



Indiana Department of Environmental Management
Office of Water Quality
Waterways Section

Publication Date:

April 27, 2026

JOINT PUBLIC NOTICE

IDEM Permit Number:

WQC001464 & SRIP01400

Closing Date:

May 27, 2026

Corps of Engineers ID Number:

LRC-2026-00073

- 1. Applicant:** Jeff Yatsko
Olthof Homes, LLC
8051 Wicker Avenue
St. John, IN, 46373
- 2. Agent:** Jennifer Manning
Three Rivers Wetland Consulting, LLC
P.O. Box 10656
Fort Wayne, IN, 46853
- 3. Project location:** Along Cline Avenue, approximately 0.5 miles north of W 173rd Avenue, Lowell, Lake County
Latitude: 41.31274, Longitude: -87.43492
- 4. Affected waterbodies:** One isolated Class II forested and emergent wetland, seven wetlands regulated under CWA Section 404/401, one unnamed tributary to McConnell Ditch regulated under CWA Section 404/401
- 5. Project Description:** The purpose of this project is to construct a residential subdivision, Boulder Ridge, that will consist of 230 residential lots.
- Permanent impacts regulated under CWA Section 404/401 include 104 linear feet of perennial stream for encapsulation and riprap bank stabilization. Permanent impacts under CWA Section 404/401 also include 0.311 acres of emergent wetland for constructing portions of an interior road, sidewalks, side slopes for two residential lots, and a detention basin.
- Permanent impacts regulated under IC 13-18-22 include 0.16 acres of Class II emergent wetland and 0.31 acres of Class II forested wetland for constructing portions of an interior road, sidewalks, side slopes for four residential lots, and sections of a cul-de-sac.
- Temporary impacts regulated under CWA Section 404/401 include 20 linear feet of stream and 0.06 acres of wetland for a utility crossing, as well as 24 linear feet of stream for a cofferdam. Temporary impacts regulated under IC 13-18-22 include 0.017 acres of Class II forested wetland for a cofferdam. All temporary impacts will be restored to their original grades and seeded with a native herbaceous seed mix.
- For additional information visit the Regulatory ePortal at:
<https://waterquality.idem.in.gov/nsite/default/map/results/detail/4036030/49,48>

- 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 and 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



Three Rivers
Wetland Consulting, LLC
P.O. Box 10656 Ft. Wayne, In. 46853

BOULDER RIDGE
Olthof Homes, LLC
8051 Wicker Ave.
St. John, IN 46373

USGS TOPOGRAPHIC MAP



1 IN = 2,000 FT

SOURCE: LOWELL QUAD, IN 2019

FIG. 1

- CULVERT INSTALLATION NOTES:
1. ALL WORK, INSTALLATION AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF INDOT STANDARD DRAWINGS AND SPECIFICATIONS.
 2. SUPPORT CULVERT DURING INSTALLATION USING APPROPRIATE SUPPORTS TO PREVENT DAMAGE TO CULVERT.
 3. DO NOT HOIST FROM A SINGLE POINT, REFER TO MANUFACTURER'S RECOMMENDATIONS.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEQUENCING THE WORK TO PREVENT EROSION AND SEDIMENT FROM ENTERING THE WATER COURSE. WORK SHALL BE SCHEDULED TO PERMIT INSTALLATION OF CULVERT, STREAM BANK PROTECTION AND RIPRAP ALL IN ONE CONTINUOUS WORK-FLOW. START WORK ONLY WHEN WEATHER FORECASTS ASSURE THAT NO RAINFALL WILL OCCUR PRIOR TO STABILIZING ALL OF THE DISTURBED AREAS.
 5. CULVERT SHALL BE PLACED ON COMPACTED SUBGRADE, WITH A NONWOVEN GEOFABRIC, MIRAFI 160N OR EQUAL, SEPARATING SUBGRADE AND BEDDING MATERIAL. BEDDING MATERIAL SHALL BE "STRUCTURE BACKFILL" AS DEFINED IN THE INDOT SPECIFICATIONS.

- SPECIFICATIONS:
1. 15'-6"W x 7'-3"H ALUM. BOX (CONTECH STRUCTURE No.31 or EQUAL) CULVERT
 2. SHOP DRAWINGS STAMPED BY AN INDIANA P.E. SHALL BE PROVIDED.

