



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N642
Indianapolis, Indiana 46204

PHONE: (855) 463-6848

Eric Holcomb, Governor
Joe McGuinness, Commissioner

TO: **REAL ESTATE DIVISION, INDOT**
FROM: **RON BALES, ENVIRONMENTAL POLICY MANAGER, INDOT**
PREPARED BY: **MEGHAN HINKLE, ENVIRONMENTAL MANAGER, INDOT**
SUBJECT: **STATE CATEGORICALLY EXEMPTED PROJECT, LA 5278, PARCEL 6 (EXCESS PARCEL)**
DATE: **DECEMBER 2, 2019**

ENVIRONMENTAL CLEARANCE OF STATE FUNDED EXEMPTED PROJECTS

Under Indiana code IC 13-12-4-5, the Indiana Department of Transportation has determined certain types of projects to be exempt from the State Environmental Policy Act requirements outlined in 327 IAC 11. As this project has been determined to be excluded from the National Environmental Policy Act (NEPA) requirements outlined in 40 CFR 1502.22 (b) it meets the requirements of the State Environmental Policy Act. As long as funding, approval, and permitting requirements remain the same as reported on this form, at letting this project is exempted under 327 IAC 11-1-3, sec. 3. (e) (1). The following table demonstrates the exemptions agreed upon by the Indiana Department of Environmental Management and the Governor of the State of Indiana in accordance with 327 IAC 11, and under the authority of IC 13-12-4 and 13-14-8.

SCOPE OF WORK

INDOT and IDOA recognize that state-owned excess right-of-way exists at various locations throughout the state. This land provides no function to the state highway system in terms of serviceability or maintenance, and prohibits development of the property for productive use for residential, commercial, agricultural, or other private or public use.

Additionally, state-ownership of land may reduce the availability of real estate that is subject to property taxation; revenue which could benefit the community as a whole. Selling such excess parcels of land would benefit the above causes, as well as providing the potential for additional revenue to the state from the proceeds of the sale.

Parcel 6 is located adjacent to the west of U.S. 31 approximately 0.33 mile south of the U.S. 31 and U.S. 20 intersection in St. Joseph County, Indiana. Parcel 6 is approximately 0.537 acre.

Statements of Disclosure:

Trails: One (1) trail segment is located approximately 0.01 mile east of the subject parcel. No impact is expected; however, potential buyers should be informed.

Urbanized Area Boundary (UAB): The subject parcel is located within the South Bend St. Joseph UAB. No impact is expected; however, potential buyers should be informed.

With regard to above-ground resources, the parcel was included in the studies for INDOT Des. No. 9405230, the U.S. 31 Plymouth to South Bend project. The identification efforts for the project did not identify any National Register eligible or listed properties on or near this parcel. No National Register eligible or listed buildings or Indiana Historic Sites and Structures (IHSSI) properties are located on or near this parcel. Buildings/structures were cleared from this parcel in conjunction with the construction of the U.S. 31 Plymouth to South Bend project. Through a desktop review of aerial photography and an online street-level photography website,

the only remaining items on the parcel appears to be utility poles and lines, wire fences, and parts of concrete driveways. It does not appear that this parcel contains any historic sites or structures. No further work is recommended prior to the sale of this parcel.

Portions of excess parcel 5278-6 were previously surveyed for archaeological resources by ASC (Snyder and Hillen 2008) as part of the U.S. 31 Plymouth to South Bend project. This parcel was visibly inspected and determined to be previously disturbed by residential development. No archaeological sites were identified in this parcel and SHPO concurred with the results and recommendations of ASC in a letter dated May 12, 2008. A review of aerial images between 2005 and 2014 demonstrate that the parcel was disturbed by construction activities associated with the reconstruction of U.S. 31 and reconfiguration of local streets (see 2005 and 2014 aerial images). According to SHAARD, there are no sites near the subject parcel. It is therefore recommended that the sale of excess parcel 5278-6 be allowed to proceed without additional archaeological study.

SHPO concurred on June 21, 2017.

Check all that apply	Exemption number	Project type
	1	Pipe culvert replacement
	2	Bridge painting
	3	Mowing
	4	Installation, modernization or maintenance of signs, traffic signals, pavement markings, highway lighting, and channelization within the existing right-of-way
	5	Patching and crack sealing of roadway surfaces
	6	Resurfacing existing pavement
	7	Guardrail and fence installation or repairs
X	10	Right-of-way abstracting, engineering appraising, property management and administration
	11	Landscaping and erosion control
	12	Safety projects such as pavement grooving, flare screen, safety barriers, and energy attenuators
	13	Addition or reconstruction of railroad crossing protection
	15	Reconstruction or replacement of an existing bridge crossing a stream, railroad, or roadway
	16	Addition of special facilities to an existing highway for the exclusive use of buses
	17	Slide correction measures which are not emergencies but are necessary to preserve the highway facility
	18	Modernization of an existing highway by widening less than a single line (sic.) width, adding shoulders, adding auxiliary lanes for climbing, turning or weaving, and correcting substandard curves and intersections

(Please check all that apply)

 X This project is to receive no federal funding, permits, approval that would lead to NEPA requirements.

 X This project does not qualify as a "Major state action as defined under 327 IAC 11-3-4.

 X Furthermore, this action fails to meet the definition of "Significantly affecting the quality of the human environment" as defined in 327 IAC 11-3-6.

These conclusions were ascertained by a study of the work type (as listed above) and the accompanying documentation.

 X INDOT approved Red Flag Investigation

 X Historical/Archeological Survey

 X Other

Concurrence:

I have reviewed the documented information and attest to the validity of this exemption based on current knowledge of the project and the existing known environment. Pursuant to 327 IAC 11-3-4, this exemption does not qualify as a “Major state action” and does not significantly affect the quality of the human environment. Therefore, the Responsible Official for INDOT, as defined in 327 IAC 11-3-5, does not need to approve this exemption.

Ronald Bales
Environmental Policy Manager
Division of Environmental Services
Indiana Department of Transportation

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Appendix A:

Cultural Resources (Section 106)



Division of Historic Preservation & Archaeology · 402 W. Washington Street, W274 · Indianapolis, IN 46204-2739
Phone 317-232-1646 · Fax 317-232-0693 · dhpa@dnr.IN.gov · www.IN.gov/dnr/historic



June 21, 2017

Shaun Miller
Cultural Resources Office
Environmental Services
Indiana Department of Transportation
100 North Senate Avenue, Room N642
Indianapolis, Indiana 46204

State Agencies: Indiana Department of Administration ("IDOA"), and Indiana Department of Transportation ("INDOT")

Re: INDOT Excess Parcel Historic Sites and Structures Screening Forms, with attachments, for parcels 5261/167, 5270/161, 5270/162, 5276/278, 5276/287, 5276/298, 5276/304, 5278/6, and 5278/349, in Section 36 of Centre Township, St. Joseph County, Indiana (DHPA No. 21148) (related to the US 31 Plymouth to South Bend, Des. Nos. 9904300 and 9904310)

Dear Mr. Miller:

Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology ("DHPA"), has reviewed your submission dated May 22, 2017, and received on May 24.

Based on the information you have provided, augmented by our own examination of online satellite and street view photography, we agree that the parcels in question do not contain any structures other than wire fences, utility poles and lines, remnants of former driveways, or, in the case of 5261/167, the grade of an abandoned railroad line.

Based on the documentation available to the Indiana SHPO, we have not identified any currently known archaeological resources listed in or eligible for inclusion in the National Register of Historic Places ("NRHP") or the Indiana Register of Historic Sites and Structures ("IRHSS") within parcels 5261/167, 5270/161, 5270/162, 5276/278, 5276/287, 5276/298, 5276/304, 5278/6, or 5278/349.

Accordingly, we do not believe that excess parcels 5261/167, 5270/161, 5270/162, 5276/278, 5276/287, 5276/298, 5276/304, 5278/6, or 5278/349 contain a historic site or historic structure.

