

**CATEGORICAL EXCLUSION LEVEL 1 FORM****Date:** January 28, 2021☒ **Initial Version**☐ **Additional Information to CE Level 1 Dated:** \_\_\_\_\_**Purpose of this document:**☒ CE Level 1 documentation for  
exempted projects☐ State-funded categorical exemption  
documentation**Approval CE Level 1 or State-Funded CE:** \_\_\_\_\_Environmental Scoping Manager or  
Environmental Policy Manager

2-1-2021

Date

INDOT ES/District Env.  
Reviewer Signature: \_\_\_\_\_

Date: 2-1-2021

**PROJECT INFORMATION**

<b>County, Route</b>	State Road (SR) 2 and SR 49, Porter County	<b>LA Number</b>	1752- 56, 57, 58, 59
<b>Purpose and Need:</b>	<p><b>Need:</b></p> <p>Indiana Department of Transportation (INDOT) and Indiana Department of Administration (IDOA) recognize that state-owned excess right-of-way exists at this location. 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.</p> <p><b>Purpose:</b></p> <p>Remove excess land from INDOT and IDOA inventory.</p>		
<b>Project Description:</b>	<p>This document is being prepared for the sale of Parcels 56, 57, 58, and 59 which are located in the northeast quadrant of the intersection of SR 2 and SR 49 in Porter County, Indiana. Refer to the attached graphics in Appendix B.</p> <p>The parcels total approximately 2.1 acres. The 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 Appendix C.</p> <p>No buildings are located on the parcels which are largely overgrown with weeds and grass. A former residential driveway roadbed is present and deteriorated. The parcels are primarily surrounded by modern commercial development.</p> <p>This project will meet the projects purpose and need by selling these parcels to willing buyers for productive use and removing the right of way (ROW) from INDOT and IDOA inventory.</p>		

<b>Other Alternatives Considered:</b>	<b>No Build:</b> This alternative would not incur any impacts or change the ownership of this property, however, it will not meet the purpose and need of the project by removing the excess land from INDOT and IDOA inventory. Therefore, this alternative was dismissed.		
<b>Project Termini:</b>	Approximately 0.15 mile east and 0.07 mile north on northeast quadrant of SR 2 and SR 49		
<b>Funding Source(s):</b>	<input type="checkbox"/> Federal	<input checked="" type="checkbox"/> State	<input type="checkbox"/> Local <input type="checkbox"/> Other
<b>Project Sponsor:</b>	INDOT	<b>Estimated Cost</b>	N/A
		<b>Project Length</b>	N/A

SCOPE OF THE PROPOSED ACTION			
<b>Public Involvement*</b>		No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Comments:	The project does not meet any of the conditions set by the current <i>Indiana Department of Transportation (INDOT) Public Involvement Manual</i> that require formal public involvement. Therefore, the project sponsor is not required to offer the public an opportunity to request a public hearing. The project is not anticipated to cause any public controversy. This does not preclude the need for public involvement or public information meeting in the future.		
<b>Right-of-way (permanent and temporary, in acres)</b>		No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Comments:	This project will occur within existing ROW and INDOT will be selling existing ROW. No permanent or temporary ROW will be required for this project.		
<b>Disruption to public facilities/services (such as schools, emergency service)</b>		No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Comments:	There is one church, one unmapped school, six trails, and two railroads within the 0.5 mile search radius. The direct action of the land sale will not result in impacts to any public facilities or services.		
<b>Involvement with existing bridge(s) (Include structure number(s))</b>		No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Comments:	No bridges or small structures are located within the project area.		

INVOLVEMENT WITH RESOURCES			
<b>Streams, Rivers, and Watercourses Impacted (linear feet)</b>		No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Comments:	There is one stream that is also impaired listed in the IDEM 303d Listed Rivers and Streams within the 0.5 mile search radius. The direct action of the land sale will not result in impacts to any streams or rivers.		
<b>Wetlands (acres)</b>		No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Comments:	There are twenty wetlands within the 0.5 mile search radius. The direct action of the land sale will not result in impacts to wetlands.		
<b>Disturbance of Terrestrial Habitat (acres)</b>		No: <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Comments:	The parcels are largely overgrown with weeds and grass with part of a former residential driveway roadbed present, which is deteriorated. The direct action of the land sale will not result in impacts to terrestrial		

INVOLVEMENT WITH RESOURCES			
	habitat.		
<b>Karst Features</b>	No: <b>X</b>	Yes:	Possible:
Comments:	The parcels are not located within the Karst Memorandum of Understanding (MOU) Potential Karst Features Region. No impacts to karst features are expected.		
<b>Threatened and Endangered Species</b>	No: <b>X</b>	Yes:	Possible:
Comments:	<p>Project information was submitted through the USFWS's Information for Planning and Consultation (IPaC) portal, and an official species list was generated (Appendix D). The project is within range of the federally endangered Indiana bat (<i>Myotis sodalis</i>) and the federally threatened northern long-eared bat (NLEB) (<i>Myotis septentrionalis</i>). No additional species were generated in the IPaC species list other than the Indiana bat and northern long-eared bat</p> <p>The project qualifies for the <i>Rangewide Programmatic Informal Consultation for the Indiana bat and northern long-eared bat (NLEB)</i>, dated May 2016 (revised February 2018), between FHWA, Federal Railroad Administration (FRA), Federal Transit Administration (FTA), and USFWS. An effect determination key was completed by INDOT on 1/28/2021, and based on the responses provided, the project was found to have a <i>No Effect</i> on the Indiana bat and/or the NLEB (Appendix D).</p> <p>This precludes the need for further consultation on this project as required under Section 7 of the Endangered Species Act, as amended. If new information on endangered species at the site becomes available, or if project plans are changed, USFWS will be contacted for consultation.</p>		
<b>Drinking Water Resources</b>	No: <b>X</b>	Yes:	Possible:
Comments:	The direct action of the land sale will not result in impacts to drinking water resources.		
<b>Flood Plains (note transverse or longitudinal impact)</b>	No: <b>X</b>	Yes:	Possible:
Comments:	The direct action of the land sale will not result in impacts to floodplains.		
<b>Farmland (acres)</b>	No: <b>X</b>	Yes:	Possible:
Comments:	The direct action of the land sale will not result in impacts to farmland.		
<b>Cultural Resources</b>	No: <b>X</b>	Yes:	Possible:
Comments:	<p>On 12/10/2020 the INDOT Cultural Resource Office (CRO) determined that this project falls within the guidelines of Category B, Type 6 under the Minor Projects Programmatic Agreement, (Appendix A).</p> <p>Category B, Type 6 includes other minor actions if deemed appropriate for coverage under this MPPA, by consultation and mutual agreement between INDOT, FHWA, and the SHPO. The Tribes shall be provided information on all projects proposed to be cleared under this category for review prior to an agreement being signed between the agencies.</p> <p>With regard to above-ground resources for these parcels, no buildings are located on them. The parcels are largely overgrown with weeds and grass with part of a former residential driveway roadbed present, which is deteriorated. The parcels are primarily surrounded by modern commercial development. Nonetheless, the Indiana Register of Historic Sites and Structures (State Register) and National Register of Historic Places (National Register) lists, and Indiana Historic Sites and Structures Inventory (IHSSI) information</p>		

**INVOLVEMENT WITH RESOURCES**

for Porter County was checked by an INDOT- Cultural Resources Office (CRO) historian who meets the Secretary of the Interior's Professional Qualification Standards per 36 CFR Part 61. The State and National Register information and the IHSSI information was referenced through the Indiana State Historic Architectural and Archaeological Research Database (SHAARD) and the Indiana Historic Buildings, Bridges, and Cemeteries Map (IHBBM).

No State or National Register-listed or IHSSI properties are recorded on or near the parcels. INDOT-CRO does not think that the parcels contain any historic buildings or structures and no further work is recommended before their disposal.

An INDOT Cultural Resources Office (CRO) archaeologist, who meets the Secretary of the Interior's Professional Qualification Standards as per 36 CFR Part 61, reviewed the project area, conducted an archaeological records check, and prepared an archaeological assessment.

