



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

Publication Date:
October 11, 2024

IDEM ID Number:
2024-508-32-MPY-A

Closing Date:
November 10, 2024

PUBLIC NOTICE

Corps of Engineers ID Number:
LRL-2021-1063-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** and a **State Regulated Wetland Individual Permit** 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 permits required under IC 13-18-22 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 and all applicable provisions of IC 13-18-22.

- | | | | |
|----------------------|---|------------------|--|
| 1. Applicant: | Doug Wagner
Republic Development LLC
13578 E 131 st St, Suite 200
Fishers, IN 46037 | 2. Agent: | John Dixon
Natural Resource Consulting
7719 Knapp Road
Indianapolis, IN 46259 |
|----------------------|---|------------------|--|
- 3. Project Location:** Latitude: 39.769466 Longitude: -86.425692
- The project tract is approximately 485 acres in size and is located approximately 0.75 miles northeast of the intersection of E Main St and N CR 500 E in Avon, IN, Hendricks County.
- 4. Affected Waterbody:** White Lick Creek, three separate Unnamed Tributaries to White Lick Creek, four separate wetlands affiliated with the White Lick Creek basin.
- 5. Project Description:** The purpose of this project is to construct a multi-use development which will include commercial and residential lots along with affiliated infrastructure such as roads, utilities, and stormwater infrastructure. The applicant proposes to permanently impact 2.15 acres of federal and state regulated wetlands via clearing, grading, and fill. The applicant proposes to permanently impact 809 linear feet of stream via encapsulation, grading, and fill. To mitigate for impacts to aquatic resources, the applicant proposes to preserve 8.09 acres of existing wetland on-site which will be protected in perpetuity via conservation easement. The applicant also proposes to purchase 809 linear feet of in-lieu fee stream credit and 1.38 acres of in-lieu fee wetland credit in the Upper White Service Area from the Indiana Department of Natural Resources' In-Lieu Fee (ILF) Program: Indiana Stream and Wetland Mitigation Program (IN SWMP).

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 Mackenzie Yoder, Project Manager, at 317-473-0241 or by e-mail at mpyoder@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 WQC IGCN 1255
Indianapolis, Indiana 46204-2251
FAX: 317-232-8406

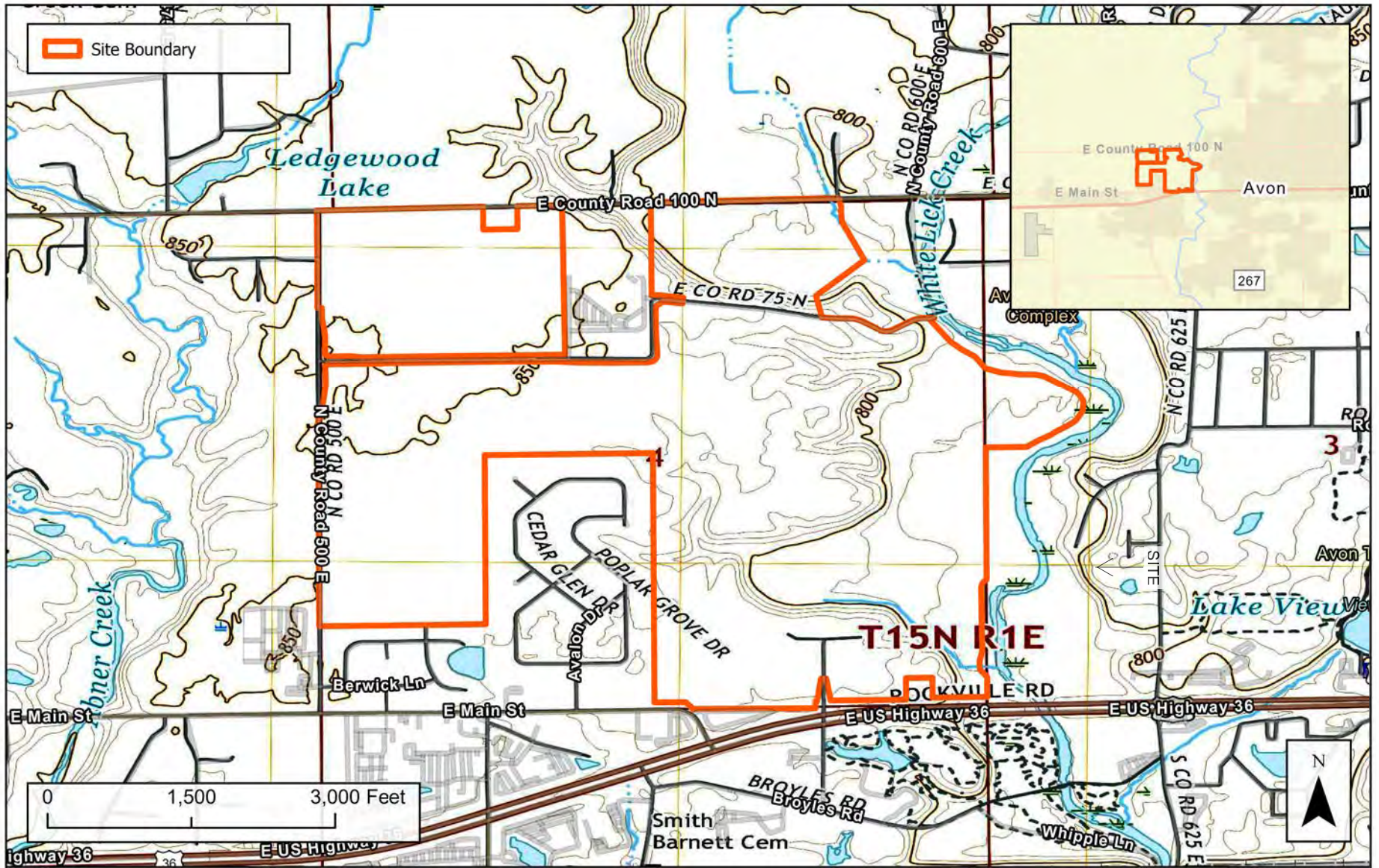


FIGURE 1. USGS 7.5-MINUTE SERIES
 EASTON/GREY PROPERTY - HENDRICKS COUNTY
 DATA SOURCE: USGS

PROJECT ID: 0823RD1
 DRAWN BY: JOD
 CHECKED BY: RLD
 DATE: 09/15/2023

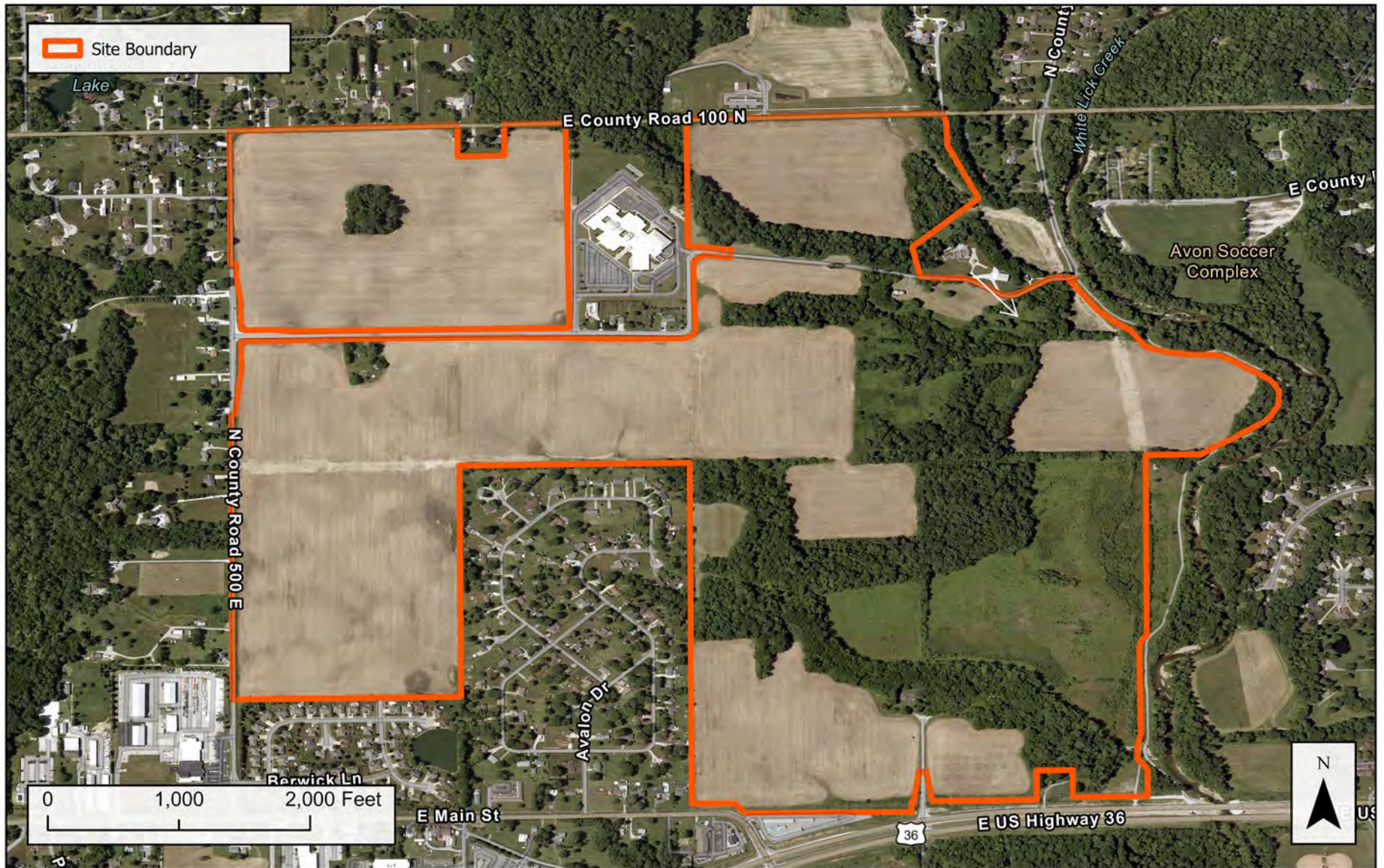


FIGURE 2. 2022 AERIAL PHOTOGRAPH
 EASTON/GREY PROPERTY - HENDRICKS COUNTY
 SOURCE: USDA IMAGERY DATE: 06/2022 SCALE: 1" = 1,100'

PROJECT ID: 0823RD1
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 DATE: 09/15/2023

