in the project area and if any identified resources are eligible for inclusion in the National Register of Historic Places (NRHP).

L&A conducted the archaeological fieldwork on June 23 for surface collection, and from July 8 to August 31, 2025, for subsurface testing. The field crew included Mason Waugh, Paolo Panunzio, Sam Meanor, Tara Rose Cassano, Mason Barnett, Ben Piper, Ayana Runyan, Nicholas Thurston, Tyler Cook, Layne Miller, and Riley Nagy. Mason Waugh served as the Principal Investigator and primary report author. Paolo Panunzio assisted with the literature review. Andrew Sewell assisted with the report writing and also provided a senior technical review of this document. Brett Carmichael, MA, and Elizabeth Weber, MA, Architectural Historians for L&A, were responsible for the completion of the History/Architecture assessment. The following report describes the research design, methods, and results of the literature review and field survey for this project. The results presented in this report are based on information collected from various literature review resources, as well as photographs and field records resulting from this study.

2.0 ENVIRONMENTAL SETTING

The environmental setting contextualizes the cultural investigations within the natural environment. Since environmental factors influenced much of pre-contact activity, either directly or indirectly, the environmental setting contributes to the understanding of behaviors exhibited by the former inhabitants of an archaeological site. Environmental and geographical conditions affected the function, social status, and productivity of historical sites as well, among other factors. Understanding the environmental setting is a key element of the interpretation of archaeological sites.

2.1 CLIMATE

Pickaway County is in the moist subtropical mid-latitude climate zone, having somewhat mild winters and warm and humid summers. The average annual rainfall in Pickaway County is 38.9

inches, receiving the most precipitation in May at 4.8 inches. The largest amount of snowfall occurs in January (US Climate Data 2025).

2.2 PHYSIOGRAPHY AND GEOLOGY

The project area is in the Columbus Lowlands Region of the Southern Ohio Loamy Till Plain in south-central Ohio (Brockman 1998). The topography within this part of the county is low and flat, with some sections of uplands. Devonian and Silurian-age bedrock are the primary geological components, containing dolomite and anhydrite in its lower formations and shales and siltstones along its upper formations (Stout and Schoenlaub 1945). The glacial till that dominates the area generally consisted of fine-textured material dating to the late Wisconsinan advance. Within the local topography, the project area's western side is flat and lower than the rest of the area. The topography gradually increases in elevation to the north and to the east. A glacial kame is located just outside the project area to the north; it is visually apparent and stands out prominently within the landscape. A toe ridge extending from the Kame enters the project area, where it turns southeasterly toward the closest point adjacent to Walnut Creek, then turns southwesterly, eventually exiting the project area. East of the toe slope, the topography flattens toward the terrace overlooking Walnut Creek (Figure 4).

2.3 SOILS

The project area is located within the Crosby-Kokomo-Celina, the Eldean-Genesee-Warsaw, and the Westland soil associations (USDS SCS 1980). The Crosby-Kokomo-Celina association contains nearly level to gently sloping, poorly drained to well-drained soils formed in glacial till, representing the northern project area. The Westland soil association is nearly level and has very poorly drained soil formed in glacial outwash and alluvium, representing the western e project area. The Eldean-Genesee-Warsaw association contains nearly level to sloping, well-drained soils formed in glacial outwash and alluvium, representing the transition to Walnut Creek on the eastern side of the project area. Thirteen individual soil types are present within the APE (Table 1; Figure 5). Soil descriptions are from the USDA NRCS web soil survey (2025).

Table 1. Soils encountered within the project area

| Soil Symbol | Soil Name | Landform | Drainage | Parent Material |
|-------------|--------------------------------------|---------------------------------------|-----------------|-----------------------------------------|
| CIB | Celina silt loam, 2-6 percent slopes | Ground moraines | Moderately well | Loess over loamy till |
| CrA | Crosby silt loam, 0-2 percent slopes | Water-lain and recessional moraines | Somewhat poor | Silty material or loess over loamy till |
| EIB | Eldean loam, 2-6 percent slopes | Kames, outwash terraces, and moraines | Well | Glacial outwash |

| Soil Symbol | Soil Name | Landform | Drainage | Parent Material |
|-------------|-----------------------------------------------|----------------------------------------------------------|-----------------|----------------------------------------------------------|
| EIC2 | Eldean loam, 6-12 percent slopes, eroded | Kames, outwash terraces, and moraines | Well | Glacial outwash |
| EpA | Eldean-Kendallville loams, 0-2 percent slopes | Outwash terraces, kames, and moraines | Well | Glacial outwash |
| EpB | Eldean-Kendallville loams, 2-6 percent slopes | Outwash terraces, kames, and moraines | Well | Glacial outwash |
| Ko | Kokomo silty clay loam, 0-2 percent slopes | Till plains and depressions | Very poor | Loamy glaciofluvial deposits over loamy till |
| SIA | Sleeth silt loam, 0-2 percent slopes | Stream terraces and outwash plains | Somewhat poor | Loamy outwash or loess over stratified sand and gravel |
| TpA | Tippecanoe silt loam, 0-2 percent slopes | Outwash plains and terraces | Moderately Well | Silty material and in underlying loamy outwash |
| ThA | Thackery silt loam, 0-2 percent slopes | Stream terraces | Moderately well | Outwash |
| WbA | Warsaw loam, 0-2 percent slopes | Outwash plains, terraces, kames, and valley trains | Well | Gravelly Outwash |
| WbB | Warsaw loam, 2-6 percent slopes | Outwash plains, terraces, kames, and valley trains | Well | Gravelly Outwash |
| Ws | Westland silty clay loam, 0-2 percent slopes | Depressions, swales, stream terraces, and outwash plains | Poor | Loess over loamy outwash over sandy and gravelly outwash |

2.4 HYDROLOGY

The major drainage in Pickaway County is the Scioto River, which is located 7,557 m (4.7 miles) directly west of the survey area. An unnamed tributary of Walnut Creek drains the western portion

of the project area. This tributary flows south through the western part of the project area and seems to be artificially channelized in some portions, draining into Walnut Creek just over 2,532 m (1.5 miles) south of the project area. Walnut Creek directly drains the eastern portion of the project area. Analysis of soil types within the survey area suggests that the portions correlating to Kokomo silty clay loam and Westland silty clay loam may have formerly been a wetland, such as a swamp forest, prior to land clearing in the nineteenth century.

2.5 FLORA AND FAUNA

Prior to settlement in the region, natural phenomenon such as glaciations during the Pleistocene and the associated climate changes had a major effect on plant and animal communities (Anderson and King 1976). As the glaciers retreated and the climate warmed, tundra ecosystems with their characteristic plant and animal life retreated north, and forests covered much of Ohio, bringing with them an entirely different community of life. Some areas of Ohio developed into prairies or vast marshes. Small pockets of typically boreal plant and animal communities persisted in some areas, such as ravine habitats in the Hocking Hills and northern Ohio.

The modern animal and plant life in the county bears little resemblance to those present prior to wide-scale nineteenth century settlement in the region. These changes are attributable to habitat loss and change, purposeful extirpation of predators, unchecked hunting, and introduction of non-native species. Early settler accounts of the region provide useful information on the original ecosystem of this part of the state, supplemented by information from the archaeological record. The earliest recorded land surveys classified the natural vegetation in this region as elm-ash swamp forests and oak-sugar maple forestation (Gordon 1966; Forsyth 1970).

Modern patterns of land use have altered historical animal and plant community distributions and populations. The fauna historically inhabiting the general region of the survey area included several species of mammals, birds, reptiles, amphibians, and fish. Many species are no longer present due to the drastic habitat changes in the region, competition with invasive species, and historical periods of overhunting (Anderson and King 1976).

In summary, the environmental information indicates a rich pre-contact environment with a variety of resources. A variety of plants characterized a diverse floral environment exploitable by humans and animals. Animal life provided a source of protein and raw material for clothing and tools. Pre-contact activity in northern and central Ohio has proven a correlation between elevated glacial landforms and glacial relict environments. Given the conical kame to the north and the low ridge extending into the project area, there could be an association with pre-contact resource acquisition sites and glacial landforms. Furthermore, the soil types suggest that the western portion of the project area may have been a large wetland, making it an attractive environment for human exploitation. The eastern portion of the project area transitions toward Walnut Creek, which would have been a perennial stream providing a stable drinking source and an attractive environment for human exploitation. All these factors suggest that this area has the potential for the presence of archaeological sites within the project area.

3.0 LITERATURE REVIEW

The literature review study radius is 2 km (1.2 mi) from each exterior corner of the proposed project limits. This size is usually adequate to provide the necessary contextual information regarding previously identified cultural resources and historical information on the project area.

The report author examined the following sources from the State Historic Preservation Office, the State Library of Ohio, and various online resources.

- Mills' (1914) Archaeological Atlas of Ohio
- Ohio SHPO GIS database
- Ohio Archaeological Inventory (OAI) forms
- Contract Cultural Resource Management reports
- Ohio Historic Inventory (OHI) forms
- National Historic Landmark listings
- NRHP files, nomination form files, and Determination of Eligibility files
- Ohio Historic Bridge Inventory forms
- Ohio Genealogical Society (OGS) Cemeteries
- USGS 7.5' and 15' series topographic maps, historical aerial photographs, and Franklin and Pickaway County historical atlases

3.1 ARCHAEOLOGICAL ATLAS OF OHIO

The Archaeological Atlas of Ohio (Mills 1914) indicates one mound within the proposed undertaking (Figure 6). The types of resources recorded by Mills typically represent Woodland-period sites, such as enclosures, mounds, and villages. Burials noted by Mills could be associated with any period, but in general, Mills was probably not recording very many sites associated with pre-Woodland occupations. Therefore, Mills' atlas has limited use in assessing the potential for pre-contact sites to occur within a given area, although it is useful in understanding the large-scale distribution of monumental pre-contact architecture and major habitation sites. Sites recorded by Mills also typically represent data reported second-hand and not first-hand survey information, so the presence of a resource at a location in the atlas may not mean it was actually in that precise area. If a mound was present within the project area, it was likely plowed away in the nineteenth century, although there could still be features related to the mound below the plow zone. The low ridge running through the project area would be a likely spot for this mound to have been situated. However, review of LiDAR imagery shows a roughly conical glacial kame situated just north of the project area, and it seems likely that this landform was what was reported to Mills as a mound.

3.2 SHPO DATABASE REVIEW

The Ohio Historic Preservation Office online GIS indicates that there are eleven previously recorded archaeological sites within the project area (PI1489, PI1558–PI1567; Figure 7). There are an additional 108 previously recorded archaeological sites within the 2-km literature review study radius (Appendix B).

Aukeman and Schwarz identified the OAls in the project area during the Rickenbacker Intermodal Sanitary Subtrunk Extension project (Aukeman and Schwarz 2019). Sites PI1560 and PI1564–PI1567 are pre-contact lithic scatters with no temporal affiliation. Site PI1563 is an Early Archaic isolated find. Three sites (PI1489, PI1559, and PI1561) are multicomponent historic and lithic scatters. Sites PI1558 and PI1561 were identified as historical artifact scatters. All the sites in the

project area were recommended as not eligible at the time of the report. However, although the portion of PI1567 within their survey corridor was not recommended as eligible, Aukeman and Schwarz stated that the site likely extended further beyond their survey constraints. They recommended that if further work were to occur in the area, additional archaeological investigations would need to be undertaken at PI1567 to better assess its eligibility. Sites identified by this survey with historical components appear related to the nineteenth/twentieth-century increase in residential development of Madison Township.

Within the 2-km study radius, most recorded sites have unknown pre-contact affiliations and site types, mainly identified through surveys conducted in response to development activities that have occurred within the last 20 years. There are four sites with Early Archaic components, one site with a Middle Archaic component, two sites with a Late Archaic component, two sites with Early Woodland components, one site with a Middle Woodland component, two sites with Late Woodland components, and one site with a Late Prehistoric component. There are six OAs with both pre-contact and historic-period components. There are nine sites with historical components only, and they appear to be related to the nineteenth- to twentieth century increase in agricultural development and occupation of the area.

A review of the contract CRM reports indicated that the Aukeman and Schwarz survey (2019) for the Rickenbacker Intermodal Sanitary Subtrunk Extension project is the only one that coincides with the current project area. That narrow survey corridor overlapped the current project along its northern section. There are seven other surveys within the 2-km study radius (Table 2; Figure 7). One of the surveys within the 2-km study radius, immediately adjacent to the current project area to the southwest, was conducted by L&A for Hull and Associates, Inc. (now Verdantas, LLC) in 2019 (Sewell et al. 2019). The archaeology portion of that survey identified 67 previously unidentified archaeological sites, while many of the OHI resources within or adjacent to the current project area were recorded during the history/architecture component of the survey. This survey was of great assistance in planning fieldwork expectations for the current project.

Table 2. Previous Surveys within the Study Radius

| Survey ID # | Title | Author | Date |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------|
| 14422 | Phase I Cultural Resources Survey for Earnhart Hill Regional Water and Sewer District's Proposed Phase IV Water Distribution Line Project in Pickaway County, Ohio | Bergman | 2000 |
| 16556 | Phase I Cultural Resources Survey for the Rickenbacker International Airport in Madison and Harrison Townships, Pickaway County, Ohio | Hillen and Bankowitz | 2004 |
| 16628 | Phase I Cultural Resources Survey of Industrial Development Opportunity Areas 3 and 4 at Rickenbacker International Airport in Hamilton and Madison Townships, Franklin County, and Harrison and Madison Townships, Pickaway County, Ohio | Hillen et al. | 2005 |
| 17847 | Phase I Archaeological Survey: Addendum for the Industrial Development Opportunity Area 4 at Rickenbacker International Airport in Harrison Township, Pickaway County, Ohio | Schwarz | 2008 |

| Survey ID # | Title | Author | Date |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------|
| 17848 | Phase II Evaluation of 33PI757 in Industrial Development Opportunity Area 4 at Rickenbacker International Airport in Madison Township, Pickaway County, Ohio | Hillen et al. | 2007 |
| 21372 | Phase I Cultural Resources Survey of Approximately 400 Acres (162 ha) for the proposed Pickaway County Industrial Park in Madison Township, Pickaway County, Ohio | Sewell et al. | 2019 |
| 21443 | Phase I Archaeological Survey for Phase II of the Rickenbacker Intermodal Sanitary Sub Trunk Extension Project in Harrison and Madison Townships, Pickaway County, Ohio | Aukerman and Schwarz | 2019 |
| 21648 | Phase I Archaeological Investigations for the 46.7 km (29 mi) Long Good Hope-Harrison 138 kV Transmission Line Rebuild Project in Hocking, Fairfield, and Pickaway Counties, Ohio | Weller | 2016 |
| H00285 | Photolog of the History/Architecture Resources Adjacent to the Rickenbacker International Airport Intermodal Facility in Madison and Harrison Townships, Pickaway County, Ohio | Bankowitz | 2005 |
| Survey in bold included portions of the proposed project area. | | | |

A review of the OHI resources indicated three resources within the proposed project area (Figure 7). These were either inventoried or re-evaluated by L&A in 2019 for the Pickaway Industrial Park project (Sewell et al. 2019). OHI PIC0076204 is a 1858 vernacular dwelling. PIC0075904 is a Neo-classical revival style school built in 1893. PIC0036304 is a 1875 Greek Revival dwelling. None of these three resources were recommended as eligible for the NRHP. Additionally, twenty-seven other OHI resources are located within the literature review study radius, some of which will have uninterrupted views of the project area (Appendix B).

The Ohio Department of Transportation (ODOT) TIMS interactive GIS website indicated one historical-era bridge within the literature review study radius. SFN 6531725 is located at the junction of Walnut Creek Pike and Perrill Road and carries Perrill Road over Walnut Creek. It was built in 1921. ODOT's internal assessment of this historical era bridge is that it is Not Eligible for the NRHP (Figure 7).

There are no NRHP listings, nomination form files, or Determination of Eligibility (DOE) files located within the 2-km study radius (Figure 7). The SHPO GIS data indicates an OGS cemetery (OGSID 9513) within the project area; however, the data attached to that point notes that its location is uncertain. During the background research for this report, information obtained from historical atlases, archival records, and previous investigations suggests the cemetery is located outside the project area. According to *The History of Franklin & Pickaway County, Ohio* by the Williams Brothers publishing company, this was the first cemetery in the township and was located on the property of Jacob Behenstaugh (a non-resident), northwest of the schoolhouse in the center of Section 17 (Williams Bros 1880:357). This document notes that the cemetery became neglected by the late nineteenth century. While a building used as a schoolhouse is within the

project area, historical maps indicate the first school house was north of the road (see following discussion). The suspected location of the cemetery (either in the northern edge of the farmyard at 5424 Airbase Road or to the west in an undeveloped farm field) is outside of the project area. There is only one other OGS cemetery within the 2-km study radius, the Hopewell Methodist Episcopal (OGSID 3556), 6.8 km (1.04 mi) to the northeast of the project area (Figure 7).

3.3 HISTORICAL MAPS AND AERIAL PHOTOGRAPHY

Examination of available historical maps dating to the mid-nineteenth century allows for a reconstruction of landscape history and can identify the potential for historical sites within a project area. The 1842 Map of Pickaway County does not depict buildings but does depict land ownership. In 1842, the project area was owned by G. Rarry, J. Wright, and V. F. Decker (Figure 8). The 1858 Pickaway County indicates that Mrs. Rarey, V. E. Decker, and W. Wright owned the project area (Figure 9). Note that while Walnut Creek Pike appears within the project area, this is a georeferencing error related to the general low precision of historical maps, particularly ones that depicted an entire county. Only one residence is indicated in the project area, owned by Mrs. Rarey (however, the Decker house south of the project area may be misplotted, based on subsequent maps). Interestingly, a school house is shown west of the project area on W. Wright's property, which has implications for the location of the cemetery that was tentatively plotted within the project area in the SHPO GIS and reported as the oldest in the township. The 1871 atlas shows Sarah Rarey, V. F. Decker, and Joseph Wright owning the project area, with three residences indicated on the west side of Walnut Creek Drive (the Rarey house associated with PIC0076204). The southern two are on the Decker property, and the northern one likely represents a tenant farm, while the southern house is associated with PIC0036404. Notably, there is a schoolhouse located north of Airbase Road, and not within the project area; the schoolhouse from the 1858 map west of the project area is not present (Figure 10). It should also be stressed that none of these maps record a cemetery within or adjacent to the project area.

