



Indiana Department of Environmental Management Office of Water Quality Wetlands Section

Publication Date:
14 August 2024

IDEM ID Number:
2024-462-49-LDC-A

PUBLIC NOTICE

Closing Date:
4 September 2024

Corps of Engineers ID Number:
LRL-2024-00432-sjk

To all interested parties:

This letter shall serve as a formal notice of the receipt of an application for **Section 401 Water Quality Certification** by the Indiana Department of Environmental Management (IDEM). The purpose of the notice is to inform the public of active applications submitted for water quality certification under Section 401 of the Clean Water Act (33 U.S.C. § 1341) and to solicit comments and information on any impacts to water quality related to the proposed project. IDEM will evaluate whether the project complies with Indiana's water quality standards as set forth at 327 IAC 2.

- 1. Applicant:** TERRE Opportunity Fund I, LLC
Attention: David Nash
6500 Westfield Boulevard
Indianapolis, IN 46220
- 2. Agent:** RES Kentucky, LLC
Attention: Kaitlin Ilnick
2307 Greene Way, Suite B
Louisville, KY 40220
- 3. Project location:** 55 North Raceway Road, Indianapolis, Indiana 46234
- 4. Affected waterbody:** Two jurisdictional wetlands (Wetland 1 and Wetland 2) with surface drainage connection to Shiloh Creek.
- 5. Project Description:** The proposed project seeks to construct a daycare facility on a vacant parcel approximately 3.0 acre in size in Marion County, Indiana. Approximately 0.455 acre of emergent wetland and 0.072 acre of scrub-shrub wetland will be permanently impacted (1,825.89 total cubic yards of fill material) for the construction of the main building, parking lot, access roads, utility work, and installation of stormwater management systems. Additional information may be found online at <https://www.in.gov/idem/5474.htm>

Comment period: Any person or entity who wishes to submit comments or information relevant to the aforementioned project may do so by the closing date noted above. Only comments or information related to water quality or potential impacts of the project on water quality can be considered by IDEM in the water quality certification review process.

Public Hearing: Any person may submit a written request that a public hearing be held to consider issues related to water quality in connection with the project detailed in this notice. The request for a hearing should be submitted within the comment period to be considered timely. The request should also state the reason for the public hearing as specifically as possible to assist IDEM in determining whether a public hearing is warranted.

Questions? Additional information may be obtained from Marty Maupin, Project Manager, by phone at 317-233-2471 or by e-mail at mmaupin@idem.in.gov. Please address all correspondence to the project manager and reference the IDEM project identification number listed on this notice. Indicate if you wish to receive a copy of IDEM's final decision. Written comments and inquiries may be forwarded to -

Indiana Department of Environmental Management
100 North Senate Avenue
MC65-42 WQS IGCN 1255
Indianapolis, Indiana 46204-2251 FAX: 317/232-8406

Source: USA Topo Maps, (2021) National Geographic Society, USGS 7.5-minute Topographic Map - Clermont, Indiana Quadrangle.



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55 N RACEWAY ROAD
MARION COUNTY, INDIANA



