



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov

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## **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

**This is a suggested format that may be used by Responsible Entities to document completion of an  
Environmental Assessment.**

### **Project Information**

**Project Name:** 3100 S. Walnut

**Responsible Entity:** Dan Ridenour

**Grant Recipient** (if different than Responsible Entity):

**State/Local Identifier:**

**Preparer:** Gretchen Cheesman

**Certifying Officer Name and Title:** Dan Ridenour, Mayor

**Grant Recipient** (if different than Responsible Entity):

**Consultant** (if applicable):

**Direct Comments to:** Gretchen Cheesman

**Project Location: 3100 S. Walnut St. Townhomes**

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

25 three bedroom townhomes, new construction

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]:

The proposed units will all be 3 bedroom. There is high need for safe, decent, affordable housing for Families in Muncie.

**Existing Conditions and Trends** [24 CFR 58.40(a)]:

Site is currently a vacant lot. In the absence of the project it would continue as a vacant lot.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
	HOME	165,981

**Estimated Total HUD Funded Amount:** \$165,981

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$5,346,000

**Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?  No	Compliance determinations
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<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project is not located in a flood plain
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b>  Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Muncie is not in a non-attainment area.
<b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable
<b>Contamination and Toxic Substances</b>  24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	All buildings will have radon mitigation systems.
<b>Endangered Species</b>  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	
<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Common fuels stored within the one mile radius passed ASD test per calculator
<b>Farmlands Protection</b>  Farmland Protection Policy Act of 1981, particularly sections	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable

1504(b) and 1541; 7 CFR Part 658		
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Community: City of Muncie 1800053 Map Panel: 18C035C0242D Date: 7/4/11 Property located in Zone X
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No Adverse Effect on Historic Properties See attached
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	DNL Average is 63 dB
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	
<b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project will provide affordable housing for low income tenants,

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is

attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Property is zoned Variety Business which allows up to 24 Apartments, A special use was granted by BZA to allow 25 units.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Soil is suitable for proposed use. Site is flat. Storm water will be detained on site.
Hazards and Nuisances including Site Safety and Noise	2	Site has no hazards nor nuisances, noise is acceptable

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	
Demographic Character Changes, Displacement	2	No displacement, site is currently a vacant lot.
Environmental Justice	1	Project will provide 25 new units of affordable housing to LMI families.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		

Educational and Cultural Facilities	2	Development is located one mile from Grissom Elementary and Southside Middle School; ¾ mile from Southview Elementary and Maring Hunt Library
Commercial Facilities	2	Project is located within 2 blocks of Aldi Grocery and Prime Trust Bank, and ½ mile from Gilman Lumber and 1.5 miles from Walmart and Open Door Health
Health Care and Social Services	2	Open Door Health is 1.5 miles from site, near Walmart Which has a pharmacy. Walgreens and CVS are 1 mile away at Memorial and
Solid Waste Disposal / Recycling	2	Services provided by Muncie Sanitary District
Waste Water / Sanitary Sewers	2	Services provided by Muncie Sanitary District
Water Supply	2	Services provided by Indiana American Water Co.
Public Safety - Police, Fire and Emergency Medical	2	Emergency services call responses times are 5-7 minutes from time call received at 911 for all services.
Parks, Open Space and Recreation	2	Playground will be provided on site. Crestview Golf Course is across the street. Heeking Park is within 1.25 mile radius. Southview School has a playground (¾ mile)
Transportation and Accessibility	2	Bus route runs on Walnut St. <a href="https://www.mitsbus.org/mits-bus/routes-schedules/">https://www.mitsbus.org/mits-bus/routes-schedules/</a>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	none
Vegetation, Wildlife	2	Lot is grassy, no trees
Other Factors		

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>CLIMATE AND ENERGY</b>		

Climate Change Impacts		No climate change impacts have been identified in the project area.
Energy Efficiency		Units will be built to energy star standards

**Additional Studies Performed:** Phase I Environmental Site Assessment

**Field Inspection** (Date and completed by): Darcie Smith, 8/16/2023

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:  
See attached.

**List of Permits Obtained:** Building Permits

**Public Outreach** [24 CFR 50.23 & 58.43]: FONSI NOIRF posted

**Cumulative Impact Analysis** [24 CFR 58.32]:  
Overall, project will provide 25 families with new, safe affordable housing with great proximity to schools, library, shopping and healthcare.

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]  
Families continue to live in lesser quality, less affordable housing.

**No Action Alternative** [24 CFR 58.40(e)]:  
No action, no new, safe affordable housing

**Summary of Findings and Conclusions:**

**Mitigation Measures and Conditions** [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	No mitigation measures are required by the project

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
 The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
 The project may significantly affect the quality of the human environment.

Preparer Signature: Kimberly Dyehouse Date: 1/15/2024  
 Name/Title/Organization: Environmental Management Consultants\_\_\_\_\_

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name/Title: Mayor

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



 Site Boundary **SOUTHERN TERRACE, 3100 Blk. S. Walnut St.**

 Area of Potential Effect Boundary



## SOUTHERN TERRACE, 3100 Blk. S. Walnut St.

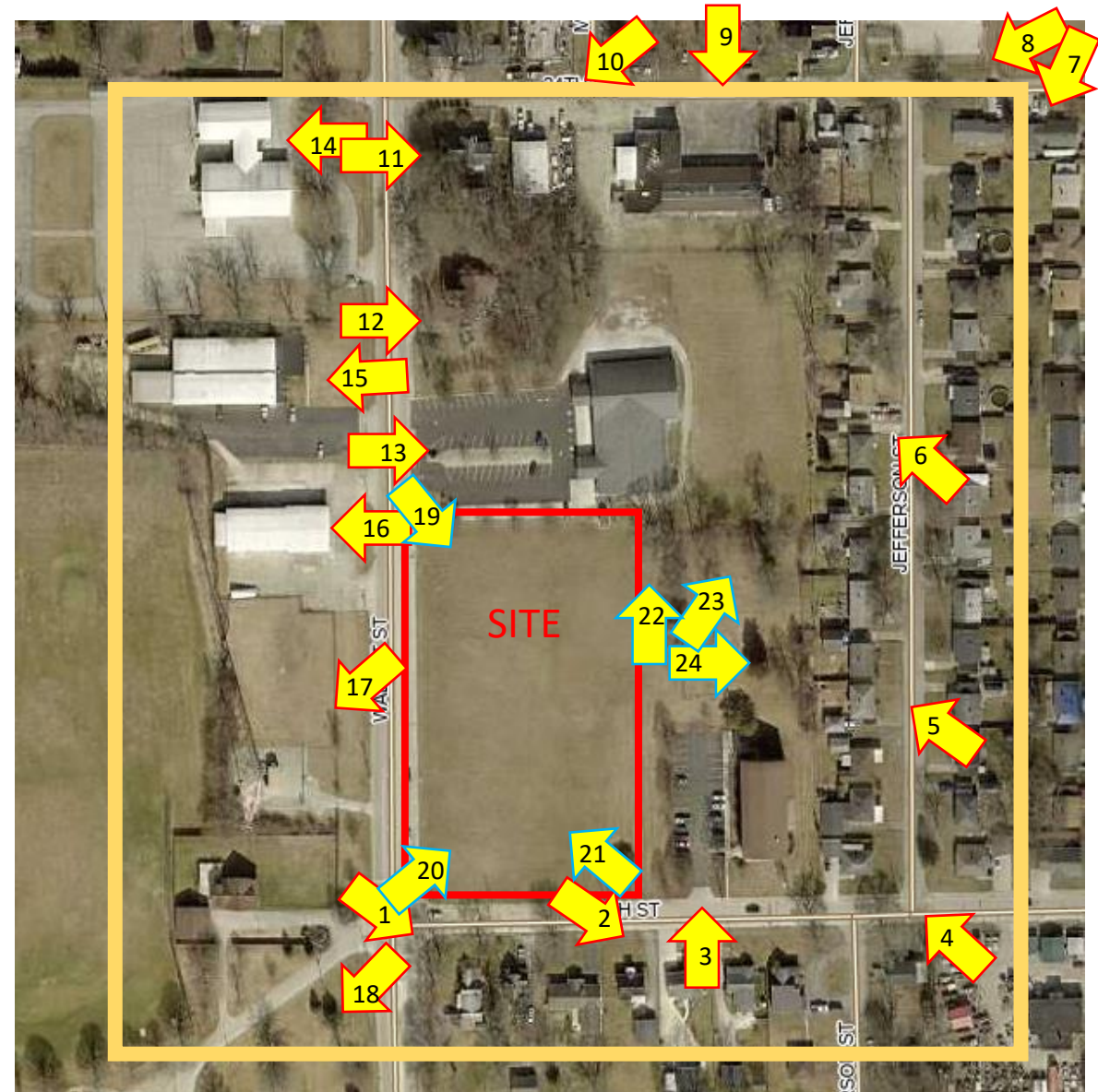
Site Boundary

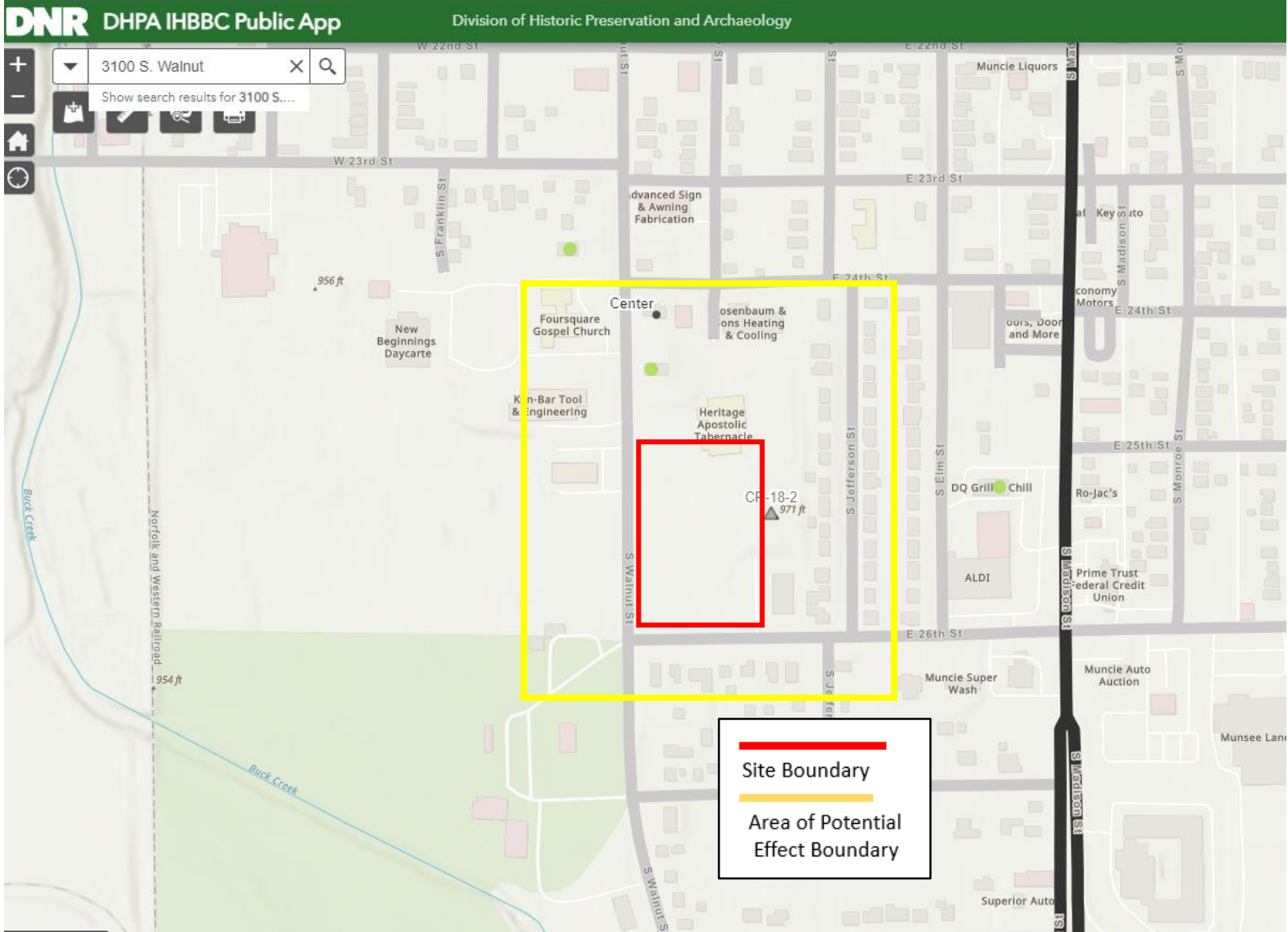
Area of Potential  
Effect Boundary

The Area of Potential Effect lies in an urbanized area containing the site, homes mostly constructed in the 1950s; light industrial buildings, a church (1998); a three story multi family building (1993); a communication tower and a pioneer cemetery.

Mansfield Farm, rated Notable in the Delaware County Survey is considered NR eligible. The home is all that's left of the farm. The now urbanized area leaves no feeling or association of the original farm setting. The project (25 townhomes) is compatible with the multiple property uses in the APE.

**The project will have No Adverse Effect on the NR eligible Mansfield Farm or other historic resources**





**Legend**

- Counties**
- Cemeteries**
- National Register Sites**
  - Listed
  - Delisted
- Historic Bridges**
  - Outstanding
  - Notable
  - Contributing
  - Non-Contributing
  - Demolished
  - Unknown
- County Survey Sites**
  - Outstanding
  - Notable
  - Contributing
  - Non-Contributing
  - Demolished
  - Unknown
- National Register Historic Districts**
- Canals-Historic Routes**

Photo 1, Camera facing SE

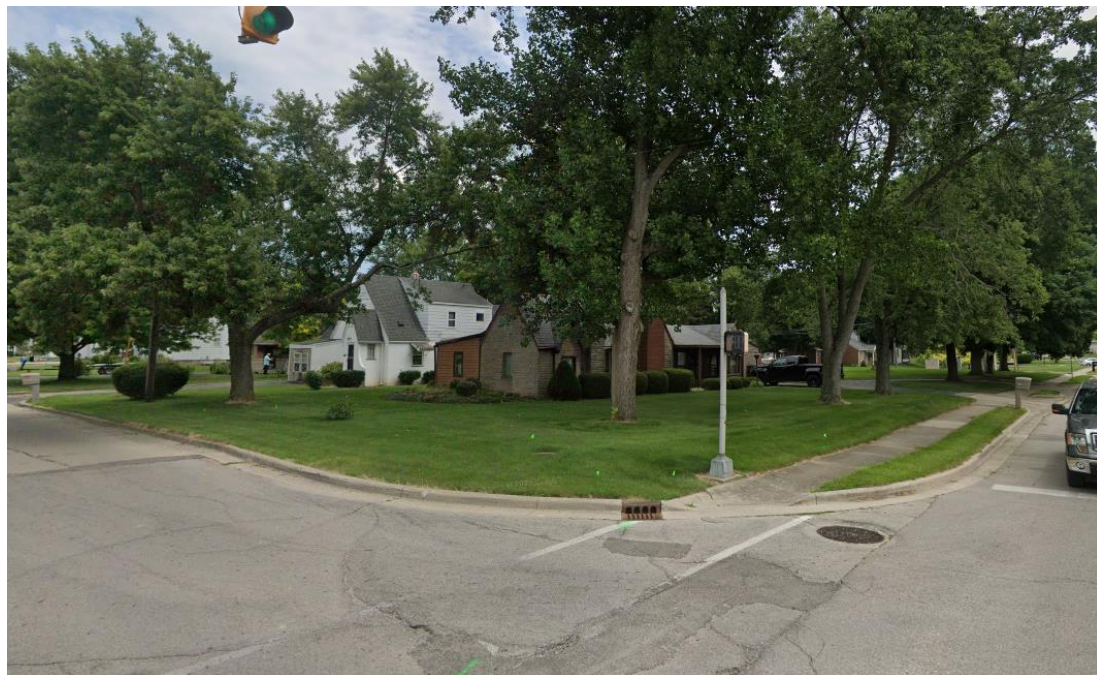


Photo 2, Camera facing SE



**Photo 3, Camera facing N**



**Photo 4, Camera facing NW**



**Photo 5, Camera facing NE**



**Photo 6, Camera facing NE**



**Photo 7, Camera facing SE**



**Photo 8, Camera facing SW**



**Photo 9, Camera facing S**



**Photo 10, Camera facing SE**





See attached IHBBC map and printout for Mansfield Farm, rated notable, project will have no adverse effect on NR eligible property as development is not immediately adjacent and compatible with other development in the area.

**Photo 11, Camera facing E**



**Photo 12, Camera facing E**



Photo 13, Camera facing E



Photo 14, Camera facing W



**Photo 15, Camera facing W**



**Photo 16, Camera facing W**



**Photo 17, Camera facing SW**



**Photo 18, Camera facing W**



**Photo 19 View of Site from NW Corner, Camera Facing**



**Photo 20 View of Site from SW Corner, Camera Facing NE**



**Photo 21 View of Site from SE Corner, Camera Facing NW**



**Photo 22, Camera facing N**



**Photo 23, Camera facing NE**





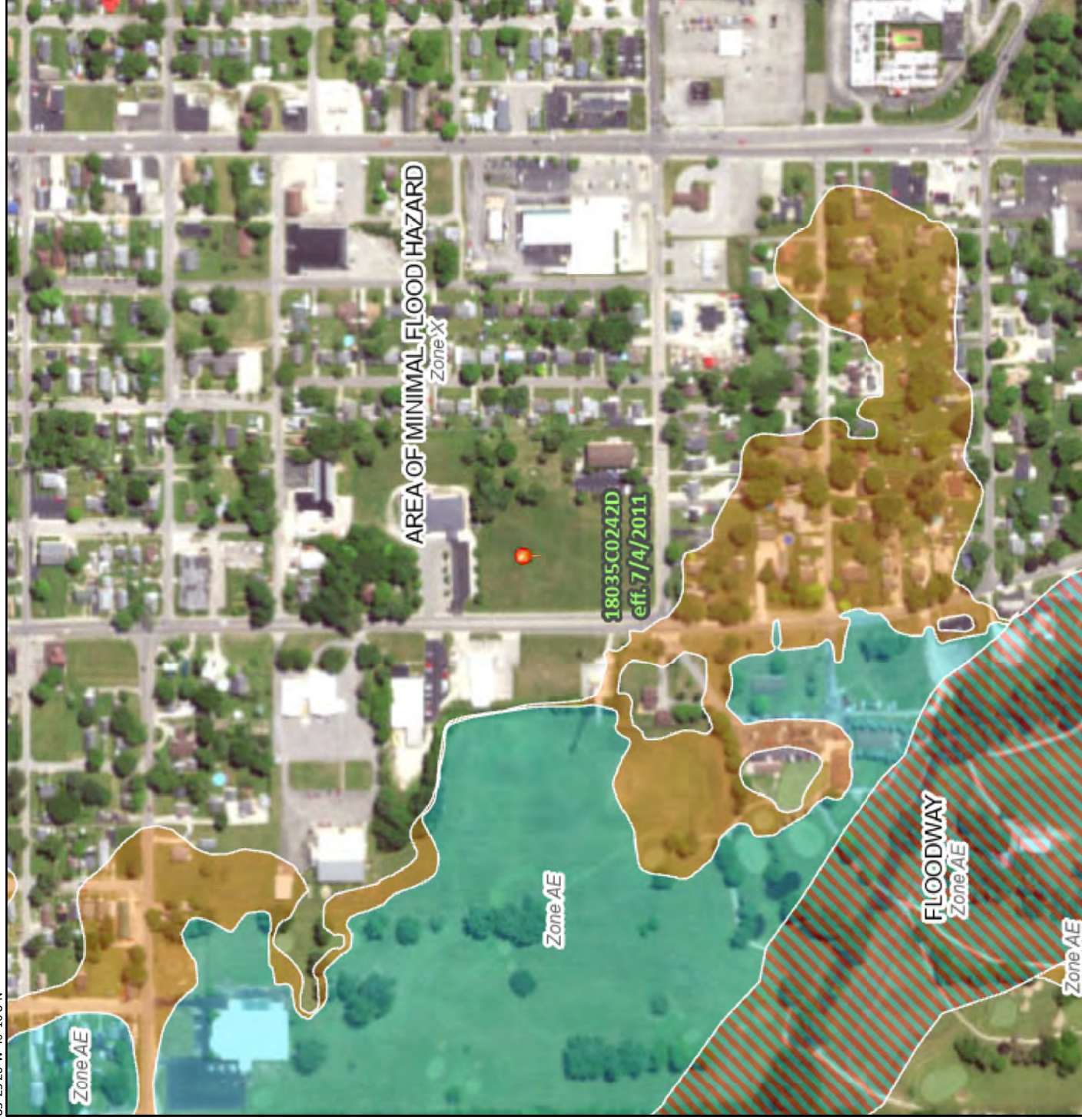
**Photo 24, Camera facing E**



Flood Disaster Protection Act of 1973  
&  
National Flood Insurance Act of 1994

# National Flood Hazard Layer FIRMette

85°23'26"W 40°10'6"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap: USGS National Map; Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee, See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS OF FLOOD HAZARD**

- NO SCREEN *Zone X*
- Effective LOMRS *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

**OTHER AREAS**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**GENERAL STRUCTURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

**OTHER FEATURES**

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

- Digital Data Available
- No Digital Data Available
- Unmapped

**MAP PANELS**



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

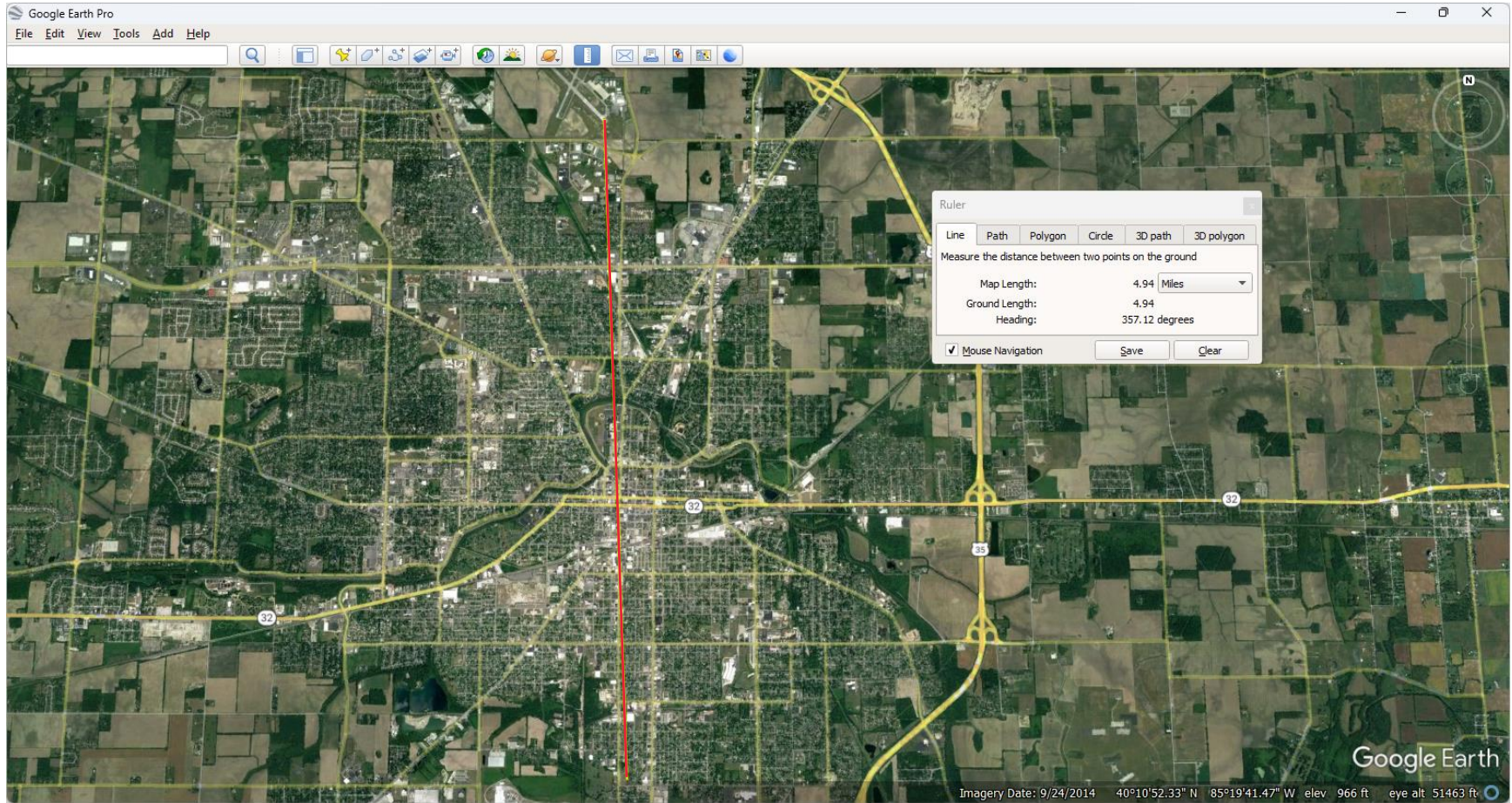
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/26/2022 at 10:34 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Airport Hazards

