

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

U.S. EPA Brownfield Revolving Loan Fund Cooperative Agreement (CA)# BF-00E48101-B Indiana Brownfields Program Site 4180207

Former OmniSource Facility 1610 North Calhoun Street Fort Wayne, Indiana April 2019

This Analysis of Brownfield Cleanup Alternatives (ABCA) was cooperatively prepared by the Indiana Brownfields Program (Program), the City of Fort Wayne, and Industrial Waste Management Consulting Group, LLC (IWM Consulting) as a requirement for utilizing United States Environmental Protection Agency (U.S. EPA) Revolving Loan Fund (RLF) monies to remediate a brownfield. The Former OmniSource Facility site (Indiana Brownfields Site ID: 4180207), located at 1610 North Calhoun Street in Fort Wayne, Indiana (Site) is currently open land, covered with grass, and no building structures. The Site occasionally functions as overflow festival parking. Former manufacturing, railroad, and scrap yard operations at the Site included the storage of petroleum products and potentially hazardous substances, which are believed to be the primary source(s) of heavy metals and poly-chlorinated biphenyl (PCB) contamination in soils at the Site. An aquifer located approximately eight (8) to eighteen (18) feet below surface grade (bsg) is also impacted. Multiple underground storage tanks (USTs) associated with historic site activities have been closed through removal from the Site beginning in 1994. This ABCA presents remedial alternatives considered to mitigate potential exposure to contaminated soil and/or groundwater associated with the historical Site activities. Site redevelopment anticipates a combination of land use including retail, commercial, attraction, event space, and parking.

Site Details

Site Name: Former OmniSource Facility
1610 North Calhoun Street
Fort Wayne, Allen County, Indiana

Property Owner: City of Fort Wayne, Department of Redevelopment
200 East Berry Street, Suite 320
Fort Wayne, Indiana 46802

Site Representative: Ms. Lindsey Maksim
Brownfields Coordinator
City of Fort Wayne, Department of Redevelopment
200 East Berry Street, Suite 320
Fort Wayne, Indiana 46802

Summary of Previous Site Activities

Site History

Historical review indicates the Site has been commercially developed since at least 1902. During various periods in the past, the Site has been occupied by a wood products manufacturer, a railroad roundhouse, a junk yard, a railroad freight station, a locomotive repair facility, an engineering and manufacturing company, a sand and gravel company, a truck equipment and oil company, an auto wrecking yard, an iron and metal company, a pump manufacturer, a wholesale liquor distributor, a transformer manufacturer, an auto parts warehouse, an auto wrecking yard, warehouse facilities, an automobile paint and body shop, and retail facilities.

The Site was most recently occupied by OmniSource Corporation, a scrap iron and metals recycling company. Scrap metal processing was discontinued at the Site by the mid-1990s and the Site was used only for administrative offices. OmniSource moved all company operations off of the Site by 2006. Historical aerial photographs show most Site buildings were located on the west portion of the Site, while the east portion was vacant land covered with piles of debris.

The City of Fort Wayne Department of Redevelopment purchased the Site from Calhoun Investments LLC on November 30, 2017 as part of an economic development/revitalization project.

Previous Environmental Assessments/Environmental Investigations

Environmental conditions at the Site have been assessed numerous times between 1994 and 2018. The primary historical environmental assessments and investigations of the Site were documented in the following reports, which are described below.

1. Triad Engineering, Inc., July 2000, Initial Site Characterization (ISC) Report
2. AVANT Group, Inc., August 2002, Further Site Investigation Report
3. AVANT Group, Inc., February 2003, Corrective Action Plan
4. AVANT Group, Inc., July 2003, Corrective Action Progress Report and CAP Implementation Report
5. Avant Group, Inc., September 2007, Draft Sampling and Analysis Report
6. AVANT Group, Inc., November 2007, Test Pit Soil Sampling and Analysis Report
7. AVANT Group, Inc., November 2007, Groundwater Investigation Report
8. IWM Consulting Group, LLC, February 2013, Phase I Environmental Site Assessment
9. IWM Consulting Group, LLC, March 2013, 2012 Groundwater Investigation Report
10. IWM Consulting Group, LLC, December 2017, Phase I Environmental Site Assessment
11. IWM Consulting Group, LLC, May 21, 2018, Further Site Investigation

Triad Engineering, Inc., Initial Site Characterization (ISC) Report, July 2000

Site investigation activities were conducted by Triad Engineering, Inc. (Triad) to further investigate subsurface impacts discovered during a May 2000 underground storage tank (UST) closure assessment. Seven (7) soil borings (GP1-GP7) were advanced and three (3) monitoring wells were installed in the vicinity of the UST cavity. Analytical results indicated that soil and groundwater contamination had not migrated substantially beyond the approximate limits of the former UST basin. Based on the results of the UST closure assessment and ISC investigation, Triad recommended that quarterly groundwater monitoring be performed.

