



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Eric J. Holcomb
Governor

Brian C. Rockensuess
Commissioner

ISOLATED WETLAND INDIVIDUAL PERMIT

PERMIT NO.: IWIP 2023-367-29-GCW-A
PROJECT NAME: Penn One Eleven Development
AUTHORITY: IC 13-18-22-3
DATE OF ISSUANCE: June 6, 2023
DATE OF EXPIRATION: June 6, 2025

APPROVED:

Brian Wolff, Branch Chief
Surface Water, Operations, and Enforcement
Office of Water Quality

APPLICANT
AND PERMITTEE:

Pedcor Community Development Corporation
Attn: Anthony Gary
770 3rd Avenue, SW
Carmel, Indiana 46032

AGENT:

Stantec
Attn: Ben Harvey
3901 Industrial Boulevard
Indianapolis, IN 46254

PROJECT LOCATION: Hamilton County
Latitude: 39.951986 Longitude: -86.152573

ISOLATED WETLANDS
ON PROPERTY: Wetland A Class III 0.86 acres (FO)
Total acreage: 0.86 acres

REGULATED ISOLATED
WETLAND IMPACTS: Wetland A Class III 0.86 acres (FO)
Total regulated impact: 0.86 acres

PERMITTED ACTIVITY: Discharge 1,400 CY of clean earthen fill, concrete,
and gravel into a 0.86 acre Class III Isolated forested
wetland to facilitate the construction of a multiple-use
development complex.

MITIGATION: Purchase 2.15 acres of wetland credit from the
Indiana Stream and Wetland Mitigation Program
within the Upper White Service Area (INSWMP).

MITIGATION LOCATION: Upper White Service Area – IDNR INSWMP

MITIGATION RATIOS: Class of Wetland Impacts: III
Type of Wetland Impacts: Forested
Class of Wetland Replacement: III
Type of Wetland Replacement: Forested
Off-site Mitigation
Required Ratio: 2.5:1
Total Class III Mitigation: 2.15 acres

Conditions of the Isolated Wetland Individual Permit

1.0 General

- (a) Implement the project as depicted and described in the application for an Isolated Wetland Individual Permit.
- (b) Complete all approved discharges no later than two (2) years after the date of issuance of this Isolated Wetland Individual Permit. You may request a one (1) year extension to the Isolated Wetland Individual Permit by submitting a written request ninety (90) days prior to the deadline stated above. The written request shall contain an account of which discharges and mitigation have been completed and list the reasons an extension is requested.
- (c) Allow the commissioner or an authorized representative of the commissioner (including an authorized contractor), upon the presentation of credentials:
 - (1) to enter your property, including impact and mitigation site(s);
 - (2) to have access to and copy at reasonable times any records that must be kept under the conditions of this permit;
 - (3) to inspect, at reasonable times, any monitoring or operational equipment or method; collection, treatment, pollution management or discharge facility or device; practices required by this permit and any mitigation wetland site;
 - (4) to sample or monitor any discharge of pollutants or any mitigation site

2.0 Mitigation

- (a) Provide proof of purchase of 2.15 acres of in-lieu fee wetland credits in the Upper White Service Area from the Indiana Stream and Wetland Mitigation Program (IN SWMP) within one (1) year of the date of this authorization or before authorized impacts to waters of the State, whichever comes first. Be aware that credits may not be available at all times. Failure to purchase credits by the required date may result in additional mitigation requirements to compensate for temporal loss.

3.0 Erosion and Sediment Control

- (a) Implement erosion and sediment control measures on the construction site prior to land disturbance to minimize soil from leaving the site or entering a waterbody. Erosion and sediment control measures shall be implemented using an appropriate order of construction (sequencing) relative to the land-

disturbing activities associated with the project. Appropriate measures include, but are not limited to, silt fence, diversions, and sediment traps.

- (b) Monitor and maintain erosion control measures and devices regularly, especially after rain events, until all soils disturbed by construction activities have been permanently stabilized.
- (c) Use run-off control measures, including but not limited to diversions and slope drains. These measures are effective for directing and managing run-off to sediment control measures and for preventing direct run-off into waterbodies.
- (d) Install and make appropriate modifications to erosion and sediment control measures based on current site conditions as construction progresses on the site. The Indiana Storm Water Quality Manual or similar guidance documents are available to assist in the selection of measures that are applicable to individual project sites.
- (e) Stabilize and re-vegetate disturbed soils as final grades are achieved. Initiation of stabilization must occur immediately or at a minimum within the requirements of a construction site run-off permit after work is completed. Use a mixture of herbaceous species beneficial for wildlife or an emergent wetland seed mix wherever possible and appropriate. Tall fescue may only be planted in ditch bottoms and ditch side slopes and must be a low endophyte seed mix.
- (f) Cut and fill slopes located adjacent to wetlands and streams (including encapsulated streams) or that directly discharge to these aquatic features are to be stabilized using rapid/incremental seeding or other appropriate stabilization measures.
- (g) As work progresses, areas void of protective ground cover shall be re-vegetated or stabilized using mulch that is anchored, or under more extreme conditions an appropriate grade of erosion control blanket must be used. Erosion control blanket shall be used for areas associated with concentrated flow. The selection of material must be made based on site conditions and all applicable permit requirements. If a construction site run-off permit (327 IAC 15-5) has been obtained, implement the stabilization plan as specified in the stormwater pollution prevention plan (SWPPP).

4.0 Construction

- (a) Do not clear trees within the project boundaries during April 1 through September 30 in order to protect any habitat suitable for the federally endangered Indiana Bat (*Myotis sodalis*) and the federally threatened Northern

Long Eared Bat (*Myotis septentrionalis*) unless a waiver has been issued by the US Fish and Wildlife Service.

- (b) Clearly mark wetlands and streams that are to remain undisturbed on the project site.
- (c) Deposit any dredged material in a contained upland (non-wetland) disposal area to prevent sediment run-off to any waterbody.

Other Applicable Permits

Based on the proposed land disturbance, a construction site run-off general permit is required for the project. Permit coverage must be obtained prior to the initiation of land-disturbing activities. Information related to obtaining permit coverage is available at www.in.gov/idem/stormwater or by contacting the IDEM, Stormwater Program at 317-233-1864 or via email at Stormwat@idem.IN.gov.

This permit approval does not relieve you from the responsibility of obtaining any other permits or authorizations that may be required for this project or related activities from IDEM or any other agency or person. You may wish to contact the Indiana Department of Natural Resources at 317-232-4160, or toll free at 877-928-3755, concerning the possible requirement of a Natural Freshwater Lake or Construction in a Floodway Permit, or the IDEM Stormwater Permits Section at 317-233-1864 concerning the possible need for construction stormwater general permit coverage permits if you plan to disturb greater than one (1) acre of soil during construction.

This permit does not:

- (1) authorize impacts or activities outside the scope of this permit;
- (2) authorize any injury to persons or private property or invasion of other private rights, or any infringement of federal, state or local laws or regulations;
- (3) convey any property rights of any sort, or any exclusive privileges;
- (4) preempt any duty to obtain federal, state or local permits or authorizations required by law for the execution of the project or related activities; or
- (5) authorize changes in the plan design detailed in the application.

Failure to comply with the terms and conditions of this permit may result in enforcement action against you. If an enforcement action is pursued, you could be assessed up to \$25,000 per day in civil penalties. You may also be subject to criminal liability if it is determined that the permit was violated willfully or negligently.

This permit is effective 18 days from the mailing of this notice unless a petition for review and a petition for stay of effectiveness are filed within this 18-day period. If a

petition for review and a petition for stay of effectiveness are filed within this period, any part of the permit within the scope of the petition for stay is stayed for 15 days, unless or until an Environmental Law Judge further stays the permit in whole or in part.

Notice of Right to Administrative Review (Permits)

If you wish to challenge this permit, you must file a Petition for Administrative Review with the Office of Environmental Adjudication (OEA), and serve a copy of the petition upon IDEM. The requirements for filing a Petition for Administrative Review are found in IC 4-21.5-3-7, IC 13-15-6-1 and 315 IAC 1-3-2. A summary of the requirements of these laws is provided below.

A Petition for Administrative Review must be filed with the Office of Environmental Adjudication (OEA) within fifteen (15) days of the issuance of this notice (eighteen (18) days if you received this notice by U.S. Mail), and a copy must be served upon IDEM. Addresses are:

Director	Commissioner
Office of Environmental Adjudication	Indiana Dept. of Environmental Management
Indiana Government Center North	Indiana Government Center North
100 North Senate Avenue, Room N103	100 North Senate Avenue, Room 1301
Indianapolis, Indiana 46204	Indianapolis, Indiana 46204

The petition must contain the following information:

- (a) The name, address and telephone number of each petitioner.
- (b) A description of each petitioner's interest in the permit.
- (c) A statement of facts demonstrating that each petitioner is:
 - (1) a person to whom the order is directed;
 - (2) aggrieved or adversely affected by the permit; or
 - (3) entitled to administrative review under any law.
- (d) The reasons for the request for administrative review.
- (e) The particular legal issues proposed for review.
- (f) The alleged environmental concerns or technical deficiencies of the permit.
- (g) The permit terms and conditions that the petitioner believes would be appropriate and would comply with the law.
- (h) The identity of any persons represented by the petitioner.
- (i) The identity of the person against whom administrative review is sought.
- (j) A copy of the permit that is the basis of the petition.
- (k) A statement identifying petitioner's attorney or other representative, if any.

Failure to meet the requirements of the law with respect to a Petition for Administrative Review may result in a waiver of your right to seek administrative review of the permit. Examples are:

- (a) Failure to file a Petition by the applicable deadline;
- (b) Failure to serve a copy of the Petition upon IDEM when it is filed; or
- (c) Failure to include the information required by law.

If you seek to have a permit stayed during the administrative review, you may need to file a Petition for a Stay of Effectiveness. The specific requirements for such a Petition can be found in 315 IAC 1-3-2 and 315 IAC 1-3-2.1.

Pursuant to IC 4-21.5-3-17, OEA will provide all parties with notice of any pre-hearing conferences, preliminary hearings, hearings, stays, or orders disposing of the review of this action. If you are entitled to notice under IC 4-21.5-3-5(b) and would like to obtain notices of any pre-hearing conferences, preliminary hearings, hearings, stays, or orders disposing of the review of this action without intervening in the proceeding you must submit a written request to OEA at the address above.

If you have procedural or scheduling questions regarding your Petition for Administrative Review, additional information on the review process is available at the website of the Office of Environmental Adjudication at <http://www.in.gov/oea>.

If you have any questions about this permit, please contact Graham Wrin, Project Manager, by e-mail at GCWrin@idem.in.gov by phone at 317-605-4105.

cc: Sarah Harrison, USFWS
Brain Boszor, IDNR
Indiana Stream and Wetland Mitigation Program (Electronic)
Ben Harvey, Stantec



APPLICATION FOR AUTHORIZATION TO DISCHARGE DREDGED OR FILL MATERIAL TO ISOLATED WETLANDS AND/OR WATERS OF THE STATE

State Form 51821 (R2 / 11-15)

Indiana Department of Environmental Management

- INSTRUCTIONS:**
1. Read the instruction sheet before filling out this form.
 2. You must complete all applicable sections of this form

1. Applicant Information		2. Agent Information	
Name of Applicant Pedcor Community Development Corporation		Name of Agent Cardno now Stantec	
Mailing address (<i>Street/ PO Box/ Rural Route, City, State, ZIP Code</i>) 770 3rd Ave, SW Carmel, Indiana 46032		Mailing address (<i>Street/ PO Box/ Rural Route, City, State, ZIP Code</i>) 3901 Industrial Boulevard, Indianapolis, IN 46254	
Daytime Telephone Number 317-564-5878		Daytime Telephone Number (463) 269-1622	
Fax Number		Fax Number	
E-mail address (<i>optional</i>) agary@pedcor.net		E-mail address (<i>optional</i>) benjamin.harvey@stantec.com	
Contact person (<i>required</i>) Anthony Gary		Contact person Ben Harvey	
3. Project / Tract Location			
County Hamilton		Nearest city or town Carmel	
U.S.G.S. Quadrangle map name (<i>Topographic map</i>) Carmel		Project street address (<i>if applicable</i>) 110 E 111th St, Carmel, Indiana (northeast corner of 111 th Street and Pennsylvania Street in Carmel, Indiana)	
Quarter Northeast	Section 2	Township 17 North	Range 3 East
Type of aquatic resource(s) to be impacted (<i>Attach Worksheet One.</i>) Palustrine Forested Wetland		Project name or title (<i>if applicable</i>) Penn One Eleven Development (subject to change)	
Other location descriptions or driving directions From I-465, take US 31 N toward Westfield/Kokomo continue for 0.9 miles. Keep right and follow signs for for 106 th Street for 0.4 mile. At the traffic Circle, take the 1 st exit onto E 106 th Street in 400 feet. At the traffic circle, take the 2 nd exit onto N Pennsylvania Street in 0.5 mile. At the traffic circle, take the 1 st exit onto E 111 th Street in 0.1 mile. Destination is on the left, north of E 111 th Street.			
4. Project Purpose and Description (<i>Use additional sheet(s) if required.</i>)			
Has any construction been started? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Anticipated start date (<i>month, day, year</i>)	
If yes, how much work is completed? N/A			
Purpose of project and overview of activities The project consists of multiple-story and multiple-use development with sub-surface parking and a parking structure. Local development objectives have steered the project toward a higher-density building layout to meet demand for more housing in the area. This limited the potential design possibilities and meant the entire parcel is proposed for development. The project proposes to impact 0.86 acre of forested isolated wetland. During development 0.14 acre of wetland along the northern limits will be preserved, however the applicant proposes to mitigate for these impacts in the event site conditions change, and to keep the project unencumbered from future potential risk to the site owners.			

5. Avoidance, Minimization, and Mitigation Information: Applicants must answer all of the following questions
(Use additional sheet(s) if necessary - provide a detailed response to all applicable questions.)

A. For projects with Class II isolated wetlands –

1. Is there a reasonable alternative to the proposed activity?
N/A

2. Is the proposed activity reasonably necessary or appropriate?

B. For projects with Class III wetlands, adjacent wetlands, and/or streams, rivers, lakes or other water bodies –

1. Is there a practicable alternative to the proposed activity?
No. There is no practicable alternative to the proposed activity that allows the site to be developed in an economically feasible manner, and in accordance with the local government's desire for a higher-density development at this location.

2. Have practicable and appropriate steps to minimize impacts to water resources been taken?
Yes, the project layout uses the minimum footprint necessary to accomplish the project objectives and desires of the City for increased density development.

Describe all compensatory mitigation required for unavoidable impacts.
Compensatory mitigation will be accomplished through purchasing credit through the Indiana In-Leiu-Fee program for disturbance to the entire 0.86 acre of Wetland A.

6. Drawing / Plan Requirements (Applicants must provide the following.)

- a. Top/aerial/overhead views of the project site showing existing conditions and proposed construction.
- b. Cross sectional view of areas of fill or alterations to streams and other waters.
- c. North arrow, scale, property boundaries.
- d. Include wetland delineation boundary (if applicable). Label all wetlands (jurisdictional, isolated and exempt) as I-1, I-2, I-3, etc. and the mitigation areas as M-1, M-2, etc.
- e. Location of all surface waters, including wetlands, erosion control measures, existing and proposed structures, fill and excavation locations, disposal area for excavated material, including quantities, and wetland mitigation site (if applicable).
- f. Approximate water depths and bottom configurations (if applicable).

7. Supplemental Application Materials (Applicants must provide the following.)

- a. A wetland delineation of all wetlands on the project site (for projects with wetland impacts).
- b. At least three photographs of the project site. Indicate the photo locations on the project plans.
- c. If isolated wetlands are present, a letter from the Corps of Engineers verifying this statement.
- d. Wetland mitigation plan and monitoring report.
- e. Classification of all isolated wetlands on the tract (if isolated wetlands are present onsite).
- f. Copies of all applicable local permits and/or resolutions pertaining to the project or tract.
- g. Tract history (see instructions).

8. Additional information that MAY be required (IDEM will notify you if needed.)

- a. Erosion control and/or storm water management plans.
- b. Sediment analysis.
- c. Species surveys for fish, mussels, plants and threatened or endangered species.
- d. Stream habitat assessment.
- e. Any other information IDEM deems necessary to review the proposed project.

9. Permitting Requirements

a. Does this project require the issuance of a Department of the Army Section 404 Permit from the US Army Corps of Engineers? Yes No

If no, you do not need to answer Part b.

b. Have you applied for an Army Corps of Engineers Section 404 permit? Yes No

If yes, please supply the Corps of Engineers ID Number, the Corps of Engineers District, the project manager, and a copy of any correspondence with the Corps. **If no, contact** the Army Corps of Engineers regarding the possible need for a permit application.

LRL-2023-00107-jde, Louisville District, Justin Eshelman - Approved Jurisdictional Determination

c. Have you applied for, received, or been denied a permit from the Department of Natural Resources for this project? Yes No

Please give the permit name, permit number, and date of application, issuance or denial.

d. Have you applied for, received, or been denied any other federal, state, or local permits, variances, licenses, or certifications for this project?

Yes No

Please give the permit name, agency from which it was obtained, permit number, and date of issuance or denial.

10. Adjoining Property Owners and Addresses

List the names and addresses of landowners adjacent to the property on which your project is located and the names and addresses of other persons (or entities) potentially affected by your project. Use additional sheet(s) if required.

Name 146 148 West Carmel Drive LLC Address (number and street) 298 W Carmel Dr City State ZIP Code Carmel Indiana 46032	Name Kirby II 138 LLC Address (number and street) 298 W Carmel Dr City State ZIP Code Carmel Indiana 46032
Name Kirby II 146 LLC Address (number and street) 298 W Carmel Dr City State ZIP Code Carmel Indiana 46032	Name 138 West Carmel Drive LLC Address (number and street) 298 W Carmel Dr City State ZIP Code Carmel Indiana 46032
Name Strieggle, Craig A Address (number and street) 411 E 114TH ST City State ZIP Code Carmel Indiana 46032	Name Atkinson, Madonna Marie Address (number and street) 499 E 114TH ST City State ZIP Code Carmel Indiana 46032
Name Gerber, Michael A Address (number and street) 497 E 114th St City State ZIP Code Carmel Indiana 46032	Name Thomas, Richard H III Address (number and street) 495 E 114TH ST City State ZIP Code Carmel Indiana 46032
Name Harbour Properties LLC Address (number and street) 20236 Hague Rd City State ZIP Code Noblesville Indiana 46062	Name Chester, Amber E & Jeffrey W w&h Address (number and street) 425 E 114th St City State ZIP Code Carmel Indiana 46032
Name Hulse, Thomas James & Kay Marlene Address (number and street) 415 E 114TH ST City State ZIP Code Carmel Indiana 46032	Name Kutanovski, Christopher D Address (number and street) 11226 Ruckle St City State ZIP Code Carmel Indiana 46032

11. Signature - Statement of Affirmation

I certify that I am familiar with the information contained in this application and, to the best of my knowledge and belief, such information is true and accurate. I certify that I have the authority to undertake and will undertake the activities as described in this application. I am aware that there are penalties for submitting false information. I understand that any changes in project design subsequent to IDEM's granting of authorization to discharge to a water of the state are not authorized and I may be subject to civil and criminal penalties for proceeding without proper authorization. I agree to allow representatives of the IDEM to enter and inspect the project site. I understand that the granting of other permits by local, state, or federal agencies does not release me from the requirement of obtaining the authorization requested herein before commencing the project.