With regards to archaeology, Excess Parcels 1752-56-59 were likely included in the archaeological reconnaissance conducted for the SR 49 Valparaiso Bypass (Tonette and Fabyan 1976), though there is no project mapping to say for sure. However, the Archaeological Letter prepared for SHPO's review cultivated fields were examined, one site was identified, and high probability areas were recommended for monitoring during construction. Neither the site nor high probability were noted to be in the vicinity of the excess parcels. The parcels consisted of a residential driveway from at least 1998 to 2010 at what time the house at the north end of the drive had been demolished. 2007 aerial imagery reveals extensive disturbance in and around the parcels stemming from commercial development, though the driveway is still visible and appears to be a contractor's access road. Soils within the parcels are classified as Riddles silt loam which is an Alfisol. Alfisols developed on late-Pleistocene or older surfaces so archaeological deposits would only be expected on or near the surface. The widespread disturbances from commercial development seen from 2005 to 2018 likely have destroyed any archaeological sites had they existed. Based on these considerations, it is recommended that the sale of Excess Parcels 1752-56, 57, 58, and 59 be allowed to proceed without additional archaeological study.

No further consultation is required. This completes the Section 106 process and the responsibilities of the FHWA under Section 106 have been fulfilled.

**Section 4(f) and Section 6(f) Resources**No: **X**

Yes:

Possible:

**Comments:**

Section 4(f) of the U.S. Department of Transportation Act of 1966 prohibits the use of certain public and historic lands for federally funded transportation facilities unless there is no feasible and prudent alternative. The law applies to significant publicly owned parks, recreation areas, wildlife / waterfowl refuges, and NRHP eligible or listed historic properties regardless of ownership. Lands subject to this law are considered Section 4(f) resources.

The U.S. Land and Water Conservation Fund Act of 1965 established the Land and Water Conservation Fund (LWCF), which was created to preserve, develop, and assure accessibility to outdoor recreation resources. Section 6(f) of this Act prohibits conversion of lands purchased with LWCF monies to a non-recreation use.

The direct action of the land sale will not result in impacts to any 4(f) or 6(f) resources.

**Air Quality Impacts**No: **X**

Yes:

Possible:

**Comments:**

This project is of a type qualifying as a categorical exclusion (Group 1) under 23 CFR 771.117(c), or exempt under the Clean Air Act conformity rule under 40 CFR 93.126. The direct action of the land sale would not result in air quality impacts.



<b>INVOLVEMENT WITH RESOURCES</b>			
<b>Community/Economic Impacts</b>		No: <b>X</b>	Yes:
Comments:	The direct action of the land sale will not result in community or economic impacts		
<b>Hazardous Materials</b>		No: <b>X</b>	Yes:
Comments:	<p>There is one unmapped RCRA Generator, three underground storage tanks (UST), and one leaking underground storage tank (LUST) within the 0.5 mile search radius. Unless discussed below, no impacts are expected.</p> <p>One (1)* unmapped RCRA Generator, Meijer Store 297, 405 Porters Vale Boulevard, AI #120307, is located adjacent to the north of the western part of the subject parcels. According to the Hazardous Waste Handler ID Form, this site was a Small Quantity Generator of Hazardous Waste as of December 20, 2018. No impact is expected; however, potential buyers should be informed.</p> <p>One (1)* unmapped UST site, Meijer Gas Station 297, 115 Porters Vale Boulevard, AI #118162, is adjacent to the north of the eastern part of the subject parcels. IDEM conducted an Underground Storage Tank Inspection on July 17, 2019, and the facility was found to be in compliance with equipment, operating, and maintenance requirements set forth in Indiana's UST Rule 329 IAC 9. No impact is expected; however, potential buyers should be informed.</p>		
<b>Permits</b>		No: <b>X</b>	Yes:
Comments:	No permits will be needed for this project.		

<b>ENVIRONMENTAL COMMITMENTS:</b>
<ol style="list-style-type: none"> <li>1) One (1)* unmapped RCRA Generator, Meijer Store 297, 405 Porters Vale Boulevard, AI #120307, is located adjacent to the north of the western part of the subject parcels. According to the Hazardous Waste Handler ID Form, this site was a Small Quantity Generator of Hazardous Waste as of December 20, 2018. No impact is expected; however, potential buyers should be informed.</li> <li>2) One (1)* unmapped UST site, Meijer Gas Station 297, 115 Porters Vale Boulevard, AI #118162, is adjacent to the north of the eastern part of the subject parcels. IDEM conducted an Underground Storage Tank Inspection on July 17, 2019, and the facility was found to be in compliance with equipment, operating, and maintenance requirements set forth in Indiana's UST Rule 329 IAC 9. No impact is expected; however, potential buyers should be informed.</li> </ol>

<b>THE CATEGORICAL EXCLUSION CANNOT BE PROCESSED AS A LEVEL ONE IF YES IS SELECTED FOR ANY OF THE FOLLOWING ITEMS*:</b>		
<b>Formal noise analysis required?</b>	No: <b>X</b>	Yes:
<b>Environmental Justice analysis required?</b>	No: <b>X</b>	Yes:
<b>Right-of-Way acquisition greater than 0.5 acre?</b>	No: <b>X</b>	Yes:
<b>Relocation of residences/businesses/etc.?</b>	No: <b>X</b>	Yes:
<b>Added through-traffic lanes?</b>	No: <b>X</b>	Yes:
<b>Facility on new location or realignment?</b>	No: <b>X</b>	Yes:
<b>Permanent alteration of local traffic pattern?</b>	No: <b>X</b>	Yes:
<b>Section 4(f) and Section 6(f) resource impacts?</b>	No: <b>X</b>	Yes:
<b>Sole Source Aquifer Groundwater Assessment required?</b>	No: <b>X</b>	Yes:
<b>Is the project "Likely to Adversely Affect" Threatened and Endangered Species?</b>	No: <b>X</b>	Yes:
<b>Stream impacts greater than 300 linear feet, or work beyond 75 feet from pavement?</b>	No: <b>X</b>	Yes:
<b>Wetland impacts greater than 0.1 acre?</b>	No: <b>X</b>	Yes:
<b>Does the project have historic bridge involvement, or a Section 106 finding of No Adverse Effect / Adverse Effect?</b>	No: <b>X</b>	Yes:

\* Please note, this table is not applicable for state funded CE's.

## Table of Contents

Appendix A: Parcel Documentation

Appendix B: USFWS Coordination

Appendix C: Cultural Resources (Section 106)

Appendix D: Red Flag Investigation

Appendix A:

Parcel Documentation

## WARRANTY DEED

Project ST-089-1(A)  
Code 1752  
Parcel 56

This Indenture Witnesseth, That

1982 APR 26 AM 11 Sina L. Hickman C Adult  
Not Remarried

LOUIS AUFMAN  
RECORDER

of Porter County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of Seventy Four Thousand

Three Hundred Eighty Five — — — — — \$ 74,385.00 Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in Porter County in the State of Indiana, to wit:

The West 135 feet of the East 6 acres of that part of the East half of the South-west Quarter, lying North of the Highway commonly known as the LaPorte Road, in Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the above-described real estate, excepting on any part of said real estate which is not utilized in the limited access portion of the above-designated project.

Subject to public rights of way.

Reserving, however, unto the Grantor the two (2) car garage, and pool building which is currently situated upon the aforescribed real estate and which shall be treated by the Grantee and Grantor hereto as personal property, and which building encroaching upon the aforescribed realty Grantor hereby covenants and agrees to remove from the aforescribed realty as consideration for part of the aforesaid amount paid by the Grantee to the Grantor for this conveyance. Such removal shall be accomplished within 60 days from the date of receipt of payment and the Grantor shall post a performance bond in the amount of \$1,000.00 in favor of the Grantee to insure completion of the removal of the aforesaid building which encroaches upon the aforescribed realty. If the aforesaid building is not removed within the aforementioned time limit then the Grantee, utilizing the funds from the aforesaid performance bond, shall be permitted to remove from the aforescribed realty, by destruction or otherwise, said building which encroaches upon the above conveyed real estate without incurring any liability whatsoever to the Grantor, his successors or assigns other than his liability and attendant legal obligation under and pursuant to the aforesaid performance bond.

Grantor assumes and agrees to pay all taxes for the year 1981 payable 1982 on the above described real estate.

