



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

Publication Date:
November 13, 2024

IDEM ID Number:
2024-638-6-MPY-WQC

Closing Date:
December 4, 2024

PUBLIC NOTICE

Corps of Engineers ID Number:
LRL-2021-087-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: Timothy Walter
Platinum Properties Management Company
9757 Westpoint Drive, Suite 600
Indianapolis, IN 46256

2. Agent: Ron Dixon
Natural Resource Consulting
7719 Knapp Road
Indianapolis, IN 46259

3. Project Location: Latitude: 40.00948 Longitude: -86.25289
The project tract is approximately 166 acres in size and is located approximately 0.44 miles southeast of the intersection of S 1100 E and E 200 S, in Zionsville, IN, Boone County.

4. Affected Waterbody: Unnamed Tributaries (UNT) and wetlands affiliated with the Little Eagle Creek basin.

5. Project Description: The purpose of this project is to construct a residential development including roads, housing lots, utilities, and stormwater infrastructure. Two UNTs and four wetlands will be impacted through clearing of vegetation and addition of clean earthen fill in housing locations as well as excavation and grading in stormwater management locations. Applicant proposes to mitigate for impacts to aquatic resources through the purchase of 9.38 acres of in-lieu fee wetland credit and 984 linear feet of in-lieu fee stream 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).

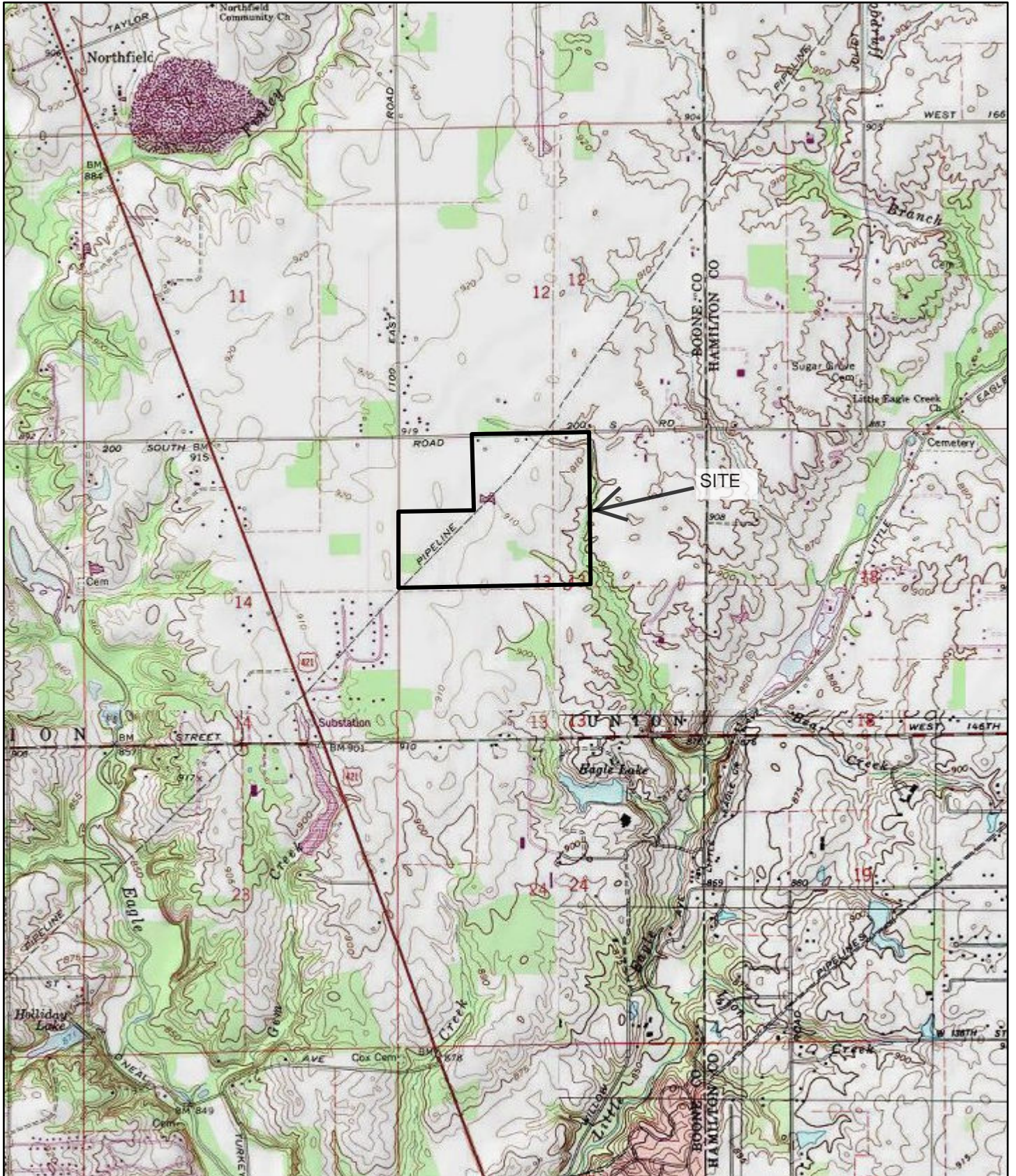
Comment Period: Any person or entity who wishes to submit comments or information relevant to the aforementioned project may do so by the closing date noted above. Only comments or information related to water quality or potential impacts of the project on water quality can be considered by IDEM in the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

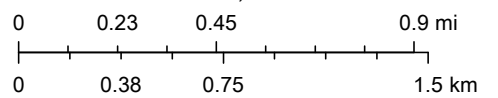
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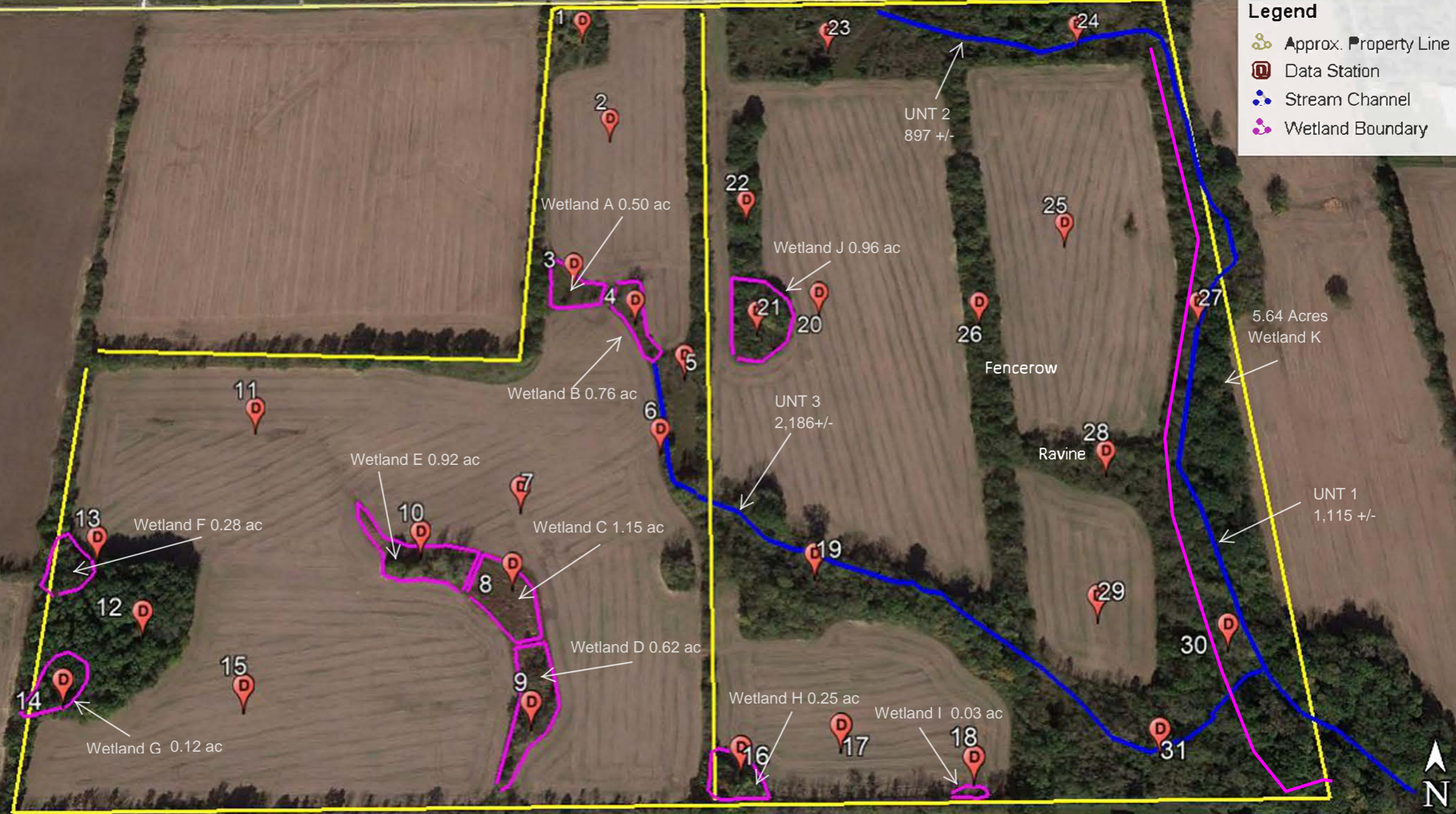


Copyright:© 2013 National Geographic Society, i-cubed

Data Stations

Legend

- ⬮ Approx. Property Line
- 📍 Data Station
- 🌊 Stream Channel
- 🌿 Wetland Boundary





SCALE: 1"=150'

EXISTING LEGEND

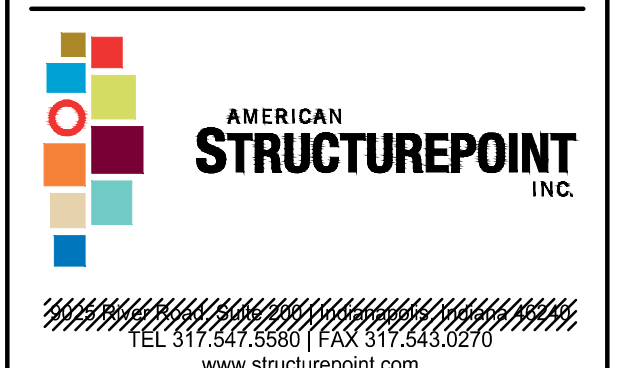
- Beehive Inlet
- Clean Out
- Combination Pole
- Drainage Inlet
- Electric Meter Box
- Fire Hydrant
- Gas Marker
- Guy Wire
- Lid
- Mail Box
- Post
- Power Pole
- Satellite
- Tree
- Vent
- Water Meter
- Water Valve
- Well
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Temporary Bench Mark
- cpl- Crude Oil Pipe Line
- w- Buried Water Line
- oh- Overhead Electric Line
- oht- Overhead Telephone Line
- Wetlands

SITE DATA TABLE

UNDISTURBED WETLAND AREA:	±6.17 AC
DISTURBED WETLAND AREA:	±2.92 AC
UNDISTURBED WOODLANDS AREA:	±31.56 AC
DISTURBED WOODLANDS AREA:	±19.67 AC
CONSERVATION EASEMENT AREA:	±7.48 AC

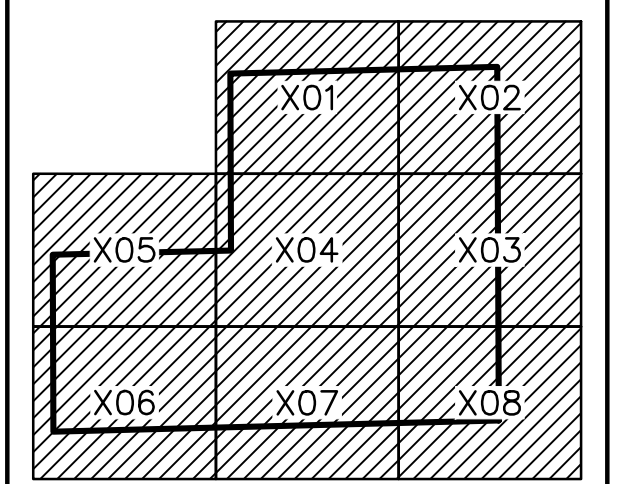
PLATINUM PROPERTIES MANAGEMENT CO., LLC
 9757 WESTPOINT DRIVE SUITE 600
 INDIANAPOLIS, IN 46256

CONTACT: TIM WALTER, PE
 PHONE: 317.590.8817
 EMAIL: TWalter@Platinum-Properties.com



UNION WOODLANDS PRIMARY PLAT AMENDMENT & DEVELOPMENT PLAN AMENDMENT

E 200 S
 ZIONSVILLE, IN 46077



APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	05/28/2024
PROJECT PHASE:	PP/DP

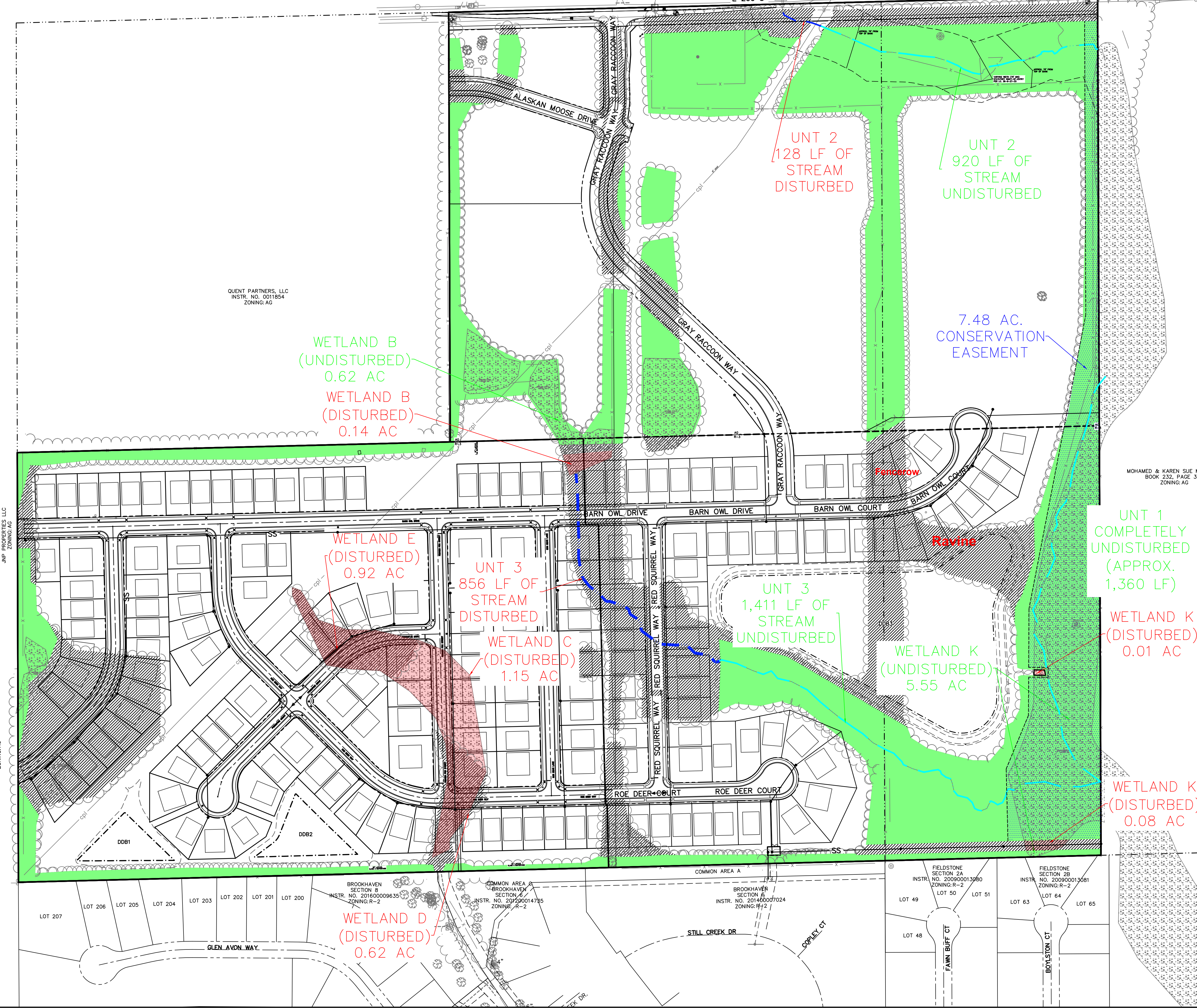
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
TAC COMMENTS	06/10/2024	
TAC COMMENTS	06/25/2024	
TAC COMMENTS	07/08/2024	

