



Indiana Department of Environmental Management

Office of Water Quality

Wetlands Section

Publication Date:
November 3, 2025

Closing Date:
December 3, 2025

IDEM ID Number:
2025-760-2-EJW-IWIP

Corps of Engineers ID Number:
Not Applicable

PUBLIC NOTICE

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: Jamie Lancia
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818

2. Agent: Ashlee Rodrigue
Earth Source, Inc.
14921 Hand Road
Fort Wayne, IN 46818

3. Project location: Latitude: 41.19760 Longitude: -85.15535
Approximately 0.15 miles East of Hummingbird Cv and Shearwater Run intersection in Huntertown, Allen County.

4. Affected waterbody: Isolated wetlands forested Class 1 Section II, forested Class 2 Section III, and non-forested Class 2 Section IV.

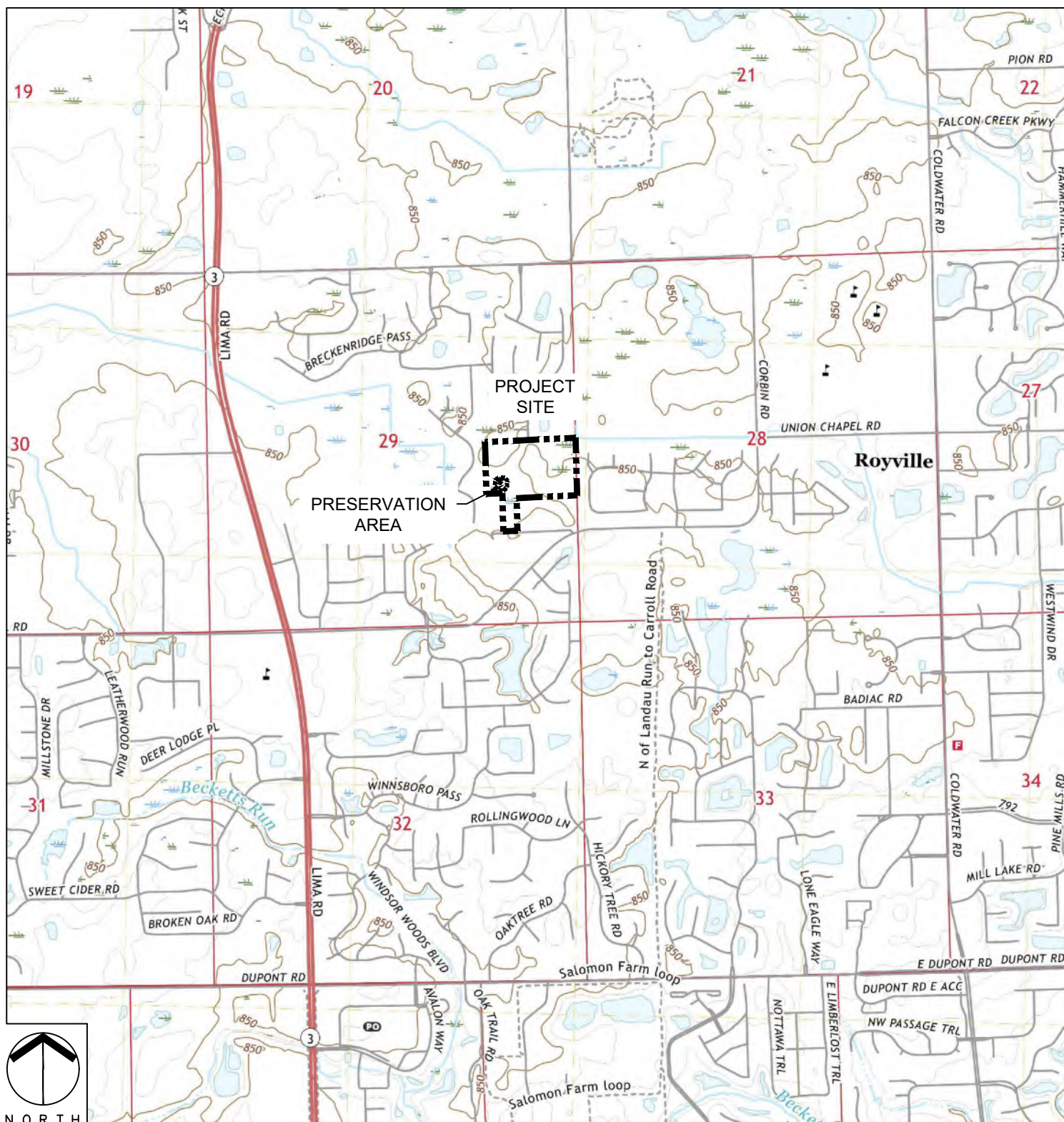
5. Project Description: The applicant proposes permanently impacting 3.10 acres of emergent, Class 2 wetland Section IV and temporarily impacting 0.15 acre of Section IV for the construction of a detention basin and building pad in association with the construction of the Ravenswood residential development. Approximately 19,371 cubic yards of original soil will be excavated from within 1.48 acres of emergent wetland. Approximately 4,271 cubic yards of clean dirt material will be placed within 0.72 acres of emergent wetland to create an earthen berm and 0.48 acres of open water to convert the open water to grass adjacent to the berm. A building pad will be built south of the detention pond. Due to the grading of the building pad and detention basin, an additional 0.42 acres of emergent wetland will be impacted. As a result of pre-application discussions, preserving 0.58 acres of forested wetland within Section IV with an environmental notice fulfills mitigation requirements.

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 state isolated wetland permit review process.

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

Questions? Additional information may be obtained from Evan White, Project Manager, at EVWhite@IDEM.IN.Gov or 317-671-6698. Please address all correspondence to the project manager and reference the IDEM project identification number listed on this notice. Indicate if you wish to receive a copy of IDEM's final decision. Written comments and inquiries may be forwarded to -

100 North Senate Avenue
MC65-42 WQS IGCN 1255
Indianapolis, Indiana 46204-2251
FAX: 317/232-840



Project Name:

RAVENSWOOD

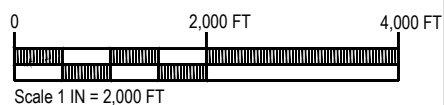
Agent:



Earth-Source Inc

14921 Hand Road, Fort Wayne, IN 46818
(260) 489-8511 Fax (260) 489-8607

PROJECT LOCATION MAP



Applicant:

SPRINGMILL WOODS DEVELOPMENT,
LLC
9430 LIMA ROAD
FORT WAYNE, INDIANA 46818

State:

INDIANA

County:

ALLEN

Township Name:

PERRY

Township:

T32N

Range:

R12E

Section:

SEC 29

Quadrangle:

HUNTERTOWN (IN)

Latitude/Longitude (WGS 84):

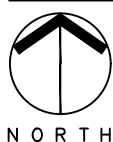
41.198223°, -85.154441°


Date:

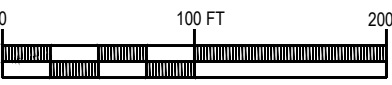
8-25-2025

Attachment:

EXHIBIT A



Project Name:		RAVENSWOOD	
Agent:		 Earth-Source Inc 14921 Hand Road, Fort Wayne, IN 46818 (260) 489-8511 Fax (260) 489-8607	

WETLAND PRESERVATION AREA MAP	
	
Applicant:	
SPRINGMILL WOODS DEVELOPMENT, LLC 9430 LIMA ROAD FORT WAYNE, INDIANA 46818	

State:		County:	
INDIANA		ALLEN	
Township Name:			
PERRY			
Township:	Range:	Section:	
T32N	R12E	SEC 29	
Quadrangle:			
HUNTERTOWN (IN)			
Latitude/Longitude (WGS 84):			
41.198223°, -85.154441°			
Date:		Attachment:	
8-25-2025		EXHIBIT B	



Project Name:

RAVENSWOOD

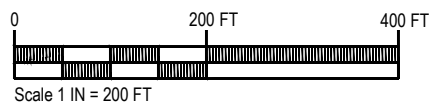
Agent:



Earth-Source Inc

14921 Hand Road, Fort Wayne, IN 46818
(260) 489-8511 Fax (260) 489-8607

WETLAND DELINEATION & IMPACT MAP



Applicant:

SPRINGMILL WOODS DEVELOPMENT,
LLC
9430 LIMA ROAD
FORT WAYNE, INDIANA 46818

State:

INDIANA

County:

ALLEN

Township Name:

PERRY

Township:

T32N

Range:

R12E

Section:

SEC 29

Quadrangle:

HUNTERTOWN (IN)

Latitude/Longitude (WGS 84):

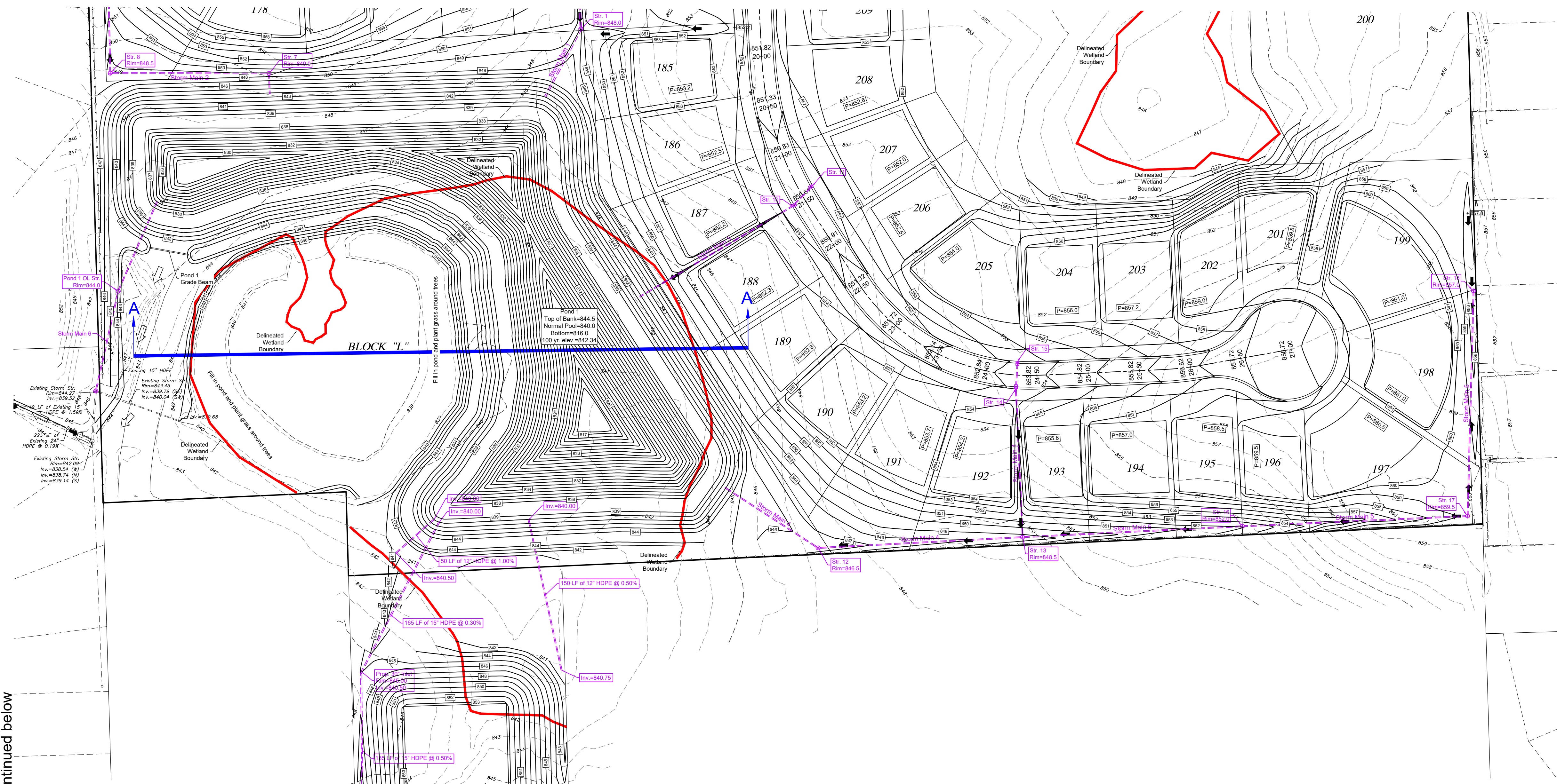
41.198223°, -85.154441°

Revised Date:

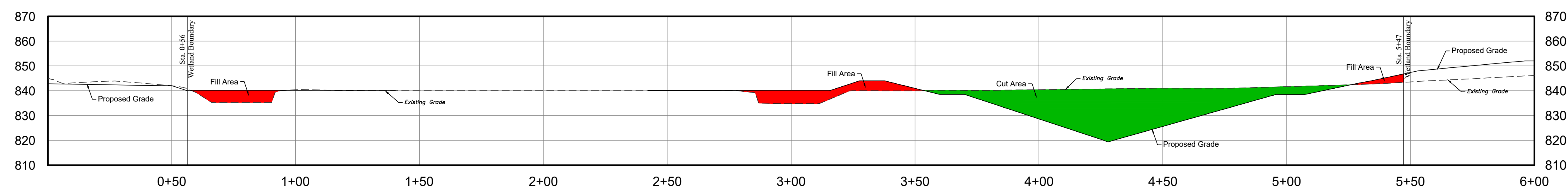
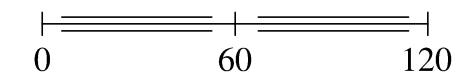
8-25-2025

Attachment:

R5



SCALE IN FEET:



Section A-A

Scale: 1"=30'

RAVENSWOOD, SECTION VI

Wetland Excavation Plan

Revisions:

For: Springmill Woods Development, LLC

By: **Sauer Land Surveying, Inc.**
7203 ENGLE ROAD
FORT WAYNE, IN 46804
TEL: 260/469-3300 / FAX: 260/469-3301

Date: August 19, 2025

Scale:
1"=60'

Sheet No.
1 of 1



Earth Source Inc
14921 Hand Road, Fort Wayne, IN 46818 (260)489-8511

Mr. Evan White
Wetlands and Stormwater Section, Office of Water Quality
100 North Senate Avenue, Room 1255
Indianapolis Indiana 46204

September 5, 2025

re: **TRANSMITTAL**
Isolated Wetland Individual Permit
Ravenswood
Allen County, Indiana

Dear Mr. White:

Please find enclosed an Isolated Wetland Individual Permit for Ravenswood Subdivision located in Section 29 of Perry Township (Township 32 North, Range 12 East) in Allen County, Indiana. Springmill Woods Development, LLC is proposing Section 6 of the Ravenswood residential subdivision. The applicant is proposing to impact 3.10 acres of Class II emergent wetland for the construction of a detention basin and building pad. As a result of pre-application discussions, IDEM has identified preservation of the existing forested portion of Section IV (0.58-acres) with an agreed-upon Environmental Notice as suitable to meet Avoidance, Minimization and Mitigation considerations for the proposed impacts.

If we can be of any assistance or answer any questions regarding the project, please do not hesitate to contact us at your earliest convenience.