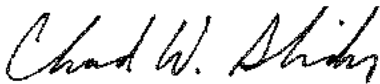
If any archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 and -29) requires that the discovery be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646.

If you have questions regarding this determination, please contact DHPA. Questions about archaeological issues should be directed to Wade T. Tharp at (317) 232-1650 or wtharp1@dnr.in.gov. Questions about structures should be John Carr at (317) 233-1949 or jcarr@dnr.IN.gov.

Shaun Miller
June 21, 2017
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If there is any future correspondence regarding excess parcels 5261/167, 5270/161, 5270/162, 5276/278, 5276/287, 5276/298, 5276/304, 5278/6, or 5278/349 in St. Joseph County, please refer to DHPA No. 21148.

Very truly yours,



Mitchell K. Zoll
Deputy State Historic Preservation Officer
Director, Division of Historic Preservation and Archaeology

MKZ:JLC:WTT:wt

emc: Anuradha Kumar, Indiana Department of Transportation
Shaun Miller, Indiana Department of Transportation
Mary Kennedy, Indiana Department of Transportation
Shirley Clark, Indiana Department of Transportation
Marie Jett, Indiana Department of Transportation
Steve Harless, Indiana Department of Administration
Nathan Smith, Resource Commercial Real Estate
Wade T. Tharp, Indiana Department of Natural Resources
John Carr, Indiana Department of Natural Resources

**INDOT Excess Parcel
Historic Sites and Structures Screening Form**

Date: 5/19/17

LA Code/Parcel#: 5278/6, 349

Associated Project Name/Des. #: US 31 Plymouth to South Bend/9904300 and 9904310

Legal Description: Section 36, Township 37 North, Range 2 East

Township: Centre

City/County: South Bend/ St. Joseph County

Information reviewed (please check all that apply):

USGS map ☒ Aerial photograph ☒

SHAARD ☒

Previously completed archaeology reports ☒

Previously completed historic property reports ☒ Interim Report ☒

Other (please specify):

Snyder, Jim and Luella Beth Hillen

2008 Second Addendum to: Phase Ia Archaeological Field Reconnaissance: US 31 Improvement Project from Plymouth, Marshall County, Indiana to South Bend, St. Joseph County, Indiana; INDOT Project NH-153-7 (023) (Des. No. 9904300 and 9904310). Report on file, Indiana Department of Transportation, Cultural Resources Office, Indianapolis, In.

List of Attachments:

Pertinent pages of 2008 archaeology report and SHPO concurrence letter

Portion of USGS 7.5' series Lakeville, In topographic quadrangle showing parcel locations

2016 Aerial image showing parcels

2005 and 2015 aerial images showing parcels and construction disturbances

Pertinent pages of 2003 Historic Properties Report for Des. No. 9904300 and SHPO concurrence letter

Above-Ground Summary:

With regard to above-ground resources, these parcels were included in the studies for INDOT Des. No. 9405230, the US 31 Plymouth to South Bend project. As can be seen from the attached excerpted historic properties report (HPR) pages and the project's area of potential effects (APE) map, the identification efforts for the project did not identify any National Register eligible or listed properties on or near these parcels. As can be seen on the attached mapping with aerial photography from 2016, no National Register

eligible or listed buildings or Indiana Historic Sites and Structures (IHSSI) properties are located on or near these parcels. Buildings/structures were cleared from these parcels in conjunction with the construction of the US 31 Plymouth to South Bend project. Through a desktop review of aerial photography and an online street-level photography website, the only remaining items on the parcels appear to be utility poles and lines, wire fences, and parts of concrete driveways. It does not appear that these parcels contain any historic sites or structures. No further work is recommended prior to the sale of these parcels.

Archaeology Summary:

Portions of excess parcels 5278-6 and 349 were previously surveyed for archaeological resources by ASC (Snyder and Hillen 2008) as part of the US 31 Plymouth to South Bend project. These parcels were visibly inspected and determined to be previously disturbed by residential development. No archaeological sites were identified in these parcels and SHPO concurred with the results and recommendations of ASC in a letter dated May 12, 2008. A review of aerial images between 2005 and 2014 demonstrate that each parcel was disturbed by construction activities associated with the reconstruction of US 31 and reconfiguration of local streets (see 2005 and 2014 aerial images). According to SHAARD, there are no sites near the subject parcels. It is therefore recommended that the sale of excess parcels 5278-6 and 349 be allowed to proceed without additional archaeological study.

INDOT Cultural Resources staff reviewer(s): Mary Kennedy and Shaun Miller

***Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Transportation on behalf of the Indiana Department of Administration is hereby notifying the Division of Historic Preservation and Archaeology of its intent to offer for sale or transfer the property listed above and described in the attached document. We request that the division inspect the property and notify the Indiana Department of Transportation of the location of each historic site or historic property within 30 days of receipt.

Appendix B:

Red Flag Investigation



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N642
Indianapolis, Indiana 46204

PHONE: (317) 232-5113
FAX: (317) 233-4929

Eric Holcomb, Governor
Joe McGuinness, Commissioner

Date: July 21, 2019

To: Colin Miller
Operations Supervisor
Property Disposition, Real Estate Division
Indiana Department of Transportation
100 N Senate Avenue, Room N642
Indianapolis, IN 46204

From: Marlene Mathas
Site Assessment & Management (SAM)
Environmental Policy Office, Environmental Services Division
Indiana Department of Transportation
100 N Senate Avenue, Room N642
Indianapolis, IN 46204
mmathas@indot.in.gov

Re: RED FLAG INVESTIGATION
LA 5278 Parcel 6
US 31, Excess Parcel
St. Joseph County, Indiana

NARRATIVE

This Red Flag Investigation is being performed for the sale of one (1) excess parcel, LA 5278 Parcel 6, which is 0.537 acre. Parcel 6 is located adjacent to the west of US 31 approximately 0.33 mile south of the US 31 and US 20 intersection in St. Joseph County, Indiana. The Indiana Department of Transportation (INDOT) has decided that this surplus land will not be needed for right-of-way or other transportation purposes in the foreseeable future. A legal description for the excess parcel is available in a separate document.

INFRASTRUCTURE TABLE AND SUMMARY

Infrastructure			
Indicate the number of items of concern found within 0.5 mile and an explanation why (the nearest item) each item within the 0.5 mile search radius will/will not impact the subject parcel(s). If there are no items, please indicate N/A:			
Religious Facilities	3*	Recreational Facilities	2
Airports	N/A	Pipelines	3
Cemeteries	N/A	Railroads	N/A
Hospitals	N/A	Trails	3
Schools	2	Managed Lands	N/A

Explanation:

*Religious Facilities: According to a Google Map review, three (3) religious facilities, one (1) mapped and two (2) unmapped, are located within the 0.5 mile search radius. The nearest religious facility, unmapped and associated with St. Jude Catholic Church, is located approximately 0.34 mile southeast of the subject parcel. No impact is expected.

Schools: Two (2) schools are located within the 0.5 mile search radius. The nearest school is located approximately 0.25 mile east-southeast of the subject parcel. No impact is expected.

Recreational Facilities: Two (2) recreational facilities are located within the 0.5 mile search radius. The nearest recreational facility, associated with Miller Field, is incorrectly mapped 0.37 mile east-northeast of the subject parcel. Miller Field is actually located approximately 0.40 mile northeast of the subject parcel. The nearest recreational facility is located approximately 0.25 mile east-southeast of the subject parcel. No impact is expected.

Pipelines: Three (3) pipeline segments are located within the 0.5 mile search radius. The nearest pipeline segment is located approximately 0.02 mile north of the subject parcel. No impact is expected.

Trails: Three (3) trail segments are located within the 0.5 mile search radius. The nearest trail segment is located approximately 0.01 mile east of the subject parcel. No impact is expected; however, potential buyers should be informed.