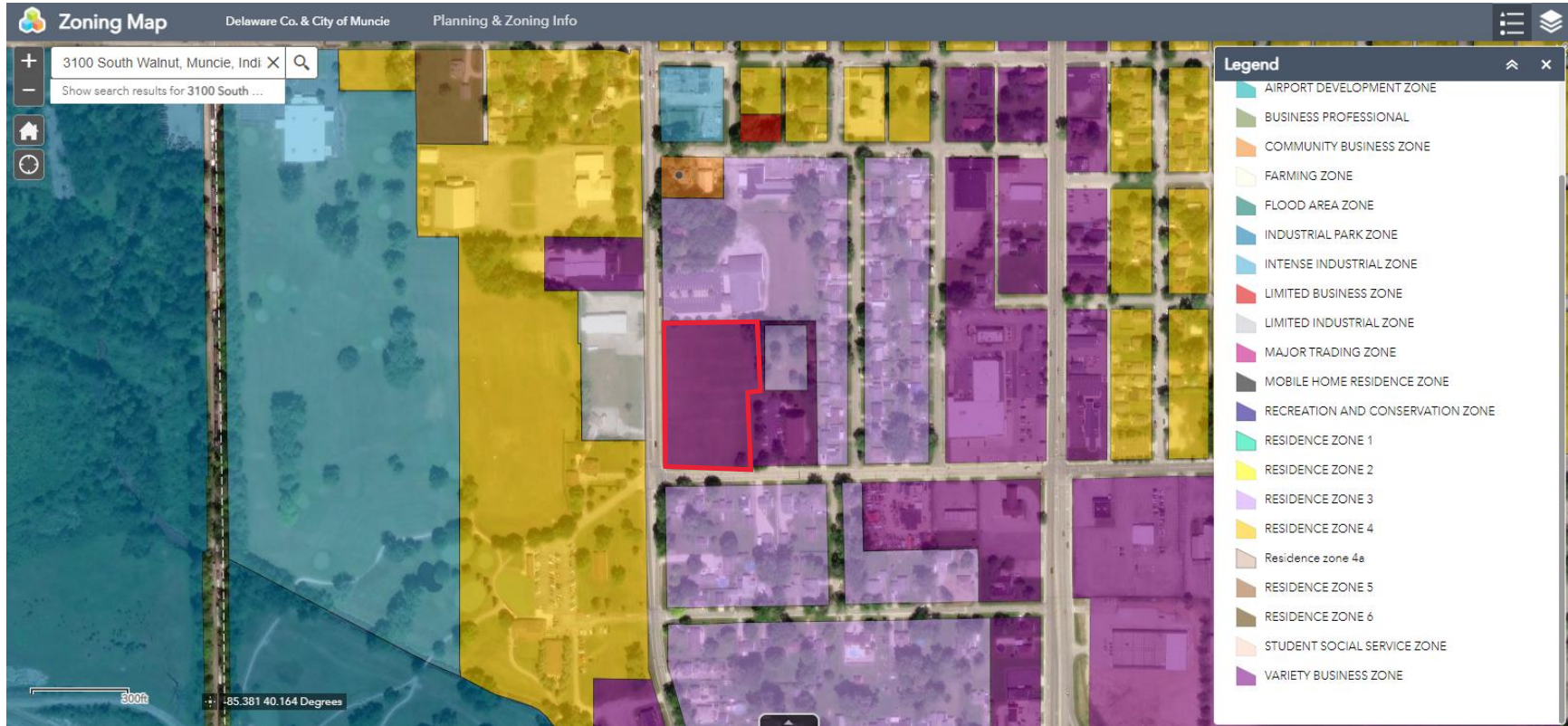
# AIRPORT



## Compliance with Applicable Plans

Zoning Map  
Coastal Zone Management  
Environmental Review from IDEM

# ZONING



**STATE COASTAL ZONE BOUNDARIES**

February 9, 2012

<b>STATE</b>	<b>DEFINITION OF STATE'S COASTAL ZONE</b> (The seaward boundary of the Great Lake States is the U.S.-Canada International boundary, and for all other States is the 3 nautical mile territorial sea, except for those States marked with an asterisk (*))
<b>ALABAMA</b>	Alabama's coastal zone extends inland to the continuous 10-foot elevation contour in Baldwin and Mobile Counties.
<b>ALASKA</b>	As of July 1, 2011, Alaska no longer has a federally approved coastal management program or defined coastal zone and federal consistency does not apply to Alaska. Contact NOAA's Office of Ocean and Coastal Resource Management for additional information.
<b>AMERICAN SAMOA</b>	American Samoa's coastal zone is the entire Territory.
<b>CALIFORNIA &amp; BCDC</b>	California's coastal zone generally extends 1,000 yards inland from the mean high tide line. In significant coastal estuarine habitat and recreational areas it extends inland to the first major ridgeline or 5 miles from the mean high tide line, whichever is less. In developed urban areas, the boundary is generally less than 1,000 yards.  The coastal zone for the San Francisco Bay Conservation and Development Commission (BCDC) includes the open water, marshes and mudflats of greater San Francisco Bay, and areas 100 feet inland from the line of highest tidal action. The boundary also includes: the Suisun marsh and buffer zone; managed wetlands diked off from the Bay; and open waters diked off from the Bay and used in salt production.
<b>CONNECTICUT</b>	Connecticut's coastal zone has two tiers incorporated within the 36 coastal townships. The first tier is bounded by a continuous line delineated by a 1,000 foot linear setback measured from the mean high water mark in coastal waters; or a 1,000 foot linear setback measured from the inland boundary of state regulated tidal wetlands; or the continuous interior contour elevation of the one hundred year frequency coastal flood zone; whichever is farthest inland. The second tier is the area between the inland boundary of the 36 coastal communities and the inland boundary of the first tier.
<b>DELAWARE</b>	Delaware's coastal zone includes the whole state.
<b>FLORIDA *</b>	Florida's coastal zone is the entire State, but has two tiers. Local governments eligible to receive coastal management funds are limited to those Gulf and Atlantic coastal cities and counties which include or are contiguous to state water bodies where marine species of vegetation constitute the dominant plant community. Florida's seaward boundary in the Gulf of Mexico is 3 marine leagues (9 nautical miles) and is 3 nautical miles in the Atlantic.
<b>GEORGIA</b>	Georgia's coastal zone includes the 11 counties that border tidally-influenced waters or have economies that are closely tied to coastal resources.
<b>GUAM</b>	Guam's coastal zone is the entire Territory.
<b>HAWAII</b>	Hawaii's coastal zone is the entire state.



<b>ILLINOIS</b>	Illinois' coastal zone has two components. The Lakeshore Boundary is based on the Lake Michigan watershed and is generally parallel to the Lake Michigan shoreline. The Inland Waterway Boundary includes Inland Waterway Corridors, which are select segments of the Chicago River system (North Branch, South Branch, Main Branch and North Shore Channel) and select segments of the Little Calumet and Grand Calumet Rivers. The Inland Waterway Corridors consist of both the waterway and designated land area to either side of the waterway.
<b>INDIANA</b>	Indiana's coastal zone is based on watershed boundaries within coastal townships and the counties of Lake, Porter and LaPorte. To create an inland boundary that is identifiable in practical landmarks, the coastal zone boundary is described based on the U.S. Geological Survey Quadrangle maps and major roads for each county. The coastal zone boundary is located in the northern portions of Lake, Porter, and LaPorte Counties. At its widest extent, the boundary extends away from the shoreline 17 miles to the Crown Point area and at its narrowest point, less than 2 miles, just north of Hudson Lake in LaPorte County. See NOAA, <i>Indiana Lake Michigan Coastal Program and Final Environmental Impact Statement</i> , Appendix C (April 2002), to determine the precise coastal zone boundary in a particular area of the State.
<b>LOUISIANA</b>	Louisiana's coastal zone varies from 16 to 32 miles inland from the Gulf coast and generally follows the Intracoastal Waterway running from the Texas-Louisiana state line then follows highways through Vermilion, Iberia, and St. Mary parishes, then dipping southward following the natural ridges below Houma, then turning northward to take in Lake Pontchartrain and ending at the Mississippi-Louisiana border.
<b>MAINE</b>	Maine's coastal zone includes the inland line of coastal towns on tidewaters and all islands.
<b>MARYLAND</b>	Maryland's coastal zone extends to the inland boundary of the 16 counties bordering the Atlantic Ocean, the Chesapeake Bay, and the Potomac River (as far as the municipal limits of Washington, D.C), and includes Baltimore City and all local jurisdictions within the counties.
<b>MASSACHUSETTS</b>	Massachusetts' coastal zone extends 100 feet inland of specified major roads, RR tracks, or other visible right of ways which are located within a half mile of coastal waters or salt marshes. The coastal zone includes all islands, transitional and intertidal areas, and coastal wetlands and beaches. In instances where the road boundary excludes significant resource areas, the boundary line may depart from the road to encompass.
<b>MICHIGAN</b>	Michigan's coastal zone, generally, extends a minimum of 1,000 feet from the ordinary high water mark. The boundary extends further inland in some locations to encompass coastal lakes, rivermouths, and bays; floodplains; wetlands; dune areas; urban areas; and public park, recreation, and natural areas.
<b>MINNESOTA</b>	Minnesota's coastal zone is divided into three areas. The first includes the area of the St. Louis River in Carlton County, south of Duluth. The second is the city of Duluth and surrounding areas of urban growth and expansion to the north and west. The third is the region between the Duluth city limits north to the Canadian border, also known as the "North Shore," which includes portions of St. Louis, Lake, and Cook Counties. See NOAA, <i>Minnesota's Lake Superior Coastal Program Final Environmental Impact Statement</i> , Chapter One, (May 1999), to determine the precise coastal zone boundary in a particular area of the State.

<b>MISSISSIPPI</b>	Mississippi's coastal zone includes the 3 counties adjacent to the coast. The coastal zone includes these counties, as well as all adjacent coastal waters. Included in this definition are the barrier islands of the coast.
<b>NEW HAMPSHIRE</b>	New Hampshire's coastal zone is the 17 coastal municipalities.
<b>NEW JERSEY</b>	New Jersey's coastal zone recognizes four distinct regions of the State and treats them separately. From the New York border to the Raritan Bay, the boundary extends landward from mean high water to the first road or property line. From the Raritan Bay south along the Atlantic shoreline and up to the Delaware Memorial Bridge, the boundary extends from half a mile to 24 miles inland (1,376 square miles of land area). From the Delaware Memorial Bridge northward up the Delaware River to Trenton, the boundary extends landward to the first road inclusive of all wetlands. The fourth boundary serves a 31-mile square area in the northeast corner of the state bordering the Hudson river (New Jersey Meadowlands Commission).
<b>NEW YORK</b>	New York's coastal zone varies from region to region while incorporating the following conditions: The inland boundary is approximately 1,000 feet from the shoreline of the mainland. In urbanized and developed coastal locations the landward boundary is approximately 500 feet from the mainland's shoreline, or less than 500 feet where a roadway or railroad line runs parallel to the shoreline at a distance of under 500 feet and defines the boundary. In locations where major state-owned lands and facilities or electric power generating facilities abut the shoreline, the boundary extends inland to include them. In some areas, such as Long Island Sound and the Hudson River Valley, the boundary may extend inland up to 10,000 feet to encompass significant coastal resources, such as areas of exceptional scenic value, agricultural or recreational lands, and major tributaries and headlands.
<b>NORTH CAROLINA</b>	North Carolina's coastal zone includes the 20 counties that in whole or in part are adjacent to, adjoining, intersected by or bounded by the Atlantic Ocean or any coastal sound(s). Within this boundary, there are two tiers. The first tier is comprised of Areas of Environmental Concern (AEC) and is subject to more thorough regulatory controls. AECs include: coastal wetlands, estuarine waters, public trust areas, estuarine shorelines, ocean beaches, frontal dunes, ocean erosion areas, inlet lands, small surface water supply watersheds, public water supply well-fields, and fragile natural resource areas. The second tier includes land uses which have potential to affect coastal waters even though they are not located in AECs.
<b>NORTHERN MARIANA ISLANDS</b>	Northern Mariana Islands' coastal zone is the entire Commonwealth. (Note: a recent federal court decision ruled that the Commonwealth does not own the adjacent territorial sea. A consent decree allows the CNMI to manage the area.)
<b>OHIO</b>	Ohio's coastal zone includes portions of 9 counties bordering Lake Erie and its tributaries and varies depending on biophysical characteristics of various coastal regions— in the western part of the coast the boundary extends inland up to 15 miles along certain low lying wetland and floodplain areas; in most of the eastern part of the State, areas with high bluffs, the boundary extends inland for only about an eighth of a mile, with the exception of the Mentor Marsh area.
<b>OREGON</b>	Oregon's coastal zone extends inland to the crest of the coastal range, except for the following: along the Umpqua River, where it extends upstream to Scottsburg; along the Rogue River, where it extends upstream to Agness; and except in the Columbia River Basin, where it extends upstream to the downstream end of Puget Island.

<b>PENNSYLVANIA</b>	Pennsylvania's coastal zone along Lake Erie varies from 900 feet in urban areas to over 3 miles in more rural areas, and encompasses the floodplains of Lake Erie and tributary streams, bluff hazards recession areas, and coastal wetlands. The coastal zone along the Delaware River Estuary extends inland to 660 feet in urbanized areas, to 3.5 miles in rural areas, and includes floodplains of the Delaware and Schuylkill Rivers and their tributaries to the upper limit of tidal influence, and tidal and freshwater wetlands.
<b>PUERTO RICO *</b>	Puerto Rico's coastal zone, generally, extends 1,000 meters inland; however, it extends further inland in certain areas to include important coastal resources. Puerto Rico's seaward boundary is 3 marine leagues (9 nautical miles).
<b>RHODE ISLAND</b>	Rhode Island's coastal zone includes the whole state. However, the inland extent of the regulatory authority of the State's CZMA agency is 200 feet inland from any coastal feature, to watersheds, and to certain activities that occur anywhere within the State that include: power-generating plants; petroleum storage facilities; chemical or petroleum processing; minerals extraction; sewage treatment and disposal plants; solid waste disposal facilities; and, desalination plants.
<b>SOUTH CAROLINA</b>	South Carolina's coastal zone includes all lands and waters in the counties which contain any one or more of the critical areas (coastal waters, tidelands, beaches, and primary oceanfront sand dunes).
<b>TEXAS *</b>	Texas' coastal zone is generally the area seaward of the Texas coastal facility designation line which roughly follows roads that are parallel to coastal waters and wetlands generally within one mile of tidal rivers. The boundary encompasses all or portions of 18 coastal counties. Texas' seaward boundary is 3 marine leagues (9 nautical miles).
<b>VIRGINIA</b>	Virginia's coastal zone includes the 29 counties, 17 cities, and 42 incorporated towns of <i>Tidewater Virginia</i> , including the Atlantic Coast watershed and portions of the Chesapeake Bay and Albemarle-Pamlico Sound watersheds.
<b>VIRGIN ISLANDS</b>	Virgin Islands' coastal zone includes the entire territory.
<b>WASHINGTON</b>	Washington's coastal zone is the 15 coastal counties that front saltwater.
<b>WISCONSIN</b>	Wisconsin's coastal zone is the 15 counties that front Lake Superior, Lake Michigan, or Green Bay.



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

**Eric J. Holcomb**  
Governor

**Brian C. Rockensuess**  
Commissioner

September 29, 2023

Advantix Development Corporation  
Mr. Tim Martin  
500 SE 10<sup>th</sup> Street  
Evansville, Indiana 47713

Advantix Development Corporation  
Mr. Tim Martin  
500 SE 10<sup>th</sup> Street  
Evansville, Indiana 47713

Dear Grant Administrator or Other Finance Approval Authority:

RE: New Construction of Affordable Housing

The Indiana Department of Environmental Management (IDEM) is aware that many local government or not-for-profit entities are seeking grant monies, a bond issuance, or another public funding mechanism to cover some portion of the cost of a public works, infrastructure, or community development project. Additionally, eligibility for funding assistance, requires applicants to evaluate the potential impacts that their project may have on the environment. To assist applicants seeking such financial assistance and to ensure that such projects have no adverse impacts on the environment, IDEM has prepared the following list of environmental issues that each applicant must consider minimizing environmental impacts to ensure compliance with all relevant state laws.

IDEM recommends that each applicant consider the following issues when moving forward with their project. IDEM also requests that, in addition to submitting the information requested above, each applicant also sign the attached certification, attesting to the fact that they have read the letter in its entirety, agree to abide by the recommendations of the letter, and to apply for any permits required from IDEM for the completion of their project.

IDEM recommends that any person(s) intending to complete a public works, infrastructure, or community development project using any public funding consider each of the following applicable recommendations and requirements:

## Water and Biotic Quality

1. Section 404 of the Clean Water Act requires that you obtain a permit from the U.S. Army Corps of Engineers (USACE) before discharging dredged or fill materials into any wetlands or other waters, such as rivers, lakes, streams, and ditches. Other activities regulated include the relocation, channelization, widening, or other such alteration of a stream, and the mechanical clearing (use of heavy construction equipment) of wetlands. Thus, as a project owner or sponsor, it is your responsibility to ensure that no wetlands or other waters are



visit [on.IN.gov/survey](http://on.IN.gov/survey) or scan the QR code to provide feedback.

*We appreciate your input!*



disturbed without the proper permit. Although you may initially refer to the U.S. Fish and Wildlife Service National Wetland Inventory maps as a means of identifying potential areas of concern, please be mindful that those maps do not depict jurisdictional wetlands regulated by the USACE or the Department of Environmental Management. A valid jurisdictional wetlands determination can only be made by the USACE, using the 1987 Wetland Delineation Manual.

USACE recommends that you have a consultant check to determine whether your project will abut, or lie within, a wetland or other water. To view a list of consultants that have requested to be included on a list posted by the USACE on their Web site, click the following link:

<https://www.lrl.usace.army.mil/Missions/Regulatory/Consultants.aspx>

Please note that the USACE posts all consultants that request to appear on the list, and that inclusion of any particular consultant on the list does not represent an endorsement of that consultant by the USACE, or by IDEM.

Much of northern Indiana (Newton, Jasper, Starke, Marshal, Kosciusko, Whitley, Noble, Allen, southern LaPorte, St. Joseph, Elkhart, LaGrange, Steuben, and Dekalb counties) is served by the USACE Detroit District Michiana Branch in South Bend (574-232-1952). The counties of Lake, Porter, and the northern part of LaPorte are served by the USACE Chicago District in Chicago (312-846-5530). All other remaining counties in the central and southern part of the state are served by the USACE Louisville District Office (502-315-6733).

Additional information on contacting these U.S. Army Corps of Engineers (USACE) District Offices, government agencies with jurisdiction over wetlands, and other water quality issues, can be found at <https://www.in.gov/idem/wetlands/information-about/us-army-corps-of-engineers/>.

IDEM recommends that impacts to wetlands and other water resources be avoided to the fullest extent.

2. In the event a Section 404 wetlands permit is required from the USACE, you also must obtain a Section 401 Water Quality Certification from the IDEM Office of Water Quality. To learn more about the water quality certification program, visit: <https://www.in.gov/idem/wetlands/information-about/section-401-water-quality-certification/>.
3. If the USACE determines that a wetland or other body of water is isolated and not subject to Clean Water Act regulation, it may still be regulated by the state of Indiana. A state isolated wetland permit from IDEM's Office of Water Quality is required for any activity that results in the discharge of dredged or fill materials into isolated wetlands. To learn more about isolated wetlands, contact the Office of Water Quality at 317-233-8488 or visit: <https://www.in.gov/idem/wetlands/contact/>.
4. If your project will impact more than 0.5 acres of wetland, stream relocation, or other large-scale alterations to bodies of water such as the creation of a dam or a water diversion, you should seek additional input from the Office of Water Quality, Wetlands staff at 317-233-8488 or visit: <https://www.in.gov/idem/wetlands/contact/>.

5. Work within the one-hundred-year floodway of a given body of water is regulated by the Department of Natural Resources, Division of Water. Contact this agency at 317-232-4160 or toll free 1-877-928-3755 for further information.
6. The physical disturbance of the stream and riparian vegetation, especially large trees overhanging any affected water bodies should be limited to only that which is absolutely necessary to complete the project. The shade provided by the large overhanging trees helps maintain proper stream temperatures and dissolved oxygen for aquatic life.
7. For projects involving construction activity (which includes clearing, grading, excavation, and other land disturbing activities) that result in the disturbance of one (1), or more, acres of total land area, project will be required to obtain permit coverage.

For additional information on permitting procedures under the Construction Stormwater General Permit (CSGP) please contact the Office of Water Quality, Stormwater Program at [Stormwat@idem.in.gov](mailto:Stormwat@idem.in.gov). Visit the following webpage for additional information: <https://www.in.gov/idem/stormwater/construction-land-disturbance-permitting/>

To obtain permit coverage an applicant will need to identify if the project is within a Municipal Separate Storm Sewer System (MS4). Information may be obtained at <https://www.in.gov/idem/stormwater/construction-land-disturbance-permitting/construction-plan-submittal-and-review/>.

If the project is within a MS4, the Construction Plan must be developed to meet the requirements of the local MS4 stormwater ordinance. For projects outside an MS4 or owned and operated by a MS4, construction plans may be submitted through the Regulatory ePortal at <https://stormwater.idem.in.gov/ncore/external/home>. When accessing the portal, you will also be informed if your plans should be submitted to a local Soil and Water Conservation District that reviews construction plans on behalf of IDEM.

The construction plan must be reviewed prior to obtaining permit coverage under the CSGP. Upon receipt of the construction plan, the MS4 or personnel of the SWCD or the Indiana Department of Environmental Management will review the plan to determine if it meets the requirements of an applicable MS4 ordinance or the CSGP. Plans that are deemed deficient will require re-submittal. If the plan is sufficient, you will be notified and instructed to submit the verification to IDEM as part of the CSGP Notice of Intent (NOI) submittal. All NOI submittals must be submitted to IDEM electronically through the Regulatory ePortal at (<https://stormwater.idem.in.gov/ncore/external/home>).

Regardless of the size of your project, or which agency you work with to meet stormwater requirements, IDEM recommends that appropriate structures and techniques be utilized both during the construction phase, and after completion of the project, to minimize the impacts associated with stormwater run-off. The use of appropriate planning and site development and appropriate stormwater quality measures are recommended to prevent sediment from leaving the construction

site during active land disturbance and for post-construction water quality concerns.

8. For projects involving impacts to fish and botanical resources, contact the Department of Natural Resources - Division of Fish and Wildlife (317-232-4080) for additional project input.
9. For projects involving water main construction, water main extensions, and new public water supplies, contact the Office of Water Quality - Drinking Water Branch (317-234-7418) regarding the need for permits.
10. For projects involving effluent discharges to waters of the State of Indiana, contact the Office of Water Quality - Permits Branch (317-232-8704) regarding the need for a National Pollutant Discharge Elimination System (NPDES) permit.
11. For projects involving the construction of wastewater facilities and sewer lines, contact the Office of Water Quality - Permits Branch (317-232-5579) regarding the need for permit.

## Air Quality

The above-noted project (see page 1) should be designed to minimize any impact on ambient air quality in, or near, the project area. The project must comply with all federal and state air pollution regulations. Consideration should be given to the following:

1. If your project involves the construction of a new source of air emissions or the modification of an existing source of air emissions or air pollution control equipment, it will need to be reviewed by the IDEM Office of Air Quality (OAQ). A registration or permit may be required under 326 IAC 2 (<http://www.in.gov/legislative/iac/T03260/A00020.PDF>). For more information on air permits, visit <https://www.in.gov/idem/airpermit/>, or to initiate the IDEM air permitting process, please contact the Office of Air Quality Permits Branch at 317-233-3861 or to request a pre-application meeting / discuss application call 317-234-5132 or email [mcline@idem.in.gov](mailto:mcline@idem.in.gov). You can also contact IDEM's Compliance and Technical Assistance Program (CTAP) for free, confidential compliance and technical assistance at 317-232-8172, toll free: 800-988-7901 (in-state only), or visit <https://www.in.gov/idem/ctap/about-compliance-and-technical-assistance/>.

