



Indiana Department of Environmental Management

Office of Water Quality

Wetlands Section

Publication Date:
January 2, 2025

IDEM Permit Number:
2025-896-45-MTM-WQC

Closing Date:
February 1, 2026

PUBLIC NOTICE

Corps of Engineers ID Number:

To all interested parties:

This letter shall serve as a formal notice of the receipt of an application for Section 401 Water Quality Certification by the Indiana Department of Environmental Management (IDEM). The purpose of the notice is to inform the public of active applications submitted for water quality certification under Section 401 of the Clean Water Act (33 U.S.C. § 1341) and to solicit comments and information on any impacts to water quality related to the proposed project. IDEM will evaluate whether the project complies with Indiana's water quality standards as set forth at 327 IAC 2.

1. Applicant: Jonathan Lotton
LBL Development LLC
14400 S. Lake Shore Dr.
Cedar Lake, IN 46303

2. Agent: Kaitlin Rogers
Soil Solutions, Inc.
6 Michigan Avenue, Suite A
Valparaiso, IN 46383

3. Project location: Roughly 2.65 miles east of the US-41/93rd Avenue intersection on the south side of 93rd Avenue in St. John, Lake County.
Latitude: 41.443122
Longitude: -87.420061

4. Affected waterbody: Beaver Dam Ditch

5. Project Description: LBL Development would like to use the property for a residential development. In order to connect the north and south sides of the property, the development proposes to install a culvert within the ditch to allow for the construction of a road over the ditch. The proposed construction would install a 19'10" wide by 7'6" high aluminum box culvert and would impact 121.75 linear feet of the ditch. The project is scheduled to take place during the dry season for low to no flow conditions. Cofferdams will be placed within the ditch and water will be pumped around the work site during construction.

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.

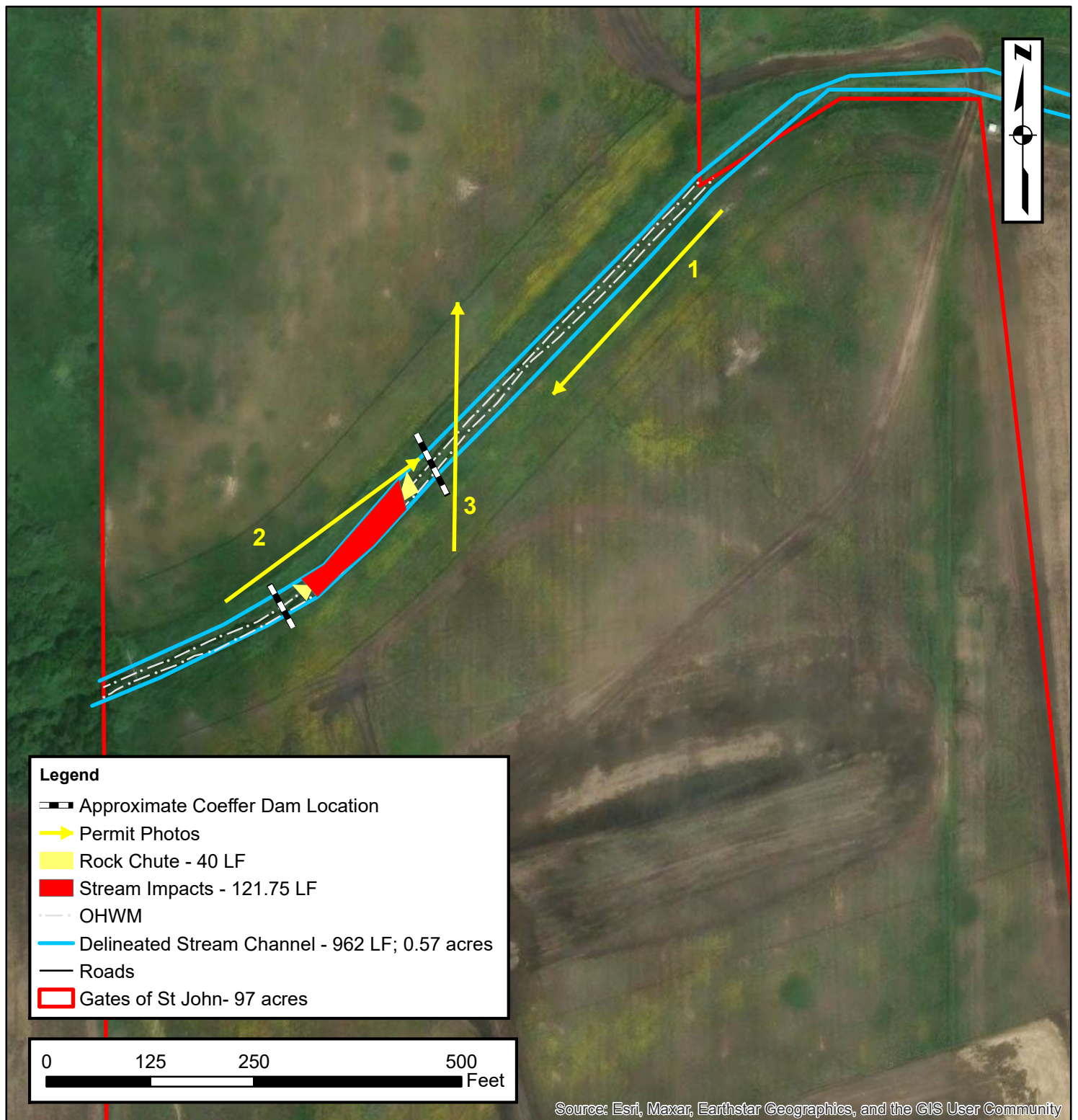
Public Hearing: Any person may submit a written request that a public hearing be held to consider issues related to water quality in connection with the project detailed in this notice. The request for a hearing should be submitted within the comment period to be considered timely. The request should 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

