



# Indiana Department of Environmental Management Office of Water Quality Wetlands Section

**Publication Date:**  
August 23, 2024

**Closing Date:**  
September 13, 2024

## PUBLIC NOTICE

**IDEM ID Number:**  
2024-635-29-ENH-WQC

**Corps of Engineers ID Number:**  
LRL-2024-00289-jde

### 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:** Pulte Homes of Indiana, LLC  
Attn: Joseph Marx  
11595 North Meridian Street, Suite 700  
Carmel, IN 46032
- 2. Agent:** V3 Companies, Ltd.  
Attn: Landon Vine  
619 N Pennsylvania Street  
Indianapolis, IN 46204
- 3. Project location:** Latitude 39.998823, Longitude -86.093217  
4411 E 146th St, Carmel, IN 46033, Hamilton County
- 4. Affected waterbody:** One 0.24-acre scrub-shrub wetland, one 0.05-acre emergent wetland, and one intermittent stream.
- 5. Project Description:** Construction of a residential subdivision, involving: the placement of 194 cubic yards of fill into a palustrine scrub-shrub federally jurisdictional wetland of 0.24 acre; 40 cubic yards of fill into a palustrine emergent isolated wetland of 0.05 acre; and 2 cubic yards of fill into an intermittent stream of 10 linear feet.  
Proposed mitigation is the purchase of 0.86 acre of palustrine wetland credits and 12 linear feet of intermittent stream credits from the Indiana Stream and Wetland Mitigation Program's Upper White Service Area.  
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 Emersyn Harriman, Project Manager, by phone at 317-409-7580 or by e-mail at [eharrima@idem.in.gov](mailto:eharrima@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

