

MEMORANDUM

April 6, 2010

TO: Wayne Dittelberger

FROM: Central Office

SUBJECT: Request for Hazardous Waste Survey & CE to Dispose of Excess. This property is EXCESS R/W. The Vincennes District has determined the property to be excess.

Project: NH-075-3 (015)
Parcel(s): 4
Code: 3097
County: Spencer
Road: US 231

The property have been declared excess by the Vincennes District Director Deputy Commissioner and approved to dispose of the excess right of way.

This Division desires to proceed with the disposal of the subject properties, unless there is some indication that the disposal of this property would not be in the best interest of the State.

Attached is a survey plat, plan sheet, deeds and a geological map.

Please review this request. If you approve, sign below, and return this letter to Property Management. When approved by your signature below, the Hazardous Waste Survey & CE has been completed. Return a copy to Property Management.

Approved: Wayne Dittelberger Date: 10/8/10

ENVIRONMENTAL SCREENING/CE-1 FORM	Date: 10/8/2010
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Initial Version
 Revision to Version Dated:

Purpose of this document:

CE Level 1 documentation for exempted projects
 Determine scope of Federal documentation (CE Level 2-4)
 State-funded categorical exemption documentation

Approval of Exempt, CE-1 Level or State-Funded CE: Wayne Dittelberger 10/8/10
Environmental Scoping Manager Date

(If used for scoping, this form should be completed prior to using the CE/EA form.)

PROJECT INFORMATION			
Project Number, County, Route	New US 231 Excess R/W Parcel #4 in Spencer County is app. 0.5 acres located 1000' north of SR 70 Intersection on the east side of new US 231 on Project IR-27845.	Des Number	926136A
Purpose and Need for Action:	To clear for sale via a Categorical Exclusion the above parcel #4 as excess r/w. This would relieve INDOT of the cost of maintaining this parcel and provide funds which come from the sale of the property back to the public.		
Alternatives Considered:	The do nothing alternative was considered but rejected since it would not meet the purpose and need of the project.		
Project Termini:	Right of station 13+800		
Funding Source(s):	<input checked="" type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> Local	Estimated Cost	None-R/W Sale
Project Sponsor:	INDOT	Project Length	130.lft

SCOPE OF THE PROPOSED ACTION:	No	Possible	Comments
Public Involvement	X		No new ROW or relocations are required so no public hearing is required. No public controversy is expected with sale.
Relocation of residences/businesses/etc.*	X		There will be no relocation of residences, businesses, etc. as a part of this property sale.
Right-of-way in acres (permanent and temporary)*		X	The sale of this parcel #4 will return app. 0.5 acres of INDOT r/w back to the public.
Added through-traffic lanes – length*	X		There are no proposed added through-traffic lanes.
Permanent alteration of local traffic pattern*	X		There will be no permanent alteration of the local traffic patterns.
Facility on new location or realignment*	X		There is no new INDOT facility being built in this project.
Disruption to public facilities/services (such as schools, emergency service)	X		There will be no disruption to public facilities/services.
Involvement with existing bridge(s) (Include structure number(s))	X		There are no bridge structures on this proposed parcel.

INVOLVEMENT WITH RESOURCES:	No	Possible	Studies, Coordination, and Comments
Watercourses Impacted (linear feet)	X		The sale of this excess land parcel will not directly affect any watercourses.
Other Surface Waters (such as ponds, lakes, reservoirs, in acres)	X		The sale of this excess land parcel will not negatively affect surface waters and the buyer is responsible for any water impacts after the sale. Note there is a pond directly to the north of this land.
Wetlands (acres)*	X		The sale of this excess land parcel will not directly affect wetlands.
Disturbance of Terrestrial Habitat (acres)	X		The sale of this excess land parcel will not directly affect terrestrial habitat and the buyer is responsible for any future disturbances.
Karst Features	X		There are no karst features present in Spencer County nor is it part of the Karst MOU.
Threatened and Endangered Species Present/Impacted*	X		The sale of this excess land parcel will not directly affect endangered species.
Impacts to Sole Source Aquifer*	X		There is no known Sole Source Aquifer located in the Vincennes District.
Flood Plains (note transverse or longitudinal impact)	X		The sale of this excess land parcel will not negatively affect flood plains.
Farmland (acres)	X		This sale could return this acreage of excess r/w to productive farmland so no negative affects.
Cultural Resources (Section 106)*	X		DNR responded in a letter dated 8/19/10 that Parcel#4 does not have arch sites nor historic structures and is clear for sale.

INVOLVEMENT WITH RESOURCES:	No	Possible	Studies, Coordination, and Comments
Cultural Resources (Section 106)*	X		DNR responded in a letter dated 8/19/10 that Parcel#4 does not have arch sites nor historic structures and is clear for sale.
Section 4(f) and Section 6(f) Resources *	X		There are no public recreational facilities nor are there any historical structures on the parcels.
Air Quality Non-attainment Area	X		This is not in a non-attainment area. If in a Non-attainment area this project type is exempt from conformity analysis.
Noise Analysis Required*	X		This is a rural area, no noise analysis is required based on Project Type 1.
Community/Economic Impacts	X		This project does not have any negative community or economic impacts.
Environmental Justice	X		There are no observed environmental justice impacts from this project.
Hazardous Materials	X		OES ESA Section reviewed this parcel #4 and found no hazmat risk or environmental concerns needing further investigation. See attached Phase 1 Report dated 9/29/10.
Permits		X	Permits may be required the buyer will be responsible for obtaining the necessary permits.

*Criteria used for determination of CE Level. See threshold table below.

ENVIRONMENTAL COMMITMENTS:

If human remains, features, or midden deposits are revealed during construction, demolition or earthmoving activities, any further disturbance will cease until an INDOT, CRS archaeologist is contacted and mitigation is completed. (Contact Chris Koepfel with the INDOT Office of Environmental Services at 317-232-5161)

Any work in a wetland area within INDOT's right of way or in borrow/waste areas is prohibited unless specifically allowed in the US Army Corps of Engineers or IDEM permit.