Project Number 2020.02000

FEDERAL WETLAND IMPACT EXHIBIT

EX 1



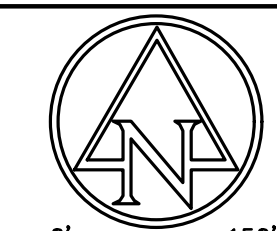
- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
 CALL TOLL FREE "811" OR 1-800-382-5544
 - INDIANA UNDERGROUND -

PLOT DATE: 10/6/2024 4:59 AM
 EDIT DATE: 9/30/2024
 DRAWING FILE: P:\2020\02000\Drawings\Civil\Exhibit\2024.05-10.Wetland Exhibit\FederalOnly.dwg
 EDITED BY: ACBBELAS

NOTE: IMPACTS TO WETLANDS A, F, G, H, I, J HAVE BEEN PERMITTED THROUGH THE STATE OF INDIANA'S ISOLATED WETLANDS PROGRAM UNDER IDEM ID NO: 2024-638-6-MPY-SRGP

To review the State Regulated Wetland Permit Authorization, please visit the following: https://ecm.idem.in.gov/cs/idcplg?l=GET_FILE&dID=83718167&dDocName=83722210&Rendition=web&allowInterrupt=1&noSaveAs=1
 Alternately, please visit the following website: <https://vfc.idem.gov>, and "Quick Search" the Content ID "83722210" or IDEM ID "2024-638-6-MPY-SRGP"



SCALE: 1"=150'

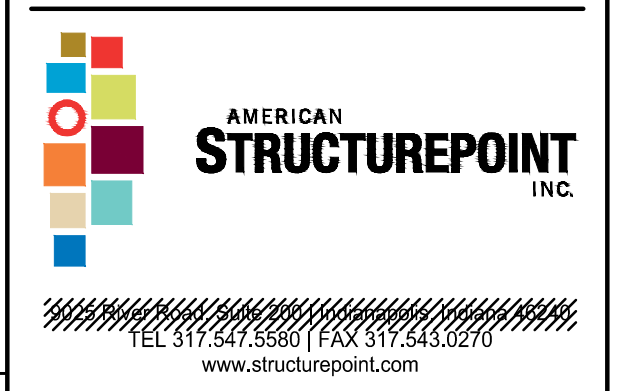
EXISTING LEGEND

- Beehive Inlet
- Clean Out
- Combination Pole
- Drainage Inlet
- Electric Meter Box
- Fire Hydrant
- Gas Marker
- Guy Wire
- Lid
- Mail Box
- Post
- Power Pole
- Satellite
- Tree
- Vent
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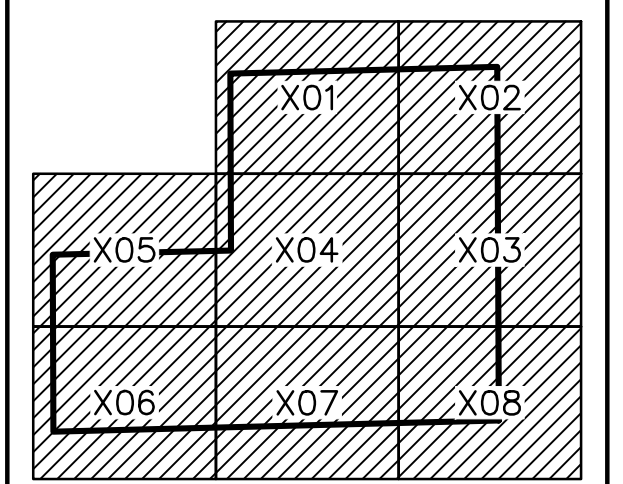
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UNION WOODLANDS PRIMARY PLAT AMENDMENT & DEVELOPMENT PLAN AMENDMENT
 E 200 S
 ZIONSVILLE, IN 46077



APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

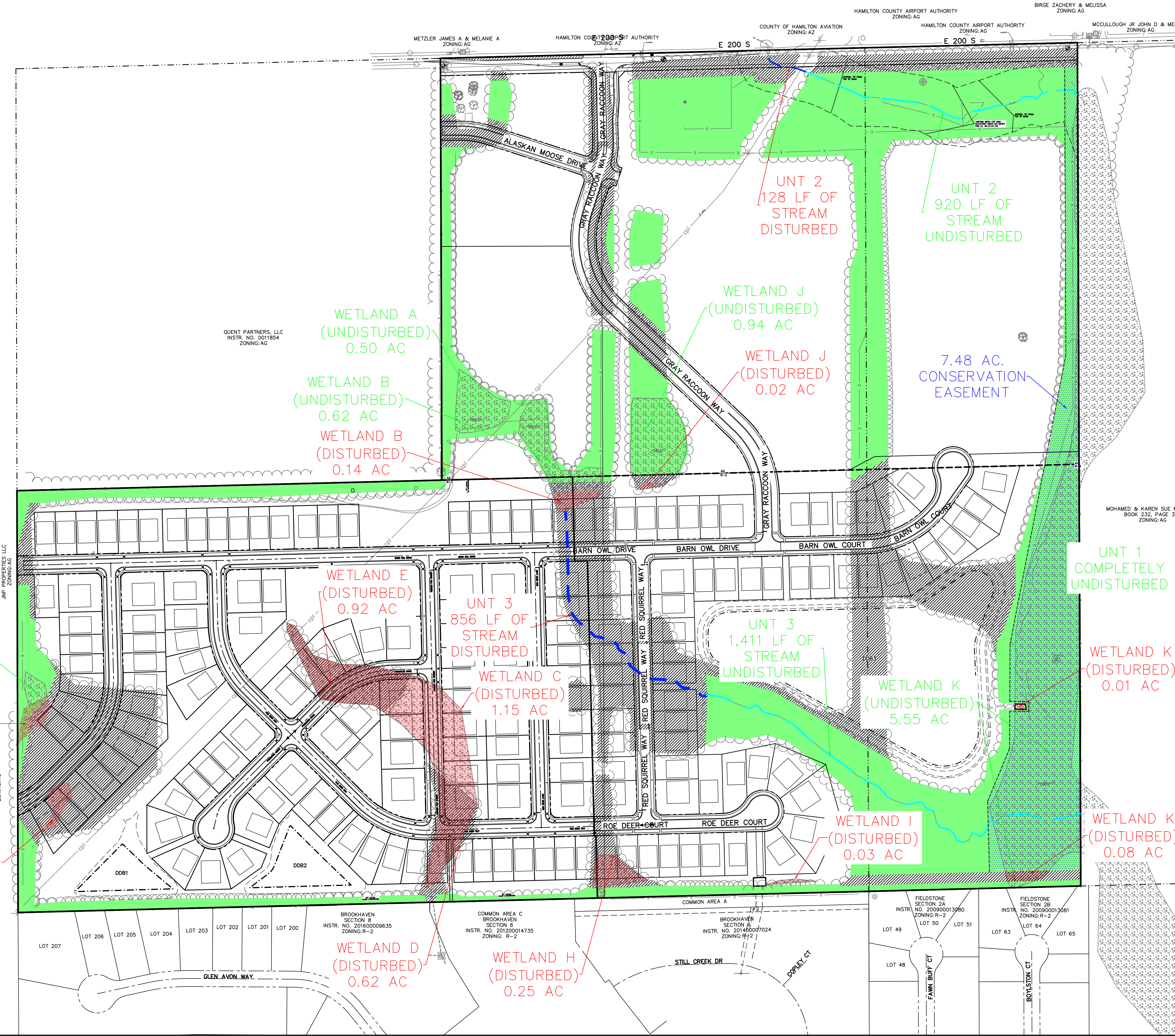
ISSUANCE INDEX	
DATE:	05/28/2024
PROJECT PHASE:	PP/DP

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/10/2024
2	TAC COMMENTS	06/25/2024
3	TAC COMMENTS	07/08/2024

Project Number 2020.02000

WETLAND IMPACT EXHIBIT

EX 1



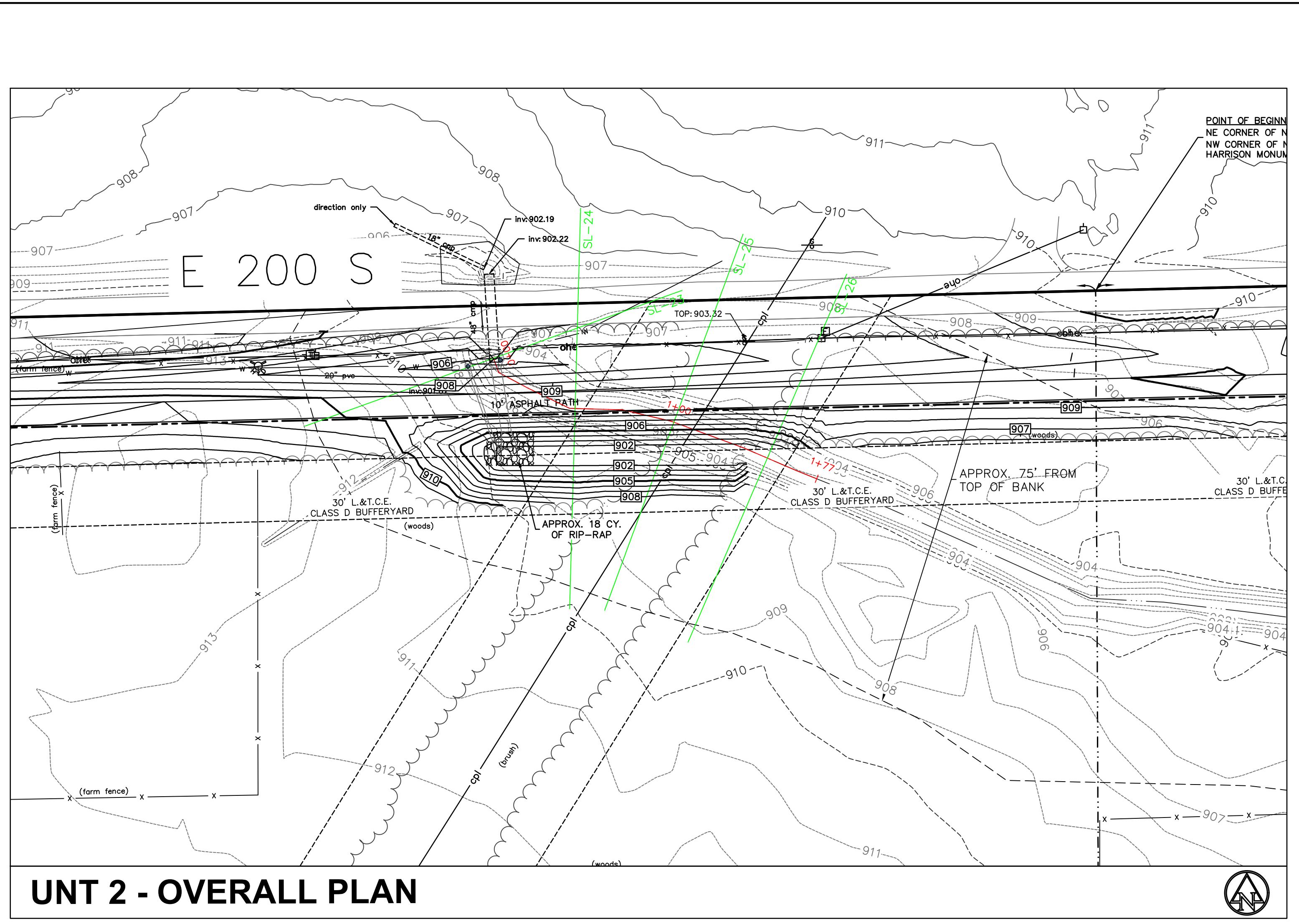
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 EDITOR: JCRIBELAS



UNT 3 - OVERALL PLAN



UNT 2 - OVERALL PLAN

UNION WOODLANDS DEVELOPER, LLC
 9757 WESTPOINT DRIVE SUITE 600
 INDIANAPOLIS, IN 46256
 CONTACT: TIM WALTER, PE
 PHONE: 317.590.8817
 EMAIL: TWalter@Platinum-Properties.com



UNION WOODLANDS SECTION 1
 E 200 S
 ZIONSVILLE, IN 46077

CERTIFIED BY

ISSUANCE INDEX

DATE:	07/29/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.02000

- EXISTING LEGEND**
- Beehive Inlet
 - Clean Out
 - Combination Pole
 - Drainage Inlet
 - Electric Meter Box
 - Fire Hydrant
 - Gas Marker
 - Guy Wire
 - Lid
 - Mail Box
 - Post
 - Power Pole
 - Satellite
 - Tree
 - Vent
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 - Water Valve
 - Well
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 - Telephone Pedestal
 - Telephone Pole
 - Temporary Bench Mark
 - Crude Oil Pipe Line
 - Buried Water Line
 - Overhead Electric Line
 - Overhead Telephone Line
 - Wetlands