AVANT Group, Inc., Further Site Investigation Report, August 27, 2002

At the request of the Indiana Department of Environmental Management (IDEM), Avant Group, Inc. (AVANT) performed further site investigation (FSI) activities in July 2002 related to petroleum contamination from USTs. Five (5) soil borings (GP-8 through GP-12) were advanced. The groundwater flow direction beneath the Site was calculated to be toward the south-southwest. Based on the results of the FSI, AVANT recommended that one (1) additional monitoring well be installed and quarterly groundwater monitoring be performed.

AVANT Group, Inc., Corrective Action Plan, February 26, 2003

At the request of IDEM, one (1) additional soil boring (GP-13) was advanced following the FSI and quarterly groundwater monitoring commenced. Based on soil and groundwater analytical results during previous investigations and monitoring, AVANT developed a corrective action plan (CAP) that recommended the installation of one (1) additional monitoring well (MW-4) and excavation and off-site disposal of impacted soil and groundwater near the limits of the former UST cavity.

AVANT Group, Inc., Corrective Action Progress Report and CAP Implementation Report, July 15, 2003

Following approval by IDEM, AVANT implemented the remedial activities that were outlined in the CAP. Soil excavation and groundwater removal activities were performed during May 2003. Approximately 260 cubic yards (395.53 tons) of petroleum-impacted soil and 15,047 gallons of contaminated groundwater were removed from the former UST basin for transportation and disposal. Soil removal activities were performed beneath the water table at depths ranging from 14 to 20 feet bsg. Following CAP implementation, AVANT recommended that quarterly groundwater sampling continue to monitor the natural attenuation of residual dissolved-phase contaminants.

The IDEM Leaking UST (LUST) Section granted No Further Action (NFA) status to the release in February 2005 and the monitoring wells were permanently abandoned in April 2005.

AVANT Group, Inc., Draft Sampling and Analysis Report, September 4, 2007

In August 2007, AVANT performed investigation activities for three (3) of five (5) specific areas of concern identified at the Site, specifically an area with former USTs that were reportedly removed in 1985, an area of railroad spurs where total petroleum hydrocarbons (TPH) had previously been identified, and the general former scrap yard and metal processing area. Four (4) soil borings (B-1 through B-4) were advanced near the former UST area, five (5) borings (B-5 through B-9) were advanced near the railroad spurs, and five (5) borings (B-10 through B-14) were advanced in the scrap yard/metal processing area.

Analytical results for soil and/or groundwater samples collected during the investigation indicated that no further investigation was necessary in the former UST area. AVANT concluded that additional investigation was necessary near the railroad spurs as surface soil

contamination of TPH appeared to be widespread and near the former scrap yard/metal processing area as lead, arsenic, cadmium, mercury, and/or PCBs were detected at concentrations exceeding their respective IDEM Risk Integrated System of Closure (RISC) Residential Default Closure Levels (RDCLs) and/or Industrial Default Closure Levels (IDCLs).

AVANT Group, Inc., Test Pit Soil Sampling and Analysis Report, November 16, 2007

In October 2007, AVANT advanced four (4) soil borings and excavated thirty-three (33) test pits (TP-1 through TP-37), and advanced two (2) hand augers (HA-1 and HA-2) across North Clinton Street. The soil borings and test pits were performed to identify the thickness of fill material on the Site and to assess if contaminants previously identified as having constituent concentrations exceeding the IDEM RISC RDCLs existed throughout the Site. The test pits were excavated at randomly selected locations on the Site. The grid area included areas adjacent to site buildings, within the former auto salvage yard, along railroad spurs, and in the location of former building footprints.

The results of the 2007 test pit soil analyses indicated that a large portion of the Site had concentrations of lead and arsenic in excess of the IDEM RISC RDCLs and IDCLs. PCBs were identified at several locations at concentrations less than the RISC RDCLs. Several locations had cadmium concentrations exceeding the RISC RDCLs, but below the RISC IDCLs. One (1) location had a mercury concentration exceeding both the RISC RDCL and IDCL.

