



Indiana Department of Environmental Management
Office of Water Quality
Waterways Section

Publication Date:
September 18, 2026

IDEM Permit Number:
SRIP01421

PUBLIC NOTICE

Closing Date:
October 18, 2026

Corps of Engineers ID Number:
Not Applicable

To all interested parties:

This letter shall serve as a formal notice of the receipt of an application for a State Isolated Wetland Individual Permit by the Indiana Department of Environmental Management (IDEM). The purpose of the notice is to inform the public of active applications submitted for permits required under IC 13-18-22 and to solicit comments and information on any impacts to water quality related to the proposed project. IDEM will evaluate whether the project complies with Indiana's water quality standards as set forth at 327 IAC 2 and all applicable provisions of IC 13-18-22.

1. Applicant: Gregory Gerke
DHE
10039 Harbour Pines Ct
Indianapolis, IN 46256

2. Agent: Gregory Gerke
DHE
10039 Harbour Pines Ct
Indianapolis, IN 46256

3. Project Location: Latitude 39.20153, Longitude -86.00176
7162 West State Road 46, Columbus, Bartholomew County.

4. Affected Wetlands: Five Class I isolated wetlands and seven Class II isolated wetlands.

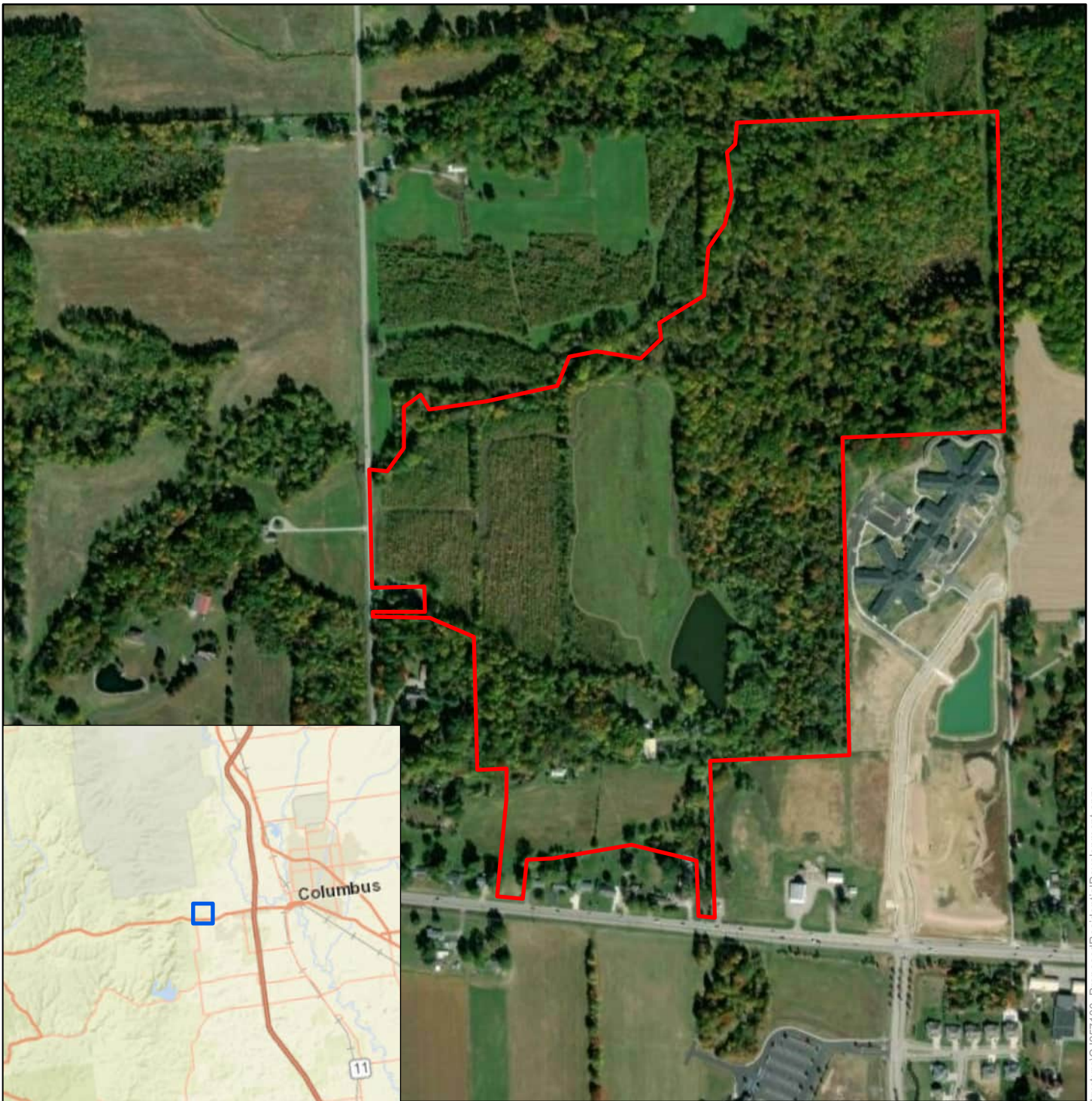
5. Project Description: Construction of a 106-acre residential subdivision, involving impacts to 3 state regulated wetlands with clean earthen fill. Proposed mitigation is the creation of 2.68 acres of forested, Class II isolated wetlands and 0.79 acre of scrub-shrub, Class II isolated wetlands and the preservation of 0.56 acre of forested, Class II isolated wetland on-site.
For additional information visit the Regulatory ePortal at: <https://waterquality.idem.in.gov>.