Paid by Warrant No. 5045939

Dated 4-6- 1982

Land and improvements \$ 73,600.00 Damages \$ 785.00 Total consideration \$ 74,385.00

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

In Witness Whereof, the said

ha S hereunto set her hand and seal, this

GRANTOR

17<sup>th</sup> day of February 1982

Sina L. Hickman  
Sina L. Hickman

C Adult Widow  
Not Remarried

DULY ENTERED FOR TAXATION

APR 26 1982

Corbett M. Lantieri  
AUDITOR, PORTER COUNTY

This Instrument Prepared by

John W. Brossard

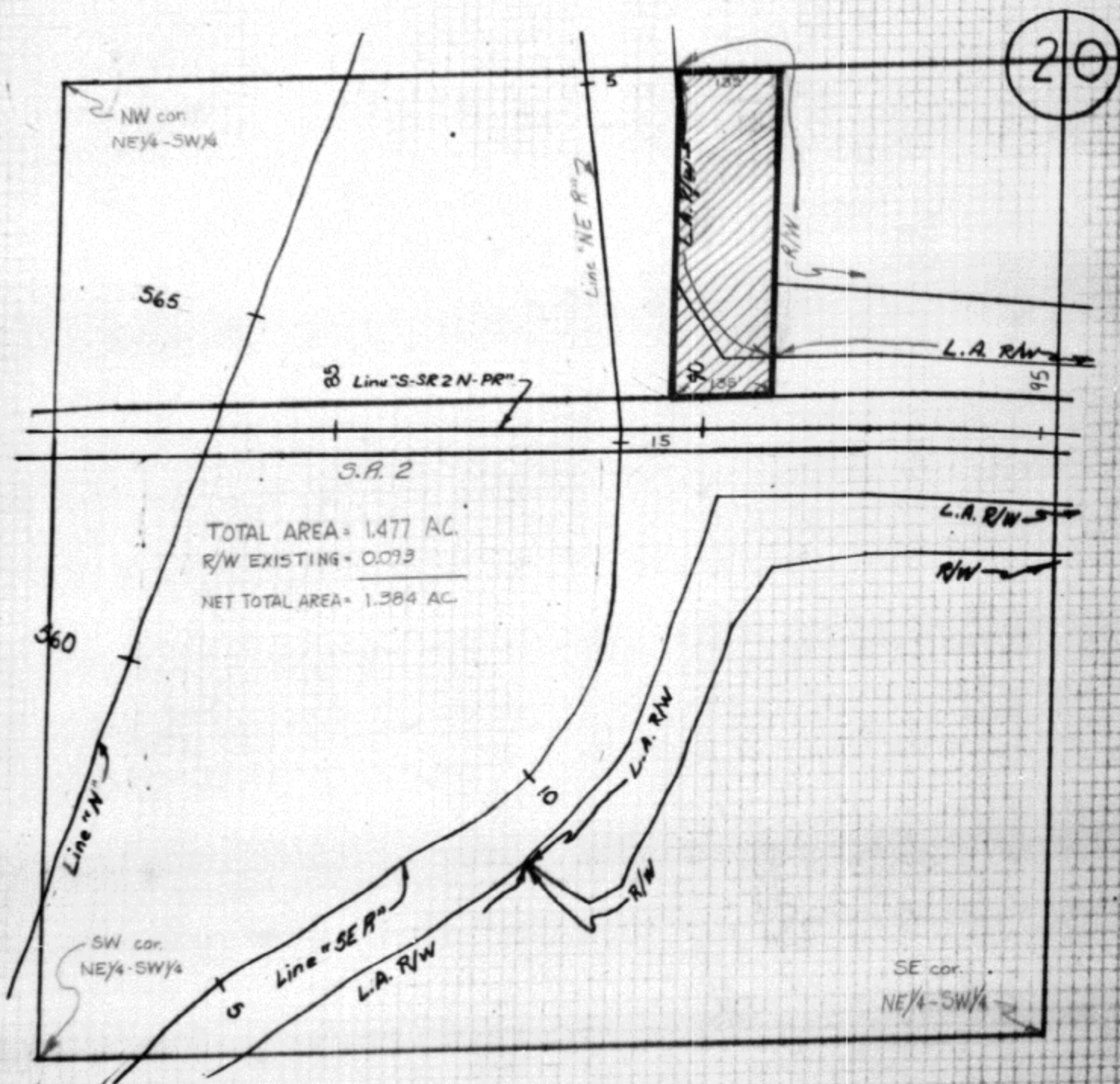


PARCEL NO. 56  
PROJECT NO. ST-089-1(A)  
ROAD NO. S.R. 49  
COUNTY : PORTER  
SECTION : 20  
TOWNSHIP : 35 N.  
RANGE : 5W.

DEED RECORD 231 ,PAGE 195 ,DATED 10-15-68

CHECKED BY: G.L. Smith 2-18-8

SCALE: 1" = 200'

 HATCHED AREA IS THE APPROXIMATE TAKING

REV. 3-11-82 NAME. K.G. STILES

BOOK 358 PAGE 544

## WARRANTY DEED

Project ST-089-1(A)  
Code 1752  
Parcel 57

66775

This Indenture Witnesseth, That FLOYD TIGHT AND DOLORES  
TIGHT (Adults, Husband and Wife)ST. OF IND.  
PORTER COUNTY  
FILED

'84 SEP 14 P2:22

LOIS C. FREEMAN  
RECORDERof PORTER County, in the State of INDIANA Convey and Warrant to  
the STATE OF INDIANA for and in consideration of SEVENTY FIVE THOUSAND FIVE  
HUNDRED (\$75,500.00) Dollars,the receipt whereof is hereby acknowledged, the following described Real Estate in Porter  
County in the State of Indiana, to wit:

A part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 35 North, Range 5 West, Porter County, Indiana, described as follows: Commencing at the northeast corner of said quarter section; thence North 89 degrees 29 minutes 00 seconds West 304.52 feet along the north line of said quarter section to the northeast corner of the owners' land; thence South 0 degrees 02 minutes 40 seconds East 293.76 feet along the east line of the owners' land to the point of beginning of this description: thence continuing South 0 degrees 02 minutes 40 seconds East 151.74 feet along said east line to the north boundary of S.R. 2; thence North 89 degrees 47 minutes 15 seconds West 136.50 feet along the boundary of said S.R. 2 to the west line of the owners' land; thence North 0 degrees 02 minutes 40 seconds West 161.95 feet along said west line; thence South 85 degrees 30 minutes 48 seconds East 136.93 feet to the point of beginning and containing 0.491 acres, more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as Relocated S.R. 49 and S.R. 2 and as Project ST-089-1(A)), to and from the owners' abutting lands, along the line described as follows: Beginning at the south end of the North 89.56 feet of the 151.74-foot course described above; thence North 89 degrees 53 minutes 15 seconds West 136.50 feet and terminating at the south end of the North 100.00 feet of the 161.95-foot course described above; HOWEVER, the owners and their successors in title shall have access rights to a local service road where the owners' remaining land abuts upon the lines described as follows: the 136.93-foot course described above. Also, beginning at the western end of the 136.93-foot course described; thence North 0 degrees 02 minutes 40 seconds West 284.28 feet along said west line and terminating at the northwest corner of the owners' land. The above-described access control line restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

DULY ENTERED FOR TAXATION

SEP 14 1984

County Auditor  
AUDITOR PORTER COUNTYPaid by Warrant No. 654667Dated 8-22-1984

Page 1

This Instrument Prepared by

John W. Brossart





66770  
N.C. MB

BOOK 358 PAGE 539

## WARRANTY DEED

Project ST-089-1(A)  
Code 1752  
Parcel 58

This Indenture Witnesseth, That

PETER G. HORTON AND KAREN  
M. HORTON (Adults, HUSBAND AND WIFE)

'84 SEP 14 P2:20

LOIS C. HARRIS  
RECORDERof PORTER County, in the State of INDIANA Convey and Warrant to  
the STATE OF INDIANA for and in consideration of THIRTY TWO THOUSAND AND N/100  
(\$32,000.00) Dollars,the receipt whereof is hereby acknowledged, the following described Real Estate in Porter  
County in the State of Indiana, to wit:

A part of the East Half of the East Half of the Southwest Quarter of Section 20, Township 35 North, Range 5 West, Porter County, Indiana, described as follows: Beginning on the east line of said quarter section South 0 degrees 01 minute 45 seconds East 314.90 feet from the northeast corner of said quarter section; thence continuing South 0 degrees 01 minute 45 seconds East 130.87 feet along said east line to the north boundary of S.R. 2; thence along the boundary of said S.R. 2 Westerly 85.60 feet along an arc to the left and having a radius of 1,939.86 feet and subtended by a long chord having a bearing of North 88 degrees 31 minutes 24 seconds West and a length of 85.60 feet; thence North 89 degrees 47 minutes 15 seconds West 218.82 feet along said boundary to the west line of the owners' land; thence North 0 degrees 02 minutes 40 seconds West 151.74 feet along said west line; thence South 85 degrees 30 minutes 48 seconds East 305.38 feet to the point of beginning and containing 0.982 acres, more or less

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as Relocated S.R. 49 and S.R. 2 and as Project ST-089-1(A)), to and from the owners' abutting lands, along the line described as follows: Beginning at the south end of the North 78.67 feet of the 130.87-foot course described above; thence Westerly 296.39 feet along an arc to the left and having a radius of 3,537.75 feet and subtended by a long chord having a bearing of North 87 degrees 29 minutes 15 seconds West and a length of 296.30 feet; thence North 89 degrees 53 minutes 15 seconds West 8.39 feet and terminating at the south end of the North 89.56 feet of the 151.74-foot course described above; HOWEVER, the owners and their successors in title shall have access rights to a local service road where the owners' remaining land abuts upon the 305.38-foot course described above. The above-described access control line restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

DULY ENTERED FOR TAXATION

JUL 17 1984  
7524

SEP 14 1984

Paid by Warrant No. 6546620Dated 8-22- 1984

Auditor Porter County

Page 1

This Instrument Prepared by

John W. Brossart

P.C. 6-484

J.M.D.  
KLM 6-484

6-2-81 1j





Paid by Warrant No. 5080132

## WARRANTY DEED

Project ST-089-1(A)

Code 1752

Parcel 59

Dated 4-22-1982

This Indenture Witnesseth, That

Lester Hoffman and Olive Fern Hoffman (Adults, Husband and Wife)

of Porter County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of Fifty Five Thousand Five Hundred and No/100 --- \$ 55,500.00 Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Porter County in the State of Indiana, to wit:

A part of the Southeast Quarter of Section 20, Township 35 North, Range 5 West, Porter County, Indiana, described as follows: Beginning on the west line of said quarter section South 0 degrees 01 minute 45 seconds East 314.90 feet from the northwest corner of said quarter section; thence South 85 degrees 30 minutes 48 seconds East 179.65 feet to the east line of the owners' land; thence South 0 degrees 01 minute 45 seconds East 133.55 feet along said east line to the northern boundary of S.R. 2; thence North 82 degrees 45 minutes 15 seconds West 27.41 feet along the boundary of said S.R. 2; thence along said boundary Northwesterly 152.52 feet along an arc to the left and having a radius of 1,939.86 feet and subtended by a long chord having a bearing of North 85 degrees 00 minutes 24 seconds West and a length of 152.48 feet to the west line of said quarter section; thence North 0 degrees 01 minute 45 seconds West 130.87 feet to the point of beginning and containing 0.538 acres, more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as S.R. 2 and as Project ST-089-1(A)), to and from the owners' abutting lands, along the line described as follows: Beginning at the south end of the North 78.67 feet of the 130.87-foot course described above; thence Southeasterly 5.89 feet along an arc to the right and having a radius of 3,537.75 feet and subtended by a long chord having a bearing of South 85 degrees 02 minutes 23 seconds East and a length of 5.89 feet; thence South 84 degrees 59 minutes 31 seconds East 56.64 feet to the terminus; HOWEVER, the owners and their successors in title shall have access rights to a local service road where the owners' remaining land abuts upon the 179.65-foot course described above. The above-described access control line restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

Land and improvements \$55,500.00, Damages \$-0- Total consideration \$55,500.00

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

In Witness Whereof, the said

GRANTORS

have hereunto set their hand and seal, this 3rd day of March 1982

x Lester Hoffman  
Lester Hoffman

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Olive Fern Hoffman  
Olive Fern Hoffman

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

DULY ENTERED FOR TAXATION

FILED FOR RECORD

MAY 11 1982

82 MAY 11 P1:22

MAR 10 1982

6-2-81

kr

Corrocity M. L. Porter  
AUDITOR, PORTER COUNTY

This instrument Prepared by

John W. Brass

RECORDER

1752

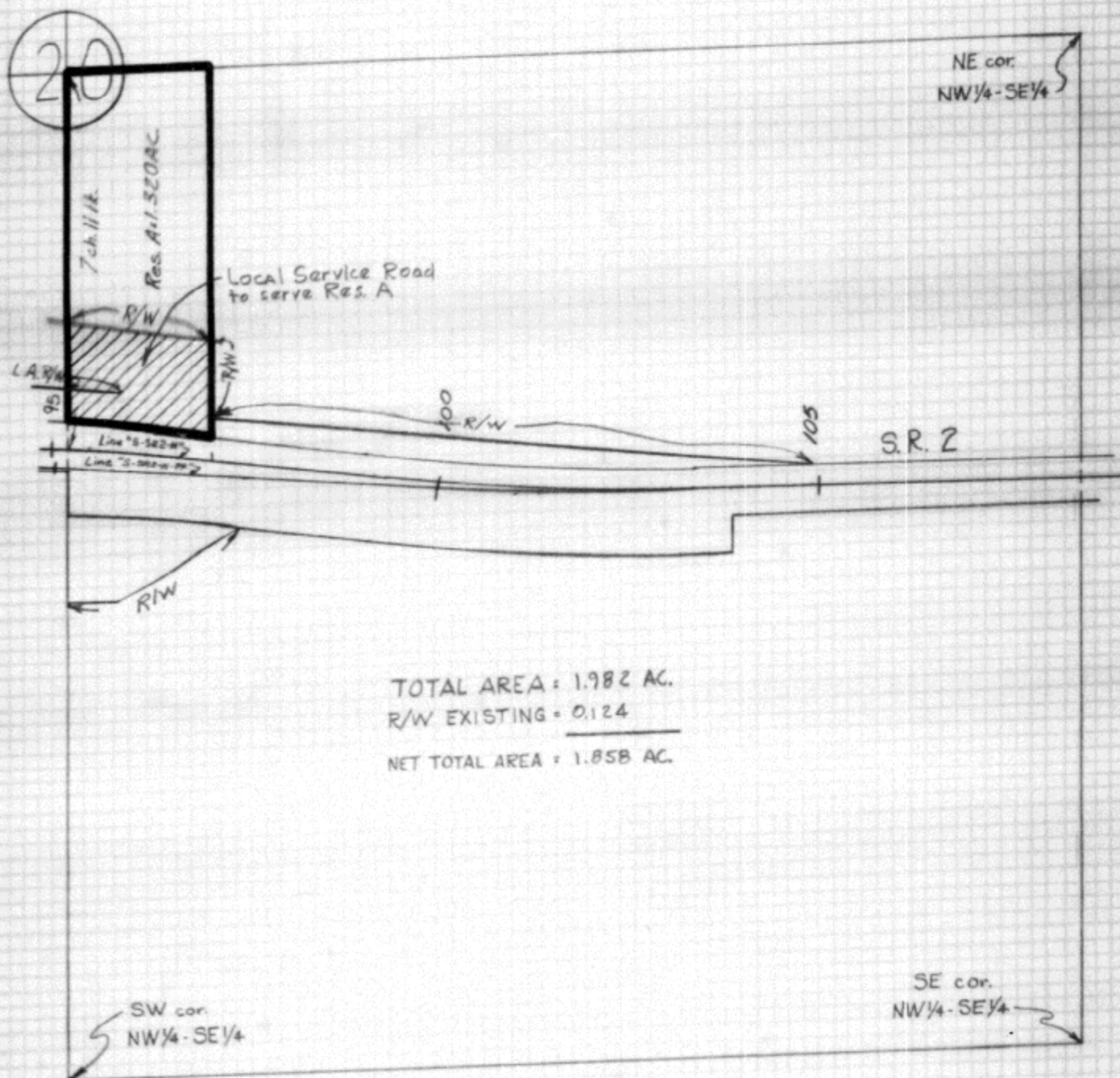
PARCEL NO. 59  
 PROJECT NO. ST-089-1(A)  
 ROAD NO. S.R. 49  
 COUNTY : PORTER  
 SECTION : 20  
 TOWNSHIP : 35N  
 RANGE : 5W.

