



City of
Avon Lake Ohio

150 Avon Belden Road Avon Lake, Ohio 44012-1699
Phone: 440-930-4167 Fax: 440-930-4107 AvonLake.org

Community Development Department

August 13, 2026

Ohio Brownfields TBA Program
Division of Environmental Response and Revitalization
Ohio Environmental Protection Agency
50 West Town Street, Suite 700
P.O. Box 1049
Columbus, Ohio 43216-1049

Re: Targeted Brownfield Assessment
Former Avon Lake Power Plant, 33370 Lake Road, Avon Lake, Lorain County, Ohio 44012

TO WHOM IT MAY CONCERN:

The City of Avon Lake requests assistance from the targeted brownfield assessment (TBA) program for the former Avon Lake Power Plant located at 33370 Lake Road, Avon Lake, Lorain County, Ohio 44012. Based on the information provided, the City of Avon Lake believes that the project is eligible for TBA funding.

The assessment work requested for the project is outlined in the attached Application Form. I understand that if Ohio EPA also determines that this project is eligible for TBA funding, an Ohio EPA brownfield coordinator may contact me regarding details about conducting the assessment including any project kickoff meetings that may be necessary to facilitate this request.

The City of Avon Lake's contact for this project will be Mr. Ted Esborn, Avon Lake Community Development Director. You may reach our project contact at 440-930-4167 or via e-mail at tesborn@avonlake.org.

Sincerely,

Ted Esborn
Director, Avon Lake Community Development

Attachments: Application Form and Exhibits



**Environmental
Protection
Agency**

**Ohio Environmental Protection Agency
Division of Environmental Remediation and Revitalization
50 West Town Street, Suite 700
P.O. Box 1049
Columbus, OH 43216-1049
www.epa.ohio.gov
(614) 644-2924**

**APPLICATION FOR
TARGETED BROWNFIELD ASSESSMENT (TBA) ASSISTANCE**

Applicant Certification Form

I understand that by signing this application, I grant the Ohio Environmental Protection Agency access to any records needed for verification and evaluation of the information provided in the Ohio Targeted Brownfield Assessment (TBA) application. I understand that filling out the TBA application does not guarantee that I will receive approval for my request.

I certify that the information I have provided in this application is, to the best of my knowledge, a true, accurate, and complete disclosure of the requested information. I understand that I may be held civilly and criminally liable under Federal and State Law for knowingly making false or fraudulent statements.

City of Avon Lake, Ohio

Applicant (Type/Print)

Ted Esborn, Community Development Director

Name of Authorizing Representative (Type/Print)



Signature of Authorizing Representative

08/13/26
Date

APPLICANT INFORMATION

Applicant and Authorized Representative Information

Applicant Name: City of Avon Lake, Ohio
Authorized Representative Name: Ted Esborn
Authorized Representative Title: Community Development Director
Address, City, State, Zip Code 150 Avon Belden Road, City of Avon Lake, Ohio 44012
Phone: 440-930-4167
E-mail Address: TEsborn@avonlake.org
Applicant Website: www.AvonLake.org

Project Contact Information - (Primary point of contact and project manager)

Project Contact Name: John Zampino, CP; copy Valerie Gill, Project Manager
Title: Certified Professional, Project Manager
Address, City, State, Zip Code 8150 Sterling Court, Mentor, Lake County, Ohio 44060
Phone: J. Zampino (440-591-4942), V. Gill (216-505-8724)
E-mail Address: john.zampino@verdantas.com, vgill@verdantas.com

Project Consultant Information - (If applicable, the consultant involved with the project. If so, briefly describe their involvement below. A consultant is not required for the TBA program)

Consultant Name: John Zampino, CP; copy Valerie Gill, Project Manager
Title and Consulting Firm: Certified Professional at Verdantas, LLC
Address, City, State, Zip Code 8150 Sterling Court, Mentor, Lake County, Ohio 44060
Phone: J. Zampino (440-591-4942), V. Gill (216-505-8724)
E-mail Address: john.zampino@verdantas.com, vgill@verdantas.com
Description of consultant's involvement: Ohio VAP Certified Professional services and general consulting

SECTION 1 – PRELIMINARY ELIGIBILITY DETERMINATION

1. Is the applicant a potentially responsible party that has caused or contributed to the contamination of the property to be assessed, or did the applicant own the property at the time contamination occurred?