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

Public Hearing: Any person may submit a written request that a public hearing be held to consider issues related to water quality in connection with the project detailed in this notice. The request for a hearing should be submitted within the comment period to be considered timely. The request should also state the reason for the public hearing as specifically as possible to assist IDEM in determining whether a public hearing is warranted.

Questions? Additional information may be obtained by contacting WaterwaysComments@idem.IN.gov. In the subject line of the email, please include the IDEM ID Number listed in the top right corner of the first page of this public notice. Indicate if you wish to receive a copy of IDEM's final decision. Written comments and inquiries may be forwarded to –

Indiana Department of Environmental Management
100 North Senate Avenue
MC65-42 WQS IGCN 1255
Indianapolis, Indiana 46204-2251 FAX: 317/232-8406



Legend

Study Area

0 300 600 1,200
Feet



DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

Project No.:
CJ257130
Date:
Jul 2025
Drawn By:
DNR
Reviewed By:
SW

terracon
7770 West New York Street
Indianapolis, Indiana 46214
PH. (317) 273-1690
terracon.com

Vicinity Map

Proposed Residential Development
7162 West State Road 46
Columbus, Bartholomew County, Indiana

Exhibit

1.0

LEGEND

- SF = SILT FENCE
(LIMITS OF DISTURBANCE CONTAINED WITHIN PROPERTY BOUNDARY AND SILT FENCE = 62 AC ±)
TCE = TEMPORARY CONSTRUCTION ENTRANCE (150'L x 24'W)

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

CSGP REQUIRES THAT ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 7 DAYS OR MORE BE STABILIZED (SEEDED, MULCHED, ETC.). STABILIZATION MEASURES MUST BE STARTED WITHIN 7 DAYS AND COMPLETE WITHIN 14 DAYS THEREAFTER.