If your project involves asphalt paving, ensure that asphalt paving plants are permitted and operate properly. The use of cutback asphalt, or asphalt emulsion containing more than seven percent (7%) oil distillate, is prohibited during the months of April through October (see the Asphalt Paving Rule, 326 IAC 8-5-2 <http://www.in.gov/legislative/iac/T03260/A00080.PDF>).

2. Sources that use or emit hazardous air pollutants may be subject to the National Emission Standards for Hazardous Air Pollutants (NESHAP) of the Clean Air Act and corresponding state air regulations governing hazardous air pollutants. Information on the NESHAP source categories and their corresponding requirements can be found at: <https://www.epa.gov/stationary-sources-air->

[pollution/national-emission-standards-hazardous-air-pollutants-neshap-8](#) and the corresponding State rules at 326 IAC 20

<http://www.in.gov/legislative/iac/T03260/A00200.PDF>. Contact the IDEM's Compliance and Technical Assistance Program (CTAP) for free, confidential compliance and technical assistance at 317-232-8172, toll free: 800-988-7901 (in-state only), or visit <https://www.in.gov/idem/ctap/about-compliance-and-technical-assistance/> for help determining if a NESHAP applies to your business.

3. Indiana's open burning [laws and rules](#) make it illegal to burn trash and generally prohibit open burning in Indiana, but allows for exemptions for some types of burning. Many of the types of open burning allowed under specific conditions require prior approval before burning <https://www.in.gov/idem/openburning/open-burning-that-requires-idems-prior-approval/>. You also can seek an open burning approval for land clearing for development or change in land use, live fire training, and prescribed burning for natural land management purposes. For more information on open burning, please contact the Air Compliance and Enforcement Branch at 317-233-2721 or [burnapprovals@idem.IN.gov](mailto:burnapprovals@idem.IN.gov).
4. With respect to asbestos removal, all facilities slated for renovation or demolition (except residential buildings that have four (4) or fewer dwelling units and that will not be used for commercial purposes) must be inspected by an Indiana-licensed asbestos inspector prior to the commencement of any renovation or demolition activities. If regulated asbestos-containing material (RACM) that may become airborne is found, any subsequent demolition, renovation, or asbestos removal activities must be performed in accordance with the proper notification and emission control requirements. Indiana's Asbestos Rules can be found at <http://iac.iga.in.gov/iac/T03260/A00140.PDF>. For questions on asbestos demolition and renovation activities, please visit <https://www.in.gov/idem/asbestos/>, <https://www.in.gov/idem/asbestos/contact/>, or contact the Asbestos Program at [AsbestosDemoReno@idem.in.gov](mailto:AsbestosDemoReno@idem.in.gov) or 317-232-4861.

If no asbestos is found where a renovation activity will occur, or if the renovation involves removal of less than 260 linear feet of RACM off pipes, less than 160 square feet of RACM off other facility components, or less than 35 cubic feet of RACM from all facility components, the owner or operator of the project does not need to notify IDEM before beginning the renovation activity.

In all cases where a demolition activity will occur (even if no asbestos is found), the owner or operator must still notify IDEM 10 working days prior to the demolition, using the form found at [https://www.in.gov/idem/forms/idem-agency-forms/#oag\\_compliance\\_asbestos](https://www.in.gov/idem/forms/idem-agency-forms/#oag_compliance_asbestos).

Anyone submitting a renovation/demolition notification form will be billed a notification fee based upon the amount of friable asbestos containing material to be removed or demolished. Projects that involve the removal of more than 2,600 linear feet of friable asbestos containing materials on pipes, or 1,600 square feet or 400 cubic feet of friable asbestos containing material on other facility components, will be billed a fee of \$150 per project; projects below these



amounts will be billed a fee of \$50 per project. Billings will occur on a quarterly basis.

5. Reasonable precautions must be taken to minimize fugitive dust emissions from construction and demolition activities. For example, wetting the area with water, constructing wind barriers, or treating dusty areas with chemical stabilizers (such as calcium chloride or several other commercial products). Dirt tracked onto paved roads from unpaved areas should be minimized. A copy of the Fugitive Dust Rule, 326 IAC 6-4 can be found at <http://www.in.gov/legislative/iac/T03260/A00060.PDF> and information on controlling fugitive dust can be found at <https://www.in.gov/idem/aircompliance/fugitive-dust/>

If construction or demolition is conducted in a wooded area where starlings and blackbirds have roosted or abandoned buildings or building sections in which pigeons or bats have roosted for 3 to 5 years, precautionary measures should be taken to avoid an outbreak of histoplasmosis. This disease is caused by the fungus *Histoplasma capsulatum*, which stems from bird or bat droppings that have accumulated in one area for 3 to 5 years. The spores from this fungus become airborne when the area is disturbed and can cause infections over an entire community downwind of the site. The area should be wetted down prior to cleanup or demolition of the project site. For more detailed information on histoplasmosis prevention and control see <https://www.in.gov/health/erc/infectious-disease-epidemiology/histoplasmosis-a-hoosier-concern/> or please contact the Epidemiology Resource Center of the Indiana Department of Health at 317-234-7125.

6. The U.S. EPA further recommends that all homes and apartments (within three stories of ground level) be tested for radon. If in-home radon levels are determined to be 4 pCi/L or higher, then U.S. EPA recommends a follow-up test. If the second test confirms that radon levels are 4 pCi/L or higher, then U.S. EPA recommends the installation of radon-reduction measures. For a list of qualified radon testers and radon mitigation (or reduction) specialists, visit <https://www.in.gov/health/lead-and-healthy-homes-division/radon-information/information-for-homeowners/>. Also, it is recommended that radon reduction measures be built into all new homes, particularly in areas like Indiana that have moderate to high predicted radon levels.

To learn more about radon, radon risks, and ways to reduce exposure, visit <https://www.in.gov/idem/health/common-environmental-health-threats/radon/> or <https://www.epa.gov/radon>

7. With respect to lead-based paint removal, the Indiana Department of Health (IDOH) encourages all efforts to minimize human exposure to lead-based paint chips and dust. IDOH is particularly concerned that young children exposed to lead can suffer from learning disabilities. Indiana law states that any companies or individuals who perform lead abatement on targeted housing (houses or child occupied facilities built before 1978) must:

- be licensed by IDOH as an abatement contractor,
- provide written notification to the IDOH of each abatement project,
- conduct a pre-abatement lead inspection or lead hazard screen,
- conduct abatement activities using appropriately licensed individuals,
- conduct the abatement activities using lead safe work practices, and
- pass a post-abatement clearance procedure.

For more information about lead-based paint removal, visit <https://www.in.gov/health/lead-and-healthy-homes-division/abatement-information/>

## Land Quality

To maintain compliance with all applicable laws regarding contamination and proper waste disposal, IDEM recommends that:

1. If the site is found to contain any areas used to dispose of solid or hazardous waste, you need to contact the Office of Land Quality (OLQ) at 317-234-6923.
2. All solid wastes generated by the project, or removed from the project site, need to be taken to a properly permitted solid waste processing or disposal facility. For more information, visit [https://www.in.gov/idem/waste/files/permits\\_issued\\_SW\\_facilities.pdf](https://www.in.gov/idem/waste/files/permits_issued_SW_facilities.pdf).
3. If any contaminated soils are discovered during this project, they may be subject to disposal as solid and/or hazardous waste. Please contact the OLQ at 317-234-6923 to obtain information on proper disposal procedures.
4. If Polychlorinated Biphenyls (PCBs) are found at any concentration at this site, please contact the Industrial Waste Section of OLQ at 317-234-6951 for information regarding management of any PCB wastes from this site.
5. If there are any asbestos disposal issues related to this site, please contact the Solid Waste Compliance of OLQ at 317-234-6923 for information regarding the management of asbestos wastes. (Asbestos removal is addressed above, under Air Quality).
6. If the project involves the installation or removal of an underground storage tank, or involves contamination from an underground storage tank, you must contact the IDEM Underground Storage Tank program at 317-234-5745, or at <https://www.in.gov/idem/tanks/contact/>.

## Final Remarks

Should the applicant need to obtain any environmental permits in association with this proposed project, please be mindful that IC 13-15-8 requires that they notify all adjoining property owners and occupants within ten days of your submittal of each permit application. Applicants seeking multiple permits, may still meet the notification requirement with a single notice if all required permit applications are submitted with the same ten-day period.

Please note that this letter does not constitute a permit, license, endorsement, or any other form of approval on the part of either the Indiana Department of Environmental Management or any other Indiana state agency.

Should you have any questions relating to the content or recommendations of this letter, or if you have additional questions about whether a more complete environmental review of your project should be conducted, please feel free to contact Patrick Colcord at (317) 234-7134, pcolcord@idem.in.gov.

## Signature(s) of the Applicant

I acknowledge that I am seeking grant monies, a bond issuance, or other public funding mechanism to cover some portion of the cost of the public works, infrastructure, or community development project as described herein, which I am working (possibly with others) to complete.

## Project Description

New Construction of Affordable Housing

With my signature, I do hereby affirm that I have read the letter from the Indiana Department of Environmental Management that appears directly above. In addition, I understand that to complete the project in which I am interested, with a minimum impact to the environment, I must consider all the issues addressed in the letter, and further, that I must obtain any required permits.

Dated Signature of the Public Owner  
Contact/Responsible Elected Official \_\_\_\_\_

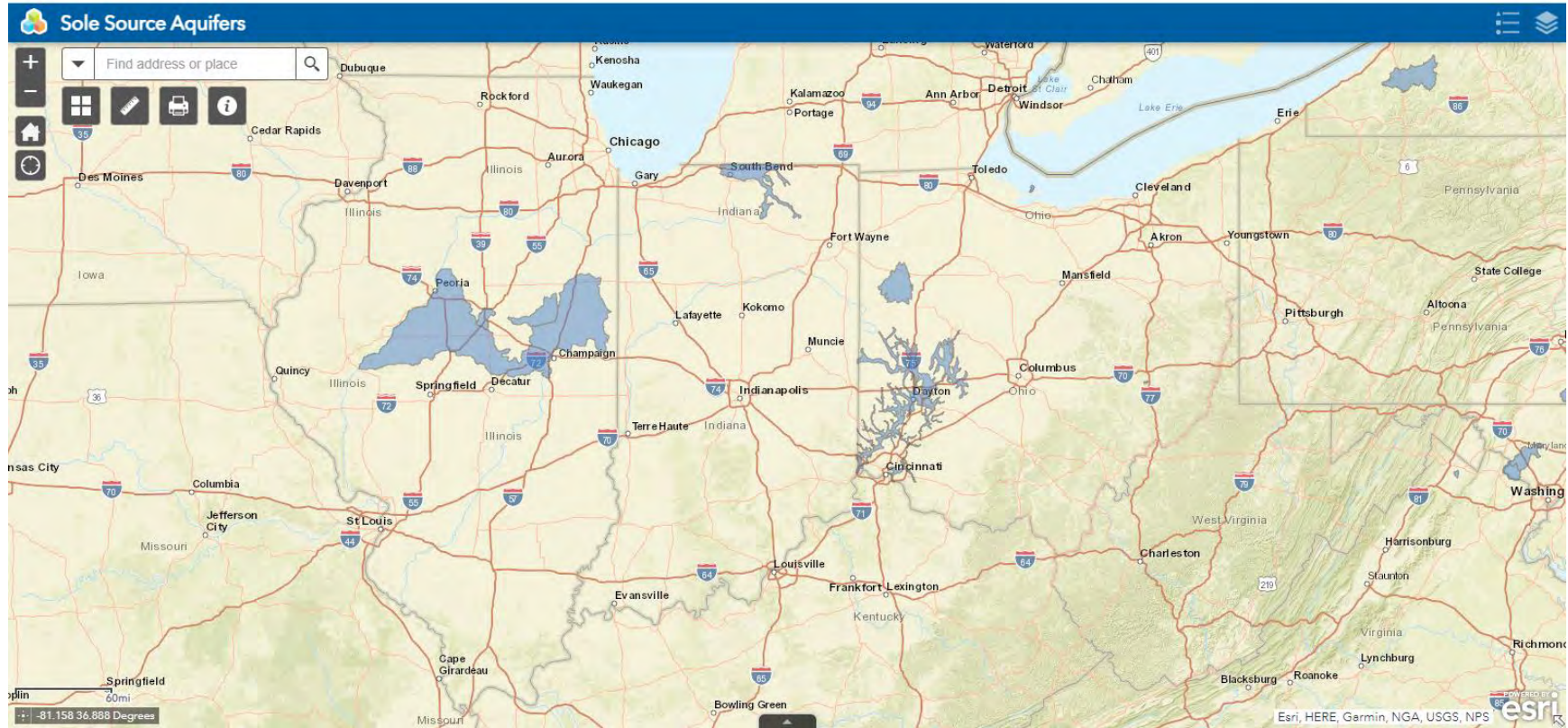
{Name of Responsible Elected Official}

Dated Signature of the Project  
Planner/Consultant Contact Person \_\_\_\_\_

Tim Martin

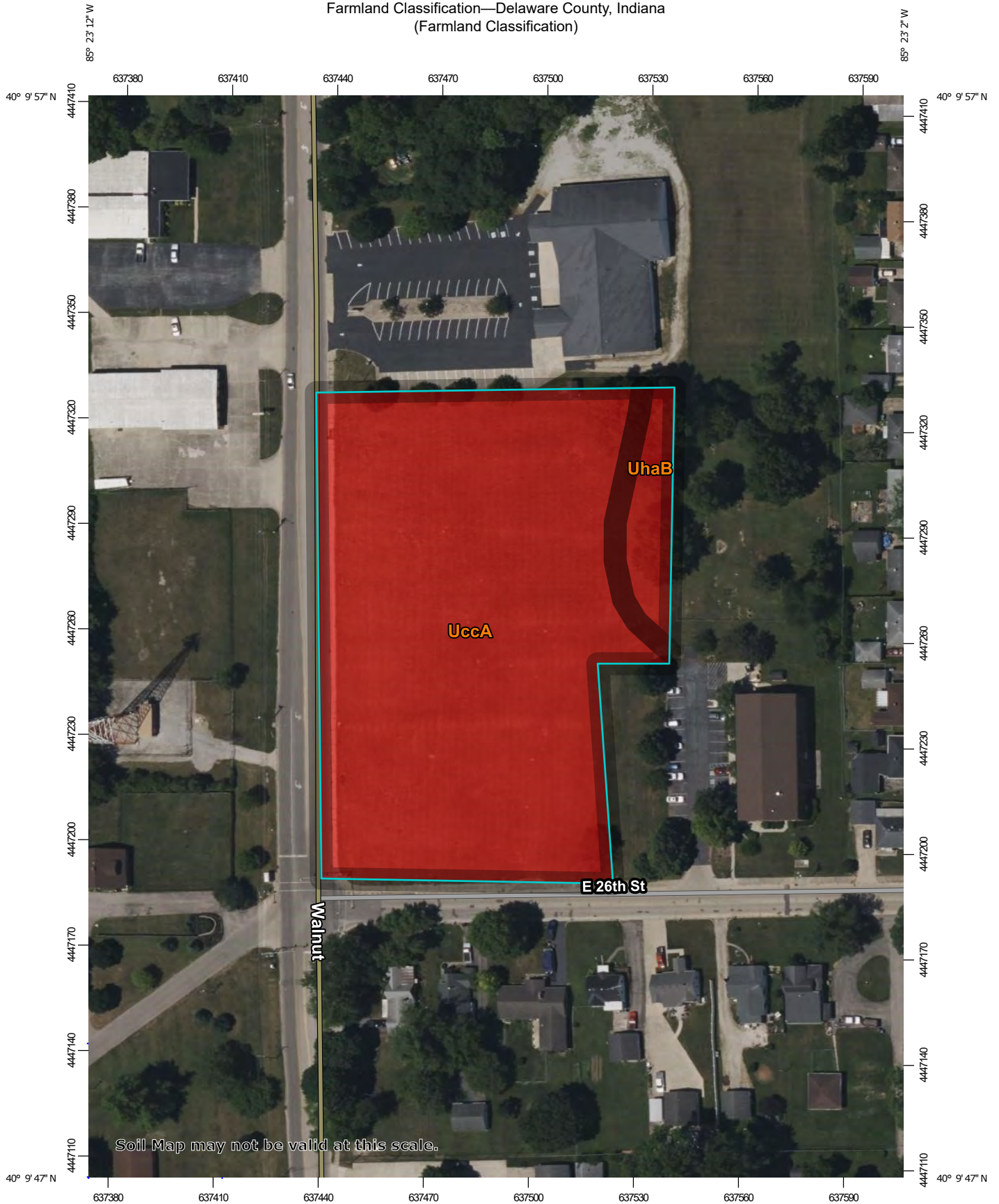
# Drinking Water and Sole Source Aquifers

# SOLE SOURCE AQUIFER

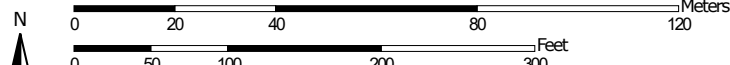


# Farmland Protection

Farmland Classification—Delaware County, Indiana  
(Farmland Classification)



Map Scale: 1:1,500 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Natural Resources  
Conservation Service


Web Soil Survey  
National Cooperative Soil Survey

9/27/2023  
Page 1 of 5

Farmland Classification—Delaware County, Indiana  
(Farmland Classification)









**MAP LEGEND**








**Area of Interest (AOI)**






 Area of Interest (AOI)








**Soils**



**Soil Rating Polygons**

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated






































-  Farmland of unique importance
-  Not rated or not available

**Soil Rating Lines**

















-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season



Farmland Classification—Delaware County, Indiana  
(Farmland Classification)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		<b>Soil Rating Points</b>		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Not prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if drained		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance, if irrigated		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated						Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and drained		
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Delaware County, Indiana  
(Farmland Classification)

<ul style="list-style-type: none"> <li> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if irrigated and drained</li> <li> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</li> <li> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</li> </ul>	<ul style="list-style-type: none"> <li> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</li> <li> Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if warm enough</li> <li> Farmland of statewide importance, if thawed</li> <li> Farmland of local importance</li> <li> Farmland of local importance, if irrigated</li> </ul>	<ul style="list-style-type: none"> <li> Farmland of unique importance</li> <li> Not rated or not available</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Delaware County, Indiana Survey Area Data: Version 27, Sep 3, 2022</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 19, 2022—Jun 21, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
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## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
UccA	Urban land-Crosby-Treaty complex, 0 to 2 percent slopes	Not prime farmland	3.0	92.8%
UhaB	Urban land-Wawaka-Miami complex, 1 to 6 percent slopes	Not prime farmland	0.2	7.2%
<b>Totals for Area of Interest</b>			<b>3.2</b>	<b>100.0%</b>

### Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

## Endangered Species

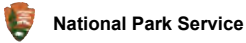
## Indiana County Endangered, Threatened and Rare Species List

Species Name	Common Name	FED	STATE	GRANK	SRANK
<b>Delaware</b>					
<b>Mollusk: Bivalvia (Mussels)</b>					
Alasmidonta viridis	slippershell mussel		SSC	G4G5	S3
Epioblasma rangiana	northern riffleshell	E	SE	G1	S1
Eurynia dilatata	spike		SSC	G5	S4
Lampsilis fasciola	wavyrayed lampmussel		SSC	G5	S3
Pleurobema clava	Clubshell	E	SE	G1G2	S1
Pleurobema cordatum	Ohio Pigtoe		SSC	G4	S2
Ptychobranhus fasciolaris	Kidneyshell		SSC	G4G5	S2
Theliderma cylindrica	Rabbitsfoot	T	SE	G3G4	S1
Toxolasma lividus	Purple Lilliput		SSC	G3	S2
Villosa fabalis	Rayed Bean	E	SE	G2	S1
Villosa iris	Rainbow		SSC	G5	S3
<b>Insect: Hymenoptera</b>					
Bombus affinis	Rusty-patched Bumble Bee	E	SE	G2	S1
<b>Insect: Odonata (Dragonflies &amp; Damselflies)</b>					
Enallagma divagans	turquoise bluet		SR	G5	S3
<b>Arachnida</b>					
Pirata triens	a pirate wolf spider		ST	GNR	S2
<b>Reptile</b>					
Clemmys guttata	spotted turtle	C	SE	G5	S2
Clonophis kirtlandii	Kirtland's snake		SE	G2	S3
Emydoidea blandingii	Blanding's turtle	C	SE	G4	S2
Sistrurus catenatus	eastern massasauga	T	SE	G3	S2
Thamnophis butleri	Butler's garter snake		SE	G4	S1
<b>Bird</b>					
Botaurus lentiginosus	American Bittern		SE	G5	S2B
Haliaeetus leucocephalus	bald eagle			G5	S3
Lanius ludovicianus	loggerhead shrike		SE	G4	S2B
Mniotilta varia	Black-and-white Warbler		SSC	G5	S1S2B
Nyctanassa violacea	Yellow-crowned Night-heron		SE	G5	S2B
Nycticorax nycticorax	Black-crowned Night-heron		SE	G5	S1B
Pandion haliaetus	Osprey		SSC	G5	S1B
Rallus elegans	King Rail		SE	G4	S1B
<b>Mammal</b>					
Lasiurus borealis	Eastern red bat		SSC	G3G4	S4
Myotis lucifugus	little brown myotis	C	SE	G3G4	S2
Myotis septentrionalis	Northern Long Eared Bat	T; PE	SE	G2G3	S2S3
Myotis sodalis	Indiana Bat	E	SE	G2	S1
Perimyotis subflavus	Tricolored Bat		SE	G3G4	S2S3

Indiana Natural Heritage Data Center  
 Division of Nature Preserves  
 Indiana Department of Natural Resources  
 This data is not the result of comprehensive county surveys.

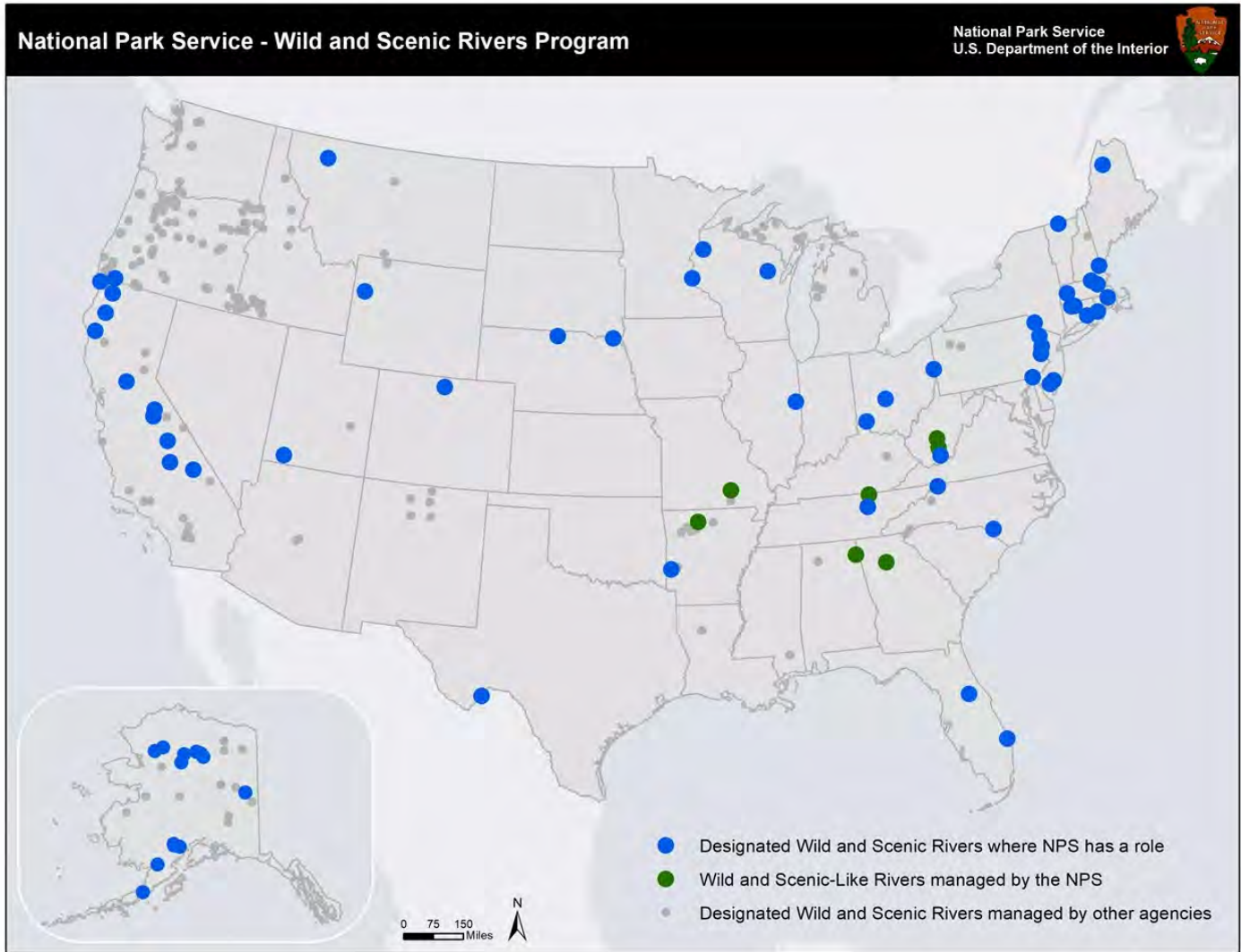
Fed: E = Endangered; T = Threatened; C = candidate; PDL = proposed for delisting  
 State: SE = state endangered; ST = state threatened; SR = state rare; SSC = state species of special concern; SX = state extirpated; SG = state significant; WL = watch list  
 GRANK: Global Heritage Rank: G1 = critically imperiled globally; G2 = imperiled globally; G3 = rare or uncommon globally; G4 = widespread and abundant globally but with long-term concerns; G5 = widespread and abundant globally; G? = unranked; GX = extinct; Q = uncertain rank; T = taxonomic subunit rank  
 SRANK: State Heritage Rank: S1 = critically imperiled in state; S2 = imperiled in state; S3 = rare or uncommon in state; S4 = widespread and abundant in state but with long-term concern; SG = state significant; SH = historical in state; SX = state extirpated; B = breeding status; S? = unranked; SNR = unranked; SNA = nonbreeding status unranked

## Wild and Scenic Rivers



# Wild and Scenic Rivers Program

## Interactive Map of NPS Wild and Scenic Rivers



<https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88dae0e353142>

For more information about Wild and Scenic Rivers, take a look at our [interactive map](https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88dae0e353142) (<https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88dae0e353142>).