Sincerely,
Earth Source Inc.,

Ashlee N Rodrigue
Environmental Scientist

Enclosures
cc:

14921 Hand Road, Fort Wayne, IN 46818 • (260) 489-8511 • office@earthsourceinc.net

landscape architecture • land planning • wetland delineation, permitting & design
native seed nursesey • ecological restoration • management



APPLICATION TO DISCHARGE DREDGED OR FILL MATERIAL TO WATERS OF THE STATE

State Form 51821 (R3 / 2-25)

Indiana Department of Environmental Management

1. Read the instruction sheet before filling out this form.

INSTRUCTIONS: 2. You must complete all applicable sections of this form

1. Applicant Information		2. Agent Information	
Name of Applicant Springmill Woods Development, LLC		Name of Agent Earth Source, Inc.	
Mailing address (Street/ PO Box/ Rural Route, City, State, ZIP Code) 9430 Lima Road Fort Wayne, Indiana 46818		Mailing address (Street/ PO Box/ Rural Route, City, State, ZIP Code) 14921 Hand Road Fort Wayne, Indiana 46818	
Daytime Telephone Number 260-489-4433		Daytime Telephone Number 260-489-8511	
Fax Number		Fax Number	
E-mail address (optional) jamie@lanciahomes.com		E-mail address (optional) arodrigue@eathsourceinc.net	
Contact person (required) Jamie Lancia		Contact person Ashlee Rodrigue	
3. Project / Tract Location			
County Allen		Nearest city or town Fort Wayne	
Project street address (if applicable) 1128 Carroll Rd Fort Wayne, IN 46845			
Decimal Latitude: 41.198223°		Decimal Longitude: -85.154441°	
Type of aquatic resource(s) to be impacted (Attach Worksheet One.) Section IV - Emergent Wetland and Open Water		Project name or title (if applicable) Ravenswood	
Descriptive project location information including directions from the nearest intersection: Take I-69 north from Indianapolis and take exit 311B for In-3/Lima Road. Continue on Lima Road north for 4 miles and turn right onto Carroll Road. Continue for 1 mile then turn left onto Carroll Road and continue for 0.5 miles. The project site is located north of Carroll Road. The project is also located south of 12612 Winding Vine Run.			
4. Project Purpose and Description (Use additional sheet(s) if required.)			
Has any construction been started? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Anticipated start date (month, day, year) 04-01-2026	
If yes, how much work is completed?			
Purpose of project and overview of activities The applicant is requesting a State Regulated Wetland Individual Permit (SRWIP) for the regulated permanent impact to 3.10 acres of isolated, Class II, emergent wetland and open water for the construction of a detention basin and building pad. The applicant is also proposing to construct a 20-foot-wide construction access through 0.15-acres of isolated, Class II, emergent wetland. Below the construction access road, the applicant is also installing an 8-inch PVC water main. As a result of pre-application discussions, IDEM has identified preservation of the existing forested portion of Section IV (0.58-acres) with an agreed-upon Environmental Notice as suitable to meet Avoidance, Minimization and Mitigation considerations for the proposed impacts.			

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?
The development has chosen to avoid two forested wetlands located in the woods that are of higher quality than Section IV and focus impacts on the lowest quality wetland, which is dominated by 100% invasive species as well as preserving the remaining forested portion of Section IV.
2. Is the proposed activity reasonably necessary or appropriate?
The detention basin is necessary to provide sufficient on-site stormwater detention for the property as the property splits a watershed divide.

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?
Not Applicable
2. Have practicable and appropriate steps to minimize impacts to water resources been taken?
Not Applicable

Describe all compensatory mitigation required for unavoidable impacts.

As a result of pre-application discussions, IDEM has identified preservation of the existing forested portion of Section IV (0.58-acres) with an agreed-upon Environmental Notice as suitable to meet Avoidance, Minimization and Mitigation considerations for the proposed impacts.

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. All correspondence from the Indiana Department of Natural Resources, Division of Nature Preserves including the Heritage Data Review (required)
- 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. If applying for a State Regulated Wetland Permit and IDEM cannot determine the wetlands are non-jurisdictional, isolated wetlands, then correspondence from the USACE on the jurisdictional status of the wetland is necessary.
- f. 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.

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.

<p>Name See Attachment 1 Address (number and street)</p> <p>City State ZIP Code</p>	<p>Name Address (number and street)</p> <p>City State ZIP Code</p>
<p>Name Address (number and street)</p> <p>City State ZIP Code</p>	<p>Name Address (number and street)</p> <p>City State ZIP Code</p>
<p>Name Address (number and street)</p> <p>City State ZIP Code</p>	<p>Name Address (number and street)</p> <p>City State ZIP Code</p>
<p>Name Address (number and street)</p> <p>City State ZIP Code</p>	<p>Name Address (number and street)</p> <p>City State ZIP Code</p>
<p>Name Address (number and street)</p> <p>City State ZIP Code</p>	<p>Name Address (number and street)</p> <p>City State ZIP Code</p>
<p>Name Address (number and street)</p> <p>City State ZIP Code</p>	<p>Name Address (number and street)</p> <p>City State ZIP Code</p>

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: _____

Date: _____

9-4-25
(mm/dd/yyyy)

Print Name: _____

Jonah Landa

Title: _____

Member

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 checked="" type="checkbox"/> FO	Section I - 1.59	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA	NA	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 (*cubic yards*) 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 checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input checked="" type="checkbox"/> F	Section II - 0.13	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	0.13	Exempt	No
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> NF <input checked="" type="checkbox"/> F	Section III - 0.59	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA	Exempt	No
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	<input checked="" type="checkbox"/> NF <input type="checkbox"/> F	Section IV - 3.68	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.10	4,271	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 dirt material

Describe the type and composition and quantity (*cubic yards*) of material proposed to be dredged or excavated from isolated wetlands on the project site:
19,371 CYS of original soil .

C. Bridges and Stream Crossings - provide the following information for EACH structure (Use additional sheet(s) if required.)	
Stream name	Not Applicable
Description of impacts	Not Applicable
Length of upstream bank impacts:	Left side: Not Applicable Right side: Not Applicable
Length of downstream bank impacts:	Left side: Not Applicable Right side: Not Applicable
Bank protection fill placed below the Ordinary High Water Mark:	Volume per running foot: Not Applicable
Bank protection fill placed below the Ordinary High Water Mark:	Area of coverage: Not Applicable

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

Water body name

Not Applicable

Description of impacts

Not Applicable

Length of shoreline or bank protection

Not Applicable

Volume (*cubic yards*) of bank protection fill placed below the Ordinary High Water Mark per running foot

Not Applicable

Area (*square feet*) of bank protection fill placed below the Ordinary High Water Mark

Not Applicable

E. Stream Relocation

Water body name

Not Applicable

Description of impacts

Not Applicable

Length of existing channel to be relocated (*linear feet*)

Not Applicable

Length of new channel to be constructed (*linear feet*)

Not Applicable

Existing channel to be backfilled?

☐ Yes ☐ No

Type of relocation

☐ Piping ☐ Open ☐ Channel ☐ Other: _____Type of fill and volume (*cubic yards*)

Not Applicable

F. Open Water Fill

Water body name

Not Applicable

Description of impacts

Not Applicable

Area of water body to be filled (*acres*)

Not Applicable

Type of fill and volume (*cubic yards*)

Not Applicable

Notes and Instructions for Authorization to Discharge Dredged or Fill Material to a State Regulated Wetland and/or Waters of the State Permit Application Form and Worksheet

Note to applicants:

This form is to be used by all persons who intend to discharge dredged or fill materials into wetlands, isolated wetlands, or any other water body regulated under state and federal law. Specifically, this form is to be used for the following:

1. Application for Section 401 Water Quality Certification for any project not covered by the Indiana Regional General Permit
2. Application for a State Regulated Wetland Permit authorized under HEA 1798 and HEA 1277, excluding any activities authorized under any of the State Regulated Wetland General Permits

Consult the Office of Water Quality Web site for information on the types of authorizations and requirements for projects regulated under these laws.

<http://www.in.gov/idem/wetlands/index.htm>

Do not submit this form until you are familiar with the various authorizations and proper forms for obtaining these authorizations. An application submitted on the incorrect form may result in delays in processing.

Applicants should also contact the Indiana Department of Natural Resources (DNR) regarding potential permit requirements associated with construction in a floodway or a public freshwater lake. You can reach the DNR Division of Water at (317) 232-4160 or toll free at (877) WATER-55.