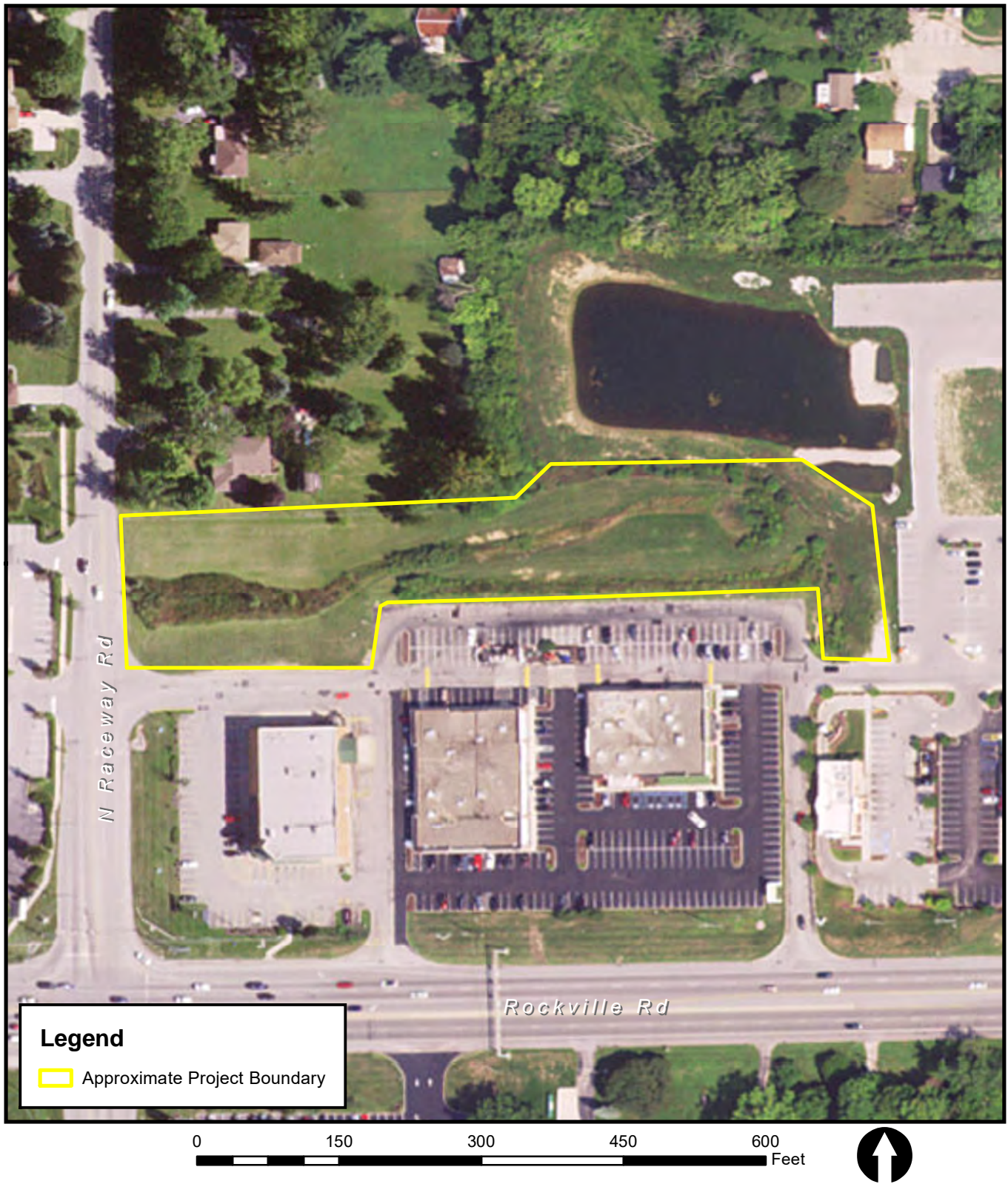
SITE LOCATION MAP

REVISED DATE: 04-25-24

DRAWN BY: EDB

FIGURE 1

Source: Aerial - imagery.gis.in.gov (2018).



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55 N RACEWAY ROAD
MARION COUNTY, INDIANA