[Eligible and Suitable Rivers](https://nps.maps.arcgis.com/apps/webappviewer/index.html?id=df0f4455dc5f41bb919a3a1a49c60174) (<https://nps.maps.arcgis.com/apps/webappviewer/index.html?id=df0f4455dc5f41bb919a3a1a49c60174>) – A map of rivers within National Park Service boundaries [eligible or suitable](https://www.nps.gov/orgs/1912/eligible-and-suitable.htm) (<https://www.nps.gov/orgs/1912/eligible-and-suitable.htm>) to become Wild and Scenic Rivers.

[Nationwide Rivers Inventory \(NRI\)](https://www.nps.gov/maps/full.html?mapId=8adbe798-0d7e-40fb-bd48-225513d64977) (<https://www.nps.gov/maps/full.html?mapId=8adbe798-0d7e-40fb-bd48-225513d64977>) – A map representing the [NRI](https://www.nps.gov/orgs/1912/nationwide-rivers-inventory.htm) (<https://www.nps.gov/orgs/1912/nationwide-rivers-inventory.htm>), which contains a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one or more outstandingly remarkable value.

Last updated: December 27, 2021

# Environmental Justice





# EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

## Muncie, IN

1 mile Ring Centered at 40.164493,-85.385557

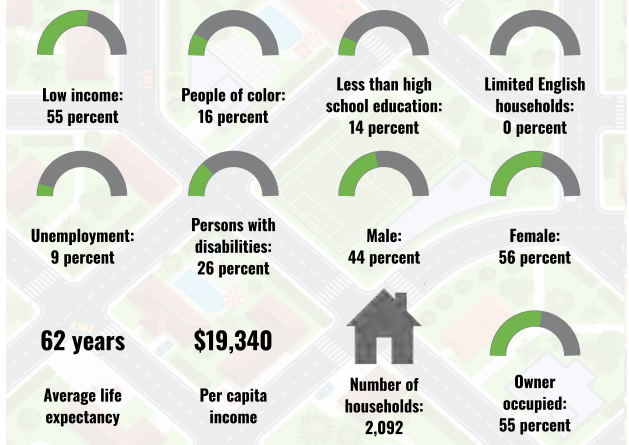
Population: 4,824

Area in square miles: 3.14

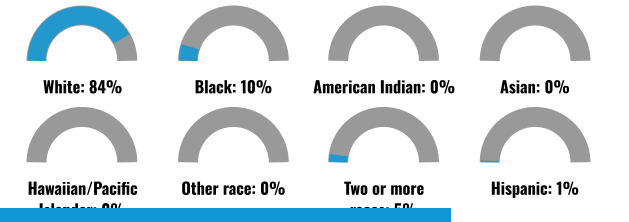


September 27, 2023  
3100 Block South Walnut  
Search Result (point)  
1:4,514  
0 0.04 0.08 0.12 0.16 0.20 0.24 0.28 0.32 0.36 0.40 0.44 0.48 0.52 0.56 0.60 0.64 0.68 0.72 0.76 0.80 0.84 0.88 0.92 0.96 1.00  
Foot: NAD83, datum: NAD83, projection: UTM, units: Meter

### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	95%
Total Non-English	5%

### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

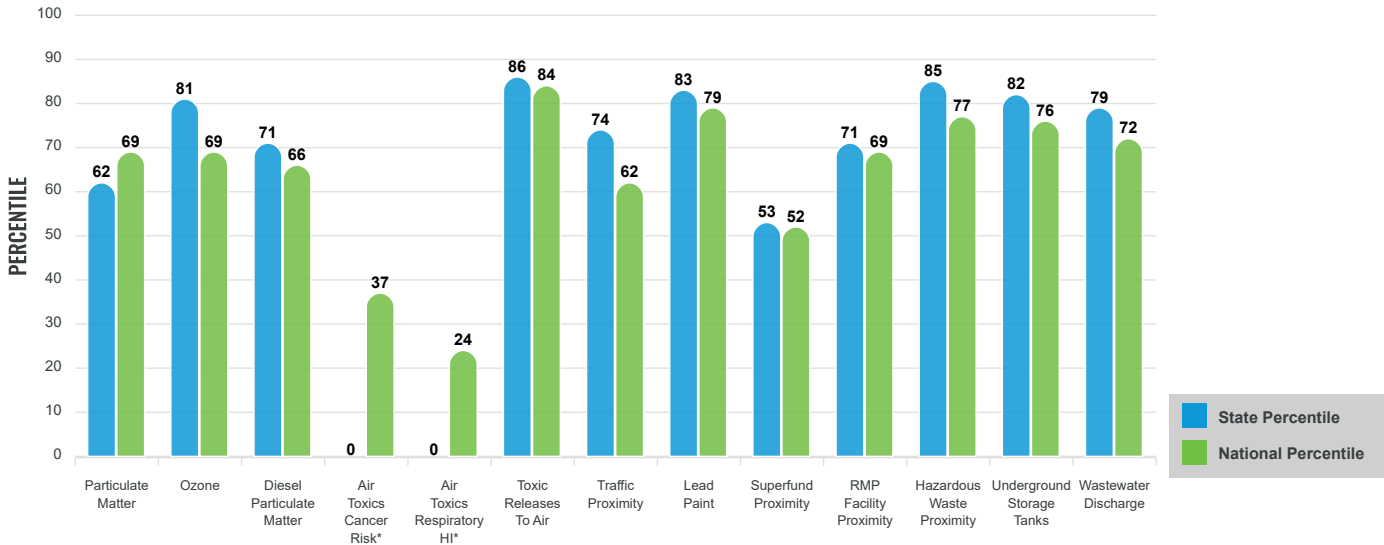
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

## EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

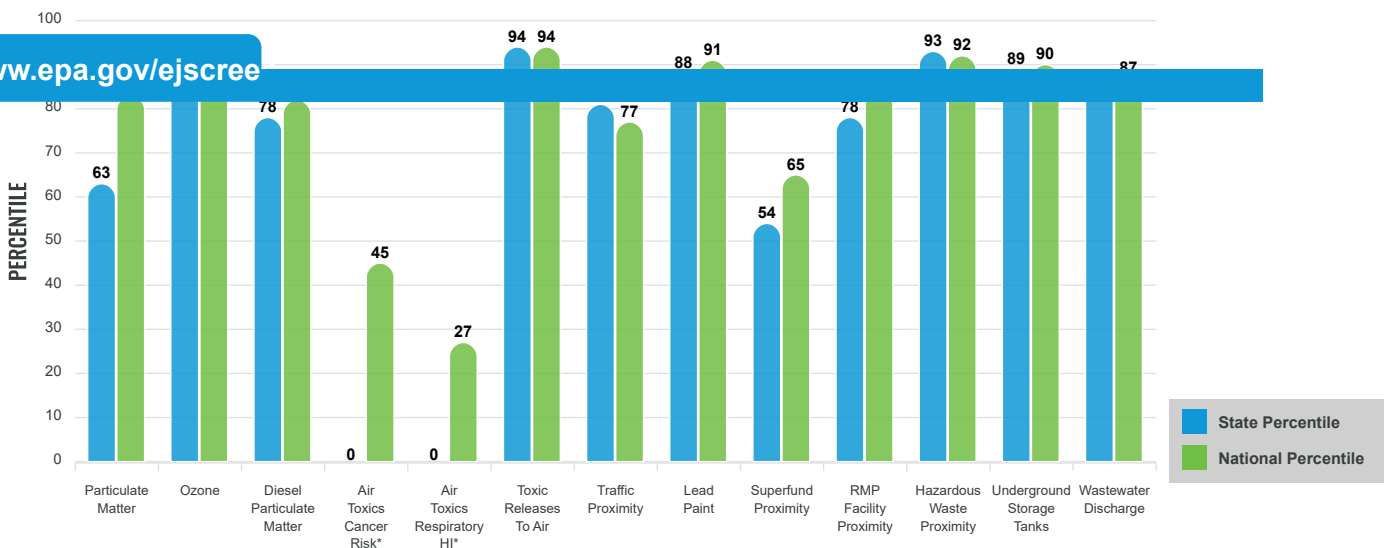
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring Centered at 40.164493,-85.385557

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter (µg/m <sup>3</sup> )	8.6	8.98	33	8.08	61
Ozone (ppb)	62.7	61.4	73	61.6	61
Diesel Particulate Matter (µg/m <sup>3</sup> )	0.259	0.259	56	0.261	60
Air Toxics Cancer Risk* (lifetime risk per million)	20	21	0	25	5
Air Toxics Respiratory HI*	0.2	0.25	0	0.31	4
Toxic Releases to Air	58,000	16,000	93	4,600	98
Traffic Proximity (daily traffic count/distance to road)	94	96	67	210	55
Lead Paint (% Pre-1960 Housing)	0.69	0.38	82	0.3	85
Superfund Proximity (site count/km distance)	0.038	0.17	27	0.13	35
RMP Facility Proximity (facility count/km distance)	0.32	0.51	60	0.43	69
Hazardous Waste Proximity (facility count/km distance)	5.7	1	98	1.9	91
Underground Storage Tanks (count/km <sup>2</sup> )	8	3.2	87	3.9	85
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.014	200	69	22	70
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	36%	27%	74	35%	59
Supplemental Demographic Index	21%	14%	84	14%	82
People of Color	16%	22%	57	39%	33
Low Income	55%	32%	85	31%	85
Unemployment Rate	9%	5%	82	6%	78
Limited English Speaking Households	0%	2%	0	5%	0
Less Than High School Education	14%	11%	70	12%	69
Under Age 5	4%	6%	39	6%	43
Over Age 64	13%	17%	41	17%	41
Low Life Expectancy	28%	21%	95	20%	97

\*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

www.epa.gov/ejscreen
Other environmental data with field names

Superfund .....	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities .....	3
Water Dischargers .....	8
Air Pollution .....	3
Brownfields .....	5
Toxic Release Inventory .....	5

Schools .....	3
Hospitals .....	0
Places of Worship .....	1

**Other environmental data:**

Air Non-attainment .....	Yes
Impaired Waters .....	Yes

Selected location contains American Indian Reservation Lands* .....	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community .....	Yes
Selected location contains an EPA IRA disadvantaged community .....	Yes

Report for 1 mile Ring Centered at 40.164493,-85.385557

# EJScreen Environmental and Socioeconomic Indicators Data

## HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	28%	21%	95	20%	97
Heart Disease	8.8	6.8	92	6.1	91
Asthma	11.6	10.4	85	10	87
Cancer	6.7	6.4	49	6.1	59
Persons with Disabilities	23.8%	14.5%	94	13.4%	93

## CLIMATE INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	8%	9%	58	12%	56
Wildfire Risk	0%	2%	0	14%	0

## CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	23%	16%	75	14%	79
Lack of Health Insurance	16%	8%	91	9%	86
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring Centered at 40.164493,-85.385557

[www.epa.gov/ejscreen](https://www.epa.gov/ejscreen)

## Noise Abatement and Control

## Kim Dyehouse

---

**From:** Tim Baty <tbaty@muncie-airport.com>  
**Sent:** Thursday, September 28, 2023 7:51 AM  
**To:** Kim Dyehouse  
**Subject:** RE: Noise Contour Map

Kim

We do not have a noise contour map, we have not had a runway extension in over 20 years and have not had one required, looking at our traffic software the Area of 26<sup>th</sup> street and Walnut is outside the Approach area of ether runway and far enough from airport that aircraft are going to be well above 3000 ft in most cases. Noise should not be an issue. Please let me know if I can help you in any other way.

Tim

Tim Baty, Manager

Delaware County Airport Authority

765-747-5690-O

765-729-1078--C

[tbaty@muncie-airport.com](mailto:tbaty@muncie-airport.com)



---

**From:** Kim Dyehouse <kdyehouse@emcevv.com>  
**Sent:** Wednesday, September 27, 2023 1:19 PM  
**To:** Tim Baty <tbaty@muncie-airport.com>  
**Subject:** RE: Noise Contour Map

My project property would be located at the NE corner of the intersection at South Walnut and East 26<sup>th</sup> Street.

Thanks!

**Kim Dyehouse**

**Environmental Management Consultants®** | 1400 Washington Avenue, Suite 1, Evansville, IN 47714  
Direct 812.424.7768 | Mobile 812.455.1789 | [www.emcevv.com](http://www.emcevv.com)

---

**From:** Tim Baty <[tbaty@muncie-airport.com](mailto:tbaty@muncie-airport.com)>  
**Sent:** Wednesday, September 27, 2023 12:17 PM  
**To:** Kim Dyehouse <[kdyehouse@emcevv.com](mailto:kdyehouse@emcevv.com)>  
**Subject:** RE: Noise Contour Map

Kim,

I will send one if we have one, are you looking for a specific area? We have software that also does track aircraft and can do a report for a certain address if that is what you are looking for. Just let me know.

Tim

Tim Baty, Manager

Delaware County Airport Authority

765-747-5690-O

765-729-1078--C

[tbaty@muncie-airport.com](mailto:tbaty@muncie-airport.com)



---

**From:** Kim Dyehouse <[kdyehouse@emcevv.com](mailto:kdyehouse@emcevv.com)>

**Sent:** Wednesday, September 27, 2023 1:15 PM

**To:** Tim Baty <[tbaty@muncie-airport.com](mailto:tbaty@muncie-airport.com)>

**Subject:** Noise Contour Map

Thank you for taking my call. I am conducting an environmental review and am looking for a noise contour map for your airport. If you have one available to forward, I would greatly appreciate it.

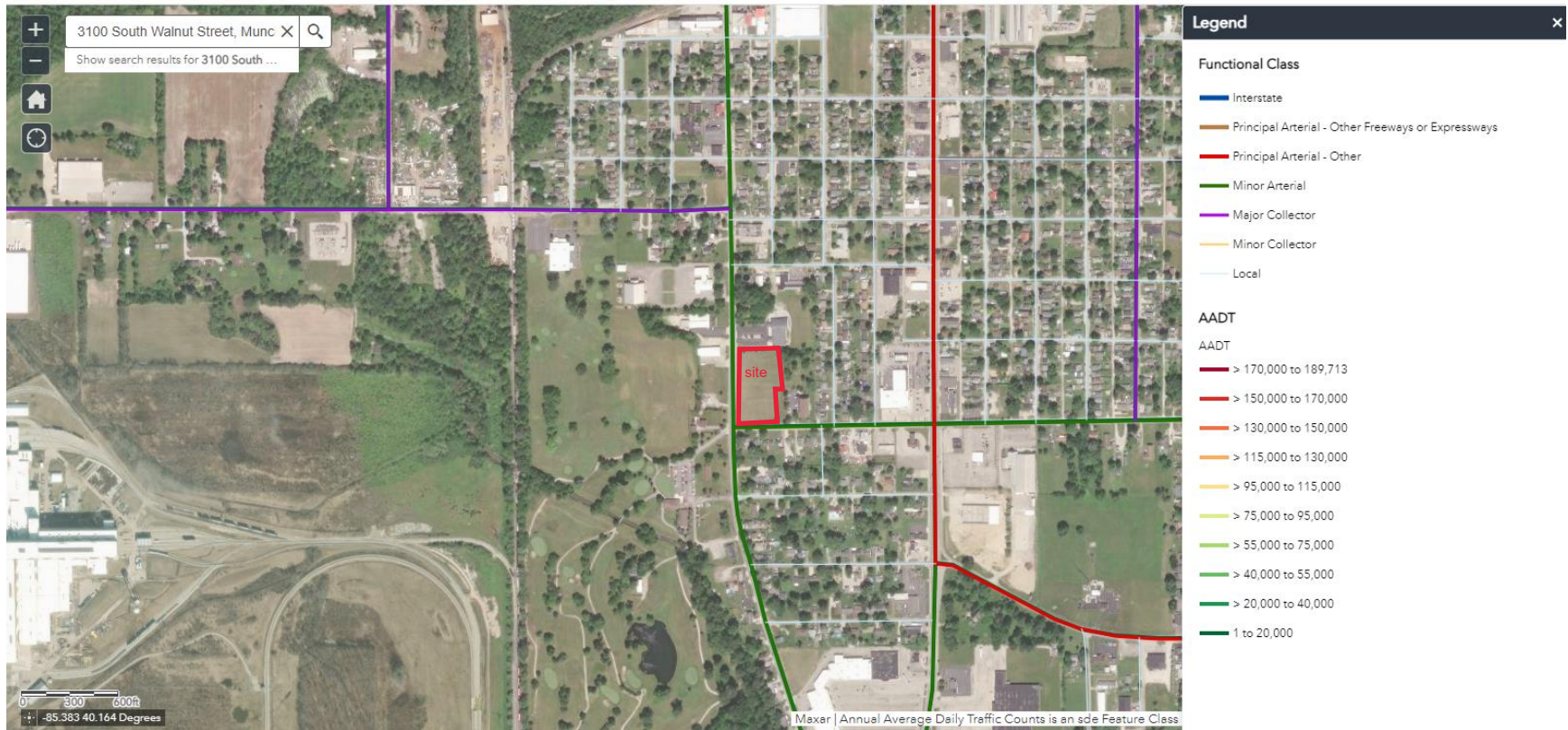
Thank you!

**Kim Dyehouse**

**Environmental Management Consultants®** | 1400 Washington Avenue, Suite 1, Evansville, Indiana 47714  
Direct 812.424.7768 | [www.emcevv.com](http://www.emcevv.com)

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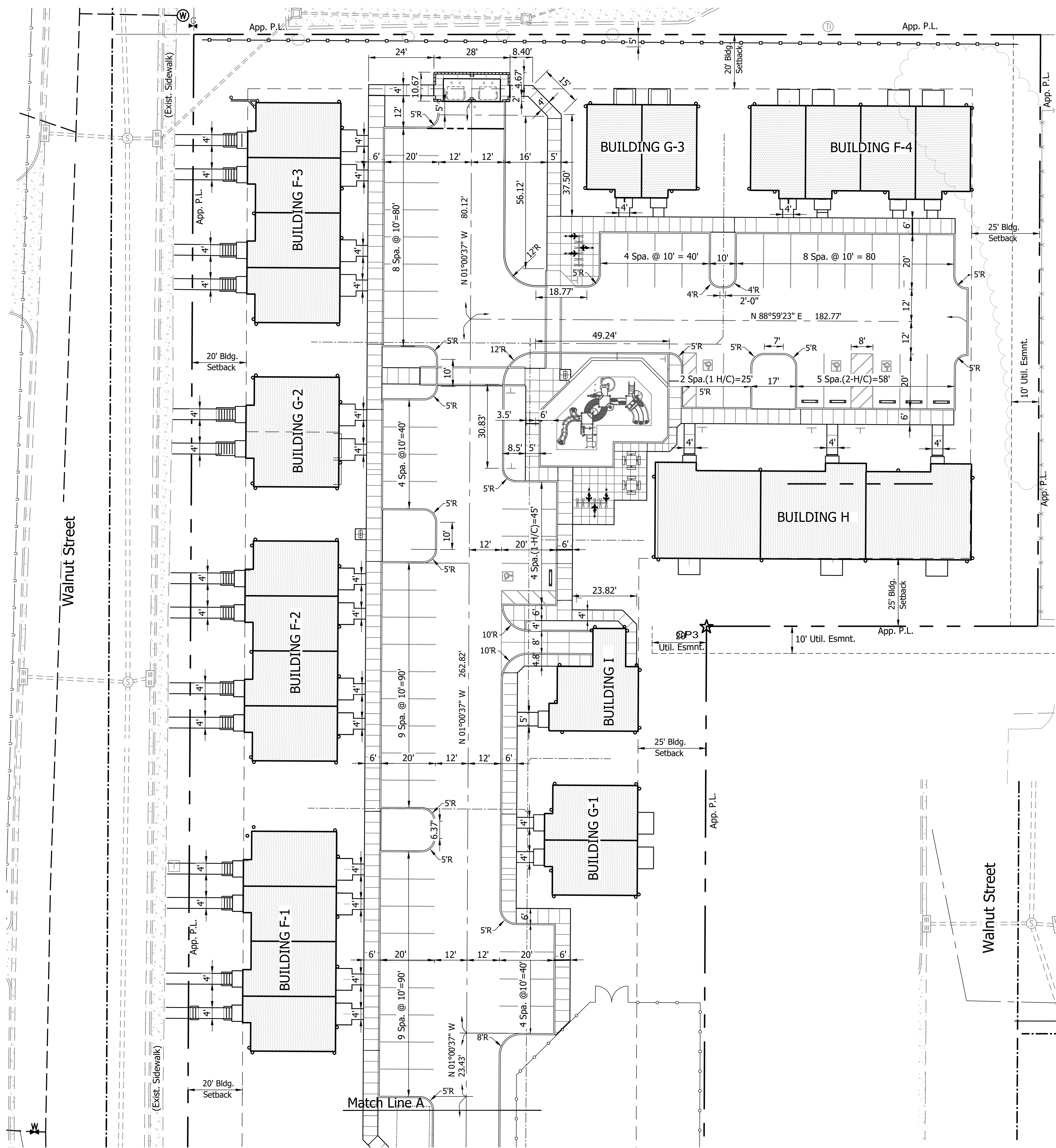
# MAJOR ROADWAYS





# ROADWAY INVENTORY MAP WITH ROAD COUNTS





**CONTACTS**

Indiana American Water Jessica Grey (jessica.grey@amwater.com) 765-881-7046 William McCormick (william.mccormick@amwater.com)	City Sewer John Anderson (janderson@mudeng.com) 765-747-4879 Fire Department Lt. Eric Brown (ebrown@muncie.in.gov) 767-747-4870 767-747-4876
City Engineer Adam Leach (aleach@muncie.in.gov) 765-747-485320	

**Parking Summary**

Parking 2 spaces per Unit 25x2=50 Spaces Req'd.

53 Standard 9' Spaces  
4 handicapped spaces

57 Spaces Available

- GENERAL NOTES**
- Expansion joint material shall be placed between walk and building.
  - All walks, and pavement at entry ways shall be dowelled to building foundation with #4 smooth bars at 12" O.C.
  - All dimensions are to face of curb unless noted otherwise.
  - Contractor shall review all surface finishes with Arch/Owner prior to beginning work.
  - Building Foundation Shall Be Laid Out Using Foundation Plans. Building Corner Coordinates Are For Overall Placement ONLY.
  - All areas not specifically called out as sod shall be seeded, fertilized and mulched.
  - For ADA Ramp Details, See Site Details.