United States Geological Survey (USGS) topographic maps do not record landownership; however, they do offer a glimpse into the natural and built environment of the area through the early to mid-twentieth century. The 1923 East Columbus, Ohio USGS 15-minute topographic map shows the schoolhouse within the project area, and the residences on the Decker and Rarey properties are depicted similarly as they were on previous maps (Figure 11). The 1964 Lockbourne, Ohio 7.5-minute USGS topographic map shows a residence where the schoolhouse once was (the schoolhouse was converted into a residence), and the residences previously associated with the Decker and Rarey families (Figure 12). There is also one new residence along Walnut Creek Pike, north of the Decker house. In addition, there are four outbuildings associated with these residences. Overall, historical maps indicate at least four residences and a school within the project area; all but the potential tenant farm on the 1871 atlas are still present.

Aerial photographs depicting the project area (NETR 2025) are available online from as early as 1953. At that time, there were three farmsteads in the project area, each with several outbuildings and a school building, as indicated on the historical maps. By 1971, it is evident that the former school had been converted into a farmstead. All these residences remained active until 1994, when one of the farmsteads (the possible tenant farm) was demolished. Additionally, between 1971 and 1983, another residence was added across from Perrill Road. Otherwise, the project area has remained largely unchanged since its initial depiction in 1953, consisting of a mix of agricultural fields and woodlots. Recent aerial photographs of the greater contextual area around

the project, taken over the years, depict the transformation of a rural agrarian landscape into a more modern commercial use, particularly to the west. In the past ten years, large warehouses have overtaken most of this area.

4.0 CULTURAL SETTING

The historic context provides a framework for evaluating the integrity and significance of any identified cultural resources. The principal investigator uses the context to predict the potential for resources to exist within a project area and assess their ability to contribute to the existing cultural and historical knowledge of a region. The report authors developed the contexts from previous archaeological and historical research germane to the region containing the project area. While not all these contexts may be represented within the project area, the established contexts are presented in chronological order to understand the relationships between different temporal periods and the continuum of cultural development that occurred in this area. It should be noted that these periods are defined through cultural expressions, and that the ranges of time associated with each period will likely overlap in different parts of the region, as some pre-contact groups may not have adapted a new cultural expression at the same time as other groups, or indeed even at all. A full discussion of the cultural context for the project area is included as Appendix C, including reviews of the pre-contact cultural periods and the historical context for the State of Ohio, Pickaway County, and Madison Township.

4.1 HISTORY OF THE PROJECT AREA

The project area occupies most of the southern half of Section 17 and the northern quarter of Section 20 in Madison Township, Pickaway County. Examination of early property maps indicates that the Rary family owned the northern portion of the project area (with the OHI resource PIC0076204 representing their farmstead), while V. F. Decker owned the rest (his farm being OHI PIC036304). These two family-owned farms were the only ones present in the mid-nineteenth century, and it can be assumed that the remainder of the property in the project area was actively tilled for crop production. By 1871, a third farm is indicated within the project area on historical maps, on the Decker property. This farm may have been let out to tenants or, conversely, was built for members of the Decker family. In the early twentieth century, two additional buildings were constructed in the project area: one was a school located south of Airbase Road (OHI PIC0075904), and the other was a farm along Walnut Creek Pike, which is no longer present. Mid-twentieth century maps and aerial photographs show little change in the project area, which mainly consisted of farm fields. A single-family residence was built in the project area across from Perrill Road in the 1970s, while the farmstead to the north that represented the second farm on the Decker property in the 1870s was demolished prior to the end of the twentieth century. Beyond the maturing of woodlots, there are few other changes in the development of the project area notable within the last century, and it has remained agricultural in nature throughout its history.

5.0 RESEARCH DESIGN

This research design presents a framework within which the Phase I survey was conducted. The purpose of the Phase I survey is to identify any cultural resources that will be affected by the proposed project, typically consisting of archaeological deposits and architectural resources 50 years or older. Once cultural resources are identified, the principal investigator evaluates each archaeological site or historic resource for characteristics of integrity and significance, which are key factors in determining eligibility of each resource for the National Register of Historic Places

(NRHP). To be listed in the NRHP, a property must be significant to one or more aspects of American history, architecture, archaeology, or culture. For a property to be considered eligible, it must meet at least one of the following criteria:

- A. be associated with events that have made significant contributions to the broad patterns of our history; or,
- B. be associated with the lives of persons significant in our past; or,
- C. embody the distinctive characteristics of type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. have yielded, or be likely to yield, information important to prehistory or history.

In addition to meeting one or more of the above criteria, a property must also possess integrity: how a property conveys authenticity through the survival of physical characteristics associated with the period of significance for the property. Cultural resource management (CRM) specialists evaluate integrity according to the following aspects: location, design, setting, materials, workmanship, feeling, and association. A property considered eligible for the NRHP will always display several, if not all, of the aspects of integrity, defined below (Little et al. 2000):

1. Location – the place where the historic property was constructed or the place where the historic event took place.
2. Design – the combination of elements that create the form, plan, space, structure, and style of the property.
3. Setting – the physical environment of a historic property.
4. Materials – the physical elements of a property. The property must retain the key exterior materials dating from the period of significance.
5. Workmanship – the physical evidence of the crafts of a culture during any given period in history.
6. Feeling – a property's expression of the aesthetic or historic sense of a period.
7. Association – direct link between an important historic event or person and a historic property.

CRM specialists typically evaluate architectural resources under NRHP Criteria A-C and archaeological sites under NRHP Criterion D. However, certain archaeological sites can also be eligible under Criteria A-C. For an archaeological site to be eligible for the NRHP, it must have the potential to yield data important in answering specific research questions critical to the understanding of the past, and it must display enough physical integrity to allow proper evaluation of that data. If archaeologists cannot recover sufficient data during the Phase I survey to determine the eligibility of the resource, more intensive work may be required to determine the eligibility of the resource and consequently, the effect of the project on the resource. The principal investigator designed the Phase I survey to address the following research questions, prepared from analysis of the results of the environmental and literature review:

1. What types of cultural resources are present or can be expected to be present within the project area, based on environmental factors and knowledge of past cultural development within the region?
2. If present, what is the significance of the cultural resources in relation to identified historical themes and periods?
3. Is further investigation of any identified cultural resources warranted?

6.0 METHODS

6.1 ARCHAEOLOGICAL FIELD METHODS

Three methods of investigation were used to complete the archaeological survey: visual inspection, surface collection, and subsurface excavation. Geophysical survey was not possible due to the active crop growth, as crop damage was to be minimized to the greatest extent possible. The field director recorded additional information such as field conditions and site locations. All identified cultural resources were recorded using a Trimble R1 GNSS receiver (sub-meter accuracy) with a GPS enabled iPhone operating Esri ArcGIS for data collection. The field director kept a GIS photolog record of the photographs keyed to project mapping. Although a portion of the project area had been previously surveyed, this corridor was so narrow that it was simply easier to re-survey the location rather than attempt to remove testing locations from the ArcGIS webmap that guided the field investigations.

6.1.1 VISUAL INSPECTION

The crew visually inspected the entire surveyed area to identify readily apparent cultural resources, such as mounds, earthworks, buildings, or structural remnants of such. Additionally, visual inspection recorded any conditions precluding physical testing, such as disturbed areas, steep slope, and inundated areas (wetlands, streams, ponds, etc.).

6.1.2 SURFACE COLLECTION

A small portion of the overall project area, encompassing a 29-acre area, was in a well-weathered, plowed agricultural field and suitable for surface collection. The surface was well weathered and offered 50 to 60 percent bare ground visibility. Pedestrian transects occurred at 7.5 m intervals; if cultural materials were identified, the immediate area was inspected for any additional artifacts. The crew used the Trimble R1 GNSS receiver to individually piece-plot and log the locations of any artifacts identified during surface collection.

6.1.3 SUBSURFACE EXCAVATION

Systematic STU excavation took place in areas with less than 15 degrees of slope and poor ground surface visibility (less than 50 percent). The crew excavated STUs at 15 m (50 ft) intervals, and each unit measured 50 cm² (19.7 in²). Crew members troweled the walls and floor of each unit clean to determine the depth of the plow zone and if in situ cultural remains were present. The crew screened all soil from each STU through 0.64-cm (0.25-in) hardware cloth to aid in the recovery of any cultural material present. Notes on soil color, texture, depth, and the presence or absence of artifacts for each STU were recorded in the field. If disturbed soils were encountered in a STU, it was converted to a shovel probe.

Shovel probe excavation took place in areas with suspected disturbance. The shovel probes measured 30 cm on a side and were excavated to a depth that allowed for an accurate depiction of the disturbed nature of the area (usually 15-20 cmbs). The crew excavated probes at 15 m and 30 m intervals depending on the severity and readily identifiable nature of the disturbance. The crew visually inspected and troweled through soil in shovel probes but did not systematically screen for artifacts. If a crew member found the soils in a shovel probe to be relatively intact, the crew member excavated a full shovel test unit instead.

6.2 ARTIFACT ANALYSIS METHODS

The artifact analysis for the project is tailored to the specific classes of material recovered during the survey. A full description of the artifact analysis methodology for the project is included in Appendix D.

7.0 CURATION

L&A contacted the landowner regarding the possibility of curating the artifacts recovered during the survey. They have yet to respond with either their wish to retain the artifacts or to curate the artifacts at an acceptable repository. Until a final determination can be made as to the handling of the artifacts per the landowner's request, L&A will maintain the artifacts, field notes, and other materials affiliated with the project at the L&A offices in Columbus.

8.0 RESULTS OF THE ARCHAEOLOGICAL SURVEY

LL&A conducted fieldwork between June 23 and August 1, 2025. The weather during the survey generally averaged in the 70s, ranging from a high of 92°F to a low of 61°F. Several days were stormy with scattered thunderstorms. However, the weather did not hinder the completion of fieldwork. The crew used subsurface testing, surface collection, and visual inspection to survey the project area. The testing methodology used across the entire project area can be seen in the Archaeological Methodology Schematic (Figure 13). The archaeological investigations resulted in the identification of 38 previously unrecorded archaeological sites (PI1874–PI1911) and expanded the boundaries of nine previously identified sites (PI1489, PI1558–1564, PI1567); two pairs of sites had their boundaries combined as a result of this survey: PI1558 and PI1559, and PI1562 and PI1563. The results of the archaeological fieldwork can be seen in Figure 14–Figure 22. Photos 1–41 show the conditions within the project area.

It should be noted that while most of the agricultural fields did not possess sufficient average visibility for surface collection, some small areas had surfaces with over 50 percent visibility. If any artifacts were identified while walking to STU locations, these artifacts were to be shot in and recorded. Most of the project area was located within active agricultural fields containing mature soybean plants. As the plants completely obscured the ground surface, the fields were subjected to subsurface testing. The only area that was deemed surface collectable was in the western portion of the project area, where crop development still allowed for a surface visibility of over 50 percent.

For the subsurface testing, a grid numbering system was created to simplify recording. The datum was placed in the northwest corner of the project area in ArcGIS, with STU locations automatically generated based on the pre-determined grid intervals. The east-west STU rows were given letter designations. The rows were labeled A through TTT, with TTT being the farthest row away from the datum. The north/south columns were given distances in feet away from the datum and extend

south to a maximum of 3950 feet. Therefore, the first column of STUs is named A0, A50, A100, and so on. For locations around standing historical farmhouses, a datum is placed at a corner of the building to test the surrounding yard area at 25-foot intervals, separate from the overall grid system. Datums in these areas are labeled H1, H2, and H3.

Based on prior consultation with the Ohio SHPO, STU intervals can be increased to 30-meter (100-foot) intervals in poorly drained soil conditions where cultural resources are otherwise not suspected. Westland silty clay loam, 0–2 percent slopes (Ws), and Kokomo silty clay loam, 0–2 percent slopes (Ks) were the soil types where cultural resources would not otherwise be suspected within the project. These two soil types would likely have been too wet for long-term occupation. However, if any landforms (small rises) were noticed within these areas, the shovel test unit intervals were reduced back to 15-meter (50-foot) intervals. This was done in two places and led to the identification of PI1891 on a slight rise in the poorly drained portion of the project area. If artifacts were recovered in an STU at 100-foot intervals, testing was then reduced in the area to 50-foot and 25-foot intervals.

Due to the large quantity of glacial chert within the project area, there are several instances where, out of an abundance of caution, STUs were called positive for cultural resources in the field, but upon further inspection in the lab, the collected artifacts were found to be of non-cultural origin. In several instances, however, artifacts were discovered in radial STUs from an initial positive STU later determined to be non-cultural, leading to the identification of several sites or additional artifacts. This is reflected in the fieldwork figures, where positive radial STUs are seen in relation to negative primary STUs.

Areas precluding subsurface testing were generally minimal and limited to access roads within the project area, gravel pads, standing buildings/outbuildings, and wetlands. These areas prevented subsurface excavation and were visually examined for the presence of cultural resources.

8.1 VISUALLY INSPECTED AREAS

The crew visually inspected the project area for surface evidence of archaeological sites apart from artifacts, as well as to identify any areas of disturbance that would have removed archaeological deposits or prevented survey. Through visual inspection, a well was discovered at PI1911, and is described further in the site description below. There were no other indications of any archaeological features, such as mounds, earthworks, or depressions, such as cellar holes or outhouse shafts, observed within the APE. Areas precluding subsurface testing were generally minimal and limited to access roads within the project area, gravel pads, or standing buildings/outbuildings. One wooded area in Westland soils on the western side of the project area was marked as a wetland, and several smaller areas in wooded conditions on the eastern central aspect of the project area. These areas prevented subsurface excavation and were visually examined. No cultural resources were identified in these locations.

During subsurface testing at the former historical school/current residence at 5487 Airbase Road (OHI PIC0075904), no artifacts or evidence for subsurface archaeological features were encountered, despite its long occupational history. This is likely due to modifications to the schoolhouse property to convert it to residential use and related disturbances in the area. However, a trash pile was documented in the shrub/scrub on the eastern side of the residence. This trash pile primarily consists of modern waste, including plastic, aluminum cans, tires, window

glass, asphalt, metal, and concrete. A few historical artifacts were noted, including pieces of whiteware and stoneware. Since most of the trash within the pile dated from the twenty-first century, it was not designated as an archaeological site. Photo 40 shows a representative photo of this modern trash pile.

Notably, no visual evidence for the mound recorded by Mills within the project area was encountered. This mound may have been reported to Mills rather than visually confirmed by him in the early twentieth century and its location is likely erroneous. If it were to have been present, the large areas of poorly drained, wet soils within the project area suggest that its location would be situated on the low lobe of the ground moraine that extends into the eastern project area.

8.2 SURFACE COLLECTED AREAS

Approximately 29 acres of the total project area were located within agricultural fields containing adequate surface visibility for surface collection. The surface collection involved pedestrian transects spaced at 7.5 m intervals following the dominant direction of each field, which coincided with the primary direction the crops were planted. Surface visibility within the fields ranged from 50 to 60 percent.

Only one site was identified with this method: PI1893, an isolated find of a piece of debitage likely resulting from transient hunting/foraging activities.

8.3 SUBSURFACE EXCAVATIONS

Most of the project area was within active soybean fields. Due to the active agricultural use, pedestrian surveys were precluded in most of the project area. There were also wooded conditions requiring subsurface testing, such as the large woodlot in the east-central portion of the project area, along with small areas of manicured lawns at residential/farmstead lots. L&A archaeologists excavated 4,421 STUs across the project area, with 4,115 negative STUs, 212 STUs positive for archaeological material, and 84 shovel probes that displayed disturbed soils. A total of 10 STUs recorded as positive in the field were later classified as negative for cultural material after lab analysis. Typical STUs representing the dominant soil types within the project area are presented in Figure 23. No evidence for pre-contact features or buried A horizons were observed within any of the STUs. Soils observed in the STUs matched the soil types mapped by the USDA-NRCS soil survey. In particular, no soil discolorations or unexpectedly deep, dark soils that may have indicated a former mound location were encountered; however, a small mound could conceivably be situated within the gap between STU locations. The crew identified 37 new archaeological sites and relocated nine previously identified sites through the subsurface investigations

Shovel probes in disturbed soils were limited in the project area and mainly correlated to historical disturbances around former and existing building locations. Soils in shovel probes were immediately apparent as being disturbed through severely mottled soils and a sizable percentage of modern pea gravel inclusions.

8.3.1 SITE DESCRIPTIONS

These investigations identified 38 previously unrecorded archaeological sites (PI1874–PI1911) and expanded the boundaries of nine previously identified sites (PI1489, PI1558–1564, PI1567); additionally, sites PI1558 and PI1559 now share a boundary, and PI1562 and PI1563 have been combined into a single multicomponent site. No artifacts were recovered from the location of the

previously identified site PI1566. The site types include pre-contact isolated finds (n=11), low-density lithic scatters (n=23), three sites with both pre-contact and historical components (PI1900, PI1910, PI1911), and one historical site (PI1912).