Instructions for Completing the Application and Worksheet

Address all applications or questions to:

Indiana Department of Environmental Management
Office of Water Quality
Section 401 Water Quality Certification/State Isolated Wetlands Program
100 North Senate Ave.
Indianapolis, Indiana 46204

Telephone: (800) 451-6027 or (317) 233-8488

Print clearly or type.

Attach additional 8.5" x 11" sheets as necessary.

APPLICATION

Note:

Some wetland activities may impact both U.S. navigable waters and state regulated isolated wetlands. In those situations, the project will require a Section 401 Water Quality Certification and Section 404 U.S. Corps of Engineers permit AND approval under the new State Isolated Wetland Regulatory Program. When IDEM receives an application that involves an activity that may impact both intrastate navigable waters and a state regulated wetland, current state law requires that we evaluate each activity using different authorities. IDEM will, at the request of an applicant, evaluate a project with multi-jurisdictional wetlands under the Section 401 certification framework and will provide one authorization for the project, applying the state regulated isolated wetlands law and federal Clean Water Act Section 401 authorities. If an applicant prefers that all IDEM approvals occur within one streamlined review process, a separate letter specifically requesting a combined review of the entire project should be submitted concurrently with the application.

Always include information in boxes on the form. In cases where you cannot include all necessary information within a box on the form, include a summary of the information in the box and make reference to an attached document, but be sure to include a summary in the box.

Block 1 - Applicant Information

Provide your name, address, and telephone number. You MUST provide a contact name. For complex projects or projects with multiple contractors and responsible parties, designation of a single point of contact will speed up the review process and enable more timely responses to requests for information.

Block 2 - Agent Information

If you choose to be represented by an agent, provide the agent's address and telephone information. You are not required to have an agent.

Block 3 - Project Location

Provide specific information relating to the location of your proposed project. Provide accurate maps depicting the project location. Try to keep detail on maps to a minimum, focusing instead on the location of structures and associated water bodies. Consult the USGS Quadrangle maps for information on the quarter, section, township and range of the project. IDEM may require that you submit full size plans to supplement the 8 1/2" by 11" map sheets if the project is large or complex.

Block 4 - Project Purpose and Description

Provide the proposed or actual start date and the anticipated completion date. If you have started your project before obtaining authorization, you may be in violation of federal and/or state law. Give a narrative description of the proposed project. You should include any supplemental environmental reports, assessments, or other documents that explain or justify the proposed configuration of the project. Describe the purpose of the project (that is, what goal or outcome will be met by the construction of the project).

Block 5 - Avoidance, Minimization, and Mitigation Information

You must describe possible alternatives to the proposed project that would avoid impacts to the aquatic resource that were considered during the project planning process. You must also describe ways to minimize impacts considered during the project planning process, including a description of how you plan to contain any dredged/excavated material to prevent re-entry into waterways or wetlands. Examples of alternatives include construction on the upland portions of the property; rerouting a roadway to avoid a wetland; or alternate design plans. Minimization of the impacts may decrease any mitigation requirements that might otherwise apply. Minimization may include reduction of the amount of dredging, filling, or vegetative clearing. For isolated wetlands only, enclosure of a

entity having authority over the proposed use of the property on which the wetland is located; that includes a specific finding that the wetland activity is part of a legitimate use proposed by the applicant on the property, substitutes for the information required on avoidance and minimization.

Answer all the questions in detail, providing example, drawings, or other supporting information to illustrate the steps taken to consider alternatives. Provide reasons why various alternatives were or were not considered.

In general, all impacts to wetlands or other waters that require the use of this form will require some form of compensatory mitigation. A detailed description of the mitigation plan must be provided, including: the location of the mitigation site, the size and type of mitigation to be performed, the construction sequence or timing of the mitigation, information on post construction monitoring, mitigation techniques, and success criteria of the mitigation site. A mitigation plan, with overview drawings, planting lists, cross sectional views, and other relevant information is recommended as a supplement to answer this question.

Block 6 - Drawing/Plan Requirements

You must submit drawings/plans that are on 8 1/2 by 11 inch sheets. Your project will be delayed if these materials are not submitted in the formats specified in the application.

Block 7 - Supplemental Application Materials

All projects involving impacts to wetlands must be accompanied by a wetland delineation using the procedures established in the U.S. Army Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1 (January 1987). This delineation must be approved or reviewed by the Corps of Engineers in order for IDEM to determine the impacts to water bodies associated with the project. DO NOT submit an application involving impacts to wetlands without a wetland delineation. For projects that involve impacts to isolated wetlands, a letter from the Corps of Engineers that specifically makes this determination must be provided or the application will not be processed. Submittal of photographs depicting the project site is highly encouraged. Photos must be clearly labeled with the direction of the shot, the area depicted, and notes on relevant features. A map depicting the location of photos on the project site is also useful and should be included whenever photos are submitted.

For project sites with isolated wetlands, a tract history is also required. This history provides information on all the wetlands on the site prior to January 1, 2004, and describes any and all activities within these wetlands, including impacts allowed to wetlands exempt from regulation under the various provisions of federal and state law. Direct questions regarding this requirement to IDEM staff for clarification.

You must submit, with this notification form, correspondence from the IDNR, Division of Nature Preserves, which states that no state endangered, threatened, or rare species is documented on a permanent or seasonal basis within a 1/2 (0.50) mile radius of the proposed project site by the Indiana Natural Heritage Data Center. Alternately, you may provide written documentation from the IDNR, Division of Nature Preserves, which states that the proposed activities will not constitute a violation of state laws protecting state endangered, threatened, or rare species if they are documented on a permanent or seasonal basis within a 1/2 (0.50) mile radius of the proposed project site. Additional information regarding how to request Indiana Natural Heritage Data, including fees, required information, and timeframes, is available at the following:

IDNR - Division of Nature Preserves
Attn: Natural Heritage Data Manager
402 W. Washington St., Room W267
Indianapolis, IN 46204
Fax number: 317-233-0133
<https://indhcdaterequest.dnr.in.gov/>
TDavis@DNR.IN.Gov

Block 8 - Additional Information That May Be Required

You are not required to submit the information specified in this section unless directed to do so by IDEM. However, you may submit the information if you anticipate that such information will be required. For example, if you are aware of issues on the proposed project site which may impact water resources, such as the presence of contaminated soils or sediments, endangered species, well field protection areas, or previously permitted activities on the project site, information regarding these points must be submitted with the certification application.

Block 9 - Permitting Requirements

Provide information regarding your application to the Corps of Engineers. If you have not yet contacted the Corps of Engineers, you must do so as soon as possible (SEE BLOCK 7). Provide information regarding any other federal, state, or local permits, variances, licenses, or certifications required for your project. Please indicate whether they were approved, denied, or are pending.

Block 10 - Adjoining Property Owners and Addresses

List the names and addresses of landowners adjacent to the property on which your project is located. Adjacent property owners are persons who share property lines with your property. Inclusion of names and addresses of other persons (or entities) potentially affected by your project must include persons within your neighborhood, lake association, or in the general vicinity that may have an interest in your project. Consult with IDEM for further clarification.

Block 11 - Signature - Statement of Affirmation

You must sign and date the application. If the applicant is a corporation, a responsible person from that corporation must sign. No other signatures will be accepted. The application will not be processed without the appropriate signature.