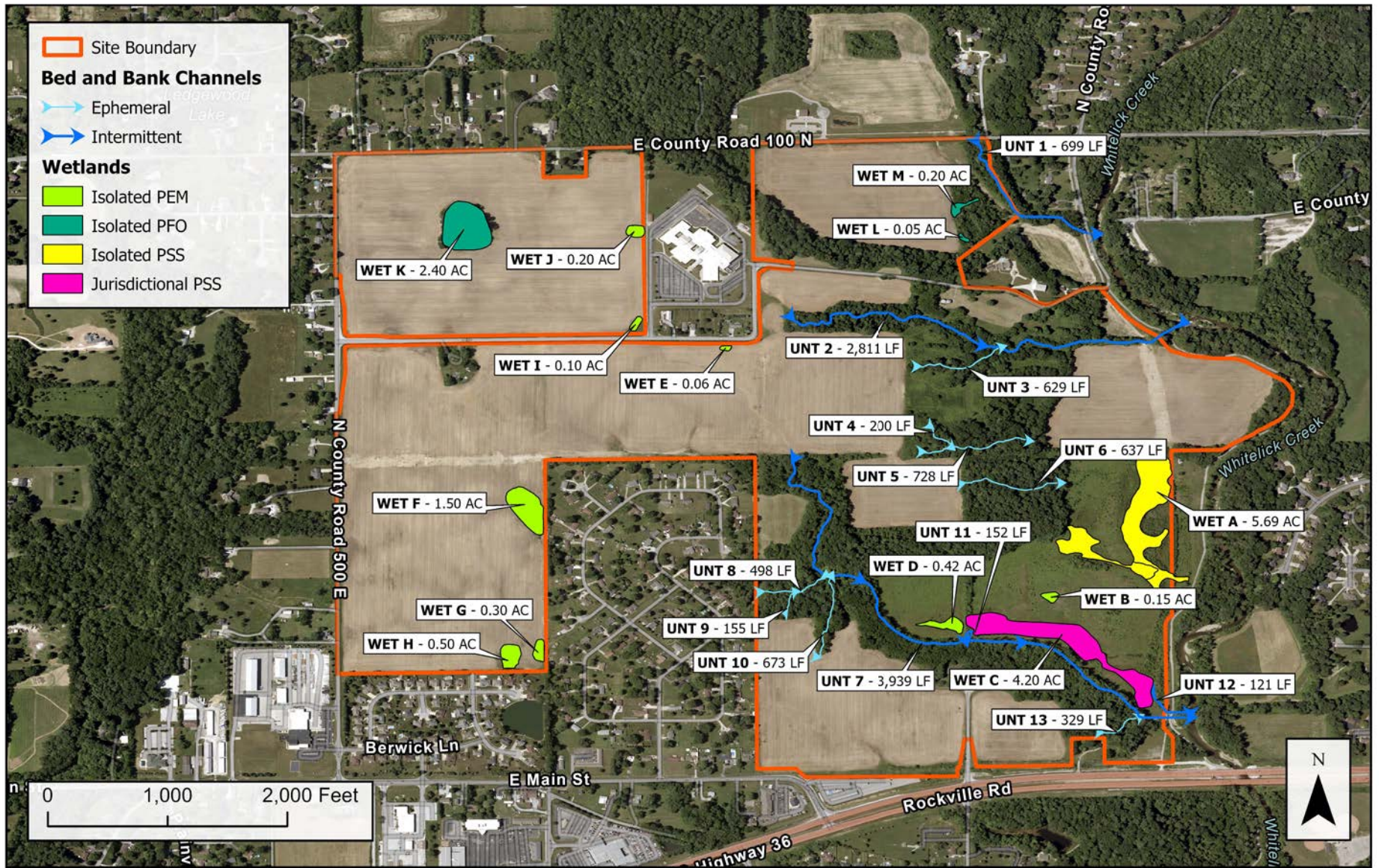
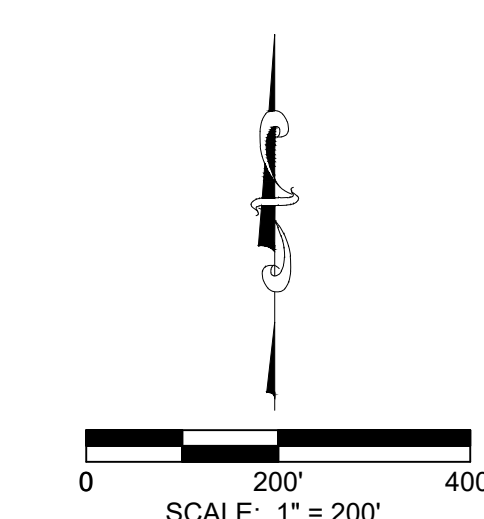
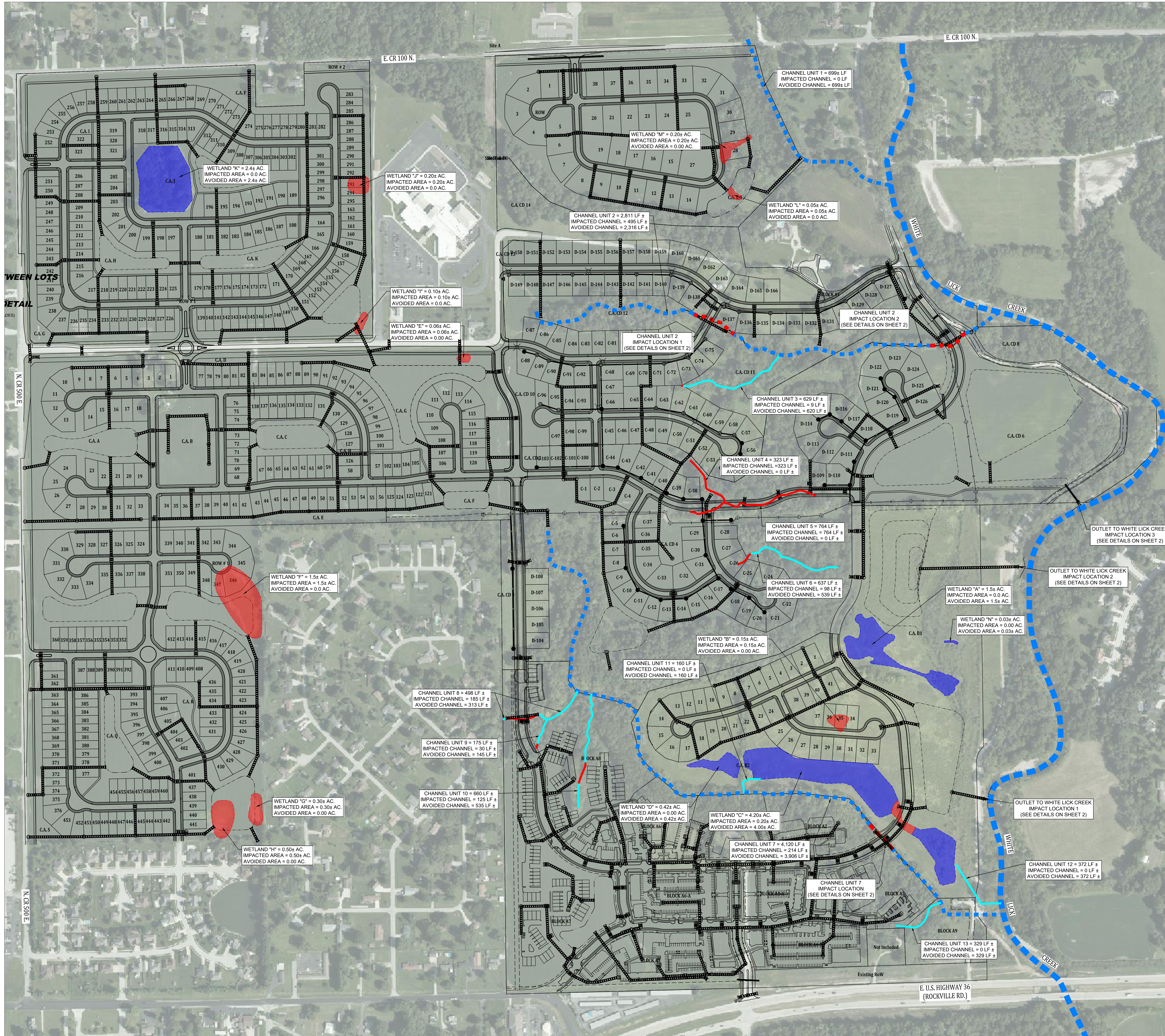


FIGURE 9. DELINEATED WATERS (REVISED)
 EASTON/GREY PROPERTY - HENDRICKS COUNTY
 SOURCE: USDA, USGS IMAGERY DATE: 06/2022 SCALE: 1" = 1,200'