Permits may be required for this project. It will be the responsibility of the designer to submit plans to OES to process permits.

Erosion control measures will be taken as if this project had a Rule 5 Erosion Control Permit.

If hazardous materials are found, work will cease and the Hazardous Materials Department at the Office of Environmental Services will be contacted. (Contact Ken McMullen at 317-232-5113)

If any scope changes take place, the Vincennes District Planning and Programming Office shall be consulted. A scope change could cause this environmental document to no longer be valid.

Categorical Exclusion Level Thresholds

	Level 1	Level 2	Level 3	Level 4
Relocations	None	≤ 2	> 2	> 10
Right of way¹	< 0.5 acres	< 10 acres	≥ 10 acres	≥ 10 acres
Length of added through lane	None	< 1 miles	≥ 1 mile	≥ 1 mile
Traffic pattern alteration	None	None	Yes	Yes
New alignment	None	None	< 1 mile	≥ 1 mile ²
Wetlands*	< 0.1 acres	< 1 acre	< 1 acre	≥ 1 acre
Section 4(f)	None	None	Programmatic/ <i>de minimis</i> Findings ³	Individual 4(f)
Section 6(f)	None	None	Any impacts	Any impacts
Section 106*	“No Historic Properties Affected” or falls within guidelines of Minor Projects PA	“No Adverse Effect”	“Adverse Effect”	If ACHP involved
Noise Analysis Required*	No	No	Yes ⁴	Yes ⁴
Threatened/Endangered Species*	“No Effect”, or Falls within Guidelines of USFWS 9/8/93 Programmatic Response	“Not likely to Adversely Effect”	“Not likely to Adversely Effect”	“Likely to Adversely Effect” ⁵
Sole Source Aquifer Groundwater Assessment	Detailed Assessment Not Required	Detailed Assessment Not Required	Detailed Assessment Not Required	Detailed Assessment Required
Approval Level*				
• ESM ⁶	Yes	Yes	Yes	Yes
• OES			Yes	Yes
• FHWA				Yes

*These thresholds have changed from the March 2006 Manual.

¹Permanent and/or temporary right of way.

²If the length of the new alignment is equal to or greater than one mile, contact the FHWA’s Air Quality/Environmental Specialist.

³The FHWA must review and approve Programmatic and *de minimis* Section 4(f) prior to CE approval.

⁴In accordance with INDOT’s Noise Policy.

⁵If the project is considered Likely to Adversely Affect Threatened and/or Endangered Species, INDOT and the FHWA should be consulted to determine whether a higher class of document is warranted.

⁶Environmental Scoping Manager

In accordance with the *Programmatic Categorical Exclusion Agreement* between INDOT and FHWA, the following type of environmental documentation is needed:

	No Additional Documentation: State-Funded Project. For projects that are 100% state-funded, and meets IDEM's approved list of Categorical Exempted Projects.
X	No Additional Documentation: Categorical Exclusion, Level 1. The necessary supporting documentation, including maps and coordination, are attached to this document and will be kept on file in the district. If the project is approved as a CE-1 under Tables 2 or 3 in the CE Manual, provide the number of letter under which this CE-1 is approved. For projects not listed on Tables 2 or 3, but determined to be Level 1 CEs on other criteria, such as the threshold chart above, attach appropriate documentation.
	Categorical Exclusion, Level 2 through 4 – The proposed action exceeds the thresholds for a CE-1 in the thresholds table above. The project must be documented on the Categorical Exclusion/Environmental Assessment Document Form. Additional research and documentation are necessary to determine environmental impacts and the type of environmental documentation.
	EA – An Environmental Assessment will be prepared.
	EIS – An Environmental Impact Statement will be prepared.

DAVID J. &
MIA K. TENHASEN
Monument Type "C" Req'd

PHILIP A. HESSON
Monument Type "C" Req'd

STR. NO. 20
Inlet, P-12A
32.5 m of 375 mm
Pipe & 1 P.E.S. Req'd

STR. NO. 12
Inlet, P-12A
32.5 m of 375 mm
Pipe & 1 P.E.S. Req'd

STR. NO. 14
Inlet, P-12A
32.5 m of 375 mm
Pipe & 1 P.E.S. Req'd

Monument Type "C"
Req'd

P.L. STA. 1+824.087 188-A
Monument Type "C" Req'd

P.L. STA. 13+808.579 "A"
70

122.002
122.002

JOANN F. ETIENNE
Contract Line

SECT. 16S 39H
HUMPHREY MIP
SPENCER CO.

STR. NO. 16
153 m of 360 mm x 1200 mm
RC Box Culvert Req'd, Slew-B

STR. NO. 18
Inlet, P-12A
32.5 m of 375 mm
Pipe & 1 P.E.S. Req'd

Construction

LINE "PR-A"
LINE "A"

JOANN F. ETIENNE
66.185

1/11 CO. INC.
7.889

JOHN MOORE
100 ft. 2002

000+121
①

Revised No. 1	243.173 m3
Fill +15% =	
Bill	
168	



Indiana Department of Natural Resources

Mitchell E. Daniels, Jr., Governor
Robert E. Carter, Jr., Director

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



August 19, 2010

Staffan Peterson, Administrator
Cultural Resources Section
Office of Environmental Services
Indiana Department of Transportation
100 North Senate Avenue, Room N642
Indianapolis, Indiana 46204

State Agency: Indiana Department of Transportation

Re: Indiana Archaeological Short Report (Laswell, 7/12/10) regarding the disposal of surplus state property parcel 4 (DHPA #10024)

Dear Mr. Peterson:

The Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology ("DHPA") has conducted a review of the materials dated July 16, 2010, and received by the DHPA on July 20, 2010, for the above indicated project in Chrisney, Spencer County, Indiana.

Based on our analysis, we concur with the finding of the Indiana Archaeological Short Report (Laswell, 7/12/10) in that no currently known archaeological sites listed in or eligible for inclusion in the National Register of Historic Places will be altered, demolished, or removed by the above indicated project.

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

Additionally, based on our analysis, we do not believe that any historic structures will be altered, demolished, or removed by the proposed project.