- ☐ **YES – The applicant is not eligible for TBA funding. Funding cannot be used to assist potentially responsible parties.**
- ☒ **NO**

2. A “brownfield” is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The 2002 Brownfields Law further defines the term to include a site that is: “contaminated by a controlled substance; contaminated by petroleum or a petroleum product excluded from the definition of ‘hazardous substance’; or mine-scarred land.”

Does this describe the property?

- ☒ **YES – The property is an abandoned or vacant industrial/commercial/institutional facility. *Note: Property is within a submerged land lease along Lake Erie adjacent to the Former Avon Lake Power Plant and includes shoreline and submerged lands.***
- ☐ **YES – The property is an active, but under-used industrial/commercial/institutional facility.**
- ☐ **YES – The property is an abandoned or vacant residential structure with at least 4 housing units**
- ☐ **NO – The property is not eligible for TBA funding.**

Note: properties that were used historically for residential purposes are generally not eligible unless the structure maintained a minimum of 4 housing units (i.e., apartments, condos, townhomes)

3. Are any of the following statements true:

- The property includes a facility(ies) listed or proposed for the National Priorities List (NPL).
- The property includes a facility subject to unilateral administrative orders, court orders, administrative orders, or judicial consent decrees issued to parties under CERCLA.
- The property includes a facility(ies) that is subject to the jurisdiction, custody, or control of the United States government.

☒ **NO**

☐ **YES – The property is not eligible for TBA funding.**

4. Does the applicant have access to 100% of the property for the purposes of this TBA request?

Please include completed access agreements for all parcels as **Exhibit 1**

(See Appendix B for sample documents).

☐ **YES – The applicant owns the property, and the access agreement is attached. If YES, then answer the following questions:**

- Was an AAI Phase I performed prior to acquisition? Select Yes or No
- When did the applicant acquire the property? Enter date
- How did the applicant acquire the property? Choose item
- Other acquisitions:

☒ **YES – An access agreement is in place with the current owner(s) and is attached.**

☐ **YES – The property is currently in foreclosure or forfeiture and the County Auditor has provided access to the property.**

For situations where ownership is unclear, the county auditor may act as an “agent of the state” and be a signatory to the access agreement – see ORC Section 5721.09.

(**NOTE:** The signed agreement must be obtained and submitted to Ohio EPA prior to any work being performed.)

☐ **NO – The applicant is currently working on obtaining an access agreement.**

(**NOTE:** The signed agreement must be obtained and submitted to Ohio EPA prior to any work being performed.)

☐ **NO – The applicant cannot obtain access to the property. **The property is not eligible for TBA funding.****

5. Are any of the following true? Check all that apply:

- ☐ The property is subject to current or ongoing CERCLA removal actions.
- ☐ The property is subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees or to which a permit has been issued by the United States or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control

Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA).

- ☐ The property is subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.
- ☐ The property includes land disposal units that have filed a closure notification under subtitle C of RCRA and to which closure requirements have been specified in a closure plan or permit.
- ☐ There has been a release of polychlorinated biphenyls (PCBs) which are subject to remediation under TSCA.
- ☐ Funding for remediation has been obtained from the Leaking Underground Storage Tank (LUST) Trust Fund.
- ☒ **NO: None of the above statements apply**
- ☐ **If YES to any of the above statements: The site requires a specific eligibility determination from USEPA. The most recent proposal guidelines for USEPA brownfields assessment grants will be utilized as a basis for eligibility. Provide appropriate backup documentation along with a brief explanation below. USEPA guidelines are available on their website: <https://www.epa.gov/resilient-investments/brownfields-program-grants>**

Explanation Enter Explanation

SECTION 2 - PROJECT INFORMATION

Project Information

(Project Name should not be the property address; utilize the common name for the property or a historic use (e.g., Smith's Foundry, Former XYZ Property, 1234 South Road Property))

Project Name:	Former Avon Lake Power Plant – Submerged Lands
Property Name Aliases (Former or common name(s) for the property)	Avon Lake Power Plant; Avon Lake Power Generation Plant
Project Address, City, State, Zip Code	33370 Lake Rd, Avon Lake, OH 44012
Size of the property (acres)	5.32 acres
Latitude and Longitude (decimal degrees)	41° 30' 20.04' N 82° 03' 22.05' W
Parcel Number(s)	0400006640001
Project County	Lorain
Current Property Owner	State of Ohio and Avon Lake Environmental Redevelopment Group LLC Lessee
Relationship to the Applicant, if applicable	Development Partner

NOTE: Properties owned by the State of Ohio are only eligible for Phase I assessments.