OWNER: HOFFMAN, LESTER ET UX.  
 DEED RECORD 163, PAGE 590, DATED 7-24-56

DRAWN BY: R.E. Kelley 12-4-80  
 CHECKED BY: G.L. Smith 2-23-81

 HATCHED AREA IS THE APPROXIMATE TAKING

SCALE: 1" = 200'



Appendix B:

USFWS Coordination





## United States Department of the Interior



### FISH AND WILDLIFE SERVICE

Indiana Ecological Services Field Office

620 South Walker Street

Bloomington, IN 47403-2121

Phone: (812) 334-4261 Fax: (812) 334-4273

<http://www.fws.gov/midwest/Endangered/section7/s7process/step1.html>

In Reply Refer To:

January 28, 2021

Consultation Code: 03E12000-2021-SLI-0647

Event Code: 03E12000-2021-E-03110

Project Name: LA 1752-56, 57, 58, and 59 Excess Parcels SR 49 and SR 2 Porter County

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

#### To Whom It May Concern:

The attached species list identifies any federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the Service if they determine their project “may affect” listed species or critical habitat.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally. You may verify the list by visiting the ECOS-IPaC website <http://ecos.fws.gov/ipac/> at regular intervals during project planning and implementation and completing the same process you used to receive the attached list. As an alternative, you may contact this Ecological Services Field Office for updates.

Please use the species list provided and visit the U.S. Fish and Wildlife Service’s Region 3 Section 7 Technical Assistance website at - <http://www.fws.gov/midwest/endangered/section7/s7process/index.html>. This website contains step-by-step instructions which will help you determine if your project will have an adverse effect on listed species and will help lead you through the Section 7 process.

For all **wind energy projects** and **projects that include installing towers that use guy wires or are over 200 feet in height**, please contact this field office directly for assistance, even if no federally listed plants, animals or critical habitat are present within your proposed project or may be affected by your proposed project.

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*) and Migratory Bird Treaty Act (16 U.S.C. 703 *et seq.*), as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at <http://www.fws.gov/midwest/midwestbird/EaglePermits/index.html> to help you determine if you can avoid impacting eagles or if a permit may be necessary.

We appreciate your concern for threatened and endangered species. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Indiana Ecological Services Field Office**

620 South Walker Street  
Bloomington, IN 47403-2121  
(812) 334-4261

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## Project Summary

Consultation Code: 03E12000-2021-SLI-0647

Event Code: 03E12000-2021-E-03110

Project Name: LA 1752-56, 57, 58, and 59 Excess Parcels SR 49 and SR 2 Porter County

Project Type: TRANSPORTATION

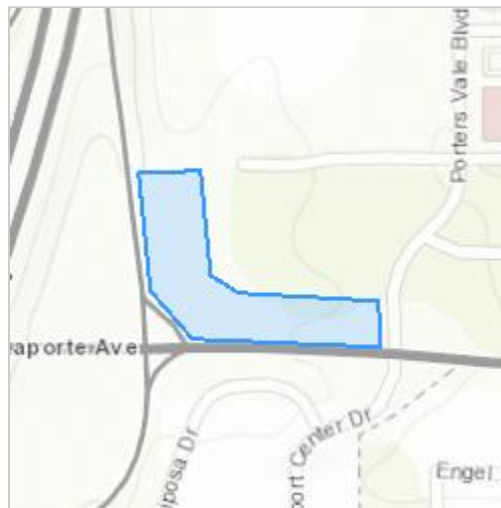
Project Description: This document is being prepared for the sale of Parcels 56, 57, 58, and 59 which are located in the northeast quadrant of the intersection of SR 2 and SR 49 in Porter County, Indiana. Refer to the attached graphics in Appendix B.

The parcels total approximately 2.1 acres. The 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 Appendix C.

No buildings are located on the parcels which are largely overgrown with weeds and grass. A former residential driveway roadbed is present and deteriorated. The parcels are primarily surrounded by modern commercial development.

### Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.47021395,-87.01942025997717,14z>



Counties: Porter County, Indiana

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## Endangered Species Act Species

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is <b>final</b> critical habitat for this species. The location of the critical habitat is not available. Species profile: <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a>	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> <li>▪ Incidental take of the NLEB is not prohibited here. Federal agencies may consult using the 4(d) rule streamlined process. Transportation projects may consult using the programmatic process. See <a href="http://www.fws.gov/midwest/endangered/mammals/nleb/index.html">www.fws.gov/midwest/endangered/mammals/nleb/index.html</a></li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Threatened

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

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## United States Department of the Interior

### FISH AND WILDLIFE SERVICE

Indiana Ecological Services Field Office

620 South Walker Street

Bloomington, IN 47403-2121

Phone: (812) 334-4261 Fax: (812) 334-4273

<http://www.fws.gov/midwest/Endangered/section7/s7process/step1.html>



IPaC Record Locator: 655-98789746

January 28, 2021

Subject: Consistency letter for the 'LA 1752-56, 57, 58, and 59 Excess Parcels SR 49 and SR 2 Porter County' project (no current TAILS record) under the revised February 5, 2018, FHWA, FRA, FTA Programmatic Biological Opinion for Transportation Projects within the Range of the Indiana Bat and Northern Long-eared Bat.

To whom it may concern:

The U.S. Fish and Wildlife Service (Service) has received your request to verify that the **LA 1752-56, 57, 58, and 59 Excess Parcels SR 49 and SR 2 Porter County** (Proposed Action) may rely on the revised February 5, 2018, FHWA, FRA, FTA Programmatic Biological Opinion for Transportation Projects within the Range of the Indiana Bat and Northern Long-eared Bat (PBO) to satisfy requirements under Section 7(a)(2) of the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 *et seq.*).

Based on the information you provided (Project Description shown below), you have determined that the Proposed Action will have no effect on the endangered Indiana bat (*Myotis sodalis*) or the threatened Northern long-eared bat (*Myotis septentrionalis*). If the Proposed Action is not modified, **no consultation is required for these two species.**

**For Proposed Actions that include bridge/structure removal, replacement, and/or maintenance activities:** If your initial bridge/structure assessments failed to detect Indiana bats, but you later detect bats during construction, please submit the Post Assessment Discovery of Bats at Bridge/Structure Form (User Guide Appendix E) to this Service Office. In these instances, potential incidental take of Indiana bats may be exempted provided that the take is reported to the Service.

If the Proposed Action may affect any other federally-listed or proposed species and/or designated critical habitat, additional consultation between the lead Federal action agency and this Service Office is required. If the proposed action has the potential to take bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act may also be required. In either of these circumstances, please advise the lead Federal action agency accordingly.

## **Project Description**

The following project name and description was collected in IPaC as part of the endangered species review process.

### ***Name***

LA 1752-56, 57, 58, and 59 Excess Parcels SR 49 and SR 2 Porter County

### ***Description***

This document is being prepared for the sale of Parcels 56, 57, 58, and 59 which are located in the northeast quadrant of the intersection of SR 2 and SR 49 in Porter County, Indiana. Refer to the attached graphics in Appendix B.

The parcels total approximately 2.1 acres. The 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 Appendix C.

No buildings are located on the parcels which are largely overgrown with weeds and grass. A former residential driveway roadbed is present and deteriorated. The parcels are primarily surrounded by modern commercial development.

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## Determination Key Result

Based on the information you provided, you have determined that the Proposed Action will have no effect on the endangered Indiana bat and/or the threatened Northern long-eared bat. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for these two species.

## Qualification Interview

1. Is the project within the range of the Indiana bat<sup>[1]</sup>?

[1] See [Indiana bat species profile](#)

**Automatically answered**

Yes

2. Is the project within the range of the Northern long-eared bat<sup>[1]</sup>?

[1] See [Northern long-eared bat species profile](#)

**Automatically answered**

Yes

3. Which Federal Agency is the lead for the action?

*A) Federal Highway Administration (FHWA)*

4. Are *all* project activities limited to non-construction<sup>[1]</sup> activities only? (examples of non-construction activities include: bridge/abandoned structure assessments, surveys, planning and technical studies, property inspections, and property sales)

[1] Construction refers to activities involving ground disturbance, percussive noise, and/or lighting.

Yes

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## **Determination Key Description: FHWA, FRA, FTA Programmatic Consultation For Transportation Projects Affecting NLEB Or Indiana Bat**

This key was last updated in IPaC on December 29, 2020. Keys are subject to periodic revision.