If you have any further questions regarding this determination, please contact the DHPA. Questions about archaeological issues should be directed to Wade Tharp at (317) 232-1650 or wtharp1@dnr.IN.gov. Questions about historic buildings or structures pertaining to this project should be directed to Toni Lynn Giffin at (317) 233-9636 or tgiffin@dnr.IN.gov. Additionally, in all future correspondence regarding the above indicated project, please refer to DHPA #10024.

Very truly yours,

James A. Glass, Ph.D.
Deputy State Historic Preservation Officer

JAG:TLG:WTT:wt

cc: Ben C. Jones, Surplus Properties, Venture Real Estate Services
enc: Leila Sublett, Indiana Department of Administration
Shaun Miller, Indiana Department of Transportation

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Excess Parcel # 4,
0.5 Acre Excess Parcel
Township 4 S, Range 5 W, Section 33
Adjacent to East Side of New US 231 Right Of Way
1,000 feet north of SR 70
Southeast of Chrisney, Spencer County, IN

Prepared for

Wayne Dittelberger
Vincennes District

Prepared by

Hazardous Materials Unit
Office of Environmental Services
Indiana Department of Transportation

09/29/10

Office of
ENVIRONMENTAL
SERVICES
INDOT



9/29/2010

Vincennes District

Attention: Wayne Dittelberger

Re: Phase I Environmental Site Assessment Report

Excess property. Parcel # 4, 0.5 acre on east side of New US 231, 1,000 feet north of SR 70, Spencer County.

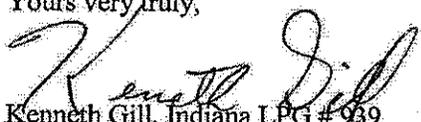
INDOT's Hazardous Materials Unit is pleased to submit our report describing the findings of the Phase I Environmental Site Assessment of an INDOT 0.5 acre excess parcel. The parcel is located on the east side of the New US 231 right of way, 1,000 feet north of the intersection of New US 231 and SR 70, in Spencer County. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E1527-2000).

The purpose of the Phase I ESA was to gather sufficient information to render an independent professional opinion about the environmental condition of the property. This assessment included a site reconnaissance as well as research.

This Phase I Environmental Assessment deviates somewhat from a standard Phase I Environmental Assessment in that it is abbreviated in some areas. This is a rural area, mostly used for agricultural. The parcel is landlocked, with no publically available access. Therefore it is justified that a highly detailed investigation into historical land use of the parcel and of adjacent areas is not included in this report. A search *has been conducted* of the Indiana Department of Environmental Management maps, and relevant Contaminant map layers for a one mile search from the subject property. No recognized environmental conditions of any kind were found.

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to Vincennes District.

Yours very truly,


Kenneth Gill, Indiana LPG # 939
INDOT Environmental Project Manager

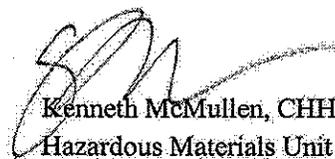

Kenneth McMullen, CHHM # 14768
Hazardous Materials Unit Supervisor

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EXECUTIVE SUMMARY

Vincennes District engaged INDOT's Hazardous Materials Unit to conduct a Phase I Environmental Site Assessment (ESA) of the 0.5 acre Parcel # 4, located on the east side of NEW US 231 right of way, 1,000 feet north of SR 70, in Spencer County. This property is located one mile southeast of Chrisney Indiana, and is subsequently referred to in this report as "the subject property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E1527-2000).

The purpose of the Phase I ESA was to identify any potential sources of environmental risk or liability on the subject property. This assessment included a site reconnaissance as well as research.

The subject property consists of an excess parcel that was obtained by INDOT for the construction of new US 231. The current land use of the subject property is vacant mostly grassy field. No buildings or structures were present on the subject property at the time of the field reconnaissance.

Based on the information gathered and on observations made during this investigation, the Phase I Environmental Site Assessment has identified no on-site environmental conditions associated with the subject property.

Based on the information gathered and on observations made during this investigation, the Phase I Environmental Site Assessment has identified no off-site environmental conditions associated with the subject property.

A Phase I Environmental Site Assessment in conformance with the scope of work and ASTM Practice E 1527-2000 was performed on the subject property. This assessment identified no evidence of any recognized environmental conditions associated with the subject property.

Based on the results of the Phase I Environmental Site Assessment of the subject property, no further investigation, i.e. Phase II Investigation, is recommended at this time.

1.0 INTRODUCTION

Vincennes District engaged INDOT's Hazardous Materials Unit to conduct a Phase I Environmental Site Assessment (ESA) of the INDOT excess the 0.5 acre Parcel # 4, located on the east side of NEW US 231 right of way, 1,000 feet north of SR 70, in Spencer County. Parcel # 1 is subsequently referred to in this report as "the subject property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E1527-2000).

1.1 Purpose

The purpose of the Phase I ESA was to identify any potential sources of environmental risk or liability on the subject property. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies.

1.2 Scope of Services

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E1527-2000). These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

1.3 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.4 Limitations and Exceptions

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-2000, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, INDOT's Hazardous Materials Unit must be notified in order that we may determine if modifications to our conclusions are necessary.

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of INDOT's Hazardous Materials Unit.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services.

Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.5 User Reliance

This report may be distributed and relied upon by INDOT, its successors and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of INDOT's Hazardous Materials Unit.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject property, Parcel # 4, is located adjacent to the east side right of way on new US 231, 1,000 feet north of SR 70, one mile southeast of Chrisney, in Spencer County Indiana. This is a remnant of a parcel that was acquired by INDOT for the construction of new US 231. At the time of the site visit, this section of US 231 was not completed. The area adjacent to the parcel was not yet paved, although the roadbed was mostly established. The excess parcel is approximately 0.5 acres in size and irregular in shape.

The legal description of the subject property is a vacant undeveloped grassy field, surrounded by wooded land. The property is adjacent to new US 231.

The land use in the area is transportation (new US 231), agricultural, and wooded. There is minor residential use nearby

2.2 Current Property Use

The subject property is currently used for:

Vacant, undeveloped, grassy cleaning, with nearby pond.