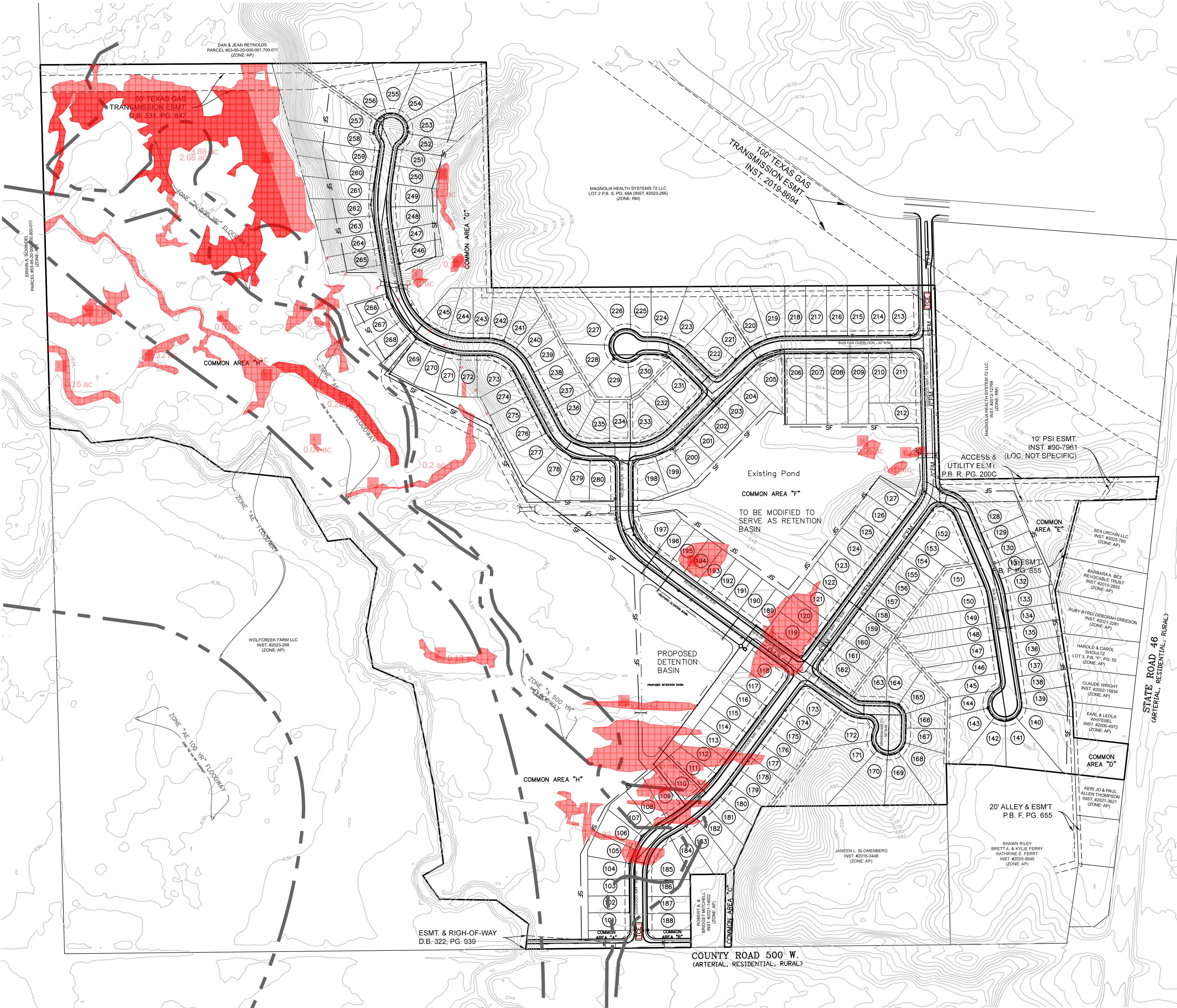
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

STORM WATER BMP MAINTENANCE SCHEDULE:

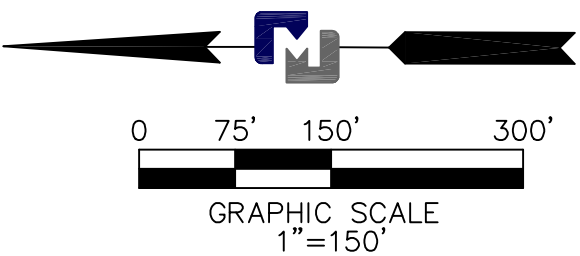
1. SILT FENCING AND OTHER BMP'S SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAIN EVENT THAT PRODUCES MORE THAN OR EQUAL TO 1/2" OF RAIN. ALL DAMAGED OR DISTURBED BMP'S SHALL BE IMMEDIATELY REPAIRED TO AN OPERATIONAL CONDITION.
2. ANY MAJOR SILT SPILLS ESCAPING THE CONSTRUCTION SITE SHALL IMMEDIATELY BE REPORTED TO THE CITY OF COLUMBUS STORMWATER COORDINATOR AND THE ENGINEER SO REMEDIATION MEASURES CAN BE IMPLEMENTED.
3. COPIES OF ALL BMP INSPECTION REPORTS SHALL BE MAINTAINED ON-SITE AND MADE AVAILABLE FOR REVIEW BY THE ENGINEER OR CITY OF COLUMBUS INSPECTOR.
4. MEASURES TO BE TAKEN TO KEEP SEDIMENT OFF NEWLY CONSTRUCTED PAVEMENT UNTIL DISTURBED AREAS CAN BE STABILIZED.

CONSTRUCTION SEQUENCING/PHASING:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE IN LOCATION SHOWN ON THE PLAN.
2. INSTALL PERIMETER SILT FENCE AS SHOWN. CONDUCT SELECTIVE CLEARING AS NECESSARY TO INSTALL.
3. CLEAR SITE AS NECESSARY TO CONSTRUCT IMPROVEMENTS.
4. DEMOLISH AND REMOVE EXISTING STRUCTURES.
5. STRIP TOPSOIL AND STOCKPILE. INSTALL SILT FENCE ALONG PERIMETER OF STOCKPILE BASE.
6. BEGIN MASS EARTHWORK.
7. BEGIN CONSTRUCTION OF PROPOSED ROAD BEDS.
8. BEGIN CONSTRUCTION OF PROPOSED DETENTION BASIN AND MODIFICATION TO EXISTING POND TO SERVE AS A RETENTION BASIN.
9. INSTALL PROPOSED UTILITIES, SERVICE LINES AND STORM PIPE SYSTEM.
10. GRADE BUILDING PADS.
11. CONSTRUCT ROCK BASE COURSE FOR ROADWAYS.
12. POUR CONCRETE CURBS.
13. BEGIN CONSTRUCTION OF ASPHALT PAVEMENT.
14. POUR CONCRETE SIDEWALKS.
15. FINISH GRADE, SEED AND STRAW ALL DISTURBED AREAS.
16. SCHEDULE A FINAL INSPECTION MEETING WITH THE CITY PLANNING AND ENGINEERING DEPARTMENTS FOR INFRASTRUCTURE INSPECTION AND/OR ACCEPTANCE.
17. ONCE PROJECT SITE IS STABILIZED STORM WATER BMP'S WILL BE REMOVED, CONTOURS WILL BE RESTORED TO FINAL GRADES AND DISTURBED AREAS WILL BE PERMANENTLY SEEDED.
18. FINAL INSPECTION AND PROJECT CLOSE OUT.



BASIS OF BEARINGS WAS OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE.



25513epsc.dwg



1428 Lafayette Avenue Columbus, IN 47201
502.327.7073 www.milestonedesign.org

TIPTON RIDGE
PRELIMINARY PLAT

DATE: 01/16/26
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=60' (HORZ)
SCALE: N/A (VERT)

REVISIONS

NO.	DESCRIPTION	DATE

EPSC PLAN

JOB NUMBER
25513

C13

NOTES

1) NO RELIANCE SHOULD BE MADE ON FILES IN ELECTRONIC MEDIA FORMAT OF GRAPHICS, DATA, TEXT, OR OTHER TYPES, UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT. THE AUTHOR OF ANY SUCH FILES MAKES NO WARRANTY AS TO THE COMPLETENESS OR CORRECTNESS THEREOF. ANY CONCLUSIONS, OR INFORMATION OBTAINED FROM SUCH FILES WILL BE AT THE USER'S SOLE RISK.

2) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND MARKING PAINT PROVIDED BY VARIOUS COMPANIES CONTACTED BY INDIANA UNDERGROUND PLANT PROTECTION SERVICES (INDIANA 811), TICKET NO. 2205046764. NOT ALL UTILITIES RESPOND TO REQUESTS FOR LOCATES FOR SURVEYS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY EXIST. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. BEFORE DESIGN OR CONSTRUCTION IS BEGUN, MORE PRECISE LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE AGENCIES.

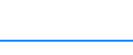
3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THESE TRACTS.

4) THE COORDINATE DATA REPRESENTED ON THIS DRAWING WAS GATHERED BY MEANS OF TRIGONOMETRIC LEVELING METHODS (TOTAL STATION) AND RTK GPS OBSERVATIONS. THE GPS OBSERVATIONS WERE MADE USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE. SAID ZONE IS A LOW DISTORTION PROJECTION DEFINED BY A SPECIFIC COMBINED SCALE FACTOR AND FALSE NORTHING AND EASTING VALUES. THE COORDINATE VALUES CREATED IN SAID ZONE ARE TRANSLATED FROM THE GRID TO THE GROUND, THEREFORE NO ADJUSTMENT IS NEEDED TO OBTAIN GROUND SURFACE DATA.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THERE MAY BE EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES OF RECORD.

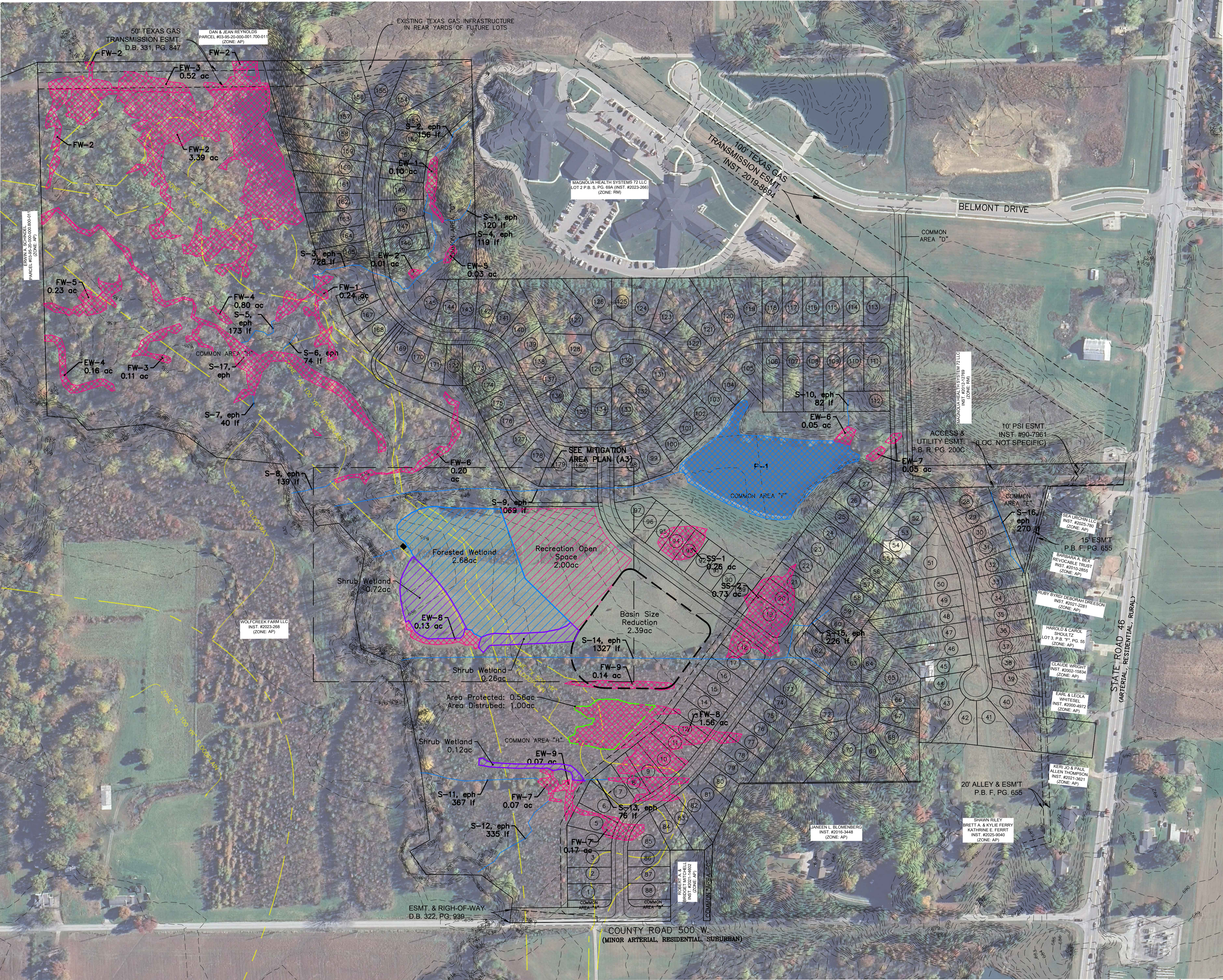
6) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED. IT IS BASED ON AN ADMINISTRATIVE SUBDIVISION PLAT, WHICH MEETS THE REQUIREMENTS OF THE INDIANA ADMINISTRATIVE CODE, TITLE 865, ARTICLE 1, RULE 12, BY MILESTONE DESIGN GROUP, RECORDED IN P.B. "S", PG. 180C IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER.