AERIAL PHOTOGRAPH MAP

REVISED DATE: 05-29-24

DRAWN BY:JKL

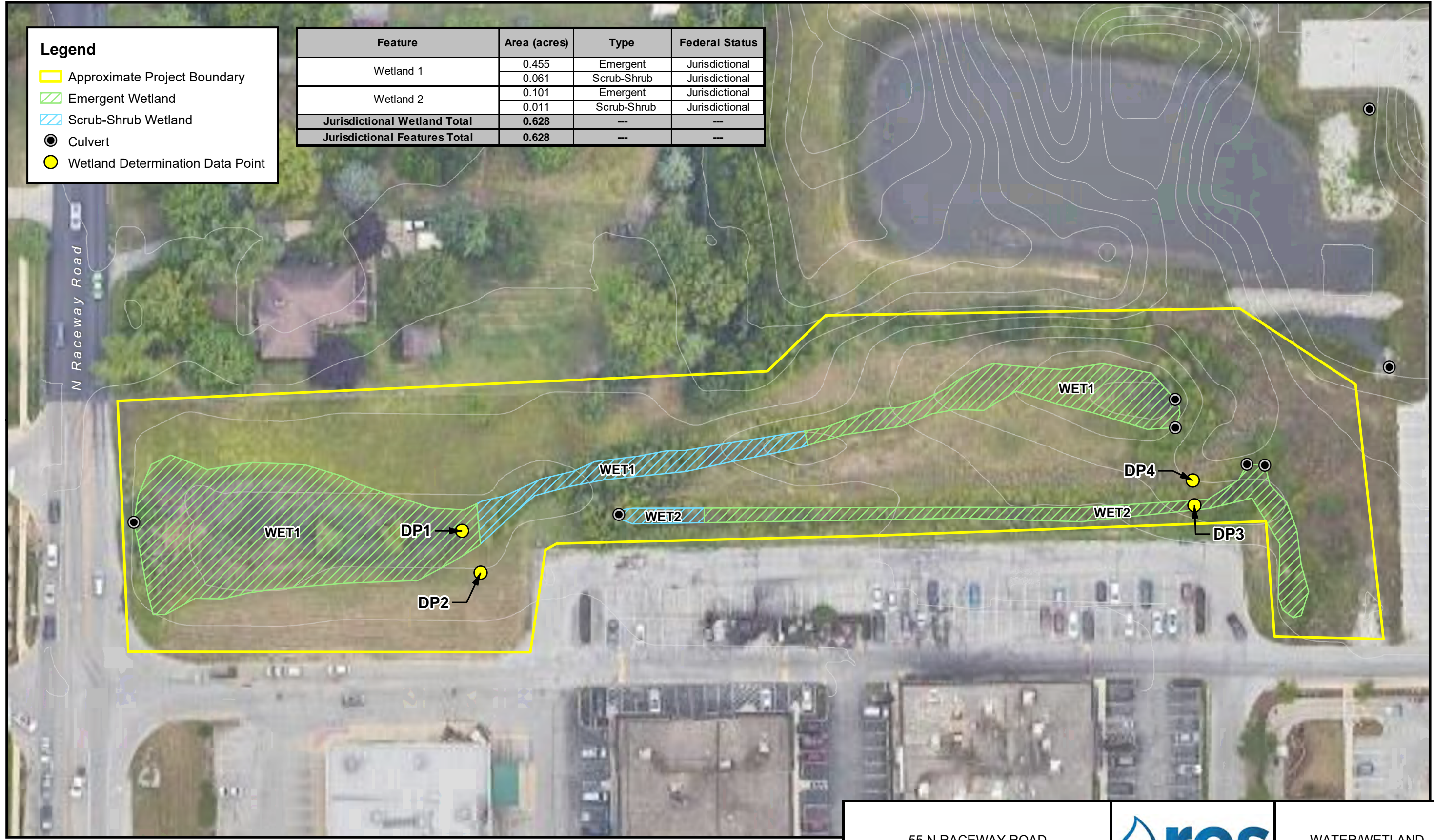
FIGURE 2

Source: Aerial - Google Earth (2023).

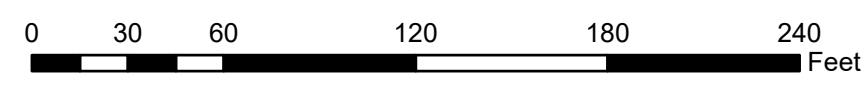
Legend

- Approximate Project Boundary
- Emergent Wetland
- Scrub-Shrub Wetland
- Culvert
- Wetland Determination Data Point

Feature	Area (acres)	Type	Federal Status
Wetland 1	0.455	Emergent	Jurisdictional
	0.061	Scrub-Shrub	Jurisdictional
Wetland 2	0.101	Emergent	Jurisdictional
	0.011	Scrub-Shrub	Jurisdictional
Jurisdictional Wetland Total	0.628	---	---
Jurisdictional Features Total	0.628	---	---



R:\Resgis\Projects\IN\110953 55 N Raceway Rd\MXD\WaterWetlandMap.mxd, 05-30-2024, jlemaster



NOTE: JURISDICTIONAL WATERWETLAND BOUNDARIES WERE DELINEATED AND SURVEYED BY RES WETLAND SCIENTISTS ON APRIL 30, 2024. THESE BOUNDARIES HAVE NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS. USE OF THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY.