Applicant's Signature: Alison Birge Date: 03/31/2023
(mm/dd/yyyy)

Print Name: ALISON BIRGE Title: EVP

Worksheet – Summary of Onsite Water Resources and Project Impacts

A. Jurisdictional Wetlands (Existing Conditions)			Jurisdictional Wetlands (Proposed Impacts)		
Wetland Type	Size of wetland (acreage)	To be Impacted?	Acreage	Fill quantity (cys)	ATF
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> EM <input type="checkbox"/> SS <input type="checkbox"/> FO		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe the type and composition of fill material to be placed in wetlands on the project site:					
Describe the type and composition and quantity (<i>cubic yards</i>) of material proposed to be dredged or excavated from wetlands on the project site:					

B. Isolated Wetlands (Existing Conditions)			Isolated Wetlands (Proposed Impacts)			
Wetland Class	Type	Size of wetland (acreage)	To be Impacted?	Acreage	Fill quantity (cys)	ATF
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	<input type="checkbox"/> NF <input checked="" type="checkbox"/> F	0.86	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	0.86	1,400	No
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input type="checkbox"/> F		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe the type and composition of fill material to be placed in isolated wetlands on the project site: Clean Fill Soil, Concrete, Gravel						
Describe the type and composition and quantity (<i>cubic yards</i>) of material proposed to be dredged or excavated from isolated wetlands on the project site: N/A						

C. Bridges and Stream Crossings - provide the following information for EACH structure (Use additional sheet(s) if required.)	
Stream name	N/A
Description of impacts	
Length of upstream bank impacts:	Left side: _____ Right side: _____
Length of downstream bank impacts:	Left side: _____ Right side: _____
Bank protection fill placed below the Ordinary High Water Mark:	Volume per running foot: _____
Bank protection fill placed below the Ordinary High Water Mark:	Area of coverage: _____

D. Bank Stabilization – provide the following information for EACH segment (Use additional sheet(s) if required.)

Water body name N/A
Description of impacts
Length of shoreline or bank protection
Volume (<i>cubic yards</i>) of bank protection fill placed below the Ordinary High Water Mark per running foot
Area (<i>square feet</i>) of bank protection fill placed below the Ordinary High Water Mark

E. Stream Relocation

Water body name N/A	
Description of impacts	
Length of existing channel to be relocated (<i>linear feet</i>)	
Length of new channel to be constructed (<i>linear feet</i>)	
Existing channel to be backfilled? <input type="checkbox"/> Yes <input type="checkbox"/> No	Type of relocation <input type="checkbox"/> Piping <input type="checkbox"/> Open <input type="checkbox"/> Channel <input type="checkbox"/> Other: _____
Type of fill and volume (<i>cubic yards</i>)	

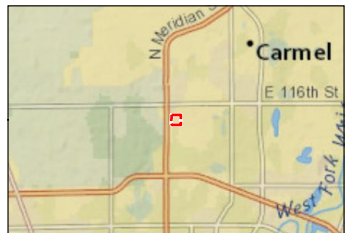
F. Open Water Fill


Water body name N/A
Description of impacts
Area of water body to be filled (<i>acres</i>)
Type of fill and volume (<i>cubic yards</i>)

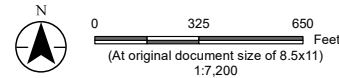
Name Murphy, Linda Address (number and street) 11220 Ruckle St City State Zip Code Carmel Indiana 46032
Name Resley, John D IV Address (number and street) 11202 Ruckle St City State Zip Code Carmel Indiana 46032
Name Deckert, Glenn D & Annette E Trustees Deckert Family Trust Address (number and street) 11160 Ruckle St City State Zip Code Carmel Indiana 46032
Name Byer, Martha Address (number and street) 11166 Ruckle St City State Zip Code Carmel Indiana 46032
Name Simmons, Rosa Maria Address (number and street) 11144 Blackstone Ct City State Zip Code Carmel Indiana 46032
Name Eden, Barbara J Address (number and street) 11172 Ruckle St City State Zip Code Carmel Indiana 46032
Name Smith, James K & Gail Y Smith Address (number and street) 477 E 111th St City State Zip Code Carmel Indiana 46032
Name Liberty Fund Inc Address (number and street) 11301 N Meridian St City State Zip Code Carmel Indiana 46032

Name Harmon, Judy E Address (number and street) 11214 Ruckle St City State Zip Code Carmel Indiana 46032
Name DeHart, Barbara S Address (number and street) 11196 Ruckle St City State Zip Code Carmel Indiana 46032
Name Waterwood Of Carmel Homeowners Association Inc Address (number and street) 11230 Arborwood Tr City State Zip Code Carmel Indiana 46032
Name Duncan, Michelle Marie Address (number and street) 11178 Ruckle St City State Zip Code Carmel Indiana 46032
Name Selak, Andrea Address (number and street) 11138 Blackstone Ct City State Zip Code Carmel Indiana 46032
Name Vasilias Homes LLC Address (number and street) 484 E Carmel Dr Ste 179 City State Zip Code Carmel Indiana 46032
Name Pleasant Grove Methodist Church Trustee Address (number and street) 445 E 111th St City State Zip Code Carmel Indiana 46032
Name MHI Carmel HS LLC Address (number and street) 1468 Kimbrough Rd Ste 103 City State Zip Code Germantown Tennessee 38138

Name Beesley, Erin Address (number and street) 11208 Ruckle St City State Zip Code Carmel Indiana 46032
Name Wiederin, Thomas E Address (number and street) 11190 Ruckle St City State Zip Code Carmel Indiana 46032
Name Hudson, Cecelia A & Kabaka K w&h Address (number and street) 9601 Turnberry Ct City State Zip Code Carmel Indiana 46032
Name Winkel, Earnest W Address (number and street) 11150 Blackstone Ct City State Zip Code Carmel Indiana 46032
Name Dall, Tina M Address (number and street) 11132 Blackstone Ct City State Zip Code Carmel Indiana 46032
Name Smith, James K & Gail Y Smith Address (number and street) 477 E 111th St City State Zip Code Carmel Indiana 46032
Name ORP Real Estate Holdings LLC Address (number and street) PO Box 278 City State Zip Code Dousman Wisconsin 53118
Name Address (number and street) City State Zip Code Carmel Indiana 46032



Legend
 Project Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 16N
 2. Data Sources:
 3. Background: National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Project Location T17N, R3E, S02
 T. of Clay, Hamilton Co., IN

Prepared by ABC on 2019-01-01
 TR by ABC on 2019-01-01
 IR Review by ABC on 2019-01-01

Client/Project 23900007 - 001 REVA

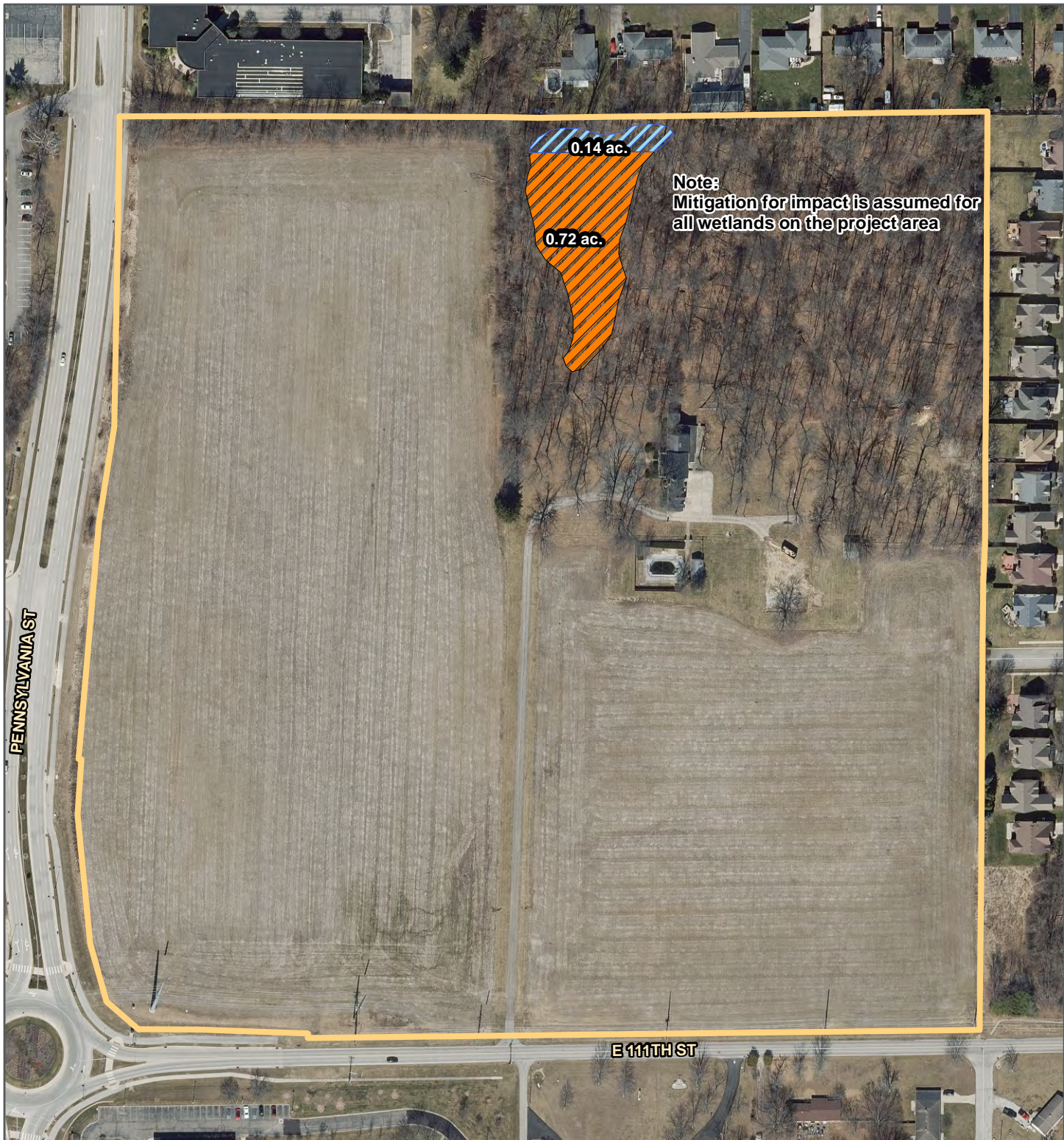
Client
 Project
 Report

Figure No. **1**

Title
**Pedcor
 Penn One Eleven Site**

DRAFT





-  Impacted
-  Parcel Boundary
-  Preserved


2

This map and all data contained within are supplied as is with no warranty. Cardno, Inc. expressly disclaims responsibility for damages or liability from any claims that may arise out of the use or misuse of this map. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a licensed surveyor, where required by law.

Figure 2: Project Impacts
 111th and Penn, Carmel
 Isolated Wetland Impacts
 Pedcor
 Hamilton County, Indiana

 **Cardno**

now

 **Stantec**

3901 Industrial Blvd., Indianapolis, IN 46254
 Phone (+1) 317-388-1982 Fax (+1) 317-388-1986
 www.cardno.com

Schematic Design Site Plans for: **PENN ONE DEVELOPMENT** 111th and Pennsylvania, Carmel, IN 46032

Engineer:



By:

Developer:

PEDCOR COMMUNITY DEVELOPMENT CORPORATION

770 3rd Avenue SW
Carmel, Indiana 46032
317.587.0320 (phone)

Project:

PENN ONE ELEVEN DEVELOPMENT
Carmel, IN 46032

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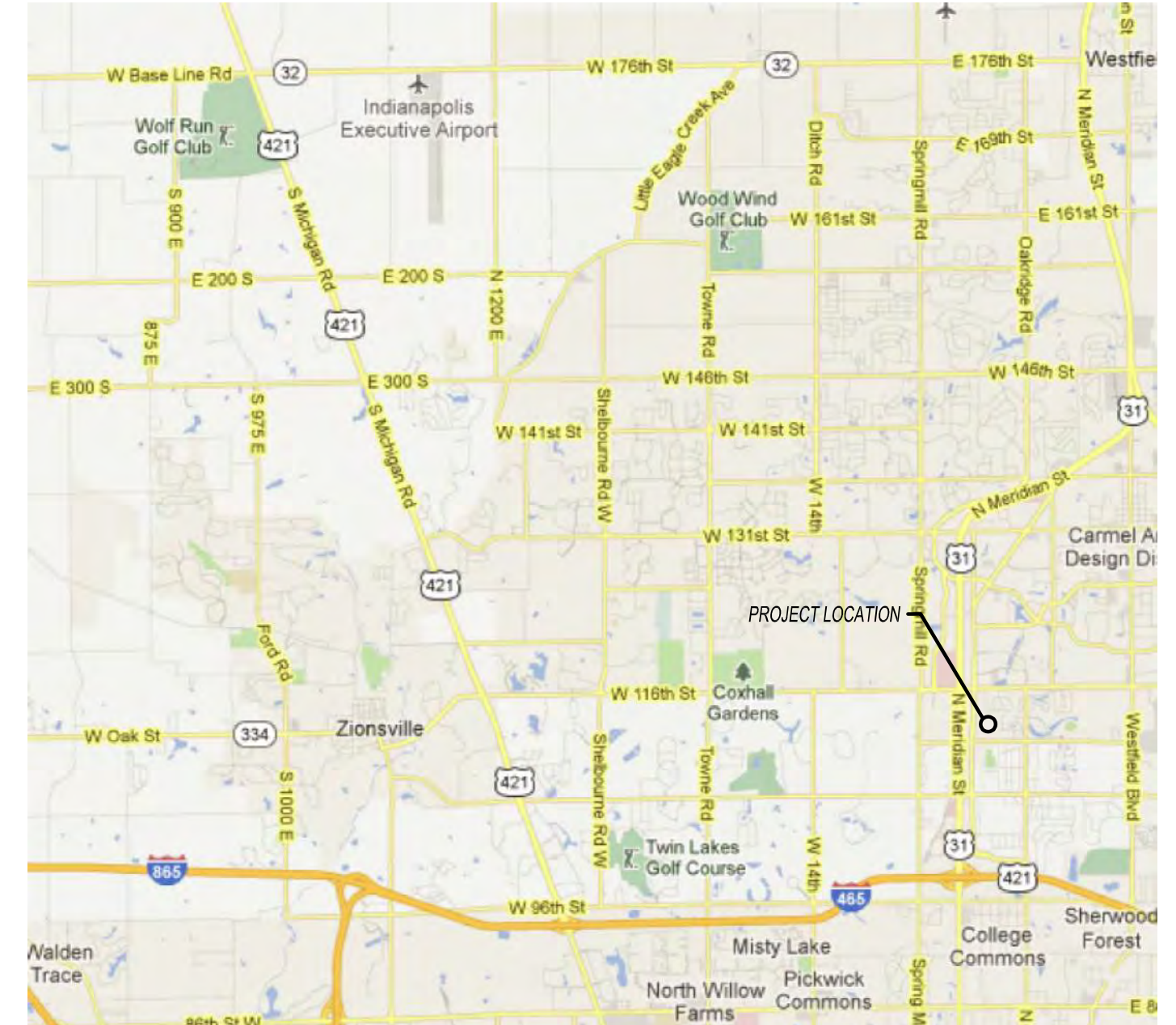
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Drawn By DBH	Checked By RDM
Last Revision Date:	

Project Number:
22132.000

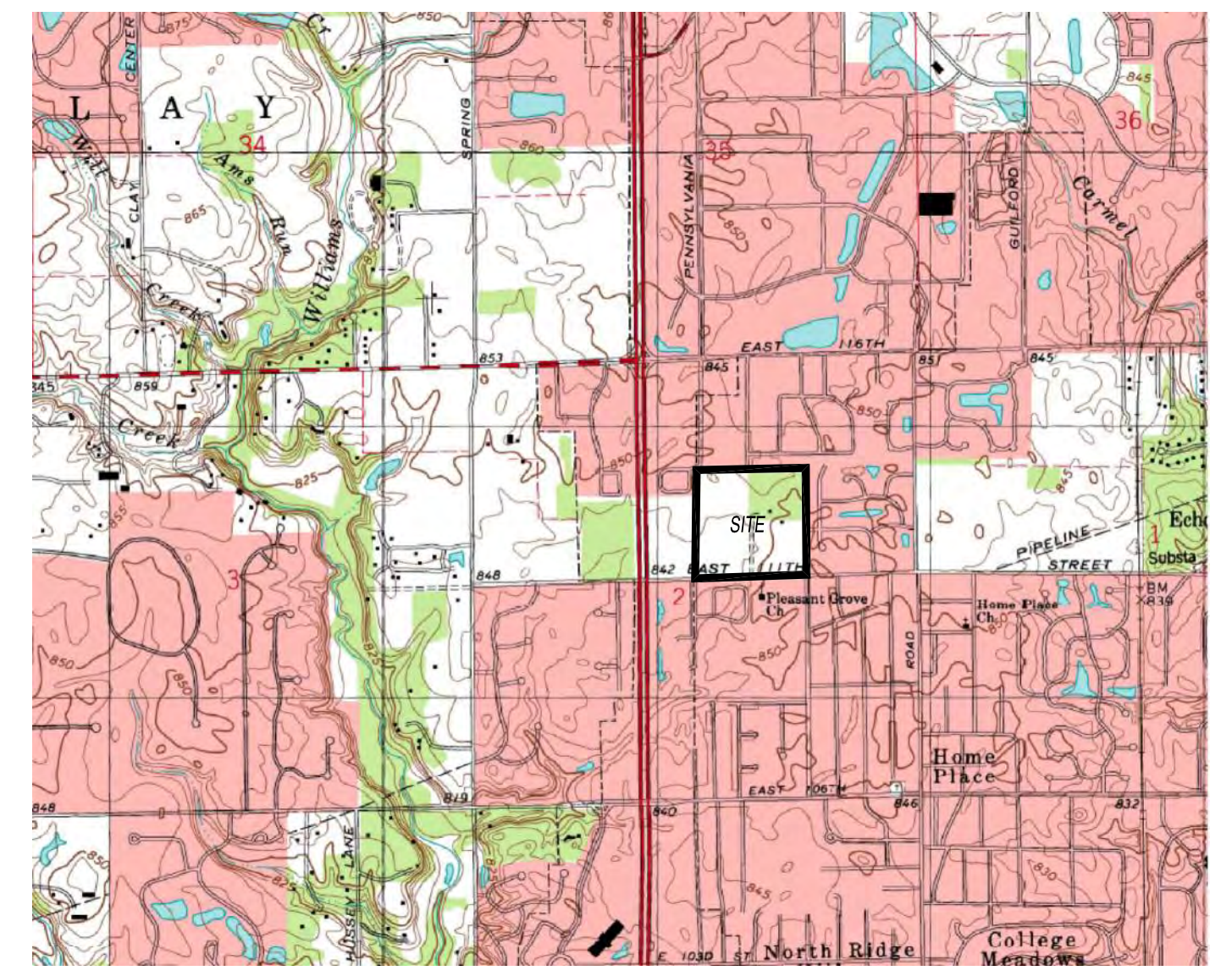
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SITE COVER SHEET

Sheet Number:

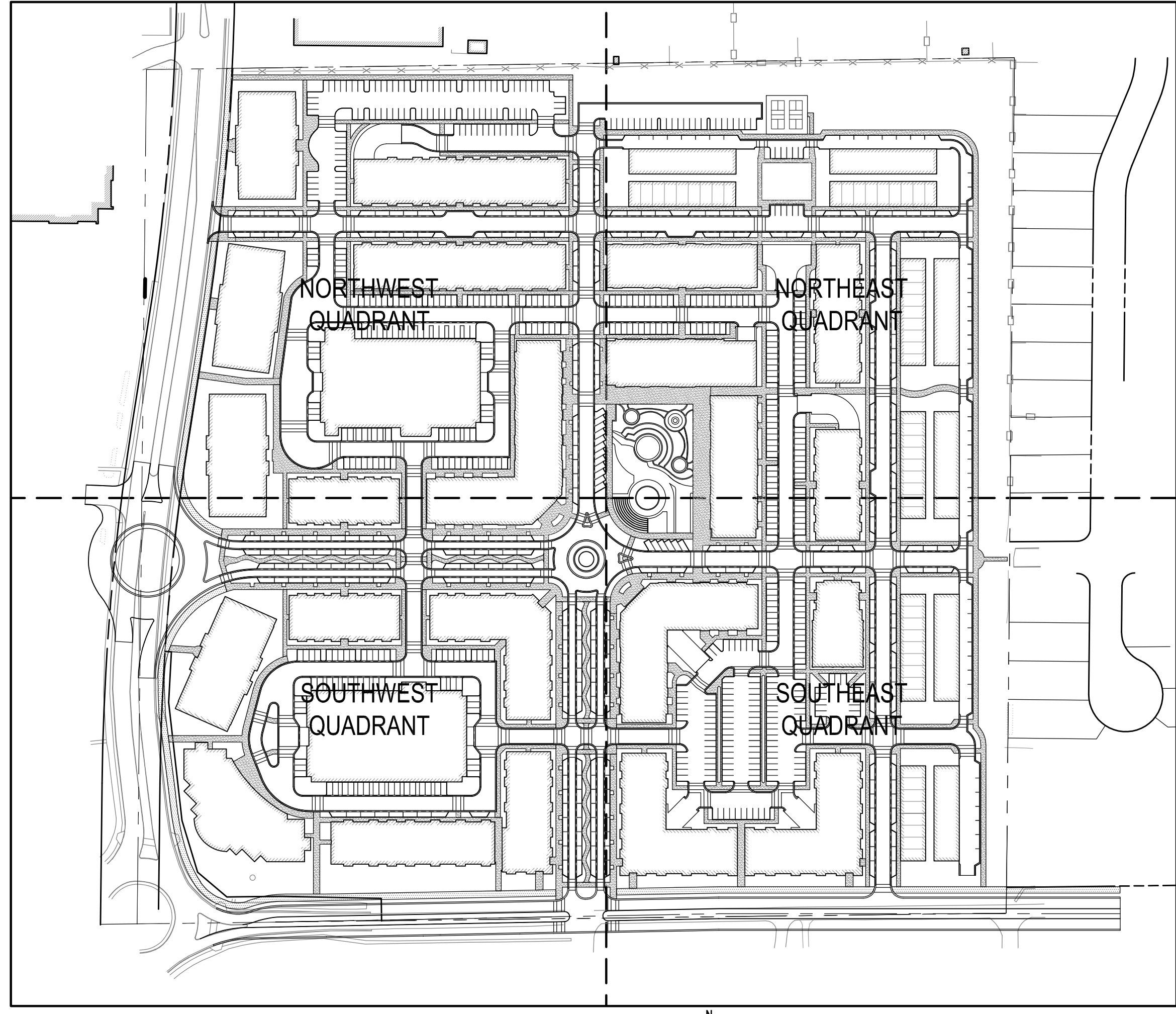
C000



LOCATION MAP



VICINITY MAP



SITE MAP
SCALE: 1" = 150'

UTILITY SERVICES

WATER SERVICE
CITY OF CARMEL UTILITIES
780 3RD AVENUE SE
CARMEL, INDIANA 46032
PHONE: 317.571.2442

CABLE TELEVISION
BRIGHTHOUSE NETWORKS
3030 ROOSEVELT AVENUE
INDIANAPOLIS, INDIANA 46218
PHONE: 317.632.9077

ELECTRIC SERVICE
DUKE ENERGY
2727 CENTRAL AVENUE
COLUMBUS, INDIANA 47201
PHONE: 765.447.2351

SEWER SERVICE
TRICO REGIONAL WASTE DISTRICT
10701 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46290
PHONE: 317.844.9200

TELEPHONE SERVICE
SBC/AT&T
5858 N. COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46220
PHONE: 317.252.5009

Sheet Index:

- 02/28/23 C000 SITE COVER SHEET
- 02/28/23 C100 EXISTING CONDITIONS PLAN
- 02/28/23 C200 OVERALL SITE PLAN
- 02/28/23 C201 NORTHWEST - SITE LAYOUT PLAN
- 02/28/23 C202 NORTHEAST - SITE LAYOUT PLAN
- 02/28/23 C203 SOUTHEAST - SITE LAYOUT PLAN
- 02/28/23 C204 SOUTHWEST - SITE LAYOUT PLAN

Civil Engineer:



Surveyor:

CENTRAL STATES CONSULTING, LLC
23-B NORTH GREEN STREET
BROWNSBURG, INDIANA 46112
PHONE: 317-858-8662 FAX: 317-858-8672

Architect:

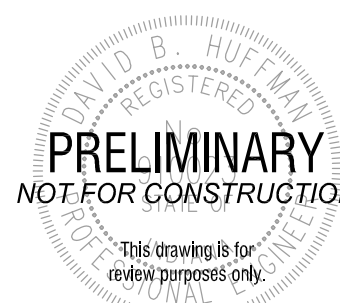
PEDCOR DESIGN GROUP
355 CITY CENTER DRIVE
CARMEL, INDIANA 46032
PHONE: 317-587-0320 EMAIL: JIMW@PEDCOR.NET

Developer:

PEDCOR COMMUNITY DEVELOPMENT
770 3RD AVENUE SW
CARMEL, INDIANA 46032
PHONE: 317-587-0320 EMAIL: AGARY@PEDCOR.NET



Engineer:



By:

Developer:
PEDDOR COMMUNITY DEVELOPMENT CORPORATION

770 3rd Avenue SW
Carmel, Indiana 46032
317.587.0320 (phone)

Project:

PENN ONE ELEVEN DEVELOPMENT

Carmel, IN 46032

LEGEND:	
	SIGN / TWO POST SIGN
	WATER VALVE/FIRE HYD/METER
	TELE/FIBER OPTIC/GAS MARKER
	GAS METER / VALVE
	CLEAN-OUT
	ELEC. METER BOX/TRANSFORMER
	ELEC. TELEPHONE PEDESTAL
	GUARD POST/POST WITH LIGHT
	AIR CONDITIONER / GENERATOR
	MANHOLE SET/FOUND
	REBAR SET/FOUND
	SQUARE / ROUND / CURB INLET
	TRAFFIC/COMBO / POWER POLE
	LIGHT POLE - SQUARE / ROUND
	CONIFEROUS TREE & SIZE
	DECIDUOUS TREE & SIZE
	DRAINAGE / SANITARY MANHOLE
	COMBINATION/MISC. LID MANHOLE
	BEEHIVE ROUND/SQUARE INLET
	GUY WIRE / GROUND LIGHT
	UNDG. WATER LINE
	UNDG. GAS LINE
	UNDG. TELEPHONE LINE
	UNDG. ELECTRIC LINE
	OVERHEAD ELE. & TEL.
	OVERHEAD ELE. TEL. & CAB.
	OVERHEAD ELECTRIC
	VCP - vitrified clay pipe
	RCP - reinforced concrete pipe
	PVC - polyethylene coated pipe
	HDPE - high-density polyethylene pipe
	DI - ductile iron pipe

IUPPS - 811 TICKET REQUEST NUMBER(S):
2206031738, 2206031745, 2206031675

UTILITY STATEMENT:
The underground utilities shown have been located from field survey information and existing drawings. Field survey information consisting of paint markings found on the ground per the Indiana Underground Plant Protection Service (IUPPS - 811). The paint markings shown herein are evidence of probable underground utility locations and are consistent with typical utility markings. However, no utility report was provided to authenticate these markings. The user of this platmap should rely upon such markings at their own risk. The surveyor makes no guarantee the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated, although the surveyor does certify they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

VERTICAL DATUM:
HAM 64 1989 ELEVATION 834.45 (OBSERVED)
ELEVATION 834.68 (RECORD)
AN INDIANA DEPARTMENT OF NATURAL RESOURCES CONTROL STATION TABLE STAMPED "HAM 64 1989" SET AT THE WEST 11TH STREET BRIDGE OVER WILLIAMS CREEK, SET ON THE SOUTHWEST CONCRETE WINGWALL OF THE BRIDGE.
CSC TBM #77 OR 3860 ELEVATION 353.29 OR 853.52
A xxxxx ON THE NORTH SIDE OF A POWER POLE LOCATED IN THE SOUTHEASTERN CORNER OF THE SURVEYED PROPERTY, 21.5 FEET NORTH OF THE CENTERLINE OF PENNSYLVANIA STREET.
CSC TBM #80 ELEVATION 840.17
A CUT SQUARE SET ON THE SOUTH SIDE OF A CONCRETE POWER POLE BASE LOCATED IN THE SOUTHWESTERN CORNER OF THE SURVEYED PROPERTY, 68.2 FEET NORTH OF THE CENTERLINE OF 11TH STREET AND 152.6 FEET EAST OF THE CENTERLINE OF PENNSYLVANIA STREET.
CSC TBM #591 ELEVATION 851.30
A MAG SPIKE ON THE SOUTH SIDE OF THE SOUTHEASTERN CORNER OF THE TWO-STORY FRAME HOUSE.

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SCHEMATIC DESIGN

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Drawn By	Checked By
DBM	RDM
Last Revision Date:	

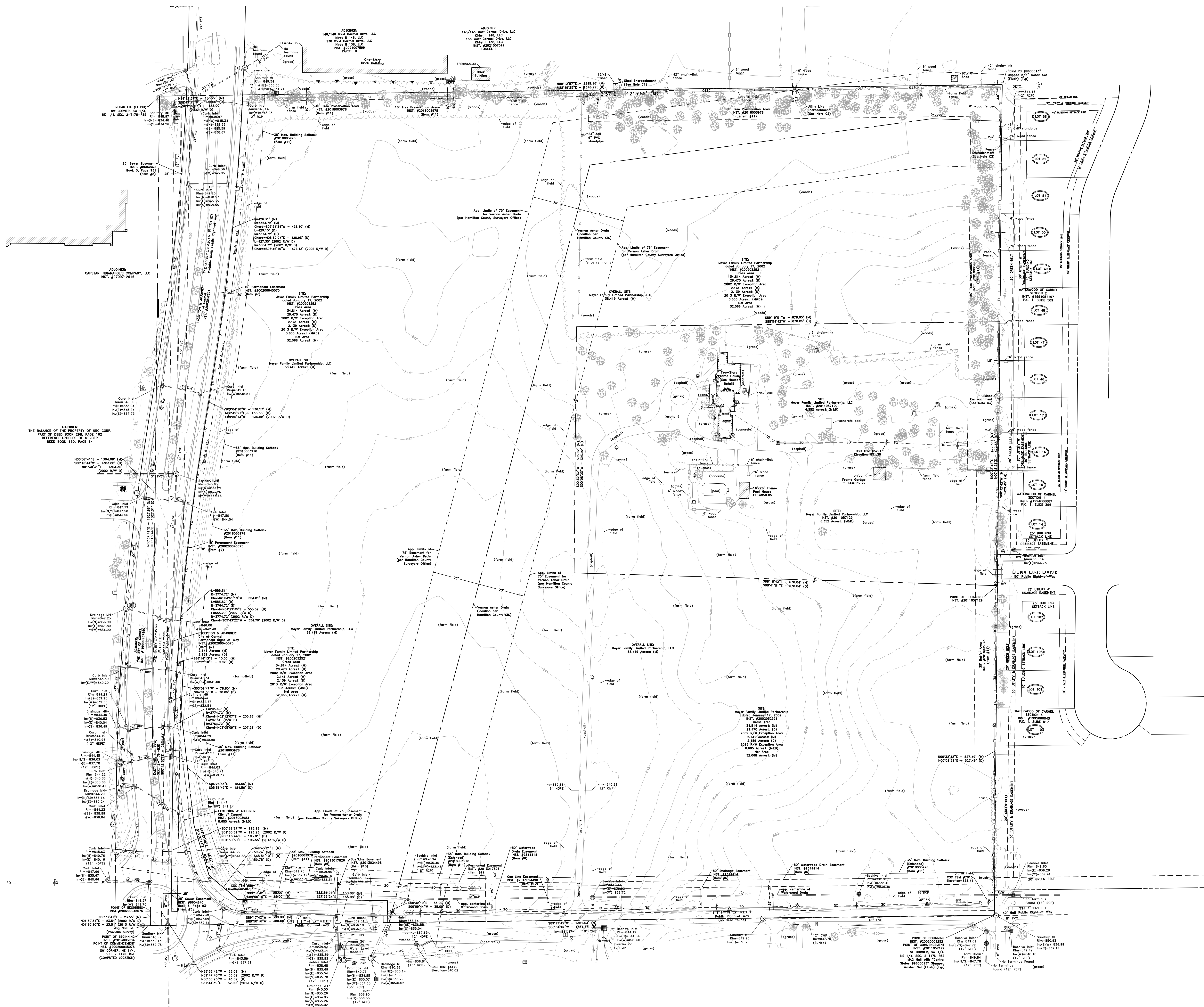
Project Number:
22132.000

Sheet TITLING:
EXISTING CONDITIONS PLAN

Sheet Number:



C100



EXISTING CONDITIONS PLAN
SCALE: 1" = 80'

LAND DESCRIPTION

LAND DESCRIPTION
(from Title Commitment)

PARCEL 1:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER THENCE SOUTH 88 DEGREES 54 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1,351.47 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 16 MINUTES 44 SECONDS EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1,327.31 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 49 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1,348.29 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 179.44 FEET TO A 5/8 INCH REBAR AND CAP SCRIBED "BENCHMARK SURVEYING" (HEREINAFTER REFERRED TO AS 5/8 INCH REBAR); THENCE SOUTH 88 DEGREES 54 MINUTES 42 SECONDS WEST A DISTANCE OF 678.05 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS WEST A DISTANCE OF 393.92 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 88 DEGREES 41 MINUTES 01 SECONDS EAST A DISTANCE OF 678.04 FEET TO A 5/8 INCH REBAR; AND SAID EAST LINE, THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 527.49 FEET TO THE POINT OF BEGINNING, CONTAINING 29.470 NET ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER DESIGNATED AS POINT "1" ON THE LOCATION CONTROL SURVEY PLAT RECORDED AS INSTRUMENT 2010-015472, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 01 DEGREE 30 MINUTES 30 SECONDS EAST A DISTANCE OF 23.51 FEET, ALONG THE WEST LINE OF SAID QUARTER SECTION, TO THE SOUTHERN BOUNDARY OF PENNSYLVANIA STREET; THENCE SOUTH 87 DEGREES 44 MINUTES 39 SECONDS EAST A DISTANCE OF 32.99 FEET (33.02 FEET BY INSTRUMENT NUMBER 200200045075) ALONG SAID SOUTHERN BOUNDARY TO AN EASTERN BOUNDARY OF SAID PENNSYLVANIA STREET; THENCE NORTH 01 DEGREE 30 MINUTES 30 SECONDS EAST A DISTANCE OF 193.55 FEET (193.23 FEET BY INSTRUMENT NUMBER 200200045075) ALONG SAID EASTERN BOUNDARY; THENCE CONTINUING ALONG SAID EASTERN BOUNDARY NORTHEASTERLY 207.31 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 3,764.72 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 03 DEGREES 05 MINUTES 09 SECONDS EAST AND A LENGTH OF 207.28 FEET TO THE POINT DESIGNATED "333" ON SAID PARCEL PLAT; THENCE SOUTH 85 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 9.92 FEET TO THE POINT DESIGNATED "332" ON SAID PARCEL PLAT; THENCE SOUTH 04 DEGREES 01 MINUTE 50 SECONDS WEST A DISTANCE OF 78.85 FEET TO THE POINT DESIGNATED "331" ON SAID PARCEL PLAT; THENCE SOUTH 05 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 184.56 FEET TO THE POINT DESIGNATED "330" ON SAID PARCEL PLAT; THENCE SOUTH 15 DEGREES 50 MINUTES 44 SECONDS EAST A DISTANCE OF 63.82 FEET TO THE POINT DESIGNATED "329" ON SAID PARCEL PLAT; THENCE SOUTH 48 DEGREES 51 MINUTES 10 SECONDS EAST A DISTANCE OF 59.75 FEET TO THE POINT DESIGNATED "328" ON SAID PARCEL PLAT; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST A DISTANCE OF 85.00 FEET TO THE POINT DESIGNATED "327" ON SAID PARCEL PLAT; THENCE SOUTH 87 DEGREES 50 MINUTES 24 SECONDS EAST A DISTANCE OF 155.08 FEET TO THE POINT DESIGNATED "325" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST A DISTANCE OF 380.00 FEET, ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING AND CONTAINING 0.605 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.087 ACRES, MORE OR LESS.

SUBJECT TO THE PERMANENT RIGHT-OF-WAY FOR PENNSYLVANIA STREET PER THE CITY OF CARMEL PROJECT NO. 97-04, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING THAT PART OF THE LAND DESCRIBED IN DEED RECORD 173, PAGE 276 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, LYING WITHIN THE PROPOSED RIGHT OF WAY DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT OF PARCEL 111-1E OF THE CITY OF CARMEL PROJECT 97-04, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION NORTH 1 DEGREE 30 MINUTES 31 SECONDS EAST 23.51 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, WHICH POINT OF BEGINNING IS ON THE NORTH BOUNDARY OF 111TH STREET; THENCE NORTH 1 DEGREE 30 MINUTES 31 SECONDS EAST 1,504.36 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 55 MINUTES 57 SECONDS EAST 133.00 FEET ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTHWESTERLY 427.35 ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 3,864.72 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 6 DEGREES 46 MINUTES 10 SECONDS WEST AND A LENGTH OF 427.13 FEET TO THE POINT DESIGNATED AS POINT "130" ON SAID RIGHT OF WAY PARCEL PLAT; THENCE SOUTH 9 DEGREES 56 MINUTES 14 SECONDS WEST 136.58 FEET TO THE POINT DESIGNATED AS POINT "221" ON SAID RIGHT OF WAY PARCEL PLAT; THENCE SOUTHWESTERLY 555.29 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 3,774.72 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 5 DEGREES 43 MINUTES 22 SECONDS WEST AND A LENGTH OF 554.79 FEET TO THE POINT DESIGNATED AS POINT "218" ON SAID RIGHT OF WAY PARCEL PLAT; THENCE SOUTH 1 DEGREE 30 MINUTES 31 SECONDS WEST 193.23 FEET TO THE NORTH BOUNDARY OF 111TH STREET AND TO THE POINT DESIGNATED AS POINT "223" ON SAID RIGHT OF WAY PARCEL PLAT; THENCE NORTH 89 DEGREES 47 MINUTES 48 SECONDS WEST 33.02 FEET ALONG THE BOUNDARY OF 111TH STREET TO THE POINT OF BEGINNING AND CONTAINING 2.139 ACRES, MORE OR LESS.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A P.K. NAIL MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°08'23" EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 527.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°08'23" EAST ALONG SAID EAST LINE A DISTANCE OF 422.38 FEET; THENCE SOUTH 88°54'42" WEST A DISTANCE OF 678.05 FEET; THENCE SOUTH 00°08'23" WEST A DISTANCE OF 393.92 FEET; THENCE SOUTH 88°41'01" EAST A DISTANCE OF 678.04 FEET TO THE POINT OF BEGINNING, CONTAINING 6.352 ACRES, MORE OR LESS.

