



**US Army Corps
of Engineers**
Louisville District ®

Joint Public Notice

Public Notice No.	Open Date:	Close Date:
LRL-2012-820	24 Dec 2012	24 Jan 2013

Please address all comments and inquiries to:
U.S. Army Corps of Engineers, Louisville District
ATTN: Sarah Keller
8902 Otis Avenue, Suite S106B
Indianapolis, Indiana 46216

Phone: 317-677-2120

This notice announces an application submitted for a Department of the Army (DA) Permit, subject to Section 404 of the Clean Water Act (CWA) and for State Water Quality Certification pursuant to Section 401 of the CWA from the Indiana Department of Environmental Management, Office of Water Quality.

APPLICANT: Holladay Properties
5715 Decatur Boulevard
Indianapolis, Indiana 46241

AGENT: Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G
Indianapolis, Indiana 46204

LOCATION: In the southeast quadrant of the intersection of Interstate 70 and Ameriplex Parkway extending east to Flynn Road, in Indianapolis, Marion County, Indiana.

Latitude: 39.68190°N
Longitude: 86.31574°W
7.5 Minute Quad: Bridgeport, IN

PURPOSE: Development of bulk industrial warehouse and distribution facilities.

DESCRIPTION OF WORK: The applicant proposes to construct multiple industrial warehouse and distribution facilities and their associated infrastructure and storm water appurtenances. Approximately 15,391 cubic yards (cys) of clean earthen fill material would be discharged into 5 wetlands (totaling 2.27 acres) and 4 streams (totaling 2,251 linear feet). The following table summarizes the proposed impacts to "waters of the United States":

Water Resources	Resource Type	Impact (Linear feet)	Impact (Acres)
Stream INT-1	Intermittent	1,838	NA
Stream EPH-1	Ephemeral	223	NA
Stream EPH-3	Ephemeral	95	NA
Stream EPH-4	Ephemeral	100	NA
Wetland C	Forested	NA	0.13
Wetland D	Emergent	NA	0.03
Wetland E	Forested	NA	0.12
Wetland F	Emergent	NA	0.32

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Wetland H	Forested	NA	1.77
Total		2,251	2.27

AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES: The applicant has avoided impacts to Wetland G, and reduced impacts to INT-1 and EPH-1 by implementing infrastructure design changes.

Mitigation would be required to compensate for the proposed impacts to streams and wetlands. The proposed on-site mitigation includes creation of 1,025 linear feet (lf) of stream channel and riparian corridor along the east side of Exploration Drive (M-1) and preservation of 1,128 lf of North Creek and associated 6.8 acres of forested riparian corridor (M-5). The proposed off-site mitigation would be located south of Ameriplex Parkway near Flynn Road and would consist of creation of 6.7 acres of forested wetland adjacent to Flynn Creek (M-2), creation of 0.71 acres of emergent wetland and 1.2 of forested wetland abutting Flynn Creek (M-3), restoration and enhancement of 11.17 acres of forested riparian corridor (100 feet wide) along 4,348 lf of Flynn Creek (M-4), and preservation of an existing 4.74 acres of an impoundment of Flynn Creek and its abutting emergent wetland (M-6).

It is noted that this proposed mitigation plan is open to comment and subject to change. The Corps will make a determination of appropriate mitigation, upon review of all submitted information.

REVIEW PROCEDURES: A DA Permit cannot be issued if any legally required Federal, State, or local authorization or certification is denied.

A DA Permit, if otherwise warranted, will not be issued on this project until a State of Indiana Section 401 Water Quality Certification (WQC) from the Indiana Department of Environmental Management (IDEM) is on file in this office or it is considered waived. This Public Notice serves as the notice for a Clean Water Act Section 401 application for water quality certification from the IDEM. IDEM will review this proposal for compliance with the applicable provisions of Section 301, 302, 303, 306 and 307 of the CWA, including the state water quality standards currently set forth at 327 IAC 2. They will consider comments regarding this proposal postmarked by the closing date of this notice. Comments to IDEM should be addressed to: IDEM, Office of Water Quality, Section 401 WQC Program, 100 N. Senate Ave. Room N1255, Indianapolis, Indiana 46204. The applicant is responsible for obtaining the certification from IDEM.