WORKSHEET

Note: When calculating any type of impact, all areas that are affected by placement of fill, bank armoring, culverting, excavation, or any other activity must be counted. When calculating open water impact, all areas within lakes, rivers, streams and the like must be counted. This includes areas under new bridge piers, beaches, and boat ramps, as examples. The Ordinary High Water Mark means that line on the shore of a water body established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, natural destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

- Fill out only the sections of this worksheet that apply to your project. -

Section A - Wetlands

This section is for wetlands determined to be under the jurisdiction of the U.S. Army Corps of Engineers (Corps) and that require a Section 404 permit as well as a Section 401 Water Quality Certification from IDEM. List the type of wetland as Emergent (EM), Scrub shrub (SS), or Forested (FO). "Emergent wetland" means a wetland characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. "Scrub shrub wetland" means a wetland dominated

young trees, and trees and shrubs stunted by environmental conditions. "Forested wetland" means a wetland dominated by woody vegetation that has a diameter, at breast height, greater than three (3) inches, regardless of total height. The size of the wetland must be determined by conducting a wetland delineation consistent with the protocols established in the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual. The applicant must list whether or not the wetland will be impacted, the acreage of the impact, and the quantity of fill to be discharged into the wetland. The applicant must identify whether or not this is an after-the-fact (ATF) permit. An ATF permit is for impacts to wetlands or other water bodies under the jurisdiction of IDEM that did not receive authorization before the impacts occurred. Additionally, the applicant must describe the type and composition of material proposed to be discharged or removed from the wetland.

Section B - Isolated Wetlands

This section is for wetlands the Corps has determined to be isolated and no longer under their jurisdiction. The Corps jurisdictional determination letter must be included with the application. Isolated wetlands are considered State Regulated Wetlands and proposed impacts to these wetlands will be reviewed pursuant to IC 13-18-22. The class of wetland must be determined by the definitions outlined in IC-13-11-2-25.8. This is determined by assessing the vegetation type,

hydrologic function, habitat functions, values of the wetland, and disturbances to the wetland. The applicant must determine the type of wetland by designating the wetland as either Non-Forested (NF) or Forested (F). The size of the wetland must be determined by conducting a wetland delineation consistent with the protocols established in the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual. The applicant must list whether or not the wetland will be impacted, the acreage of the impact, and the quantity of fill to be discharged into the wetland. The applicant must identify whether or not this is an after-the-fact (ATF) permit. An ATF permit is for impacts to wetlands or other water bodies under the jurisdiction of IDEM that did not receive authorization before the impacts occurred. Additionally, the applicant must describe the type and composition of material proposed to be discharged or removed from the wetland.

Section C - Bridges and Stream Crossings

This section is for projects that impact streams in order to construct, maintain, or protect structures used to cross the stream. The applicant must list the name of the stream to be impacted by the proposed project. The stream name can be found on the USGS Topographic map. If the stream does not have a name, identify it as a tributary to the next stream or water body with a name. Describe the proposed impacts in detail. Include the lengths of bank impacts to both banks upstream and downstream. Determination of left and right banks is made in the following manner- at the point furthest upstream on the project site, face downstream - the left bank is on your left and the right bank is on your right. Identify the volume per running foot of material to be discharged below the Ordinary High Water Mark (OHWM). Identify the total area below the OHWM to receive a discharge of fill material.

Section D - Bank Stabilization

This section is for projects that discharge fill material in order to stabilize eroding land along streams, lakes, or other water bodies. The applicant must list the name of the water body to be impacted by the proposed project. The name of the water body can be found on the USGS Topographic map. If the water body does not have a name, identify it as a tributary to the next stream or water body with a name. Provide the length of shoreline or bank impact. Identify the volume per running foot of material to be discharged below the Ordinary High Water Mark (OHWM). Identify the total area below the OHWM to receive a discharge of fill material.

Section E - Stream Relocation

This section is for projects that propose to relocate a stream from its existing banks either by open channel construction or by stream piping. The applicant must list the name of the stream to be impacted by the proposed project. The stream name can be found on the USGS Topographic map. If the stream does not have a name, identify it as a tributary to the next stream or water body with a name. Describe the impacts to the stream. Provide the linear feet of existing channel to be relocated and the length of new channel to be constructed. The applicant must state whether the old channel is proposed to be filled and describe the type and quantity of fill to be used to fill the old channel. The applicant must also provide the type of relocation, new channel or piping.

Section F - Open Water Fill

This is for projects where the fill material extends beyond the edge of the shoreline into open water. Some examples include the filling of pit mines, borrow pits, and other land reclamation projects. Provide the name of the water body to be impacted. If the water body does not have a name, identify it as unnamed open water body. Describe the impacts to the water body including the area to be filled and the type and quantity of fill material to be discharged.

**ISOLATED WETLAND INDIVIDUAL PERMIT
RAVENSWOOD: ALLEN COUNTY, INDIANA
Attachment 1**

10. Adjoining Property Owners and Addresses	
Andrew Jagger & Dama Whitmore-Jagger 1128 W Carroll Rd Fort Wayne, IN 46845	Travis Gase & Cori Dykes 1041 Ironstone Cv Fort Wayne, IN 46845
Amy K Arney 12404 Hummingbird Cv Fort Wayne, IN 46845	Havilah Salyer 1017 Ironstone Cv Fort Wayne, IN 46845
Shearwater Community Assoc Inc 1002 Woodland Plaza Run Fort Wayne, IN 46825	Gary & Laura Michael 997 Ironstone Cv Fort Wayne, IN 46845
Shearwater Community Association Inc 220 Insurance Dr Ste G Fort Wayne, IN 46825	Landon Lengacher 973 Ironstone Cv Fort Wayne, IN 46845
James Minick & Kimberly Dornseif-Minick 12510 Shearwater Run Fort Wayne, IN 46845	Juan & Kelley Cuellar 945 Ironstone Cv Fort Wayne, IN 46845
Midhat & Fetaneta Omerovic 12520 Shearwater Run Fort Wayne, IN 46845	Eric & Sheila Myers 921 Ironstone Cv Fort Wayne, IN 46845
Matthew Traylor 12536 Shearwater Run Fort Wayne, IN 46845	Andrew & Karicia Hobson 12612 Winding Vine Run Fort Wayne, IN 46845
Brady Harris & Aubrey Vince 12554 Shearwater Run Fort Wayne, IN 46845	Ravenswood Community Association Inc 921 E Dupont Rd PMB 721 Fort Wayne, IN 46825
ReinRock LLC 4019 Deervale Dr Sherman Oaks, CA 91403	Tuscany Community Association Inc 1020 E Dupont Rd Fort Wayne, IN 46825
Ibrahim & Elvira Seferovic 1081 Ironstone Cv Fort Wayne, IN 46845	Ryan & Kathryn Teagno 12591 LaSuvera Ct Fort Wayne, IN 46845
Lisa & Marcus Christlieb 1063 Ironstone Cv Fort Wayne, IN 46845	Jonathan Schneider 12579 Lasuvera Ct Fort Wayne, IN 46845

**ISOLATED WETLAND INDIVIDUAL PERMIT
RAVENSWOOD: ALLEN COUNTY, INDIANA
Attachment 1**

DLI Asset Protection Trust Donald L Inman 1% Life EST INT 7329 N Country Road 100 E Pittsboro, IN 46167	Venkata Satyananda Muralidhar & Vijayalakshmi Srikakolapu 12533 LaSuvera Ct Fort Wayne, IN 46845
Robert L Haus 4305 N County Road 1000 E Brownsburg, IN 46112	Bradley & Erin Greenlee 12517 LaSuvera Ct Fort Wayne, IN 46845
Catherine J Cleary Trustee 10022 E Us Highway 136, Apt 1 Indianapolis, IN 46234	
Timothy & Diana Lute 881 Perolla Dr Fort Wayne, IN 46845	
Venkata Moningi & Sridevi Adivi 863 Perolla Dr Fort Wayne, IN 46845	
Scott & Amanda Scheele 847 Perolla Dr Fort Wayne, IN 46845	
Todd & Heather Love 829 Perolla Dr Fort Wayne, IN 46845	
Joseph Thompson 838 Carroll Road Fort Wayne, IN 46845	
Pathway Community Church Inc 1206 E Dupont Rd Fort Wayne, IN 46825	
Fernando & Megan Llamas 12555 LaSuvera Ct Fort Wayne, IN 46845	

APPLICATION FOR:

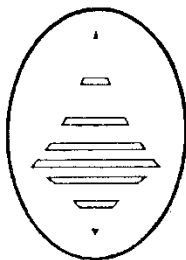
**STATE REGULATED WETLAND
INDIVIDUAL PERMIT**