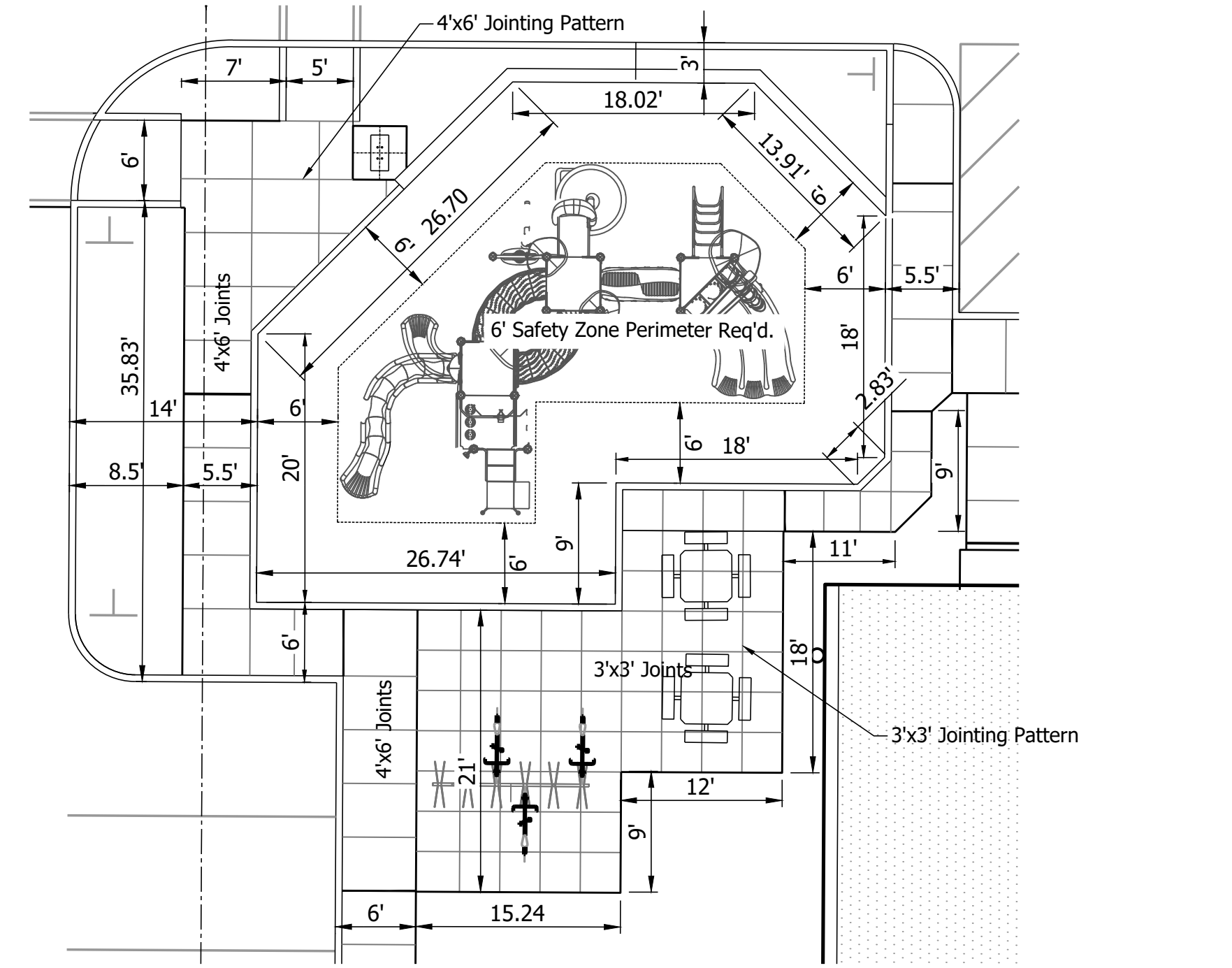
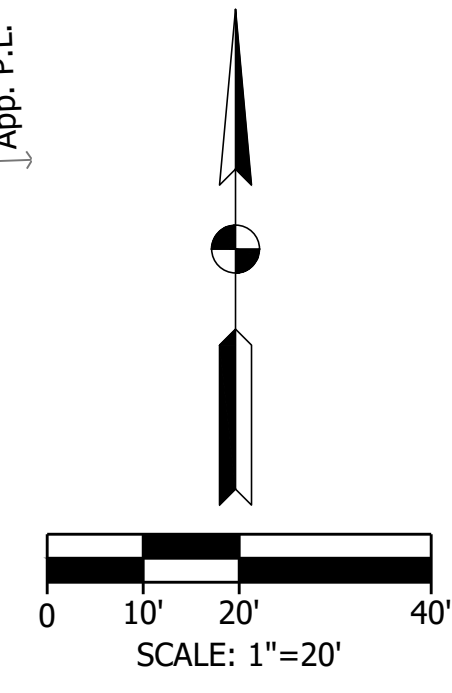
**MULTIPLE TOWNHOME BUILDING PROPERTY:**

TYPE "F" (TOWNHOME W/ 16-UNITS @ 3 BED EACH) (X4 BUILDINGS)	5,272 G.S.F.
TYPE "G" (TOWNHOME W/ 6 UNITS @ 3 BED EACH) (X3 BUILDINGS)	2,626 G.S.F.
TYPE "H" ACCESSIBLE (TOWNHOME W/ 3-UNITS @3 BED)-(X1 BUILDING)	3,832 G.S.F.
TYPE "I" COMMUNITY CENTER (X1 BUILDING)	902 G.S.F.
<b>TOTAL</b>	<b>33,700 G.S.F.</b>

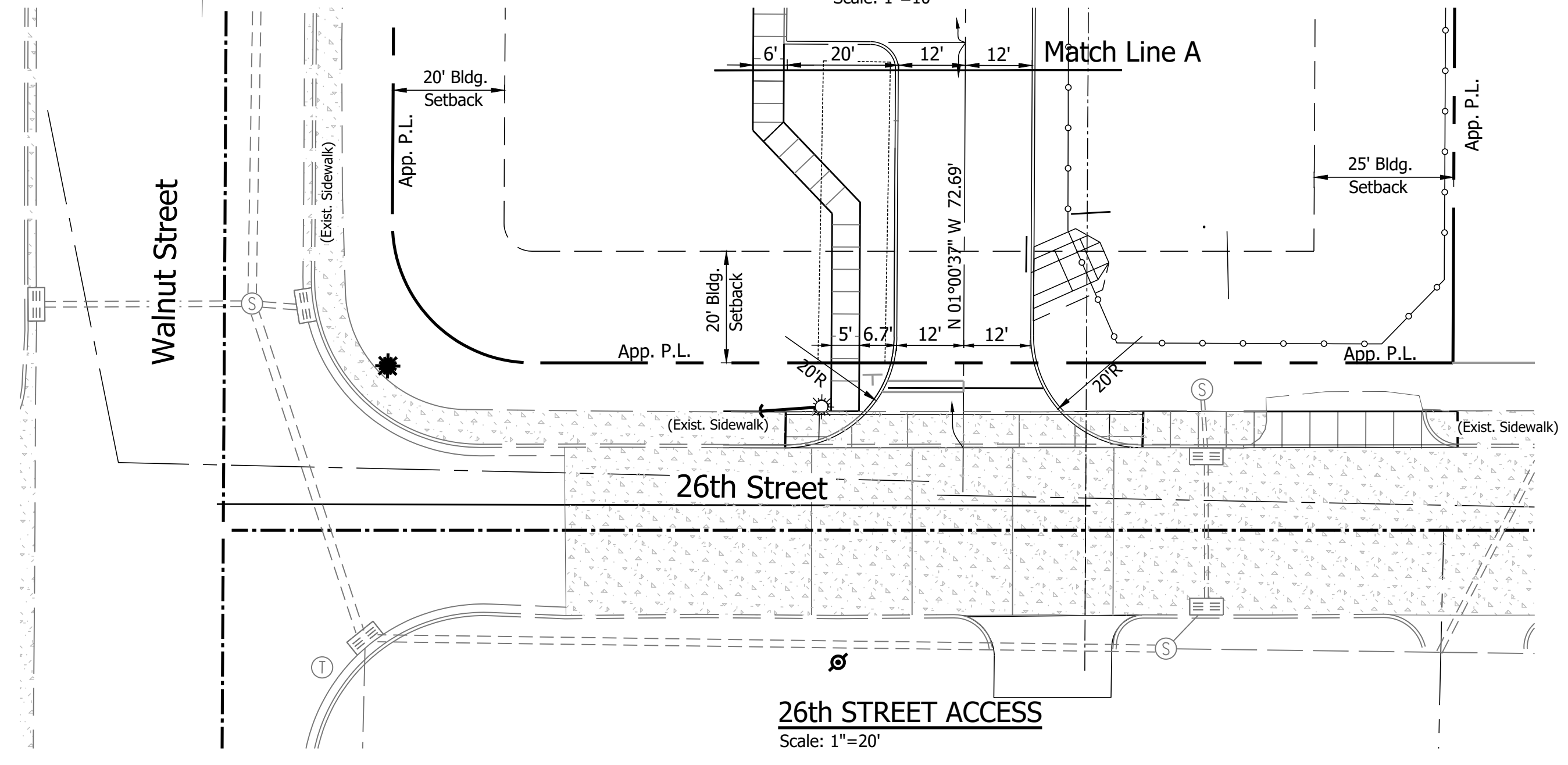
  

**TOWNHOME UNIT COUNT**

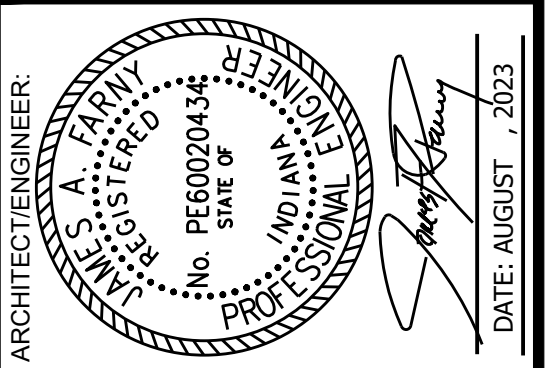
3 BED UNIT	1,248 N.S.F.	22 UNITS
3 BED ACCESSIBLE	1,237 N.S.F.	3 UNITS
<b>TOTAL</b>	<b>31,167 N.S.F.</b>	<b>25 UNITS</b>



**PLAYGROUND AREA**  
Scale: 1"=10'



**26th STREET ACCESS**  
Scale: 1"=20'



CIVIL PLANS PREPARED BY:  
**LOCHMUELLER GROUP**

6200 Vogel Road  
Evansville, Indiana 47715  
Phone: 812-479-6200  
Toll Free: 800-423-7411  
Loch. Proj. No. 123-1050

**MYSZAK AND PARTNERS**  
ARCHITECTURE AND DEVELOPMENT

903 Broadway Street  
Vincennes, Indiana 47591  
Voice: 812.886.0350  
web: www.mparchdev.com

NEW HOUSING PROJECT  
FOR:  
**SOUTHERN TERRACE**  
MUNCIE, INDIANA  
PROJECT NO. 21\_42

DATE: Sep 01, 2023, 1:57pm User Name: jimf  
File: X:\Production\Files\2023\123-1050\Departments\PO\Plans\Site Plan\_DIMENSION.dwg

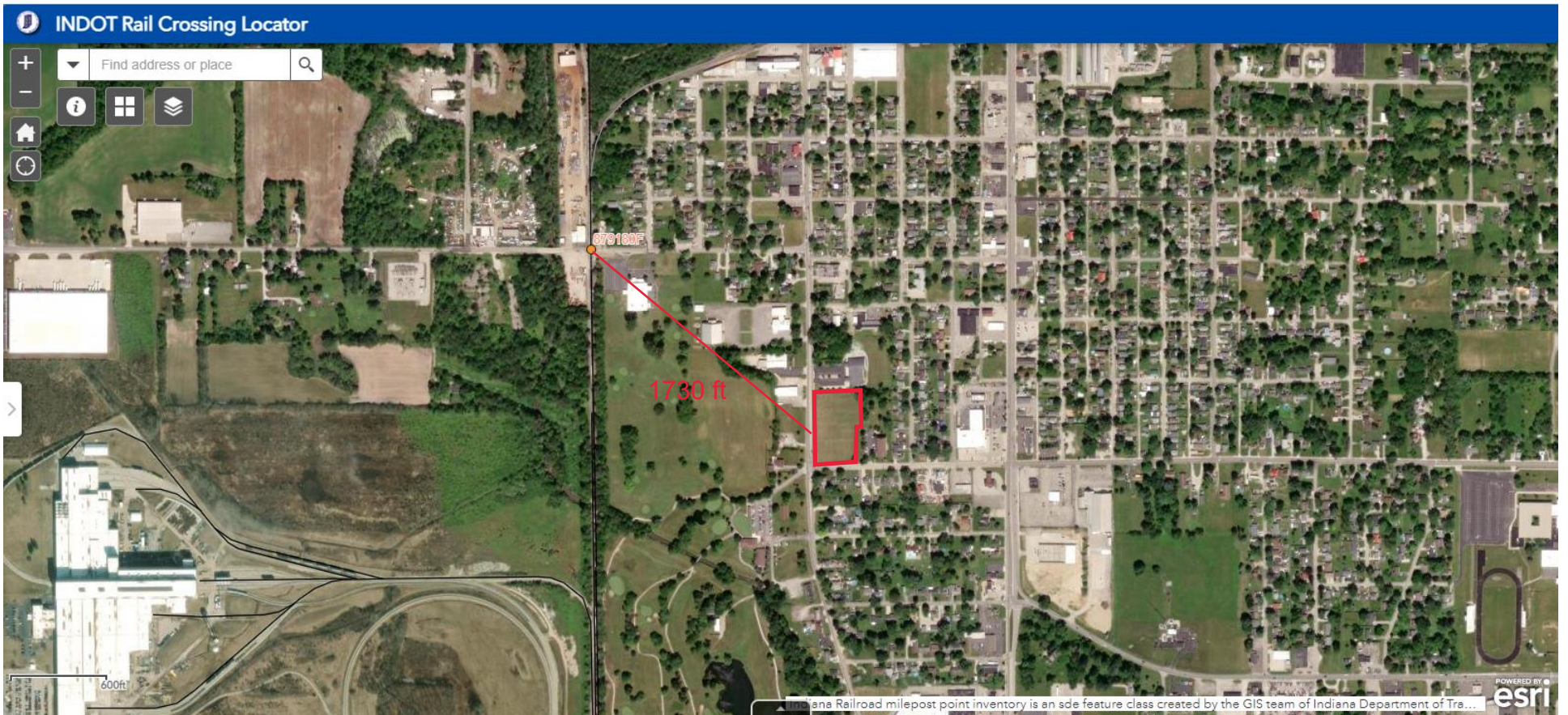
REV	DATE	DESCRIPTION
1		
2		
3		
4		

**ISSUED FOR CONSTRUCTION**  
**09/01/2023**

**C1.0**  
SITE DIMENSION PLAN

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# RAILROAD CROSSING LOCATOR



# U. S. DOT CROSSING INVENTORY FORM

**DEPARTMENT OF TRANSPORTATION**  
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk \* denotes an optional field.

<b>A. Revision Date</b> (MM/DD/YYYY) 09 / 23 / 2023	<b>B. Reporting Agency</b> <input checked="" type="checkbox"/> Railroad <input type="checkbox"/> Transit <input type="checkbox"/> State <input type="checkbox"/> Other	<b>C. Reason for Update (Select only one)</b> <input checked="" type="checkbox"/> Change in Data <input type="checkbox"/> Re-Open <input type="checkbox"/> New Crossing <input type="checkbox"/> Date Change Only <input type="checkbox"/> Closed <input type="checkbox"/> Change in Primary Operating RR <input type="checkbox"/> No Train Traffic <input type="checkbox"/> Quiet Zone Update <input type="checkbox"/> Admin. Correction	<b>D. DOT Crossing Inventory Number</b> 879180F
---	--	--	--

## Part I: Location and Classification Information

<b>1. Primary Operating Railroad</b> Norfolk Southern Railway Company [NS]		<b>2. State</b> INDIANA		<b>3. County</b> DELAWARE	
<b>4. City / Municipality</b> <input type="checkbox"/> In <input checked="" type="checkbox"/> Near MUNCIE		<b>5. Street/Road Name &amp; Block Number</b> TWENTY-THIRD STREET (Street/Road Name)   * (Block Number)		<b>6. Highway Type &amp; No.</b> LS	
<b>7. Do Other Railroads Operate a Separate Track at Crossing?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR			<b>8. Do Other Railroads Operate Over Your Track at Crossing?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR		
<b>9. Railroad Division or Region</b> <input type="checkbox"/> None MIDWEST		<b>10. Railroad Subdivision or District</b> <input type="checkbox"/> None NEW CASTLE		<b>11. Branch or Line Name</b> <input checked="" type="checkbox"/> None	
<b>12. RR Milepost</b> CF   0118.720   (prefix)   (nnnn.nnn)   (suffix)		<b>13. Line Segment</b> *		<b>14. Nearest RR Timetable Station</b> MUNCIE	
<b>15. Parent RR (if applicable)</b> <input checked="" type="checkbox"/> N/A		<b>16. Crossing Owner (if applicable)</b> <input checked="" type="checkbox"/> N/A		<b>17. Crossing Type</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
<b>18. Crossing Purpose</b> <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Pathway, Ped. <input type="checkbox"/> Station, Ped.		<b>19. Crossing Position</b> <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> RR Under <input type="checkbox"/> RR Over		<b>20. Public Access (if Private Crossing)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>21. Type of Train</b> <input checked="" type="checkbox"/> Freight <input type="checkbox"/> Intercity Passenger <input type="checkbox"/> Commuter		<input type="checkbox"/> Transit <input type="checkbox"/> Shared Use Transit <input type="checkbox"/> Tourist/Other		<b>22. Average Passenger Train Count Per Day</b> <input type="checkbox"/> Less Than One Per Day <input type="checkbox"/> Number Per Day 0	
<b>23. Type of Land Use</b> <input type="checkbox"/> Open Space <input type="checkbox"/> Farm <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Recreational <input type="checkbox"/> RR Yard					
<b>24. Is there an Adjacent Crossing with a Separate Number?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Provide Crossing Number			<b>25. Quiet Zone (FRA provided)</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> 24 Hr <input type="checkbox"/> Partial <input type="checkbox"/> Chicago Excused Date Established		
<b>26. HSR Corridor ID</b> <input checked="" type="checkbox"/> N/A		<b>27. Latitude in decimal degrees</b> (WGS84 std: nn.nnnnnnn) 40.1674236		<b>28. Longitude in decimal degrees</b> (WGS84 std: -nnn.nnnnnnn) -85.3909257	
<b>29. Lat/Long Source</b> <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated		<b>30.A. Railroad Use *</b>			
<b>31.A. State Use *</b> 2		<b>30.B. Railroad Use *</b>			
<b>31.B. State Use *</b> 90		<b>30.C. Railroad Use *</b>			
<b>31.C. State Use *</b> 2		<b>30.D. Railroad Use *</b>			
<b>31.D. State Use *</b> 1		<b>32.A. Narrative (Railroad Use) *</b> NO COMMENT			
<b>32.B. Narrative (State Use) *</b> NO COMMENT		<b>33. Emergency Notification Telephone No. (posted)</b> 800-946-4744			
<b>34. Railroad Contact (Telephone No.)</b> 800-946-4744		<b>35. State Contact (Telephone No.)</b> 855-463-6848			

## Part II: Railroad Information

<b>1. Estimated Number of Daily Train Movements</b>				
<b>1.A. Total Day Thru Trains (6 AM to 6 PM)</b> 12	<b>1.B. Total Night Thru Trains (6 PM to 6 AM)</b> 13	<b>1.C. Total Switching Trains</b> 5	<b>1.D. Total Transit Trains</b> 0	<b>1.E. Check if Less Than One Movement Per Day</b> <input type="checkbox"/> How many trains per week? _____
<b>2. Year of Train Count Data (YYYY)</b> 2020		<b>3. Speed of Train at Crossing</b> 3.A. Maximum Timetable Speed (mph) 60 3.B. Typical Speed Range Over Crossing (mph) From 25 to 40		
<b>4. Type and Count of Tracks</b> Main 1 Siding 0 Yard 0 Transit 0 Industry 0				
<b>5. Train Detection (Main Track only)</b> <input checked="" type="checkbox"/> Constant Warning Time <input type="checkbox"/> Motion Detection <input type="checkbox"/> AFO <input type="checkbox"/> PTC <input type="checkbox"/> DC <input type="checkbox"/> Other <input type="checkbox"/> None				
<b>6. Is Track Signaled?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>7.A. Event Recorder</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>7.B. Remote Health Monitoring</b> <input type="checkbox"/> Yes <input type="checkbox"/> No

# U. S. DOT CROSSING INVENTORY FORM

A. Revision Date (MM/DD/YYYY) 09/23/2023		PAGE 2		D. Crossing Inventory Number (7 char.) 879180F	
<b>Part III: Highway or Pathway Traffic Control Device Information</b>					
1. Are there Signs or Signals? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2. Types of Passive Traffic Control Devices associated with the Crossing			
2.A. Crossbuck Assemblies (count) 0		2.B. STOP Signs (R1-1) (count) 0	2.C. YIELD Signs (R1-2) (count)	2.D. Advance Warning Signs (Check all that apply; include count) <input checked="" type="checkbox"/> None <input type="checkbox"/> W10-1 <u>2</u> <input type="checkbox"/> W10-3 _____ <input type="checkbox"/> W10-11 _____ <input type="checkbox"/> W10-2 _____ <input type="checkbox"/> W10-4 _____ <input type="checkbox"/> W10-12 _____	
2.E. Low Ground Clearance Sign (W10-5) <input type="checkbox"/> Yes (count _____) <input checked="" type="checkbox"/> No		2.F. Pavement Markings <input type="checkbox"/> Stop Lines <input type="checkbox"/> Dynamic Envelope <input type="checkbox"/> RR Xing Symbols <input checked="" type="checkbox"/> None		2.G. Channelization Devices/Medians <input type="checkbox"/> All Approaches <input type="checkbox"/> Median <input type="checkbox"/> One Approach <input checked="" type="checkbox"/> None	2.H. EXEMPT Sign (R15-3) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2.I. ENS Sign (I-13) Displayed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2.J. Other MUTCD Signs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specify Type _____ Count _____ Specify Type _____ Count _____ Specify Type _____ Count _____		2.K. Private Crossing Signs (if private) <input type="checkbox"/> Yes <input type="checkbox"/> No	2.L. LED Enhanced Signs (List types)
3. Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)					
3.A. Gate Arms (count) Roadway <u>2</u> Pedestrian <u>0</u>	3.B. Gate Configuration <input checked="" type="checkbox"/> 2 Quad <input type="checkbox"/> Full (Barrier) Resistance <input type="checkbox"/> 3 Quad <input type="checkbox"/> Median Gates	3.C. Cantilevered (or Bridged) Flashing Light Structures (count) Over Traffic Lane <u>0</u> <input type="checkbox"/> Incandescent Not Over Traffic Lane <u>0</u> <input type="checkbox"/> LED		3.D. Mast Mounted Flashing Lights (count of masts) <u>2</u> <input checked="" type="checkbox"/> Incandescent <input type="checkbox"/> LED <input checked="" type="checkbox"/> Back Lights Included <input type="checkbox"/> Side Lights Included	3.E. Total Count of Flashing Light Pairs 4
3.F. Installation Date of Current Active Warning Devices: (MM/YYYY) <u>08</u> / 1981 <input type="checkbox"/> Not Required		3.G. Wayside Horn <input type="checkbox"/> Yes Installed on (MM/YYYY) ____/____ <input checked="" type="checkbox"/> No		3.H. Highway Traffic Signals Controlling Crossing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.I. Bells (count) 1
3.J. Non-Train Active Warning <input type="checkbox"/> Flagging/Flagman <input type="checkbox"/> Manually Operated Signals <input type="checkbox"/> Watchman <input type="checkbox"/> Floodlighting <input checked="" type="checkbox"/> None				3.K. Other Flashing Lights or Warning Devices Count <u>0</u> Specify type _____	
4.A. Does nearby Hwy Intersection have Traffic Signals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4.B. Hwy Traffic Signal Interconnection <input checked="" type="checkbox"/> Not Interconnected <input type="checkbox"/> For Traffic Signals <input type="checkbox"/> For Warning Signs	4.C. Hwy Traffic Signal Preemption <input type="checkbox"/> Simultaneous <input type="checkbox"/> Advance	5. Highway Traffic Pre-Signals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Storage Distance * <u>0</u> Stop Line Distance * <u>0</u>	6. Highway Monitoring Devices (Check all that apply) <input type="checkbox"/> Yes - Photo/Video Recording <input type="checkbox"/> Yes - Vehicle Presence Detection <input checked="" type="checkbox"/> None	
<b>Part IV: Physical Characteristics</b>					
1. Traffic Lanes Crossing Railroad Number of Lanes <u>2</u> <input type="checkbox"/> One-way Traffic <input checked="" type="checkbox"/> Two-way Traffic <input type="checkbox"/> Divided Traffic		2. Is Roadway/Pathway Paved? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3. Does Track Run Down a Street? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Is Crossing Illuminated? (Street lights within approx. 50 feet from nearest rail) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. Crossing Surface (on Main Track, multiple types allowed) Installation Date * (MM/YYYY) ____/____ Width * _____ Length * _____ <input type="checkbox"/> 1 Timber <input checked="" type="checkbox"/> 2 Asphalt <input type="checkbox"/> 3 Asphalt and Timber <input type="checkbox"/> 4 Concrete <input type="checkbox"/> 5 Concrete and Rubber <input type="checkbox"/> 6 Rubber <input type="checkbox"/> 7 Metal <input type="checkbox"/> 8 Unconsolidated <input type="checkbox"/> 9 Composite <input type="checkbox"/> 10 Other (specify) _____					
6. Intersecting Roadway within 500 feet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Approximate Distance (feet) _____			7. Smallest Crossing Angle <input type="checkbox"/> 0° - 29° <input type="checkbox"/> 30° - 59° <input checked="" type="checkbox"/> 60° - 90°	8. Is Commercial Power Available? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Part V: Public Highway Information</b>					
1. Highway System <input type="checkbox"/> (01) Interstate Highway System <input type="checkbox"/> (02) Other Nat Hwy System (NHS) <input checked="" type="checkbox"/> (03) Federal AID, Not NHS <input type="checkbox"/> (08) Non-Federal Aid		2. Functional Classification of Road at Crossing <input type="checkbox"/> (0) Rural <input checked="" type="checkbox"/> (1) Urban <input type="checkbox"/> (1) Interstate <input checked="" type="checkbox"/> (5) Major Collector <input type="checkbox"/> (2) Other Freeways and Expressways <input type="checkbox"/> (3) Other Principal Arterial <input type="checkbox"/> (6) Minor Collector <input type="checkbox"/> (4) Minor Arterial <input type="checkbox"/> (7) Local		3. Is Crossing on State Highway System? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Highway Speed Limit <u>30</u> MPH <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Statutory
5. Linear Referencing System (LRS Route ID) *					
6. LRS Milepost *					
7. Annual Average Daily Traffic (AADT) Year <u>2018</u> AADT <u>4045</u>		8. Estimated Percent Trucks <u>3</u> %	9. Regularly Used by School Buses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Average Number per Day _____		10. Emergency Services Route <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Submission Information - This information is used for administrative purposes and is not available on the public website.</b>					
Submitted by _____ Organization _____ Phone _____ Date _____					
Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.					