Isolated finds consist of single artifacts, spatially distinct from others (over 100 ft in distance). They were the most common site type identified during these investigations and have a defined site size of 1m² (10ft²; PI1874, PI1876, PI1888, PI1892-PI1894, and PI1904-PI1907). When the crew found multiple artifacts in proximity, or multiple artifacts in a single shovel test unit, the site was designated a scatter (PI1875, PI1877-PI1886, PI1887, PI1889-PI1891, PI1895-PI1903, PI1908, and PI1909). Generally, any artifact located within 100 feet of another artifact and on the same landform is considered part of the same site. The word "scatter" refers to the appearance of the artifact distribution at the time of identification and does not imply any specific past human behavior that resulted in the deposition of the artifacts. When features are identified, then a more specific function can be assigned beyond the generic term "scatter." Site size depends upon the distribution of the artifacts in relation to each other, landform positions, and proximity to other identified sites. The newly identified pre-contact lithic scatters largely consist of very diffuse assemblages of between two and five artifacts (21 sites). Three sites had between 6 and 10 artifacts, while two had between 10 and 20 artifacts, and one site yielded 68 pre-contact artifacts (PI1900). The additions to the previously identified sites followed largely the same pattern, with five sites having between 2 and 5 artifacts added, one site having one artifact added, one site with between 10 and 20 artifacts, and one with 46 artifacts. Sites with historical components showed a generally sparse assemblage, with the highest concentration of historical artifacts recovered at PI1912 (n=87). This site was also the only solely historical archaeological site, with minor historical components found with pre-contact components at sites PI1558, PI1560, PI1900, PI1910, and PI1911.

Table 3 lists the isolated finds and identifies their associated site number, provenience, artifact type, temporal affinity (if applicable), and material type. The subsequent text describes the low-density artifact scatter sites and the historical sites. No intact formal tools were recovered as isolated finds, so there is no further discussion of any individual isolated find.

Table 3. Isolated finds identified within the APE

| Site # | Provenience (Bag #) | Artifact Type | Artifact Subtype | Raw Material | Thermal Alteration |
|--------|---------------------|---------------|-------------------------|--------------|--------------------|
| PI1874 | R0 | Debitage | Bifacial Thinning Flake | Upper Mercer | No |
| PI1876 | FF200 | Debitage | Core Reduction Flake | Delaware | No |
| PI1886 | AAA600 NR | Debitage | Shatter | Flint Ridge | Yes |
| PI1888 | UU900 | Debitage | Shatter | Upper Mercer | No |
| PI1892 | SS2000 | Tool | Biface | Flint Ridge | No |

| Site # | Provenience (Bag #) | Artifact Type | Artifact Subtype | Raw Material | Thermal Alteration |
|--------|---------------------|---------------|-------------------------|--------------|--------------------|
| PI1893 | P1 | Debitage | Bifacial Thinning Flake | Upper Mercer | No |
| PI1894 | M3700 | Debitage | Core Reduction Flake | Upper Mercer | No |
| PI1904 | LLL3250 | Tool | Point Fragment | Upper Mercer | No |
| PI1905 | FFF3600 | Tool | Uniface | Flint Ridge | No |
| PI1906 | III3650 | Debitage | Shatter | Flint Ridge | No |
| PI1907 | U1600 | Debitage | Shatter | Unidentified | No |

8.3.1.1 PI1489 (PREVIOUSLY IDENTIFIED)

PI1489 was identified in 2019 as part of the sanitary sewer extension survey just south of the east-west running part of Airbase Road (Aukeman and Schwarz 2019). The original archaeological survey used surface collection and subsurface testing, resulting in the recovery of nine pre-contact artifacts and three historical artifacts. The original site size was 1500 m² (16,146 ft²) and extended about 90 m (295 ft) long northwest-southeast by 9 m (30 ft) wide northeast-southwest. The initial interpretation of the site was that it represented a low-density pre-contact lithic scatter with a minor incidental historical component.

Artifacts recovered in 2019 included seven pieces ofdebitage, an unidentified projectile point base, and a retouched tool fragment, along with two pieces of glass and an unidentifiable metal object. During the current survey, the crew found pre-contact artifacts in STU B300 and its north and west radials, recovering an Upper Mercer pressure flake, a Delaware unifacial end scraper, two pieces of Delaware shatter (one thermally altered), and a bifacial thinning flake of unidentified, possibly glacial, chert. The location of these artifacts was roughly 90 feet southeast of the previously defined end of PI1489, so the site boundary was extended to the southeast a further 121 feet to include the positive STUs (Figure 14). Notably, the previously identified portion of this site was in a small area that could be surface collected in 2025, with no additional artifacts recovered in that location. The additional artifacts do not change the initial interpretation of the site as a low-density lithic scatter. The site is situated along the edge of a section of poorly drained soils to the south-southwest and likely represents a short-duration use of the landform for resource acquisition and processing at an unspecified time in the pre-contact era. The historical artifacts represent random agricultural discard, probably related to the use of manure spreaders in the late nineteenth and early twentieth centuries.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional

significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.2 PI1558/PI1559 (PREVIOUSLY IDENTIFIED)

PI1558 was identified in 2019 as part of the sanitary sewer extension survey just south of the east-west running part of Airbase Road (Aukeman and Schwarz 2019). The archaeological survey used surface collection, resulting in the recovery of five historical artifacts. The original site size was 676 m² (7,276 ft²) and extended about 79 m (260 ft) long east-west by 9 m (30 ft) wide north-south. The initial interpretation of the site was that it represented material dispersed from a farmstead located north of Airbase Road. The previous survey identified PI1559 52 m (170 ft) east of PI1558, being a sparse scatter of four historical artifacts and two pre-contact artifacts recovered during surface collection. This site covered 618 m² (6,652 ft²) and extended about 60 m (194 ft) long east-west by 13 m (43 ft) wide north-south.

Artifacts recovered in 2019 from PI1558 included one piece of container glass, one square nail, a canning jar lid liner, and two stoneware sherds, while the PI1559 assemblage included two pieces of container glass, a silver spoon fragment, and a stoneware sherd, along with a pre-contact flake fragment and a core fragment. During the current survey, the crew found a glassware fragment in STU J150 but also recovered 11 pre-contact artifacts in nearby STUs situated between the previously identified sites and to the south (Table 4). The locations of these artifacts warranted the subsuming of site PI1559 into a greater site area for PI1558. This larger site covers 3,605 m² (38,799 ft²; Figure 14). Most of the site is simply a continuation of the linear distribution of artifacts parallel to Airbase Road, although there is a lobe that extends south from the middle of the site, corresponding to a similar lobe of poorly drained soils that extends north from the larger area of such soils to the south-southwest.

Table 4. Site 1558/1559 Pre-Contact Assemblage, 2025 Survey

| Unit | Strat | Depth (cmbd) | Artifact Type | Material | Thermal | Count | Notes |
|---------|-------|--------------|-------------------------|----------|---------|-------|------------------|
| F50 | A | 15 | Bifacial Thinning Flake | Delaware | No | 1 | |
| I0 WR | A | 15 | Core | Delaware | No | 1 | small, exhausted |
| I200 | A | 20 | Shatter | Delaware | No | 1 | |
| J100 WR | A | 22 | Shatter | Delaware | No | 1 | |

| Unit | Strat | Depth (cmbd) | Artifact Type | Material | Thermal | Count | Notes |
|---------|-------|--------------|-------------------------|--------------|---------|-------|-----------------------------------|
| H300 | A | 25 | Bifacial Thinning Flake | Flint Ridge | Yes | 1 | |
| H300 NR | A | 25 | Shatter | Unidentified | No | 1 | dark red, possible glacial jasper |
| H300 NR | A | 25 | Shatter | Delaware | No | 1 | |
| H300 WR | A | 25 | Bifacial Thinning Flake | Delaware | No | 1 | |
| I0 | A | 25 | Pressure Flake | Flint Ridge | No | 1 | |
| I0 SR | A | 25 | Shatter | Delaware | No | 1 | |
| J100 | A | 25 | Bifacial Thinning Flake | Delaware | No | 1 | |

The site is situated along the edge of a section of poorly drained soils to the south-southwest and likely represents a short-duration use of the landform for resource acquisition and processing at an unspecified time in the pre-contact era. The historical artifacts represent random agricultural discard, probably related to the use of manure spreaders in the late nineteenth and early twentieth centuries. While it is possible these artifacts originally came from the farmstead north of the road, this would only be true if these fields were cultivated by those farmers.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.3 PI1560 (PREVIOUSLY IDENTIFIED)

PI1560 was identified in 2019 as part of the sanitary sewer extension survey just south of the east-west running part of Airbase Road (Aukeman and Schwarz 2019). The original

archaeological survey used surface collection, resulting in the recovery of eight pre-contact artifacts. The original site size was 222 m² (2,390 ft²) and extended about 104 m (343 ft) long east-west by 9 m (30 ft) wide north-south, located about 100 ft south of Airbase Road. The initial interpretation of the site was that it represented a low-density lithic scatter.

Artifacts recovered in 2019 were eight pieces of debitage, with no tools present. During the current survey, the crew found a broken flake of thermally altered Flint Ridge chert in STU Y50 and a piece of Flint Ridge shatter and a sapphire container glass fragment in STU R150; these STUs were within 100 feet of either end of the original site. The site boundary was extended to the southwest a further 82 feet from the west end and 44 feet north of the east end to include the positive STUs (Figure 14). The additional artifacts do not change the initial interpretation of the site as a low-density lithic scatter, although it adds a historical component likely representing historical agricultural activities. The site is situated at the end of a lobe of poorly drained soils extending north from the larger area of such soils to the south and likely represents a short-duration use of the landform for resource acquisition and processing at an unspecified time in the pre-contact era.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.4 PI1561 (PREVIOUSLY IDENTIFIED)

PI1561 was identified in 2019 as part of the sanitary sewer extension survey just south of the east-west running part of Airbase Road (Aukeman and Schwarz 2019). The original archaeological survey used surface collection, resulting in the recovery of two pre-contact artifacts and three historical artifacts. The original site size was 392 m² (4,219 ft²) and extended about 36 m (120 ft) long northwest-southeast by 11 m (35 ft) wide northeast-southwest, located immediately south of Airbase Road. The initial interpretation of the site was that it represented a low-density lithic scatter with a minor historical component.

Artifacts recovered in 2019 included two flake fragments, one piece of opaque container glass, an unidentified ferrous hardware-related artifact, and a whiteware sherd. During the current survey, the crew found a Flint Ridge bifacial thinning flake in STU EE0 and a Delaware core fragment in the east radial of EE0, located within 100 feet of the original PI1561 site boundary. The site boundary was extended to the northeast a further 106 feet to include the positive STUs (Figure 15). The additional artifacts do not change the initial interpretation of the site as a low-density lithic scatter.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally

diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.5 PI1562/PI1563 (PREVIOUSLY IDENTIFIED)

PI1562 was identified in 2019 as part of the sanitary sewer extension survey just south of the east-west part of Airbase Road (Aukeman and Schwarz 2019). The original archaeological survey used surface collection, resulting in the recovery of five historical artifacts. The original site size was 260 m² (2,799 ft²) and extended about 27 m (89 ft) south of Airbase Road with a width of 9 m (30 ft) (Figure 15). The initial interpretation of the site was that it represented a minor historical scatter. PI1563 was an isolated find of a Lecroy projectile point located 13 meters (43 ft) east of the southern edge of PI1562. Lecroy points are associated with the Early Archaic period (Justice 1987). This artifact was recorded as a separate site from PI1562 due to it being a pre-contact artifact clearly unaffiliated with the historical scatter.

Artifacts recovered in 2019 included a piece of container glass, an unspecified nail, a stoneware sherd, and two whiteware sherds. During the current survey, the crew found a piece of Upper Mercer shatter in STU LL0, a thermally altered Flint Ridge uniface in the east radial of LL0, and a piece of Flint Ridge shatter in STU JJ100, all located within 100 feet of the original PI1562 site boundary. The site boundary was extended to include the positive STUs and PI1563, adding a new pre-contact component to the site, representing a low-density lithic scatter.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with one temporally diagnostic artifact. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.6 PI1564 (PREVIOUSLY IDENTIFIED)

PI1564 was identified in 2019 as part of the sanitary sewer extension survey west of Walnut Creek Pike (Aukeman and Schwarz 2019). The original archaeological survey used surface collection, resulting in the recovery of two pre-contact artifacts. The original site size was 190 m² (2,045 ft²) and extended about 20 m (65 ft) northeast-southwest by 9 m (30 ft) northwest-southeast. The initial interpretation of the site was that it represented a low-density lithic scatter.

Artifacts recovered in 2019 included a piece of debitage and a Stage II biface. During the current survey, the crew found a Delaware unifacial side scraper in STU WW850, located within 100 feet of the original PI1564 site boundary. The site boundary was extended to include the positive STU (Figure 15). The additional artifact does not change the initial interpretation of the site as a low-density lithic scatter.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally

diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.7 PI1565 (PREVIOUSLY IDENTIFIED)

PI1565 was identified in 2019 as part of the sanitary sewer extension survey west of Walnut Creek Pike (Aukeman and Schwarz 2019). The original archaeological survey used surface collection, resulting in the recovery of five pre-contact artifacts. The original site size was 1,434 m² (15,435 ft²) and extended about 88 m (288 ft) east-south by 26 m (86 ft) northwest-southeast. The initial interpretation of the site was that it represented a low-density lithic scatter.

Artifacts recovered in 2019 simply consisted of widely dispersed debitage. During the current survey, the crew found a Delaware uniface on the surface near a treed field boundary to the south of the original site boundary, along with a piece of Delaware shatter in STU CCC800 and another piece of Delaware shatter in that STU's south radial, and an Upper Mercer bifacial thinning flake in STU III850, all located within 100 feet of the original PI1564 site boundary. The site boundary was extended to include the positive STUs and the surface find (Figure 15; Figure 16). The additional artifact does not change the initial interpretation of the site as a low-density lithic scatter.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.8 PI1567 (PREVIOUSLY IDENTIFIED)

PI1567 was identified in 2019 as part of the sanitary sewer extension survey west of Walnut Creek Pike (Aukeman and Schwarz 2019). The original archaeological survey used surface collection, resulting in the recovery of 46 pre-contact artifacts. The original site size was 694 m² (7,470 ft²) and extended about 44 m (144 ft) northwest from the west edge of the road, being 23 m (76 ft) at its widest extent. The initial interpretation of the site was that it represented a low-density lithic scatter.

Artifacts recovered in 2019 simply consisted of widely dispersed debitage. During the current survey, the crew found an additional 46 pre-contact artifacts, extending to the northeast for 117 m (386 ft), with an expanded site area of 4,629 m² (49,832 ft²) (Figure 16). Table 5 shows the summary of the pre-contact artifacts recovered from the current survey effort. The additional artifacts do not change the initial interpretation of the site as a low-density lithic scatter, although it does add a temporal affiliation with the Late Archaic.

Table 5. Site 1567 Pre-Contact Assemblage, 2025 Survey

| Artifact Type | Material | Thermal | Count | Notes |
|---------------|--------------|---------|-------|---------------------|
| Point | Upper Mercer | No | 1 | Kirk Corner Notched |
| Biface | Delaware | No | 1 | Stage III |

| Artifact Type | Material | Thermal | Count | Notes |
|--------------------------|--------------|---------|-------|------------------------------------|
| Biface | Delaware | No | 1 | edge fragment, likely broken point |
| Uniface | Flint Ridge | No | 1 | |
| Uniface | Delaware | No | 1 | |
| Core Fragment | Delaware | No | 1 | |
| Primary Cortical Flake | Unidentified | No | 1 | |
| Secondary Cortical Flake | Flint Ridge | No | 1 | |
| Secondary Cortical Flake | Delaware | No | 1 | |
| Core Reduction Flake | Delaware | No | 1 | |
| Bifacial Thinning Flake | Upper Mercer | No | 9 | |
| Bifacial Thinning Flake | Delaware | No | 2 | |
| Bifacial Thinning Flake | Flint Ridge | No | 1 | |
| Pressure Flake | Delaware | No | 1 | |
| Pressure Flake | Flint Ridge | No | 1 | |
| Broken Flake | Upper Mercer | No | 2 | |
| Broken Flake | Flint Ridge | No | 1 | |
| Broken Flake | Flint Ridge | Yes | 1 | |
| Shatter | Delaware | No | 4 | |
| Shatter | Flint Ridge | No | 2 | |
| FCR | n/a | Yes | 11 | Not collected |

The single diagnostic artifact is a Kirk Corner-Notched Point, diagnostic to the Early Archaic period and dates between 7500 and 6900 B.C. (Justice 1987:71). This example (Figure 24) is

missing a corner but is intact enough to yield measurements of 36.36 mm long by 23.13 mm wide and 5.06 mm thick. The base is 6.67 mm long, 12.12 mm wide, and 3.51 mm thick.