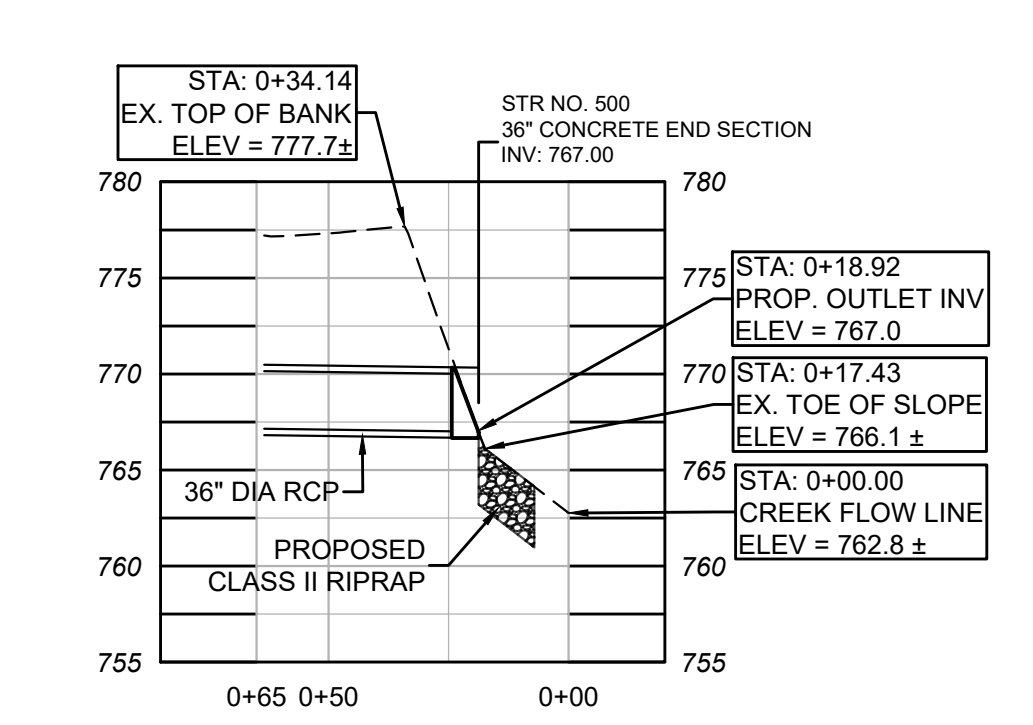
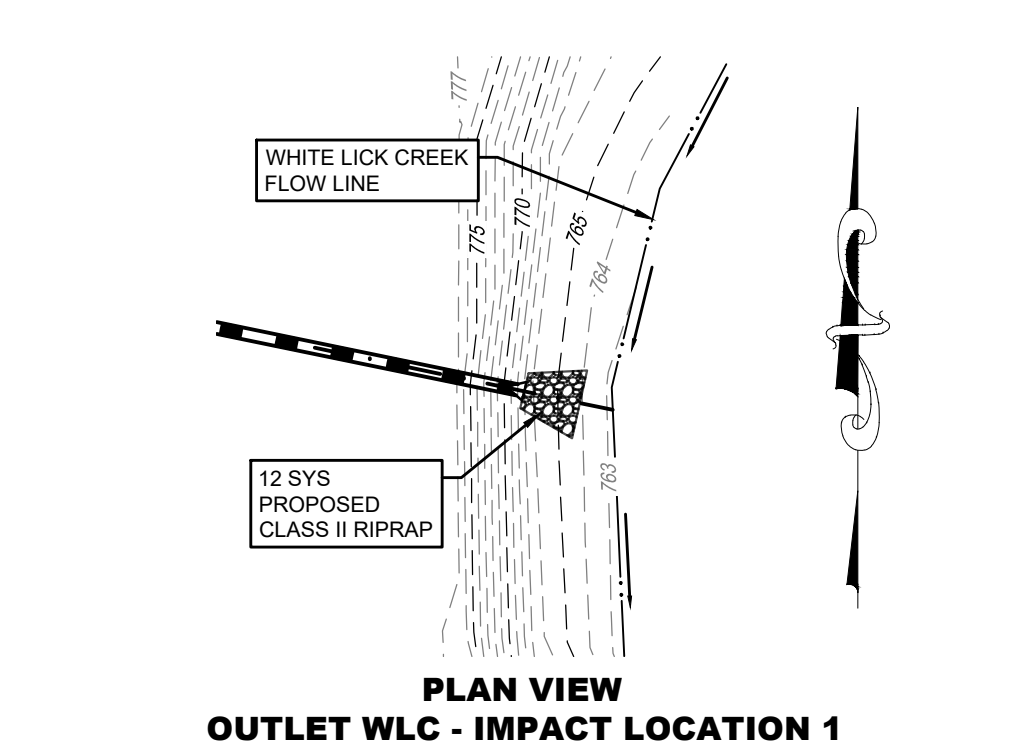
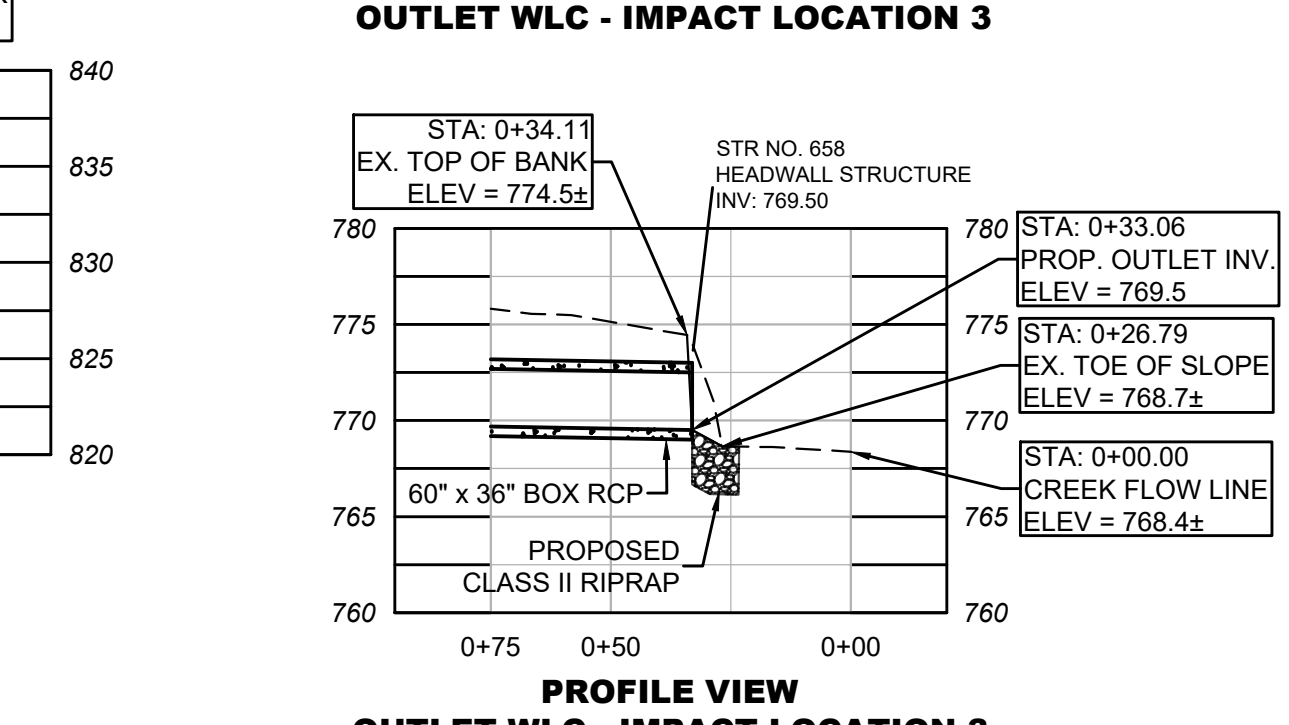
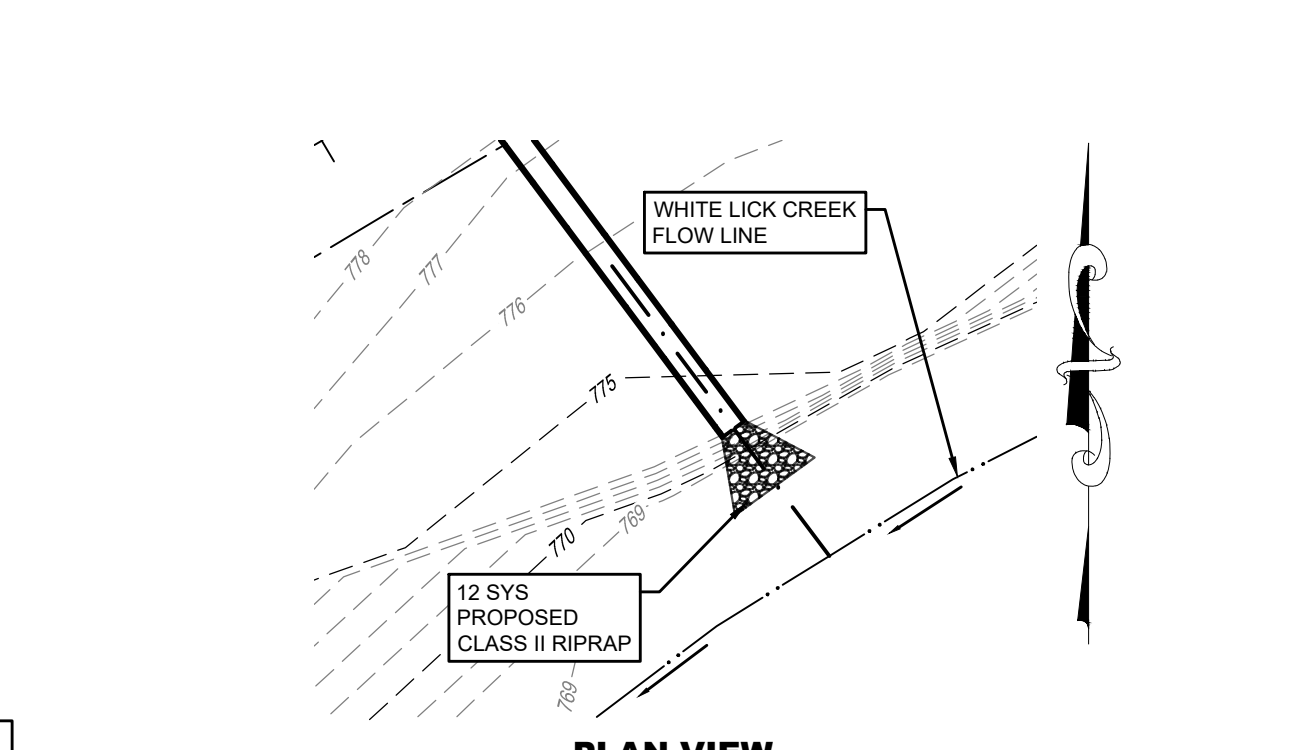
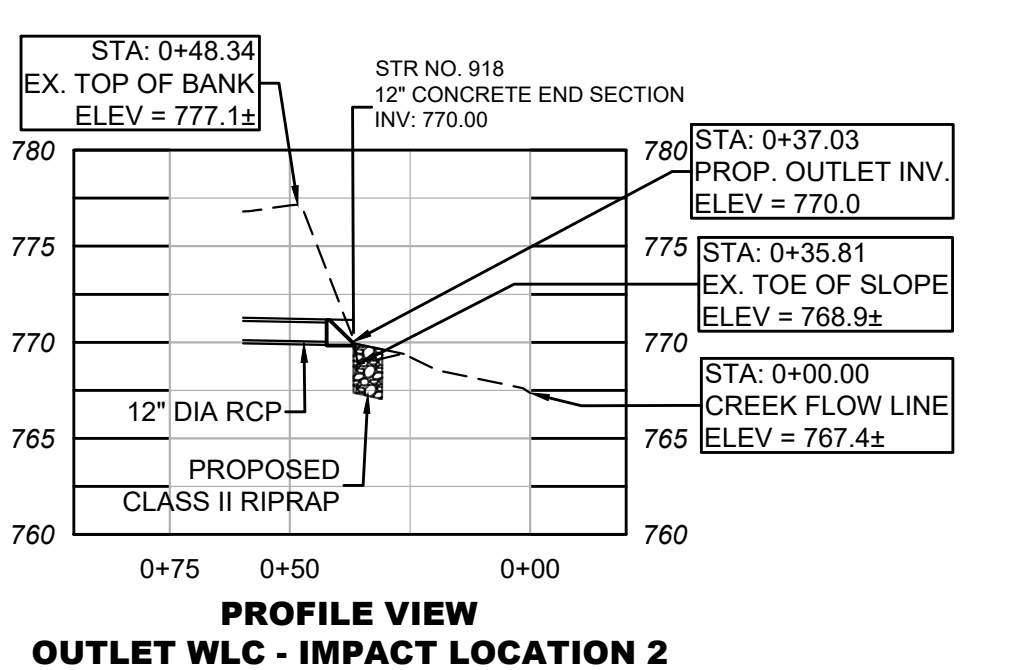
