



Indiana Department of Environmental Management
Office of Water Quality
Waterways Section

Publication Date:
March 30, 2026

IDEM Permit Number:
WQC001456

PUBLIC NOTICE

Closing Date:
April 20, 2026

Corps of Engineers ID Number:
LRL-2025-00314-jde

To all interested parties:

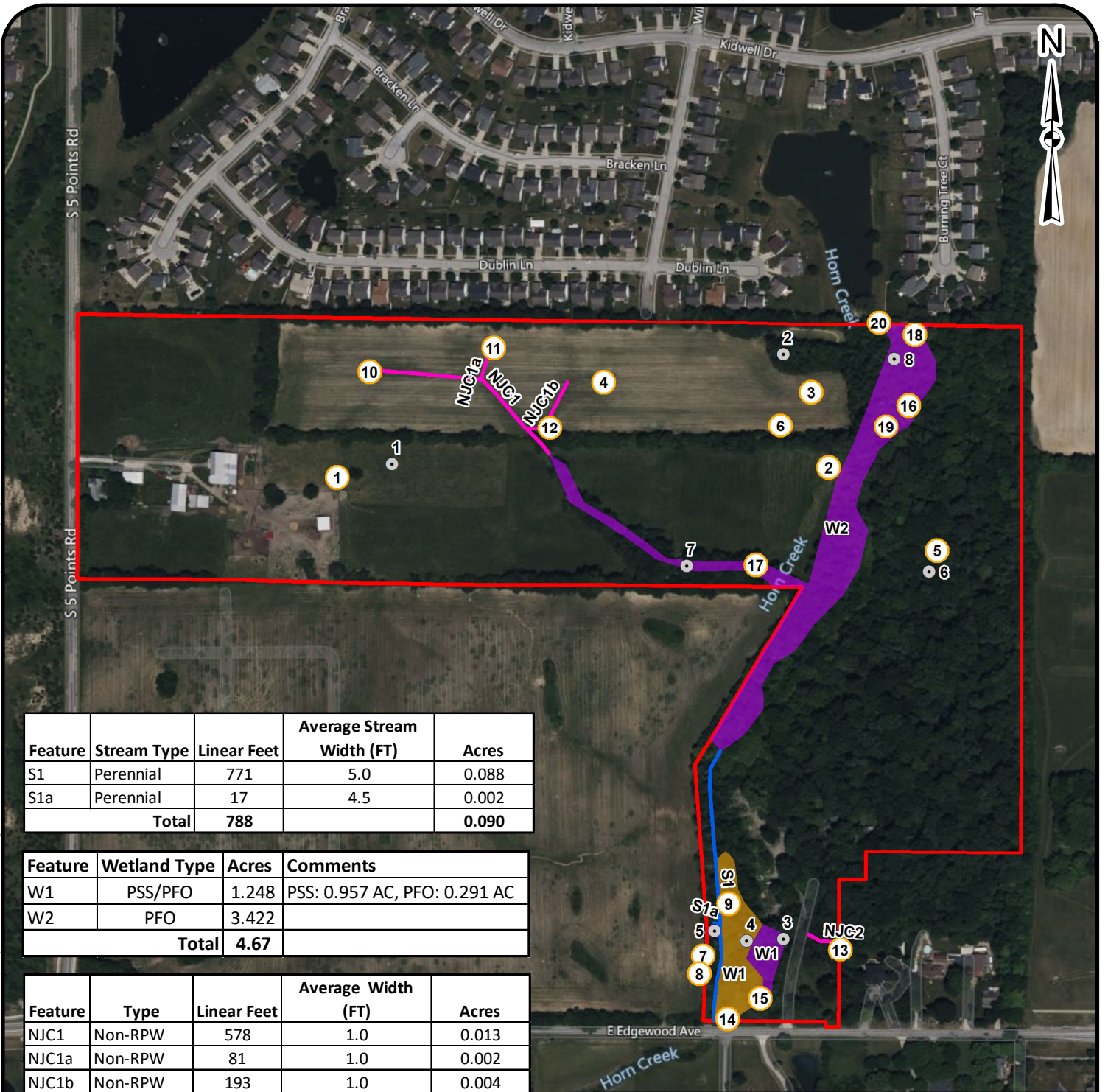
This letter shall serve as a formal notice of the receipt of an application for Section 401 Water Quality Certification by the Indiana Department of Environmental Management (IDEM). The purpose of the notice is to inform the public of active applications submitted for water quality certification under 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.