This site shows a low variety of tool types, related to hunting and processing activities. The site is situated on top of the terrace overlooking Big Walnut Creek, just under 200 feet to the east. While there is a cultural affiliation with the Early Archaic period and some indication of thermal activity with the small amount of FCR recovered, there was no real indication of any clustered artifacts indicative of an activity area, nor was there any indication of any artifact-bearing soils below the plow zone.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with only one temporally diagnostic artifact. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.9 PI1875

The crew identified this site in the northwest quarter of the APE in STU W400 and its north and west radials (Figure 14). The artifact assemblage consists of a retouched core reduction flake of unidentified chert, a Delaware core and a Delaware core fragment, and a broken flake of Upper Mercer. Located in a section of Crosby silt loam, this low-density lithic scatter covering 160 square meters is adjacent to a lobe of poorly drained Westland soils extending north from the larger area of Westland soils to the south. The site likely represents a single short-duration activity area related to seasonal wetland exploitation in the pre-contact era, possibly simply being the discard of the artifacts as no longer needed by the small group of people who would have produced them.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.10 PI1877

PI1877 is in the northern portion of the APE. The crew identified this small lithic scatter in STU NN200 and its west radial, recovering two expedient Delaware unifaces within an area of 105 square meters (Figure 15). Like many other similar sites in the APE, this low-density lithic scatter is adjacent to a lobe of poorly drained Westland soils extending north from the larger area of Westland soils to the south. The site is probably related to resource processing from seasonal exploitation of the wetlands formerly associated with the Westland soils.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the

investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.11 PI1878

PI1878 is in the northern portion of the APE. The crew identified this small lithic scatter in STU NN350 and its east radial, recovering four pre-contact artifacts: a Flint Ridge bifacial thinning flake, a Delaware bifacial thinning flake, a piece of Flint Ridge shatter, and a piece of Delaware shatter. This low-density lithic scatter covers 1,030 square meters within a lobe of poorly drained Westland soils extending north from the larger area of Westland soils to the south (Figure 15). The small site is one of several in this general location that are probably related to resource processing from seasonal exploitation of the wetlands formerly associated with the Westland soils.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.12 PI1879

PI1879 is in the northern portion of the APE. Identified in STU QQ350 and the north radial of QQ450 (the primary unit recovered lithic material deemed non-cultural after lab analysis), this low-density lithic scatter includes a piece of Upper Mercer shatter and a thermally altered Flint Ridge uniface showing fine retouching on one edge of a large flake. With an area of 172 square meters, the site is just east of a lobe of poorly drained Westland soils extending north from the larger area of Westland soils to the south (Figure 15). The site is one of several in this general location that are probably related to resource processing from seasonal exploitation of the wetlands formerly associated with the Westland soils.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.13 PI1880

The crew encountered PI1880 in the northern portion of the APE, just west of the residential lot for 5487 Airbase Road (OHI PIC0075904). Surprisingly, despite its proximity to a historical farmstead, the assemblage solely consists of pre-contact artifacts (n=14) recovered from seven positive STUs. The crew recovered three utilized Delaware flakes, two Delaware core reduction flakes, two Delaware bifacial thinning flakes, two Flint Ridge bifacial thinning flakes, one Delaware pressure flake, three pieces of Delaware shatter, and one piece of Flint Ridge shatter within an

area of 848 square meters (Figure 15). The site is situated on a section of well-drained Eldean silt loam. It likely represents a single short-duration occupation related to resource exploitation forays by a small group at an indeterminate time in the pre-contact era.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.14 PI1881

PI1881 is a small, low-density lithic scatter identified southeast of 5487 Airbase Road in a section of Eldean silt loam. The crew recovered three pre-contact artifacts from three positive STUs, consisting of an Upper Mercer core fragment, a Delaware core reduction flake, and a piece of Delaware shatter (Figure 15; Figure 16). The paucity of material does not allow any probable association with a pre-contact activity, although it is in line with the distribution of very sparse, spatially constrained lithic scatters found throughout the uplands of central Ohio.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.15 PI1882

PI1882 is a small, low-density lithic scatter southwest of 5487 Airbase Road and identified in two positive STUs and a radial unit, consisting of two Delaware secondary cortical flakes and a Delaware uniface. The site covers 848 square meters and is situated crossing between Eldean and Crosby soils, as indicated by soil maps (Figure 15). It likely represents a single short-duration occupation related to resource exploitation forays by a small group at an indeterminate time in the pre-contact era.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.16 PI1883

The crew identified PI1883 in two positive STUs and a radial unit south of 5487 Airbase Road, with a site area of 381 square meters (Figure 15). Located on a section of well-drained Eldean soils, the site consists of a core reduction flake, a primary cortical flake, and a piece of shatter, all

of Delaware Chert. The site represents a single short-duration occupation related to resource exploitation forays by a small group at an indeterminate time in the pre-contact era.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.17 PI1884

Site PI1884 is in the northern APE, east of a lobe of Westland soils representing a former wetland of some kind. The crew identified the site in two primary STUs and a radial off one of the primary units, recovering a utilized flake of Delaware chert, a Delaware bifacial thinning flake, and a piece of Delaware shatter. Located on moderately well drained Crosby soils, the 383-square-meter site is one of several in this general location that are probably related to resource processing from seasonal exploitation of the wetlands formerly associated with the Westland soils (Figure 15).

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.18 PI1885

The crew identified PI1885 in three positive STUs and a radial unit in the northeastern APE. Located on a section of well-drained Eldean soils, the site assemblage includes a piece of Delaware shatter, a Flint Ridge bifacial thinning flake, a Delaware core reduction flake, and a uniface, being a flake of glacial chert with fine retouch but otherwise not artificially manipulated. A single piece of FCR was also recovered. The site represents a single short-duration occupation related to resource exploitation forays by a small group at an indeterminate time in the pre-contact era. While FCR was present, this was a single fragment and given the sparse assemblage spread out over an area of 519 square meters in a plowed field, the potential for subsurface features is considered minimal at best (Figure 15).

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.19 PI1887

Site PI1887 is in the northeastern APE, covering an area of 344 square meters (Figure 15). The crew recovered nine pre-contact artifacts from two primary STUs and two radial units. Along with two pieces of FCR, the site assemblage consists of one Delaware bifacial thinning flake, two Delaware core reduction flakes, two pieces of Delaware shatter, and two pieces of Flint Ridge shatter. The site is one of several in this general location that are probably related to resource processing from seasonal exploitation of the wetlands formerly associated with the Westland soils. Although FCR was recovered from one STU, the context of the site suggests that there is a low chance for intact features to be present, given the scarcity of artifacts, the low number of FCR, and the plowed conditions.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.20 PI1889

Site PI1889 is in the northeastern APE, identified in two primary STUs. The site assemblage consists of a piece of shatter and a core reduction flake, both of Flint Ridge chert. Situated in an area of well drained upland soils, the 186-square-meter site is related to resource processing from seasonal exploitation of the former wetlands located to the west (Figure 15).

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.21 PI1890

The crew identified site PI1890 is in the northeastern APE in STU HHH1300 and its northern radial. Artifacts found in these two STUs were two pieces of Delaware chert debitage, being a core reduction flake and a broken flake. While located in an area of well drained upland soils, the 113-square-meter site cannot be associated with any notable pre-contact activity due to the small assemblage and lack of tools (Figure 15).

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.22 PI1891

PI1891 is situated in the northwestern APE within an extensive area of poorly drained Westland soils. The crew recovered three pre-contact artifacts from STU K1350 and its north radial unit, consisting of a utilized Delaware bifacial thinning flake, a Delaware pressure flake, and a single piece of FCR. The 92-square-meter site may represent a brief stop for resource acquisition and processing within the former wetland (Figure 21). The presence of a single piece of FCR is odd, although it is possible that this artifact was misidentified in the field as cultural in origin.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.23 PI1895

Located in the southwestern APE, this low-density lithic scatter covers 683 square meters on a slight rise containing somewhat poorly drained soils (Figure 20). The crew recovered four bifacial thinning flakes from four STUs, with one of Delaware chert, one of Flint Ridge, and two of a dark red unidentified material (possibly glacially-deposited jasper). The slight rise is surrounded by poorly drained soils representing the former wetlands and the site likely represents a brief use of the landform by a small group of people in the pre-contact era during a resource exploitation foray.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.24 PI1896

The crew identified PI1896 on the same landform as PI1895. Covering 323 square meters, this small lithic scatter consists of four pre-contact artifacts recovered from STUs T3950 and the west and south radials of U3850 (the material from the primary STU deemed non-cultural after lab analysis) (Figure 20). Like PI1895, this site represents brief use in the pre-contact era but little else can be said without tools or additional artifact types.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.25 PI1897

PI1897 is a sparse, low-density lithic scatter identified along the southern edge of the APE on a section of well-drained Eldean soils. The crew recovered a utilized Delaware bifacial thinning flake from STU PP3850 and a broken flake of Upper Mercer chert from STU OO3900. The 200-square-meter site represents an ephemeral pre-contact use of the uplands west of Big Walnut Creek (Figure 20).

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.26 PI1898

The crew identified this site in the southeastern APE in a section of well-drained Warsaw soils. It consists of two pieces of shatter, recovered from STU YY3700 and its west radial (Figure 19). One piece of shatter was of Flint Ridge chert, while the other was an unidentified material. The site appears to represent a very brief instance of lithic tool manufacture or maintenance, with no debitage recovered that could be placed in a reduction sequence.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.27 PI1899

PI1899 is another ephemeral, low-density lithic scatter, identified in the southeastern APE. This 68-square-meter site is located within a section of Eldean soils and consists of a Delaware pressure flake and a broken flake of Delaware chert recovered in STU BBB3150 and its east radial (Figure 19). The site appears to represent a brief instance of tool maintenance at an indeterminate time in the pre-contact era.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.28 PI1900

PI1900 is a multicomponent sites with both pre-contact and historical affiliations. The historical component is affiliated with the historical farmstead here (OHI PIC0115404). The crew delineated the site through 45 positive STUs and radial units. Most of the site occupies a slight rise on the terrace overlooking Big Walnut Creek, covering an area of 11,659 square meters (Figure 18). The soils here are the well-drained Eldean series. A total of 68 pre-contact artifacts (Table 6) and 8 historical artifacts (Table 7) constitute the artifact assemblage, with the historical artifacts constrained to an area south-southeast of the existing house.

The pre-contact assemblage is widely dispersed across the site, with most of the positive units only yielding one artifact (n=26), with a few more having two artifacts (n=11). Three STUs had three artifacts, with one STU having four artifacts and another with six artifacts. The site does exhibit a range of lithic reduction flake types, but the late reduction stage is most common. No formal tools were recovered. The six tools in the assemblage represent expedient conversion of debitage or broken tools. The FCR at the site is widely dispersed and shows no patterning that would indicate an area where thermal features may persist below the plowzone. This site likely represents multiple uses of this landform in the pre-contact era, perhaps as a favored staging area for short resource acquisition forays by small groups. The historical artifacts are typical of what may be expected of a late nineteenth century-early twentieth century farmstead and do not indicate the likelihood for significant historical deposits to exist at this site.

Table 6. PI1900 Pre-contact Assemblage Summary

| Artifact Type | Material | Thermal | Count | Notes |
|---------------|--------------|---------|-------|-------------------------------------------------------------|
| Biface | Flint Ridge | Yes | 1 | fragment, one edge bifacially reworked for scraping/cutting |
| Uniface | Delaware | No | 1 | SCF with slight retouch |
| Uniface | Delaware | No | 1 | burin |
| Uniface | Delaware | No | 1 | utilized BTF |
| Uniface | Flint Ridge | No | 1 | utilized BTF |
| Uniface | Unidentified | No | 1 | glacial chert core frag, slight utilization |
| Core Fragment | Delaware | No | 1 | |

| Artifact Type | Material | Thermal | Count | Notes |
|--------------------------|--------------|---------|-------|-------|
| Core Reduction Flake | Delaware | No | 2 | |
| Secondary Cortical Flake | Delaware | No | 1 | |
| Secondary Cortical Flake | Unidentified | No | 1 | |
| Bifacial Thinning Flake | Delaware | No | 4 | |
| Bifacial Thinning Flake | Flint Ridge | No | 7 | |
| Bifacial Thinning Flake | Flint Ridge | Yes | 1 | |
| Bifacial Thinning Flake | Upper Mercer | No | 1 | |
| Pressure Flake | Delaware | No | 1 | |
| Pressure Flake | Flint Ridge | No | 4 | |
| Broken Flake | Delaware | Yes | 2 | |
| Broken Flake | Flint Ridge | Yes | 1 | |
| Shatter | Delaware | No | 13 | |
| Shatter | Flint Ridge | No | 7 | |
| Shatter | Upper Mercer | No | 1 | |

| Artifact Type | Material | Thermal | Count | Notes |
|---------------|--------------|---------|-------|---------------|
| Shatter | Upper Mercer | No | 1 | grey variety |
| FCR | n/a | Yes | 14 | not collected |

Table 7. PI1900 Historical Assemblage

| Unit | Strat | Depth (cmbd) | Artifact Type | Material | Functional Group | Count | Date Range | Notes |
|------------|-------|--------------|--------------------------|----------|------------------|-------|------------|------------------------------------|
| NNN2650 | A | 28 | White Granite Rim Sherd | Ceramic | Domestic | 1 | 1845-1930 | embossed marley |
| NNN2850 | A | 28 | Horseshoe | Metal | Activities | 1 | n/a | cast iron |
| NNN2900 SR | A | 30 | Stoneware Body Sherd | Ceramic | Domestic | 1 | 1705-1930 | salt-glazed, lug handle attachment |
| OOO2650 NR | A | 25 | Stoneware Body Sherd | Ceramic | Domestic | 1 | 1705-1930 | salt-glazed exterior |
| OOO2650 NR | A | 25 | Square Nail | Metal | Architecture | 1 | pre-1890 | fragment |
| OOO2650 SR | A | 25 | Stoneware Body Sherd | Ceramic | Domestic | 1 | 1705-1930 | Brown glaze both sides |
| OOO2800 | A | 30 | White Granite Body Sherd | Ceramic | Domestic | 1 | 1845-1930 | undecorated split sherd |
| PPP2750 | A | 22 | Square Nail | Metal | Architecture | 1 | pre-1890 | fragment |

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally

diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.29 PI1901

PI1901 is low-density lithic scatter located just north of OHI PIC0115404 in the southeast quarter of the APE. This 131-square-meter site is located within a section of Eldean soils and consists of a Flint Ridge biface fragment, a Flint Ridge bifacial thinning flake, and a piece of Delaware shatter recovered from STU OOO2400 and its north and south radials (Figure 18). The site appears to represent an ephemeral pre-contact use of the high terrace west of Big Walnut Creek.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.30 PI1902

The crew identified PI1902 in the large woodlot on the east side of the APE, in an area of Eldean soils. This small, low-density lithic scatter covers 146 square meters and consists of four pre-contact artifacts found in STU NNN2150 and its south and west radials (Figure 17). The site assemblage includes three Flint Ridge bifacial thinning flakes and one Delaware bifacial thinning flake. The site appears to represent an ephemeral pre-contact use of the high terrace west of Big Walnut Creek.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.31 PI1903

PI1903 is a very small, low-density lithic scatter located south of PI1900 and on the same low rise on the west of Big Walnut Creek. The site measures 80 square meters in area and its assemblage consists of two Delaware bifacial thinning flakes recovered from STU GGG3050 and its north radial unit (Figure 18). The site appears to represent a brief instance of tool maintenance at an indeterminate time in the pre-contact era.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.32 PI1908

The crew identified PI1908 in the southeastern corner of the APE. This site covers 1,182 square meters and its assemblage consists of seven pre-contact artifacts recovered from six STUs and radial units (Figure 19). The assemblage includes two Flint Ridge bifacial thinning flakes, a broken flake of Upper Mercer chert, a broken flake of unidentified chert, and three pieces of Flint Ridge shatter. The site appears to represent a brief instance of tool maintenance or production at an indeterminate time in the pre-contact era.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.33 PI1909

PI1909 is in the southeastern corner of the APE. The crew recovered 15 pre-contact artifacts from 11 positive STUs and radial units and one surface find. Situated in an area of Eldean soils, the site covers 1,589 square meters (Figure 19). The assemblage includes a unifacially-retouched Delaware core reduction flake, 2 Delaware core fragments, 1 Delaware core reduction flake, 1 Delaware bifacial thinning flake, 1 thermally altered Flint Ridge bifacial thinning flake, 1 Upper Mercer bifacial thinning flake, 2 Flint Ridge pressure flakes, 3 pieces of Delaware shatter, and 3 pieces of Flint Ridge shatter. The site appears to represent an ephemeral pre-contact use of the uplands west of Big Walnut Creek.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). It is not likely that further work will yield additional significant information about this site relative to what has been collected to date. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the investigation. The artifact assemblage is functionally and numerically limited with no temporally diagnostic artifacts. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.34 PI1910

Site PI1910 is a multicomponent pre-contact and historical site associated with an active farmstead at 10119 Walnut Creek Pike, previously recorded to the OHI as resource PIC0036304. The crew identified the site during subsurface excavation in the manicured yard of the farmhouse and associated outbuildings. Of the 52 STUs excavated on a 25-foot interval in the farmyard, eight units were positive, 23 were negative, and 11 units encountered disturbed soils and were excavated as shovel probes. Obstructions in the farmyard prevented the excavation of some areas on the 25-foot grid. The site is situated on a section of well-drained Eldean silt loam soil.

PIC0036304 was documented to the OHI in 1985 and re-assessed in 2019 during a previous cultural resources survey (Sewell et al. 2019). This house is a 2-story Gabled Ell type built ca. 1870 that has been significantly altered through additions to the south and west sides of the building. Four outbuildings date to ca. 1940, with a fifth built in 1985. The farmstead has been

recommended not eligible for the NRHP in relation to criteria A, B, and C. The house location is not on the 1858 Kellog & Randall *Map of Pickaway County* (Figure 9). A residence is shown much further south of the project area for V. F. Decker. There is a house on the *Atlas of Pickaway County, Ohio* map of Madison Township (Titus 1871) that is somewhat further north than the extant house, but it is probable that the indicated building is this farm (Figure 10). V. F. Decker is the landowner associated with the farm in the nineteenth century, owning 140 acres in Section 17 and 316 acres in Section 20 to the south. There are two houses indicated on the 1871 map for his property, with the southern one being the house associated with this site. The 1925 (1940 edition) USGS *East Columbus, Ohio 15'* series topographic map (Figure 11) indicates a building in this location and not where the previous map had plotted it, further evidence that this farm dates to the third quarter of the nineteenth century.

The field director established a datum at the southeast corner of the front porch, labeled as the 0N 0E center of the H1 survey grid. Subsurface shovel testing proceeded at 25-foot (7.5 m) intervals for two transects south, west and east of the house, with four transects north of the house in an open manicured lawn. Two radial test units were excavated off two positive units along the northernmost transect as well. This testing strategy recovered five pre-contact artifacts and 21 historic artifacts. Site P11910 covers an area of 1,973 m², corresponding to the positive STUs (Figure 19). While typically farmstead site boundaries are extended to include the entirety of the farmstead complex, the paucity of STUs with historical artifacts and extensive modifications to the farm influenced the principal investigator to restrict the boundaries.