# NATURAL RESOURCE PLANS

## FOR

# 146TH AND GRAY DEVELOPMENT

## CARMEL, IN

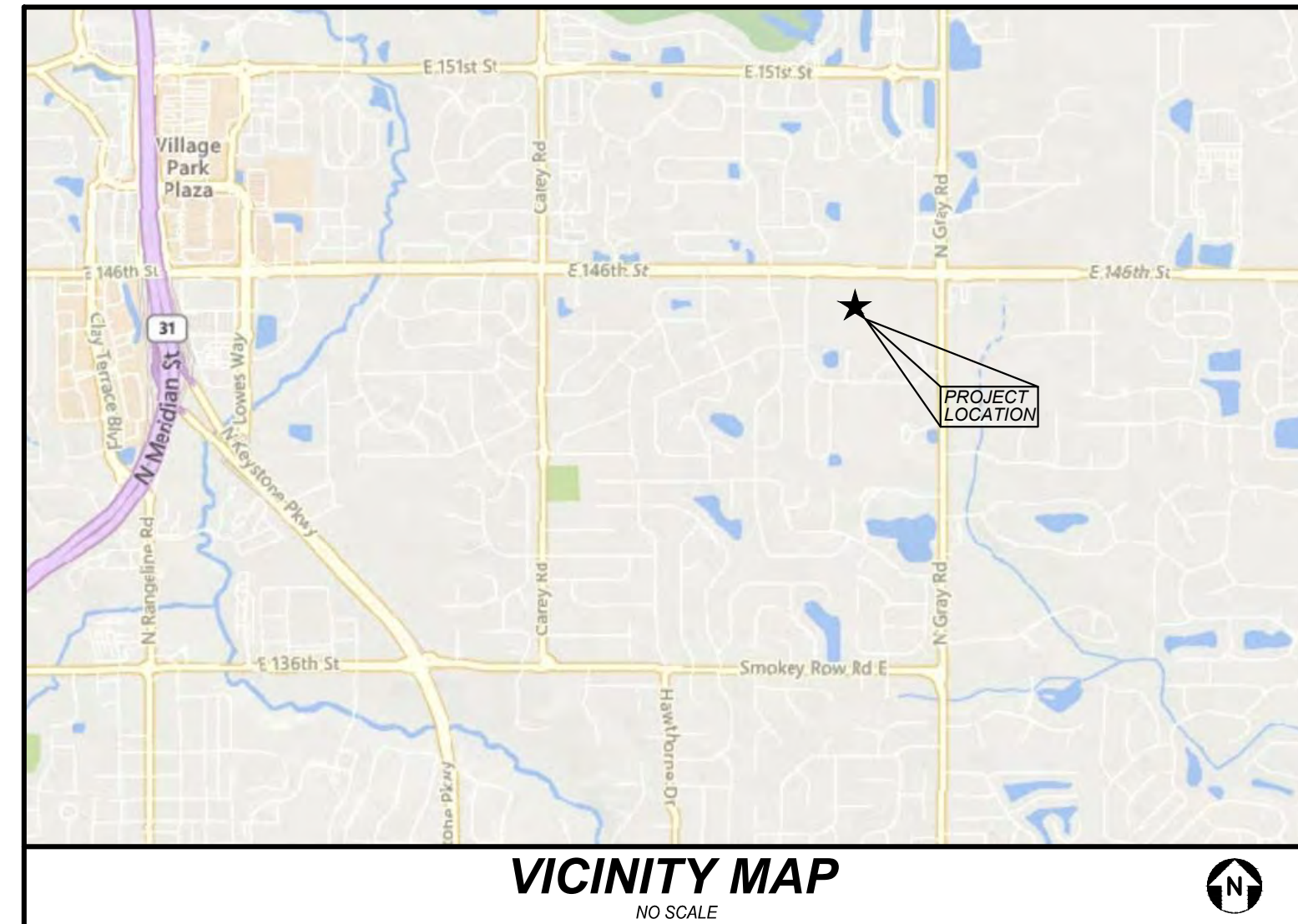
### PROJECT TEAM

#### APPLICANT