Engineer:



By:

Developer:
PEDCOR COMMUNITY DEVELOPMENT CORPORATION

770 3rd Avenue SW
Carmel, Indiana 46032
317.587.0320 (phone)

Project:

PENN ONE ELEVEN DEVELOPMENT
Carmel, IN 46032

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SCHEMATIC DESIGN

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Drawn By	Checked By
DBM	RDH
Last Revision Date:	

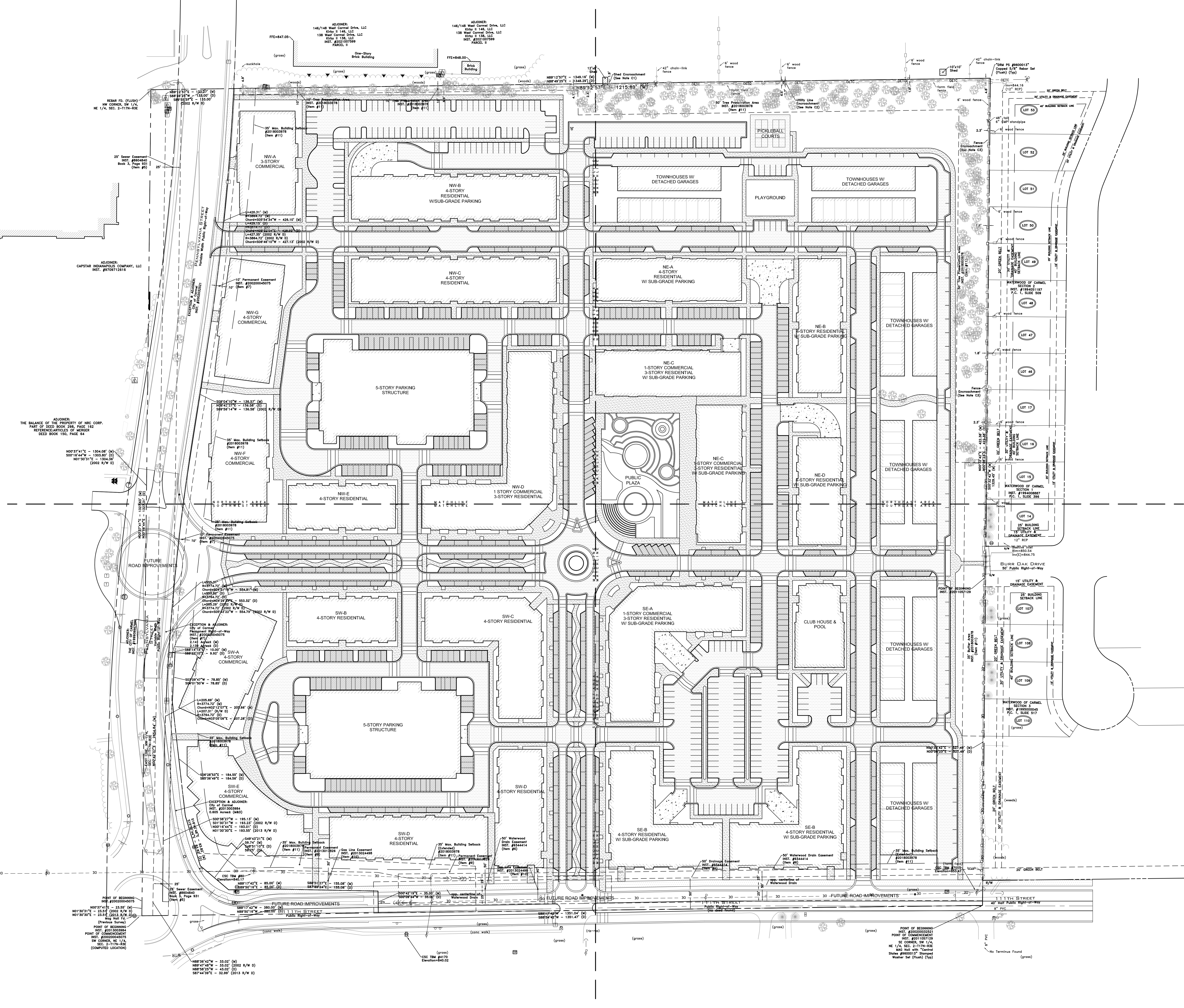
Project Number:
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OVERALL SITE PLAN

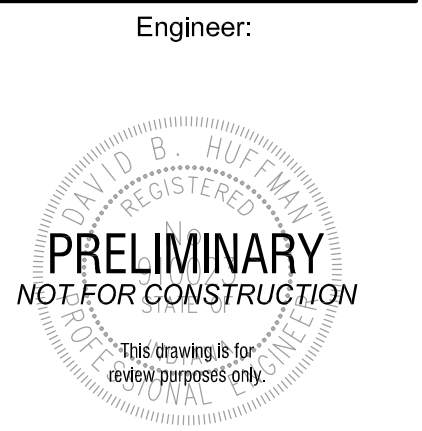
Sheet Number:



C200



OVERALL SITE PLAN
SCALE: 1" = 60'



By: _____

Developer:
PEDDOR COMMUNITY DEVELOPMENT CORPORATION
770 3rd Avenue SW
Carmel, Indiana 46032
317.587.0320 (phone)

Project: _____

PENN ONE ELEVEN DEVELOPMENT

Carmel, IN 46032

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Last Revision Date:	

Project Number:
22132.000

Sheet Title:
NORTHWEST SITE LAYOUT PLAN

Sheet Number:



C201

SITE LAYOUT NOTES

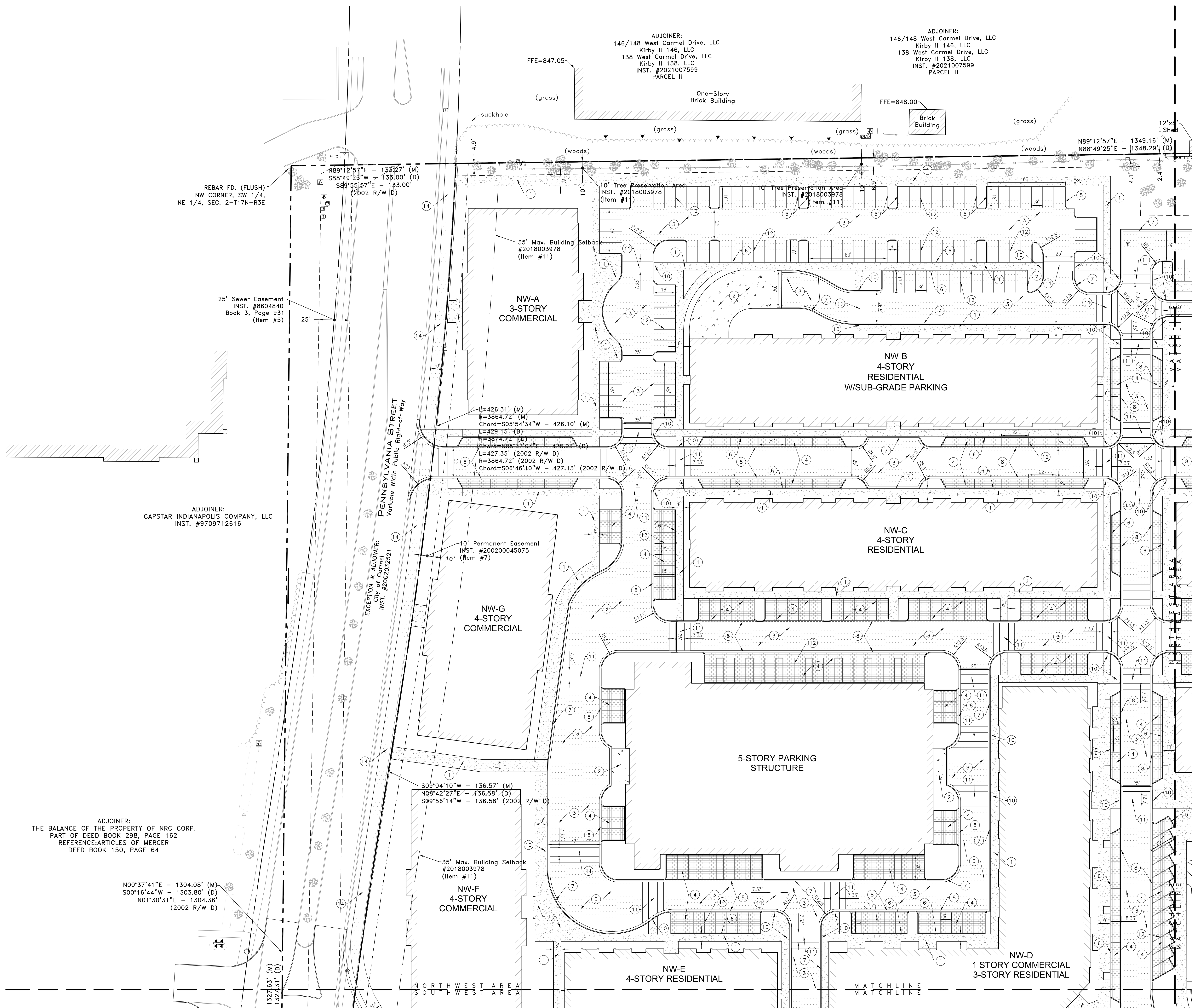
- ALL DIMENSIONS IN CURBED AREAS ARE FACE TO FACE OF CURB. ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT.
- ALL EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN EDGE WHERE NEW PAVEMENT IS TO BE INSTALLED ADJACENT TO EXISTING PAVEMENT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
- SEE DETAIL SHEETS FOR TYPICAL CONSTRUCTION DETAILS.
- ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
- ALL RADI INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO RIGHT-OF-WAY LINES OR PROPERTY LINES, UNLESS OTHERWISE NOTED.
- DISABLED RAMPS SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODES. SEE PLAN FOR LOCATION AND DETAIL SHEETS FOR SPECIFICATIONS.
- SEE DETAIL SHEETS FOR TYPICAL PAVEMENT SECTIONS AND CURB DETAILS.
- ENDS OF ALL CURBS SHALL BE CHAMFERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- ALL AREAS WHERE PROPOSED ASPHALT PAVEMENT MEETS THE EXISTING PAVEMENT THE EXISTING PAVEMENT EDGE SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL.
- ALL CURB RADIUS TO BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE.

SITE LEGEND

- CONCRETE SIDEWALK = [Symbol]
- CONCRETE PAVEMENT = [Symbol]
- ASPHALT PAVEMENT = [Symbol]
- CLAY PAVERS = [Symbol]

KEY NOTES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CLAY PAVERS - VEHICLE STRENGTH
- 6" STRAIGHT CONCRETE CURB
- INTEGRAL CURBS & WALK
- 6" COMBINED CURB & GUTTER
- DEPRESSED CURB & GUTTER
- ROLL CURB & GUTTER
- ADA CURB RAMP W/ TRUNCATED DOMES
- PEDESTRIAN CROSSWALK
- PAINTED PARKING STRIPE
- 6 FT. HIGH WOOD SHADOW-BOX FENCE
- ASPHALT MULTI-USE PATH



ADJOINER:
THE BALANCE OF THE PROPERTY OF NRC CORP.
PART OF DEED BOOK 298, PAGE 162
REFERENCE: ARTICLES OF MERGER
DEED BOOK 150, PAGE 64

N00°37'41"E - 1304.08' (M)
S00°16'44"W - 1303.80' (D)
N01°30'31"E - 1304.36'
(2002 R/W D)

REBAR FD. (FLUSH)
NW CORNER, SW 1/4,
NE 1/4, SEC. 2-T17N-R3E

25' Sewer Easement
INST. #8604840
Book 3, Page 931
(Item #5)

ADJOINER:
CAPSTAR INDIANAPOLIS COMPANY, LLC
INST. #9709712616

PENNSYLVANIA STREET
Variable Width Public Right-of-Way

EXCEPTION & ADJOINER:
City of Carmel
INST. #20020292321

ADJOINER:
146/148 West Carmel Drive, LLC
Kirby II 146, LLC
138 West Carmel Drive, LLC
Kirby II 138, LLC
INST. #2021007599
PARCEL II

ADJOINER:
146/148 West Carmel Drive, LLC
Kirby II 146, LLC
138 West Carmel Drive, LLC
Kirby II 138, LLC
INST. #2021007599
PARCEL II

NW SITE LAYOUT PLAN
SCALE: 1" = 30'

SITE LAYOUT NOTES

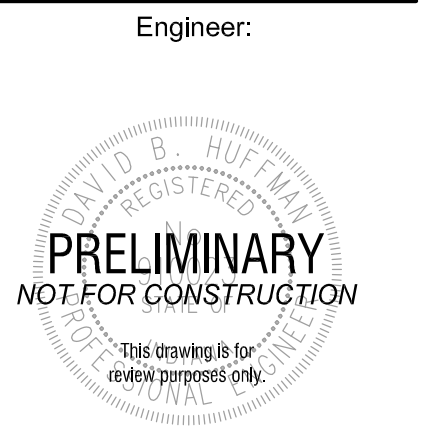
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SITE LEGEND

- CONCRETE SIDEWALK = [Symbol]
- CONCRETE PAVEMENT = [Symbol]
- ASPHALT PAVEMENT = [Symbol]
- CLAY PAVERS = [Symbol]

KEY NOTES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CLAY PAVERS - VEHICLE STRENGTH
- 6" STRAIGHT CONCRETE CURB
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- ASPHALT MULTI-USE PATH



Engineer: _____

Developer:
PEDCOR COMMUNITY DEVELOPMENT CORPORATION
770 3rd Avenue SW
Carmel, Indiana 46032
317.587.0320 (phone)

Project: _____

PENN ONE ELEVEN DEVELOPMENT
Carmel, IN 46032

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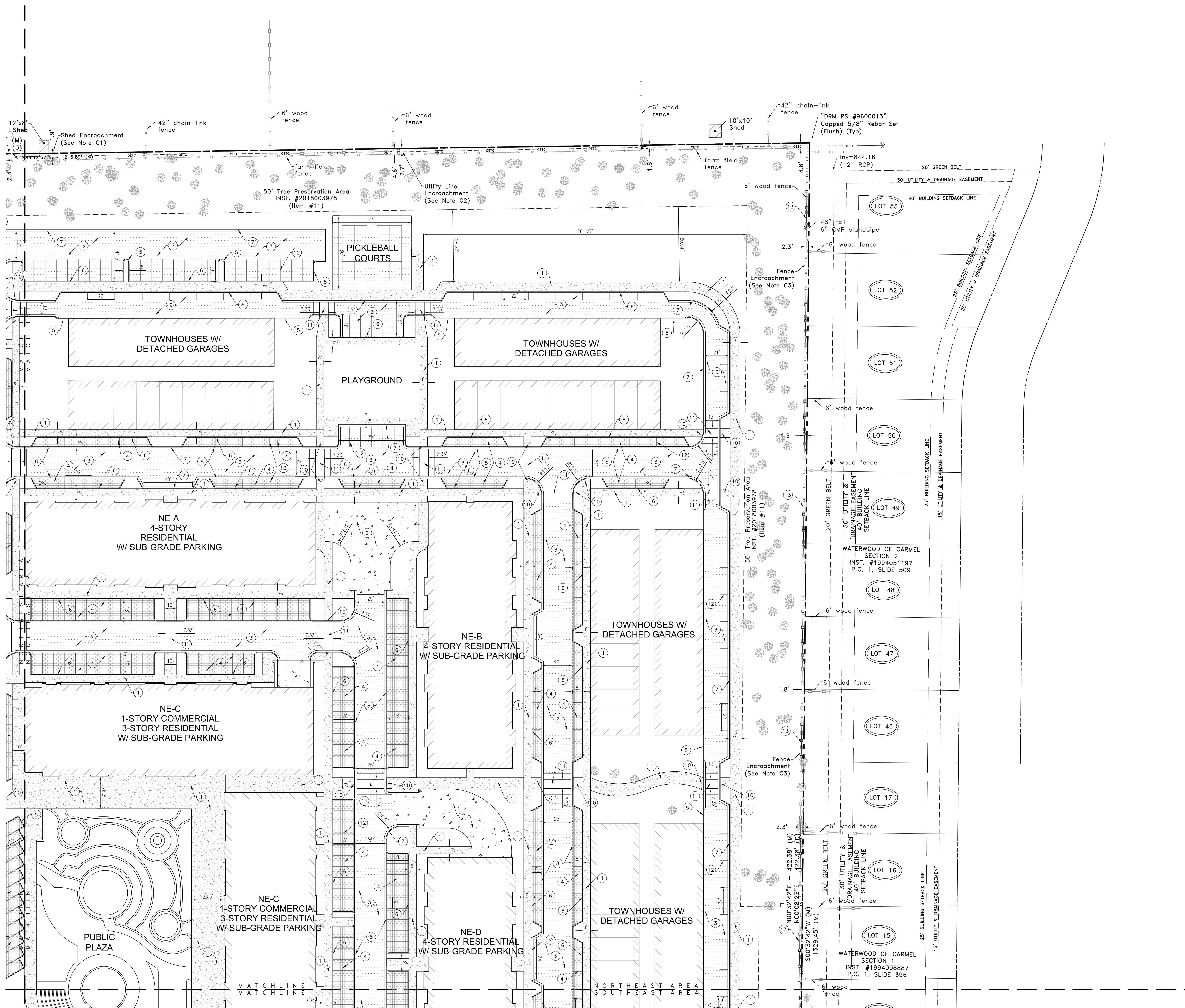
SCHEMATIC DESIGN

Set Issue Date 02/28/2023	Sheet Issue Date 02/28/2023
Drawn By DBH	Checked By RDM
Last Revision Date:	

Project Number:
22132.000

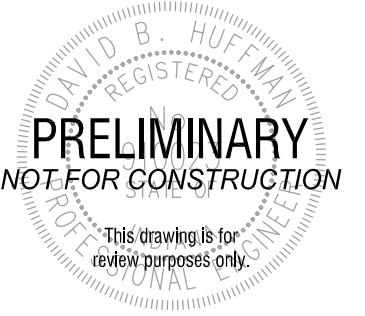
Sheet Title:
NORTHEAST SITE LAYOUT PLAN

Sheet Number:
C202



NE SITE LAYOUT PLAN
SCALE: 1" = 30'

Engineer:



By:

Developer:

PEDDOR COMMUNITY DEVELOPMENT CORPORATION

770 3rd Avenue SW
Carmel, Indiana 46032
317.587.0320 (phone)

Project:

**PENN ONE ELEVEN
DEVELOPMENT**
Carmel, IN 46032

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SCHEMATIC DESIGN

Set Issue Date 02/28/2023	Sheet Issue Date 02/28/2023
Drawn By DBH	Checked By RDM
Last Revision Date:	

Project Number:
22132.000

Sheet Title:
**SOUTHEAST
SITE LAYOUT
PLAN**

Sheet Number:

C203



SITE LAYOUT NOTES

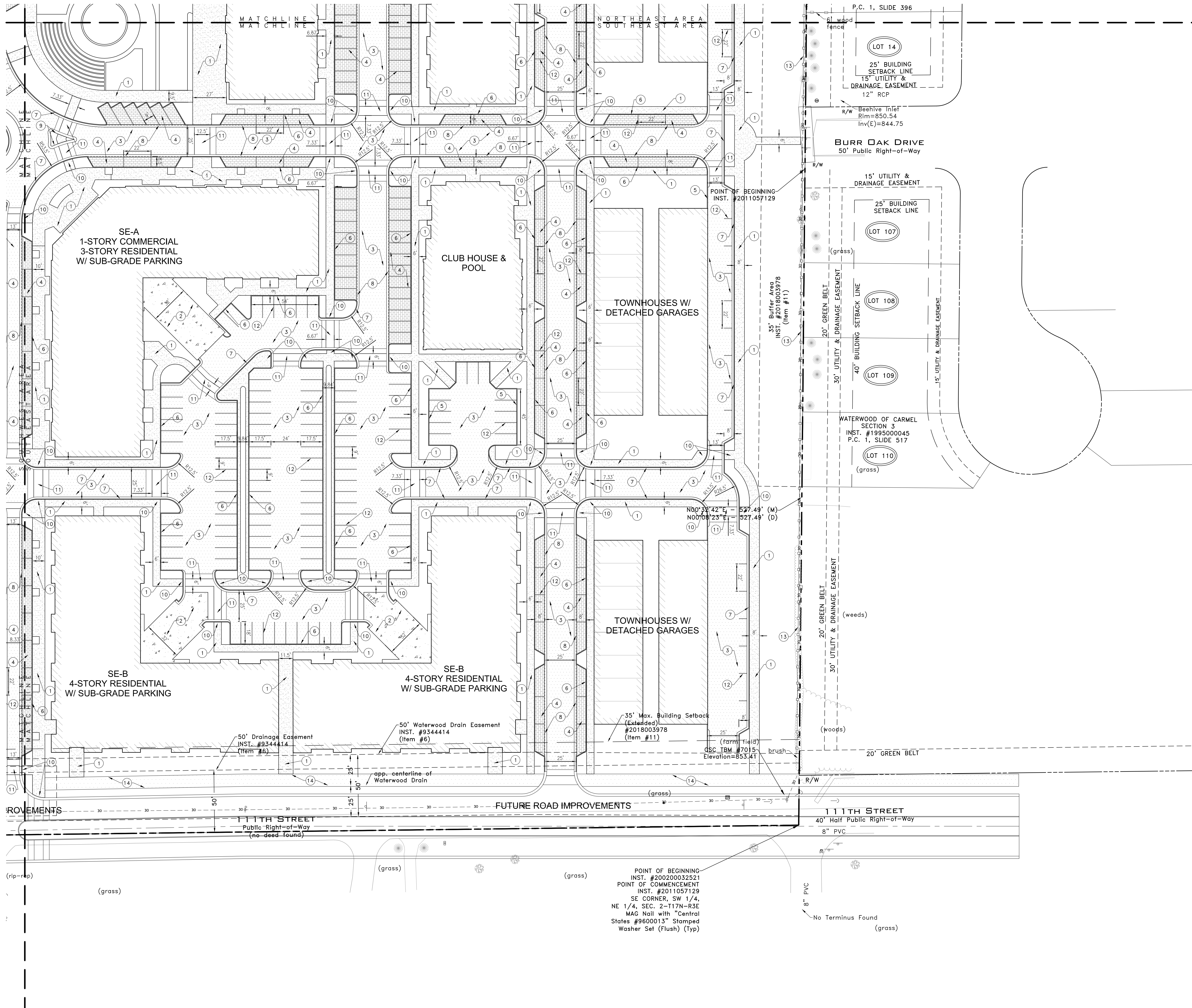
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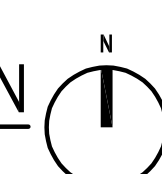
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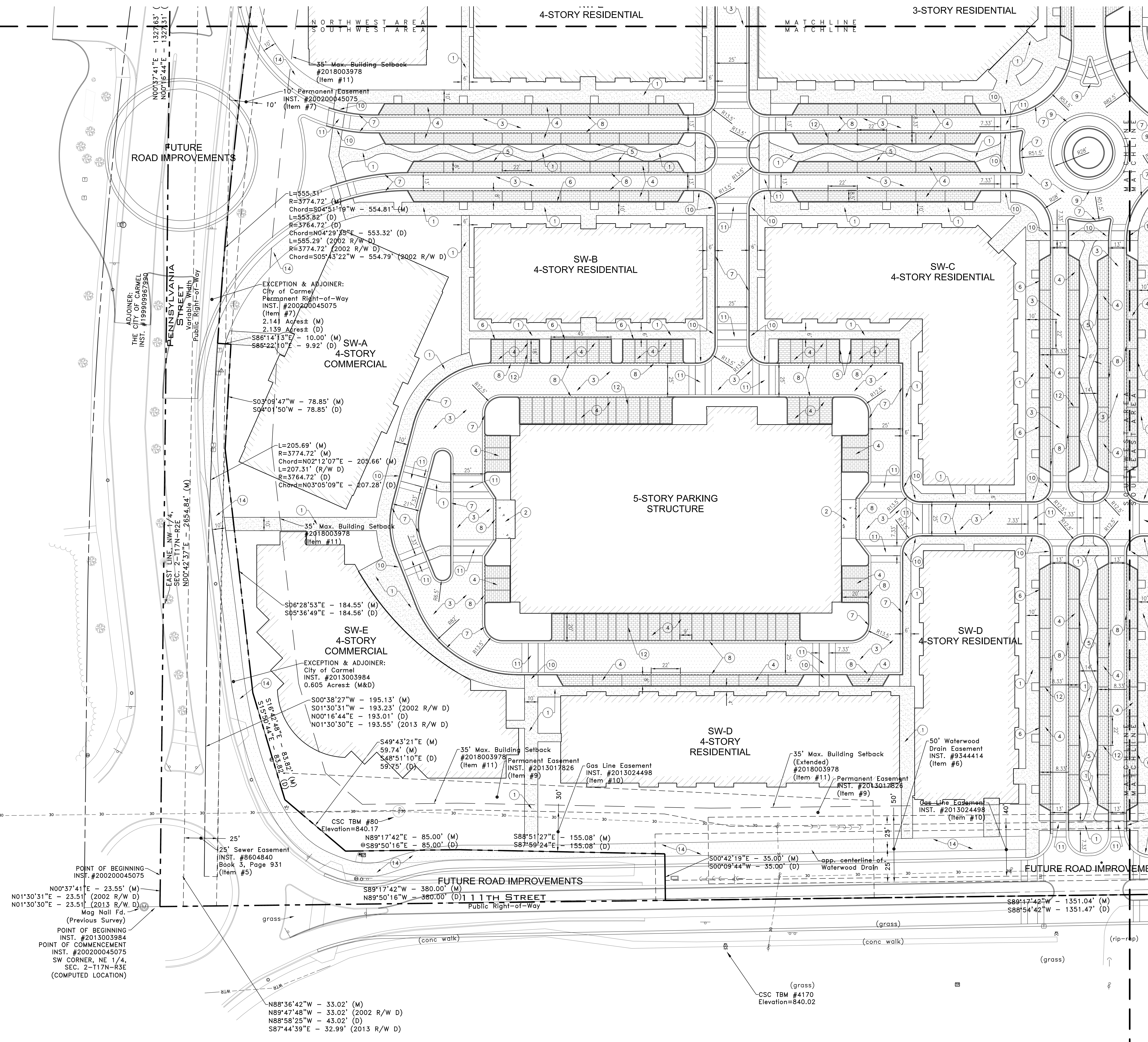
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- ASPHALT MULTI-USE PATH



POINT OF BEGINNING
INST. #200200032521
POINT OF COMMENCEMENT
INST. #2011057129
SE CORNER, SW 1/4,
NE 1/4, SEC. 2-117N-R3E
MAG Nail with "Central
States #9600013" Stamped
Washer Set (Flush) (Typ)

SE SITE LAYOUT PLAN
SCALE: 1" = 30'





- SITE LAYOUT NOTES**
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 - ASPHALT MULTI-USE PATH

POINT OF BEGINNING
INST. #200200045075
N00°37'41"E - 23.55' (M)
N01°30'31"E - 23.51' (2002 R/W D)
N01°30'30"E - 23.51' (2013 R/W D)
Mag Nail Fd.
(Previous Survey)

POINT OF BEGINNING
INST. #2013003984
POINT OF COMMENCEMENT
INST. #200200045075
SW CORNER, NE 1/4,
SEC. 2-117N-R3E
(COMPUTED LOCATION)

SW SITE LAYOUT PLAN
SCALE: 1" = 30'





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, LOUISVILLE DISTRICT
INDIANAPOLIS REGULATORY OFFICE
8902 OTIS AVENUE, SUITE S106B
INDIANAPOLIS, IN 46216

March 6, 2023

Regulatory Division
North Branch
ID No. LRL-2023-00107-jde

Benjamin Harvey
Stantec
3901 Industrial Boulevard
Indianapolis, IN 46254

Dear Mr. Harvey:

This is regarding the electronic correspondence dated January 23, 2023, requesting a jurisdictional determination on behalf of Pedcor Investments, LLC for the Pedcor Penn One Eleven project site in Carmel, Hamilton County, Indiana (latitude 39.9510° and longitude - 86.1531°). A location map is enclosed. We have reviewed the submitted data relative to Section 404 of the Clean Water Act.

The U.S. Army Corps of Engineers exercises regulatory authority under Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344) for certain activities in "waters of the United States (U.S.)." These waters include all waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce.

The reported isolated Wetland A (0.86 acre) does not appear to be used or be susceptible to use in interstate or foreign commerce. As such, the wetland is not considered to be "waters of the U.S." and is not regulated under Section 404 of the Clean Water Act. However, this determination does not relieve you of the responsibility to comply with applicable State law. We urge you to contact the Indiana Department of Environmental Management (IDEM), Office of Water Quality at wetlandsprogram@idem.in.gov to determine the applicability of State law to the isolated wetland mentioned above and verification of the wetland boundaries.

This letter contains an approved jurisdictional determination (JD) for your site. If you object to this JD, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this JD you must submit a completed RFA form to the Lakes and Rivers Division Office at the following address:

US Army Corps of Engineers
Attn: Appeal Review Officer, CELRD-PD-REG
550 Main Street, Room 10780
Cincinnati, OH 45202-3222

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **May 5, 2023**.

This jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date. It is not necessary to submit an RFA form to the Division office if you do not object to the JD in this letter.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center prior to starting work.

If we can be of any further assistance, please contact me by calling 317-543-9424 or emailing Justin.D.Eshelman@usace.army.mil. Any correspondence on this matter should reference our Identification Number LRL-2023-00107-jde.

Sincerely,

Justin Eshelman
Project Manager
Indianapolis Regulatory Office

Enclosures
Copy Furnished: IDEM (Boyd)

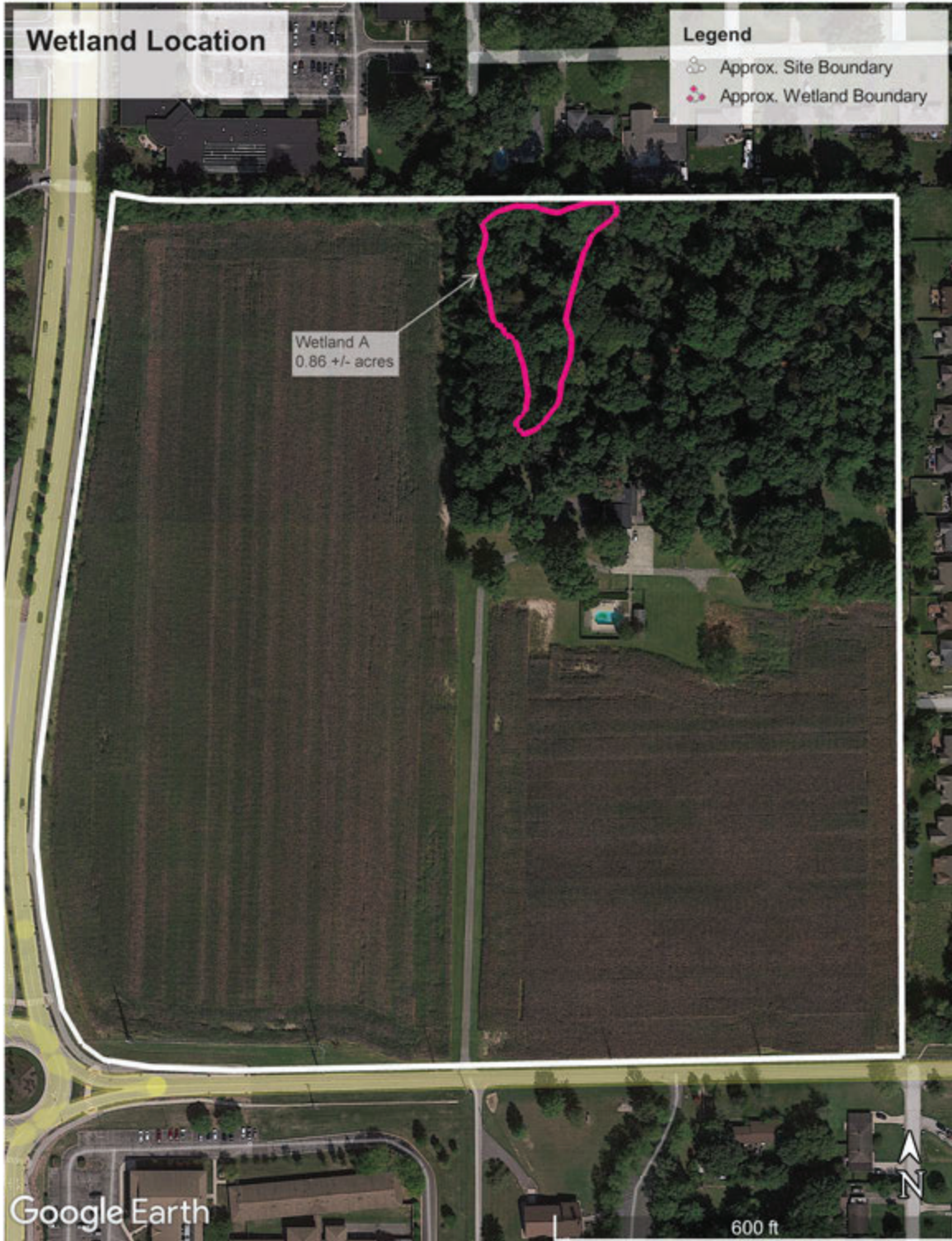


Figure 6. Approximate wetland location.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Pedcor Investments, LLC		File Number: LRL-2023-107	Date: 03/06/2023
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
X	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Justin Eshelman
U.S. Army Corps of Engineers—Louisville District
Indianapolis Regulatory Office
8902 Otis Avenue, S106B
Indianapolis, IN 46216
(317) 543-9424
Email: Justin.D.Eshelman@usace.army.mil

If you only have questions regarding the appeal process you may also contact:

Katherine A. McCafferty
Regulatory Administrative Appeals Officer
U.S. Army Corps of Engineers,
Great Lakes and Ohio River Division
550 Main Street, Room 10780
Cincinnati, Ohio 45202-3222
Office Phone: 513-684-2699, FAX: 513-684-2460
e-mail: katherine.a.mccafferty@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD):03/06/2023

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: LRL-2023-00107-jde; Pedcor Penn One Eleven AJD Request

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: IN County/parish/borough: Hamilton County City: Carmel
Center coordinates of site (lat/long in degree decimal format): Lat. 39.9510° N, Long. -86.1531° W.

Universal Transverse Mercator:

Name of nearest waterbody: Williams Creek

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: N/A

Name of watershed or Hydrologic Unit Code (HUC): 05120201

Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: 02/09/2023

Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **Are no** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

Waters subject to the ebb and flow of the tide.

Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.

Explain: .

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **Are no** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply):¹

- TNWs, including territorial seas
- Wetlands adjacent to TNWs
- Relatively permanent waters² (RPWs) that flow directly or indirectly into TNWs
- Non-RPWs that flow directly or indirectly into TNWs
- Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
- Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
- Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
- Impoundments of jurisdictional waters
- Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:

Non-wetland waters: linear feet: width (ft) and/or acres.

Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Pick List

Elevation of established OHWM (if known): .

2. Non-regulated waters/wetlands (check if applicable):³

- Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: **The reported Wetland A (0.86 ac) is a forested wetland located in a wood lot surrounded by residential developments and an agricultural field. The wetland is located within a depression within the wooded area with no apparent surface water connection. The wetland is isolated with no hydrologic or ecological connection to Waters of the U.S. and is not susceptible to use in interstate or foreign commerce. Therefore, the wetland is not WOTUS.**

¹ Boxes checked below shall be supported by completing the appropriate sections in Section III below.

² For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).

³ Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW

Identify TNW: .

Summarize rationale supporting determination: .

2. Wetland adjacent to TNW

Summarize rationale supporting conclusion that wetland is “adjacent”:

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are “relatively permanent waters” (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody⁴ is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size: **Pick List**

Drainage area: **Pick List**

Average annual rainfall: inches

Average annual snowfall: inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

Tributary flows directly into TNW.

Tributary flows through **Pick List** tributaries before entering TNW.

Project waters are **Pick List** river miles from TNW.

Project waters are **Pick List** river miles from RPW.

Project waters are **Pick List** aerial (straight) miles from TNW.

Project waters are **Pick List** aerial (straight) miles from RPW.

Project waters cross or serve as state boundaries. Explain: .

Identify flow route to TNW⁵: .

Tributary stream order, if known: .

⁴ Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

⁵ Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

(b) General Tributary Characteristics (check all that apply):

- Tributary is:** Natural
 Artificial (man-made). Explain: .
 Manipulated (man-altered). Explain: .

Tributary properties with respect to top of bank (estimate):

Average width: feet
Average depth: feet
Average side slopes: **Pick List**.

Primary tributary substrate composition (check all that apply):

- | | | |
|--|--|-----------------------------------|
| <input type="checkbox"/> Silts | <input type="checkbox"/> Sands | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Cobbles | <input type="checkbox"/> Gravel | <input type="checkbox"/> Muck |
| <input type="checkbox"/> Bedrock | <input type="checkbox"/> Vegetation. Type/% cover: | |
| <input type="checkbox"/> Other. Explain: . | | |

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: .

Presence of run/riffle/pool complexes. Explain: .

Tributary geometry: **Pick List**

Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: **Pick List**

Estimate average number of flow events in review area/year: **Pick List**

Describe flow regime: .

Other information on duration and volume: .

Surface flow is: **Pick List**. Characteristics: .

Subsurface flow: **Pick List**. Explain findings: .

Dye (or other) test performed: .

Tributary has (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Bed and banks | |
| <input type="checkbox"/> OHWM ⁶ (check all indicators that apply): | |
| <input type="checkbox"/> clear, natural line impressed on the bank | <input type="checkbox"/> the presence of litter and debris |
| <input type="checkbox"/> changes in the character of soil | <input type="checkbox"/> destruction of terrestrial vegetation |
| <input type="checkbox"/> shelving | <input type="checkbox"/> the presence of wrack line |
| <input type="checkbox"/> vegetation matted down, bent, or absent | <input type="checkbox"/> sediment sorting |
| <input type="checkbox"/> leaf litter disturbed or washed away | <input type="checkbox"/> scour |
| <input type="checkbox"/> sediment deposition | <input type="checkbox"/> multiple observed or predicted flow events |
| <input type="checkbox"/> water staining | <input type="checkbox"/> abrupt change in plant community |
| <input type="checkbox"/> other (list): | |
| <input type="checkbox"/> Discontinuous OHWM. ⁷ Explain: . | |

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> High Tide Line indicated by: | <input type="checkbox"/> Mean High Water Mark indicated by: |
| <input type="checkbox"/> oil or scum line along shore objects | <input type="checkbox"/> survey to available datum; |
| <input type="checkbox"/> fine shell or debris deposits (foreshore) | <input type="checkbox"/> physical markings; |
| <input type="checkbox"/> physical markings/characteristics | <input type="checkbox"/> vegetation lines/changes in vegetation types. |
| <input type="checkbox"/> tidal gauges | |
| <input type="checkbox"/> other (list): | |

(iii) **Chemical Characteristics:**

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).

Explain: .

Identify specific pollutants, if known: .

⁶A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.

⁷Ibid.

(iv) **Biological Characteristics. Channel supports (check all that apply):**

- Riparian corridor. Characteristics (type, average width): .
- Wetland fringe. Characteristics: .
- Habitat for:
 - Federally Listed species. Explain findings: .
 - Fish/spawn areas. Explain findings: .
 - Other environmentally-sensitive species. Explain findings: .
 - Aquatic/wildlife diversity. Explain findings: .

2. **Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW**

(i) **Physical Characteristics:**

(a) General Wetland Characteristics:

Properties:

Wetland size: acres

Wetland type. Explain: .

Wetland quality. Explain: .

Project wetlands cross or serve as state boundaries. Explain: .

(b) General Flow Relationship with Non-TNW:

Flow is: **Pick List**. Explain: .

Surface flow is: **Pick List**

Characteristics: .

Subsurface flow: **Pick List**. Explain findings: .

Dye (or other) test performed: .

(c) Wetland Adjacency Determination with Non-TNW:

Directly abutting

Not directly abutting

Discrete wetland hydrologic connection. Explain: .

Ecological connection. Explain: .

Separated by berm/barrier. Explain: .

(d) Proximity (Relationship) to TNW

Project wetlands are **Pick List** river miles from TNW.

Project waters are **Pick List** aerial (straight) miles from TNW.

Flow is from: **Pick List**.

Estimate approximate location of wetland as within the **Pick List** floodplain.

(ii) **Chemical Characteristics:**

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain: .

Identify specific pollutants, if known: .

(iii) **Biological Characteristics. Wetland supports (check all that apply):**

- Riparian buffer. Characteristics (type, average width): .
- Vegetation type/percent cover. Explain: .
- Habitat for:
 - Federally Listed species. Explain findings: .
 - Fish/spawn areas. Explain findings: .
 - Other environmentally-sensitive species. Explain findings: .
 - Aquatic/wildlife diversity. Explain findings: .

3. **Characteristics of all wetlands adjacent to the tributary (if any)**

All wetland(s) being considered in the cumulative analysis: **Pick List**

Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N) Size (in acres) Directly abuts? (Y/N) Size (in acres)

Summarize overall biological, chemical and physical functions being performed: .

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: .
2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D: .
3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D: .

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:

- TNWs: linear feet width (ft), Or, acres.
- Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**

- Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
- Tributaries of TNW where tributaries have continuous flow “seasonally” (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: .