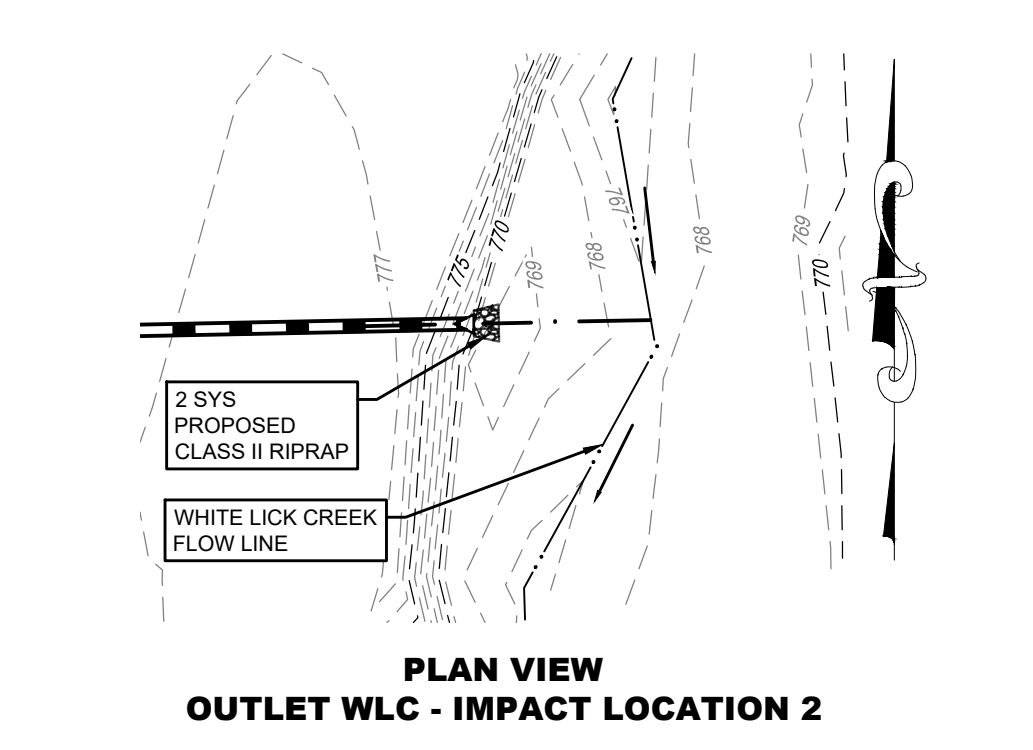
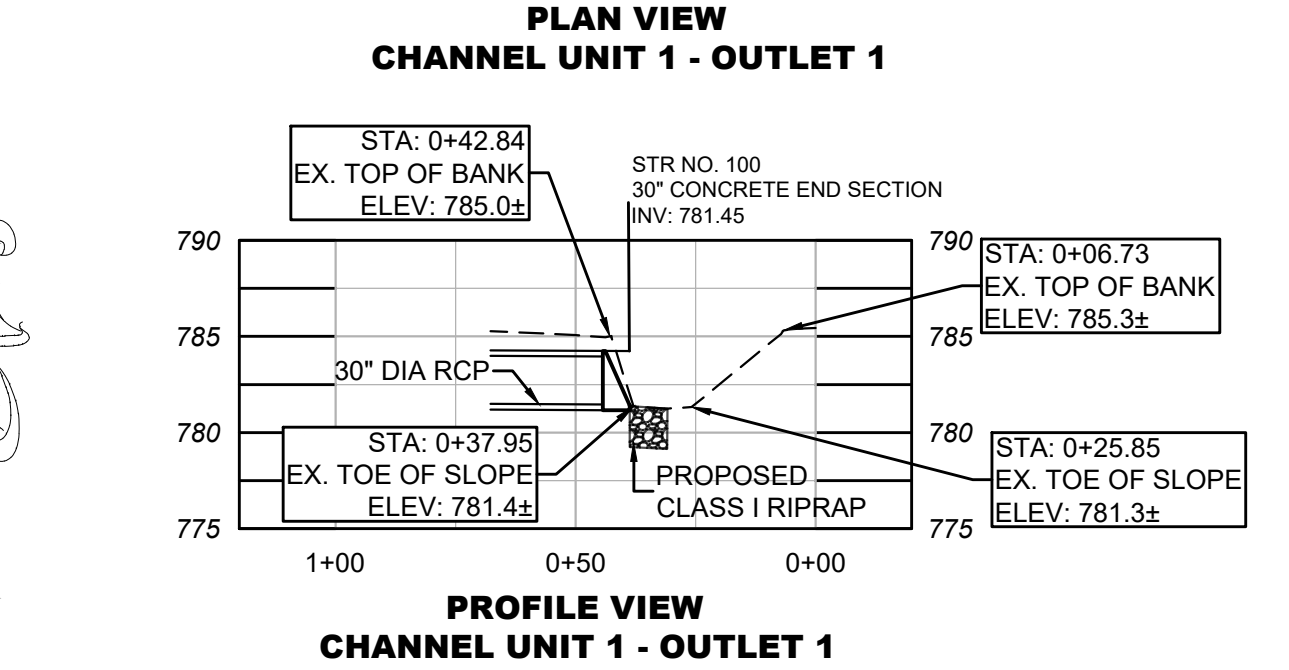
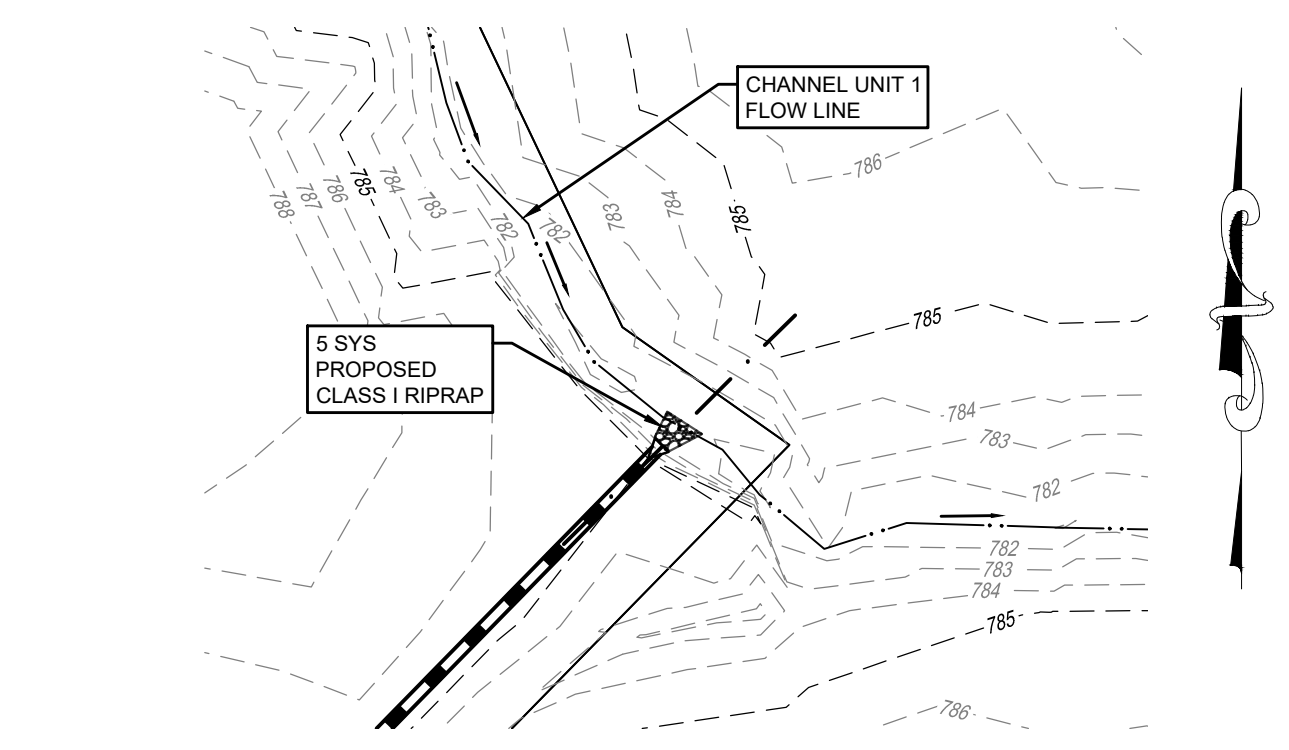
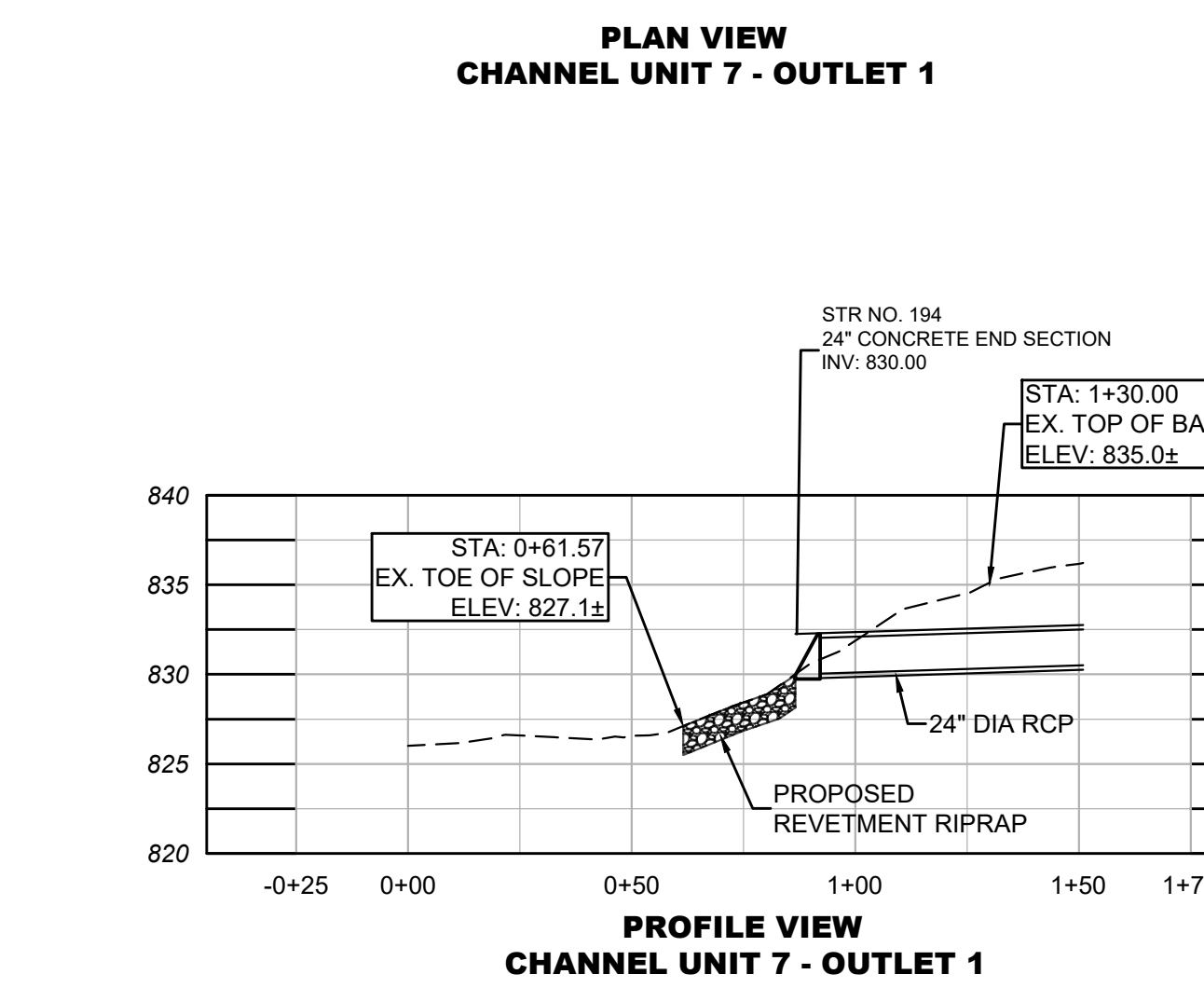
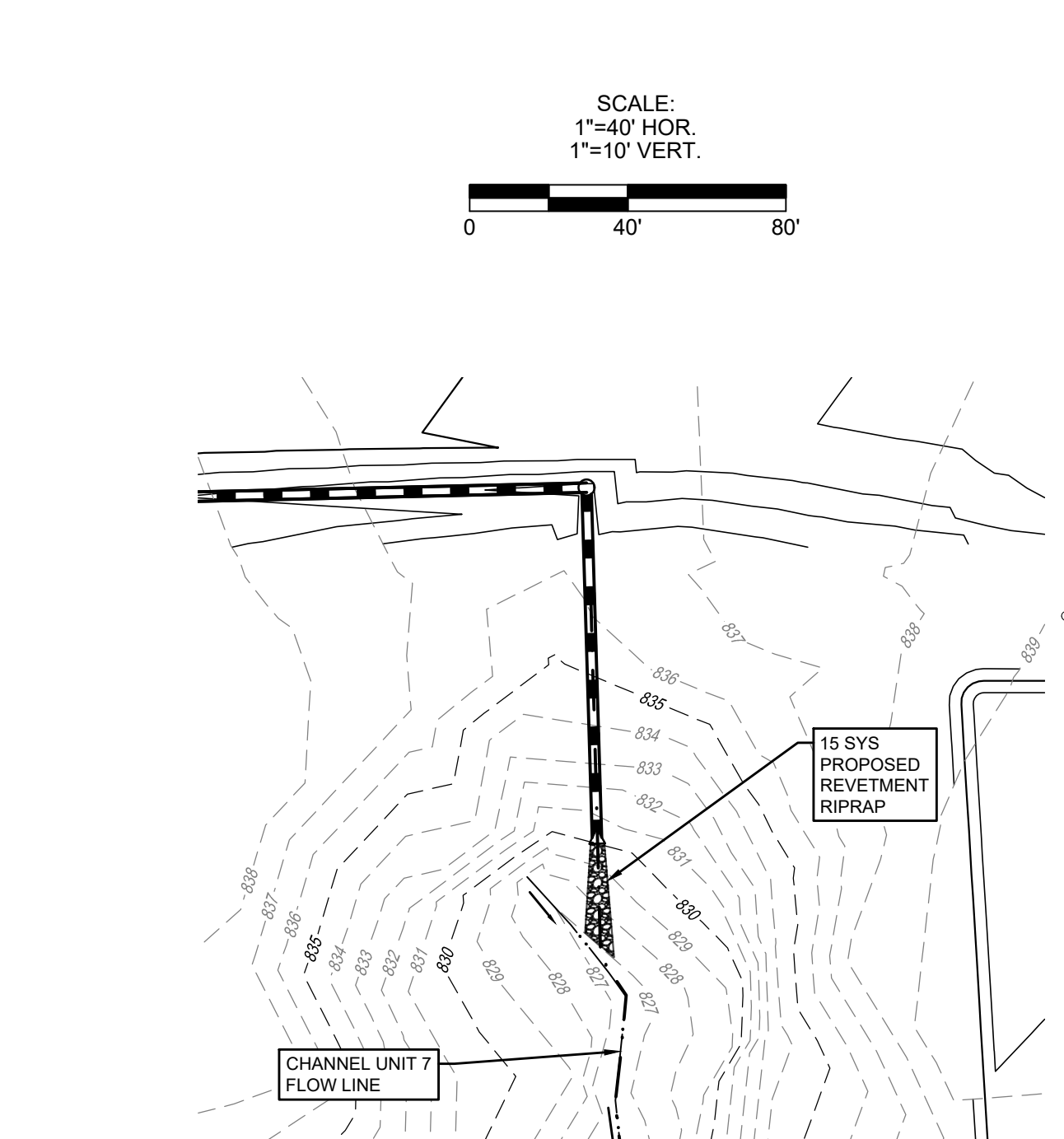
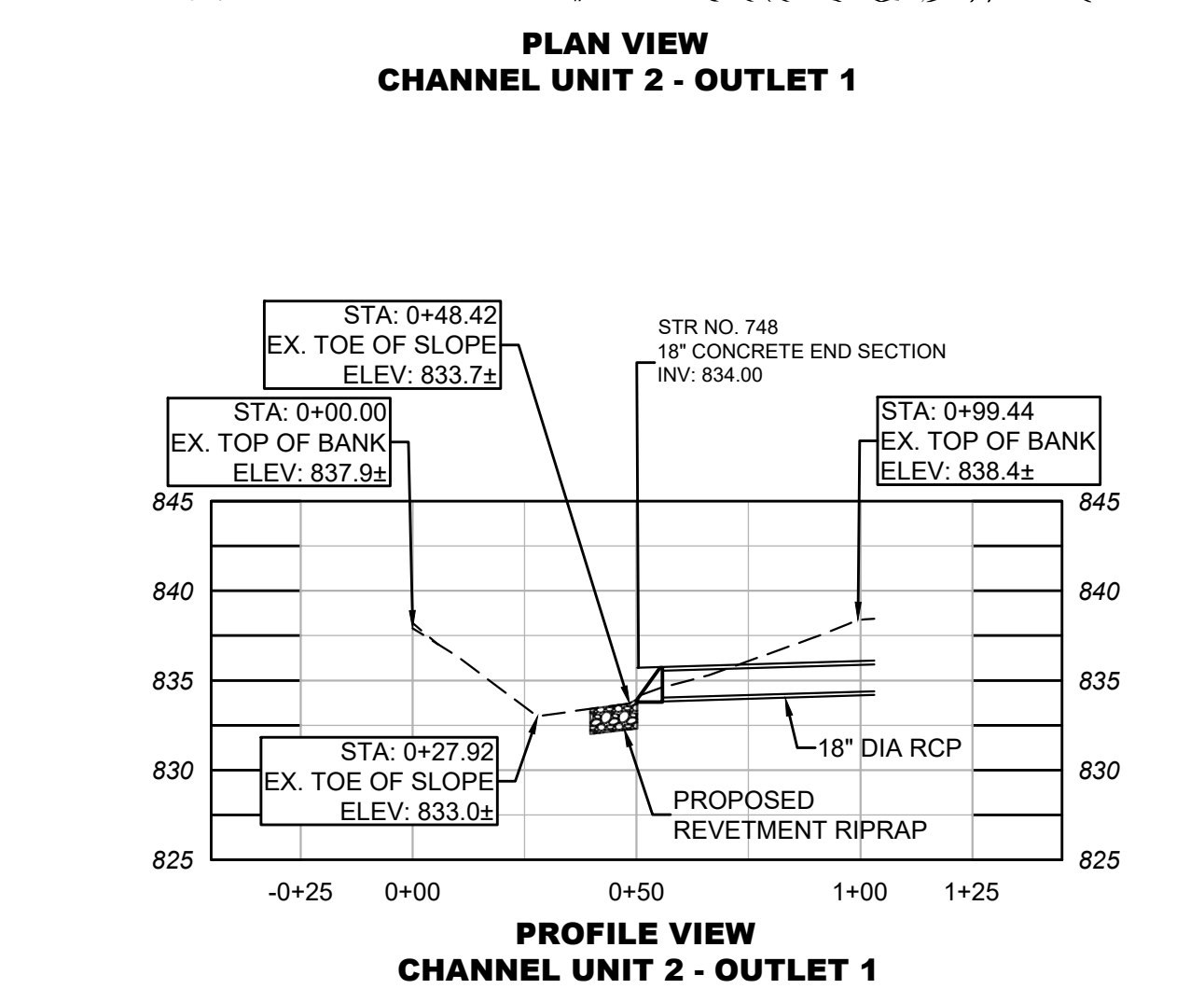