- GRADING LEGEND**
- 000 CONTOURS

STREAM OVERALL PLAN

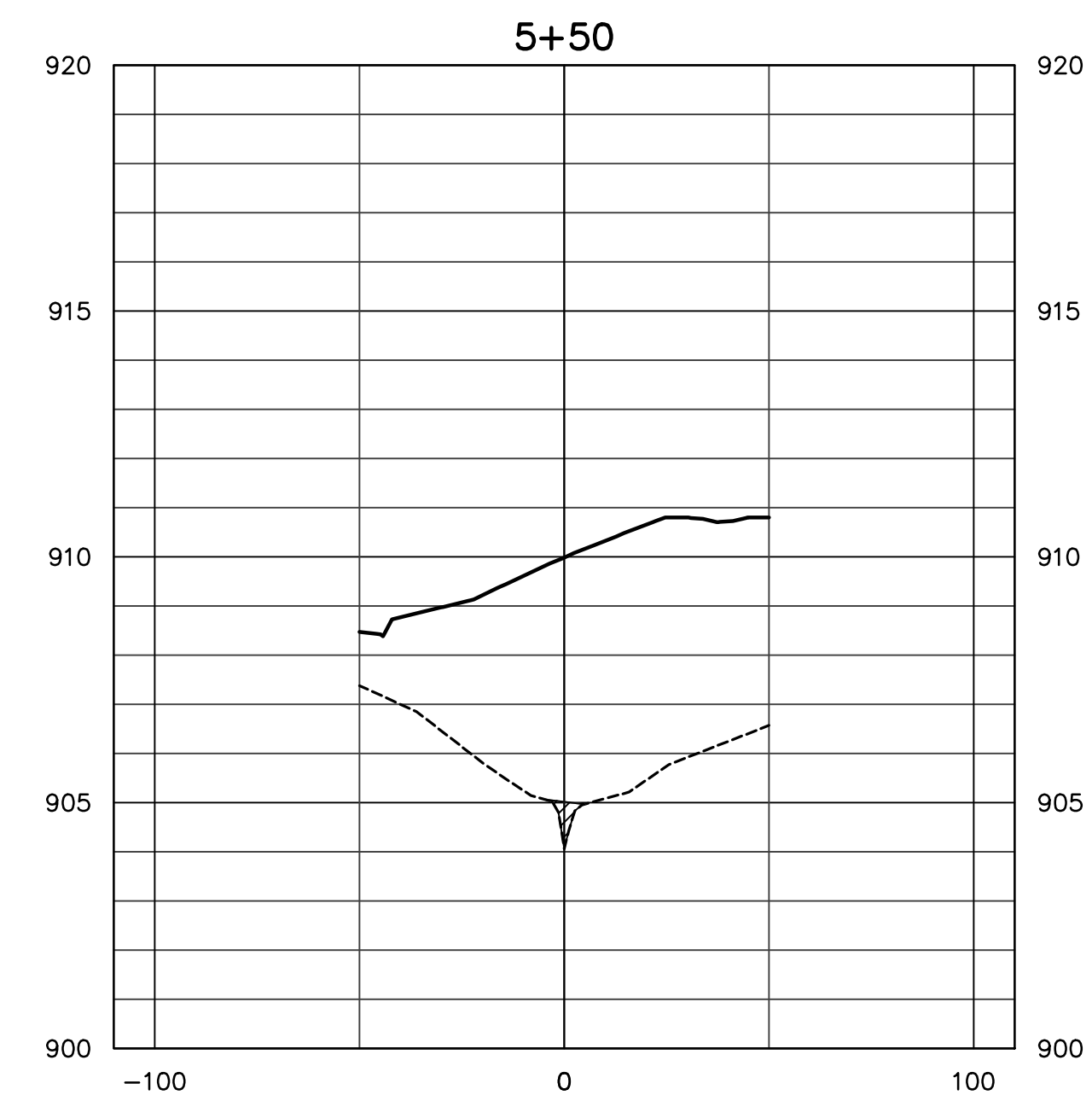
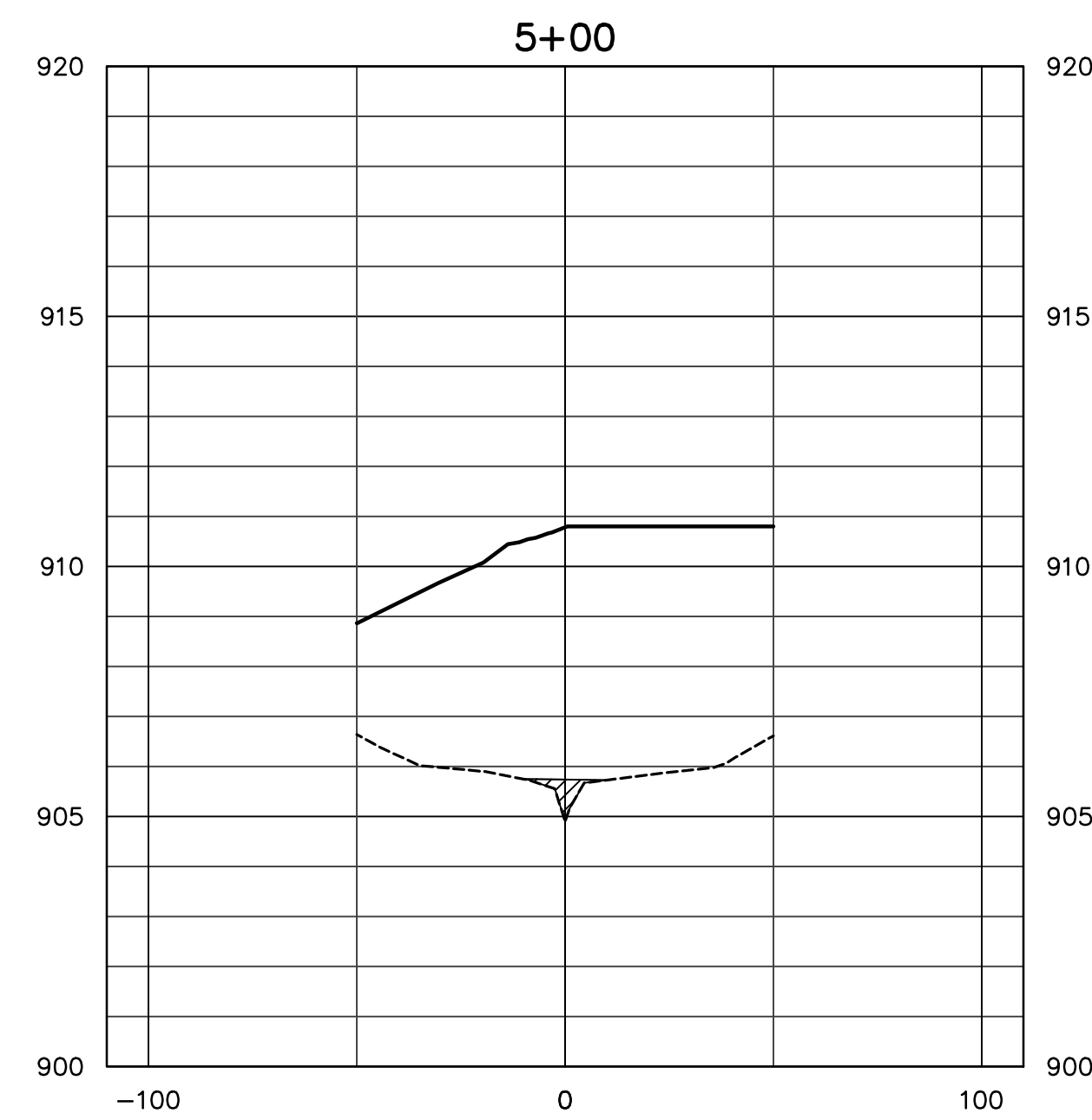
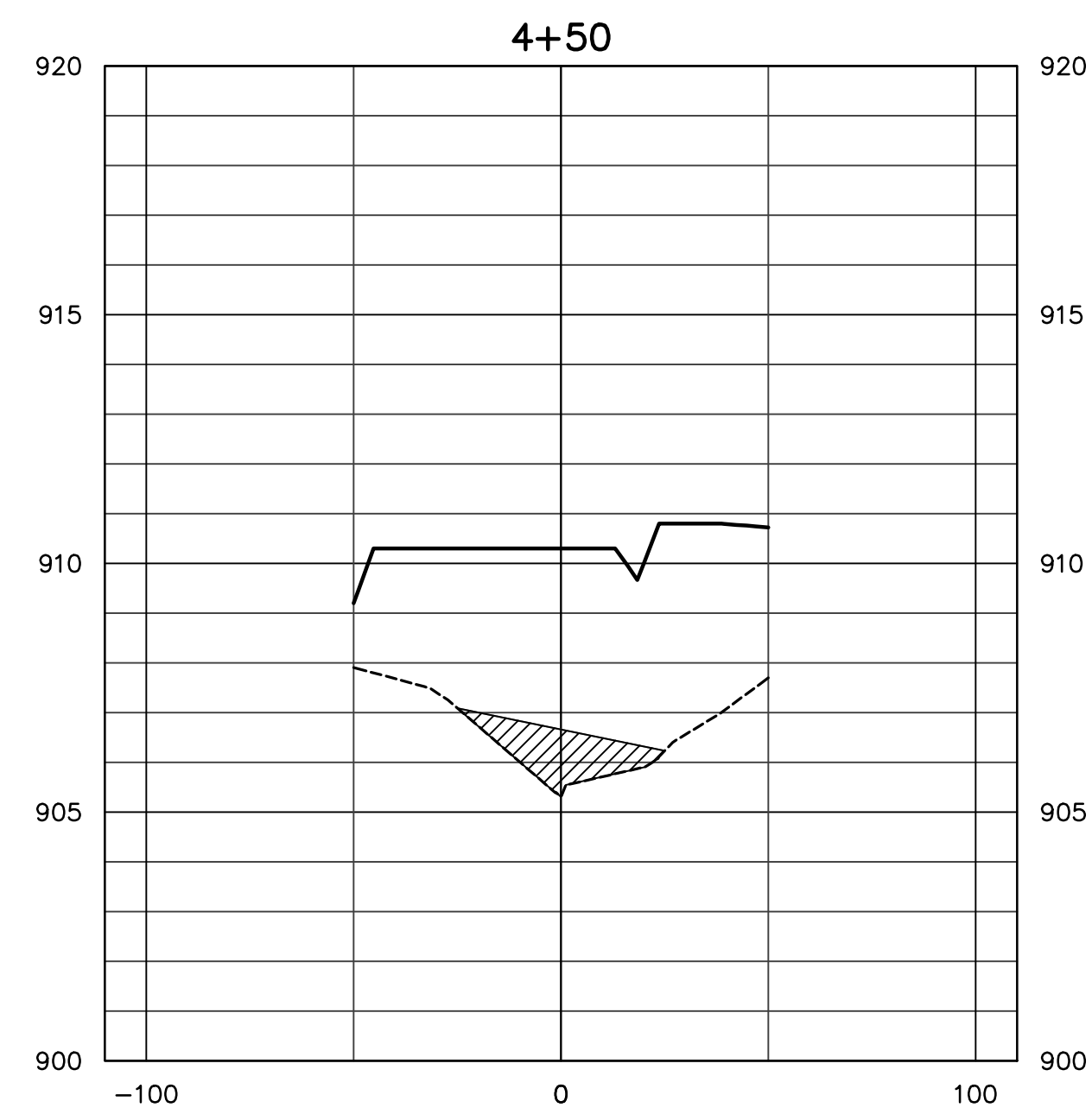
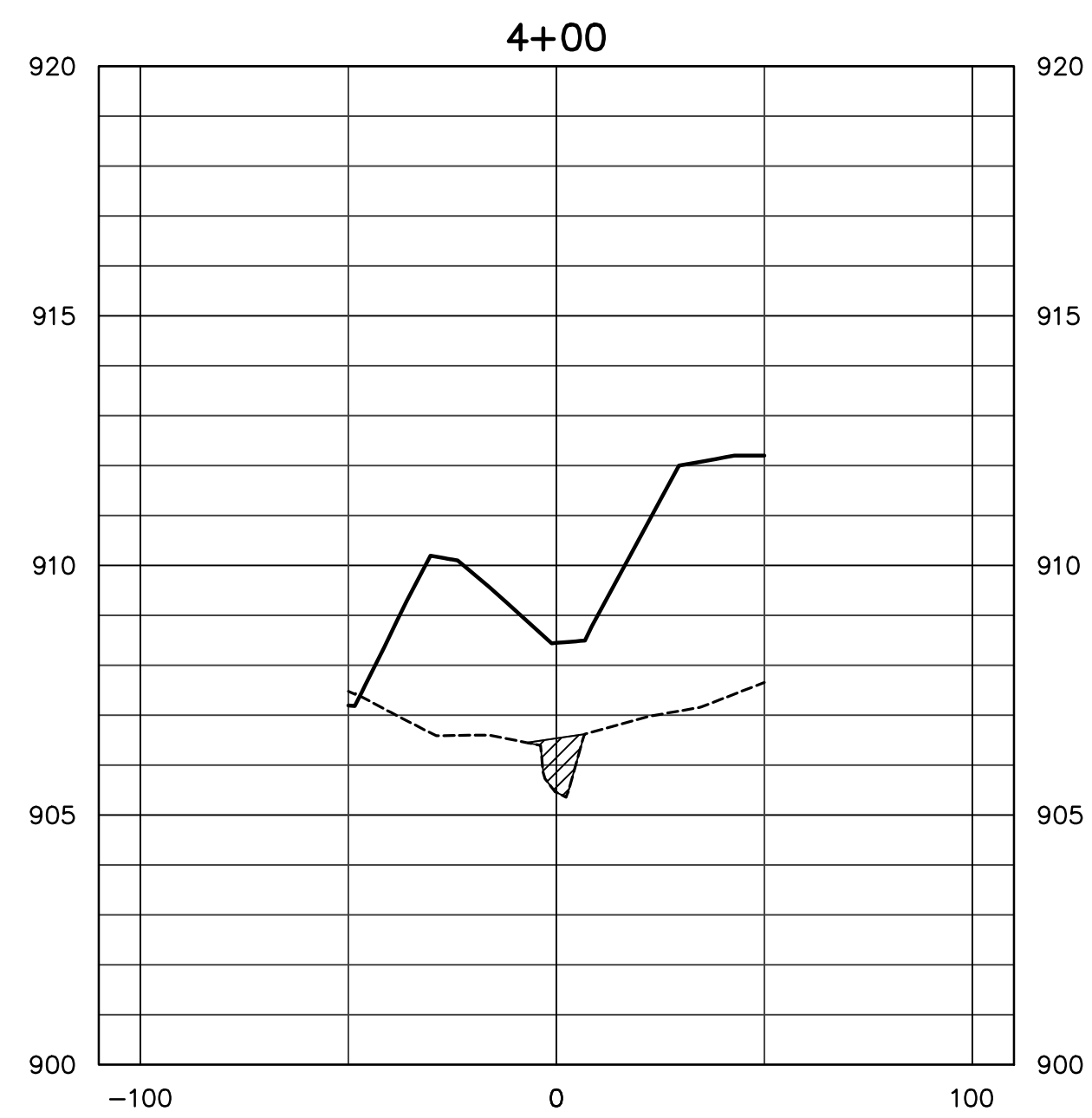