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet width (ft).
 Other non-wetland waters: acres.

Identify type(s) of waters: .

3. Non-RPWs⁸ that flow directly or indirectly into TNWs.

- Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):

- Tributary waters: linear feet width (ft).
 Other non-wetland waters: acres.

Identify type(s) of waters: .

4. Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.

- Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
 Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: .

- Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: .

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.

- Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.

- Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. Impoundments of jurisdictional waters.⁹

As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.

- Demonstrate that impoundment was created from "waters of the U.S.," or
 Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
 Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):¹⁰

- which are or could be used by interstate or foreign travelers for recreational or other purposes.
 from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
 which are or could be used for industrial purposes by industries in interstate commerce.
 Interstate isolated waters. Explain: .
 Other factors. Explain: .

Identify water body and summarize rationale supporting determination: .

⁸See Footnote # 3.

⁹To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.

¹⁰Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet width (ft).
- Other non-wetland waters: acres.
Identify type(s) of waters: .
- Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
 - Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain: .
- Other: (explain, if not covered above): .

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource: .
- Wetlands: 0.86 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource: .
- Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: 111th-and-Penn-Carmel-Property-Wetland-Delineation-Report.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps: .
- Corps navigable waters' study: .
- U.S. Geological Survey Hydrologic Atlas: .
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: 7.5', Carmel, IN (delineation report).
- USDA Natural Resources Conservation Service Soil Survey. Citation: NRCS Soil Survey Map (delineation report).
- National wetlands inventory map(s). Cite name: map in delineation report.
- State/Local wetland inventory map(s): .
- FEMA/FIRM maps: .
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date): September 2021 and March 2018 Google Earth Aerial Map (delineation report).
or Other (Name & Date): Site photos in delineation report (11/18/2022).
- Previous determination(s). File no. and date of response letter: .
- Applicable/supporting case law: .
- Applicable/supporting scientific literature: .
- Other information (please specify): LiDAR DEM and Hillshade (NRV), Hamilton Co. GIS - Contours-Drains.

B. ADDITIONAL COMMENTS TO SUPPORT JD: .



Division of Nature Preserves
402 W. Washington St., Rm W267
Indianapolis, IN 46204-2739

March 22, 2023

Benjamin Blocher
Cardno, Inc. (now Stantec Consulting)
3901 Industrial Blvd.
Indianapolis, IN 46254

Dear Benjamin Blocher:

I am responding to your request for information on the threatened or endangered (T&E) species, high quality natural communities, and natural areas for the Pedcor Investments Penn One Eleven Development Project located within Hamilton County, Indiana. The Indiana Natural Heritage Data Center has been checked and there are no T&E species or significant areas documented within 0.5 mile of the project area.

If you need a general environmental review of the project from DNR, you can submit the project information (description, location map, and copy of this letter) to the DNR Division of Fish and Wildlife Environmental Coordinator, at environmentalreview@dnr.in.gov (preferred), or send to the street address below.

Department of Natural Resources
Environmental Review
Division of Fish and Wildlife
402 W. Washington Street, Room W273
Indianapolis, IN 46204

The information I am providing does not preclude the requirement for further consultation with the U.S. Fish and Wildlife Service as required under Section 7 of the Endangered Species Act of 1973. If you have concerns about potential Endangered Species Act issues you should contact the Service at their Bloomington, Indiana office.

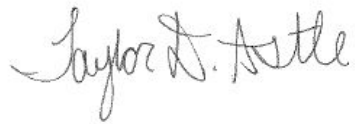
U.S. Fish and Wildlife Service
620 South Walker Street
Bloomington, Indiana 47403-2121
(812)334-4261

Please note that the Indiana Natural Heritage Data Center relies on the observations of many individuals for our data. In most cases, the information is not the result of comprehensive field surveys conducted at particular sites. Therefore, our statement that there are no documented significant natural features at a site should not be interpreted to mean that the site does not support special plants or animals.

Due to the dynamic nature and sensitivity of the data, this information should not be used for any project other than that for which it was originally intended. It may be necessary for you to request updated material from us in order to base your planning decisions on the most current information.

Thank you for contacting the Indiana Natural Heritage Data Center. You may reach me at (317)233-2558 you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Taylor D. Astle". The signature is written in dark ink and is positioned to the left of the typed name below it.

Taylor Davis Astle
Indiana Natural Heritage Data Center



Wetland Delineation Report

**For:
111th & Penn Carmel Property
Hamilton County, Indiana**

**Prepared For:
Anthony Gary
Pedcor Investments**

**By:
Ron L. Dixon
Natural Resource Consulting**

December, 2022

December 7, 2022

Anthony Gary
VP Development
Pedcor Investments, LLC.
770 3rd Ave, SW
Carmel, Indiana 46032

Dear Mr. Gary:

This is a report regarding the wetland delineation we did for the 36 +/- acre farm property, located off E 111th Street and N Pennsylvania Street in Carmel, Indiana. We did a delineation of the plants, hydrology, and soils on both wetland and non-wetland ground per U.S. Army Corps of Engineers (USACE) standards and specifications.

We observed and delineated one wetland (Wetland A) in the forested portion of the site. Wetland A appears to be an isolated forested wetland, approximately 0.86 +/- acres in size.

We did not delineate any wetlands in the row crop fields. Overall, the both crop fields (west and east) appeared to be well drained and routinely farmed, as was confirmed on historical aerials. We recommend that the crop fields continue to be farmed until you decide to develop, to ensure that no wetlands begin to form in the farmed wet areas where hydric soils are present.

Please contact us any time if you have any questions.

Thank you.

A handwritten signature in black ink that reads "Ron Dixon". The signature is written in a cursive, flowing style.

Ron Dixon
Natural Resource Consultant

Table of Contents

Figure 1. USGS 7.5-minute quadrangle.....	1
Figure 2. 2021 Aerial photograph.....	2
Figure 3. 2018 Aerial photograph.....	3
Figure 4. USDA NRCS Soil Survey.....	4
Table 1. Description of on-site soils	5
Figure 5. NFWS Wetlands Inventory Map.....	6
Figure 6. Approximate wetland location.....	7
Table 2. Description of delineated wetland	8
Figure 7. Sampling Points Map.....	9
Table 3. Hydrophytic vegetation list.....	10
Sampling Point Data Forms	11
Site Photos	34

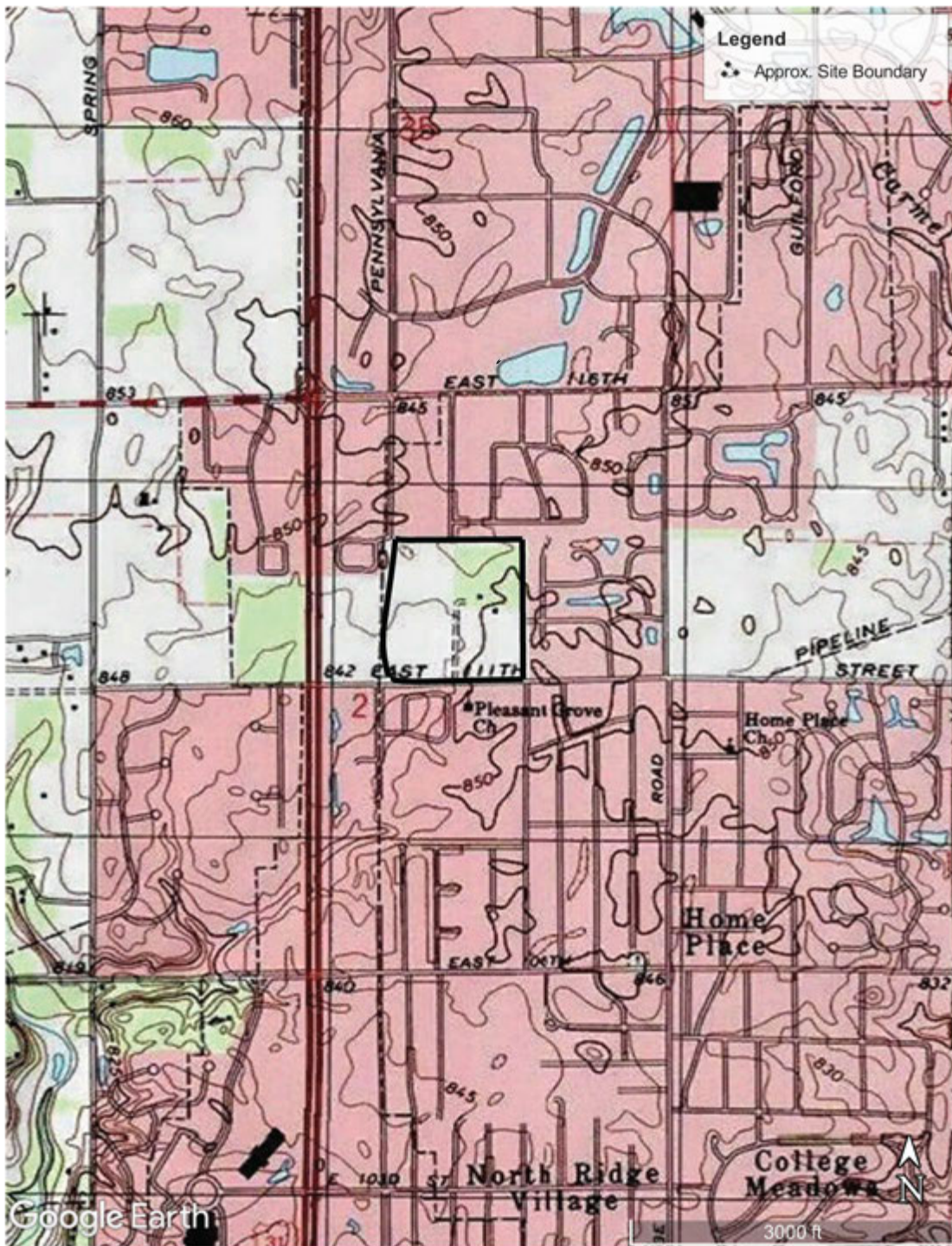


Figure 1. USGS 7.5-minute series of the Carmel Indiana topographic quadrangle.

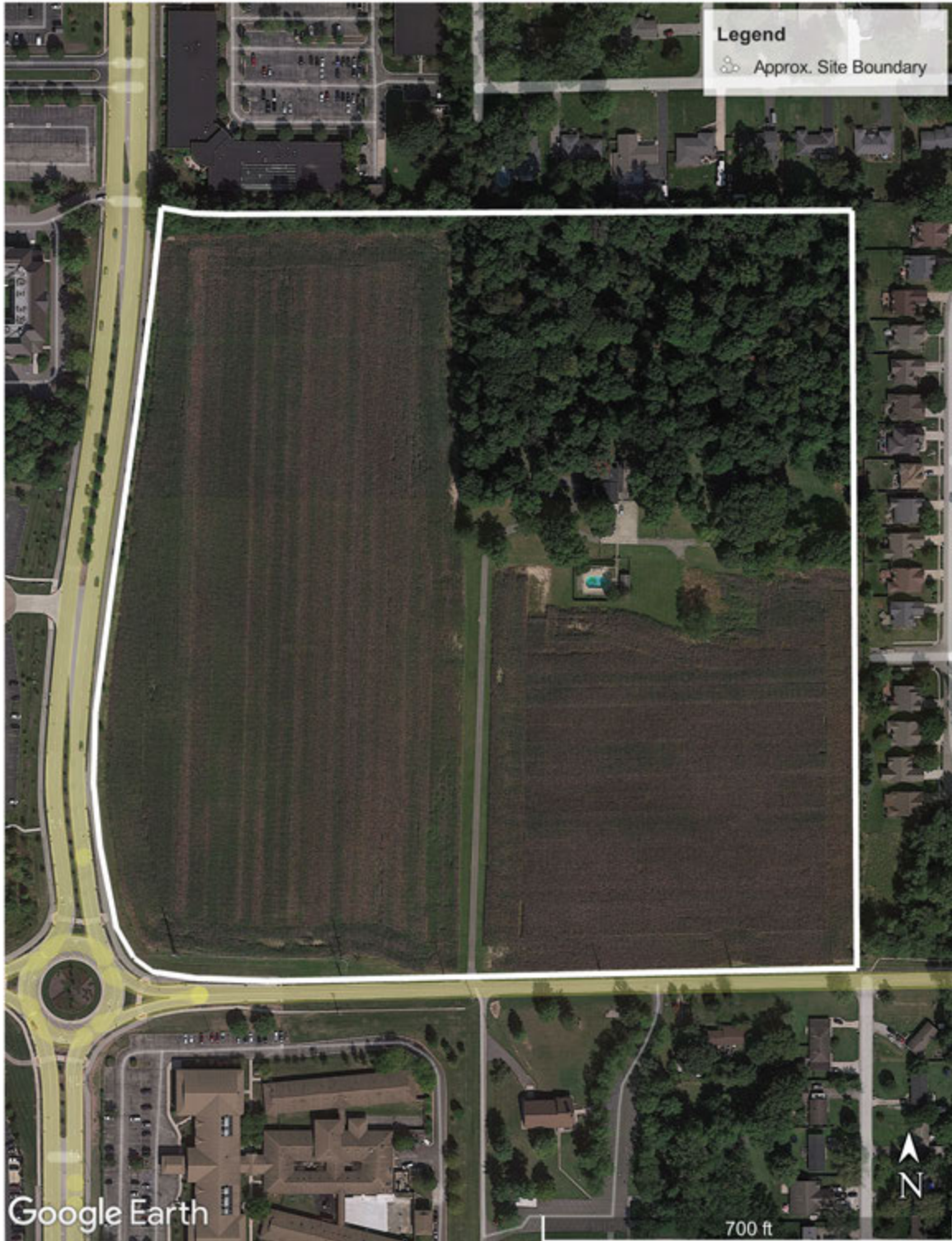


Figure 2. September 2021 aerial photograph.



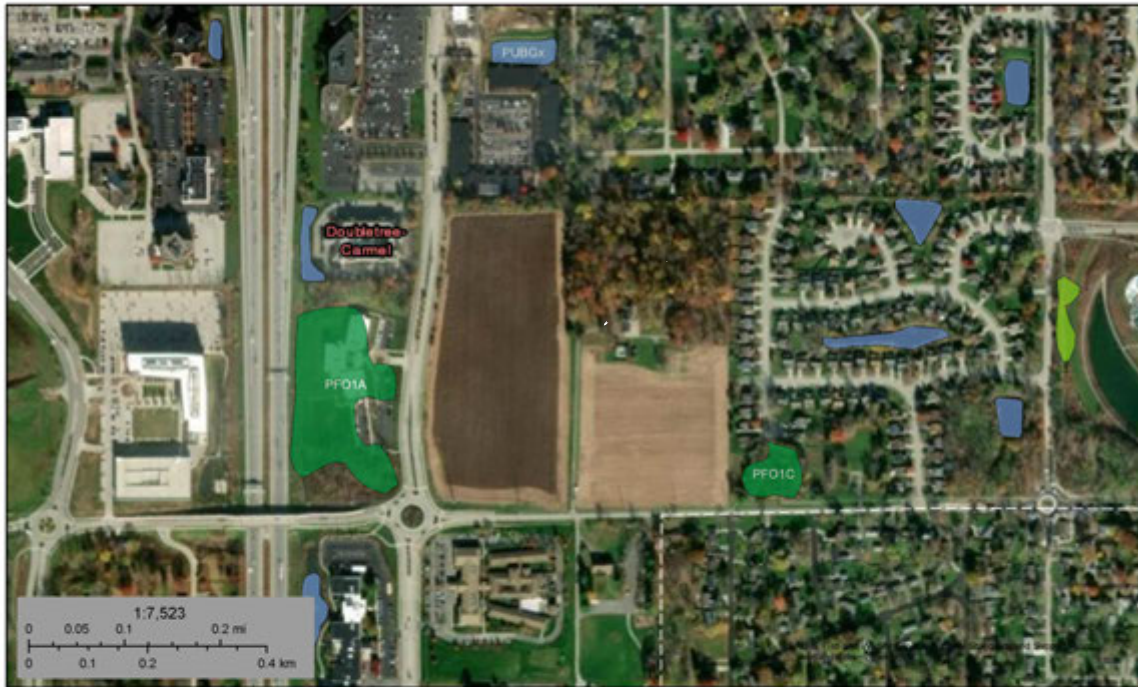
Figure 3. March 2018 aerial photograph.



Figure 4. NRCS Soil Survey map.

Map Unit Symbol	Map Unit Name	Drainage	Hydric Soil Rating
Br	Brookston silty clay loam, 0 to 2 percent slopes	Poorly drained	Yes
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	Somewhat poorly drained	No
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	Moderately well drained	No
YpaA	Patton silty clay loam-Urban land complex, 0 to 2 percent slopes	Poorly drained	Yes

Table 1. List and description of on-site soils.



- | | | |
|--------------------------------|-----------------------------------|----------|
| Wetlands | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other |
| Estuarine and Marine Wetland | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Figure 5. USFWS National Wetlands Inventory map.

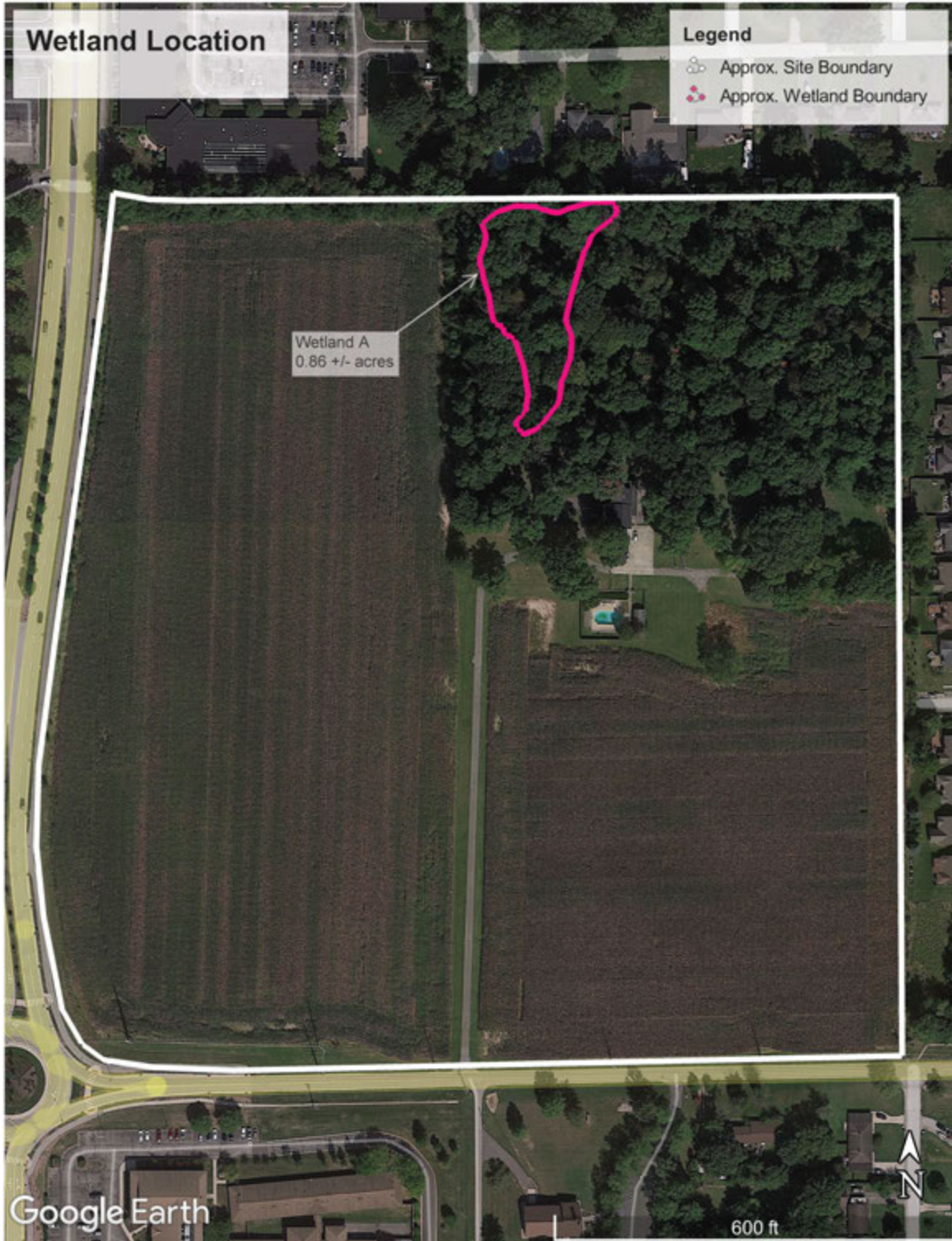


Figure 6. Approximate wetland location.