Managed Lands: No Managed lands were identified within the 0.5 mile search radius. No impact is expected.

WATER RESOURCES TABLE AND SUMMARY

Water Resources Indicate the number of items of concern found within 0.5 mile and an explanation why (the nearest item) each item within the 0.5 mile search radius will/will not impact the subject parcel(s). If there are no items, please indicate N/A:			
NWI-Points	N/A	Canal Routes-Historic	N/A
Karst Springs	N/A	NWI-Wetlands	6
Canal Structures-Historic	N/A	Lakes	4
NPS NRI Listed	N/A	Floodplain-DFIRM	1
NWI-Lines	2	Cave Entrance Density	N/A
IDEM e303d Listed Streams and Lakes (Impaired)	N/A	Sinkhole Areas	N/A
Rivers and Streams	6	Sinking-Stream Basins	N/A

Explanation:

NWI-Lines: Two (2) NWI-Line segments are located within the 0.5 mile search radius. The nearest NWI-Line segment is located approximately 0.33 mile southwest of the subject parcel. No impact is expected.

Rivers and Streams: Six (6) River and stream segments are located within the 0.5 mile search radius. The nearest stream segment is located approximately 0.25 mile southwest of the subject parcel. No impact is expected.

NWI-Wetlands: Six (6) NWI-Wetland polygons are located within the 0.5 mile search radius. The nearest NWI-Wetland polygon is located approximately 0.42 mile southwest of the subject parcel. No impact is expected.

Lakes: Four (4) Lake polygons are located within the 0.5 mile search radius. The nearest lake polygon is located approximately 0.44 mile east of the subject parcel. No impact is expected.

Floodplain-DFIRM: One (1) Floodplain-DFIRM polygon is located within the 0.5 mile search radius, approximately 0.40 mile northwest of the subject parcel. No impact is expected.

URBANIZED AREA BOUNDARY SUMMARY

Explanation: The subject parcel is located within the South Bend St. Joseph Urbanized Area Boundary (UAB). No impact is expected; however, potential buyers should be informed.

KARST MEMORANDUM OF UNDERSTANDING SUMMARY

Explanation: The subject parcel is not located within the Karst Memorandum of Understanding Potential Karst Features Region. No impact is expected.

MINING AND MINERAL EXPLORATION TABLE AND SUMMARY

Mining/Mineral Exploration Indicate the number of items of concern found within 0.5 mile and an explanation why each (the nearest item) item within the 0.5 mile search radius will/will not impact the subject parcel(s). If there are no items, please indicate N/A:			
Petroleum Wells	N/A	Mineral Resources	N/A
Mines – Surface	N/A	Mines – Underground	N/A

Explanation: No Mining/Mineral Exploration features were identified within the 0.5 mile search radius.

HAZARDOUS MATERIAL CONCERNS TABLE AND SUMMARY

Hazardous Material Concerns Indicate the number of items of concern found within 0.5 mile and an explanation why each item (the nearest item) within the 0.5 mile search radius will/will not impact the subject parcel(s). If there are no items, please indicate N/A:			
Superfund	N/A	Manufactured Gas Plant Sites	N/A
RCRA Generator/ TSD	N/A	Open Dump Waste Sites	N/A
RCRA Corrective Action Sites	N/A	Restricted Waste Sites	N/A
State Cleanup Sites	N/A	Waste Transfer Stations	N/A
Septage Waste Sites	N/A	Tire Waste Sites	N/A
Underground Storage Tank (UST) Sites	N/A	Confined Feeding Operations (CFO)	N/A
Voluntary Remediation Program	N/A	Brownfields	1
Construction Demolition Waste	N/A	Institutional Controls	1
Solid Waste Landfill	1	NPDES Facilities	1
Infectious/Medical Waste Sites	N/A	NPDES Pipe Locations	N/A
Leaking Underground Storage Tank (LUST) Sites	3	Notice of Contamination Sites	N/A

Explanation:

Solid Waste Landfill: One (1) solid waste landfill polygon is located within the 0.5 mile search radius, approximately 0.40 mile northwest of the subject parcel. No impact is expected.

Leaking Underground Storage Tank (LUST) Sites: Three (3) LUST sites are located within the 0.5 mile search radius. The nearest LUST site is located approximately 0.21 mile south of the subject parcel. No impact is expected.

Brownfields: One (1) Brownfield site is located within the 0.5 mile search radius, approximately 0.35 mile southwest of the subject parcel. No impact is expected.

Institutional Controls: One (1) Institutional Control polygon is located within the 0.5 mile search radius, approximately 0.40 mile northwest of the subject parcel. No impact is expected.

NPDES Facilities: One (1) NPDES Facility is located within the 0.5 mile search radius, approximately 0.18 mile northwest of the subject parcel. No impact is expected.

ECOLOGICAL INFORMATION SUMMARY

The St. Joseph County listing of the Indiana Natural Heritage Data Center information on endangered, threatened, or rare (ETR) species and high quality natural communities is attached with ETR species highlighted. A review of the Indiana Natural Heritage Database did not indicate the presence of ETR species within the 0.5 mile search radius. No impact is expected.

A review of the USFWS database did not indicate the presence of endangered bat species in or within 0.5 mile of the subject parcel. No impact is expected.

An inquiry using the USFWS Information for Planning and Consultation (IPaC) website did not indicate the presence of the federally endangered species, the Rusty Patched Bumble Bee, in or within 0.5 mile of the subject parcel. No impact is expected.

RECOMMENDATIONS SECTION

Include recommendations from each section. If there are no recommendations, please indicate N/A:

INFRASTRUCTURE:

Trails: One (1) trail segment is located approximately 0.01 mile east of the subject parcel. No impact is expected; however, potential buyers should be informed.

WATER RESOURCES: N/A

URBANIZED AREA BOUNDARY:

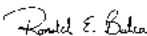
The subject parcel is located within the South Bend St. Joseph UAB. No impact is expected; however, potential buyers should be informed.

KARST MEMORANDUM OF UNDERSTANDING: N/A

MINING/MINERAL EXPLORATION: N/A

HAZMAT CONCERNS: N/A

ECOLOGICAL INFORMATION: N/A

INDOT Environmental Services concurrence:  Digitally signed by Ronald E. Butler
Date: 2019.07.22 09:31:23 -0400 _____ (Signature)

Prepared by:
Marlene Mathas
SAM Team Lead Team
Environmental Policy Office
INDOT Environmental Services

Graphics:

A map for each report section with a 0.5 mile search radius buffer around the subject parcel(s) showing all items identified as possible items of concern is attached. If there is not a section map included, please change the YES to N/A:

SITE LOCATION: YES

INFRASTRUCTURE: YES

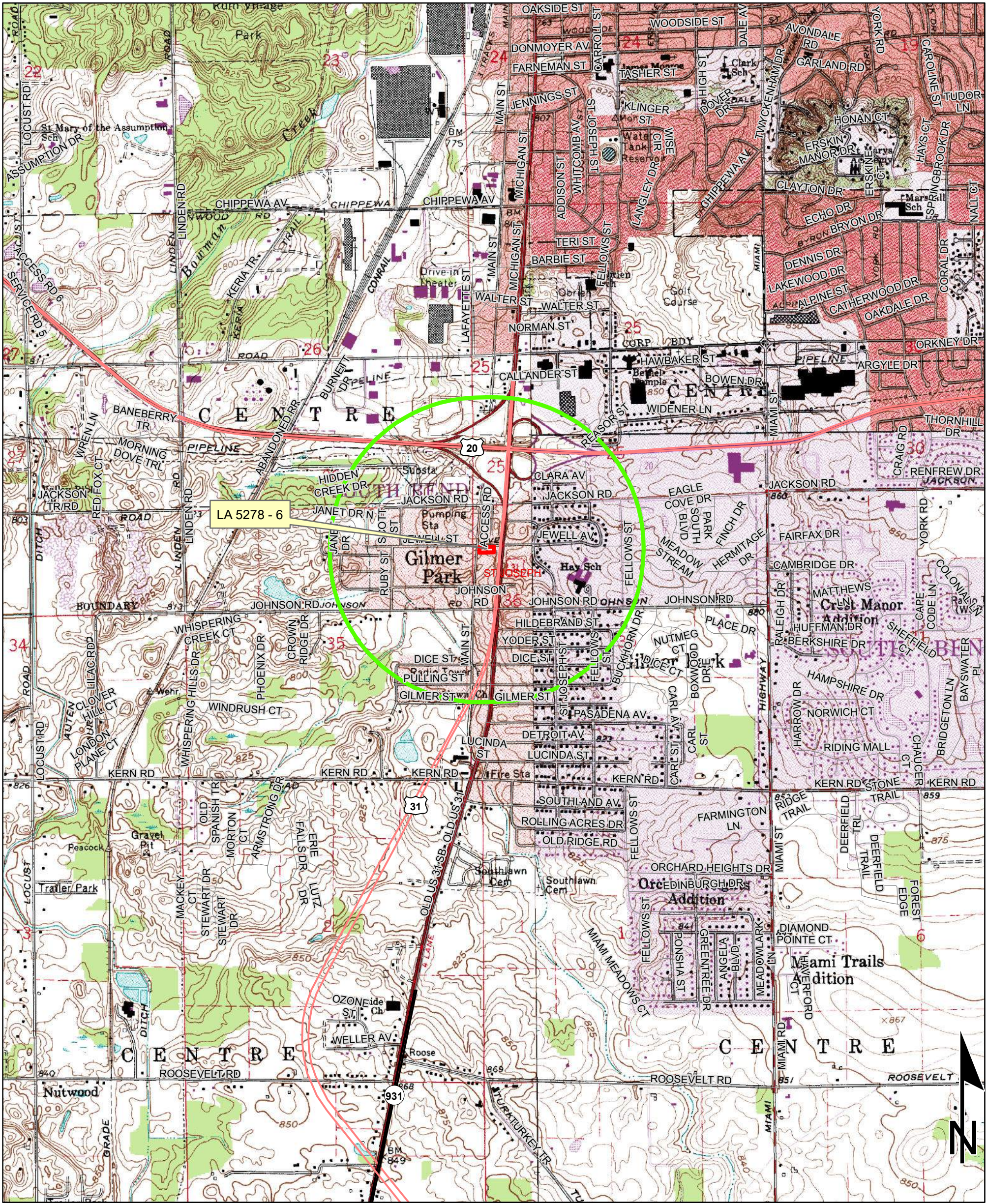
WATER RESOURCES: YES

URBANIZED AREA BOUNDARY: YES

MINING/MINERAL EXPLORATION: N/A

HAZMAT CONCERNS: YES

Red Flag Investigation - Site Location
LA 5278 Parcel 6
US 31, Excess Parcel
St. Joseph County, Indiana



Sources: 0.4 0.2 0 0.4 Miles
Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
Map Projection: UTM Zone 16 N **Map Datum:** NAD83
This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

LAKEVILLE & WYATT QUADRANGLES
INDIANA
7.5 MINUTE SERIES
(TOPOGRAPHIC)

Red Flag Investigation - Infrastructure
LA 5278 Parcel 6
US 31, Excess Parcel
St. Joseph County, Indiana



Sources: 0.1 0.05 0 0.1 Miles
Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
Map Projection: UTM Zone 16 N Map Datum: NAD83
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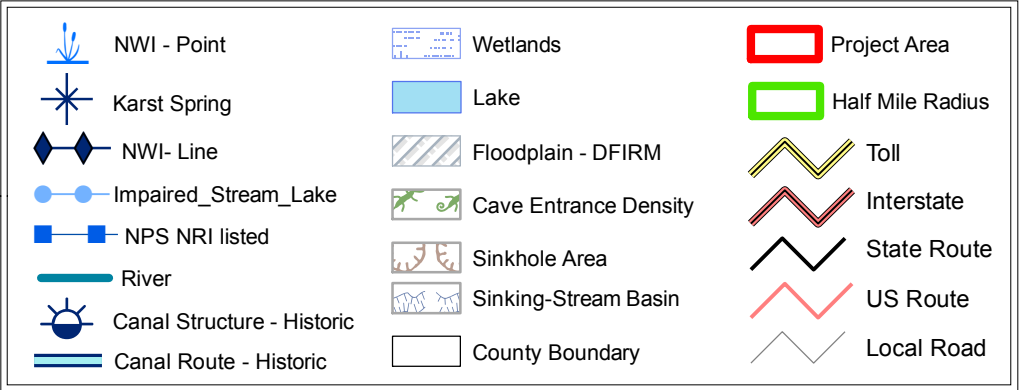
	Religious Facility		Recreation Facility		Project Area
	Airport		Pipeline		Half Mile Radius
	Cemeteries		Railroad		Toll
	Hospital		Trails		Interstate
	School		Managed Lands		State Route
			County Boundary		US Route
					Local Road

Red Flag Investigation - Water Resources
LA 5278 Parcel 6
US 31, Excess Parcel
St. Joseph County, Indiana