2.3 Structures and Improvements

No buildings or structures were present on the subject property.

2.4 Adjoining Property Use

The current adjoining property uses are:

North:	Wooded, undeveloped
South:	Wooded, undeveloped
East:	Wooded, undeveloped
West:	Highway, new US 231

The following recognized environmental concerns (RECs) were noted from a visual inspection of the adjoining properties:

North:	None
South:	None
East:	None
West:	None

3.0 USER PROVIDED INFORMATION

3.1 Title Records

A review of the chain-of-title information was not part of the scope of work for this assessment.

3.2 Environmental Liens or Activity and Use Limitations

No environmental liens were reported.

3.3 Specialized Knowledge

No specialized knowledge of RECs or other potential environmental concerns were reported.

No property valuation reduction relating to environmental concerns was reported.

3.4 Owner, Property Manager and Occupant

The subject property is currently owned by The State of Indiana. The parcel was obtained by INDOT for use in the construction of new US 231. This is a remnant of the original parcel, and has been declared excess, and will be disposed of

3.5 Reason for Performing Phase 1 ESA

The Phase 1 ESA was prepared by OES. This Phase 1 ESA was requested for the following reason:

- A Phase I Environmental Assessment is required before the INDOT parcel can be disposed of.

3.6 Prior Environmental Reports

No prior environmental reports were identified for the subject property.

3.7 Other

No other information was provided by the user.

4.0 RECORDS REVIEW

4.1 Historical Use Information

Historical use formation describing the subject property was obtained from a variety of sources as discussed below. This information is summarized in the table below.

Period/Date	Land Use	Source of Information
1940, 1950, 1955, 1960, 1966, 1974	Highway air photos in these years indicate parcel is undeveloped, mostly wooded.	Indiana Geological Survey Indiana Historical Aerial Photography Index
Chrisney USGS Topo 1960. Photorevised 1988	1988 photorevised map indicates buildings on and near parcel. The buildings were not present on the 1960 topo map. The buildings are not present at the present time.	U.S.G.S. Topographical Maps, portions of Chrisney and Rockport Quadrangles

4.1.1 City Directories

No City directories were reviewed as the subject property is a rural area. City Directories are not prepared for rural areas. .

4.1.2 Aerial Photographs

Historical aerial photographs dating back to the 1930s are often available from local and federal government sources. Aerial photographs of the subject and adjoining properties were reviewed for indications of previous uses. The results of this review are summarized below.

Year	Scale	Description
1940	1:27918	Ind Geological Survey Historical Aerial Photographs; poor quality
1950	1:20563	Ind Geological Survey Historical Aerial Photographs; poor quality
1955	1:20560	Ind Geological Survey Historical Aerial Photographs; poor quality
1960	1:23813	Ind Geological Survey Historical Aerial Photographs; poor quality
1966	1:23560	Ind Geological Survey Historical Aerial Photographs; fair quality
1974	1:23110	Ind Geological Survey Historical Aerial Photographs; good quality

4.1.3 Fire Insurance Maps

Fire insurance maps are used to determine fire hazards and were produced for most urban areas since the late 1800s. This is not an urban area, and Sanborn maps have never been produced for this area.

4.1.4 Additional Historical Use Sources

No additional historical use sources were identified.

4.1.5 Historical Use of Adjoining Properties

Aerial photographs as far back as 1940 were reviewed, and topographical maps going back as far as 1960 were reviewed. The historical uses of the property and of the adjoining properties have been agriculture and hardwood forest. There is no indication of any development that would create an environmental risk. This section has been abbreviated in that highly detailed research into the historical use of adjoining properties was not conducted. A search of IDEM's contaminant layer maps was conducted, and no contaminants of any type (gas stations, landfills, special cleanups) were not identified within a one mile distance of the property.

4.2 Standard Environmental Records

A search of available federal and state environmental records was obtained from IDEM, EPA, US Coast Guard sources. A copy of this search is provided in Appendix B. The provided search reports meets or exceeds the regulatory records search requirements of ASTM E1527-2000.

Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses some facilities may be listed as unmappable. No unmappable facilities were observed to be within the ASTM minimum search distance of the subject property.

A review of the regulatory information from this database search for possible recognized environmental conditions (RECs) within the ASTM minimum search distance is provided in the Federal and State sections below.

4.2.1 Federal Environmental Records

National Priorities List

The federal Environmental Protection Agency (EPA) maintains the National Priorities List of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

A review of the NPL List indicates that there are no NPL facilities on the subject property.

A review of the NPL List indicates that there are no NPL facilities on the adjoining properties within the minimum search distance

CERCLIS LIST

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is maintained by the EPA and contains sites that have been investigated or are currently being investigated for possible inclusion on the NPL.

A review of the CERCLIS List indicates that there are no CERCLIS facilities on the subject property.

RCRA CORRACTS TSD Facilities List

The EPA maintains a database of the Treatment, Storage and Disposal (TSD) of hazardous waste from reporting facilities under the Resource Conservation and Recovery Act (RCRA). The CORRACTS database is the EPA's list of TSD facilities subject to corrective action.

A review of the RCRA CORRACTS TSD List indicates that there are no RCRA CORRACTS TSD facilities on the subject property.

RCRA Non-CORRACTS TSD Facilities List

The Non-CORRACTS database is the EPA's list of TSD facilities that are not currently subject to corrective action.

A review of the RCRA TSD List indicates that there are no RCRA TSD facilities on the subject property.

A review of the RCRA TSD List indicates that there are no RCRA TSD facilities on the adjoining properties within the minimum search distance

RCRA Generator List

The EPA maintains a list of all regulated generators of hazardous waste as defined by RCRA.

A review of the RCRA Generator List indicates that there are no RCRA Generator facilities on the subject property.

A review of the RCRA Generator List indicates that there are no RCRA Generator facilities on the adjoining properties or within the minimum search distance

ERNS List

The Emergency Response Notification System (ERNS) is a national database used to collect information or reported release of oil or hazardous substances.