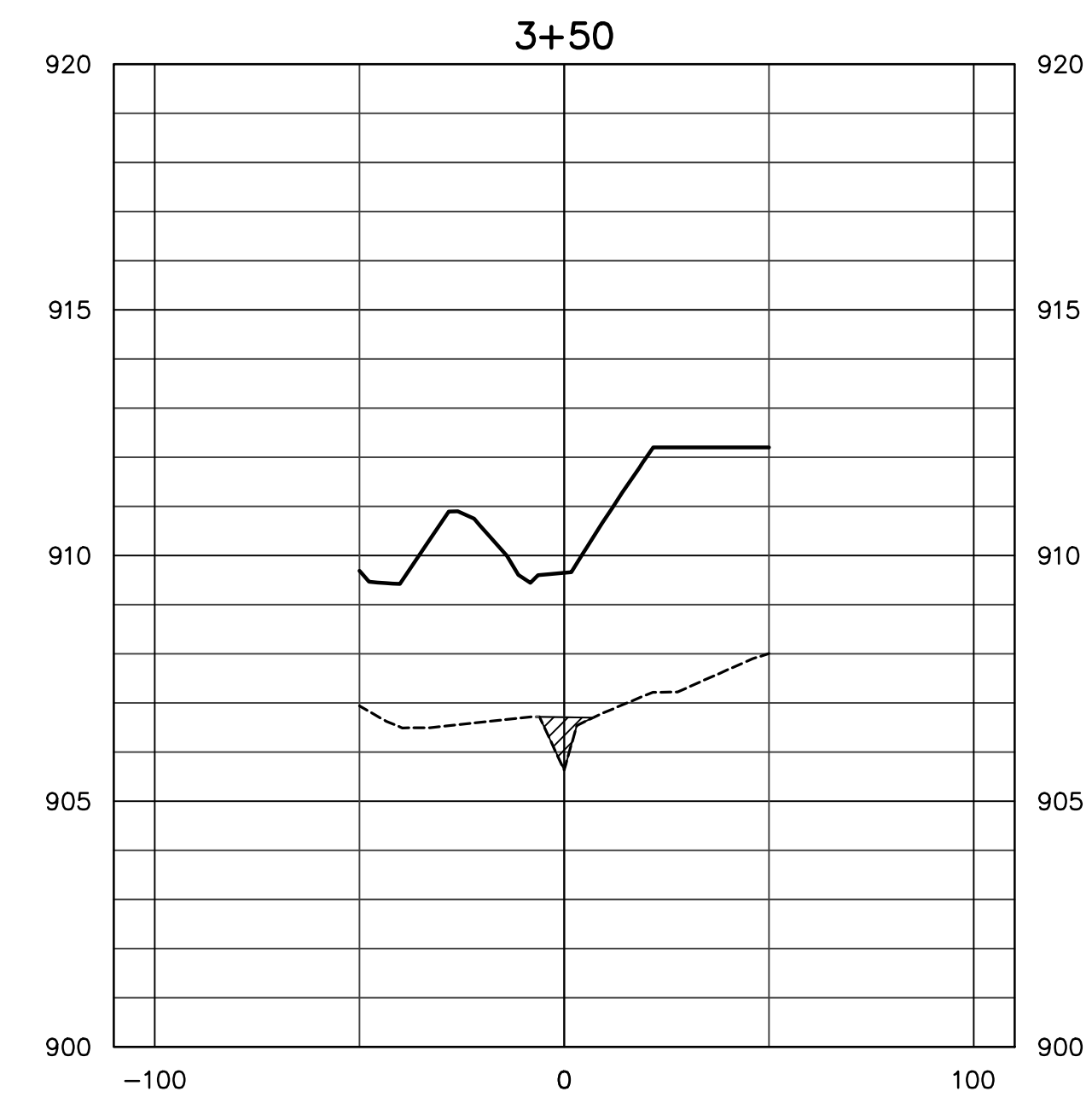
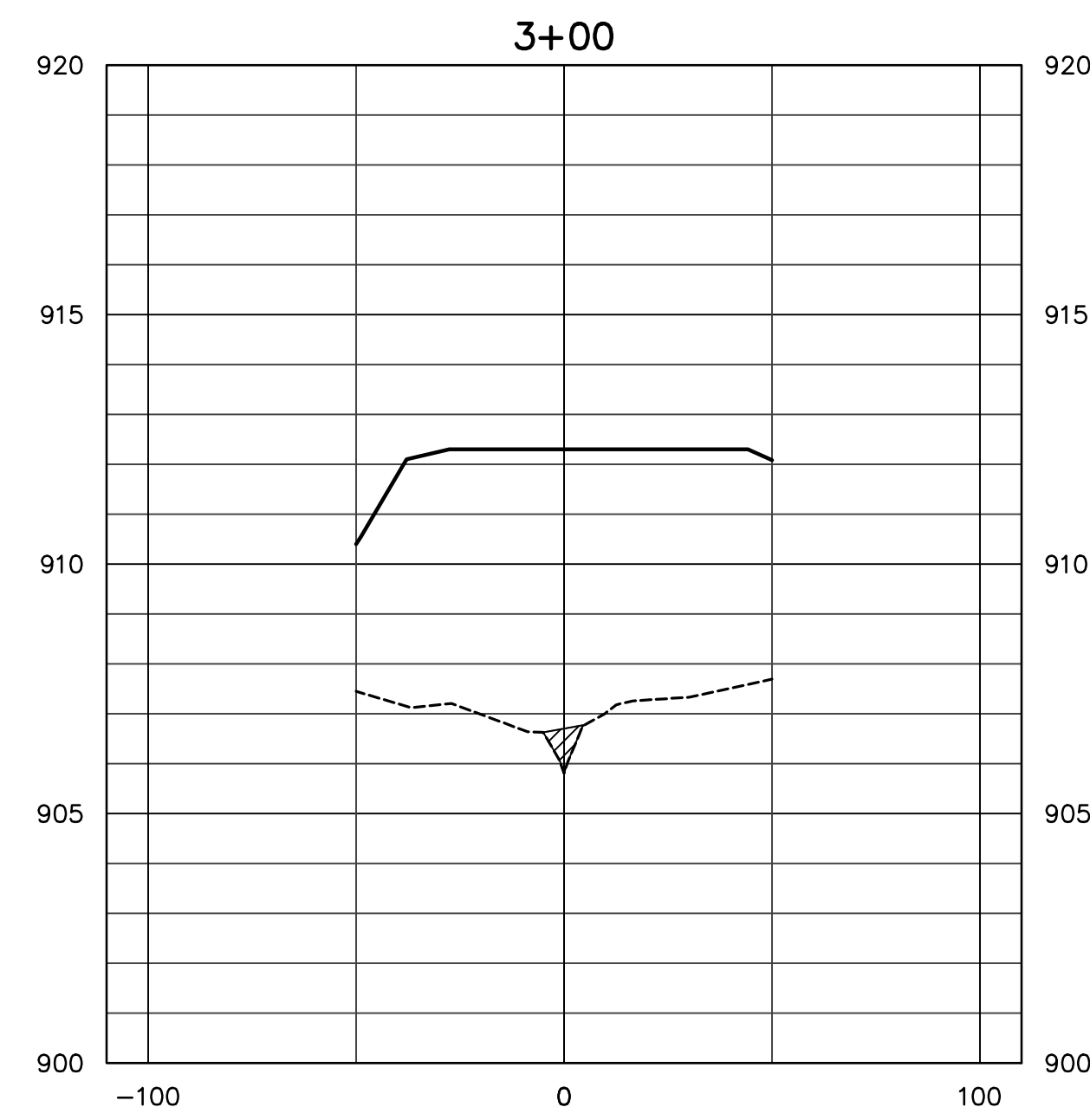
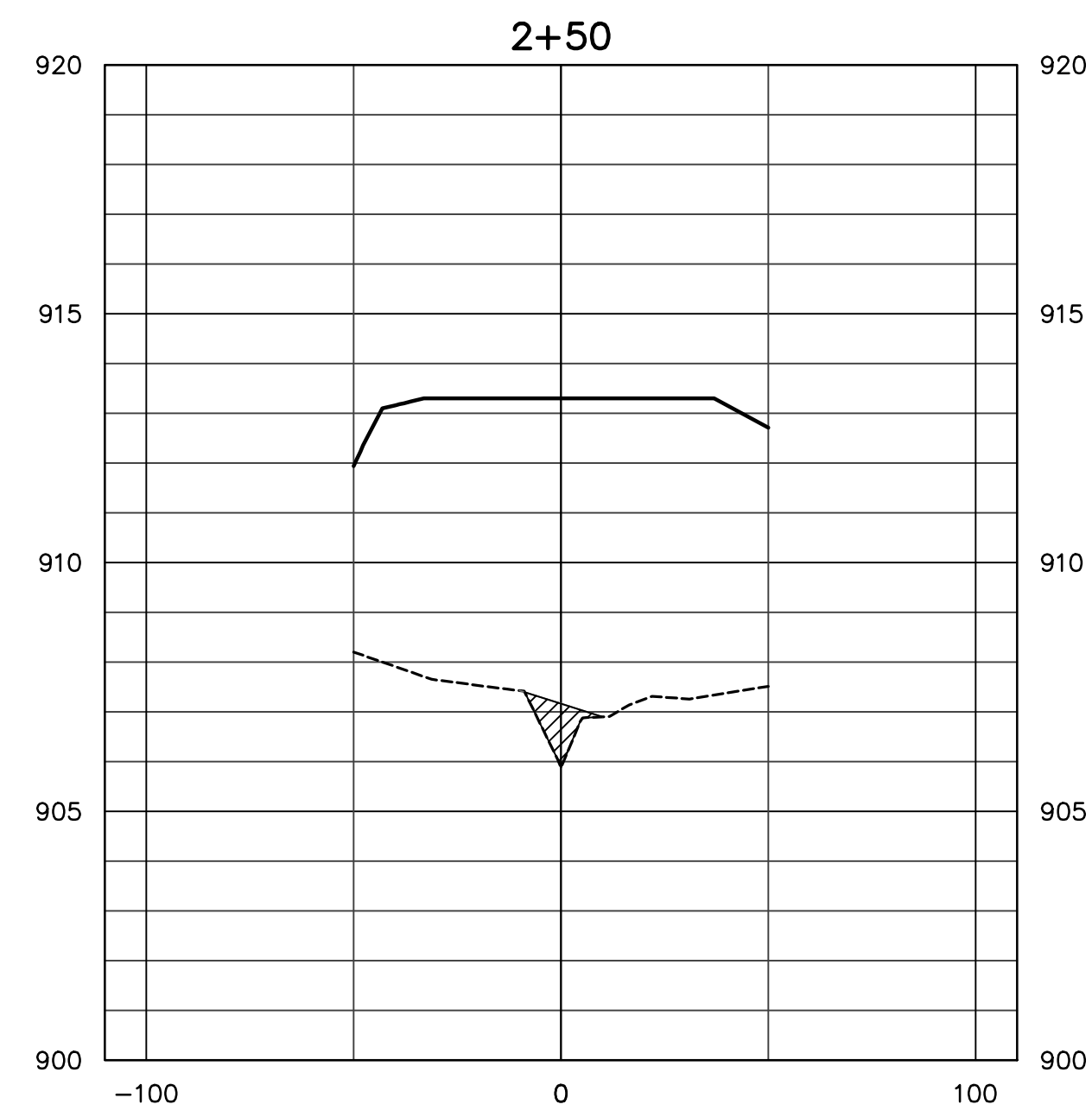
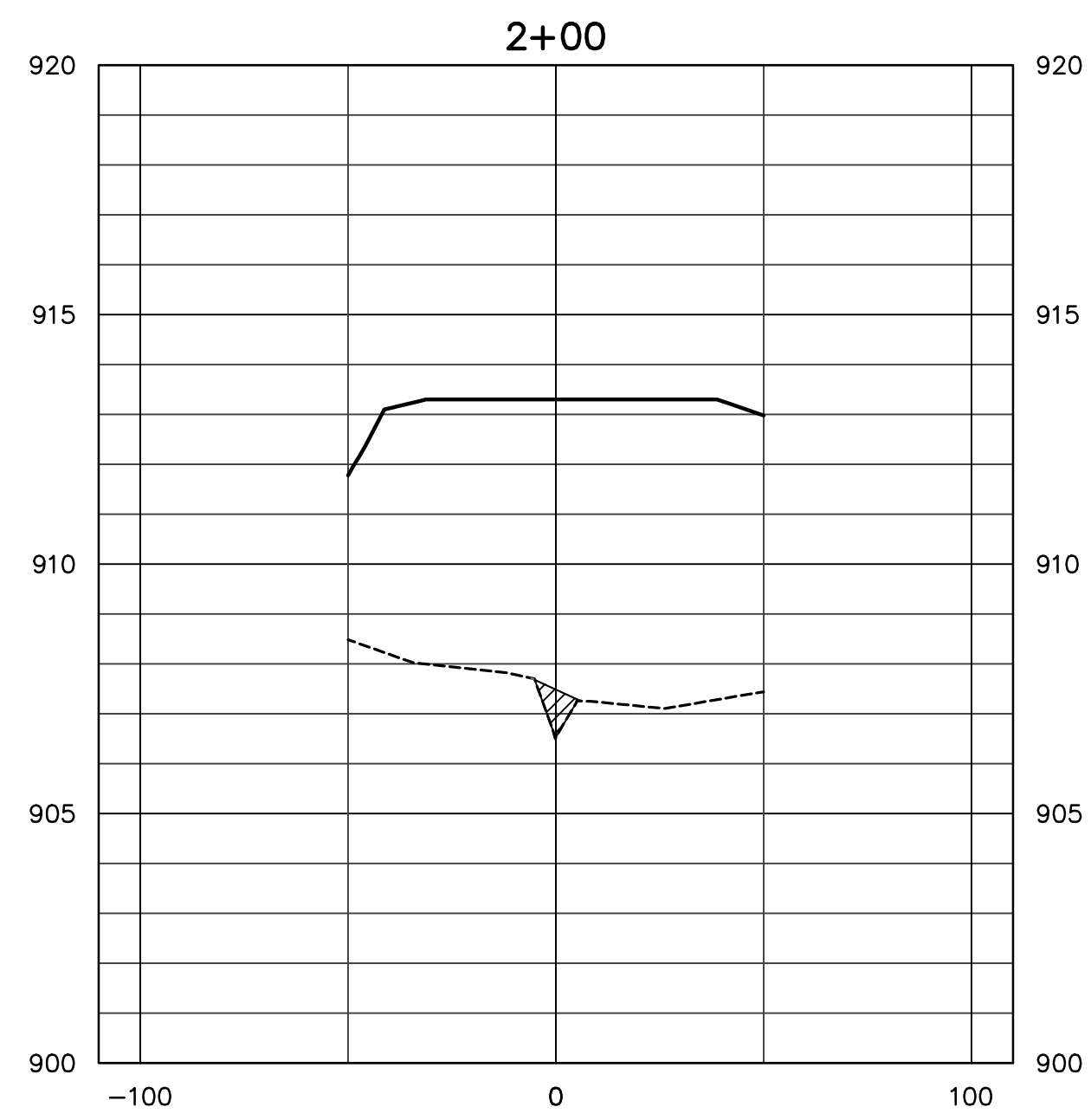
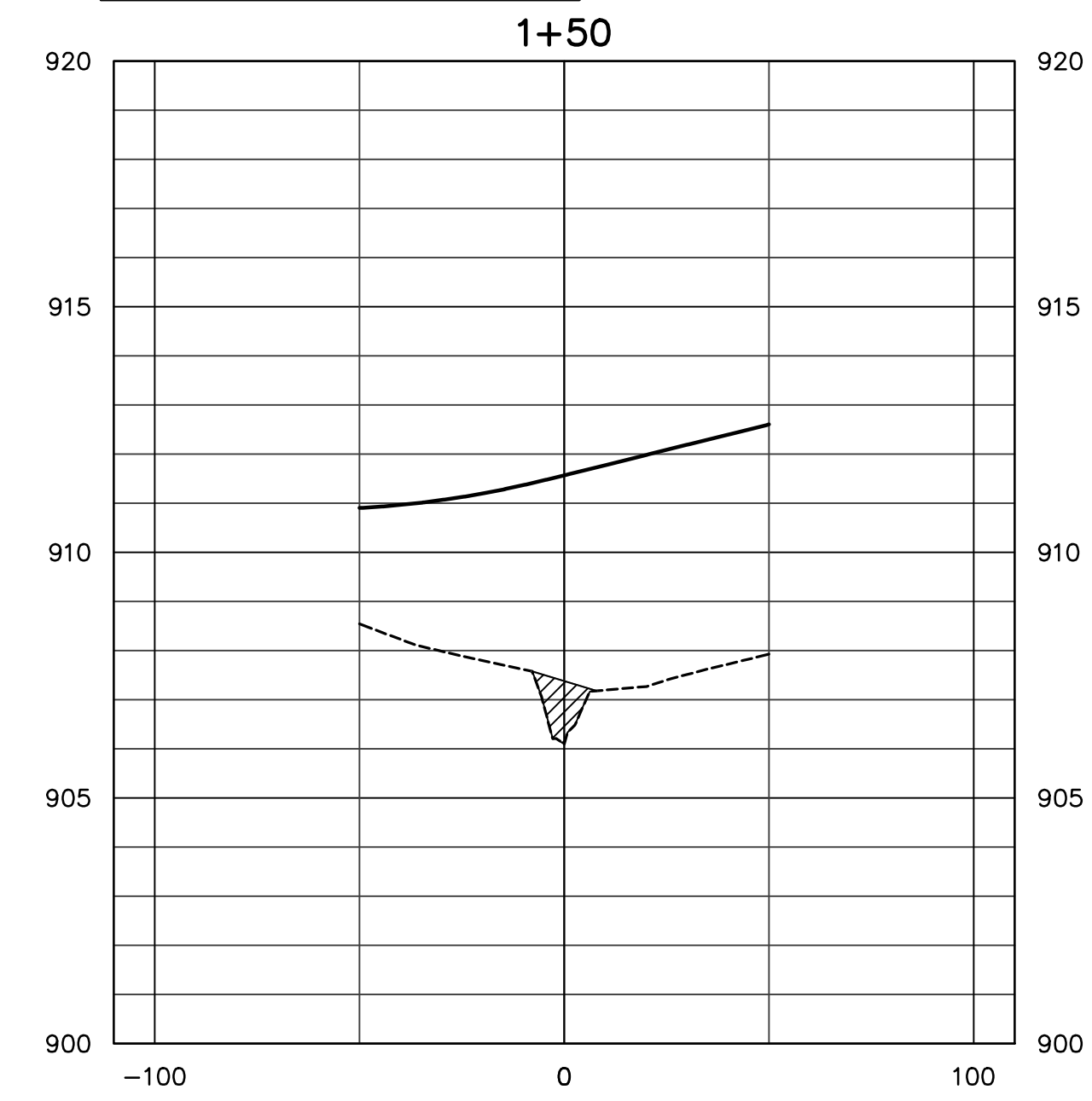