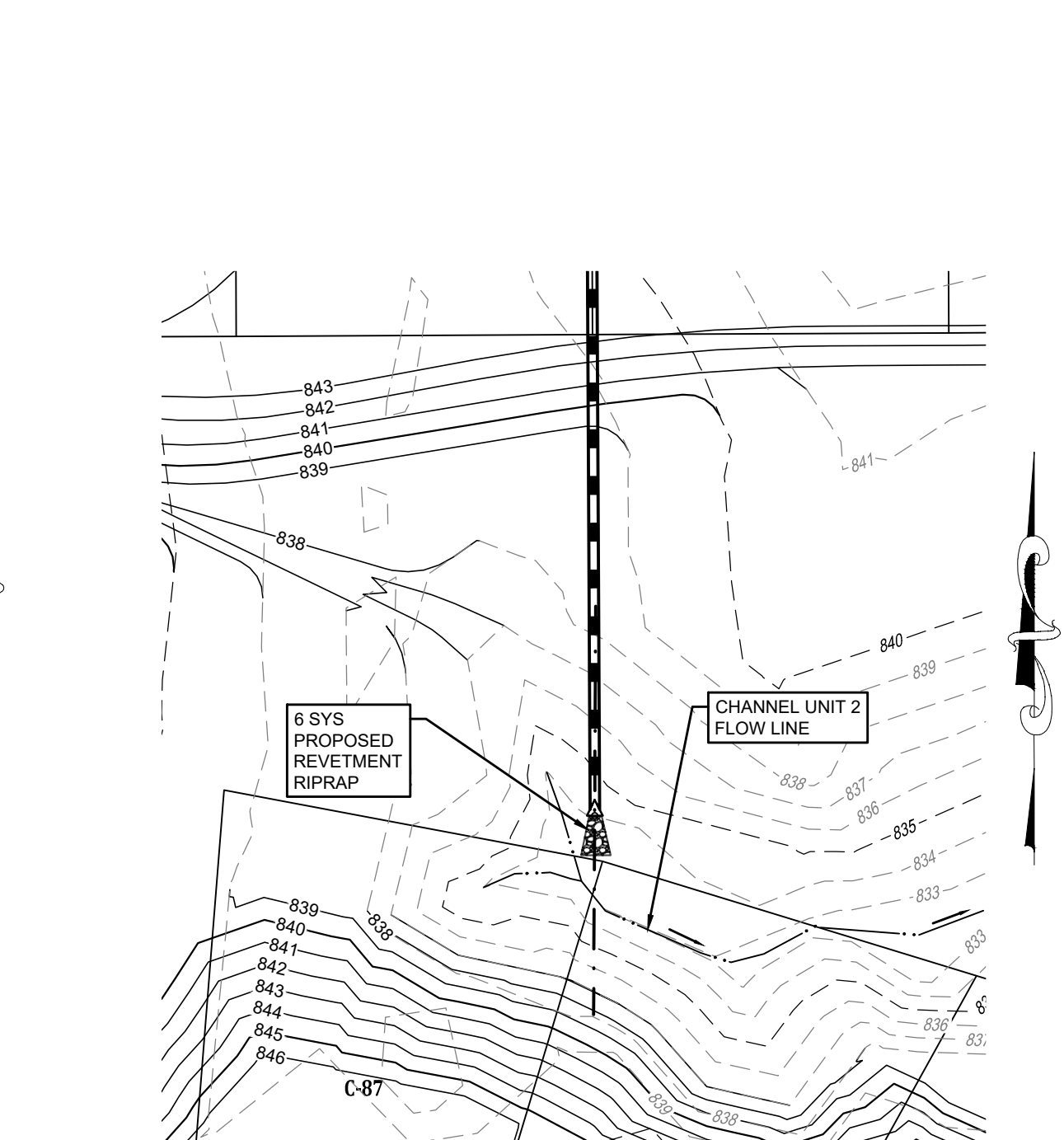
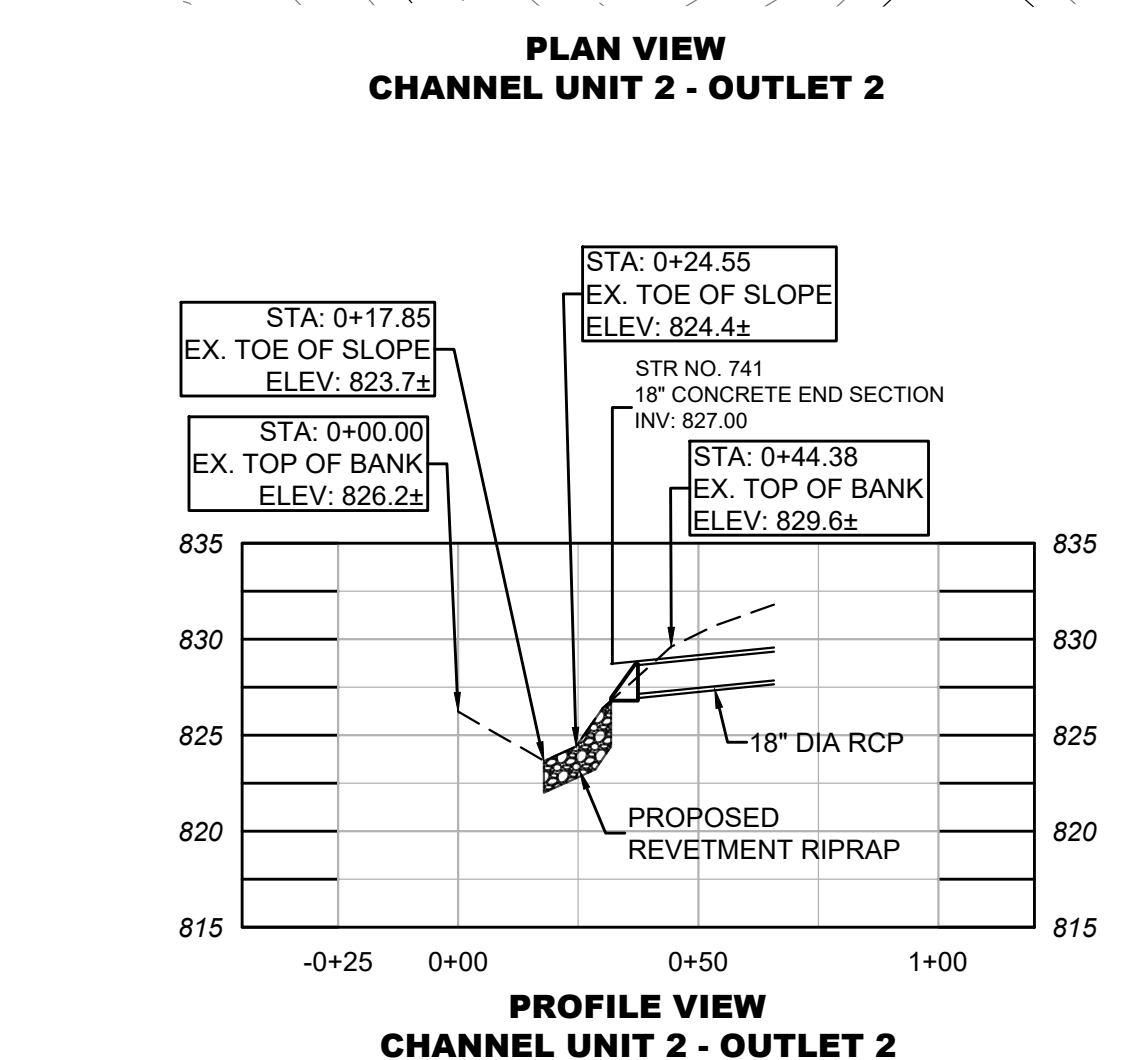
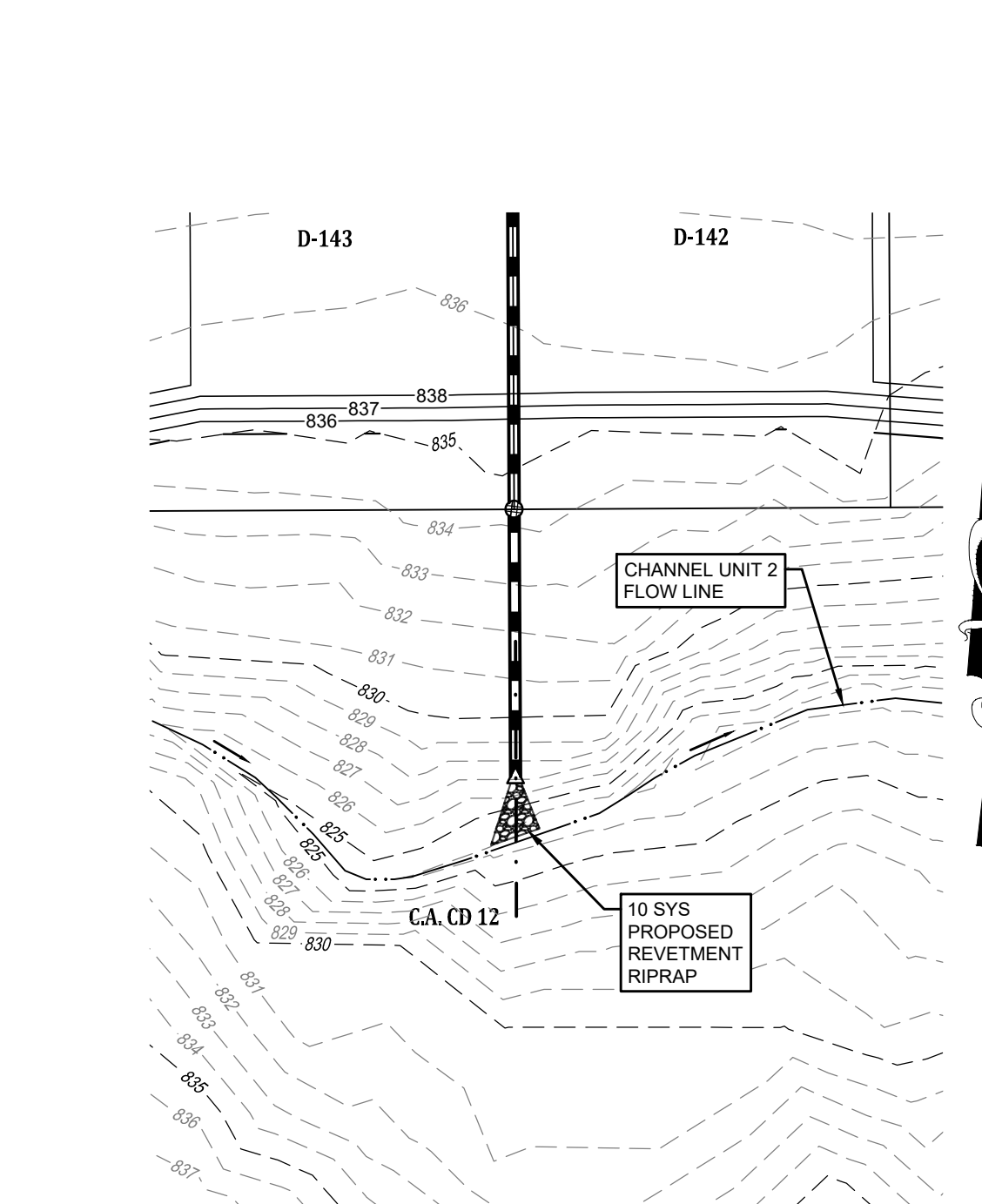
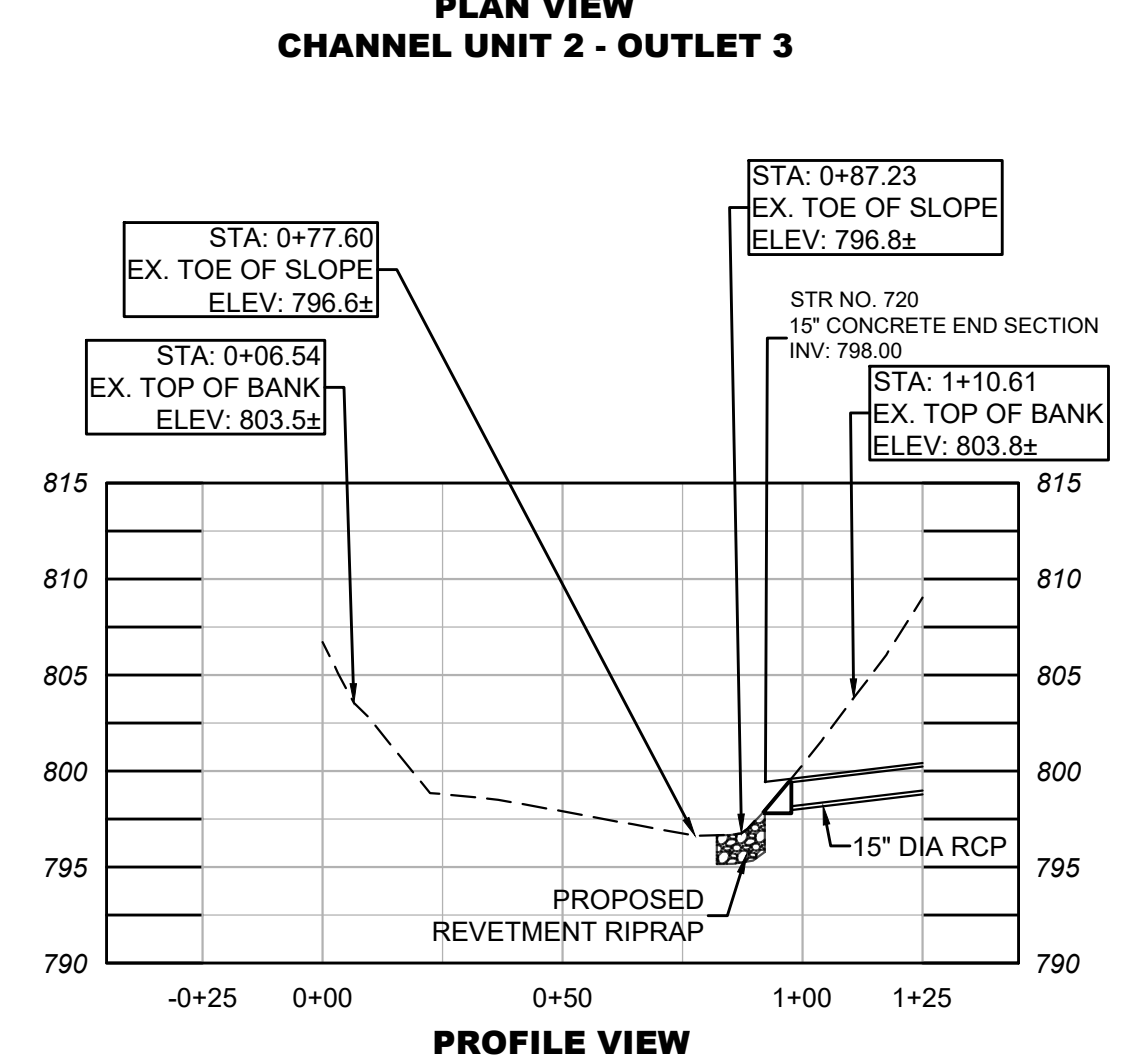
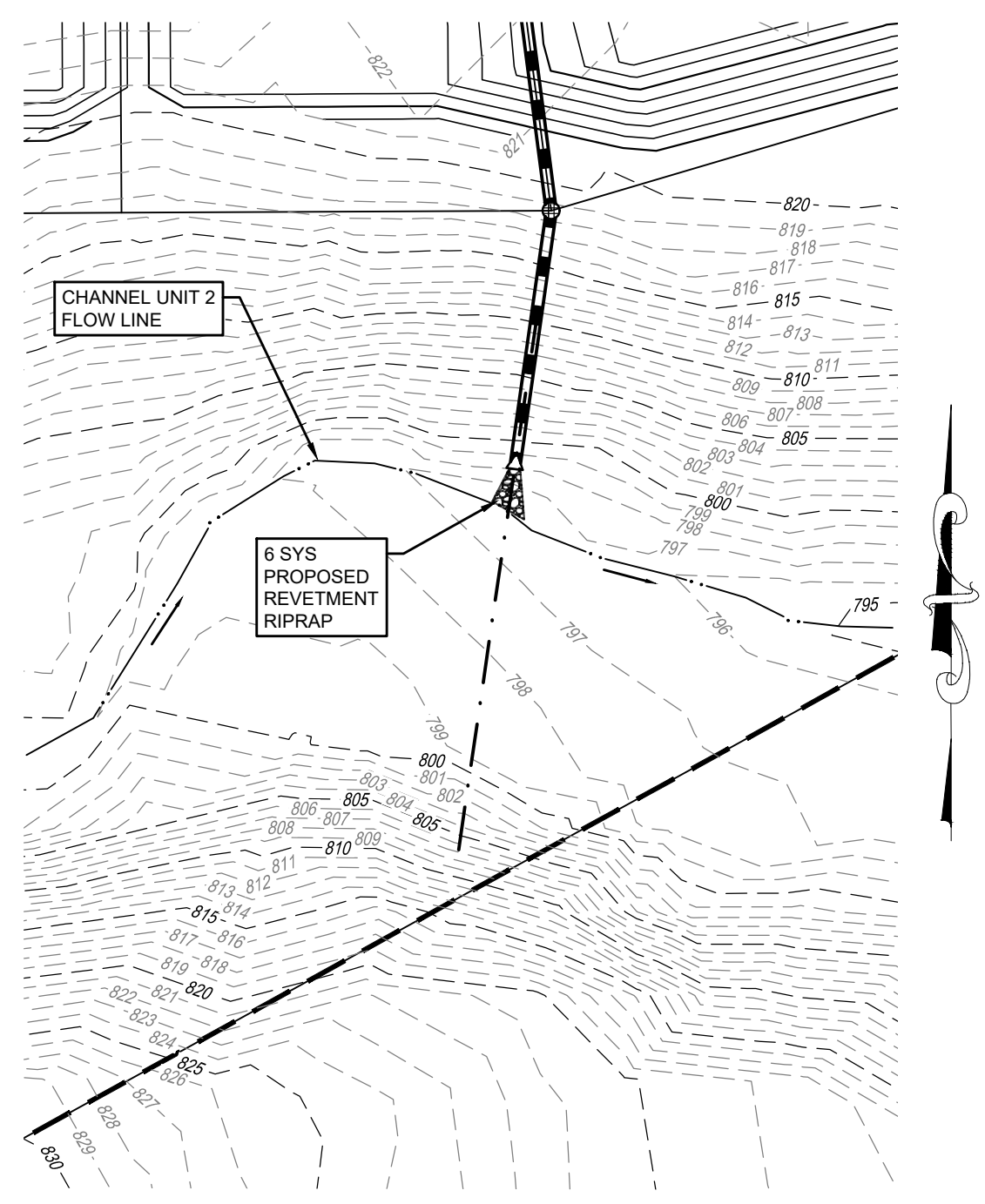