The pre-contact assemblage includes a base fragment of a Levanna point made of Flint Ridge chert, two Delaware core reduction flakes, a thermally altered Delaware bifacial thinning flake, and a thermally altered Flint Ridge bifacial thinning flake. The pre-contact artifacts are scattered widely across the site and are not concentrated in any one area. The Levanna point is associated with the Late Woodland period in Ohio, and this type is considered to represent the introduction of bow-and-arrow technology to the region (Justice 1987).

The historical artifact assemblage is classified into two functional groups: Domestic (n=8) and Architecture (n=13). Domestic group artifacts include a sawn mammal bone, an amber bottle base (likely from a beer bottle), three stoneware sherds, and three white granite sherds. The Architecture group items include a whole brick (not collected), one square nail, two wire nails, and nine pieces of window glass. Overall, the artifacts from P11910 are those that are typically expected from a late nineteenth-twentieth century farmstead.

The historical artifacts recovered from the testing did not exhibit any clear distributional patterning. Only one STU, H1 50S 75W, had greater than 10 artifacts; this location yielded 11 architecture-related artifacts and represents 52.4 percent of the total site assemblage. Overall, the high degree of disturbance and low density of historical artifacts at this site implies a low potential for the presence of intact historical archaeological deposits that could add significant new information about nineteenth century agricultural life in Ohio.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). While this appears to have been an owner-occupied site and thus there should be additional documentary evidence about the Decker family in county records, the archaeological evidence suggests there are no archaeological deposits surviving that could indicate activity areas tied to the farmstead layout. Additionally, the long period of occupation and evidence for multiple improvements and alterations to the farmstead

reduces its research value. It is not likely that further work will yield additional significant information about this site relative to collected materials. The site is not connected to a landowner of note, nor is this location the site of an important event. The low density of artifacts across the site does not indicate any type of activity area. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the excavation, either for the pre-contact or historical components. The pre-contact component is sparse and widely scattered, with a single, isolated diagnostic artifact associated with hunting activities. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.35 PI1911

Site PI1911 is a multicomponent pre-contact and historical site associated with a former farmstead west of Walnut Creek Pike. The crew identified the site during subsurface excavation at the northeast corner of the large woodlot in the eastern APE, extending into the agricultural field to the north. The site is situated on a section of well-drained Eldean silt loam soil.

Although absent on the 1858 county map, a farm is shown here on the *Atlas of Pickaway County, Ohio* (Titus 1871) map of Madison Township (Figure 10). V. F. Decker is the landowner associated with the farm, owning 140 acres in Section 17 and 316 acres in Section 20 to the south, with two buildings shown on his property. The house to the south is considered by historians to represent the primary Decker residence, which would imply that this northern house is a tenant farm. The 1925 (1940 edition) USGS *East Columbus, Ohio 15'* series topographic map (Figure 11) indicates a building in this location as well. A house and outbuilding is present on the 1964 *Lockbourne, Ohio 7.5'* USGS map (Figure 12). Historical aerial photography shows the farmstead in 1953, with a house and several outbuildings. The farmhouse was situated at the north end of the farmstead, with at least 12 outbuildings arranged in a rough semi-circle to the south. Subsequent aerial photographs show outbuildings gradually being removed from the farmstead, and by 1983, only the house remained, with secondary growth overtaking the rest of the farmstead. The house was demolished between 1983 and 1994, and by 2002, the entire farmstead area was wooded.

The crew identified the site through shovel testing at 50-foot intervals and visual inspection. Nine STUs were positive for artifacts within an area of 1,108 square meters, corresponding to the north end of the former farmstead (Figure 17). No artifacts were found in the location of the outbuilding cluster as indicated on the aerial photographs. A small, uncapped brick-lined well, roughly two feet in diameter with a rectangular concrete cap at the surface measuring two by four feet, was found at the south end of the site (Photo 41). This location would have been between the house and the outbuilding cluster. The well is not definitively visible in the historical aerial photographs, although there is a small shadow in its approximate location on the 1957 aerial photograph. The interior of the well is partially filled with bricks, either from a superstructure above the well or possibly from the demolition of the house. No other indication of historical features or surface artifacts were noted during visual inspection. The complete lack of surface evidence for the house implies demolition and site grading-disturbed soils were noted in units in the approximate location of the house.

The pre-contact component of the site consists of nine artifacts found in STU MMM1550 and its north and south radials, located at the north end of the site, and in the south radial of STU MMM 1650. The assemblage includes an Upper Mercer biface fragment, a Delaware core reduction flake, a Delaware primary cortical flake, a Flint Ridge pressure flake, a broken flake of Upper Mercer, a piece of Upper Mercer shatter, and three pieces of FCR, all recovered from the

plowzone (apart from a single piece of FCR found in the southwest part of the site, in context with historical artifacts). The pre-contact component represents ephemeral, short-duration use of the uplands west of Big Walnut Creek at an indeterminate point in the pre-contact era.

The historical assemblage is sparse, consisting of 16 artifacts. Ten artifacts are classified in the Domestic group, including three porcelain sherds, three stoneware sherds, one white granite sherd (with a Wellsville Pottery mark), and three whiteware sherds. The remaining six artifacts are pieces of container glass. The sherd with the Wellsville Pottery mark dates to the first three decades of the twentieth century, although its discard may have occurred much later. The lack of architecture-related artifacts is unexpected for a site that should date back to the 1870s or even earlier and implies a general lack of archaeological potential for the historical component of this site.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). The site lacks documentary evidence to identify its occupants, had a long occupational range, and no longer retains evidence for the farmstead layout, apart from the well. No indication of activity areas is present and there are no Architecture group artifacts present in the assemblage. The research value of this site is deemed low. It is not likely that further work will yield additional significant information about this site relative to collected materials. The site is not connected to a landowner of note, nor is it the site of an important event. The low density of artifacts across the site does not indicate any type of activity area. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the excavation. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

8.3.1.36 PI1912

Site PI1912 is a historical site associated with the farmstead at 9543 Walnut Creek Pike, previously recorded to the OHI as resource PIC0076204. The crew identified the site during subsurface excavation in the manicured yard of the farmhouse and associated outbuildings. The site is situated on a section of well-drained Eldean silt loam soil.

PIC0076204 was documented to the OHI in 2019 during a previous cultural resources survey (Sewell et al. 2019). This house is a 2-story Gabled Ell type frame building dating to at least 1858. In form, it is similar to a three-bay I-house but with a forward cross-gable extension. The rear of the house has been altered with a full-width addition. A dilapidated barn is located north of the house but there are no other outbuildings of note apart from a pair of garages. The farmstead has been recommended not eligible for the NRHP in relation to criteria A, B, and C. The house location is on the 1858 Kellog & Randall *Map of Pickaway County* (Figure 9), owned by Mrs. Rarey. The *Atlas of Pickaway County, Ohio* map of Madison Township (Titus 1871) shows ownership as Sarah Rarey (Figure 10). A house is depicted here on the twentieth century USGS maps as well. Historical aerial photographs dating back to 1953 show there were a few outbuildings besides the barn present at this farmstead, placed between the house and the barn, west of the house, east of the barn, and extending north of the barn. These outbuildings persisted to about 1971, when some of them become absent from the aerial photograph of that year. By 2019, the northern building attached to the barn had collapsed and was removed.

The field director established a datum at the northwest corner of the house, labeled as the 0N 0E center of the H1 survey grid. Subsurface shovel testing proceeded at 25-foot (7.5 m) intervals for

three transects west of the house, and three transects east of the house and south of the entry drive. STUs north and east of the house were outside the area considered to have a high potential for historical deposits and tested at the standard 50-foot interval. In addition, STU TTT300 on the standard grid adjacent to the farm was positive. This testing strategy recovered 87 historic artifacts; all located west and south of the house. Site P11912 covers an area of 1,109 m², corresponding to the positive STUs (Figure 16). While typically farmstead site boundaries are extended to include the entirety of the farmstead complex, the lack of STUs with historical artifacts located anywhere else within the farm complex influenced the principal investigator to restrict the boundaries.

The assemblage can be divided into the following functional groups: Domestic (n=39, 44.8%), Architecture (n=9, 10.3%), Activities (n=2, 2.3%), Furnishings (n=3, 3.4%), Personal (n=1, 1.1%), Utilities (n=1, 1.1%), and Indeterminate (n=30, 34.5%). Artifacts in the Domestic group span the nineteenth and twentieth centuries, ranging from redware sherds dating to the first half of the nineteenth century to twentieth century bottles and porcelain sherds with decorations typical for the early twentieth century. The next most populous group is the Indeterminate group, which mainly consists of container glass and bottle fragments that lack diagnostic features allowing a more precise functional classification. The Architecture group artifacts include a small number of window glass fragments, brick fragments, two wire nails, and a square nail. The Activities group consists of a late nineteenth-early twentieth century shotgun cartridge and a glass marble, a flowerpot sherd and lamp chimney glass make up the Furnishings group, a pharmaceutical bottle finish represents the Personal group, and the Utilities group contains a glass insulator fragment. In all, these artifacts are typical of a farmstead occupied for at least 170 years, although the frequency is much lower than what might be expected. Apart from the redware fragments, no artifacts were found that might indicate an occupation earlier in the nineteenth century. The distribution of artifacts does not suggest any preferred disposal location with any confidence, although there is a slight rise in artifact frequency around just south of a lone tree located southwest of the house and another behind the garages at the north end of the site.

In terms of NRHP evaluations, none of the criteria would apply to this site given the collected information to date (Little et al. 2000; NPS 1997). While this appears to have been an owner-occupied site and thus there should be additional documentary evidence about the Rarey family in county records, the archaeological evidence suggests there are no archaeological deposits surviving that could indicate activity areas tied to the farmstead layout. Additionally, the long period of occupation and evidence for multiple improvements and alterations to the farmstead reduces its research value. It is not likely that further work will yield additional significant information about this site relative to collected materials. The site is not connected to a landowner of note, nor is it the site of an important event. The low density of artifacts across the site does not indicate any type of activity area or building locations. No evidence of intact subsurface cultural features or occupational deposition zones was observed during the excavation. Further work is not deemed necessary at this site, and it is not considered eligible for inclusion into the NRHP.

9.0 HISTORY/ARCHITECTURE SURVEY METHODOLOGY AND CONTEXT

Architectural Historian Elizabeth Elliott, MA, and Brett Carmichael, MA, Senior Architectural Historian for L&A, conducted the history/architecture survey of the APE in August 2025, using history/architecture survey methods based on those outlined in the *Ohio Department of Transportation (ODOT) Cultural Resources Manual* (ODOT 2012; Chapters 5-6, Appendix D) and

in the *Guidelines for Conducting History/Architecture Surveys in Ohio* provided by the SHPO (OHPO 2014). These survey methods represent the standard methodology used most frequently within Ohio. Regardless of age, all properties within the APE were examined. The reconnaissance-level field survey was conducted within the project's APE to assess the integrity of the historical-era resources there and to make recommendations for intensive-level research and documentation if any are determined to be eligible for the NRHP.

The identification of parcels with resources over 50 years of age was assisted by the Franklin and Pickaway County Auditor online GIS mapping systems to supplement the known resources identified during the literature review, and from examination of historical aerial photographs. The APE includes a boundary around the proposed project area, consisting of portions of the parcels included in and next to the project area boundary. These resources in this buffer are the most likely to be affected by the undertaking in a manner other than direct, physical removal. Predominately, the foreseeable effects in this buffer would stem from the visual alteration of the landscape in and around the project area. The boundary of the visual buffer is the limit where significant visibility ceases, including all known historical-era resources in its vicinity (Figure 25; Figure 26). This boundary is generally defined by elements limiting visibility and generally consisted of large agricultural parcels to the north, west, and south, and smaller residential parcels along the north boundary and to the east along Walnut Creek Pike, all of which surround and contain the proposed undertaking. In the east, visibility is limited by the treed riparian corridor of Walnut Creek, whose western bank is more heavily forested in portions. The field survey eliminated some of the resources identified in the research phase from further consideration because of a total lack of visibility toward the project area, and in one instance because the resource had been demolished.

Three previously recorded OHIs lie within the project area: PIC0075904, PIC0076204, and PIC0036304. There are 12 previously recorded OHIs within the broader APE. One of these resources (PIC0075504) was found to have been demolished since its initial documentation (Figure 7; Figure 25; Figure 26). Eight new OHI resources were recorded, two lying north of the project area, four to the northeast, and two to the east. These resources are all over 50 years of age and were identified as having a whole or partial view toward the project area (Figure 25; Figure 27). Six of the OHI resources represent late twentieth century single family dwellings on small rural residential lots. One resource, PIC0115104, includes three remnant agricultural outbuildings dated to the early to mid-twentieth century. These resources were part of a former farmstead at 9361 Walnut Creek Pike. One of the new OHIs, PIC0115504, is a 1900 Parker Thru Truss concrete and steel bridge, which carries Perrill Road over Walnut Creek. This resource is also included in ODOT's TIMS Historic Bridge Inventory as SFN 6531725. All eight newly identified resources within the APE were recorded, photographed, and documented through notes and research; all were also given a reconnaissance level evaluation for integrity and significance under the NRHP Criteria. Additionally, the newly identified resources are being recorded to the OHI as part of this reporting. These resources are discussed further below. Dates and descriptions are generally aggregated from the standard house type books by McAlester and McAlester (2009), McAlester and McAlester (2017), Foster (2004), and from the OHI guidebook by Gordon (1992).

9.1 BUILDING TYPES AND SETTLEMENT PATTERNS WITHIN THE APE

The APE for this project largely remained a rural farming community from settlement until the early 1940s, when non-agricultural residences began to appear as the increasing availability of automobiles allowed people to live farther away from their places of employment. The construction of the Lockbourne Army Airfield (Rickenbacker Air National Guard Base) during WWII spurred new development and increased temporary residency in the region. This new settlement pattern began a significant alteration of the surrounding area by introducing warehousing, light industry, and military housing and other facilities into the land-use context. The types and styles of buildings within the APE reflect this transition from large agricultural family-owned parcels to smaller lots containing one-story and one-and-a-half-story houses (e.g., small Vernacular Cottages and Ranches) for commuting nuclear working-class families. Most of the houses in the APE are of framed wood construction, showing expediency of material and design. Some have brick bearing walls that show a slightly more expensive and technical form of construction, while still using relatively available materials. There are also examples of modern Vernacular Dwellings dating from the late twentieth and early twenty-first centuries, as well as two bridges, one built in 1900, the other built in 2014.

9.2 ANALYSIS FOR POTENTIAL HISTORIC DISTRICTS WITHIN THE APE

A NRHP eligible historic district is not recommended for delineation within the APE for this project. The theme of agriculture could potentially be a unifying identity for several of the resources here; however, the general evolution of land use from settlement-era farms to twentieth century farms, then to a late-twentieth century rural residential function, has eroded the setting and feeling of the historical farming environment that was once prevalent here. Construction of the Rickenbacker International Airport also contributed to this development as its entire parcel originally served only an agricultural function. Similarly, the few remaining buildings that would have been associated with that historical theme have been altered, both physically and functionally, and they are no longer adequate representations of their historical selves. A rural historic district based on the theme of agriculture is not recommended here.

There are a few variations of vernacular building types throughout the APE, but the fact that all the buildings are vernacular does not marry them within a significant building type or historical theme. It seems that there never was a neighborhood identity in this area, and none of its construction was part of a planned development. Rather, new buildings were erected opportunistically over the course of several decades where space allowed. They were built by building speculators and/or parcel owners, on parcels subdivided by both original land speculators and by others organized later in the twentieth century.

The housing stock in general has been altered through both routine maintenance and substantial additions, somewhat lessening any integrity these resources may have had. Their significance is also collectively low because they are all common types and do not display unique design features or construction techniques. They do not appear to represent a planned community but are rather part of the natural growth from a rural farming region to a rural suburban community and as such are rural examples of common architectural types. Additionally, no single significant event has occurred here, nor are these resources representative of a broader historic pattern which would elevate the eligibility of these resources collectively.

Individually, the historical-era dwellings and the 15 extant OHI resources within the APE are neither highly significant, nor do they exhibit appropriate levels of integrity to be considered eligible. Therefore, there is little likelihood that their collective presence would initiate consideration of a new historic district. No portions of the APE belong in an adjacent district. The region containing the APE is not cohesive or homogeneous and it seems unlikely that any of the surrounding area might represent a potential historic district. The surveyed resources do not express a sense of belonging within any broader potential district.

9.3 RESULTS OF THE HISTORY/ARCHITECTURE SURVEY

The literature review for this project indicated that there were 16 previously recorded OHIs within the 2-km study radius (Figure 7). One of these previously inventoried resources was found to have been demolished (PIC0075504), and the remainder of the inventoried resources had previously been recommended as Not Eligible for the NRHP. Three of the previously inventoried resources lie within the project area and will be demolished as part of the undertaking: PIC0075904, PIC0076204, and PIC0036304. As none of these resources were recommended as eligible and requiring further documentation, they are not given individual assessments in this report.

The current study identified eight historical-era resources within the APE. One of these, PIC0115404 at 9959 Walnut Creek Pike, is also within the project footprint and is the fourth historical-era resources that will be demolished as part of the undertaking. The remaining seven resources are beyond the project area but may have line-of-sight to the newly built elements of the project. To a greater or lesser degree, each will experience a slight alteration of the general usage of the land by the construction of the new manufacturing facility. This pattern of land use change has already been occurring in the general setting of these newly identified historical resources. The region has been altered from the prior era when the dominate land use pattern was agriculture and rural residential, when these resources were constructed. This means that the integrity of the general setting for these newly identified resources has already been diminished. There are both large-scale modern industrial buildings and a few intrusions of modern dwellings interposed within the APE and the broader region. Any visibility of the finished product will be a general alteration to their historical aspects of Setting, Feeling, or Association, though these aspects have already been markedly lessened or in some cases, entirely removed. None of the newly recorded OHIs is being recommended as Eligible for the National Register. Summarized data for all documented structures (previously recorded and newly identified) within the APE are provided in Appendix F, and these resources are depicted in Photo 42–Photo 83.