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## DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

## Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

Site ID

3100 Block South Walnut, Muncie, IN

Record Date

01/18/2024



User's Name

Advantix Development Corporation

Road # 1 Name:

South Walnut

Road #1

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance

34

Distance to Stop Sign

0

from building to middle of street per city:  
minimum 34 ft =  
20 ft off set from property line  
4 ft sidewalk  
10 ft of traffic lane

Average Speed

30

Average Daily Trips (ADT)

6488

Night Fraction of ADT

15

Road Gradient (%)

Vehicle DNL

53

0

0

Calculate Road #1 DNL

53

Reset

Road # 2 Name:

East 26th Street

Road #2

Vehicle Type

Cars

Medium Trucks

Heavy Trucks

Effective Distance	<input type="text" value="90"/>	from building to middle of street per city: minimum 90 ft = 76 ft off set from property line 4 ft sidewalk 10 ft traffic lane	
Distance to Stop Sign	<input type="text" value="0"/>		
Average Speed	<input type="text" value="30"/>	<input type="text"/>	<input type="text"/>
Average Daily Trips (ADT)	<input type="text" value="2393"/>	<input type="text"/>	<input type="text"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Vehicle DNL	<input type="text" value="42"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<span style="border: 1px solid green; padding: 2px;">Calculate Road #2 DNL</span>	<input type="text" value="42"/>	<input type="button" value="Reset"/>	

<b>Railroad #1 Track Identifier:</b>	<b>Norfolk at 23rd Street Crossing 879180F</b>
--------------------------------------	--

**Rail # 1**

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance	<input type="text"/>	<input type="text" value="1730"/>
Average Train Speed	<input type="text"/>	<input type="text" value="30"/>
Engines per Train	<input type="text"/>	<input type="text" value="2"/>
Railway cars per Train	<input type="text"/>	<input type="text" value="50"/>
Average Train Operations (ATO)	<input type="text"/>	<input type="text" value="25"/>
Night Fraction of ATO	<input type="text"/>	<input type="text" value="50"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
<b>Train DNI</b>	<input type="text" value="0"/>	<input type="text" value="63"/>



<input type="button" value="Calculate Rail #1 DNL"/>	<input type="text" value="63"/>	<input type="button" value="Reset"/>
<input type="button" value="Add Road Source"/>	<input type="button" value="Add Rail Source"/>	
Airport Noise Level	<input type="text" value="0"/>	
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Combined DNL for all Road and Rail sources	<input type="text" value="63"/>	
Combined DNL including Airport	<input type="text" value="N/A"/>	
Site DNL with Loud Impulse Sound	<input type="text"/>	
<input type="button" value="Calculate"/>	<input type="button" value="Reset"/>	

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
  - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

# Explosive and Flammable Operations

## Tier II Sites within a mile of 3100 Block of South Walnut Street



### Progress Rail Manufacturing Corporation

3500 S Cowan Rd  
(0.7mi)

#### Note: ABOVE TPQ

Chemical 1	Sulfuric Acid	6,760 lbs
Chemical 2	Liquid Oxygen	28,500 lbs
Chemical 3	Liquid Carbon Dioxide	12,000 lbs
Chemical 4	Argon	17,445 lbs
Chemical 5	Diesel Fuel	271,858 lbs
Chemical 6	Spectraclean Purge	9,653 lbs
Chemical 7	Lead	14,040 lbs
Chemical 8	Liquid Nitrogen	76,653 lbs

Additional Chemicals:  
Sterling PB 302-LV-2 302,095 lbs  
Gasoline 1,874 lbs

---

**OmniSource Corporation**

500 W 23rd Street  
(0.33mi)

Chemical 1 Lead acid batteries 5,130 lbs  
Chemical 2 Diesel 70,000 lbs

---

**IMI IN, LLC Muncie South**

870 West Fuson Rd  
(0.86mi)

Chemical 1 Diesel Fuel 99,999 lbs

---

**Honeywell**

201 E 18th St  
(0.44mi)

Chemical 1 Oxygen Refrigerated Liquid Tank 15,000 lbs  
Chemical 2 Pump-Cast 60 13,200 lbs  
Chemical 3 Sulfuric Acid 6,802 lbs  
Chemical 4 Carbon Dioxide; Refrigerated Liquid 28,000 lbs  
Chemical 5 Fuel Oil No. 2 and No. 6 15,054lbs  
Chemical 6 Lead Acid Batteries 11,472 lbs

---

**AZZ Galvanizing**

2415 S Walnut St  
(0.52mi)

**Note: ABOVE TPQ**

Chemical 1 Hydrochloric acid 750,000 lbs  
Chemical 2 Zinc 800,000 lbs  
Chemical 3 Sodium Hydroxide 750,000 lbs  
Chemical 4 Zinc ammonium chloride 750,000 lbs  
Chemical 5 Zinc Oxide 80,000 lbs

---

**Crown Castle Muncie IND158 (Cell Tower)**

2321 S Walnut St

(0.65mi)

Chemical 1 Sulfuric Acid 523 lbs

---

**Speedway 5547 (Gas Station)**

1900 S Madison St

(0.91)

Chemical 1 Diesel 25,236 lbs

Chemical 2 Gasoline 204,120 lbs

---

**Muncie Casting Corporation**

1406 E 18th St

(0.9mi)

**Note: ABOVE TPQ**

Chemical 1 Sulfur dioxide 900 lbs

Chemical 2 Aluminum, may be molten 80,000 lbs

Chemical 3 Silica Sand 300,000 lbs

---

**Spartech Plastics LLC**

1401 E Memorial Dr

(1.0mi)

**Note: ABOVE TPQ**

Chemical 1 Sulfuric Acid 1,659 lbs

Chemical 2 Lead 4,693 lbs

Chemical 3 825 Impact Polystyrene 240,750 lbs

Chemical 4 Polyethylene 16,800 lbs

Chemical 5 Polystyrene 529W, 500B and 535B 220,000 lbs

---

**Admiral # 5818 (Gas Station)**

701 W Memorial

(1.0mi)

Chemical 1 Kerosene 32,000 lbs

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## Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft<sup>2</sup> - hr - people and 10,000 BTU/ft<sup>2</sup> - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD-Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

**Progress Rail Manufacturing (0.7 mi)  
Diesel Fuel 271,858lbs (38,289 gallons)**

### Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <b>unknown</b>
What is the volume (gal) of the container?	<input type="text" value="38289"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	1262.72 <b>site is &gt;3500 ft. away</b>
ASD for Thermal Radiation for Buildings (ASDBPU)	271.18
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

**For mitigation options, please click on the following link:** [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

### Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the [Contact Us \(https://www.hudexchange.info/contact-us/\)](https://www.hudexchange.info/contact-us/) form.

### Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)

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**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

**OmniSource Corporation (0.33 mi)  
Diesel 70,000lbs (9859 gallons)**

### Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <span style="color: red;">unknown</span>
What is the volume (gal) of the container?	<input type="text" value="9859"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="717.51"/> <span style="color: red;">site is &gt;1700 ft away</span>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="144.83"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

**For mitigation options, please click on the following link:** [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

### Providing Feedback & Corrections

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### Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)



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## Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft<sup>2</sup> - hr - people and 10,000 BTU/ft<sup>2</sup> - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD-Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

**Honeywell (0.44mi)**

**Fuel Oil No 2 and No 6 - 15,054 lbs (2,123 gal)**

### Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <b>unknown</b>
What is the volume (gal) of the container?	<input type="text" value="2123"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	378.45 <b>site is &gt;2300 ft away</b>
ASD for Thermal Radiation for Buildings (ASDBPU)	71.21
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

**For mitigation options, please click on the following link:** [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

### Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the [Contact Us \(https://www.hudexchange.info/contact-us/\)](https://www.hudexchange.info/contact-us/) form.

### Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)

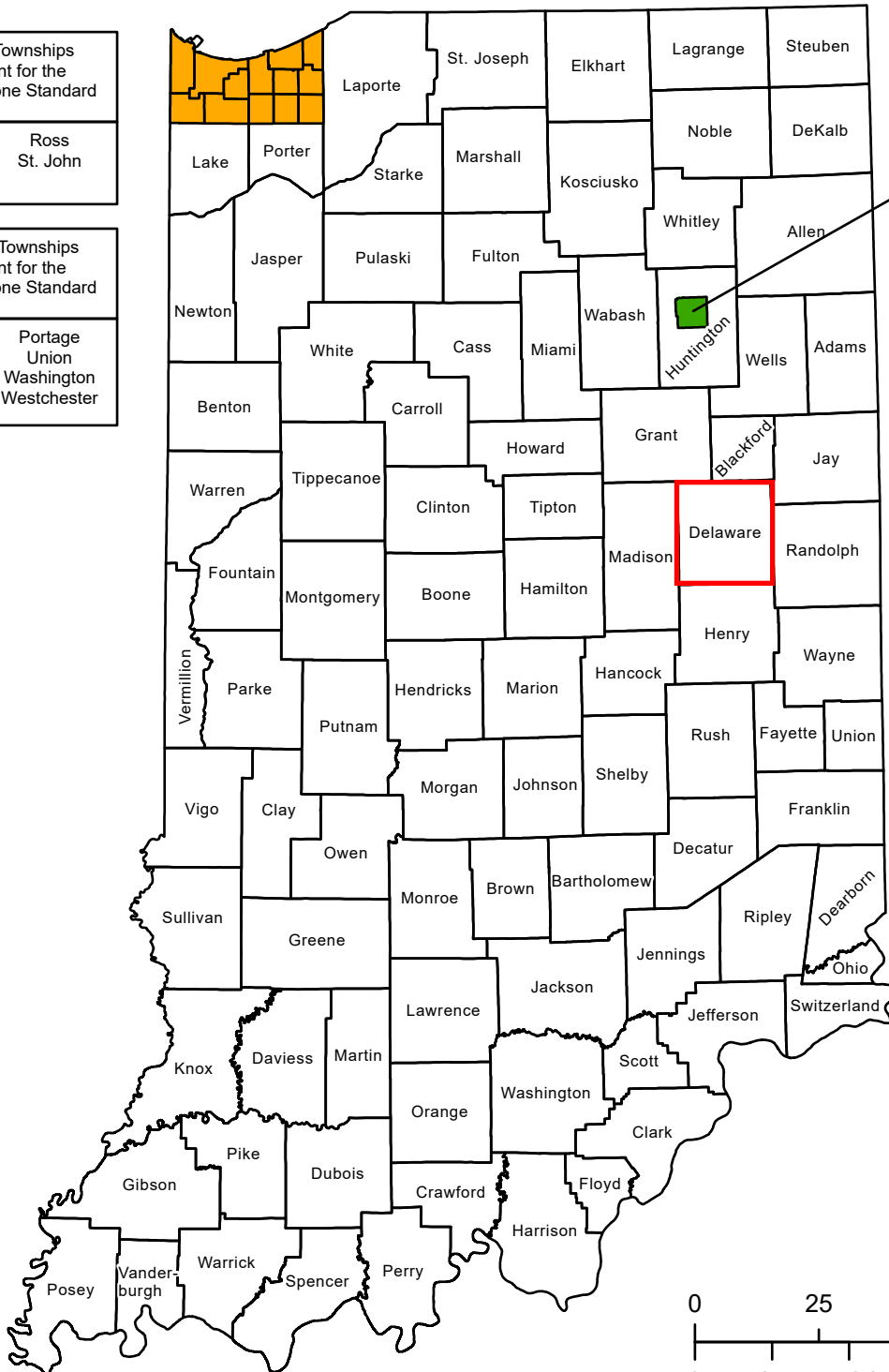
Environmental Protection

Air Quality  
Contamination and Toxic Substances

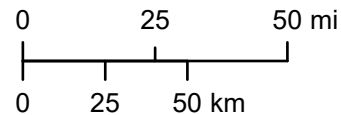
# Current Nonattainment Areas

Lake County Townships Nonattainment for the 2015 8-Hour Ozone Standard	
Calumet Hobart North	Ross St. John

Porter County Townships Nonattainment for the 2015 8-Hour Ozone Standard	
Center Jackson Liberty Pine	Portage Union Washington Westchester



Huntington  
Township



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

- "Moderate" Nonattainment for the 2015 8-Hour Ozone Standard (0.070 ppm)
- Nonattainment for the 2010 1-Hour SO<sub>2</sub> Standard

**3100 Block S Walnut St**  
3100 Block S Walnut St  
MUNCIE, IN 47302

Inquiry Number: 7428032.178s  
August 28, 2023

## The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

3100 BLOCK S WALNUT ST  
MUNCIE, IN 47302

#### COORDINATES

Latitude (North): 40.1648060 - 40° 9' 53.30"  
Longitude (West): 85.3855890 - 85° 23' 8.12"  
Universal Tranverse Mercator: Zone 16  
UTM X (Meters): 637480.5  
UTM Y (Meters): 4447088.5  
Elevation: 942 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 13109232 MUNCIE WEST, IN  
Version Date: 2019  
  
East Map: 13109230 MUNCIE EAST, IN  
Version Date: 2019

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20200608  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
3100 BLOCK S WALNUT ST  
MUNCIE, IN 47302

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	ERIC B SCHLEICHER	3325 S WALNUT ST	OISC	Lower	304, 0.058, SSW
2	SOUTHSIDE COIN-O-MAT	3210 S ELM ST	DRYCLEANERS	Lower	584, 0.111, East
3	SOUTHSIDE COIN-O-MAT	400 E 26TH ST	DRYCLEANERS	Lower	592, 0.112, ESE
A4	MR MUFFLER	3221 S MADISON ST	LUST, UST	Lower	827, 0.157, ESE
5	MITCHELL'S CLEANERS	W 23RD ST & S WALNUT	DRYCLEANERS	Higher	855, 0.162, North
A6	VILLAGE PANTRY #468	3301 S MADISON ST	LUST, UST, AUL	Lower	890, 0.169, ESE
7	RAMSEY TRACTOR SALES	3105 S MADISON	UST	Lower	905, 0.171, ENE
B8	TOM'S COIN LAUNDRY	3001 S MADISON ST	DRYCLEANERS	Lower	1123, 0.213, NE
C9	JIFFY LUBE	3423 S MADISON ST	LUST, UST	Lower	1180, 0.223, SE
C10	JIFFY LUBE	3423 S. MADISON AVE.	SWRCY	Lower	1180, 0.223, SE
C11	JIFFY LUBE	3423 S MADISON ST	RCRA NonGen / NLR, FINDS, ECHO, MANIFEST	Lower	1180, 0.223, SE
B12	MUNCIE FOOD MART	2923 S MADISON ST	LUST, UST, AUL	Lower	1232, 0.233, NE
13	DRUG LAB CLEANUP	2912 S ELM ST	CDL, DRYCLEANERS	Lower	1242, 0.235, NE
D14	OMNISOURCE-MUNCIE	500 W 23RD ST	SWRCY, ASBESTOS, NPDES, TIER 2	Higher	1700, 0.322, WNW
D15	OMNISOURCE MUNCIE	500 W. 23RD ST.	SWRCY	Higher	1700, 0.322, WNW
E16	SPEEDWAY 6046	2720 S MADISON ST	AUL, MANIFEST	Lower	1927, 0.365, NE
E17	SPEEDWAY #6046	2720 S MADISON	LUST, UST	Lower	1927, 0.365, NE
F18	MUNCIE PAPER PROCESS	701 WEST 23RD STREET	US BROWNFIELDS	Lower	2087, 0.395, WNW
F19	MUNCIE PAPER PROCESS	701 W. 23RD STREET	SEMS	Lower	2087, 0.395, WNW
F20	MUNCIE PAPER PROCESS	701 W 23RD ST	AUL, BROWNFIELDS	Lower	2087, 0.395, WNW
F21	JORDAN PAPER PRODUCT	23RD & GHARKEY 701 W	SEMS-ARCHIVE	Lower	2237, 0.424, WNW
22	ROBYN ORR - RENTAL S	2520 S MADISON ST	LUST, UST	Lower	2573, 0.487, NNE
23	MAXON A HONEYWELL CO	201 E 18TH ST	RCRA-SQG, AUL, SCP, VCP, FTTS, HIST FTTS,...	Lower	2595, 0.491, North
24	ABB POWER T&D CO INC	3500 S COWAN RD	SEMS, CORRACTS, RCRA-TSDF, RCRA-LQG, FINDS, ECHO	Higher	4679, 0.886, WSW

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### ***Lists of Federal NPL (Superfund) sites***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Lists of Federal Delisted NPL sites***

Delisted NPL..... National Priority List Deletions

### ***Lists of Federal sites subject to CERCLA removals and CERCLA orders***

FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Lists of Federal RCRA TSD facilities***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Lists of Federal RCRA generators***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROLS..... Institutional Controls Sites List

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***Lists of state- and tribal hazardous waste facilities***

SHWS..... List of Hazardous Waste Response Sites Scored Using the Indiana Scoring Model



## EXECUTIVE SUMMARY

### ***Lists of state and tribal landfills and solid waste disposal facilities***

SWF/LF..... Permitted Solid Waste Facilities  
OPEN DUMPS..... Open Dump Waste Sites

### ***Lists of state and tribal leaking storage tanks***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***Lists of state and tribal registered storage tanks***

FEMA UST..... Underground Storage Tank Listing  
AST..... Above Ground Storage Tanks  
INDIAN UST..... Underground Storage Tanks on Indian Land

### ***Lists of state and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

SWTIRE..... Waste Tire Sites Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
ODI..... Open Dump Inventory  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
IHS OPEN DUMPS..... Open Dumps on Indian Land

#### ***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL..... Delisted National Clandestine Laboratory Register  
CDL..... Clandestine Drug Lab Listing  
DEL SHWS..... Deleted Commissioner's Bulletin Sites List  
US CDL..... National Clandestine Laboratory Register

#### ***Local Land Records***

LIENS 2..... CERCLA Lien Information

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System  
SPILLS..... Spills Incidents  
SPILLS 90..... SPILLS 90 data from FirstSearch  
SPILLS 80..... SPILLS 80 data from FirstSearch

#### ***Other Ascertainable Records***

FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information

## EXECUTIVE SUMMARY

EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
PFAS NPL.....	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES.....	Federal Sites PFAS Information
PFAS TSCA.....	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST.....	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR.....	PFAS Contamination Site Location Listing
PFAS WQP.....	Ambient Environmental Sampling for PFAS
PFAS NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS ECHO.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT.....	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC.....	Aqueous Foam Related Incidents Listing
PFAS.....	Per- and Polyfluoroalkyl Substances
AIRS.....	Permitted Sources & Emissions Listing
ASBESTOS.....	Asbestos Notification Listing
BULK.....	Registered Bulk Fertilizer and Pesticide Storage Facilities
CFO.....	Confined Feeding Operations
COAL ASH.....	Coal Ash Disposal Sites
Financial Assurance.....	Financial Assurance Information Listing
IND WASTE.....	Industrial Waste Sites Listing
NPDES.....	NPDES Permit Listing
TIER 2.....	Tier 2 Facility Listing
UIC.....	UIC Site Listing

## EXECUTIVE SUMMARY

MINES MRDS..... Mineral Resources Data System  
PFAS TRIS..... List of PFAS Added to the TRI

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants  
EDR Hist Auto..... EDR Exclusive Historical Auto Stations  
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List  
RGA LF..... Recovered Government Archive Solid Waste Facilities List  
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Lists of Federal sites subject to CERCLA removals and CERCLA orders***

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 06/22/2023 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MUNCIE PAPER PROCESS	701 W. 23RD STREET	WNW 1/4 - 1/2 (0.395 mi.)	F19	54

## EXECUTIVE SUMMARY

Site ID: 0510490  
EPA Id: INN000510490

### ***Lists of Federal CERCLA sites with NFRAP***

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 06/22/2023 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JORDAN PAPER PRODUCT Site ID: 0501379 EPA Id: IND016541351	23RD & GHARKEY 701 W	WNW 1/4 - 1/2 (0.424 mi.)	F21	55

### ***Lists of Federal RCRA facilities undergoing Corrective Action***

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 07/24/2023 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ABB POWER T&amp;D CO INC</b> EPA ID:: IND006062582	<b>3500 S COWAN RD</b>	<b>WSW 1/2 - 1 (0.886 mi.)</b>	<b>24</b>	<b>94</b>

### ***Lists of state and tribal leaking storage tanks***

LUST: Lust List.

A review of the LUST list, as provided by EDR, and dated 05/04/2023 has revealed that there are 6 LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MR MUFFLER</b>	<b>3221 S MADISON ST</b>	<b>ESE 1/8 - 1/4 (0.157 mi.)</b>	<b>A4</b>	<b>14</b>

## EXECUTIVE SUMMARY

Facility Id: 19241 Description: NFA-Unconditional Closure				
<b>VILLAGE PANTRY #468</b>	<b>3301 S MADISON ST</b>	<b>ESE 1/8 - 1/4 (0.169 mi.)</b>	<b>A6</b>	<b>16</b>
Facility Id: 2244 Description: NFA-Conditional Closure				
<b>JIFFY LUBE</b>	<b>3423 S MADISON ST</b>	<b>SE 1/8 - 1/4 (0.223 mi.)</b>	<b>C9</b>	<b>21</b>
Facility Id: 2272 Description: NFA-Unconditional Closure				
<b>MUNCIE FOOD MART</b>	<b>2923 S MADISON ST</b>	<b>NE 1/8 - 1/4 (0.233 mi.)</b>	<b>B12</b>	<b>28</b>
Facility Id: 2503 Description: NFA-Conditional Closure				
<b>SPEEDWAY #6046</b>	<b>2720 S MADISON</b>	<b>NE 1/4 - 1/2 (0.365 mi.)</b>	<b>E17</b>	<b>45</b>
Facility Id: 12283 Description: NFA-Conditional Closure				
<b>ROBYN ORR - RENTAL S</b>	<b>2520 S MADISON ST</b>	<b>NNE 1/4 - 1/2 (0.487 mi.)</b>	<b>22</b>	<b>57</b>
Facility Id: 13917 Description: NFA-Unconditional Closure				

### ***Lists of state and tribal registered storage tanks***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Management's Indiana Registered Underground Storage Tanks list.