A review of the ERNS List indicates that there are no ERNS sites on the subject property.

A review of the ERNS List indicates that there are no ERNS sites on the adjoining properties within the minimum search distance.

4.2.2 State Environmental Records

State Priorities List

The State Priority List (SPL) contains sites that have been ranked to receive funding for remedial actions and/or investigation under the Hazardous Substance Remedial Action Trust Fund.

A review of the SPL List indicates that there are no SPL facilities on the subject property.

A review of the SPL List indicates that there are no SPL facilities on the adjoining properties within the minimum search distance.

CERCLIS List

The state maintains a list of facilities that are considered state-equivalent CERCLIS sites.

A review of the state CERCLIS List indicates that there are no state CERCLIS facilities on the subject property.

A review of the state CERCLIS List indicates that there are no state CERCLIS facilities on the adjoining properties within the minimum search distance.

SWLF List

Each state maintains a list of facilities permitted as solid waste landfills, incinerators or transfer stations.

A review of the SWLF List indicates that there are no SWLFs on the subject property.

A review of the SWLF List indicates that there are no SWLFs on the adjoining properties within the minimum search distance.

LUST List

A map and environmental files of reported leaking underground storage tanks (LUST) is maintained by IDEM. A review of the state LUST List indicates that there are no LUST sites on the subject property.

A review of the state LUST List indicates that there are no LUST sites on adjoining properties or on sites within the minimum search distance.

UST List

The state IDEM maintains a list of registered underground storage tanks.

A review of the state UST List indicates that there are no UST locations on the subject property.

A review of the state UST List indicates that there are no UST sites on adjoining sites or on sites within the minimum search distance.

4.2.3 Local Environmental Records

County Recorder

The county recorder/assessor's office was not contacted regarding the presence of recorded environmental liens or easements for the subject property.

INDOT already owns the subject property.

Fire Department

The Fire Department was not contacted regarding this undeveloped site.

Building Department

No buildings exist.

Other Agencies

No other agencies were contacted or were reviewed in the preparation of this report.

4.3 Physical Setting

4.3.1 Topography

The United States Geological Survey (USGS) Chrisney Quadrangle Map was reviewed. According to this map the average elevation of the subject property fluctuates from 430 to 500 feet above Mean Sea Level. The terrain is steeply sloping. The property is some 70 feet below the new US 231 roadway. The physical setting is rural area with fairly steep hilly terrain.

4.3.2 Regional Geology.

The subject property is located in the Booneville Hills physiographic province. Bedrock is typically of the Pennsylvanian system, according to the Indiana Geological Society. This unit is characterized as consisting of limestone and minor amounts of dolomite and shale.

4.3.3 Soil Survey

The United States Department of Agriculture (USDA) "Soil Survey of Spencer County, Indiana", April 1973, depicts the soils on the parcel as Wellston (WeE2). The properties of this soil are moderate permeability, moderate frost heaving, and medium compressibility.

4.3.4 Hydrogeology

Based upon a review of local topography and physiographic information, and the presence of a pond on an adjacent property, groundwater is estimated to be at a depth of 5 feet bgs. The regional bedrock dip direction in this area is to the west, off the axis of the Cincinnati Arch.

The nearest flowing surface water to the subject property flows to the northwest.

4.3.6 Wetland Information

The United States Fish and Wildlife wetland inventory was reviewed to determine if the subject property contained any identified wetland areas. According to this map the subject property does not contain any identified wetland areas. There is a pond present just north of the property.

4.3.7 Other

No other physical setting data was reviewed.

5.0 SITE RECONNAISSANCE

The subject property was inspected by Kenneth Gill, INDOT Project Manager, on 9/16/2010. The inspection was performed on a Clear Sunny day.

All areas of the subject property were accessible at the time of the inspection.

During the inspection an exterior inspection of the buildings, if present, was performed. The exterior of adjoining properties was visually evaluated for any recognized environmental concerns (RECs).

5.1 General Property Conditions

5.1.1 Building Heating and Cooling

There are no heated buildings on the subject property.

There are no air-conditioned buildings on the subject property.

5.1.2 Solid Waste Disposal

There is no solid waste generated on the property.

5.1.3 Process Wastewater Disposal

Process wastewater is not generated at the subject property or on adjacent parcels.

5.1.4 Sewage Discharge

There are no sewage generators in this area.

5.1.5 Surface Water Drainage

Surface water flows through natural topographical drainage.

5.1.6 Wells and Cisterns

No wells were observed on the subject property.

There are no cisterns located on the subject property.

5.1.7 Additional Property Conditions

No additional property conditions were observed.

5.2 Environmental Conditions

5.2.1 Hazardous Material Storage, Use and Handling

No hazardous materials were observed to be stored or used on the subject property.

No petroleum products were observed to be stored or used on the subject property.

No drums or containers of regulated substances were observed on the subject property.

No hazardous waste was observed to be generated, stored or disposed at the subject property.

No bio-hazardous waste was observed on the subject property.

5.2.2 Spill and Stain Areas

No areas of stained soil greater than de minimus (10 sq. ft.) were observed on the subject property.

No areas of stained pavement greater than de minimus (10 sq. ft.) were observed on the subject property.

No areas of stressed vegetation greater than de minimus (10 sq. ft.) were observed on the subject property.

5.2.3 Polychlorinated Biphenyls (PCBs)

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and greater than 500 ppm is considered "PCB".

There are no electrical transformers or other equipment on the parcel or in adjacent areas.

5.2.4 Asbestos Containing Materials (ACMs)

Potential friable asbestos-containing materials (ACMs) (pipe/boiler insulation and fireproofing) was in common use in construction, but usage generally ceased voluntarily in the mid-1970s. There are no buildings or structures on the property, and no ACM building materials.

5.2.5 Aboveground Storage Tanks (ASTs)

Determining the presence of ASTs is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present ASTs in the area of the subject property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of ASTs on the subject property.

No aboveground storage tanks were observed on the subject property.

5.2.6 Underground Storage Tanks (USTs)

Determining the presence of USTs is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present USTs in the area of the subject property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of USTs on the subject property.