AVANT Group, Inc., Groundwater Investigation Report, November 14, 2007

In October 2007, AVANT installed five (5) groundwater monitoring wells (MW-1 through MW-5) and conducted groundwater sampling at the request of the City of Fort Wayne, Division of Community Development. Total arsenic was detected at a concentration exceeding the IDEM RISC RDCL and IDCL. Methyl tertiary-butyl ether (MTBE) was detected at a concentration exceeding the RISC RDCL. TPH extended range organics (ERO) were detected at concentrations exceeding the RISC RDCL and/or IDCL. No recommendations were made by AVANT at the time.

IWM Consulting Group, LLC, Phase I Environmental Site Assessment, February 25, 2013

The following Recognized Environmental Conditions (RECs) were identified by IWM Consulting during a 2013 Phase I Environmental Site Assessment (ESA):

- Historical Site occupants have included a railroad yard with locomotive repair, truck and automobile repair facilities, an oil company, a transformer manufacturer, and a metal processing scrap yard. These operations typically utilize hazardous substances and petroleum products in their operations. Details concerning the usage and disposal of hazardous substances and petroleum products by the site occupants were not readily available.
- Two 4,000-gallon capacity gasoline USTs located on the west-central portion of the site between 5th and 6th Streets were manifolded together to form one, 8,000-gallon capacity UST (owner designated UST #8). Notations made by site personnel on UST registration forms indicated this manifolded UST was removed from the site in the 1980s. No UST closure report or other tank removal documentation was readily available.
- Four spill incidents were reported at the site between 1989 and 2002. The spills consisted of 25 gallons of transformer oil in 1989, 2,400 gallons of caustic soda to the municipal sewer in 1994, 60 gallons of chromate cleaning solution to the sanitary sewer

in 1996, and an alleged petroleum spill in 2002. No active investigations of these spills are underway; however, documentation of the cleanup of these spills was not readily available.

- Sampling of surface soil along the former railroad spur on the site indicate TPH concentrations in five sample locations exceeded the IDEM RDCL at that time.
- Laboratory testing results indicate lead, argon, cadmium, PCBs, and mercury were present in the soil samples at concentrations exceeding their respective RDCLs.
- A release from a UST at the Lawton Park facility adjacent to the east of the site was reported in 2005. Investigations indicated soil and groundwater beneath the facility were impacted by VOCs and SVOCs from the release. Available documents indicate the full extent of contamination from this release was not determined.

The ESA also identified a floor drain and sump located near the east end of the northwest building foundation. The sump contained some liquid at the time of the site inspection, but it was not determined if the sump discharged to the municipal sewer system. No unusual odors were noted in the sump, and no surface staining or etching was observed on the floor around the drain. No other evidence of disposal of petroleum products or hazardous substances to the drain was observed.

Two (2) 4,000-gallon capacity gasoline USTs located on the west-central portion of the site between 5th and 6th Streets were manifolded together to form one (1) UST (owner designated UST #8). UST #8 was apparently removed from the site in the 1980s. Two (2) 10,000-gallon gasoline and diesel USTs were removed from an area north of 6th Street and east of Harrison Street in 1994 (designated by the owner as USTs #2 and #3). One (1) 550-gallon gasoline UST and one (1) 10,000-gallon diesel fuel UST (owner designated tanks #4 and #5) were removed from an area east of the intersection of Calhoun and 5th Streets on the site in 2000. The Site received an NFA status letter for a reported release from USTs #4 and # 5 in 2005.

IWM Consulting Group, LLC, 2012 Groundwater Investigation Report, March 4, 2013

In December 2012, IWM Consulting mobilized to the Site to collect groundwater samples from monitoring wells MW-1 through MW-5, which had been installed in 2007. Two (2) wells could not be located and one (1) well was located off-site, subsequently, two (2) new wells (MW-6 and MW-7) were installed. Groundwater samples were collected from wells MW-4 and MW-5 and analyzed for similar parameters as the 2007 sampling ever. Monitoring wells MW-3, MW-4, and MW-5 were repaired and completed at the surface with lockable, water tight steel vaults set in concrete.

The groundwater samples contained lead, vinyl chloride, and/or arsenic at concentrations exceeding their respective IDEM *Remediation Closure Guide* (RCG) Residential TAP Groundwater Screening Levels (Res TAP GWSLs).

IWM Consulting Group, LLC, Phase I Environmental Site Assessment, December 1, 2017

No new RECs were identified by IWM Consulting since the 2013 Phase I ESA.