A review of the UST list, as provided by EDR, and dated 05/04/2023 has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MR MUFFLER</b> Tank Status: Permanently Out of Service Facility Id: 19241	<b>3221 S MADISON ST</b>	<b>ESE 1/8 - 1/4 (0.157 mi.)</b>	<b>A4</b>	<b>14</b>
<b>VILLAGE PANTRY #468</b> Tank Status: Permanently Out of Service Facility Id: 2244	<b>3301 S MADISON ST</b>	<b>ESE 1/8 - 1/4 (0.169 mi.)</b>	<b>A6</b>	<b>16</b>
<b>RAMSEY TRACTOR SALES</b> Tank Status: Permanently Out of Service Facility Id: 14198	3105 S MADISON	ENE 1/8 - 1/4 (0.171 mi.)	7	17
<b>JIFFY LUBE</b> Tank Status: Permanently Out of Service Facility Id: 2272	<b>3423 S MADISON ST</b>	<b>SE 1/8 - 1/4 (0.223 mi.)</b>	<b>C9</b>	<b>21</b>
<b>MUNCIE FOOD MART</b> Tank Status: Currently in use Tank Status: Permanently Out of Service Facility Id: 2503	<b>2923 S MADISON ST</b>	<b>NE 1/8 - 1/4 (0.233 mi.)</b>	<b>B12</b>	<b>28</b>

## EXECUTIVE SUMMARY

### **State and tribal institutional control / engineering control registries**

AUL: A listing of Comfort/Site Status Letter sites that have been issued with Institutional Controls.

A review of the AUL list, as provided by EDR, and dated 05/09/2023 has revealed that there are 5 AUL sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>VILLAGE PANTRY #468</b>	<b>3301 S MADISON ST</b>	<b>ESE 1/8 - 1/4 (0.169 mi.)</b>	<b>A6</b>	<b>16</b>
<b>MUNCIE FOOD MART</b> Facility Id: 200308504	<b>2923 S MADISON ST</b>	<b>NE 1/8 - 1/4 (0.233 mi.)</b>	<b>B12</b>	<b>28</b>
<b>SPEEDWAY 6046</b> Facility Id: 12283	<b>2720 S MADISON ST</b>	<b>NE 1/4 - 1/2 (0.365 mi.)</b>	<b>E16</b>	<b>43</b>
<b>MUNCIE PAPER PROCESS</b> Facility Id: 4010016	<b>701 W 23RD ST</b>	<b>WNW 1/4 - 1/2 (0.395 mi.)</b>	<b>F20</b>	<b>54</b>
<b>MAXON A HONEYWELL CO</b> Facility Id: 6111003	<b>201 E 18TH ST</b>	<b>N 1/4 - 1/2 (0.491 mi.)</b>	<b>23</b>	<b>57</b>

### **Lists of state and tribal voluntary cleanup sites**

VCP: Department of Environmental Management's current list of Voluntary Remediation Program sites that are no longer confidential.

A review of the VCP list, as provided by EDR, and dated 04/18/2023 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MAXON A HONEYWELL CO</b> Status: Inactive VRP Id Number: 6111003	<b>201 E 18TH ST</b>	<b>N 1/4 - 1/2 (0.491 mi.)</b>	<b>23</b>	<b>57</b>

SCP: The goals for the State Cleanup Section are to mitigate risk to human health and the environment.

A review of the SCP list, as provided by EDR, and dated 09/30/2022 has revealed that there is 1 SCP site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MAXON A HONEYWELL CO</b>	<b>201 E 18TH ST</b>	<b>N 1/4 - 1/2 (0.491 mi.)</b>	<b>23</b>	<b>57</b>

### **Lists of state and tribal brownfield sites**

BROWNFIELDS: >A brownfield site is an industrial or commercial property that is abandoned, inactive, or underutilized, on which expansion or redevelopment is complicated due to the actual or perceived environmental contamination.

A review of the BROWNFIELDS list, as provided by EDR, and dated 05/08/2023 has revealed that there is

## EXECUTIVE SUMMARY

1 BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MUNCIE PAPER PROCESS</b> Facility Id: 4010016	<b>701 W 23RD ST</b>	<b>WNW 1/4 - 1/2 (0.395 mi.)</b>	<b>F20</b>	<b>54</b>

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Brownfield lists**

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 04/06/2023 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MUNCIE PAPER PROCESS</b> ACRES property ID: 134503 Cleanup Completion Date: 8/8/2012	<b>701 WEST 23RD STREET</b>	<b>WNW 1/4 - 1/2 (0.395 mi.)</b>	<b>F18</b>	<b>46</b>

#### **Local Lists of Landfill / Solid Waste Disposal Sites**

SWRCY: A listing of recycling facilities located in the state of Indiana.

A review of the SWRCY list, as provided by EDR, and dated 02/06/2023 has revealed that there are 3 SWRCY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>OMNISOURCE-MUNCIE</b>	<b>500 W 23RD ST</b>	<b>WNW 1/4 - 1/2 (0.322 mi.)</b>	<b>D14</b>	<b>33</b>
OMNISOURCE MUNCIE	500 W. 23RD ST.	WNW 1/4 - 1/2 (0.322 mi.)	D15	42
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JIFFY LUBE	3423 S. MADISON AVE.	SE 1/8 - 1/4 (0.223 mi.)	C10	23

#### **Other Ascertainable Records**

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 07/24/2023 has revealed that

## EXECUTIVE SUMMARY

there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>JIFFY LUBE</b> EPA ID:: IND984890129	<b>3423 S MADISON ST</b>	<b>SE 1/8 - 1/4 (0.223 mi.)</b>	<b>C11</b>	<b>24</b>

DRYCLEANERS: Drycleaner Facility Listing.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 5 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MITCHELL'S CLEANERS Database: DRYCLEANERS 2, Date of Government Version: 03/23/2022	W 23RD ST & S WALNUT	N 1/8 - 1/4 (0.162 mi.)	5	15

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTHSIDE COIN-O-MAT Database: DRYCLEANERS 2, Date of Government Version: 03/23/2022	3210 S ELM ST	E 0 - 1/8 (0.111 mi.)	2	8
SOUTHSIDE COIN-O-MAT Database: DRYCLEANERS 2, Date of Government Version: 03/23/2022	400 E 26TH ST	ESE 0 - 1/8 (0.112 mi.)	3	10
TOM'S COIN LAUNDRY Database: DRYCLEANERS 2, Date of Government Version: 03/23/2022	3001 S MADISON ST	NE 1/8 - 1/4 (0.213 mi.)	B8	17
<b>DRUG LAB CLEANUP</b> Database: DRYCLEANERS 2, Date of Government Version: 03/23/2022	<b>2912 S ELM ST</b>	<b>NE 1/8 - 1/4 (0.235 mi.)</b>	<b>13</b>	<b>30</b>

MANIFEST:

A review of the MANIFEST list, as provided by EDR, and dated 12/31/2018 has revealed that there is 1 MANIFEST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>JIFFY LUBE</b> EPA ID: IND984890129	<b>3423 S MADISON ST</b>	<b>SE 1/8 - 1/4 (0.223 mi.)</b>	<b>C11</b>	<b>24</b>

OISC: Restricted use pesticide dealers and pesticide & fertilizer applicators.

A review of the OISC list, as provided by EDR, and dated 03/13/2023 has revealed that there is 1 OISC site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ERIC B SCHLEICHER	3325 S WALNUT ST	SSW 0 - 1/8 (0.058 mi.)	1	8



## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

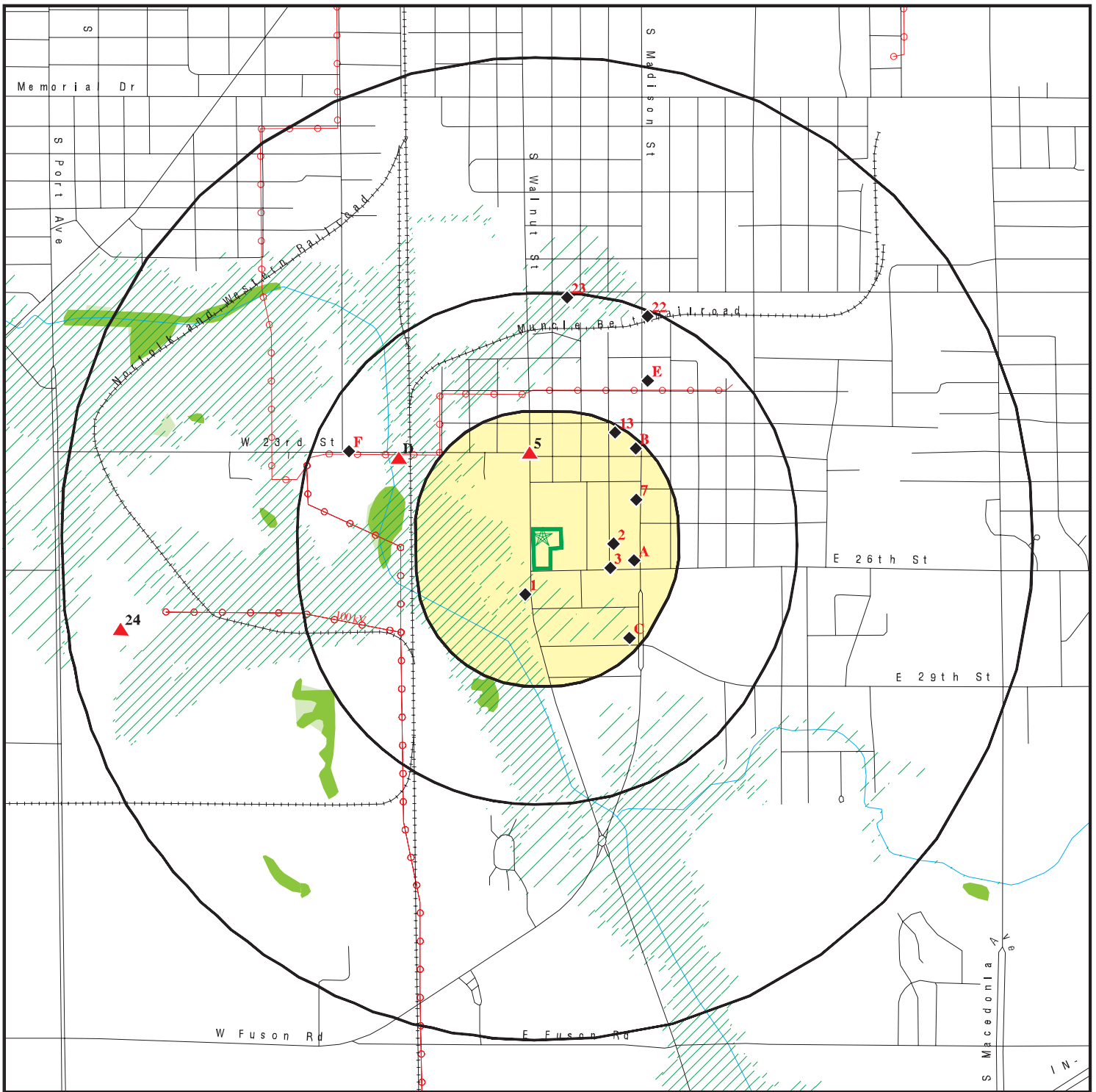
Site Name

CITY STEAM LAUNDRY

Database(s)

DRYCLEANERS

# OVERVIEW MAP - 7428032.178S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

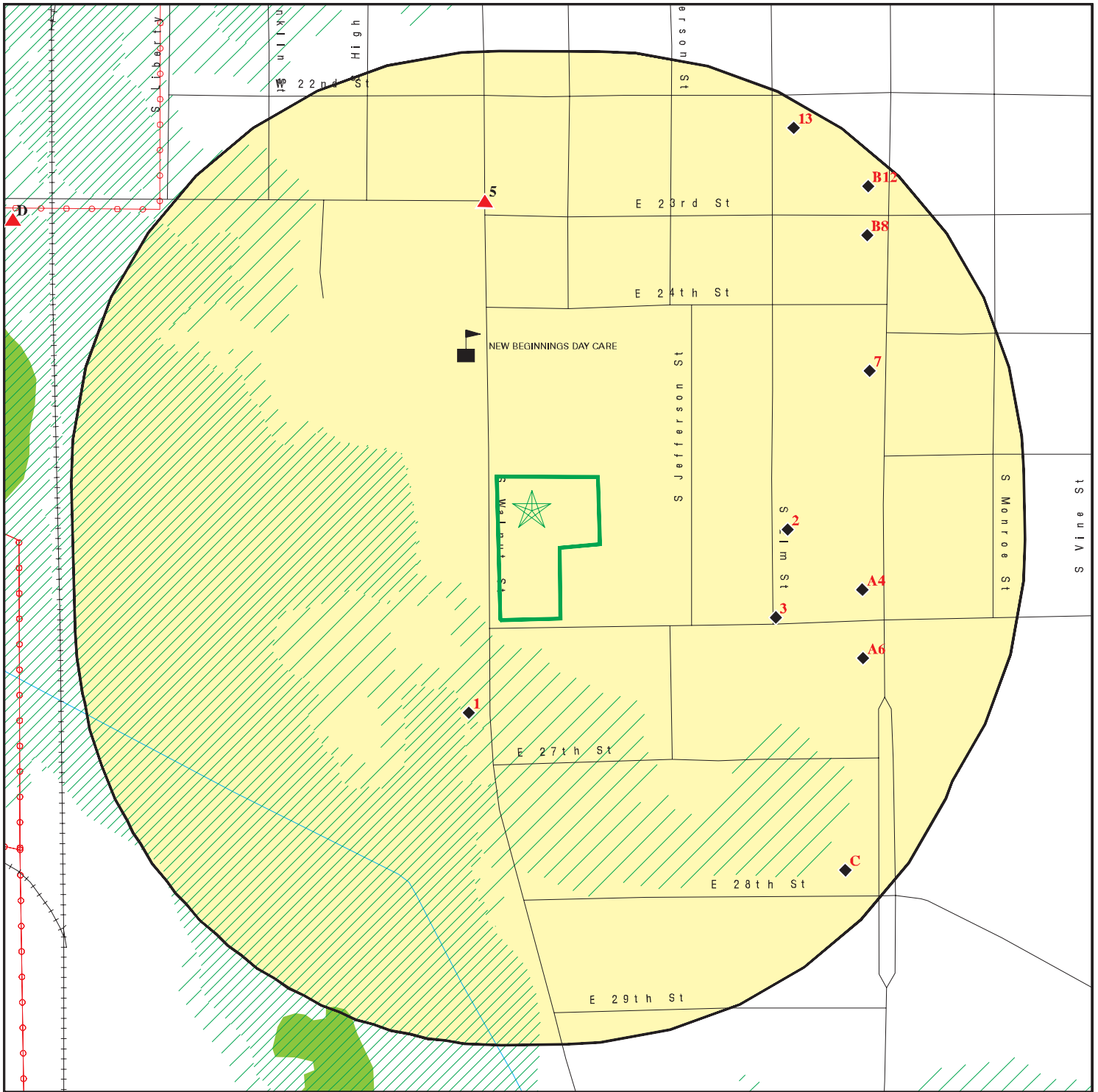
State Wetlands








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.







SITE NAME: 3100 Block S Walnut St  
 ADDRESS: 3100 Block S Walnut St  
 MUNCIE IN 47302  
 LAT/LONG: 40.164806 / 85.385589

CLIENT: Environmental Mgt. Cons.  
 CONTACT: Kim Dyehouse  
 INQUIRY #: 7428032.178s  
 DATE: August 28, 2023 9:39 am

# DETAIL MAP - 7428032.178S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

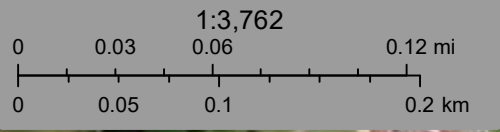
-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 3100 Block S Walnut St  
 ADDRESS: 3100 Block S Walnut St  
 MUNCIE IN 47302  
 LAT/LONG: 40.164806 / 85.385589

CLIENT: Environmental Mgt. Cons.  
 CONTACT: Kim Dyehouse  
 INQUIRY #: 7428032.178s  
 DATE: August 28, 2023 9:40 am

# Wetland Identification



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

September 29, 2023

### Wetlands

- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

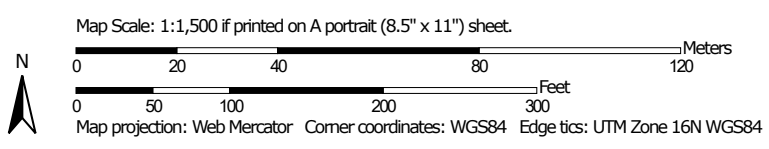
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Part 4  
Environmental Assessment

Soil Map—Delaware County, Indiana  
(Soil Survey Map)



Soil Map may not be valid at this scale.




## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Delaware County, Indiana  
Survey Area Data: Version 26, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 11, 2020—Jul 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UccA	Urban land-Crosby-Treaty complex, 0 to 2 percent slopes	2.5	89.0%
UhaB	Urban land-Wawaka-Miami complex, 1 to 6 percent slopes	0.3	11.0%
<b>Totals for Area of Interest</b>		<b>2.9</b>	<b>100.0%</b>

## Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

*Depth* to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

*Sand* as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

*Silt* as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

*Clay* as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity ( $K_{sat}$ ), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

*Moist bulk density* is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

*Saturated hydraulic conductivity (Ksat)* refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

*Available water capacity* refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

*Linear extensibility* refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

*Organic matter* is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and till. It is a source of nitrogen and other nutrients for crops and soil organisms.

*Erosion factors* are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

*Erosion factor Kw* indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

*Erosion factor Kf* indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

*Erosion factor T* is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

*Wind erodibility groups* are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

*Wind erodibility index* is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

## Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties--Delaware County, Indiana														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>In/In</i>	<i>Pct</i>	<i>Pct</i>					
UccA—Urban land-Crosby-Treaty complex, 0 to 2 percent slopes														
Urban land	—	—	—	—	—	—	—	—	—					
Crosby	0-8	15-18- 30	50-64- 75	10-18- 24	1.30-1.45 -1.60	4.23-9.17-14.11	0.17-0.21-0.26	0.0- 1.5- 2.9	1.0- 2.5- 3.0	.43	.43	3	5	56
	8-11	15-20- 30	50-63- 75	10-17- 24	1.30-1.45 -1.60	4.23-9.17-14.11	0.17-0.21-0.26	0.0- 1.5- 2.9	1.0- 1.5- 2.0	.49	.49			
	11-14	15-21- 30	50-55- 65	20-24- 26	1.45-1.55 -1.65	4.23-9.17-14.11	0.16-0.20-0.24	0.0- 1.5- 2.9	0.5- 0.8- 1.0	.49	.49			
	14-28	10-19- 30	35-43- 55	35-38- 45	1.45-1.55 -1.65	4.23-9.17-14.11	0.07-0.14-0.21	3.0- 4.5- 5.9	0.5- 0.8- 1.0	.32	.32			
	28-36	25-36- 55	30-41- 50	12-24- 35	1.55-1.65 -1.75	0.42-0.92-1.41	0.07-0.12-0.17	0.0- 2.5- 5.9	0.0- 0.3- 0.5	.43	.43			
	36-80	30-42- 60	28-41- 50	10-18- 25	1.75-1.85 -2.00	0.07-0.22-1.41	0.01-0.02-0.03	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.49	.49			
Treaty	0-10	5-17- 20	50-56- 65	24-27- 30	1.30-1.40 -1.50	4.23-9.17-14.11	0.17-0.21-0.24	3.0- 3.5- 5.9	3.0- 4.5- 6.0	.28	.28	5	6	48
	10-14	5-16- 20	50-55- 65	24-29- 32	1.30-1.40 -1.50	4.23-9.17-14.11	0.17-0.21-0.24	0.0- 3.5- 5.9	2.0- 4.0- 6.0	.28	.28			
	14-37	5-12- 15	50-55- 70	24-33- 35	1.40-1.55 -1.70	4.23-9.17-14.11	0.14-0.18-0.21	3.0- 4.5- 5.9	1.0- 1.5- 2.0	.32	.32			
	37-48	15-30- 45	25-44- 50	20-26- 35	1.40-1.55 -1.70	4.23-9.17-14.11	0.07-0.14-0.21	0.0- 2.5- 5.9	0.5- 0.8- 1.0	.37	.37			
	48-80	30-40- 60	25-43- 50	10-18- 20	1.60-1.70 -1.75	1.41-2.82-4.23	0.01-0.08-0.15	0.0- 1.5- 2.9	0.0- 0.5- 1.0	.43	.43			

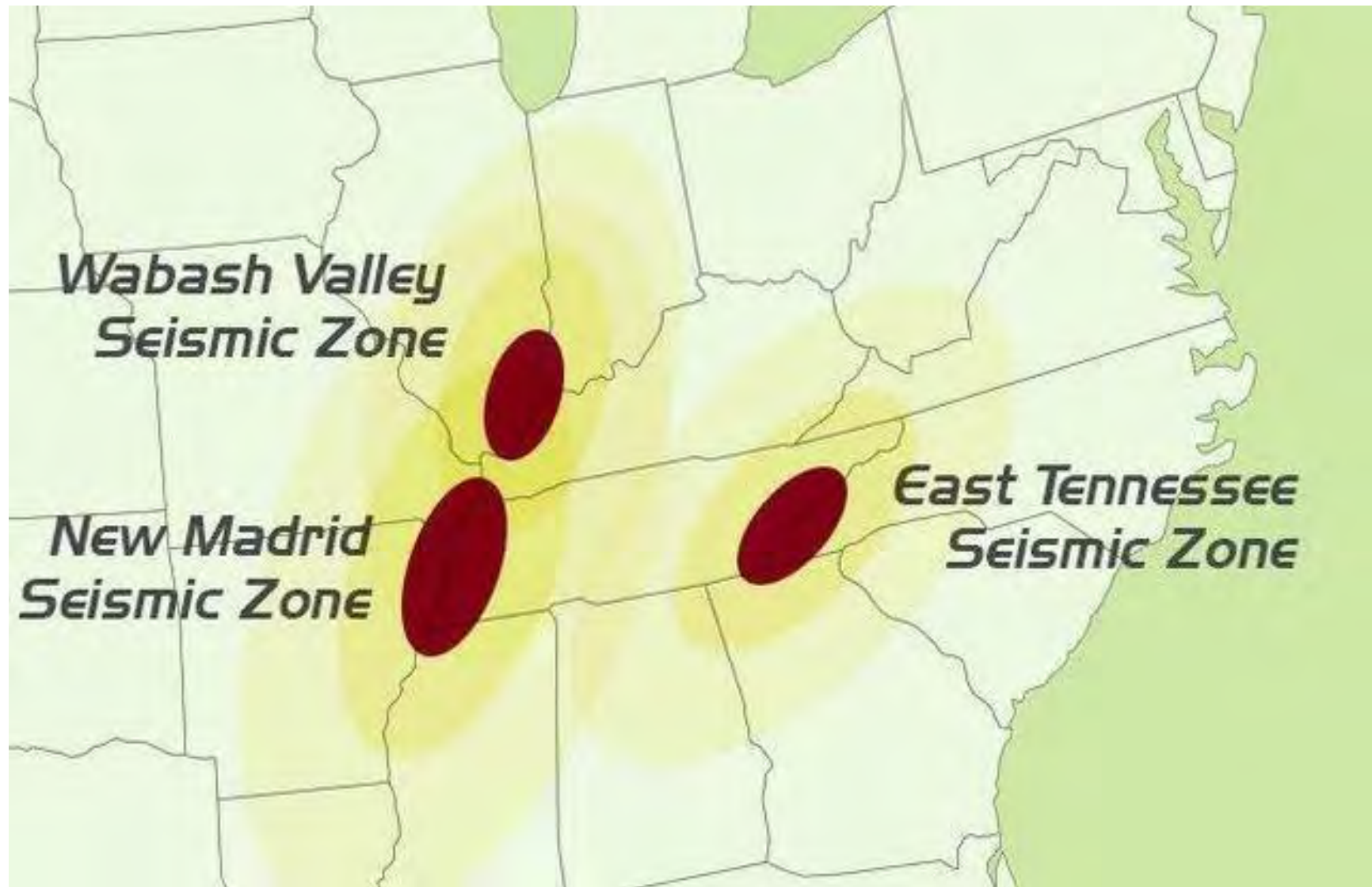
Physical Soil Properties--Delaware County, Indiana														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>In/In</i>	<i>Pct</i>	<i>Pct</i>					
UhaB--Urban land- Wawaka- Miami complex, 1 to 6 percent slopes														
Urban land	—	—	—	—	—	—	—	—	—					
Wawaka	0-9	10-19- 30	50-62- 70	18-19- 26	1.30-1.45 -1.60	4.23-9.17-14.11	0.18-0.22-0.24	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.43	.43	5	5	56
	9-35	15-30- 40	30-38- 55	27-32- 35	1.40-1.55 -1.70	4.23-9.17-14.11	0.12-0.18-0.21	3.0- 4.5- 5.9	0.0- 0.5- 1.0	.28	.28			
	35-39	30-40- 50	30-38- 50	15-22- 30	1.50-1.60 -1.70	1.41-2.82-4.23	0.10-0.13-0.16	0.0- 2.5- 5.9	0.0- 0.3- 0.5	.37	.37			
	39-84	35-40- 45	35-41- 50	14-19- 30	1.75-1.85 -1.95	1.41-2.82-4.23	0.03-0.10-0.15	0.0- 2.5- 5.9	0.0- 0.3- 0.5	.24	.43			
	84-96	60-70- 85	5-15- 25	10-15- 25	1.40-1.55 -1.70	42.34-91.74-141.14	0.02-0.05-0.07	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.05	.15			
	96-99	85-90- 95	3- 7- 10	2- 4- 5	1.70-1.90 -2.10	141.14-282.00-423.43	0.02-0.03-0.04	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.02	.05			
Miami	0-8	30-41- 50	35-42- 55	10-17- 20	1.30-1.45 -1.60	4.23-9.17-14.11	0.17-0.22-0.26	0.0- 1.5- 2.9	1.0- 2.8- 3.0	.28	.28	3	5	56
	8-31	15-31- 40	30-38- 50	27-31- 35	1.40-1.55 -1.70	4.23-9.17-14.11	0.07-0.14-0.21	3.0- 4.5- 5.9	0.0- 0.3- 0.5	.32	.32			
	31-36	35-44- 55	30-36- 45	15-20- 25	1.60-1.70 -1.80	1.41-2.82-4.23	0.07-0.12-0.17	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.43	.43			
	36-80	35-45- 60	30-40- 50	10-15- 20	1.75-1.85 -2.00	0.07-0.22-1.41	0.01-0.02-0.03	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.49	.49			