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|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------|
| 1. Applicant: | Curtis Mucci
Grand Communities, LLC
3940 Olympic Boulevard
Suite 400
Erlanger, KY, 41018 | 2. Agent: | Cody Flynn
S&ME, Inc.
862 E Crescentville Road
Cincinnati, IN, 45246 |
| 3. Project location: | 5709 Five Points Rd, Indianapolis, IN, 46239
Latitude: 39.6820
Longitude: -86.0377 | | |
| 4. Affected waterbodyies: | One forested wetland and one scrub-shrub/forested wetland regulated under CWA Section 404/401 | | |
| 5. Project Description: | The purpose of the project is to construct a residential development. The project will involve tree clearing, grading, and pavement placement. Mitigation will include purchase of 0.03 scrub-shrub wetland credits and 2.0 forested wetland credits from the Fall Creek Woods Stream and Wetland Mitigation Site of the DNR In-Lieu Fee program.
For additional information visit the Regulatory ePortal at:
https://stormwater.idem.in.gov/nsite/default/map/help | | |

- 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?** Submit requests for additional information and written comments to 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. Comments and inquiries may also be forwarded to -

Office of Water Quality
Indiana Department of Environmental Management
100 North Senate Avenue, IGCN 1255
Indianapolis, Indiana 46204-2251

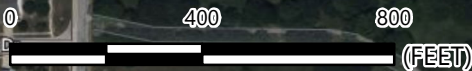
Drawing Path: T:\Cincinnati-1178\Projects\2025\25780034A_Rode Property P\WD-A\ID-Permitting_Grand Comm\ENV\GIS\F7-JWE_25780034A.mxd, plotted by cflynn 04-08-2025



Feature	Stream Type	Linear Feet	Average Stream Width (FT)	Acres
S1	Perennial	771	5.0	0.088
S1a	Perennial	17	4.5	0.002
Total		788		0.090

Feature	Wetland Type	Acres	Comments
W1	PSS/PFO	1.248	PSS: 0.957 AC, PFO: 0.291 AC
W2	PFO	3.422	
Total		4.67	

Feature	Type	Linear Feet	Average Width (FT)	Acres
NJC1	Non-RPW	578	1.0	0.013
NJC1a	Non-RPW	81	1.0	0.002
NJC1b	Non-RPW	193	1.0	0.004
NJC2	Non-RPW	86	1.0	0.002
Total		938		0.021



REFERENCE:

GIS BASE LAYERS WERE OBTAINED FROM ESRI. THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

- STUDY AREA
- PERENNIAL STREAM
- NON-JURISDICTIONAL CONVEYANCE (NJC)
- FORESTED WETLAND (PFO)
- SCRUB-SHRUB WETLAND (PSS)
- SAMPLING POINT
- PHOTOGRAPH LOCATION



PRELIMINARY JURISDICTIONAL WATERS

RODE PROPERTY
INDIANAPOLIS, MARION COUNTY, INDIANA

SCALE:
1" = 400'
DATE:
4-8-25
PROJECT NUMBER
25780034A

FIGURE NO.

7

File Name: W:\Grand Communities\2500-034-A Grand Communities - Roads Property\Design\CAD\2500-034-A-Ashford Wetland Exhibit.dwg, Layout: C1.1 By: mmapple
 Plot Time: 4:28pm
 Plot Date: Mar 04, 2026