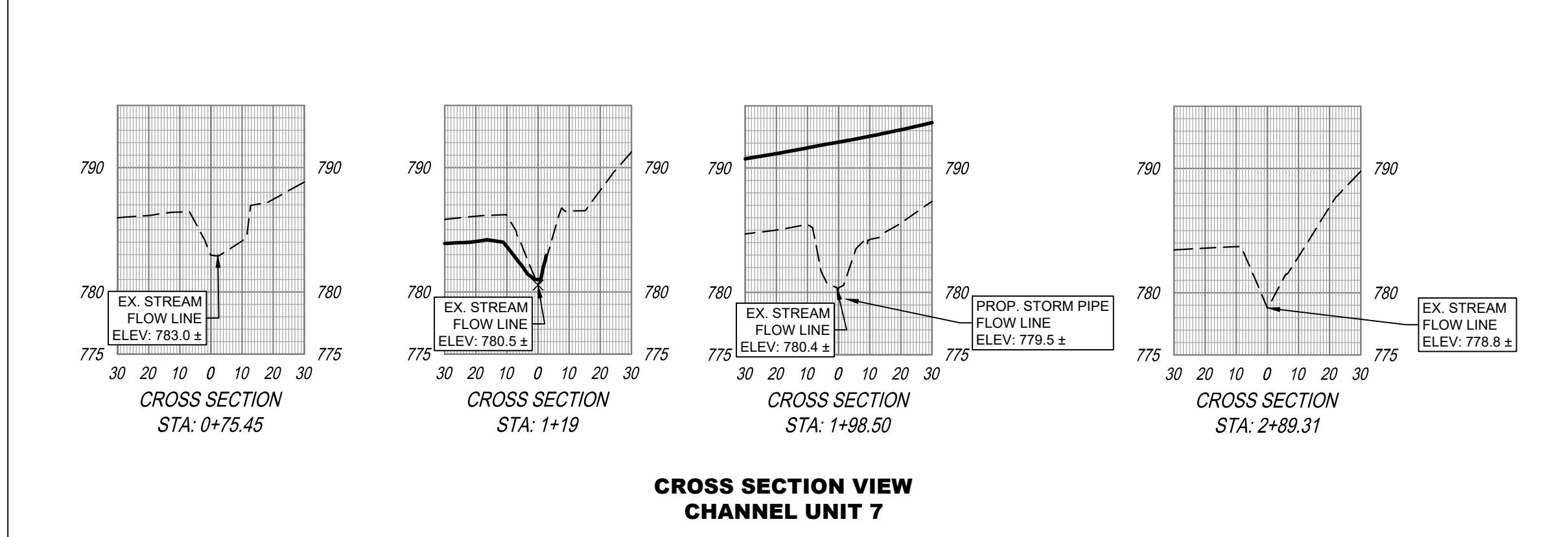
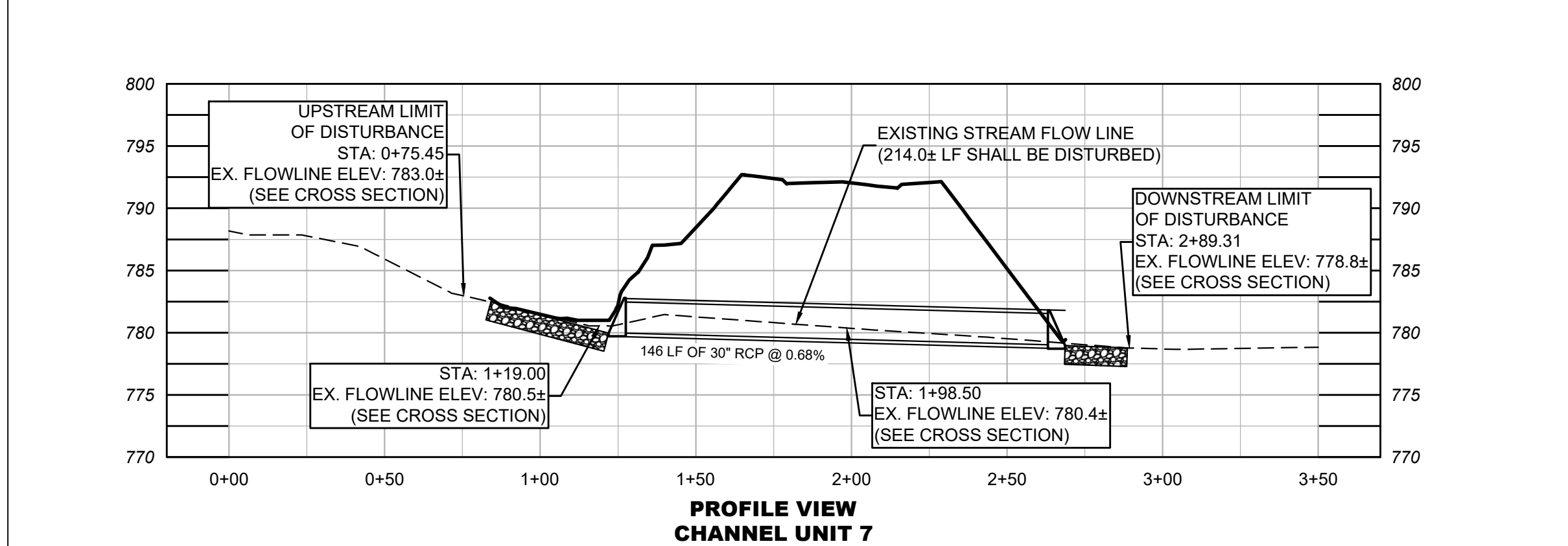
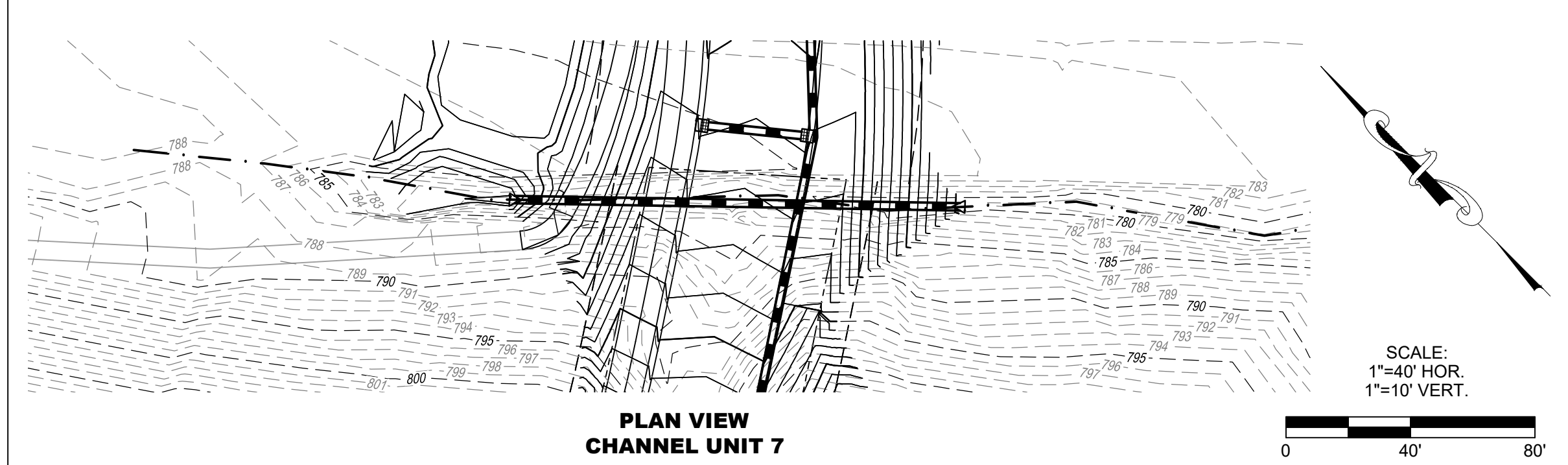
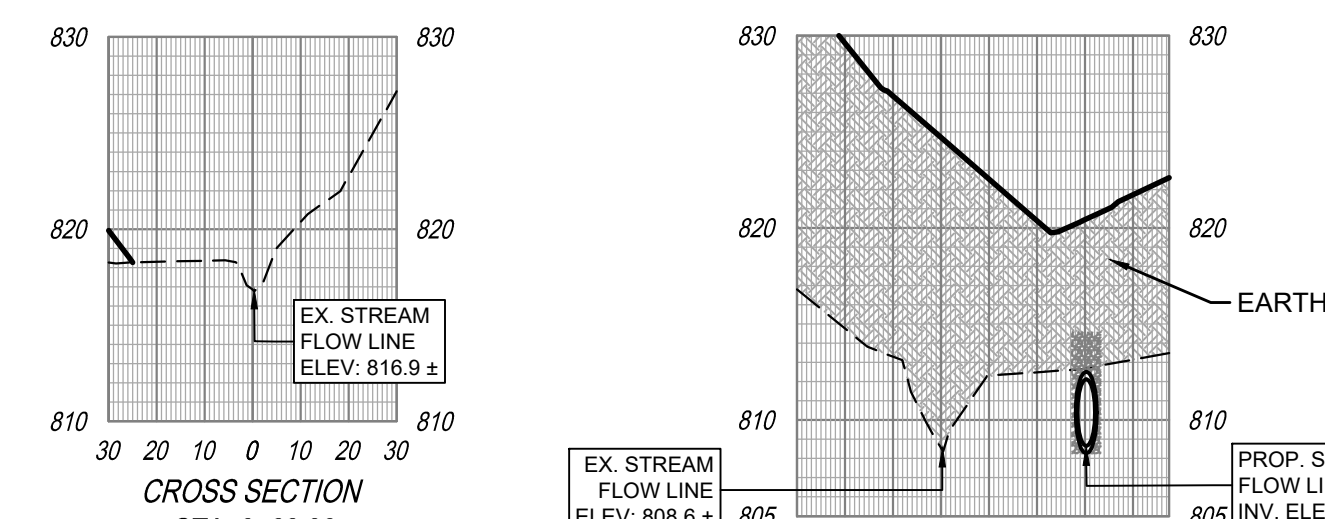
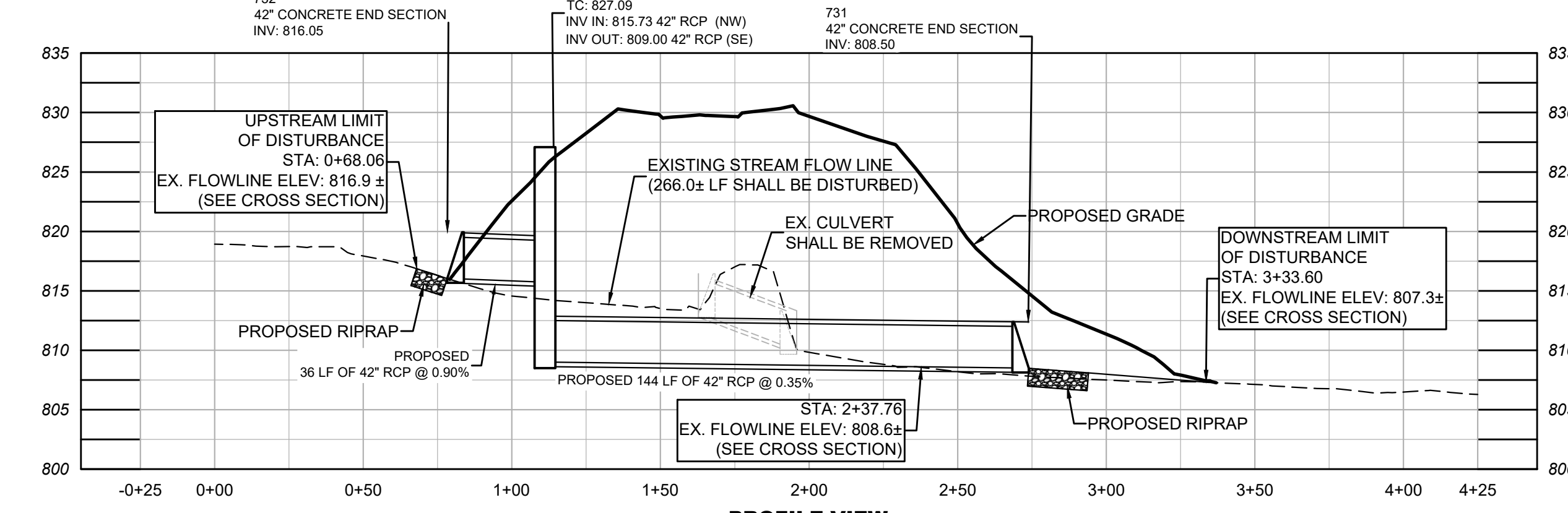