IWM Consulting Group, LLC, Further Site Investigation, May 21, 2018

In March 2018, IWM Consulting advanced six (6) soil borings (SB-1 through SB-6), excavated sixteen (16) test pits (TPL-1 through TPL-7, TPL-7A, TPL-8A, and TPL-10 through TPL-15), and collected groundwater samples from the five (5) existing monitoring wells at the Site. A geophysical survey was also performed.

Several soil sample locations had arsenic, cadmium, lead, PCBs, and/or mercury in excess of their respective RCG Residential Direct Contact Screening Levels (RDCSLs) and/or Industrial/Commercial Direct Contact Screening Levels (IDCSLs).

The thickness of fill on the Site was measured from soil borings and test pit locations during this investigation and varied from approximately 2 feet to 10.5 feet.

Groundwater samples collected from temporary wells had analyte concentrations in excess of their respective RCG Res TAP GWSLs for trichloroethane, total arsenic, and/or dissolved arsenic.

Summary of Site Characterization

The following summary of results and conclusions is supported by historical and recent Site Investigations:

1. The Site is located in Section 35, Township 31 North, Range 12 East in Allen County as shown on **Figure 1**. The Site consists of approximately 28.87 acres of vacant land and a vacated section of North Calhoun Street which totals approximately 0.8494 acres. The Site is bordered by North Clinton Street on the east, West 3rd Street and the Saint Mary's River on the south, and North Calhoun Street and North Harrison Street on the west. A charter school and an automobile sales and service facility are located north of the Site. 4th, 5th, and 6th Streets extend to the west central portion of the Site. Building slabs/foundations are located on the northwest corner, the west side, and the south-central portion on the northeast corner of North Clinton and 4th Streets. The central and east portions of the Site appear to be covered with fill material that has been graded into small hills with a maintained grass surface. The north portion of the Site consists mostly of vacant land covered with gravel and overgrown with grass and weeds.
2. The nearest surface water feature to the Site is the St. Mary's River, located approximately 50 feet south and down-gradient from the southern-most portion of the Site. Other surface water features near the Site include Spy Run Creek (approximately 400 to 1250 feet east of the Site), the St. Joseph River (approximately 1,500 feet east of the Site), and the Maumee River (approximately 0.6 mile southeast of the Site).
3. The depth to groundwater at the Site has been gauged periodically over several years and is measured to be between 13 and 15 feet below grade. This groundwater is not used as a source of potable water for the Site or surrounding properties. Potable water for the City of Fort Wayne is obtained mainly from the St. Joseph River located approximately 1,700 feet east of the Site.
4. The soil types encountered during previous Site investigation activities were generally consistent with one another. The northern third of the site appears to be underlain by

glacially derived sediments consisting mainly of sandy, silty, clay with some silty and gravelly sands and the southern two-thirds of the site appear to contain coarser grained sediments at depth, possibly derived from fluvial deposition from the historic path of the St. Mary's River. Southern Site sediments generally consist of glacially-derived clays to a depth of approximately 4.0 feet bsg. Beneath the 4.0-foot depth, the sediments consist of fine to medium grained sand and medium to coarse grained sand. Generally, the Site is covered with fill varying from approximately 2 feet to 10.5 feet thick.

5. The recent and historical site environmental assessments indicate that the surface soil contamination at the Site consists of total lead in excess of 800 milligrams per kilogram (mg/kg), toxicity characteristic leaching procedure (TCLP) lead in excess of 5.0 mg/kg, and PCBs >1.0 mg/kg, greater than 10 mg/kg, >25 mg/kg, and >50 mg/kg. Impacted soils do not appear to extend below a depth of approximately 4.0 feet below grade. Localized arsenic soil and groundwater contamination has been identified in excess of its respective RCG screening levels. The arsenic may be associated with natural depositional/geologic processes.

Summary of Remedial Alternatives

1. Alternative 1 – No action.
2. Alternative 2 – Soil capping.
3. Alternative 3 – Targeted excavation and disposal following heavy metals stabilization as necessary.

Remedial Action Objectives

Environmental conditions at the Site and current land use suggest that the following human exposure routes represent potential risks for the indicated media and potentially exposed populations:

1. Direct contact with impacted surface soil, subsurface soil, or groundwater by on-site workers or future construction workers performing maintenance or excavation; and,
2. Ingestion of groundwater by future users of water wells that might be drilled at the Site.

One (1) aspect of the Site is identified as needing corrective action based on the results of previous Site investigations. The IDEM RCG provides numeric remedial action objectives in the form of screening levels (SLs) for the relevant exposure routes and land uses. Land use at the Site is currently zoned commercial, and is expected to remain so for the foreseeable commercial future. Soil or groundwater media exceeding applicable SLs include the following:

1. Surface soil media to depths of up to two (2) feet bsg exceed one (1) or more RCG IDCSSL.
2. Subsurface soil media to variable depths that exceed one (1) or more RCG IDCSSL.