Wetland	Size (acres +/-)	Type	Estimated JD Status
A	0.86	PFO (Forested)	Isolated

Table 2. Description of delineated wetland.

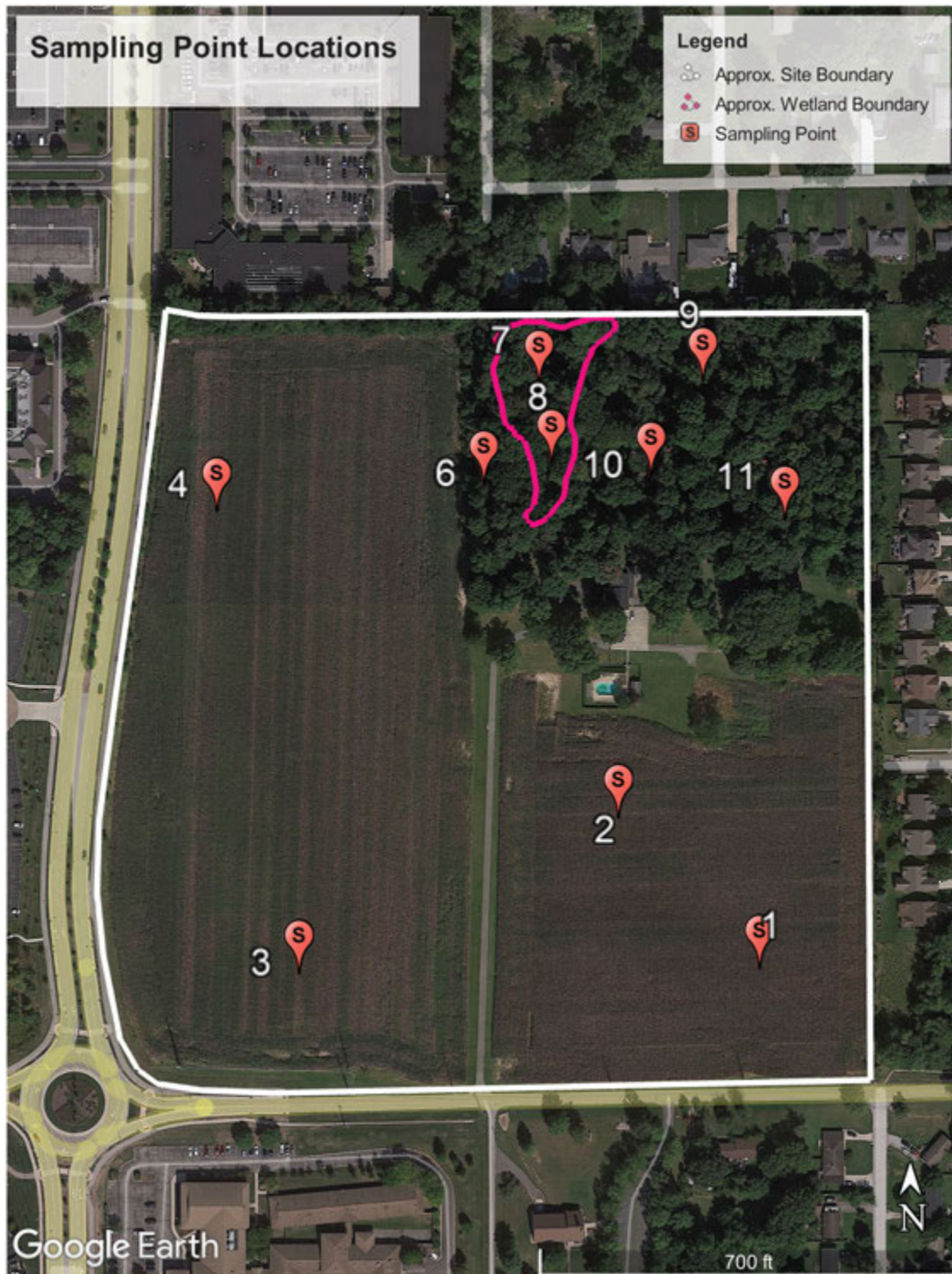


Figure 7. Sampling Point locations.

Common Name	Scientific Name	Indicator
American Beech	<i>Fagus grandifolia</i>	FACU
American Basswood	<i>Tilia americana</i>	FACU
American Hornbeam	<i>Carpinus caroliniana</i>	FAC
Black Cherry	<i>Prunus serotina</i>	FACU
Black Walnut	<i>Juglans nigra</i>	FACU
Bush Honeysuckle	<i>Lonicera tatarica</i>	FACU
Canada Goldenrod	<i>Solidago canadensis</i>	FACU
Chinkapin Oak	<i>Quercus muehlenbergii</i>	FACU
Clustered Black-Snakeroot	<i>Sanicula odorata</i>	FAC
Common Hackberry	<i>Celtis occidentalis</i>	FAC
Crow Garlic	<i>Allium vineale</i>	FACU
Eastern Woodland Sedge	<i>Carex blanda</i>	FAC
Gray Dogwood	<i>Cornus racemosa</i>	FAC
Green Ash	<i>Fraxinus pennsylvanica</i>	FACW
Japanese Honeysuckle	<i>Lonicera japonica</i>	FACU
Long-Stalk Sedge	<i>Carex pedunculata</i>	OBL
Multiflora Rose	<i>Rosa multiflora</i>	FACU
Northern Red Oak	<i>Quercus rubra</i>	FACU
Pin Oak	<i>Quercus palustris</i>	FAC
Red Maple	<i>Acer rubrum</i>	FAC
Red Mulberry	<i>Morus rubra</i>	FACA
Reed Canary Grass	<i>Phalaris arundinacea</i>	FACW
Shell-Bark Hickory	<i>Carya laciniosa</i>	FACW
Silver Maple	<i>Acer saccharinum</i>	FACW
Sugar Maple	<i>Acer saccharum</i>	FACU
Swamp White Oak	<i>Quercus bicolor</i>	FACW
Sweet Wood-Reed	<i>Cinna arundinacea</i>	FACW
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	FACU
Virginia Wild Rye	<i>Elymus virginicus</i>	FACW

Table 3. List of on-site vegetation.

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	OMB Control #: 0710-xxxx, Exp: Pending Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 1
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Knoll Local relief (concave, convex, none): Convex
 Slope (%): 3 Lat: 39.9496°N Long: 086.1510°W Datum: WGS 84
 Soil Map Unit Name: Miami silt loam (MmB2), 2 to 6 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: This is row crop ground. Corn stubble present. See Photo 1.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1.	_____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)
2.	_____	_____	_____	_____	
3.	_____	_____	_____	_____	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
		=Total Cover			
Sapling/Shrub Stratum	(Plot size: <u>15'</u>)				
1.	_____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>70</u> x 4 = <u>280</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>70</u> (A) <u>280</u> (B) Prevalence Index = B/A = <u>4.00</u>
2.	_____	_____	_____	_____	
3.	_____	_____	_____	_____	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
		=Total Cover			
Herb Stratum	(Plot size: <u>5'</u>)				
1.	<u>Allium vineale</u>	<u>70</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2.	_____	_____	_____	_____	
3.	_____	_____	_____	_____	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
6.	_____	_____	_____	_____	
7.	_____	_____	_____	_____	
8.	_____	_____	_____	_____	
9.	_____	_____	_____	_____	
10.	_____	_____	_____	_____	
		<u>70</u> =Total Cover			
Woody Vine Stratum	(Plot size: <u>30'</u>)				
1.	_____	_____	_____	_____	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
2.	_____	_____	_____	_____	
		=Total Cover			
Remarks: (Include photo numbers here or on a separate sheet.)					

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 4/3	90	10YR 6/3	10	C	M	Loamy/Clayey	Faint redox concentrations
7-16	10YR 4/4	70	7.5YR 4/4	30	C	M	Loamy/Clayey	Faint redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> 2 cm Muck (A10)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)</p>	<p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Dark Surface (S7)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p>	<p>Indicators for Problematic Hydric Soils³:</p> <p><input type="checkbox"/> Coast Prairie Redox (A16)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12)</p> <p><input type="checkbox"/> Red Parent Material (F21)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (F22)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p>Restrictive Layer (if observed):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Remarks:
Miami silt loam (MmB2) is not rated as a hydric soil. See Photo 2.

HYDROLOGY

<p>Wetland Hydrology Indicators:</p> <p><u>Primary Indicators (minimum of one is required; check all that apply)</u></p> <p><input type="checkbox"/> Surface Water (A1)</p> <p><input type="checkbox"/> High Water Table (A2)</p> <p><input type="checkbox"/> Saturation (A3)</p> <p><input type="checkbox"/> Water Marks (B1)</p> <p><input type="checkbox"/> Sediment Deposits (B2)</p> <p><input type="checkbox"/> Drift Deposits (B3)</p> <p><input type="checkbox"/> Algal Mat or Crust (B4)</p> <p><input type="checkbox"/> Iron Deposits (B5)</p> <p><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</p> <p><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</p>		<p><u>Secondary Indicators (minimum of two required)</u></p> <p><input type="checkbox"/> Water-Stained Leaves (B9)</p> <p><input type="checkbox"/> Aquatic Fauna (B13)</p> <p><input type="checkbox"/> True Aquatic Plants (B14)</p> <p><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</p> <p><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</p> <p><input type="checkbox"/> Presence of Reduced Iron (C4)</p> <p><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</p> <p><input type="checkbox"/> Thin Muck Surface (C7)</p> <p><input type="checkbox"/> Gauge or Well Data (D9)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>		<p><input type="checkbox"/> Surface Soil Cracks (B6)</p> <p><input type="checkbox"/> Drainage Patterns (B10)</p> <p><input type="checkbox"/> Dry-Season Water Table (C2)</p> <p><input type="checkbox"/> Crayfish Burrows (C8)</p> <p><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</p> <p><input type="checkbox"/> Stunted or Stressed Plants (D1)</p> <p><input type="checkbox"/> Geomorphic Position (D2)</p> <p><input type="checkbox"/> FAC-Neutral Test (D5)</p>	
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<p>Field Observations:</p> <p>Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>(includes capillary fringe)</p>	<p>Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Field appears to have a working subsurface drainage system.

Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 2
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): Concave
 Slope (%): 2 Lat: 39.9502°N Long: 086.1521°W Datum: WGS 84
 Soil Map Unit Name: Crosby-Brookston Complex NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
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Remarks:
 This is row crop ground. Corn stubble present. See Photo 3.

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				=Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				=Total Cover
<u>Herb Stratum</u> (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Allium vineale</u>	60	Yes	FACU	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
				60 =Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				=Total Cover

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
 Total Number of Dominant Species Across All Strata: 1 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:
OBL species	<u>0</u>	x 1 = <u>0</u>
FACW species	<u>0</u>	x 2 = <u>0</u>
FAC species	<u>0</u>	x 3 = <u>0</u>
FACU species	<u>60</u>	x 4 = <u>240</u>
UPL species	<u>0</u>	x 5 = <u>0</u>
Column Totals:	<u>60</u> (A)	<u>240</u> (B)
Prevalence Index = B/A = <u>4.00</u>		

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 ___ 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 4/2	90	10YR 3/2	10	D	M	Loamy/Clayey	
8-16	10YR 3/2	80	10YR 4/2	15	D	M	Loamy/Clayey	
			10YR 4/4	5	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Remarks:
 Crosby-Brookston Complex is a mixing of Crosby silt loam (CrA) and Brookston silty clay loam (Br). This complex is exhibiting hydric features. See Photo 4.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 Field appears to have a working subsurface drainage system.

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	OMB Control #: 0710-xxxx, Exp: Pending Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 3
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Broad Swale Local relief (concave, convex, none): Linear
 Slope (%): 1-2 Lat: 39.9497°N Long: 086.1542°W Datum: WGS 84
 Soil Map Unit Name: Brookston silty clay loam (Br), 0 to 2 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: This is row crop ground. Soybean residue present.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1.	_____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2.	_____	_____	_____	_____																	
3.	_____	_____	_____	_____																	
4.	_____	_____	_____	_____																	
5.	_____	_____	_____	_____																	
		=Total Cover																			
Sapling/Shrub Stratum	(Plot size: <u>15'</u>)				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>40</u></td> <td>x 4 = <u>160</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>40</u> (A)</td> <td><u>160</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>40</u>	x 4 = <u>160</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>40</u> (A)	<u>160</u> (B)	Prevalence Index = B/A = <u>4.00</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>0</u>	x 2 = <u>0</u>																				
FAC species <u>0</u>	x 3 = <u>0</u>																				
FACU species <u>40</u>	x 4 = <u>160</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>40</u> (A)	<u>160</u> (B)																				
Prevalence Index = B/A = <u>4.00</u>																					
1.	_____	_____	_____	_____																	
2.	_____	_____	_____	_____																	
3.	_____	_____	_____	_____																	
4.	_____	_____	_____	_____																	
5.	_____	_____	_____	_____																	
		=Total Cover																			
Herb Stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1.	<u>Allium vineale</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>																	
2.	_____	_____	_____	_____																	
3.	_____	_____	_____	_____																	
4.	_____	_____	_____	_____																	
5.	_____	_____	_____	_____																	
6.	_____	_____	_____	_____																	
7.	_____	_____	_____	_____																	
8.	_____	_____	_____	_____																	
9.	_____	_____	_____	_____																	
10.	_____	_____	_____	_____																	
		<u>40</u> =Total Cover																			
Woody Vine Stratum	(Plot size: <u>30'</u>)				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>																
1.	_____	_____	_____	_____																	
2.	_____	_____	_____	_____																	
		=Total Cover																			
Remarks: (Include photo numbers here or on a separate sheet.)																					

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 3/2	90	10YR 4/2	10	D	M	Loamy/Clayey	
7-16	10YR 3/1	75	10YR 4/1	15	D	M	Loamy/Clayey	
			10YR 4/4	10	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Remarks:
 Brookston silty clay loam (Br) is rated as a hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> FAC-Neutral Test (D5)	

Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 Field appears to have a working subsurface drainage system.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 4
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Swell Local relief (concave, convex, none): Convex
 Slope (%): 3 Lat: 39.9513°N Long: 086.1546°W Datum: WGS 84
 Soil Map Unit Name: Miami-Crosby Complex. NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks:
 This is row crop ground. Corn stubble present. See Photo 5.

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
=Total Cover				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>60</u> x 4 = <u>240</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>60</u> (A) <u>240</u> (B) Prevalence Index = B/A = <u>4.00</u>
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)	1. _____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
=Total Cover				
<u>Herb Stratum</u> (Plot size: <u>5'</u>)	1. <u>Allium vineale</u>	<u>60</u>	<u>Yes</u>	<u>FACU</u>
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
=Total Cover				
<u>Woody Vine Stratum</u> (Plot size: <u>30'</u>)	1. _____	_____	_____	Hydrophytic Vegetation Indicators: ____ 1 - Rapid Test for Hydrophytic Vegetation ____ 2 - Dominance Test is >50% ____ 3 - Prevalence Index is ≤3.0 ¹ ____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____	_____	_____	_____	
=Total Cover				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
Remarks: (Include photo numbers here or on a separate sheet.)				

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 4/3	95	10YR 6/3	5	C	M	Loamy/Clayey	Faint redox concentrations
10-16	10YR 5/4	65	10YR 4/2	15	D	M	Loamy/Clayey	
			10YR 5/2	10	D	PL		
			10YR 5/6	10	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:			Indicators for Problematic Hydric Soils³:		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)				

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Type: _____		
Depth (inches): _____		

Remarks:
Miami-Crosby Complex is a mixing of Miami silt loam (MmB2) and Crosby silt loam (CrA). This complex is not exhibiting hydric features. See Photo 6.

HYDROLOGY

Wetland Hydrology Indicators:		
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____		
Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____		
Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Field appears to have a working subsurface drainage system.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 5
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Swell Local relief (concave, convex, none): Linear
 Slope (%): 2 Lat: 39.9525°N Long: 086.1541°W Datum: WGS 84
 Soil Map Unit Name: Crosby silt loam (CrA), 0 to 2 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks:
 This is typical of the treeline along the northern site perimeter north of the western row crop field. See Photo 7 and 8.

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)
1. <u>Morus rubra</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Quercus rubra</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Acer saccharum</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>	
4. <u>Tilia americana</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>	
5. _____				
	<u>25</u> =Total Cover			
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>75</u> x 4 = <u>300</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>75</u> (A) <u>300</u> (B) Prevalence Index = B/A = <u>4.00</u>
1. <u>Lonicera tatarica</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>	
2. _____				
3. _____				
4. _____				
5. _____				
	<u>30</u> =Total Cover			
<u>Herb Stratum</u> (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Solidago canadensis</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
	<u>20</u> =Total Cover			
<u>Woody Vine Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
1. _____				
2. _____				
	=Total Cover			

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR 4/2	95	10YR 5/2	5	D	M	Loamy/Clayey	
9-16	10YR 5/4	85	10YR 5/2	10	D	M	Loamy/Clayey	
			10YR 5/6	5	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)				

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:
Crosby silt loam (CrA) is not rated as a hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 6
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Linear
 Slope (%): 2 Lat: 39.9517°N Long: 086.1530°W Datum: WGS 84
 Soil Map Unit Name: Crosby silt loam (CrA), 0 to 2 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: This is forested upland ground southwest of Wetland A.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																																	
1. <u>Quercus rubra</u>	10	Yes	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																																
2. <u>Quercus muehlenbergii</u>	10	Yes	FACU																																	
3. <u>Acer saccharum</u>	5	No	FACU																																	
4. <u>Celtis occidentalis</u>	5	No	FAC																																	
5. _____	_____	_____	_____																																	
30 =Total Cover				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td align="center" colspan="2">Total % Cover of:</td> <td align="center" colspan="2">Multiply by:</td> </tr> <tr> <td>OBL species</td> <td align="center"><u>0</u></td> <td align="center">x 1 =</td> <td align="center"><u>0</u></td> </tr> <tr> <td>FACW species</td> <td align="center"><u>0</u></td> <td align="center">x 2 =</td> <td align="center"><u>0</u></td> </tr> <tr> <td>FAC species</td> <td align="center"><u>5</u></td> <td align="center">x 3 =</td> <td align="center"><u>15</u></td> </tr> <tr> <td>FACU species</td> <td align="center"><u>65</u></td> <td align="center">x 4 =</td> <td align="center"><u>260</u></td> </tr> <tr> <td>UPL species</td> <td align="center"><u>0</u></td> <td align="center">x 5 =</td> <td align="center"><u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td align="center"><u>70</u> (A)</td> <td></td> <td align="center"><u>275</u> (B)</td> </tr> <tr> <td align="center" colspan="4">Prevalence Index = B/A = <u>3.93</u></td> </tr> </table>	Total % Cover of:		Multiply by:		OBL species	<u>0</u>	x 1 =	<u>0</u>	FACW species	<u>0</u>	x 2 =	<u>0</u>	FAC species	<u>5</u>	x 3 =	<u>15</u>	FACU species	<u>65</u>	x 4 =	<u>260</u>	UPL species	<u>0</u>	x 5 =	<u>0</u>	Column Totals:	<u>70</u> (A)		<u>275</u> (B)	Prevalence Index = B/A = <u>3.93</u>			
Total % Cover of:		Multiply by:																																		
OBL species	<u>0</u>	x 1 =	<u>0</u>																																	
FACW species	<u>0</u>	x 2 =	<u>0</u>																																	
FAC species	<u>5</u>	x 3 =	<u>15</u>																																	
FACU species	<u>65</u>	x 4 =	<u>260</u>																																	
UPL species	<u>0</u>	x 5 =	<u>0</u>																																	
Column Totals:	<u>70</u> (A)		<u>275</u> (B)																																	
Prevalence Index = B/A = <u>3.93</u>																																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																																				
1. <u>Lonicera tatarica</u>	30	Yes	FACU																																	
2. _____	_____	_____	_____																																	
3. _____	_____	_____	_____																																	
4. _____	_____	_____	_____																																	
5. _____	_____	_____	_____																																	
30 =Total Cover																																				
Herb Stratum (Plot size: <u>5'</u>)																																				
1. _____				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																																
2. _____																																				
3. _____																																				
4. _____																																				
5. _____																																				
6. _____																																				
7. _____																																				
8. _____																																				
9. _____																																				
10. _____																																				
=Total Cover																																				
Woody Vine Stratum (Plot size: <u>30'</u>)																																				
1. <u>Parthenocissus quinquefolia</u>	10	Yes	FACU	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>																																
2. _____	_____	_____	_____																																	
10 =Total Cover																																				
Remarks: (Include photo numbers here or on a separate sheet.)																																				