RAVENSWOOD, SECTION VI

Prepared for:

**SPRINGMILL WOODS DEVELOPMENT, LLC
9430 LIMA ROAD
FORT WAYNE, INDIANA 46818**

Prepared by:



Earth·Source Inc

14921 Hand Road, Ft. Wayne, IN 46818
PH: (260) 489-8511 • EM: Office@earthsourceinc.net

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**STATE REGULATED WETLAND INDIVIDUAL PERMIT APPLICATION
RAVENSWOOD: ALLEN COUNTY, INDIANA**

1.0 EXECUTIVE SUMMARY

Springmill Woods Development, LLC is proposing the extension of the Ravenswood residential development. The 27-acre project site is located in Section 29 of Perry Township (Township 32 North, Range 12 East) in Allen County, Indiana (Latitude: 41.198223°, Longitude: -85.154441°). The applicant is requesting a State Regulated Wetland Individual Permit (SRWIP) for the regulated permanent impact to 3.10 acres of what the Indiana Department of Environmental Management (IDEM) has classified as isolated, Class II, emergent wetland and open water for the construction of a detention basin and building pad. The applicant is also proposing to construct a 20-foot-wide construction access through 0.15-acres of isolated, Class II, emergent wetland. Below the construction access road, the applicant is also installing an 8-inch PVC water main. Temporary impacts are located within the footprint of the proposed permanent impacts. As a result of pre-application discussions, IDEM has identified preservation of the existing forested portion of Section IV (0.58-acres) with an agreed-upon Environmental Notice as suitable to meet Avoidance, Minimization and Mitigation considerations for the proposed impacts.

**STATE REGULATED WETLAND INDIVIDUAL PERMIT APPLICATION
RAVENSWOOD: ALLEN COUNTY, INDIANA**

2.0 PROJECT INFORMATION

2.1 Applicant Information

Applicant

Mr. Jamie Lancia
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, Indiana 46818

voice (260) 489-4433

Agent

Mr. Eric P. Ellingson
Earth Source Incorporated
14921 Hand Road
Fort Wayne, Indiana 46818

voice (260) 489-8511

2.2 Project Summary

Springmill Woods Development, LLC is proposing the extension of the Ravenswood residential development. The 27-acre project site is located in Section 29 of Perry Township (Township 32 North, Range 12 East) in Allen County, Indiana (Latitude: 41.198223°, Longitude: -85.154441°). The applicant is requesting a State Regulated Wetland Individual Permit (SRWIP) for the regulated permanent impact to 3.10 acres of what the Indiana Department of Environmental Management (IDEM) has classified as isolated, Class II, emergent wetland and open water for the construction of a detention basin and building pad. The applicant is also proposing to construct a 20-foot-wide construction access through 0.15-acres of isolated, Class II, emergent wetland. Below the construction access road, the applicant is also installing an 8-inch PVC water main. Temporary impacts are located within the footprint of the proposed permanent impacts. As a result of pre-application discussions, IDEM has identified preservation of the existing forested portion of Section IV (0.58-acres) with an agreed-upon Environmental Notice as suitable to meet Avoidance, Minimization and Mitigation considerations for the proposed impacts.

3.0 AVOIDANCE, MINIMIZATION & MITIGATION

The development has chosen to avoid two forested wetlands (Section I and Section III) totaling 2.18 acres located in the northeast wood lot, which are of higher quality than Section IV. The applicant made the decision to focus impacts on the lowest quality wetland to maintain the biological integrity of the wood lot. The emergent portion of Section IV is the focus of the proposed impacts and is dominated by 100% invasive species and has been mowed and hayed in the past.

As a result of pre-application discussions, IDEM has identified preservation of the existing forested portion of Section IV (0.58-acres) with an agreed-upon Environmental Notice as

**STATE REGULATED WETLAND INDIVIDUAL PERMIT APPLICATION
RAVENSWOOD: ALLEN COUNTY, INDIANA**

suitable to meet Avoidance, Minimization and Mitigation considerations for the proposed impacts.

4.0 REGULATED IMPACT SUMMARY

Section IV (reference attachments R5, Sheet 2 of 12 and Sheet 1 of 1)

Type of development:	Residential
Total area of wetland:	3.68 acres
Total area of regulated impact:	3.10 acres
Total proposed fill:	4,271 cubic yards
Total proposed excavation:	19,371 cubic yards

Table 1. Section IV Impact Summary

Impact	Impact Type	Cover Type	Acreage
Detention Basin	Permanent	Emergent	2.20
Building Pad	Permanent	Emergent	0.42
Grass/Lawn	Permanent	Open Water	0.48
Permanent Impact Total:			3.10
Access Road	Temporary	Emergent	0.15
Water Main	Temporary	Emergent	0.04
Temporary Impact Total:			0.19

4.1 Permanent Impacts

The applicant is proposing to construct a detention basin within the emergent and open water area of wetland Section IV. Approximately 19,371 cubic yards of original soil will be excavated from within 1.48 acres of emergent wetland. Approximately 4,271 cubic yards of clean dirt material will be placed within 0.72 acres of emergent wetland to create an earthen berm and 0.48 acres of open water to convert the open water to grass adjacent to the berm.

A building pad will be built south of the detention pond. Due to the grading of the building pad and detention basin, an additional 0.42 acres of emergent wetland will be impacted. In total, 3.10 acres of wetland will be permanently impacted.

4.2 Temporary Impacts

4.2.1 Construction Access Road

To limit construction traffic through the established Ravenswood residential subdivision, a temporary construction access road will be established from Carroll Road north to the project site. The construction access road will be 20-feet wide. The access road will place 105 cubic yards of riprap within the emergent wetland. The construction access road will be removed post construction of the residential lots. The north portion (0.07-acres) of the access road will be converted to the earthen berm of the proposed detention basin and the south portion (0.08 acres) will be converted to a building pad described in Section 4.1. In total, 0.15 acres of emergent wetland will be impacted for the installation of a temporary construction access road.

**STATE REGULATED WETLAND INDIVIDUAL PERMIT APPLICATION
RAVENSWOOD: ALLEN COUNTY, INDIANA**

4.2.2 Utility Line

The applicant is proposing an 8-inch polyvinyl chloride (PVC) water main from Carroll Road north to the proposed development. The proposed utility line will be placed beneath the construction access road described in Section 4.2.1 and a portion of the permanent earthen berm and building pad described in Section 4.1. The water utility line will temporarily impact 0.04 acres of emergent wetland.

5.0 STATE ENDANGERED AND THREATENED SPECIES

According to correspondence with Taylor Davis Astle from the Indiana Natural Heritage Data Center on June 17, 2024, the state endangered Baxter's violet (*Viola baxteri*) has been documented within a ½ mile of the project area along the Pufferbelly Trail. This occurrence is limited to the Pufferbelly Trail and similar habitat is not expected within the limits of the proposed impacts; therefore, no impacts to this species are anticipated.

APPENDIX A

DRAFT ENVIRONMENTAL NOTICE

Environmental Notice

This Environmental Notice is made as of this ____ day of _____, 20____, by Springmill Woods Development, LLC located at 9430 Lima Road in Fort Wayne, Indiana 46818. The restrictions and covenants herein shall run with the land and the conveyance of any interest therein and shall bind and inure to the benefit and burden of the Owner, their successors, and assigns.

1. THE PROPERTY.

Springmill Woods Development, LLC located at 9430 Lima Road in Fort Wayne, Indiana 46818 is/are the owner(s) in fee simple of certain legal property designated as Parcel Number: 02-02-29-400-003.000-058 of the city of Fort Wayne of Allen County, Indiana for the site which includes compensatory mitigation as permitted in the Indiana Department of Environmental Management (IDEM) State Regulated Wetland Permit No. _____, dated _____. The property is more particularly described and depicted in Exhibit A, which is attached hereto and made a part hereof (the "Compensatory Mitigation Property").