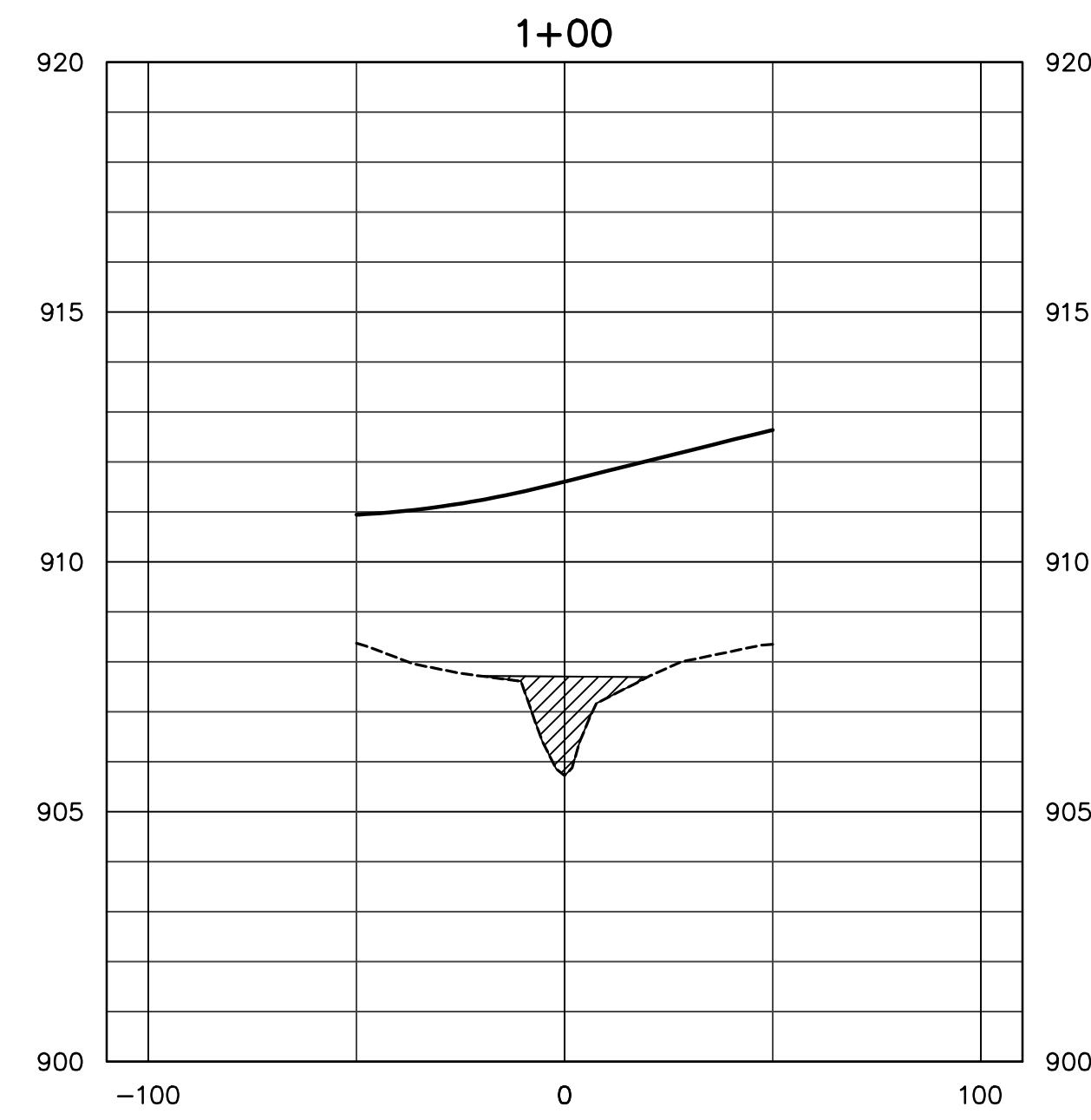
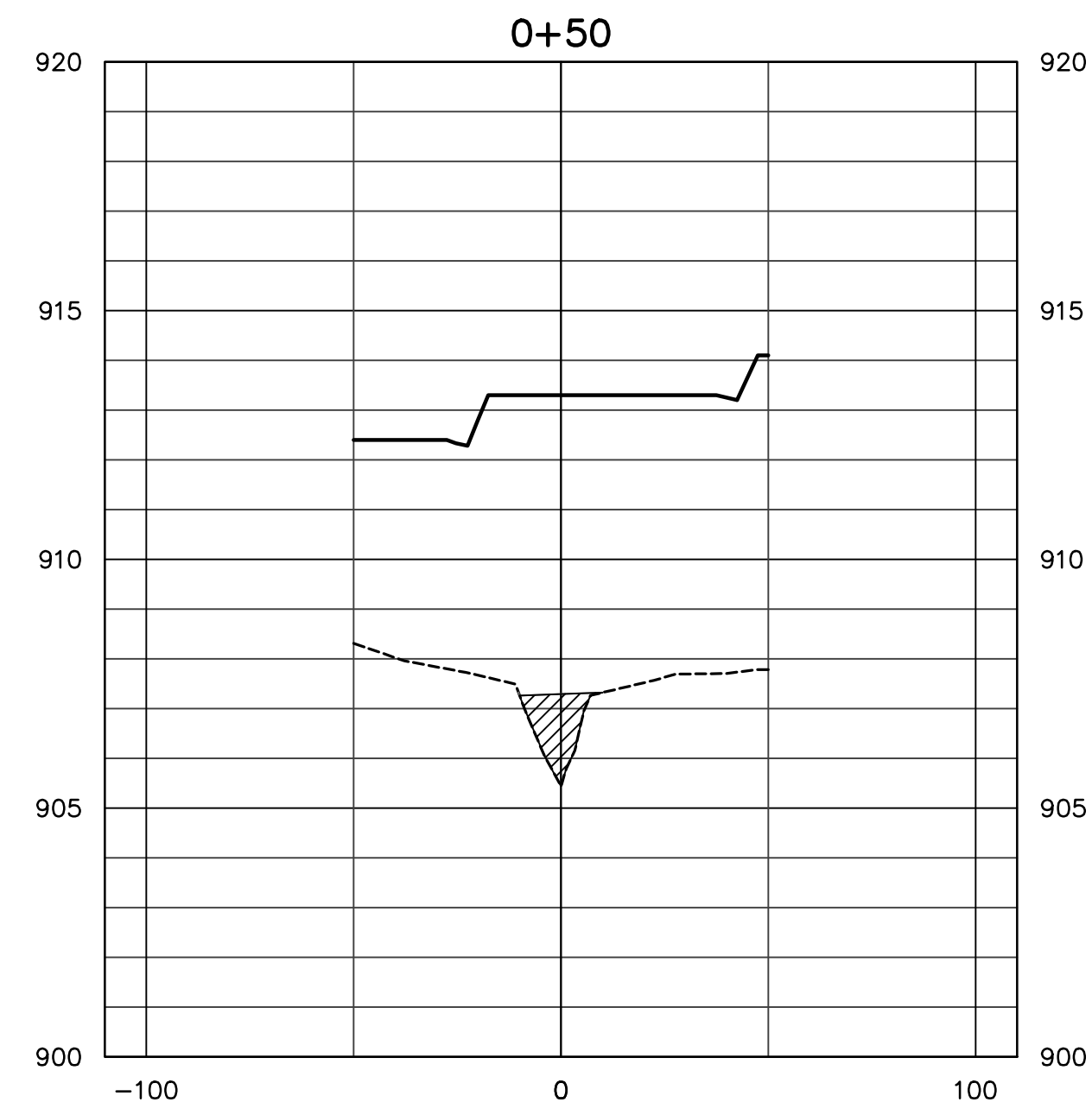
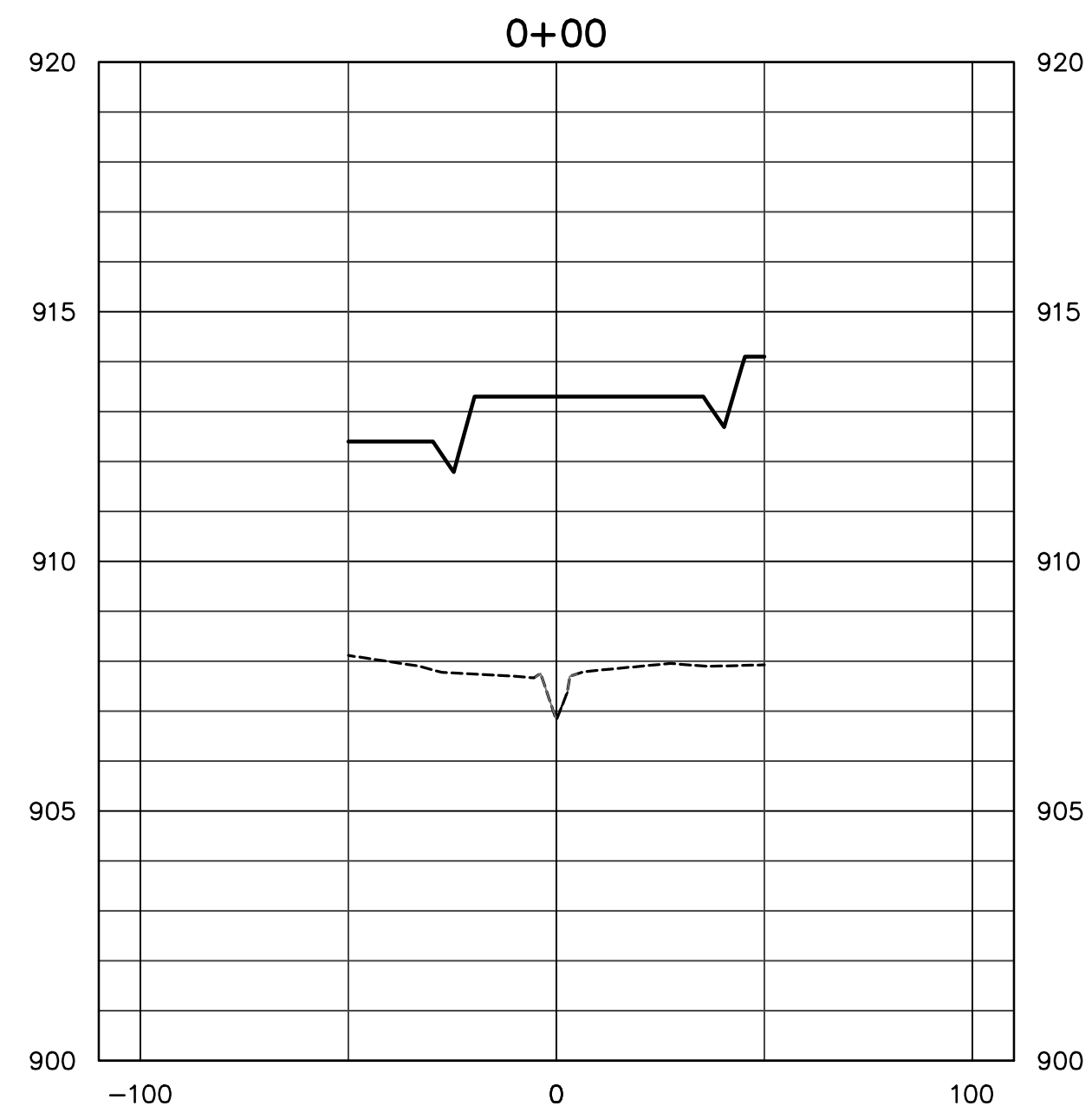
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UNT 3 STREAM