Analysis of Remedial Alternatives

The remedial action alternatives considered were evaluated using the following criteria:

(1) Effectiveness

- a. The degree to which the toxicity, mobility, and volume of the contamination is expected to be reduced.
- b. The degree to which a remedial action option, if implemented, will protect public health, safety and welfare and the environment over time.
- c. Taking into account any adverse impacts on public health, safety and welfare and the environment that may be posed during the construction and implementation period until case closure.

(2) Implementability

- a. The technical feasibility of constructing and implementing the remedial action option at the site or facility.
- b. The availability of materials, equipment, technologies and services needed to conduct the remedial action option.
- c. The administrative feasibility of the remedial action option, including activities and time needed to obtain any necessary licenses, permits or approvals; the presence of any federal or state, threatened or endangered species; and the technical feasibility of recycling, treatment, engineering controls, disposal or naturally occurring biodegradation; and the expected time frame needed to achieve the necessary restoration.

(3) Cost

- a. The following types of costs are generally associated with the remedial alternatives:
 - Capital costs, including both direct and indirect costs; Initial costs, including design and testing costs.
 - Annual operation and maintenance costs.

Remedial Alternatives

1. *Alternative 1 – No Action:* If no action is taken at the Site, the impacted soil will remain on the Site and it will not be a developable property. Additionally, if the Site is not secured, it is possible that the general public could come into direct contact with the impacted surface soils, thus creating a potential environmental, health, and welfare liability for the City of Fort Wayne. This option is considered the least environmentally protective and the impacts to the environment will continue for years to come. This option does not include potential groundwater impacts.
 - a. **Effectiveness** – None: This option does not decrease the toxicity, mobility, or volume of the contamination and does not protect human health, safety, welfare, or the environment.
 - b. **Implementability** – Easy: There are no required actions or technology necessary to implement this option.
 - c. **Cost** – None: This option does not require ongoing operation or maintenance costs. Any deficit incurred would be in the form of loss of potential income from redevelopment.

2. *Alternative 2 – Soil Capping*: The advantage of soil capping (importing two (2) feet of clean clay soil) is that it quickly addresses the environmental and health risks associated with direct contact with contaminated surface soil located throughout portions of the Site. However, the contaminants are left in-situ at depths below two (2) feet and future construction or onsite excavation workers at the Site may be exposed to the contaminants left in place when the Site is redeveloped. Additionally, the elevation of the majority of the Site is already slightly higher than the surrounding properties. This option does not include potential groundwater impacts.
 - a. **Effectiveness** – Medium: This method is effective so long as the top two (2) feet of imported, clean clay soil is not disturbed. There is a risk of exposure once disruption of the imported soil occurs during Site redevelopment.
 - b. **Implementability** – Easy: The Site is currently vacant, so no operations would be interrupted.
 - c. **Cost** – Significant: Costs would include clearing debris from the Site prior to installing a geotextile fabric to serve as a demarcation barrier, importing up to 2-feet of clean clay soil and compacting, topping the clay soil with an impervious barrier and/or topsoil planted with a maintained grass surface.
3. *Alternative 3 – Targeted Soil Excavation and Disposal, and Groundwater Monitoring*: The advantage of the targeted excavation and disposal portion of this option is that it expeditiously addresses the environmental concerns with respect to the hazardous substances adsorbed to the surface and near surface soil and removes the impacted soil from the Site. The excavation areas can focus on source areas or only areas with the highest contaminant concentrations and alleviates any long-term effects with managing direct contact with the surface and near surface soil.

In order to dispose of the Site soils at a local soil disposal facility as a non-hazardous solid waste, additional testing will be required to determine if the leachable arsenic, cadmium, lead, and/or mercury renders the soils hazardous. Consequently, TCLP analyses is required to determine the leachability of those specific metals in soils. If the soils are determined to be hazardous based on TCLP analyses, the soils will be conditioned in order to change the leachability of the metals in the soil. The pH of the soil is altered by mixing a calcium silicate-based powder (pH soil amendment) with a pH between 11 and 12 (Blastox[®] 215) at a ratio of approximately three (3) to five (5) percent, depending on the TCLP results. Soil samples from the mixed materials will be re-analyzed for TCLP metals and those results will then be used to determine if the soils are still considered hazardous. If the soil stabilization is successful, the soils can be disposed of as non-hazardous solid waste instead of a hazardous waste.