9.4 HISTORY/ARCHITECTURE RESOURCES WITHIN THE PROJECT AREA

There is a total of four newly documented historical resources within the project area. Three of these resources are historical-era farmsteads with a mixture of modern and historical-era outbuildings on their parcels. The fourth and final resource is a single-family dwelling set on a small rural residential lot (<5 acres). All four resources will be demolished as part of the proposed undertaking.

Newly Evaluated Resources

PIC0115404 (Scarborough Land Holdings VIII LLC Residence)

Location: 9959 Walnut Creek Pike

Construction Date: 1974

This single-family dwelling is a vernacular, side-gable Ranch type (Gordon 1992:141; McAlester 2017:596-603, 608-609). It has a centered recessed entryway that shelters a replacement front door, with a replacement tripartite picture window to one side. The picture window is made up of a large rectangular pane flanked by double-hung one-over-one sashes. A modern vinyl railing lines the uncovered wood deck front porch, likely both later additions. Two replacement one-over-one windows are set in the southern third of the façade (east). The northern third is an attached garage that has retained its original wooden single-car garage door. Two other replacement windows are in the south elevation, while the north elevation is blank. The whole house is clad with replacement vinyl siding and it has a replacement asphalt shingle roof. A small ventilation pipe is offset within the forward roof surface, indicating that the house never had a chimney. This parcel also includes a modern shed and swimming pool to the rear of the house (Figure 26–Figure 27; Photo 68–Photo 70).

Per standard Phase I investigation methods, this newly recorded dwelling (PIC0115404) does not have any significant thematic associations. The building itself is somewhat modified and possesses a low degree of integrity. It is a common residential building type with a common form, constructed of common materials with common methods. It has been altered through routine maintenance (replacement vinyl siding, windows, door, asphalt shingle roof), and the building does not exhibit any exceptional details or historical associations that render it historically significant. The dwelling does not appear to be associated with any significant figures in history, nor does it serve as an excellent example of an architectural style or trend. As such, it is considered to have unsatisfactory integrity per Criteria A, B and C. PIC0115404 is recommended as Not Eligible for the NRHP, either individually or as part of a historic district. The project will directly affect the building through demolition. However, as it is not eligible, this activity should not be construed as an adverse effect to a Historic Property.

Previously Evaluated Resources

All three farmstead resources were previously recorded to the Ohio Historic Inventory by the current report author, during the Phase I Cultural Resources Survey for the Proposed Pickaway County Industrial Park in 2019, conducted by Lawhon & Associates, Inc. (Sewell et al. 2019):

- PIC0075904 - Arnold Residence is located at 5487 Airbase Road, 0.23 miles west of the northeast corner of the project area (Figure 25; Figure 27; Photo 61)
- PIC0076204 – JCD Pickaway Farm (Rarey Farm) is located at 9543 Walnut Creek Pike in the northeast corner of the project area (Figure 25; Figure 27; Photo 67)
- PIC0036304 – White Residence (Decker MM) is located at 10119 Walnut Creek Pike, 0.11 miles north of the southeast corner of the project area (Figure 26; Figure 27; Photo 72)

All three of these previously recorded resources were recommended as Not Eligible for the NRHP, either individually or as a historic district, during the 2019 investigation. All three failed to meet Criteria A or B due to their lack of historic associations, nor were they eligible under Criterion C

due to their low physical integrity. L&A recommends that no new information from the current study necessitates any alteration to the existing status of OHIs: PIC0075904, PIC0076204, or PIC0036304. The project will directly affect all three residences and their associated outbuildings on their parcels through demolition. However, as they are not eligible, this activity should not be construed as an adverse effect to a Historic Property.

9.5 HISTORY/ARCHITECTURE RESOURCES WITHIN THE APE FOR VISUAL EFFECTS

There are seven newly documented historical resources within the project's broader APE for visual effects. Six of these are domestic resources, consisting of one historical-era farmstead and five more recent historical-era single-family dwellings set on smaller rural residential lots. There is also a historical era bridge within the APE (Section 9.6 below). None of these seven resources will be physically impacted by the proposed undertaking.

FRA1107024 (Harry Residence)

Location: 3635 London-Lancaster Road

Construction Date: 1973

This single-family vernacular dwelling is a side-gabled Ranch type (Gordon 1992:141; McAlester 2017:596-603, 608-609). It has a centered recessed entryway that shelters its original front door, with triple set one-over-one windows beside the doorway, possibly replacements of the original picture window. To the east and west of the porch, there are three shorter replacement vinyl windows. A single square post supports the corner eave of the principal roof, where it extends over the recessed porch. The eastern third of the building serves as an attached garage that extends from just below the principal gable end. The garage door has been replaced, centered in the east elevation. It is entirely clad with replacement vinyl siding, though the façade includes the original brick water table. Both stages of the roof are clad with replacement asphalt shingles. It does not appear to have ever had a chimney. This parcel includes three modern outbuildings to the rear (southwest) of the house, and a pool immediately southeast (Figure 25; Figure 27; Photo 43Photo 44).

This resource is 0.54 miles north of the north project area boundary. Visibility of the newly constructed elements will be slightly obscured by existing trees along the southern edge of its parcel, but it will likely have a view of the project once completed (Photo 47). The new development will be a continuation of the alteration of land use that has been occurring in the region – a trend of changing formerly agricultural and rural residential land into modern warehousing facilities. This trend began in the 1940s, with the pace and scale of change increasing substantially in the late twentieth century and in the early twenty-first century. Therefore, the effect of the undertaking on this resource's setting (concerning the alteration of historical land-use patterns) will not be an initiation of a new effect, but rather a continuation of a pattern that is well established. It does not appear that the property is associated with any persons or events significant in history; therefore, it is not eligible for NRHP inclusion per Criteria A or B. Along with its lack of associative significance, this example of a common type has moderate integrity and therefore is not eligible under Criterion C. FRA1107024 is not recommended as eligible, either individually or as part of a district, to the NRHP.

FRA1107124 (Arthur Residence)

Location: 3691 London-Lancaster Road

Construction Date: 1972

This single-family vernacular dwelling is a one-story tall, rambling planned, Ranch house type with a cross-hipped roof (Gordon 1992:141; McAlester 2017:596-611). Two wings extend from each lateral end to form a rectangular aligned Z-plan. The central body section of the dwelling has a flush entryway, flanked by replacement vinyl double-hung windows. The window set to the west of the doorway is a paired set and may have replaced a picture window. The southern (rearward) wing has a large, exterior chimney on the western elevation, and a side entrance is also centered there. The northern wing extends forward from the eastern end and houses an attached garage. Two shorter replacement vinyl windows are located on the eastern elevation of that wing, behind the garage portion. The original brick cladding water table extends across the façade and around the north wing, including two small half walls with integrated lamp posts at each corner of the façade. The remainder of the building is clad with stucco, which may have been the original exterior material. Stucco also covers the rear brick chimney from the ground to the eave. There are two modern outbuildings set at the far southern (rear) parcel line (Figure 25; Figure 27; Photo 45Photo 46).

This resource is 0.53 miles north of the north project area boundary. Visibility of the project area is slightly obscured by existing trees and outbuildings, but it will likely have a view of the newly constructed elements once completed (Photo 47). The new development will be a continuation of the alteration of land use that has already been occurring in the region – a trend of changing formerly agricultural and rural residential land into modern warehousing facilities. This trend began in the 1940s, with the pace and scale of change increasing substantially in the late twentieth century and in the early twenty-first century. Therefore, the effect of the undertaking on this resource's setting (concerning the alteration of historical land-use patterns) will not be an initiation of a new effect, but rather a continuation of a pattern that is well established. It does not appear that the property is associated with any persons or events significant in history; therefore, it is not eligible for NRHP inclusion per Criteria A or B. Along with its lack of associative significance, this example of a common type has moderate integrity and therefore is not eligible under Criterion C. FRA1107124 is not recommended as eligible, either individually or as part of a district, to the NRHP.

PIC0098104 (Strickler Residence)

Location: 9011 Walnut Creek Pike

Construction Date: 1970

This single-family dwelling is a vernacular, side-gable Ranch type (Gordon 1992:141; McAlester 2017:596-603, 608-609). Historical aerial photographs show that the pedimented portico was an addition made between 1983 and 2000. It shelters the main entrance and is supported by four plain wooden posts. The replacement front door is set just off center and is flanked by four replacement vinyl tripartite windows, two to each side (north and south). Each of these window units is made up of a central rectangular pane and flanking one-over-one sashes. The south elevation has two replacement vinyl one-over-one windows. Apart from vinyl siding on the portico and eaves, it is clad with the original aluminum siding. It has an asphalt shingle roof and does not

appear to have ever had a chimney. A detached two-car garage and three modern agricultural outbuildings are located southwest and south of the dwelling (Figure 25; Figure 27; Photo 48–Photo 49).

This resource is 0.50 miles northeast of the northeast corner of the project area. Visibility of the project area is obscured by existing tree lines of properties to its south, but it may have a view of the newly constructed elements once complete (Photo 50). The new development may increase traffic along Walnut Creek Pike but this will simply be a continuation of the alteration of land use that has already been occurring in the region – a trend of changing formerly agricultural and rural residential land into modern warehousing facilities. This trend began in the 1940s, with the pace and scale of change increasing substantially in the late twentieth century and in the early twenty-first century. Therefore, the effect of the undertaking on this resource's setting (concerning the alteration of historical land-use patterns) will not be an initiation of a new effect, but rather a continuation of a pattern that is well established. It does not appear that the property is associated with any persons or events significant in history; therefore, it is not eligible for NRHP inclusion per Criteria A or B. Along with its lack of associative significance, this example of a common type has moderate integrity and therefore is not eligible under Criterion C. PIC0098104 is not recommended as eligible, either individually or as part of a district, to the NRHP.

PIC0115004 (Robert Residence)

Location: 9181 Walnut Creek Pike

Construction Date: 1966

This resource is a vernacular, one-story, rectilinear, single-family dwelling built at the edge of a small terrace. The southern third of the dwelling's façade (east), was the original dwelling. To the north of that a large addition was built between 1976 and 1979 (NETR 2025), nearly tripling the buildings original massing and footprint. Both portions have a side-gable roof, but the original portion has a flatter slope. That original part also has an extension of its principal roof, sheltering the front porch. There is the front door with a sidelight (both modern units), flanked by a double-set window to the north and two single units to the south (all modern one-over-one vinyl units). The northern addition has a protruding bay window and two one-over-one vinyl units. All windows and doors are modern replacements. There is also an addition to the southwest corner, likely an enclosed entry porch/mudroom with a horizontal slider window and modern door. The original detached garage is still located southwest of the dwelling, but it has all new door and siding materials (Figure 25; Figure 27; Photo 51 Photo 52).

This resource is 0.31 miles north of the northeast corner of the project area. Visibility to the project area is obscured by a small, forested area to the west and south and treed parcel lines to the south. Despite this tree coverage, it may have a view of the project once completed (Photo 53). The new development may increase traffic along Walnut Creek Pike but this will simply be a continuation of the alteration of land use that has already been occurring in the region – a trend of changing formerly agricultural and rural residential land into modern warehousing facilities. This trend began in the 1940s, with the pace and scale of change increasing substantially in the late twentieth century and in the early twenty-first century. Therefore, the effect of the undertaking on this resource's setting (concerning the alteration of historical land-use patterns) will not be an initiation of a new effect, but rather a continuation of a pattern that is well established. It does not appear that the property is associated with any persons or events significant in history; therefore,

it is not eligible for NRHP inclusion per Criteria A or B. Along with its lack of associative significance, this altered example of a common type has low integrity and therefore is not eligible under Criterion C. PIC0115004 is not recommended as eligible, either individually or as part of a district, to the NRHP.

PIC0115104 (Kizer Former Farmstead)

Location: 9361 Walnut Creek Pike

Construction Date: ca. 1900 & ca. 1940

This parcel contains four remnant outbuildings associated with a former farmstead. The original farmhouse, seen on historic aerial photographs as early as 1953, was demolished between 2013 and 2015 (NETR 2025; Google Earth). The farmhouse appears to have been a Gabled Ell type, of an indeterminate age. Only three of the outbuildings are of historical age, a ca. 1900 wood pole building (40' long by 60' wide), ca. 1940 wood pole building (20' long by 40' wide), and a ca. 1900 corn crib (26' long by 30' wide). A quonset building was added to the farm lot sometime after 1983 (NETR 2025). The larger buildings are set in a row, behind (west) where the house had been, their gable ends facing Walnut Creek Pike. The corncrib is set with its eave toward the roadway, aligned with the rear of the dwelling, but across the farmyard (Figure 25; Figure 27; Photo 54Photo 55).

This resource is 0.13 miles north of the northeast corner of the project area. Visibility to the project area is obscured by a small, forested area to the west and south and treed parcel lines to the south. Despite this tree coverage, it may have a view of the newly constructed elements once completed (Photo 55). As this resource is missing its original farmhouse, the anchor of the historical farmstead, its setting and association is significantly impacted. The new development may increase traffic along Walnut Creek Pike but this will simply be a continuation of the alteration of land use that has already been occurring in the region – a trend of changing formerly agricultural and rural residential land into modern warehousing facilities. This trend began in the 1940s, with the pace and scale of change increasing substantially in the late twentieth century and in the early twenty-first century. Therefore, the effect of the undertaking on this resource's setting (concerning the alteration of historical land-use patterns) will not be an initiation of a new effect, but rather a continuation of a pattern that is well established. It does not appear that the property is associated with any persons or events significant in history; therefore, it is not eligible for NRHP inclusion per Criteria A or B. Along with its lack of associative significance, all three historical-era outbuildings are of a common type with low integrity and therefore is not eligible under Criterion C. PIC0115104 is not recommended as eligible, either individually or as part of a district, to the NRHP.

PIC0115204 (Duffee Residence)

Location: 9480 Walnut Creek Pike

Construction Date: 1960

This rectangular one-story, vernacular, single-family dwelling was built at the edge of a small terrace, with the rear (east) walk-out basement being lower than the western façade entrance. The dwelling has a modern wood deck at the southern third of the façade at the entryway. The forward eave extends slightly across the entire façade and shelters the entrance. The front door has a modern vinyl replacement bay window immediately north, also accessed by the wood deck. Further north along the façade and around to the northern gable end elevation are four original

aluminum slider window units. It is clad with three types of materials: the entry has horizontal wood siding from the foundation to the eave, a masonry veneer has recently been applied to the lower half of the façade, and the remainder of the building is stucco. There is an enclosed sunroom addition to the rear, which has modern slider windows and panel siding. The principal roof is clad with asphalt shingles, and its gable eaves flare slightly at the peak. The rear addition has a metal roof. A modern metal chimney vent is offset within the forward roof surface (Figure 25; Figure 27; Photo 64Photo 65).

This resource is 0.03 miles northeast of the northeast corner of the project area. Visibility of the project area is obscured by the forested adjacent parcel, but it may have a view of the newly constructed elements once completed (Photo 66). The new development may increase traffic along Walnut Creek Pike but this will simply be a continuation of the alteration of land use that has already been occurring in the region – a trend of changing formerly agricultural and rural residential land into modern warehousing facilities. This trend began in the 1940s, with the pace and scale of change increasing substantially in the late twentieth century and in the early twenty-first century. Therefore, the effect of the undertaking on this resource's setting (concerning the alteration of historical land-use patterns) will not be an initiation of a new effect, but rather a continuation of a pattern that is well established. It does not appear that the property is associated with any persons or events significant in history; therefore, it is not eligible for NRHP inclusion per Criteria A or B. Along with its lack of associative significance, this example is a very common type with low integrity and is not eligible for the NRHP under Criterion C. PIC0115204 is not recommended as eligible, either individually or as part of a district, to the NRHP.

9.6 ANALYSIS OF HISTORIC STRUCTURES WITHIN THE APE FOR VISUAL EFFECTS

According to ODOT's TIMS Historic Bridge Inventory, SFN 6531725 is the only historical-era bridge within the APE (Figure 26; Photo 70Photo 71). The bridge was built in 1900 with a major rehabilitation in 1990 and carries Perrill Road over Walnut Creek. It is a concrete and steel Parker Thru Truss bridge type. SFN 6531725 is being recorded to the OHI as of this reporting as OHI: PIC0115504. ODOT's internal assessment is that the bridge is Not Eligible for the NRHP; L&A has not identified any new information that would require an alteration to this existing status.

10.0 DISCUSSION OF RESEARCH QUESTIONS

The project research design addressed the potential of the project area and its APE to contain cultural resources and to analyze the significance of any resources to determine if the project may affect any that were identified. The three general questions posited in the Research Design (Section 5.0) can be answered here, using the results of fieldwork as analyzed regarding the information from the environmental and cultural resources literature review.

- 1. What types of cultural resources are present or can be expected to be present within the project area, based on environmental factors and knowledge of past cultural development within the region?*

Eleven previously identified archaeological sites are recorded within the project area, consisting of low-density lithic scatters, some with minor historical components. Additionally, Mills (1941) placed a mound within the project area. The environmental and cultural contexts for this location suggested a high potential for encountering previously undocumented pre-contact sites. Much of the landform within the APE contains level, well-drained soils. Other poorly drained soils, such as the areas of Westland soils, could have

been seasonal wetlands before agricultural development. If long-term occupations were to be encountered, they should be on well-drained soils in proximity to the flowing water of Walnut Creek. Based on contextual research and recent survey experience in the local region, it is expected that a pattern of low-density lithic scatters found in proximity to former wetlands would be documented within the site, with the chance for more substantial occupations associated with well-drained soils overlooking Big Walnut Creek. Historical archaeological sites are anticipated in association with the locations of the current and former farmsteads within the project area.

Fifteen previously recorded OHIs were identified within the APE. These resources range from former and intact early farmsteads to post-war rural residences, and further historical standing buildings will likely relate to this cultural development within the region. A historical cemetery that was abandoned was plotted in the project area, but research conducted for this project strongly suggests that it is more likely situated outside the project area to the west or north.