## Data Source Information

Soil Survey Area: Delaware County, Indiana  
Survey Area Data: Version 26, Sep 7, 2021



# EARTHQUAKE ZONES



# NEAREST HOSPITAL

The screenshot displays the Google Earth Pro interface with a satellite view of Muncie, Indiana. A blue route is plotted from the starting point at 160 South Walnut Street to the destination at IU Health Ball Memorial Hospital Emergency Medicine. The route is annotated with the following instructions:

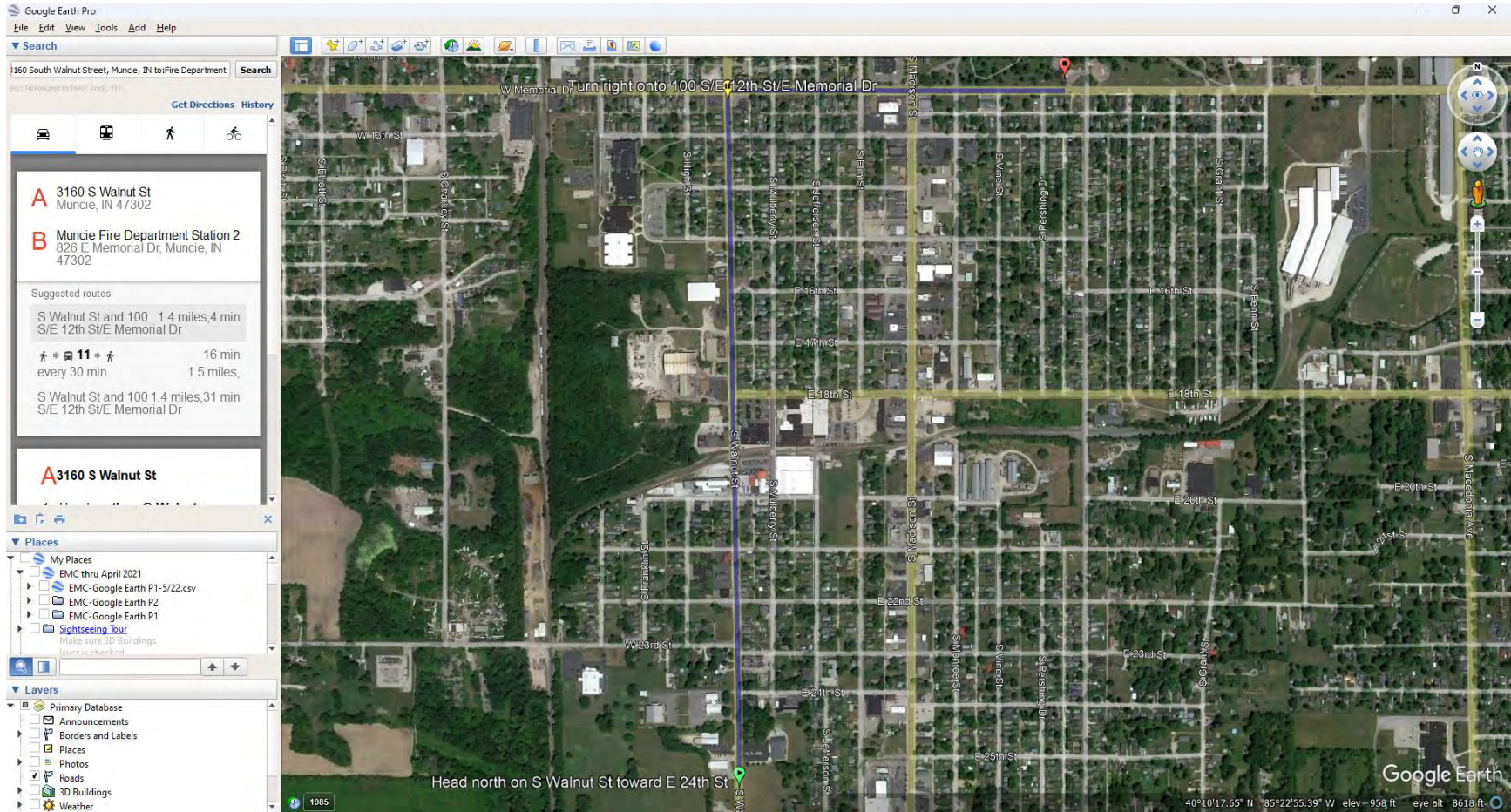
- Turn right
- Turn right
- Continue straight
- Turn right onto S Cole Ave
- Turn left onto W Jackson St
- Continue onto S Nichols Ave
- Turn right onto S Batavia Ave
- Turn left onto 100 S/W Memorial Dr
- Head north on S Walnut St toward E 24th St

The left sidebar contains the following information:

- Search:** 160 South Walnut Street, Muncie, IN to:Emergency Room
- Get Directions History:** Includes icons for car, bus, walking, and cycling.
- Destination A:** 3160 S Walnut St, Muncie, IN 47302
- Destination B:** IU Health Ball Memorial Hospital Emergency Medicine, 2401 W University Ave, Muncie, IN 47303
- Suggested routes:**
  - 100 S/W Memorial: 3.8 miles, 11 min Dr
  - S Walnut St: 4.0 miles, 12 min
  - S Walnut St and 100 S/W Memorial Dr: 4.1 miles, 11 min
- Route A:** 3160 S Walnut St
  - 1. Head north on S Walnut St toward E 24th St (0.9 mi)
  - 2. Turn left onto 100 S/W Memorial Dr
- Places:** My Places, EMC thru April 2021, EMC-Google Earth P1-5/22.csv, EMC-Google Earth P2.
- Layers:** Primary Database, Announcements, Borders and Labels, Places.

The bottom right corner of the map shows the Google Earth logo and coordinates: 40°10'51.20" N, 85°24'04.89" W, elev. 952 ft, eye alt. 19185 ft.

# NEAREST FIRE DEPARTMENT



# NEAREST POLICE DEPARTMENT

Google Earth Pro

File Edit View Tools Add Help

Search

60 South Walnut Street, Muncie, IN to:Police Department Search

Get Directions History

3160 S Walnut St  
Muncie, IN 47302

Muncie Police Department-Cop Shop  
1008 E 20th St, Muncie, IN 47302

Suggested routes

E 23rd St	0.9 mile, 4 min
E 26th St and S Hackley St	1.1 miles, 3 min
S Walnut St and E 18th St	1.2 miles, 4 min

**A 3160 S Walnut St**

1. Head north on S Walnut St toward E 24th St  
0.2 mi
2. Turn right onto E 23rd St

Turn right onto E 23rd St

Head north on S Walnut St toward E 24th St

Turn left onto S Hackley St

Turn right onto E 20th St

My Places

- EMC thru April 2021
- EMC-Google Earth P1-5/22.csv
- EMC-Google Earth P2
- EMC-Google Earth D1

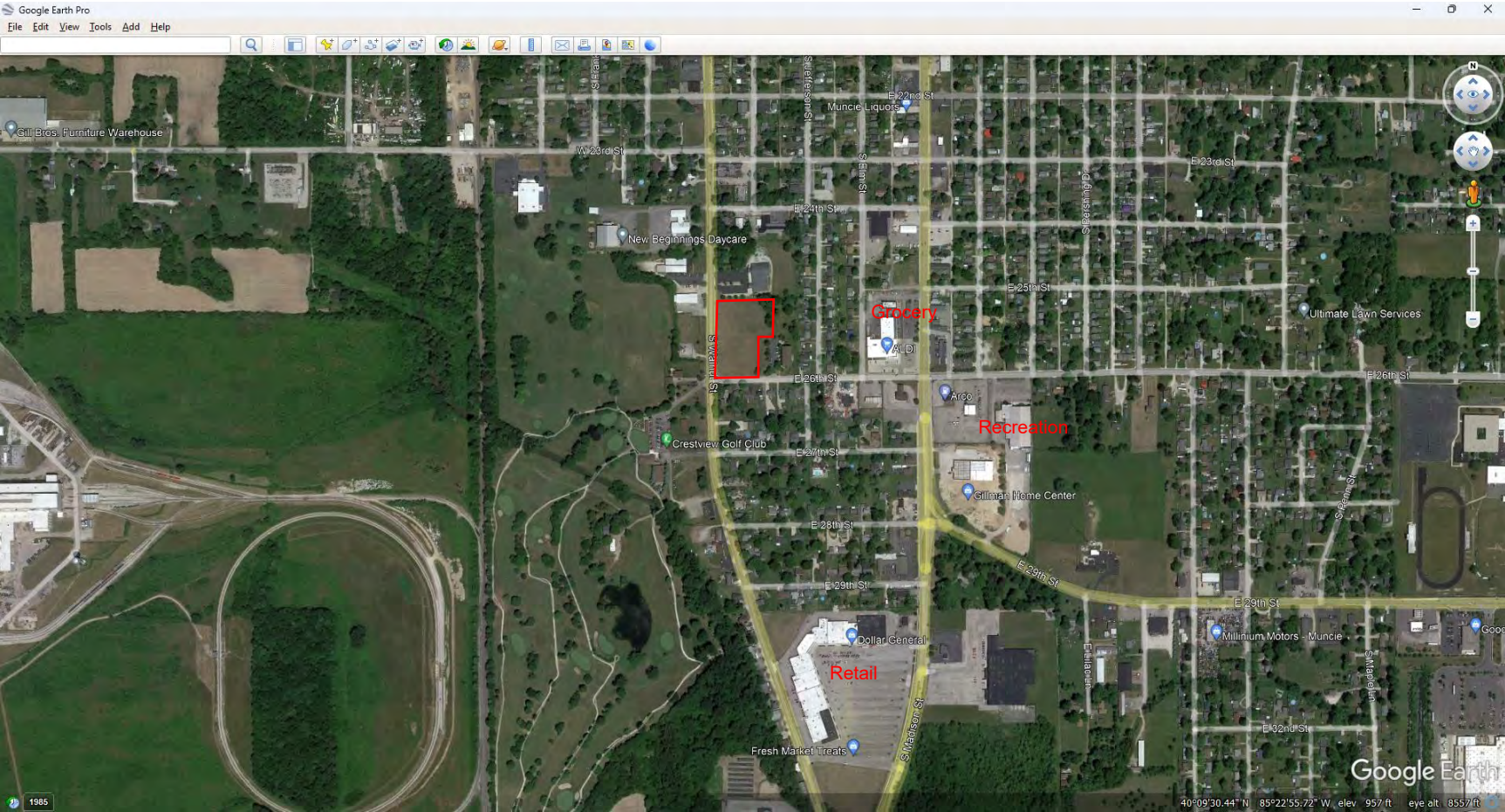
Layers

- Primary Database
- Announcements
- Borders and Labels
- Places
- Photos
- Roads

1985

40°10'03.23" N 85°22'50.61" W elev. 975 ft eye alt. 4693 ft

# NEAREST GROCERY/RETAIL



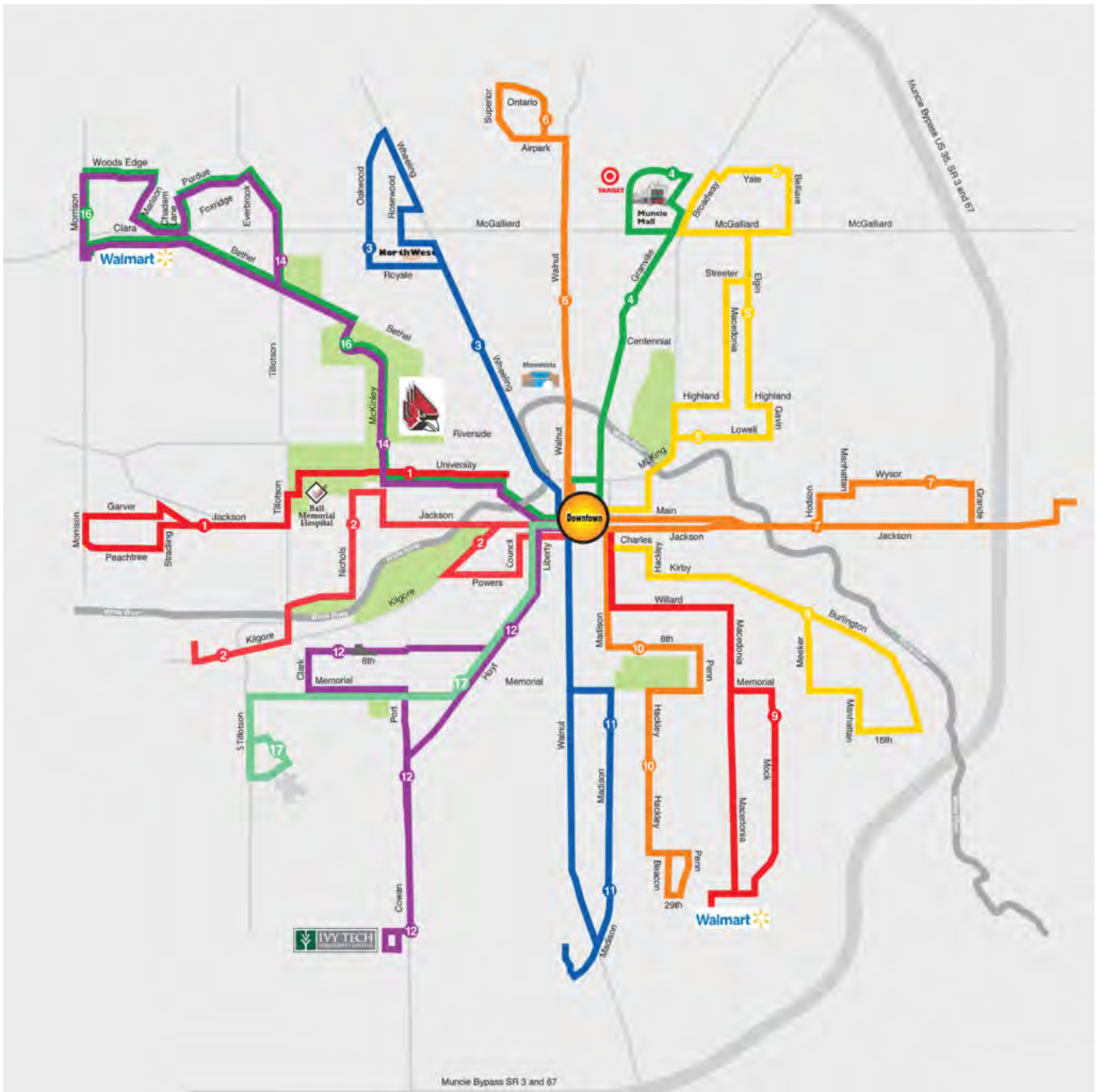


Q Search



# Routes & Schedules

Download the [MITS Route Map](#)

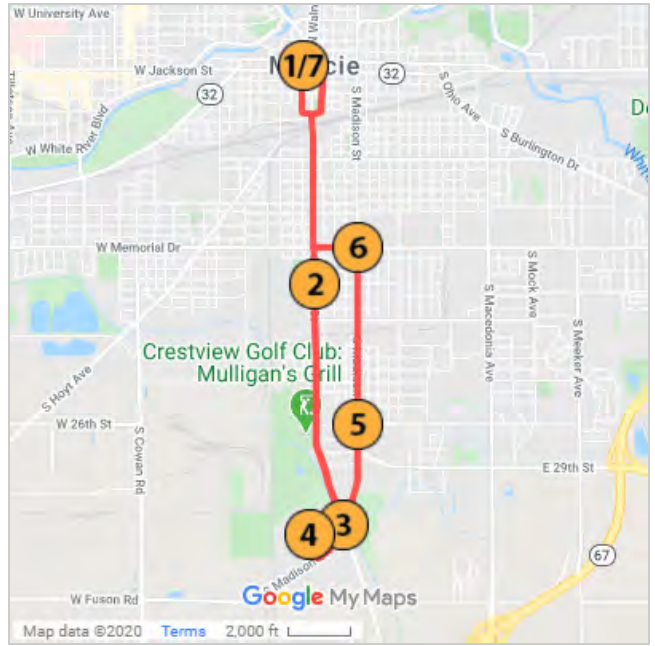


11: Southway Centre ▼

Select Route

Monday - Friday

Saturday



## SCHEDULE FOR ROUTE: 11: SOUTHWAY CENTRE

### Fixed Route Service 2022

1 MITS STATION	2 WALNUT AT 15TH	3 WALNUT AT MADISON	4 SOUTHERN PINES	5 MADISON AT 26TH	6 MADISON AT MEMORIAL
Depart					Arrive
6:15 am	6:20 am	6:23 am	6:25 am	6:27 am	6:32 am
6:45 am	6:50 am	6:53 am	6:55 am	6:57 am	7:02 am
7:15 am	7:20 am	7:23 am	7:25 am	7:27 am	7:32 am
7:45 am	7:50 am	7:53 am	7:55 am	7:57 am	8:02 am
8:15 am	8:20 am	8:23 am	8:25 am	8:27 am	8:32 am
8:45 am	8:50 am	8:53 am	8:55 am	8:57 am	9:02 am
9:15 am	9:20 am	9:23 am	9:25 am	9:27 am	9:32 am
9:45 am	9:50 am	9:53 am	9:55 am	9:57 am	10:02 am
10:15 am	10:20 am	10:23 am	10:25 am	10:27 am	10:32 am
10:45 am	10:50 am	10:53 am	10:55 am	10:57 am	11:02 am
11:15 am	11:20 am	11:23 am	11:25 am	11:27 am	11:32 am
11:45 am	11:50 am	11:53 am	11:55 am	11:57 am	12:02 pm
12:15 pm	12:20 pm	12:23 pm	12:25 pm	12:27 pm	12:32 pm
12:45 pm	12:50 pm	12:53 pm	12:55 pm	12:57 pm	1:02 pm
1:15 pm	1:20 pm	1:23 pm	1:25 pm	1:27 pm	1:32 pm
1:45 pm	1:50 pm	1:53 pm	1:55 pm	1:57 pm	2:02 pm
2:15 pm	2:20 pm	2:23 pm	2:25 pm	2:27 pm	2:32 pm
2:45 pm	2:50 pm	2:53 pm	2:55 pm	2:57 pm	3:02 pm
3:15 pm	3:20 pm	3:23 pm	3:25 pm	3:27 pm	3:32 pm



1 MITS STATION	2 WALNUT AT 15TH	3 WALNUT AT MADISON	4 SOUTHERN PINES	5 MADISON AT 26TH	6 MADISON AT MEMORIAL
<b>Depart</b>					<b>Arrive</b>
3:45 pm	3:50 pm	3:53 pm	3:55 pm	3:57 pm	4:02 pm
4:15 pm	4:20 pm	4:23 pm	4:25 pm	4:27 pm	4:32 pm
4:45 pm	4:50 pm	4:53 pm	4:55 pm	4:57 pm	5:02 pm
5:15 pm	5:20 pm	5:23 pm	5:25 pm	5:27 pm	5:32 pm
5:45 pm	5:50 pm	5:53 pm	5:55 pm	5:57 pm	6:02 pm
6:15 pm	6:20 pm	6:23 pm	6:25 pm	6:27 pm	6:32 pm
6:45 pm	6:50 pm	6:53 pm	6:55 pm	6:57 pm	7:02 pm
1 MADISON AT MEMORIAL			2 MITS STATION		
<b>Depart</b>			<b>Arrive</b>		
6:32 am			6:40 am		
7:02 am			7:10 am		
7:32 am			7:40 am		
8:02 am			8:10 am		
8:32 am			8:40 am		
9:02 am			9:10 am		
9:32 am			9:40 am		
10:02 am			10:10 am		
10:32 am			10:40 am		
11:02 am			11:10 am		
11:32 am			11:40 am		
12:02 pm			12:10 pm		
12:32 pm			12:40 pm		
1:02 pm			1:10 pm		
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3:02 pm			3:10 pm		
3:32 pm			3:40 pm		
4:02 pm			4:10 pm		
4:32 pm			4:40 pm		
5:02 pm			5:10 pm		
5:32 pm			5:40 pm		
6:02 pm			6:10 pm		
6:32 pm			6:40 pm		
7:02 pm			7:10 pm		

## SCHEDULE FOR ROUTE: 11: SOUTHWAY CENTRE

### Saturday loop 2021-2022

1 MITS STATION	2 WALNUT AT 15TH	3 WALNUT AT MADISON	4 SOUTHERN PINES	5 MADISON AT 26TH	6 MADISON AT MEMORIAL	7 MITS STATION
Depart						Arrive
8:45 am	8:50 am	8:53 am	8:55 am	8:57 am	9:02 am	9:10 am
9:45 am	9:50 am	9:53 am	9:55 am	9:57 am	10:02 am	10:10 am
10:15 am	10:20 am	10:23 am	10:25 am	10:27 am	10:32 am	10:40 am
10:45 am	10:50 am	10:53 am	10:55 am	10:57 am	11:02 am	11:10 am
11:15 am	11:20 am	11:23 am	11:25 am	11:27 am	11:32 am	11:40 am
11:45 am	11:50 am	11:53 am	11:55 am	11:57 am	12:02 pm	12:10 pm
12:15 pm	12:20 pm	12:23 pm	12:25 pm	12:27 pm	12:32 pm	12:40 pm
12:45 pm	12:50 pm	12:53 pm	12:55 pm	12:57 pm	1:02 pm	1:10 pm
1:15 pm	1:20 pm	1:23 pm	1:25 pm	1:27 pm	1:32 pm	1:40 pm
1:45 pm	1:50 pm	1:53 pm	1:55 pm	1:57 pm	2:02 pm	2:10 pm
2:15 pm	2:20 pm	2:23 pm	2:25 pm	2:27 pm	2:32 pm	2:40 pm
2:45 pm	2:50 pm	2:53 pm	2:55 pm	2:57 pm	3:02 pm	3:10 pm
3:15 pm	3:20 pm	3:23 pm	3:25 pm	3:27 pm	3:32 pm	3:40 pm
3:45 pm	3:50 pm	3:53 pm	3:55 pm	3:57 pm	4:02 pm	4:10 pm
4:15 pm	4:20 pm	4:23 pm	4:25 pm	4:27 pm	4:32 pm	4:40 pm
4:45 pm	4:50 pm	4:53 pm	4:55 pm	4:57 pm	5:02 pm	5:10 pm
5:15 pm	5:20 pm	5:23 pm	5:25 pm	5:27 pm	5:32 pm	5:40 pm

### Days & Hours of Service

**Monday - Friday** 6:15 AM - 6:45 PM

**Saturday** 8:15 AM - 6:15 PM

**Sunday** No Service

*Many routes do not operate during the evening hours. Check individual schedules for exact starting and ending times.*

### Download the MITSBUS App

With real-time location information, **MITSBUS** provides the most accurate ETA for every bus stop of every route.

**Routes & Schedules: (765) 289-6487**

**Administration: (765) 282-2762**

**MITSPlus: (765) 284-4753**

**Connect With Us:**   

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SITE BY:  RED ELEPHANT

Phase I Environmental Site Assessment is  
Available for review upon request.