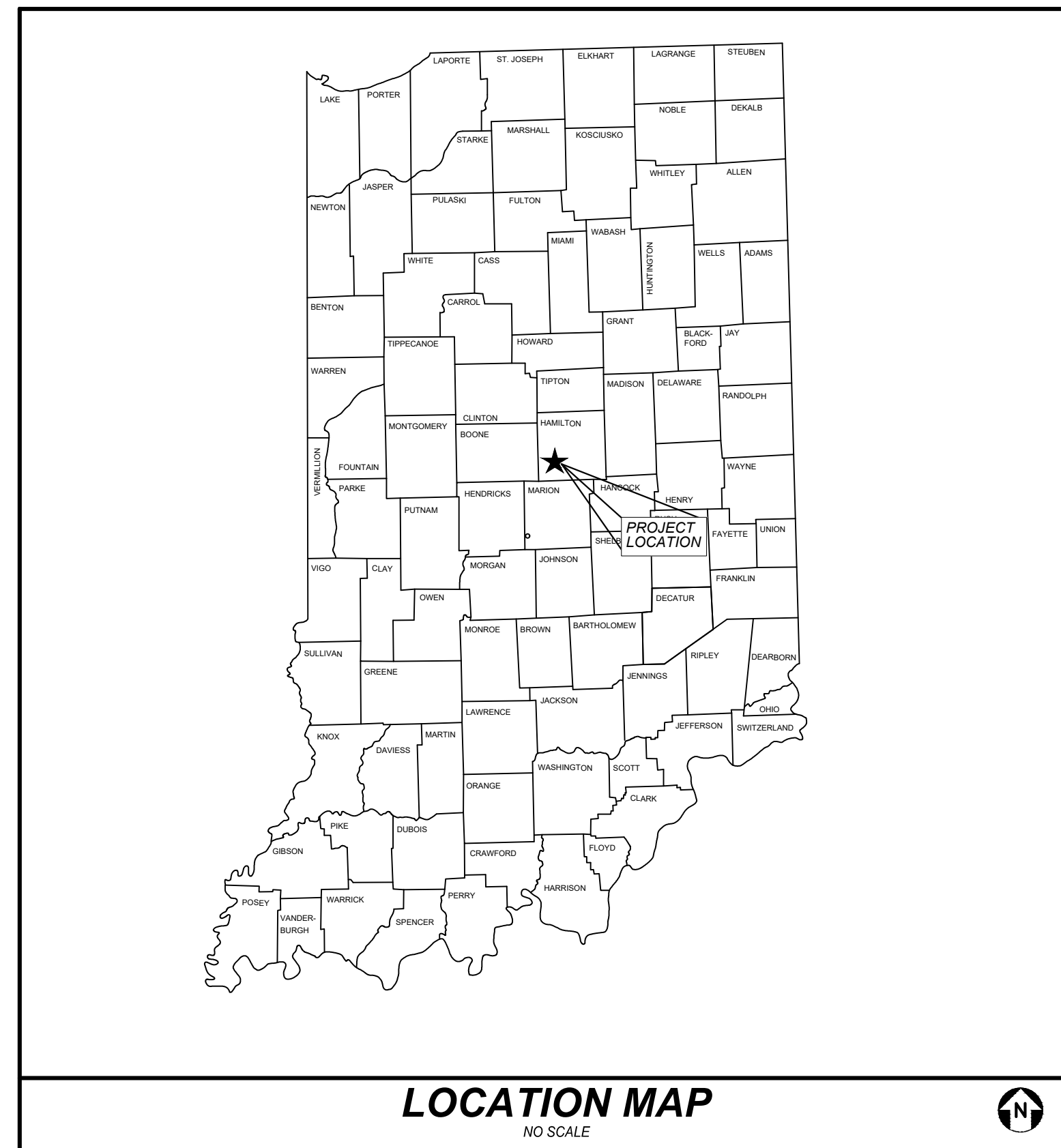
Pulte Homes of Indiana, LLC  
 11595 North Meridian Street Suite 700  
 Carmel, IN 46032  
 317 814 3313  
 Contact: Joeseeph Marx