This decision key is intended for projects/activities funded or authorized by the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), and/or Federal Transit Administration (FTA), which may require consultation with the U.S. Fish and Wildlife Service (Service) under Section 7 of the Endangered Species Act (ESA) for the endangered **Indiana bat** (*Myotis sodalis*) and the threatened **Northern long-eared bat** (NLEB) (*Myotis septentrionalis*).

This decision key should only be used to verify project applicability with the Service's [February 5, 2018, FHWA, FRA, FTA Programmatic Biological Opinion for Transportation Projects](#). The programmatic biological opinion covers limited transportation activities that may affect either bat species, and addresses situations that are both likely and not likely to adversely affect either bat species. This decision key will assist in identifying the effect of a specific project/activity and applicability of the programmatic consultation. The programmatic biological opinion is not intended to cover all types of transportation actions. Activities outside the scope of the programmatic biological opinion, or that may affect ESA-listed species other than the Indiana bat or NLEB, or any designated critical habitat, may require additional ESA Section 7 consultation.

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Appendix C:

Cultural Resources (Section 106)

## Minor Projects PA Project Assessment Form

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**Date:** 12/10/2020

**Project Designation Number:** N/A

**Route Number:** N/A

**Project Description:** Disposal of Excess Parcels 56, 57, 58, and 69 (LA Code 1752)

**Feature crossed (if applicable):** N/A

**City/Township:** Valparaiso/Washington Township

**County:** Porter County

**Information reviewed (please check all that apply):**

- ☒ General project location map    ☒ USGS map    ☒ Aerial photograph    ☒ Interim Report  
☐ Written description of project area    ☐ General project area photos    ☒ Soil survey data  
☐ Previously completed historic property reports    ☒ Previously completed archaeology reports  
☐ Bridge Inspection Information    ☒ SHAARD    ☒ SHAARD GIS    ☒ Streetview Imagery

**Other (please specify):**

Tonetti, Alan C. and Joe Fabyan

1976 Archaeological Investigation; Project: ST-165 (24). Letter on file, Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology, Indianapolis, In.

**Please specify all applicable categories and condition(s) (conditions that are applicable are highlighted):**

B-6. Other minor actions if deemed appropriate for coverage under this MPPA, by consultation and mutual agreement between INDOT, FHWA, and the SHPO. The Tribes shall be provided information on all projects proposed to be cleared under this category for review prior to an agreement being signed between the agencies.

**Are there any commitments associated with this project? If yes, please explain and include in the**

**Additional Comments Section below.**      yes ☐      no ☒

**Does the project result in a de minimis impact to a Section 4(f) protected historic resource? If yes, please explain in the Additional Comments Section below.**      yes ☐      no ☒

**Additional Comments:**

**Above-ground Resources**

With regard to above-ground resources for these parcels, no buildings are located on them. The parcels are largely overgrown with weeds and grass with part of a former residential driveway roadbed present, which is deteriorated. The parcels are primarily surrounded by modern commercial development. Nonetheless, the Indiana Register of Historic Sites and Structures (State Register) and National Register of Historic Places (National Register) lists, and Indiana Historic Sites and Structures Inventory (IHSSI) information for Porter County was checked by an INDOT- Cultural Resources Office (CRO) historian who meets the Secretary of the Interior's Professional Qualification Standards per 36 CFR Part 61. The State and National Register information and the IHSSI information was referenced through the Indiana State Historic Architectural and Archaeological Research Database (SHAARD) and the Indiana Historic Buildings, Bridges, and Cemeteries Map (IHBBCM).

No State or National Register-listed or IHSSI properties are recorded on or near the parcels. INDOT-CRO does not think that the parcels contain any historic buildings or structures and no further work is recommended before their disposal.

**Archaeological Resources**

An INDOT Cultural Resources Office (CRO) archaeologist, who meets the Secretary of the Interior's Professional Qualification Standards as per 36 CFR Part 61, reviewed the project area, conducted an archaeological records check, and prepared an archaeological assessment.

## Minor Projects PA Project Assessment Form

With regards to archaeology, Excess Parcels 1752-56-59 were likely included in the archaeological reconnaissance conducted for the SR 49 Valparaiso Bypass (Tonette and Fabyan 1976), though there is no project mapping to say for sure. However, the Archaeological Letter prepared for SHPO's review cultivated fields were examined, one site was identified, and high probability areas were recommended for monitoring during construction. Neither the site nor high probability were noted to be in the vicinity of the excess parcels. The parcels consisted of a residential driveway from at least 1998 to 2010 at what time the house at the north end of the drive had been demolished. 2007 aerial imagery reveals extensive disturbance in and around the parcels stemming from commercial development, though the driveway is still visible and appears to be a contractor's access road. Soils within the parcels are classified as Riddles silt loam which is an Alfisol. Alfisols developed on late-Pleistocene or older surfaces so archaeological deposits would only be expected on or near the surface. The widespread disturbances from commercial development seen from 2005 to 2018 likely have destroyed any archaeological sites had they existed. Based on these considerations, it is recommended that the sale of Excess Parcels 1752-56, 57, 58, and 69 be allowed to proceed without additional archaeological study.

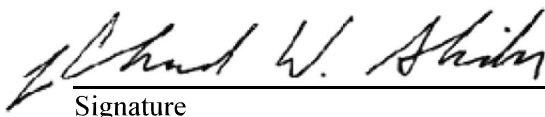
**Accidental Discovery:** If any archaeological artifacts or human remains are uncovered during construction, demolition, or earth moving activities, construction within 100 feet of the find will be stopped, and the INDOT Cultural Resources Office and the Division of Historic Preservation and Archaeology will be notified immediately.

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

**Signatures for concurrence that the project falls under B-6 of the Minor Projects PA:**

**SHPO:**

Chad W. Slider  
Printed Name

  
Signature

12/18/20  
Date

**FHWA:**

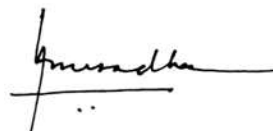
Karstin Carmany-George  
Printed Name

KARSTIN MARIE  
CARMANY-  
GEORGE  
Digitally signed by  
KARSTIN MARIE  
CARMANY-GEORGE  
Date: 2020.12.18  
12:01:53 -05'00'  
Signature

12/18/20  
Date

**INDOT:**

ANURADHA V. KUMAR  
Printed Name

  
Signature

12/10/2020  
Date

\*\*\*Be sure to attach this form to the National Environmental Policy Act documentation for this project. Also, the NEPA documentation shall reference and include the description of the specific stipulation in the PA that qualifies the project as exempt from further Section 106 review.



Reconnaissance may have included all or portions of excess parcels 1752-56-59

Chesterton and  
Valparaiso Quad

Porter Co.

AR-64-00378

615 W. Charles St., Apt. B-6  
Muncie, IN 47305  
317-284-2790  
August 5, 1976

Mr. L.D. Cooper, Chief, Division of Roadside Development  
Room 1204, Indiana State Office Building  
100 N. Senate Ave.  
Indianapolis, IN 46204

Subject: Archaeological Investigation  
Project: ST-165(24)

Dear Mr. Cooper:

Archaeological reconnaissance of the above noted project has been completed. This project is the construction of the S.R. 49 by-pass at Valparaiso, Porter County, Indiana.

Archaeological reconnaissance of the above noted project was conducted on the following days: July 21, 22, 23, 26, 27, 28, 29, 30, August 2, 3, and 4. Due to the many cultivated fields along the proposed project alignment, the conditions for surface collection were fair to poor.

The archaeological reconnaissance of the above noted project produced evidence indicating the presence of one site, designated 12 Pr 7 (IAS-BSU). This site is located approximately 1400 feet east of County Rd. 200 E. and 500-700 feet north of County Rd. 400 N. It is recommended that an archaeologist be present at this site during the scalping operation of this area.

In addition to this site, a number of areas appear to be prime locations for archaeological sites. It is recommended that an archaeologist be present when the scalping operations for these areas are undertaken. These areas have been located as follows:

- 1) From the section line of sections 30 and 31, Chesterton Quadrangle Map, Township 36 N., Range 5 W., northwest to where the proposed project alignment crosses existing S.R. 49.
- 2) From a point approximately 1600 feet north of County Rd. 700 N. to a point approximately 1200 feet north of existing U.S. 6. At the junction of U.S. 6 and the proposed western right-of-way line, a burial area or mound was reported to be located. This information was obtained from local residents. Our reconnaissance did not produce any evidence that would verify or refute this claim.
- 3) From a point approximately 1600 feet south of County Rd. 900 N. to a point approximately 1200 feet north of County Rd. 900 N.