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- ▨ STREAM FILL



UNION WOODLANDS DEVELOPER, LLC
 9757 WESTPOINT DRIVE SUITE 600
 INDIANAPOLIS, IN 46256
 CONTACT: TIM WALTER, PE
 PHONE: 317.590.8817
 EMAIL: TWalter@Platinum-Properties.com

AMERICAN
STRUCTUREPOINT
INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
 TEL: 317.547.5580 | FAX: 317.543.0270
 www.structurepoint.com

UNION WOODLANDS SECTION 1
 E 200 S
 ZIONSVILLE, IN 46077

CERTIFIED BY

ISSUANCE INDEX	
DATE:	07/29/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.02000

UNT 3 SECTIONS

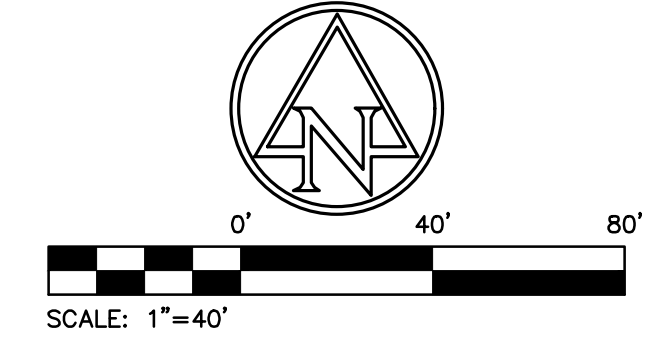
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 STREAM EXHIBIT.dwg

UNT 3 STREAM

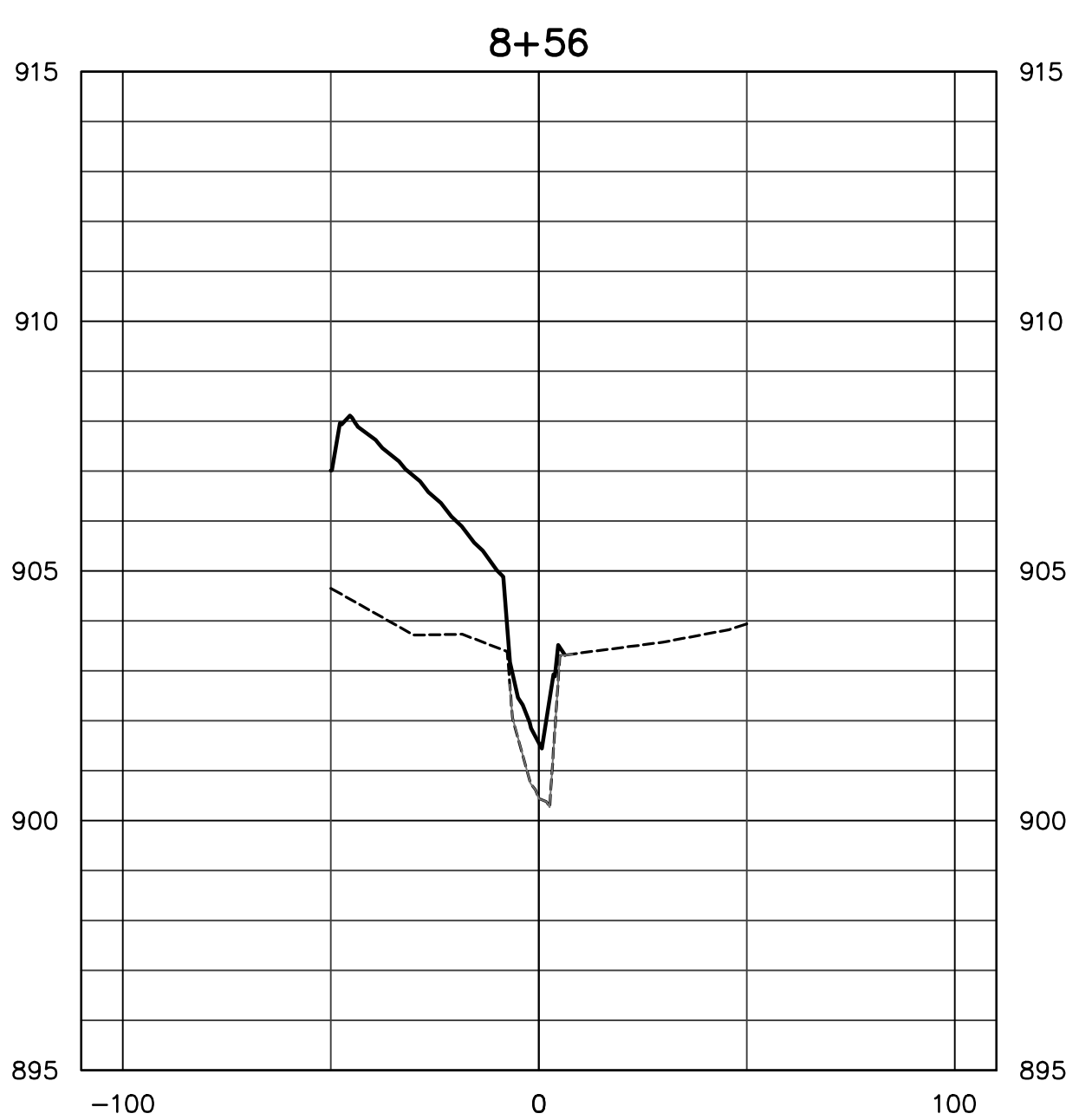
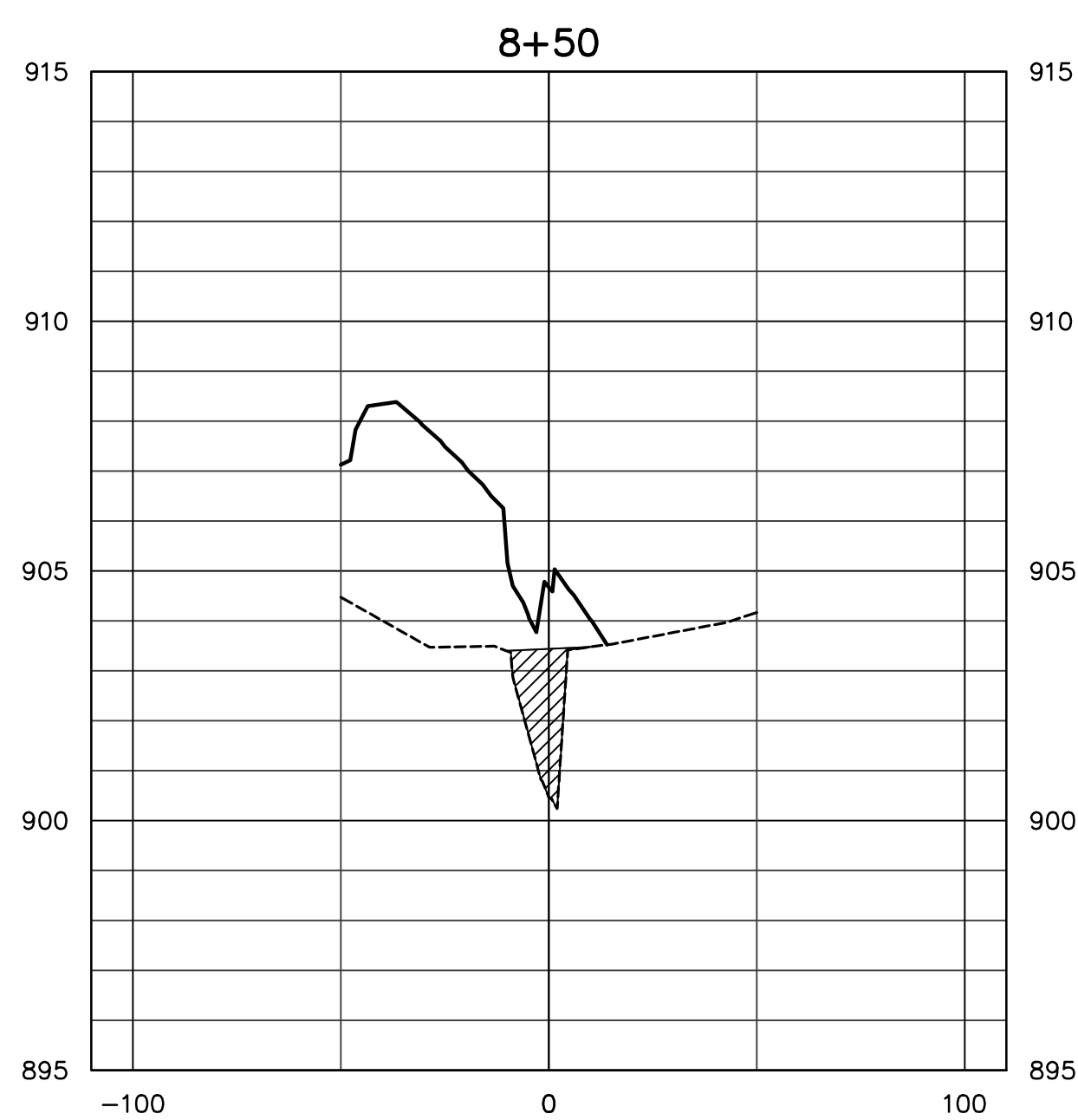
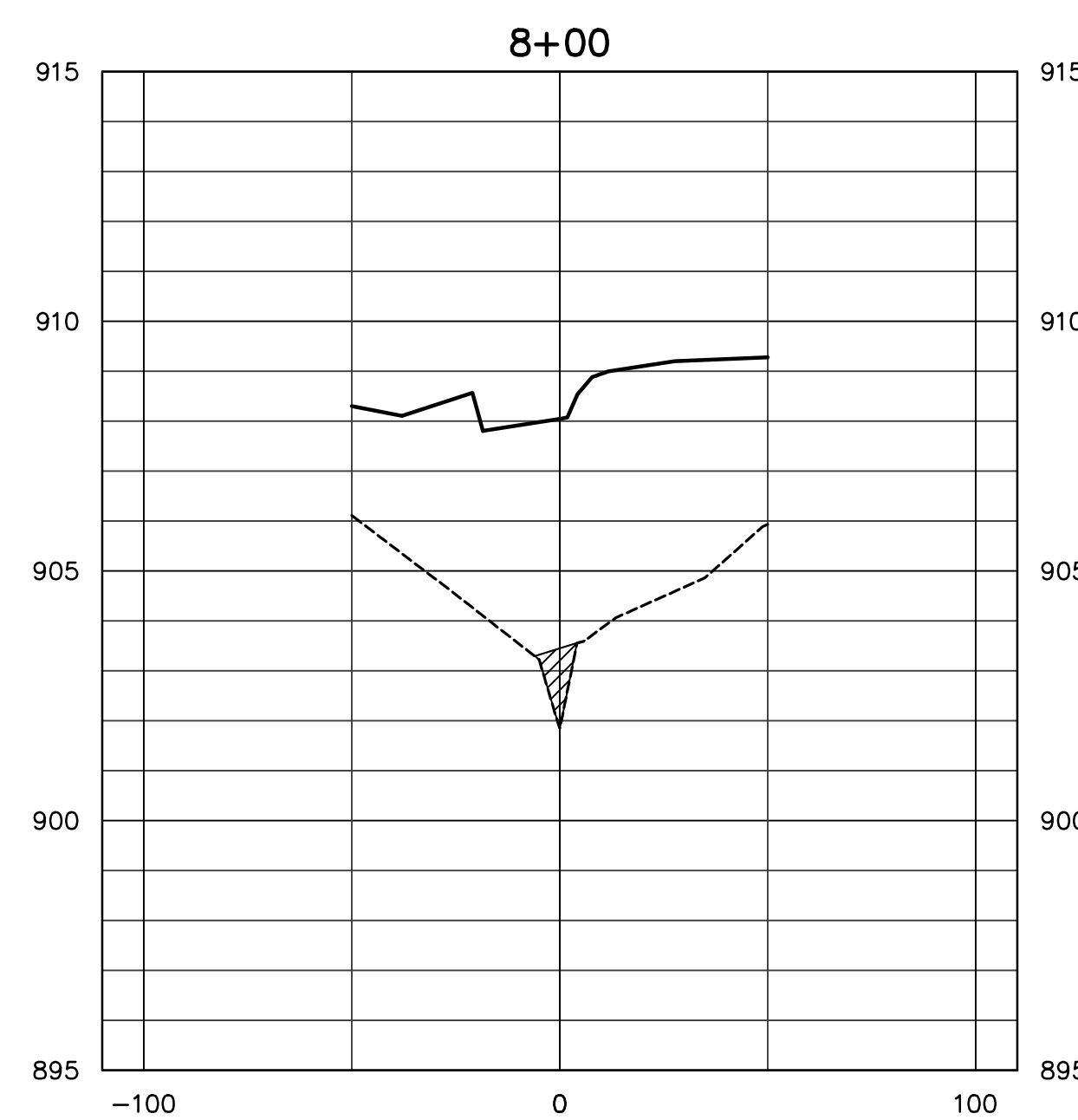
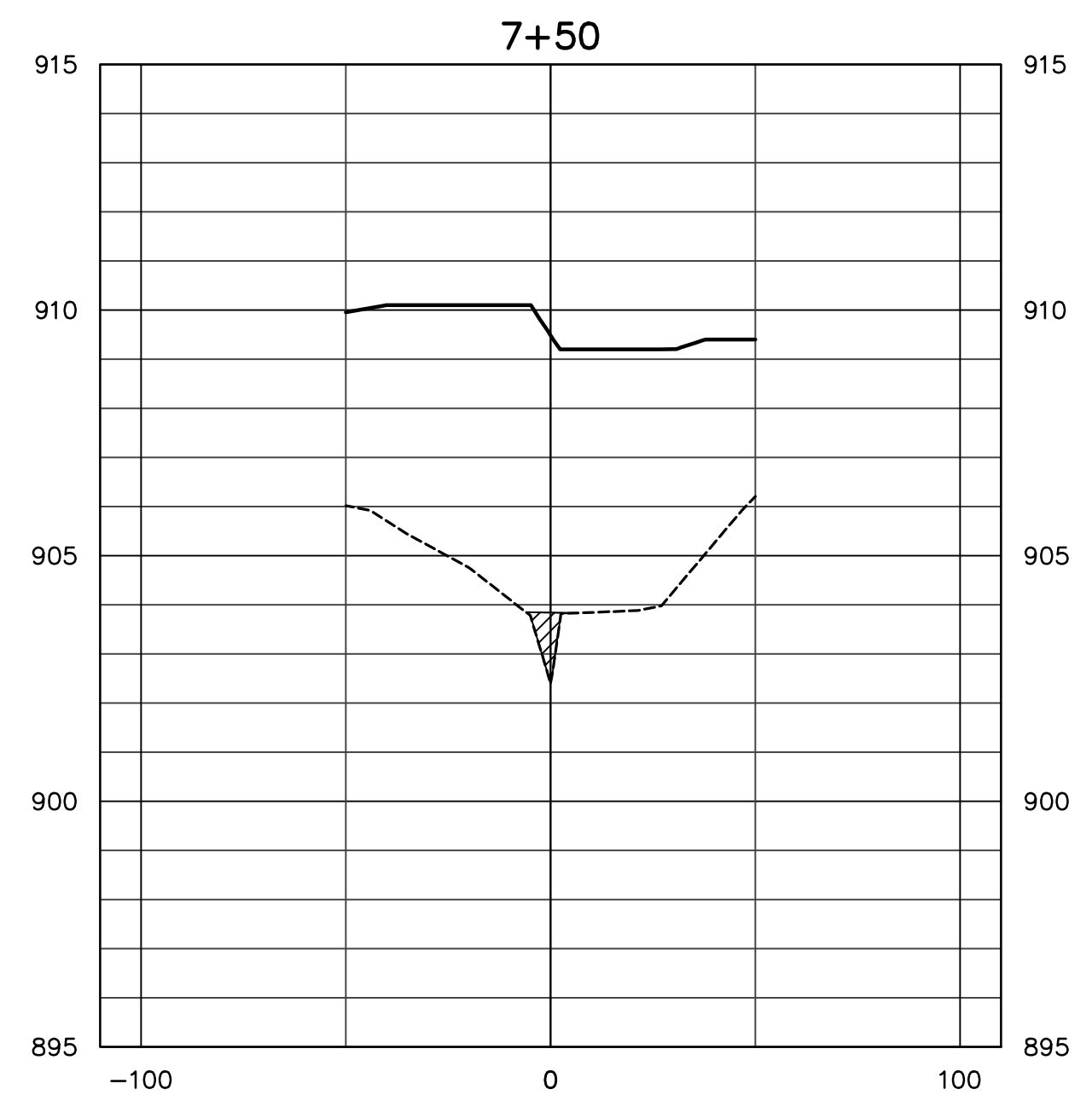
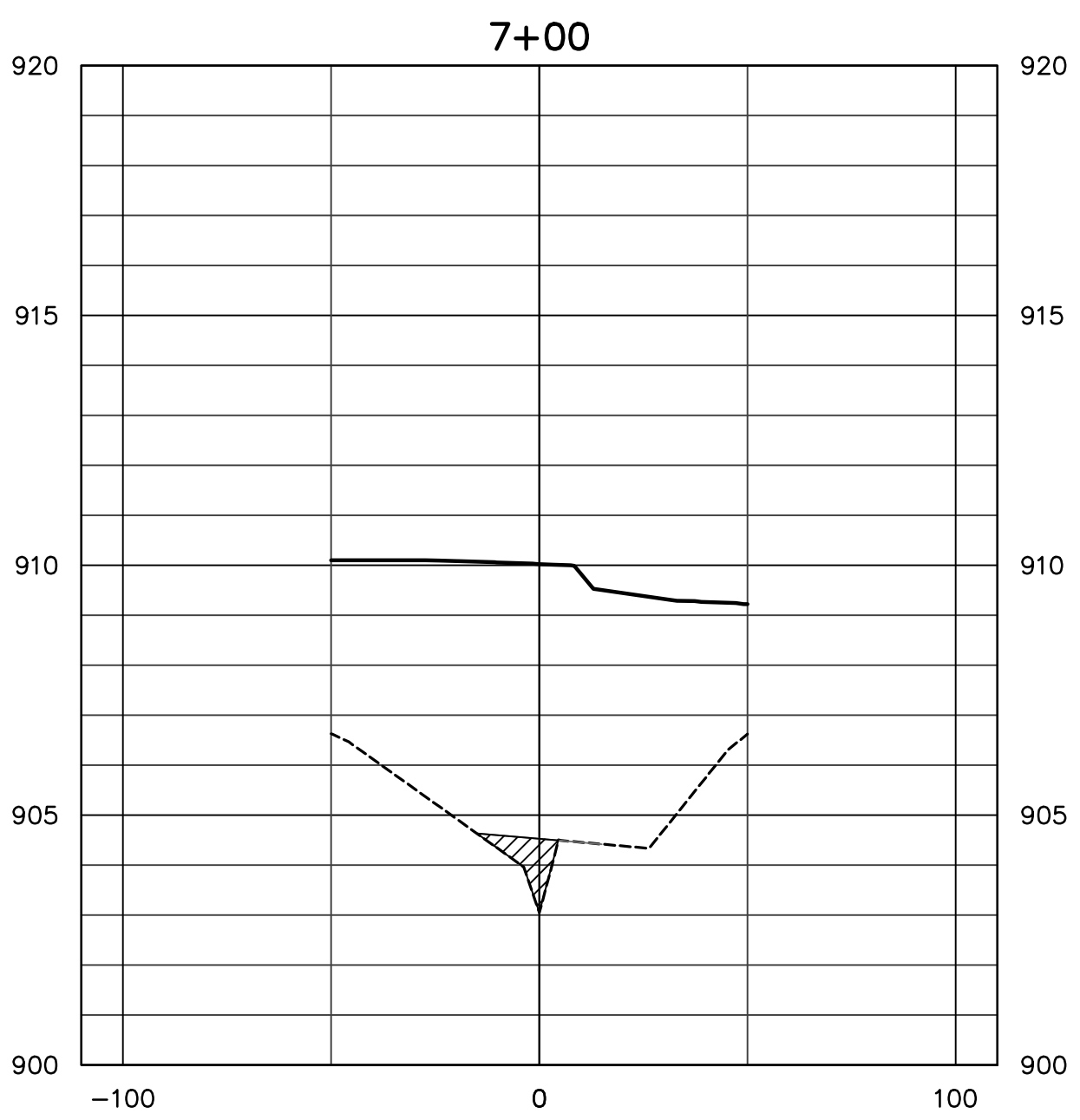
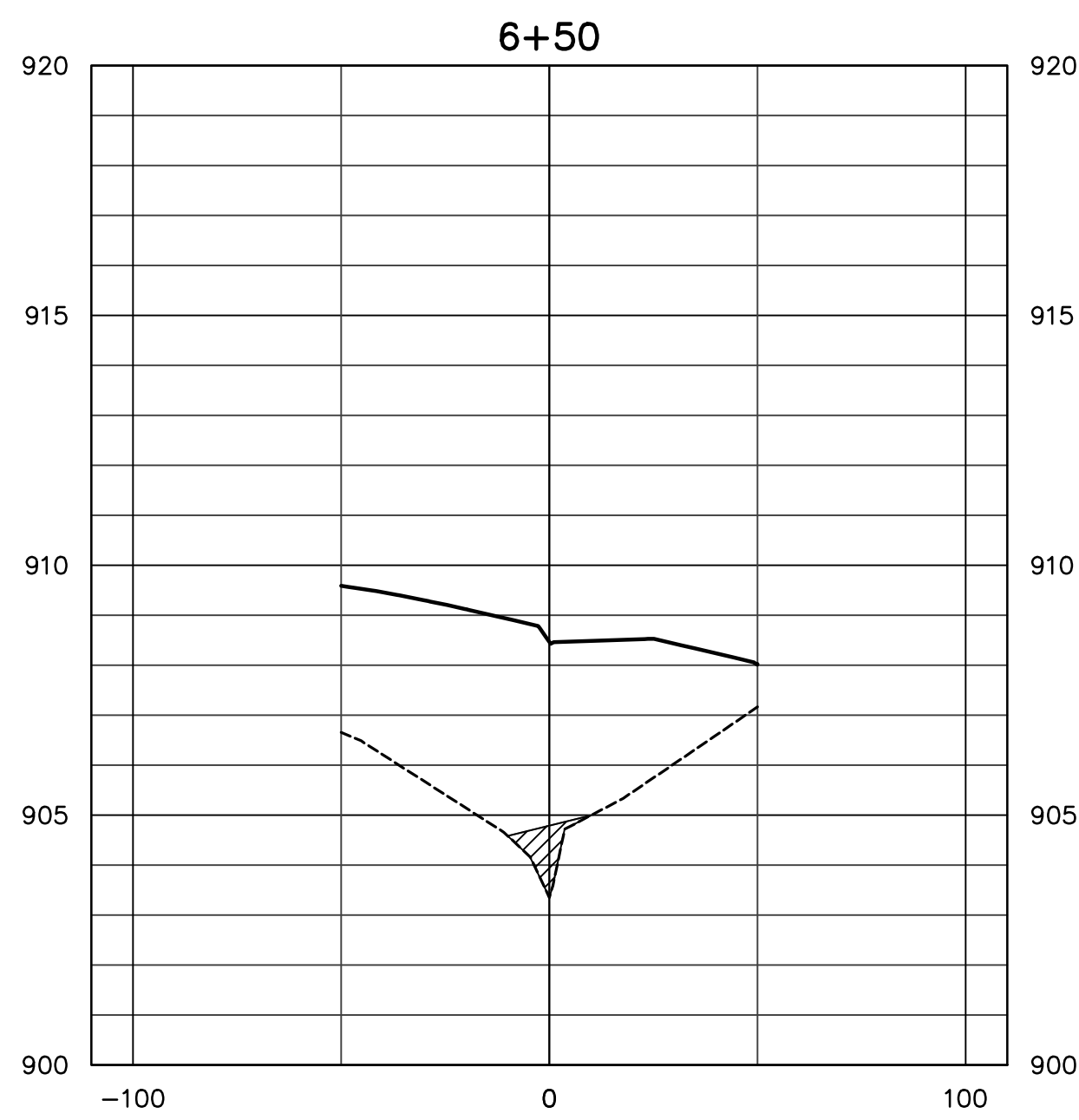
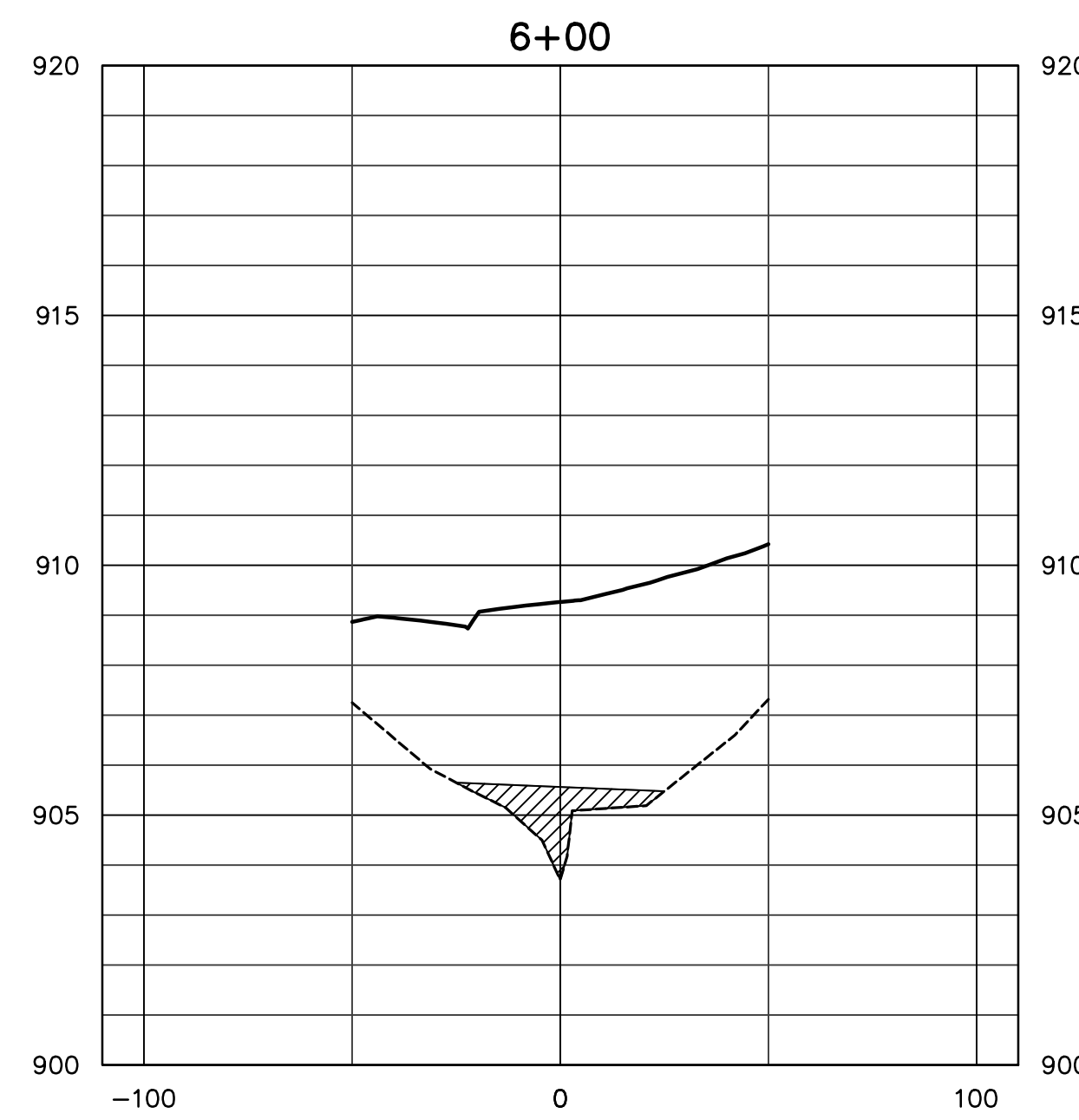
LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- ▨ STREAM FILL