No underground storage tanks were observed on the subject property.

5.2.7 Landfills

No evidence of a landfill was observed or reported on the subject property.

There is no evidence of dumping activity on the subject property.

5.2.8 Pits, Sumps, Catch Basins and Lagoons

No pits, ponds, or lagoons were observed on the subject property. One pond is present on a bordering property.

5.2.9 Radon

Radon is an odorless, invisible gas that occurs naturally in soils. Natural radon levels vary and are closely related to geologic formations. It cannot be detected without specialized equipment. Radon may enter buildings through basement sumps or other openings.

The EPA has established the recommended safe radon level at 4 pCi/L. The EPA has prepared a map dividing the country into three Radon Zones; Zone 1 for those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4 pCi/L; Zone 2 for those areas where the average predicted radon level is between 2 and 4 pCi/L; and Zone 3 for those areas where the average predicted radon level is below 2 pCi/L.

According to the EPA Map of Radon Zones the subject property is in Zone 2 where the predicted radon levels vary between 2.0 pCi/L and 4.0 pCi/L. Generally in outdoor settings, radon does not accumulate. It usually only accumulates in indoor areas or areas where air flow is stagnant. Radon is not an issue at Parcel 4.

5.2.10 Lead

There is no use of lead-based paint on the property or on adjacent properties.

5.2.11 Other Environmental Conditions

No high-tension transmission lines or electrical substations which could generate significant electromagnetic frequencies were identified near the subject property.

There were no major sources of noise and vibration identified on or near the subject property.

6.0 INTERVIEWS

No Interviews were conducted with individuals knowledgeable of the subject property. The subject property is currently State owned property, a remnant left over from the construction of new US 231 highway.

7.0 FINDINGS AND CONCLUSIONS

No adverse environmental conditions were identified on or near the excess parcel. The parcel may be disposed of.

7.1 On-Site Environmental Concerns

Based on the information gathered and on observations made during this investigation, the Phase I Environmental Site Assessment has identified no on-site environmental conditions associated with the subject property.

7.2 Off-Site Environmental Concerns

Based on the information gathered and on observations made during this investigation, the Phase I Environmental Site Assessment has identified no off-site environmental conditions associated with the subject property.

7.3 Conclusions

A Phase I Environmental Site Assessment in conformance with the scope of work and ASTM Practice E 1527-2000 was performed on the subject property. This assessment revealed no evidence of any recognized environmental conditions associated with the subject property.

8.0 RECOMMENDATIONS

No environmental issues were identified on, adjacent to, or within a one mile search distance of the subject property. Based on the results of the Phase I Environmental Site Assessment of the subject property, no further environmental investigation is recommended at this time.

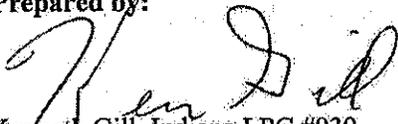
9.0 CLOSURE

This report has been prepared for the sole benefit of Vincennes District. The report may not be relied upon by any other person or entity without the express written consent of OES and Vincennes District.

Except for the limitations and exceptions discussed in Section 1.4, this Phase I ESA complies with the scope of work and ASTM Standard 1527-2000.

Respectfully submitted,
INDOT's Hazardous Materials Unit

Prepared by:


Kenneth Gill, Indiana LPG #939
INDOT Project Manager

Reviewed by:


Kenneth B. McMullen, CHMM # 14768
Hazardous Materials Unit Supervisor

10.0 REFERENCES

The following documents, maps, or other publications may have been used in the preparation of this report.

American Society for Testing and Materials (ASTM) 2000. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-00). Philadelphia, PA, USA.

Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Maps.

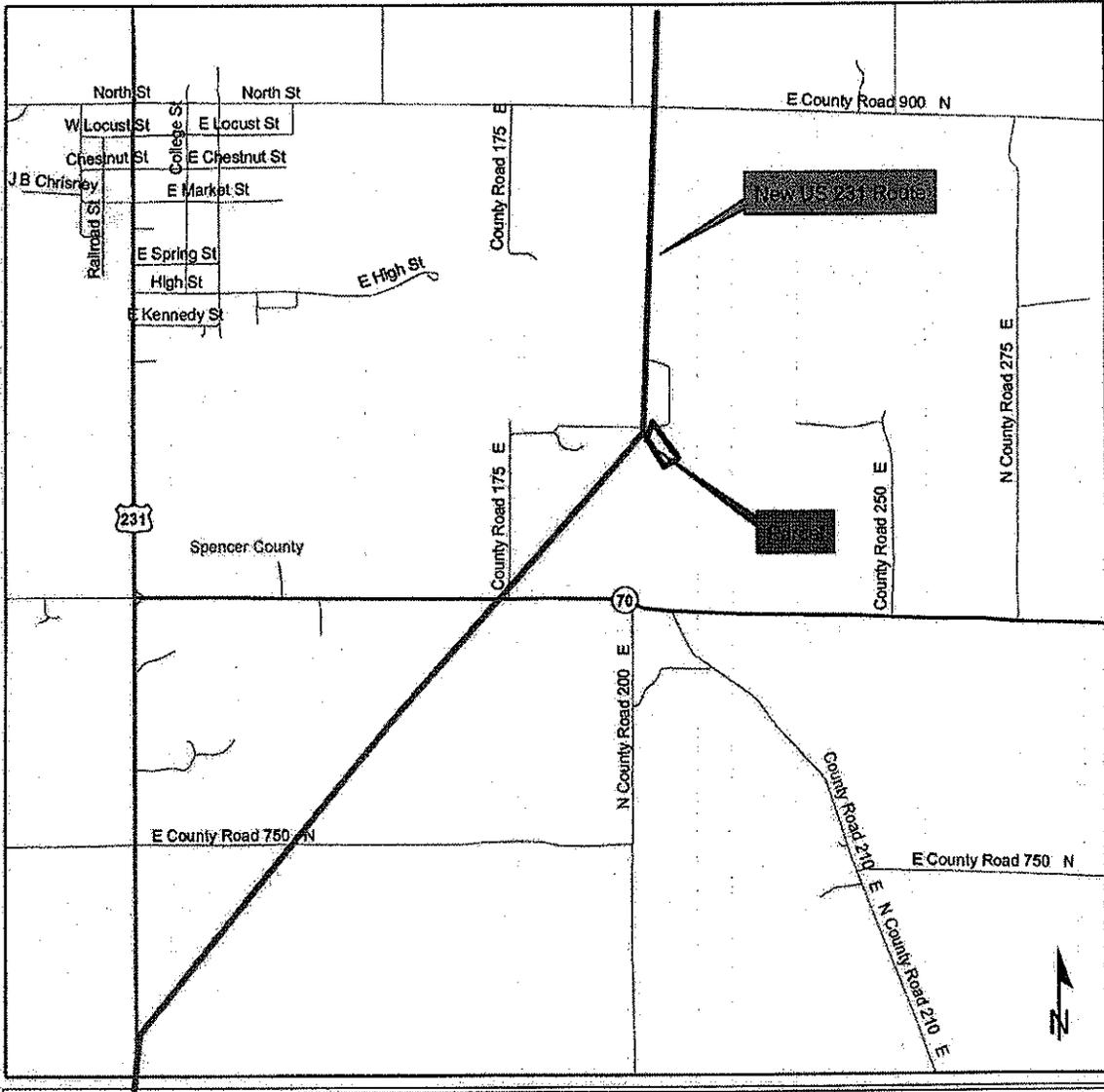
United States Department of Agriculture, Soil Conservation Service, Soil Surveys.