Copies of this notice are sent to the appropriate Federal and State Fish and Wildlife Agencies. Their views and comments are solicited in accordance with the Fish and Wildlife Coordination Act of 1956. Based on available information, much of the project area falls within the boundaries of the "Habitat Conservation Plan (HCP) for the Six Points Road Interchange and Associated Development" dated March 18, 2002. Mitigation for possible incidental takings of the Indiana Bat (*Myotis sodalis*) within the geographic areas that are included in the HCP has already been constructed, and the mitigation is being actively

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monitored. Since much of the remaining areas of the project site that are not included in the aforementioned plan are agricultural in nature and do not contain suitable habitat, it is unlikely the proposed activity would destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act, and therefore, initiation of formal consultation procedures with the USFWS is not planned at this time.

The National Register of Historic Places has been examined, and it has been determined that there are no properties currently listed on the Register which would be directly affected by the proposed work. The applicant has conducted a Phase 1(a) survey of the project area, including proposed mitigation sites. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archaeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. A request for a public hearing must state the specific interest which might be damaged by issuance of the DA Permit.

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered; among those are conservation, economics, aesthetic values, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use, navigation, recreation, water supply, water quality, energy needs, safety, food production, and in general, the needs and welfare of the public. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines (40 CFR Part 230) promulgated by the Administrator, United States Environmental Protection Agency (USEPA), under authority of Section 404(b) of the CWA.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. It is presumed that all interested parties and agencies will wish to respond; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an

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Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written statements received in this office on or before the closing date will become a part of the official record and will be considered in the determination on this permit request. Any objections which are received during this period will be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. A permit will be granted unless its issuance is found to be contrary to the public interest.

Information pertaining to this application is available for public examination during normal business hours upon prior request. Drawings are available on Louisville District's Internet site at <http://www.lrl.usace.army.mil/orf/listnotices.asp>. All comments regarding this proposal should be addressed to Sarah Keller, CELRL-OP-FN at the address noted above and should refer to the Public Notice Number LRL-2012-820-sjk.

If you desire to submit your comments by email, you must comply with the following:

a) In the subject line of your email, type in **ONLY** the Public Notice ID No. LRL-2012-820-sjk.

Example:

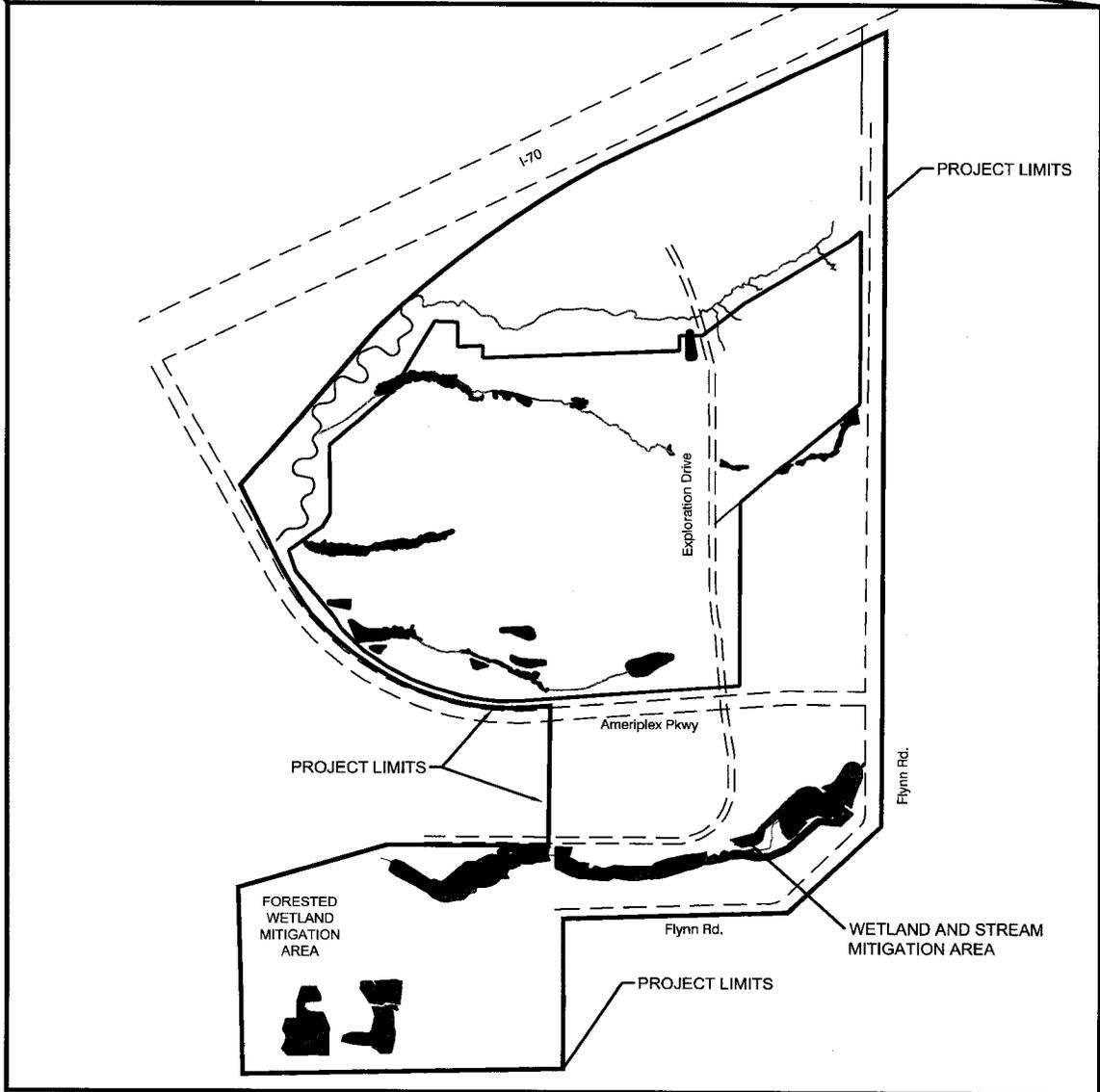
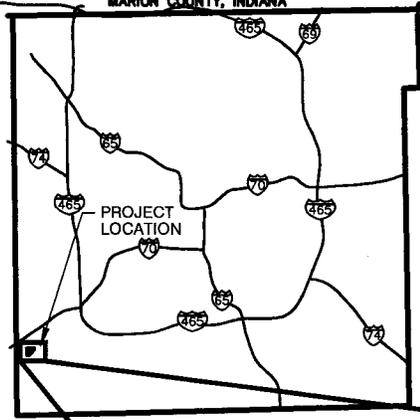
Subject: LRL-2012-820-sjk

b) Provide your physical mailing address and telephone number.