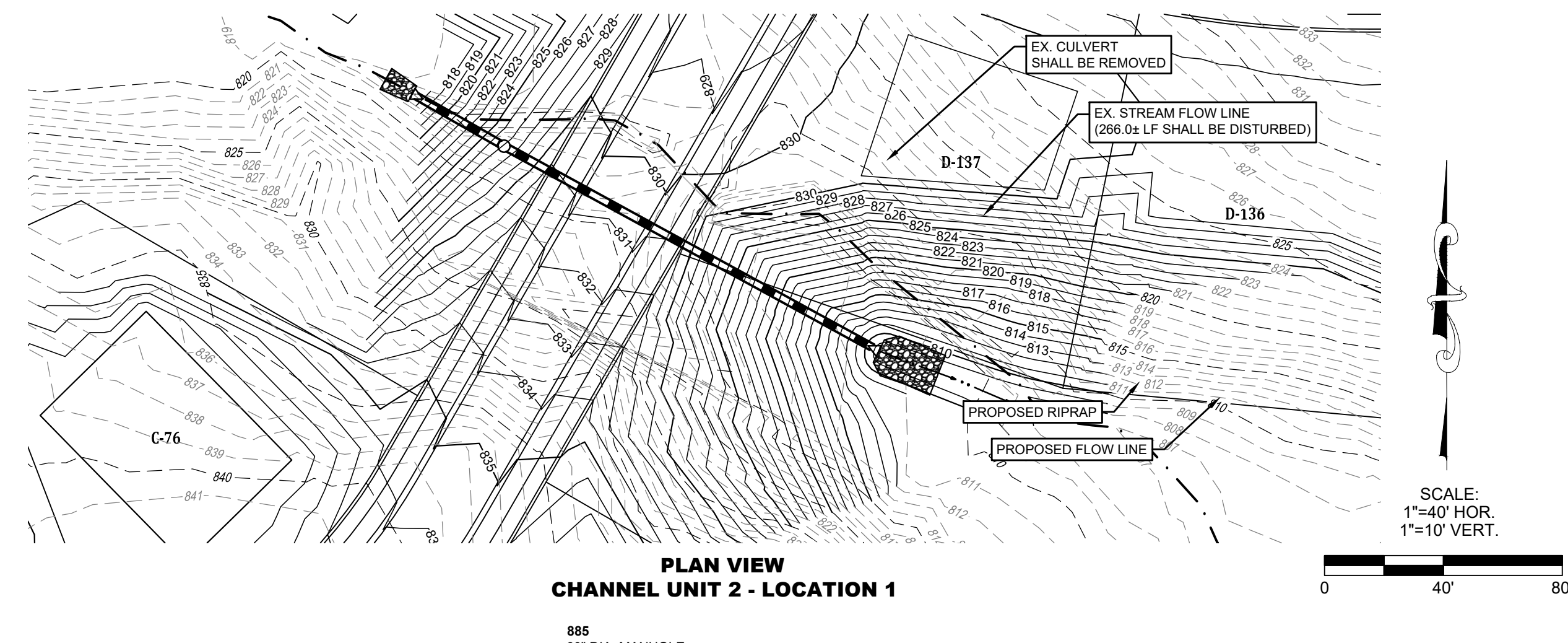
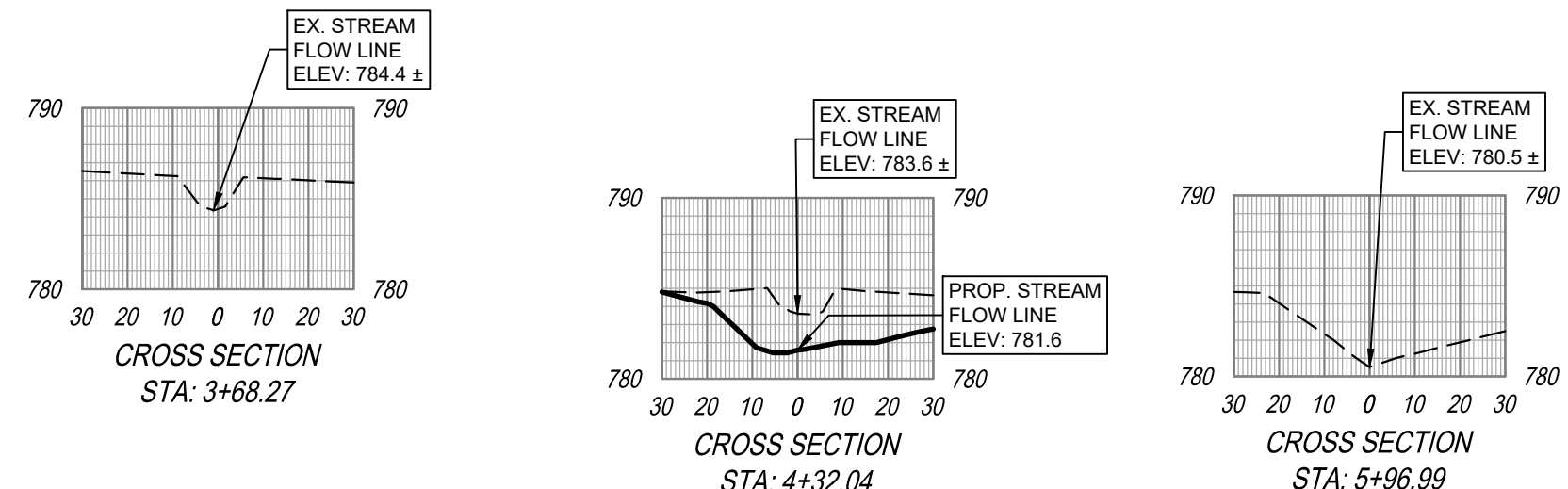
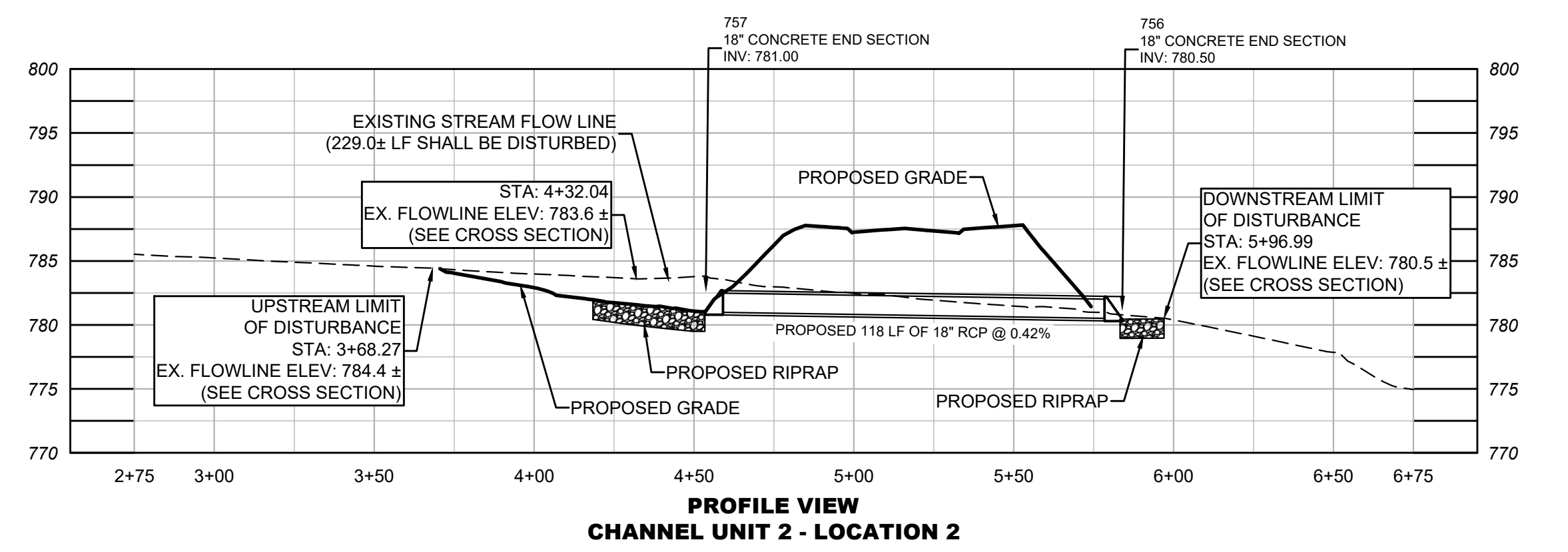
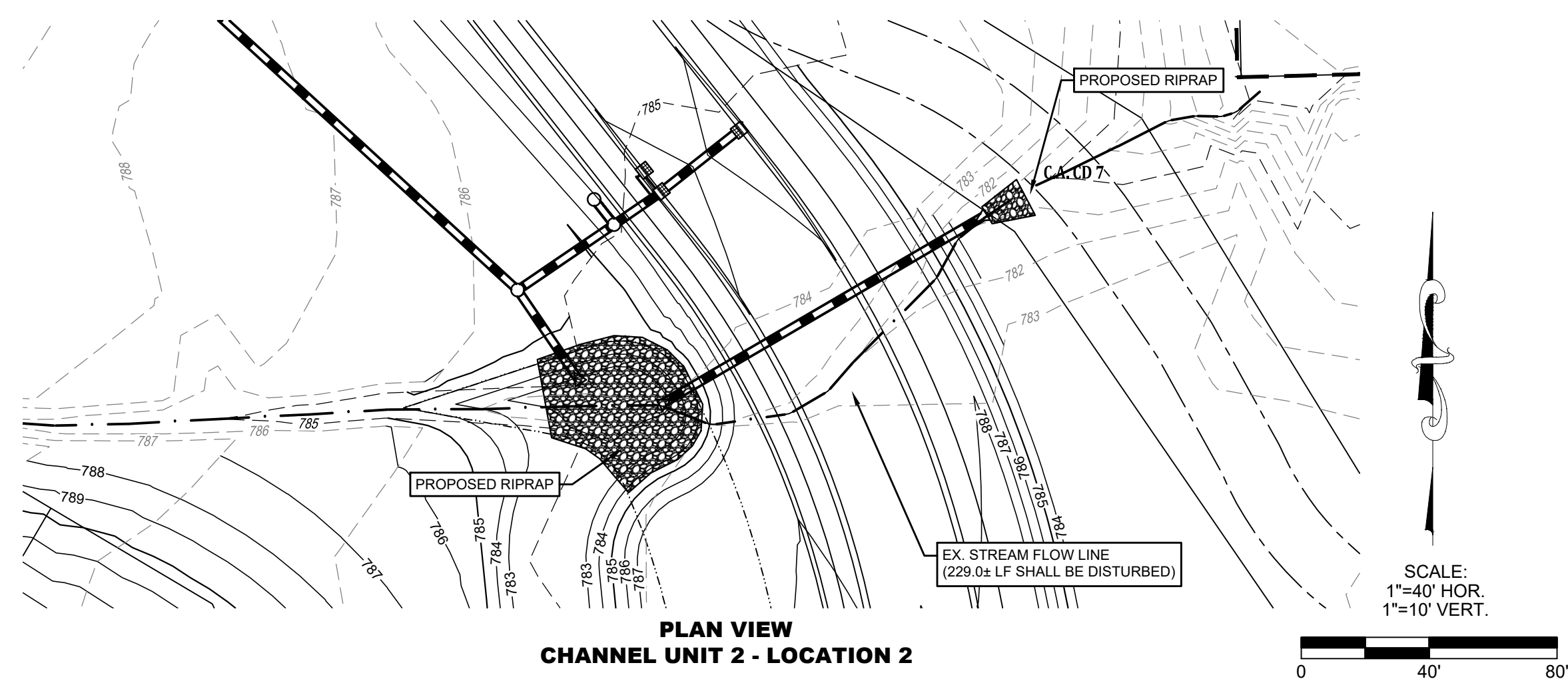
PROJECT ID: 0823RD1
 DRAWN BY: JOD
 CHECKED BY: RLD
 DATE: 09/17/2024



