

Dwellings and Small Commercial Buildings

Steuben County, Indiana

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The columns that identify the rating class and limiting features show no more than five limitations for any given soil. The soil may have additional limitations]

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
BoB:							
Boyer	50	Not limited		Not limited		Not limited	
Ormas	40	Not limited		Not limited		Not limited	
Riverdale	10	Not rated		Not rated		Not rated	
BoC:							
Boyer	50	Somewhat limited Slope	0.04	Somewhat limited Slope	0.04	Very limited Slope	1.00
Ormas	40	Somewhat limited Slope	0.04	Somewhat limited Slope	0.04	Very limited Slope	1.00
Martinsville	5	Not rated		Not rated		Not rated	
Rawson	5	Not rated		Not rated		Not rated	
Bz:							
Brookston	100	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.50	Shrink-swell	0.08	Shrink-swell	0.50
CaC:							
Casco	100	Somewhat limited Slope	0.04	Somewhat limited Slope	0.04	Very limited Slope	1.00
CaD2:							
Casco	100	Very limited Slope	1.00	Very limited Slope	1.00	Very limited Slope	1.00
Co:							
Cohoctah	100	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00

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CrA:							
Crosier	90	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.12			Shrink-swell	0.12
Miami	7	Not rated		Not rated		Not rated	
Brookston	3	Not rated		Not rated		Not rated	
Ed:							
Edwards, drained	100	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00	Organic matter content	1.00	Organic matter content	1.00
Ht:							
Houghton, undrained	85	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00	Organic matter content	1.00	Organic matter content	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
Palms, undrained	8	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00			Organic matter content	1.00
Muskego, undrained	7	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00	Organic matter content	1.00	Organic matter content	1.00

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Hw:							
Houghton, drained	75	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00	Organic matter content	1.00	Organic matter content	1.00
Adrian, drained	7	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00			Organic matter content	1.00
Edwards, drained	7	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
Muskego, drained	6	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00	Organic matter content	1.00	Organic matter content	1.00
Palms, drained	5	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Subsidence	1.00	Subsidence	1.00	Subsidence	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00			Organic matter content	1.00
KoB:							
Kosciusko	100	Somewhat limited		Not limited		Somewhat limited	
		Shrink-swell	0.06			Shrink-swell	0.06
						Slope	0.01
KsC:							
Kosciusko	100	Somewhat limited		Somewhat limited		Very limited	
		Shrink-swell	0.06	Slope	0.04	Slope	1.00
		Slope	0.04			Shrink-swell	0.06

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Mc:							
Martisco, undrained	100	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Organic matter content	1.00	Organic matter content	1.00	Organic matter content	1.00
MhB:							
Miami	85	Not limited		Very limited		Not limited	
				Depth to saturated zone	1.00		
Crosier	9	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
Brookston	6	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.32	Shrink-swell	0.09	Shrink-swell	0.32
MhC:							
Miami	85	Somewhat limited		Very limited		Very limited	
		Slope	0.04	Depth to saturated zone	1.00	Slope	1.00
				Slope	0.04		
Crosier	9	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
Brookston	6	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.29	Shrink-swell	0.09	Shrink-swell	0.29
MkC3:							
Miami, severely eroded	97	Somewhat limited		Very limited		Very limited	
		Slope	0.04	Depth to saturated zone	1.00	Slope	1.00
		Shrink-swell	0.04			Shrink-swell	0.04
				Slope	0.04		

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MkC3: Crosby	3	Very limited Depth to saturated zone Shrink-swell	1.00 0.01	Very limited Depth to saturated zone	1.00	Very limited Depth to saturated zone Shrink-swell	1.00 0.01
Mm: Millgrove	100	Very limited Ponding Depth to saturated zone Shrink-swell	1.00 1.00 0.01	Very limited Ponding Depth to saturated zone	1.00 1.00	Very limited Ponding Depth to saturated zone Shrink-swell	1.00 1.00 0.01
Pa: Palms, drained	100	Very limited Ponding Subsidence Depth to saturated zone	1.00 1.00 1.00	Very limited Ponding Subsidence Depth to saturated zone	1.00 1.00 1.00	Very limited Ponding Subsidence Depth to saturated zone	1.00 1.00 1.00
Ry: Riverdale	90	Very limited Depth to saturated zone	1.00	Very limited Depth to saturated zone	1.00	Very limited Depth to saturated zone	1.00
Brems	7	Not rated		Not rated		Not rated	
Cohoctah	3	Not rated		Not rated		Not rated	
Sh: Shoals	85	Very limited Flooding Depth to saturated zone	1.00 1.00	Very limited Flooding Depth to saturated zone	1.00 1.00	Very limited Flooding Depth to saturated zone	1.00 1.00
Sloan	8	Very limited Ponding Flooding Depth to saturated zone Shrink-swell	1.00 1.00 1.00 0.50	Very limited Ponding Flooding Depth to saturated zone Shrink-swell	1.00 1.00 1.00 0.04	Very limited Ponding Flooding Depth to saturated zone Shrink-swell	1.00 1.00 1.00 0.50
Eel	7	Very limited Flooding Depth to saturated zone	1.00 0.39	Very limited Flooding Depth to saturated zone	1.00 1.00	Very limited Flooding Depth to saturated zone	1.00 0.39

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Ud:

Udorthents	100	Not rated	Not rated	Not rated
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W:

Water	100	Not rated	Not rated	Not rated
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Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

"Dwellings" are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

"Small commercial buildings" are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.