#### AGENT

V3 Companies, Ltd.  
 619 North Pennsylvania Street  
 Indianapolis, Indiana 46204  
 317 423 0690  
 Contact: Landon Vine  
 lvine@v3co.com



**VICINITY MAP**  
NO SCALE



**LOCATION MAP**  
NO SCALE

### INDEX

#### NATURAL RESOURCE PLANS

- NR0.0 TITLE SHEET
- NR1.0 EXISTING CONDITIONS
- NR2.0 PROPOSED IMPACTS

#### REVISIONS

NO.	DATE	DESCRIPTION	REVISIONS

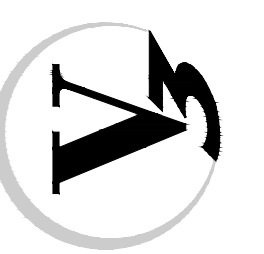
PROJECT NO.: 240403  
 ORIGINAL ISSUE DATE: AUGUST 2024  
 PROJECT MANAGER: JM  
 DESIGNED BY: LV  
 DRAWN BY: MR

#### TITLE SHEET

### 146TH AND GRAY DEVELOPMENT

CARMEL PERMITTING IN

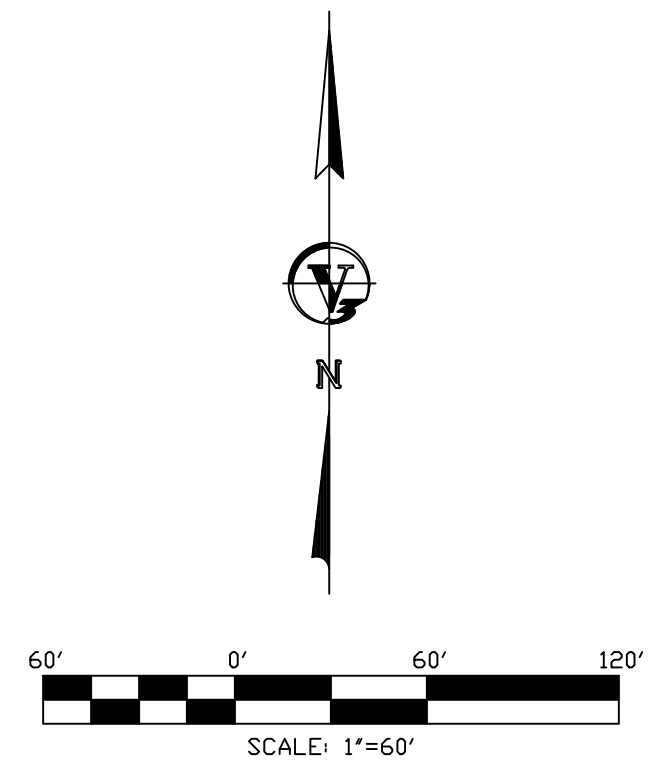
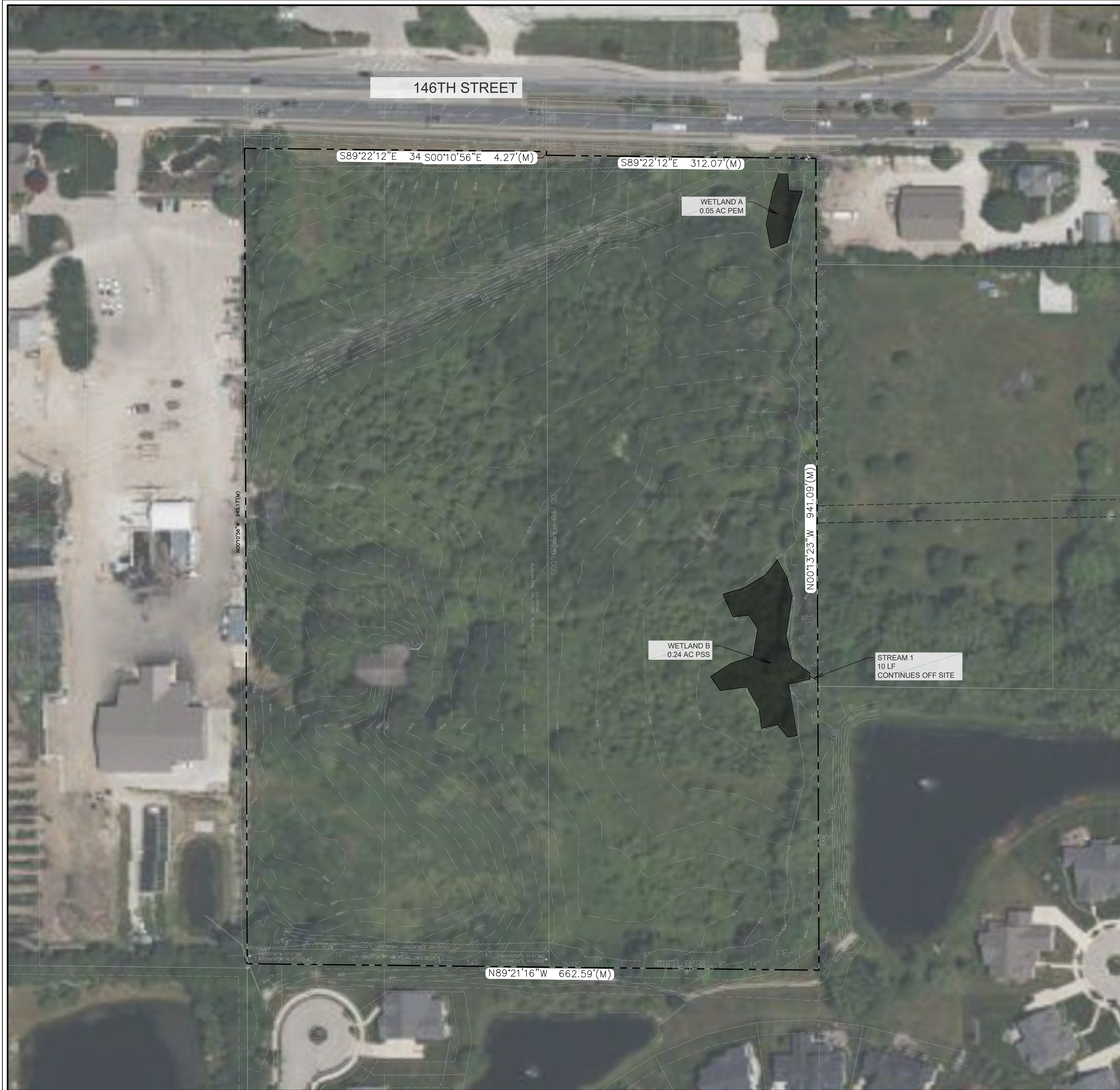
7325 James Avenue  
 Woodridge, IL 60517  
 630.724.8200 phone  
 www.v3co.com