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UNION WOODLANDS SECTION 1
 E 200 S
 ZIONSVILLE, IN 46077



NORTHWEST STREAM FILL VOLUME			
Station	FILL AREA (SF)	FILL VOL. (CYS)	CUM. FILL VOL. (CYS)
0+00	0.01	0.00	0.00
1+00	16.81	15.56	15.56
2+00	26.41	40.01	55.58
3+00	10.64	34.31	89.89
4+00	5.07	14.55	104.44
5+00	34.06	39.80	192.02
6+00	27.26	27.59	260.70
7+00	10.61	18.29	312.97
8+00	9.50	33.98	294.68
9+00	3.99	12.45	130.38
10+00	5.46	8.73	139.11
11+00	8.69	13.11	152.22
12+00	34.06	39.80	192.02
13+00	3.99	34.97	227.00
14+00	2.61	6.12	233.11
15+00	27.26	27.59	260.70
16+00	9.50	33.98	294.68
17+00	10.61	18.29	312.97
18+00	5.70	15.51	328.47
19+00	7.63	12.26	340.73
20+00	26.48	31.12	371.85
21+00	0.00	2.89	374.74

CERTIFIED BY

ISSUANCE INDEX	
DATE:	07/29/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

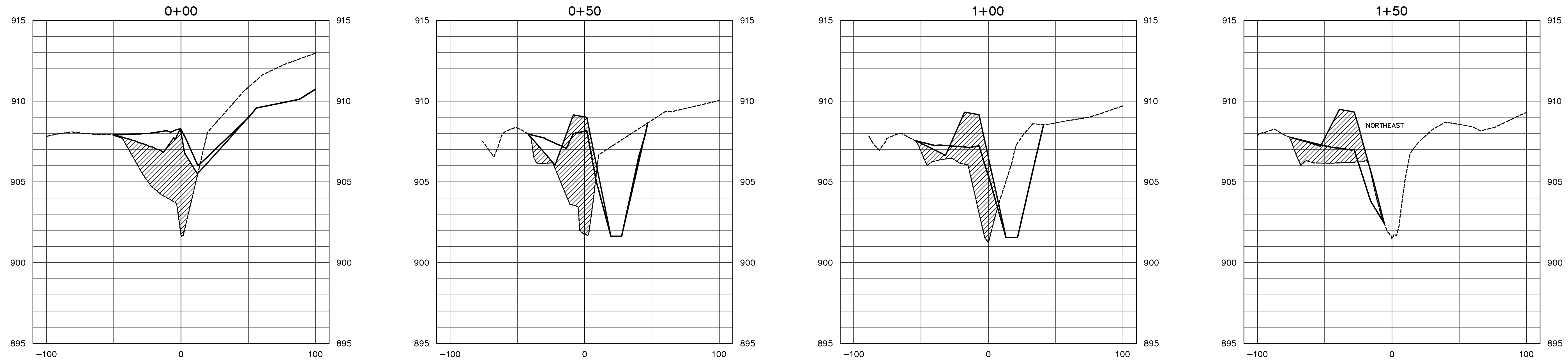
Project Number 2020.02000

UNT 3 SECTIONS

EX 3

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 EDITED BY: JCRBBEAR
 EDIT DATE: 7/31/2024

UNT 2 STREAM



LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- ▨ STREAM FILL

0' 40' 80'

SCALE: 1" = 40'

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AMERICAN STRUCTUREPOINT INC.