2. PERMITTED ACTION.

IDEM is responsible for the discharges of dredged or fill material in the State of Indiana that require a State Regulated Wetland Permit. IDEM issued the State Regulated Wetland Permit No. _____, dated _____, to the applicant Springmill Woods Development, LLC located at 9430 Lima Road in Fort Wayne, Indiana 46818 for the placement of fill material into 2.68 acres of emergent wetland and open water of Section IV on the legal property designated as Parcel Number: 02-02-29-400-003.000-058 of the Fort Wayne of Allen County, Indiana.

3. COMPENSATORY MITIGATION.

As compensatory mitigation for the discharges of dredged or fill material in the State of Indiana that require a State Regulated Wetland Permit, the permittee is preserving 0.58 acres of Class II forested wetland on the mitigation compensatory property. The Compensatory Mitigation is more particularly described and depicted in Exhibit B.

4. RESTRICTIONS ON THE COMPENSATORY MITIGATION.

No person shall make or allow to be made, any alteration, improvement, or disturbance in, to or about the soils, vegetation, or hydrology of the Compensatory Mitigation without first obtaining the express written consent of IDEM. Nothing herein shall constitute a waiver of the obligation of any person to comply with the all applicable laws and regulations including, without limitation, the applicable laws and regulations of the State of Indiana. Alteration, improvement, or disturbance in, to or about soils, vegetation, or hydrology of the Compensatory Mitigation without express written consent of IDEM will result in enforcement action against the responsible party by IDEM.

5. ACCESS.

The Owner, subsequent owners, and lessees agree to allow IDEM, its agents and representatives access to the Compensatory Mitigation Property to inspect and evaluate the continued protectiveness of the Compensatory Mitigation that includes this Deed Notice. The Owner, and subsequent owners and lessees, shall also cause all leases, subleases, grants and other written transfers of an interest in the Compensatory Mitigation Property to contain a provision expressly requiring that all holders thereof provide such access IDEM.

6. EXHIBITS.

Exhibit A. Description of the Mitigation Property. Exhibit A, at minimum, must include a scaled map of the Compensatory Property and Vicinity. The map must identify by name the roads, and other geographical features in the vicinity of the Compensatory Mitigation Property (for example, USGS Quad Maps,).

Exhibit B. Description of the Mitigation Boundaries. Exhibit B, at minimum, must include a scaled map showing the boundaries of the compensatory mitigation. The boundary map must include diagrams of major surface topographical features such as buildings, roads, and parking lots.

IN WITNESS WHEREOF, the Owner has duly executed this Environmental Notice effective on the date first written above, but actually on the date set forth below.

OWNER:

[SIGNATURE]

_____,
[PRINT NAME]

_____,
[TITLE]

DATE _____

STATE OF _____

SS.:

COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, personally appeared _____, the Owner(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

[SIGNATURE]

_____, Notary Public

[PRINT NAME]

Residing in _____ County, _____

My Commission Expires: _____

This instrument prepared by:

_____,
[PRINT NAME]

_____,
[TITLE]

[ADDRESS]

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

[PREPARER SIGNATURE]

APPENDIX B

AGENCY CORRESPONDENCE



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Mike Braun
Governor

Clint Woods
Commissioner

WATER OF THE STATE DETERMINATION

PROJECT NO.: 2025-103-2-EJW-WOSD

PROJECT NAME: Ravenswood

USACE ID: LRE-2015-00738-102-J23

AUTHORITY: 327 IAC 17-1-3(13), 327 IAC 17-1-3(17)

DATE OF ISSUANCE: February 12, 2025

DATE OF EXPIRATION: February 12, 2029

APPROVED: 
James Turner, Wetlands Section Chief
Surface Water and Operations
Office of Water Quality

RESPONSIBLE PARTIES: Jamie Lancia
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818

DELINEATOR(S): Katelyn Gutwein and Ashlee Rodrigue
Earth Source, Inc.
14921 Hand Road
Fort Wayne, IN 46818

AGENT(S): Eric Ellingson
Earth Source, Inc.
14921 Hand Road
Fort Wayne, IN 46818

DELINEATION DATE: October 24, 2023

DATE REPORT RECEIVED: August 4, 2024

Visit on.IN.gov/survey or scan the QR code to provide feedback.

We appreciate your input!



TRACT LOCATION: Approximately 0.20 miles Northwest of Carrol Road W and Carroll Road intersection
Latitude 41.19763, Longitude -85.15576
Allen County

The project tract is approximately 27 acres in size and is located in Huntertown

PROPOSED ACTIVITY: Housing Development

CONCLUSIONS:

The Indiana Department of Environmental Management (IDEM) has reached the following conclusions about whether any Waters, as defined in 327 IAC 17-1-3(13), exist on the property. In accordance with 327 IAC 17-1-3(17) the department makes all isolated wetland determinations consistent with the Wetland Delineation Manual, Technical Report Y-87-1 of the United States Army Corps of Engineers.

SITE ID	ACRES	CLASS	FORESTED	EXEMPT	PERMIT NEEDED FOR PROPOSED ACTIVITY	AUTHORITY
Section II	0.13	I	Yes	Yes	No	IC-13-11-2-74.5(a)(5)
Section III	0.59	II	Yes	Yes	No	IC-13-11-2-74.5(6)(B)
Section IV	3.68	II	Yes	No	Yes	IC 13-18-22

COMMENTS:

Wetland Section II is an isolated, Class I forested wetland that does not provide moderate habitat or moderate hydrology. Per IC-13-11-2-74.5(a)(5), Wetland Section II is exempt from permitting.

Wetland Section III is an isolated, Class II forested wetland that provides moderate habitat and moderate hydrology. Section III is under 3/4 acres in size and is located within a municipality. Per IC-13-11-2-74.5(6)(B), Wetland Section III is exempt from permitting.

Wetland Section IV is an isolated, Class II wetland that has both forested and emergent qualities. Section IV does not have moderate habitat but does have moderate hydrology. Wetland Section IV is a regulated Class II wetland.

The Indiana Code regulates some activities differently within isolated wetlands. This determination was made based on the activity as proposed in the materials submitted to IDEM. If the proposed activity changes, the determination above may no longer be accurate.

DISCLAIMER:

This determination is based upon the information provided in the above referenced delineation report and/or the above referenced field evaluation. This determination does not relieve the recipient from the responsibility of obtaining any permits or authorizations that may be required for this project or related activities from IDEM or any other agency or person. The project site and the associated construction may be subject to the Construction Stormwater General Permit (CSGP). The CSGP specifically addresses stormwater run-off and the pollutants associated with all land-disturbing activities of one acre or more. If applicable, permit coverage must be obtained prior to the initiation of land-disturbing activities. Please contact the IDEM Stormwater Program at Stormwat@idem.IN.gov or 317-233-1864 concerning obtaining permit coverage under the CSGP. You may also 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.

This determination does not:

- (1) authorize impacts or activities;
- (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.

APPEALS PROCEDURES:

This decision may be appealed in accordance with IC 4-21.5, the Administrative Orders and Procedures Act. The steps that must be followed to qualify for review are:

1. You must petition for review in writing that states facts demonstrating that you are either the person to whom this decision is directed, a person who is aggrieved or adversely affected by the decision, or a person entitled to review under any law.
2. You must file the petition for review with the Indiana Office of Administrative Law Proceedings (OALP) at the following address:

Office of Administrative Law Proceedings
100 North Senate Avenue
IGCN Room N802
Indianapolis, IN 46204

3. You must file the petition within eighteen (18) days of the mailing date of this decision. If the eighteenth day falls on a Saturday, Sunday, legal holiday, or other day that the OALP offices are closed during regular business hours, you may file the petition the next day that the OALP offices are open during regular business hours. The petition is deemed filed on the earliest of the following dates: the date it is personally delivered to OALP; the date that the envelope containing the petition is postmarked if it is mailed by United States mail; or, the date it is shown to have been deposited with a private carrier on the private carrier's receipt, if sent by private carrier.