c) Send your email to: lrl.regulatorypubliccomment@usace.army.mil

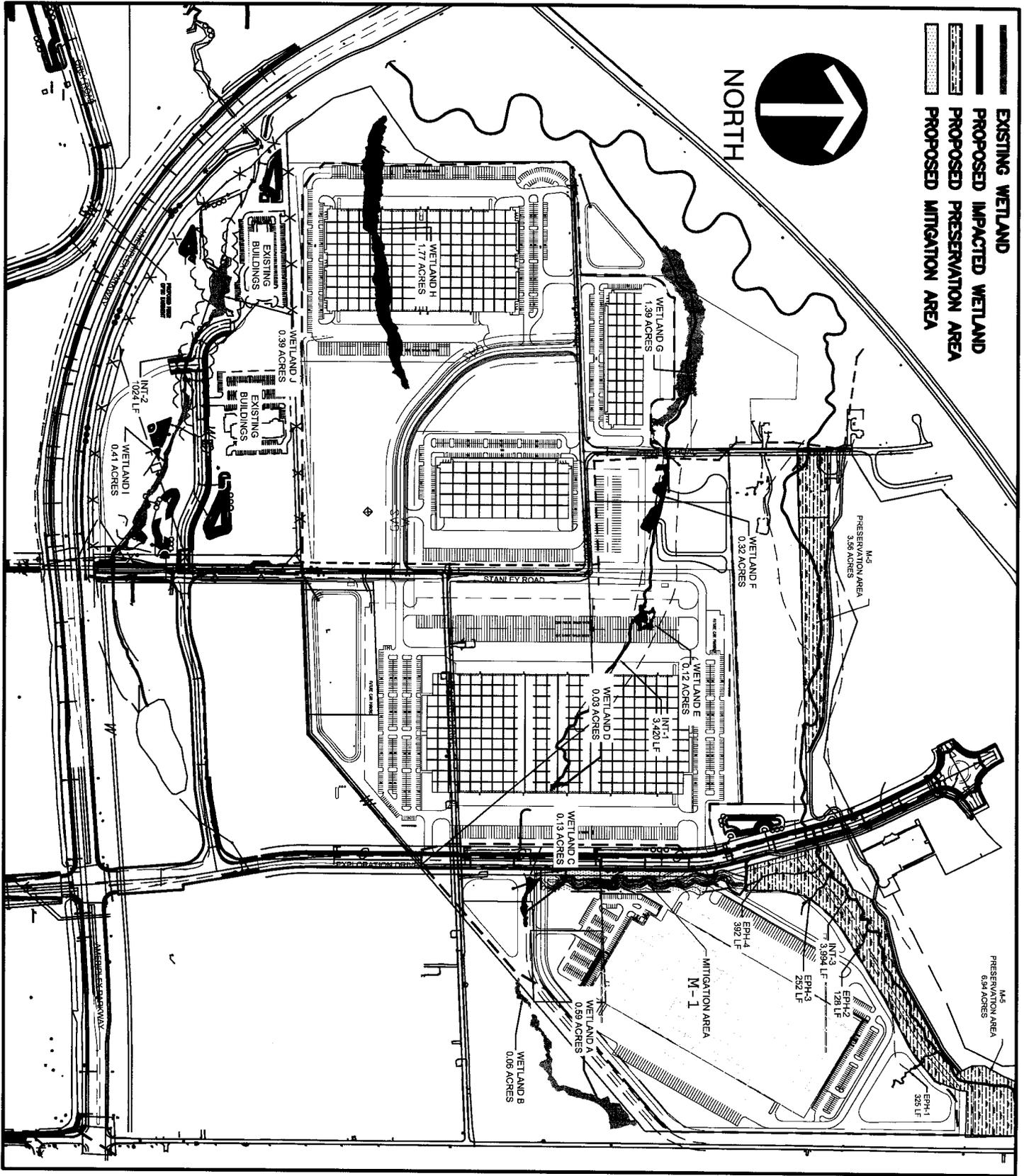
d) If you are sending attachments greater than 1 Mb in size with your email, you must send a hard copy (CD or paper) to the Corps' physical address as well.

LOCATION MAP
MARION COUNTY, INDIANA



VICINITY MAP

Sheet 1 of 6
Ameriplex IV Development
USACE ID No. LRL-2012-820-sjk
General Location Map