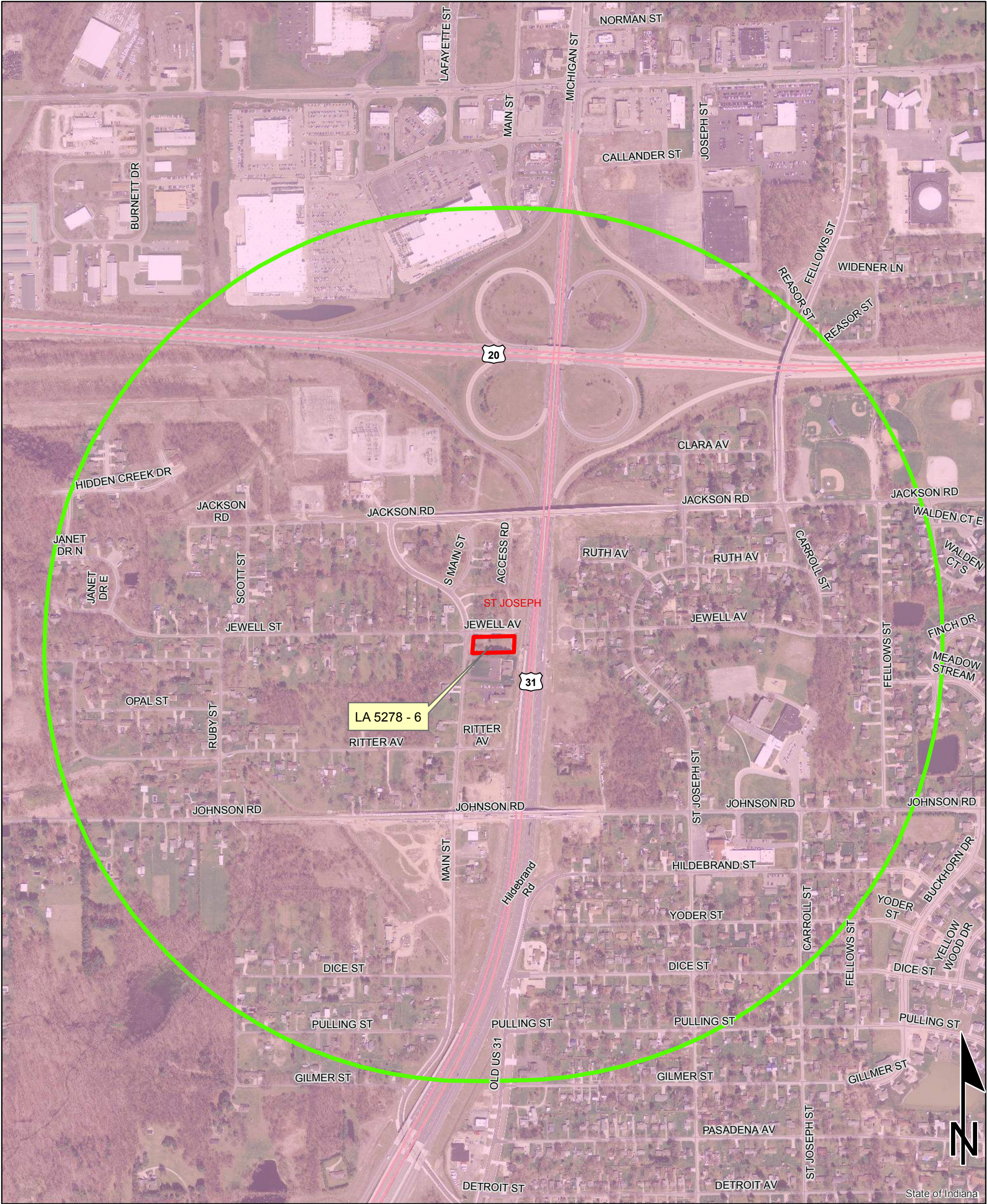


Sources:
Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
Map Projection: UTM Zone 16 N **Map Datum:** NAD83

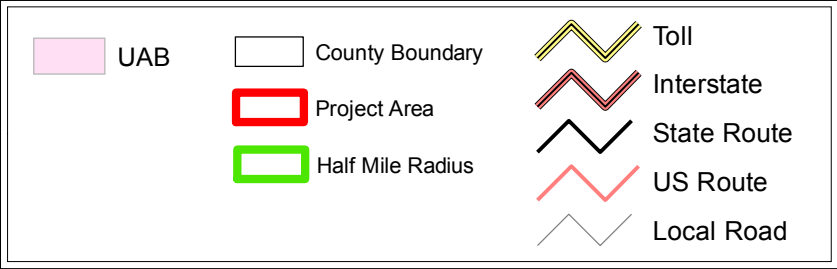
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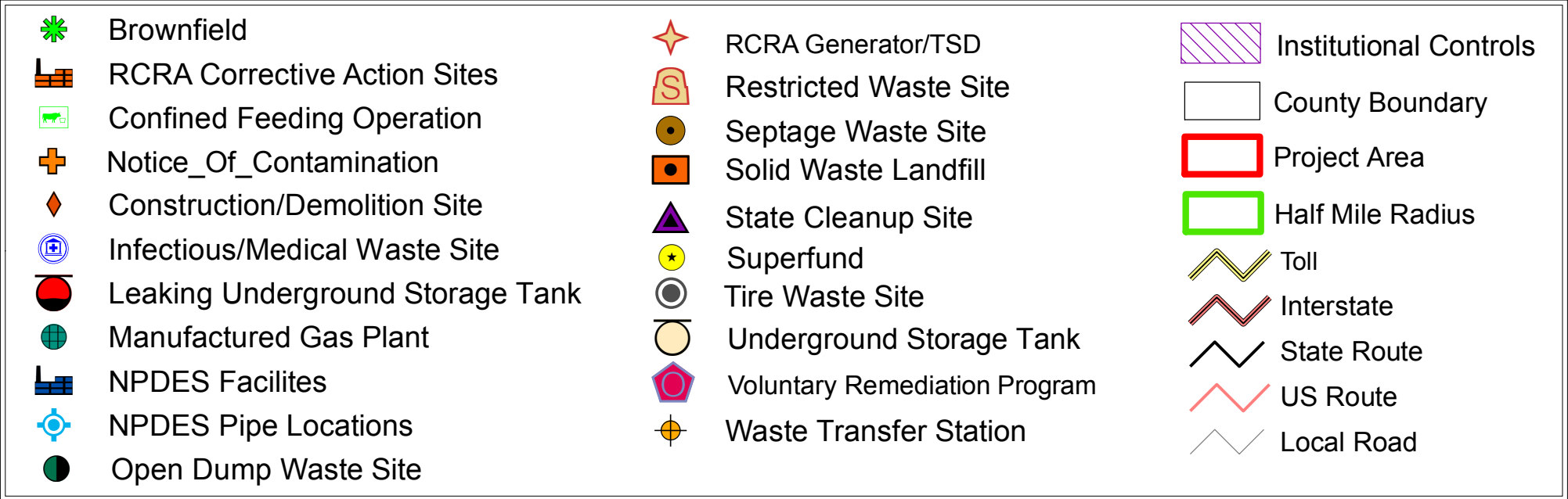
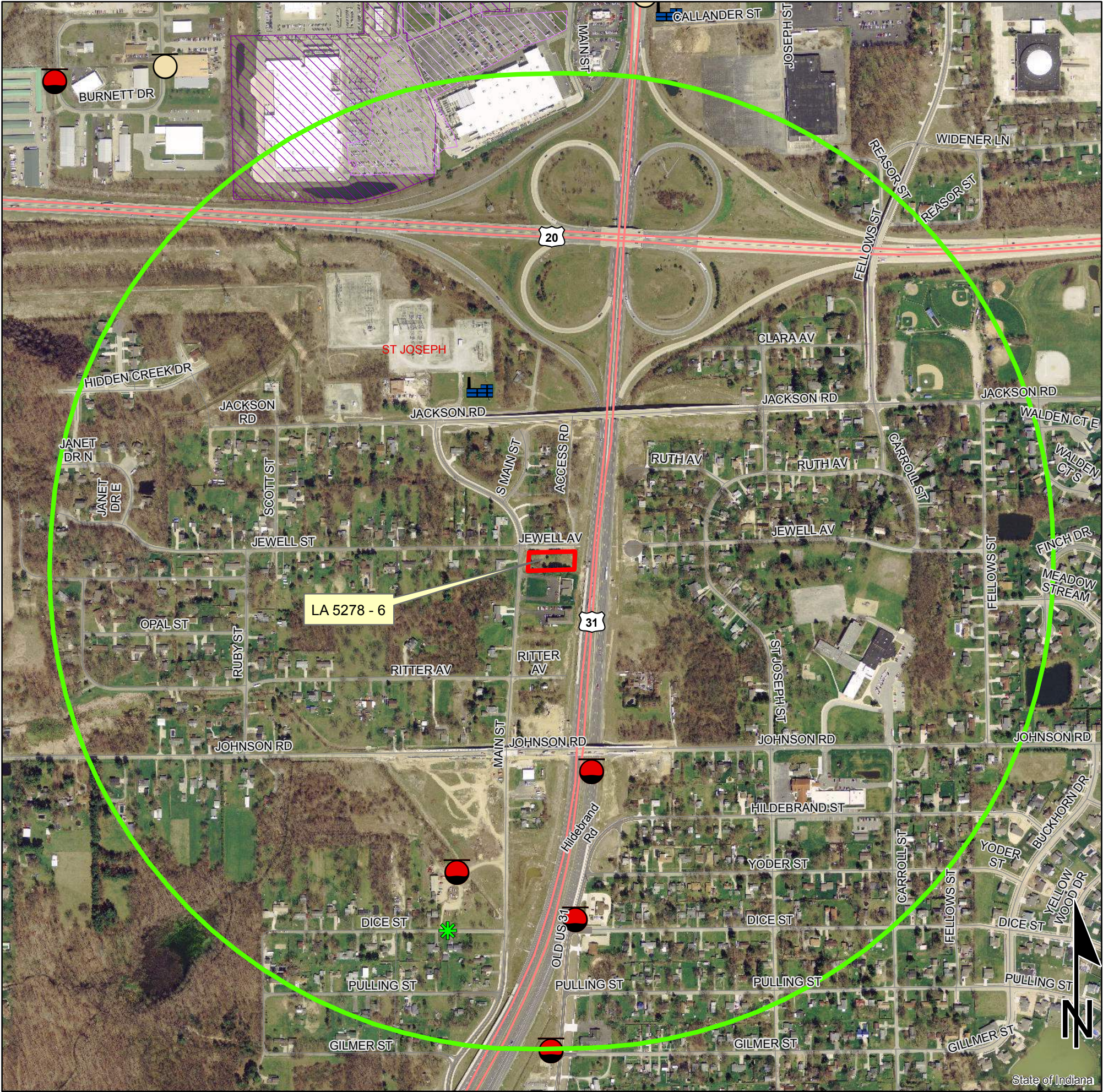
Red Flag Investigation - Urbanized Area Boundary
LA 5278 Parcel 6
US 31, Excess Parcel
St. Joseph County, Indiana



Sources: 0.1 0.05 0 0.1 Miles
Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
Map Projection: UTM Zone 16 N **Map Datum:** NAD83
This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.