Additional PCB sampling may be required as historical PCB sampling results detected soils near one (1) test pit location to have a total PCB concentration >50 mg/kg. The soil disposal facility confirmed that soils containing <50 mg/kg of total PCBs can be disposed as a special waste. Soils with PCBs >50 mg/kg will require special handling, transportation, and disposal.

Specifically, it is anticipated that the soils from 1.0 and up to 8.0 feet bsg impacted with heavy metals and/or PCBs (approximately 2,625 tons) will be removed from twenty-two (22) separate locations on the Site. Soil samples collected from specific areas (see

Figure 2) will be submitted for TCLP analysis and mixed with Blastox[®] 215 as necessary to modify soils sufficiently to dispose of them as non-hazardous solid waste. Confirmatory soil samples will be obtained from the base and sidewalls of the excavation to document the soil conditions post-excavation. Once the excavation has been adequately performed to appropriate screening levels, the excavation will be backfilled with granular fill and compacted using the excavation equipment. The top 4-inches of each excavation will be capped with #53 crushed limestone. No engineered backfill is being installed at the Site.

Additionally, ten (10) monitoring wells will be installed, along with five (5) existing wells, for long-term monitoring of groundwater conditions at the Site. The monitoring wells will be properly installed and developed and groundwater samples will be collected quarterly for four (4) consecutive quarters (one year) using low-flow sampling techniques and field-filtration. The existing groundwater wells on the Site are to be included in the quarterly monitoring activities. The new wells are to be installed following the soil remediation activities.

- a. **Effectiveness** – High: This method eliminates potential future direct contact risks with impacted surface soil.
- b. **Implementability** – Easy: The Site is currently vacant, so no operations would be interrupted.
- c. **Cost** – Moderate: Costs would include soil disposal, mixing with Blastox[®] 215 as necessary, TCLP analyses, geotextile fabric, imported limestone, compaction of imported limestone, and installation and monitoring of wells.

Remedial Alternatives with Respect to Climate Change Conditions

An evaluation of several climate change consequences (e.g., rising sea level, increased frequency and intensity of flooding and/or extreme weather events, etc.) indicates that the Site is not likely to be materially affected by such conditions.