DITCH CROSSING CONSTRUCTION - STORM WATER POLLUTION PREVENTION PLAN:

1. SEDIMENT LADEN WATER SHALL NOT BE PERMITTED TO DISCHARGE INTO THE DITCH.
2. CONSTRUCTION ACTIVITY SHOULD BE SCHEDULED WHEN THE CREEK DOES NOT HAVE WATER FLOW, AND WHEN RAIN IS NOT FORECASTED FOR THE NEXT 72 HOURS. ALL DISTURBED AREAS WITHIN THE WATERWAY SHALL BE RESTORED AND RIPRAP PLACED AS SHOWN ON THE PLAN IMMEDIATELY FOLLOWING PLACEMENT OF THE CULVERT.
3. THE CONTRACTOR SHALL PLACE A COFFER DAM UPSTREAM AND DOWNSTREAM OF THE PROPOSED INSTALLATION, AND SHALL HAVE THE MATERIALS AND EQUIPMENT READILY AVAILABLE TO IMPLIMENT THE BYPASS PUMPING IN THE EVENT THAT RAIN UNEXPECTEDLY OCCURS DURING CONSTRUCTION.
4. THE COFFER DAMS SHALL NOT BE AN EARTHEN DAM. COFFER DAM MATERIALS SHALL BE SANDBAGS WITH PLASTIC SHEETING OR GEOMEMBRANE AND SHOULD NOT IMPACT/DISTURB THE STREAM CHANNEL OR BANKS. SEE COFFER DAM DETAIL.
5. THE BYPASS PUMP SUCTION HOSE SHALL BE PLACED ON A STABLE SURFACE SUCH AS THE SAND BAG COFFER DAM BELOW WATER LEVEL IN A STONE SUMP OR HAVE A FLOAT ASSEMBLY SO THAT SEDIMENT IS NOT SUCTIONED THROUGH THE BYPASS PUMP. THE BYPASS PUMP DISCHARGE HOSE SHALL BE PLACED DOWNSTREAM OF THE DOWNSTREAM COFFER DAM. THE CONTRACTOR SHALL ASSURE THAT THE BYPASS PUMPING IS NOT CREATING A VISUALLY IDENTIFIABLE DEGRADATION OF WATER QUALITY ON THE DOWNSTREAM SIDE OF THE PROPOSED INSTALLATION.
6. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AFTER THE CONSTRUCTION IS COMPLETED, PRIOR TO LEAVING THE WORK SITE. ALL DISTURBED STREAM CHANNEL AREAS ARE TO BE STABILIZED WITH LININGS AS SPECIFIED IN THE PLANS. NO STREAM FLOW SHALL OCCUR THROUGH UNSTABILIZED/DISTURBED CHANNELS.

EMBANKMENT NOTES:

1.0 Special Weather Protection:

1. Construction shall be limited during cold weather to prevent the formation of frost and snow accumulation to occur in materials used for site fill or in soils where site excavation is taking place. All areas that are scheduled for excavation activity shall be protected from freezing and snow accumulation. Any frozen material shall be removed and disposed of off site.

2.0 Clearing & Grubbing:

1. Contractor shall provide all clearing, grubbing, removal and disposal of all vegetation and debris related to the existing site conditions.
2. Vegetation debris shall be removed from site and transported to a local and state authorized disposal sites.

3.0 Top Soil Stripping:

1. The project assumes a depth of topsoil variation throughout the site of approximately 12-inches. The Contractor shall strip and stockpile all topsoil at the location designated in the Drawings.
2. Topsoil removal material shall consist of fertile, friable, organic surface soil stripped from the site and shall be free of subsoil, brush, turf grasses, weeds, roots, stumps, stones larger than 1-inch in diameter and other contaminated matter."
3. Topsoil shall be stockpiled so that it may be reused and re-spread on site over Lawn and Landscaped areas.
4. The topsoil stockpile area shall be properly protected against soil erosion into the adjacent drainage system.