Red Flag Investigation - Hazardous Material Concerns
LA 5278 Parcel 6
US 31, Excess Parcel
St. Joseph County, Indiana



Indiana County Endangered, Threatened and Rare Species List

County: St. Joseph

Species Name	Common Name	FED	STATE	GRANK	SRANK
Mollusk: Gastropoda					
Campeloma decisum	Pointed Campeloma		SSC	G5	S2
Lymnaea stagnalis	Swamp Lymnaea		SSC	G5	S2
Insect: Odonata (Dragonflies & Damselflies)					
Sympetrum semicinctum	Band-winged Meadowhawk		SR	G5	S2S3
Fish					
Moxostoma valenciennesi	Greater Redhorse		SE	G4	S2
Rhinichthys cataractae	Longnose Dace		SSC	G5	S2
Amphibian					
Acris blanchardi	Northern Cricket Frog		SSC	G5	S4
Ambystoma laterale	Blue-spotted Salamander		SSC	G5	S2
Hemidactylum scutatum	Four-toed Salamander		SSC	G5	S2
Lithobates pipiens	Northern Leopard Frog		SSC	G5	S2
Reptile					
Clemmys guttata	Spotted Turtle	C	SE	G5	S2
Clonophis kirtlandii	Kirtland's Snake	C	SE	G2	S2
Emydoidea blandingii	Blanding's Turtle	C	SE	G4	S2
Nerodia erythrogaster neglecta	Copperbelly Water Snake	PS:LT	SE	G5T3	S2
Sistrurus catenatus catenatus	Eastern Massasauga	LT	SE	G3	S2
Bird					
Accipiter striatus	Sharp-shinned Hawk		SSC	G5	S2B
Ammodramus henslowii	Henslow's Sparrow		SE	G4	S3B
Bartramia longicauda	Upland Sandpiper		SE	G5	S3B
Botaurus lentiginosus	American Bittern		SE	G5	S2B
Buteo platypterus	Broad-winged Hawk		SSC	G5	S3B
Certhia americana	Brown Creeper			G5	S2B
Chlidonias niger	Black Tern		SE	G4G5	S1B
Cistothorus palustris	Marsh Wren		SE	G5	S3B
Cistothorus platensis	Sedge Wren		SE	G5	S3B
Dendroica virens	Black-throated Green Warbler			G5	S2B
Empidonax alnorum	Alder Flycatcher			G5	S2B
Falco peregrinus	Peregrine Falcon		SSC	G4	S2B
Grus canadensis	Sandhill Crane		SSC	G5	S2B,S1N
Haliaeetus leucocephalus	Bald Eagle		SSC	G5	S2
Ixobrychus exilis	Least Bittern		SE	G5	S3B
Lanius ludovicianus	Loggerhead Shrike		SE	G4	S3B
Lophodytes cucullatus	Hooded Merganser			G5	S2S3B
Mniotilta varia	Black-and-white Warbler		SSC	G5	S1S2B
Pandion haliaetus	Osprey		SE	G5	S1B
Rallus limicola	Virginia Rail		SE	G5	S3B

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Indiana Department of Natural Resources
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Indiana County Endangered, Threatened and Rare Species List

County: St. Joseph

Species Name	Common Name	FED	STATE	GRANK	SRANK
Setophaga cerulea	Cerulean Warbler		SE	G4	S3B
Vermivora chrysopetra	Golden-winged Warbler	C	SE	G4	S1B
Wilsonia citrina	Hooded Warbler		SSC	G5	S3B
Mammal					
Condylura cristata	Star-nosed Mole		SSC	G5	S2?
Mustela nivalis	Least Weasel		SSC	G5	S2?
Myotis sodalis	Indiana Bat or Social Myotis	LE	SE	G2	S1
Spermophilus franklinii	Franklin's Ground Squirrel		SE	G5	S2
Taxidea taxus	American Badger		SSC	G5	S2
Vascular Plant					
Actaea rubra	Red Baneberry		ST	G5	S1
Amelanchier humilis	Running Serviceberry		SE	G5	S1
Arabis drummondii	Drummond Rockcress		SE	G5	S1
Arabis glabra	Tower-mustard		WL	G5	S2
Arabis missouriensis var. deamii	Missouri Rockcress		SE	G5T3?Q	S1
Armoracia aquatica	Lake Cress		SE	G4?	S1
Botrychium matricariifolium	Chamomile Grape-fern		SR	G5	S2
Carex alata	Broadwing Sedge		WL	G5	S3
Carex alopecoidea	Foxtail Sedge		SE	G5	S1
Carex atherodes	Awned Sedge		SE	G5	S1
Carex atlantica ssp. atlantica	Atlantic Sedge		ST	G5T5	S2
Carex bebbii	Bebb's Sedge		ST	G5	S2
Carex cephaloidea	Thinleaf Sedge		SE	G5	S1
Carex crawei	Crawe Sedge		ST	G5	S2
Carex debilis var. rudgei	White-edge Sedge		SR	G5T5	S2
Carex flava	Yellow Sedge		ST	G5	S2
Carex pedunculata	Longstalk Sedge		SR	G5	S2
Carex retrorsa	Retorse Sedge		SE	G5	S1
Carex scabrata	Rough Sedge		SE	G5	S1
Carex seorsa	Weak Stellate Sedge		SR	G5	S2
Carex straminea	Straw Sedge		ST	G5	S2
Ceratophyllum echinatum	Prickly Hornwort		SR	G4	S2
Chrysosplenium americanum	American Golden-saxifrage		ST	G5	S2
Cirsium hillii	Hill's Thistle		SE	G3	S1
Cypripedium candidum	Small White Lady's-slipper		WL	G4	S2
Deschampsia cespitosa	Tufted Hairgrass		SR	G5	S2
Dichanthelium sabulorum var. thinium	Hemlock Panic-grass		SR	G5T5	S2
Diervilla lonicera	Northern Bush-honeysuckle		SR	G5	S2
Drosera intermedia	Spoon-leaved Sundew		SR	G5	S2
Drosera rotundifolia	Roundleaf Sundew		WL	G5	S3

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Indiana County Endangered, Threatened and Rare Species List