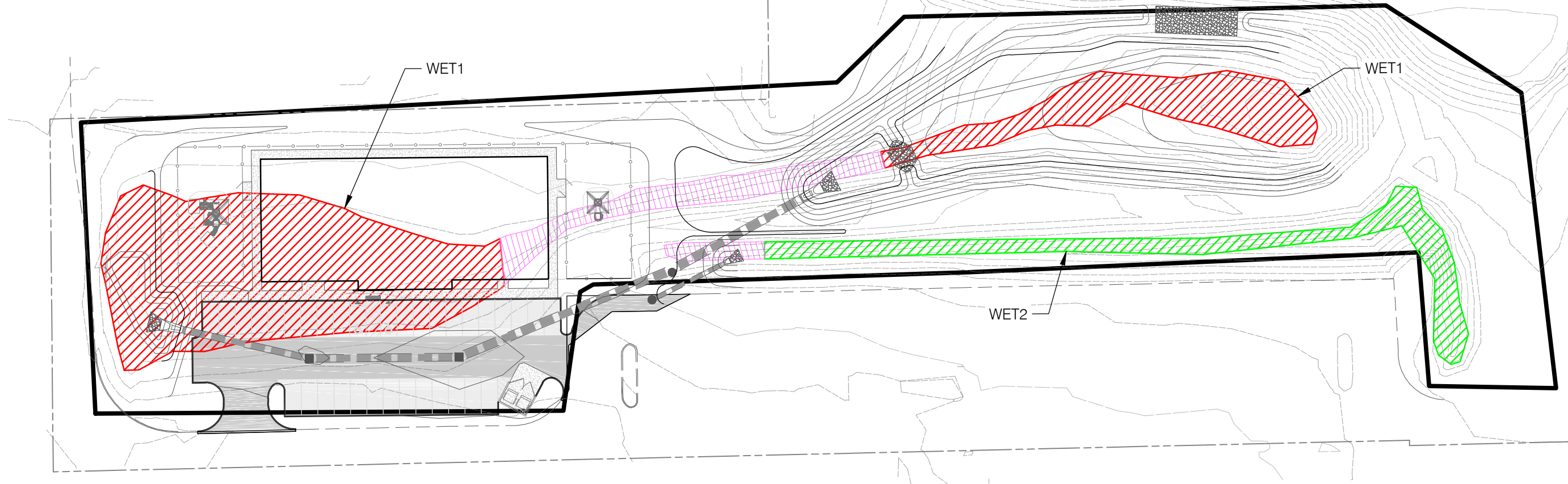


55 N RACEWAY ROAD MARION COUNTY, INDIANA		WATERWETLAND LOCATION MAP
REVISED DATE: 05-06-24 DRAWN BY: BWY/EMB		





FIGURE 3

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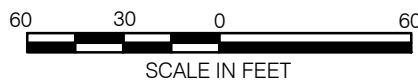
Feature	Impacts Area (acres)	Type	Federal Status
Wetland 1	0.455	Emergent	Jurisdictional
	0.061	Scrub-Shrub	Jurisdictional
Wetland 2	0.000	Emergent	Jurisdictional
	0.011	Scrub-Shrub	Jurisdictional
Jurisdictional Wetland Total	0.527	---	---
Jurisdictional Features Total	0.527	---	---



LEGEND

-  PROJECT BOUNDARY
-  AVOIDED EMERGENT WETLAND
-  PROPOSED EMERGENT WETLAND IMPACT
-  PROPOSED SCRUB-SHRUB WETLAND IMPACT

NOTE: JURISDICTIONAL WATER/WETLAND BOUNDARIES WERE DELINEATED AND SURVEYED USING GLOBAL POSITIONING SYSTEM EQUIPMENT BY RES WETLAND SCIENTISTS ON APRIL 30, 2024. THESE BOUNDARIES HAVE NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS. USE OF THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY.