4.0 Borrow Material/Embankment & Structural Fill Material:

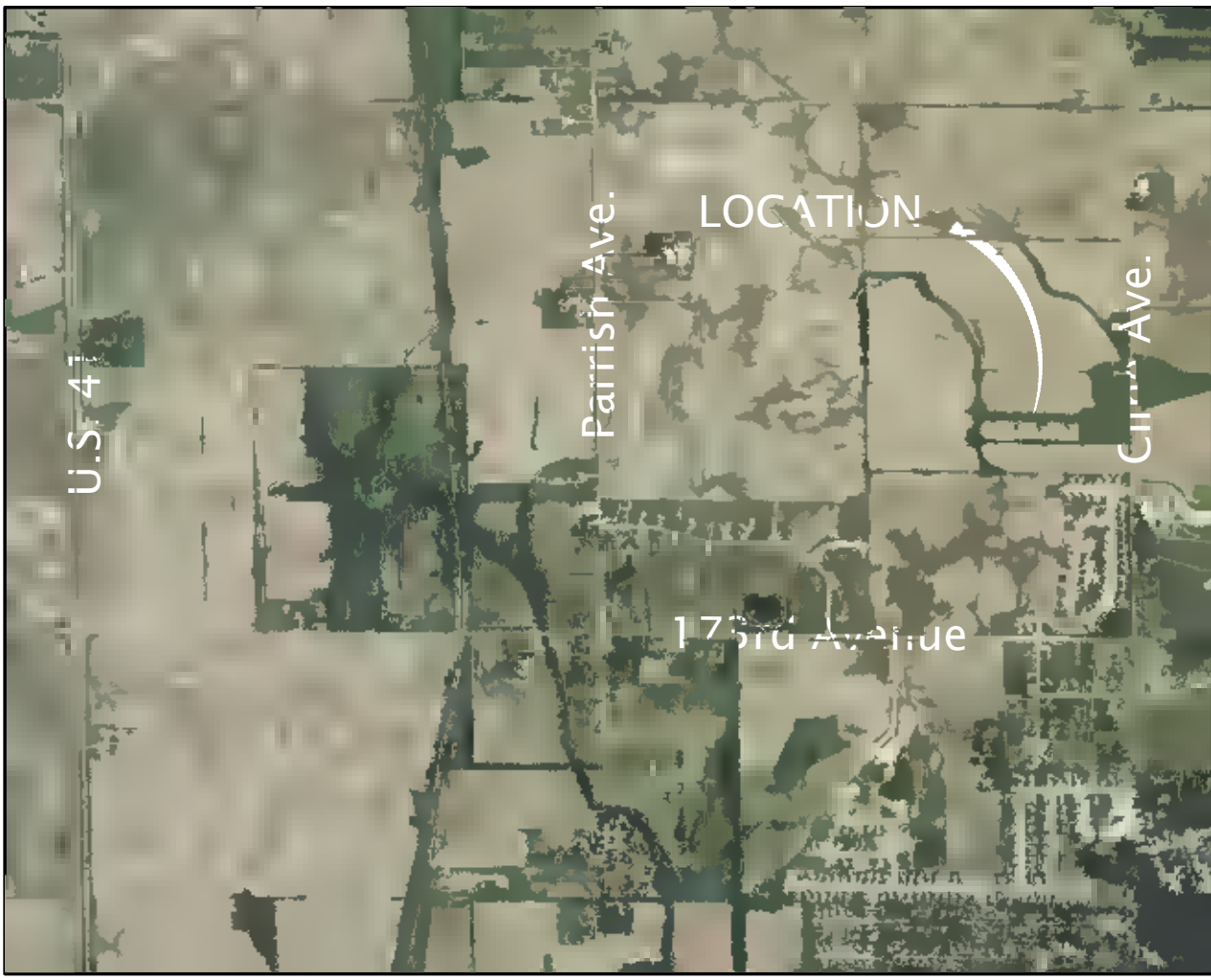
1. EMBANKMENT FILL shall meet the INDOT Specifications Section 203 for "borrow".

5.0 Excavation:

1. Protect all existing natural features on site.
2. Install soil erosion prevention measures in accordance with local and state ordinances and in accordance with the soil erosion control project drawings.