County: St. Joseph

Species Name	Common Name	FED	STATE	GRANK	SRANK
Eleocharis melanocarpa	Black-fruited Spike-rush		ST	G4	S2
Eleocharis robbinsii	Robbins Spikerush		SR	G4G5	S2
Eriocaulon aquaticum	Pipewort		SE	G5	S1
Eriophorum angustifolium	Narrow-leaved Cotton-grass		SR	G5	S2
Fuirena pumila	Dwarf Umbrella-sedge		ST	G4	S2
Geranium robertianum	Herb-robert		ST	G5	S2
Gnaphalium macounii	Winged Cudweed		SX	G5	SX
Hydrastis canadensis	Golden Seal		WL	G3G4	S3
Juglans cinerea	Butternut		WL	G4	S3
Juncus militaris	Bayonet Rush		SE	G4	S1
Juncus pelocarpus	Brown-fruited Rush		SE	G5	S2
Lathyrus maritimus var. glaber	Beach Peavine		SE	G5T4T5	S1
Lathyrus venosus	Smooth Veiny Pea		ST	G5	S2
Linum sulcatum	Grooved Yellow Flax		SR	G5	S2
Liparis loeselii	Loesel's Twayblade		WL	G5	S3
Ludwigia sphaerocarpa	Globe-fruited False-loosestrife		SE	G5	S1
Lycopodium hickeyi	Hickey's Clubmoss		SR	G5	S2
Lycopodium obscurum	Tree Clubmoss		SR	G5	S2
Malaxis unifolia	Green Adder's-mouth Orchid		SE	G5	S1
Matteuccia struthiopteris	Ostrich Fern		SR	G5	S2
Milium effusum	Tall Millet-grass		SR	G5	S2
Minuartia michauxii var. michauxii	Michaux's Stitchwort		SR	G5T5	S2
Myriophyllum pinnatum	Cutleaf Water-milfoil		SE	G5	S1
Myriophyllum verticillatum	Whorled Water-milfoil		SR	G5	S2
Oryzopsis racemosa	Black-fruit Mountain-ricegrass		SR	G5	S2
Panax quinquefolius	American Ginseng		WL	G3G4	S3
Panax trifolius	Dwarf Ginseng		WL	G5	S2
Panicum commonsianum var. addisonii	Commons' Panic-grass		SE	G5TNR	S2
Panicum verrucosum	Warty Panic-grass		ST	G4	S2
Pinus strobus	Eastern White Pine		SR	G5	S2
Piptochaetium avenaceum	Blackseed Needlegrass		SR	G5	S2
Platanthera clavellata	Small Green Woodland Orchis		WL	G5	S3
Platanthera dilatata	Leafy White Orchis		SE	G5	S1
Platanthera leucophaea	Prairie White-fringed Orchid	LT	SE	G2G3	S1
Poa alsodes	Grove Meadow Grass		SR	G4G5	S2
Poa paludigena	Bog Bluegrass		WL	G3	S3
Pogonia ophioglossoides	Rose Pogonia		WL	G5	S3
Polygonum hydropiperoides var. opelousanum	Northeastern Smartweed		ST	G5TNRQ	S2
Polygonum hydropiperoides var. setaceum	Swamp Smartweed		SE	G5	S1
Populus balsamifera	Balsam Poplar		SE	G5	S1

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Indiana County Endangered, Threatened and Rare Species List

County: St. Joseph

Species Name	Common Name	FED	STATE	GRANK	SRANK
Potamogeton bicupulatus	Snail-seed Pondweed		SE	G4	S1
Pyrola virens	Greenish-flowered Wintergreen		SX	G5	SX
Rhynchospora macrostachya	Tall Beaked-rush		SR	G4	S2
Rhynchospora scirpoides	Long-beaked Bulrush		ST	G4	S2
Rubus enslenii	Southern Dewberry		SE	G4G5Q	S1
Rubus setosus	Small Bristleberry		SE	G5	S1
Salix serissima	Autumn Willow		ST	G5	S2
Scheuchzeria palustris ssp. americana	American Scheuchzeria		SE	G5T5	S1
Schoenoplectus smithii	Smith's Bulrush		SE	G5?	S1
Scirpus purshianus	Weakstalk Bulrush		SR	G4G5	S2
Scirpus subterminalis	Water Bulrush		SR	G5	S2
Selaginella apoda	Meadow Spike-moss		WL	G5	S1
Silene regia	Royal Catchfly		ST	G3	S2
Sorbus decora	Northern Mountain-ash		SX	G5	SX
Sparganium androcladum	Branching Bur-reed		ST	G4G5	S2
Strophostyles leiosperma	Slick-seed Wild-bean		ST	G5	S2
Tofieldia glutinosa	False Asphodel		SR	G5	S2
Triglochin palustris	Marsh Arrow-grass		SR	G5	S2
Utricularia cornuta	Horned Bladderwort		ST	G5	S2
Utricularia minor	Lesser Bladderwort		ST	G5	S1
Utricularia purpurea	Purple Bladderwort		SR	G5	S2
Vaccinium oxycoccos	Small Cranberry		ST	G5	S2
Valeriana uliginosa	Marsh Valerian		SE	G4	S1
Valerianella chenopodiifolia	Goose-foot Corn-salad		SE	G4	S1
Viburnum cassinoides	Northern Wild-raisin		SE	G5T5	S1
Viola primulifolia	Primrose-leaf Violet		ST	G5	S2
Wolffiella gladiata	Sword Bogmat		SE	G5	S1
Xyris difformis	Carolina Yellow-eyed Grass		ST	G5	S2
High Quality Natural Community					
Forest - floodplain wet-mesic	Wet-mesic Floodplain Forest		SG	G3?	S3
Forest - upland dry-mesic Northern Lakes	Northern Lakes Dry-mesic Upland Forest			GNR	S1
Forest - upland mesic Grand Prairie	Grand Prairie Mesic Upland Forest			GNR	S1
Forest - upland mesic Northern Lakes	Northern Lakes Mesic Upland Forest			GNR	S1
Lake - pond	Pond		SG	GNR	SNR
Prairie - wet	Wet Prairie		SG	G3	S1
Wetland - fen	Fen		SG	G3	S3
Wetland - flat muck	Muck Flat		SG	G2	S2
Wetland - marsh	Marsh		SG	GU	S4

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Indiana County Endangered, Threatened and Rare Species List

County: St. Joseph

Species Name	Common Name	FED	STATE	GRANK	SRANK
Wetland - meadow sedge	Sedge Meadow		SG	G3?	S1
Wetland - swamp forest	Forested Swamp		SG	G2?	S2
Wetland - swamp shrub	Shrub Swamp		SG	GU	S2

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Appendix C:

Parcel Documentation

EXHIBIT "A"

This legal description covers
5278-6. The code number was
changed during the project.

PROJECT: NH-153-8(020)

CODE: 4651

Sheet 1 of 2

PARCEL NO.: 6-Fee Simple

(WL-1)

A part of Lots 1 and 2 in Ritter's Plat of Dixie Gardens, a subdivision in the Northwest Quarter of Section 36, Township 37 North, Range 2 East, the plat of which subdivision is recorded in Plat Book 11, Page 81, in the Office of the Recorder of St. Joseph County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked **Exhibit "B"**, described as follows: Beginning at a point on the south line of said Lot 2 South 89 degrees 48 minutes 58 seconds West 40.15 feet from the southeast corner of said Lot 2, which point of beginning is the southwest corner of the tract of land described in Instrument Number 9100294 and is designated as point "31014" on said plat; thence continuing South 89 degrees 48 minutes 58 seconds West 60.25 feet along said line to point "31015" on said plat; thence North 4 degrees 56 minutes 12 seconds East 99.68 feet to a point on the north line of said Lot 1 designated as point "31016" on said plat; thence North 89 degrees 46 minutes 38 seconds East 67.76 feet along said line to a point on the western boundary of U.S. 31 (being the northwest corner of the aforementioned tract) designated as point "31017" on said plat; thence South 15 degrees 53 minutes 11 seconds East 21.08 feet along said boundary to point "31018" on said plat; thence South 15 degrees 26 minutes 34 seconds West 82.07 feet along said boundary to the point of beginning and containing 6,805 square feet, more or less.



This description was prepared for the Indiana Department of Transportation, by Fred L. Bengé, Indiana Registered Land Surveyor, License Number LS80040408, on the 12th day of July, 2007



Fred L. Bengé

EXHIBIT "A"

This legal description covers
5278-6. The code number was
changed during the project.