- AVOIDED WETLANDS
- IMPACTED WETLANDS
- AVOIDED INTERMITTENT STREAMS
- IMPACTED INTERMITTENT STREAMS
- AVOIDED EPHEMERAL STREAMS
- IMPACTED EPHEMERAL STREAMS
- WHITE LICK CREEK

NOTE: THE STREAMS AND WETLANDS SHOWN ON THIS EXHIBIT (APPROXIMATE LOCATION) ARE POTENTIALLY WATERS OF THE U.S. (WOTUS) PER A WETLANDS DELINEATION REPORT DATED MARCH 2021, PREPARED BY RON L. DIXON WITH NATURAL RESOURCE CONSULTING.

<p>Project No: 19049</p> <p>Sheet No:</p>	<p>Project: DELINEATED WETLANDS & WOTUS EXHIBIT EASTON GREY - TOWN OF AVON PASARE, LLC / REPUBLIC DEVELOPMENT TOWN OF AVON, HENDRICKS CO., INDIANA</p>
<p>BANNING ENGINEERING</p> <p>653 COLUMBIA ROAD, SUITE #101 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com</p>	
<p>1 of 2</p>	



Revisions

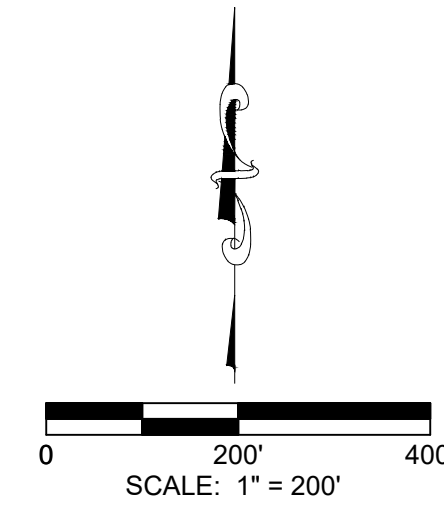
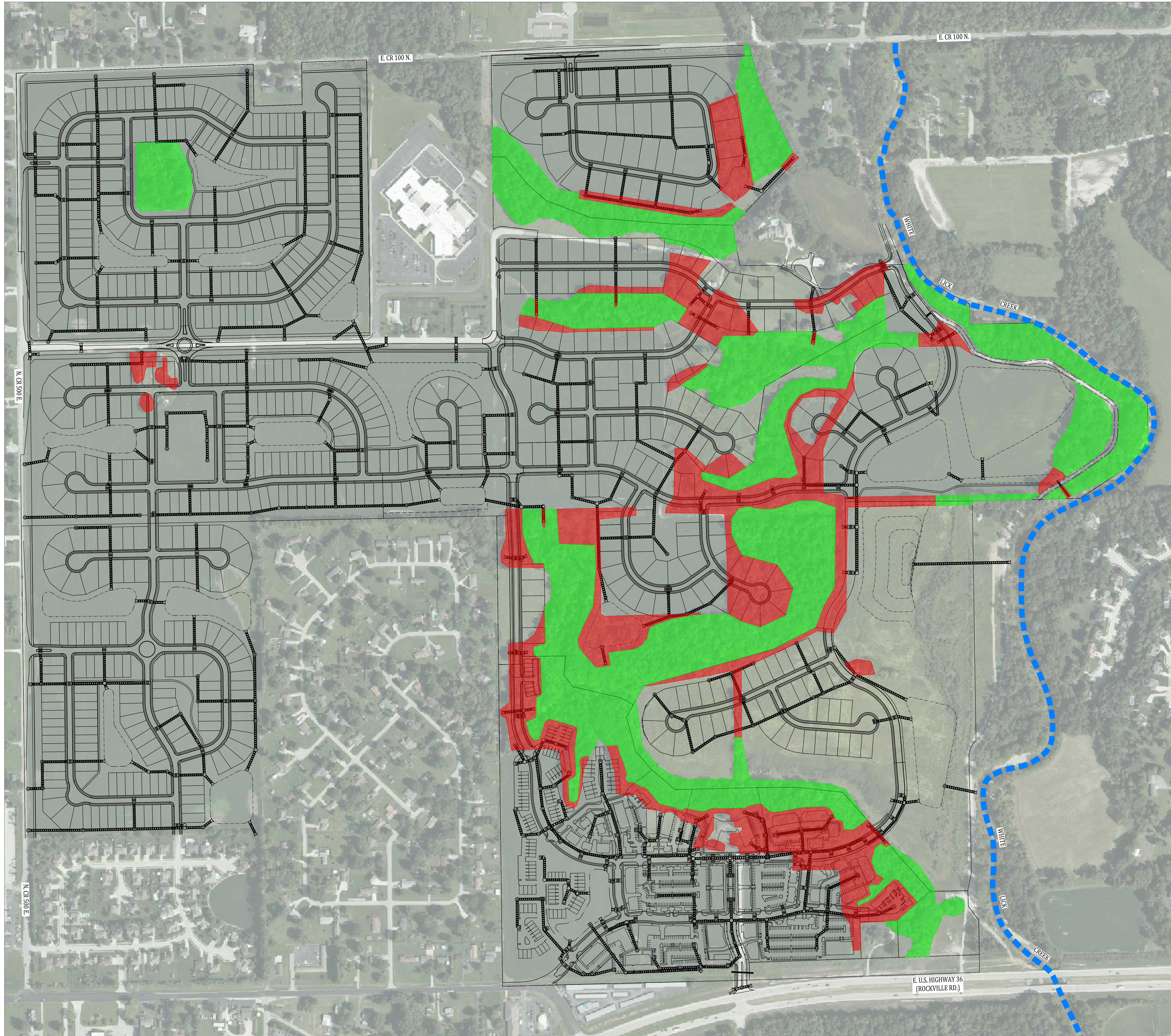
No.	Description	Date

Drawn: UCZ
Checked: UCZ
Scale: 1"=200'
Date: 08/26/2024

WOTUS IMPACT DETAILS
 EASTON GREY - TOWN OF AVON
 PASARE, LLC / REPUBLIC DEVELOPMENT
 TOWN OF AVON, HENDRICKS CO., INDIANA

BANNING
 ENGINEERING
 653 COLUMBIA ROAD, SUITE #101
 BUS: (317) 702-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Project No: 19049
 Sheet No: 2 of 3



- ESTIMATED UNDISTURBED TREES
AREA = 65 ACRES
- ESTIMATED TREES TO BE CLEARED
AREA = 41 ACRES
- WHITE LICK CREEK

	BANNING ENGINEERING 653 COLUMBIA ROAD, SUITE #101 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com	TREE CLEARING EXHIBIT EASTON GREY - TOWN OF AVON PASARE, LLC / REPUBLIC DEVELOPMENT TOWN OF AVON, HENDRICKS CO., INDIANA
Project No:	19049	Sheet No:
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