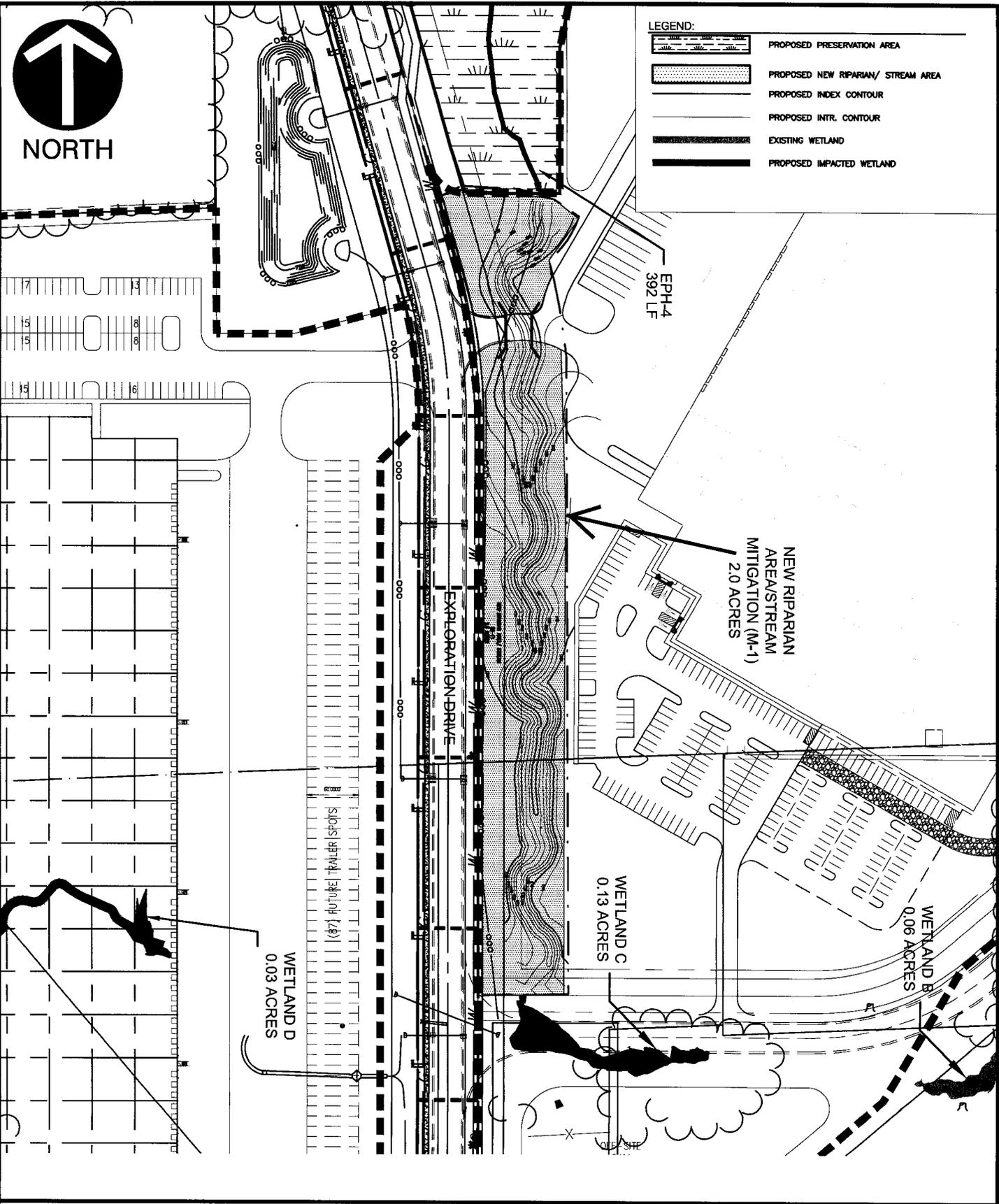


Sheet 2 of 6
 Ameriplex IV Development
 USACE ID No. LRL-2012-820-sjk
 Proposed Development Plans