PROJECT: NH-153-8(020)
CODE: 4651
PARCEL NO.: 6A-Fee Simple (Excess Land)
(WL-1)

Sheet 2 of 2

A part of Lots 1 and 2 in Ritter's Plat of Dixie Gardens, a subdivision in the Northwest Quarter of Section 36, Township 37 North, Range 2 East, the plat of which subdivision is recorded in Plat Book 11, Page 81, in the Office of the Recorder of St. Joseph County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked **Exhibit "B"**, described as follows: Beginning on the south line of said Lot 2 South 89 degrees 48 minutes 58 seconds West 100.40 feet from the southeast corner of said Lot 2, which point of beginning is designated as point "31015" on said plat; thence continuing South 89 degrees 48 minutes 58 seconds West 235.74 feet along said line to the southwest corner of said Lot 2 designated as point "31021" on said plat; thence North 4 degrees 48 minutes 02 seconds East 99.50 feet along the western line of said lots to the northwest corner of said Lot 1 designated as point "31022" on said plat; thence North 89 degrees 46 minutes 38 seconds East 235.99 feet along the north line of said Lot 1 to point "31016" on said plat; thence South 4 degrees 56 minutes 12 seconds West 99.68 feet to the point of beginning and containing 23,398 square feet, more or less.



This description was prepared for the Indiana Department of Transportation, by Fred L. Bengé, Indiana Registered Land Surveyor, License Number LS80040408, on the 12th day of July, 2007


Fred L. Bengé

EXHIBIT "B"

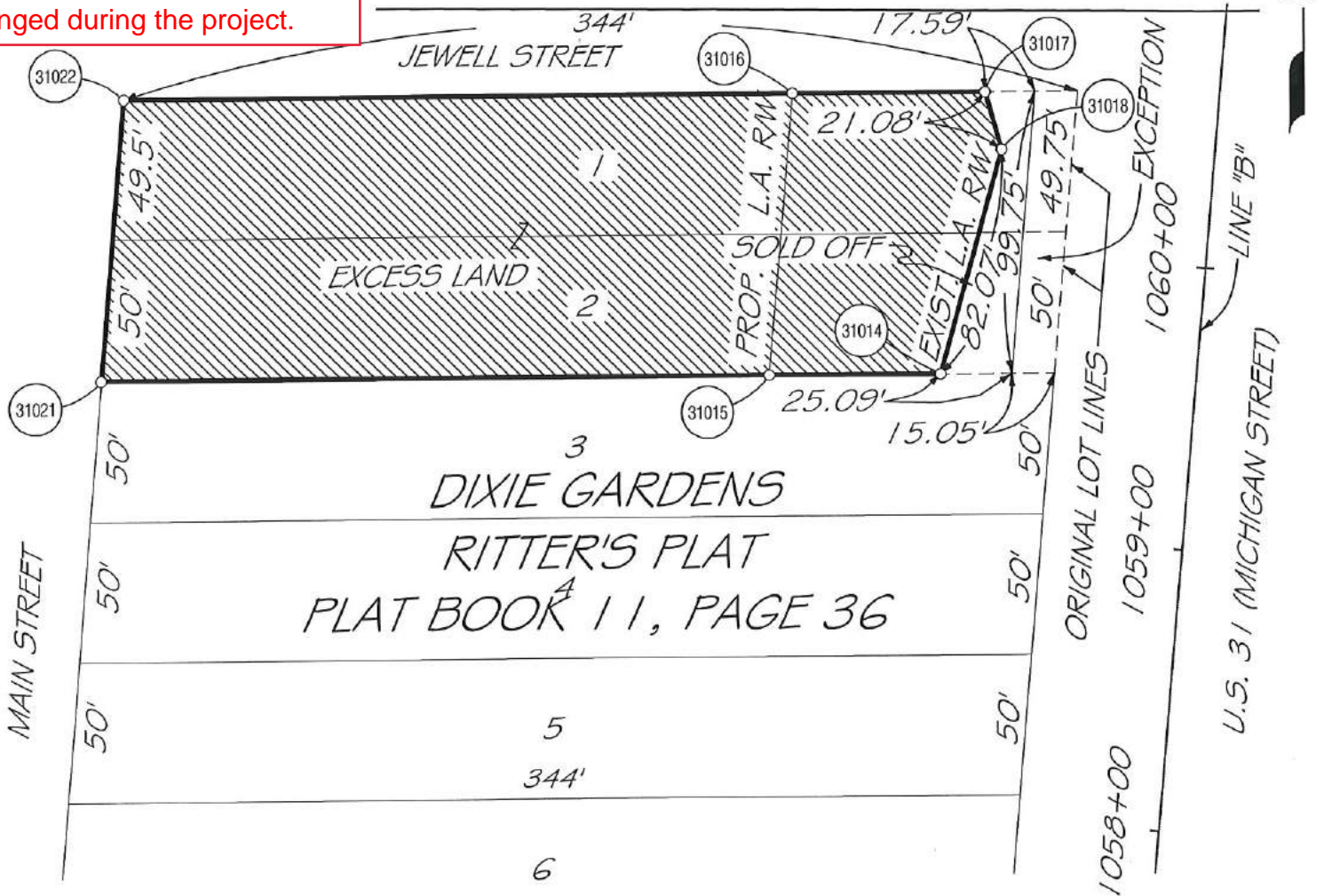
RIGHT-OF-WAY PARCEL PLAT

PREPARED BY R.W. ARMSTRONG & ASSOCIATES, INC.
FOR THE INDIANA DEPARTMENT OF TRANSPORTATION

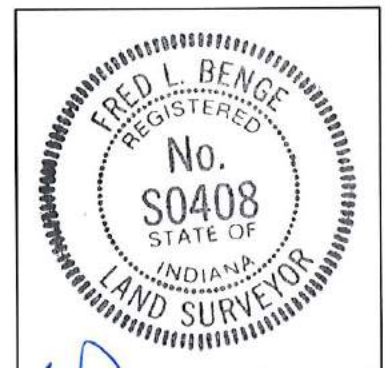
SHEET 1 OF 1

0 30 60
SCALE: 1" = 60'

This legal description covers
5278-6. The code number was
changed during the project.



COORDINATE CHART (FEET)						
POINT	NORTHING	EASTING	STATION	OFFSET	SIDE	LINE
31014	101703.0193	63952.8406	1059+55.25	89.99	LEFT	'B'
31015	101702.8259	63892.5903	1059+49.87	150.00	LEFT	'B'
31021	101702.0690	63656.8537	1059+28.83	384.80	LEFT	'B'
31022	101801.2200	63665.1804	1060+28.33	385.03	LEFT	'B'
31016	101802.1377	63901.1683	1060+49.55	150.00	LEFT	'B'
31017	101802.4012	63968.9236	1060+55.64	82.52	LEFT	'B'
31018	101782.1263	63974.6938	1060+35.94	75.03	LEFT	'B'



SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT, TOGETHER WITH THE "LOCATION CONTROL ROUTE SURVEY" RECORDED AS INSTRUMENT NO. 0654538 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, (INCORPORATED AND MADE A PART HEREOF BY REFERENCE) COMPRISE A ROUTE SURVEY EXECUTED IN ACCORDANCE WITH INDIANA ADMINISTRATIVE CODE 865 IAC 1-12, ("RULE 12").

FRED L. BENGÉ DATE 7-12-07
REG. LAND SURVEYOR No. LS0408

OWNER: UNLEY, JOHN E.
PARCEL: 6
ROAD: U.S. 31
COUNTY: ST. JOSEPH
SECTION: 36 PROJECT: NH-153-8(020)
TOWNSHIP: 37 N. DES. No.: 9904300
RANGE: 2 E. CODE: 4651



HATCHED AREA IS
THE APPROXIMATE
TAKING

DRAWN BY: G.L. SMITH

DATE: 6-18-07

CHECKED BY: F.BENGÉ

DATE: 6-28-07

INSTRUMENT #8523630

DATED: 10-29-85

INSTRUMENT #9100294

DATED: 5-4-90