DRAWING NO.

# NR0.0





**LEGEND**

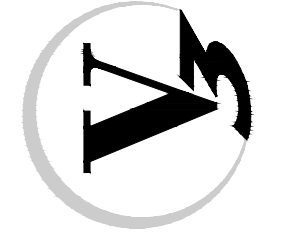
-  EXISTING WETLAND
-  EXISTING STREAM
-  MAJOR CONTOUR
-  MINOR CONTOUR

REVISIONS	
NO.	DESCRIPTION

PROJECT NO.: 240403	ORIGINAL ISSUE DATE: AUGUST 2024
PROJECT MANAGER: JM	NO. DATE
DESIGNED BY: LV	DESCRIPTION
DRAWN BY: MR	NO. DATE

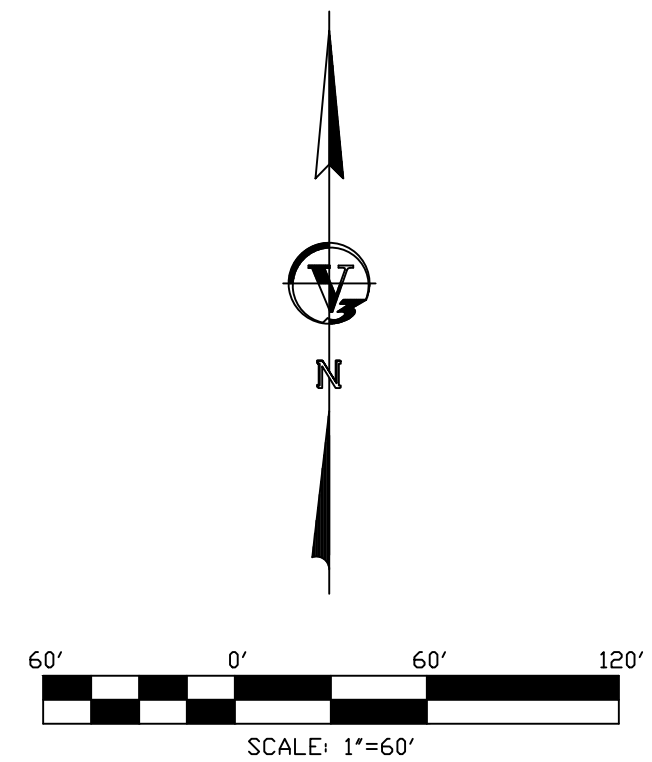
**EXISTING CONDITIONS**  
**146TH AND GRAY DEVELOPMENT**  
 CARMEL PERMITTING

610 N Pennsylvania Street  
 Indianapolis, IN 46204  
 317.423.0680 phone  
 www.v3co.com



DRAWING NO.  
**NR1.0**





**LEGEND**

- IMPACTED WETLAND
- IMPACTED STREAM
- MAJOR CONTOUR
- MINOR CONTOUR

REVISIONS	
NO.	DESCRIPTION

PROJECT NO.: 240403	ORIGINAL ISSUE DATE: AUGUST 2024
PROJECT MANAGER: JM	NO. DATE DESCRIPTION
DESIGNED BY: LV	
DRAWN BY: MR	