Requested Scope of Services. Check all that apply:

☒ Phase I Assessment (ASTM/ VAP compliant) – Meets “All Appropriate Inquiry” and Ohio Cleanup Program requirements (recommended for most projects)

☐ ASTM *only* If VAP Phase I is not needed for the project (optional)

NOTE: If you are unsure which standard to choose, please feel free to call our office at 614-644-2924

- ☐ Lead-Based Paint Survey (generally performed for renovation projects)
- ☐ Asbestos Containing Materials (ACM) Survey
 - ☐ Baseline Survey¹
 - ☐ Pre-Demolition Survey²
- ☐ Limited Phase II Assessment – Screening and/or Supplement Work
- ☒ VAP Phase II Assessment – Can be used to leverage other state funding sources
- ☐ Phase II Assessment for a gas station
 - ☐ Phase II/ Release detection/Geophysical
 - ☐ Class C release form

¹ An unobtrusive survey in that samples are not taken where doing so would result in objectionable damage to surfaces or where institutional barriers preclude access.

² It is performed in anticipation of renovation or demolition where a Baseline Survey has not been conducted and there is no information, or insufficient information, as to the existence of ACMs within the planned limits of construction. The Pre-Demolition Survey requires destructive testing if concealed spaces are to be breached during construction.

- ☒ Planning Activities (<https://www.epa.gov/brownfields/information-eligible-planning-activities>)

Project Synopsis

Provide a brief overview of the plans for the property and the redevelopment potential. Include any specific information regarding future property transfer, development interest, and/or any known end users or developers.

The City of Avon Lake is interested in the upland land-based portion of the former Avon Lake Power Plant that borders the submerged land and beach area along Lake Erie. The current redevelopment plan for the upland land-based portion of the property will be developed into approximately 22 acres of park land along the lake that provide recreational use and access to the water and beach areas. The submerged land and beach area will be part of the redevelopment.

Summarize the scope of services requested:

Due to former operations associated with the former Avon Lake Power Plant in conjunction with the proposed redevelopment plan that includes recreational land use, environmental investigation and assessment of the submerged land area, whether qualitative or quantitative, is necessary to ensure that exposures to human and ecological receptor populations are protective.

Work plan: If available, provide a work plan for the requested services as **Exhibit 2**

Project Timeline

Define the timeline/deadline for completion of the requested services (i.e., project deadlines, pending sale of property, grant requirements, etc.)

Conduct TBA Assessment – September 2026, Prepare Risk Assessment for inclusion in VAP Phase II PA – October/November, Issue VAP NFA letter-December 2026.

Enter Requested timeline and explanation

SECTION 2 – PROPERTY INFORMATION cont.

Property Location Map

- ☐ Property location provided on an 8.5"x11" image which contains a clearly delineated property boundary on top of a high-resolution aerial photograph or a USGS 7.5-minute topographic map included as **Exhibit 3**

Property History

Previous Land Use(s) – check all that apply

- | | | |
|--|--|---|
| ☒ Industrial | ☐ Commercial | ☐ Retail |
| ☐ Mixed-Use | ☐ Residential | ☐ Institutional |
| ☐ Gas Station | ☐ Landfill/Dump | ☒ Other |

If Other or Mixed-Use is checked, please **Enter Description**
describe:

General History Description Provide a brief overview of the Property history

The Former Avon Lake Power Plant was originally constructed by the Cleveland Electric Illuminating Company in the mid-1920s. At the time of its opening in 1926, it was the largest coal-fired power plant in the world. The plant shuttered in 2021 and demolition activities began in 2022; final demolition and cleanup/grading activities continue to present day. Note that the 22-acres referenced herein reflect a portion of the former power plant total footprint of approximately 41 acres.