SOIL

Sampling Point: 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 4/2	95	10YR 5/2	5	D	M	Loamy/Clayey	
8-16	10YR 5/4	85	10YR 5/2	10	D	M	Loamy/Clayey	
			10YR 5/6	5	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:
Crosby silt loam (CrA) is not rate as a hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Thin Muck Surface (C7)
	<input type="checkbox"/> Gauge or Well Data (D9)
	<input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Crayfish Burrows (C8)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	OMB Control #: 0710-xxxx, Exp: Pending Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 7
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 2 Lat: 39.9523°N Long: 086.1524°W Datum: WGS 84
 Soil Map Unit Name: Brookston silty clay loam (Br), 0 to 2 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
---	---

Remarks:
 This appears to be an isolated forested wetland (Wetland A), approximately 0.86 acres in size. This is typical of the northern end of Wetland A. See Photo 9.

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																									
1. <u>Carpinus caroliniana</u>	20	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>10</u> (A) Total Number of Dominant Species Across All Strata: <u>11</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>90.9%</u> (A/B)																								
2. <u>Celtis occidentalis</u>	20	Yes	FAC																									
3. <u>Fraxinus pennsylvanica</u>	10	Yes	FACW																									
4. <u>Acer saccharinum</u>	10	Yes	FACW																									
5. <u>Acer rubrum</u>	10	Yes	FAC																									
	85	=Total Cover																										
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:30%; text-align: center;">Total % Cover of:</td> <td style="width:30%; text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species</td> <td style="text-align: center;"><u>20</u></td> <td style="text-align: center;">x 1 = <u>20</u></td> </tr> <tr> <td>FACW species</td> <td style="text-align: center;"><u>45</u></td> <td style="text-align: center;">x 2 = <u>90</u></td> </tr> <tr> <td>FAC species</td> <td style="text-align: center;"><u>150</u></td> <td style="text-align: center;">x 3 = <u>450</u></td> </tr> <tr> <td>FACU species</td> <td style="text-align: center;"><u>25</u></td> <td style="text-align: center;">x 4 = <u>100</u></td> </tr> <tr> <td>UPL species</td> <td style="text-align: center;"><u>0</u></td> <td style="text-align: center;">x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td style="text-align: center;"><u>240</u> (A)</td> <td style="text-align: center;"><u>660</u> (B)</td> </tr> <tr> <td colspan="3" style="text-align: center;">Prevalence Index = B/A = <u>2.75</u></td> </tr> </table>		Total % Cover of:	Multiply by:	OBL species	<u>20</u>	x 1 = <u>20</u>	FACW species	<u>45</u>	x 2 = <u>90</u>	FAC species	<u>150</u>	x 3 = <u>450</u>	FACU species	<u>25</u>	x 4 = <u>100</u>	UPL species	<u>0</u>	x 5 = <u>0</u>	Column Totals:	<u>240</u> (A)	<u>660</u> (B)	Prevalence Index = B/A = <u>2.75</u>		
	Total % Cover of:	Multiply by:																										
OBL species	<u>20</u>	x 1 = <u>20</u>																										
FACW species	<u>45</u>	x 2 = <u>90</u>																										
FAC species	<u>150</u>	x 3 = <u>450</u>																										
FACU species	<u>25</u>	x 4 = <u>100</u>																										
UPL species	<u>0</u>	x 5 = <u>0</u>																										
Column Totals:	<u>240</u> (A)	<u>660</u> (B)																										
Prevalence Index = B/A = <u>2.75</u>																												
1. <u>Lonicera tatarica</u>	25	Yes	FACU																									
2. <u>Cornus racemosa</u>	20	Yes	FAC																									
3. <u>Carpinus caroliniana</u>	20	Yes	FAC																									
4. <u>Celtis occidentalis</u>	15	No	FAC																									
5. _____																												
	80	=Total Cover																										
<u>Herb Stratum</u> (Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ _____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																								
1. <u>Carex blanda</u>	30	Yes	FAC																									
2. <u>Carex pedunculata</u>	20	Yes	OBL																									
3. <u>Sanicula odorata</u>	15	Yes	FAC																									
4. <u>Cinna arundinacea</u>	10	No	FACW																									
5. _____																												
6. _____																												
7. _____																												
8. _____																												
9. _____																												
10. _____																												
	75	=Total Cover																										
<u>Woody Vine Stratum</u> (Plot size: <u>30'</u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No _____																								
1. _____																												
2. _____																												
			=Total Cover																									

Remarks: (Include photo numbers here or on a separate sheet.)

VEGETATION Continued – Use scientific names of plants.

Sampling Point: 7

<u>Tree Stratum</u>	Absolute % Cover	Dominant Species?	Indicator Status	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.
6. <u>Quercus bicolor</u>	5	No	FACW	
7. <u>Quercus palustris</u>	5	No	FACW	
8. <u>Carya laciniosa</u>	5	No	FACW	
9. _____				
10. _____				
11. _____				
12. _____				
13. _____				
	85	=Total Cover		
<u>Sapling/Shrub Stratum</u>				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
13. _____				
	80	=Total Cover		
<u>Herb Stratum</u>				
11. _____				
12. _____				
13. _____				
14. _____				
15. _____				
16. _____				
17. _____				
18. _____				
19. _____				
20. _____				
21. _____				
22. _____				
	75	=Total Cover		
<u>Woody Vine Stratum</u>				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
		=Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 3/1	100					Loamy/Clayey	
7-16	10YR 3/1	85	10YR 5/2	10	D	M	Loamy/Clayey	
			10YR 4/4	5	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input checked="" type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)				

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____
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Remarks:
 Brookston silty clay loam (Br) is rated as a hydric soil. See Photo 10.

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input checked="" type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
--	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 This depression appears to be fed by seeps to the south at the southern end of the wetland.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 8
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Seep Local relief (concave, convex, none): Linear
 Slope (%): 2 Lat: 39.9519°N Long: 086.1524°W Datum: WGS 84
 Soil Map Unit Name: Brookston silty clay loam (Br), 0 to 2 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	

Remarks:
 This appears to be an isolated forested wetland (Wetland A), approximately 0.86 acres in size. This is typical of the southern end of Wetland A.

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>8</u> (A) Total Number of Dominant Species Across All Strata: <u>9</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>88.9%</u> (A/B)
1. <u>Carpinus caroliniana</u>	<u>20</u>	Yes	FAC	
2. <u>Celtis occidentalis</u>	<u>20</u>	Yes	FAC	
3. <u>Acer rubrum</u>	<u>15</u>	Yes	FAC	
4. <u>Fraxinus pennsylvanica</u>	<u>10</u>	No	FACW	
5. <u>Carya laciniosa</u>	<u>5</u>	No	FACW	
	<u>70</u> =Total Cover			
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>15</u> x 1 = <u>15</u> FACW species <u>25</u> x 2 = <u>50</u> FAC species <u>165</u> x 3 = <u>495</u> FACU species <u>25</u> x 4 = <u>100</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>230</u> (A) <u>660</u> (B) Prevalence Index = B/A = <u>2.87</u>
1. <u>Lonicera tatarica</u>	<u>25</u>	Yes	FACU	
2. <u>Cornus racemosa</u>	<u>20</u>	Yes	FAC	
3. <u>Carpinus caroliniana</u>	<u>20</u>	Yes	FAC	
4. <u>Celtis occidentalis</u>	<u>15</u>	No	FAC	
5. <u>Acer rubrum</u>	<u>10</u>	No	FAC	
	<u>90</u> =Total Cover			
<u>Herb Stratum</u> (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex blanda</u>	<u>30</u>	Yes	FAC	
2. <u>Carex pedunculata</u>	<u>15</u>	Yes	OBL	
3. <u>Sanicula odorata</u>	<u>15</u>	Yes	FAC	
4. <u>Cinna arundinacea</u>	<u>10</u>	No	FACW	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
	<u>70</u> =Total Cover			
<u>Woody Vine Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
1. _____				
2. _____				
	_____ =Total Cover			

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/1	100					Loamy/Clayey	
8-16	10YR 3/1	75	10YR 5/2	15	D	M	Loamy/Clayey	
			10YR 4/4	10	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input checked="" type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Remarks:
 Brookston silty clay loam (Br) is rated as a hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Fauna (B13)
<input checked="" type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Thin Muck Surface (C7)
	<input type="checkbox"/> Gauge or Well Data (D9)
	<input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Crayfish Burrows (C8)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input checked="" type="checkbox"/> Geomorphic Position (D2)
	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 Seeps present.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 9
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Swell Local relief (concave, convex, none): Convex
 Slope (%): 2 Lat: 39.9523°N Long: 086.1516°W Datum: WGS 84
 Soil Map Unit Name: Crosby silt loam (CrA), 0 to 2 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: This is forested upland ground northeast of Wetland A.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus rubra</u>	15	Yes	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>9</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>22.2%</u> (A/B)																
2. <u>Quercus muehlenbergii</u>	10	Yes	FACU																	
3. <u>Acer saccharum</u>	10	Yes	FACU																	
4. <u>Celtis occidentalis</u>	5	No	FAC																	
5. _____																				
	40	=Total Cover		Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>30</u></td> <td>x 3 = <u>90</u></td> </tr> <tr> <td>FACU species <u>115</u></td> <td>x 4 = <u>460</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>145</u> (A)</td> <td><u>550</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.79</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>30</u>	x 3 = <u>90</u>	FACU species <u>115</u>	x 4 = <u>460</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>145</u> (A)	<u>550</u> (B)	Prevalence Index = B/A = <u>3.79</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>30</u>	x 3 = <u>90</u>																			
FACU species <u>115</u>	x 4 = <u>460</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>145</u> (A)	<u>550</u> (B)																			
Prevalence Index = B/A = <u>3.79</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Lonicera tatarica</u>	30	Yes	FACU	Hydrophytic Vegetation Indicators: _____ 1 - Rapid Test for Hydrophytic Vegetation _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 ¹ _____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
	30	=Total Cover																		
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Lonicera japonica</u>	20	Yes	FACU	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>																
2. <u>Sanicula odorata</u>	15	Yes	FAC																	
3. <u>Carex blanda</u>	10	Yes	FAC																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
	45	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. <u>Rosa multiflora</u>	20	Yes	FACU																	
2. <u>Parthenocissus quinquefolia</u>	10	Yes	FACU																	
	30	=Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point: 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR 4/2	90	10YR 5/2	10	D	M	Loamy/Clayey	
9-16	10YR 5/4	80	10YR 5/2	10	D	M	Loamy/Clayey	
			10YR 5/6	10	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:
Crosby silt loam (CrA) is not rate as a hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Thin Muck Surface (C7)
	<input type="checkbox"/> Gauge or Well Data (D9)
	<input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Crayfish Burrows (C8)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 10
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Swell Local relief (concave, convex, none): Convex
 Slope (%): 2 Lat: 39.9519°N Long: 086.1520°W Datum: WGS 84
 Soil Map Unit Name: Crosby silt loam (CrA), 0 to 2 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: This is forested upland ground southeast of Wetland A.	

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>14.3%</u> (A/B)
1. <u>Quercus rubra</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Fagus grandifolia</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Acer saccharum</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
4. <u>Quercus muehlenbergii</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
5. <u>Celtis occidentalis</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
	<u>45</u> =Total Cover			
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>15</u> x 3 = <u>45</u> FACU species <u>95</u> x 4 = <u>380</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>110</u> (A) <u>425</u> (B) Prevalence Index = B/A = <u>3.86</u>
1. <u>Lonicera tatarica</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>30</u> =Total Cover			
<u>Herb Stratum</u> (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: ____ 1 - Rapid Test for Hydrophytic Vegetation ____ 2 - Dominance Test is >50% ____ 3 - Prevalence Index is ≤3.0 ¹ ____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Sanicula odorata</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
	<u>10</u> =Total Cover			
<u>Woody Vine Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
1. <u>Rosa multiflora</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Parthenocissus quinquefolia</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
	<u>25</u> =Total Cover			
Remarks: (Include photo numbers here or on a separate sheet.)				

SOIL

Sampling Point: 10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR 4/2	95	10YR 5/2	5	D	M	Loamy/Clayey	
9-16	10YR 5/4	85	10YR 5/2	10	D	M	Loamy/Clayey	
			10YR 5/6	5	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:
Crosby silt loam (CrA) is not rate as a hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Gauge or Well Data (D9)
	<input type="checkbox"/> Other (Explain in Remarks)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 111th & Penn Carmel Property City/County: Carmel/Hamilton Sampling Date: 11/18/22
 Applicant/Owner: Anthony Gary/Pedcor Investments State: IN Sampling Point: 11
 Investigator(s): Matt Buck & Ron Dixon Section, Township, Range: S2, T17N, R3E
 Landform (hillside, terrace, etc.): Swell Local relief (concave, convex, none): Convex
 Slope (%): 2 Lat: 39.9517°N Long: 086.1535°W Datum: WGS 84
 Soil Map Unit Name: Crosby silt loam (CrA), 0 to 2 percent slopes. NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: This typical of the forested upland ground in the southeastern corner of the woods.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Quercus rubra</u>	15	Yes	FACU	
2. <u>Fagus grandifolia</u>	10	Yes	FACU	
3. <u>Acer saccharum</u>	10	Yes	FACU	
4. <u>Prunus serotina</u>	10	Yes	FACU	
5. _____				
	45	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				
1. <u>Lonicera tatarica</u>	30	Yes	FACU	
2. _____				
3. _____				
4. _____				
5. _____				
	30	=Total Cover		
Herb Stratum (Plot size: <u>5'</u>)				
1. <u>Lonicera japonica</u>	20	Yes	FACU	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
	20	=Total Cover		
Woody Vine Stratum (Plot size: <u>30'</u>)				
1. <u>Parthenocissus quinquefolia</u>	10	Yes	FACU	
2. _____				
	10	=Total Cover		

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
 Total Number of Dominant Species Across All Strata: 7 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:
OBL species	<u>0</u>	x 1 = <u>0</u>
FACW species	<u>0</u>	x 2 = <u>0</u>
FAC species	<u>0</u>	x 3 = <u>0</u>
FACU species	<u>105</u>	x 4 = <u>420</u>
UPL species	<u>0</u>	x 5 = <u>0</u>
Column Totals:	<u>105</u> (A)	<u>420</u> (B)
	Prevalence Index = B/A = <u>4.00</u>	

Hydrophytic Vegetation Indicators:
 1 - Rapid Test for Hydrophytic Vegetation
 2 - Dominance Test is >50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Remarks: (Include photo numbers here or on a separate sheet.)	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
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SOIL

Sampling Point: 11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR 4/2	100					Loamy/Clayey	
9-16	10YR 5/4	85	10YR 5/2	10	D	M	Loamy/Clayey	
			10YR 5/6	5	C	PL		Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:
Crosby silt loam (CrA) is not rate as a hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Thin Muck Surface (C7)
	<input type="checkbox"/> Gauge or Well Data (D9)
	<input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Crayfish Burrows (C8)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



Photo 1. Facing north from Sampling Point # 1. Field appears to have a working subsurface drainage system.



Photos 2. Typical soil profile of Miami silt loam (MmB2), taken at Sampling Point # 1.



Photo 3. Facing northwest toward western row crop field, taken at Sampling Point # 2.



Photo 4. Atypical soil profile of Crosby-Brookston Complex, taken at Sampling Point # 2.



Photo 5. Observing north toward northern site perimeter, taken at Sampling Point # 4.



Photo 6. Atypical soil profile of Miami-Crosby Complex, taken at Sampling Point # 4.



Photo 7. Facing west, typical view along wooded norther site perimeter north of western row crop field, taken near Sampling Point # 5.



Photo 8. Facing east along wooded norther site perimeter, taken near Sampling Point # 5.



Photo 9. Typical view at northern end of Wetland A, taken near Sampling Point # 7.



Photo 10. Typical soil profile of Brookston silty clay loam (Br), taken at Sampling Point # 7.



Photo 10. Drone aerial view of the western row crop field.



Photo 10. Drone aerial view of the eastern row crop field.

Division of Land Acquisition / 402 W. Washington Street, W255 C / Indianapolis, IN 46204

July 25, 2023

Mr. Anthony Gary
Pedcor Community Development Corporation
770 3rd Avenue, SW
Carmel, IN 46032

RE: Statement of Sale of In-Lieu Fee Mitigation Credits
IDEM State Isolated Wetland Individual Permit No.:
IWIP 2023-367-29-GCW-A

Mr. Gary,

The DNR's in-lieu fee program, the Indiana Stream and Wetland Mitigation Program (IN SWMP), was granted regulatory approval from the U.S. Army Corps of Engineers (USACE) and the Indiana Department of Environmental Management to provide compensatory mitigation for Department of the Army permits pursuant to 33 C.F.R. 332.8(a)(1), Clean Water Act Section 401 Water Quality Certifications by the Indiana Department of Environmental Management, and/or State Isolated Wetland Permits pursuant to IC 13-18-22.

This letter confirms the **sale of 2.15 ILF wetland credits in the amount of \$172,000.00**. These credits are being used for compensatory mitigation of state isolated class III forested (PFO) wetland impacts in the Upper White Service Area. These impacts were authorized for credit purchase by IDEM State Isolated Wetland Individual Permit No. IWIP 2023-367-29-GCW-A

The DNR is assuming responsibility to provide the required mitigation for the permits listed above with the sale of the specified credits.

All credit sales are considered final since they are required by permits issued for impacts to Indiana's aquatic resources. If credits are purchased and permitted impacts to aquatic resources never occur, refunds would only be possible with the authorization and approvals from the permitting agencies, minus administrative fees and any expended costs the DNR has incurred in the process of fulfilling its requirements for the in-lieu fee program to build mitigation projects as required in the 2008 federal mitigation rule and according to the program's approved instrument.

If you have any questions or require additional information, please contact me at 317-234-9702 or INSWMP-Inquiry@dnr.in.gov.

Sincerely,

A handwritten signature in black ink that reads "Brad Baldwin". The signature is written in a cursive, slightly slanted style.

Brad Baldwin
Director
Indiana Stream and Wetland Mitigation Program (INSWMP)

Enclosure: Credit Purchase Receipt 0422R – Indiana Natural Resources Foundation

cc: Graham Wrin, 401-Wetlands Project Manager, IDEM 401-Wetlands Program
Scott Matthews, IRT, USACE Louisville District
Patti Grace-Jarrett, USACE Louisville District RIBITS Administrator
Todd Hagman, USACE Louisville District RIBITS Administrator
Donald Lewis, USACE Louisville District RIBITS Administrator
Ben Harvey, Stantec

Payment Receipt

INSWMP

402 W. Washington Street, W256
IN 46204

Received From
Pedcor Community Development Corporation 770 3rd Avenue, SW Carmel, IN 46032

Date	7/10/2023
Payment Method	Check
Check/Ref No	14505

Payment Amount	\$172,000.00
Total Amount Due	\$0.00

Invoices Paid

Date	Invoice Number	Amount Due	Amount Applied
6/14/2023	422	\$172,000.00	\$172,000.00