**PROPOSED IMPACTS**

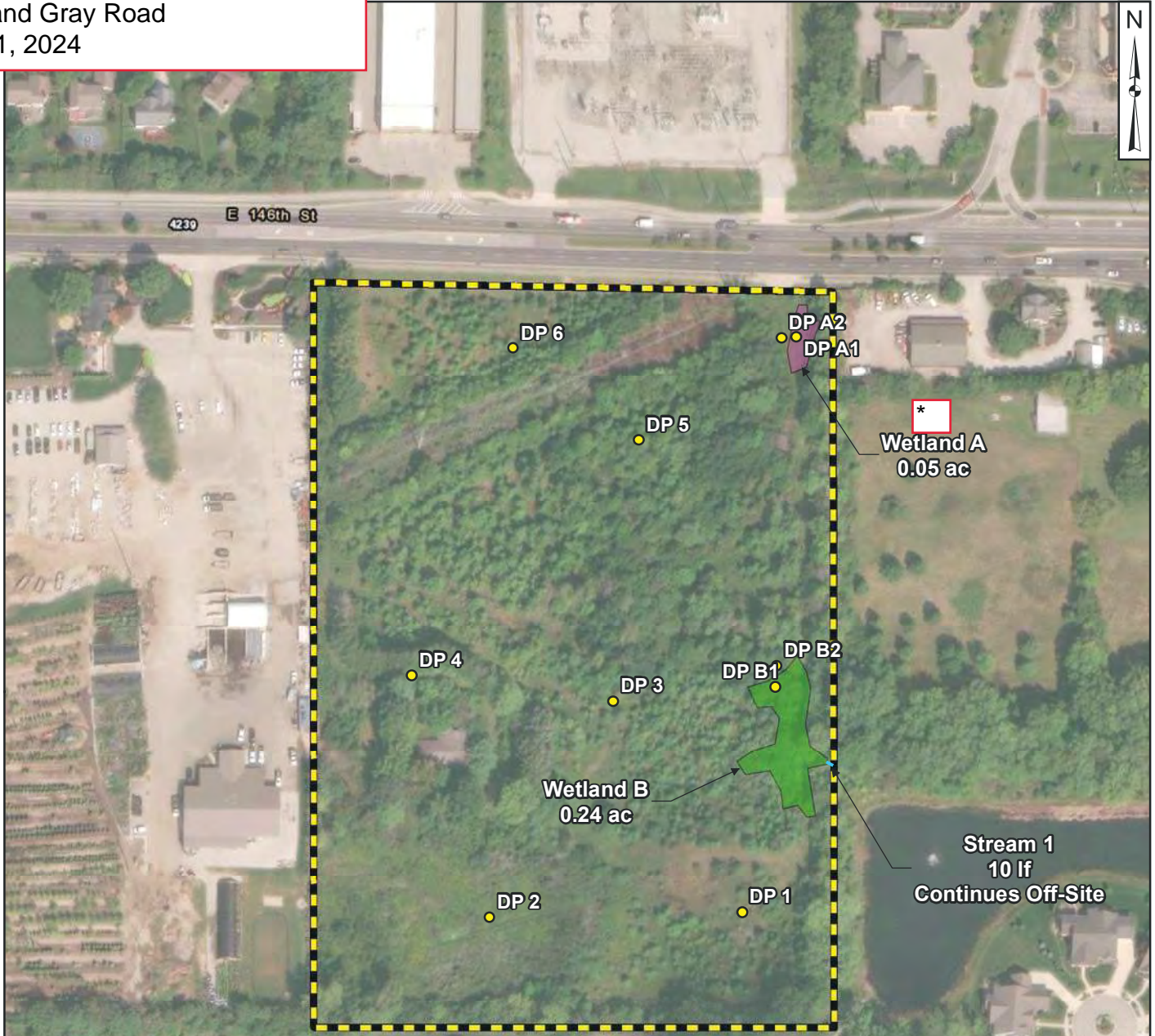
**146TH AND GRAY DEVELOPMENT**

CARMEL PERMITTING

610 N Pennsylvania Street  
 Indianapolis, IN 46204  
 317.423.0800 phone  