6.0 Compaction/Placement:

1. Embankment fill shall be placed per INDOT Specifications Section 203 - Embankment".

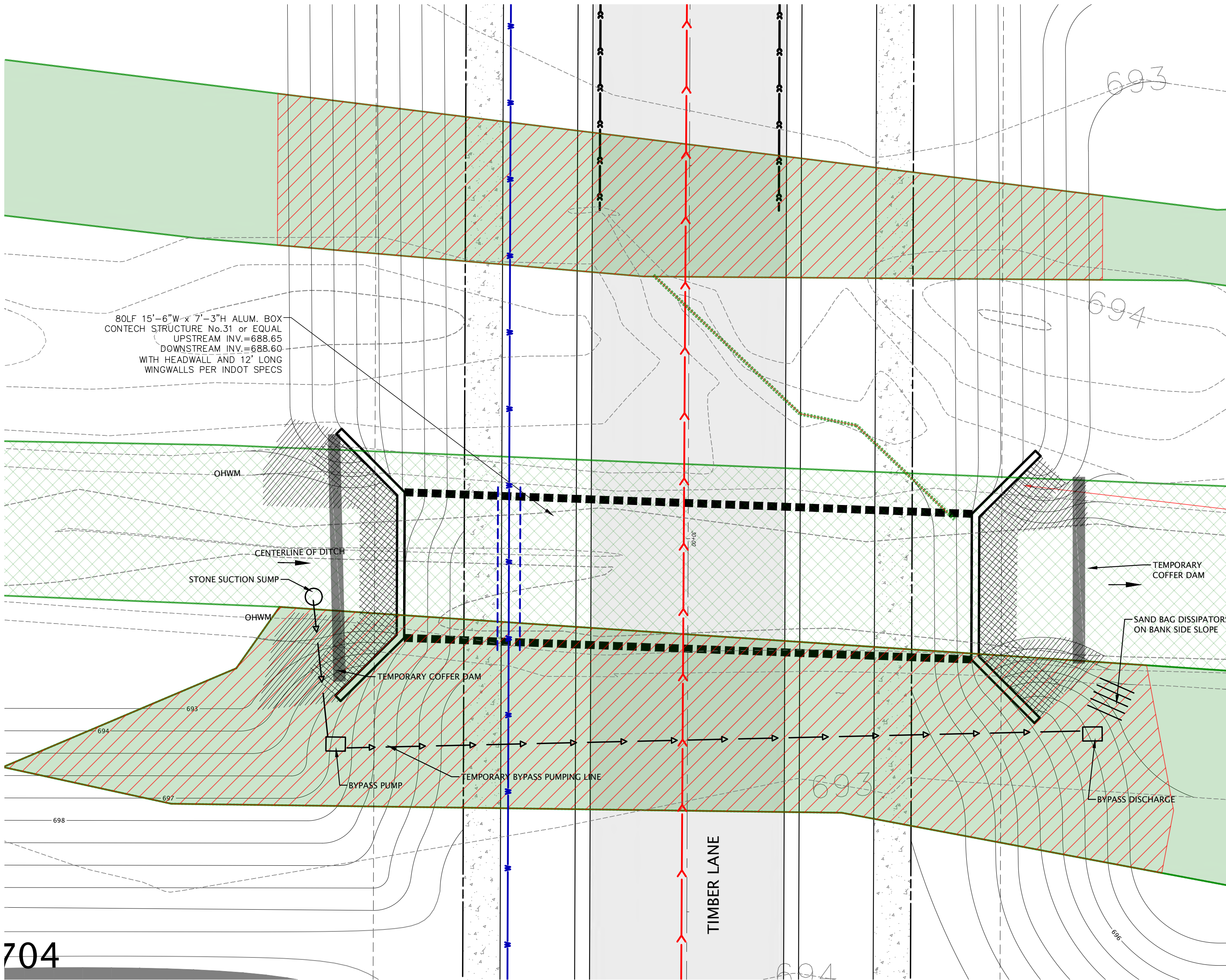


Location Map

(No Scale)

Lat: 41°18'37" N

Long: 87°26'05" W



■ RIP-RAP ARPON (5' AT END OF END SECTION)
12" THICK 6" RIPRAP OVER
NON-WOVEN GEOTEXTILE FABRIC

■ STREAM BANK PROTECTION
SC-250 OR EQUAL PERMANENT TURF REINFORCEMENT
MAT WITH NATIVE PLANTINGS

CREEK CROSSING

SCALE: 1"=10'-0"

SEED MIX:

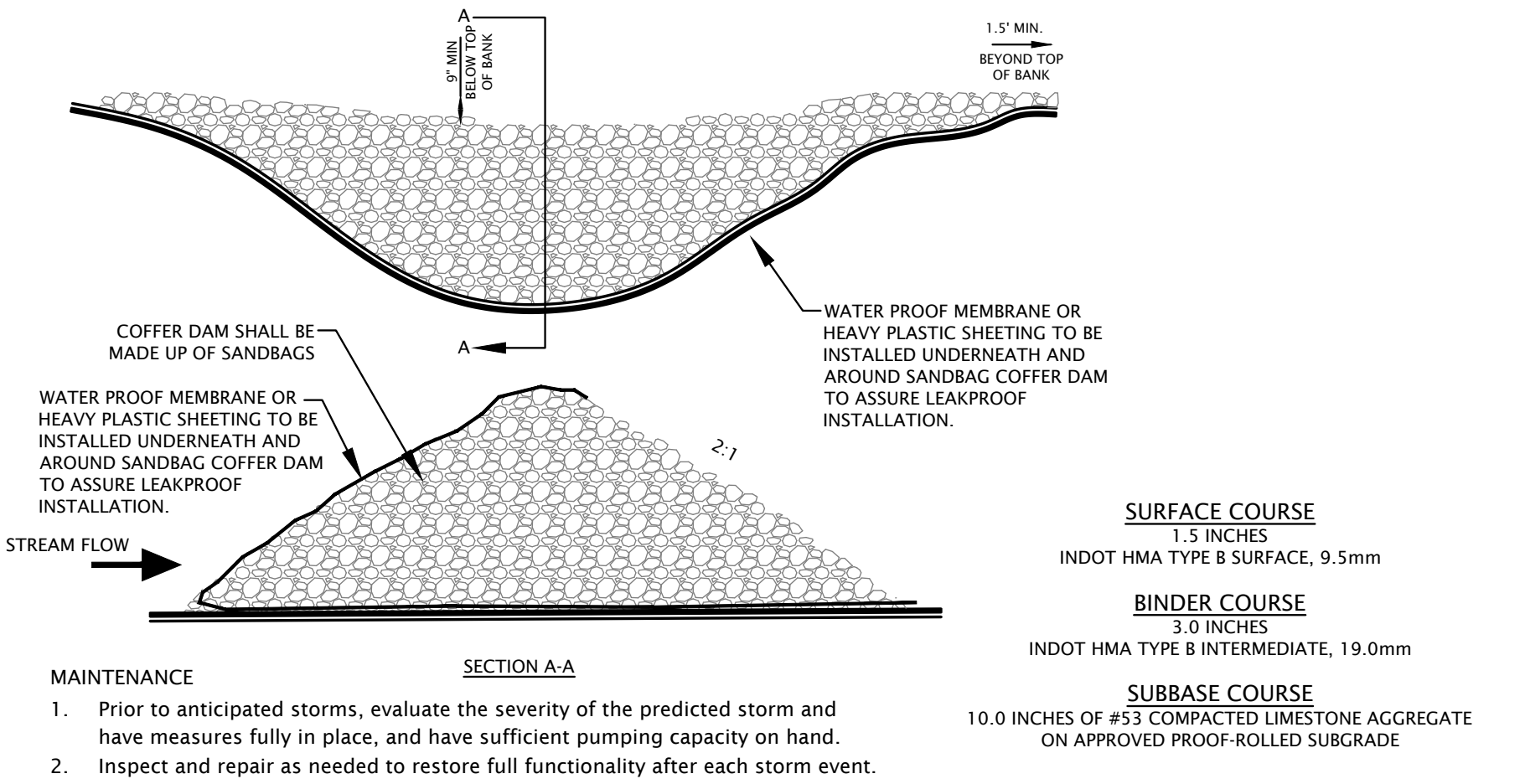
by: Spence Nursery (or Approved Equal)