United States Geological Survey, Topographic Maps.

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map

APPENDIX 1

New US 231 Route & Parcel Location



	Community Right To Know Sites		Restricted Waste Site		Brownfield		Mile Buffer
	Underground Storage Tank		Open Dump Waste Site		Superfund		Interstate
	Leaking Underground Storage Tank		Corrective Action Sites		Hazardous Spill		State Route
	Voluntary Remediation Program		State Cleanup Site		Project Area		US Route
			Solid Waste Landfill		Half Mile Buffer		Local Road

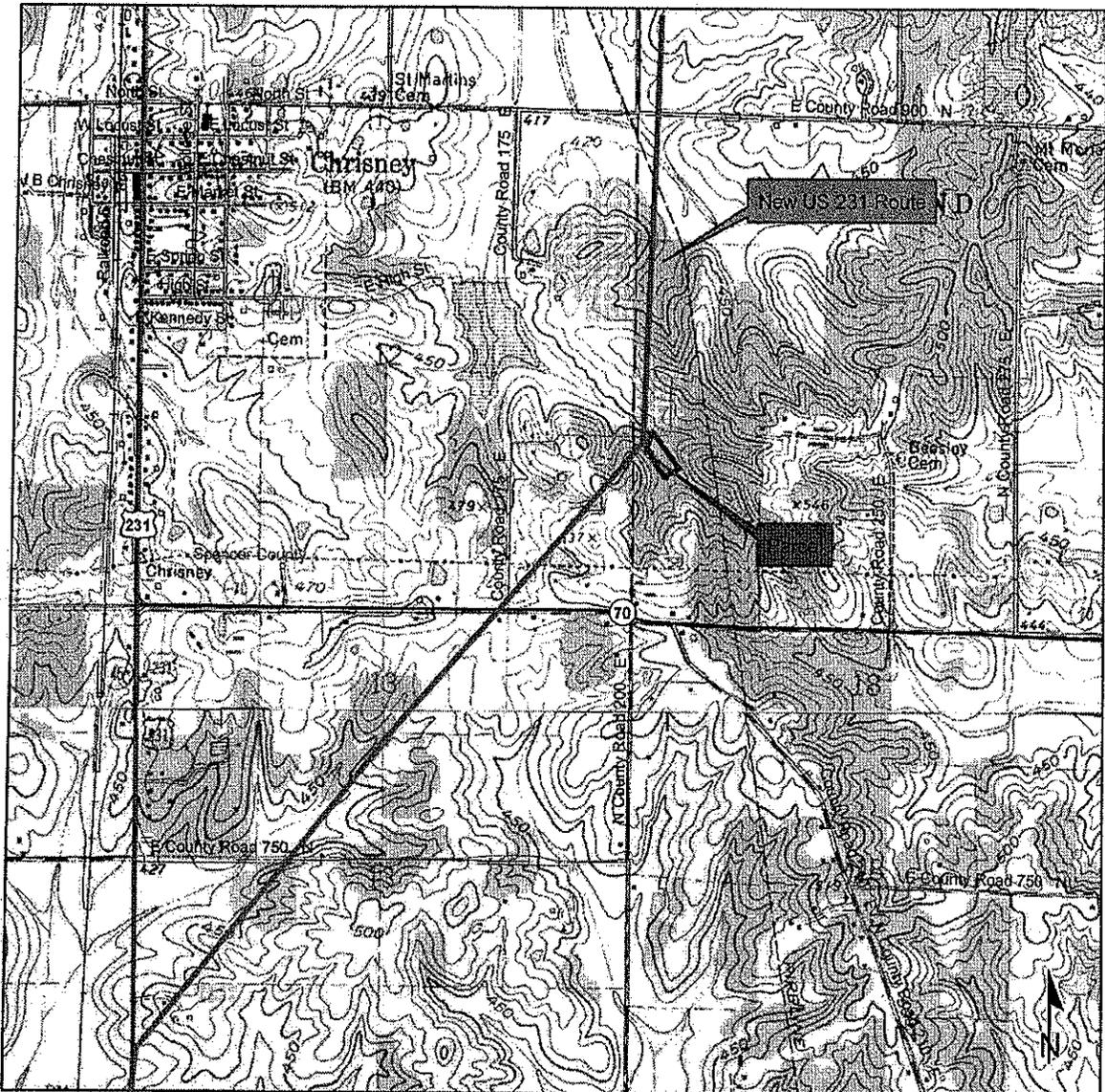
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 Data - Obtained from the State of Indiana Geographical Information Office Library
 Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
 Map Projection: UTM Zone 16N Map Datum: NAD83