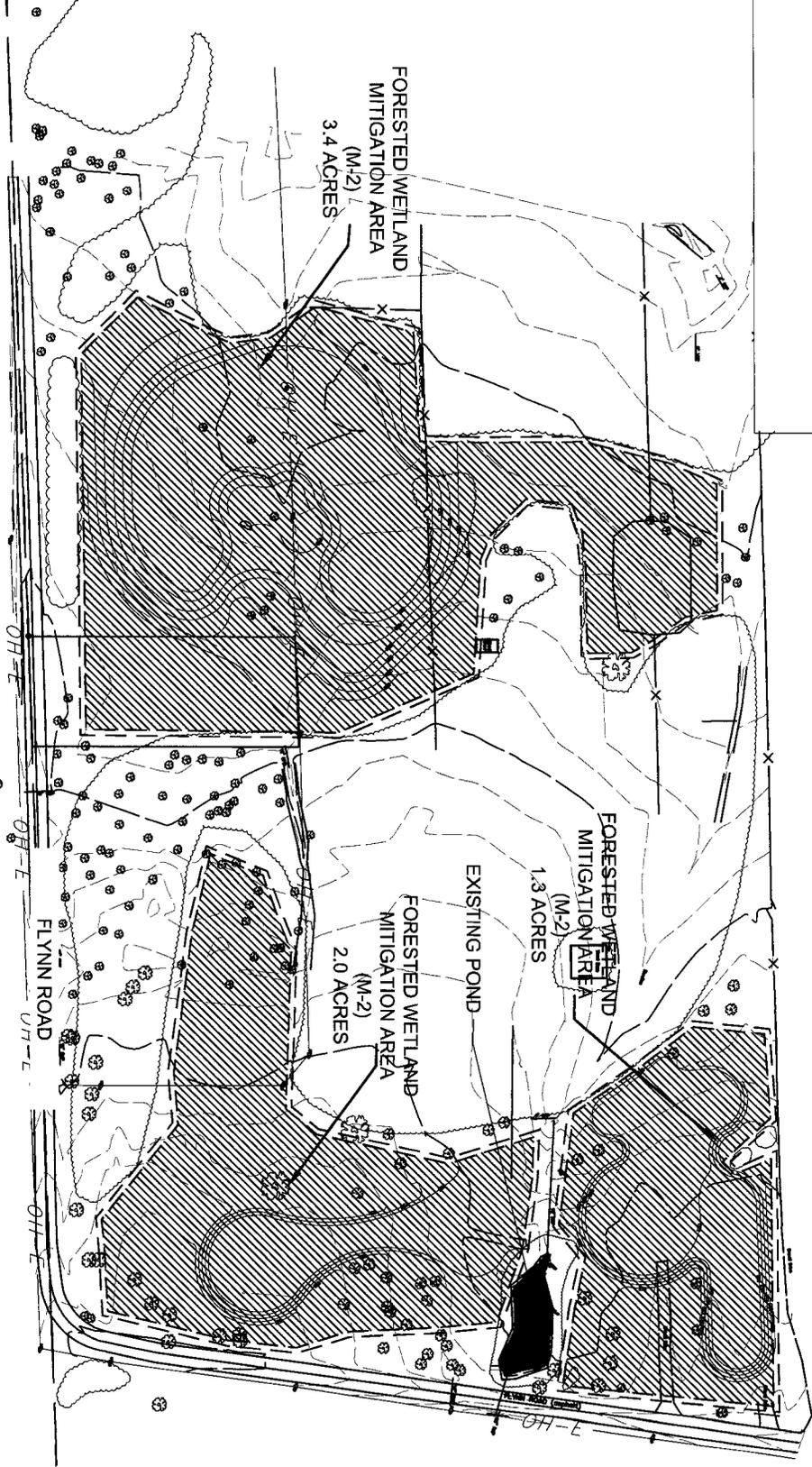
LEGEND:

	PROPOSED PRESERVATION AREA
	PROPOSED NEW RIPARIAN/ STREAM AREA
	PROPOSED INDEX CONTOUR
	PROPOSED INTR. CONTOUR
	EXISTING WETLAND
	PROPOSED IMPACTED WETLAND