Physical Hazards

Are there physical hazards at the property and/or impediments to completing the requested services? (i.e., unsafe buildings/structures, rubble/debris covering the property) **YES**

If yes, provide a brief explanation:

Physical hazards are present but actively being managed at the property reducing the majority of impediments on the property. This includes the presence of building material rubble that has been segregated (by type) and stockpiled and the presence of three ponds that have been or are in-process of being drained and dredged. Roadways are clearly established within the property limits and despite on-going demolition and cleanup efforts, the majority of physical hazards will not impede assessment activities.

Enter Brief Explanation

SECTION 2 – PROPERTY INFORMATION cont.

Human Health and/or Ecological Concerns

Are there potential threats to human health and safety or ecological concerns at this property?
Check all that apply.

- ☐ The property is currently occupied. (Residents, tenants, employees)
- ☒ The property poses a physical hazard to trespassers or is an attractive nuisance. **The entirety of the former Avon Lake Power Plant property is fenced to deter trespassers.**
- ☒ The property may be affecting residents or employees at adjacent properties. **Nuisance dust generated by on-going demolition and cleanup activities is addressed daily during active operations by consistent watering via trucks and sprinklers to reduce dust particles emanating from the property.**
- ☒ The property includes or is adjacent to a sensitive ecological area (i.e., stream, river, or wetland). **Lake Erie borders much of the 22-acre portion of the City of Avon Lake interested property. Additionally, the 5.32-acres of submerged land is wholly contained within Lake Erie.**

Previous Assessments

What, if any, assessment work was previously conducted? If any items below are checked **provide a copy of the documentation** with the application as Exhibit 4.

- ☐ Phase I assessment
- ☐ Phase II assessment
- ☐ Asbestos/Lead-Based Paint Survey
- ☐ Ecological Survey
- ☐ Other: **Provide a brief explanation below**

Enter Explanation

SECTION 2 – FINANCIAL RESOURCES AND REDEVELOPMENT PLANS

Are any brownfield funding resources previously expended and/or currently in use for the project?

If so, check all that apply.

- ☐ Federal brownfield assessment funding
- ☐ Federal brownfield cleanup funding
- ☒ State brownfield funding – grants or loans
- ☐ Local brownfield funding – grants or loans

For each item checked above, identify the funding source, amount, and activities performed:

A \$300,000 Site Assessment grant was awarded and used in connection with a different portion of the approximately 131-acre former coal fired power plant site under the Ohio Brownfield Remediation Program.

If no items above are checked provide an explanation why funding is sought through the Ohio Brownfields TBA program rather than the competitive Federal Brownfield grant program (e.g. project requires expeditious timeline for data/information, Phase I required for a property transaction, limited sampling is required, etc.)

Enter Project explanation

Are there redevelopment plans for the property? If so, check all that apply.

- ☐ A confirmed end user is in place. **If checked, provide a brief description below of the planned end use.**

Enter End Use Description

- ☒ A developer is in place, but no end users confirmed.
- ☐ The Project is included in a local development plan and will be evaluated for redevelopment options
- ☐ The Project is not included in a local development plan and is not under evaluation for development
- ☐ Other. **Provide a brief explanation below:**

ALRG is performing land development activities to position the property for a major mixed-use development, contemplating investment in excess of \$100 million. This investigation has been requested by Avon Lake City Council in connection with the City's potential acquisition of parkland, to ensure park users will not be exposed to potential contaminants of concern due to the power plant's historical operations.

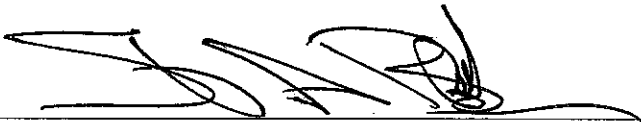
CONSENT TO ACCESS

By authorized signature, Ohio EPA and the City of Avon Lake, Ohio, including their representatives and contractors, are hereby given consent to enter property owned by Avon Lake Environmental Redevelopment Group LLC located at 33370 Lake Road, Avon Lake, Lorain County, Ohio 44012, PPN 0400006640001. This property is the location of the Former Avon Lake Power Plant Submerged Lands. Consent to enter the property is requested to conduct the activities described below. By providing this consent, the authorized signatory does not waive or otherwise compromise the property owner's rights under federal, state, or local law, nor under common law, except for those rights waived in giving consent.