Figure 7. Photo Locations



A Soil and Environmental Consulting Company

6 Michigan Avenue
P.O. Box 229
Valparaiso, Indiana 46384
phone: (219) 465-5885

Location

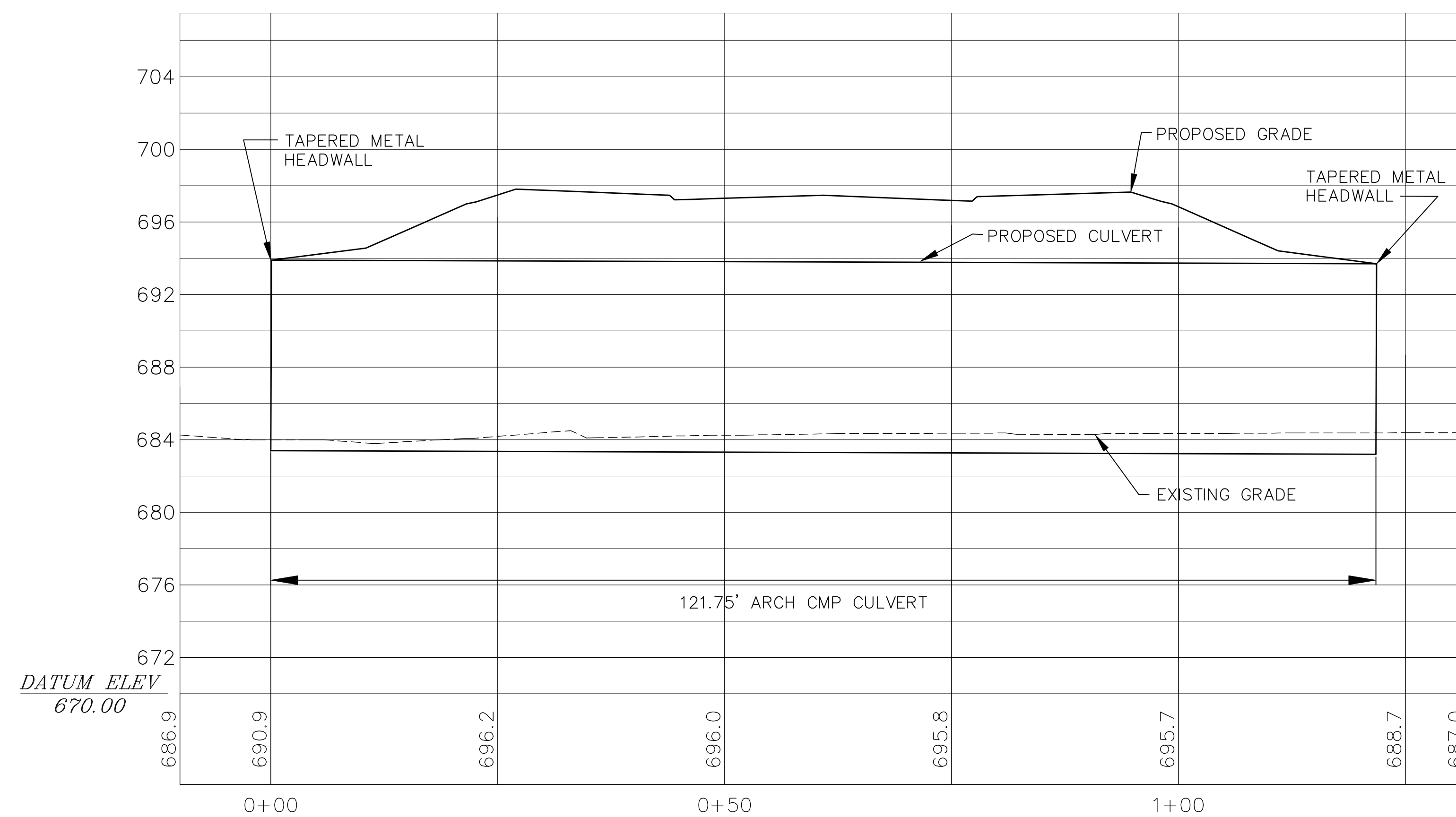
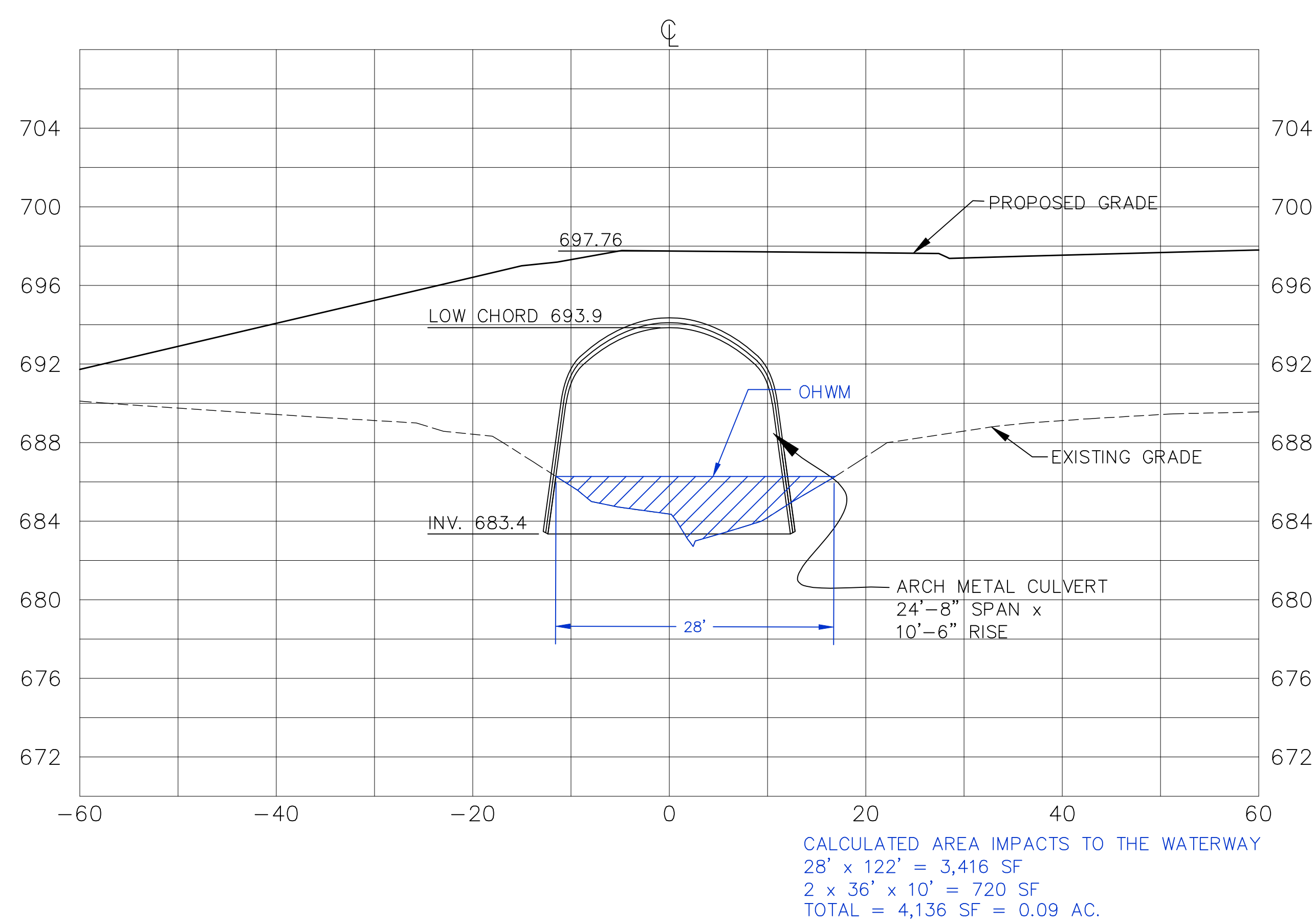
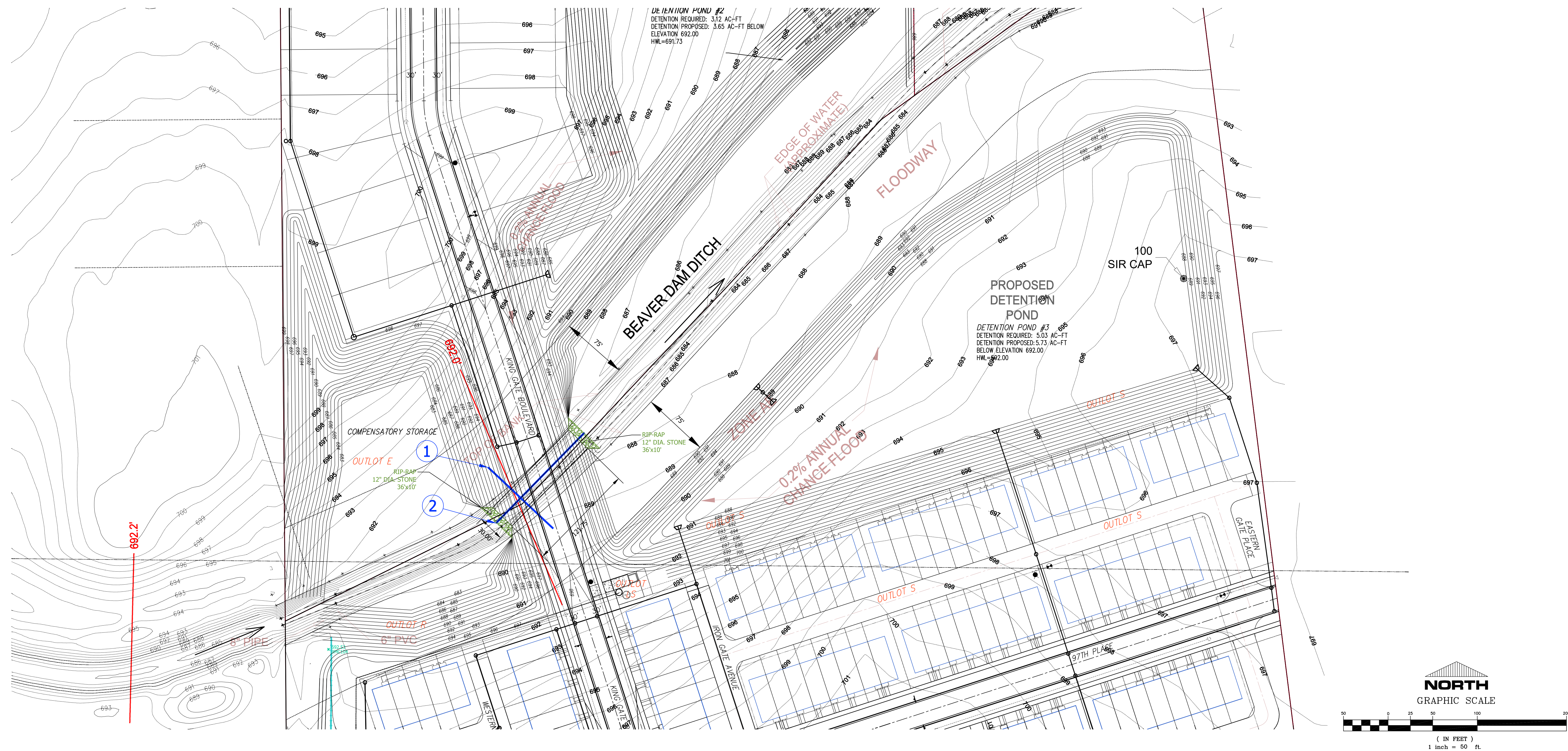
Lat 41.443122 Long -87.420061
NE 1/4, Sec 35, T35N, R9W
St John Township, Lake County, Indiana

Project Info

SSI Project #: 12-37C(25)P1
Created: October 5, 2025

Project Location





FILE NO: Z:\2020-5007 The Gates - Units 32-40 Culvert Only.dwg 12/22/2025 10:27:27 AM CST

SCALE: 1" = 10'(HORIZONTAL)
1" = 5'(VERTICAL)

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1" = 5'(VERTICAL)

CLIENT:
LBL Development, L.L.C.
14400 Lake Shore Drive
Cedar Lake, Indiana 46303

JOB NO: 2020-5007

SCALE: 1" = 50'H & 10'H/5'V

12-22-2025

11-19-2025
10-03-2025

REVISIONS:

REVISIONS:

REVISIONS:

THE GATES OF ST. JOHN
UNITS 32, 33, 34, 35, 36, 37, 38, 39 & 40
PLAN & PROFILE
CULVERT CROSS-SECTION

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenga.com