 www.v3co.com

DRAWING NO.  
**NR2.0**





**Legend**

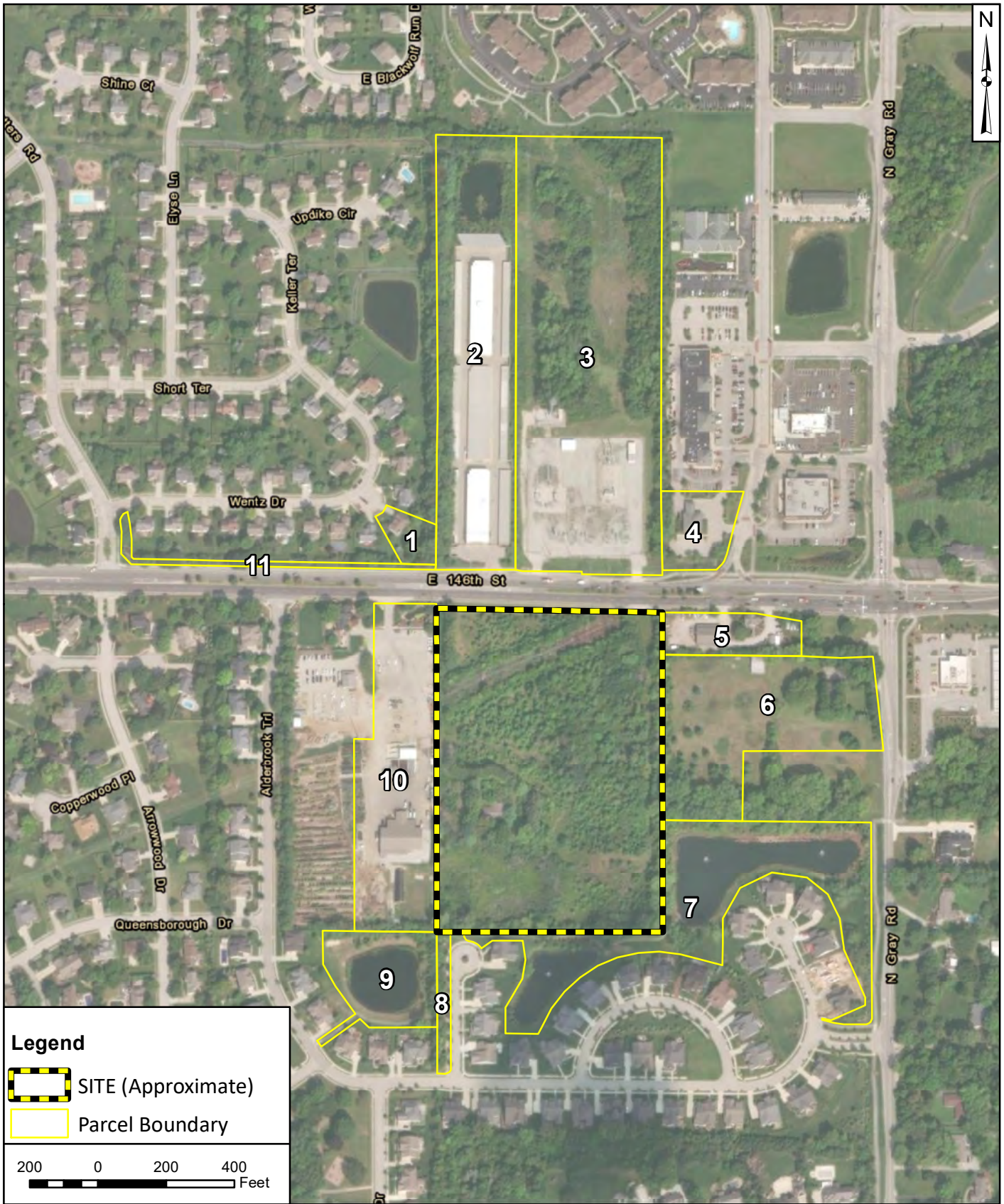
- SITE (Approximate)
- Emergent Wetland
- Scrub/Shrub Wetland
- Intermittent Stream
- Data Point