Activities that may be conducted on the above property by Ohio EPA and the City of Avon Lake, Ohio, including their representatives and contractors, include, but are not limited to, the following:

1. Site visits and non-invasive reconnaissance;
2. Property access, ingress, and egress for personnel, vehicles, and equipment to reach sampling locations in Lake Erie/ below the Ordinary High Water Mark;
3. Temporary equipment staging necessary to facilitate surface water and sediment sampling;
4. Surface water and sediment sampling in Lake Erie/below the Ordinary High Water Mark.

Ohio EPA and its representatives will exert their best effort to esthetically restore any portion of the property substantially disturbed by its activities to its previous condition, after completion of the above-described activities.



Signature of Property Owner

August 28, 2026

Steve Brehm, Chief Counsel *For Choach, LLC, Manager*
Avon Lake Environmental Redevelopment Group LLC

(502) 815-5062

Printed or Typed Name of Property Owner

Dave

12601 Plantside, Louisville, KY 40299

Address of Property Owner

EXHIBIT A

(Property Description Including the Submerged Land Lease Area)

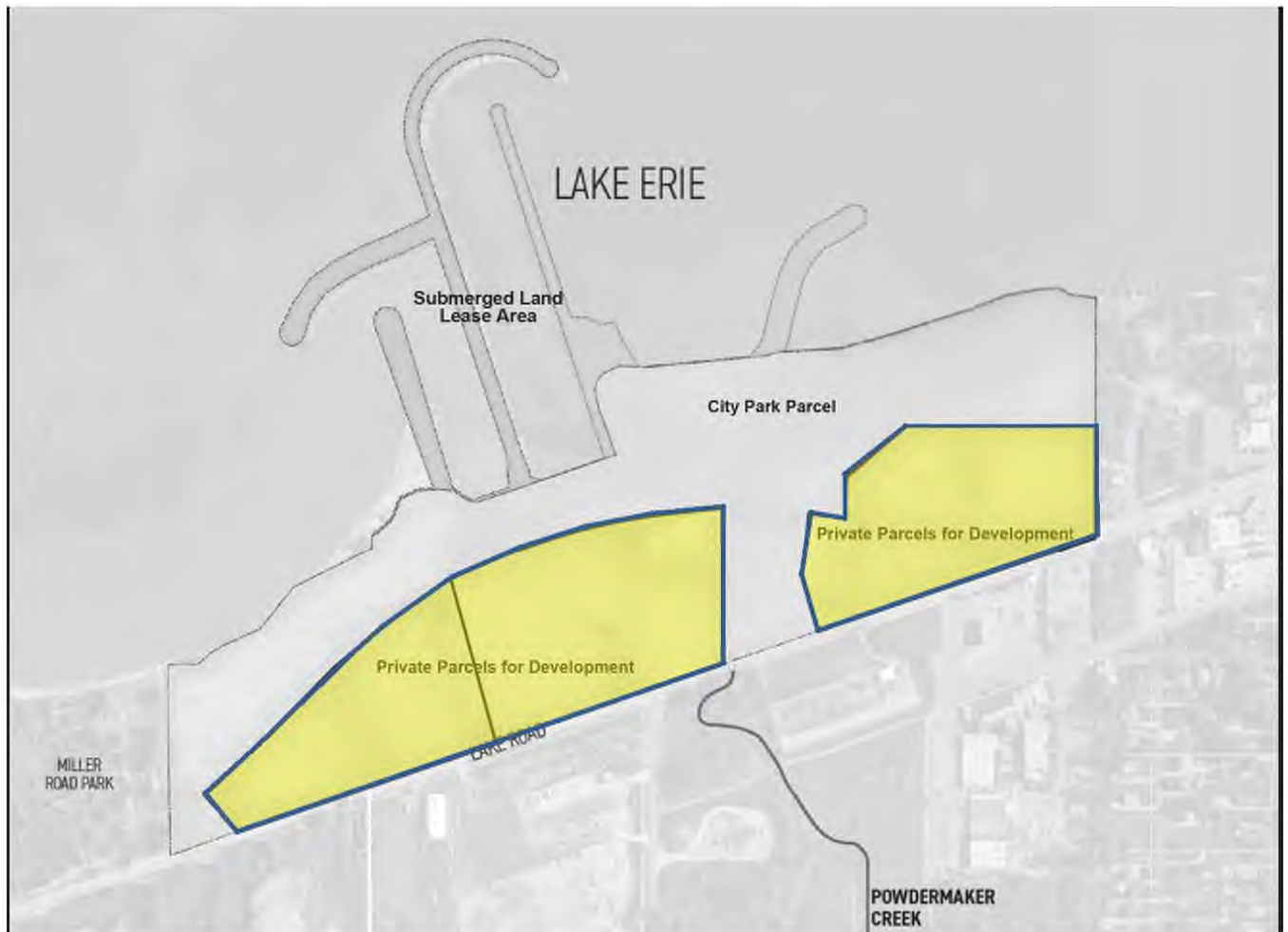


EXHIBIT B

(Approximate Off Property Testing Locations)