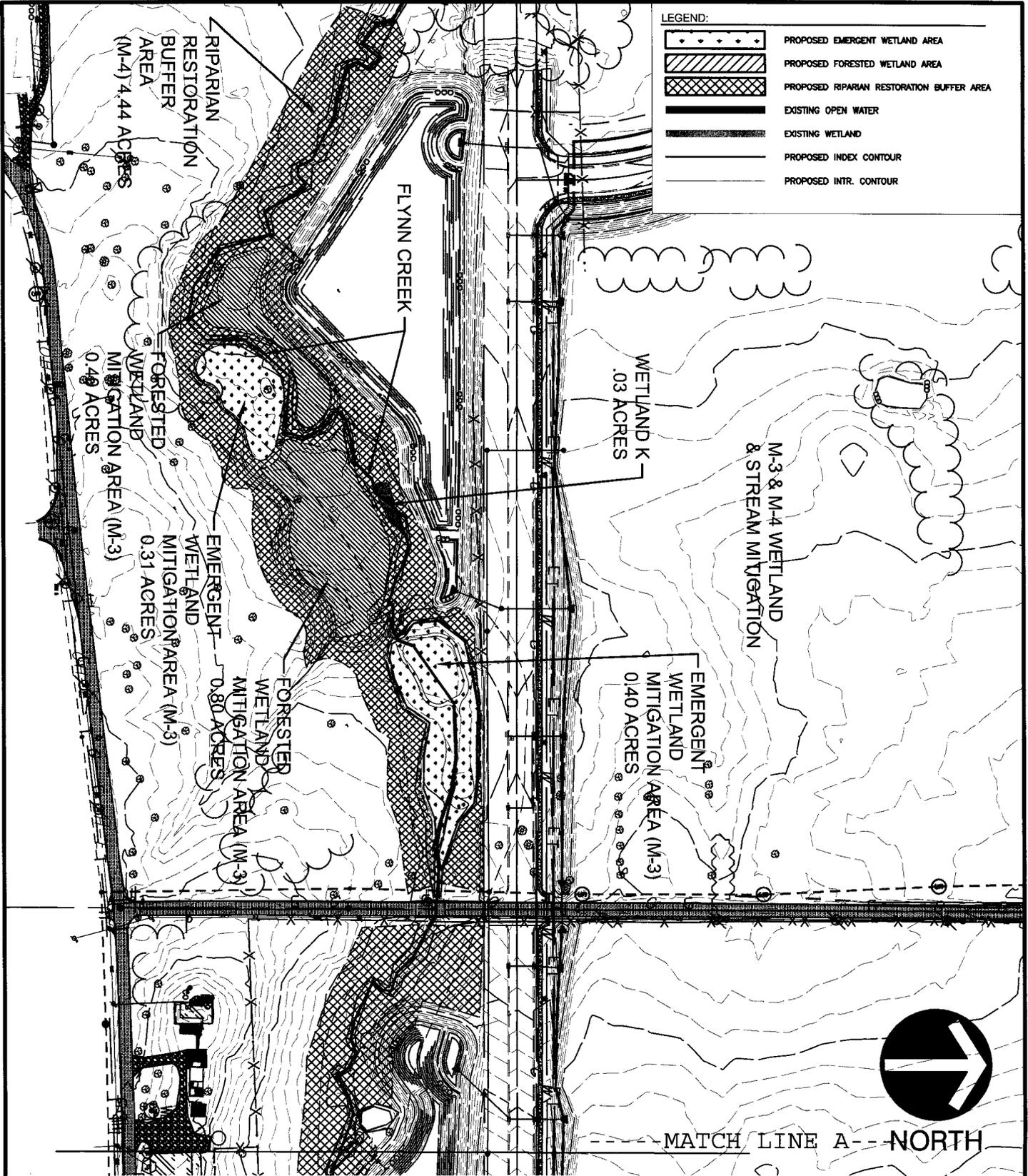


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Ameriplex IV Development
USACE ID No. LRL-2012-820-sjk
Mitigation Area M-1