Bioswale Seed Mix
Grasses and Sedges

PLS oz/acre	
4	Carex annectans xanthocarpa (Yellow Fox Sedge)
4	Carex frankii (Frank's Sedge)
2	Carex granularis (Meadow Sedge)
1	Carex molesta (Field Oval Sedge)
1	Carex scoparia (Lance-Fruited Oval Sedge)
6	Carex vulpinoidea (Fox Sedge)
16	Elymus riparius (Riverbank Wild Rye)
48	Elymus virginicus (Virginia Wild Rye)
8	Panicum virgatum (Switchgrass)
16	Schizachyrium scoparium (Little Bluestem)
3	Scirpus atrovirens (Dark Green Bulrush)
1	Scirpus pendulous (Reddish Bulrush)
112	Scirpus cyperinus (Woolgrass)

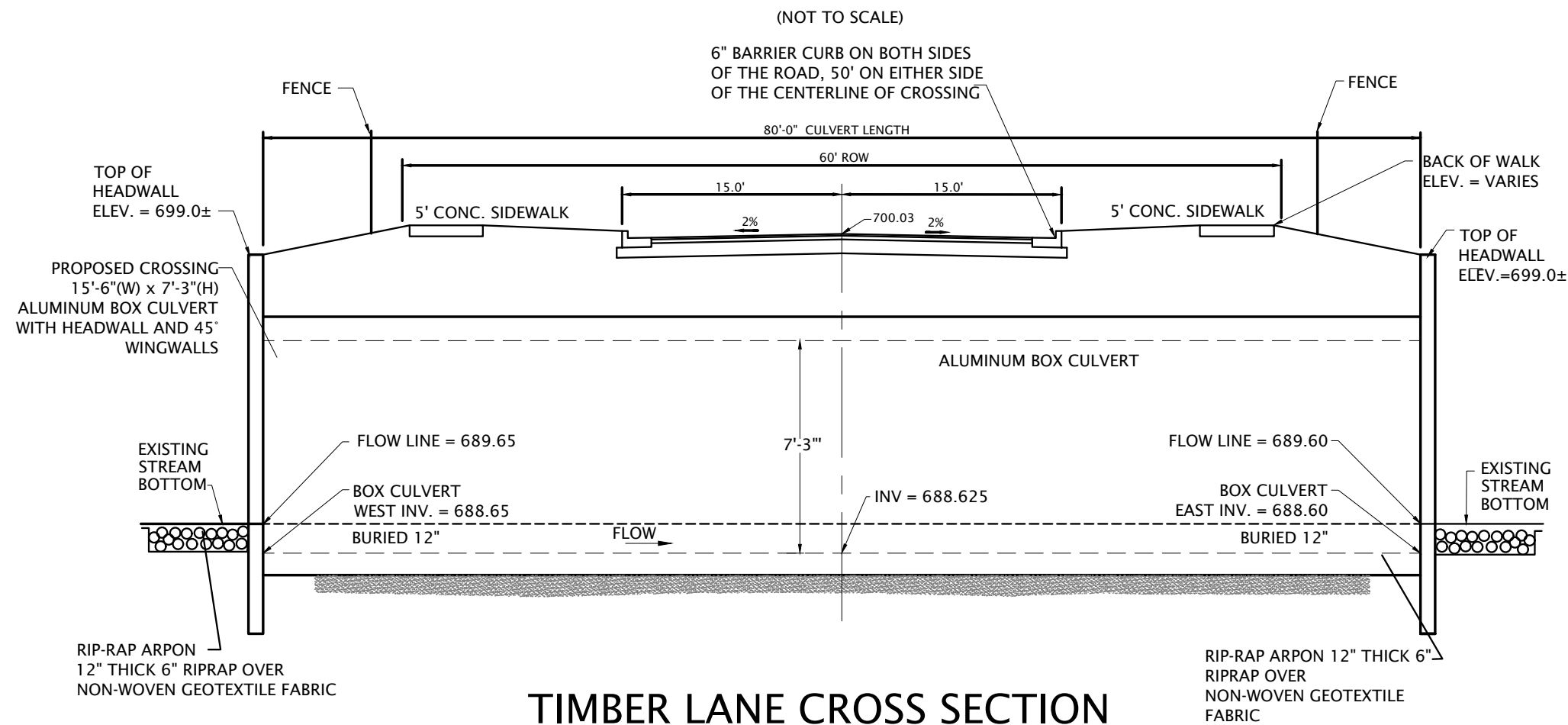
Forbs

PLS oz/acre	
1	Asclepias incarnata (Marsh Milkweed)
1	Eupatorium perfoliatum (Boneset)
2.5	Helenium autumnale (Autumn Sneezeweed)
4	Hibiscus moscheutos (Swamp Rose Mallow)
2	Liatris spicata (Dense Blazing Star)
0.25	Lobelia cardinalis (Cardinal Flower)
0.25	Lobelia siphilitica (Great Blue Lobelia)
0.5	Lycopus americanus (Water Horehound)
2	Oligoneuron riddellii (Riddell's Goldenrod)
1	Penstemon digitalis (Foxglove Beardtongue)
0.5	Pyroanthemum virginianum (Mountain Mint)
3	Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
2	Rudbeckia hirta (Black Eyed Susan)
2	Senna hebecarpa (Wild Senna)
1	Symphyotrichum firmum (Shining Aster)
1	Symphyotrichum novae-angliae (New England Aster)
1	Verbena hastata (Blue Vervain)
2	Vernonia fasciculata (Smooth Ironweed)
1	Zizia aurea (Golden Alexanders)