May 22, 2026

Ohio Voluntary Action Program
Phase II Property Assessment Scope of Work

Former Avon Lake Power Plant
33570 Lake Road, Avon Lake, Ohio 44012
18270.0013

Background

An Ohio Voluntary Action Program (VAP) Phase I Property Assessment (PA) and Phase II PA were conducted on 23-acres located adjacent to Lake Erie in Avon Lake, Lorain County, Ohio (Property). The VAP Property consists of a portion of Permanent Parcel Numbers (PPNs) 04-00-006-101-085, PPNs 0400006101023 and 0400006101022, and is currently owned by Avon Lake Environmental Redevelopment Group LLC (ALERG). Figure 1 presents the location of the Property on the Avon, Ohio Quadrangle, United States Geologic Survey (USGS) 7.5-Minute Topographic Map. The VAP Property was part of a larger former coal-fired power plant facility that was first developed in the early 1900s. The Phase I determined fourteen on-Property Identified Areas (IAs) and four off-Property source areas are associated with the Property.

Scope of Services

The proposed Scope of Work was developed to evaluate sediment, and surface water adjacent to the VAP Property and includes:

Task 1 Preliminary Planning

Prepare a property-specific Health and Safety Plan (HASP) to safeguard the health and welfare of field staff, facility staff, the general public, and the environment. The HASP will incorporate physical and chemical aspects of health and safety protocol specific to the Property. In addition, Ohio811 will be notified a minimum of 48 hours prior to the commencement of drilling to minimize the potential of damaging marked or unmarked public utilities at the Property.

Task 2 Beach Sand, Sediment and Surface Water Sampling

Collect discrete samples of beach sand, sediment, and surface water from, and adjacent to, Lake Erie. Samples will be collected as outlined in Attachment 1. Attachment 2 includes a sampling location map. Samples should be collected from east to west as follows:

- Beach Sand: Collect samples from the (0-1') and (1-2') intervals. Sample locations should be, at a minimum, 15 feet inland from the shoreline.

- Lake Erie Surface Water: Prior to collecting sediment samples, collect one (1) sample from 12-18 inches above the base of the water column. Sample locations should be, at a minimum, 15 feet offshore of the shoreline.
- Lake Erie Sediment: Collect samples from the (0-1') and (1-2') interval below the base of the water column. Sample locations should be, at a minimum, 15 feet offshore of the shoreline.
- Gauging: depth to lake bottom will be gauged at each sampling location and recorded.

Lake Erie Surface Water Sampling Methodology: The depth to the lake bottom will be gauged at each location and then the water sampling device will be lowered to 12-18 inches from the base of the water column the appropriate depth for collecting the sample. All efforts will be made to minimize the potential of turbidity in the samples. If turbidity of the surface water exceeds 10 NTUs field filtering will be required, it will be conducted using a .045-micron filter and the samples will be analyzed for dissolved metals. Filtering of the samples will not be conducted by the laboratory.

All samples will be placed in pre-cleaned glass sample jars, capped with a Teflon® lined lid, labeled and stored in a cooler with ice for preservation until delivery to an Ohio EPA approved laboratory for analysis of VOCs in accordance with U.S. EPA Method 8260; PAHs in accordance with U.S. EPA Method 8270; Ohio VAP metals in accordance with U.S. EPA Method 6010/7471; and PCBs in accordance with U.S. EPA Method 8082. Samples will be analyzed on a standard 7 to 10-day turnaround. The Client will be identified as the generator and will be responsible for signing manifests for any IDW generated during this assessment.