Yours truly,

Alan C. Tonetti  
Alan C. Tonetti

E. Joseph Fabyan  
Joe Fabyan

Renumbered to  
12-Pr-7/247



Appendix D:

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: January 5, 2021

To: Dalton Johnson  
Real Estate Operations Specialist  
Real Estate Division  
Indiana Department of Transportation  
100 N Senate Avenue, Room N758-RE  
Indianapolis, IN 46204  
djohnson@indot.in.gov

From: Marlene Mathas  
Site Assessment & Management (SAM)  
Environmental Policy Office, Environmental Services Division  
100 N Senate Avenue, Room N758-ES  
Indianapolis, IN 46204  
mmathas@indot.in.gov

Re: RED FLAG INVESTIGATION  
SR 49 and SR 2, Northeast Quadrant  
LA 1752 Parcels 56, 57, 58, and 59, Excess Parcels  
Porter County, Indiana

## **NARRATIVE**

This RFI is being performed for the sale of four (4) excess parcels, which total 2.1 acres. The parcels are located in the northeast quadrant of the intersection of SR 2 and SR 49. 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**

<b>Infrastructure</b> Indicate the number of items of concern found within the 0.5 mile search radius. If there are no items, please indicate N/A:			
Religious Facilities	<b>1</b>	Recreational Facilities	<b>N/A</b>
Airports	<b>N/A</b>	Pipelines	<b>N/A</b>
Cemeteries	<b>1</b>	Railroads	<b>2</b>
Hospitals	<b>N/A</b>	Trails	<b>6</b>
Schools	<b>1*</b>	Managed Lands	<b>N/A</b>

Explanation:

Religious Facilities: One (1) religious facility is located within the 0.5 mile search radius, 0.14 mile east of the subject parcels. No impact is expected.

Cemeteries: One (1) cemetery is located within the 0.5 mile search radius, 0.30 mile west of the subject parcels. No impact is expected.

Schools: One (1)\* unmapped school is located within the 0.5 mile search radius, 0.16 mile east of the subject parcels. No impact is expected.

Railroads: Two (2) railroads are located within the 0.5 mile search radius, 0.41 mile north of the subject parcels. No impact is expected.

Trails: Six (6) trails are located within the 0.5 mile search radius. One (1) potential trail is located just south of the subject parcels, and one (1) planned trail is located along the eastern border of the subject parcels. No impact is expected; however, potential buyers should be informed.

Managed Lands: No managed lands are located within the 0.5 mile search radius. No impact is expected.

**WATER RESOURCES TABLE AND SUMMARY**

<b>Water Resources</b> Indicate the number of items of concern found within the 0.5 mile search radius. If there are no items, please indicate N/A:			
NWI – Points	<b>N/A</b>	Canal Routes - Historic	<b>N/A</b>
Karst Springs	<b>N/A</b>	NWI - Wetlands	<b>20</b>
Canal Structures – Historic	<b>N/A</b>	Lakes	<b>5</b>
NPS-NRI Listed	<b>N/A</b>	Floodplain - DFIRM	<b>N/A</b>
NWI-Lines	<b>N/A</b>	Cave Entrance Density	<b>N/A</b>
IDEM 303d Listed Rivers and Streams (Impaired)	<b>1</b>	Sinkhole Areas	<b>N/A</b>
Rivers and Streams	<b>1</b>	Sinking-Stream Basins	<b>N/A</b>

Explanation:

NWI - Wetlands: Twenty (20) wetlands are located within the 0.5 mile search radius. The nearest wetland is located 0.17 mile northwest of the subject parcels. No impact is expected.

Lakes: Five (5) lakes are located within the 0.5 mile search radius. The nearest lake is located 0.32 mile northeast of the subject parcels. No impact is expected.

IDEM 303d Listed Rivers and Streams (Impaired): One (1) impaired stream is located within the 0.5 mile search radius, 0.38 mile east of the subject parcels. No impact is expected.

Rivers and Streams: One (1) stream is located within the 0.5 mile search radius, 0.38 mile east of the subject parcels. No impact is expected.

The subject parcel is not located within the Karst Memorandum of Understanding (MOU) Potential Karst Features Region. No impact to karst features is expected.

## **MINING/MINERAL EXPLORATION TABLE AND SUMMARY**

<b>Mining/Mineral Exploration</b> Indicate the number of items of concern found within the 0.5 mile search radius. If there are no items, please indicate N/A:			
Petroleum Wells	<b>N/A</b>	Mineral Resources	<b>N/A</b>
Mines – Surface	<b>N/A</b>	Mines – Underground	<b>N/A</b>

Explanation: N/A

## **HAZARDOUS MATERIAL CONCERNS TABLE AND SUMMARY**

<b>Hazardous Material Concerns</b> Indicate the number of items of concern found within the 0.5 mile search radius. If there are no items, please indicate N/A:			
Superfund	<b>N/A</b>	Manufactured Gas Plant Sites	<b>N/A</b>
RCRA Generator/TSD	<b>1*</b>	Open Dump Waste Sites	<b>N/A</b>
RCRA Corrective Action Sites	<b>N/A</b>	Restricted Waste Sites	<b>N/A</b>
State Cleanup Sites	<b>N/A</b>	Waste Transfer Stations	<b>N/A</b>
Septage Waste Sites	<b>N/A</b>	Tire Waste Sites	<b>N/A</b>
Underground Storage Tank (UST) Sites	<b>3*</b>	Confined Feeding Operations (CFO)	<b>N/A</b>
Voluntary Remediation Program	<b>N/A</b>	Brownfields	<b>N/A</b>
Construction Demolition Waste	<b>N/A</b>	Institutional Controls	<b>N/A</b>
Solid Waste Landfills	<b>N/A</b>	NPDES Facilities	<b>10</b>
Infectious/Medical Waste Sites	<b>N/A</b>	NPDES Pipe Locations	<b>N/A</b>
Leaking Underground Storage (LUST) Sites	<b>1</b>	Notice of Contamination Sites	<b>N/A</b>

Unless otherwise noted, site specific details presented in this section were obtained from documents reviewed on the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet (VFC).

Explanation:

RCRA Generator/TDS: One (1)\* unmapped RCRA Generator is located within the 0.5 mile search radius. Meijer Store 297, 405 Porters Vale Boulevard, AI #120307, is located adjacent to the north of the western part of the subject parcels. According to the Hazardous Waste Handler ID Form, this site was a Small Quantity Generator of Hazardous Waste as of December 20, 2018. No impact is expected; however, potential buyers should be informed.

UST Sites: Three (3)\* UST sites, one (1) unmapped and two (2) mapped, are located within the 0.5 mile search radius. The nearest UST site is the unmapped site. Meijer Gas Station 297, 115 Porters Vale Boulevard, AI #118162, is adjacent to the north of the eastern part of the subject parcels. IDEM conducted an Underground Storage Tank Inspection on July 17, 2019, and the facility was found to be in compliance with equipment, operating, and maintenance requirements set forth in Indiana's UST Rule 329 IAC 9. No impact is expected; however, potential buyers should be informed.

NPDES Facilities: Ten (10) NPDES Facilities are located within the 0.5 mile search radius. The nearest facility, Meijer Gas Station 297, 115 Porters Vale Boulevard, Permit #INR10N541, is adjacent to the north of the eastern part of the subject parcels. This was a construction stormwater permit and has been terminated. No impact is expected.

LUST Sites: One (1) LUST site is located within the 0.5 mile search radius, 0.48 mile northwest of the subject parcels. No impact is expected.

### **ECOLOGICAL INFORMATION SUMMARY**

The Porter County listing of the Indiana Natural Heritage Data Center information on endangered, threatened, or rare (ETR) species and high quality natural communities can be found at the following link: [https://www.in.gov/dnr/naturepreserve/files/np\\_porter.pdf](https://www.in.gov/dnr/naturepreserve/files/np_porter.pdf). A review of the Indiana Natural Heritage Database did not indicate that ETR species were located 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 parcels. No impact is expected.