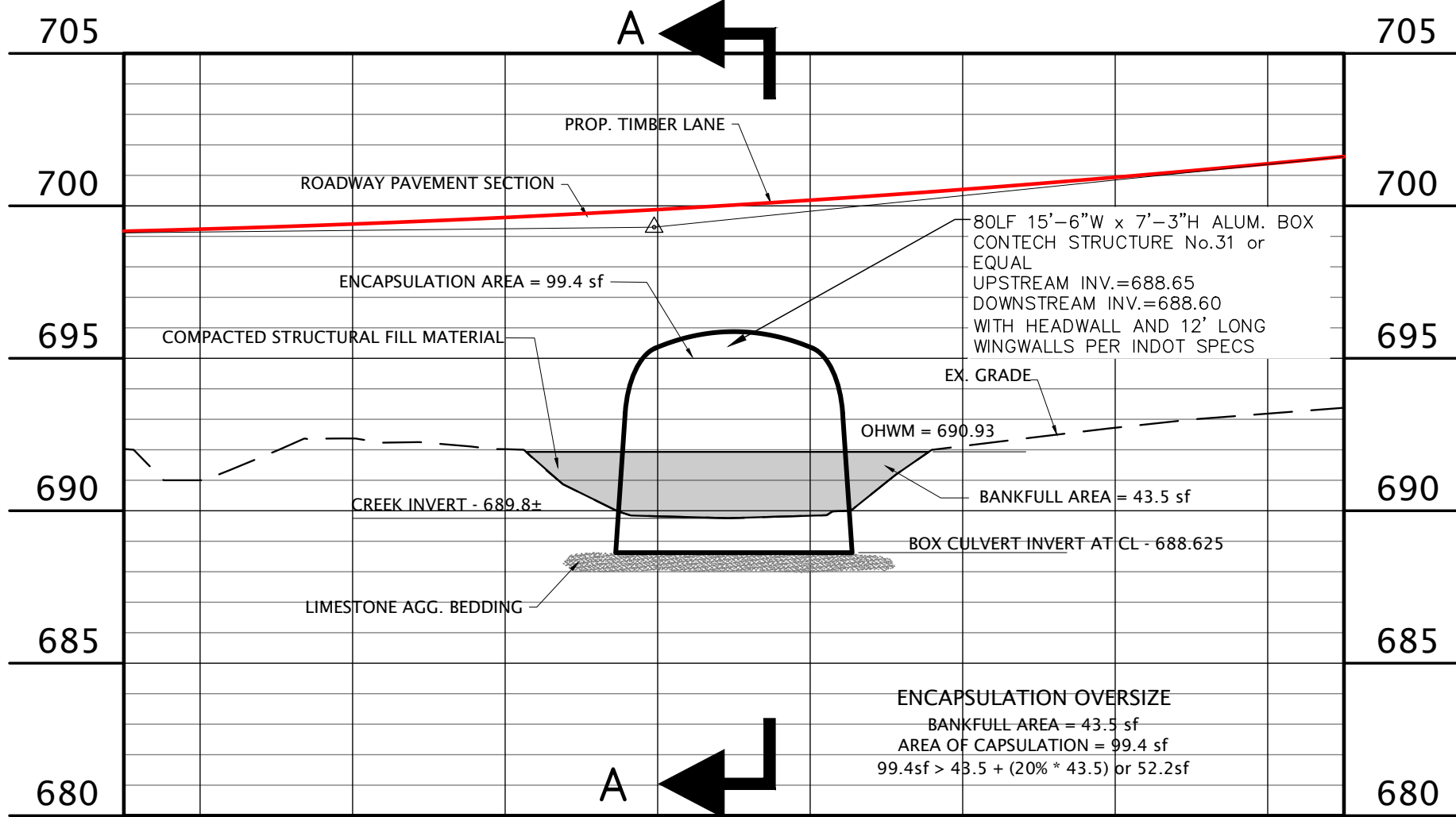
COFFER DAM DETAIL

NTS



TIMBER LANE CROSS SECTION
CROSS SECTION A-A

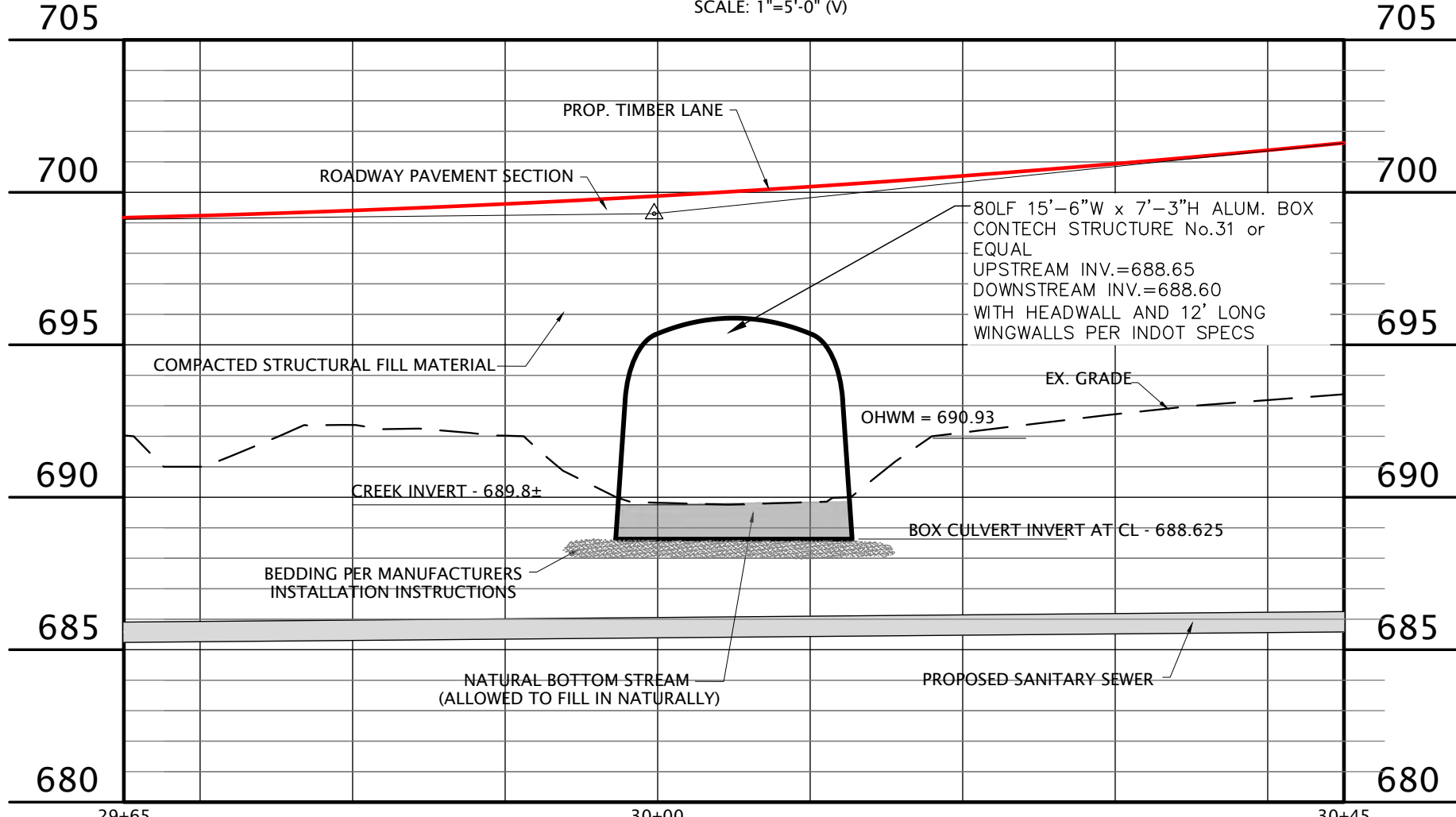
SCALE: 1"=10'-0"



CROSSING PROFILE

SCALE: 1"=10'-0" (H)

SCALE: 1"=5'-0" (V)



CROSSING PROFILE

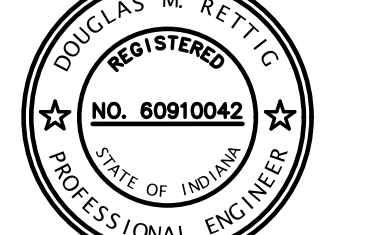
SCALE: 1"=10'-0" (H)

SCALE: 1"=5'-0" (V)