Quality Assurance/Quality Control Sampling

Quality assurance / quality control samples will include one (1) duplicate surface water sample analyzed for VOCs in accordance with U.S. EPA Method 8260; PAHs in accordance with U.S. EPA Method 8270; Ohio VAP metals in accordance with U.S. EPA Method 6010/7471; and PCBs in accordance with U.S. EPA Method 8082; one (1) trip blank analyzed for VOCs by US EPA Method 8260; and one (1) equipment blank analyzed for PAHs in accordance with U.S. EPA Method 8270; Ohio VAP metals in accordance with U.S. EPA Method 6010/7471; and PCBs in accordance with U.S. EPA Method 8082.

Task 4 - Reporting

Provide a brief letter report including a map of the sample locations, a table with XY coordinates of all sampling locations, a table with gauging information, a table summarizing the analytical results, laboratory reports, and copies of all field sampling reports. Analytical data should be compared to the following:

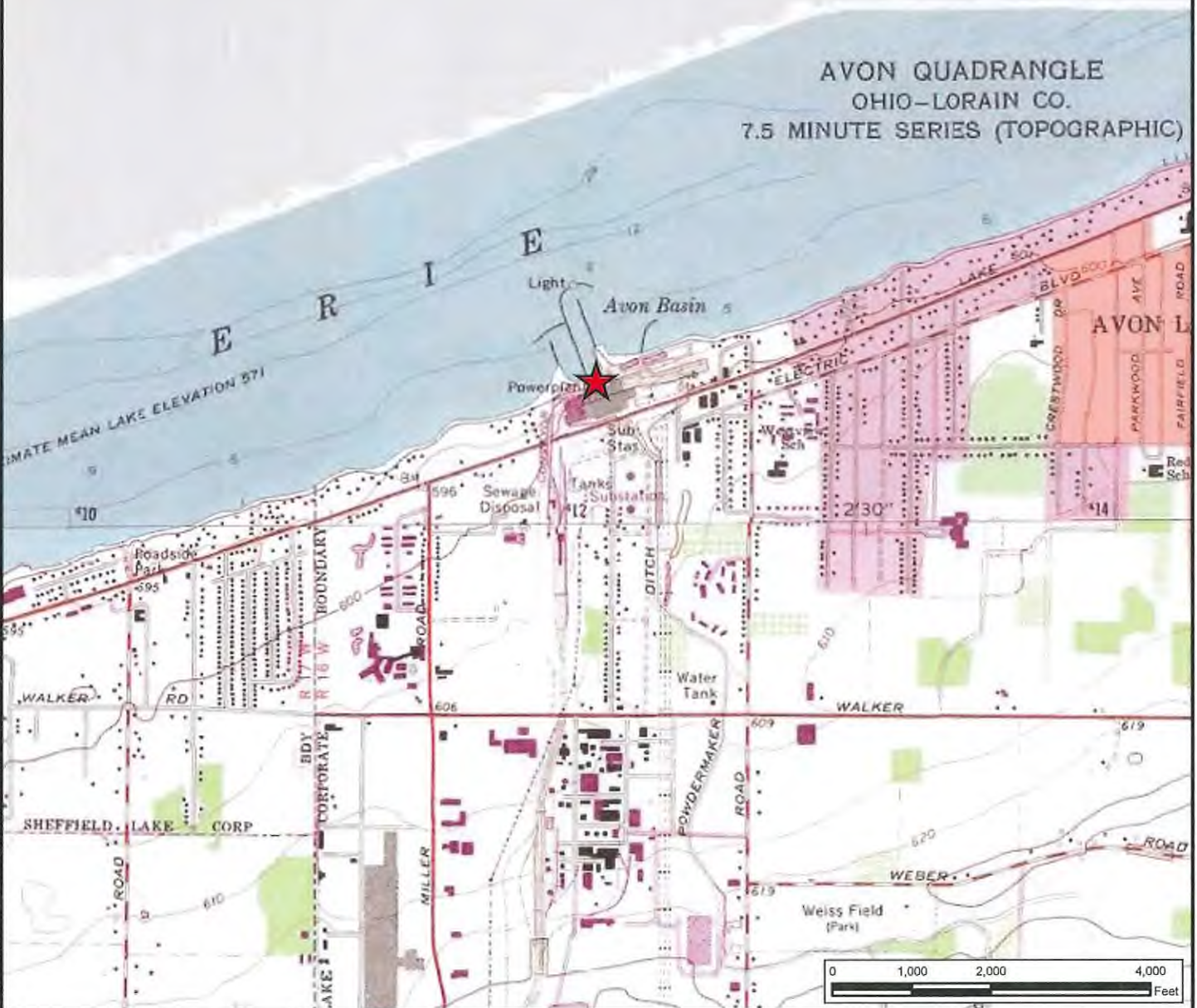
- Beach Sand: Ohio VAP GNS for Commercial/Industrial Workers, Commercial Land Use with High Frequency Child Exposures, and Construction/Excavation Activities.