55 N RACEWAY ROAD
MARION COUNTY, INDIANA



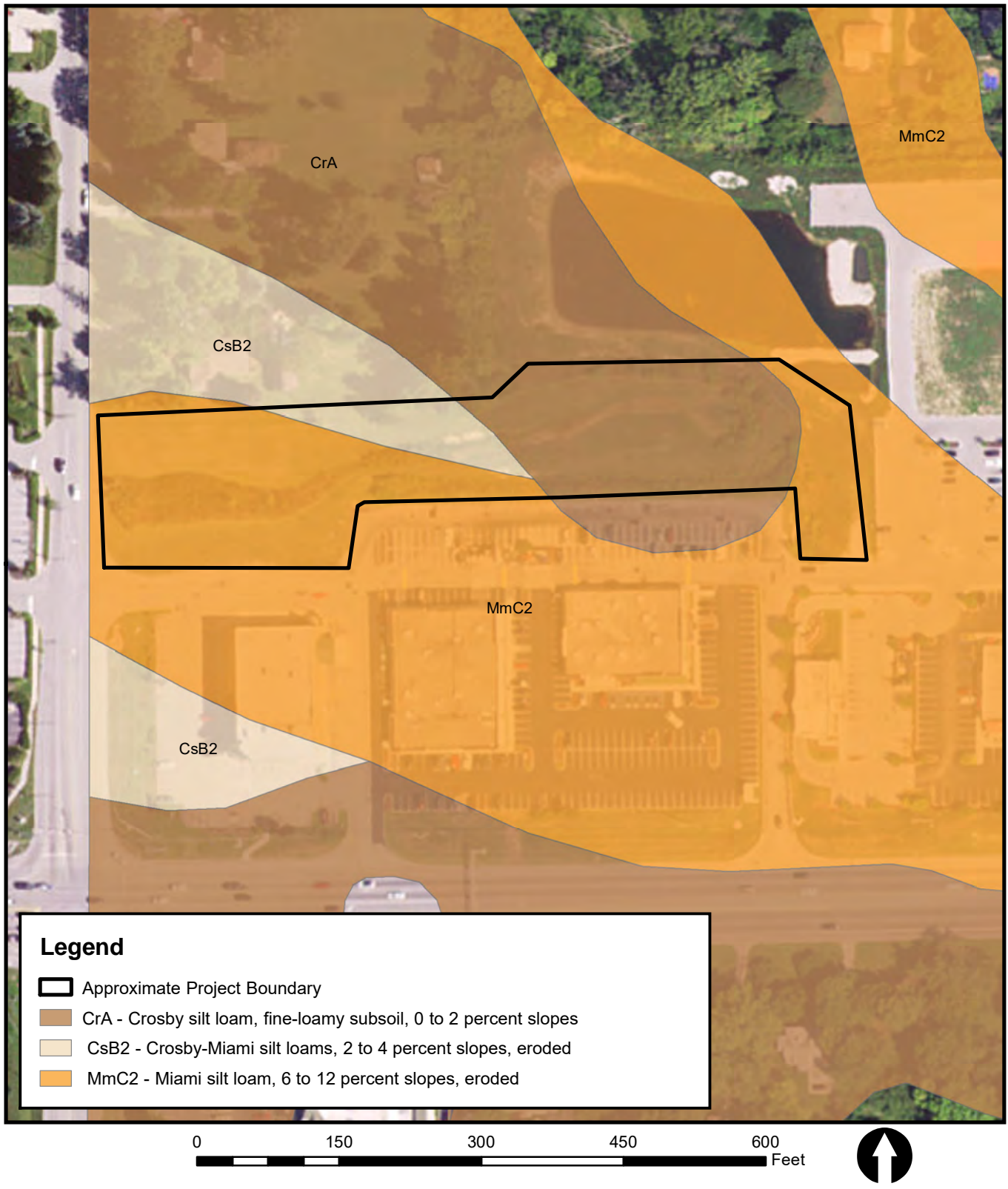
SITE DEVELOPMENT
PLAN

REVISED DATE: 05-16-24

DRAWN BY: EDB

FIGURE 4

Source: Aerial - imagery.gis.in.gov (2018); Soil Survey Geographic (SSURGO) database for Marion County, Indiana (2013).



55 N RACEWAY ROAD
MARION COUNTY, INDIANA



SOIL SURVEY MAP

REVISED DATE: 05-29-24

DRAWN BY:JKL

FIGURE 5

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Source: Aerial - imagery.gis.in.gov (2018); FEMA National Flood Hazard Layer (NFHL) (2015).



55 N RACEWAY ROAD
MARION COUNTY, INDIANA



FEMA FLOODPLAIN MAP

REVISED DATE: 05-29-24

DRAWN BY:JKL

FIGURE 6

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Adjacent Property Owners

Owner	Address	City	State	Zip
Michael D & Albert A Davidson	91 N Raceway Road	Indianapolis	IN	46234
Rib Tribe, LLC	9150 Rockville Road	Indianapolis	IN	46234