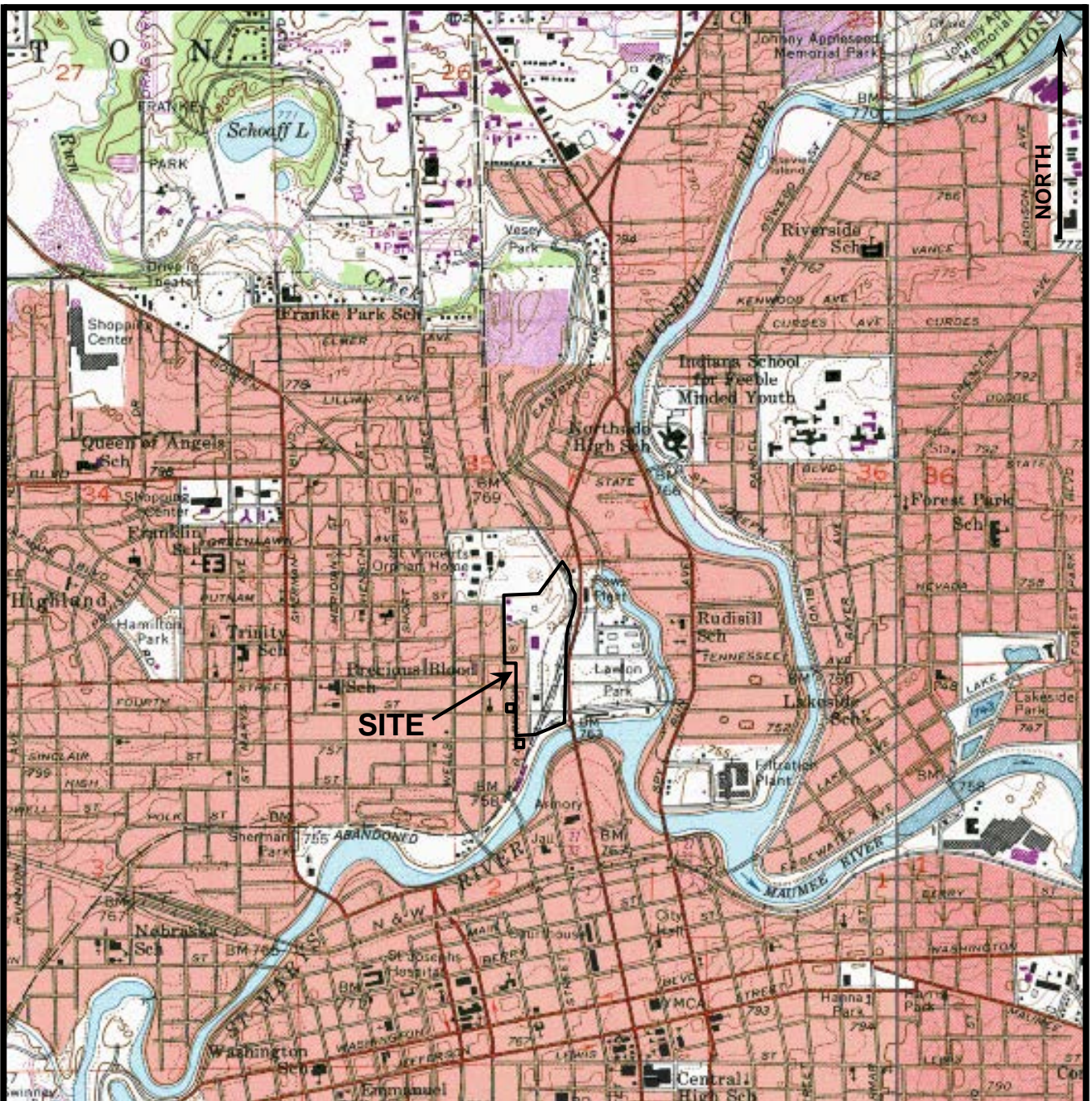
Recommendation for Site Remedy

The most feasible and appropriate cleanup alternative is Alternative 3 (Targeted Excavation and Disposal). This remedial approach immediately remediates and removes areas with the highest contaminant concentrations and expeditiously minimizes potential exposure pathways. The approach promotes redevelopment of the Site by cleaning up the Site to levels below RCG IDCSSLs and it is the most health protective option for future Site occupants and construction workers.

Decision Document

A decision document will be issued at the close of the public comment period with additional details on the selected alternative for Site remedy. The decision document will serve as a notice to proceed with federally funded remediation activities and will be available in the local information repository for public review, along with this Site ABCA and other Site-related documents.