- Lake Erie Surface Water: Lake Erie Drainage Basin analytical will be compared against Outside Mixing Zone Average (OMZA) Water Quality Standards (WQS) for Aquatic Life and Human Health Drinking Water.
- Lake Erie Sediment: Ohio VAP GNS for Residential Land Use, Commercial/Industrial Land Use with High Frequency Child Exposures and Construction/Excavation Activities for human health exposures; and the following hierarchy for ecological receptors: (1) Ohio-specific Sediment Reference Values (SRVs) (Ohio EPA, 2008); (2) consensus-based threshold effects concentration (TECs) values (MacDonald, et al., 2000); and (3) U.S. EPA Region 5 sediment ecological screening levels (ESLs) (U.S. EPA, 2003).

Attachments

Attachment 1: Sample Nomenclature

Attachment 2: Sample Location Map



Property Location



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Sources:
Aerial Imagery: Esri Imagery Web Service dated 7/10/2025.

Topographic Map: National Geographic Society Web Service.

Quadrangle: Avon OE N

verdantae

33570 Lake Road
Avon Lake, Lorain County, Ohio

Property Location Map

Project Number	18270
Date	02/2026
Author	artus
Scale	1 in = 2,000 ft
Figure	1

Attachment 1 Sample Nomenclature

Targeted Brownfield Application
Sample Nomenclature
Former Avon Lake Power Plant
33570 Lake Road, Avon Lake, Ohio 44012

Media	Depth	Sample Series ID										
		Series - 01	Series - 02	Series - 03	Series - 04	Series - 05	Series - 06	Series - 07	Series - 08	Series - 09	Series - 10	Series - 11
Surface Water	12-18 inches from base of water column	SW-01	SW-02	SW-03	No SW Sample	SW-05	SW-06	SW-07	SW-08	SW-9	SW-10	SW-11
Sediment	0-1' below base of water column	Sed-01A	Sed-02A	Sed-03A	Sed-04A	Sed-05A	Sed-06A	Sed-07A	Sed-08A	Sed-9A	Sed-10A	Sed-11A
Sediment	1-2' below base of water colcum	Sed-01B	Sed-02B	Sed-03B	Sed-04B	Sed-05B	Sed-06B	Sed-07B	Sed-08B	Sed-9B	Sed-10B	Sed-11B
Beach Sand	0-1' inteval	Beach-01A	Beach-02A	Beach-03A	No Beach Sample	No Beach Sample	No Beach Sample	Beach-07A	Beach-08A	Beach-9A	No Beach Sample	No Beach Sample
Beach Sand	1-2' interval	Beach-01B	Beach-02B	Beach-03B	No Beach Sample	No Beach Sample	No Beach Sample	Beach-07B	Beach-08B	Beach-9B	No Beach Sample	No Beach Sample

Attachment 2 Sample Location Map



- Property Boundary
- Park Parcel
- Private Development Area
- Approximate Location of Submerged Land Lease Area
- Powdermaker Creek Culvert/Tunnel
- Surface Water Sampling Location (Water Sample to be Collected ~ 12-18 inches above Base of Water Column)
- Sediment Sampling Location (0-1 feet and 1-2 feet Below Base of Water Column)
- Sediment/Soil Sampling Location (0-1 feet and 1-2 feet from Surface)

Note: The aerial photo was acquired through the Lorain County Imagery Web Service. Aerial photography dated 2025.

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33570 Lake Road
Avon Lake, Lorain County, Ohio

Sample Locations

Former Avon Lake Power Plant

Project Number	18270
Date	05/2026
Author	rartus
Scale	1 in = 250 ft
Figure	1

Edited: 5/22/2026 File Location: C:\Users\Verdantas\OneDrive - Verdantas\Files\Project Files\18270\18270_06_TBAGrandApplication.aprx Layout: 18270_06_Fig01_SampleLocations