Miles
 Scale: 1:63,777

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

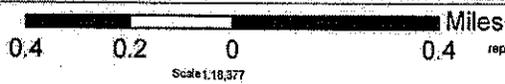
APPENDIX 2

Parcel 4 Location Topographical Map



	Community Right To Know Sites		Restricted Waste Site		Brownfield		Mile Buffer
	Underground Storage Tank		Open Dump Waste Site		Superfund		Interstate
	Leaking Underground Storage Tank		Corrective Action Sites		Hazardous Spill		State Route
	Voluntary Remediation Program		State Cleanup Site		Project Area		US Route
			Solid Waste Landfill		Half Mile Buffer		Local Road

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



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

APPENDIX 3

Parcel # 4, Aerial with Parcel Boundary



Community Right To Know Sites	Restricted Waste Site	Brownfield	Mile Buffer
Underground Storage Tank	Open Dump Waste Site	Superfund	Interstate
Leaking Underground Storage Tank	Corrective Action Sites	Hazardous Spill	State Route
Voluntary Remediation Program	State Cleanup Site	Project Area	US Route
	Solid Waste Landfill	Half Mile Buffer	Local Road

Sources: Non Orthophotography
 Data - Obtained from the State of Indiana Geographical Information Office Library
 Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
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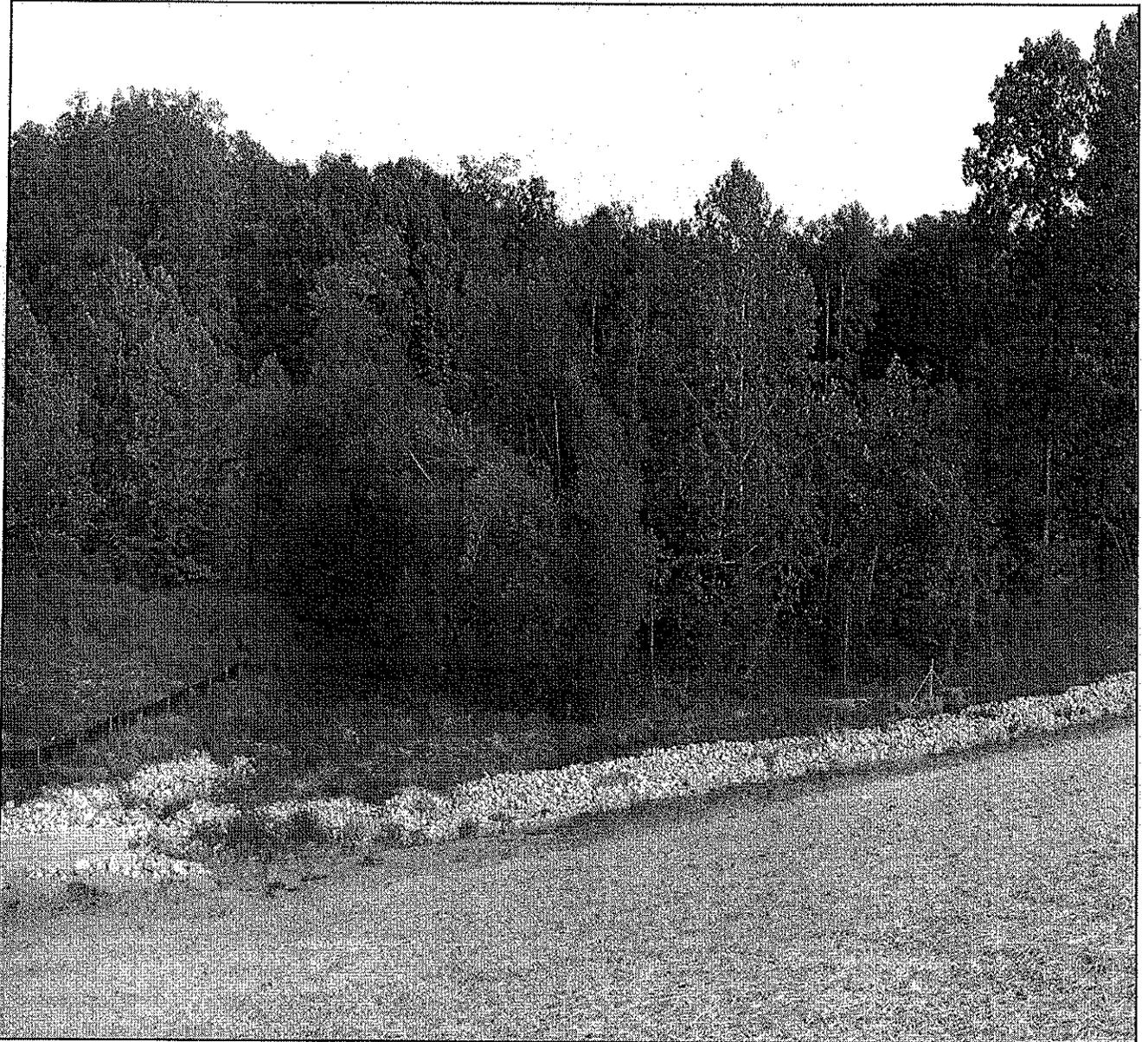
0.4 0.2 0 0.4 Miles

Scale: 1:18,377

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

APPENDIX 4

SITE PHOTOGRAPHY



Site Photograph- Site is tree area. Foreground is steep embankment covered with brown straw with white rip-rap at bottom. Site is tree area. View is to east. New US 231 is not visible at top of straw covered embankment.

APPENDIX 5

QUALIFICATIONS

Institute of Hazardous Materials Management

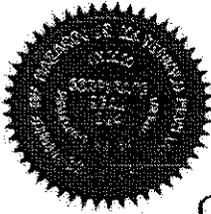


Certifies that

Kenneth B. McMullen

has successfully met all requirements of education, experience and examination, and is hereby designated a

Certified Hazardous Materials Manager



August 2008
Certified

14768
Number

August 12, 2013
Expiration Date

John H. Frick
Executive Director

So long as this credential is renewed according to schedule and is not otherwise revoked.