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

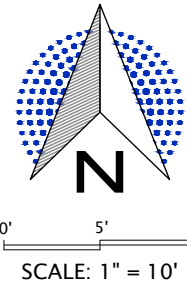
Douglas M. Petty



Olthof Homes, LLC
8051 Wicker Avenue
St. John, IN 46373

DATE:	REVISIONS AND NOTES:

Boulder Ridge
TIMBER LANE CULVERT CROSSING

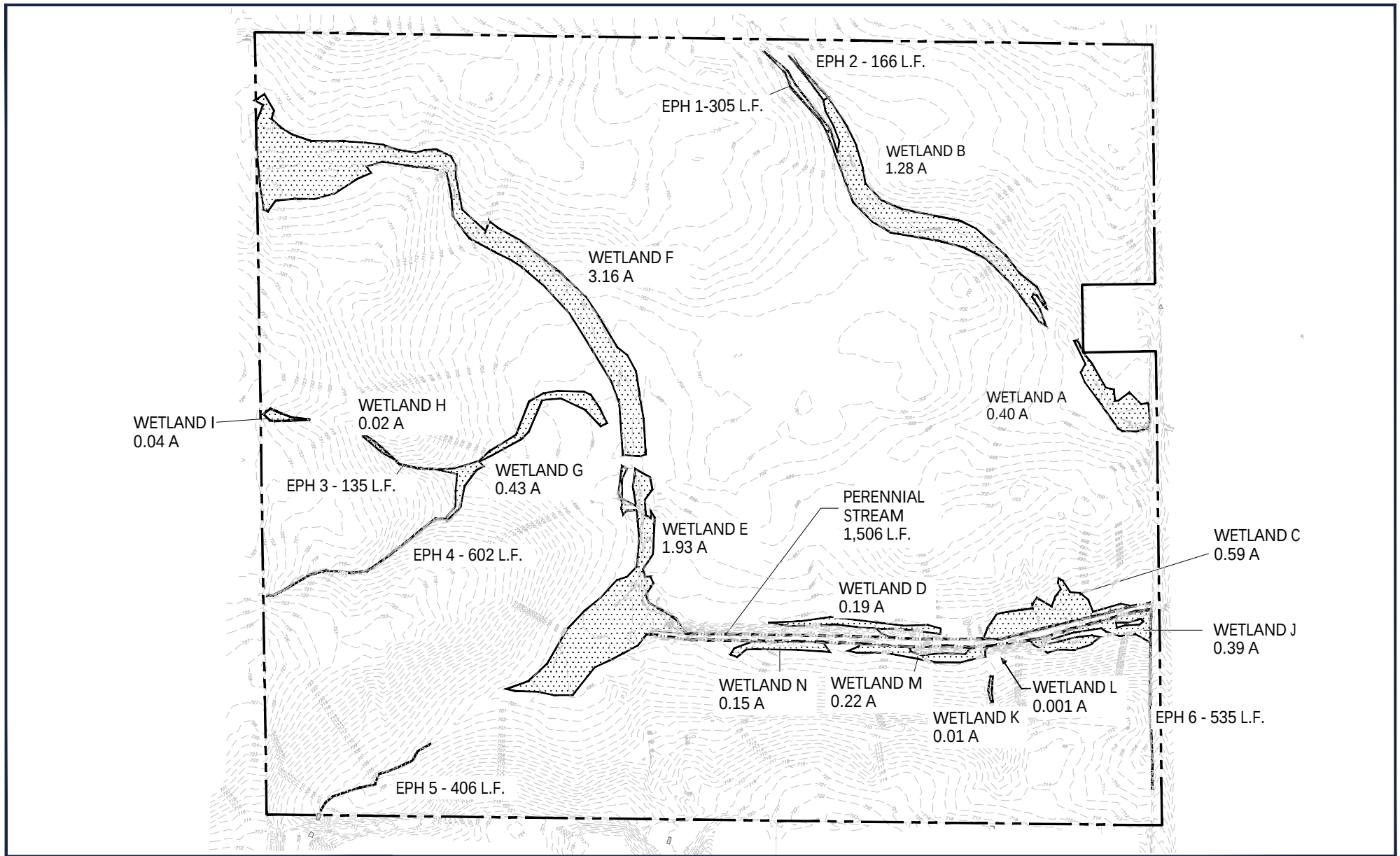


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DESIGN BY JEH DATE 01-26

PROJECT NO. 25-0013

C601



LEGEND:

-  WETLAND BOUNDARY
-  PERENNIAL STREAM
-  EPHERMAL STREAM
-  DELINEATION LIMITS



**Three Rivers
Wetland Consulting, LLC**
P.O. Box 10656 Ft. Wayne, In. 46853

**BOULDER RIDGE
Olthof Homes, LLC
8051 Wicker Ave.
St. John, IN 46373**

WETLAND DELINEATION MAP



1 IN = 400 FT

TOPOGRAPHIC SURVEY PROVIDED BY OLTHOF HOMES, LLC

FIG. 2