LEGEND

-  = WETLAND AREA
-  = POND AREA
-  = PROPOSED FORESTED WETLAND
-  = PROPOSED RECREATION OPEN SPACE
-  = PROPOSED SCRUB WETLAND
-  = STREAM (TYPE INDICATED)
-  = FEMA FLOODWAY LIMITS
-  = FEMA FLOODPLAIN LIMITS

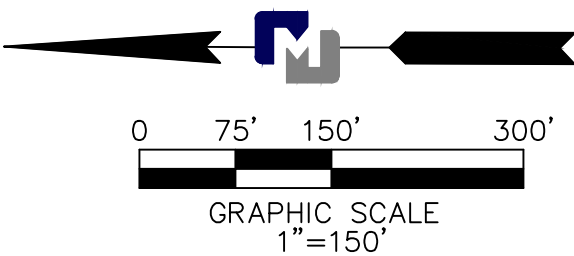
WETLAND FILL SUMMARY

ID	FILL VOLUME (CY)
EW-1	0
EW-2	0
EW-3	0
EW-4	0
EW-5	0
EW-6	0
EW-7	0
EW-8	0
EW-9	0
SS-1	1,827
SS-2	9,733
FW-1	0
FW-2	0
FW-3	0
FW-4	0
FW-5	0
FW-6	250
FW-7	1,212
FW-8	5,861
FW-9	0



PROPERTY DESCRIPTION

LOTS IDENTIFIED AS ADMINISTRATIVE LOTS 2A, 3 & 4 IN "WOLF CREEK - 500 W PHASE II ADMINISTRATIVE SUBDIVISION" AS RECORDED IN PLAT BOOK "S", PAGE 180C IN THE OFFICE OF THE RECORDER, BARTHOLOMEW COUNTY, INDIANA.



25513_ALT02 Min Devp.dwg



1428 Lafayette Avenue Columbus, IN 47201
812.572.7598 www.milestonedesign.org

DRAWING 3
TERRACE POINTE MAJOR SUBDIVISION
WETLAND MITIGATION PLAN

DATE: 08/25/26
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=150' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
8/25/26	IDEM COMMENTS

MINIMUM
DEGRADATION PLAN

JOB NUMBER
25513

A2