FIGURE 1



SCALE: 1 INCH = 2,000 FT; CONTOUR INTERVAL = 10 FT, DOTTED LINES REPRESENT 5 FT CONTOURS

SOURCE: FORT WAYNE WEST, INDIANA, USGS TOPOGRAPHIC QUADRANGLE MAP, 1963, REVISED 1981



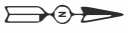
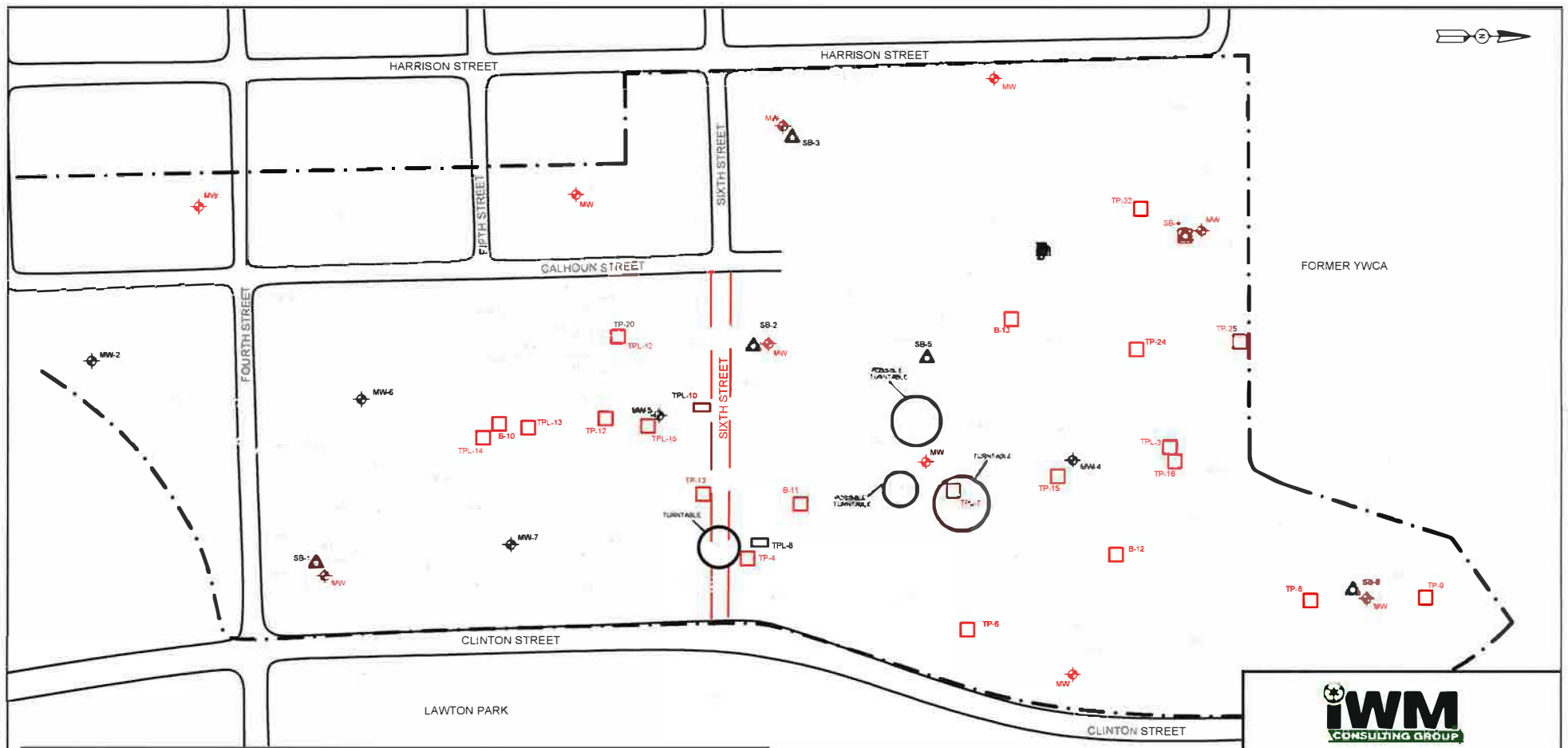
1015 Production Road, Fort Wayne, IN 46808
(260) 497-9620 Fax: (260) 470-7071

TITLE **Site Location Map**
Former OmniSource Facility
IBP Site No. 4180207
1610 North Calhoun Street
Fort Wayne, Indiana

CLIENT **INDIANA BROWNFIELDS PROGRAM**
INDIANAPOLIS, INDIANA

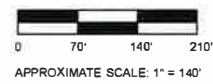
Project	Task	Size	Date
19-709	30	A	4/23/2019

FIGURE 2



LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- SB-1 SOIL BORING/TEMPORARY WELL LOCATION, APRIL 2018, IWM CONSULTING GROUP
- MW-2 MONITORING WELL LOCATION, JUNE 2000, TRIAD ENGINEERING
- TP-11 TEST PIT LOCATIONS, APRIL 2018, IWM CONSULTING GROUP
- TP TEST PIT SOIL SAMPLING LOCATION, OCTOBER 2007, AVANT GROUP
- HA HAND AUGER SOIL SAMPLING LOCATION, OCTOBER 2007, AVANT GROUP
- B GEOPROBE SOIL SAMPLING LOCATION, FEBRUARY 2000, ATC
- SOIL SAMPLING LOCATION, AUGUST 1998, TRIAD ENGINEERING
- SAMPLE LOCATION DEPTH
ALL ANALYTICAL RESULTS IN ug/L
ONLY ANALYTICAL RESULTS THAT EXCEEDED THE MARCH 2018 IWM RESIDENTIAL TAP
GROUNDWATER SCREENING LEVELS (RES TAP GWSLs) ARE PRESENTED ON THE MAP
- PROPOSED MONITORING WELL LOCATION
- PROPOSED SOIL EXCAVATION AREA (20' x 20')





1015 Production Road, Fort Wayne, Indiana 46808
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TITLE: SITE PLAN, PROPOSED WELL LOCATION AND SOIL EXCAVATION MAP
FORMER OMNISOURCE FACILITY - IBP SITE NO. 4180207
1610 NORTH CALHOUN STREET
FORT WAYNE, ALLEN COUNTY, INDIANA

CLIENT: INDIANA BROWNFIELDS PROGRAM
INDIANAPOLIS, INDIANA

DRAWN BY: CGP		DATE: 3/14/2019		DRAWING NUMBER			
CHECKED BY: MRA		DATE: 3/14/2019		PROJECT NUMBER	TASK	SIZE	FIG. NO.
APPROVED BY: MRA		DATE: 3/14/2019		19-709	30	B	2