### **RECOMMENDATIONS SECTION**

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

#### **INFRASTRUCTURE:**

Trails: One (1) potential trail is located just south of the subject parcels, and one (1) planned trail is located along the eastern border of the subject parcels. No impact is expected; however, potential buyers should be informed.

WATER RESOURCES: N/A

MINING/MINERAL EXPLORATION: N/A

#### **HAZMAT CONCERNS:**

RCRA Generator/TDS: One (1)\* unmapped RCRA Generator, Meijer Store 297, 405 Porters Vale Boulevard, AI #120307, is located adjacent to the north of the western part of the subject parcels. According to the Hazardous Waste Handler ID Form, this site was a Small Quantity Generator of Hazardous Waste as of December 20, 2018. No impact is expected; however, potential buyers should be informed.

UST Sites: One (1)\* unmapped UST site, Meijer Gas Station 297, 115 Porters Vale Boulevard, AI #118162, is adjacent to the north of the eastern part of the subject parcels. IDEM conducted an Underground Storage Tank Inspection on July 17, 2019, and the facility was found to be in compliance with equipment, operating, and maintenance requirements set forth in Indiana's UST Rule 329 IAC 9. No impact is expected; however, potential buyers should be informed.

ECOLOGICAL INFORMATION: N/A

INDOT Environmental Services concurrence:  Date: 2021.01.05 15:59:41 -05'00' (Signature)

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

**Graphics:**

A map for each report section with a ½ mile radius buffer around all project area(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

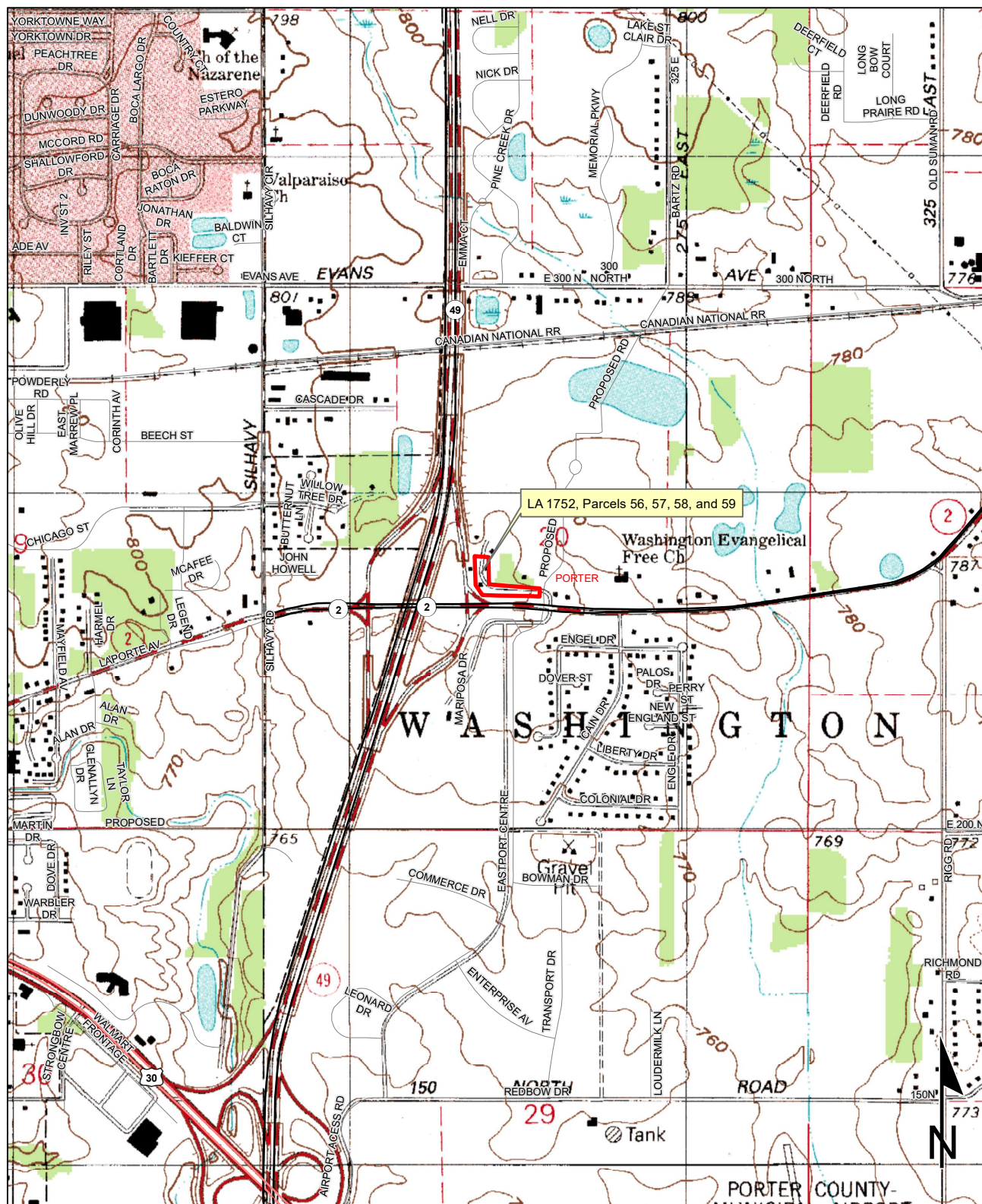
INFRASTRUCTURE: YES

WATER RESOURCES: YES

MINING/MINERAL EXPLORATION: N/A

HAZMAT CONCERNS: YES

Red Flag Investigation - Site Location  
 SR 49 and SR 2, Northeast Quadrant  
 LA 1752, Parcels 56, 57, 58, and 59, Excess Parcels  
 Porter 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](http://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.

VALPARAISO QUADRANGLE  
 INDIANA  
 7.5 MINUTE SERIES  
 (TOPOGRAPHIC)



# Red Flag Investigation - Infrastructure

## SR 49 and SR 2, Northeast Quadrant

### LA 1752, Parcels 56, 57, 58, and 59, Excess Parcels

### Porter County, Indiana



**Sources:** 0.15 0.075 0 0.15 Miles  
**Non Orthophotography**  
**Data** - Obtained from the State of Indiana Geographical Information Office Library  
**Orthophotography** - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://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

## SR 49 and SR 2, Northeast Quadrant

### LA 1752, Parcels 56, 57, 58, and 59, Excess Parcels

### Porter County, Indiana



#### Sources:

#### Non Orthophotography

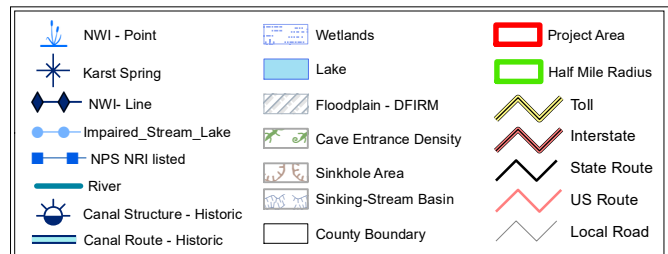
Data - Obtained from the State of Indiana Geographical Information Office Library

Orthophotography - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://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.

0.15 0.075 0 0.15 Miles





# Red Flag Investigation - Hazardous Material Concerns

## SR 49 and SR 2, Northeast Quadrant

### LA 1752, Parcels 56, 57, 58, and 59, Excess Parcels

### Porter County, Indiana



	Brownfield		RCRA Generator/TSD		Institutional Controls
	RCRA Corrective Action Sites		Restricted Waste Site		County Boundary
	Confined Feeding Operation		Septage Waste Site		Project Area
	Notice_of_Contamination		Solid Waste Landfill		Half Mile Radius
	Construction/Demolition Site		State Cleanup Site		Toll
	Infectious/Medical Waste Site		Superfund		Interstate
	Leaking Underground Storage Tank		Tire Waste Site		State Route
	Manufactured Gas Plant		Underground Storage Tank		US Route
	NPDES Facilities		Voluntary Remediation Program		Local Road
	NPDES Pipe Locations		Waste Transfer Station		
	Open Dump Waste Site				

0.15 0.075 0 0.15  
Miles

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

#### Sources:

#### Non Orthophotography

Data - Obtained from the State of Indiana Geographical Information Office Library

Orthophotography - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://www.indianamap.org))

Map Projection: UTM Zone 16 N Map Datum: NAD83