Identifying the permit, decision, or other order for which you seek review by number, name of the responsible, location, or date of this notice will expedite review of the petition.

Note that if a petition for review is granted pursuant to IC 4-21.5-3-7, the petitioner will, and any other person may, obtain notice of any prehearing conferences, preliminary hearings, hearings, stays, and any orders disposing of the proceedings by requesting copies of such notices from OALP.

For additional information on filing a petition with OALP, visit their website at <https://www.in.gov/oalp/>

If you have any questions about this determination, contact Evan White by phone at 317-671-6698 or by e-mail at EVWhite@idem.in.gov.

cc: Ashlee Rodrigue, Earth Source, Inc.



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, DETROIT DISTRICT
REGULATORY BRANCH
MICHIANA SECTION
2422 VIRIDIAN DRIVE, SUITE 200
SOUTH BEND, INDIANA 46628

February 12, 2024

Regulatory Branch
File No. LRE-2015-00738-102-J23

Jamie Lancia
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, Indiana 46818

To Jamie Lancia:

This letter is in response to your request submitted on your behalf by Earth Source, Inc. for Ravenswood Development regarding the Corps of Engineers' (Corps) jurisdiction near Fort Wayne, Indiana. We recently inspected the property and determined that the review area contains jurisdictional wetlands and non-jurisdictional wetlands.

In the Maumee River, as in all waters of the United States including adjacent wetlands, any discharge of dredged and/or fill material must be authorized by the Department of the Army. The authority of the Corps of Engineers to regulate the discharge of dredged and/or fill material is contained in Section 404 of the Clean Water Act and regulations promulgated pursuant to that Act. Filling and grading work, mechanized landclearing, the sidecasting of excavated material, and the installation of certain pile-supported structures constitute or otherwise involve discharges of dredged and/or fill material under the Corps' regulatory authority.

Please be advised that the property in question does contain a wetland within the jurisdiction of the Corps of Engineers. As noted on the enclosed figure, Wetland Section I is within Corps jurisdiction. The following wetlands, Section II, Section III, and Section IV are considered non-jurisdictional and are not regulated by the Corps. Although a Department of the Army permit may not be required for impacts to these wetlands, 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) at (317) 233-8488 to determine the applicability of state law to your project. A copy of this letter is being forwarded to the IDEM for its files.

Any discharge of dredged and/or fill material into the federally-regulated wetland on this property will require authorization from the Corps of Engineers. The necessary permit application can be found on our website at <http://www.lre.usace.army.mil/Missions/Regulatory-Program-and-Permits>. Please complete and return the application following the procedures set forth in the application.

Plan view and cross-sectional view drawings, in 8½" x 11" format, should accompany the application. Drawings and a narrative on the form should specifically identify and describe all the structures, work, and discharges which we regulate as described above, including temporary or construction measures.

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.

This letter contains an approved jurisdictional determination for the property in question. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. We have enclosed a Notification of Appeal Process (NAP) fact sheet and a Request for Appeal (RFA) form. If you intend to appeal this determination, you must submit a completed RFA form to the Corps' Great Lakes and Ohio River Division (Division) office, preferably via E-Mail at katherine.a.mccafferty@usace.army.mil, or to the following address:

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

For an RFA to be accepted we must determine that the RFA 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 on the NAP sheet. If you decide to submit an RFA form, it must be received at the above address by April 13, 2024. Please do not submit an RFA form to the Division office if you do not object to the decision in this letter. You may contact the Appeals Review Officer at (513) 684-2699 and/or send a facsimile at (513) 684-2460.

This jurisdictional determination is valid for a period of five years from the date of this letter unless new information warrants revision of the delineation before the expiration date. Should you have any questions, please contact me at the above address, by E-Mail at John.C.Ritchey@usace.army.mil, or by telephone at (574) 232-1952 ext. 21962. In all communications, please refer to File Number LRE-2015-00738-102-J23.

We are interested in your thoughts and opinions concerning your experience with the Detroit District, Corps of Engineers Regulatory Program. If you are interested in letting us know how we are doing, you can complete an electronic Customer Service Survey from our web site at: <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Alternatively, you may contact us and request a paper copy of the survey that you may complete and return to us by mail or fax. Thank you for taking the time to complete the survey, we appreciate your feedback.

Sincerely,

A handwritten signature in green ink that reads "John C. Ritchey". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

John C. Ritchey
Project Manager
Michiana Section

Enclosure

Copy Furnished

Earth Source/Nichter
IDEM/White
IDNR

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Springmill Woods Development, LLC (Jamie Lancia)	File Number: LRE-2015-00738-102-J23	Date: February 12, 2024
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 WITHOUT PREJUDICE	C
	PERMIT DENIAL WITH PREJUDICE	D
X	APPROVED JURISDICTIONAL DETERMINATION	E
	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/> 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. 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 WITHOUT PREJUDICE: Not appealable

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: You may appeal the 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.

E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration

- **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.
- **RECONSIDERATION:** You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable

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.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

(574) 232-1952 ext. 21962

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

e-mail:
katherine.a.mccafferty@usace.army.mil

Tel. (513) 684-2699 Fax (513) 684-2460

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. 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.

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.

<div>Signature of appellant or agent.</div>	<div>Date:</div>
<div>Email address of appellant and/or agent:</div>	<div>Telephone number:</div>

APPENDIX C

IDNR – NATURAL HERITAGE DATA



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

June 17, 2024

Ashlee Rodrigue
Earth Source, Inc.
14921 Hand Road
Fort Wayne, IN 46818

Dear Ashlee Rodrigue:

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 Ravenswood Proposed Residential Development Project located within Allen County, Indiana. The Indiana Natural Heritage Data Center has been checked and included you will find a datasheet with information on the T&E species documented within 0.5 mile of the project area.

The T&E vascular plant occurrence is not known to occur precisely at the project site. Therefore, if project activities are limited to only within the proposed project area and no additional individuals are observed in appropriate habitat within the project area, no impacts are expected on this occurrence.

If you need a review of the impacts to the animal species mentioned or a general environmental review, 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.

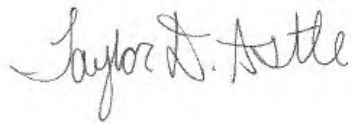
U.S. Fish and Wildlife Service
620 South Walker Street
Bloomington, Indiana 47403-2121
(812)334-4261

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 if you have any questions or need additional information.

Sincerely,

A handwritten signature in dark ink, reading "Taylor D. Astle". The signature is written in a cursive, flowing style.

Taylor Davis Astle
Indiana Natural Heritage Data Center

Enclosure: invoice
 datasheet

June 17, 2024

INDIANA HERITAGE DATA WITHIN 0.5 MILE OF:
Ravenswood Proposed Residential Development Project, Allen County

Sci. Name	Com. Name	State	Fed.	Date	Site
Vascular Plant					
Viola baxteri	Baxter's violet	SE		2023	PUFFERBELLY TRAIL

Fed: E = Federal endangered; T = Federal threatened; C = Federal candidate species
State: SE = State endangered; ST= State threatened; SR = State rare; SSC = State species of special concern; SG = State significant; no rank - not ranked but tracked to monitor status

APPENDIX D

SITE PHOTOGRAPHS

APPENDIX D
RAVENSWOOD – SECTION VI: ALLEN COUNTY, INDIANA



1. View north of Section IV at data point T1P3. 10/24/2023.



3. View south of Section IV at data point T1P3. 10/24/2023.



2. View east of Section IV at data point T1P3. 10/24/2023.



4. View west of Section IV at data point T1P3. 10/24/2023.

APPENDIX D
RAVENSWOOD – SECTION VI: ALLEN COUNTY, INDIANA



5. View north of Section IV at data point T1P4. 10/24/2023.



7. View south of Section IV at data point T1P4. 10/24/2023.



6. View east of Section IV at data point T1P4. 10/24/2023.



8. View west of Section IV at data point T1P4. 10/24/2023.