2. *If present, what is the significance of the cultural resources in relation to identified historical themes and periods?*

Archaeological sites identified during the survey largely conformed to the survey expectations, being primarily low-density lithic scatters indicative of resource acquisition forays by small groups throughout the pre-contact era. Very few indicators of occupations, more substantial than a temporary halt on the landscape, were found. These are associated with sites on the eastern edge of the project area near Big Walnut Creek, where FCR was found in sparse quantities. However, the data recorded from the larger pre-contact sites in this location do not suggest that the sites represent a more intensive or long-term occupation of the landform. Instead, the sites are probably a palimpsest of repeated staging areas used by groups working in the former wetlands in the western project area.

Pre-contact sites encountered within the APE show a continued correlation with elevated glacial landforms in central Ohio. Pre-contact peoples focused on the low ridge extending into the project area from the conical kame to the north, as many sites identified within the project area are scattered along this landform. Furthermore, the soil types suggest that the western portion of the project area may have been a large wetland, which would have been an attractive environment for human exploitation. Particularly in the northern portion of the project area, pre-contact sites were identified just outside the boundary of poorly drained soils. These sites are likely representative of on-site resource processing resulting from the seasonal exploitation of the wetlands. However, there does seem to be a gap in sites found in the central portion of the project area. One would expect that seasonal exploitation of the wetland would also have occurred in this area. The low glacial ridge does seem to extend the furthest away from the central portion of the area in this general area, and therefore, perhaps discouraged wetland exploitation. The fact that there are many more sites on the northern portion of the project area may also have some correlation with the conical kame (the most impressive landform in the area) just outside the project area, and its proximity to the wetlands on the northern side of the area. The eastern portion of the project area transitions toward Walnut Creek, which would have been a perennial stream providing a stable drinking source and an attractive environment

for human exploitation. However, no sites identified appear to indicate long-term habitation.

Lithic material types indicate a reliance on local Delaware chert within the project area, although pre-contact people in the area also had access to more remote, higher-quality materials, such as Flint Ridge and Upper Mercer cherts. Also notable was the use of glacial jasper, which may imply it was sourced nearby, perhaps on nearby glacial landforms or from eroding creek banks. The distribution of newly discovered sites and the density and nature of artifacts recovered from those sites all suggest that the land within the APE was not used for long-term intensive habitation. Two diagnostic artifacts were recovered: the Early Archaic Kirk Corner Notched projectile point from PI1567, and a Late Woodland Levanna point at PI1910. At the now combined PI1562/ PI1563 site, a LeCroy projectile point was previously identified in 2019, dating to the Early Archaic Period.

The artifact assemblages appear to be focused on expedient resource acquisition and processing, lacking the variety of tools or evidence that would suggest long-term habitation. Overall, the artifact assemblages appear to be relatively limited, and the lack of concentrated FCR in the project area suggests the landform represents a palimpsest of pre-contact use over a long period of time, stretching from the Early Archaic through Late Woodland periods. While the short-term, transient sites identified in the APE contribute to the general understanding of pre-contact use of the regional landscape, they do not, either individually or collectively, appear to possess the potential to yield further significant data about pre-contact peoples in central Ohio.

The historical sites identified are representative of nineteenth to twentieth-century agricultural life in Ohio. Overall, the alterations/disturbances that have occurred at these sites, along with the low density of artifacts, suggest a low potential for the presence of intact historical archaeological deposits that could provide significant new information about nineteenth-century agricultural life in Ohio.

Both the previously and newly recorded historical resources are associated with two periods within the APE. Half of these resources are associated with agricultural development in the area, with most being former farmsteads and few that are presently operating. These resources typically date from the mid-nineteenth to early-twentieth centuries. The later residential resources are representative of the transition from agriculture to rural residential post war development in the mid- to late-twentieth century. All these resources have moderate to low physical integrity due to various alterations made throughout the years, which have diminished their capacity to display their associations.

3. *Is further investigation of any identified cultural resources warranted?*

In L&A's opinion, the 38 previously unrecorded archaeological sites (PI1874–PI1911) and the expanded boundaries of nine previously identified sites (PI1489, PI1558–1564, PI1567) do not represent resources eligible for the NRHP. Therefore, no further work is recommended for these resources.

The history/architecture survey did not identify any resources eligible for the NRHP. Therefore, none of these resources are recommended for further investigation.

11.0 SUMMARY AND CONCLUSIONS

L&A conducted a Phase I cultural resources investigative survey of an approximately 355-acre (144 ha) site proposed for the Arsenal-1 Hyperscale Manufacturing Facility in Madison Township, Pickaway County, Ohio. The crew used subsurface testing, surface collection, and visual inspection to survey the project area, while architectural historians examined the project area and a visual buffer surrounding the project area for historical resources. The literature review indicated 11 previously identified archaeological sites and three previously recorded historic resources within the project area. Additionally, a historical cemetery and a mound were purportedly within the project area. The archaeology survey resulted in the expansion of the boundaries for 10 of the 11 previously identified sites (one was not re-identified) and the identification of 38 previously unrecorded archaeological sites. Analysis of historical maps indicated that the potential cemetery was most likely not within the project area, as indicated on the SHPO GIS, while no evidence of a mound was documented within the project area. It seems probable that Mills mistook the kame to the north of the project area as a mound. The history/architecture survey assessed four newly identified resources in the project area and seven other newly identified resources within the visual buffer of the APE. Sixteen previously recorded resources within the APE were recommended prior as needing no further work and were not re-assessed as part of this project.

The proposed project will impact cultural resources within the APE. There are 38 previously unrecorded archaeological sites (PI1489–PI1912) and 11 previously identified archaeological sites (PI1489, PI1558–PI1567) within the project area. These sites represent temporary uses of the project area at various times during the pre-contact era, ranging from the Early Archaic to the Late Woodland periods. Sparse historical scatters were identified around the current and former farmsteads within the project area, except at the former schoolhouse. None of these resources exhibits the potential to contain significant archaeological resources, and they are recommended as not eligible for the NRHP under Criterion D.

The history/architecture survey recorded one previously undocumented resource within the project footprint (PIC0115404) and seven other undocumented resources in the APE for visual effects over 50 years of age (FRA1107024–FRA1107124, PIC0098104, PIC0115004–PIC0115204, and PIC0115504). In addition, the study reviewed 15 previously inventoried resources and determined they did not require re-assessment. The project will directly affect three of these previously inventoried dwellings and their associated outbuildings (PIC0075904, PIC0076204, and PIC0036304) through their demolition. However, as they are not considered eligible, this activity should not be construed as an adverse effect to a Historic Property. It is L&A's opinion that the proposed project will not have a visual impact on the remaining 12 previously inventoried resources that lie in the broader APE (FRA109724, PIC0036404, PIC0075504, PIC0075704–PIC0075804, PIC0076004–PIC0076104, and PIC0076304–PIC0076704), as they are not recommended eligible for the NRHP. No further work is recommended for these resources in connection with the proposed project.

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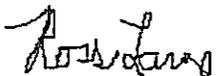
December 15, 2025

To the Madison Township Trustees; Sam Welch, Austin Brown, Ryan Smith

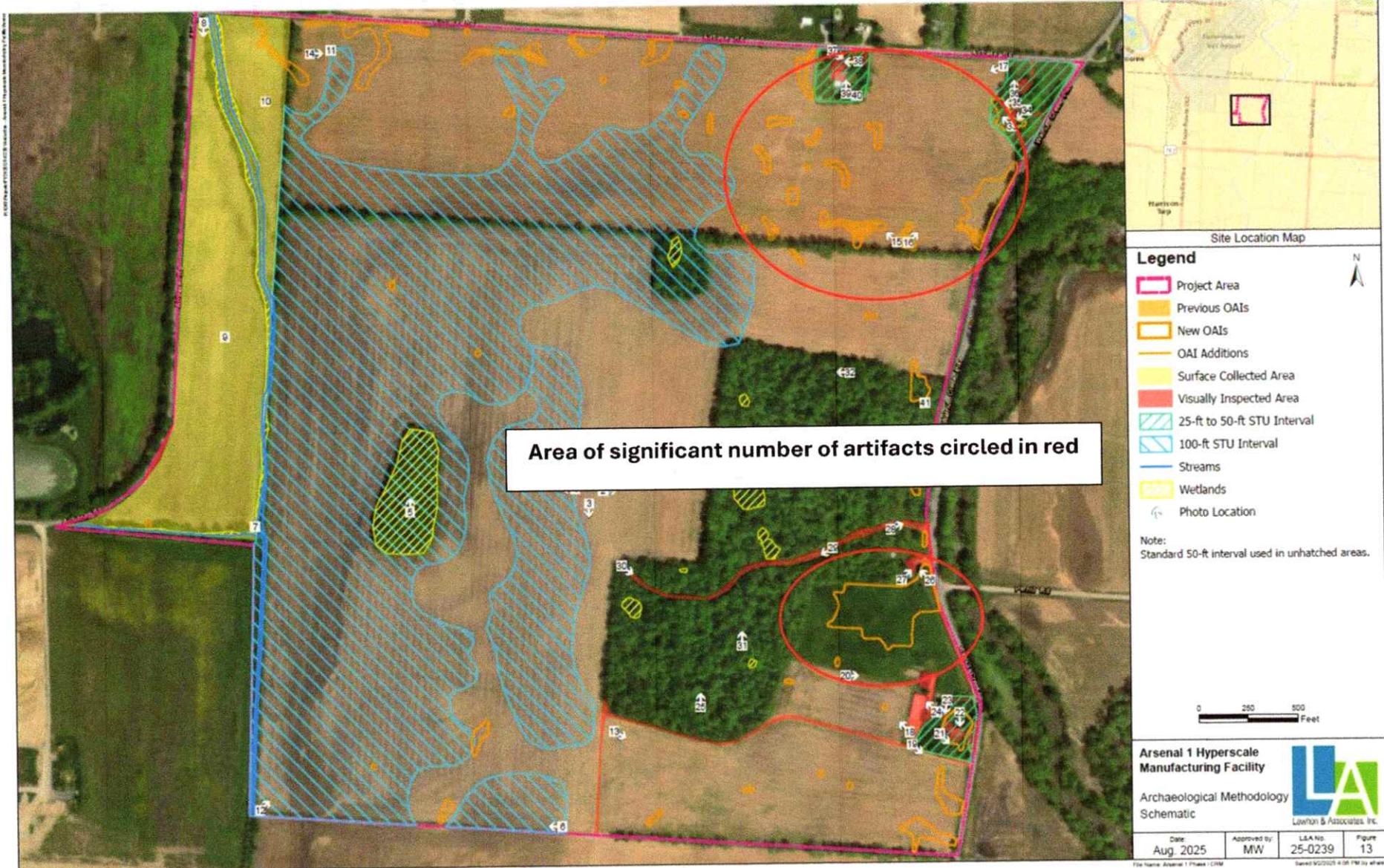
I am Ross Larue, a resident of Madison Township and I would like to bring to your attention the possibility of a historically significant cluster of pre-contact Indigenous Native American earthworks, mounds and campsite/villages in our Township. The Ohio Valley region, including tributaries of the Ohio River such as the Scioto River and the Walnut Creek Watershed has extensive documentation of these early inhabitants. Madison Township has documented mounds, village sites and evidence of tools and weapons. Along Walnut Creek, which would have provided many resources, we find examples of encampments and gathering sites in the high areas along the creek such as the parcels that are being considered for rezoning.

The initial limited archaeological survey of the area commissioned by CT/Anduril confirms that there were two likely encampment/staging areas used in their early hunts that you can see on page two (areas in light orange). Here they found many examples of flakes, shatter and other pieces of flint consistent with making tools and weapons. These two areas are on the Scarbrough property (just east of the woods) and on the land that is being requested for rezoning (the Sunshine and Smoot property), both near Walnut Creek on the high ground. Interestingly, using LiDAR (Light Detection and Ranging) which uses pulsed laser light, we can generate precise 3D maps of the Earth's surface. This has allowed us to identify not just known mounds but the location of previously unreported earthworks including a potential crescent mound just south of the Scarbrough property, a potential mound in the woods on Scarbrough and an area of interest of potential encampment which also maps to the discovery of many artifacts indicating semi or permanent settlements. While it will take more work to confirm, the LiDAR scans also suggest the potential for additional earthworks in the area. On page three I would like to point out documented mounds including the Teegardin Mound and the Uros Mound and village site as well as the new areas of interest. What is interesting is the old survey map by Mills indicates the potential of mounds and earthworks in the area which modern LiDAR appears to confirm. If this is a larger complex of earthworks and mounds, this could potentially put Madison Township as a significant historical site of the Indigenous Native Americans as seen in page four. We should be careful to preserve our rich history of Madison Township and these unique sites.

Therefore, I respectfully ask the trustees to deny the rezoning request on Dec 18th. These findings need investigation and potential protection so that future generations can enjoy and respect those who inhabited Madison township long before Columbus. By denying this rezoning request, we can affect a pause on the destruction of the woods which could contain mounds/earthworks as well as gather more information about what appears to be a site of early occupation and map out a plan to protect Madison Township's heritage.



Ross Larue



Area of significant number of artifacts circled in red

Site Location Map

- Legend**
- Project Area
 - Previous OAIs
 - New OAIs
 - OAI Additions
 - Surface Collected Area
 - Visually Inspected Area
 - 25-ft to 50-ft STU Interval
 - 100-ft STU Interval
 - Streams
 - Wetlands
 - Photo Location

Note:
Standard 50-ft interval used in unhatched areas.



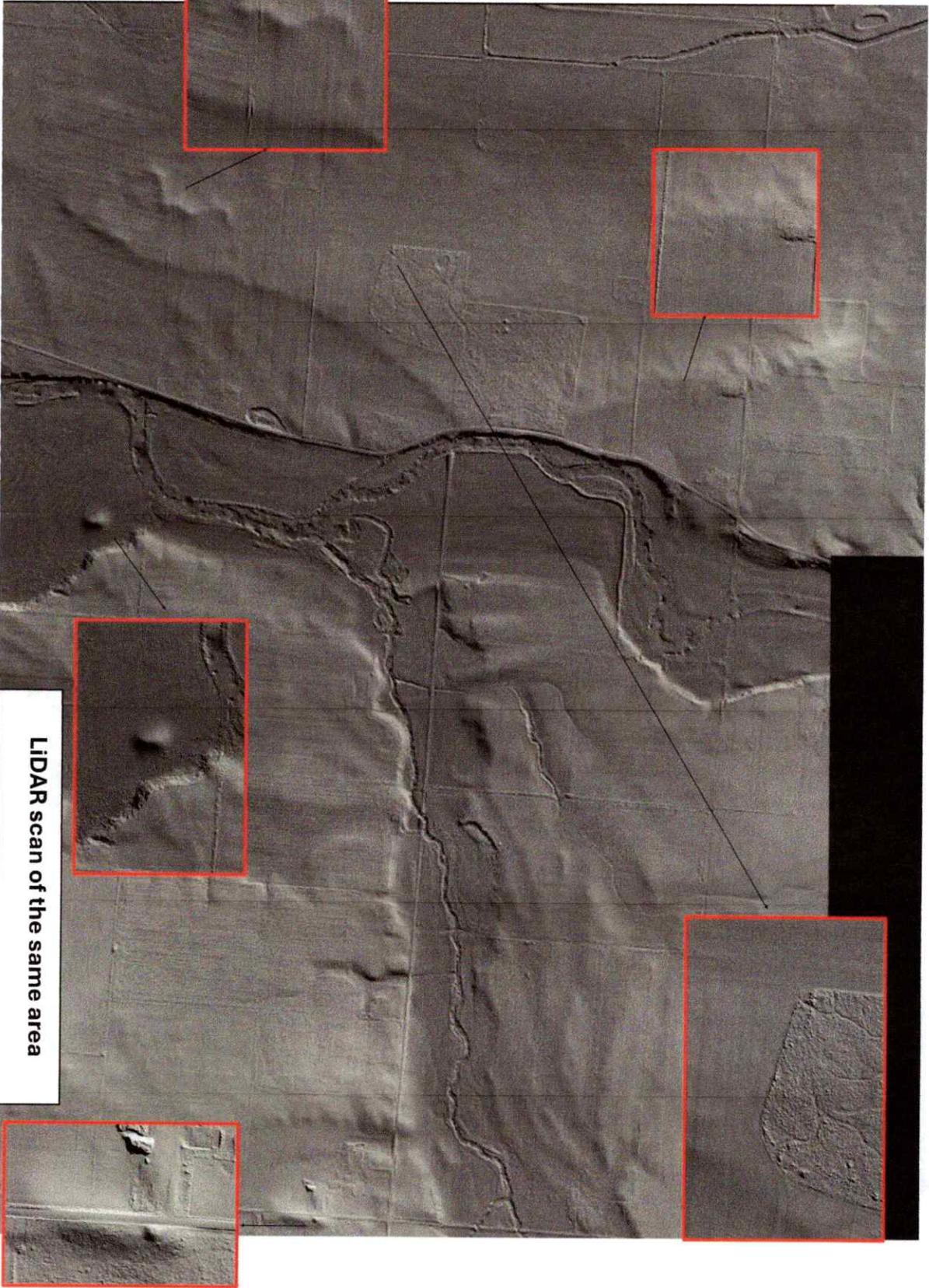
Arsenal 1 Hyperscale Manufacturing Facility

Archaeological Methodology Schematic

| | | | |
|----------|-------------|---------|--------|
| Date | Approved by | LAA No. | Figure |
| Aug 2025 | MW | 25-0239 | 13 |