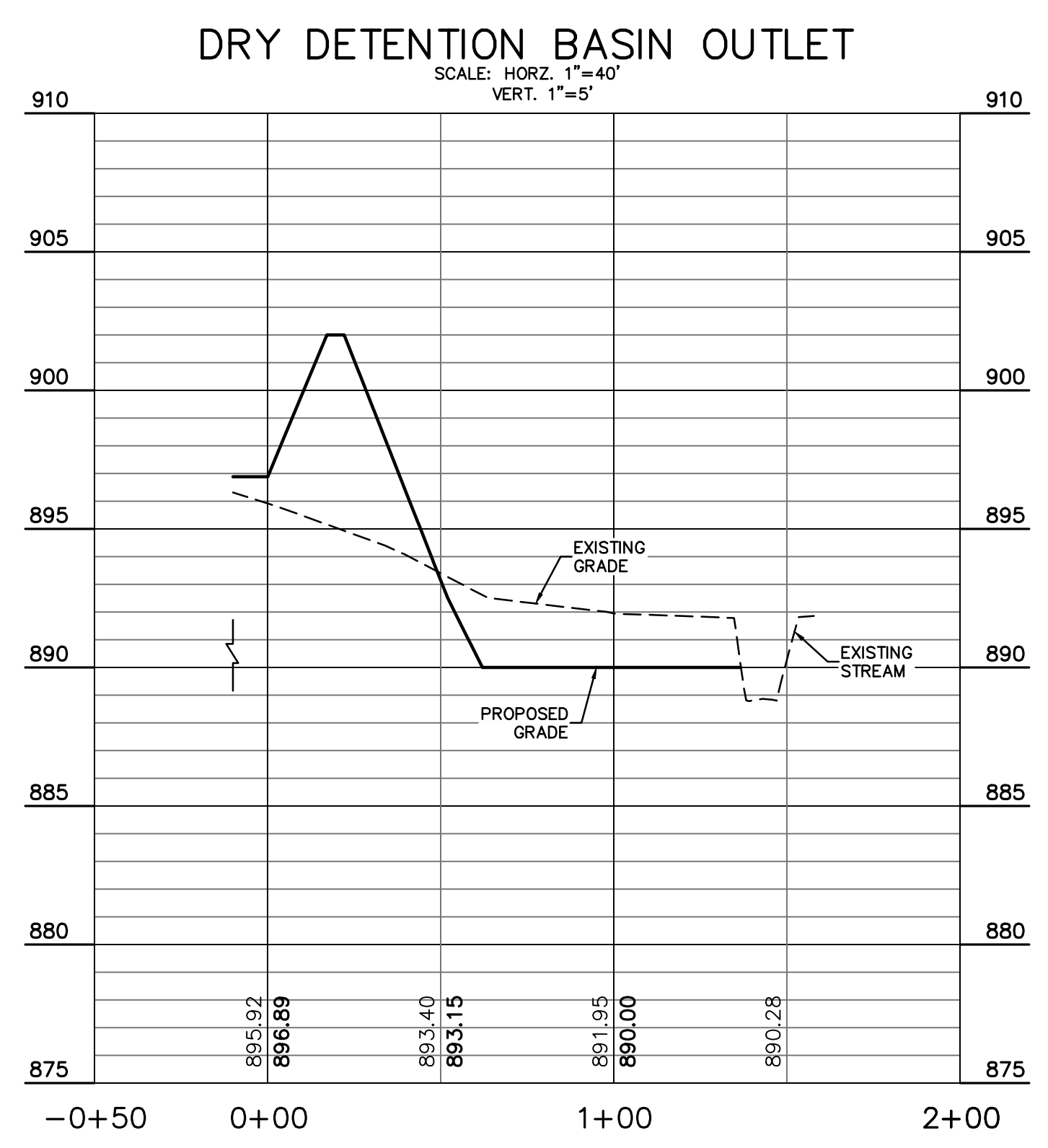
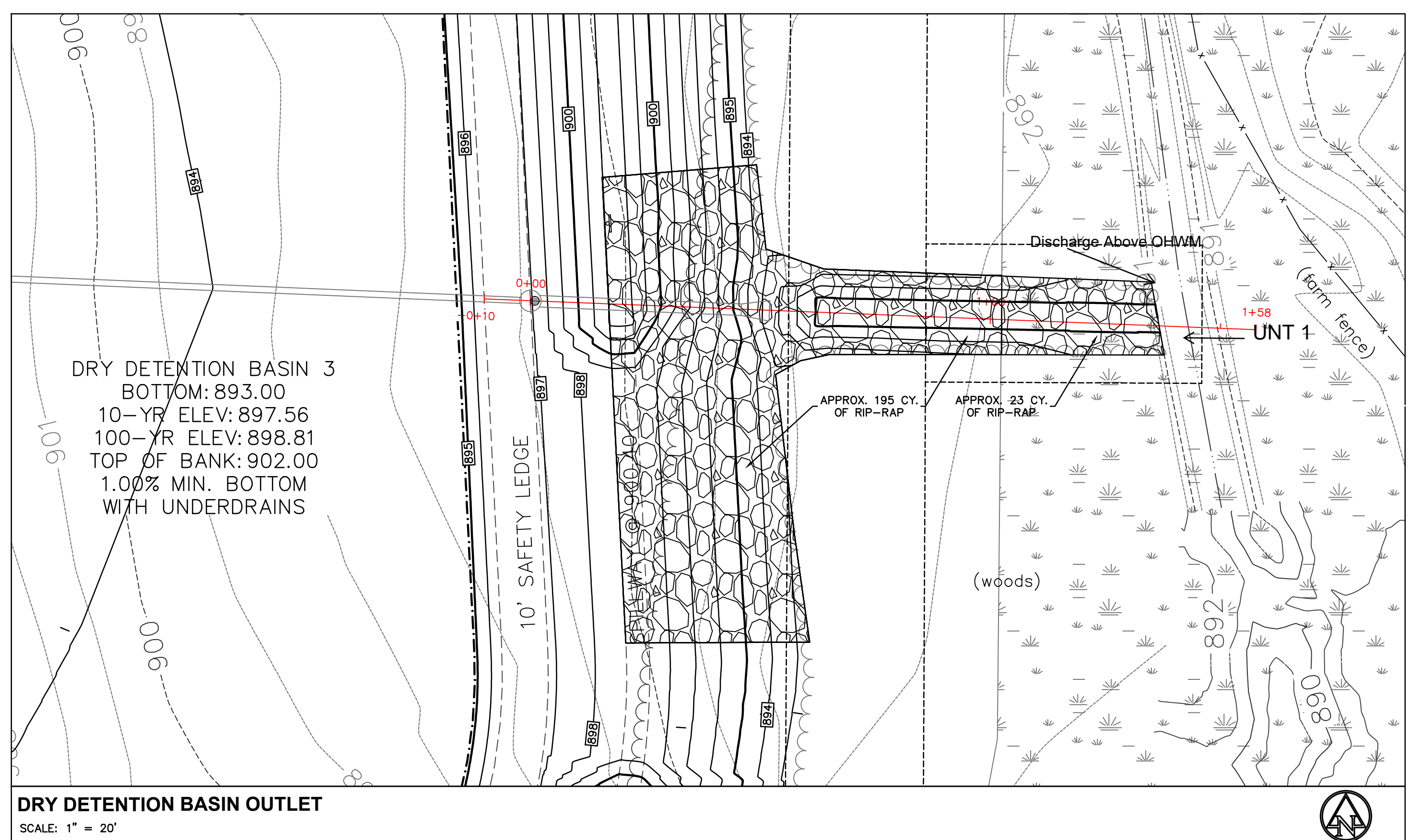
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
 TEL 317.547.5580 | FAX 317.543.0270
 www.structurepoint.com

UNION WOODLANDS SECTION 1
 E 200 S
 ZIONSVILLE, IN 46077

DRY DETENTION BASIN (DDB) OUTLET To UNT 1

NORTHWEST STREAM FILL VOLUME

Station	FILL AREA (SF)	FILL VOL. (CYS)	CUM. FILL VOL. (CYS)
0+00	142.27	0.00	0.00
0+50	149.87	216.79	216.79
1+00	144.48	289.14	505.93
1+50	109.07	241.08	747.01



APPROXIMATE RIP-RAP QUANTITIES

LOCATION	RIP-RAP THICKNESS (INCHES)	RIP-RAP VOL. (CYS)
NORTHEAST STREAM N.	13.5	18±
NORTHEAST STREAM S.	13.5	18±
NORTHWEST STREAM	13.5	0
DRY DETENTION BASIN OUTLET (OUTSIDE OF WETLAND)	13.5	195±
DRY DETENTION BASIN OUTLET (WITHIN WETLAND)	13.5	23±

CERTIFIED BY

ISSUANCE INDEX

DATE: 07/29/2024

PROJECT PHASE: CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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UNT2 STREAM SECTIONS & DDB OUTLET

EX 4

PLOT DATE: 7/31/2024 6:17 AM
 EDIT DATE: 7/31/2024
 EDITOR: JCRIBELAR
 DRAWING FILE: P:\2020\2020000 - Dmv\m\civil\exhibit\2024-05-10 Wetlands Exhibit\2024-05-10 Wetlands Exhibit.dwg
 EX: 2024-07-31_Streams\Exhibit.dwg
 PLOT SCALE: 1"=40'



SCALE: 1"=150'

EXISTING LEGEND

- Beehive Inlet
- Clean Out
- Combination Pole
- Drainage Inlet
- Electric Meter Box
- Fire Hydrant
- Gas Marker
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- Tree
- Vent
- Water Meter
- Water Valve
- Well
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Temporary Bench Mark
- Crude Oil Pipe Line
- Buried Water Line
- Overhead Electric Line
- Overhead Telephone Line
- Wetlands

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- DRY DETENTION BASIN (DDB)
- LOT LINE

STATION DESCRIBED WITHIN AN NGS OPUS SOLUTION (FILE #52042950) WAS OBTAINED AND USED TO CONTROL THE PROJECT'S VERTICAL DATUM. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #80
CHISELED "X" ON THE NORTH BOLT OF A FIRE HYDRANT, SOUTH SIDE OF CR 200 S, ACROSS FROM ADDRESS #11280. ELEV: 916.18'

TBM #81
MAG SPIKE SET 1' UP ON THE NORTH SIDE OF UTILITY POLE LOCATED 10'± SOUTH OF CR 200 S AND 300'± WEST OF AIRPORT ENTRANCE. ELEV: 911.94'

TBM #82
MAG SPIKE 1' UP IN THE NORTH SIDE OF UTILITY POLE LOCATED 10'± SOUTH OF CR 200 S AND 11620 EAST OF CR 200 S. ELEV: 906.89'

TBM #83
MAG SPIKE IN THE EAST SIDE OF A 30" TREE, ON THE WEST PROPERTY LINE AT PROPERTY LINE BEND TO WEST. ELEV: 913.75'

TBM #84
MAG SPIKE NORTHWEST SIDE OF A 36" TREE, NEAR SOUTH PROPERTY LINE AT SOUTHWEST CORNER OF SMALL WOODS PATCH. ELEV: 908.23'

TBM #85
MAG SPIKE IN THE WEST SIDE OF A 15" TREE, ON THE NORTH SOUTH TREE LINE, NORTH OF FIELD ENTRANCE. ELEV: 909.02'

SITE DATA TABLE

SITE ZONING:	AG/R-3
GROSS AREA:	±106.87 AC
PROPOSED PUBLIC R/W:	±10.46 AC (9.8%)
TOTAL PARK AREA:	±53.69 AC (50.2%)
BLOCK 1A:	±2.07 AC
BLOCK 2:	±10.91 AC
BLOCK 1B:	±2.83 AC
BLOCK 3:	±37.88 AC
COMMON AREA:	±27.00 AC (10.2%)
TOTAL LOT AREA:	±15.72 AC (14.7%)
TOTAL LOTS:	63
GROSS DENSITY:	0.6 LOTS/ACRE
MIN. R3 LOT SIZE:	5,000 SF
MIN. R3 SIDE YARD:	5'/10' AGG.
MIN. R3 FRONT YARD:	20'
MIN. R3 REAR YARD:	20'
TYPICAL R/W WIDTH:	60' (LOCAL)
TYPICAL R/W WIDTH:	110' (PRIMARY ARTERIAL)
LOCAL ROAD LENGTH:	5,048 LF
E 200 S STREET FRONTAGE:	1,992 LF

OPEN SPACE TABLE

COMMON AREA A1:	±25.42 AC
COMMON AREA E:	±0.69 AC
COMMON AREA B1:	±0.89 AC

- GENERAL NOTES:
- CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

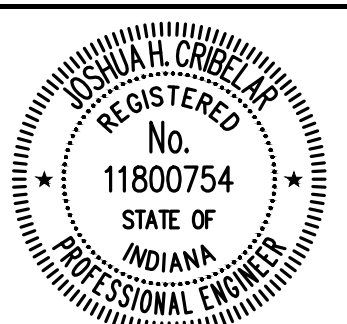
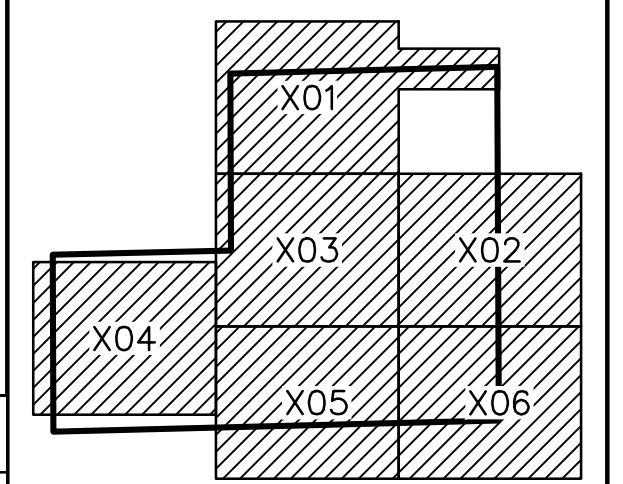
UNION WOODLANDS DEVELOPER, LLC
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, IN 46256

CONTACT: TIM WALTER, PE
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UNION WOODLANDS SECTION 1
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ZIONSVILLE, IN 46077



Joshua H. Criswell
CERTIFIED BY

ISSUANCE INDEX

DATE:	07/29/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.02000

PARK EXIBIT

EX2

PLOT DATE: 7/29/2024 6:09 AM
 PLOT SCALE: 1"=150'
 EDIT DATE: 7/29/2024
 EDITED BY: JCRIBBELAS
 DRAWING FILE: P:\2020\02000\Drawings\Civil\Exhibit\2024_05_10_Wetlands_Exhibit\2020_02000_02_ParkExhibit.dwg