100 0 100 200 Feet


Waters included in this Approved Jurisdictional Determination are identified with an asterisk (\*).


619 N. Pennsylvania Street Indianapolis, IN 46204 317.423.0690 phone www.v3co.com	PROJECT NO.: 240403 CLIENT: Pulte Homes of Indiana 11595 N Meridian Street Carmel, Indiana 46032	TITLE: <b>WETLAND AND STREAM DELINEATION MAP</b>	
	CREATED BY: NDH DATE: 04/02/2024	BASE LAYER: Aerial Imagery (2022)	SITE: 146th & Gray Road Property Carmel, Hamilton County, Indiana
Visio, Vertere, Virtute... "The Vision To Transform with Excellence"	SCALE: See Scale Bar		





**Legend**

 SITE (Approximate)

 Parcel Boundary

200 0 200 400  
Feet

 619 N. Pennsylvania Street  
Indianapolis, IN 46204  
317.423.0690 phone  
www.v3co.com

Visio, Vertere, Virtute...  
"The Vision To Transform with Excellence"

PROJECT NO.: 240403  
CREATED BY: LPV  
DATE: 08/08/2024  
SCALE: See Scale Bar

CLIENT: Pulte Homes of Indiana  
11595 N Meridian Street  
Carmel, Indiana 46032

BASE LAYER: Aerial Imagery  
(2022)

TITLE: **ADJACENT PROPERTY OWNERS**

SITE: 146th & Gray Road Property  
Carmel, Hamilton County, Indiana

FIGURE: **NA**

# Adjoining Property Owner | 146<sup>th</sup> & Gray Road Development

## Map Key | Hamilton County, Indiana

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Label	Property Information
1	08-10-17-00-02-037.000 HM BE Connolly LLC 808 Wedgewood Ln Carmel, IN 46033
2	08-10-17-00-00-008.000 RPC Storage 6R Portfolio LLC PO Box 71870 Salt Lake City, UT 84171
3	08-10-17-00-00-008.001 Wabash Valley Power Assoc Inc 6702 Intech Blvd Indianapolis, IN 46278
4	08-10-17-00-00-006.213 VBH Westfield IN LLC 1221 Brickell Ave Ste 1400 Miami, FL 33131
5	17-10-20-00-00-011.000 Haines House LLC 5203 Woodfield Dr Carmel, IN 46033
6	17-10-20-00-00-011.101 Bardonner, Judy A Dr 1/2 int, Michelle Ooley 1/3 int, & Victor R Bardonner 1/6 int 14520 N Gray Rd Carmel, IN 46033
7	17-10-20-00-07-044.000 Gray Oaks Property Owners Association Inc PO Box 745 Lafayette, IN 47902
8	17-10-20-00-07-045.000 Gray Oaks Property Owners Association Inc PO Box 745 Lafayette, IN 47902
9	17-10-20-00-05-029.000 Stafford Place Homeowners Association Inc PO Box 745 Lafayette, IN 47902
10	17-10-20-00-00-008.103 Inception Acres LLC 21333 Oak Ridge Rd Sheridan, IN 46069
11	08-10-17-00-02-066.000 Setters Run Homeowners Association 5702 Kirkpatrick Way Indianapolis, IN 46220