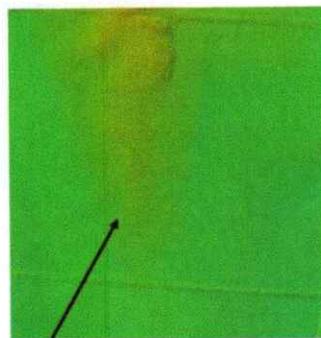
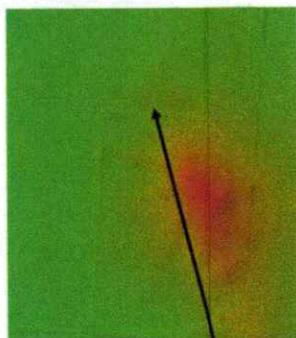
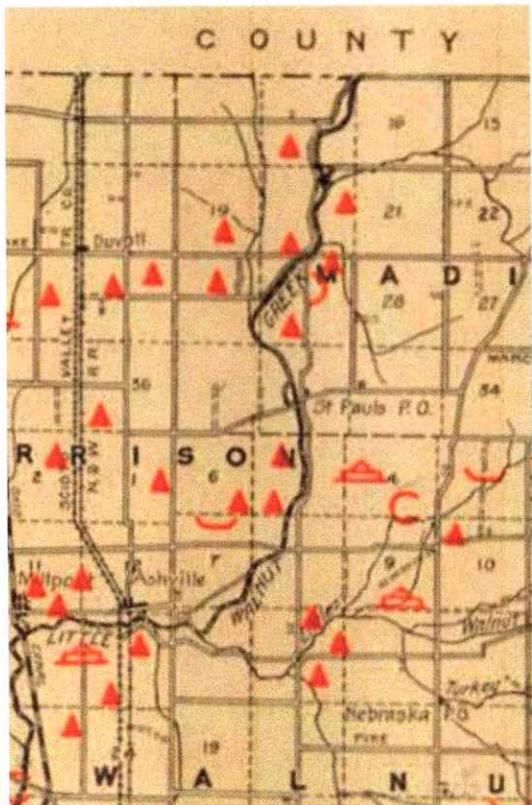
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File Name: Arsenal 1 Phase 1 LRM Issues 9/20/25 4:38 PM by alyssa

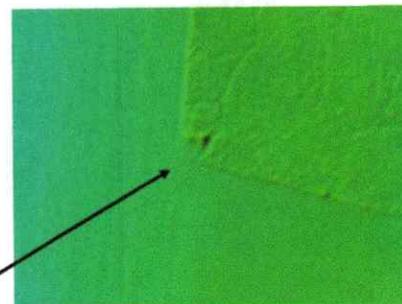


LIDAR scan of the same area

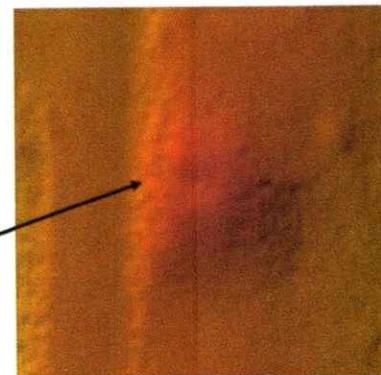
Archeological Atlas of Ohio - Mills Map of 1914



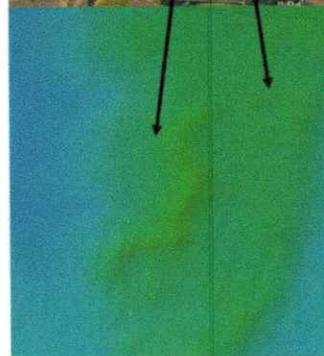
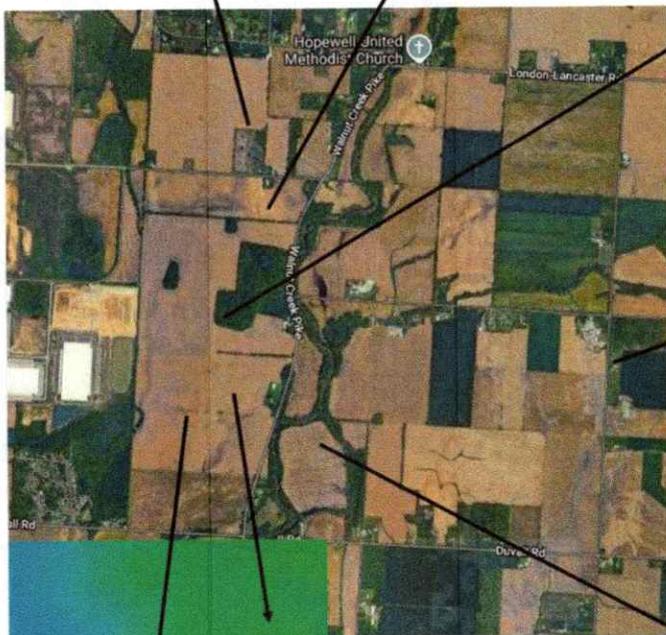
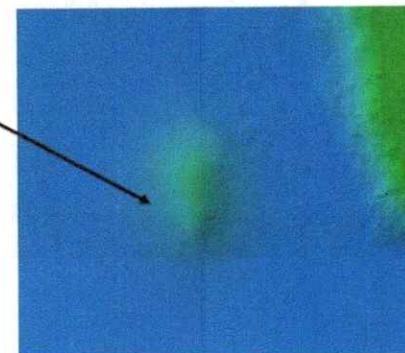
Anduril Mound



Teegarden Mound



Uros Mound and camp



Crescent Mound



1957 crop halo

Madison Township Trustees

TYPE OF MEETING: Other - Public Hearing

VOTING SESSION: Yes

DATE: 12/18/2025

START TIME: 7:00 PM

7083 Duvall Road Ashville, Ohio 43103

CALLED TO ORDER BY: Samuel Welch

RECORD OF PROCEEDINGS

I. TRUSTEE ROLL CALL

| NAME | PRESENT |
|----------------------|---------|
| Trustee Austin Brown | Present |
| Ryan Smith | Present |
| Samuel Welch | Present |

II. IN ATTENDANCE

| NAME | VISITOR/EMPLOYEE | COMMENTS |
|------------------------------|------------------|----------|
| Fiscal Officer Nicole Bitler | Employee | |
| Zoning Inspector Ben Bitler | Employee | |
| Legal Counsel - Ben Yoder | Employee | |

III. PLEDGE OF ALLEGIANCE

IV. APPLICATIONS:

| Review of Applications: Ben Yoder – Legal Counsel | |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application 1 | Applicant: Ryan Scribner, The Montrose Group Owner(s): W-CTR Scarborough Land Holdings VIII, LLC Site Parcel: F16-0-001-00-059-01 Acreage: 0.992 acres Current Zoning: RR Request: Amend Zoning Classification for parcel above to RBD |

| | |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application 2 | Applicant: Ryan Scribner, The Montrose Group Owner(s): W-CTR Scarborough Land Holdings VIII, LLC Site Parcel: F16-0-001-00-060-00 Acreage: 1.843 acres Current Zoning: RR Request: Amend Zoning Classification for parcel above to RBD |
| Application 3 | Applicant: Ryan Scribner, The Montrose Group Owner(s): W-CTR Scarborough Land Holdings VIII, LLC Site Parcel: F16-0-001-00-054-01, F16-0-001-00-055-00 Acreage: 83.752 acres and 1.497 acres Current Zoning: RR Request: Amend Zoning Classification for parcel above to RBD |

V. Ben Yoder stated that all applications will be considered at one time, gave the public an overview of hearing process, stating the purpose, that comments should be relevant to rezoning, and gave overview of rezoning process.

VI. Oath of those who want to speak was done all at the same time

VII. PRESENTATION FROM THE APPLICANT

| | |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Ryan Scribner |
| COMMENTS | Gave an overview of the applications, impact zone, JEDD agreement, stated no land use to the east of this area, letter from county engineer for approval, provide detailed traffic, utilities, stormwater, and interchange plans to trustees. He spoke of jobs that Anduril projects will bring to area and stated local organizations that support jobs from project. |

VIII. CITIZENS COMMENTS:

Speakers in favor of the Rezoning:

| | |
|-----------------|------------------------------------------------------------------------|
| NAME | Brian Hill - P3 executive director |
| COMMENTS | Spoke of about the background development of project and local support |

| | |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Colt Cline |
| COMMENTS | Stated the rezoning will benefit local fire department Harrison Township, is a resident of Madison Township, farmland being bought, recruit kids for jobs |

| | |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Shannon Roese |
| COMMENTS | Stated he was present to represent Teays Valley students, blue collar jobs, member of historical society in Ashville, business owner |

| | |
|-------------|-------------------|
| NAME | Zach Mears |
|-------------|-------------------|

| | |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMMENTS | Concerned over tax abatements, environmental concerns, concerned about well water, technology - promoting surveillance and military, questioned flight area |
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| | |
|----------|---------------------------------------------------------------------------------------|
| NAME | Miranda Lynch |
| COMMENTS | Concerned with environmental impact on land and water, safety of testing in this area |

| | |
|----------|----------------------------------------------------------------------------------|
| NAME | Paul Loar |
| COMMENTS | Concerned with general welfare of township - Anduril makes the township a target |

IX. APPLIANT COMMENTS:

| | |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Ryan Scribner |
| COMMENTS | New parcel on auditor's map -- refer to letter from auditor - updated yearly, school board voted to support project, archaeological concerns - completed study, procedures that developers must follow, if during project, there are findings, legally responsible to move, not up to the township |

X. TRUSTEE QUESTION/COMMENTS TO APPLICANT: None

XI. LEGISLATION

| | |
|--------------------|-------------------------------------------------------|
| NUMBER | 18-2025 |
| TITLE | Approval of the First Parcel of Land - Application #1 |
| CLASSIFICATION | General |
| STATUS | 1st Reading |
| MOTION TO | Approve |
| DISCUSSION | |
| VOTING ROLL CALL | VOTE |
| MOTION BY | Samuel Welch |
| MOTION SECONDED BY | Austin Brown |
| Austin Brown | Yes |
| Ryan Smith | Yes |
| Samuel Welch | Yes |
| VOTING RESULTS | YES: 3 NO: 0 |

| | |
|----------------|--------------------------------------------------------|
| NUMBER | 19-2025 |
| TITLE | Approval of the Second Parcel of Land - Application #2 |
| CLASSIFICATION | General |
| STATUS | 1st Reading |
| MOTION TO | Approve |

| | |
|--------------------|--------------|
| DISCUSSION | |
| VOTING ROLL CALL | VOTE |
| MOTION BY | Samuel Welch |
| MOTION SECONDED BY | Austin Brown |
| Austin Brown | Yes |
| Ryan Smith | Yes |
| Samuel Welch | Yes |
| VOTING RESULTS | YES: 3 NO: 0 |

| | |
|--------------------|-------------------------------------------------------|
| NUMBER | 20-2025 |
| TITLE | Approval of the Third Parcel of Land - Application #3 |
| CLASSIFICATION | General |
| STATUS | 1st Reading |
| MOTION TO | Approve |
| DISCUSSION | |
| VOTING ROLL CALL | VOTE |
| MOTION BY | Ryan Smith |
| MOTION SECONDED BY | Austin Brown |
| Austin Brown | Yes |
| Ryan Smith | Yes |
| Samuel Welch | Yes |
| VOTING RESULTS | YES: 3 NO: 0 |

MEETING ADJOURN

| | |
|--------------------|-------------------------|
| MOTION BY | Austin Brown at 8:45 PM |
| MOTION SECONDED BY | Ryan Smith |
| VOTING ROLL CALL | VOTE |
| Austin Brown | Yes |
| Ryan Smith | Yes |
| Samuel Welch | Yes |
| VOTING RESULTS | YES: 3 NO: 0 |

PREPARED AND ATTESTED BY

| | | |
|---------------|----------------|------------|
| Nicole Bitler | Fiscal Officer | 12/18/2025 |
|---------------|----------------|------------|

| | |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| COMMENTS | Promised to be good partners, believe rezoning and project will bring more positive than negative to the community, ask for trustee support |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|

Speakers that were Neutral to the Rezoning:

| | |
|----------|---------------------------------------------------|
| NAME | Aaron Thomas - Mayor of South Bloomfield |
| COMMENTS | Would like to look into Native American artifacts |

Yoder's response: Ohio Historic Connection - deals with this, not trustees of Madison Township

Speakers against the Rezoning:

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|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Ross Larue |
| COMMENTS | Stated he feels trustees can vote no, provided a map of rezoning area that show potential burial sites, artifacts, wants a delay in decision until an appropriate study is done |

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|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Patty Hamilton |
| COMMENTS | Stated that rezoning should be opposed because of tax abatements, are they going to hire Ohio residents - is this in a contract, STEM lab for schools, what is the bang for the buck having it in the area |

| | |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Lee Blackburn |
| COMMENTS | State he feels process has been rushed, speaking specifically about parcel 5501, county, with help of the township, auditor has not placed parcel on tax list, Ohio 519.12b and c - must be on auditor's tax list before it can be rezoned, table it, take time |

| | |
|----------|---------------------------------------------------------------------------------------------------------------|
| NAME | Wendy Kertesz |
| COMMENTS | Stated farmers are small business owners, why allowing someone into community that gets 30-year tax abatement |

| | |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Penny Rupert |
| COMMENTS | Finished studies at OSU, feels this is a matter of public health, history of Indigenous mounds, mounds in state are misclassified, Indigenous communities and allies - site is becoming a national moment |

| | |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Sue Carter Moore |
| COMMENTS | Stated she has noticed how Anduril has been interacting with the community, feels there need to be a study on artifacts, Anduril will be a good neighbor, wants trustees to consider research from Dr. Larue |

Oath given to 3 new people

| | |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Rebecca Heyman |
| COMMENTS | Indirect violation of Ohio and international law, rushed and thoughtless, concerned about the history of the area and the products of Anduril |

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|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME | Ryan Branch |
| COMMENTS | Stated he is from Columbus, large tech and defense contractors don't have a good track record of keeping promises, impacts throughout Ohio, drone manufacturer for international threats, be careful about uses that land susceptible to, go back on promises |

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| NAME | Gale LaRue |
| COMMENTS | Lifetime resident of Madison Township, cluster of mounds in the area, do trustees want to be the ones to rezone years of history for personal gain, above everyone else to erase this from history |

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| NAME | Jymebeth Schooley |
| COMMENTS | Concerned over potential developments that project will bring and how it will affect schools and overcrowded buildings, keep development in the big city |

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| NAME | Paul Loar Sr |
| COMMENTS | Stated he speaks on behalf of the community, spoke of his history in township, more consideration given for parcel of land that they are wanting to build on, spoke of Native American mounds within township and doesn't agree with the building on these mounds, return culture and history |

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| NAME | Kat F. |
| COMMENTS | Concerned with testing and pollution in area, concerned that development has already started without proper permits, wants accountability for pollution |

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| NAME | Yezen Abusharlch |
| COMMENTS | Concerned with long-term considerations for the people, how development will affect people, concerned with defense industry promotes warfare, a development will make area a target, industry that will replace people |

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|-------------|-----------------------|
| NAME | Annalese Lynch |
|-------------|-----------------------|

2

Madison Township Trustees

RESOLUTION 18-2025

The Board of Trustees of Madison Township, Pickaway County, Ohio, met in a special session for a public hearing regarding a zoning application on the 18th day of December, 2025 with the following members present:

Austin Brown

Ryan Smith

Samuel Welch

Rezoning Application:

Applicant: Ryan Scribner, The Montrose Group

Owner(s): W-CTR Scarborough Land Holdings VIII, LLC

Site Parcel: F16-0-001-00-059-01

Acreage: 0.992 acres

Current Zoning: RR

Request: Amend Zoning Classification for parcel above to RBD

Samuel Welch made a motion to make a resolution to approve the first parcel of land, application #1. Austin Brown seconded the motion.

Austin Brown YES

Ryan Smith YES

Samuel Welch YES

Motion passed. Application approved.

Adopted this 18th day of December, 2025

Attest:

Nicole Bitler



Madison Township, Fiscal Officer Pickaway County, Ohio

Madison Township Trustees

RESOLUTION 19-2025

The Board of Trustees of Madison Township, Pickaway County, Ohio, met in a special session for a public hearing regarding a zoning application on the 18th day of December, 2025 with the following members present:

Austin Brown
Ryan Smith
Samuel Welch

Rezoning Application:

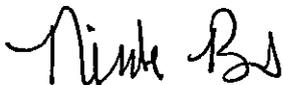
Applicant: Ryan Scribner, The Montrose Group
Owner(s): W-CTR Scarborough Land Holdings VIII, LLC
Site Parcel: F16-0-001-00-060-00
Acreage: 1.843 acres
Current Zoning: RR
Request: Amend Zoning Classification for parcel above to RBD

Samuel Welch made a motion to make a resolution to approve the second parcel of land, application #2. Austin Brown seconded the motion.

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| Austin Brown | YES |
| Ryan Smith | YES |
| Samuel Welch | YES |

Motion passed. Application approved.
Adopted this 18th day of December, 2025

Attest:
Nicole Bitler



Madison Township, Fiscal Officer Pickaway County, Ohio

Madison Township Trustees

RESOLUTION 20-2025

The Board of Trustees of Madison Township, Pickaway County, Ohio, met in a special session for a public hearing regarding a zoning application on the 18th day of December, 2025 with the following members present:

Austin Brown
Ryan Smith
Samuel Welch

Rezoning Application:

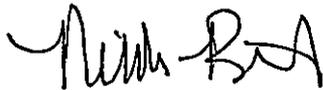
Applicant: Ryan Scribner, The Montrose Group
Owner(s): W-CTR Scarborough Land Holdings VIII, LLC
Site Parcel: F16-0-001-00-054-01, F16-0-001-00-055-00
Acreage: 83.752 acres and 1.497 acres
Current Zoning: RR
Request: Amend Zoning Classification for parcel above to RBD

Ryan Smith made a motion to make a resolution to approve the third parcel of land, application #3. Austin Brown seconded the motion.

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| Austin Brown | YES |
| Ryan Smith | YES |
| Samuel Welch | YES |

Motion passed. Application approved.
Adopted this 18th day of December, 2025

Attest:
Nicole Bitler



Madison Township, Fiscal Officer Pickaway County, Ohio