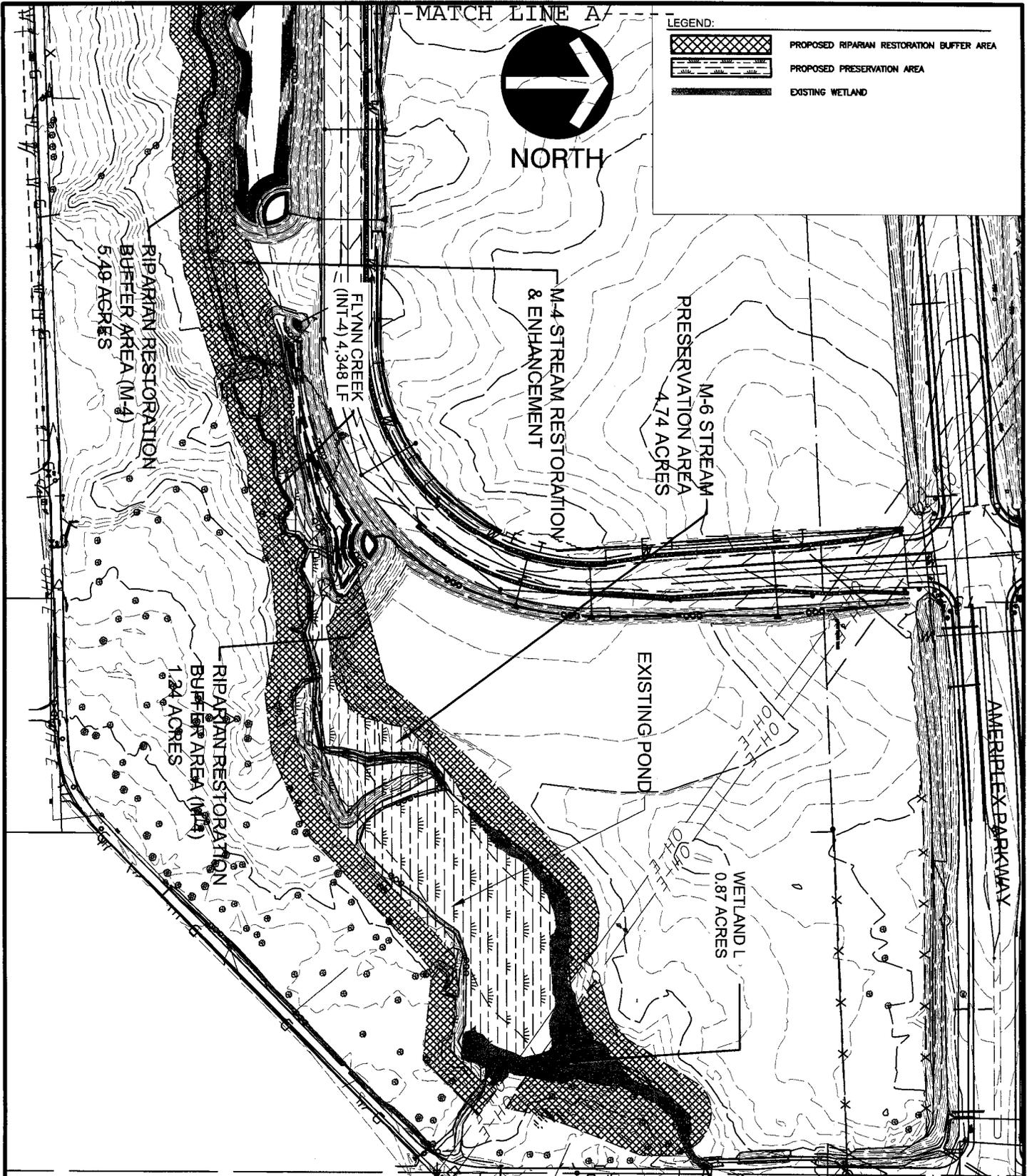
- LEGEND:
-  PROPOSED FORESTED WETLAND AREA
 -  PROPOSED INDEX CONTOUR
 -  PROPOSED INTR. CONTOUR
 -  EXISTING POND



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 Ameriplex IV Development
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 Mitigation Area M-2



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 Mitigation Areas M-3 and M-4



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 Ameriplex IV Development
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 Mitigation Areas M-4 and M-6